

ACCESSORY BUILDING
21 PYE LANE
WAPPINGERS FALLS, NY 12590
PARCEL: 135689-6257-02-940961-0000

ZONING DATA

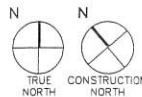
OWNER: JAIME H. ORTEGA
ADDRESS: 21 PYE LANE
WAPPINGERS FALLS, NY 12590
PROJECT TYPE: ACCESSORY STRUCTURE - GARDEN SHED
LOT: 135689-6257-02-940961-0000
BLOCK: R-20, SINGLE FAMILY RESIDENTIAL
ZONE: 5B
CONSTRUCTION CLASS: 5B
SQUARE FEET: 400

SETBACKS:	PERMITTED:	PROPOSED:
FRONT YARD SETBACK:	75.0'	+125.0'
SIDE YARD SETBACK NO. 1:	20.0'	17.7'
SIDE YARD SETBACK NO. 2:	20.0'	N/A
COMBINED SIDE YARD SETBACKS:	N/A	N/A
REAR YARD SETBACK:	40.0'	38.7'
BUILDING HEIGHT:	1 (-20'-0")	1 (19.25')

MAXIMUM LOT COVERAGE:	PERMITTED:	EXISTING:	PROPOSED:
	2.91%	1.82%	2.22%
	15%	9.38%	11.44%



LOCATION PLAN
SCALE: N.T.S.



BUILDING CODE DATA

** THE FOLLOWING DRAWINGS AND STRUCTURE ARE IN COMPLIANCE WITH AND REFLECTS THE FOLLOWING:

NEW YORK STATE RESIDENTIAL CODE (2020)

GENERAL NOTES

- ACCESSORY BUILDING NOT DESIGNED FOR HUMAN HABITATION.
- ACCESSORY STRUCTURE HAS AN OVERALL SIZE OF:
-20'Wx 20'L x 19'-4"H @400SF
- ALL FASTENERS USED IN CONSTRUCTION MUST BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. JOIST HANGERS AND ANCHORING STRAPS ARE SUBJECT TO THE SAME REQUIREMENTS AS FASTENERS.
- ALL STRUCTURAL ELEMENTS EXPOSED TO WEATHERING TO BE PROTECTED AGAINST DECAY, USING PRESERVATIVE-TREATED LUMBER. POSTS ATTACHED TO THE FOOTINGS SHALL BE RATED FC GROUND CONTACT.

INDEX OF DRAWINGS

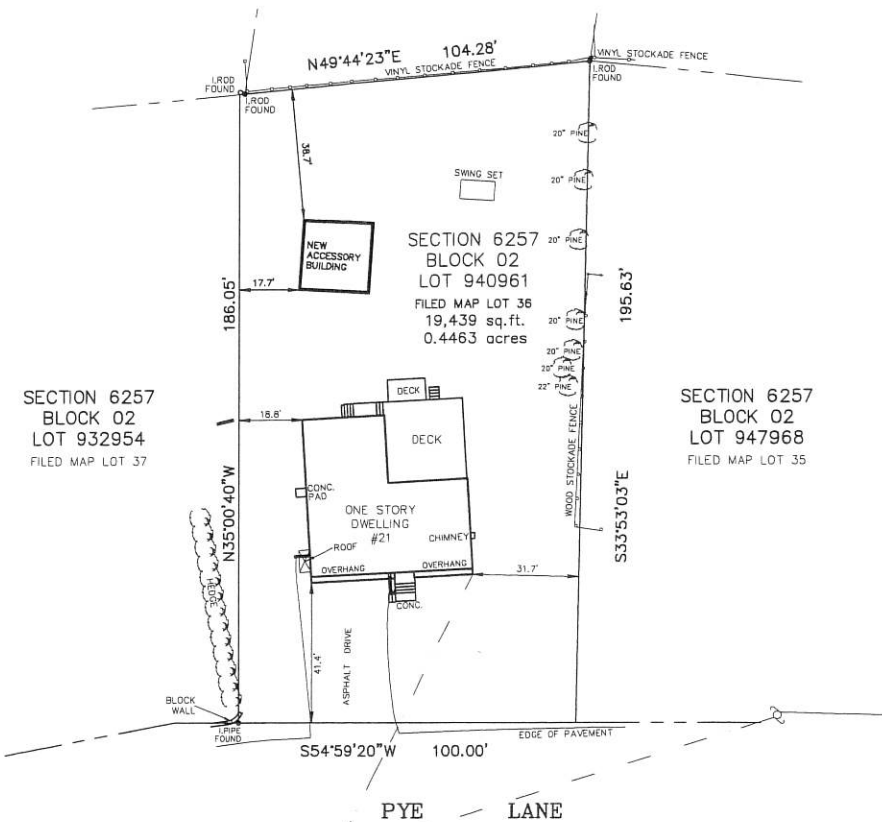
- A-01 TITLE, INDEX OF DRAWINGS, BUILDING CODE DATA, ABBREVIATIONS, AND SITE PLAN /ZONING
A-02 PLANS AND ELEVATION
A-03 GRADING PLAN

RECEIVED

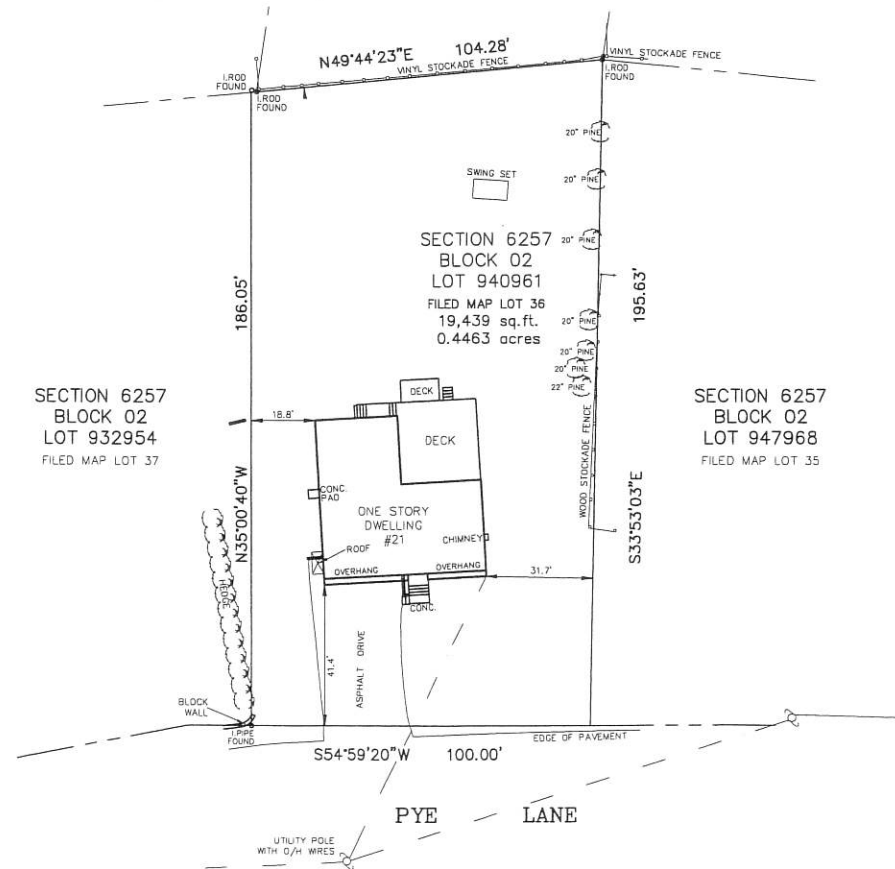
JAN 30 2026

Building Department
TOWN OF WAPPINGER

DATE: 1-30-26
PERMIT NO. 46413
ENGINEER APPR. _____
ZA APPROVAL. _____



NEW SITE PLAN
SCALE: N.T.S.



EXISTING SITE PLAN
SCALE: N.T.S.



Gabriel Seijas, AIA

NY/NJ Licensed Architect
Design & Construction Services

Phone: 446-942-0225
EMAIL: GSASBJD-G.COM

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."



REVISION	DRAWN BY:	CHECKED BY:	SCALE:	DATE:
	BDR/MJC	GXS	AS NOTED	12/16/2025

JAIME H. ORTEGA
ACCESSORY BUILDING
21 PYE LANE
WAPPINGERS FALLS, NY 12590
PARCEL: 135689-6257-02-940961-0000

TITLE
TITLE, INDEX OF DRAWINGS,
BUILDING CODE DATA,
ABBREVIATIONS,
AND SITE PLAN /ZONING

DRAWING NO.

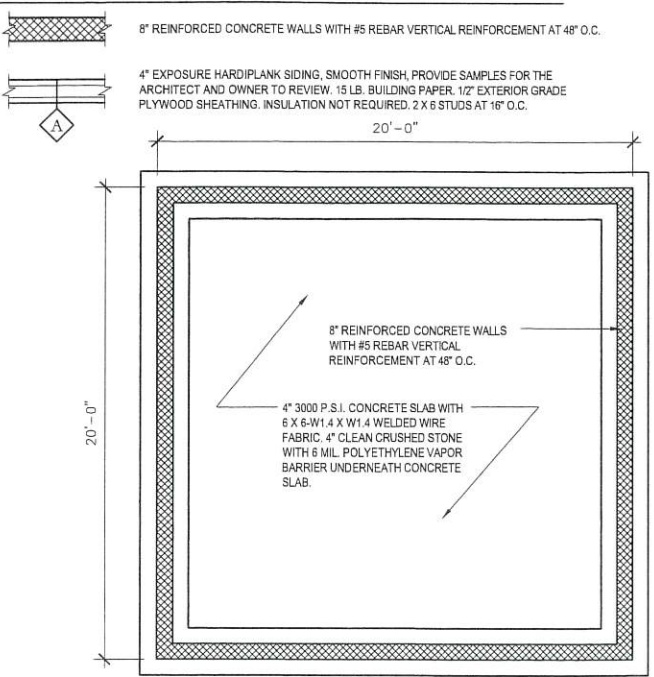
A-01

SHEET NO.

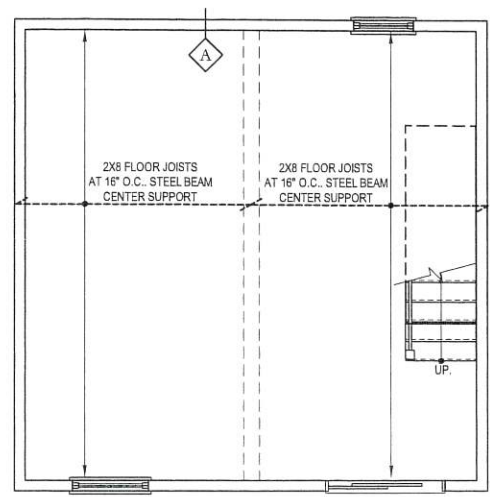
1 OF 3



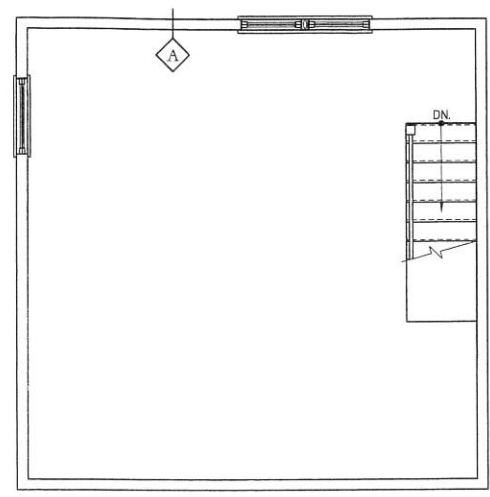
CONSTRUCTION WALL LEGEND



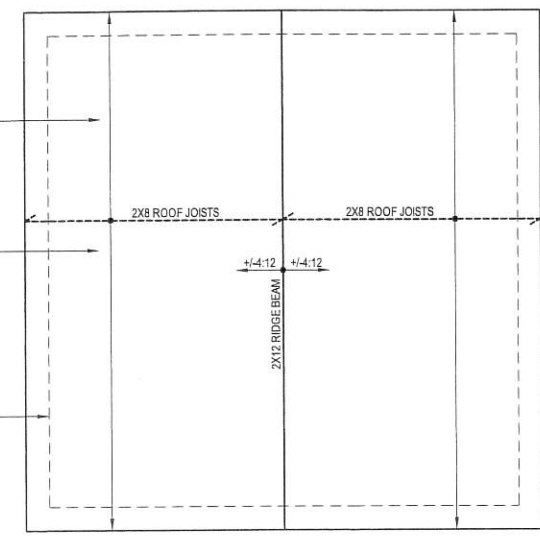
FOUNDATION
SCALE: 1/4"=1'-0"



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

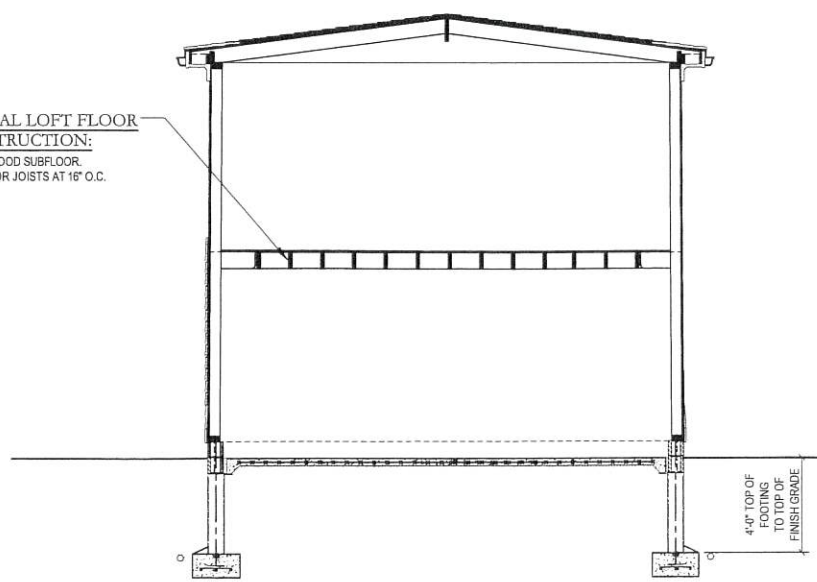


STORAGE LOFT PLAN
SCALE: 1/4"=1'-0"

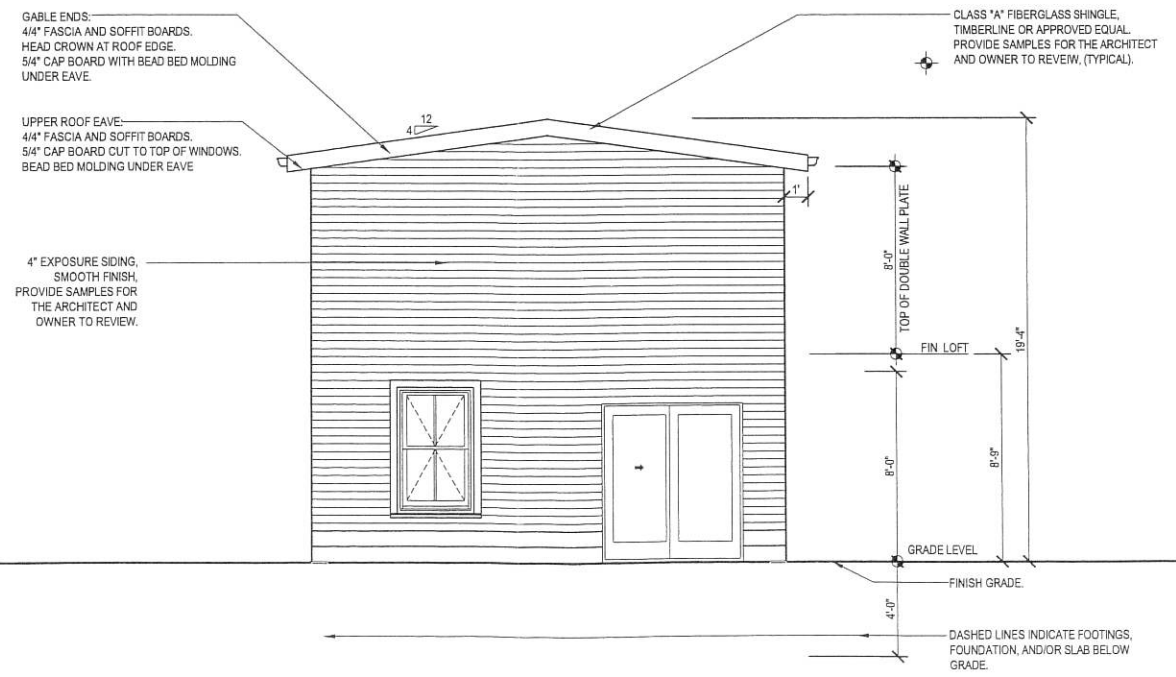


ROOF PLAN
SCALE: 1/4"=1'-0"

TYPICAL LOFT FLOOR CONSTRUCTION:
3/4" PLYWOOD SUBFLOOR,
2 X 8 FLOOR JOISTS AT 16" O.C.



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



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

gabrieli seijas architect

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REGISTERED ARCHITECT
GABRIEL SEIJAS
030384
STATE OF NEW YORK

REGISTERED ARCHITECT
RENEWED 12/15/2025
REGISTERED 1/1/2025
REGISTERED 1/1/2025

REVISION	DRAWN BY:	CHECKED BY:	SCALE:	DATE:
	BDR/MJC	GXS	AS NOTED	12/15/2025

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TITLE
PLANS AND ELEVATIONS

DRAWING NO.
A-02

SHEET NO.
2 OF 3

GABRIEL SEIJAS, AIA
CONTACT CARD

DOB APPROVAL STAMP

