Gabriel Koche Ce, AIA LEED AP
280 Warburton Avenue, Apt. 2
Hastings On Hudson, NY 10706
703 400 9976
gabrielkce@hotmail.com

July 10, 2016

The Planning Board of the Village of Hastings On Hudson, NY
7 Maple Avenue
Hastings On Hudson, NY 10706

Project	New Retaining Wall, Steps and Landing
Address	280 Warburton Avenue, Hastings On Hudson, NY 10706
Re:	Village Code, 249-7.A (4): Architects Statement regarding Steep Slopes

Dear Chairperson Kathy Sullivan and Members of the Planning Board,
(Please refer to architectural and structural drawings enclosed with this application for further reference and information).

The project listed above consists of (i) removal of a deteriorated concrete rubble curb for the construction of a new retaining wall to properly control ongoing soil erosion on front yard and (ii) removal of top steps and adjacent landing of existing stair for the construction of a new code-compliant stair landing and steps.

The property contains 5,882sf of slopes in excess of 25% grade. The footprint of the proposed intervention is approximately 200sf and the total area of disturbance that includes grading the soil behind the wall and area disturbed to place footings is approximate 560sf. Therefore the project will disturb 9.5% of the total property's steep slope area which is within the 25% maximum disturbance area indicated in 249-5.B & C.

The new retaining wall will be approximately 6'-0" tall and will be a traditional gravity mortared stone wall with crushed stone leveling pad as per the design of AFM Inspections & Engineering. The wall will be back-filled with crushed stone and a perforated drainage pipe will be placed alongside the footing to drain through weep holes any water seeped through the soil. The weep holes will discharge the water within the property with no effect on any adjacent properties or watersheds.

The new steps will be made of concrete and stone to match the existing stair steps with new railing.

The new landing will be paved and slightly sloped for proper water runoff drainage. All water runoff will be discharged and leached within the property and will have no effect on any adjacent properties or watersheds.

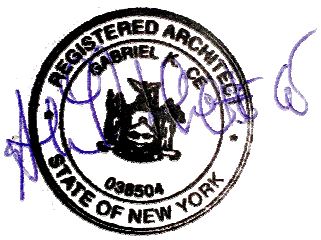
The areas disturbed for the construction of the walls, steps and stair landing will have no effect on the existing house foundation.

Any disturbance created during the actual construction will be controlled with temporary barriers (tarps, stacked hay bales, etc) as required by the local authority and at the completion of the work new groundcover vegetation and shrubs will be planted to cover exposed unpaved areas.

Sincerely,

Gabriel Koche Ce
AIA, LEED AP

07/8/2016



AFM INSPECTIONS & ENGINEERING, PLLC
ANTHONY F. MARMO, P.E.
270 JERICHO TURNPIKE – SUITE 1W
FLORAL PARK, NY 11001
OFFICE/FAX: 516-354-1030
MOBILE: 516-695-6339
ANTHONYFMARMO@GMAIL.COM
ANTHONY@AFMINSPECTIONS.COM

July 10, 2016
Kathy Sullivan, Planning Board Chairperson and Planning Board Members
7 Maple Avenue
Hastings on Hudson, NY 10706

Re: Rooster Residence
280 Warburton Avenue
Hastings on Hudson, NY 10706

Dear Chairperson Sullivan and Planning Board Members:

The purpose of this letter is to provide an engineering statement by a professional engineer as per the Village's Steep Slope approval application requirements: 249-7.A (5) and 249-7.A (6) for the direct replacement of existing retaining walls and existing courtyard area in kind. The proposed limits of disturbance are limited to the courtyard area which is approximately 200 square feet. Included in this area is the stair risers to and from this courtyard area above the main retaining wall. In addition, approximately 85 square feet of steep slopes will be impacted for the construction of the main retaining wall adjacent to the courtyard area.

Artificial drainage courses to control water flow will be carried out by installation of 4" diameter drainage pipes spaced 4 feet apart in the retaining walls and a new floor drain in the courtyard to drain water through the main retaining wall. The proposed area of work area does not receive surface runoff from areas outside the proposed area and is isolated to direct rainfall.

As per the above referenced code, the following analysis will calculate the volume of runoff from the slopes within the disturbance area for the unimproved and improved conditions. The analysis for volume runoff in this letter references the NYSDEC Stormwater Design Manual 2015 Chapter 4 and the Technical Release 55 (TR-55), "Urban Hydrology for Small Watersheds" by the United States Department of Agriculture.

RUNOFF VOLUME CALCULATION EQUATIONS

The equations for estimating runoff is based on the SCS runoff procedure from TR-55:

Equation 1:

$$Q = \frac{(P - I_a)^2}{(P - I_a) + S}$$

Where:
Q = runoff (in)
P = rainfall (in)
S = Potential maximum retention after runoff begins (in)
I_a = initial abstration (in)

Equation 2:

$$I_a = 0.2S$$

$$Q = \frac{(P - (0.2S))^2}{(P - (0.2S)) + S} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

Equation 3:

$$S = \frac{1000}{CN} - 10$$

Where:
CN = Curve Number

The runoff volume is calculated by multiplying Q, the runoff, by the proposed work area.

SOIL SITE CONDITIONS

Using the online Web Soil Survey database as provided by the United States Department of Agriculture Natural Resources Conservation Service, the hydrologic soil group of the proposed work area was determined. A weighted CN was determined to properly adjust the calculations for the runoff volume. According to the Soil Map, the proposed work area is located in a zone labeled "Urban land-Riverhead complex" (UvC). As per the database, the soil is comprised of 50% urban land, 25% riverhead and similar soils, and 25% of a combination of minor soils. The capacity of the most limiting layer to transmit water is "High" with a rating of 1.98 to 5.95 in/hr. The typical profile at this area consists of mostly loaM, sandy loam, and loamy sand. As per Appendix A of TR-55, Hydrologic Soil Group (HSG) A would be the most similar condition of soil with low runoff potential, high infiltration rates, and soil textures.

Soil Site Conditions from Web Soil Survey database as provided by the United States Department of Agriculture Natural Resources Conservation Service.

CALCULATION FACTORS

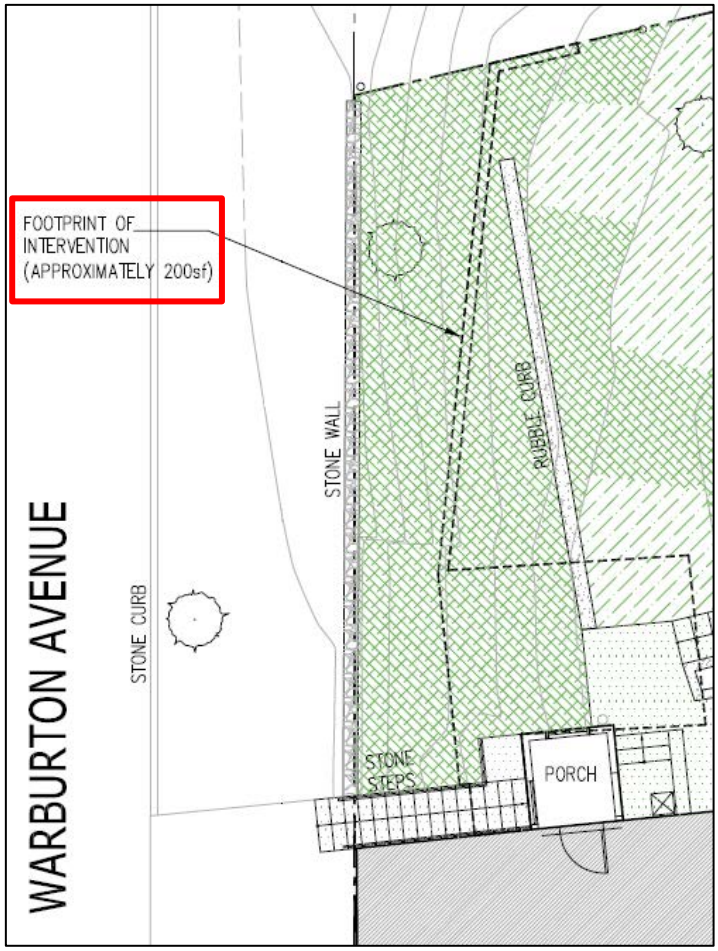
As per Table 2-2a of the TR-55, the proposed courtyard area is considered an impervious area as it will be paved. Impervious areas have a CN of 98. No change in impervious and porous area performed after the completion of this project.

Weighted Curve Number:
- Proposed Area of Work = 200 ft^2
- Impervious Area = 200 ft^2, CN = 98
- Porous Ground Area = 0 ft^2, CN=39

Weighted CN = 98

Weighted Curve Number:
- Proposed Area of Work = 200 ft^2
- Impervious Area = 200 ft^2, CN = 98
- Porous Ground Area = 0 ft^2, CN=39

Weighted CN = 98



Plan of proposed work.

Table 2-2a Runoff curve numbers for urban areas [1/]

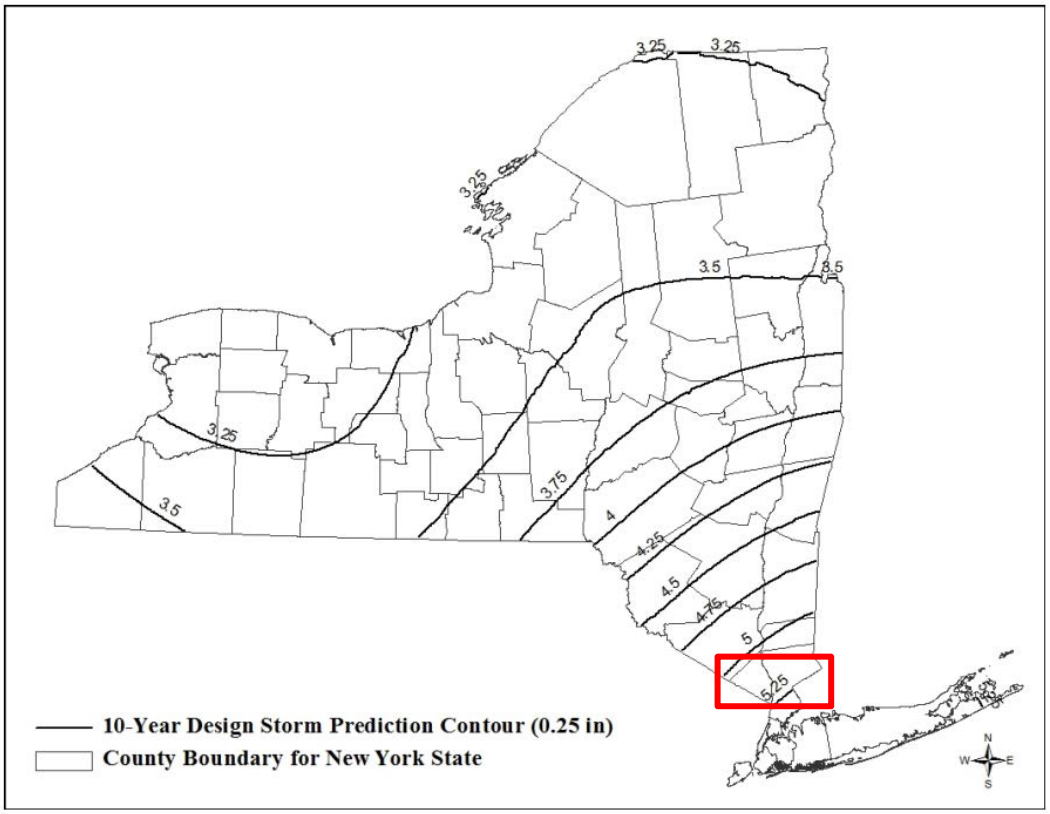
Cover description: Cover type and hydrologic condition	Average percent impervious area [2/]	Curve numbers for hydrologic soil group: A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3/]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98

Runoff curve numbers for urban areas from TR-55, 2-5, relevant portion of Table 2-2a.

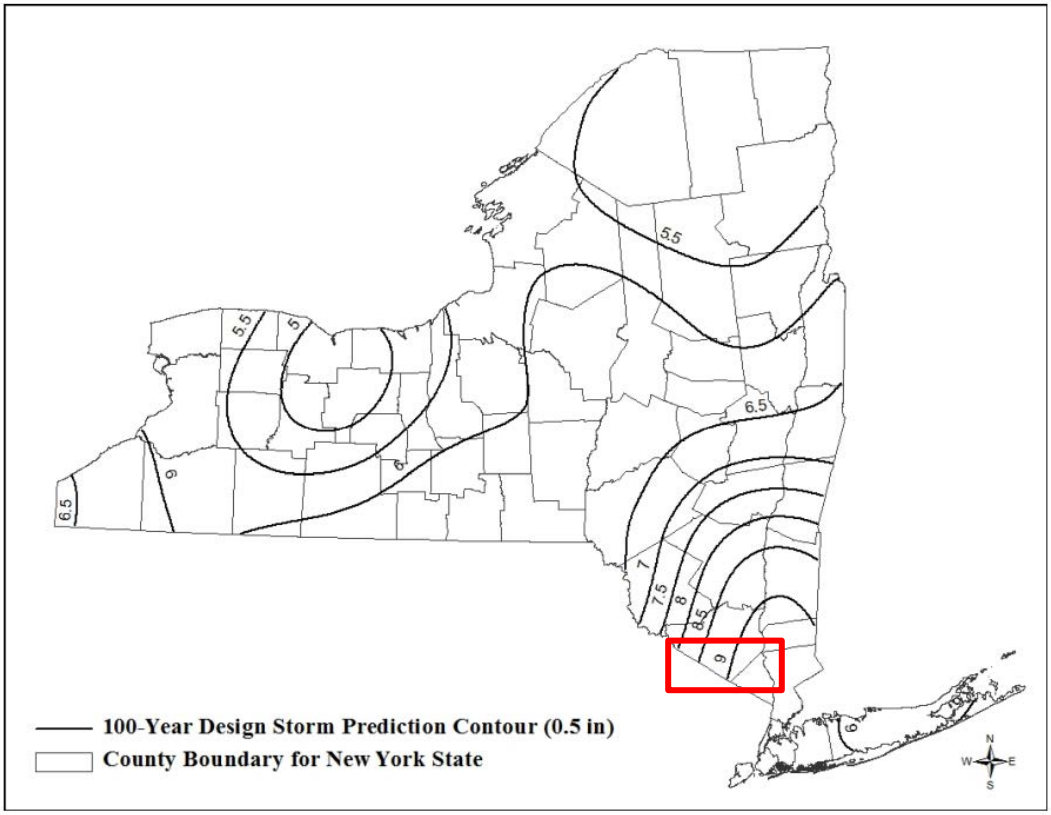
DESIGN STORM MODEL

The design storm model is based off typical design storms as per the NYSDEC Stormwater Design Manual 2015. The value of P, the rainfall amount in inches, is provided in Figures 4.3 and 4.4 of the manual.

P, 10 year design storm = 5.25 inches
P, 100 year design storm = 9.00 inches



Ten-Year Design Storm in New York State (NYSDEC, 2013).
Figure from NYSDEC Stormwater Design Manual 2015, 4-11, Figure 4.3.



Ten-Year Design Storm in New York State (NYSDEC, 2013).
Figure from NYSDEC Stormwater Design Manual 2015, 4-13, Figure 4.4.

UNIMPROVED/IMPROVED AREA OF WORK RUNOFF RESULTS

The following are the tabulated results for the change in runoff volume based on the referenced two design storm models (10-year and 100-year).

Storm Model	Unimproved		Improved		Change in Volume (gallons)
	Q, Runoff Depth (in)	Runoff Volume (gallons)	Q, Runoff Depth (in)	Runoff Volume (gallons)	
10 year (5.25 in)	5.02	625.87	5.02	625.87	0
100 year (9.00 in)	8.76	1092.16	8.76	1092.16	0

As can be seen by the table above, there is no net change in depth and volume of runoff. As mentioned earlier, the only changes involve the direct replacement of a existing retaining walls and existing courtyard in kind. No changes to the porous area, site soil, in or around the area of work will be made upon completion of the project. Based on this analysis and observation of the site, it is AFM's professional opinion that the proposed activity will disturb the steep slope area to the minimum extent possible; and the proposed mitigation measure will prevent, to the maximum extent practical, the adverse effect of any disturbance of the steep slope area on the environment and any neighboring proeprties.

Anthony F. Marmo, P.E.
AFM Inspections & Engineering, PLLC

Gabriel Koche Ce, AIA LEED AP
280 Warburton Avenue, Apt. 2
Hastings On Hudson, NY 10706
703 400 9976
gabrielkce@hotmail.com

July 12, 2016

The Building Department of the Village of Hastings On Hudson, NY
7 Maple Avenue
Hastings On Hudson, NY 10706

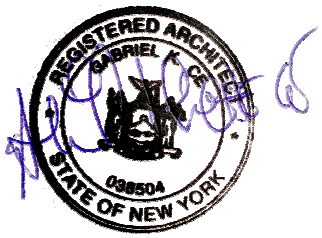
Project	New Retaining Wall, Steps and Landing
Address	280 Warburton Avenue, Hastings On Hudson, NY 10706
Re:	Paul J. Petretti June 19 2015 Survey

This letter is to confirm that the submitted survey attached from Paul J. Petretti dated June 19.2015 is still current and depicts the property listed above as the property currently exists.

Sincerely,

Gabriel Koche Ce
AIA, LEED AP

07/12/2016



SCALE : 1" = 10'

SURVEY ACCOMPLISHED IN MERIDIAN OF R.O. MAP 1751

SURVEY OF LOTS
10, 11, 12, 13 & 14, BLOCK "F"

AS SHOWN ON "MAP ONE OF

PINECREST ON THE HUDSON

SAID "MAP" IS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON JULY 26, 1909, R.O. MAP NUMBER 1867.

AND

LOTS 61, 62 & 63

AS SHOWN ON "MAP OF PROPERTY BELONGING TO OF

AUGUST ZINSSER REALTY Co.

SAID "MAP" IS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON SEPTEMBER 24, 1907, R.O. MAP NUMBER 1751. LOTS 61 & 62 ALSO APPEAR ON R.O. MAP NUMBER 2264, FILED ON OCTOBER 6, 1920.

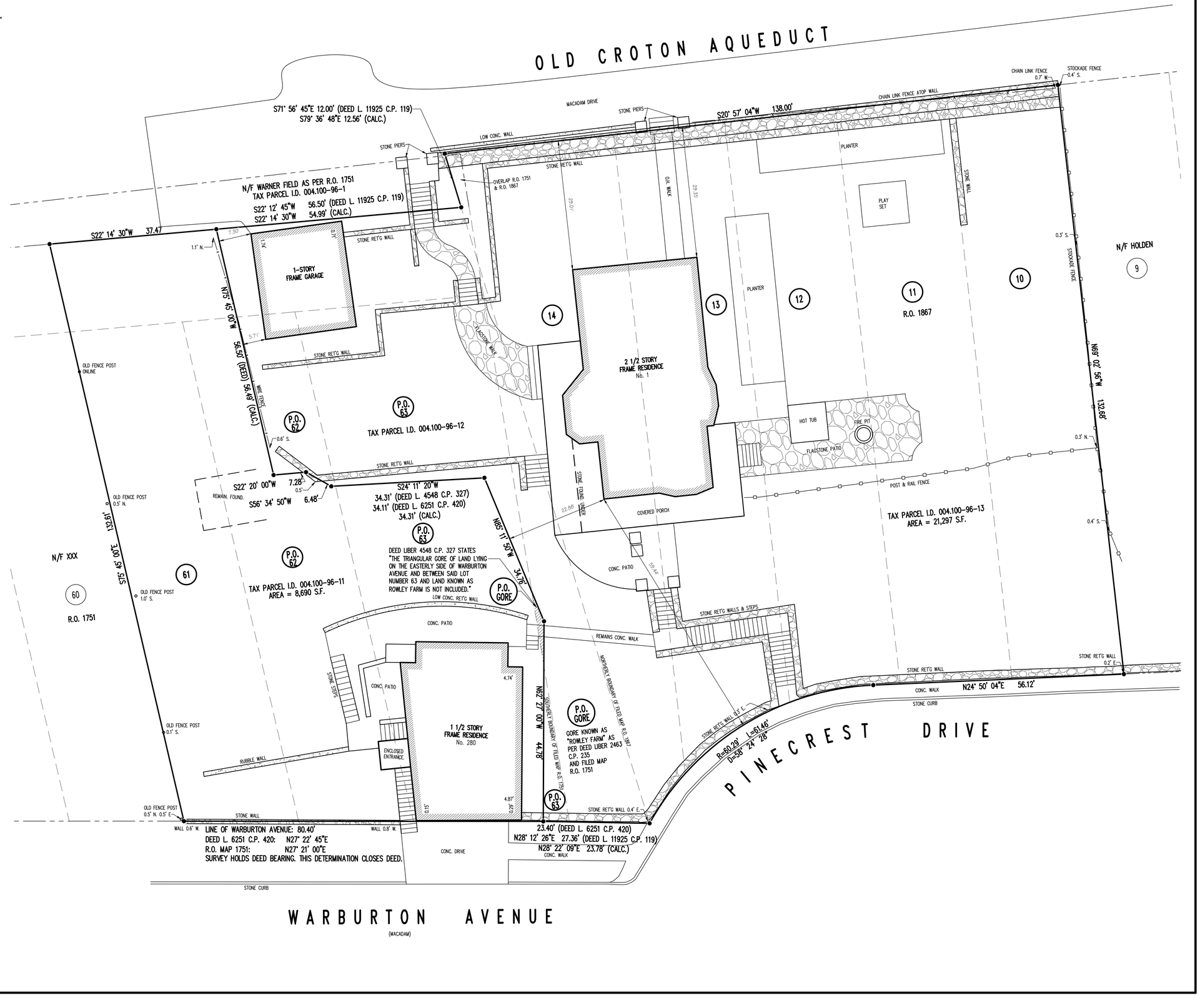
AND

GORE KNOWN AS "ROWLEY FARM"

AS PER DEED LIBER 2463 C.P. 235
AND R.O. MAP NUMBER 1751.

LOCATED IN THE

VILLAGE OF HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.



I, PAUL J. PETRETTI, P.E., L.S., THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON IS BASED ON A FIELD SURVEY COMPLETED ON MAY 5, 2015. DRAFT MAP COMPLETED ON MAY 16, 2015. REVISED MAY 29, 2015. DRAFT REVISED MAY 29, 2015, POST CONFERENCE CALL, OFFSETS ADDED. MAP COMPLETED JUNE 19, 2015.

ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209 SUBDIVISION 2.

ENCROACHMENTS BELOW GRADE AND OR SUB-GRADE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT "CODE OF PRACTICE" OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. ALL CERTIFICATIONS SHOWN HEREON SHALL RUN ONLY TO PERSONS NAMED HEREON AND FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO ANY TITLE COMPANY OR LENDING INSTITUTION NAMED HEREON. SAID CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

STATE OF NEW YORK · PAUL J. PETRETTI · 049371 · LICENSED PROFESSIONAL SURVEYOR

NYS L.S. LIC. NO. 49371

ALL CERTIFICATIONS SHOWN HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES THEREOF BEAR THE SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HERON.

PAUL J. PETRETTI
CIVIL ENGINEER AND LAND SURVEYOR
30 GOULD AVENUE, DOBBS FERRY, NEW YORK 10522
Phone Number 914-674-9827 E-Mail PJPCELS@Aol.com

280 WARBURTON AVENUE, HASTINGS ON HUDSON, NY

BLOCK: 0604 PARCEL #: 4.100-96-11
LOT: 29 ACCOUNT #: 4088780
ZONE: R-7.5 LEGACY #: 10 05 0604 29

OCCUPANCY: RESIDENTIAL/TWO-FAMILY

1. SCOPE OF WORK: ARCHITECTURAL AND STRUCTURAL WORK PROPOSED AS PER PLANS FILED HEREWITH. NO CHANGE IN USE OR OCCUPANCY UNDER THIS APPLICATION. ALTERATIONS INVOLVE:
a. CONSTRUCTION OF NEW GRAVITY STONE MASONRY RETAINING WALL TO CONTROL EXISTING SOIL EROSION PROBLEM ALONG FRONT YARD OF PROPERTY.
b. CREATION OF LANDING AT THE TOP OF EXISTING EXTERIOR STAIR.
c. INSTALLATION OF VERTICAL TRELLIS FOR PLANTING ON THE SOUTH SIDE OF RESIDENCE.

2. ALL WORK SHALL BE DONE AND INSTALLED IN COMPLIANCE WITH ALL LAWS, RULES AND REGULATIONS OF THE LOCAL MUNICIPALITY, AND SHALL COMPLY WITH THE LATEST EDITION OF THE NEW YORK STATE FIRE PREVENTION AND BUILDING CODE, INCLUDING ALL REFERENCE STANDARDS. ALL MATERIALS AND EQUIPMENT USED IN THE PROJECT SHALL CONFORM TO, AND HAVE APPROVALS IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, ALL REFERENCED SUBCODES, AND WITH ANY OTHER PUBLIC AUTHORITIES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.

3. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING HASTINGS ON HUDSON AGENCIES.

4. IN ALTERATION OR RENOVATION PROJECT, ALL DIMENSIONS AND CONDITIONS SHOWN IN PLANS ARE APPROXIMATE, AS ALL NEW WORK MUST JOIN AND ALIGN WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.

5. MINOR 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 IN THE DRAWINGS.

6. GENERAL CONTRACTOR TO BE LICENSED WITHIN THE COUNTY OF WORK AND SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.

7. THE GENERAL CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES, BUILDING STRUCTURES, PAVEMENTS, SIDEWALKS, STREETS, CURBS, LANDSCAPING, UTILITIES, AND IMPROVEMENTS WITHIN THE AREA OF OPERATIONS UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY CLOSURES, GUARD RAILS, BARRICADES, ETC. TO ADEQUATELY PROTECT ALL WORKMEN, EMPLOYEES, AND THE PUBLIC FROM POSSIBLE INJURY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VANDALISM OR DAMAGE RESULTING FROM UNAUTHORIZED ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.

8. THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

9. DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE GENERAL CONTRACTOR SHALL BE PROMPTLY RESTORED, REPAIRED AND/OR REPLACED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.

10. GENERAL CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR THE GENERAL CLEANING FOR THE DURATION OF THE PROJECT. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS, AND IN A BROOM SWEPT CONDITION.

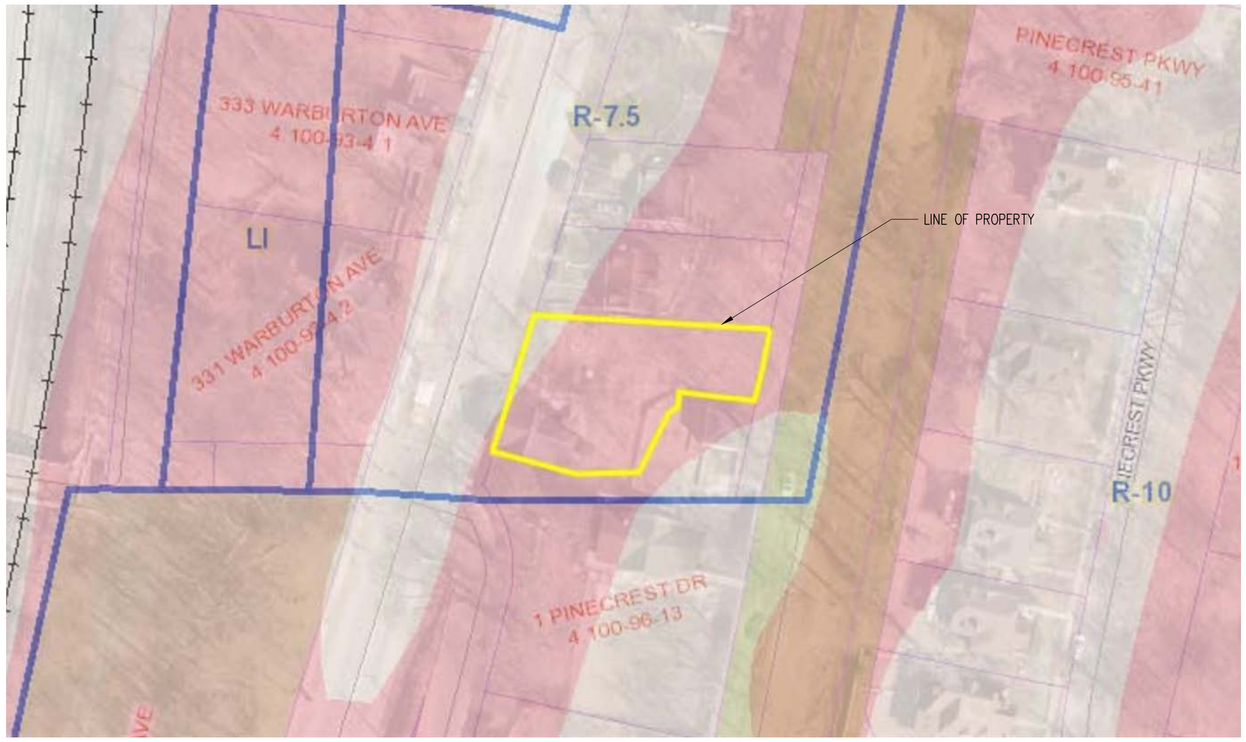
11. THE CONTRACTOR, UPON COMPLETION OF THE WORK SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS REQUIRED.

12. THE CONTRACTOR SHALL PROVIDE WORKMEN'S COMPENSATION, LIABILITY AND PROPERTY DAMAGE INSURANCES TO LIMITS AS REQUIRED BY THE LOCAL AUTHORITIES AND/OR OWNER, AND SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED BY AND ARRANGING FOR ALL REQUIRED NOTIFICATIONS, TESTING, INSPECTIONS, AND APPROVALS.

13. ALL PLUMBING & ELECTRICAL WORK IF ANY IS TO BE PROVIDED BY A LICENSED PLUMBER & ELECTRICIAN. UPON COMPLETION, PLUMBER AND/OR ELECTRICIAN TO OBTAIN FINAL APPROVAL FROM THE LOCAL MUNICIPALITY, PLUMBING DEPARTMENT AND/OR NEW YORK BOARD OF FIRE UNDERWRITERS ELECTRICAL CERTIFICATE OF COMPLIANCE.

NO LIABILITY TO HAZARDOUS MATERIALS:
UNLESS OTHERWISE PROVIDED, THE ARCHITECT AND ARCHITECT'S CONSULTANTS, INCLUDING EQUIPMENT MANUFACTURERS AND THEIR REPRESENTATIVES, SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. THIS INCLUDES, BUT IS NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT CONTAMINANTS OR ANY OTHER TOXIC SUBSTANCES OR CONTAMINATE. SHOULD ANY HAZARDOUS MATERIAL BE ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND REVIEW THE PROJECT CONDITIONS WITH THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH ANY WORK OF THE CONTRACT.

OWNERSHIP OF DOCUMENTS:
THESE DRAWINGS AS ARTICLES OF SERVICE ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER BUILDINGS AND PERPOSED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.



2 GEOGRAPHIC INFORMATION SYSTEMS MAP
– NTS

ARCHITECTURAL LEGEND:

N — NORTH ARROW

XX / X-XXX.XX — PLAN DETAIL

XX / X-XXX.XX — TITLE X"=1'-0" — DRAWING TITLE

XX / X-XXX.XX — WALL SECTION

XX / X-XXX.XX — SECTION DETAIL

REFERENCE POINT / ELEVATION — ELEVATION REFERENCE TAG

1 LOCATION MAP
– NTS

DRAWING LIST:

A-000.00	COVER SHEET
A-001.00	EXISTING SITE PLAN
A-002.00	ENLARGED PARTIAL EXISTING & DEMO PLOT PLAN
A-003.00	ENLARGED PARTIAL PROPOSED PLOT PLAN
A-004.00	EXISTING & PROPOSED DIAGRAMS
A-005.00	EXISTING & PROPOSED DIAGRAMS
G-100.00	GENERAL NOTES & PLOT PLAN
S-100.00	PARTIAL PLOT PLAN & SECTIONS

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION OVER THIS SITE LOCATION.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT. THESE DRAWINGS MUST NOT BE SCALED.

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, ALTERED, OR REUSED WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.

ARCHITECT
GABRIEL KOCHE CE
280 WARBURTON AVENUE
HASTINGS ON HUDSON, NY 10706
T 703-400-9976

ENGINEER
AFM INSPECTIONS & ENGINEERING, PLLC
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FLORAL PARK, NY 11001
T 516-354-1030

ROOSTER HOUSE

280 WARBURTON AVENUE
HASTINGS ON HUDSON, NY 10706

DRAWING STATUS
FILING SET
DATE
11 JULY 2016
DRAWING HISTORY

REGISTERED ARCHITECT GABRIEL KOCHE 038504 STATE OF NEW YORK

SCALE
AS NOTED
CAD FILE NAME
A-000.DWG

COVER SHEET

A-000.00

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION OVER THIS SITE LOCATION.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT. THESE DRAWINGS MUST NOT BE SCALED.

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STEEP SLOPES LEGEND & APPROXIMATE SF

- 0% TO 15% (46sf)
- 15% TO 25% (906sf)
- 25% AND BEYOND (5,882sf)

HARDSCAPE LEGEND

- PAVED AREAS
- CONCRETE WALLS & CURBS
- STONE WALLS

ARCHITECT
GABRIEL KOCHE CE
280 WARBURTON AVENUE
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ROOSTER HOUSE

280 WARBURTON AVENUE
HASTINGS ON HUDSON, NY 10706

DRAWING STATUS
FILING SET

DATE
11 JULY 2016

DRAWING HISTORY

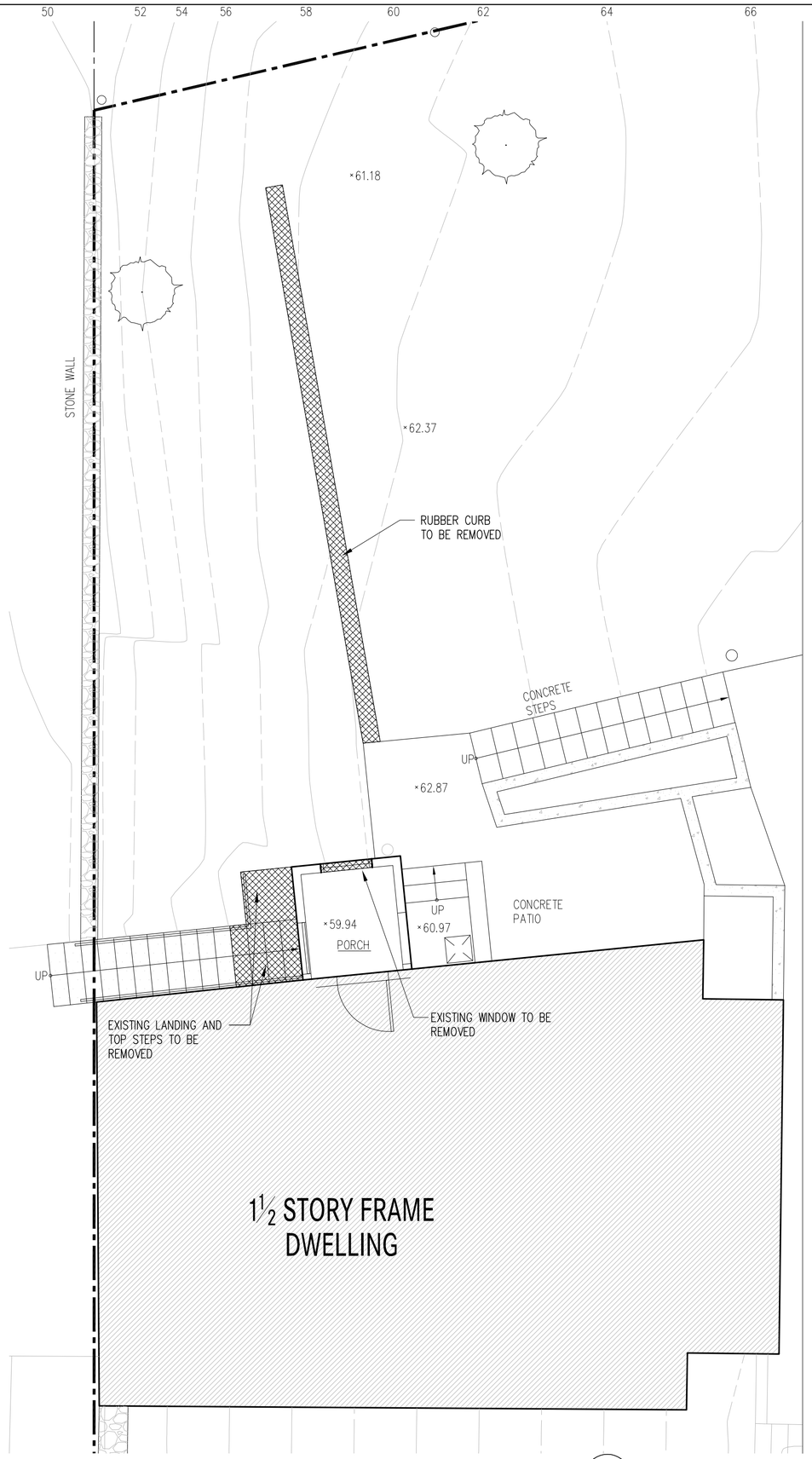
REGISTERED ARCHITECT GABRIEL K. CE KOCHE 038504 STATE OF NEW YORK

SCALE
AS NOTED

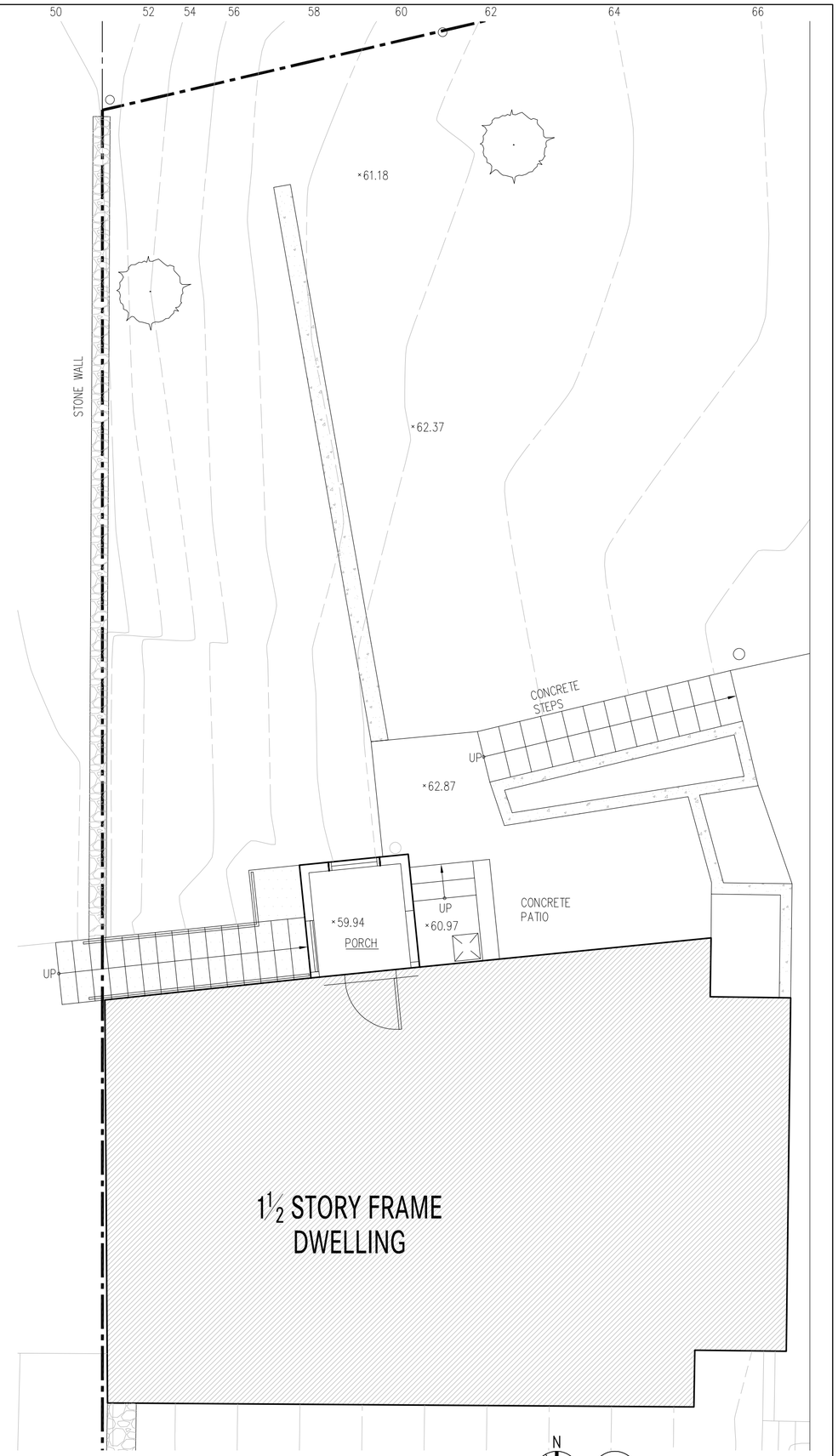
CAD FILE NAME
A-001.DWG

EXISTING SITE PLAN

A-001.00



2 DEMOLITION PARTIAL PLOT PLAN
– 3/16" = 1'-0"



1 EXISTING PARTIAL PLOT PLAN
– 3/16" = 1'-0"

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION OVER THIS SITE LOCATION.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT. THESE DRAWINGS MUST NOT BE SCALED.

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DEMOLITION LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

GENERAL NOTES

1. PROTECT ALL FINISHES TO REMAIN, PATCH AS REQUIRED.

2. ELECTRICAL WORK TO BE DONE BY A LICENSED NYS ELECTRICIAN. PERMITS FROM THE BEC AND APPROVALS ARE REQUIRED FOR NEW CIRCUITS.

ARCHITECT
GABRIEL KOCHE CE
280 WARBURTON AVENUE
HASTINGS ON HUDSON, NY 10706
T 703-400-9976

ENGINEER
AFM INSPECTIONS & ENGINEERING, PLLC
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ROOSTER HOUSE

280 WARBURTON AVENUE
HASTINGS ON HUDSON, NY 10706

DRAWING STATUS
FILING SET

DATE
11 JULY 2016

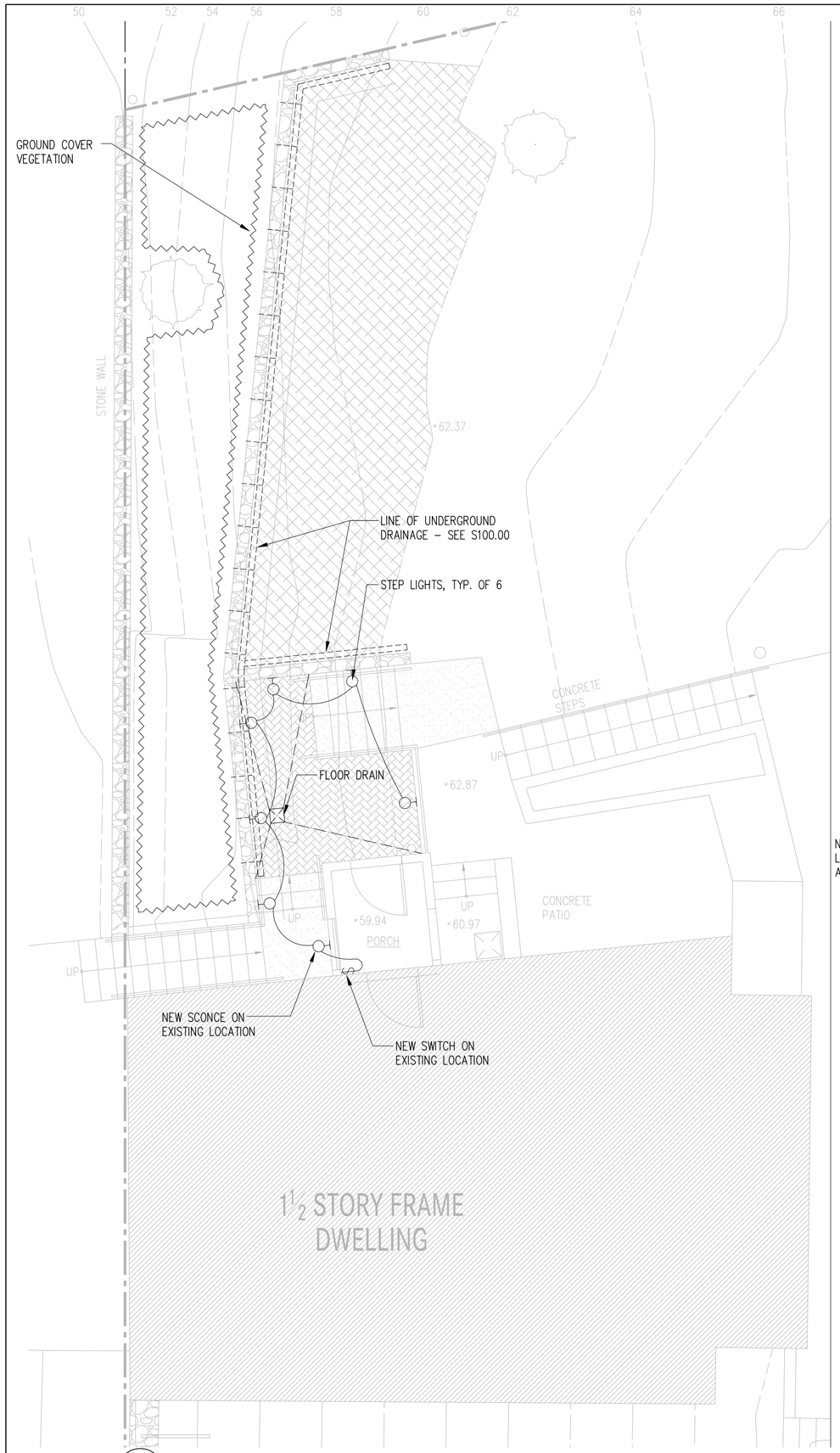
DRAWING HISTORY

SCALE
AS NOTED

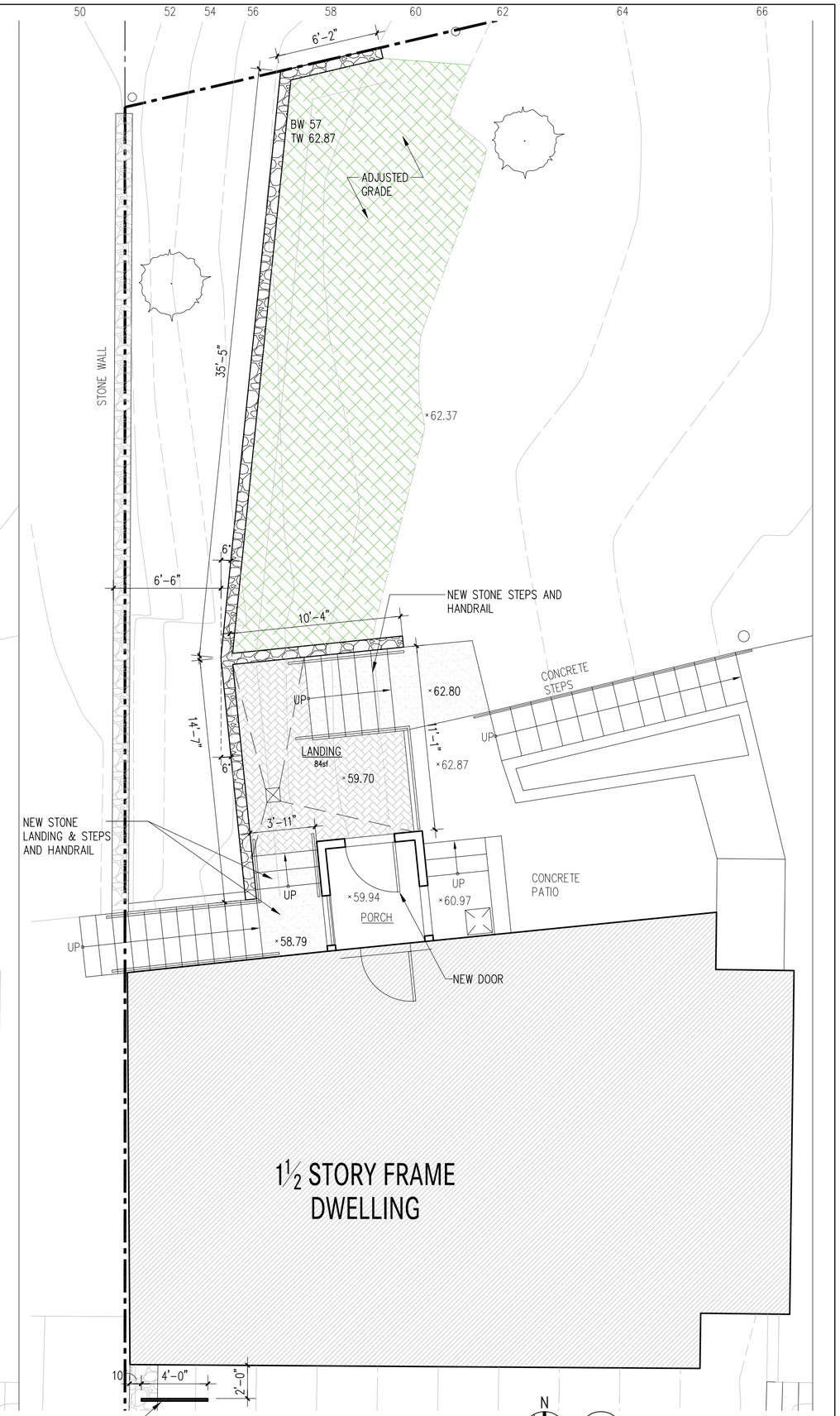
CAD FILE NAME
A-002.DWG

ENLARGED PARTIAL PLOT PLAN

A-002.00



2 – PROPOSED INFRASTRUCTURE PARTIAL PLOT PLAN
3/16" = 1'-0"



N

1 – PROPOSED PARTIAL PLOT PLAN
3/16" = 1'-0"

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION OVER THIS SITE LOCATION.

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LANDSCAPE & HARDSCAPE LEGEND

- EXTENT OF GRADING
- NEW BRICK PAVING
- NEW STONE PAVING
- NEW STONE WALLS
- NEW GROUNDCOVER

ELECTRICAL LEGEND

- WALL MOUNTED LIGHT
- $ SWITCH
- FLOOR DRAIN

GENERAL NOTES

1. PROTECT ALL FINISHES TO REMAIN, PATCH AS REQUIRED.

2. ELECTRICAL WORK TO BE DONE BY A LICENSED NYS ELECTRICIAN. PERMITS FROM THE BEC AND APPROVALS ARE REQUIRED FOR NEW CIRCUITS.

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ROOSTER HOUSE

280 WARBURTON AVENUE
HASTINGS ON HUDSON, NY 10706

DRAWING STATUS
FILING SET

DATE
11 JULY 2016

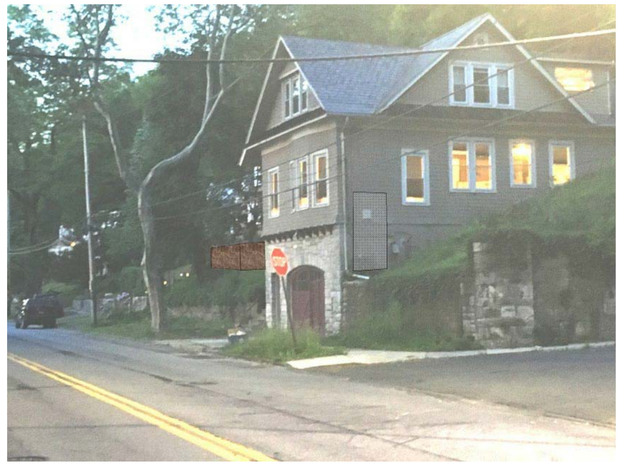
DRAWING HISTORY

SCALE
AS NOTED

CAD FILE NAME
A-003.DWG

ENLARGED PARTIAL PLOT PLAN

A-003.00



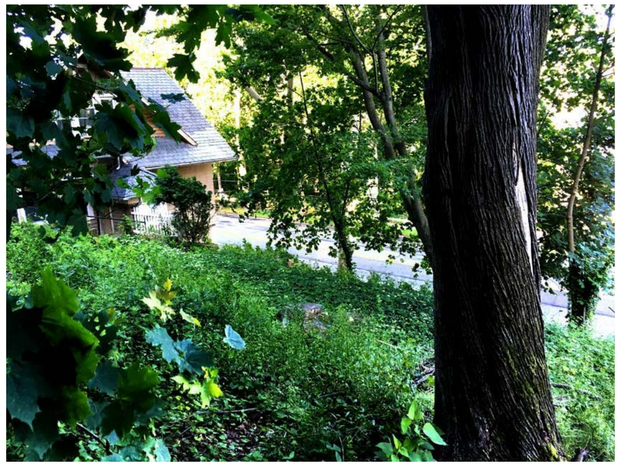
3B PHOTO 3 – PROPOSED
– NTS

3A PHOTO 3 – EXISTING
– NTS

2B PHOTO 2 – PROPOSED
– NTS

2A PHOTO 2 – EXISTING
– NTS

1B PHOTO 1 – PROPOSED
– NTS



1A PHOTO 1 – EXISTING
– NTS

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DRAWING STATUS
FILING SET

DATE
11 JULY 2016

DRAWING HISTORY

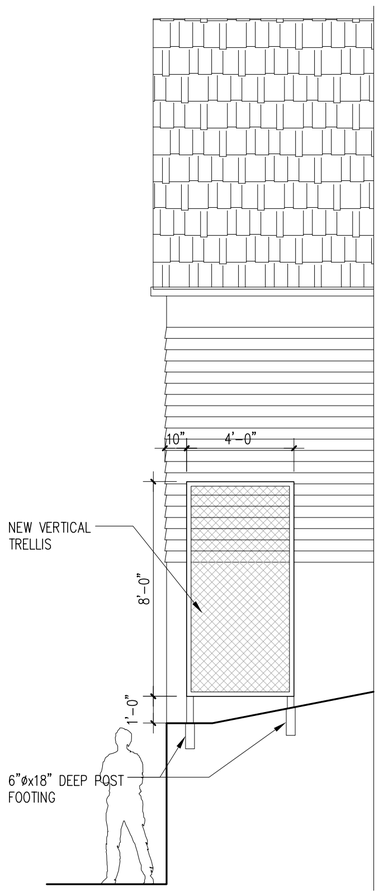
REGISTERED ARCHITECT
GABRIEL K. CE
038504
STATE OF NEW YORK

SCALE
NTS

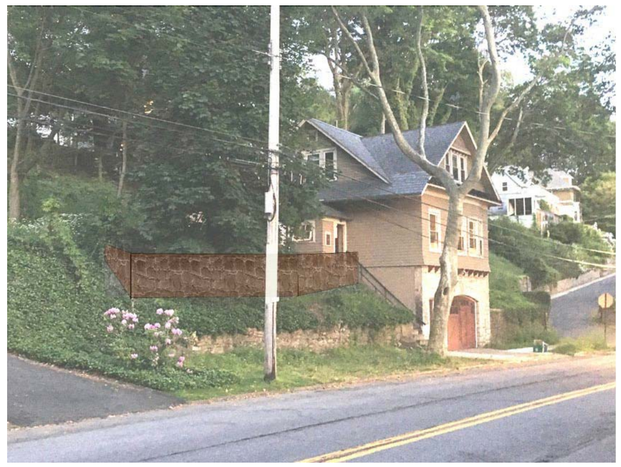
CAD FILE NAME
A-004.DWG

EXISTING & PROPOSED DIAGRAMS

A-004.00



5 — PARTIAL SOUTH ELEVATION
1/2" = 1'-0"



5B — PHOTO 5 – PROPOSED
NTS

5A — PHOTO 5 – EXISTING
NTS

4B — PHOTO 4 – PROPOSED
NTS

4A — PHOTO 4 – EXISTING
NTS

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION OVER THIS SITE LOCATION.

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ROOSTER HOUSE

280 WARBURTON AVENUE
HASTINGS ON HUDSON, NY 10706

DRAWING STATUS
FILING SET

DATE
11 JULY 2016

DRAWING HISTORY

SCALE
NTS

CAD FILE NAME
A-005.DWG

EXISTING & PROPOSED DIAGRAMS

A-005.00

SCOPE OF WORK

1. REMOVAL OF EXISTING RUBBER CURB.
2. REMOVAL AND REPLACEMENT OF EXISTING STONE WALL IN KIND.
3. INSTALLATION OF NEW HANDRAILS FOR EXTERIOR STAIRS.
4. INSTALLATION OF NEW PAVING FOR COURTYARD.

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES AND MUNICIPALITIES PERTAINING TO LABOR AND MATERIALS.
2. ALL WORK TO BE DONE BY EXPERIENCED, LICENSED AND INSURED CONTRACTORS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS FROM ALL AUTHORITIES HAVING JURISDICTION.
3. THE EXISTING CONSTRUCTION SHOWN ON THESE DRAWINGS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE SITE PRIOR TO STARTING OF WORK AND SHALL FAMILIARIZE THEMSELVES WITH THE INTENT OF THESE PLANS. IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THE PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ENGINEER.
4. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING A TEMPORARY SUPPORT SYSTEM TO MAINTAIN PROPERTY SUPPORT AND LEVEL OF THE SITE AS NECESSARY. ALL NEW AND EXISTING CONSTRUCTION MUST BE ADEQUATELY BRACED AND PROTECTED, AS REQUIRED, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MISALIGNMENTS, IN ACCORDING WITH APPLICABLE CODES, STANDARDS, AND GOOD PRACTICES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY BRACE AND PROTECT ALL NEW WORK AND EXISTING CONSTRUCTION, AS NECESSARY. SAFEGUARD ARE TO BE PROVIDED WHERE NECESSARY TO PRECLUDE INJURY TO OWNER'S AND CONTRACTOR'S PERSONNEL AND TO ALL OTHER PERSONS AT THE CONSTRUCTION SITE.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK OF THIS CONTRACT TO AVOID ANY INTERFERENCE WITH ADJOINING AREA. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO NOT DAMAGE THE ADJACENT CONSTRUCTION OF THE BUILDING. ANY DAMAGE SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OR HER OWN EXPENSE.
7. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION CONFORMING TO THESE PLANS; MEANS OF CONSTRUCTION, METHODS, TECHNIQUES, SEQUENCES OF PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK NOR HAS HE BEEN HIRED FOR SUPERVISION UNLESS SPECIFIED.
8. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CORRECTNESS OF DIMENSIONS OR QUANTITIES AND FOR THE FITTING TO OTHER WORK; FOR WORK TO BE CONFIRMED AND CORRELATED TO THE SITE; FOR INFORMATION PERTAINING TO THE FABRICATION PROCEDURE OR TO THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION; AND FOR THE COORDINATION OF WORK WITH ALL TRADES. THE VERIFICATION OF THE PHYSICAL INTERRELATIONSHIPS OF ELEMENTS OF THE WORK FROM PLANS AND SPECIFICATIONS AND IN THE FIELD IS THE CONTRACTOR'S SOLE RESPONSIBILITY. ENGINEER'S REVIEW OF THE CONTRACTOR'S SUBMISSION DOES NOT RELIEVE THE CONTRACTOR FROM THESE RESPONSIBILITIES.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS.
10. CONTRACTORS TO PERFORM THE WORK PROPOSED BY THESE PLANS WILL NOT DEVIATE IN ANY MATERIAL RESPECT FROM THE GENERAL NOTES HEREIN AND THE PERTINENT DRAWINGS AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR ITEMS REQUIRING THE SUBMITTAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, ETC. UNTIL THE CONTRACTOR HAS RECEIVED APPROVAL OR UNTIL DIRECTED TO DO SO, IN WRITING, BY THE ARCHITECT.
13. WHERE SPECIFIED DETAILS CONFLICT WITH TYPICAL DETAILS, THE SPECIFIC DETAILS SHALL GOVERN. IN CASES OF DISCREPANCIES BETWEEN VARIOUS DRAWINGS AND/OR SPECIFICATIONS, THE DISCREPANCY SHALL BE REPORTED, BY THE CONTRACTOR, TO THE ARCHITECT BEFORE PROCEEDING WITH SUBMITTALS OR CONSTRUCTION.
14. AT COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE FROM THE SITE, WASTE MATERIAL, DEBRIS AND SURPLUS MATERIALS.
15. ALL NOTES HEREIN SHALL APPLY TO ALL CONTRACT DRAWINGS.
16. THE CONTRACTOR SHALL PROVIDE AND SET ALL ANCHOR BOLTS INSERTS, SLEEVES, TIES, ETC. AS SHOWN ON THE DRAWINGS AND/OR AS REQUIRED IN ORDER TO ACCOMPLISH THE INTENDED CONSTRUCT.
17. ALL FRAMING TO BE CONSTRUCTION GRADE DOUGLAS FIR OR EQUAL. ALL SHEATHING, SUB-FLOORING AND ROOFING SHALL BE WATER RESISTANT PLYWOOD.

DEMOLITION

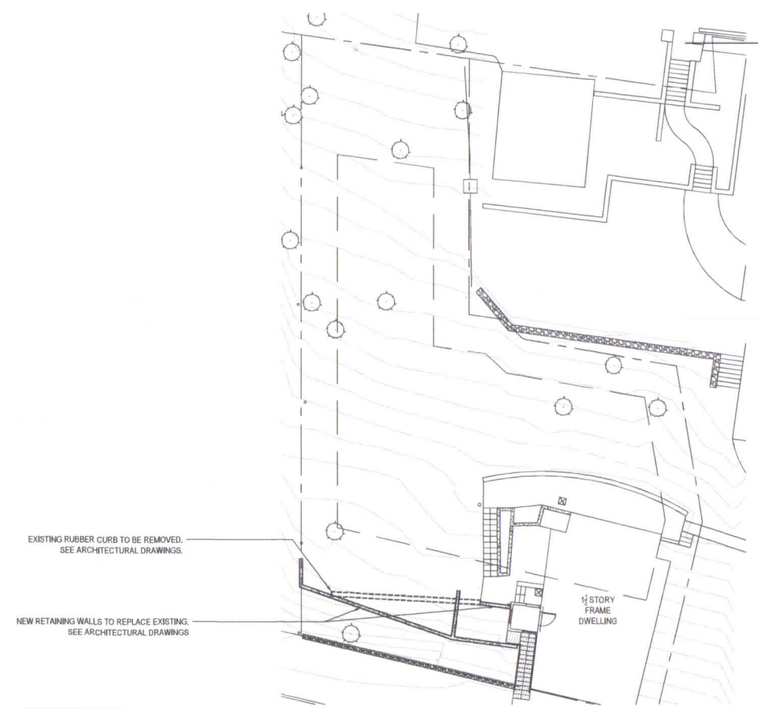
1. REFER TO CONSTRUCTION DOCUMENTS FOR SPECIFIC DEMOLITION LOCATIONS AND NOTES.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE PROJECT, STABILITY OF THE SLOPE AND GRADE THROUGHOUT AT ALL TIMES.
3. CONTRACTOR TO PROVIDE AND MAINTAIN TEMPORARY RUNOFF AND EROSION CONTROL.
4. ANY DISCREPANCIES RELATED TO THE DRAWINGS WITH THE ACTUAL STRUCTURAL CONDITIONS THAT EXIST SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT WITH SAID WORK.
5. PRESERVE TREES OR REMOVE AS APPROVED BY VILLAGE, AS NEEDED.

ENERGY COMPLIANCE

THE WORK PROPOSED IN THIS APPLICATION IS EXEMPT FROM THE ECCCNYS.

INSPECTIONS

CONFORMANCE / SPECIAL INSPECTIONS DURING CONSTRUCTION TO BE PERFORMED BY OTHERS - NOT AFM.



- / G-100 PLOT PLAN
1" = 15'-0"

OWNER/CLIENT

ROOSTER RESIDENCE
280 WARBURTON AVENUE
HASTINGS ON HUDSON, NY 10706

PROJECT

RETAINING WALL

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
270 JERICHO TURNPIKE
SUITE 1W
FLORAL PARK, NY 11001
OFFICE & FAX: (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 280 WARBURTON AVENUE	
HASTINGS ON HUDSON, NY 10706	
SEC:	BLOCK: LOT:
PRIMARY ZONING:	
OCCUPANCY CLASS:	
BUILDING DEPT.:	
ZONING MAP#:	
OWNER:	

DRAWN BY: AZ
CHECKED BY: AFM

DRAWING SIZE: 24"x36"
DRAWING DATE: 07/10/2016
PROJECT: RETAINING WALL

STATE OF NEW YORK
ANTHONY FRANCIS MARMO
LICENSED PROFESSIONAL ENGINEER
No. 076453

REVISION

REV.0	07/10/2016	FOR SUBMISSION

TITLE

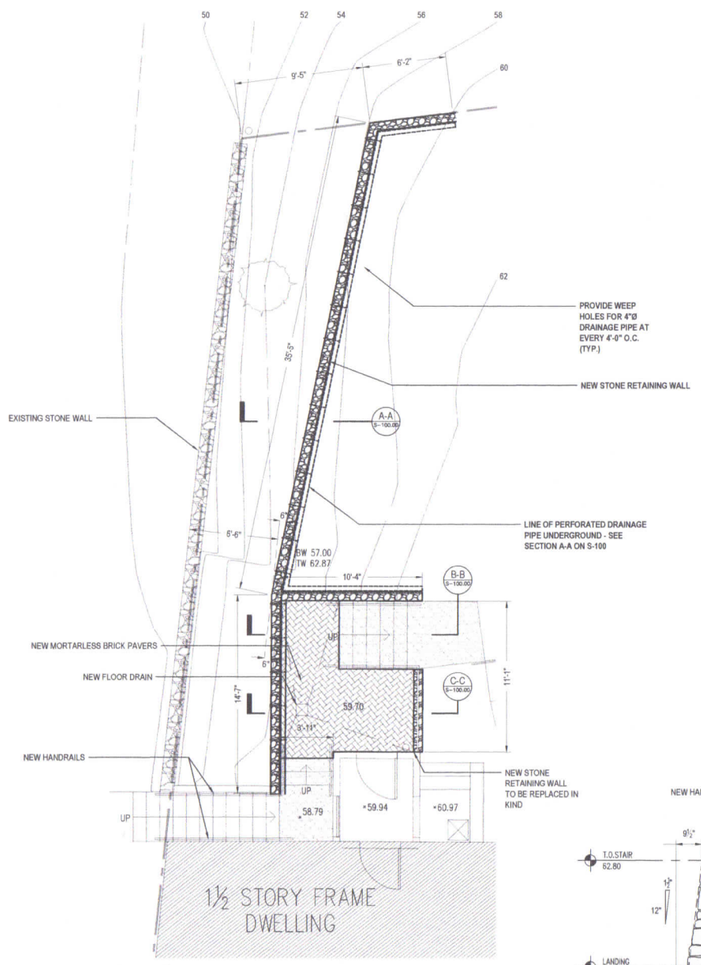
GENERAL NOTES AND PLOT PLAN

DEPARTMENT OF BUILDINGS RECORD #

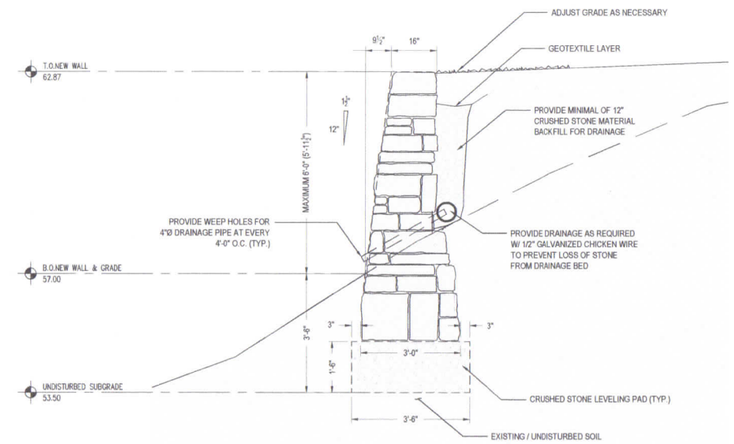
SHEET

G-100.00

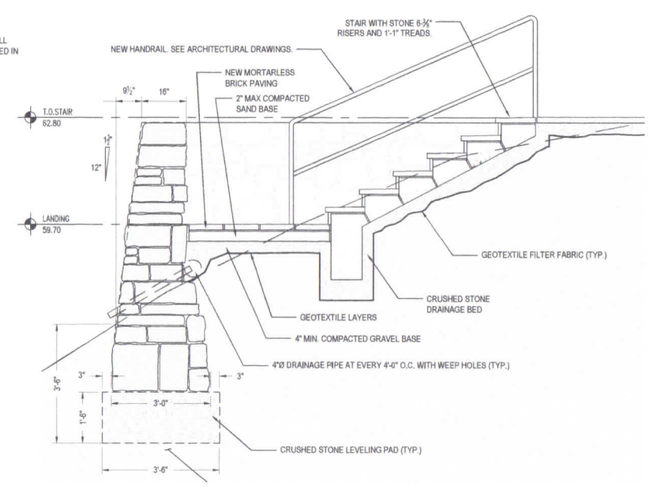
1 of 2



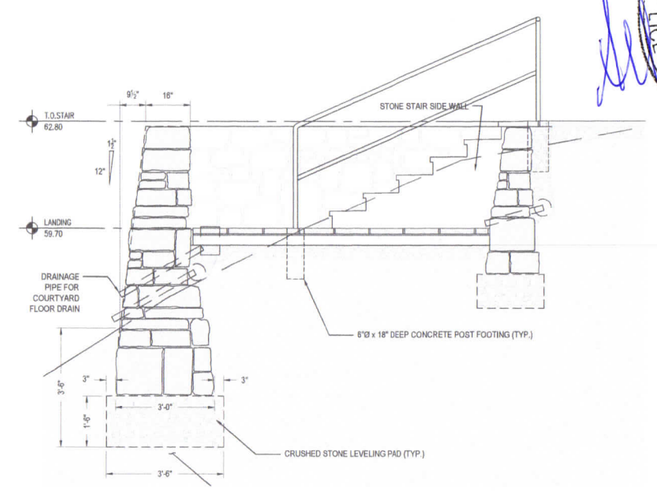
- / S-100 PLAN
1'-0" = 5'-0"



A-A / S-100 SECTION A-A
1/2" = 1'-0"



B-B / S-100 SECTION B-B
1/2" = 1'-0"



C-C / S-100 SECTION C-C
1/2" = 1'-0"

OWNER/CLIENT

ROOSTER RESIDENCE
280 WARBURTON AVENUE
HASTINGS ON HUDSON, NY 10706

PROJECT

RETAINING WALL

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
270 JERICHO TURNPIKE
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FLORAL PARK, NY 11001
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OCCUPANCY CLASS:
BUILDING DEPT.:
ZONING MAP#:
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DRAWN BY: AZ
CHECKED BY: AFM

DRAWING SIZE: 24"x36"
DRAWING DATE: 07/10/2016
PROJECT: RETAINING WALL

SEAL

REVISION

REV.0	07/10/2016	FOR SUBMISSION

TITLE

PLAN AND SECTIONS

DEPARTMENT OF BUILDINGS RECORD #

SHEET

S-100.00

2 OF 2