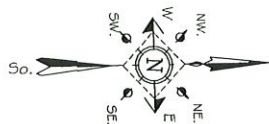


JOB # 23498-W

LEGEND ()
 NO. NORTH | SOUTH | EAST | WEST
 WINDOW WELL | CEILING DOOR | ENTRANCE | ENT. UNDER | LA. AREA | AIRWAY | CLEAR | RT. RIGHT
 GAS VALVE | PARKING METER | TRAFFIC SIGN | HYDRANT | HYD. BOX | ELECTRIC BOX | TREE PHT
 CATCH BASIN | UTILITY POLE | LIGHT POST
 W.W. | WINDOW WELL | CEILING DOOR | ENTRANCE | ENT. UNDER | LA. AREA | AIRWAY | CLEAR | RT. RIGHT
 GAS VALVE | PARKING METER | TRAFFIC SIGN | HYDRANT | HYD. BOX | ELECTRIC BOX | TREE PHT
 CATCH BASIN | UTILITY POLE | LIGHT POST

TOWN OF OSSINING
 WESTCHESTER COUNTY
 STATE OF NEW YORK



ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Ossining, County of Westchester and State of New York, known and designated as Lot No.7 on a certain Map entitled, "Survey of Property situate in the Town of Ossining and Village of Briarcliff Manor, Westchester Co., N.Y., belonging to Tappan Gardens, Inc." surveyed May 29, 1954 by W.A. Sater, P.E. and L.S., Ossining, New York, and filed in the Westchester County Clerk's Office, Division of Land Records, on July 15, 1954 as Map No. 9198

SURVEYED
 MAY 23, 2023

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

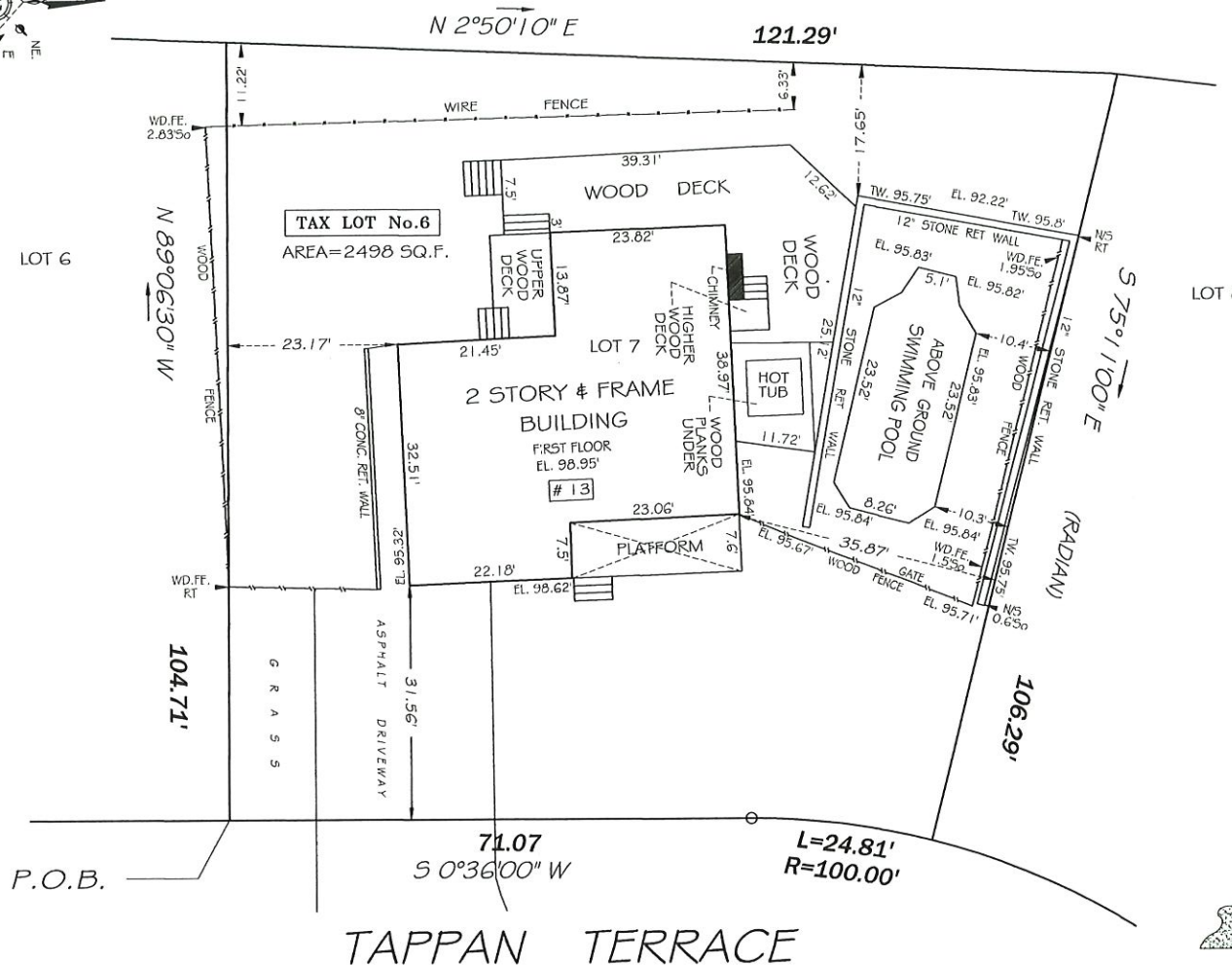
BLOCK: 2
 LOT (s): 6
 SECTION: 90.18
 COUNTY: WESTCHESTER
 DWG BY: Srdjan B.

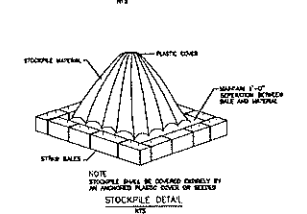
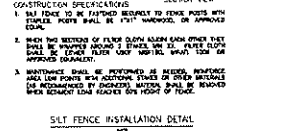
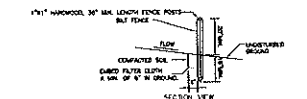
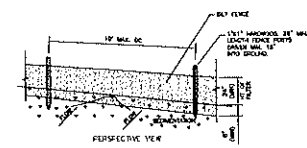
FINAL SURVEY

SCALE: 1"=16'



STATEWIDE LAND SURVEYING P.C.
 VINCENT M. TEUTONICO
 N.Y.S. LIC. No. 050307
 OFF: (914) 365-1847 ; FAX: (914) 365-1849
 E-mail: BIGAPPLELS@17400.COM



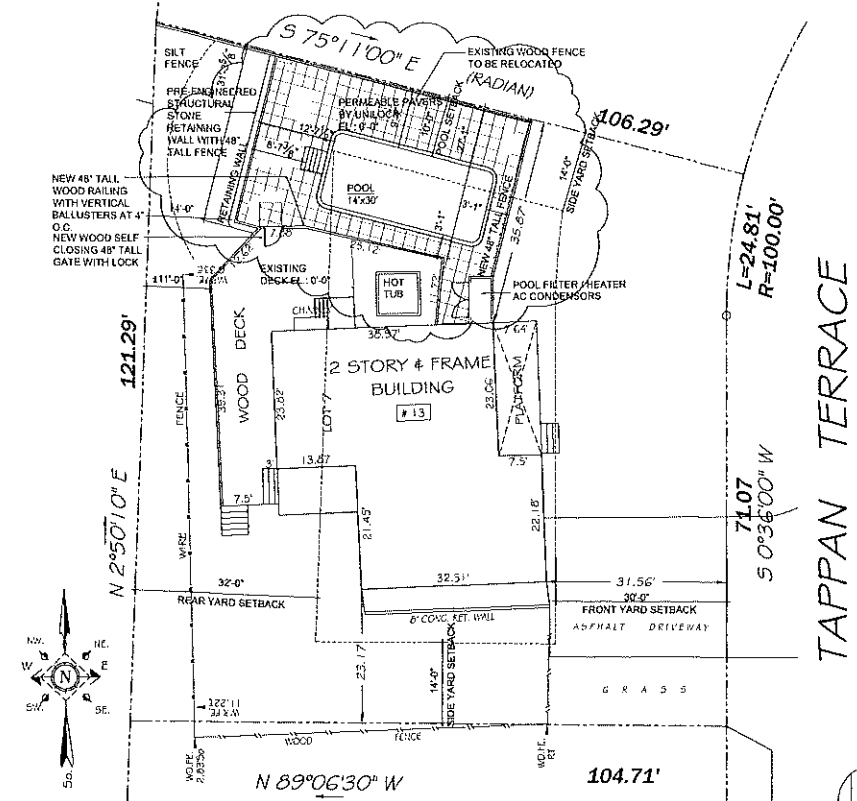


SCOPE OF WORK:
NEW POOL WITH NEW PATIO SURROUND AND RETAINING WALL

APPLICABLE CODES:
2020 RCNY

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2020 RCNY, AND LOCAL CODES. ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL CODES.
2. MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH NOT ONLY MANUFACTURERS' PRINTED INSTRUCTIONS, BUT ALSO THE STANDARDS OF RECOGNIZED AGENCIES OR ASSOCIATIONS.
3. ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.
4. PROVIDE TEMPORARY PROTECTION OF MATERIALS AND EQUIPMENT.
5. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB. ANY OMISSIONS IN THESE GENERAL INSTRUCTIONS OR THE OUTLINE OF WORK ARE NOT TO BE CONSTRUED AS REMOVING SUCH ITEMS FROM THE RESPONSIBILITIES OF THE CONTRACTOR.
6. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN THE APPROPRIATE TRADES. CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTERESTS OF THE PROJECT AND HAS FOUND THEM TO BE FREE OF AMBIGUITIES. FURTHER, HE HAS CAREFULLY EXAMINED THE SITE OF THE WORK AND FROM HIS OWN OBSERVATIONS HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, THE CHARACTER, QUALITY, AND QUANTITY OF MATERIALS, THE DIFFICULTIES LIKELY TO BE ENCOUNTERED AND OTHER ITEMS FOUND ON THE JOB.
7. CONTRACTOR AGREES THAT HE IS SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATION OF PLANS AND SPECIFICATIONS. HE HAS CAREFULLY REVIEWED THE PLANS AND SPECIFICATIONS FOR HIS PROJECT AND HAS FOUND THEM TO BE FREE OF AMBIGUITIES. FURTHER, HE HAS CAREFULLY EXAMINED THE SITE OF THE WORK AND FROM HIS OWN OBSERVATIONS HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, THE CHARACTER, QUALITY, AND QUANTITY OF MATERIALS, THE DIFFICULTIES LIKELY TO BE ENCOUNTERED AND OTHER ITEMS FOUND ON THE JOB.



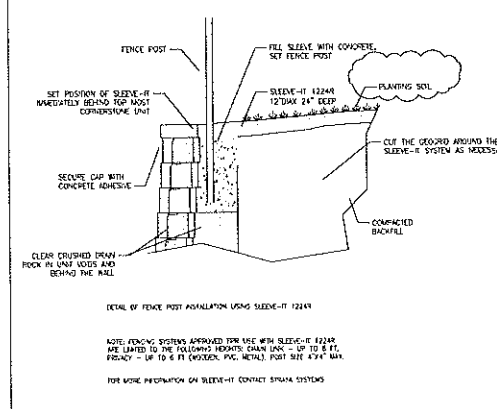
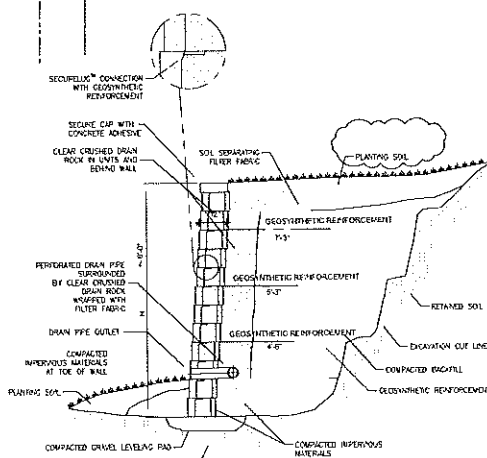
ZONING DATA: TOWN OF OSSING

TAX MAP #: 50.182-6
ZONE: R-16

TABLE BUILDING REQUIREMENTS				
	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA	15,000 SF	10,992 SF	NO CHANGE	NO
MINIMUM LOT WIDTH	30 FT	27.58 FT	NO CHANGE	NO
MINIMUM LOT DEPTH	120 FT	104.71 FT	NO CHANGE	NO
MAX HEIGHT	25 FEET	N/A	N/A	NO
MAX ALL BUILDING COVERAGE	36.64%	33.69%	27.45%	NO
ACCESSORY STRUCTURES WITHIN SETBACK	30%	4.5%	80% SF	NO

SETBACK REQUIREMENTS				
	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN FRONT	30'-0"	31.66'	NO CHANGE	NO
MIN REAR (DECK)	14'-0"	11.16'	NO CHANGE	NO
MIN SIDE (PATIO)	10'-0"	23.17'	NO CHANGE	NO
MIN SIDE (SOUTH)	14'-0"	25.59'	NO CHANGE	NO
MIN SIDE (NORTH)	14'-0"	45.34'	NO CHANGE	NO
BOTH SIDES	20'-0"	10'-0"	NO CHANGE	NO
MIN SIDE (POOL)	10'-0"	10'-0"	NO CHANGE	NO

* EXISTING NON-COMFORMING



1 RETAINING WALL DETAIL
SCALE: 1/4" = 1'-0"

2 RAILING DETAIL
SCALE: 1/4" = 1'-0"

PROJECT NAME:
ROGERS RESIDENCE
NEW POOL

PROJECT ADDRESS:
13 TAPPAN TERRACE
BRIARCLIFF, NY 10510

MICHAEL A. PICCIRILLO, AIA
345 KEAR STREET - SUITE #203
YORKTOWN HEIGHTS, NEW YORK 10598
TELEPHONE: 914-368-9938
FACSIMILE: 914-302-2933
michael@piccirilloarchitect.com
www.piccirilloarchitect.com

**SITE PLAN
ZONING ANALYSIS**

SCALE: AS NOTED DATE: 08-10-22
DRAWN BY: MAP
CHECKED BY: MAP
1 OF 1
SP-1

ZONING

200 Attachment 2

BULK REGULATIONS FOR ONE-FAMILY RESIDENCES IN THE R-40, R-30, R-20, R-20A, R-15, 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. 1-2011]

Minimum Requirements	R-40	R-30	R-20	R-20A	R-15	R-10	R-7.5	R-5
Lot areas (square feet)	40,000	30,000	20,000	20,000	15,000	10,000	7,500	5,000
Lot width (feet)	150	125	100	90	90	75	60	50
Lot depth (feet)	150	150	130	130	120	100	100	80
Front yard (feet)	40	35	30	30	30	25	25	25
1 side yard (feet)	20	18	16	16	14	12	10	8
Both side yards (feet)	42	38	34	34	30	26	22	18
Rear yard (feet)	38	36	34	34	32	30	28	26
Livable floor area per dwelling unit (square feet)	850	850	850	850	850	850	750	750
Maximum Permitted								
Building height								
Stories	2½	2½	2½	2½	2½	2½	2½	2½
Feet	35	35	35	35	35	35	35	35
Building coverage (percent)	18	20	22	22	25	27	30	30