



no.	by	date	description
1	M	11/20/20	initial revisions
2	M	12/02/20	initial revisions
3	M	12/02/20	initial revisions
4	M	12/22/20	initial revisions

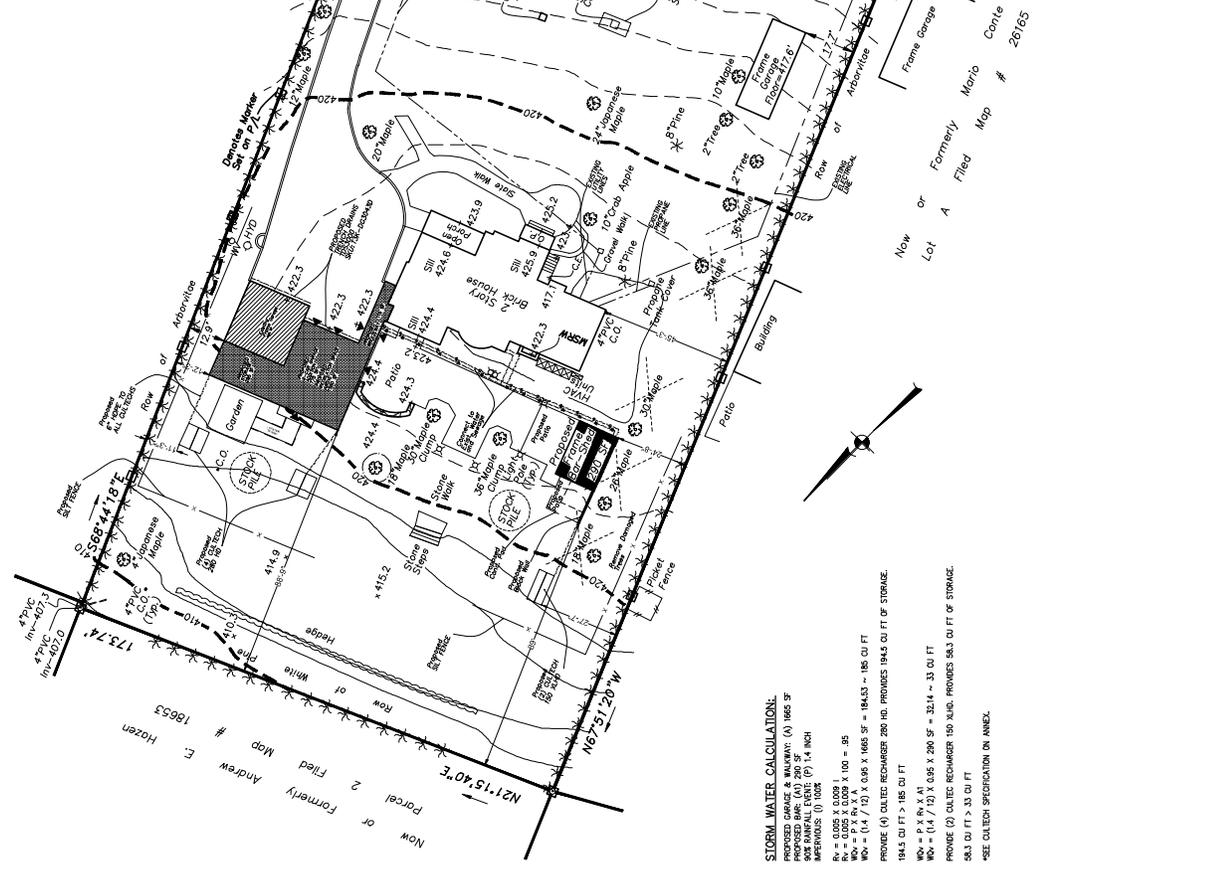
SPECIAL NOTES

1. This plan was prepared by a Licensed Professional Engineer and is subject to the provisions of the Professional Engineering Law of the State of New York.
2. The Engineer is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's representatives.
3. The Engineer is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's representatives.
4. The Engineer is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's representatives.

ZONING TABULATION
 TOWN OF OSSING
 RESIDENTIAL TYPE ONE-FAMILY BUILDING TYPE: 5-B ZONING DISTRICT: R-15
 SECTION: 89.08 BLOCK: 1 LOT: 79

TAX REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
RESIDENCE ZONE STANDARDS	15,000.00 S.F.	8,962.00 S.F. / 2.19 ACRES	87,000 S.F.
FRONT YARD:	30'	355.4'	355.4'
SIDE YARD 1:	14'	45.3'	12'-3"
SIDE YARD 2 (BOTH):	30'	107.8'	5'-3"
REAR YARD:	30'	128.5'	88'-5"
LOT WIDTH:	120'	173.74'	173.74'
LOT DEPTH:	527.50'	527.50'	527.50'
BUILDING HEIGHT:	22 STORIES/22 FEET	35 STORIES/35 FEET	16'-11" MAX. HEIGHT
PERMITTED HEIGHT:	35 STORIES/35 FEET	35 STORIES/35 FEET	16'-11" MAX. HEIGHT
IMPERVIOUS COVERAGE:	11,290 S.F. / 25% OF LOT AREA	11,426 S.F. / 25%	12,868 / 14.8%
ACCESSORY BLDG. HEIGHT:	10'	N/A	BAR-SHED: 10'-7" MAX. HEIGHT
ACCESSORY BLDG. SIDE YARD:	10'	12.8'	BAR-SHED: 34'-4"
ACCESSORY BLDG. REAR YARD:	10'	103.4'	BAR-SHED: 89'-0"

- NOTES:**
- ALL TREES ARE TO BE REGULATED BY CHAPTER 183, SECTION 183.01, OF THE TOWN OF OSSING CODE.
 - ALL INDICATED TREES REMOVED DUE TO STORM DAMAGE.

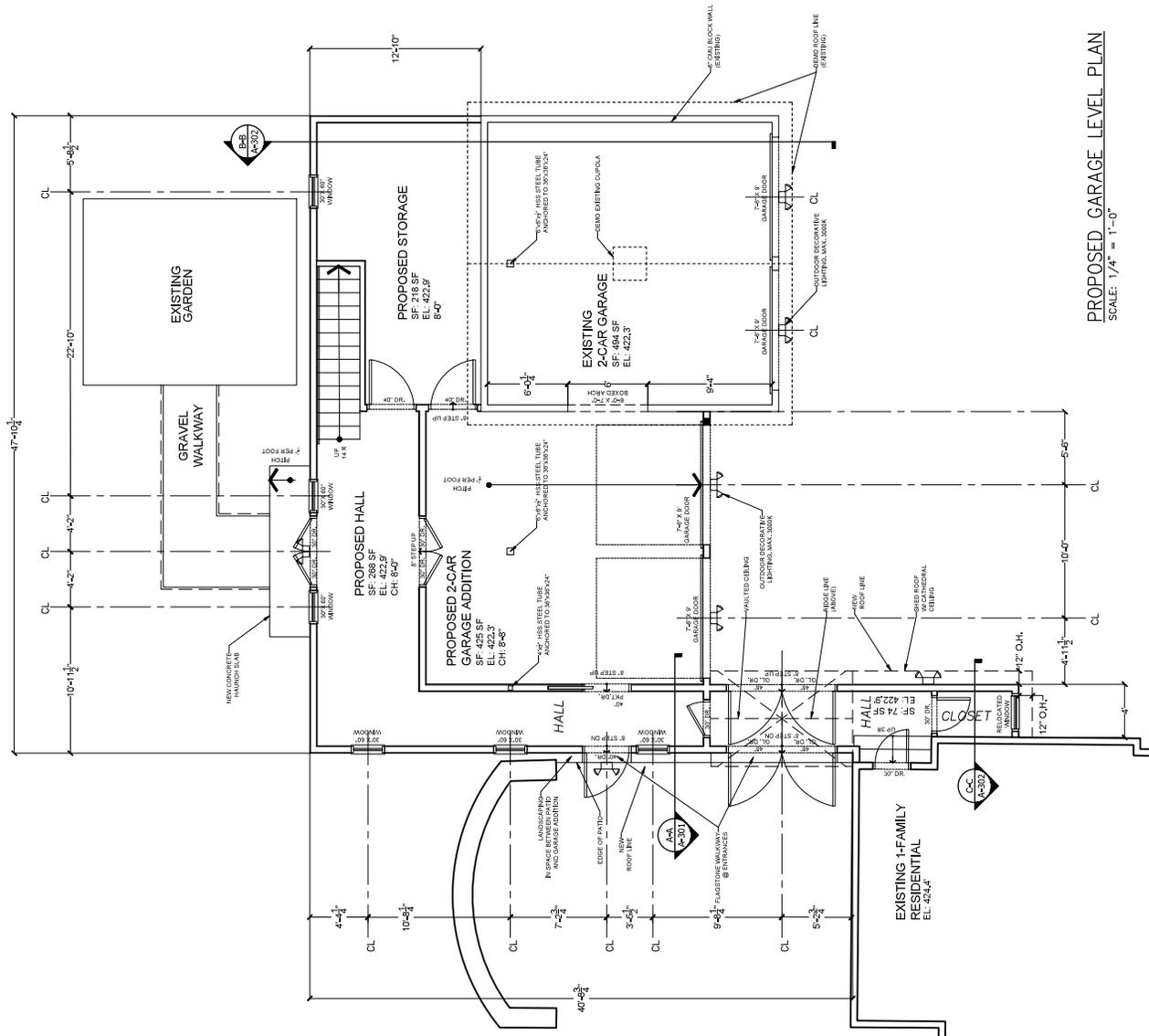


PROPOSED PLOT PLAN
 SCALE: 1" = 20'-0"

STORM WATER CALCULATION:
 PROPOSED GARAGE & WALKWAY: (A) 1665 SF
 PROPOSED DRIVE: (B) 200 SF
 PROPOSED DRIVE: (C) 200 SF
 IMPERVIOUS: (D) 1000 (7) 14 INCH
 $R_v = 0.005 \times 0.009 = .05$
 $R_w = 0.005 \times 0.009 \times 100 = .95$
 $R_s = (1.4 / 13) \times 0.95 \times 1665 \text{ SF} = 184.53 = 185 \text{ CU FT}$
 $R_w = 0.9 \times 9 \times 4 = 32.4$
 $R_s = (1.4 / 13) \times 0.95 \times 200 \text{ SF} = 32.14 = 33 \text{ CU FT}$
 $R_w = 0.9 \times 9 \times 4 = 32.4$
 $R_s = (1.4 / 13) \times 0.95 \times 200 \text{ SF} = 32.14 = 33 \text{ CU FT}$
 184.5 CU FT > 185 CU FT
 32.4 CU FT > 33 CU FT
 32.1 CU FT > 33 CU FT
 *SEE CALCULATION ON ANEX.

NOTES:

- ALL OUTDOOR LIGHTING SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE GROUND GLARE ON ADJACENT STREETS AND PROPERTIES
- THE OUTDOOR LIGHTS SHALL BE LED AND SHALL NOT BE INCANDESCENT OR HALOGEN
- THE OUTDOOR LIGHTS SHALL BE ON MOTION SENSORS, IF SENSOR LIGHTS WILL DRAW AND SHALL NOT BE ON UNLESS MOTION ACTIVATED
- THE COLOR TEMPERATURE OF THE OUTDOOR LIGHTING SHALL BE LESS THAN OR EQUAL TO 3000 DEGREES KELVIN



PROPOSED GARAGE LEVEL PLAN
SCALE: 1/4" = 1'-0"

SPECIAL NOTES:

1. There shall be no use of a leading zero (0) unless required and noted by the architect.
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10. There shall be no use of a leading zero (0) unless required and noted by the architect.

REV.	DATE	DESCRIPTION
1	07/20/20	ISSUED FOR PERMITTING
2	07/20/20	REVISIONS TO PERMITTING
3	07/20/20	REVISIONS TO PERMITTING
4	07/20/20	REVISIONS TO PERMITTING
5	07/20/20	REVISIONS TO PERMITTING
6	07/20/20	REVISIONS TO PERMITTING



Gemma & Associates
architects/planners
317 Wood Avenue, Hawthorne, New York 10532 Tel: (914) 862-0202 Fax: (914) 862-0204
Project No. 19-033
Date: 10/20/20
Drawn by: m/sg
Scale: as noted
Proposed residence for:
Mark Seiden
43 Carlton Road, Ossining, NY 10562

A-101

PROPOSED RECREATION LEVEL PLAN

SCALE: 1/4" = 1'-0"

A-102

gemmo & associates architects/planners
 43 arden road, ossining, ny 10522
 phone: (914) 862-2022 fax: (914) 862-0204
 project no.: 19-033
 date: 12/22/20
 sheet: as noted
 drawn by: m/ro
 checked by: m/ro
 proposed residence for:
 mark seiden



REV.	NO.	DATE	DESCRIPTION
1	M	02/20/20	revision made as per meeting with owner
2	M	07/27/20	general revision
3	M	10/22/20	general revision
4	M	02/20/20	general revision
5	M	11/22/20	general revision
6	M	12/22/20	general revision
7	M	12/22/20	general revision

SPECIAL NOTES

1. There shall not be any 2' x 4' framing posts above adjacent walls and under the finished floor.
2. All work shall be in accordance with the approved plans.
3. The Contractor shall be responsible for obtaining all necessary permits.
4. The Contractor shall be responsible for obtaining all necessary approvals.
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