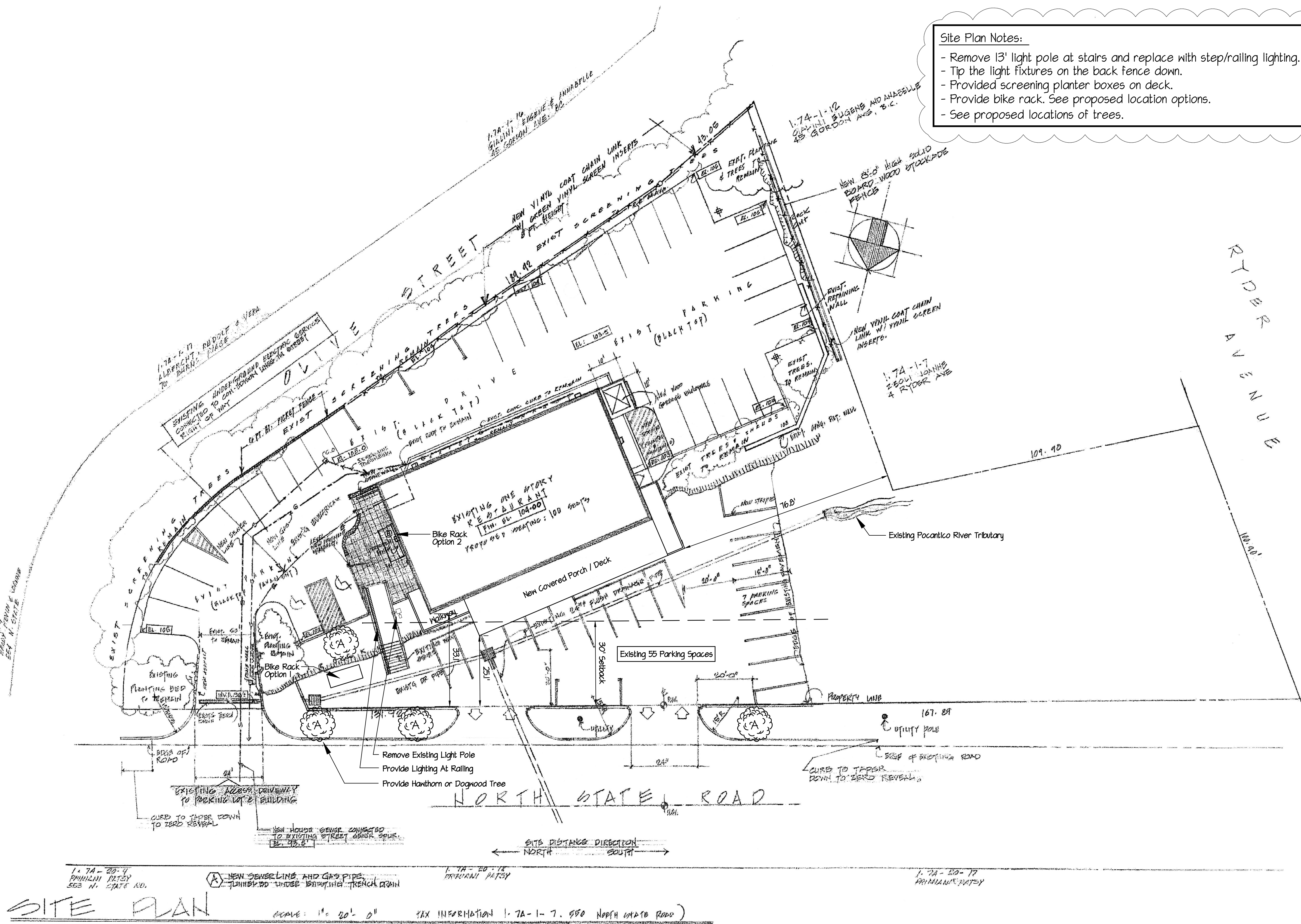




- Site Plan Notes:
- Remove 13' light pole at stairs and replace with step/railing lighting.
 - Tip the light fixtures on the back fence down.
 - Provided screening planter boxes on deck.
 - Provide bike rack. See proposed location options.
 - See proposed locations of trees.

Occupant Load Calculation

2020 International Building Code: Section 1004; Table 1004.5
Assembly Unconcentrated (Tables And Chairs) = 15 net

Proposed Deck Size = 1,006 sf
Proposed Deck Size Minus Path And Egress Ways = 750 sf
750 sf (Usable Deck Space) / 15 sf (Per Person) = 50 Max. Occupant Load

Parking Requirements

Restaurant Area Size = 2,006 sf
Existing Deck Size = 575 sf

Existing Inside Seats = 100 Seats

Town Of Ossining Zoning Parking Code 220-24
1 for each 3 seats or 1 for each 75 square feet of gross floor area

EXISTING	Required Number Of Spaces	Inside	Outside
	1 Space Per 75 sf	2006 / 75 = 26.7 = 27 Spaces	575 / 75 = 7.6 = 8 Spaces
Existing Number Of Parking Spaces Required: 27 Inside + 8 Outside = 35 Total Spaces			
Existing Number Of Parking Spaces Provided: 38 Total Spaces			

PROPOSED	Required Number Of Spaces	Inside	Outside
	1 Space Per 75 sf	2006 / 75 = 26.7 = 27 Spaces	1006 / 75 = 13.4 = 14 Spaces
Number Of Parking Spaces Required: 27 Inside + 14 Outside = 41 Total Spaces			
Number Of Parking Spaces Provided: 55 Total Spaces			

Zoning Data

Zone:	GB		
Use:	Single Family Residence		

	Required By Code	Existing	Provided
Lot Area	20,000 sf	47,707 sf	No Change
Lot Width	100'	419'	No Change

Set Backs

Front	30'	33.1'	25.1' (4.1' Variance Granted 3-15-21)
Side	---	---	---
Side Abutting Residence District	30'	71.2'	76.8'
Rear	---	---	---
Rear Abutting Residence District	30'	N/A	N/A

Building Hgt	2 Sty or 35'	14'-4"	No Change
Building Coverage	30% (14,312 sf)	11.2 % (5,361 sf)	12.7 % (6,046 sf)

Site Plan

Scale: 1" = 20'

Original Site Plan Provided By Owner
Original Site Plan Drawn By:
Croier Gedney Architects
41 Elm Place Rye, NY

Original Site Plan Dated:
July, 1996

DeMasi Architects P.C.

105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549

EMAIL: Lou@DemasiArchitects.com

PHONE: (914) 666-3850

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New Covered Deck For

550 N. State Road.

Briarcliff Manor, NY.

Town Comments	4/16/21
Town Comments	2/8/21
Revision	Date
Date	Jan. 21, 2021
Job No	221-011
Drawing	