

ADDITION & RENOVATION GALLANTE RESIDENCE

LIST OF DRAWINGS

SP-1 ZONING ANALYSIS, SITE PLAN,
A-1 EXISTING CONDITIONS/DEMOLITION PLAN AND PROPOSED PLANS
A-2 ELEVATIONS

LEGEND

-NEW Poured CONCRETE WALL, SEE TYP. WALL SECTION
 -NEW 2"x6" STUD WALL WITH 5/8" TYPE "X" FIRECODE GYPSUM WALL BOARD
 -NEW SMOKE ALARM/DETECTOR
 -NEW CARBON MONOXIDE DETECTOR
 -NEW HEAT DETECTOR
 -FIRE PROTECTION RATED WITH SELF CLOSING DEVICE

ZONING DATA TABLE

DESCRIPTION OF WORK:		ADDRESS: 38 HEATHERDELL ROAD				
SECTION: 6.50' BLOCK: 20 LOT: 3 & 15		ZONE: R-3				
USE	BASIC REQUIRED	MAX. REQUIRED	EXISTING	PROPOSED	SPECIAL PERMIT	VARIANCE
MINIMUM LOT SIZE						
AREA/LOT SIZE	7,500 SF	-	9,500 SF	NO CHANGE	-	-
STREET FRONTAGE	60'	-	50'	NO CHANGE	-	-
MAX. BUILDING COVERAGE	28% / 4,060 SF	-	11.9% / 1,129 SF	16.7% / 1,591 SF	-	-
FLOOR AREA RATIO	3,480 SF (a)	4,010 SF (b)	1,828 SF	2,950 SF	-	-
GROSS LAND COVERAGE	3,328 SF (c)	3,918 SF (d)	3,308 SF	3,476 SF	148 SF (1)	-
SETBACKS						
FRONT	20'	-	24.78'	NO CHANGE	-	-
SIDE	15'	-	8.51'	8.51'	-	6.43' (2)
SIDE	15'	-	4.51'	4.51'	-	10.49' (3)
REAR	20'	-	± 120.7'	102'	-	-
BUILDING HEIGHT	30' MAX (HIGH PITCH) / 2 STORIES	-	± 28' / 2 STORIES	28'-1" / 2 STORIES	-	-
SPECIAL PERMIT(S) REQUIRED						
(1) - GROSS LAND COVERAGE - BASIC REQ'D IS 3,328 SF, MAX. REQ'D IS 3,918 SF, HAS 3,476 SF, THEREFORE A 148 SF SPECIAL PERMIT IS NEEDED.						
VARIANCE(S) REQUIRED						
(2) - SIDE YARD SETBACK - 15' IS REQ'D, HAS 8.51', THEREFORE A 6.43' VARIANCE IS NEEDED.						
(3) - SIDE YARD SETBACK - 15' IS REQ'D, HAS 4.51', THEREFORE A 10.49' VARIANCE IS NEEDED.						

ALL CODES TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS.

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

TABLE N102.1.2 (R-402.1.2) OF THE 2020 RESIDENTIAL CODE OF NYS

CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT U-FACTOR*	GLAZED FENESTRATION SHGC**	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE*	FLOOR R-VALUE	BASEMENT WALL R-VALUE*	SLAB R-VALUE & DEPTH	GRAVEL SPACE WALL R-VALUE*
4A	0.35	0.35	0.40	49	20 OR 13 + 5"	8 / 13	14	10 / 13	10, 2 ft	10 / 13

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

TABLE R301.2(1) OF THE 2020 RESIDENTIAL CODE OF NYS

GROUND SNOW LOAD	WIND DESIGN				SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP*	ICE BARRIER UNDERLAYMENT REQUIRED*	FLOOD HAZARDS*	AIR FREEZING INDEX*	MEAN ANNUAL TEMP*	
	SPEED* (MPH)	TOPOGRAPHIC EFFECTS*	SPECIAL WIND REGION*	WIND-BORNE DEBRIS ZONE*	WEATHERING*	FROST LINE DEPTH*	TERMITES*						
30 PSF	115	LOCAL JURISDICTION	YES	-	C	SEVERE	3'-6"	MODERATE TO HEAVY	15	YES	NO	LOCAL JURISDICTION	LOCAL JURISDICTION

TABLE R301.6 MINIMUM ROOF LIVE LOAD (IN LBS. PER SQ. FT. HORIZONTAL PROJECTIONS)

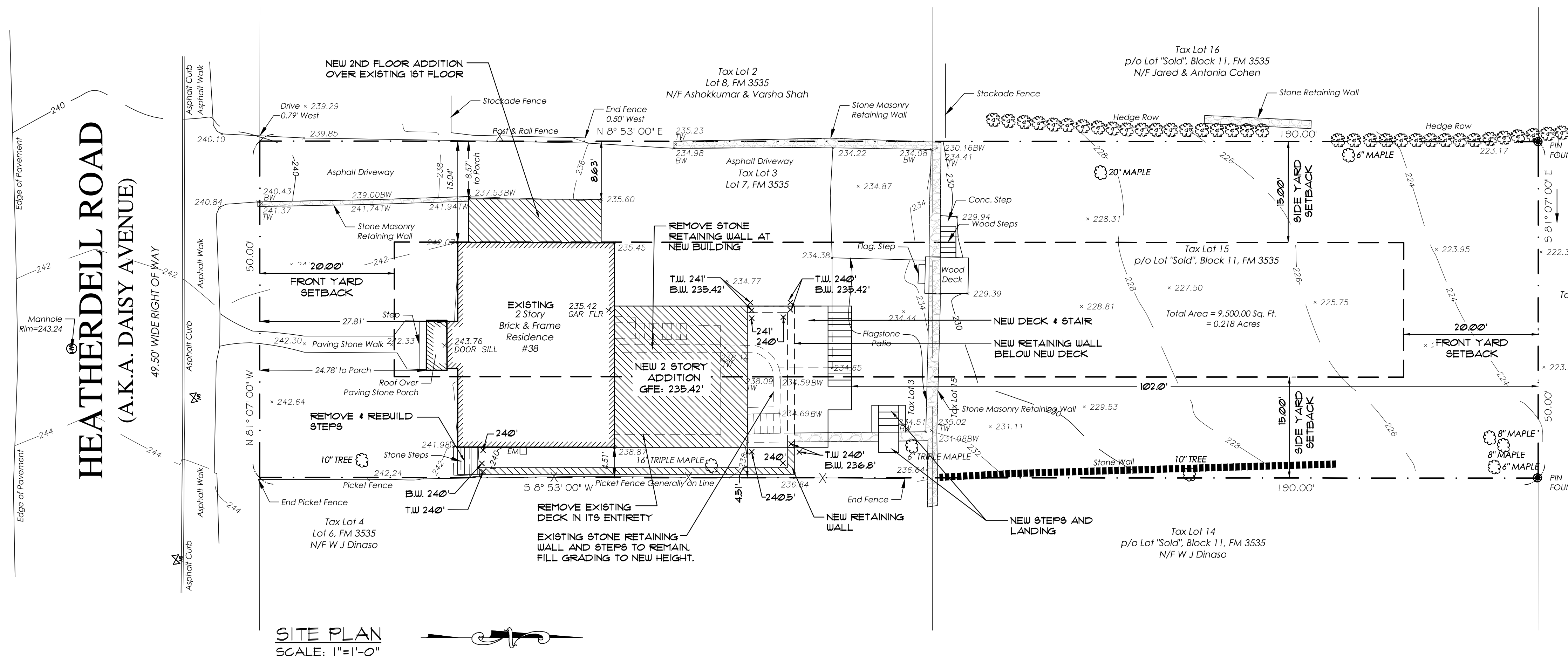
ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 TO 200	201 TO 600	201 TO 600
FLAT OR RISE LESS THAN 4" PER FOOT (1:3)	20	16	12
RISE 4" PER FOOT (1:3) TO LESS THAN 12" PER FOOT (1:1)	16	14	12
RISE 12" PER FOOT (1:1) AND GREATER	12	12	12

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN LBS. PER SQ. FT.)

USE	LIVE LOADS
UNINHABITABLE ATTICS WITHOUT STORAGE*	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE**	20 PSF
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30 PSF
BALCONIES (EXTERIOR) AND DECKS *	40 PSF
FIRE ESCAPES	40 PSF
GUARDRAILS AND HANDRAILS *	200 PSF
GUARDRAILS IN-FILL COMPONENTS *	50 PSF
PASSENGER VEHICLE GARAGES *	50 PSF
ROOMS OTHER THAN SLEEPING	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF

NOTE: DEAD LOADS FOR ALL ABOVE USES SHALL BE 10 PSF
ROOF LOADING SHALL BE DESIGNED WITH A GROUND SNOW LOAD OF 45 PSF AND A DEAD LOAD OF 12 PSF FOR ROOFS OVER ATTIC SPACES OR A DEAD LOAD OF 15 PSF FOR ROOFS WITH CATHEDRAL CEILINGS BELOW
NOTE: SEE 2020 RESIDENTIAL CODE OF NYS FOR ADDITIONAL INFORMATION

- (a) $3,000 \text{ SF} + 24\%$ (EXCESS OF 7,500 SF)
 $3,000 + (2,000 \times 0.24) = 3,480 \text{ SF}$
- (b) $3,450 \text{ SF} + 28\%$ (EXCESS OF 7,500 SF)
 $3,450 + (2,000 \times 0.28) = 4,010 \text{ SF}$
- (c) $3,000 \text{ SF} + 12\%$ (EXCESS OF 7,500 SF) + 40
 $3,000 + (2,000 \times 0.12) + 40 = 3,280 \text{ SF}$
 $3,280 + 48 = 3,328 \text{ SF}$
- (d) $3,550 \text{ SF} + 14\%$ (EXCESS OF 7,500 SF) + 40
 $3,550 + (2,000 \times 0.14) + 40 = 3,810 \text{ SF}$
 $3,810 + 48 = 3,958 \text{ SF}$



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ADDITION & RENOVATION
GALLANTE RESIDENCE
38 HEATHERDELL ROAD
ARDSLEY, NY 10502

dimovskiarhitecture
59 Kensico Road, Thornwood, NY 10594
(914) 747-3500 | (914) 747-3588 fax
www.dimovskiarhitecture.com

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