

APPLICANT:
SHMUEL D. FLAUM R.A. NCARB 207
LAWRENCE AVE
INWOOD, NY 11096
(718) 471-5389

DESCRIPTION	DATE	NO.
REVISION- VARIANCES REDUCED/REMOVED	6/30/22	1
REVISION- VARIANCES FURTHER REDUCED	8/26/22	1

PROJECT NAME / LOCATION:
35 WOOD LANE
SECTION: 40
BLOCK: 42
LOT: 86

DRAWING TITLE:
NOTES
PLOT PLAN
ZONING MAP

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

CLIENT: SG
SCALE: AS NOTED
DRAWN BY: EA
CHECKED BY: SDF
DATE: 9/6/22
PROJECT NO: 0365

T-101.00
2 OF 4

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

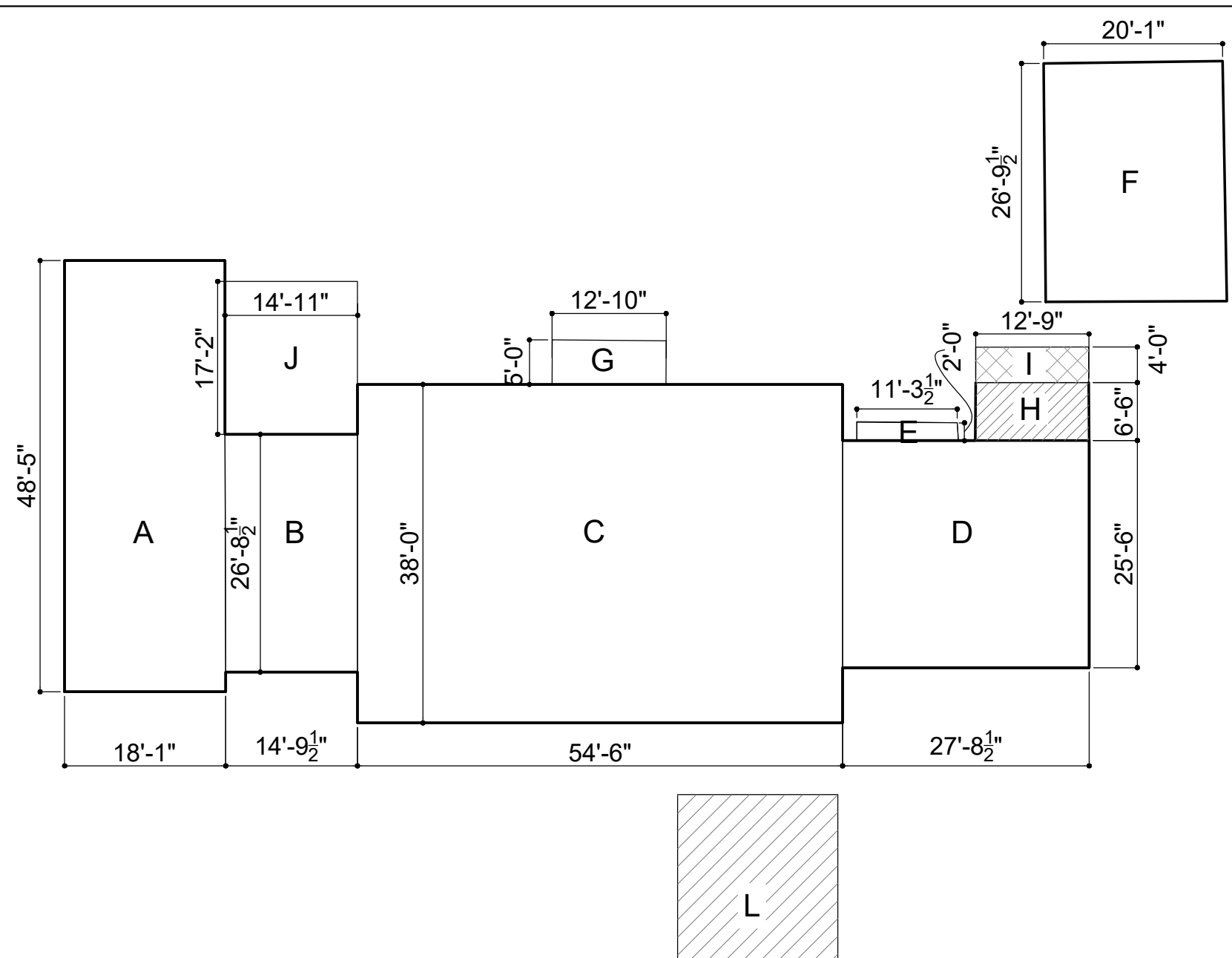
DRYWELL CALCULATIONS	
PROPOSED IMPERVIOUS AREA	9150.0 SQ. FT.
	$9150.0 \text{ SQ. FT.} \times 0.25 = 2282.94 \text{ CU. FT.}$
	TOTAL = 2282.94 cu.ft.
	COEF. = 1 = 2282.94 CU. FT.
RAINFALL= 3" (0.25)	COEFFICIENT= 1
RING DESIGN	
USE (5) 10 ft. DIA x 6.0ft. DEEP	
CAPACITY $\pi (R2)h = 3.14 \times 5^2 \times 0.6 \times 10 = 2356.20$	
2356.20	> 2282.94

BUILDING AREA		
EXISTING		
A	48'5 X 18'1	872.76 SQ. FT.
B	14'9 X 26'8	396.50 SQ. FT.
C	54'6 X 38'	2071.01 SQ. FT.
D	27'8 X 25'6	706.35 SQ. FT.
E	11'4 X 2'0	23.05 SQ. FT.
F	20'1 X 26'10	543.55 SQ. FT.
G	12'10 X 5'	63.40 SQ. FT.
TOTAL EXISTING TO REMAIN		4676.62 SQ. FT.
EXISTING LOT COVERAGE		15.17%
PROPOSED HOUSE ADDITION		
H	12'9 X 6'6	82.9 SQ. FT.
PROPOSED ACCESSORY STRUCTURE		
I	12'9 X 4'	50.73 SQ. FT.
J	14'11 X 17'2	255.71 SQ. FT.
L	18' X 24'	432.00 SQ. FT.
TOTAL PROPOSED		821.45 SQ. FT.
TOTAL BUILDING AREA		5498.0 SQ. FT.
TOTAL LOT COVERAGE		17.83%

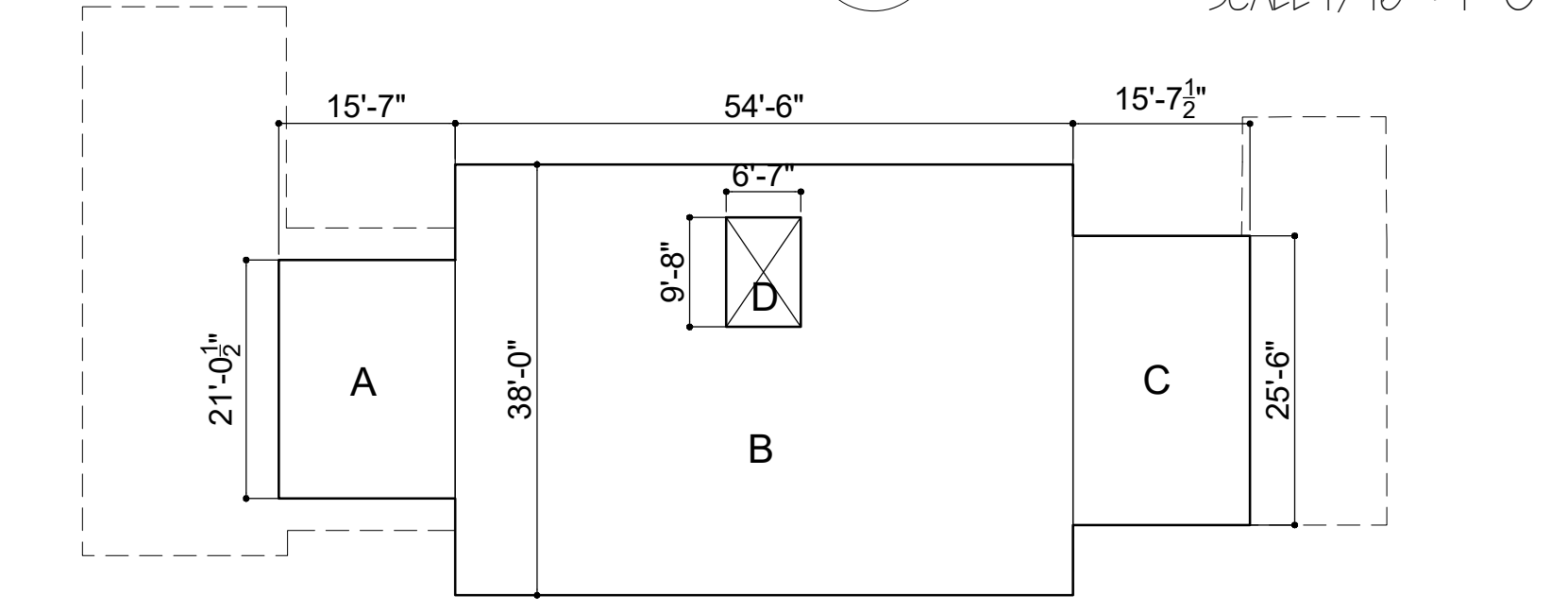
FLOOR AREA	
FIRST FLOOR	
(SEE ABOVE)	4613.2 SQ. FT.
SECOND FLOOR	
A	327.9 SQ. FT.
B	2071.0 SQ. FT.
C	398.4 SQ. FT.
DEDUCTIONS @ SECOND FLOOR	
D	63.7 SQ. FT.
OPEN TO BELOW	63.7 SQ. FT.
TOTAL DEDUCTIONS	63.7 SQ. FT.
TOTAL SECOND FLOOR AREA	2733.7 SQ. FT.
THIRD FLOOR	
E	747.7 SQ. FT.
TOTAL EXISTING FLOOR AREA	8094.6 SQ. FT.
PROPOSED FLOOR AREA (G ABOVE)	82.92 SQ. FT.
TOTAL FLOOR AREA	8177.5 SQ. FT.

IMPERVIOUS SURFACE COVERAGE CALCULATIONS		
EXISTING / PROPOSED		
BUILDING COVERAGE	5065.98 SQ. FT.	
TOTAL DRIVEWAY AREA	5804.42 SQ. FT.	
INNER PAVER BORDER + PEA GRAVEL (PERVIOUS- TO BE SUBTRACTED FROM DRIVEWAY TOTAL)	1495.48 SQ. FT.	
PERVIOUS AREA AT MUDROOM & FRONT ENTRY- TO BE SUBTRACTED FROM DRIVEWAY TOTAL	290.88 SQ. FT.	
AC + GENERATOR PLATFORM	66.00 SQ. FT.	
TOTAL SURFACE COVERAGE	9150.0 SQ. FT.	
PROPOSED STRUCTURES		
VARIANCES REQUIRED		
	REQUIRED	PROVIDED
PERGOLA	35' FRONT YARD	16'-10"

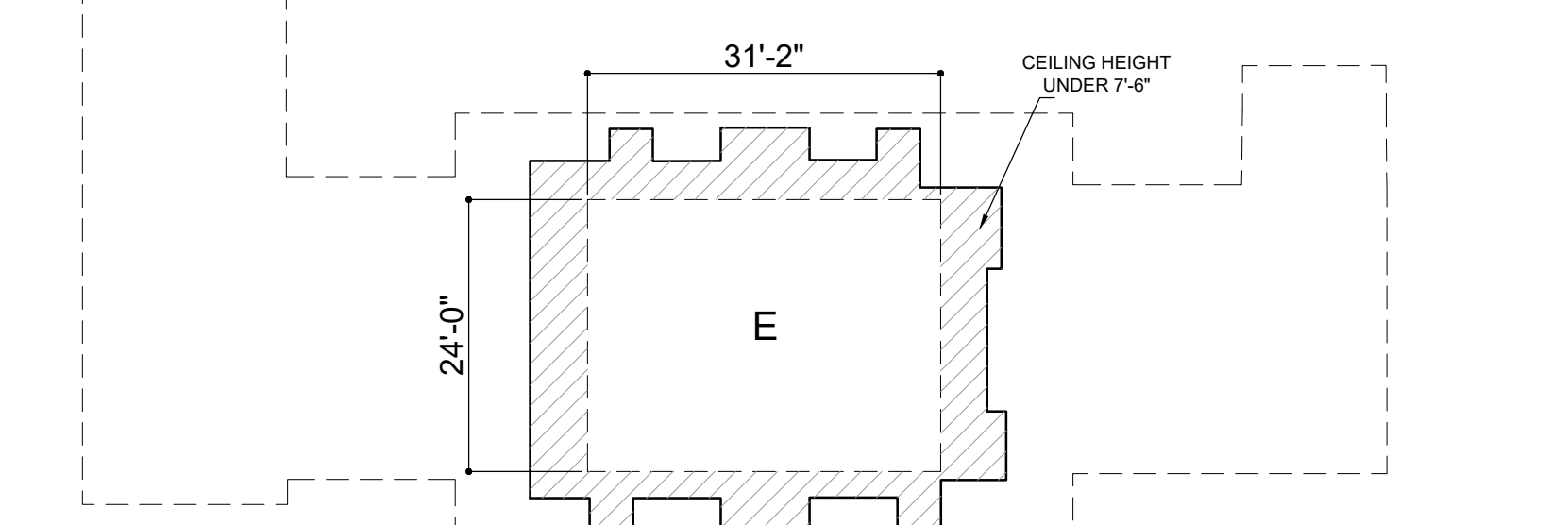
ZONING ANALYSIS							
35 WOOD LANE							
ZONING DISTRICT: RES B							
SEC: 41							
BLK: 42							
LOT: 86							
LOT INFO	LOT WIDTH	MAXIMUM PERMITTED	MINIMUM REQUIRED	EXISTING	PROPOSED	COMPLIANCE	NOTES
	100 FEET	100 FEET	148.83'	148.83'	NO CHANGE	OK	
	LOT AREA	14,500 SQ. FT.	30832.13 SQ. FT.	30832.13 SQ. FT.	NO CHANGE	OK	
FLOOR AREA	3,000 + 18% LOT EXCESS	6,389.7 SQ. FT.	8094.62 SQ. FT.	8177.54 SQ. FT.	NO CHANGE	OK	VARIANCE REQUIRED
COVERAGE	MAX BUILDING AREA	15.00%	15.17%	17.83%	NO CHANGE	NO	VARIANCE REQUIRED +2.83% (REDUCED FROM 4.25%)
	IMPERVIOUS SURFACE COVERAGE	9151.3 SQ. FT.	10,018.00 SQ. FT.	9150.05 SQ. FT.	NO CHANGE	OK	VARIANCE NO LONGER REQUIRED
BUILDING LIMITATIONS	RIDGE HEIGHT	28'-0"	28'-0"	28'-0"	NO CHANGE	OK	
	FRONT HEIGHT SETBACK RATIO	0.6	0.27	0.27	NO CHANGE	OK	
	SIDE HEIGHT SETBACK RATIO	1.4	N/A	N/A	NO CHANGE	OK	
YARD REQ'S	FRONT YARDS	35' EACH	38.9'	46.75'	NO CHANGE	OK	
	SIDE YARD	15'	20'-4 3/4"	NO CHANGE	NO CHANGE	OK	
	REAR YARD	25'	42.8'	NO CHANGE	NO CHANGE	OK	



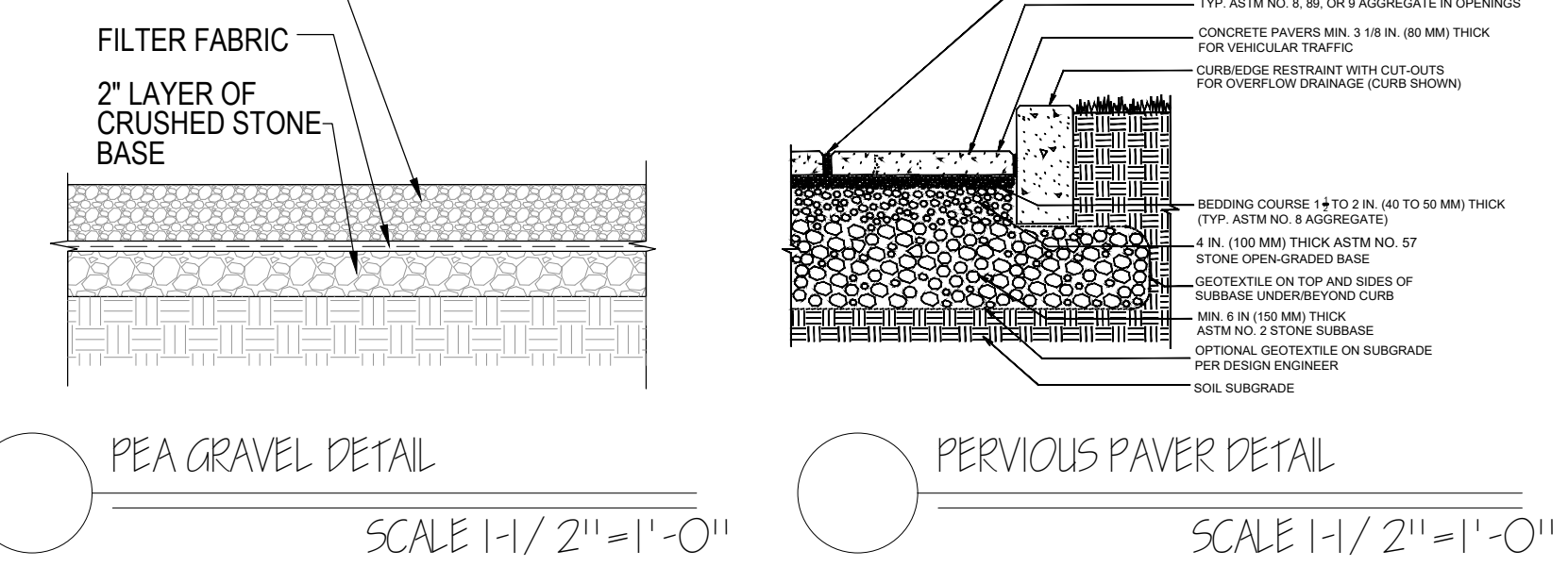
BUILDING AREA DIAGRAM
SCALE 1/16" = 1'-0"



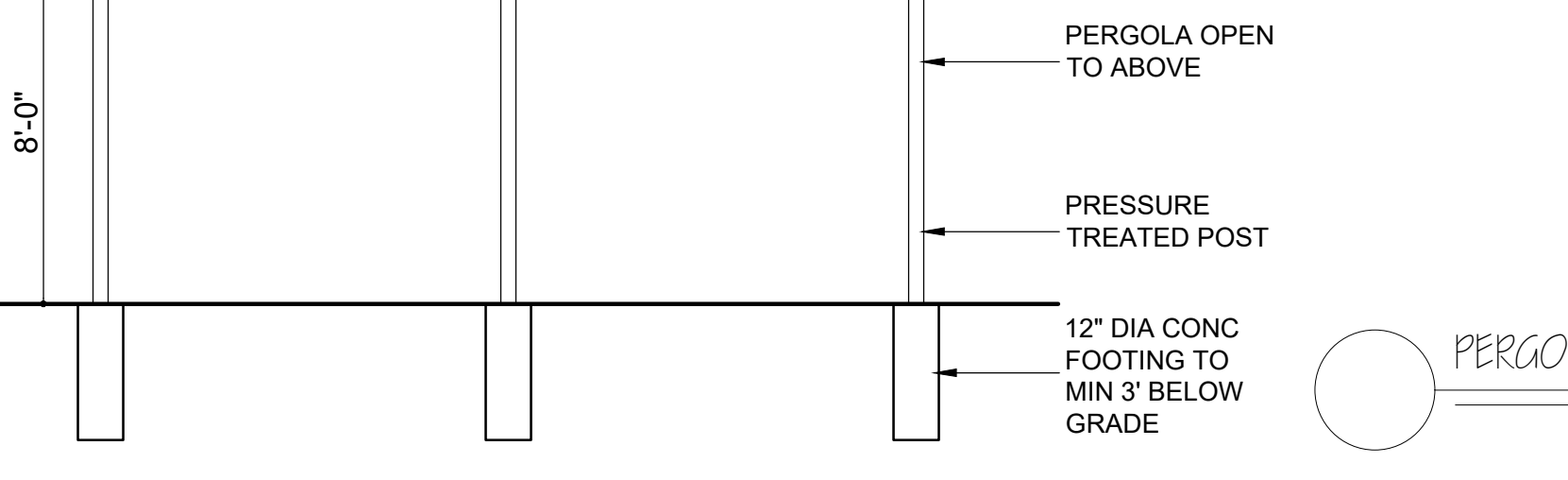
FLOOR AREA SECOND FLOOR
SCALE 1/16" = 1'-0"



PERVIOUS PAVER DETAIL
SCALE 1-1/2" = 1'-0"



PEA GRAVEL DETAIL
SCALE 1-1/2" = 1'-0"



PERGOLA DETAIL
SCALE 1/4" = 1'-0"

