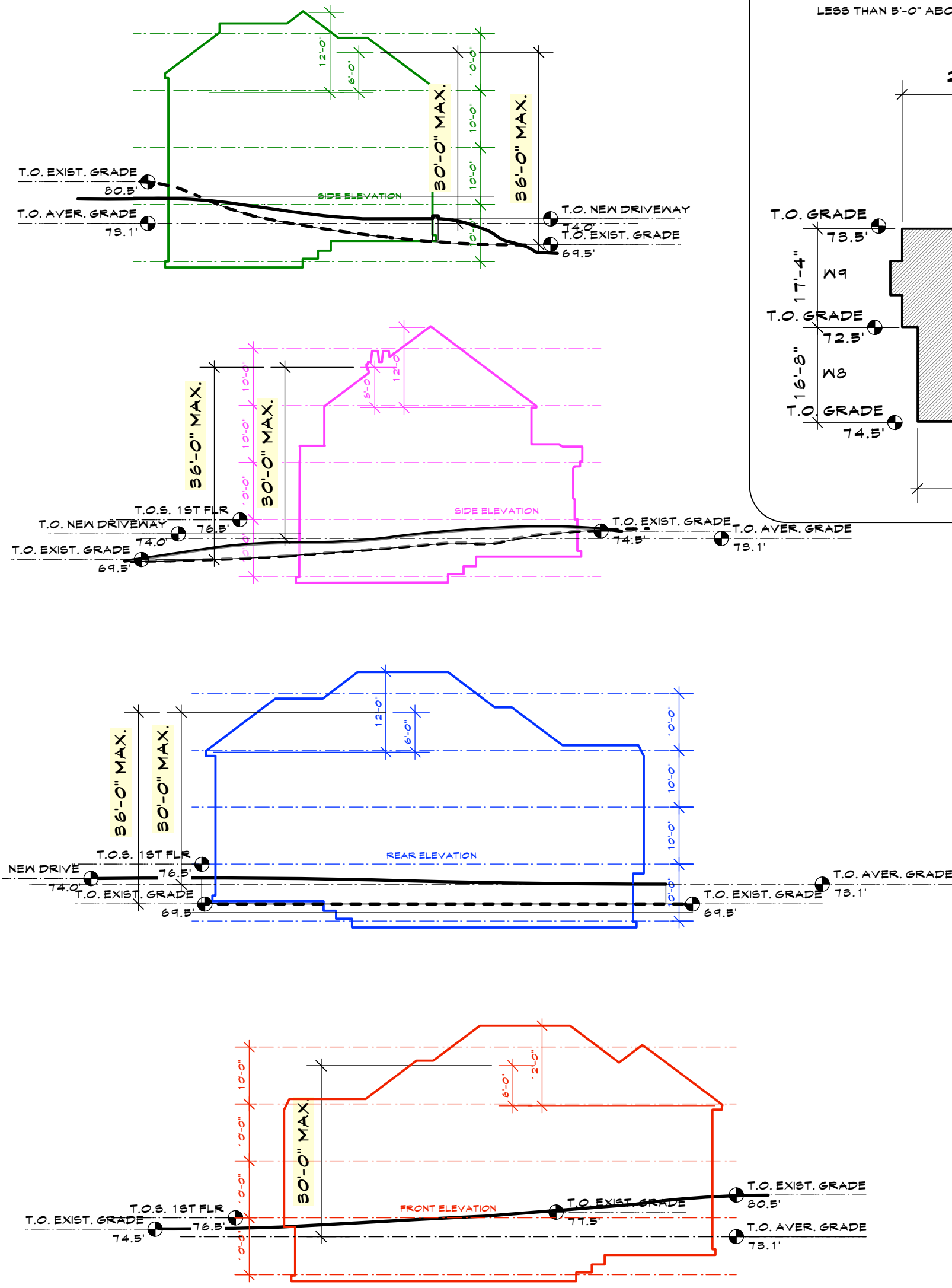


**MAX. BUILDING HEIGHT**

PER RPRC DETERMINATION LETTER DATED 01/05/2021,  
MAX. BUILDING HEIGHT TO BE 36'-0"

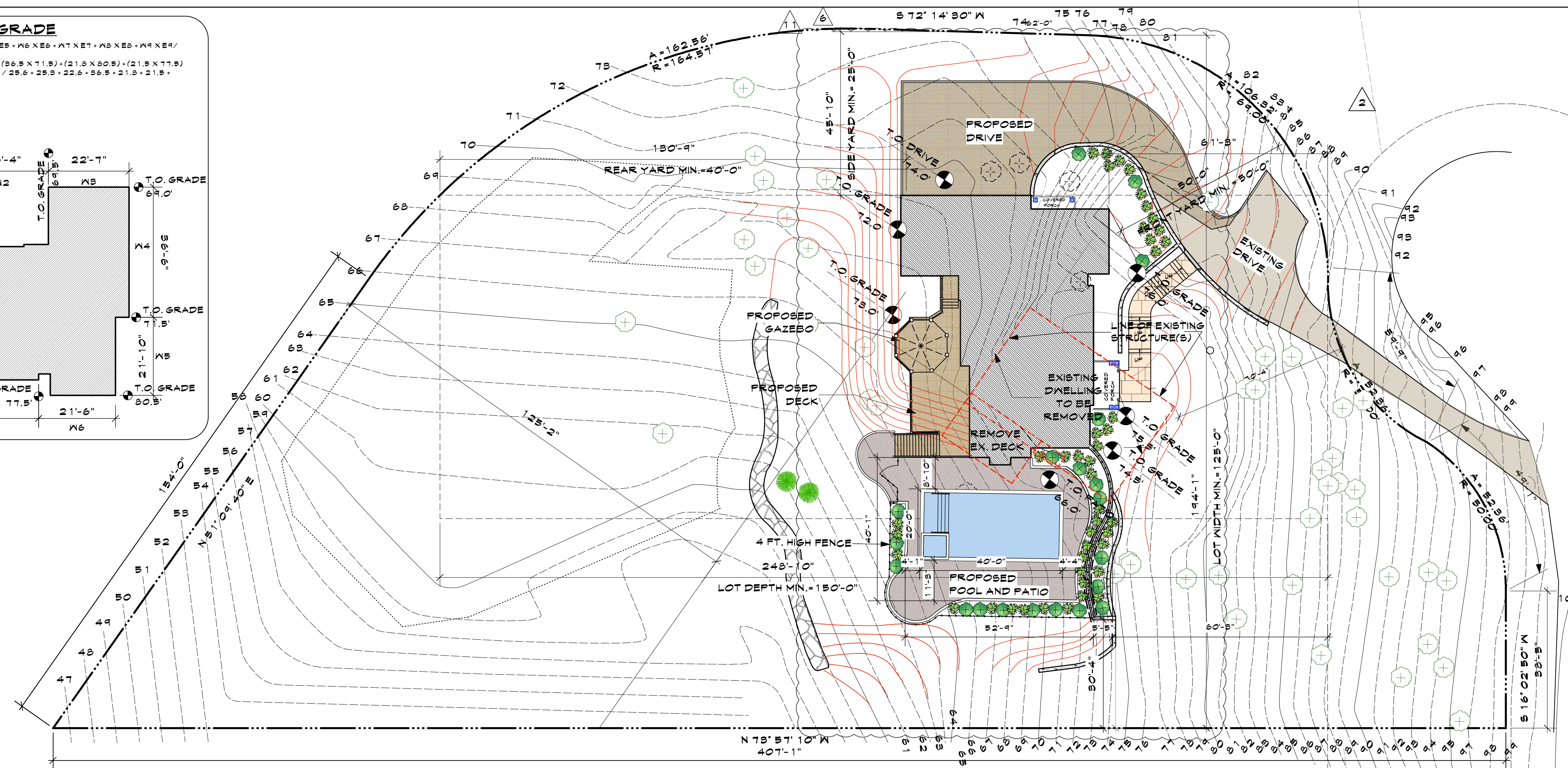
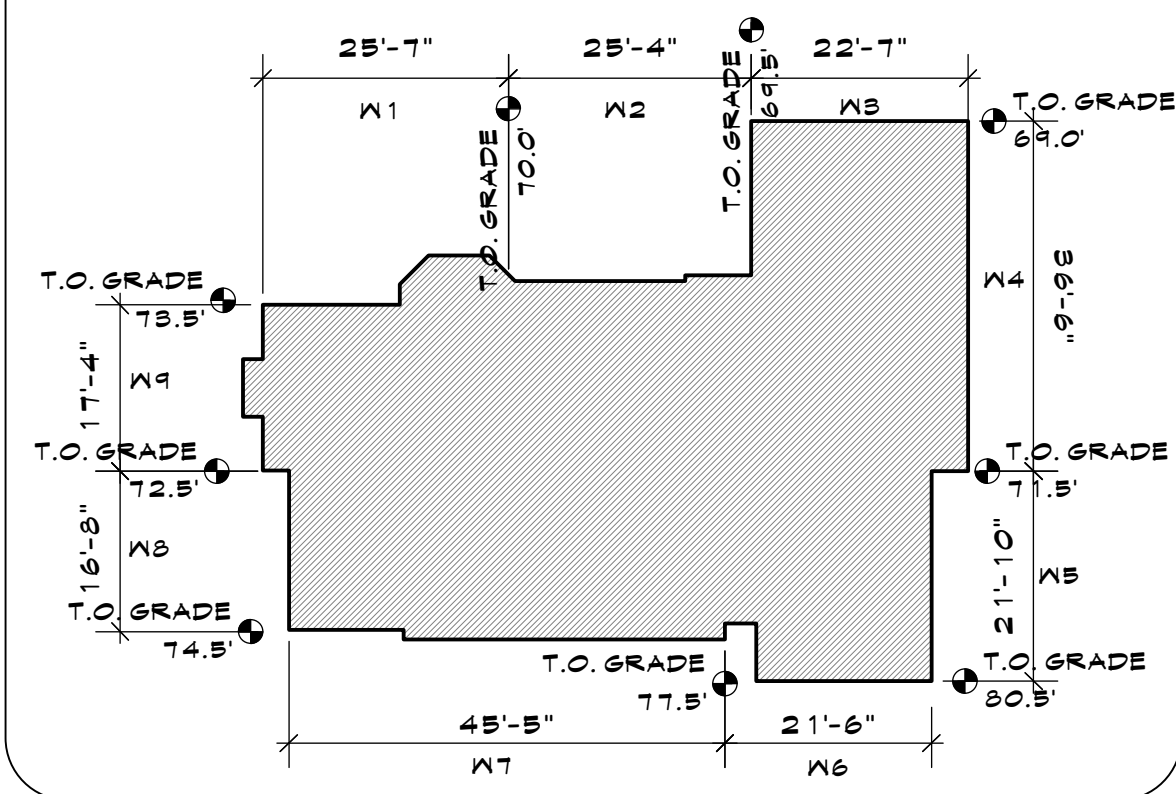


**AVERAGE GRADE**

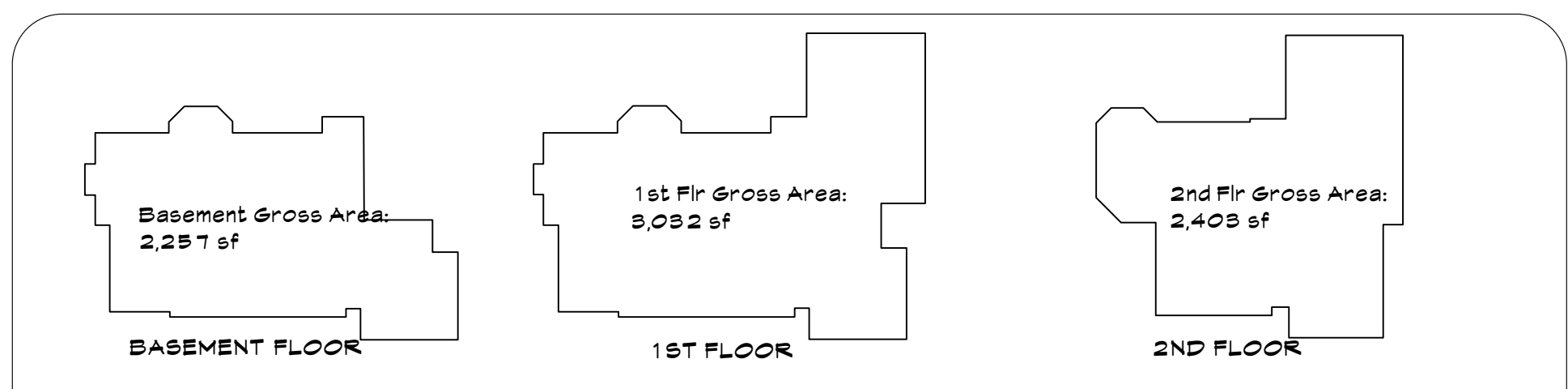
$K1 \times E1 + K2 \times E2 + K3 \times E3 + K4 \times E4 + K5 \times E5 + K6 \times E6 + K7 \times E7 + K8 \times E8 + K9 \times E9 + K10 \times E10 + K11 \times E11 + K12 \times E12 + K13 \times E13 + K14 \times E14 + K15 \times E15 + K16 \times E16 + K17 \times E17 + K18 \times E18 + K19 \times E19 + K20 \times E20 + K21 \times E21 + K22 \times E22 + K23 \times E23 + K24 \times E24 + K25 \times E25 + K26 \times E26 + K27 \times E27 + K28 \times E28 + K29 \times E29 + K30 \times E30 + K31 \times E31 + K32 \times E32 + K33 \times E33 + K34 \times E34 + K35 \times E35 + K36 \times E36 + K37 \times E37 + K38 \times E38 + K39 \times E39 + K40 \times E40 + K41 \times E41 + K42 \times E42 + K43 \times E43 + K44 \times E44 + K45 \times E45 + K46 \times E46 + K47 \times E47 + K48 \times E48 + K49 \times E49 + K50 \times E50 + K51 \times E51 + K52 \times E52 + K53 \times E53 + K54 \times E54 + K55 \times E55 + K56 \times E56 + K57 \times E57 + K58 \times E58 + K59 \times E59 + K60 \times E60 + K61 \times E61 + K62 \times E62 + K63 \times E63 + K64 \times E64 + K65 \times E65 + K66 \times E66 + K67 \times E67 + K68 \times E68 + K69 \times E69 + K70 \times E70 + K71 \times E71 + K72 \times E72 + K73 \times E73 + K74 \times E74 + K75 \times E75 + K76 \times E76 + K77 \times E77 + K78 \times E78 + K79 \times E79 + K80 \times E80 + K81 \times E81 + K82 \times E82 + K83 \times E83 + K84 \times E84 + K85 \times E85 + K86 \times E86 + K87 \times E87 + K88 \times E88 + K89 \times E89 + K90 \times E90 + K91 \times E91 + K92 \times E92 + K93 \times E93 + K94 \times E94 + K95 \times E95 + K96 \times E96 + K97 \times E97 + K98 \times E98 + K99 \times E99 + K100 \times E100$

17,009.28 / 282.7 = 75.08'

LESS THAN 5'-0" ABOVE AVG. GRADE



**1 SITE PLAN**  
Scale: 1" = 20'-0"



Basement Gross Area: 2,257 sf  
1st Flr Gross Area: 3,092 sf  
2nd Flr Gross Area: 2,409 sf

**TOTAL GFA AREA: 2,257 + 3,092 + 2,409 = 7,692 SF.**

**GROSS FLOOR AREA DIAGRAM**

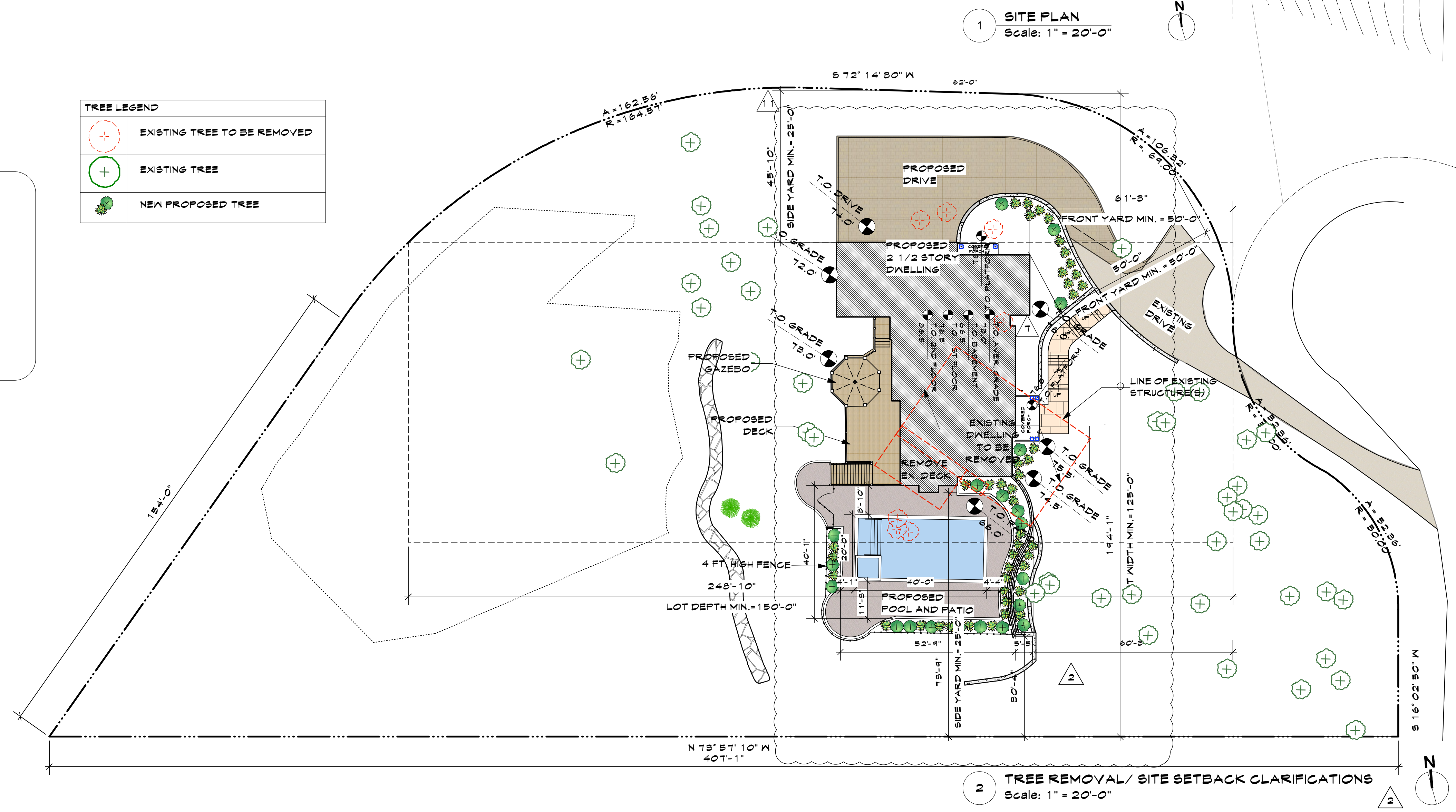
**TREE LEGEND**

	EXISTING TREE TO BE REMOVED
	EXISTING TREE
	NEW PROPOSED TREE

**ZONING COMPLIANCE CHART**

ZONING DISTRICT	R-1A, ONE FAMILY RESIDENCE DISTRICT	REQUIRED OR ALLOWED	PROPOSED	REMARK
MIN. LOT AREA	1 acres	1.93 acres	PERMITTED	
MIN. LOT FRONTAGE	125 FT	125'-0"	PERMITTED	
MIN. LOT WIDTH	125 FT	194'-1"	PERMITTED	
MIN. LOT DEPTH	150 FT	248'-10"	PERMITTED	
MIN. FRONT YARD	50 FT	50'-0"	PERMITTED	
MIN. SIDE YARD	25 FT	45'-10" FT	PERMITTED	
MIN. REAR YARD	40 FT	129'-2" FT	PERMITTED	
HEIGHT	36'-0" FT**	51'-6" FT**	PERMITTED	
BLDG. COVER%	4950 SF + 9% OF LOT AREA IN ACCESS OF 1.0 AC = 10644 SF	6,259 SF	PERMITTED	
MAXIMUM PERMITTED GROSS FLOOR AREA	7727 SF + 6% OF LOT AREA IN ACCESS OF 1.0 AC = 9021 SF	7,692 SF	PERMITTED	

\*\* PER RPRC DETERMINATION LETTER DATED 1.5.21, PAGE 2, LINE 6:  
36'-0" MAX. BUILDING HEIGHT PERMITTED IN R-1A DISTRICT.



**2 TREE REMOVAL/ SITE SETBACK CLARIFICATIONS**  
Scale: 1" = 20'-0"

**BYRAM RIDGE ROAD**

**BYRAM RIDGE ROAD**

NO.	REV.	DATE
11	Planning Bd.	10.27.21
10	Planning Bd.	9.10.21
9	ARB	7.19.21
8	ARB	7.09.21
7	Coord.	6.17.21
6	Client/ PB	6.7.21
5	Client	6.2.21
4	Planning Bd	5.21.21
3	Planning Bd	5.10.21
2	Planning Bd	4.14.21
1	Planning Bd	3.10.21

OWNER:  
**MR. & MRS. CHRISTOPHER KALIAN**

**Tom Abillama Architects**

1955 CENTRAL PARK AVENUE  
YONKERS, NEW YORK

PHONE: 914 6684673  
FAX: 914 668 1831  
EMAIL: FILES@TFARA.COM

**REGISTERED ARCHITECT**  
JULIUS FRANKS ARCHITECT, INC.  
SEAL

KEY PLAN

**PROPOSED ONE FAMILY DWELLING EXPANSION**

99 BYRAM RIDGE RD., ARMONK, NY

SBL: 101.01/13 ZONE: R-1A

**SITE DIAGRAMS & ZONING**

Project ID / DATE: 2048 / 10.15.2020  
Sheet Scale:

**SP.2**

Drawn By: KM Checked By: TFA  
Plot Date: JULY 19, 2021