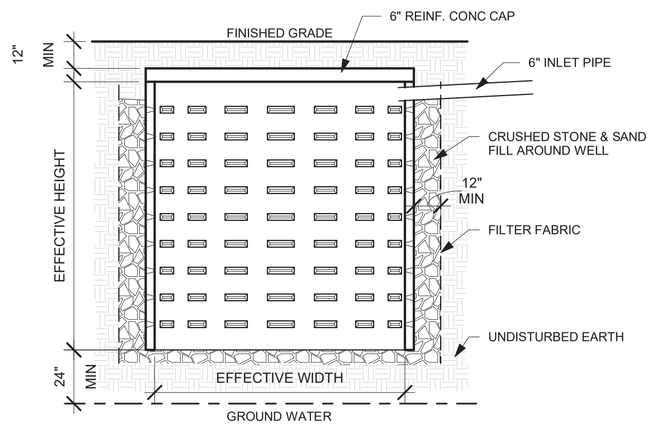


DRYWELL NOTES:

1. FILL AROUND WELL IS NOT REQUIRED WHEN RATEABLE MATERIAL EXISTS FOR FULL DEPTH.
2. FILL MATERIAL USED SHALL BE COMPRISED OF SAND & GRAVEL FILTER MATERIAL CONTAINING LESS THAN FIFTEEN (15) PERCENT FIN SAND, SILT, AND CLAY (SILT AND CLAY NOT TO EXCEED FIVE (5) PERCENT).
3. THIS INFORMATION IS BASED ON DRYWELL CAPACITIES OD CARLSON PRECAST, INC..
4. CONTRACTOR TO PROVIDE 6" PIPE AS INLET FROM ANY YARD, AREA, OR TRENCH DRAINS
5. LOCATION & DEPTH OF DRYWELL SHALL BE LOCATED AS REQUIRED BY LOCAL BUILDING CODE REQUIREMENTS.
6. CONTRACTOR TO PROVIDE SOLID CAST IRON MANHOLE COVER. (AS NEEDED)
7. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE ZONING LAWS, BUILDING CODES, AND ENVIRONMENTAL CODES FOR THE INSTALLATION AND CONSTRUCTION OF SAID DRAINAGE SYSTEM.
8. IF ANY INFORMATION SHOWN HEREIN CONFLICTS WITH EITHER SITE CONDITIONS OR MANUFACTURER SPECIFICATIONS THE ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO THE COMMENCEMENT OF ANY OF THE WORK IN QUESTION.

(B) DRYWELL DETAIL w/ SLAB CAP
1/4" = 1'-0"

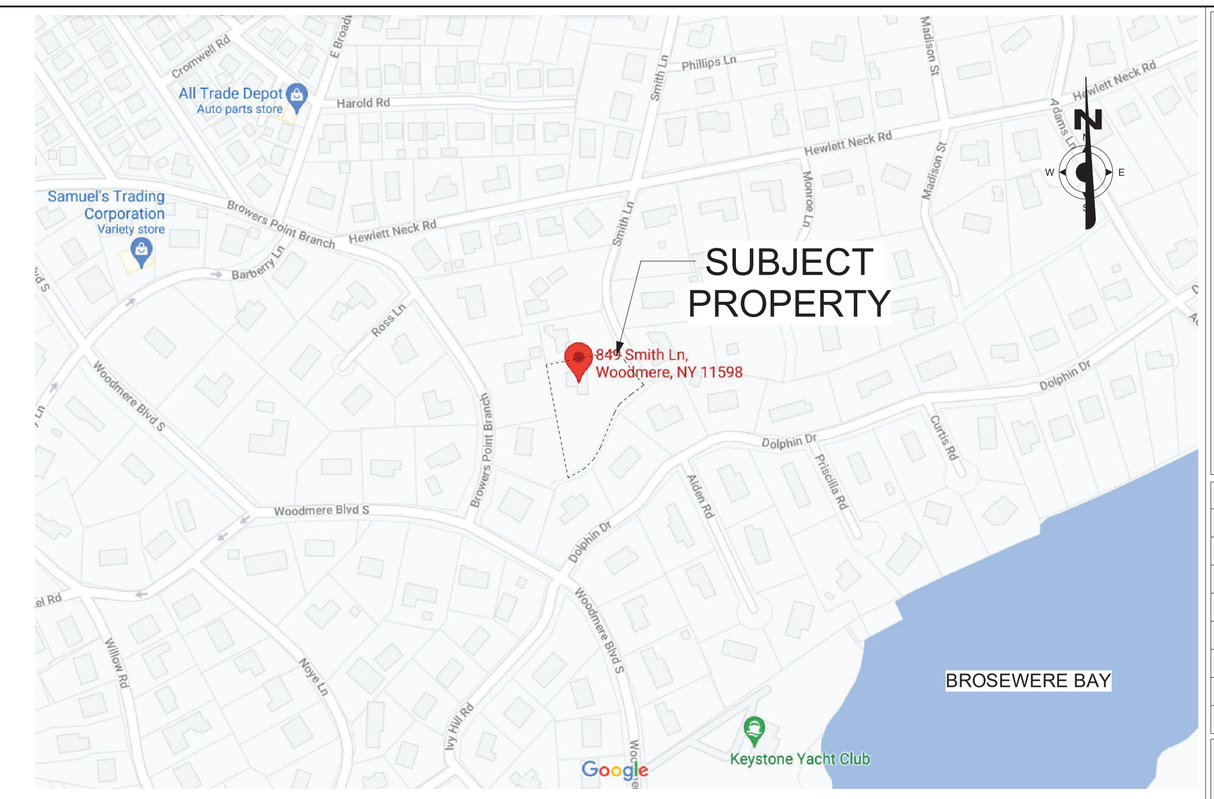
WATER TABLE NOTE:
-SOIL BORING PERFORMED BY SLACKE TEST BORING, INC, ON 7/1/14, REPORTED THAT THE WATER TABLE WAS 4'-6" BELOW GRADE SURFACE AT THE LOCATION OF BORING. GRADE ELEVATION AT LOCATION OF BORING APROXIMATE NAVD88 ELVATION +/- 11.00'.
-ASSUMED LOCATION OF WATER TABLE TO BE ESTIMATED AT NAVD88 ELEVATION +/-7.00'

DRYWELL CALCULATIONS

RAINFALL = 3"

EXISTING			
ITEM	AREA (SF)	REQ'D DRAINAGE	VOLUME (CF)
EXIST. BUILDING & R.O. PORCH	4,740	3(in)/12(in/ft) x 4740(SF)	1,185.0
EXIST. DRIVEWAY	3,950	3(in)/12(in/ft) x 3950(SF)	987.5
EXIST. PATIO	1,090	3(in)/12(in/ft) x 1090(SF)	272.5
EXIST. CONDENSOR PLATFORM(s)	30	3(in)/12(in/ft) x 30(SF)	7.5
EXIST. STAIR(s) & WALKWAY	771	3(in)/12(in/ft) x 771(SF)	192.75
		TOTAL CF =	2,645.25 CF
PROPOSED			RAINFALL = 3"
EXIST. POOL, COPING, & EQUIP	1,217	3(in)/12(in/ft) x 1217(SF)	304.25
NEW UPPER PATIO AREA	680	3(in)/12(in/ft) x 680 (SF)	170.0
NEW LOWER PATIO (PERVIOUS PAVERS)	1,080	3(in)/12(in/ft) x 1080(SF)	270.0
NEW FIRE PIT AREA	224	3(in)/12(in/ft) x 224 (SF)	56.0
NEW PATIO STIARS	175	3(in)/12(in/ft) x 175 (SF)	43.75
		TOTAL CF =	814.00 CF
DRYWELL SIZE	CF/WELL	# OF WELLS	VOLUME (CF)
8"ø x 4'-6"d	190.1	5 WELLS X 190.1 CF =	950.5 CF
*8"ø x 2'-0"d	84.48	1 WELLS X 84.48 CF =	84.48 CF
TOTAL DRAINAGE PROVIDED:		950.5 CF > 814.00 CF	

*ADDITONAL DRYWELL NOT COUNTED TOWARDS IMPERVIOUS SURFACE COVERAGE TO BE PLACED @ BASE OR MOUND TO COLLECTED ADDTIONAL RUNOFF



(3) AREA MAP
1" = 300'-0"

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BY	REVISIONS	DATE
DS	PLANS FOR BZA	1/6/22

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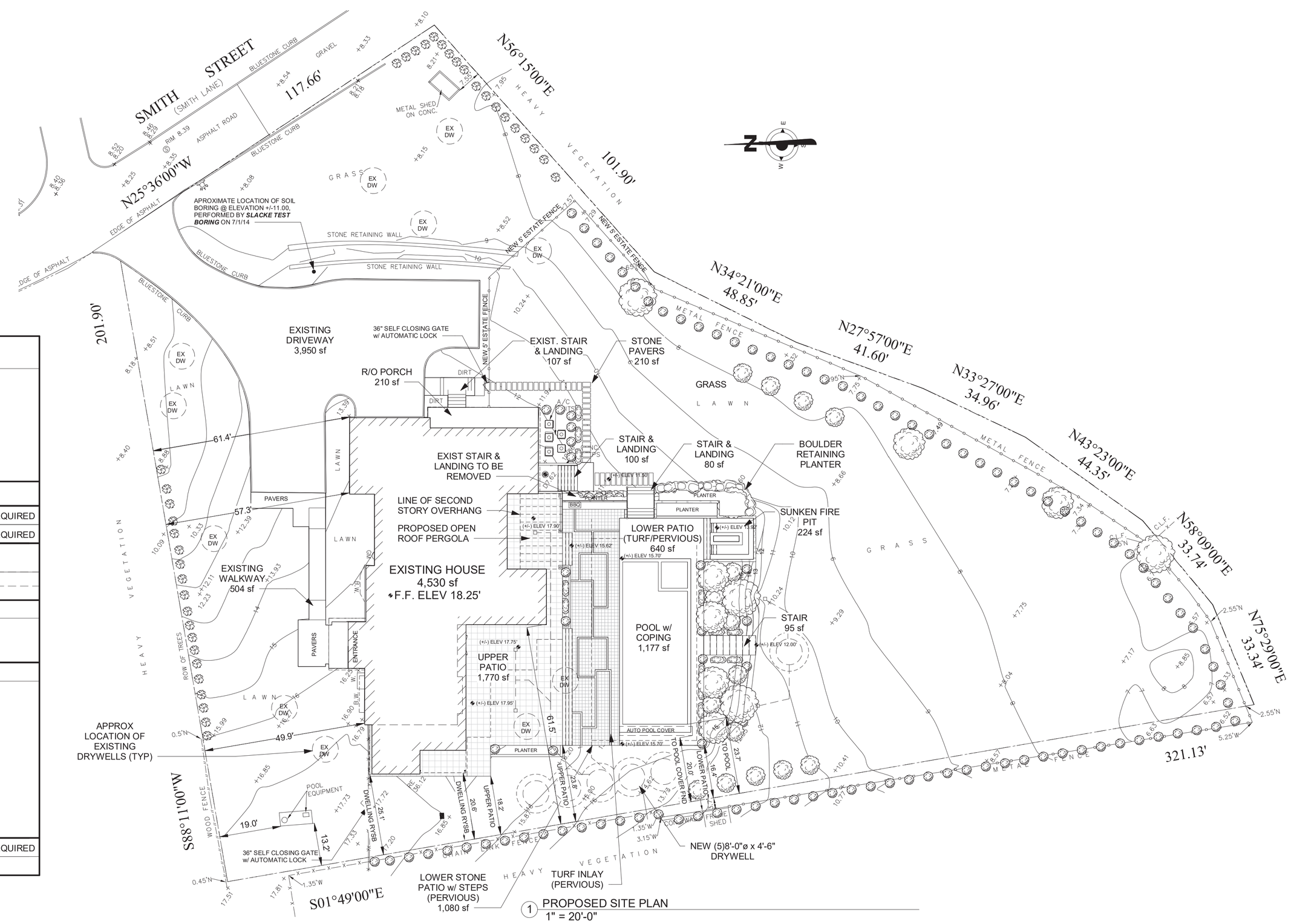
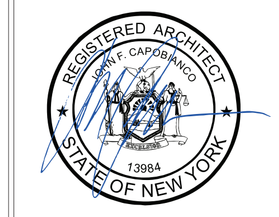


(1) PROPOSED SITE PLAN
1" = 20'-0"

MARGULIES RESIDENCE
PROPOSED NEW PATIO AROUND POOL, FIRE PIT, AND MODIFIED PATIO
849 SMITH LANE,
WOODMERE, NY 11598

SEAL



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DATE: 1/6/22	SCALE: As indicated
DRAWN BY: DS	CHECKED BY: JFC
JOB #:	SHEET # A-1

PROPERTY INFORMATION & ZONING CALCULATIONS

SEC: 41 BLK: 57 LOT: 12 ZONE: RESIDENTIAL DISTRICT C
PROPERTY OWNER: MATTHER MARGULIES
PROPERTY LOCATION: 849 SMITH LANE
WOODMERE, NY 11598

STRUCTURE USE: RESIDENTIAL DWELLING
TOTAL LOT AREA: 52,008 SF
LOT WIDTH: IRREGULAR
STREET FRONTAGE: 117.66'

ARCHITECT: JOHN F. CAPOBIANCO
159 DOUGHTY BLVD
INWOOD, NY 11096

CODE	ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS
§195-12 C.	POOL EQUIP - SIDE YARD SETBACK	20 FT	19.0 FT	19.0 FT	*MAINTAIN - VARIANCE REQUIRED
§195-12 D.	POOL EQUIP - SIDE YARD SETBACK	30 FT	13.2 FT	13.2 FT	*MAINTAIN - VARIANCE REQUIRED
§195-12 E.	ALLOWABLE ENCROCHMENT - ACCESORY UNCOVERED PATIO RYSB (MAY PROJECT 6 FT INTO 20 FT RYSB)	14 FT			
	@ LOWER PATIO		- FT	16.14 FT	COMPLIES
	@ UPPER PATIO		19.5 FT	18.20 FT	COMPLIES
§195-20 A.(3)	BUILDING AREA 15% LOT AREA OR 4,500 SF MAX	4,500 SF	4,740 SF	4,740 SF (9.1%)	EXISTING / NO CHANGE
	EXIST. HOUSE		4,530 SF	4,530 SF	
	EXIST. R.O. PORCH		210 SF	210 SF	
§195-20.2	IMPERVIOUS SURFACE AREA 11,260 + (0.22 x 12,007)	13,901 SF - 26.7%	11,818 SF (22.7%)	13,867 SF (26.7%)	COMPLIES
EXISTING	EXIST. HOUSE		4,530 SF	4,530 SF	
	EXIST. R.O. PORCH		210 SF	210 SF	
	EXIST. DRIVEWAY		3,950 SF	3,950 SF	
	EXIST. POOL & COPING		1,177 SF	1,177 SF	
	EXIST WALKWAY		504 SF	504 SF	
	EXIST. POOL EQUIPMENT PAD		40 SF	40 SF	
	EXIST. CONDENSER PAD(s)		30 SF	30 SF	
NEW / MODIFIED	UPPER PATIO		1,090 SF	1,770 SF	
	STAIRS & LANDINGS		267 SF	352 SF	
	NEW LOWER PATIO (PERVIOUS PAVERS)		0 SF	1,080 SF	
	NEW SUNKEN FIRE PIT		0 SF	224 SF	
§195-21 B.	NO SWIMMING POOL IN FRONT OR SIDE YARD		SWIMMING POOL LOCATED IN SIDE YARD		*MAINTAIN - VARIANCE REQUIRED
§195-21 F.	POOL RYSB	15 FT	23.7 FT	23.7 FT	EXISTING / NO CHANGE

*VARINACE(s) REQUIRED AS PER VILLAGE OF HEWLLET NECK ZONING ORDINACE
-MAINTAIN EXISTING POOL EQUIPMENT
-MAINTAIN EXISTING SWIMMING POOL