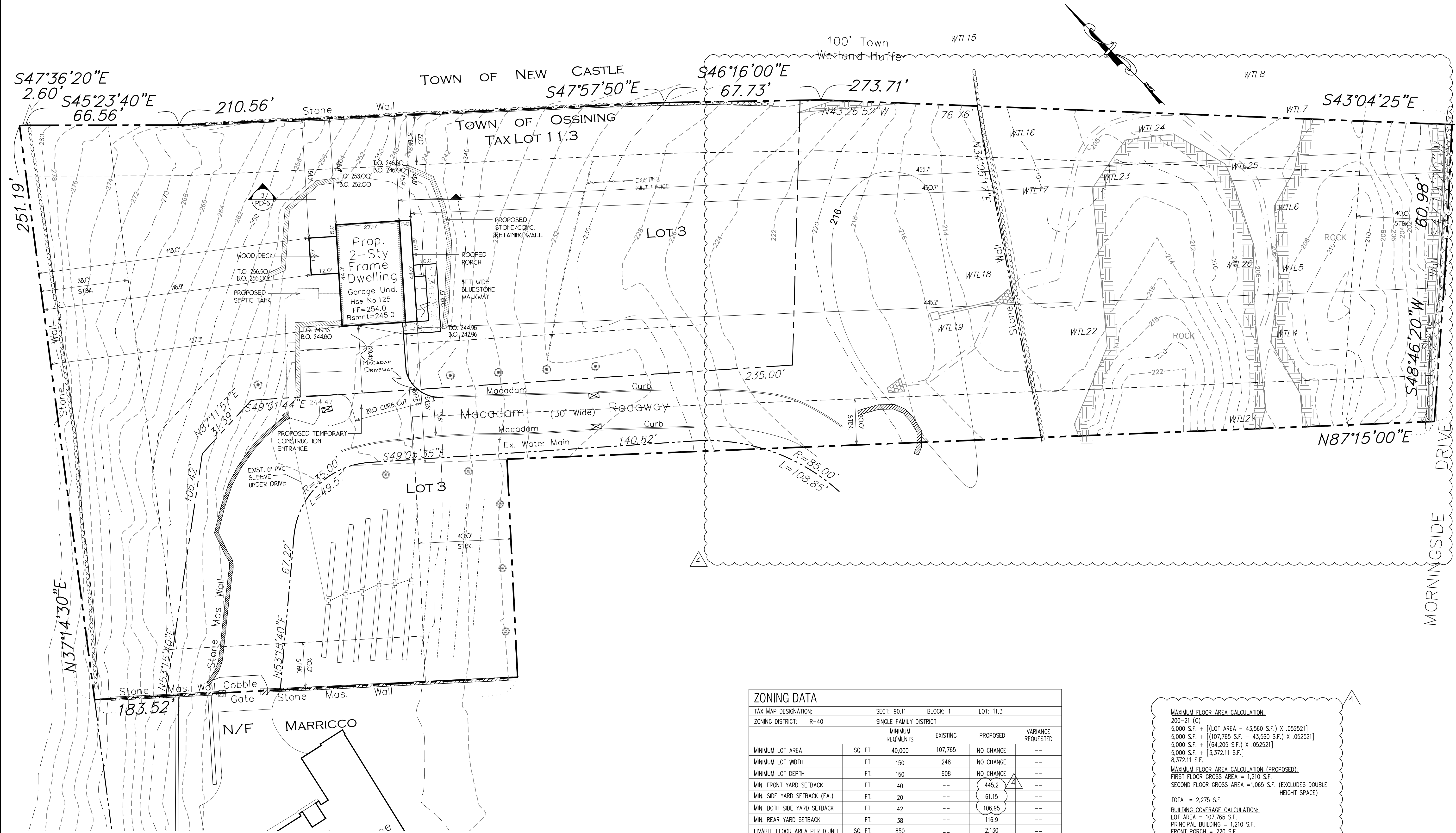




Rui F. Arraiano &
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140 VALLEY STREET, SLEEPY HOLLOW, NY 10591
PHONE: 914.332.9008

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THIS ITEM THE SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

REV.	DATE	COMMENT
1	11-11-19	AS PER BLDG. DEP
2	04-24-20	ZONING CHART
3	05-18-20	AS PER PLAN. BD.
4	05-29-20	AS PER PLAN. BD.
5	06-04-20	AS PER PLAN. BD.
6	06-18-20	AS PER ARB
7	07-08-20	AS PER ARB

PROPOSED SITE PLAN

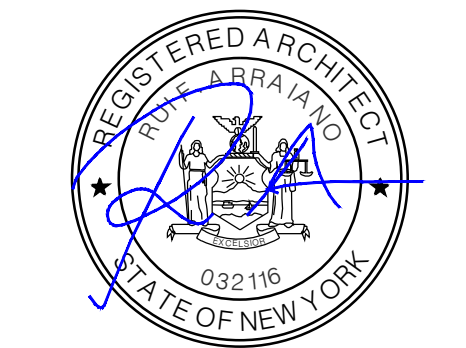
PROPOSED 2 STORY RESIDENCE FOR :

JOHN MARRICCO
125 MORNINGSIDE DRIVE
OSSINING , NEW YORK 10591

SHEET TITLE:

PROJECT INFO:

PROJECT # : 20001
DATE: February 20, 2020
SCALE: AS NOTED
DRAWN BY: RFA, DFA
SEAL:



DRAWING:

PD-2

ZONING DATA					
TAX MAP DESIGNATION:		SECT: 90.11	BLOCK: 1	LOT: 11.3	
ZONING DISTRICT: R-40		SINGLE FAMILY DISTRICT			
		MINIMUM REQ'MENTS	EXISTING	PROPOSED	VARIANCE REQUESTED
MINIMUM LOT AREA	SQ. FT.	40,000	107,765	NO CHANGE	--
MINIMUM LOT WIDTH	FT.	150	248	NO CHANGE	--
MINIMUM LOT DEPTH	FT.	150	608	NO CHANGE	--
MIN. FRONT YARD SETBACK	FT.	40	--	445.2	--
MIN. SIDE YARD SETBACK (EA.)	FT.	20	--	61.15	--
MIN. BOTH SIDE YARD SETBACK	FT.	42	--	106.95	--
MIN. REAR YARD SETBACK	FT.	38	--	116.9	--
LIVABLE FLOOR AREA PER D.UNIT	SQ. FT.	850	--	2,130	--
		MAXIMUM PERMITTED			
MAX. BUILDING HEIGHT	FT.	35.0	--	28.75	--
	ST.	2 1/2	--	2	--
MAX. BUILDING COVERAGE	%	18	--	1	--
MAX. FLOOR AREA	SQ. FT.	8,372.11	--	2,275	--
MAX. IMPERVIOUS COVERAGE	SQ. FT.	23,708.3	--	9,834.96	--

MAXIMUM FLOOR AREA CALCULATION:
200-21 (C)
5,000 S.F. + [(LOT AREA - 43,560 S.F.) X .052521]
5,000 S.F. + [(107,765 S.F. - 43,560 S.F.) X .052521]
5,000 S.F. + [(64,205 S.F.) X .052521]
5,000 S.F. + [3,372.11 S.F.]
8,372.11 S.F.
MAXIMUM FLOOR AREA CALCULATION (PROPOSED):
FIRST FLOOR GROSS AREA = 1,210 S.F.
SECOND FLOOR GROSS AREA = 1,065 S.F. (EXCLUDES DOUBLE HEIGHT SPACE)
TOTAL = 2,275 S.F.
BUILDING COVERAGE CALCULATION:
LOT AREA = 107,765 S.F.
PRINCIPAL BUILDING = 1,210 S.F.
FRONT PORCH = 220 S.F.
TOTAL = 1,430 S.F.
1,430 S.F. / 107,765 S.F. = 0.01 = 1%
MAXIMUM IMPERVIOUS CALCULATION:
PRINCIPAL BUILDING = 1,210 S.F.
FRONT PORCH = 220 S.F.
DRIVEWAY = 855 S.F.
DECK = 192 S.F.
MACADAM ROADWAY = 7,137.96 S.F.
TOTAL = 9,834.96 S.F.