

512 North State Rd

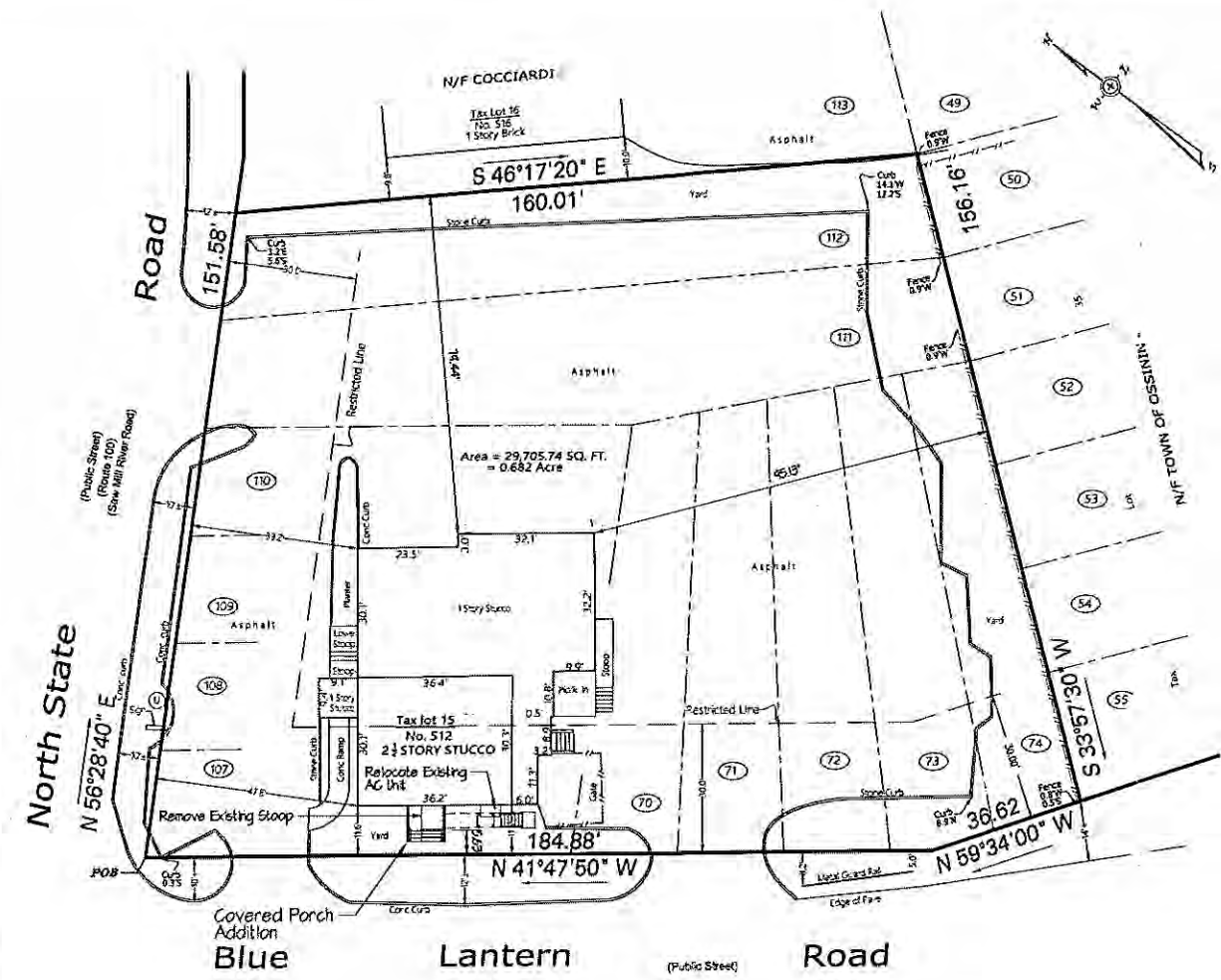


03/24/2024

DO NOT SCALE PLANS. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. ANY USE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. ANY PERSON OR CORPORATION USING THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT WILL BE RESPONSIBLE TO COMPENSATE THE ARCHITECT.

THESE PLANS ARE NOT VALID FOR A BUILDING PERMIT UNLESS THEY ARE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ARCHITECT. ANY PERSON OR CORPORATION USING THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT WILL BE RESPONSIBLE TO COMPENSATE THE ARCHITECT.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, TO PREPARE, REPRODUCE, OR OTHERWISE USE THESE PLANS FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ARCHITECT. ANY PERSON OR CORPORATION USING THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT WILL BE RESPONSIBLE TO COMPENSATE THE ARCHITECT.



Zoning Data			
Zone:	GB		
Use:	Single Family Residence		
	Required By Code	Existing	Provided
Lot Area	20,000 sf	29,105.74 sf	No Change
Lot Width	100'	151.58'	No Change
Lot Depth	130'	160.01'	No Change
Set Backs			
Front (Corner Lot)	30'	5.96'	5.63' (2431 Variance)
Side		19.44'	No Change
Rear		45.13'	No Change
Abutting Residence District	30'		No Change
Building Hgt	2 Stg or 35'	26'-6"	No Change
Lot Coverage	30 %	12.4 % / 3,677 sf	12.1 % / 3,756 sf

Site Plan
Scale: 1" = 20'

Original Survey Provided By Owner
Original Survey Drawn By:
All Surveying P.C.
Title: 8th Street, Third Floor
Fresh Meadows, NY 11366
Original Survey Dated:
Oct. 6, 2022

Building Information

CONSTRUCTION TYPE: V-A
USE / OCCUPANCY CLASSIFICATION: B On Ground Floor
R-2 On Second Floor
FIRE SPRINKLED: Yes
NUMBER OF EXITS: (Code 1006.2.1) 2
TRAVEL DISTANCE ALLOWED: (Table 1012.2) 300' MAX. For B Use
PROPOSED TRAVEL PATH: 50'-0" MAX.
BUILDING OCCUPANCY CALCULATIONS:
1408 / 15 = 93 MAX. OCCUPANT IN DINING AREA
544 / 15 = 36 MAX. OCCUPANT IN BAR AREA
656 / 200 = 3 MAX. OCCUPANT IN KITCHEN
(See Table 1004.5 For Requirements)

Code Information

- 2020 BUILDING CODE OF NEW YORK STATE
- 2020 PLUMBING CODE OF NEW YORK STATE
- 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
- 2020 FUEL GAS CODE OF NEW YORK STATE
- 2020 MECHANICAL CODE OF NEW YORK STATE
- 2020 FIRE CODE OF NEW YORK STATE
- 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE

General Notes:

ALL WORK AND MATERIALS SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL LOCAL, COUNTY AND STATE CODES.
CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO FULLY COMPLETE THE JOB. EXCEPT WHERE SPECIFICALLY AGREED ON BY OWNER, JOB SHALL BE READY FOR OCCUPANCY IN A GOOD WORKMANSHIP MANNER WITH ALL WORK DONE AS SHOWN OR REASONABLY INTENDED ON DRAWINGS.
ALL FRAMING LUMBER TO BE # 2 DOUGLAS FIR - LARCH OR BETTER.
WINDOWS TO BE "ANDERSEN" OR EQUAL. SEE PLANS FOR TYPE, COMPLETE WITH HIGH PERFORMANCE GLASS AND SCREENS.
ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED EARTH.
ALL NEW WORK AND MATERIALS, UNLESS OTHERWISE SPECIFIED, SHALL MATCH EXISTING CONSTRUCTION.
ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
ELECTRICAL & HEATING CONTRACTOR SHALL CHECK AND VERIFY THAT EXISTING HEATING AND ELECTRICAL SYSTEMS WILL PROPERLY HANDLE INCREASED DEMAND BY NEW ADDITION.
PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM, IF NOT EXISTING ALREADY. PLUS ONE SMOKE & CO DETECTOR WITH HALLWAY ADJACENT TO BEDROOM AS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE.
REWORK EXISTING EMERGENCY LIGHTING AND SIGNAGE OVER NEW EXIT DOOR IN KITCHEN AREA.

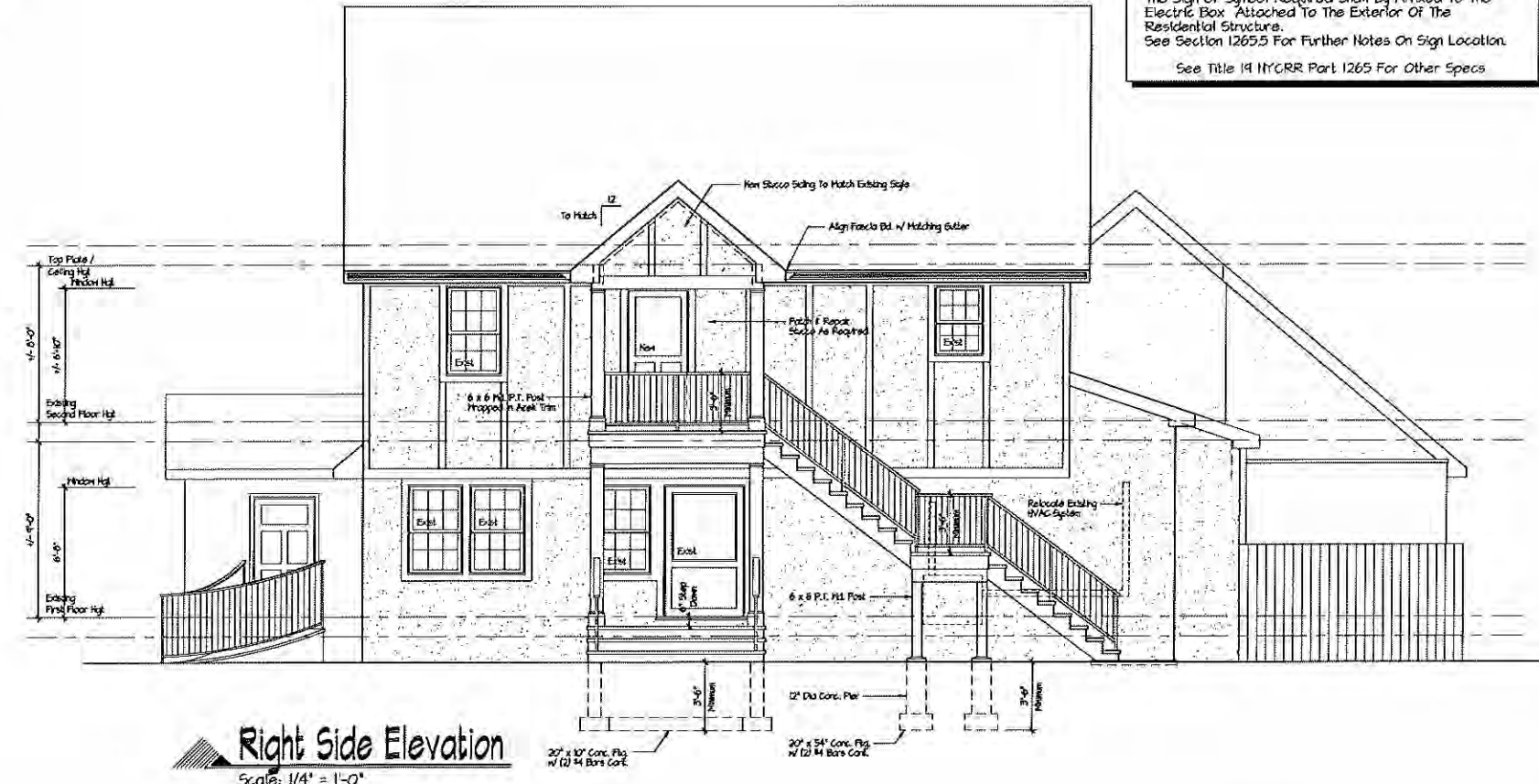
Construction Type Note:

As Per Title 19 NYCRR Part 1265
Provide Label As Shown Below:



V = Construction Type
As Per Section 602 of EBCNY
FR = Floor And Roof Framing
As Per Designation For Structural Components
That Are Of Truss/Engineered Type Construction

Size:
6" Diameter Circle
Color:
Circle To Be 1/2" Stroke - Reflective Red Pantone #187
Inner Circle - Reflective White
Text - Reflective Red Pantone #187
Sign Location:
The Sign Or Symbol Required Shall Be Affixed To The Electric Box Attached To The Exterior Of The Residential Structure.
See Section 1265.5 For Further Notes On Sign Location.
See Title 19 NYCRR Part 1265 For Other Specs



Right Side Elevation
Scale: 1/4" = 1'-0"

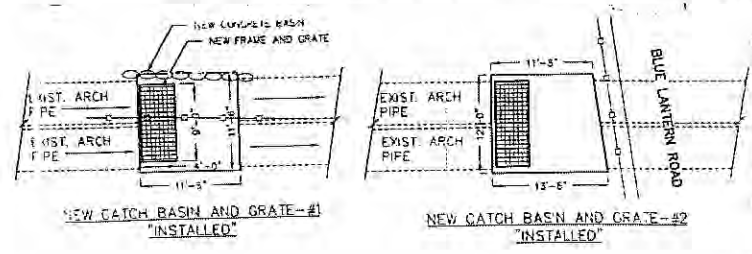
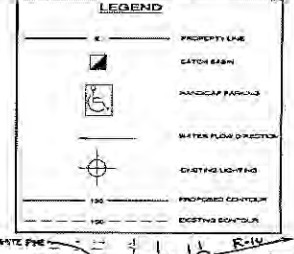
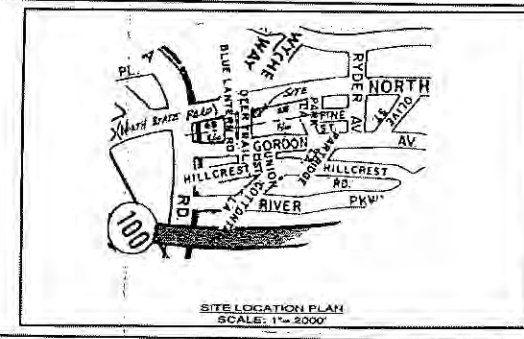
DeMasi Architects P.C.

105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549
PHONE: (414) 666-3050
EMAIL: LouDeMasiArchitects.com WEBSITE: DeMasiArchitects.com

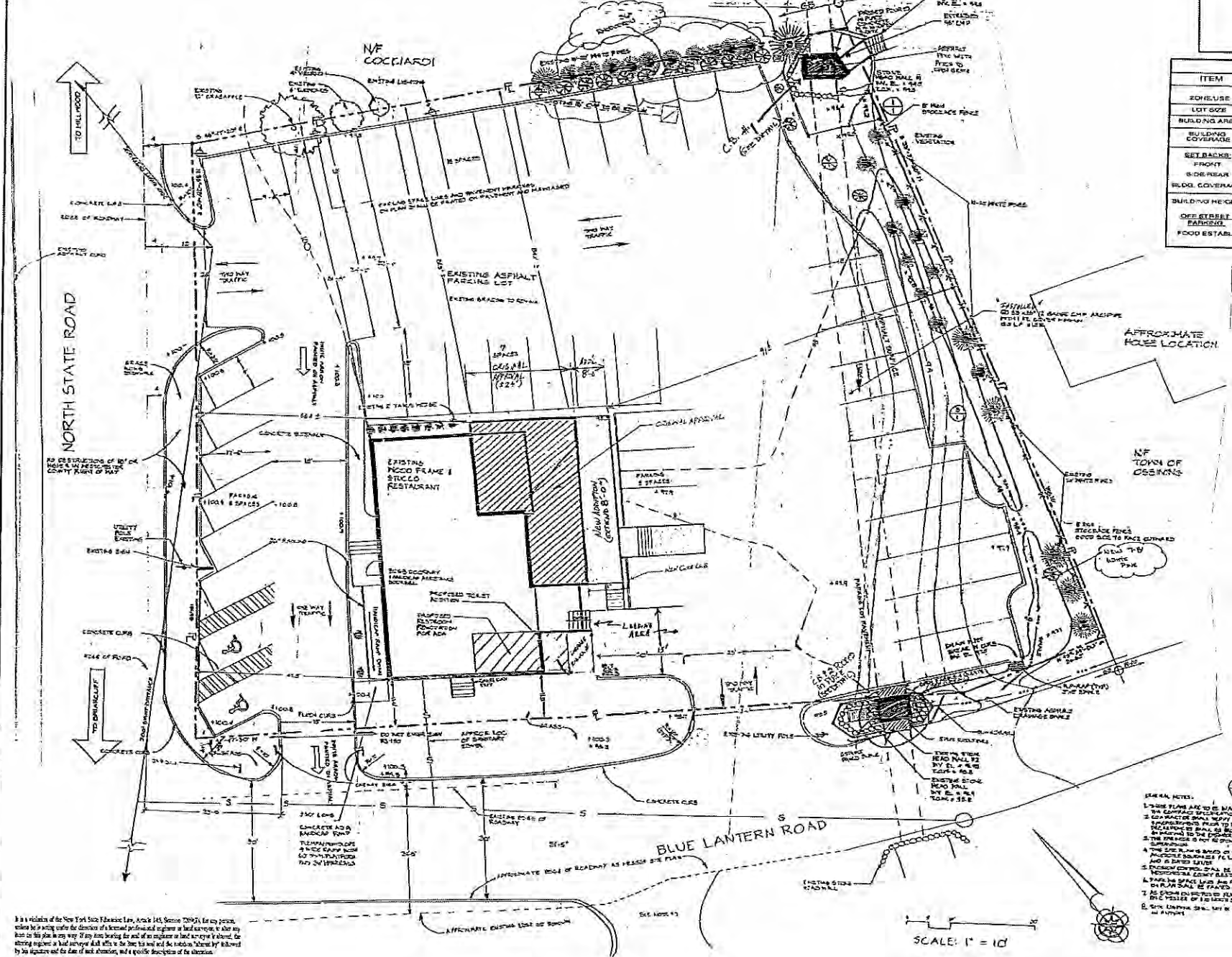
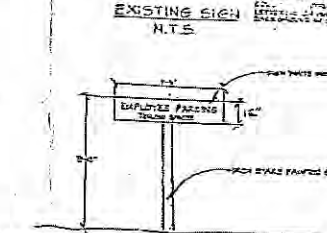
Renovation For

512 N. State Rd.
Briarcliff, NY.

Staircase	5/24/23
Revision	Date
May 4, 2023	
Job No	222-145
Drawing	1 OF 4



G.S. ZONING DATA			
ITEM	REQUIRED	EXISTING	PROPOSED
ZONE/USE	GENERAL BUSINESS	FOOD ESTABLISHMENT	FOOD ESTABLISHMENT
LOT SIZE	29,600 S.F. MIN.	33,227 S.F.	33,227 S.F.
BUILDING AREA		1,918 S.F.	920 S.F. ADDITION (1ST FLR)
BUILDING COVERAGE	33% MAX.	6.3%	2,840/33,227 = 8.4%
SETBACKS:			
FRONT	30'	37'	37'
SIDE/REAR	11' 0" MIN.	11' 0" MIN.	11' 0" MIN.
BUILD. COVERAGE	33% MAX.	6.3%	2,840/33,227 = 8.4%
BUILDING HEIGHT	2 STORY-35'	2 STORY-32'	2 STORY-32'
OFF STREET PARKING:			
FOOD ESTAB.	1 SPACE/3 SEATS	83 EXISTING SEATS 90 EXIST. SPACES	140 TOTAL SEATS 140/3 = 47 SPACES REQ'D. PROPOSED 54 SPACES



- NOTES:**
1. THESE PLANS ARE TO BE MAINTAINED WITHIN THE CONTRACTOR'S POSSESSION.
 2. CONTRACTOR SHALL MAINTAIN ALL RECORDS OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SAME.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING LANDSCAPE AND PLANTING.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING ROADWAY AND CURBS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING LIGHTING AND SIGNALS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING FENCE AND GATES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING DRIVEWAY AND PORCHES.
- REVISIONS:**
- | NO. | DATE | DESCRIPTION |
|-----|---------|-------------|
| 1 | 10/1/01 | REVISED |
| 2 | 10/1/01 | REVISED |
| 3 | 10/1/01 | REVISED |
| 4 | 10/1/01 | REVISED |
| 5 | 10/1/01 | REVISED |
| 6 | 10/1/01 | REVISED |
| 7 | 10/1/01 | REVISED |
| 8 | 10/1/01 | REVISED |
| 9 | 10/1/01 | REVISED |
| 10 | 10/1/01 | REVISED |

It is a violation of the New York State Education Law, Article 142, Section 709(2), for any person, who is acting under the direction of a licensed professional engineer or land surveyor, to alter any plan in any way if any alteration of the plan is made without the written consent of the engineer or land surveyor. The alteration of a plan without the written consent of the engineer or land surveyor is a violation of the law and is punishable by a fine of up to \$500.00 and/or imprisonment for up to 60 days.

DESIGN ENGINEER
STEPHEN J. FERREIRA, P.E.
P.O. BOX 1047
NEW MILFORD, CT 06776
PHONE: (860) 350-2409 FAX: (860) 210-0004



SITE IMPROVEMENT PLAN
BRIAR'S RESTAURANT
BRIARCLIFF MANOR, NY 10610
TOWN OF OSSING
WESTCHESTER COUNTY
SECT: 1 PR: 8A BLK: 3 LOT: 1

SP-1

This plan was approved by the Town of Ossing Planning Board on 10/1/01.
Town of Ossing Planning Board
10/1/01