



PROPERTY LINE
REQUIRED SETBACK LINE
APPROVED HOUSE LOCATION
PROPOSED 1 FAMILY HOUSE
PROPOSED SETBACK
EXIST. HOUSE
ACTUAL ADJACENT PROPERTIES SETBACK

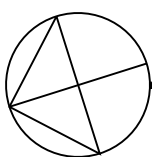
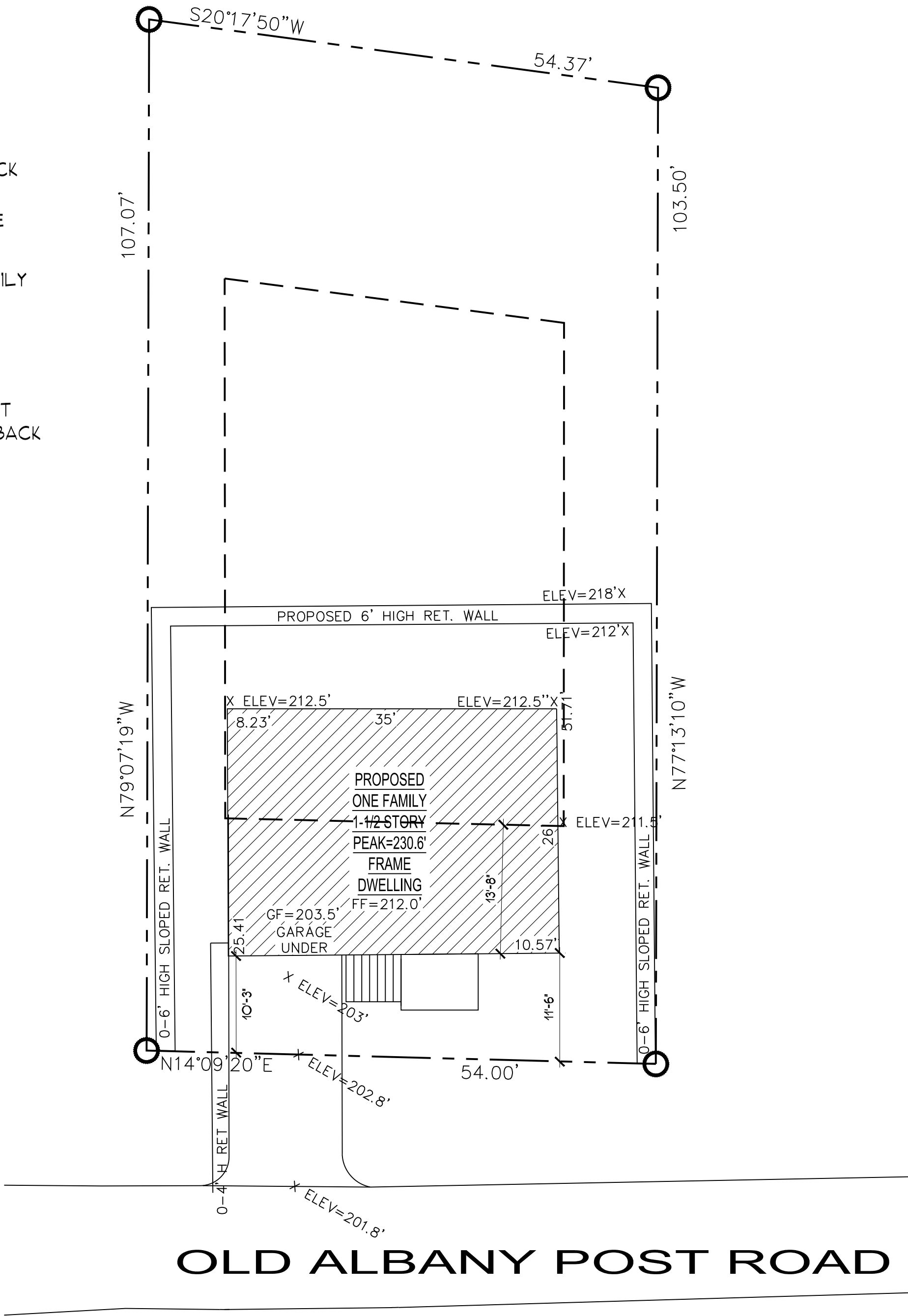
AERIAL VIEW NEIGHBORHOOD N.T.S.



EXIST. SITE CONDITIONS N.T.S.

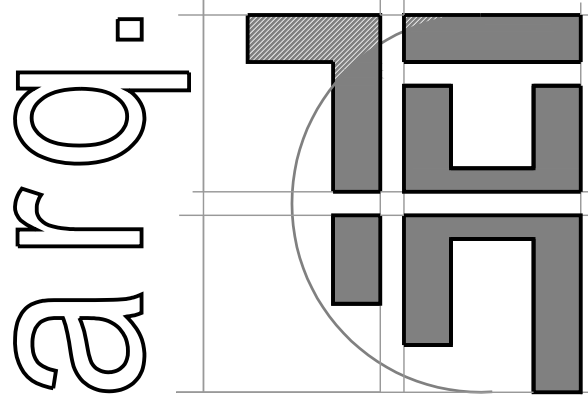
ZONING DATA - OSSINING				
TAX MAP DESIGNATION:		SECT: 80.14	BLOCK: 2	LOT: 87.3
ZONING DISTRICT: R-5		ONE FAMILY DWELLING		
MINIMUM REQUIREMENTS		PERMITTED	EXISTING	PROPOSED
LOT AREA	SQ. FT.	5,000	5,743	N.C.
LOT WIDTH	FT.	50'-0"	54'-0"	N.C.
LOT DEPTH	FT.	80'-0"	106'-5"	N.C.
FRONT YARD	FT.	25'-0"		10'-3" *
ONE SIDE YARD	FT.	8'-0"		8'-6"
BOTH SIDE YARDS	FT.	18'-0"		19'-0"
REAR YARD	FT.	26'-0"		67'-6"
LIVEABLE FLOOR AREA PER DWELLING UNIT	SQ. FT.	750		842
MAXIMUM PERMITTED				
MAX. BUILDING HEIGHT	STORY	2.5		2.5
MAX. BUILDING HEIGHT	FT.	35'-0"		25'-10"
BUILDING COVERAGE	%	30		15.74

* FRONT YARD VARIANCE REQUIRED



PROPOSED SITE PLAN

1"=10'-0"



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ARCHITECTURE - PLANNING
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100 EXECUTIVE BLVD, SUITE 204
OSSINING, NY 10562
PHONE: (914) 944-3377 FAX (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0117404
31 EASTVIEW DRIVE
NEW FAIRFIELD, CONNECTICUT 06812-000

REVISIONS	DATE	BY
BLD. DPT. CMNT.	1-4-2019	ARQ

PROJECT:
NEW HOME CONSTRUCCION

PROJECT ADDRESS:
52 OLD ALBANY POST RD
OSSINING NY, 10562

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

SEAL & SIGNATURE



DRAWING TITLE:
PROPOSED SITE PLAN, ZONING & EXIST. SITE CONDITIONS

DATE: 12/10/2018	DWG. NO.: S-1
PROJECT NO: 18076	CAD FILE NO: 1 OF 2
DRAWING BY: SC AC PF MD	
CHECKED BY: JBH	



PROPOSED FRONT VIEW

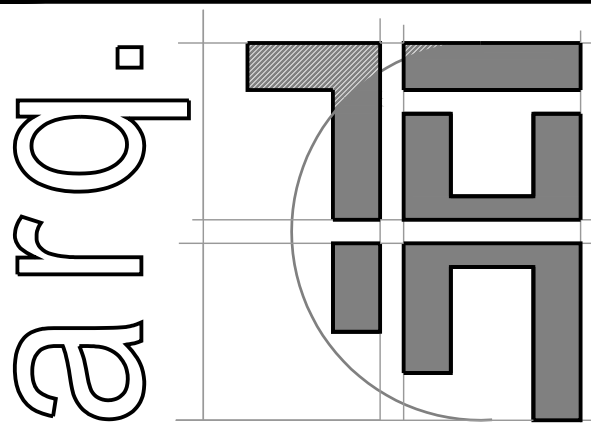
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REAR AND SIDE RETAINING WALLS TO BE
MANUFACTURED BY
LIBERTY STONE HARDSCAPING SYSTEMS
CORNERSTONE 8" ANTIQUE
COLOR- WILLOW



REAR SIDE LEFT VIEW

NTS



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DRAWING TITLE:
PROPOSED 3D VIEWS

<u>DATE:</u> 12/10/2018	DWG. NO.: A=1
<u>PROJECT NO:</u> 18076	
<u>DRAWING BY:</u> SC AC PF MD	CAD FILE NO.: 2 OF 2
<u>CHECKED BY:</u> JBH	