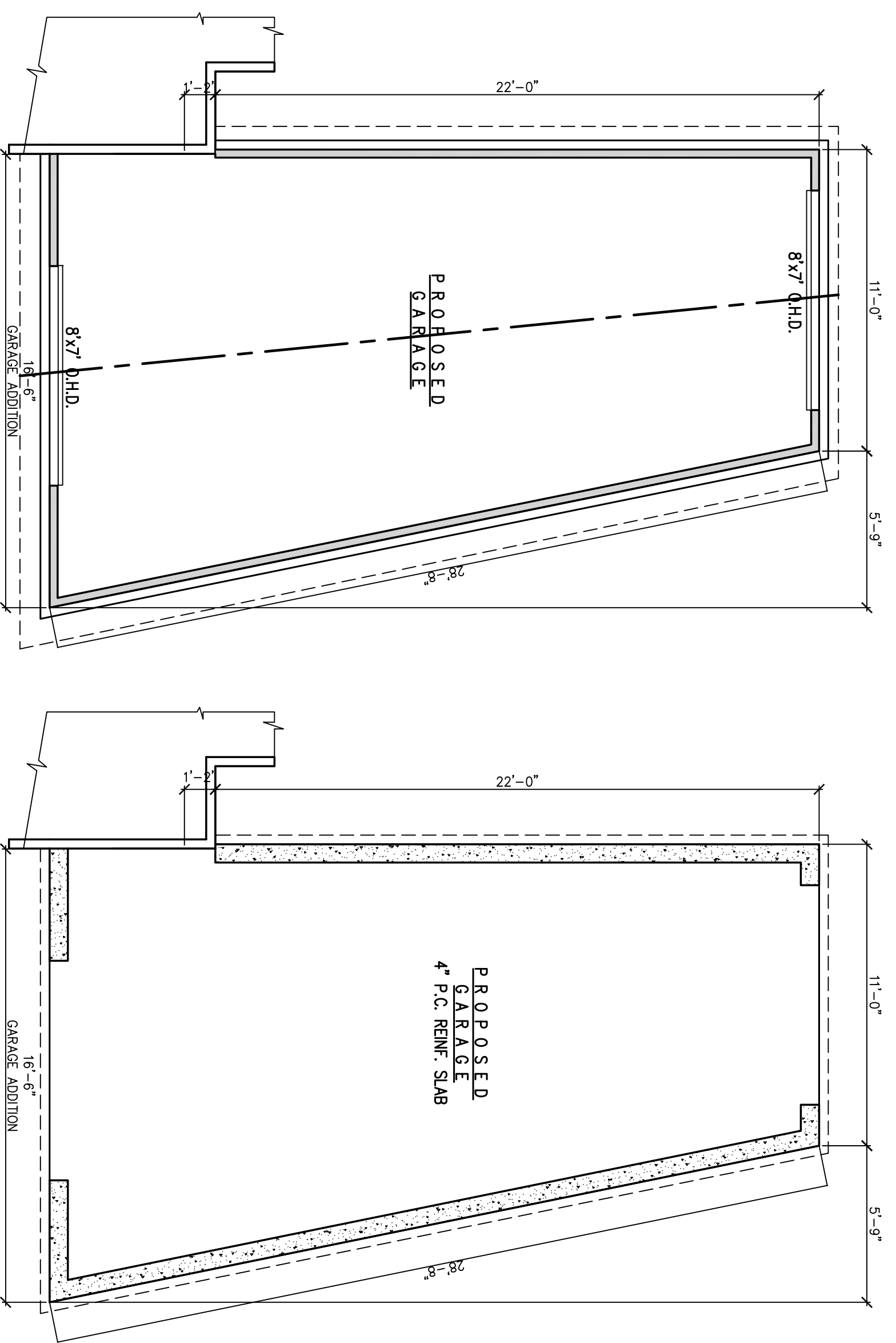


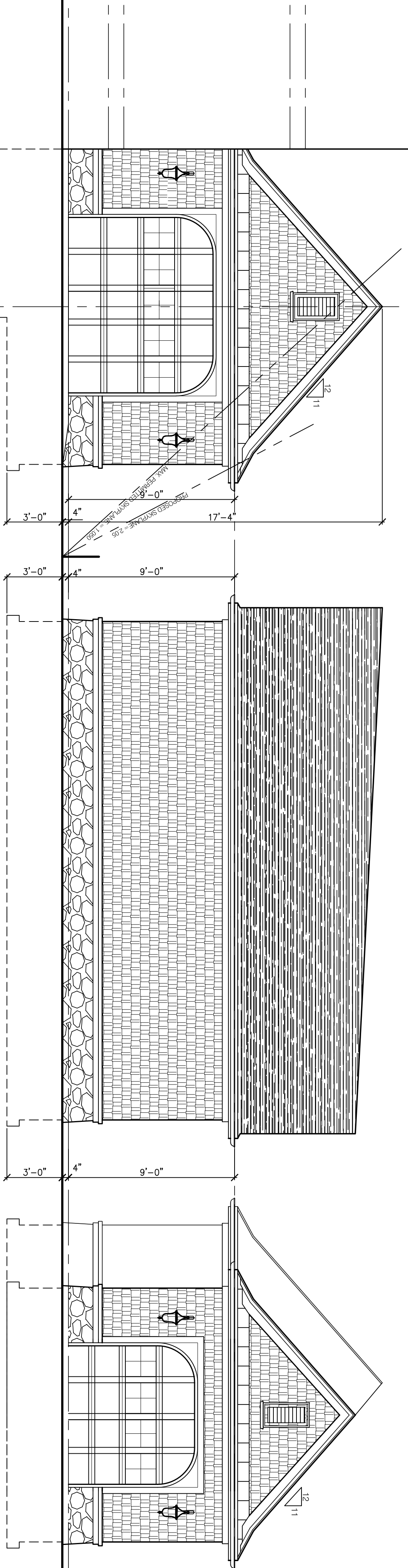
ZONING INFORMATION:  
 CUSUMANO RESIDENCE  
 316 WEST IVY HILL ROAD  
 WOODSBURGH, NY  
 INCORPORATED VILLAGE OF WOODSBURGH RESIDENTIAL ZONE A  
 SECTION: 41 BLOCK: 70 LOT: 459



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

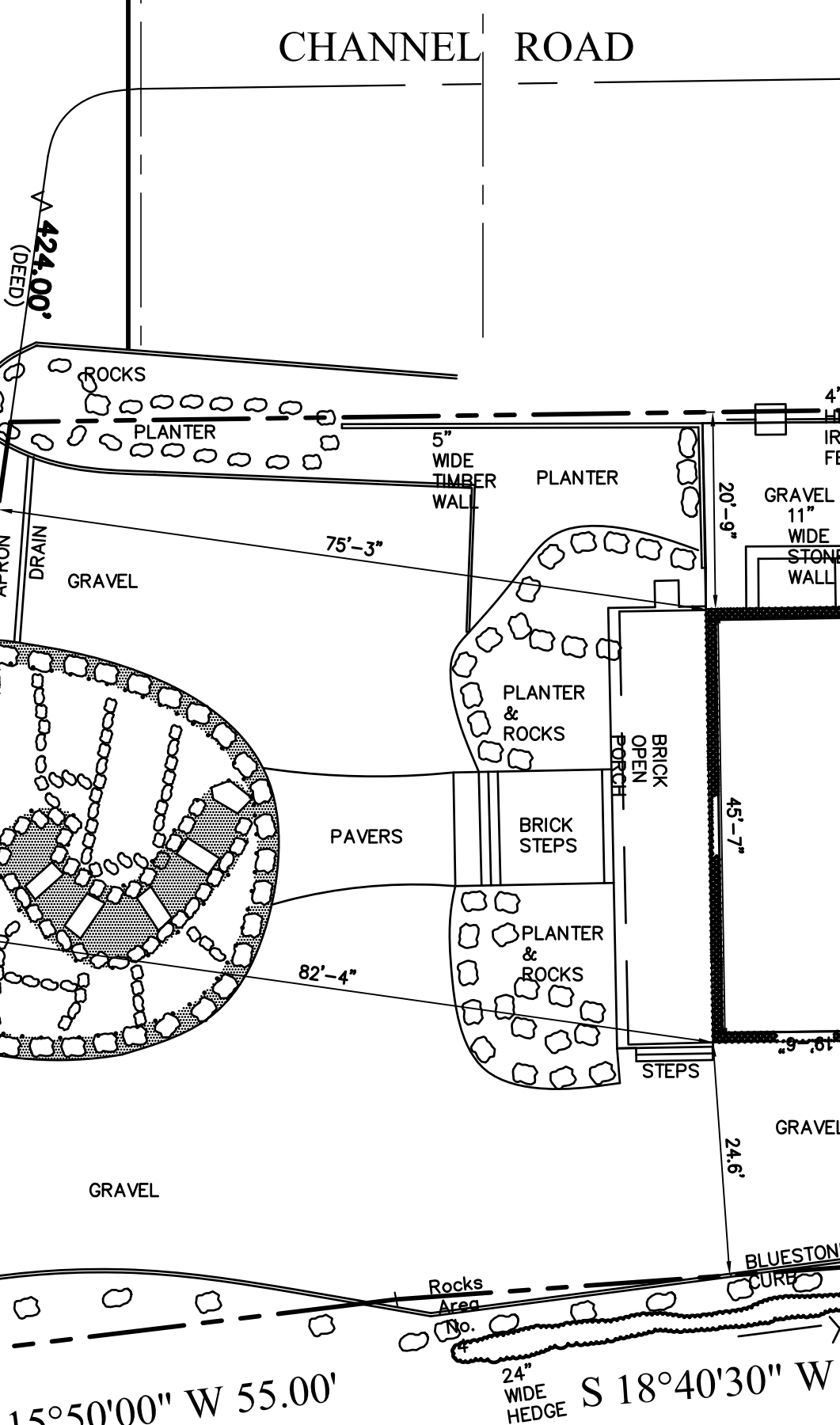
GARAGE FOUNDATION PLAN  
 SCALE = 1/4" = 1'-0"

CODE SS	LOT SIZE:	PERMITTED	EXISTING	PROPOSED	VARIANCE REQ.
150-6	USE:	20,000 S.F.	RESIDENTIAL	UNCHANGED	NO
150-7	HEIGHT:	28.00'	RESIDENTIAL	UNCHANGED	NO
150-10	FRONT YARD (OVERLOOKING ACCESSORY POOL):	50'	Excess of 28'	74' UNCHANGED	NO
150-11	SIDE YARD (WEST SIDE):	20.00'	20.17'	20.17'	NO
150-11	SIDE YARD (EAST SIDE):	20.00'	24'	5.00'	YES
150-54	MECHANICAL/UTILITY PRIVATE GARAGE:	15.00'	18-11"	5.00'	YES
150-9	REAR YARD MECHANICAL/UTILITY:	25.00'	59.33'	59.33'	NO
150-13.2	FRONT HEIGHT/SETBACK:	.42	<= .42	<= .42	NO
150-13.2	SIDE HEIGHT/SETBACK:	1.050	<= 1.050	2.50	YES
150-13.3	HABITABLE FLOOR AREA:	5,400 S.F.	4,900 S.F.	4,900 S.F.	NO
150-13.3	MAXIMUM FLOOR AREA:	3,000 - 20% > 12,000 (3,000 + 2,400 = 5,400 S.F.)	EXISTING FIRST FLOOR = 2,995 S.F. EXISTING SECOND FLOOR = 2,330 S.F. TOTAL EXISTING = 5,325 S.F.	PROPOSED GARAGE = 388 S.F. TOTAL PROPOSED = 5,713 S.F.	YES
150-39	LOT COVERAGE:	BASE LOT AREA = 20,000 S.F. OVER BASE LOT AREA = 4915 S.F. 4915 / 2000 = 2.4575 (24.575%)	EXISTING BUILDING FOOTPRINT = 2,995 S.F. PORCH = 429 S.F. SIDE STEPS = 144 S.F. NORTH SIDE PATIO = 1,300 S.F. STONE APRON = 275 S.F. INGROUND POOL = 821.91 S.F. TOTAL EXISTING = 5,855.91 S.F. / 29.275%	PROPOSED GARAGE = 388 S.F. TOTAL PROPOSED = 6,243.91 S.F. / 31.22%	NO
150-39	FRONT LOT COVERAGE:	7,740 S.F. / 38.7%	1,188 S.F. / 5.94%	1,188 S.F. / 5.94%	NO
150-39	IMPERVIOUS COVERAGE:	7,740 S.F.	6,686.91 S.F.	6,686.91 S.F.	NO
150-39	REQUIRED GARAGE:	1 CAR	2 CAR	1 CAR	YES
IMPERVIOUS COVERAGE		EXISTING BUILDING FOOTPRINT = 2,995 S.F. PORCH = 429 S.F. FRONT STEPS & WALK = 431 S.F. SIDE STEPS = 144 S.F. NORTH SIDE PATIO = 1,300 S.F. STONE APRON = 275 S.F. INGROUND POOL = 821.91 S.F. PROPOSED GARAGE = 388 S.F.	PERVIOUS COVERAGE GRAVEL DRIVEWAY = 5,335 S.F. FRONT STEPS & WALK = 431 S.F. NORTH SIDE PATIO = 1,300 S.F. STONE APRON = 275 S.F.		
TOTAL IMPERVIOUS = 6,243.91 S.F.		TOTAL PERVIOUS = 7,341 S.F.			



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"

**P.E.B. GROUP INC.**  
 Design, Drafting  
 Consultants  
 Residential  
 Commercial  
 Re-Development  
 Spec. Designing  
 Phone:  
 516-790-1444

NOTES: These drawings are the property of P.E.B. Group Inc. and are to be used only for the project and site shown. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of P.E.B. Group Inc.

#	REVISIONS	DATE

**CUSUMANO RESIDENCE**  
**PROPOSED ATTACHED GARAGE**

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

DATE	2-18-21
SCALE	AS SHOWN
DRAWN BY	
CHECKED BY	
DRAWING #	A-1