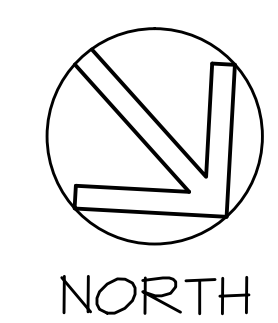


WILDWOOD DRIVE



1 PROPOSED SITE PLAN
1" = 10'

SITE PLAN BASED ON SURVEY PREPARED BY
THOMAS C. MERRITTS LAND SURVEYOR, P.C.
PLEASANTVILLE, NEW YORK
DATED MAY 21, 2009

ZONING COMPLIANCE TABLE

ZONING DISTRICT R 15

	REQUIRED	EXISTING	PROPOSED
TOTAL LOT AREA	15,000 SQ. FT.	15,244 SQ. FT.	NO CHANGE
BUILDING COVERAGE	3,506 SQ. FT. (23.0%)	2,293 SQ. FT. (15.0%)	2,476 SQ. FT. (16.2%)
IMPERVIOUS SURFACES	5,544 SQ. FT. (36.4%)	4,534 SQ. FT. (29.8%)	4,722 SQ. FT. (31.0%)
FLOOR AREA	4,225 SQ. FT.	2,681 SQ. FT.	3,603 SQ. FT.
FRONT YARD SETBACK	30.00'	31.20'	NO CHANGE
PORTICO - FRONT YARD SETBACK	26.00'	28.40'	NO CHANGE
REAR YARD SETBACK	32.00'	67.58'	65.25'
ONE SIDE YARD SETBACK	14.00'	15.40'	NO CHANGE
SECOND SIDE YARD SETBACK	16.00'	30.11'	NO CHANGE
BUILDING HEIGHT (EAVE)	23.00'	14.83'	21.50'
BUILDING HEIGHT (RIDGE)	33.00'	20.42'	28.50'

FLOOR AREA CALCULATIONS

LOT AREA = 15,244 S.F.
MAXIMUM PERMITTED FLOOR AREA = 4,225 S.F.

	EXISTING	PROPOSED
FIRST FLOOR	1,486 SF	1,486 SF
GARAGE	76 SF (476-400)	76 SF (476-400)
SECOND FLOOR	1,119 SF	2,041 SF
TOTAL	2,681 SF	3,603 SF

NET INCREASE TO FLOOR AREA = 922 SF

COVERAGE CALCULATIONS

LOT AREA = 15,244 S.F.
MAXIMUM PERMITTED LOT COVERAGE = 5,544 S.F.

	EXISTING	PROPOSED
HOUSE	2,154 SF	2,154 SF
PORTICO	134 SF	134 SF
PORCH	0 SF	183 SF
DRIVEWAY	1,219 SF	1,219 SF
PATIO	532 S.F.	532 S.F.
WALK/STEPS	445 S.F.	445 S.F.
TOTAL	4,534 S.F.	4,722 S.F.

NET DECREASE TO IMPERVIOUS SURFACES = 183 SQ. FT.

JOHN IANNACITO ARCHITECT

434 WHITE PLAINS ROAD
EASTCHESTER, N.Y. 10709
914-779-2065

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5/20/23 ISSUED FOR ARB REVIEW

NO.	DATE	REVISION

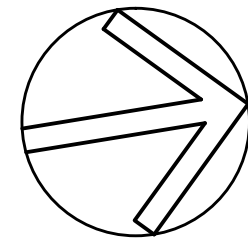
PROJECT NAME
BARONE RESIDENCE
ADDITION AND ALTERATIONS

BUILDING ADDRESS
8 WILDWOOD DRIVE
EASTCHESTER, N.Y. 10709

PROJECT NUMBER
8 WILDWOOD/PROP PLAN/A-1



DRAWING TITLE
PROPOSED SITE PLAN

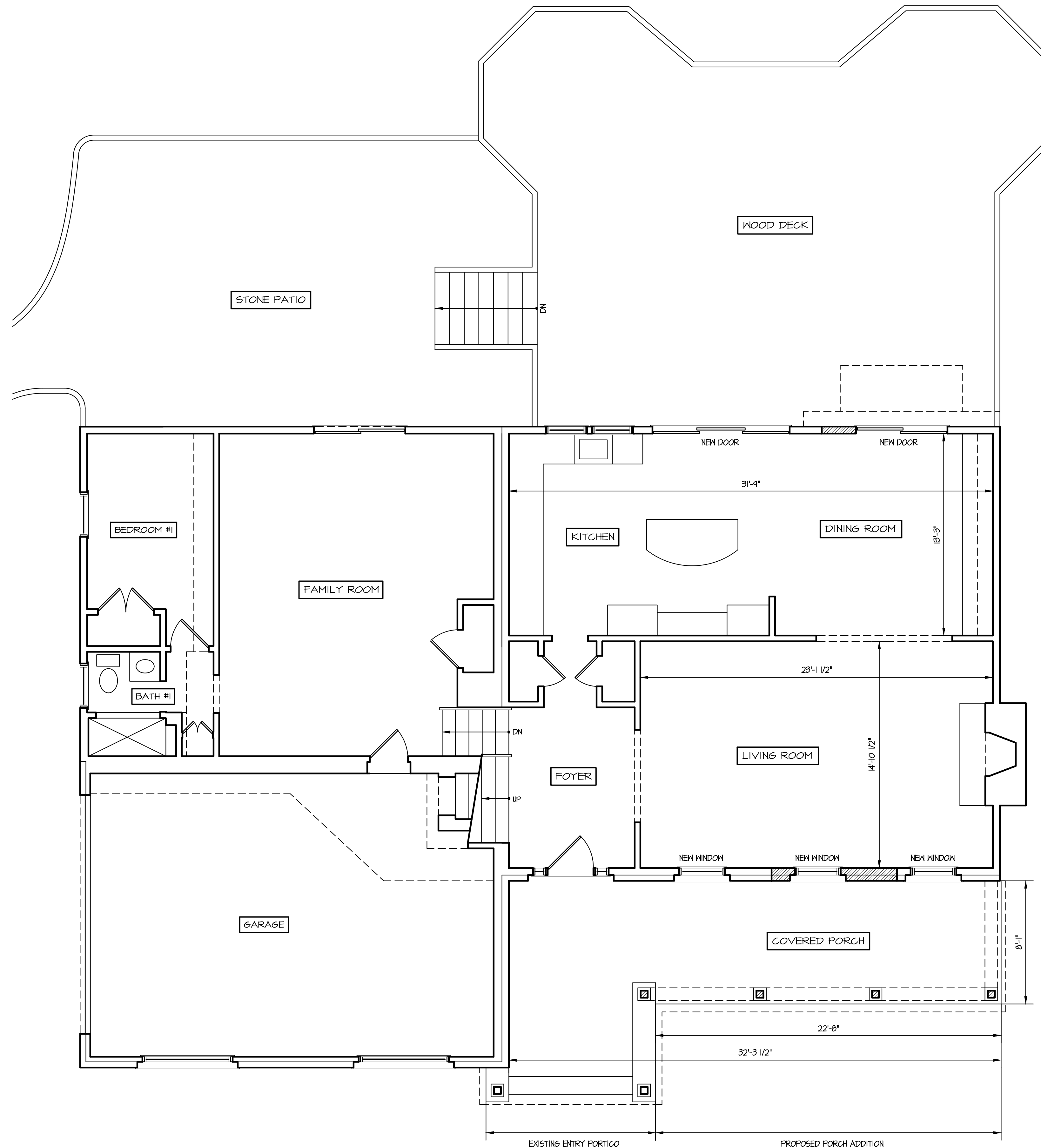
DRAWN BY JI	A-1
SCALE AS NOTED	
DATE 5/20/24	



NORTH

KEY

-  NEW STUD WALLS (UNLESS OTHERWISE NOTED)
-  EXISTING WALLS



1 FIRST FLOOR PLAN
 1/4" = 1'-0"

JOHN IANNACITO ARCHITECT

434 WHITE PLAINS ROAD
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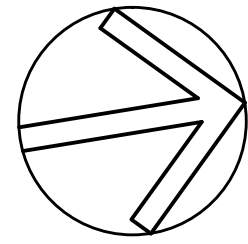
NO.	DATE	REVISION

PROJECT NAME
BARONE RESIDENCE
 ADDITION AND ALTERATIONS

BUILDING ADDRESS
 8 WILDWOOD DRIVE
 EASTCHESTER, N.Y. 10709
 PROJECT NUMBER
 8 WILDWOOD/PROP PLAN/A-2

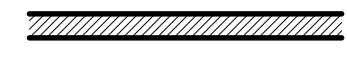
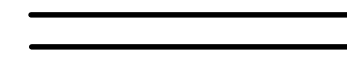
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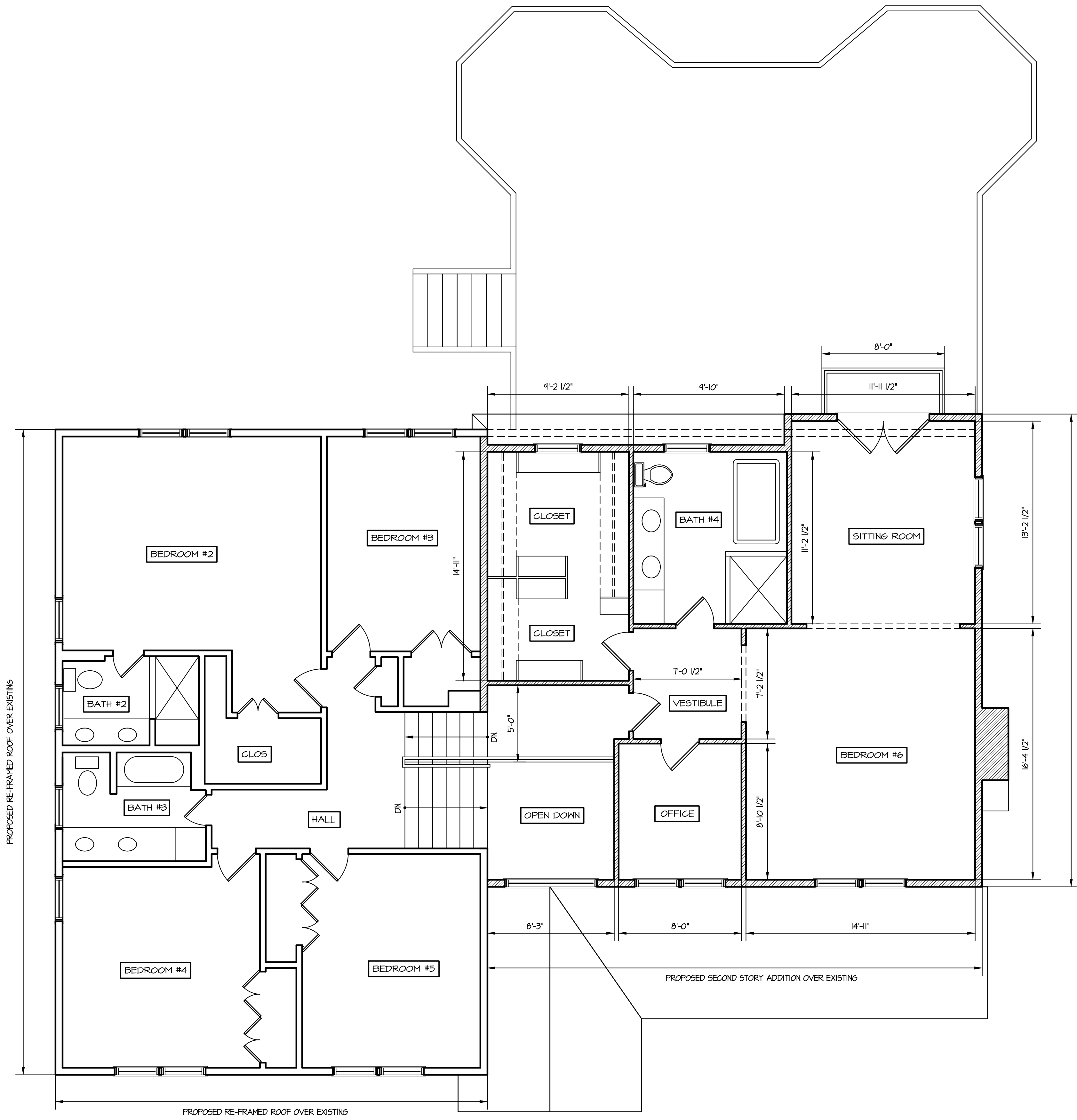
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SCALE AS NOTED	
DATE 5/20/24	



NORTH

KEY

-  NEW STUD WALLS (UNLESS OTHERWISE NOTED)
-  EXISTING WALLS



① SECOND FLOOR PLAN
1/4" = 1'-0"

JOHN IANNACITO ARCHITECT

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EASTCHESTER, N.Y. 10709
914-779-2065

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BARONE RESIDENCE
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BUILDING ADDRESS
8 WILDWOOD DRIVE
EASTCHESTER, N.Y. 10709
PROJECT NUMBER
8 WILDWOOD/PROP PLAN/A-3

DRAWING TITLE
PROPOSED FLOOR PLAN

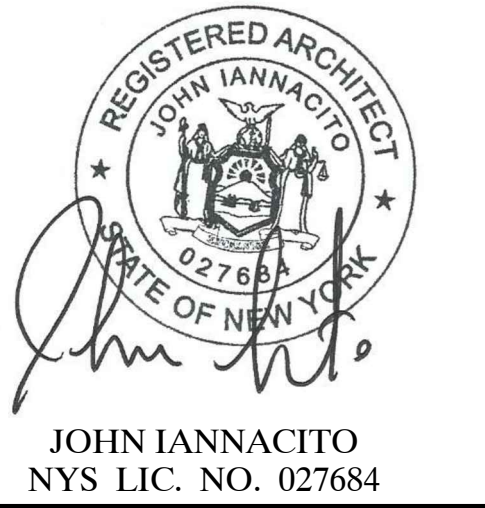
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DATE 5/20/24	

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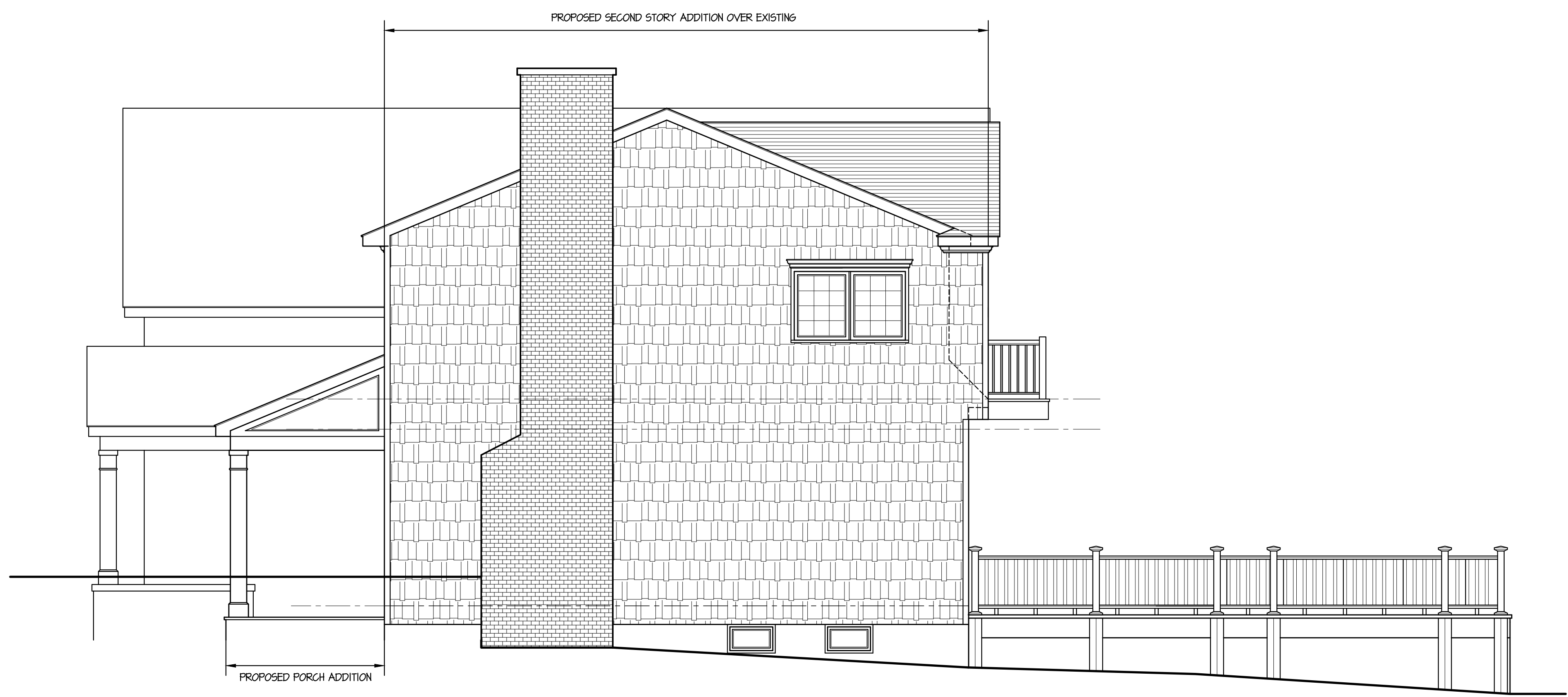
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1 FRONT ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH NOTES:

- WALL SURFACES: HARDIE SHINGLES TO MATCH EXISTING
- WALL SURFACES: HARDIE BOARD AND BATTEN COLOR TO MATCH EXISTING
- WINDOWS: ANDERSEN 400 SERIES VINYL CLAD - MATCH EXISTING
- ROOFING: 30 YEAR ASPHALT SHINGLES TIMBERLINE - MATCH EXISTING
- ROOFING: STANDING SEAM METAL BLACK FINISH
- TRIM: PAINTED AZEK - MATCH EXISTING
- GUTTER & LEADERS: ALUMINUM - MATCH EXISTING
- RAILING: COMPOSITE - MATCH EXISTING
- COLUMNS: PAINTED AZEK - WHITE FINISH



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

5/20/23 ISSUED FOR ARB REVIEW

NO.	DATE	REVISION

PROJECT NAME
BARONE RESIDENCE
ADDITION AND ALTERATIONS

BUILDING ADDRESS
8 WILDWOOD DRIVE
EASTCHESTER, N.Y. 10709
PROJECT NUMBER
8 WILDWOOD/PROP PLAN/A-4

DRAWING TITLE
PROPOSED ELEVATIONS

DRAWN BY JI	A-4
SCALE AS NOTED	
DATE 5/20/24	

**JOHN
IANNACITO
ARCHITECT**

434 WHITE PLAINS ROAD
EASTCHESTER, N.Y. 10709
914-779-2065

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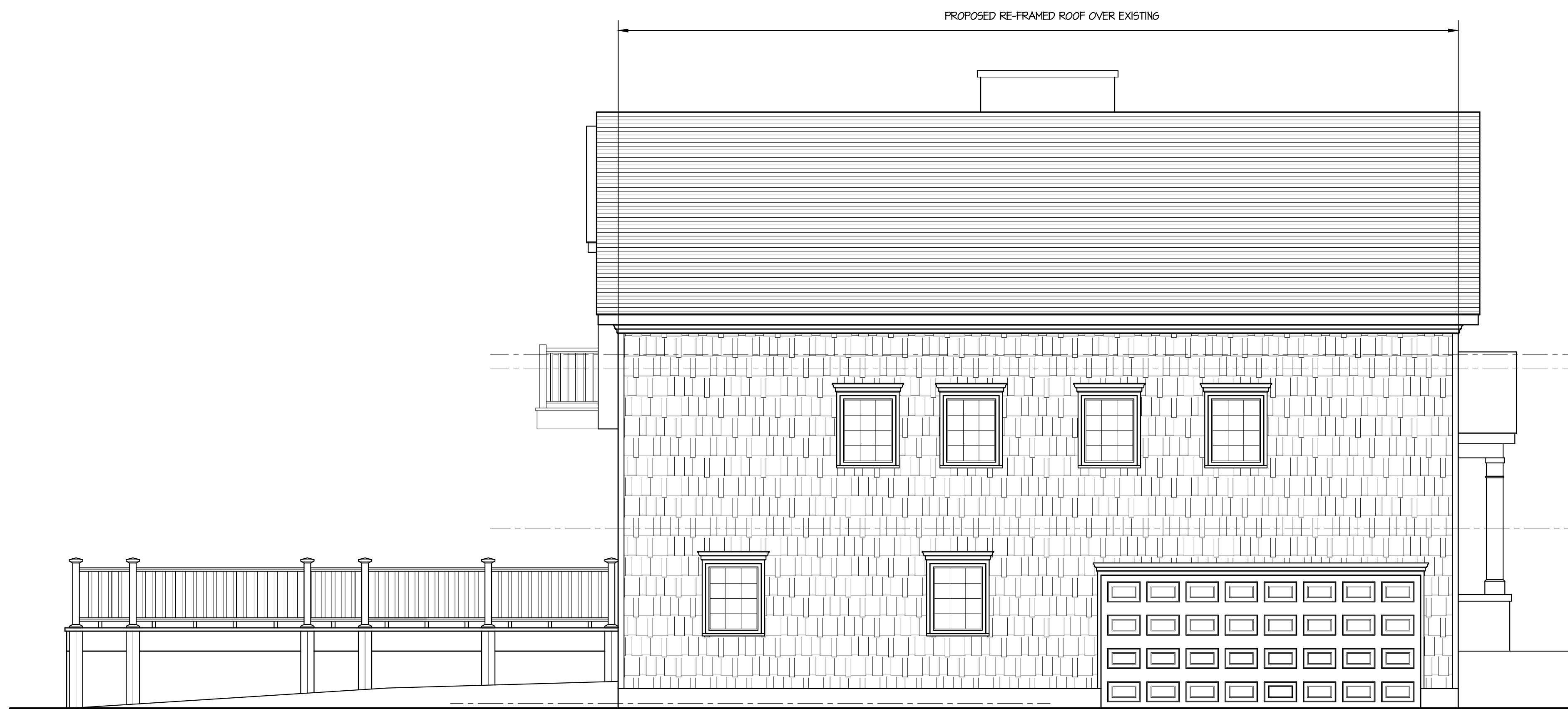
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JOHN IANNACITO
NYS LIC. NO. 027684



① REAR ELEVATION
1/4" = 1'-0"



② LEFT SIDE ELEVATION
1/4" = 1'-0"

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NO.	DATE	REVISION

PROJECT NAME
**BARONE
RESIDENCE**
ADDITION AND ALTERATIONS

BUILDING ADDRESS
8 WILDWOOD DRIVE
EASTCHESTER, N.Y. 10709
PROJECT NUMBER
8 WILDWOOD/PROP PLAN/A-5

DRAWING TITLE
**PROPOSED
ELEVATIONS**

DRAWN BY JI	A-5
SCALE AS NOTED	
DATE 5/20/24	