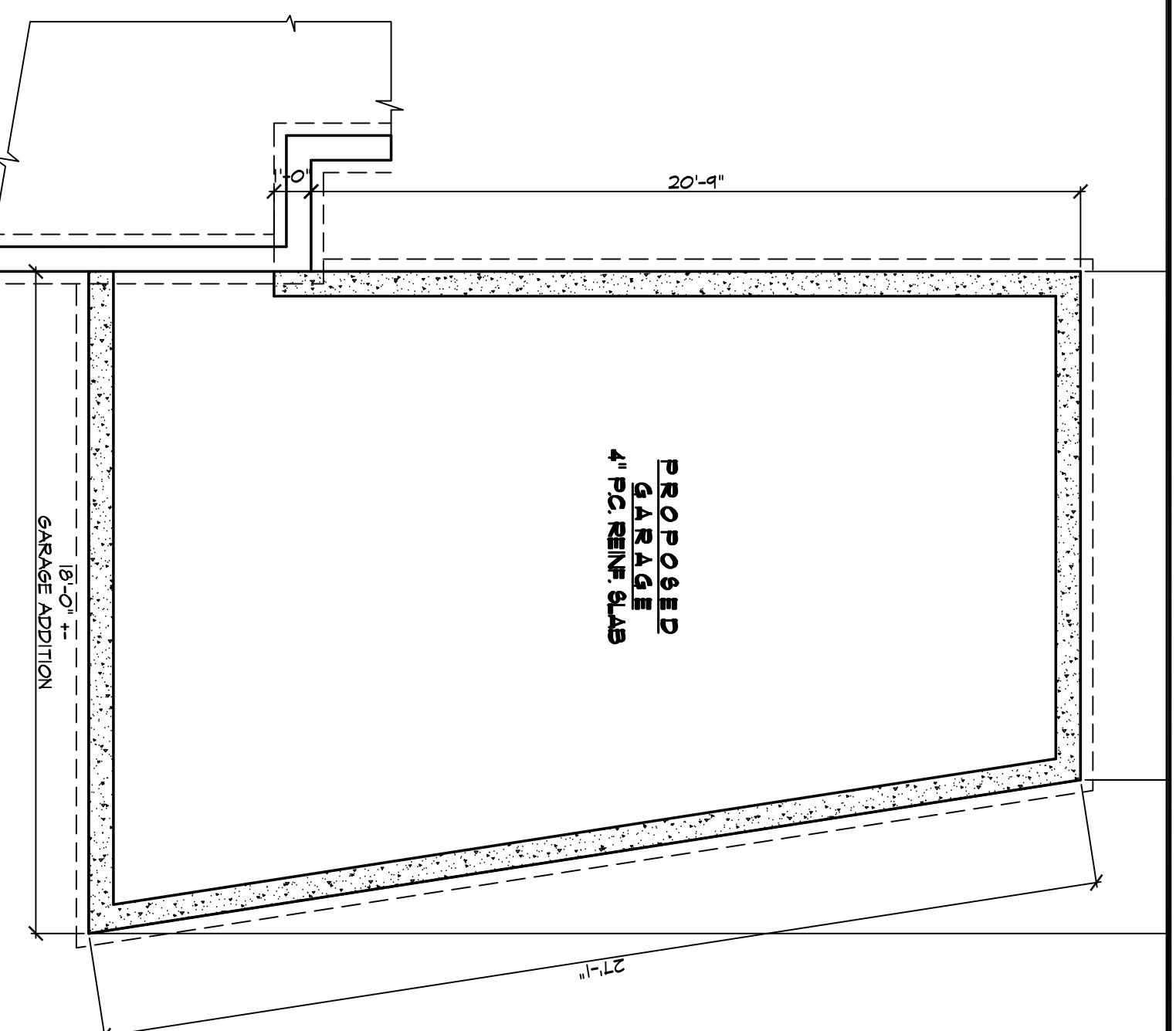
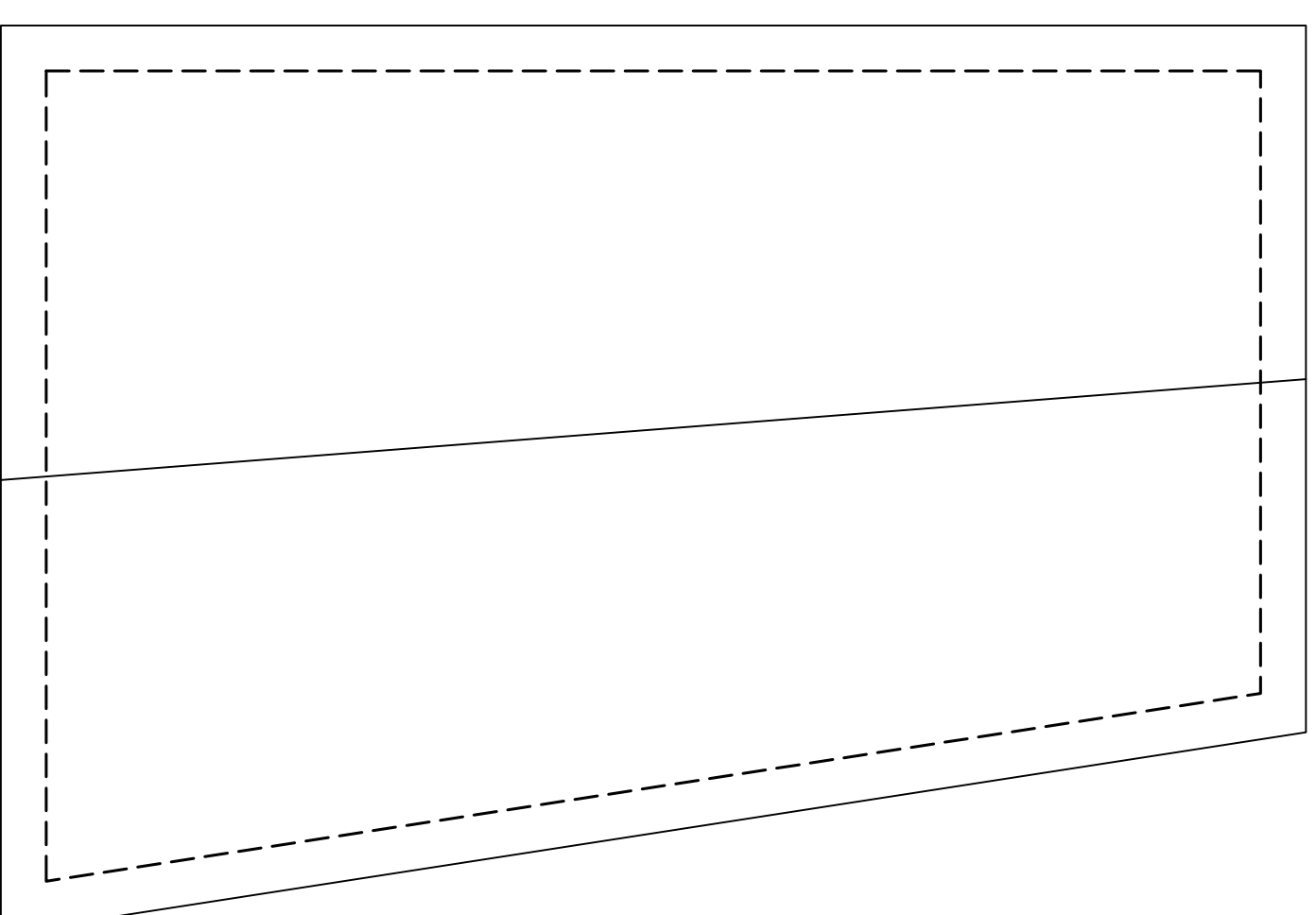


GARAGE PLAN
SCALE: 1/4" = 1'-0"



GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

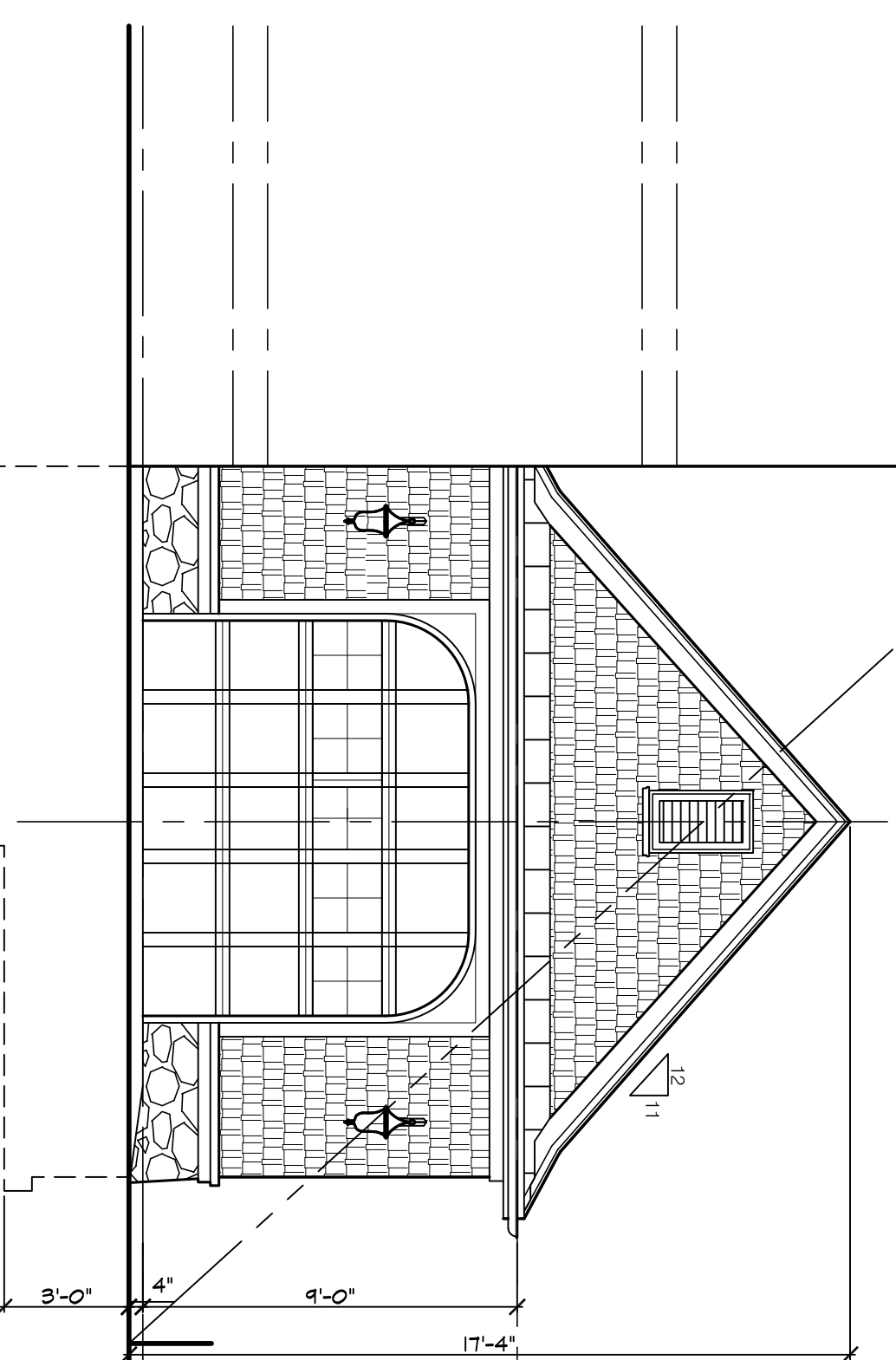


GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"

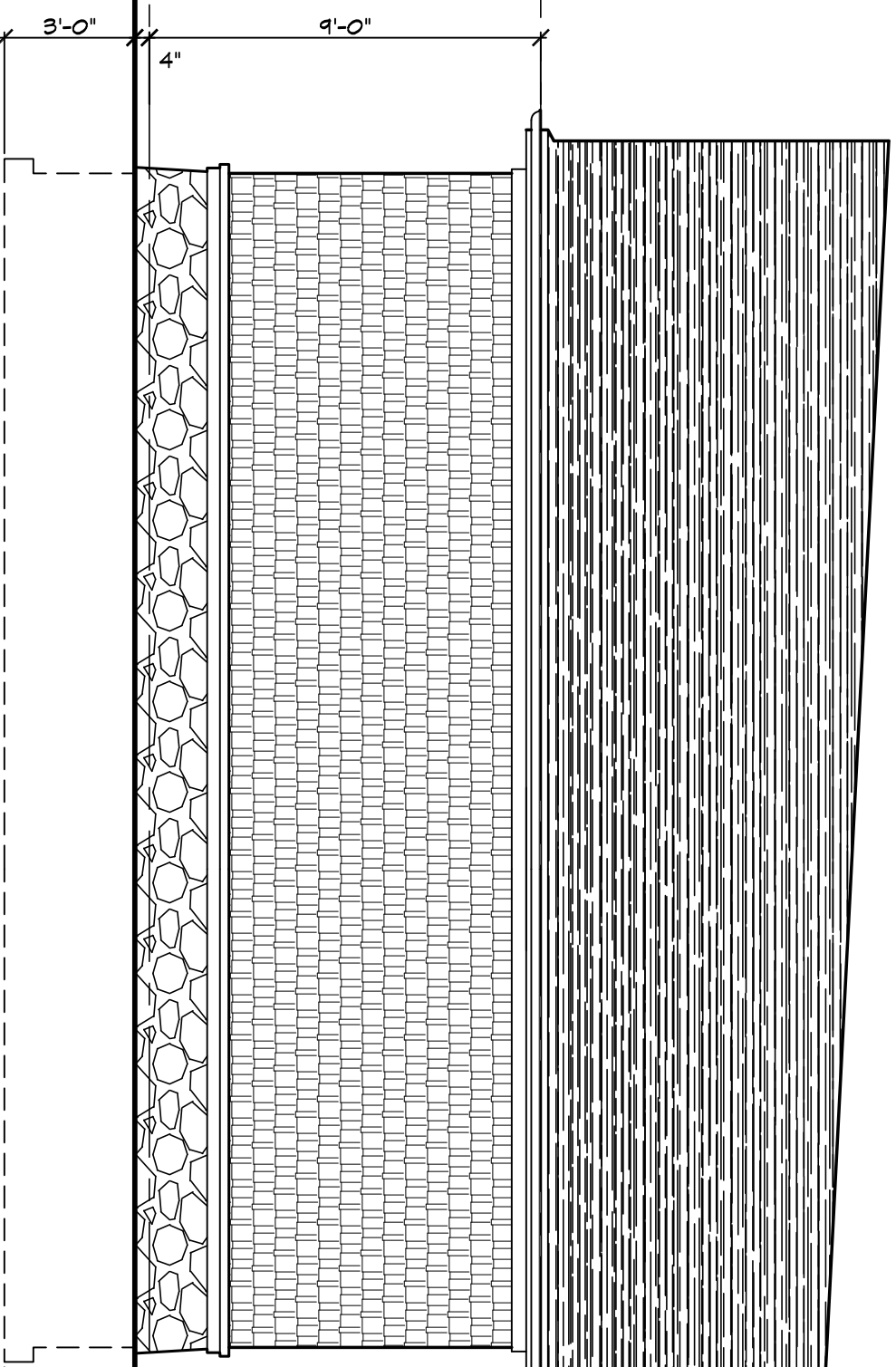
ZONING INFORMATION:
316 WEST IVY HILL ROAD
WOODSBURGH, NY
INCORPORATED VILLAGE OF WOODSBURGH, RESIDENTIAL ZONE A
SECTION: 41 BLOCK: 70 LOT: 459

CODE SS	LOT SIZE:	20,000 S.F.	EXISTING	PROPOSED
150-6	USE:	RESIDENTIAL	RESIDENTIAL	UNCHANGED
150-13	LOT AREA COVERED:	3,000, 228' x 12,000 (0.0072268=2046 S.F.)	EXISTING FIRST FLOOR=4,380 EXISTING FIRST FLOOR=4,380 EXISTING SECOND FLOOR=1,594 TOTAL EXISTING=4,944	EXISTING FIRST FLOOR=4,380 TOTAL EXISTING=4,944 PROPOSED ATTACHED GARAGE=422 S.F. TOTAL PROPOSED=5,366 > 5,046 S.F. **
NA	MAXIMUM IMPERVIOUS COVERAGE	NA	NA	NA
150-7	HEIGHT:	28.00'	Excess of 28'	17.5'
150-10	FRONT YARD:	50'	74.0'	74' UNCHANGED
150-11	SIDE YARD (WEST SIDE):	20.00'	20.17'	20.17'
150-11	SIDE YARD (EAST SIDE):	20.00'	24'	4' TO ATTACHED GARAGE
150-54	PRIVATE GARAGE:	15.00'	20.00'	4.00'
150-54	TWO SIDE YARD:	20' EA. SIDE YARD 40.00'	44.17'	24.17' **
150-9	REAR YARD:	25.00'	15.00'	10.75'
150-54	PRIVATE GARAGE (REAR YARD)	15.00'	15.00'	10.75'
150-13.2	HT/SETBACK (FRONT):	4:2	COMPLIES	COMPLIES
150-13.2	HT/SETBACK (EAST SIDE):	1:0.50	COMPLIES	NON COMPLIANT **
150-13.2	HT/SETBACK (WEST SIDE):	1:0.50	COMPLIES	COMPLIES
150-13.2	HT/SETBACK (REAR):	4:2	COMPLIES	COMPLIES

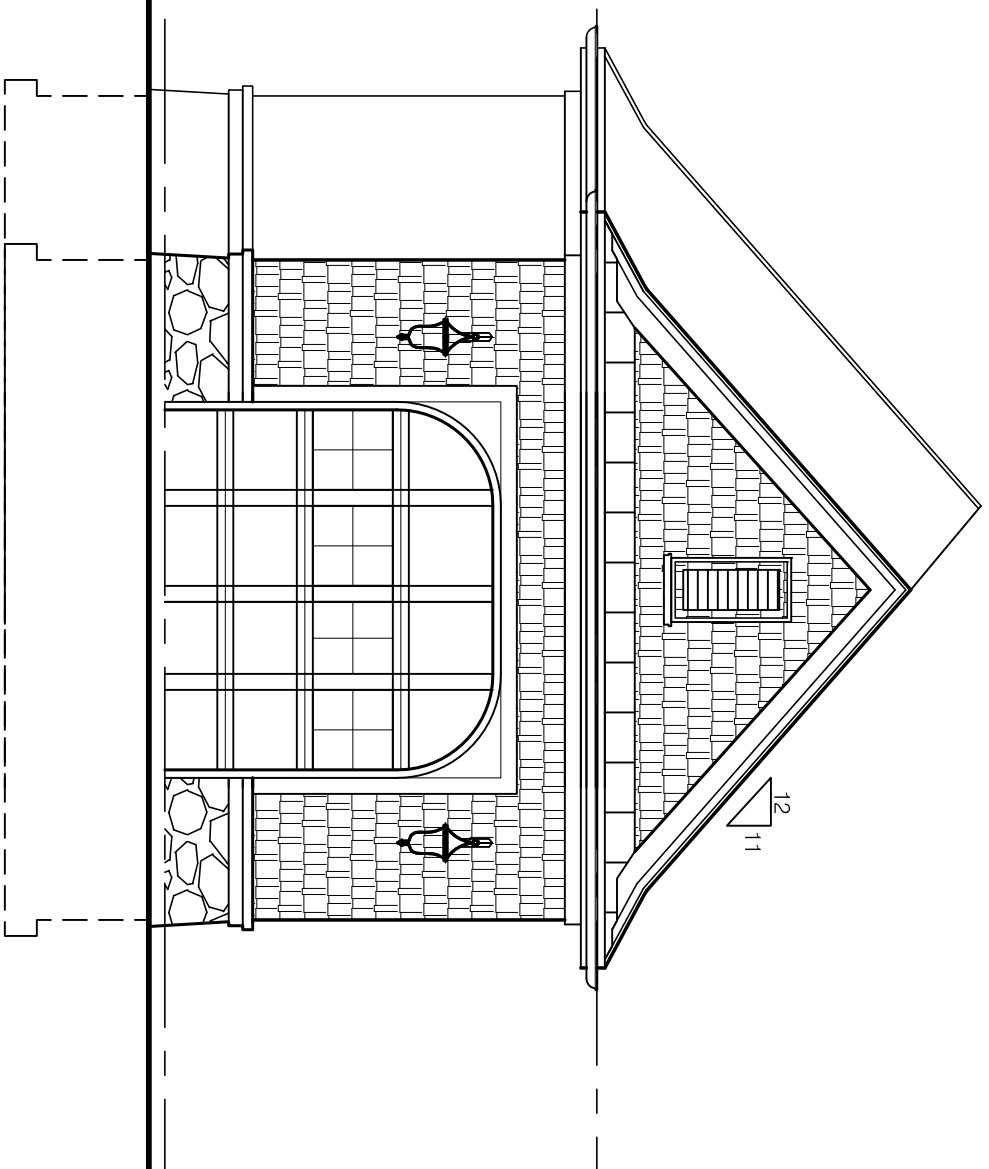
** = VARIANCE REQUIRED



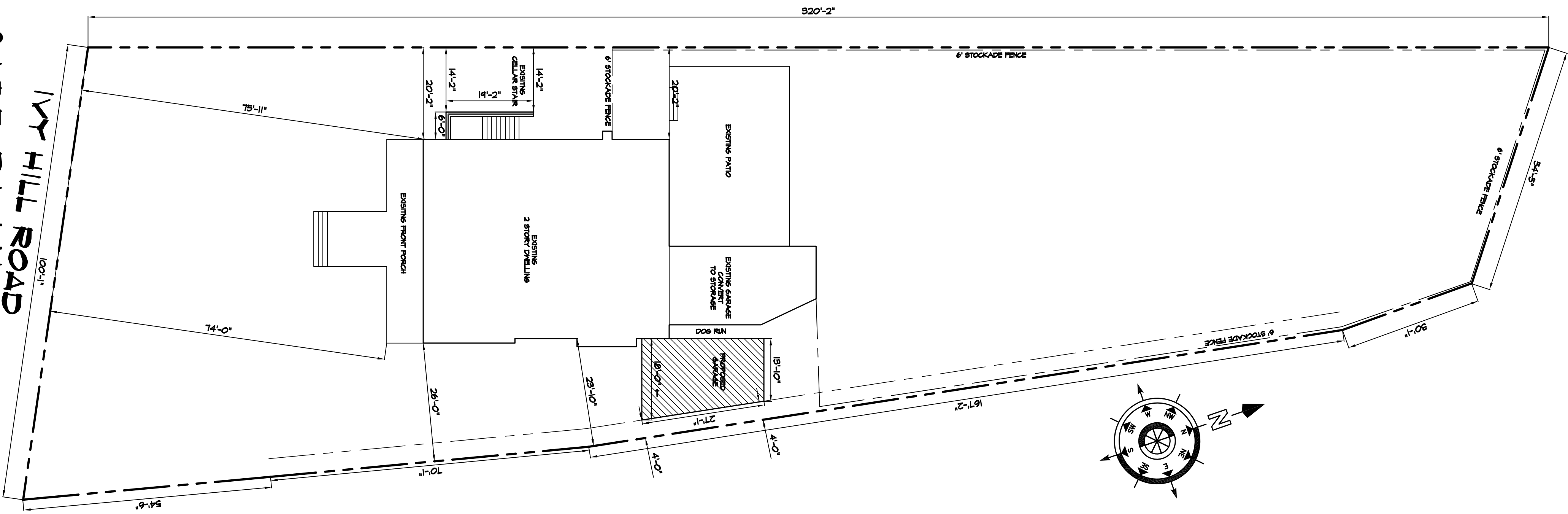
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1/16" = 1' - 0"

PEB GROUP INC.
Design Drafting
Consultants
Residential
Commercial
Development
R-U-Development
Spec. Designing
Phone:
516-290-1444

#	REVISIONS	DATE

NOTES: These drawings are the property of the architect and are to be used only for review and use in accordance with the contract documents. All drawings are to be checked for accuracy and consistency with the contract documents and shall remain the property of the architect. No other drawings or specifications shall be used without the expressed written permission of the architect. 11/19/2020

CUSUMANO RESIDENCE
PROPOSED ATTACHED GARAGE

316 IVY HILL ROAD
WOODSBURGH, NY
SEC.41, BLK.70, LOT 459

SEAL

DATE: 10-14-20

SCALE: 1/16" = 1' - 0"

CHECKED BY: [Signature]

DESIGNED BY: [Signature]

DRAWING # A-1