

ADDITION / RENOVATION BENNETT RESIDENCE

109 BENNETT RD
TOWN OF NEWBURGH, NY 12550

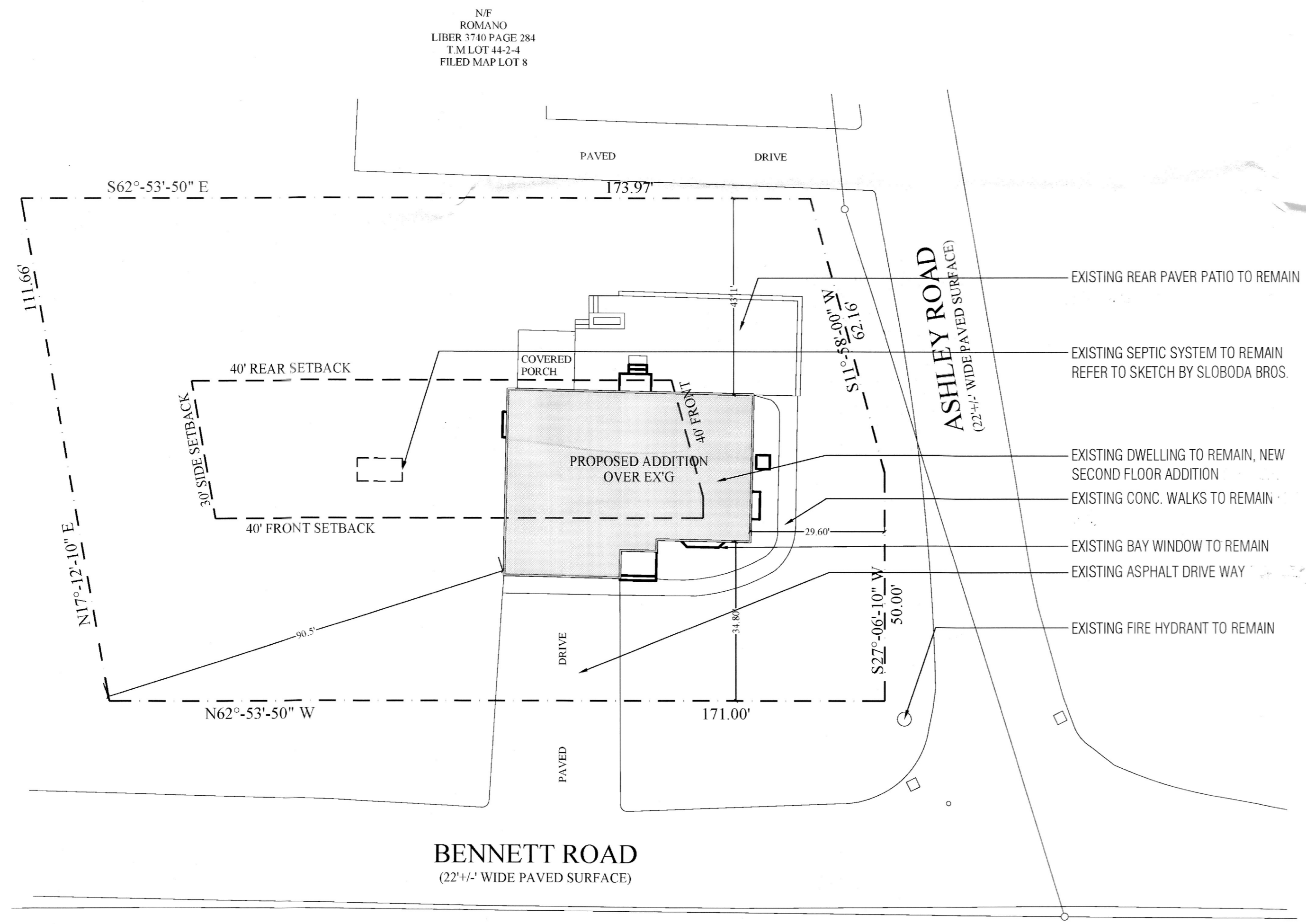
ISSUE FOR ZONING APPROVAL
11/30/2022



PROFESSIONAL SEAL
Jasmine Alcaide

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SCOPE OF CONTRACT DOCUMENTS:
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL ELEMENTS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. IN TERMS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
THESE DOCUMENTS ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND THE ARCHITECT SHALL RETAIN ALL RIGHTS, INCLUDING THE COPYRIGHT. ANY OTHER USE IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT.



BOROUGH OF MONTVALE

TAX MAP LOT : 5
TAX BLOCK : 2
ZONE : R-3 DISTRICT
USE GROUP : R-5
CONSTRUCTION CLASS : 5B

MIN. LOT REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA (MIN.)	15,000 SF	19,379 SF	NO CHANGE	NO
LOT WIDTH (MIN.)	100 Ft	173.97 Ft	NO CHANGE	NO
LOT DEPTH (MIN.)	125 Ft	111.66 Ft	NO CHANGE	ENC

PRINCIPAL STRUCTURE: MIN. REQUIRED YARD DEPTHS

	REQUIRED	EXISTING	PROPOSED	VARIANCE
FRONT YARD @ BENNETT RD	40 Ft	27.55 Ft	NO CHANGE	ENC
FRONT YARD @ ASHLEY DR	40 Ft	23.54 Ft	NO CHANGE	ENC
SIDE YARD TOTAL	30 Ft	90.5 Ft	NO CHANGE	NO
SIDE YARD, PER SID MIN.	15.00 Ft	90.50 Ft	NO CHANGE	NO
REAR YARD	40 Ft	43.1 Ft	NO CHANGE	NO

PRINCIPAL STRUCTURE: BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED	VARIANCE
MAX. BUILDING HEIGHT	35.00 Ft	15 Ft	33.92 Ft	NO
MAX. BUILDING COVERAGE	15%	10.73 %	NO CHANGE	NO
MAX. LOT SURFACE COVERAGE	30%	21.36 %	NO CHANGE	NO
MIN. HABITABLE FLOOR AREA PER DWELLING	900 SF	3287 SF	5070 SF	NO

ENC = EXISTING NON CONFORMING

EX'G LOT COVERAGE

EX'G BLDG COVERAGE:	2079 SF
CONC. STEPS/WALK:	275 SF
REAR PAVER PATIO	1060 SF
DRIVEWAY:	725 SF
TOTAL EX'G LOT COVERAGE:	4139 SF
	21.36 %

EX'G BLDG COVERAGE

EXISTING DWELLING:	1911 SF
COVERED PORCH:	168 SF
TOTAL EX'G BLDG COVERAGE:	2079 SF
	10.73 %

CODE DATA

USE GROUP : R-5
CONSTRUCTION CLASS : 5B
APPLICABLE CODES:

- 2020 INTERNATIONAL RESIDENTIAL CODE, NY EDITION
- 2020 NATIONAL STANDARD PLUMBING CODE, NY EDITION
- 2020 NATIONAL ELECTRICAL CODE
- 2020 INTERNATIONAL ENERGY CONSERVATION CODE, NY EDITION
- 2020 INTERNATIONAL FUEL GAS CODE
- INTERNATIONAL MECHANICAL CODE, NY EDITION

BUILDING AREA

	EXISTING	PROPOSED	TOTAL
SECOND FLOOR		1,783 SF	1,783 SF
FIRST FLOOR	1,911 SF		1,911 SF
BASEMENT	1,376 SF		1,376 SF
TOTAL	3,287 SF	1,783 SF	5,070 SF
GARAGE:	535 SF		

BUILDING VOLUME

	HEIGHT	PROPOSED	CU.FT.
SECOND FLOOR	9 Ft	1,783 SF	16047
TOTAL			16,047 CUFT

LIST OF DRAWINGS

T-100	COVER SHEET
A-100	EXTERIOR ELEVATIONS
A-101	EXTERIOR ELEVATION
A-200	FIRST FLOOR CONSTRUCTION PLAN
A-201	SECOND FLOOR CONSTRUCTION PLAN

1 ARCHITECTURAL SITE PLAN

SCALE: 1"=20'

THIS SITE PLAN WAS PROVIDED BY THE PROPERTY OWNER & DEPICTS THIS PROPERTY AS IT EXISTS PRIOR TO ANY WORK SCHEDULED UNDER THE BUILDING PERMIT BEING APPLIED FOR WITH THE ATTACHED DOCUMENTS
PROPERTY SURVEY TAKEN BY:
PAUL ROGEMAN
L.S. NY LIC. # 49707
DATED: 11/11/2022

ISSUE/REVISIONS:

NO.	DATE	REMARKS
01	11/02/22	ISSUE FOR PERMIT
02	11/30/22	ISSUE FOR ZONING APPROVAL

PROJECT
ADDITION & ALTERATION
BENNETT RESIDENCE
OMAR CHIRUJAHUA

109 BENNETT RD
NEWBURGH, NY
BLOCK 2, LOT 5

SHEET TITLE
COVER SHEET, ZONING DATA
& SITE PLAN

PROJECT NO. 20-203
DRAWN BY: JA
CHECKED BY: JA
SCALE AS NOTED

T-100