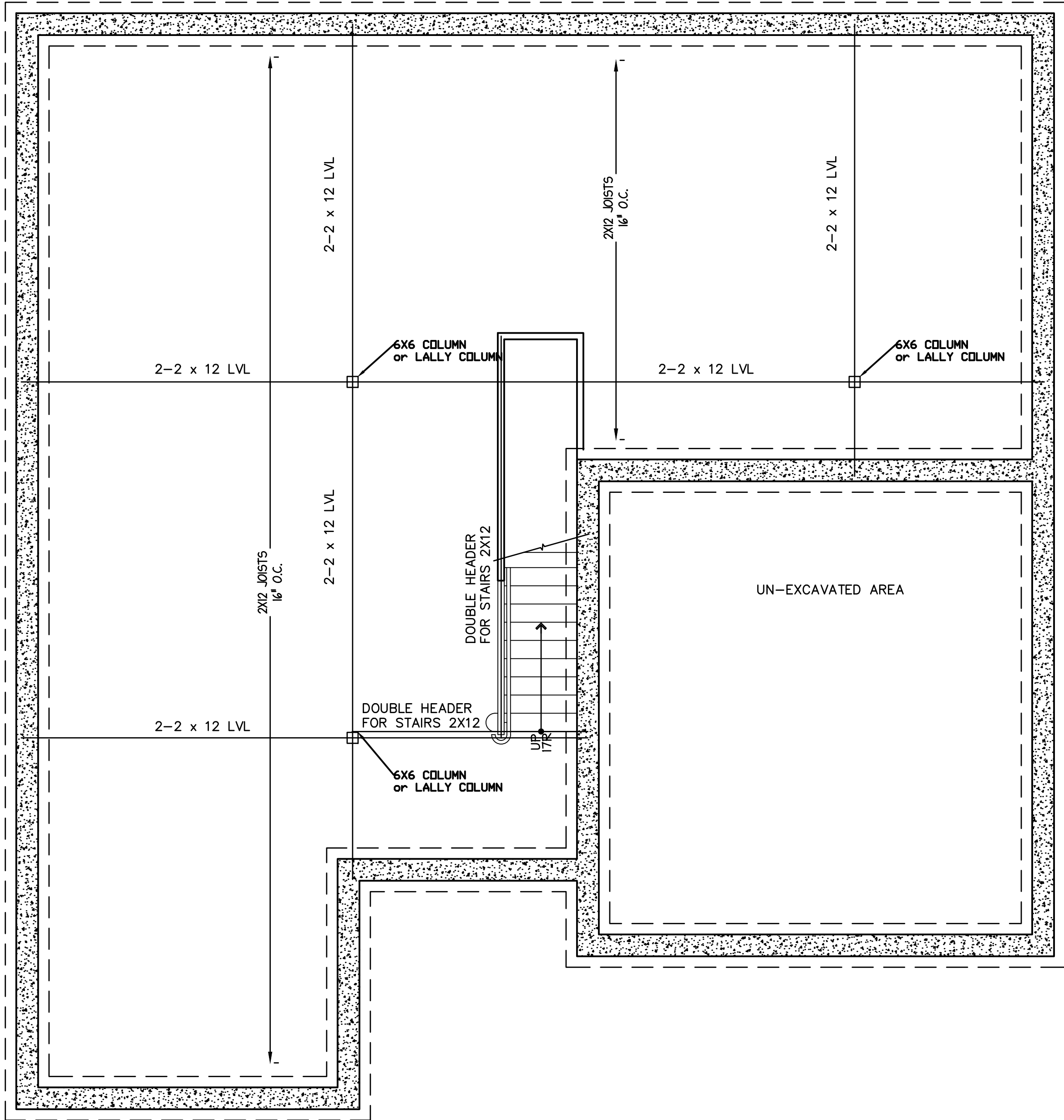




PROPOSED BASEMENT/FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
HABITABLE SQUARE FOOTAGE: ±1,511 S.F.

NOT FOR CONSTRUCTION!!!
REVIEW PURPOSES ONLY

ZONING TABULATION		
MINIMUM REQUIREMENTS		PROVIDED
LOT AREAS (FEET)	15,000	48,540
LOT WIDTH (FEET)	90	142.98
LOT DEPTH (FEET)	120	174.71
FRONT YARD (FEET)	30	440
1 SIDE YARD (FEET)	14	14
BOTH SIDE YARD (FEET)	30	30
REAR YARD (FEET)	32	50
LIVABLE FLOOR SPACE PER DWELLING UNIT (FEET)	850	1490
MAXIMUM PERMITTED		
BUILDING HEIGHT	2.5/35	30
BUILDING COVERAGE (PERCENT)	25	4
ZONING TABULATION 200 ATTACHMENT 2. BULK REGULATIONS FOR ONE-FAMILY RESIDENCES IN THE R-40, R-30, R-20, R-20A, R-10, R-7.5, AND R-5 DISTRICTS. [AMENDED 3-9-1993 BY L.L. NO. 3-1993; 4-12-2011 BY L.L. NO. 1-2007]		

- These plans are not valid for a building permit unless originally signed and sealed by the Architect in accordance with the provisions of the State Education Law, Article 16, Section 240.
- These plans are the property of Gemmola & Associates, Architects/Planners. Any use or reproduction in whole or part without the written authorization of Gemmola & Associates, Architects/Planners, is prohibited. The Architect/Planner shall not be held responsible for any errors or omissions in these plans without proper authorization will be responsible to compensate the Architect/Planner.
- The construction documents do not indicate/include the design of any mechanical, electrical, plumbing, or fire protection systems. The Contractor is to discuss/verify the scope of this work with the Owner's representative.
- The Architect is not responsible for Construction Phase. Administration of the construction phase is the responsibility of the Owner.
- The information shown on this drawing is reported to be accurate but not guaranteed. Existing conditions (if applicable) should be verified in the field.
- Do not use drawings.
- © 2017 Gemmola & Associates, Architects/Planners, All Rights Reserved

SPECIAL NOTES

Rev.	Rel.	By	Date	Description

Progress Plot

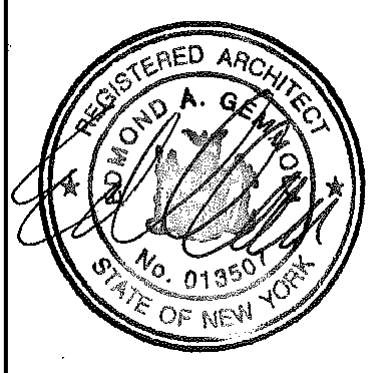
Dwg. _____

Date: _____

Time: _____

By: _____

Job #: _____



drawing title: **proposed basement/foundation plan**

project: **proposed residence for: mark picucci**

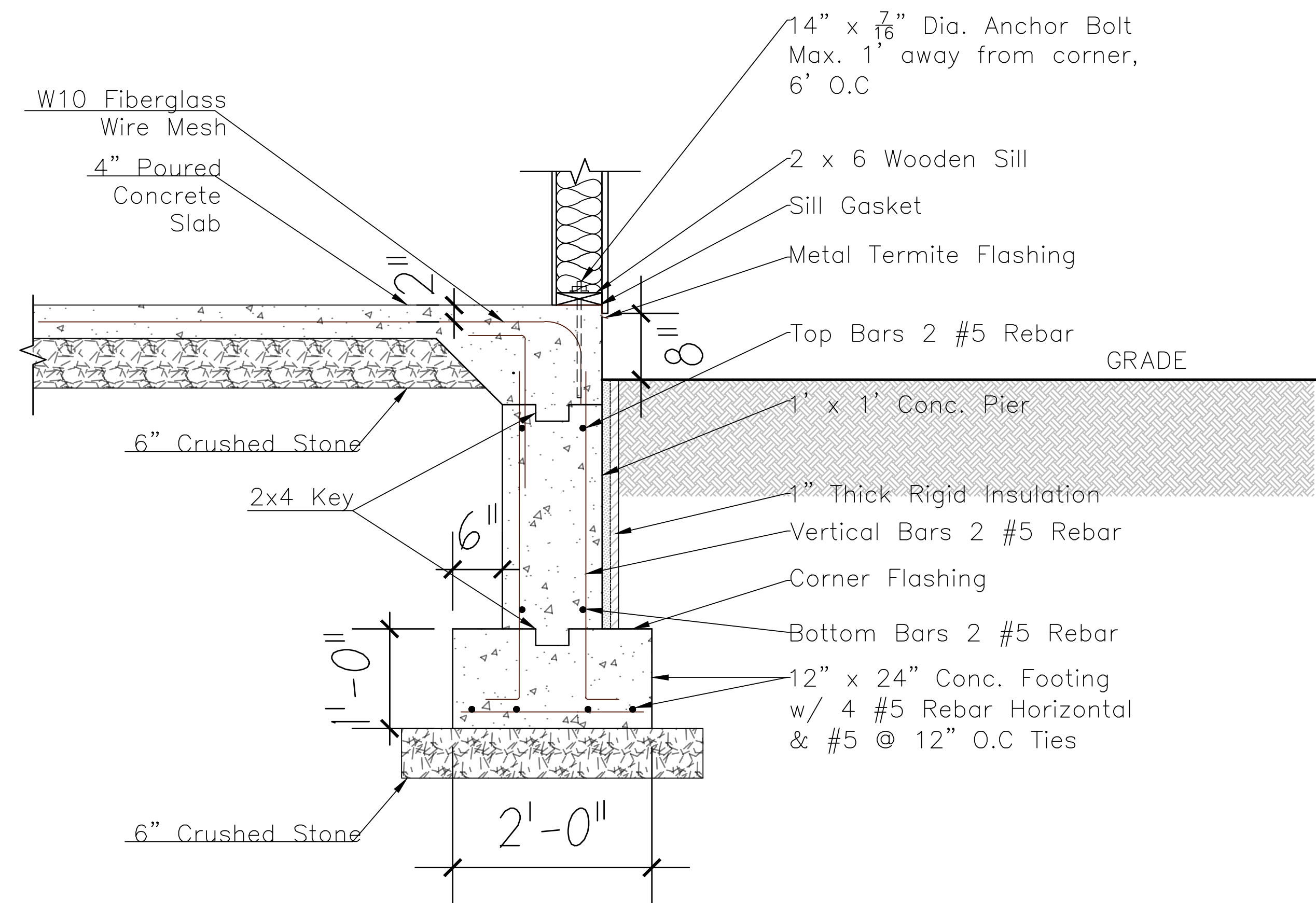
address: **croton dam road, town of ossining, new york**

scale: **as noted**

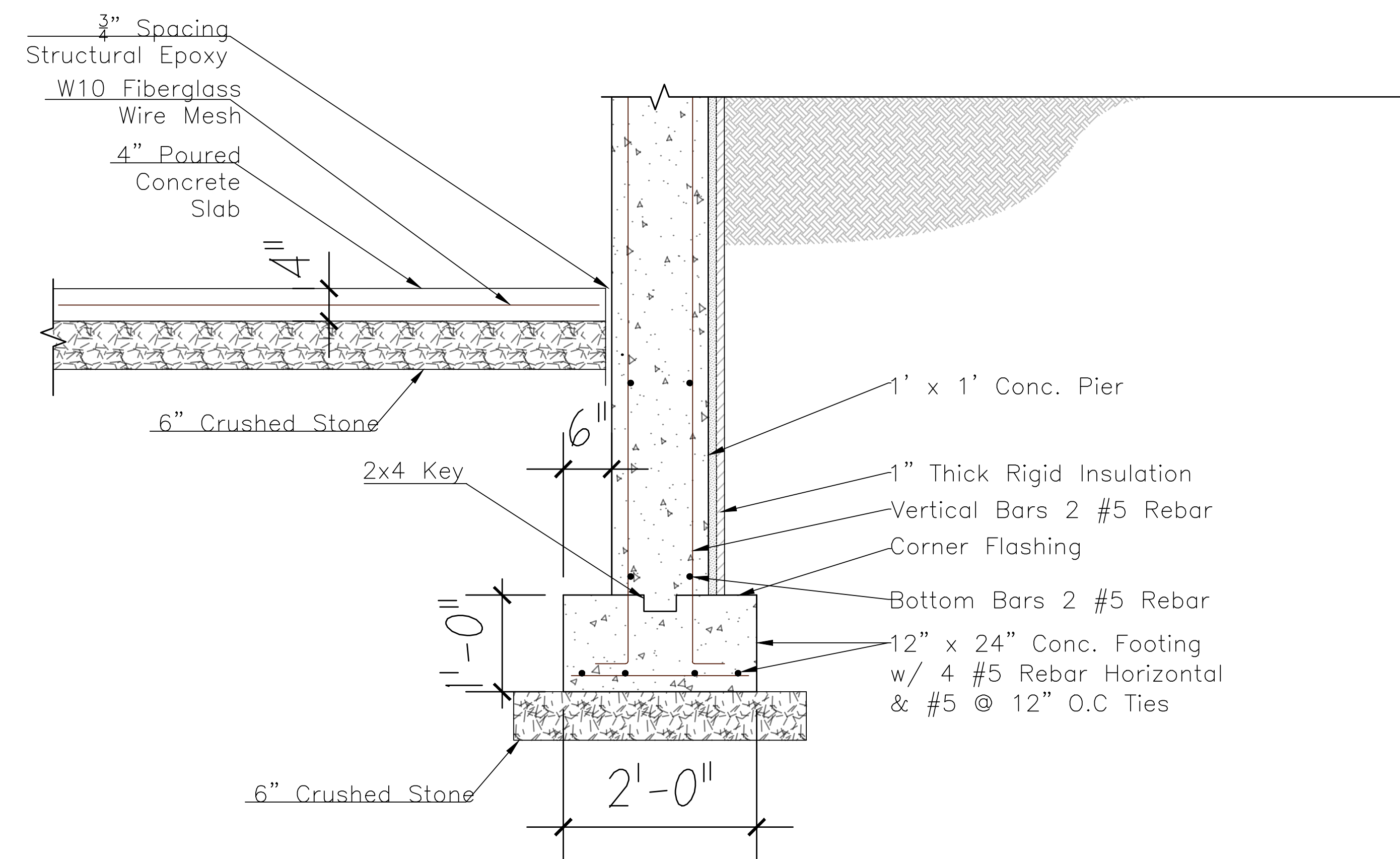
drawn by: **gemmola & associates architects/planners**

project no.: **317 elwood avenue, hawthorne, new york 10532 tel. (914) 862-0202 fax (914) 862-0204**

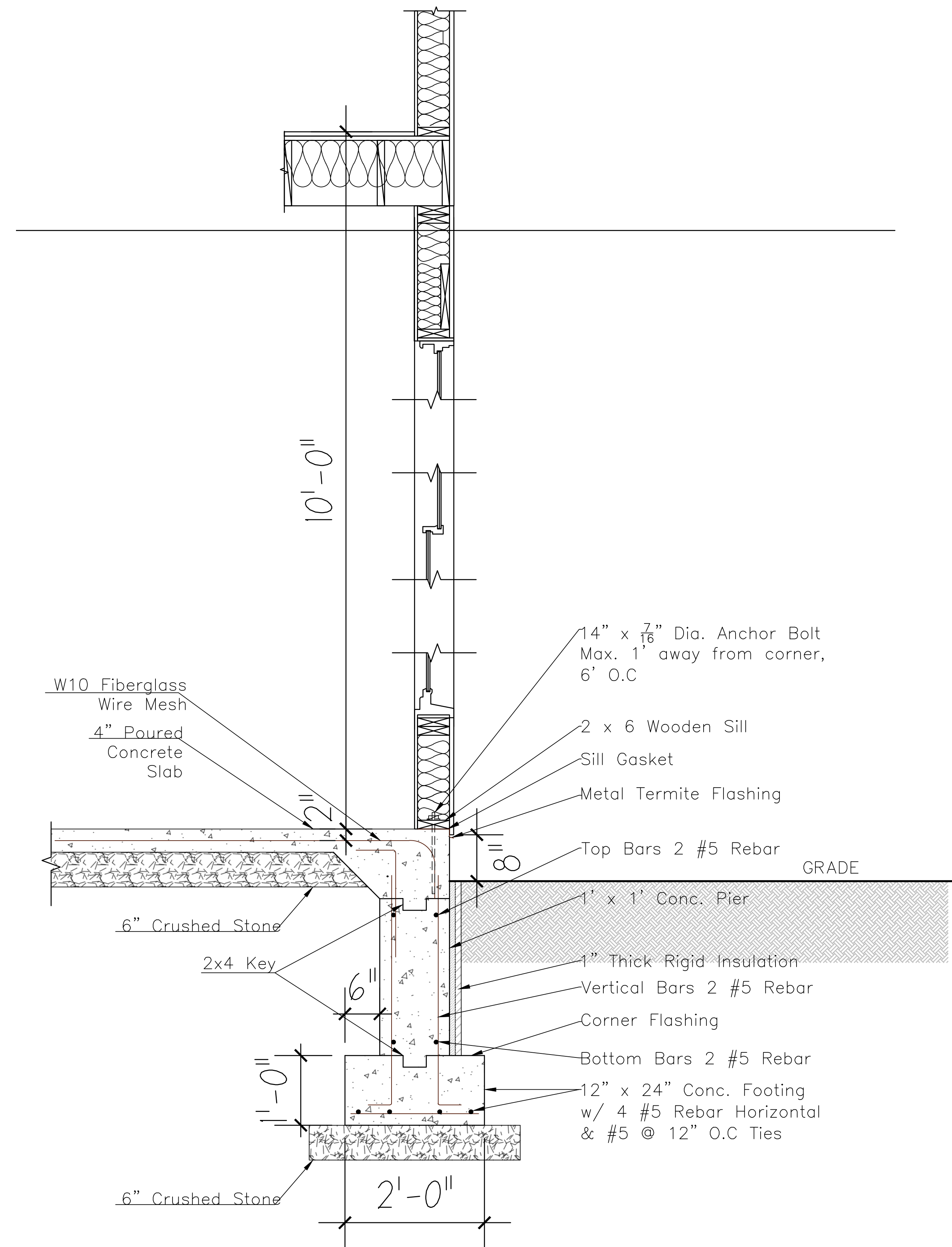
drawing no. **F-101**



CONCRETE FOUNDATION & WOOD FRAME CONNECTION
SCALE: 1" = 1'-0"



FOUNDATION W/ FLOAT SLAB
SCALE: 1" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1" = 1'-0"

NOT FOR CONSTRUCTION!!!
REVIEW PURPOSES ONLY

These plans are not valid for a building permit unless originally signed and sealed by the Architect in the State of New York. These plans are the property of Gemmola & Associates Architects/Planners. Any use or reproduction in whole or part without the written authorization of Gemmola & Associates Architects/Planners is prohibited. The Contractor is to discuss/verify the scope of this work with the Owner. The information shown on this drawing is reported to be accurate but not guaranteed. © 2011 Gemmola & Associates, Architects/Planners, All Rights Reserved.

SPECIAL NOTES

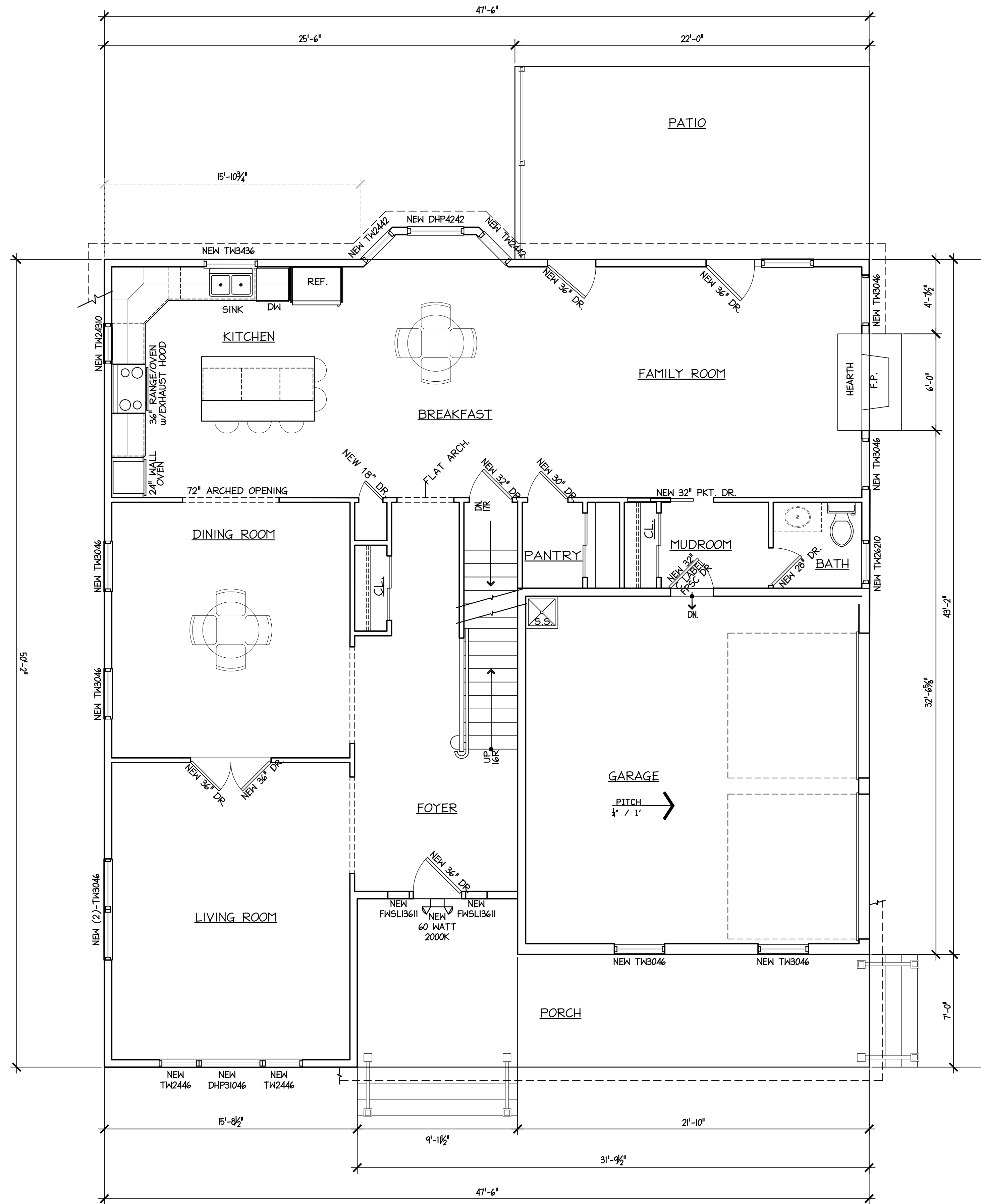
rev. no.	date	description
2	11/27/18	general revisions
1	11/1/18	general revisions



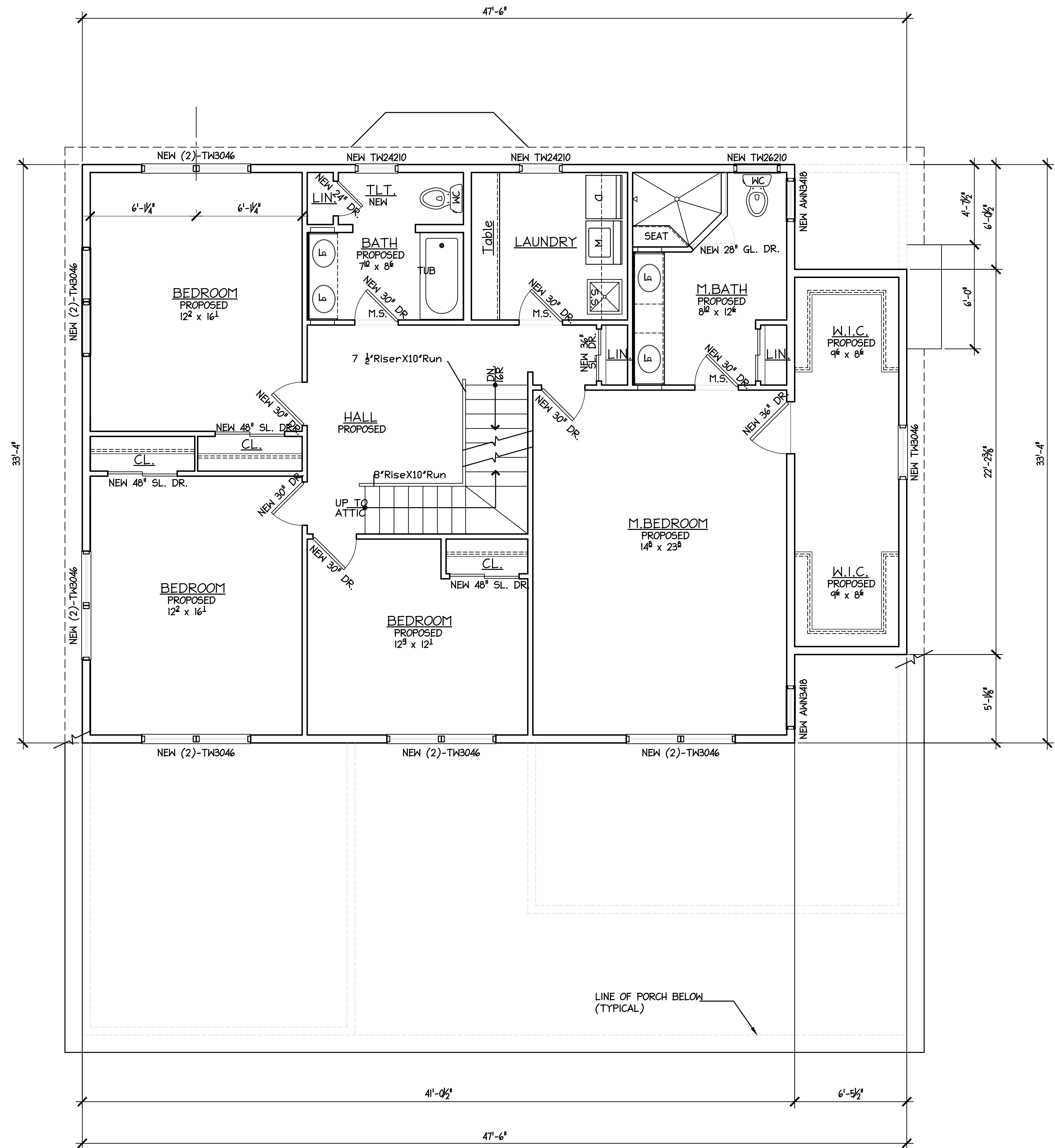
drawing title:	proposed foundations
project:	proposed residence for: mark picucci
address:	croton dam road, town of ossining, new york
date:	11/7/18
scale:	as noted
drawn by:	ml/ead/sjl
project no.:	18-034
architects/planners:	gemmola & associates
address:	317 elwood avenue, hawthorne, new york 10532 tel. (914) 862-0202 fax (914) 862-0204

drawing no.

F-102



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
HABITABLE SQUARE FOOTAGE: ±2030.25 S.F.



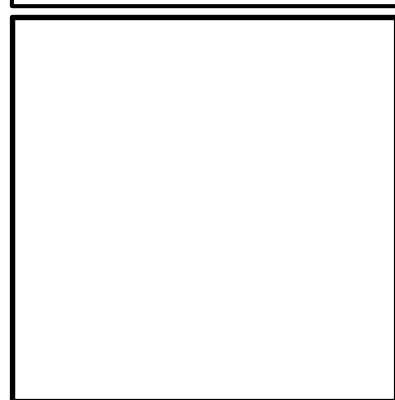
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
HABITABLE SQUARE FOOTAGE: ±1,477.42 S.F.

NOT FOR CONSTRUCTION!!!
REVIEW PURPOSES ONLY

These plans are not valid for a building permit unless originally signed and sealed by the Architect.
These plans are the property of Gemmola & Associates Architects/Planners. Any use or reproduction in whole or part without the written authorization of Gemmola & Associates Architects/Planners is prohibited.
The construction documents do not indicate/include the design of mechanical, electrical, plumbing, or other systems. The Contractor is to discover/verify the scope of this work with the Owner's systems.
The Architect is not responsible for Construction Phase. Administration of the construction documents shall be the responsibility of the Contractor.
Existing conditions (if applicable) should be verified in the field.
Do not scale drawings.
© 2017 Gemmola & Associates, Architects/Planners, All Rights Reserved

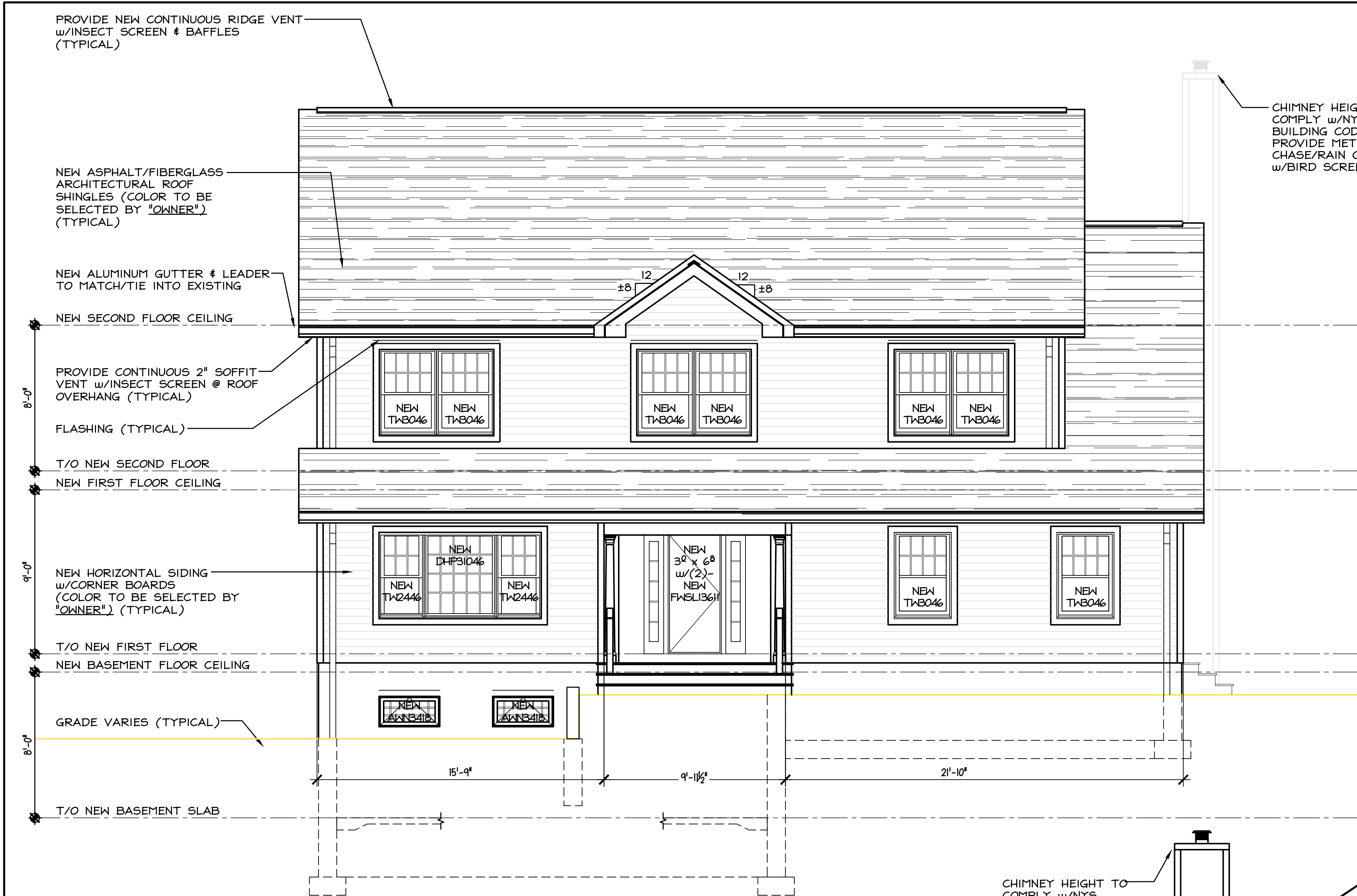
SPECIAL NOTES

rev.	no.	date	description
7	ml	11/1/18	general revisions first floor plan per clients changes
6	ml	10/9/18	general revisions first floor plan per clients changes
5	ml	10/4/18	general revisions first floor plan per clients changes
4	ml	10/3/18	general revisions first floor plan per clients changes
3	ml	10/2/18	general revisions first floor plan per clients changes
2	ml	10/9/18	general revisions
1	eg	06/16/18	general revisions

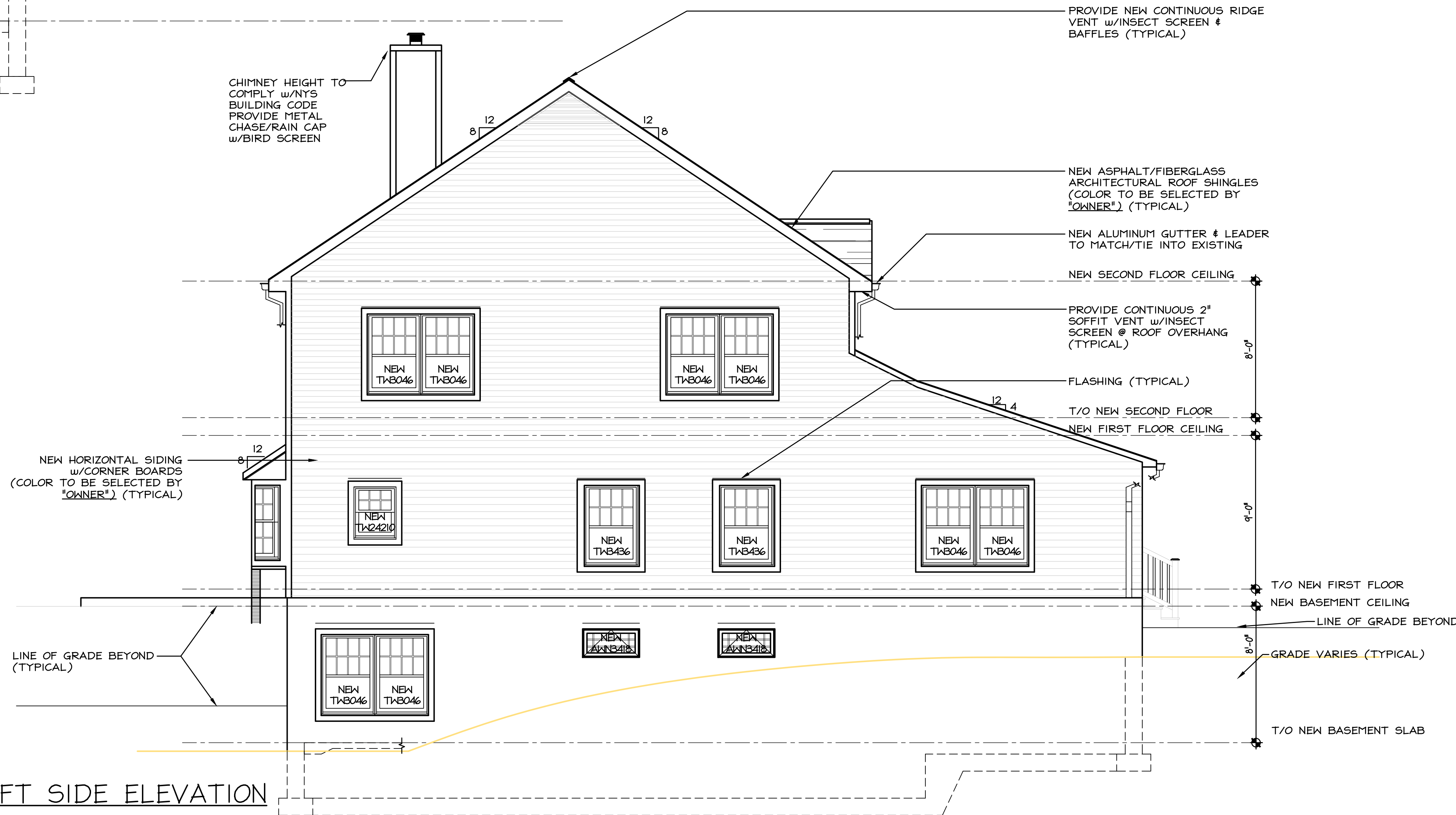


drawing title:	proposed floor plans
project:	proposed residence for: mark picucci
date:	11/1/18
scale:	as noted
drawn by:	ml/eg/s/j
project no.:	18-034
architects/planners:	gemmola & associates
address:	croton dam road, town of ossining, new york
phone:	317 elwood avenue, hawthorne, new york 10532 tel. (914) 862-0202 fax (914) 862-0204

drawing no.
A-101



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

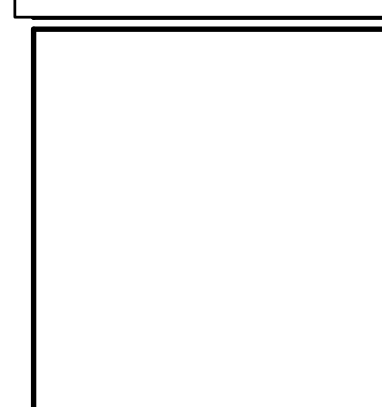
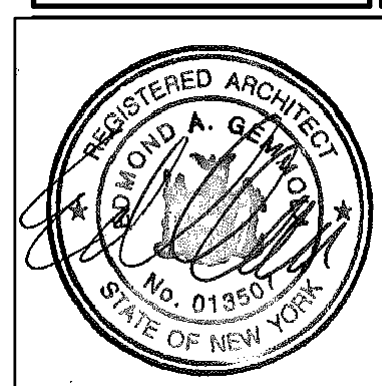
PROPOSED BUILDING SQUARE FOOTAGE:
HABITABLE: ±2,743 SQUARE FEET

NOT FOR CONSTRUCTION!!!
REVIEW PURPOSES ONLY

These plans are not valid for a building permit unless originally signed and sealed by the Architect.
These plans are the property of Gemmola & Associates, Architects/Planners. Any use or reproduction in whole or part without the written authorization of Gemmola & Associates, Architects/Planners, is prohibited.
The construction documents do not indicate/include the design of the mechanical, electrical, plumbing, or other systems. The Contractor is to discuss/verify the scope of this work with the Owner.
The Architect is not responsible for Construction Phase. Administration of the Construction Phase is the responsibility of the Owner.
The information shown on this drawing is provided to be accurate but not guaranteed.
Existing conditions (if applicable) should be verified in the field.
© 2017 Gemmola & Associates, Architects/Planners, All Rights Reserved.

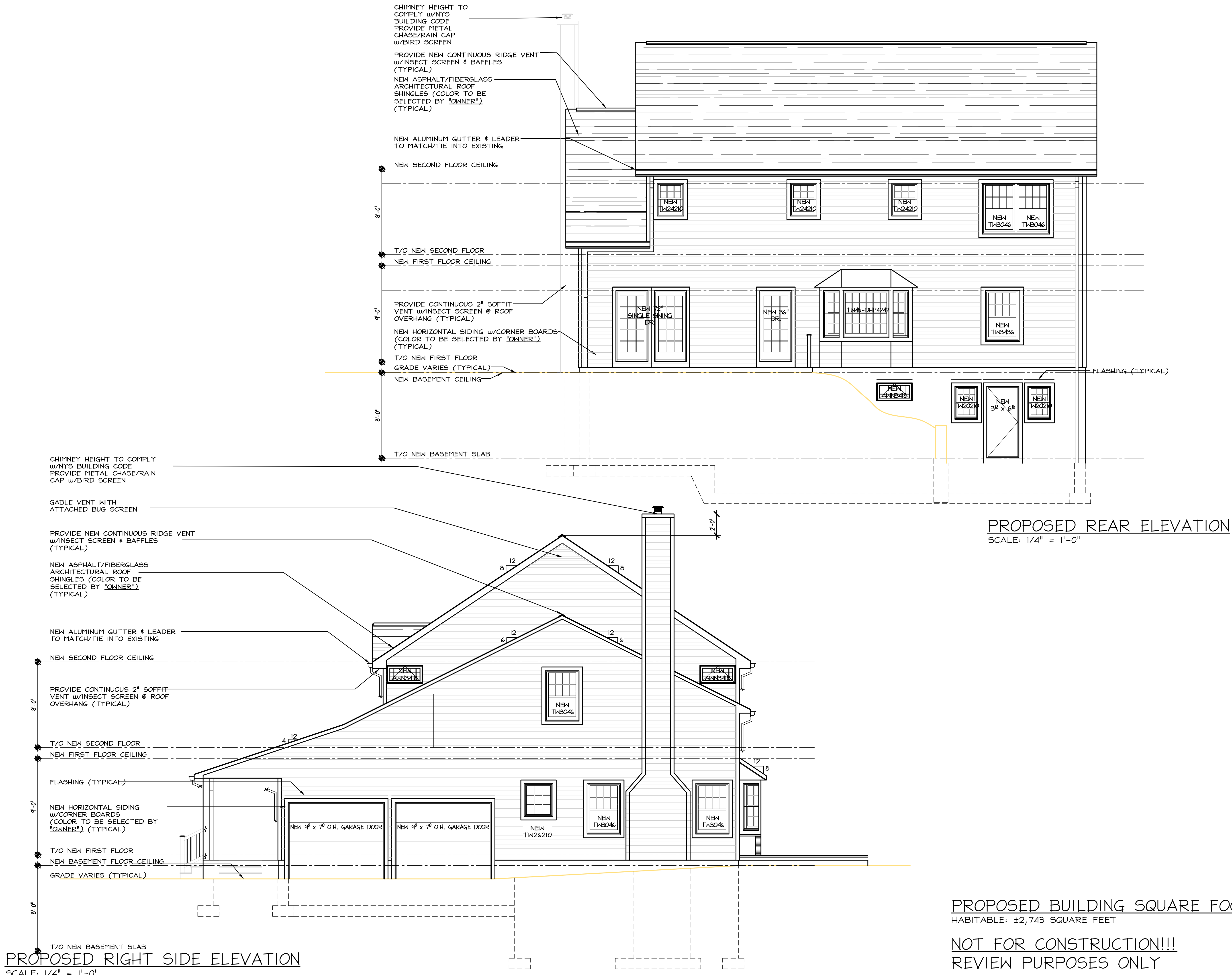
SPECIAL NOTES

rev. no.	by	date	description
6	m	11/27/18	general revisions as per owner's request
5	m	11/1/18	general revisions as per owner's request
4	m	10/4/18	general revisions as per owner's request
3	m	10/4/18	general revisions as per owner's request
2	m	10/5/18	general revisions
1	oag	8/16/18	general revisions



proposed elevations
proposed residence for:
mark picucci
51 croton dam road, town of ossining, new york
gemmola & associates architects/planners
317 elwood avenue, hawthorne, new york 10532 tel. (914) 862-0202 fax (914) 862-0204

drawing title:
drawing no.
A-201



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED BUILDING SQUARE FOOTAGE:
HABITABLE: ±2,743 SQUARE FEET

NOT FOR CONSTRUCTION!!!
REVIEW PURPOSES ONLY

These plans are not valid for a building permit unless originally signed and sealed by the Architect.
These plans are the property of Gemmola & Associates, Architects/Planners. Any use or reproduction in whole or part without the written authorization of Gemmola & Associates, Architects/Planners, is prohibited.
The construction documents do not include/include the design of the mechanical, electrical, plumbing, and/or other systems. The Contractor is to discuss/verify the scope of this work with the Owner.
The Architect is not responsible for Construction Phase. Administration of the construction documents is the responsibility of the Contractor.
Existing conditions (if applicable) should be verified in the field.
© 2017 Gemmola & Associates, Architects/Planners. All Rights Reserved.

SPECIAL NOTES

rev. no.	by	date	description
6	ml	11/27/16	general revisions as per request by owner
5	ml	11/17/16	general revisions as per request by owner
4	ml	10/19/16	general revisions as per request by owner
3	ml	10/14/16	general revisions as per request by owner
2	ml	08/29/16	general revisions
1	eaq	08/16/16	general revisions



proposed elevations

proposed residence for:
mark picucci
crotten dam road, town of ossining, new york
gemmola & associates architects/planners
317 elwood avenue, hawthorne, new york 10532 tel. (914) 862-0202 fax (914) 862-0204

drawing no.
A-202