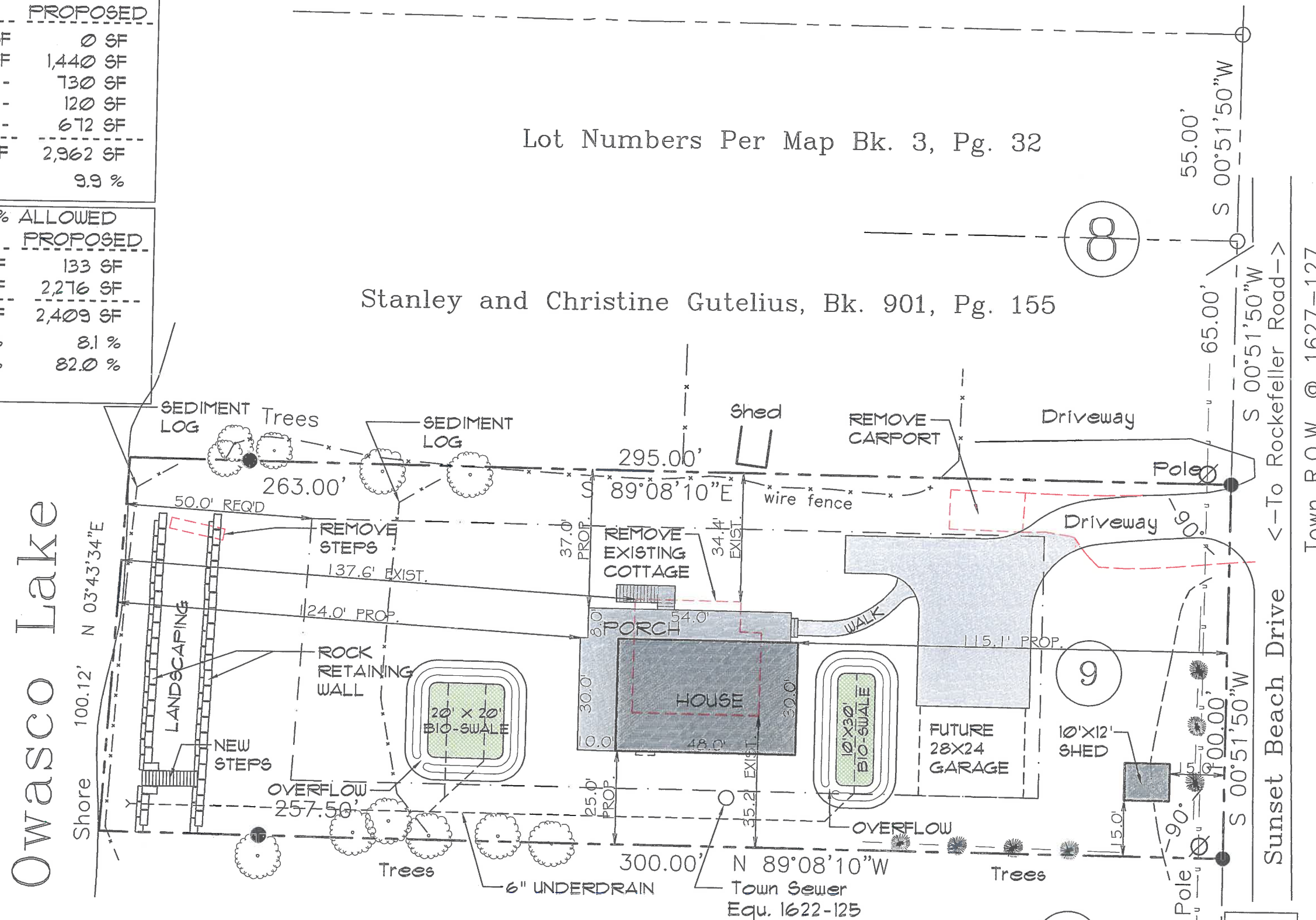


LOT AREA	29,150 SF	
BUILDING COVERAGE	10% ALLOWED	
	EXIST.	PROPOSED
CARPORT	207 SF	0 SF
HOUSE	987 SF	1,440 SF
PORCH	-----	730 SF
SHED	-----	120 SF
FUTURE GARAGE	-----	672 SF
TOTAL	1,194 SF	2,962 SF
% BUILDING COVERAGE	4.0 %	9.9 %

IMPERVIOUS MATERIAL	10% ALLOWED	
	EXIST.	PROPOSED
STEPS	42 SF	133 SF
DRIVEWAY	810 SF	2,276 SF
TOTAL	852 SF	2,409 SF
% IMPERVIOUS MATERIAL	2.9 %	8.1 %
% GREEN SPACE	93.1 %	82.0 %
	80% MIN.	



Lot Numbers Per Map Bk. 3, Pg. 32

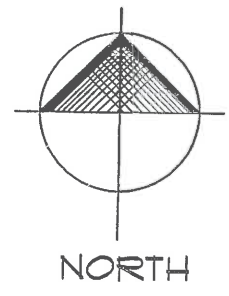
Stanley and Christine Gutelius, Bk. 901, Pg. 155

Janet and Thomas Waters IV, Bk. 721, Pg. 62

SITE PLAN

SC.: 1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY DONALD J. WATKINS, PLS DATED 9/2/2020 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER, ARCHITECTS



SITE PLAN
 JOHN & KRISTEN PEASE
 325 SUNSET BEACH DRIVE
 TOWN OF OWASCO, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 20178

DATE:
 4 NOV 2020

1 OF 2

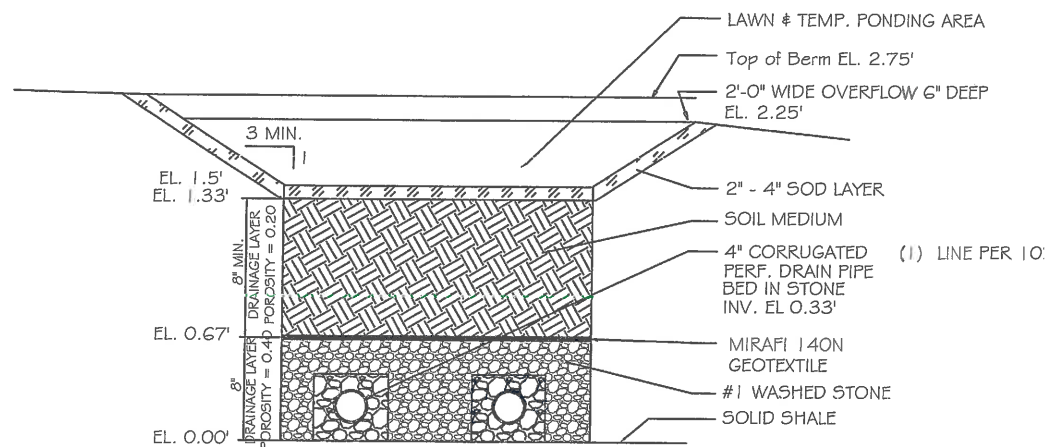
Town R.O.W. @ 1627-127

Sunset Beach Drive ← To Rockefeller Road →

10

9

8



BIO-SWALE DETAIL

SC.: N.T.S.

BIO-SWALE REQUIREMENT

$$WQV = \frac{(0.05 + 0.009 \times 1) \times A}{12}$$

WQV = WATER QUALITY VOLUME - CU.FT

1 = IMPERVIOUS SURFACE COVERAGE - 18.0 %

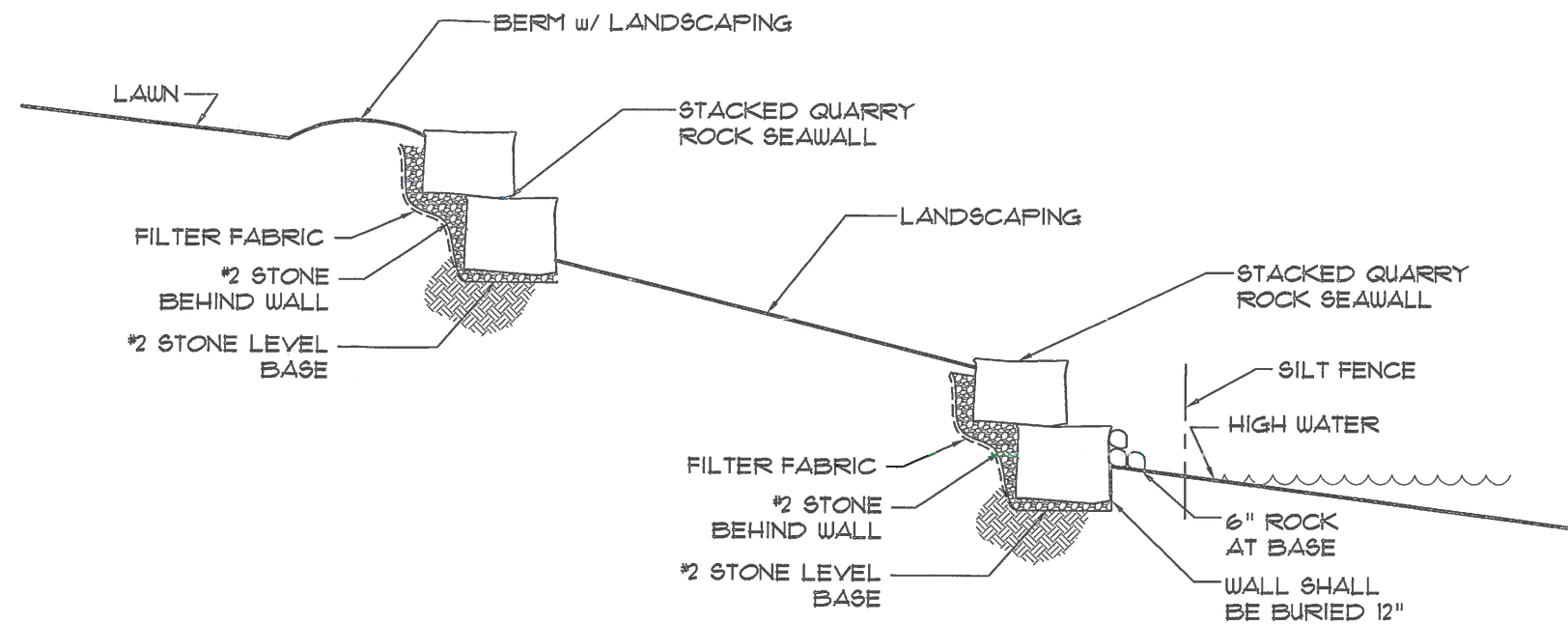
A - DRAINAGE AREA - 29,750 SF

$$WQV = \frac{(0.05 + 0.009 \times 18.0) \times 29,750 \text{ SF}}{12}$$

$$WQV = \frac{.212 \times 29,750 \text{ SF}}{12}$$

$$WQV = 525 \text{ CU.FT}$$

BIO-SWALE SIZE - 10' x 30' x 9" DEEP = 225 CF
 20' x 20' x 9" DEEP = 300 CF
 PROVIDED 525 CF



SEA-WALL / LANDSCAPE WALL DETAIL

SC.: N.T.S.

SITE PLAN DETAILS

JOHN & KRISTEN PEASE
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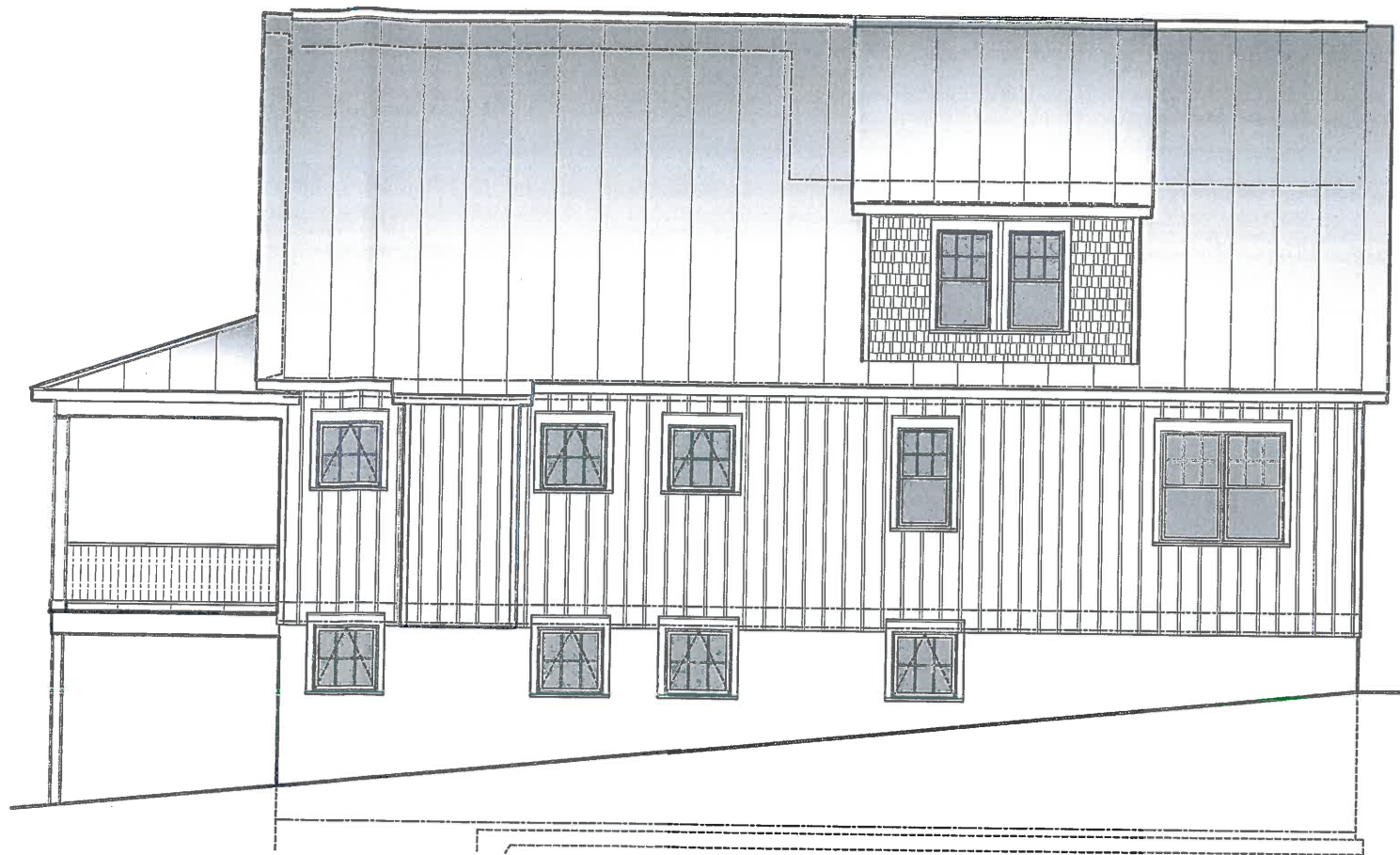
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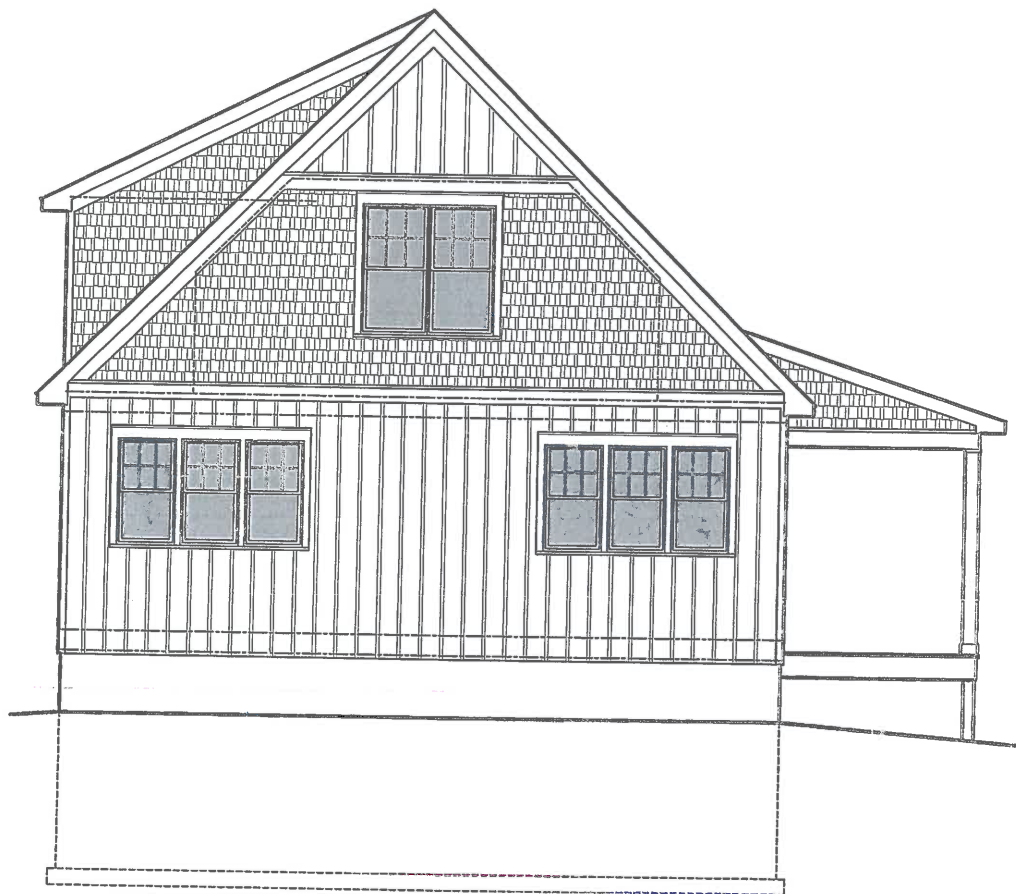
WEST ELEVATION

SC.: 1/8" = 1'-0"



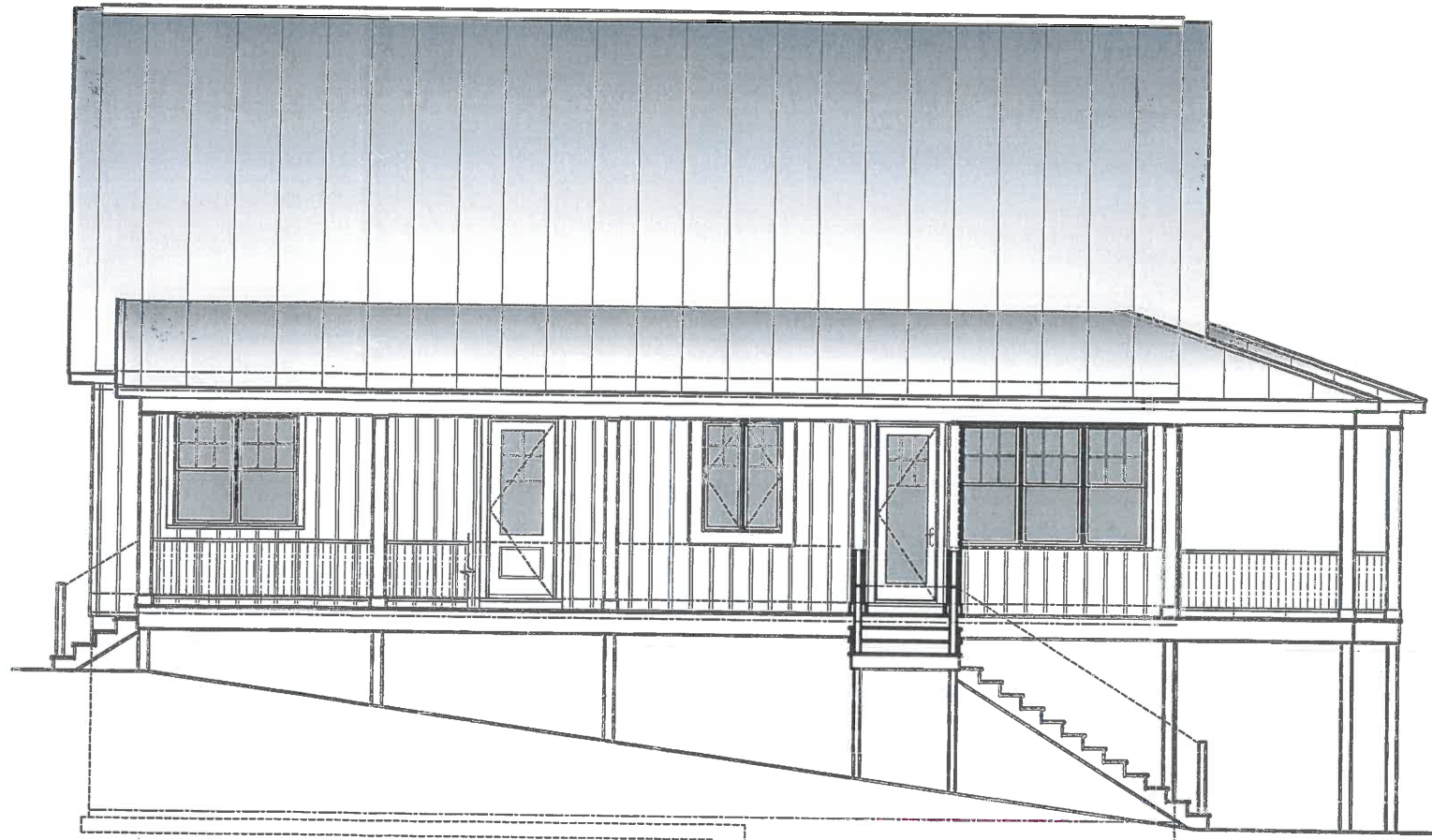
SOUTH ELEVATION

SC.: 1/8" = 1'-0"



EAST ELEVATION

SC.: 1/8" = 1'-0"



NORTH ELEVATION

SC.: 1/8" = 1'-0"

NEW HOME

JOHN & KRISTEN PEASE
325 SUNSET BEACH DRIVE
TOWN OF OWASCO, NY

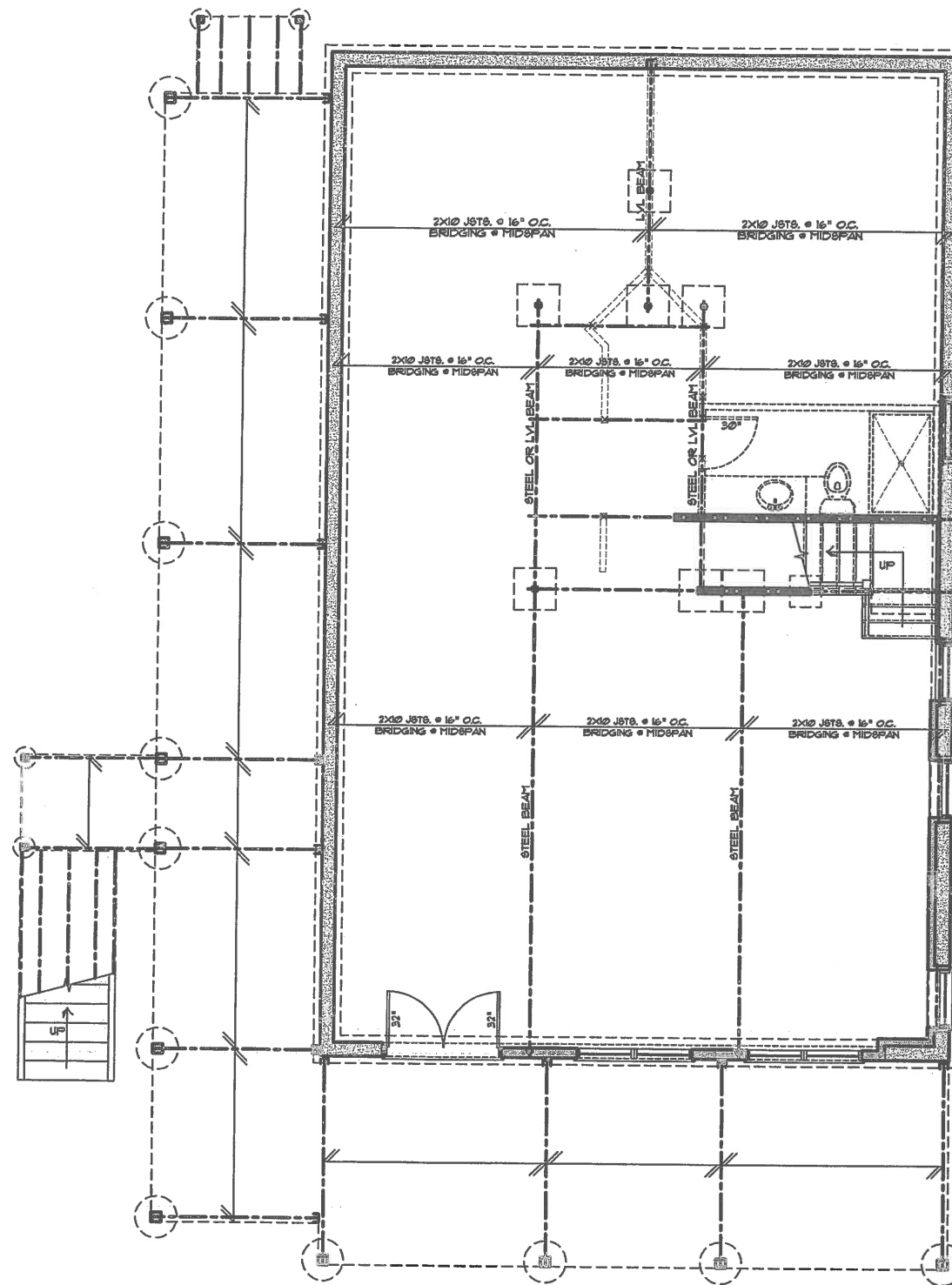
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BASEMENT FLOOR PLAN

SC.: 1/8" = 1'-0"

NEW HOME

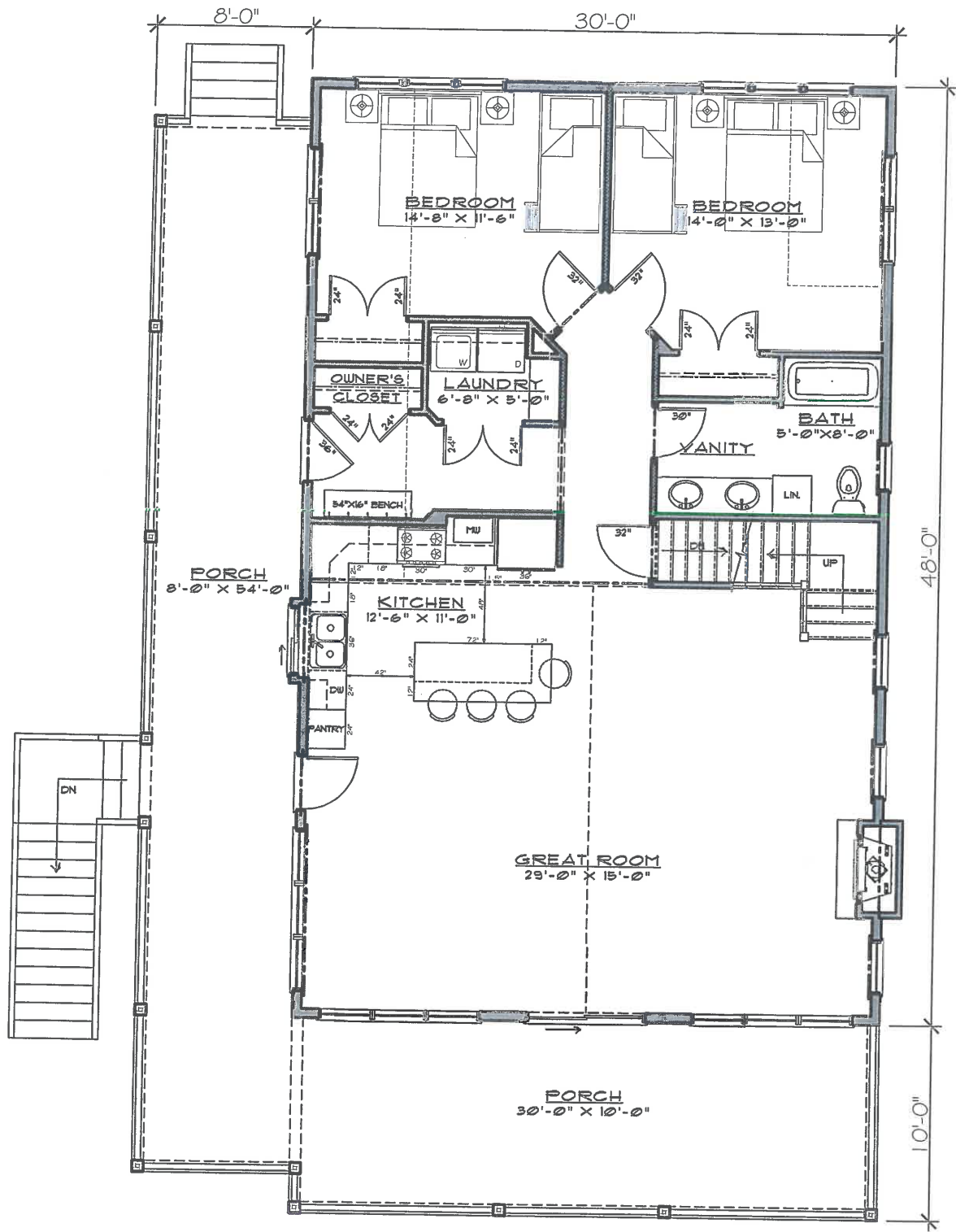
JOHN & KRISTEN PEASE
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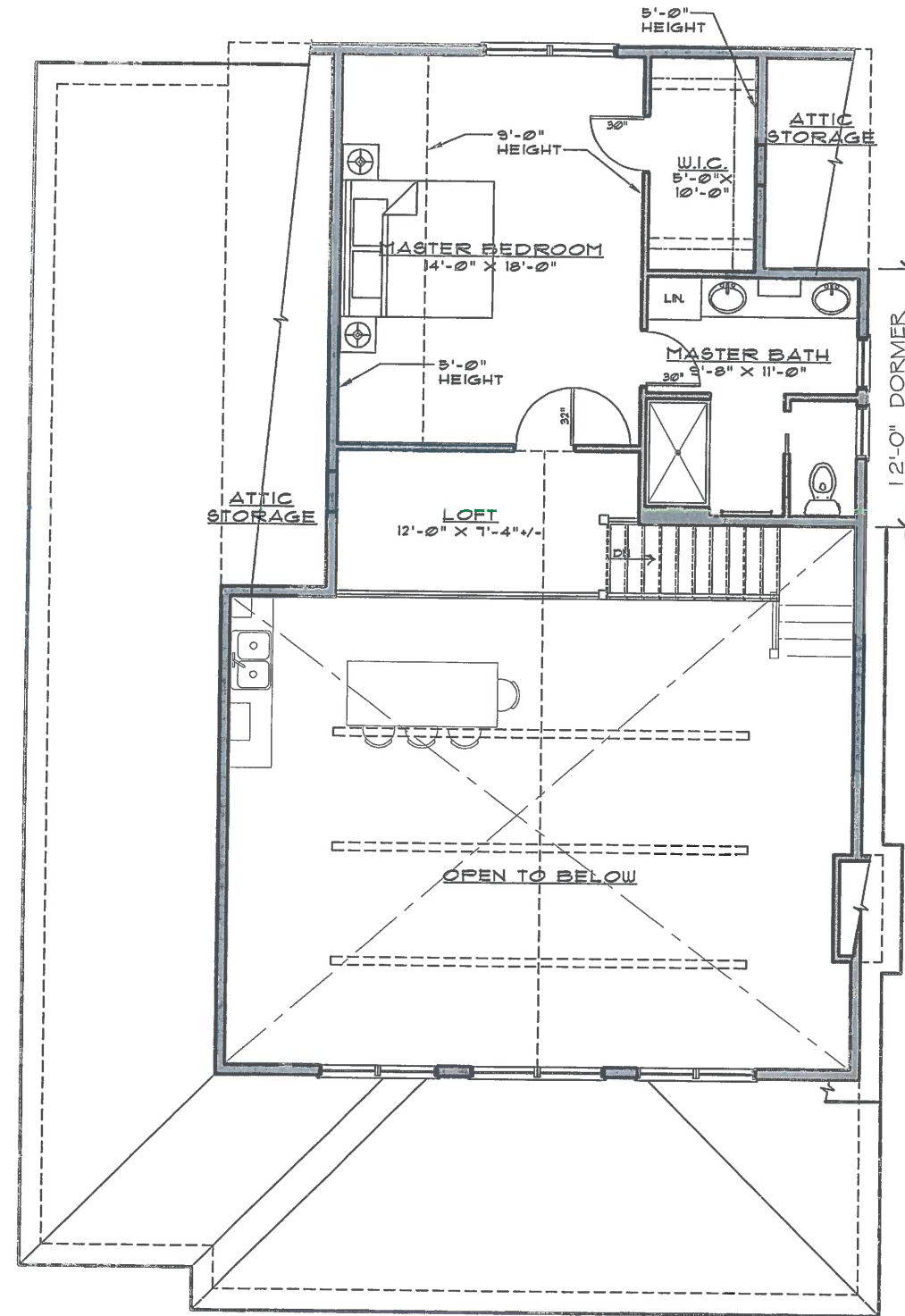
DATE:
 4 NOV 2020



FIRST FLOOR PLAN

SC.: 1/8" = 1'-0"

LIVING - 1,440 SF
PORCH - 732 SF



LOFT FLOOR PLAN

SC.: 1/8" = 1'-0"

MASTER SUITE - 450 SF
LOFT - 91 SF

NEW HOME

JOHN & KRISTEN PEASE
325 SUNSET BEACH DRIVE
TOWN OF OWASCO, NY

architect

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