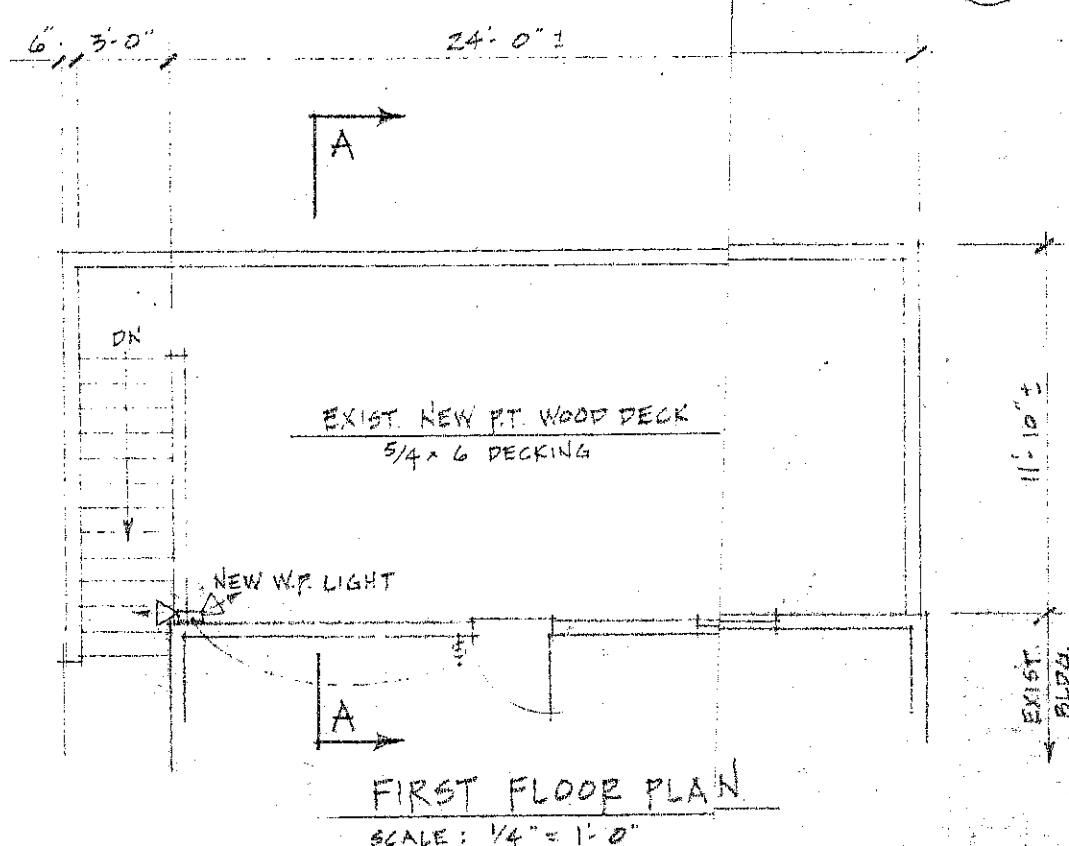
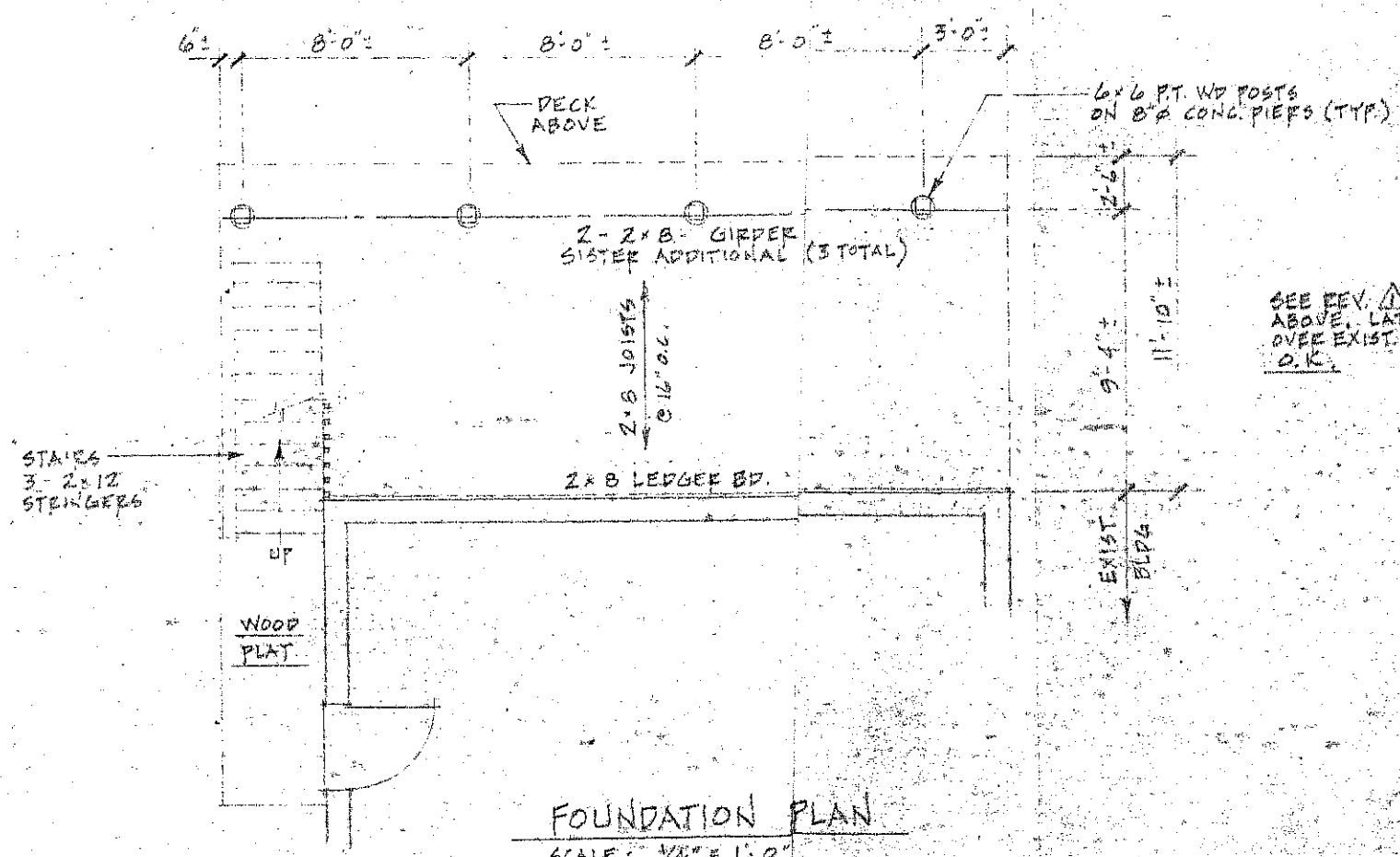
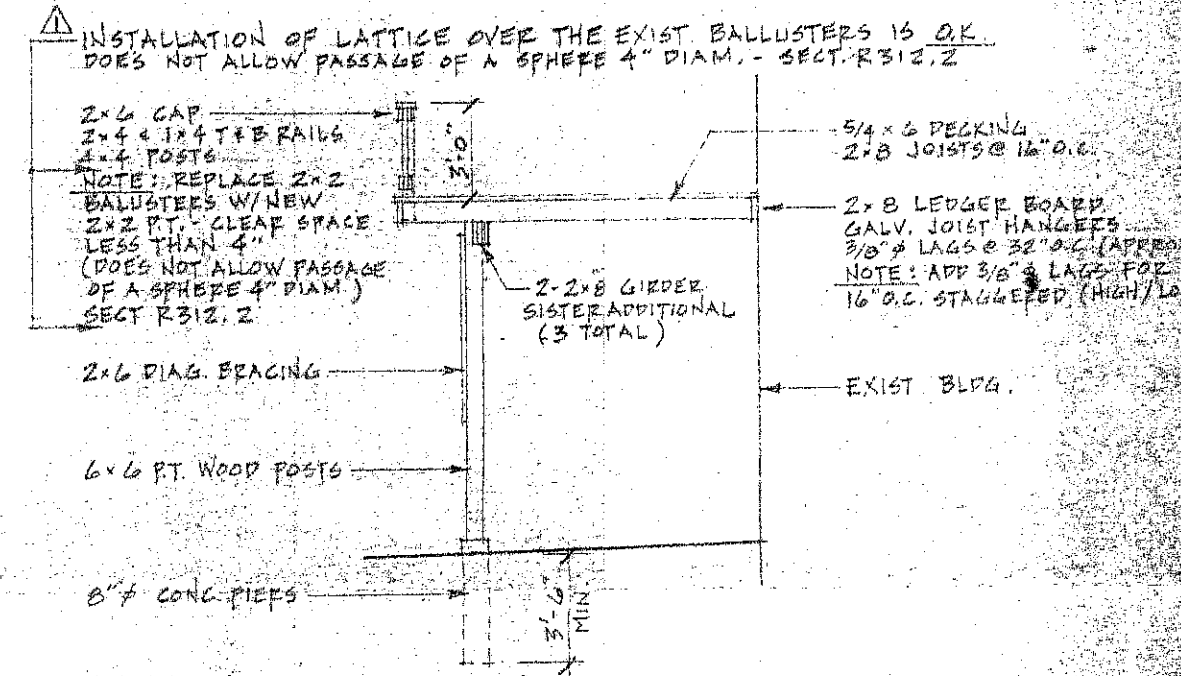




ZONE: R-5	REQUIRED	PROVIDED	VARIANCE REQUESTED
LOT AREA	5000 S.F.	4,000 S.F.	1,000 S.F.
LOT WIDTH	50'	40'	10'
LOT DEPTH	80'	100'	NONE
FRONT YARD	25'	8.3'	16.7'
ONE SIDE YARD	8'	12.5'	NONE
BOTH SIDE YARDS	18'	15.5'	2.5'
REAR YARD	26'	40'	NONE
LIVABLE FLOOR AREA	750 S.F.	784 S.F. GROSS	NONE
OFF STREET PARKING	2	2	NONE
BLDG. HEIGHT	2 1/2 STY. - 35'	1 1/2 STY	NONE
BLDG. COVERAGE	30%	19.6%	NONE

SEE SURVEY PREPARED BY ARISTOTLE BOURNAZOS, P.C. DATED MAY 7, 2013



- GENERAL NOTES:
1. REPLACE 2x2 BALUSTERS (ALL) WITH NEW 2x2 PT. - CLEAR SPACE LESS THAN 4" (DOES NOT ALLOW PASSAGE OF A SPHERE 4" DIAM.) SECT. R 312.2
 2. ADD 3/8" LAG BOLTS TO LEDGER BD. FOR 16" O.C. STAGGERED (HIGH/LOW)
 3. SISTER ADDITIONAL 2x8 TO EXIST. 2x8 GIRDER. (3 TOTAL)
 4. VERIFY AND/OR PROVIDE SMOKE/CO. ALARMS IN ENTIRE BLDG. AS PER SECT. R 313
 5. PROVIDE NEW WEATHERPROOF LIGHT TO ILLUMINATE DECK & STAIRS. WORK TO BE DONE BY LICENSED ELECTRICIAN.

REV. MAY 23, 13 REV. SEP. 8, 16

EXIST. NEW PT. WOOD DECK FOR
NORMA CURTIN
23 HILLCREST AVE



GENERAL NOTES:

- SEE REV.  1. REPLACE 2x2 BALUSTERS (ALL) WITH NEW 2x2 PT. - CLEAR SPACE ABOVE, LATTICE OVER EXIST. BAL. (DOES NOT ALLOW PASSAGE OF A SPHERE 4" DIAM.)
O.K. SECT. R 312.2
2. ADD 3/8" LAG BOLTS TO LEDGE BB FOR 16" O.C. STAGGERED (HIGH/LOW)
3. SISTER ADDITIONAL 2x8 TO EXIST. 2x2x8 GIRDER. (3 TOTAL)
4. VERIFY ABE/OF PROVIDE SMOKE/CO. ALARMS IN ENTIRE BLEND AS PER SECT. R 313
5. PROVIDE NEW WEATHERPROOF LIGHT TO ILLUMINATE DECK & STAIRS WORK TO BE DONE BY LICENSED ELECTRICIAN

△ REV. MAY 23, 13 △ REV. SEP 8, 16

EXIST. NEW PT. WOOD DECK FOR
NORMA CURTIN
23 HULLCREST AVE
OSSINING, N.Y. 10562

DATE: APR. 22, 13 SCALE: 1/4" = 1'-0" SHEET: 1 OF 1

