

Full Size Site Plans

are available for viewing at the

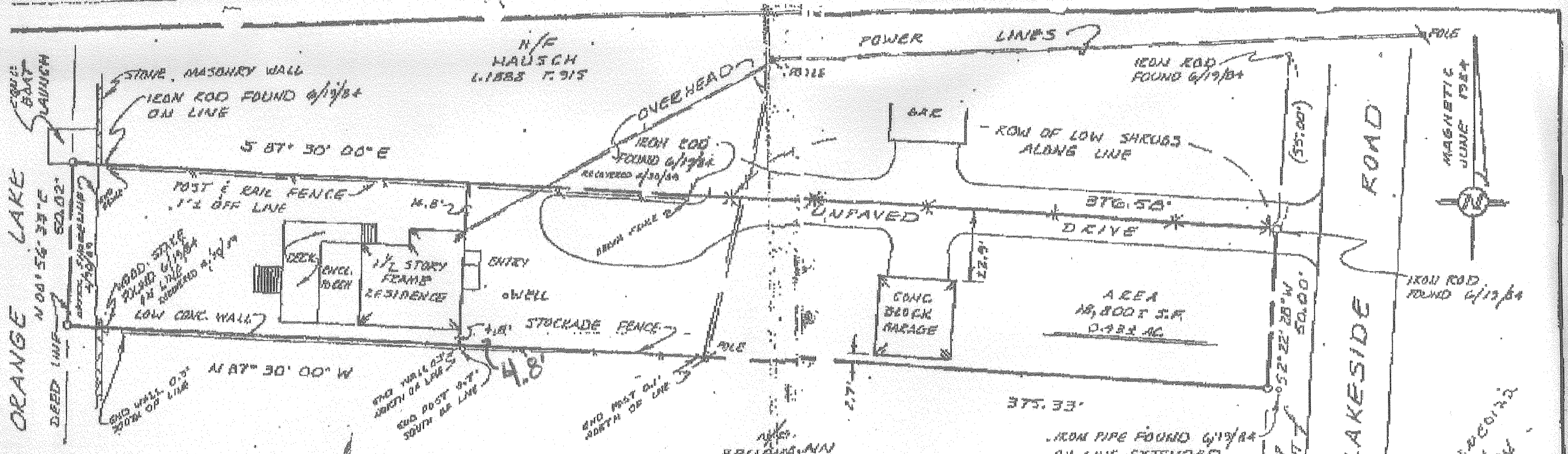
Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

845-566-4901



GENERAL NOTES

- Unauthorized alteration to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209(2) of the New York State Education Law.
- Only copies from the original of this survey, marked with an original of land surveyor's indel seal, shall be considered to be valid true copies.
- Certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution, and is not transferable to additional institutions or subsequent owners.

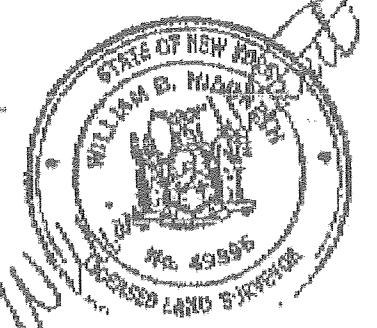
SPECIAL NOTES

- Surveyed in accordance with deeds of record, and physical monumentation found during a field survey of 19 June 1989.
- Offsets shown are at right angles to property lines.
- No Certification is made for items not visible at ground surface at time of survey.
- This plan was prepared prior to the receipt of a Title Report or Abstract of Title and is therefore subject to easements and other grants not visible, if any.

BRUBMAN
L. 2142 A, 266

CERTIFICATION

I hereby certify to Edward M. Marino, Manufacturers and Traders Trust Company, its successors and/or assigns, and American Title Insurance Company that this plan resulted from an actual field survey of the indicated premises completed on 19 June 1989 and a re-inspection on 26 April 1989, performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors Inc., and is, to the best of my knowledge and belief, correct.



Grevas & Hildreth, P.C. LAND SURVEYORS 20 GARDEN CITY AVENUE, NEW YORK, NEW YORK 11500 TEL: (516) 337-8587		SURVEY FOR: EDWARD M. MARINO	
TOWN OF NEWBURGH · ORANGE COUNTY · NEW YORK		Drawn: <i>W.B.H.</i> Checked: Scale: 1" = 30' Date: 9 MAY 1989 Job No: 89-058	
BOUNDARY/LOCATION SURVEY			

MAGNETIC

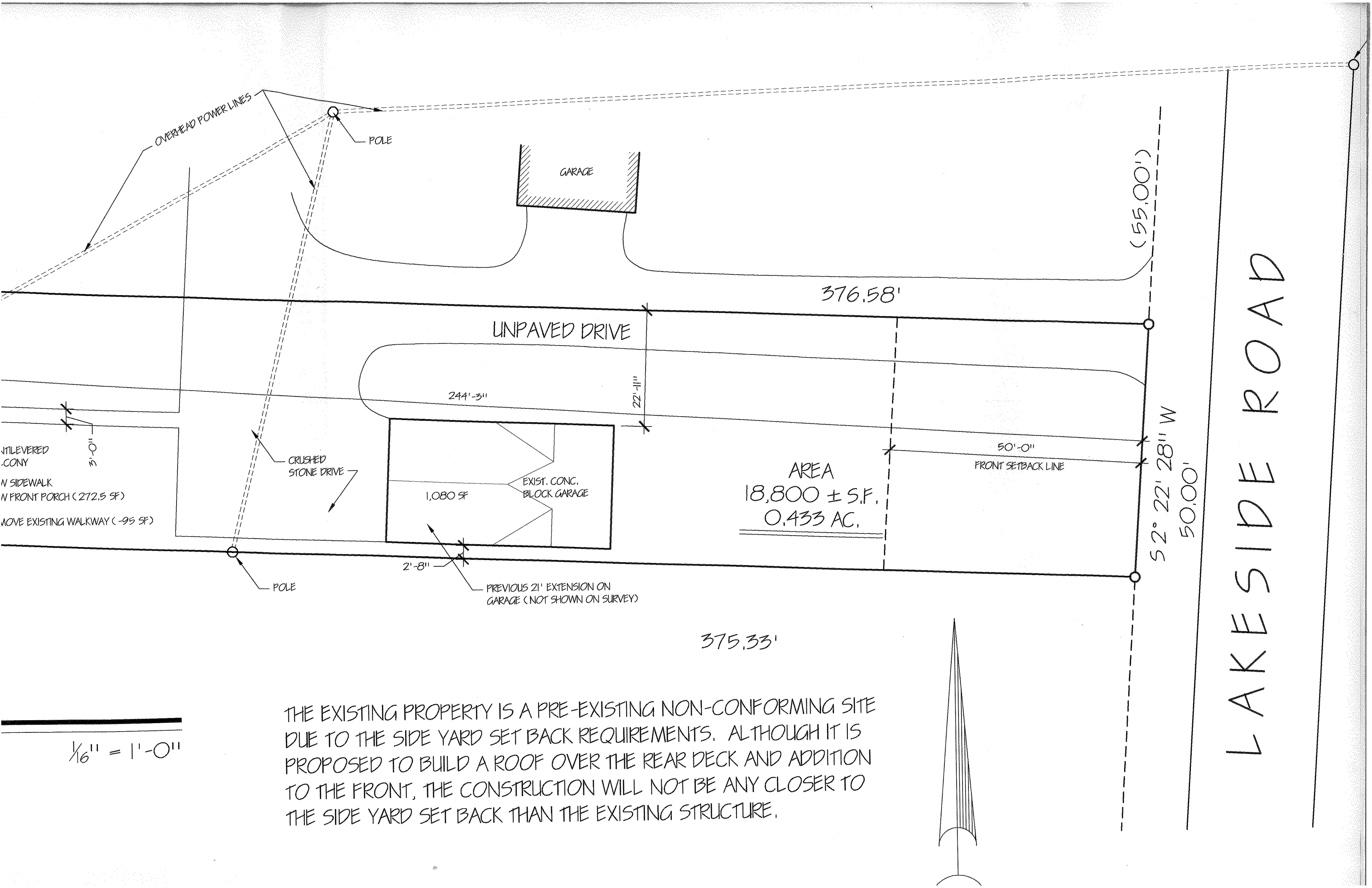
COVERAGES CALCULATIONS

	SQUARE FOOTAGE OF IMPERVIOUS SURFACES REMOVED	IMPERVIOUS SURFACES ADDED	EXISTING COVERAGE
Garage	0	0	1080
House	0	413	1299
Porch/Decks	-68	14	677.5
Walkway	-102	48	511
Driveway	0	0	0*
	-170	475	3567.5

*The driveway as it exists is crushed stone

SF Added = 475
 SF Removed = -170
 NET SF = 305

Existing Lot Coverage	3567.5 SF ÷	LOT SIZE (18,800 SF)	=	18.98%
		Percent Increase	=	8.50%
New Lot Coverage	3567.5 + 305 = 3872.5 SF ÷	(18,800 SF)	=	20.60%
Maximum Lot Coverage Allowed			=	10%



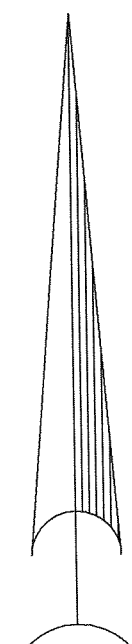
UNLEVERED
 CONY
 5'-0"
 N SIDEWALK
 N FRONT PORCH (272.5 SF)
 MOVE EXISTING WALKWAY (-95 SF)

AREA
 18,800 ± S.F.
 0.433 AC.

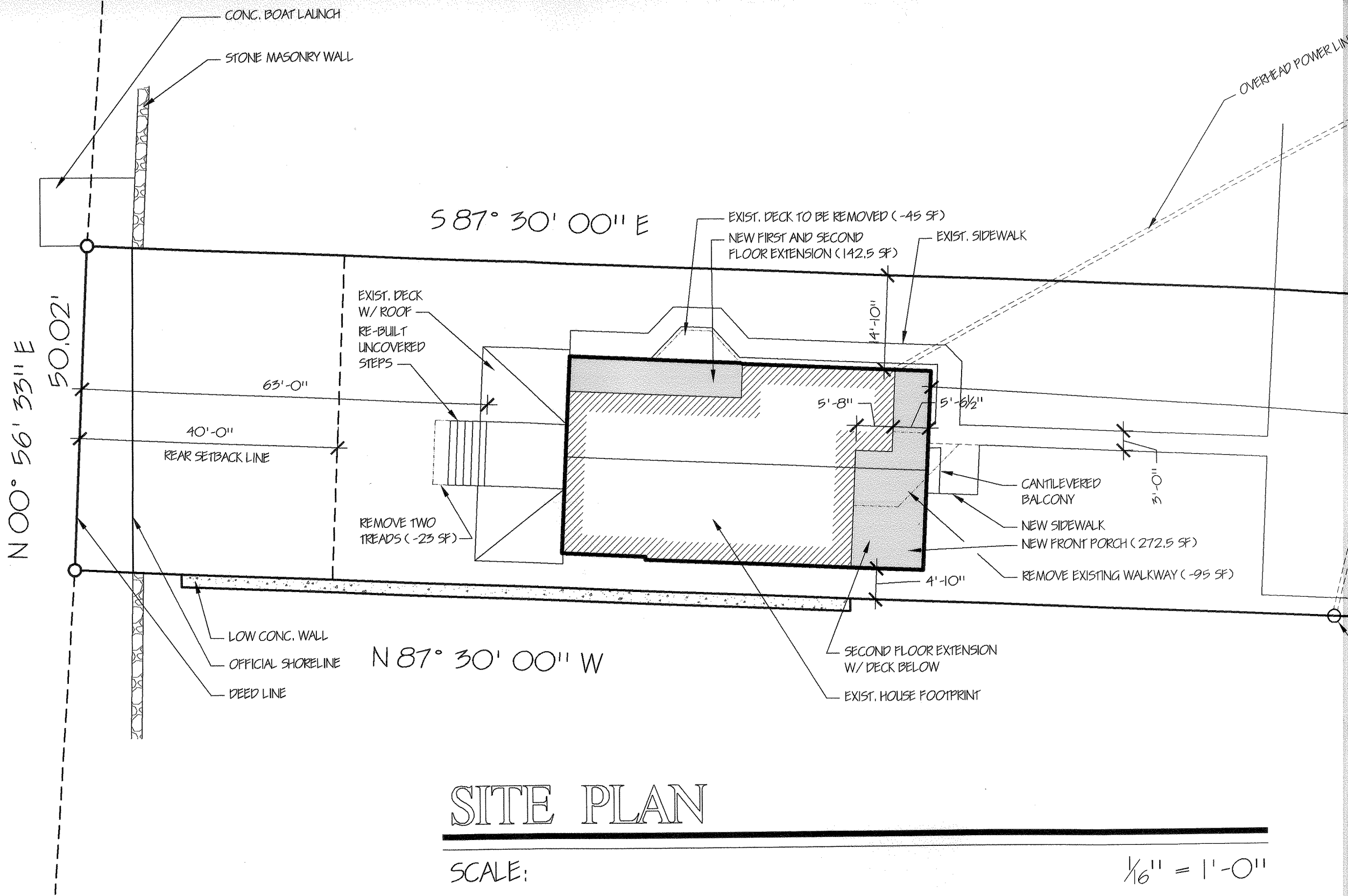
LAKE SIDE ROAD

$\frac{1}{16}'' = 1'-0''$

THE EXISTING PROPERTY IS A PRE-EXISTING NON-CONFORMING SITE DUE TO THE SIDE YARD SET BACK REQUIREMENTS. ALTHOUGH IT IS PROPOSED TO BUILD A ROOF OVER THE REAR DECK AND ADDITION TO THE FRONT, THE CONSTRUCTION WILL NOT BE ANY CLOSER TO THE SIDE YARD SET BACK THAN THE EXISTING STRUCTURE.



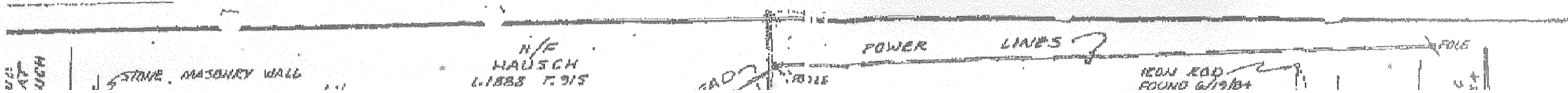
ORANGE LAKE

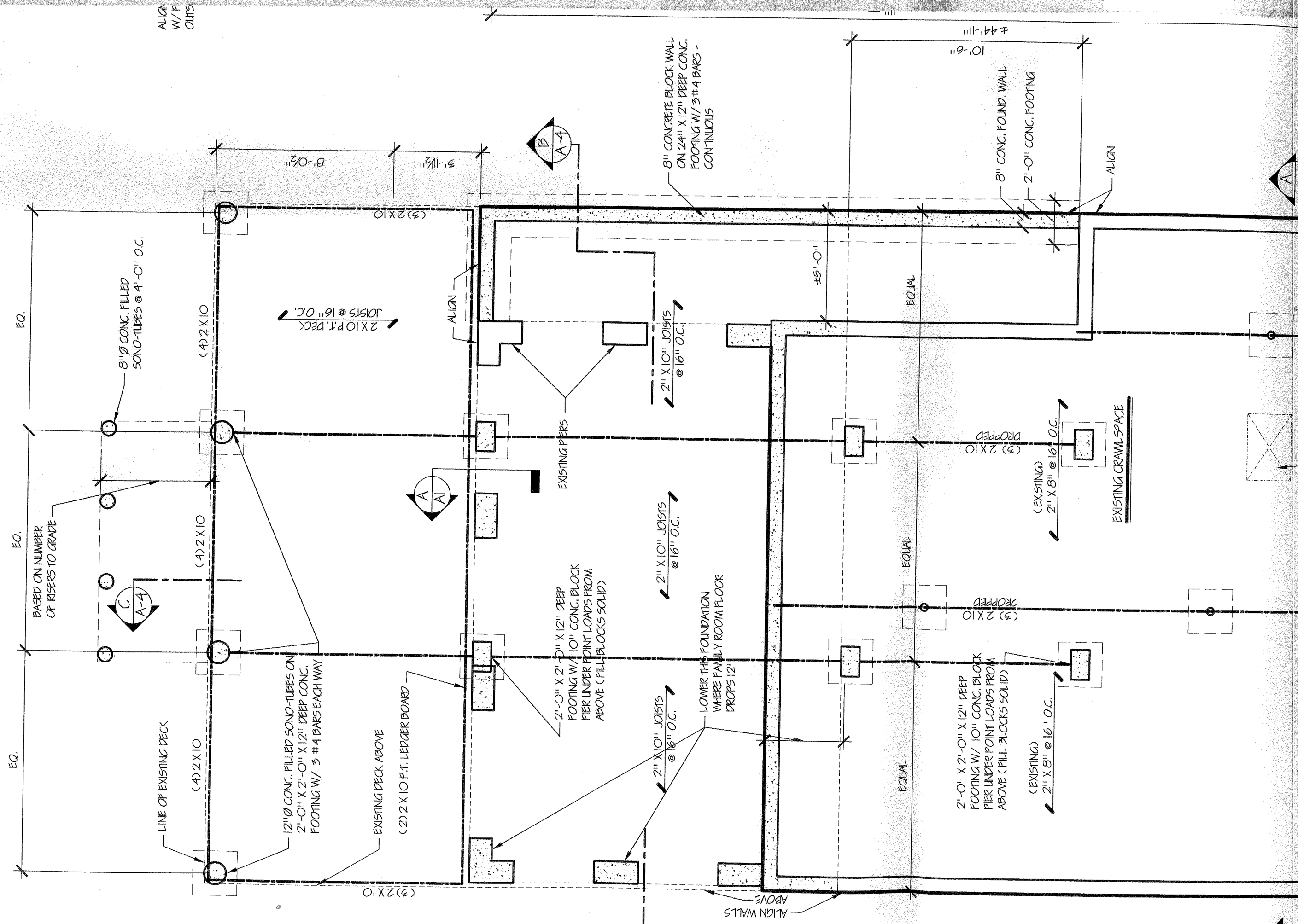


SITE PLAN

SCALE:

1/16" = 1'-0"





ALIGN
W/ P
OUTS

EQ.

EQ.

EQ.

EQ.

LINE OF EXISTING DECK

BASED ON NUMBER OF RISERS TO GRADE

8" Ø CONC. FILLED SONO-TUBES @ 4'-0" O.C.

A-A

B-B

C-C

12" Ø CONC. FILLED SONO-TUBES ON 2'-0" X 2'-0" X 12" DEEP CONC. FOOTING W/ 5 #4 BARS EACH WAY

EXISTING DECK ABOVE

(2) 2" X 10" P.T. LEDGER BOARD

(4) 2" X 10"

(4) 2" X 10"

(4) 2" X 10"

(3) 2" X 10"

2'-0" X 2'-0" X 12" DEEP FOOTING W/ 10" CONC. BLOCK PIER UNDER POINT LOADS FROM ABOVE (FILL BLOCKS SOLID)

EXISTING PIERS

2" X 10" JOISTS @ 16" O.C.

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8" CONCRETE BLOCK WALL ON 24" X 12" DEEP CONC. FOOTING W/ 5 #4 BARS CONTINUOUS

LOWER THIS FOUNDATION WHERE FAMILY ROOM FLOOR DROPS 12"

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8" CONC. FOUND. WALL

2'-0" CONC. FOOTING

ALIGN WALLS ABOVE

ALIGN

ALIGN

ALIGN

ALIGN

±44'-11"

EXISTING CRAWL SPACE

(EXISTING) 2" X 8" @ 16" O.C.

(EXISTING) 2" X 8" @ 16" O.C.

(3) 2" X 10" DROPPED

(3) 2" X 10" DROPPED

±5'-0"

EQUAL

EQUAL

EQUAL

EQUAL

EQUAL

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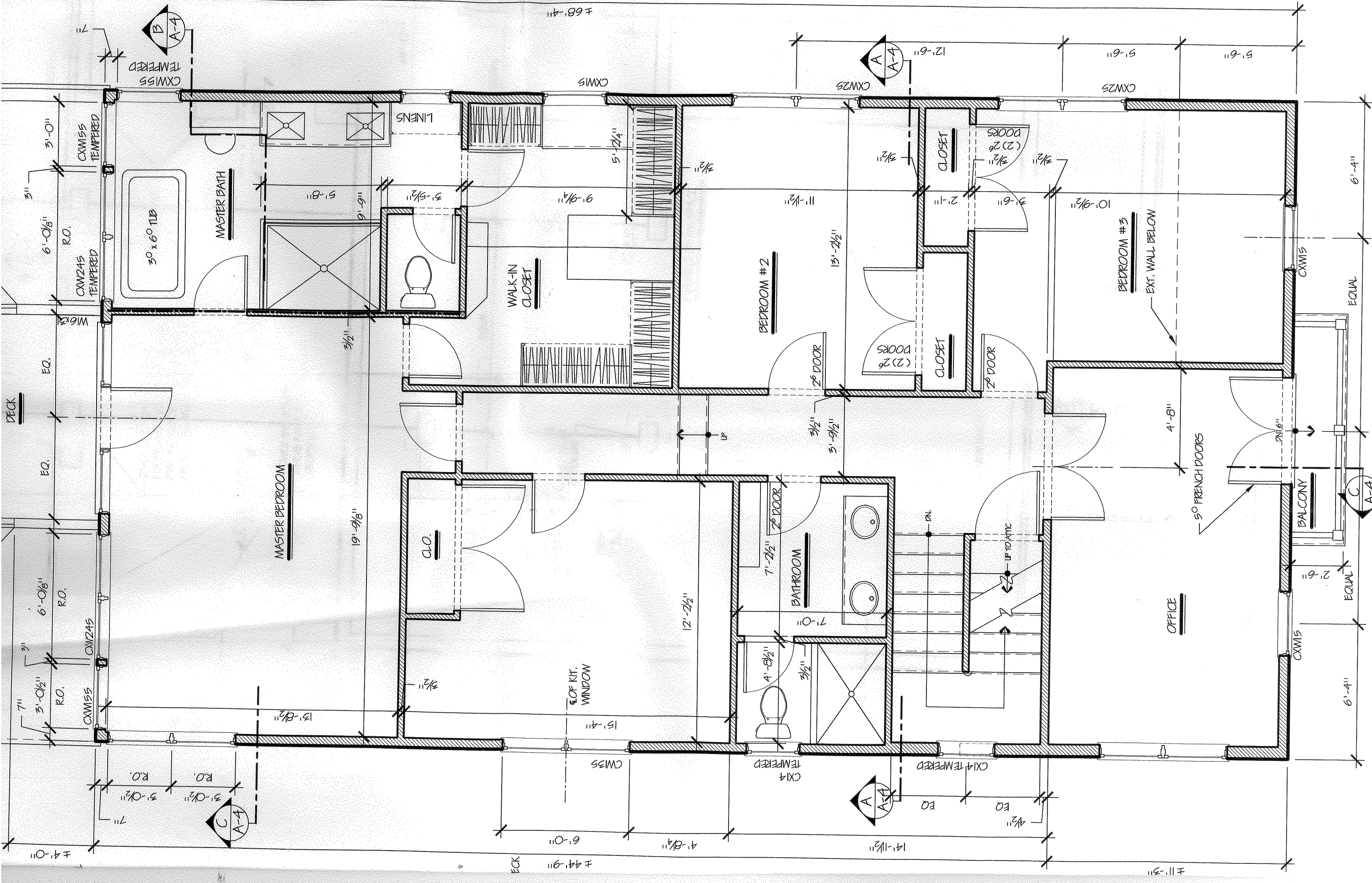
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SECOND FLOOR PLAN

