

GENERAL NOTES

1. THESE DRAWINGS SHALL MEET OR EXCEED THE APPLICABLE BUILDING CODES OF THE TOWN OF OSSING AND CODES OF NEW YORK STATE.
2. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL NOT BE REPRODUCED AND / OR COPIED WITHOUT AUTHORIZATION.
3. ALL PROJECTS SUPPLYING A COMPONENT TO A BUILDER, SHALL HAVE NOTES WITH REFERENCE TO "IN-FIELD, "ON-SITE" OR "BY-BUILDER" ARE PERTAINING TO RESPONSIBILITIES OF THE BUILDER.
4. THESE DRAWINGS SHOULD NOT BE SCALED FOR A DIMENSIONAL REFERENCE. DIMENSION LINES AND NOTES SUPERSEDE ANY SUCH REFERENCE.

NOTE

THIS PROJECT DOES NOT RESULT IN THE CREATION OF IMPVIOUS SURFACE.

GENERAL NOTES

1. THE ARCHITECT AND NOT RETAINED FOR SUPERVISION AND DOES NOT ASSUME RESPONSIBILITY FOR CORRECTNESS OF THESE.
2. MAJOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED ON DRAWINGS.
3. ANY CHANGES AND / OR SUBSTITUTIONS SHALL BE APPROVED IN WRITING PRIOR TO BEING INCORPORATED INTO THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND DEVIATIONS FROM THE APPROVED PLANS.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
6. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ARCHITECT OF DISCREPANCIES, IF ANY.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
8. SUBCONTRACTORS SHALL CO-ORDINATE THEIR WORK WITH ALL OTHER TRADES, SO AS NOT TO CAUSE ANY UNNECESSARY DELAYS IN PROJECT.
9. CONTRACTOR SHALL REMOVE ALL RUBBISH FROM SITE RESULTING FROM HIS WORK AND LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO FINAL INSPECTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR APPROVALS AND FINAL INSPECTIONS OF HIS WORK BY LOCAL BUILDING INSPECTOR.
11. CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY OR LETTER OF COMPLIANCE UPON COMPLETION OF WORK OF ALL TRADES.
12. ALL WORK PERFORMED SHALL BE OF THE QUALITY EXPECTED OF THE RESPECTIVE TRADES.
13. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION.
14. CONTRACTOR SHALL PREPARE ALL SURFACE AND INSTALL ALL MATERIALS AS PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS.

ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y.S. SECTION 101 - SCOPE AND GENERAL REQUIREMENTS
101.4 - EXISTING BUILDINGS
EXCEPT AS SPECIFIED IN CHAPTER 18-C CODE SHALL NOT BE USED TO REQUIRE THE REMOVAL, ALTERATION OR DISMANTLING OF, OR PREVENT THE CONTINUOUS USE & MAINTENANCE OF, AN EXISTING OR BUILDING SYSTEM LAWFULLY IN EXISTENCE AT THE TIME OF ADOPTION OF THIS CODE.
101.4.3 - ADDITIONS, ALTERATIONS OR RENOVATIONS
ADDITIONS, ALTERATIONS OR RENOVATIONS TO EXISTING BUILDING, BUILDING SYSTEMS OR PORTIONS THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS TO COMPLY (SEE EXCEPTIONS).

- NOTES
1. EXISTING CEILING, WALL OF FLOOR CAVERIES, IN THE BUILDING ENVELOPE DISPOSED DURING CONSTRUCTION SHALL BE FILLED TO FULL DEPTH WITH INSULATION HAVING A MINIMUM R-VALUE OF 3 INCHES.
 2. ALL NEWLY INSTALLED VINYL REPLACEMENT WINDOW UNITS SHALL FIT EXISTING OPENINGS AND MEET THE FOLLOWING CRITERIA: MAXIMUM U-VALUE OF .35 AND MAXIMUM SHGC .40.
 3. ANY NEW MECHANICAL SYSTEM SHALL COMPLY WITH NEW YORK STATE ENERGY CODE.

NOTES
THE PAVED STREET ADJACENT TO THE ENTRANCE SHALL REMAIN CLEAR AND WILL BE SWEEP DAILY TO REMOVE ANY EXCESS DIRT, MUD OR ROCK TRUCKED OFF-SITE.

ZONING CHART

FOR INFORMATION ONLY
NO WORK DONE UNDER THIS APPLICATION
TO EXIST. BUILDING INTERIOR OR EXTERIOR

ADDRESS	55	56	57	58
52A OLD ALBANY POST ROAD	60.14.2.67-2	R-5		1 FAMILY

200 ATTACHMENT 2 - TOWN OF OSSING BULK REQUIREMENTS FOR ONE-FAMILY RESIDENCES	
MINIMUM REQUIREMENTS	DISTRICT R-5
LOT AREA (square feet)	5,582
LOT WIDTH (feet)	50.18
LOT DEPTH (feet)	100
FRONT YARD (feet)	25.92
1 SIDE YARD (feet) (BUILDING)	5.65
BOTH SIDE YARD (feet) (BUILDING)	18.46
REAR YARD (feet) (BUILDING)	46.83
UNPAVED FLOOR AREA PER DWELLING UNIT (square feet)	872
MAXIMUM PERMITTED	750
BUILDING HEIGHT	
STORIES	1.0
FEET	14
MAXIMUM BUILDING COVERAGE (percent)	15.62

SE 200-25: SUPPLEMENTARY REGULATIONS APPLY TO ALL RESIDENCE DISTRICTS			
D. EXCEPTIONS TO YARD REQUIREMENTS			
(1) PAVED AREAS (OTHER THAN SUCH AS NEEDED FOR ACCESS TO THE BUILDING ON THE LOT) SHALL NOT PROJECT WITHIN 1'-0" OF A STREET LINE OR 4'-0" OF LOT LINE.			
PERMITTED OBSTRUCTION	STREET LINE	LOT LINE	
PAVED AREAS	REQUIRED 1'-0"	PROVIDED NA	REQUIRED 4'-0"
			PROVIDED 0'-0" (IN)

(A) DENOTES: VARIANCE REQUESTED

MAX. BUILDING COVERAGE - 30%
5582 X 0.3 = 1674.60 SF
EXIST. BLDG. COVERAGE = 872.00 SF < 1674.60 SF
THEREFORE O.K.

PROP. BLDG. COVERAGE
INCLUDING PAVED AREA = 1845.59 SF > 1674.60 SF
VARIANCE REQUESTED
= 1845.59 SF - 1674.60 SF = 170.99 SF
= APPROX. - 10%

NOTE

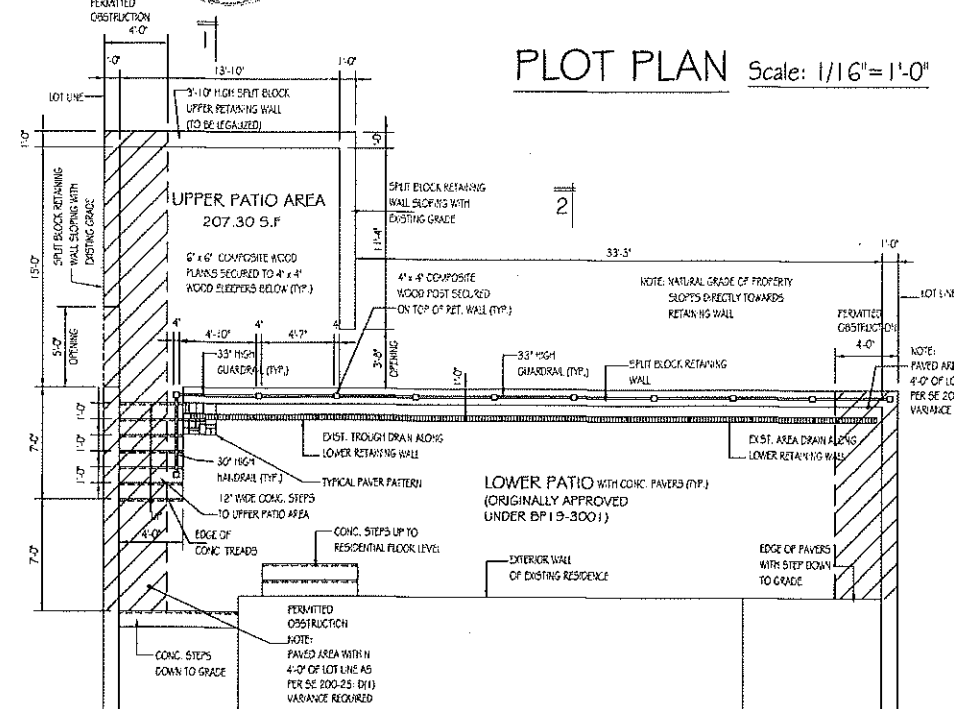
1. MICHAEL DEPASQUALE, ARCHITECT, CERTIFIES THAT THESE PLANS REPRESENTS THE CURRENT CONDITIONS OF THE PROPERTY AND COMPLIES WITH THE APPLICABLE ZONING REGULATIONS AND BUILDING CODES OF THE TOWN OF OSSING AND THE RESIDENTIAL DISTRICTS OF THE TOWN OF OSSING, NEW YORK STATE.



DATE 4-27-14

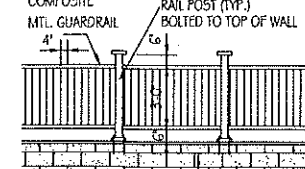
OLD ALBANY POST ROAD

PLOT PLAN Scale: 1/16" = 1'-0"



PATIO LAYOUT AT BUILDING REAR

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



Guardrails shall be 36" min. above landings and handrails shall be 34" min and 38" max. above leading edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open risers and/or space beneath bottom rails shall reject penetration of a 6" sphere.

GUARD RAIL DETAILS

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

DETAIL OF 4" x 4" RAILING POST

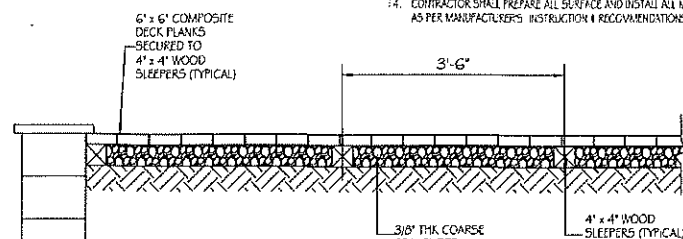
SCALE: 3/4" = 1'-0"

SECTION 1-1

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

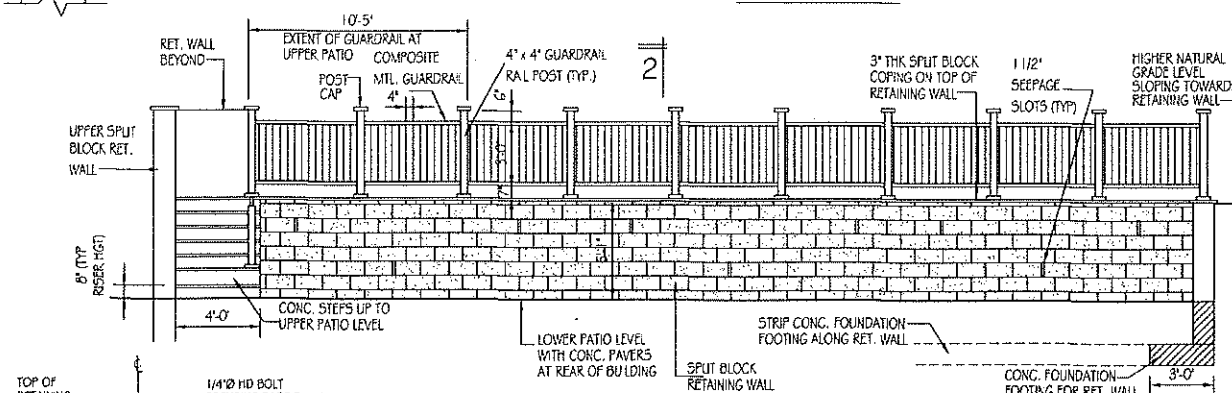
SECTION 2-2

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



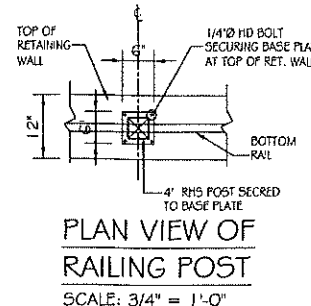
DETAIL A

SCALE: 3/4" = 1'-0"



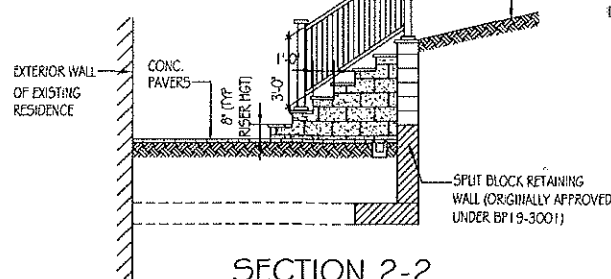
FRONTAL ELEVATION OF LOWER RETAINING WALL

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



PLAN VIEW OF RAILING POST

SCALE: 3/4" = 1'-0"



MICHAEL DEPASQUALE

Registered Architect

438 Fifth Avenue
Pelham, New York 10803
TEL. (914) 662-4570



LEGALIZATION OF UPPER PATIO, CONC.
STEPS AND SPLIT BLOCK RETAINING WALL
AT REAR OF BUILDING
52A OLD ALBANY POST ROAD
OSSING, NY 10562

Copyright © 2003 Michael Depasquale
This drawing is an instrument of service and is the sole property of Michael Depasquale. Any use of this drawing without written consent by Michael Depasquale is prohibited.
Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designed conditions. Written dimensions shall govern.

Date	Action
04-22-24	VARIANCE REQUESTED
12-27-23	DOB COMMENTS
12-05-23	DOB COMMENTS
11-27-23	DOB COMMENTS
11-14-23	DOB COMMENTS
10-19-23	DOB

Drawing Title
NOTES, SITE PLAN
RETAINING WALL DETAIL
EAST ELEVATION
GENERAL NOTES

Project:	Job No:
Date:	Scale:
OCT. 23	AS NOTED
Drawn By:	Drawing No:
EW	A-1
Checked By:	
RWW	

Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA									
Ground Snow Load (psf)	Wind	Seismic Design Category	Subject to Damage From:				Winter Design Temp.	Ice Shields Underlayment Required	Flood Hazards
	Speed (mph)		Weathering	Frost Line Depth	Termites	Decay			
30	110-130	C	Severe	3'-6"	Moderate To Heavy	Slight To Moderate	7°	N/A	FIRM 360922 FOR FIRMA map