

ABORVITAE
QUANTITY 17

RED MAPLE 1 1/2" CAL
QUANTITY 3

APHRODITES
24" - 30" HIGH
QUANTITY 10

LAWN RESTORATION SCHEDULE & NOTES

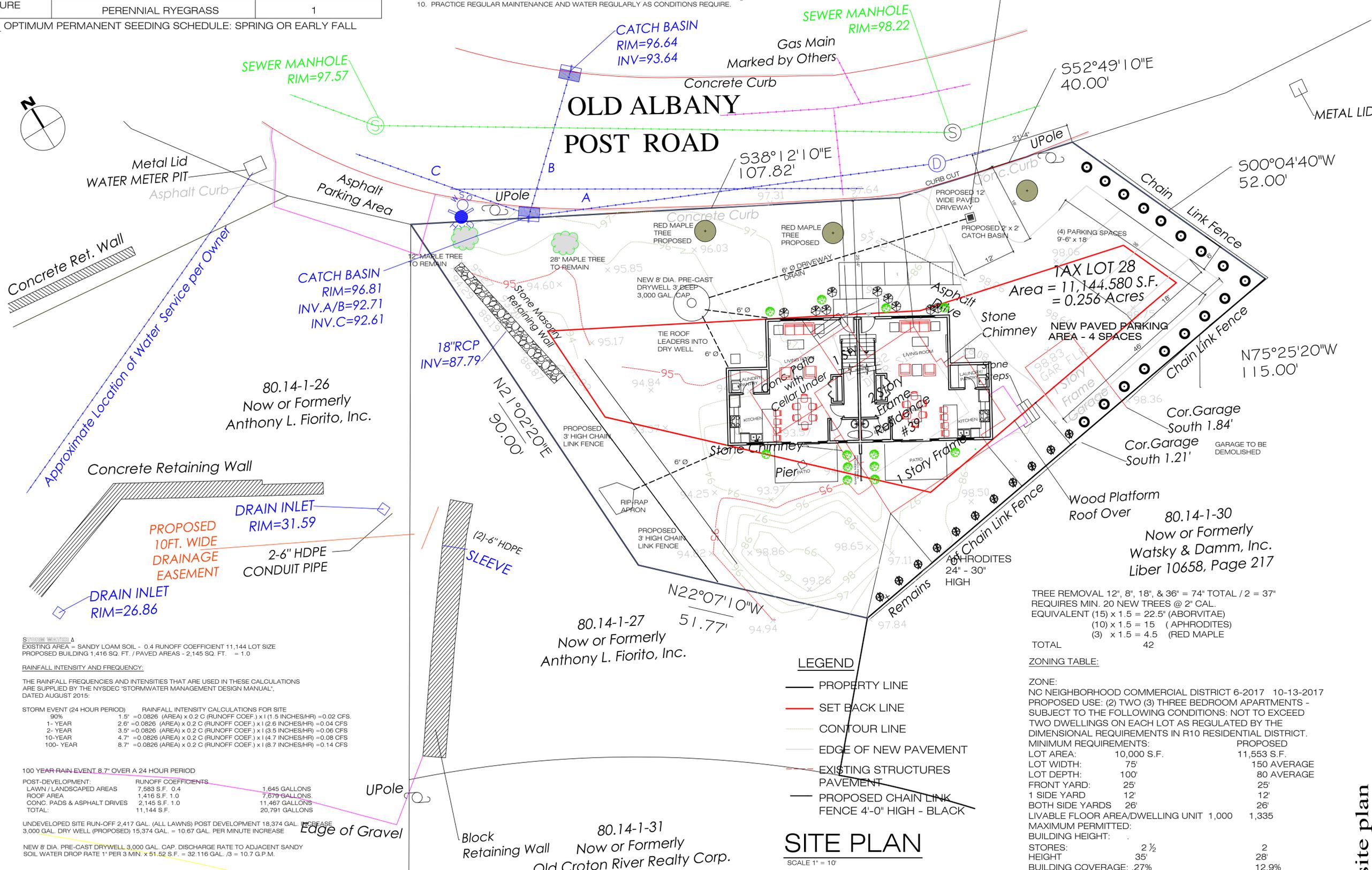
	SPECIES	LBS./1,000 SQ. FT.
PERMANENT SEED MIXTURE	TALL FESCUE OR	1
	KENTUCKY BLUEGRASS	3
	PERENNIAL RYEGRASS	1

NOTE: OPTIMUM PERMANENT SEEDING SCHEDULE: SPRING OR EARLY FALL

1. REMOVE ALL DEBRIS (STICKS, STONES, ETC.) FROM AREA. AND PREPARE SOIL BY TILLING TO A DEPTH OF 3" TO 4".
2. RAKE SURFACE LEVEL TO PREVENT WATER FROM POOLING IN ONE AREA. AREAS LOCATED ON A SLOPE SHALL BE RAKED PARALLEL WITH CONTOURS TO PREVENT MOISTURE RUN-OFF.
3. FERTILIZER SHALL BE APPLIED TO THE TILLED SOIL AT THE RATE OF 6 LBS. PER 1,000 SQ. FT. FERTILIZER SHALL BE A COMMERCIAL 5-10-10 MIXTURE.
4. AREA SHALL BE LIGHTLY SPRAYED WITH WATER TO ALLOW SOIL TO SETTLE.
5. PERMANENT SEED MIXTURE SHALL BE SPREAD BY HAND, LAWN SPREADER OR MECHANICAL SEEDER, (AS APPROPRIATE FOR SIZE OF AREA) AT A RATE OF 5 LBS. OF SEED MIXTURE PER 1,000 SQ. FT. DO NOT OVER-SEED, OR OVER CROWDING OF THE SEEDLING MAY OCCUR, AND HAMPER PROPER LAWN GROWTH.
6. LIGHTLY COVER SEEDING AREA WITH 1/2" TO 3/4" OF SOIL. (ROLLING OF SEEDBED TO PROMOTE SOIL TO SEED CONTACT IS OPTIONAL) AND COVER WITH MULCH OR HAY OR STRAW AT A RATE OF 90 LBS. (APPROX. 2 BALES) PER 1,000 S.F.
7. SEEDING AREA SHALL BE COVERED WITH A MULCH OF STRAW OR HAY AT THE RATE OF 90 LBS. (APPROX. 2 BALES) PER 1,000 S.F. TO HELP MAINTAIN SOIL MOISTURE LEVEL.
8. LIGHTLY WATER SEED BED DAILY TO KEEP IT MOIST, WHILE TAKING CARE NOT TO SATURATE.
9. NEW GRASS SHALL NOT BE MOWED UNTIL IT HAS REACHED A MINIMUM HEIGHT OF 2" - 2 1/2"
10. PRACTICE REGULAR MAINTENANCE AND WATER REGULARLY AS CONDITIONS REQUIRE.

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DUPLEX APARTMENT
39 OLD ALBANY POST ROAD
OSSINING, NY



REVISIONS

NO.	DATE	DESCRIPTION
1.	4.15.20	PARKING AREA DIM.

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39 OLD ALBANY POST ROAD
DUPLEX APARTMENT

DATE:
NOV. 5, 2019

PROJECT NO.
110519

SCALE:
1" = 10'

DRAWING NO.
S 1.0

- LEGEND**
- PROPERTY LINE
 - SET BACK LINE
 - CONTOUR LINE
 - EDGE OF NEW PAVEMENT
 - EXISTING STRUCTURES
 - PAVEMENT
 - PROPOSED CHAIN LINK FENCE 4'-0" HIGH - BLACK

SITE PLAN
SCALE 1" = 10'

TREE REMOVAL 12", 8", 18", & 36" = 74" TOTAL / 2 = 37"
REQUIRES MIN. 20 NEW TREES @ 2" CAL.
EQUIVALENT (15) x 1.5 = 22.5" (ABORVITAE)
(10) x 1.5 = 15 (APHRODITES)
(3) x 1.5 = 4.5 (RED MAPLE)

ZONING TABLE:

ZONE:
NC NEIGHBORHOOD COMMERCIAL DISTRICT 6-2017 10-13-2017
PROPOSED USE: (2) TWO (3) THREE BEDROOM APARTMENTS -
SUBJECT TO THE FOLLOWING CONDITIONS: NOT TO EXCEED
TWO DWELLINGS ON EACH LOT AS REGULATED BY THE
DIMENSIONAL REQUIREMENTS IN R10 RESIDENTIAL DISTRICT.

MINIMUM REQUIREMENTS:	PROPOSED
LOT AREA:	10,000 S.F. / 11,553 S.F.
LOT WIDTH:	75' / 150 AVERAGE
LOT DEPTH:	100' / 80 AVERAGE
FRONT YARD:	25'
1 SIDE YARD:	12'
BOTH SIDE YARDS:	26'
LIVABLE FLOOR AREA/DWELLING UNIT:	1,000 / 1,335
MAXIMUM PERMITTED:	
BUILDING HEIGHT:	
STORES:	2 1/2 / 2
HEIGHT:	35' / 28'
BUILDING COVERAGE:	.27% / 12.9%

site plan