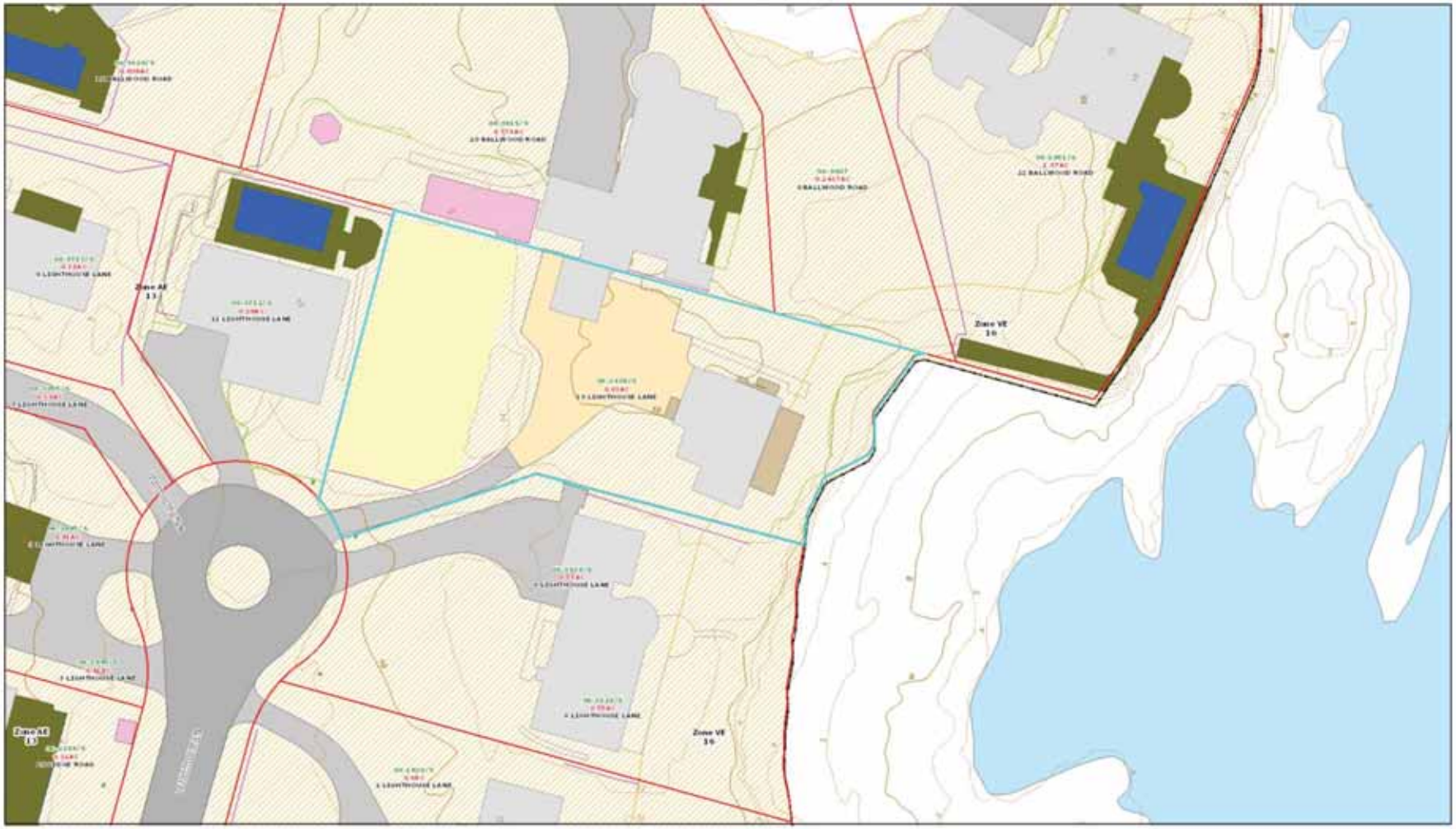
Daniel & Lisa Charney

10 Lighthouse Lane

Final Coastal Site Plan

PLPZ 2022 00193

August 2, 2022



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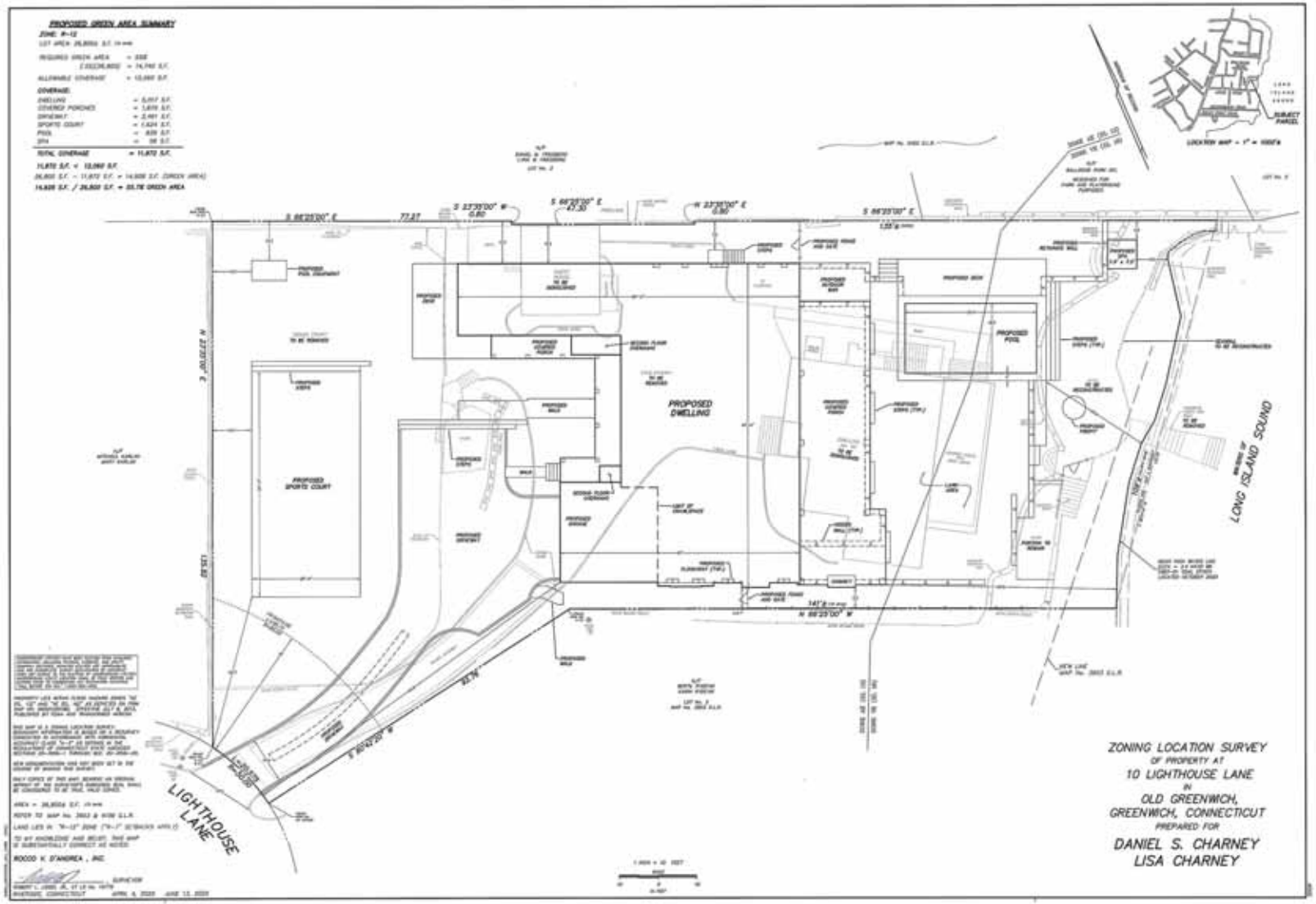
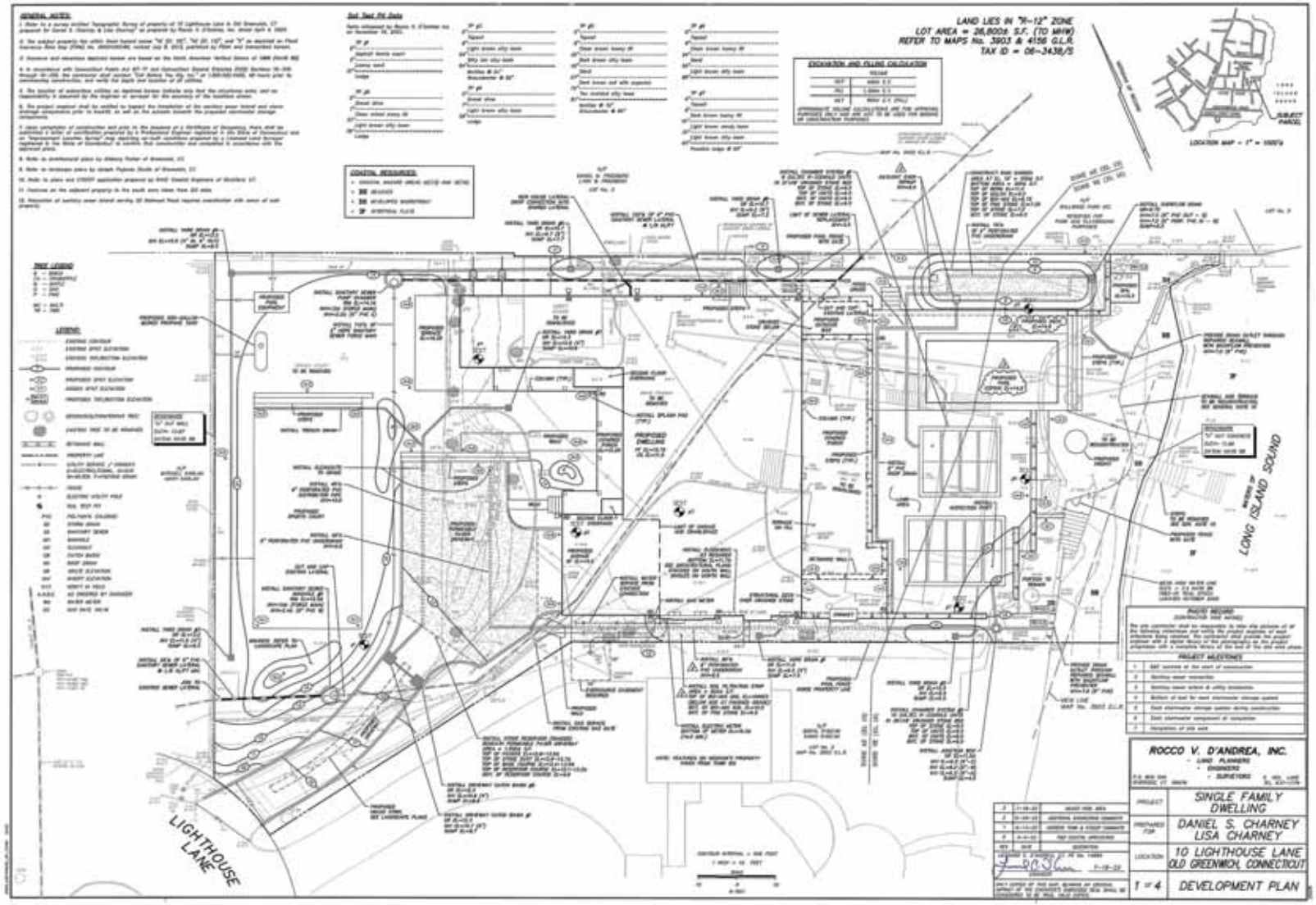
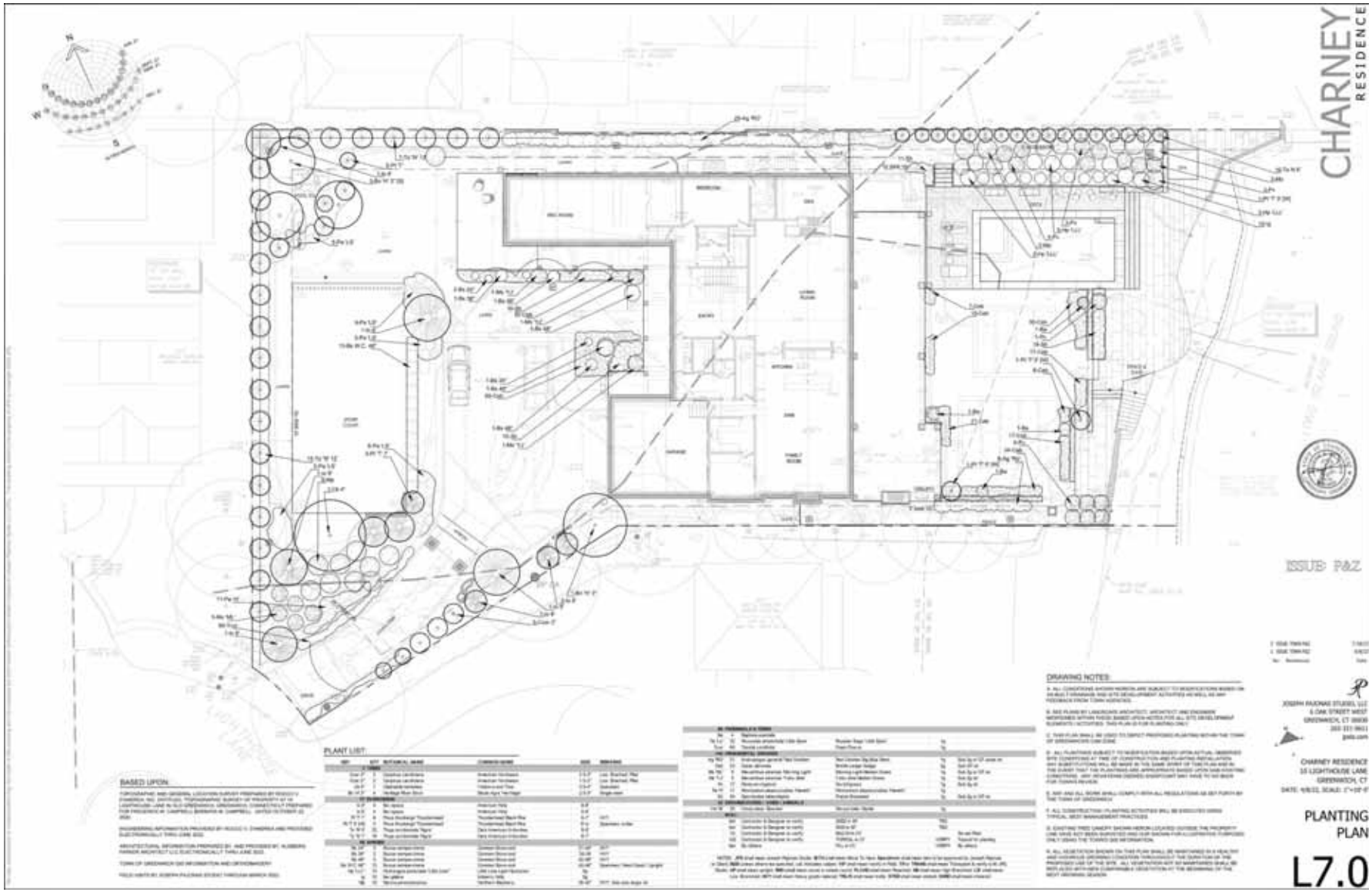
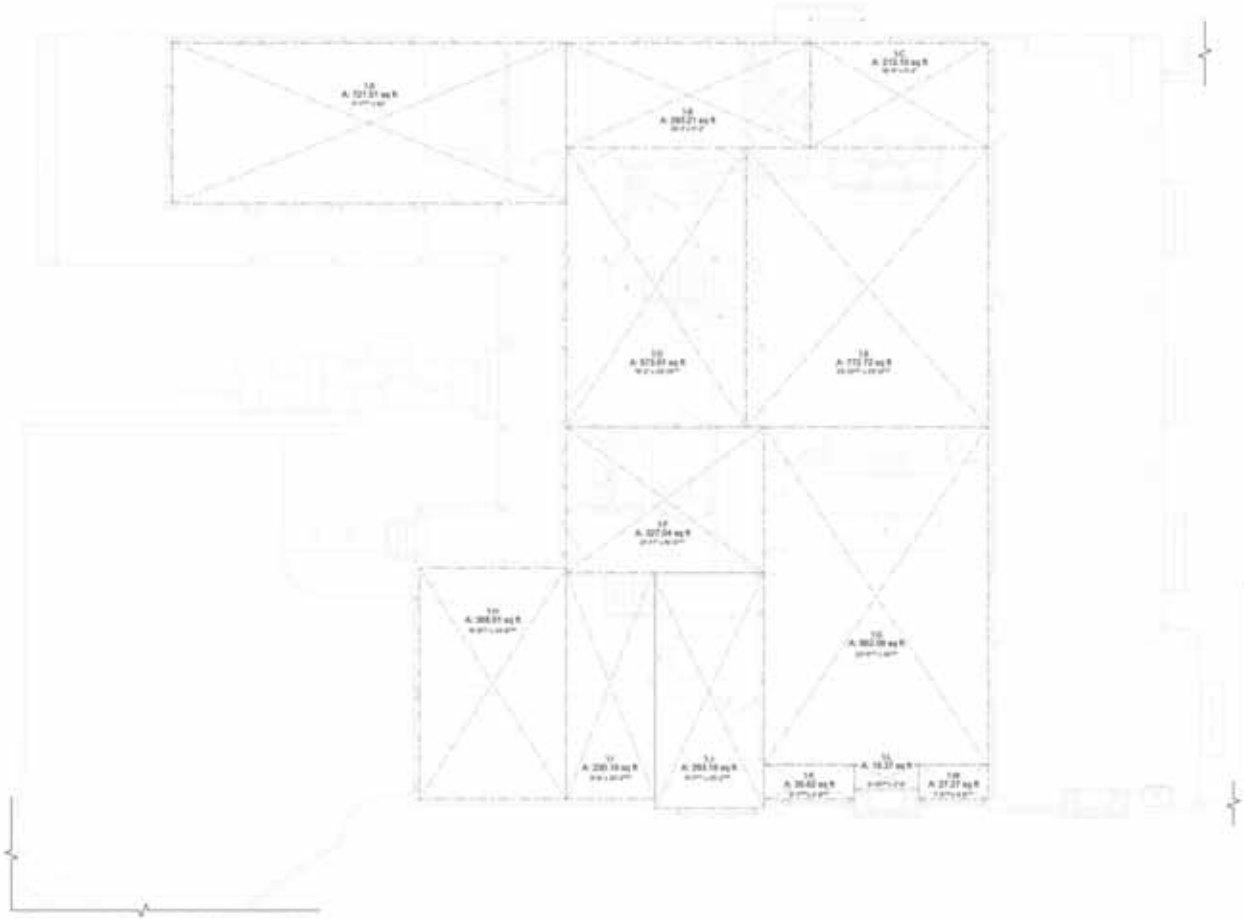
Map Printed Date: 4/11/2022 10:08:12 Copyright © 2000 by the Town of Greenwich.

4/11/2022
Scale: 1"=40'
Scale is approximate


PROPOSED GREEN AREA SUMMARY
PROPOSED DWELLING
PROPOSED SPORTS COURT
PROPOSED POOL
LIGHTHOUSE LANE
LONG ISLAND SOUND
ZONING LOCATION SURVEY
OF PROPERTY AT
10 LIGHTHOUSE LANE
IN
OLD GREENWICH,
GREENWICH, CONNECTICUT
PREPARED FOR
DANIEL S. CHARNEY
LISA CHARNEY


LAND LIES IN "R-12" ZONE
LOT AREA = 26,800± S.F. (TO MHW)
REFER TO MAPS No. 3903 & 4156 G.L.R.
TAX ID = 06-3438/S
LOCATION MAP = 1" = 1000'±
SUBJECT PARCEL
EXCAVATION AND FILLING CALCULATION
CONTROL RESOURCES
LIGHTHOUSE LANE
LONG ISLAND SOUND
ROCCO V. D'ANDREA, INC.
LAND PLANNERS
ENGINEERS
SURVEYORS
PROJECT
SINGLE FAMILY DWELLING
PREPARED FOR
DANIEL S. CHARNEY
LISA CHARNEY
LOCATION
10 LIGHTHOUSE LANE
OLD GREENWICH, CONNECTICUT
1" = 4'
DEVELOPMENT PLAN


CHARNEY
RESIDENCE
ISSUE P&Z
PLANT LIST
BASED UPON
DRAWING NOTES
JOSEPH PAONAS STUDIO, LLC
6 OAK STREET WEST
GREENWICH, CT 06830
203 531 9611
jpsllc.com
CHARNEY RESIDENCE
10 LIGHTHOUSE LANE
GREENWICH, CT
PLANTING
PLAN
L7.0



1 T-102 FIRST FLOOR FAR COMPLIANCE

F.A.R. PROPOSED 1ST FLR AREA	
POLYGON	SQ.FT. AREA
1-A	721.01
1-B	293.21
1-C	212.16
1-D	573.91
1-E	772.72
1-F	327.04
1-G	388.01
1-H	382.09
1-I	230.19
1-J	293.19
1-K	35.42
1-L	16.37
1-M	27.27
	4,725.43 sq ft

F.A.R. PROPOSED 2ND FLR AREA	
POLYGON	SQ.FT. AREA
2-A	721.01
2-B	293.21
2-C	212.16
2-D	573.91
2-E	772.72
2-F	327.04
2-G	388.01
2-H	382.09
2-I	230.19
2-J	293.19
2-K	35.42
2-L	16.37
2-M	27.27
	4,725.43 sq ft

F.A.R. PROPOSED ATTIC FLR AREA	
POLYGON	SQ.FT. AREA
3-A	1,267.72
3-B	2,011.00
3-C	384.77
3-D	164.42
3-E	72.00
	3,900.11 sq ft

PROPOSED FLOOR AREA (SQ. FT.)	
AREA OF LOT	43,560.00 SF
MAX. ALLOWED AREA (0.25%)	9,890.00 SF
PROPOSED BASEMENT AREA	2,420.00 (50% SQ FT) SF
PROPOSED FIRST FLOOR AREA	4,725.43 SF
PROPOSED SECOND FLOOR AREA	3,900.11 SF
PROPOSED ATTIC AREA	3,900.11 (50% SQ FT) SF
PROPOSED TOTAL AREA	9,625.54 SF
REMAINING AREA	264.46 SF

NOTE:

1. THERE IS LESS THAN 6'-0" FROM THE W.C. FIRST FLOOR FINISHED FF TO THE F.C.O. AT LOWER LEVEL, THEREFORE THE LOWER LEVEL IS CONSIDERED UNFINISHED AREA (CEILING NOT COUNT TOWARD THE TOTAL FLOOR AREA.
2. THE PROPOSED ATTIC FLOOR AREA WITH A CEILING HEIGHT OF 7'-0" OR MORE IS LESS THAN 40% OF THE PROPOSED SECOND FLOOR AREA, THEREFORE THE ATTIC FLOOR AREA DOES NOT COUNT TOWARD THE TOTAL FLOOR AREA.

ALISBERG PARKER ARCHITECTS

REVISED AT
10 LIGHTHOUSE LANE
OLD GREENWICH, CT

TITLE:
LOW WEST CARREL
CHARRET

REGISTERED ARCHITECT
STATE OF NEW YORK

REVISIONS

#	DATE	DESCRIPTION

ISSUED FOR
F.A.R. APPLICATION

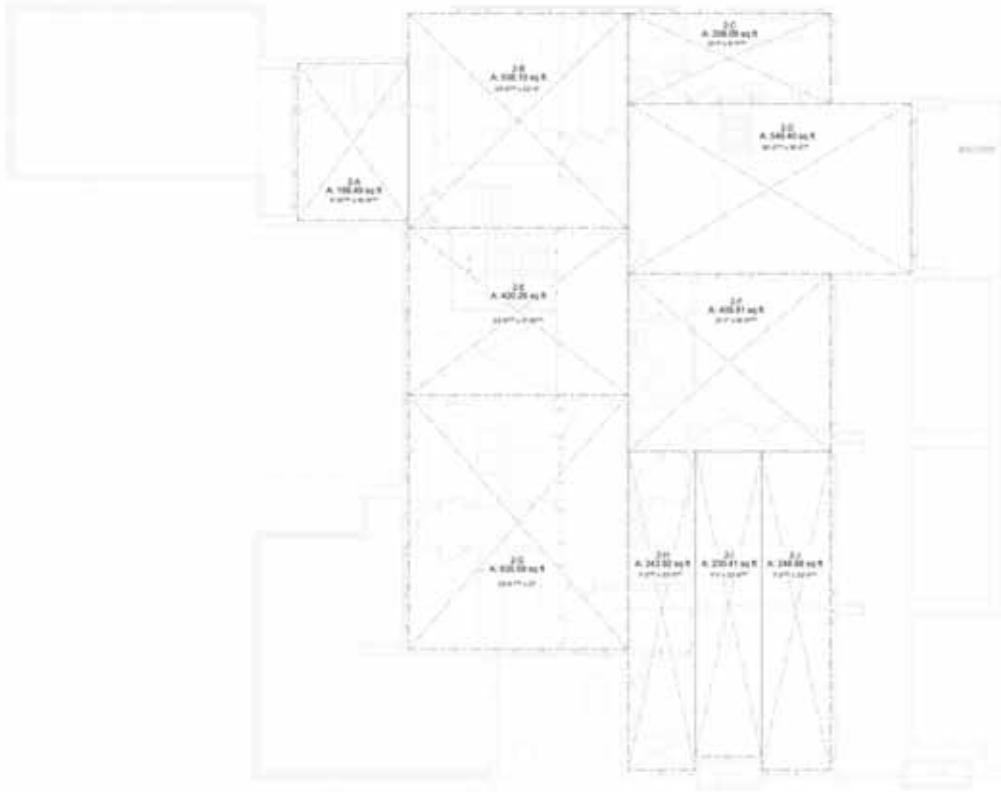
DATE
APRIL 18, 2023

SCALE
AS NOTED

DRAWN BY:
JP

FIRST FLOOR F.A.R. COMPLIANCE

SHEET NUMBER
T-102



F.A.R. PROPOSED 1ST FLR AREA	
POLYGON	SQ.FT. AREA
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
	[illegible] sq.ft.

F.A.R. PROPOSED 2ND FLR AREA	
POLYGON	SQ.FT. AREA
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
	[illegible] sq.ft.

F.A.R. PROPOSED ATTIC FLR AREA	
POLYGON	SQ.FT. AREA
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
	[illegible] sq.ft.

PROPOSED FLOOR AREA (SQ. FT.)	
AREA OF LOT	[illegible]
MAX. ALLOWED AREA (0.25%)	[illegible]
PROPOSED BASEMENT AREA	[illegible] NOTE 3
PROPOSED FIRST FLOOR AREA	[illegible]
PROPOSED SECOND FLOOR AREA	[illegible]
PROPOSED ATTIC AREA	[illegible] NOTE 2
PROPOSED TOTAL AREA	[illegible]
REMAINING AREA	[illegible]

NOTE:

1. THERE IS LESS THAN 6'-0" FROM THE A.F.G. FIRST FLOOR FINISHED FF TO THE T.O.S. AT LOWER LEVEL THEREFORE THE LOWER LEVEL IS CONSIDERED UNFINISHED AREA (CBC 202 COUNT TOWARD THE TOTAL FLOOR AREA.
2. THE PROPOSED ATTIC FLOOR AREA WITH A CEILING HEIGHT OF 7'-0" OR MORE IS LESS THAN 40% OF THE PROPOSED SECOND FLOOR AREA. THEREFORE THE ATTIC FLOOR AREA DOES NOT COUNT TOWARD THE TOTAL FLOOR AREA.

1
T-103
SECOND FLOOR FAR COMPLIANCE
Scale: 1/8" = 1'-0"

ALISBORG PARKER
ARCHITECTS

REVISED AT
10 LIGHTHOUSE LANE
OLD GREENWICH, CT

FOR:
LISA WEITZNER,
OWNER

REGISTERED ARCHITECT
STATE OF NEW YORK

REVISIONS

#	DATE	DESCRIPTION

ISSUED FOR
F.A.R. APPLICATION

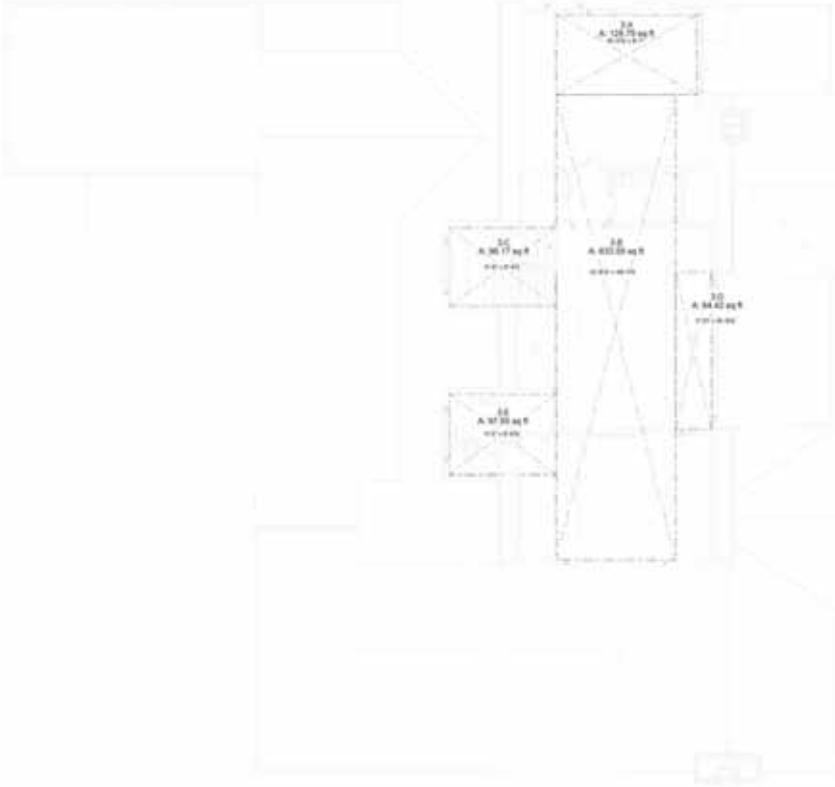
DATE
APRIL 28, 2020

SCALE
AS NOTED

DRAWN BY
JP

SECOND FLOOR
F.A.R. COMPLIANCE

SHEET NUMBER
T-103



F.A.R. PROPOSED 1ST FLOR AREA	
POLYNOM	SQ.FT. AREA
1-A	1,721.00
1-B	2,952.00
1-C	2,010.00
1-D	2,011.00
1-E	2,011.00
1-F	2,012.00
1-G	2,011.00
1-H	2,012.00
1-I	2,011.00
1-J	2,012.00
1-K	2,011.00
1-L	2,012.00
1-M	2,011.00
	34,750.00 sq ft

F.A.R. PROPOSED 2ND FLOR AREA	
POLYNOM	SQ.FT. AREA
2-A	1,956.00
2-B	2,011.00
2-C	2,011.00
2-D	2,011.00
2-E	2,011.00
2-F	2,011.00
2-G	2,011.00
2-H	2,011.00
2-I	2,011.00
2-J	2,011.00
	17,000.00 sq ft

F.A.R. PROPOSED ATTIC FLOR AREA	
POLYNOM	SQ.FT. AREA
3-A	1,222.00
3-B	2,011.00
3-C	396.00
3-D	84.00
3-E	70.00
	7,033.00 sq ft

PROPOSED FLOOR AREA (SQ. FT.)	
AREA OF LOT	43,560.00 SF
MAX. ALLOWED AREA (0.35%)	15,246.00 SF
PROPOSED BASEMENT AREA	2,011.00 SF (NOTE 1)
PROPOSED FIRST FLOOR AREA	34,750.00 SF
PROPOSED SECOND FLOOR AREA	17,000.00 SF
PROPOSED ATTIC AREA	7,033.00 SF (NOTE 2)
PROPOSED TOTAL AREA	51,783.00 SF
REMAINING AREA	8,523.00 SF

NOTE:

1. THERE IS LESS THAN 6'-0" FROM THE M.S. FIRST FLOOR FINISHED TO THE F.G.S. AT LOWER LEVEL THEREFORE THE LOWER LEVEL IS CONSIDERED UNHABITABLE AREA AND NOT COUNT TOWARD THE TOTAL FLOOR AREA.
2. THE PROPOSED ATTIC FLOOR AREA WITH A CEILING HEIGHT OF 7'-0" OR MORE IS LESS THAN 40% OF THE PROPOSED SECOND FLOOR AREA. THEREFORE THE ATTIC FLOOR AREA DOES NOT COUNT TOWARD THE TOTAL FLOOR AREA.

1
T-104

ATTIC FLOOR FAR COMPLIANCE

Scale: 1/8" = 1'-0"

ALISBURY PARKER

REVISED AT
10 LIGHTHOUSE LANE
OLD GREENWICH, CT

TITLE:
LOW WEST CARREL
CHARRET

REVISIONS

#	DATE	DESCRIPTION

ISSUED FOR
F.A.R. APPLICATION

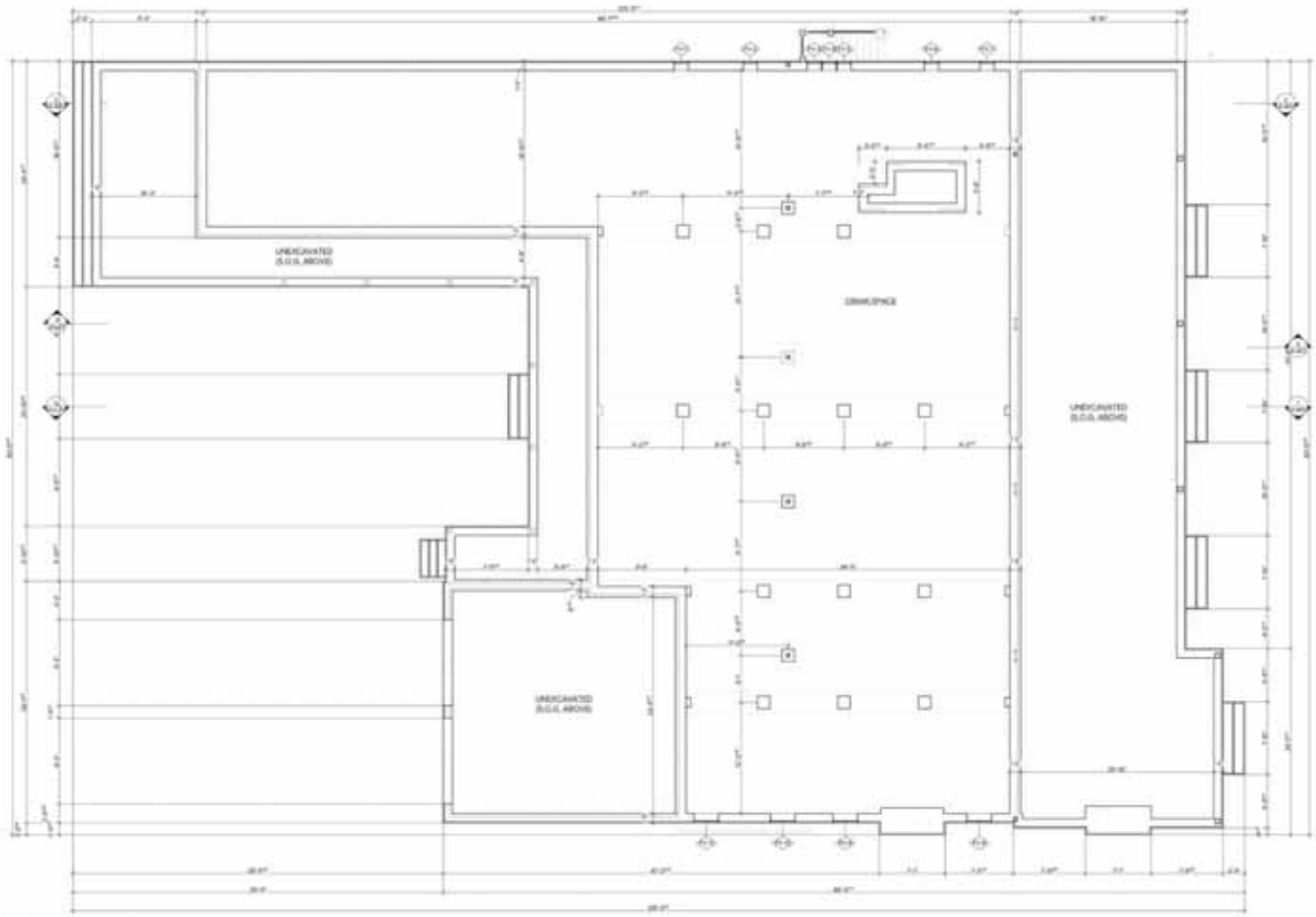
DATE
APRIL 28, 2020

SCALE
AS NOTED

DRAWN BY:
JP

ATTIC FLOOR F.A.R. COMPLIANCE

SHEET NUMBER
T-104



FLOOR UNIT SUMMARY TABLE				
UNIT #	SQ. FT. (S.O.G. ONLY)		MODEL #	FLOOR COVERAGE
FG-1	1,215 SF		SINGLE SMARTFORM 15x81 (S.O.G.)	1,215 SF
FG-2	1,215 SF		SINGLE SMARTFORM 15x81 (S.O.G.)	1,215 SF
FG-3	1,215 SF		SINGLE SMARTFORM 15x81 (S.O.G.)	1,215 SF
FG-4	1,215 SF		SINGLE SMARTFORM 15x81 (S.O.G.)	1,215 SF
FG-5	1,215 SF		SINGLE SMARTFORM 15x81 (S.O.G.)	1,215 SF
FG-6	1,215 SF		SINGLE SMARTFORM 15x81 (S.O.G.)	1,215 SF
FG-7	1,215 SF		SINGLE SMARTFORM 15x81 (S.O.G.)	1,215 SF
FG-8	1,215 SF		WALK-THROUGH SMARTFORM 15x81 (S.O.G.)	1,215 SF
FG-9	1,215 SF		WALK-THROUGH SMARTFORM 15x81 (S.O.G.)	1,215 SF
FG-10	1,215 SF		WALK-THROUGH SMARTFORM 15x81 (S.O.G.)	1,215 SF
FG-11	1,215 SF		WALK-THROUGH SMARTFORM 15x81 (S.O.G.)	1,215 SF
				TOTAL FIRST LEVEL SF
				TOTAL FIRST FACTOR SF

NOTE: FLOOR UNITS SHALL BE MANUFACTURED PER SMART HOME PRODUCTS, LLC.

1
A-101

PROPOSED ARCHITECTURAL CRAWLSPACE PLAN

SCALE: 3/16" = 1'-0"

ALISBURG PARKER

REFERENCE
C.T. DATE DESCRIPTION

ISSUED FOR
C.A.M. APPLICATION

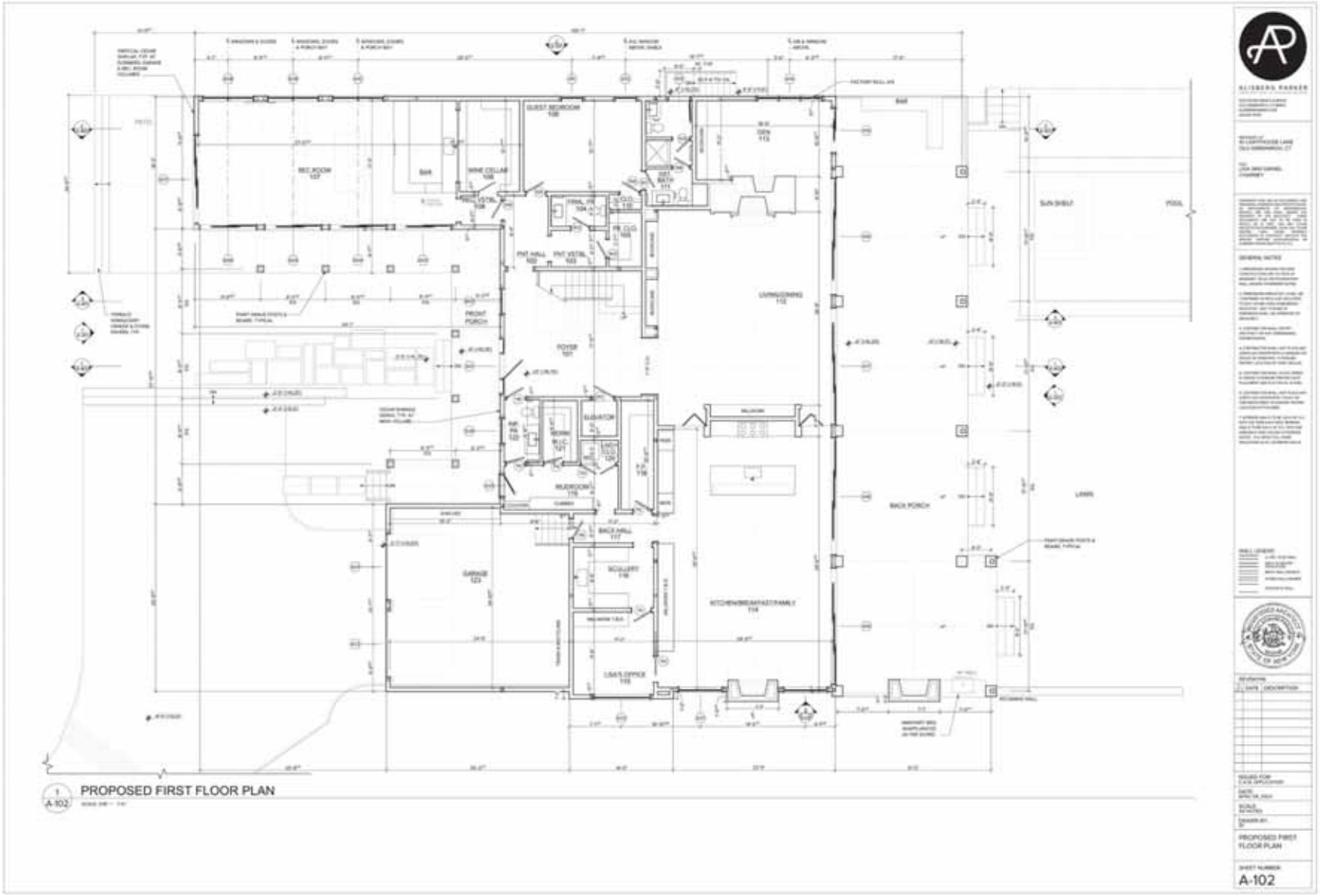
DATE
APRIL 04, 2023

SCALE
AS NOTED

DRAWN BY
JD

PROPOSED CRAWL
SPACE FLOOR PLAN

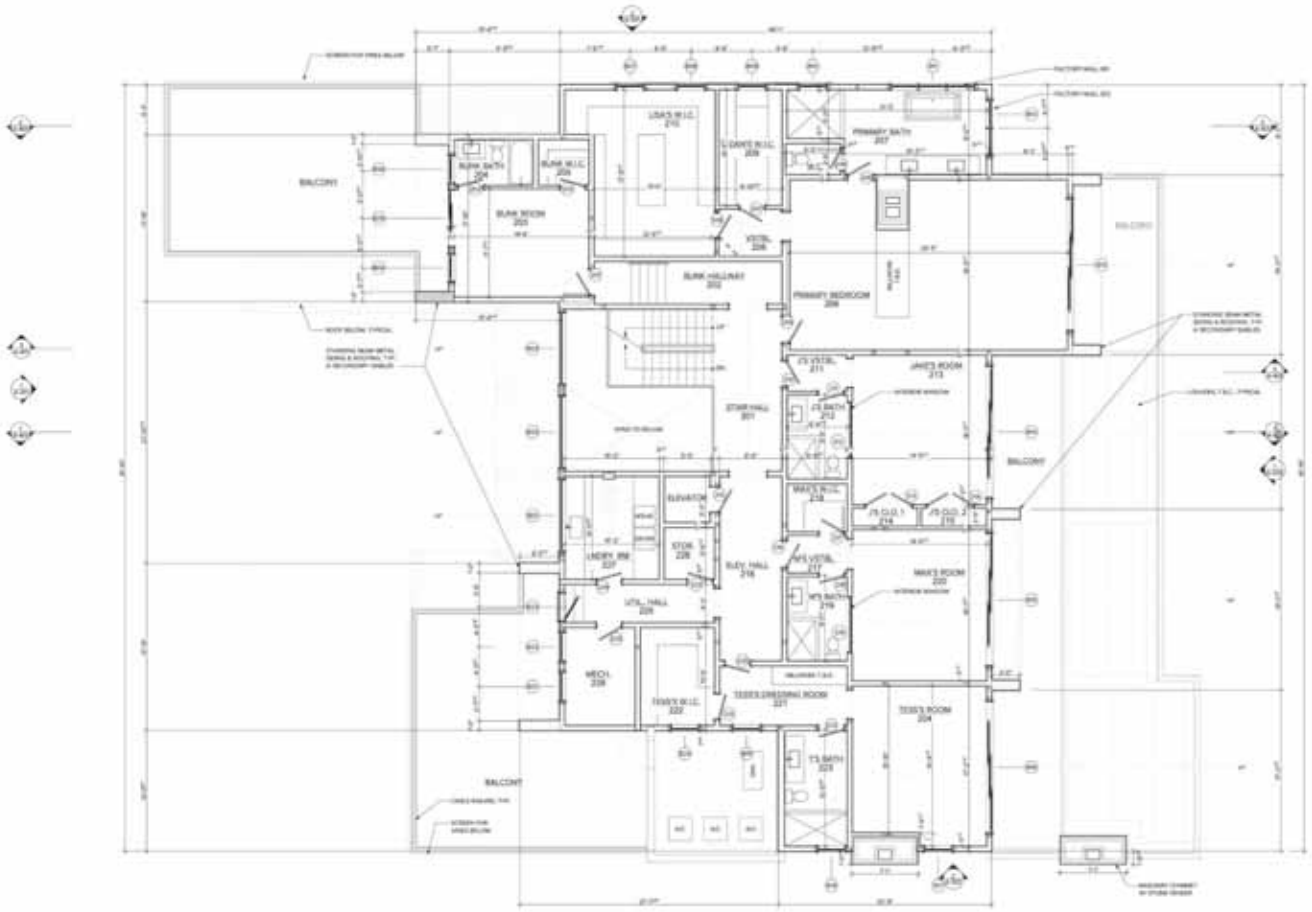
SHEET NUMBER
A-101



ALISBERG PARKER

PROPOSED FIRST FLOOR PLAN

A-102



1 A-103 PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

ALISBERG PARKER

REVISIONS

#	DATE	DESCRIPTION

ISSUED FOR
CAC/ZB APPLICATION

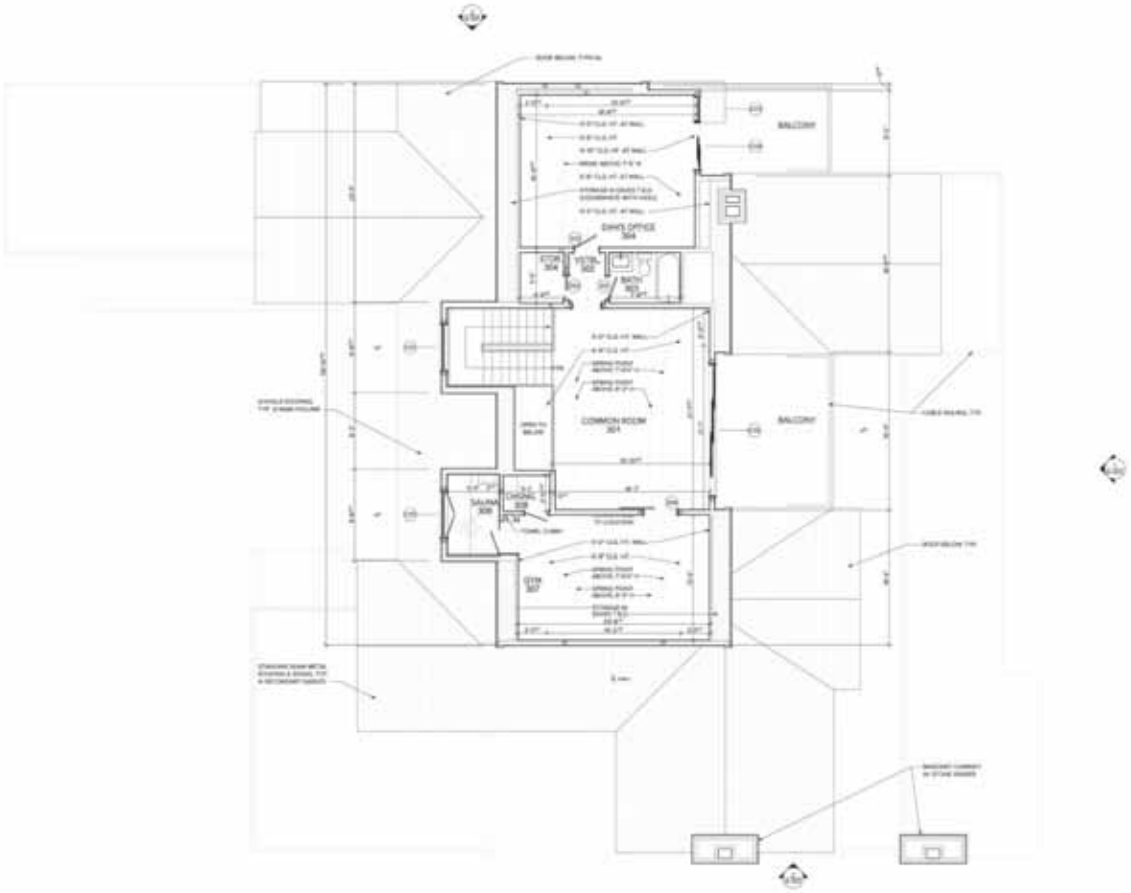
DATE
APRIL 18, 2022

SCALE
AS NOTED

DRAWN BY
JD

PROPOSED SECOND FLOOR PLAN

SHEET NUMBER
A-103



1 A-104 PROPOSED ATTIC PLAN

ALISBERG PARKER

GENERAL NOTES

WALL LEGEND

REVISIONS

#	DATE	DESCRIPTION

ISSUED FOR

DATE

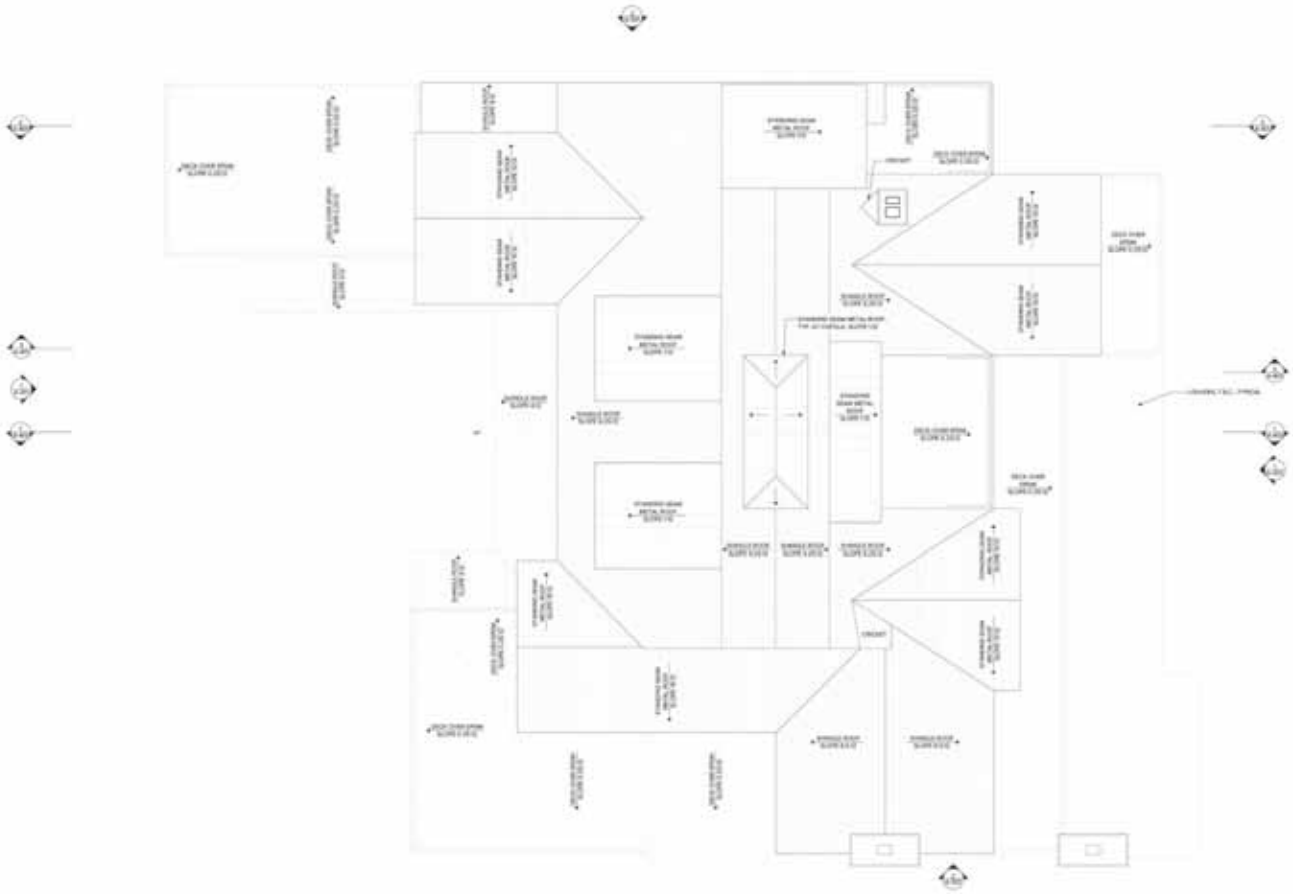
SCALE

DRAWN BY

PROPOSED ATTIC PLAN

SHEET NUMBER

A-104



1 A-105 PROPOSED ROOF PLAN

ALISBERG PARKER

REVISIONS

#	DATE	DESCRIPTION

ISSUED FOR
CAC APPLICATION

DATE
MARCH 18, 2021

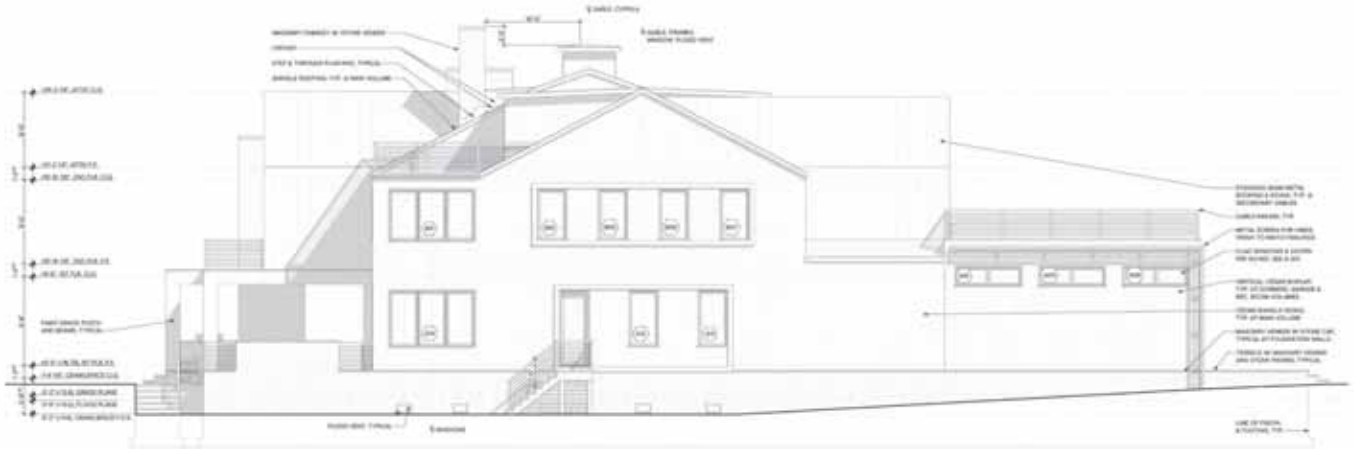
SCALE
AS NOTED

DRAWN BY
JD

PROPOSED ROOF PLAN

SHEET NUMBER
A-105

1 A-301 PROPOSED NORTH-WEST (FRONT) ELEVATION



2 A-301 PROPOSED NORTH-EAST (SIDE) ELEVATION

ALISBURY PARKER

REVISED FOR
10 LIGHTHOUSE LANE
OLD SAYBROOK, CT

TITLE
LYON RESTORAL
CHARRETT

REVISIONS
	DATE	DESCRIPTION

ISSUED FOR
CAC APPLICATION

DATE
APRIL 24, 2020

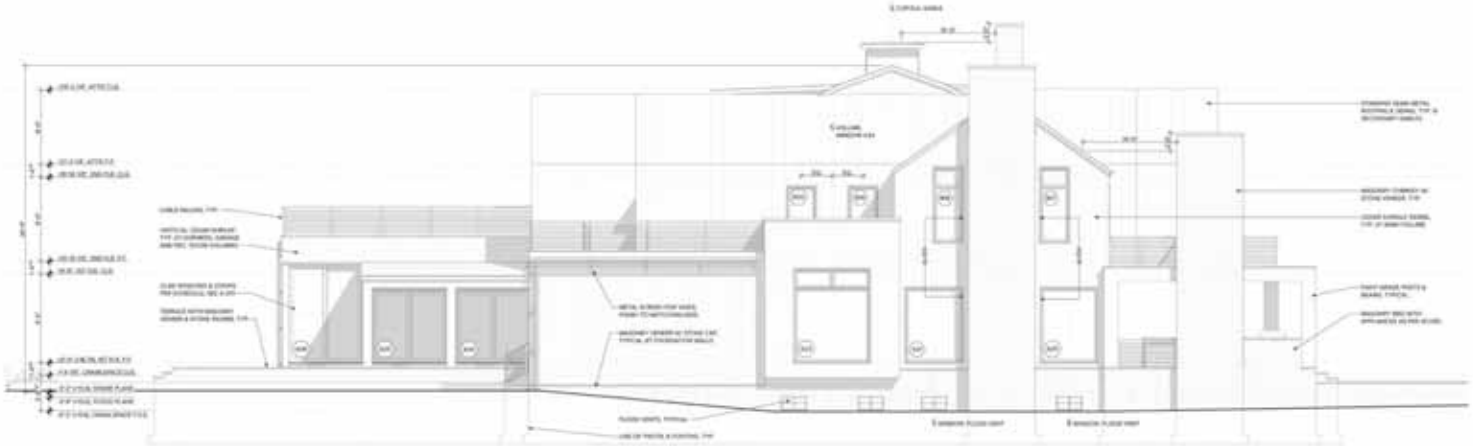
SCALE
AS NOTED

DRAWN BY
JD

PROPOSED
ELEVATIONS

SHEET NUMBER
A-301

1 A-302 PROPOSED SOUTH-EAST (REAR) ELEVATION



2 A-302 PROPOSED SOUTH-WEST (SIDE) ELEVATION

ALISBERG PARNER

REVISIONS

	DATE	DESCRIPTION

ISSUED FOR

DATE

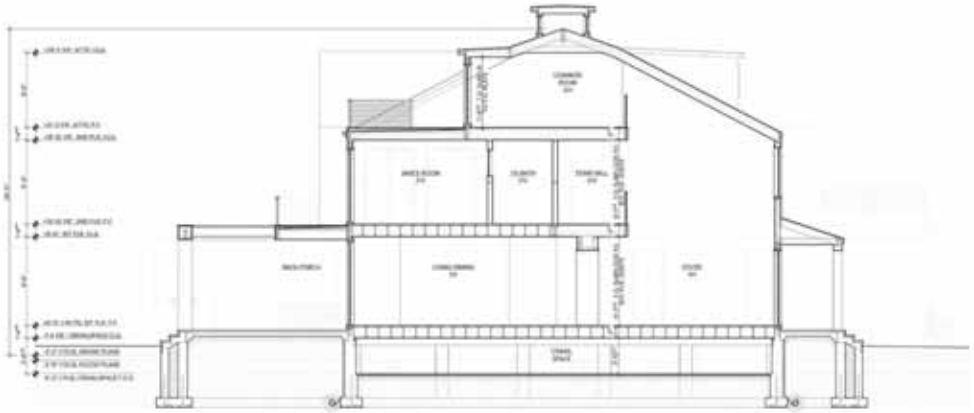
SCALE

DRAWN BY

PROPOSED ELEVATIONS

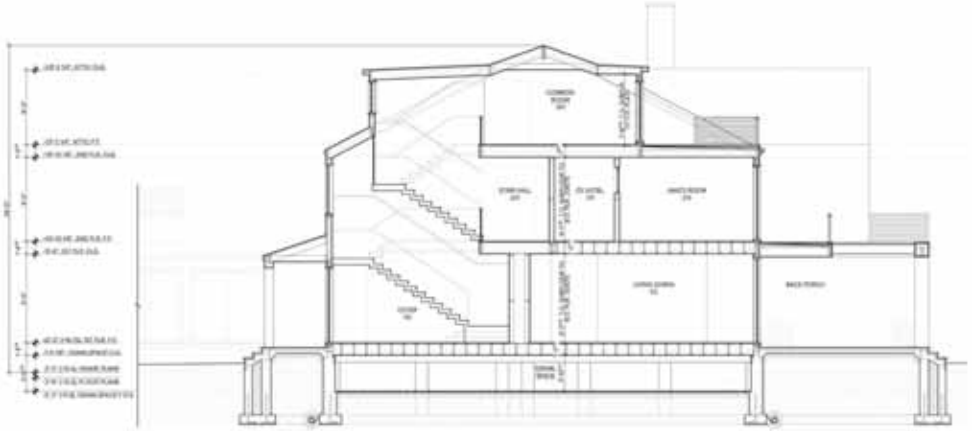
SHEET NUMBER

A-302



1 A-401 BUILDING SECTION

2 A-401 PARTIAL BUILDING SECTION



3 A-401 BUILDING SECTION

ALISBERG PARKER

REVISIONS

	DATE	DESCRIPTION

ISSUED FOR

DATE

SCALE

DRAWN BY

BUILDING SECTIONS

SHEET NUMBER

A-401

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4/11/2022
Scale: 1"=40'
Scale is approximate