

Climatic and Geographic Design Criteria

Ground snow load	Wind design				Seismic design category (RCNY only)	Weathering	Subject to damage from		Winter design temp	Ice shield underlayment required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topo effect	Special wind region	Wind borne debris zone			Frost line depth	Termite					
30	special wind * 115-120 mph	NO	YES	No	C	Severe	42"	Moderate to Heavy	7	YES	Minimal flood area Zone -X	1500 OR LESS	51.6

\* 115 mph to 120 mph. The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from section 1609 of the IBC and figure R301.2(4)A of the IRC are likely to occur and should be considered in the design

\*\* State if applicable. for flood hazards the design professional shall state if they are applicable.Y/N. Verify with FIRM Maps. Maps are available in the Engineering Department for review. If yes, additional information is required.

2020 RESIDENTIAL CODE OF NEW YORK STATE

STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH.

HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL LESS THAN 31.5 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

THE MAXIMUM RAISER HEIGHT SHALL BE 7 3/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THEN 3/8 INCH.

THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1 1/4 INCH SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS.

OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE.

THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLAN ADJOINING THE TREAD NOSING, OR FINISHED SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

HANDRAIL GRIP SIZE, ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

TYPE I: HANDRAIL WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES.

TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO A MAXIMUM OF 2 3/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

GUARDS:

PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

PORCHES AND DECKS WHICH ARE ENCLOSED WITH INSECT SCREENING SHALL BE EQUIPPED WITH GUARDS WHERE THE WALKING SURFACE IF LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW.

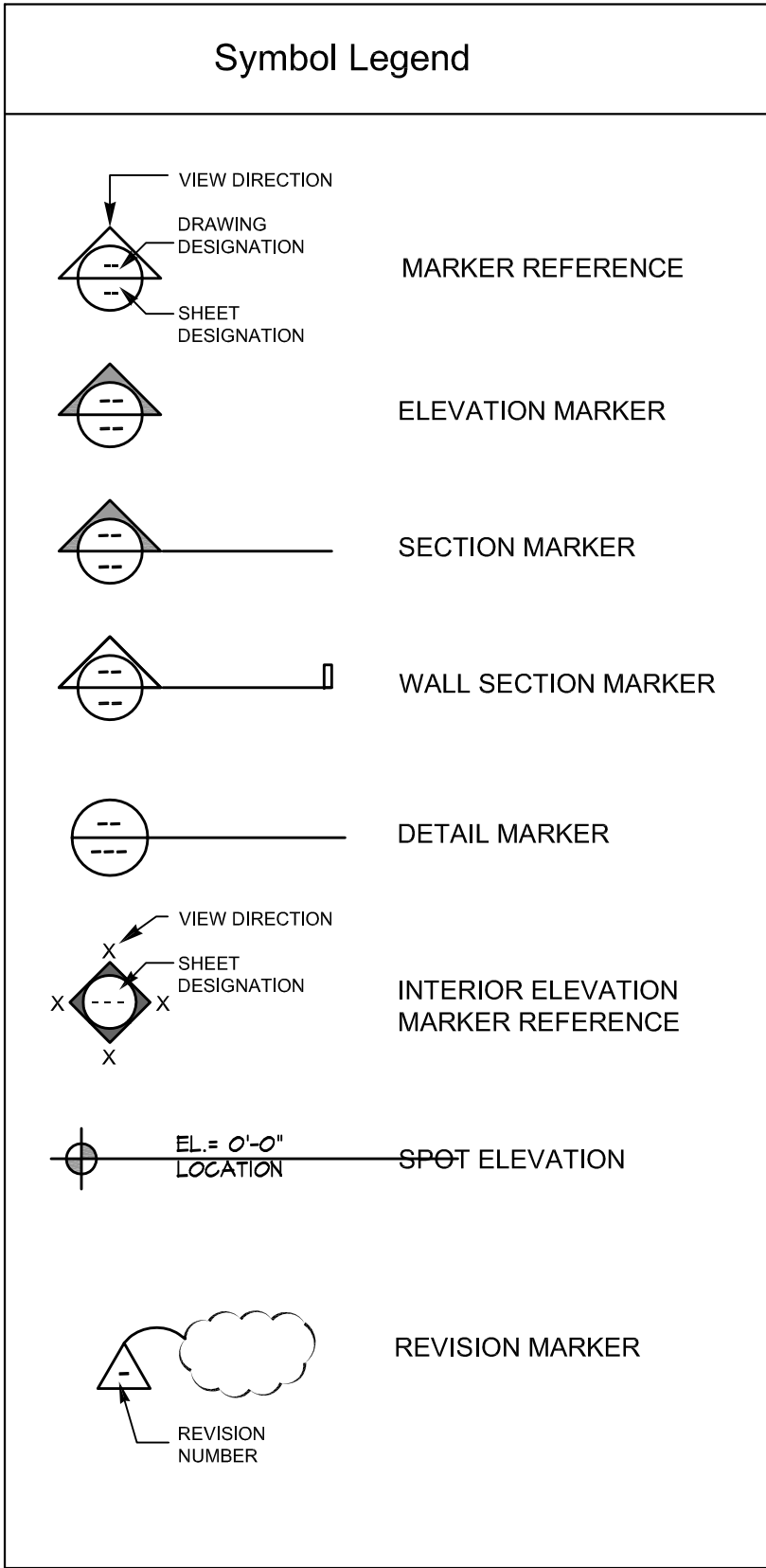
GUARD OPENING LIMITATIONS:

REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

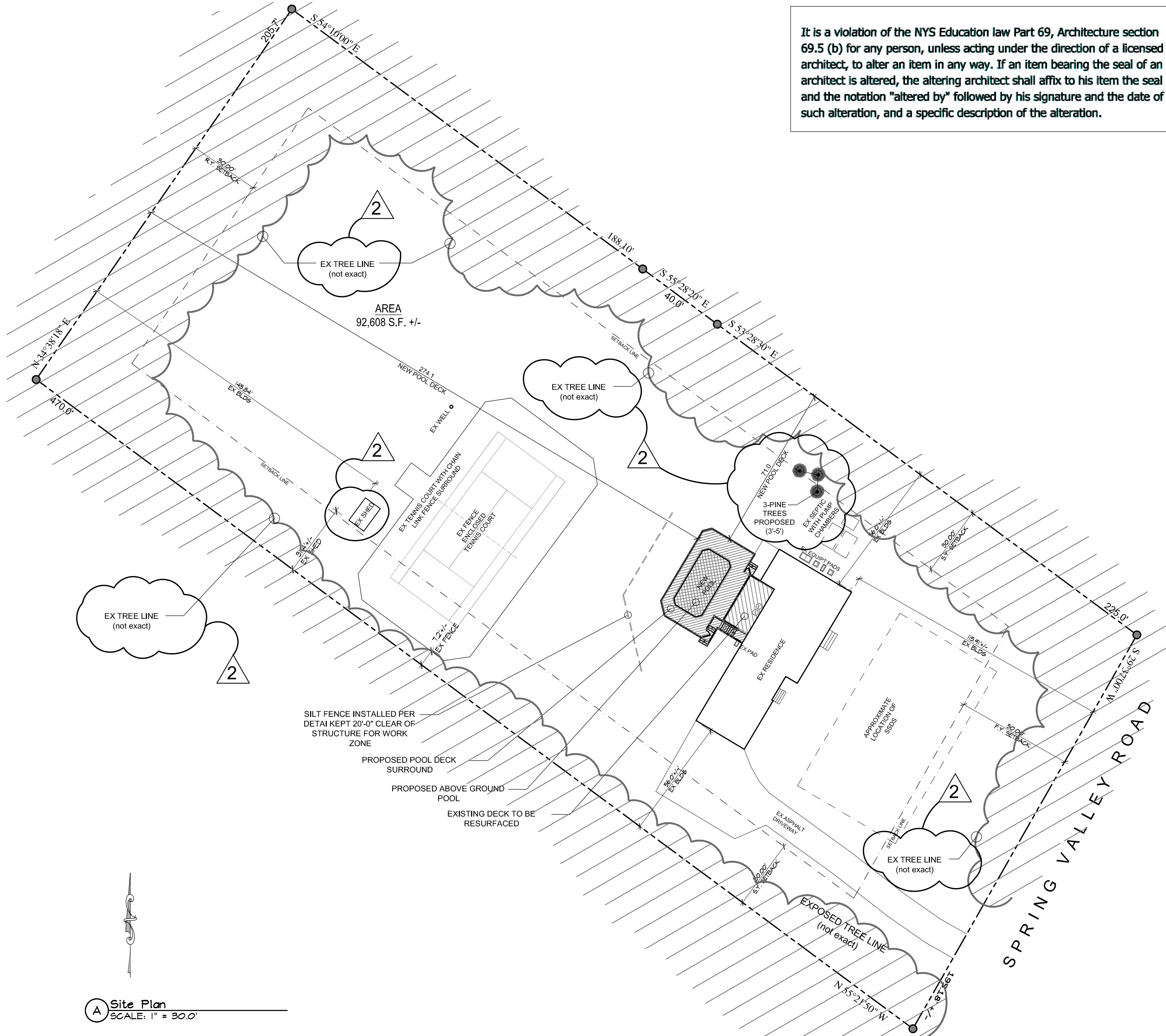
EXCEPTIONS:

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE 6 INCHES CANNOT PASS THROUGH.

OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4-3/8 INCHES TO PASS THROUGH.



BUILDING DATA - ZONE R- 80				
VALUE	REQUIRED	EXISTING	PROPOSED	
LOT AREA	80,000 S.F.	92,608 S.F. +/-	NO CHANGE	
LOT WIDTH	200.0'	200.64' +/-	NO CHANGE	
BUILDING HEIGHT	35.0' OR 2 1/2 STORIES	32.0' +/-	NO CHANGE	
MAX. BUILDING COVERAGE	5,779 SF +/-	EX HOUSE 2,311 SF EX DECKS 485 SF EX BLDG 2,796 SF +/-	EX HOUSE 2,311 SF EX DECKS 485 SF EX BLDG 2,796 SF +/-	
MIN. LANDSCAPE COVERAGE (70%)	64,825 SF (MIN LANDSCAPE)	80,692 SF LANDSCAPED	79,413 SF LANDSCAPED	
MAX. BLDG FLOOR AREA (FAR)	8,890 SF	1,667 +/- sf 1st floor 1,752 +/- sf 2nd floor 3,419 +/- sf FAR	1,667 +/- sf 1st floor 1,752 +/- sf 2nd floor 3,419 +/- sf FAR	
<u>RESIDENCE YARD SETBACKS:</u>				
FRONT	50.0'	115.9' +/-	115.9' +/-	
SIDE	20% OF WIDTH max. 30.0'	56.0' +/-	71.0' +/-	
REAR	30.0'	305.4' +/-	274.1' +/-	
<u>ACCESSORY YARD SETBACKS:</u>				
FRONT	NOT PERMITTED	N/A	N/A	
SIDE	6.0'	7.2'	7.2'	
REAR	6.0'	145.84'	145.84'	
HEIGHT	10.0'	N/A	N/A	
MAX AREA	1,709 SF	6,462 SF	7,741 SF	
REQUEST FOR 6,032 sf +/-				
<u>EXISTING FLOOR AREA</u>			<u>AREA CALCULATIONS</u>	
LOCATION	EXISTING SF		EXISTING SF	PROPOSED SF
BASEMENT	0 sf		RESIDENCE 2,311 S.F	
FIRST FLOOR	1,667 sf +/-		EX DECKS 485 SF	
SECOND FLOOR	1,752 sf +/-		SUBTOTAL 2,796 SF	
TOTAL	3,419 sf +/-		ACCESSORY	
			EQUIP PADS 0 SF	
			SHED 98 SF	
			TENNIS CT 6,364 SF	412 SF
			NEW POOL -	867 SF
			NEW POOL DECK -	
			SUBTOTAL 6,462 SF	1,279 SF ADD
			<u>IMPERVIOUS SURFACE</u>	
			DRIVEWAY 2,500 SF	
			SUBTOTAL 2,500 SF	
			TOTAL 11,758 SF	13,037 SF

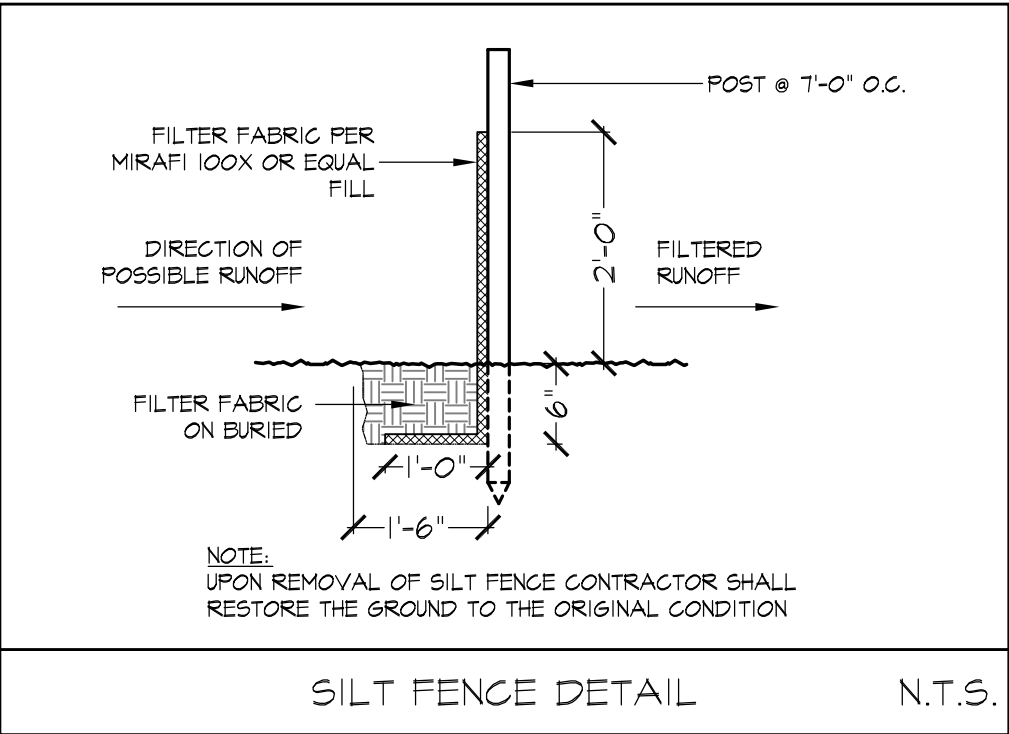


A Site Plan  
SCALE: 1" = 30.0'

Survey data taken from Plan prepared by:  
W.A. SLATER, JR.  
LAND SURVEYOR  
OSSINING, NY

Dated: MARCH 1996

TAX DESIGNATION:  
SBL: 80.5 - 1 - 15, Zone: R-80



CODE BOOK USED FOR THIS PROJECT

2020 NEW YORK STATE RESIDENTIAL CODE

DIG SAFELY NEW YORK  
CALL 811

CALL BEFORE YOU DIG  
CONTRACTOR RESPONSIBLE FOR FOLLOWING  
ALL REQ. OF DIG SAFELY REGULATIONS

It is a violation of the NYS Education law Part 69, Architecture section 69.5 (b) for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

Edward Mauro, Architect  
Tomorrow's  
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REV	DATE	DESCRIPTION
1	07.07.20	ZBA SUBMISSION
2	08.22.20	REVISED COVERAGE, ADD TREES

RESIDENCE OF:  
FREDMAN RESIDENCE  
1848 SPRING VALLEY ROAD  
OSSINING, NY 10562

SBL: 80.5 - 1 - 15, ZONE: R-80

DRAWING NAME:  
SITE PLAN  
ZONING TABLE  
SILT FENCE DETAIL  
GENERAL NOTES

ISSUE DATE

06.22.2020

SCALE

AS NOTED

JOB NO.

SHEET NO.

SP