VILLAGE OF HASTINGS-ON-HUDSON
Municipal Building
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LEGAL NOTICE

THE PLANNING BOARD

Pursuant to the provisions of Section 295-143B of the Village of Hastings-on-Hudson Code, Notice is hereby given that:

A Public Hearing will be held on **Thursday, September 17, 2015 at 8:15 PM**, in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

The Hearing will be held on the application of Michael Curtis & Nancy DeNatale for the Steep Slopes approval as per sections 249-4 of the Village Code, for the creation of a patio, stairs and retaining walls in front of their 2 family dwelling at 328 Warburton Avenue. Said property is located in the R-7.5 Zoning District and is known as SBL: 4.100-96-4 on the Village Tax Maps.

The Planning Board will at this time and place hear all persons in support of such matter and any objections thereto.

THE ZONING BOARD OF APPEALS

Pursuant to the provisions of Section 295-143B of the Village of Hastings-on-Hudson Code, Notice is hereby given that:

A Public Hearing will be held by the Zoning Board of Appeals on **Thursday, October 22, 2015 at 8:00 PM** in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

The Hearing will be held on the application of Michael Curtis & Nancy DeNatale for relief from the strict application of code sections 295-69.F.(1)(a) and 295-20.B(8) of the Village Code for the for the creation of a patio, stairs and retaining walls in front of their 2 family dwelling at 328 Warburton Avenue. Said property is located in the R-7.5 Zoning District and is known as SBL: 4.100-96-4 on the Village Tax Maps.

Variances are sought for the following:

Front yard setback: Existing – approx.26 ft.; Proposed for the Patio – approx. 16.5 ft.; Required min. - 25 ft. { 295-69.F.(1)(a)}
Seeking 8.5 ft. variance.
Retaining wall height – proposed 8.43 ft.; required maximum 6.5 ft. { 295-20.B(8)}
Seeking 1.93 ft. variance.

The Zoning Board of Appeals will at this time and place hear all persons in support of such matter and any objections thereto.

Matthew Collins, Chair, ZBA

Jamie Cameron, Chair, PB

Case No.: 10-15
Publish: The Journal News
September 8, 2015

3. Steep Slopes Approval – Application of Michael Curtis & Nancy DeNatale for the creation of a patio, stairs and retaining walls in front of their two-family dwelling at 328 Warburton Avenue. Said property is located in the R-7.5 Zoning District and is known as SBL: 4.100-96-4 on the Village Tax Maps.

Chairman Cameron: Again, this one also had a view preservation waiver, which I will bring up at the end of the presentation. Jim, if you could turn your board slightly, we all have copies of this. If people in the audience, someone wanted to look it, we also have a trusty camera over there.

Mr. Metzger: You want me to turn this around?

Chairman Cameron: Not that the prior one wasn't just as interesting. Perfect.

Mr. Metzger, project architect: I'm the architect for Michael Curtis and Nancy DeNatale. We have an interesting situation here. We want to do work on this house and we're putting an addition on. But we're not building up: we're building out, we're building down. That's something that was a little bit confusing, but hopefully I can explain that this evening and everybody will understand what we're talking about.

The subject property is across the street from the dog park down on Warburton Avenue, a brick house. It sits up on a hill and is a little bit more than a story above grade. What we want to do is accomplish a couple of things. We want to create a more inviting entry into the house. The existing stairs that go up to the house have been in very poor condition. They need to be replaced, they're stone and concrete, been there since 1954.

We have a basement in the house. This is a two-family house. There are two 2-bedroom apartments in the house. We want to be able to use the basement possibly as a bedroom or as an office space, and we want to create a nicer entry into the house. Because the house is up on a hill we want to excavate in front of the house, create a courtyard situation that would give us a walk-out basement into the courtyard. That's where it gets confusing. We're excavating down about 8-1/2 feet from the porch; we're putting in retaining walls, which is one of the reasons why walls have come for you; and we're creating a courtyard that's going to be done – and we had this discussion a little earlier – with pervious surface. We're planning on using grass and pervious paving stones in this area – what is now stone and concrete – and moving or actually increasing the amount of pervious surface in the entry to the house.

The other thing we want to do with the entry, there's an old asphalt driveway. There is no sidewalk on this property, just a grass strip. We want to take the asphalt out from the carport down to the street and put either grass pave or gravel pave in. Which for those of you that are not familiar, it's a plastic grid that's 93 percent open. You either backfill it with gravel or with grass and it becomes a pervious surface. We're going to be removing asphalt here and

putting pervious surface back in in its place. We're hoping to create a better situation for stormwater than what's existing now.

The issue we have on the interior of the house is a somewhat separate project. Both tenants of the house – the owner and the person who rents the upstairs – use a central hallway in the front. What we'd like to do is give both people who use the house more privacy. Again, this is not part of the project that's before you now, but it explains why we're doing what we're doing. There is a secondary stair up to the kitchen of the tenant's apartment in the back of the house. We want to create a new stair that goes up on the side of the carport, which would then have a path around and give the tenant a completely private entrance in and out of their unit, while the owners would use this primary entrance, come up onto their existing porch, and go into the property.

One of the key issues we have here – and this has been driving the design – you'll notice, if you look at the drawings, there is a large, beautiful Japanese maple on the property. It happens to be right on the edge of where we want to build. We'd ideally like to keep that tree in place. We've had two arborists on-site. And one of the contractors who's starting to look at the project, their other business is doing landscaping work. Everybody feels somewhat confident that we'll be able to save the tree because where we're putting in the new retaining wall is going to be replacing a retaining wall that's already existing. We believe the root structure of the tree is actually growing away from the house and into the hillside, as opposed to into where the existing stairs are. So we're hoping to save that tree, in addition to all of the other work we're doing.

I wanted to minimize the courtyard, give it some privacy. Because if the basement becomes a bedroom you don't want people walking down the street looking in. This courtyard is about this high off the street. There's a preliminary set of stairs – and I'm going to flip the page – that'll be done out of concrete that will come up into this courtyard area. The retaining walls we're putting in will follow the slope. They step. If you've looked at the elevations in the sections, the retaining wall closest to the house is at the same level as the porch itself. So it does not stick up above grade at all. As the slope comes down, the retaining wall as it steps in also slopes down. The retaining wall is going to come across, turn, step, come across, turn, step. We're keeping the retaining wall the bare minimum we can above the grade of the slope so we're not affecting any view preservation. Because the 8-1/2 foot high wall we're building in this area will be totally below the existing grade. If you look at the photographs, basically nothing is going to change from what you see in the existing photographs. Everything happens below existing grade in this area.

You'll come up to a landing here. All of this will be grass and pervious paving stones that will get you back to the entry into the basement. Then there'll be a secondary stair which we're planning on doing in some sort of open stair. It's something we're still designing, whether we do an open tread metal stair or a wood stair. This is going to be a floating stair in the space. It'll be sculptural decorative. It'll allow water on the stair to just run down into this area. Again, we'll be capturing all the water on-site; nothing will need to leave the site to

go out into the street from what we're doing.

On this side, the other side of the carport, we're putting in a stair that runs up alongside. This stair would be concrete, but we would want to use pervious concrete so, again, any water that's flowing on that would have the opportunity to go back into the landscape. Some of the water will come down the stair and come out into the driveway but, again, we're doing a pervious surface in the driveway so even that water will have less of a chance of working its way down into the street. We're really trying to keep all the stormwater situation on-site and not affect anything else that's going on. Aside from that, I'm just going to flip to the elevation.

By the way, the cellar plan on A-003 shows you where we're talking about doing the pervious pavers and then the grass infill around that. We're hopefully going to put a piece of sculpture in there. It's going to become a very decorative space. Then we'll have the doors going into the basement. One of the other things we want to do is, the top of the carport is going to be redone as part of the construction when we file this for a building permit. It already is this way. We're going to be putting planting up on top of the carport. That carport was put up in 1967, I believe. It needs refurbishing, but it's going to stay on-site.

If you take a look at the south elevation on drawing A-004 you can see where these concrete walls are starting at about 30 inches high. Then as they go across, they step up but step into the landscape. None of the construction we're proposing goes above the existing grade on the site, except for a little bit of the walls where the site is sloping down relative to where we're building the wall.

Any other questions?

Chairman Cameron: Anybody have a question?

Boardmember Bass: The existing lot coverage and the proposed lot coverage in terms of impervious surface, can you …

Mr. Metzger: We're reducing the amount. We had a discussion before about what's considered pervious and impervious. The code's a little bit unclear. If you look at the grass pave or the gravel pave as a pervious surface – like I said, it's only 4 percent plastic grid, the rest is pervious – we're actually increasing the amount of pervious surface, I believe, by over 500 square feet. I know it's on the documentation I gave you. I don't remember whether it was part of the drawings. It was part of the paperwork that was submitted.

Boardmember Bass: I had trouble finding that.

Mr. Metzger: Oh, here is it. I'm sorry, it's on drawing A-002. There's a drainage site work photo location plan. The impervious surface that's being removed, which is this entry walk area and the driveway, is 667-1/2 square feet. The impervious surface that we're adding back

in – because we're putting in some stairs and doing this stair up alongside the carport – is 143 square feet. So we're taking out 667, we're adding back in 143. That gives us a net gain of 524 square feet of pervious surface.

Boardmember Bass: You could see why I missed it.

Mr. Metzger: Oh, yeah.

Boardmember Sullivan: Jim, you're saying you're removing a certain amount and then adding back impervious. But what are you doing, with your …

Mr. Metzger: I'll show you where we're moving.

Boardmember Sullivan: … pervious pavement that's at 100 percent.

Mr. Metzger: OK. Right now, there is a concrete and stone stair that occupies almost this entire space. This is all concrete and stone. We're removing all of that, and the only thing that's going to be impervious is that first four or five treads going up to the courtyard. We're removing all of that.

The other thing we're doing is, we're taking out pervious surface in the drive area going into the carport. Currently, there is a walkway along the side of the house to get to the backyard that's a concrete walkway. We're removing that concrete walkway and putting pervious surface in there as well.

Am I answering your question?

Boardmember Sullivan: I guess I'm confused, but I think it's because the drawings didn't necessarily show those things clearly. I mean, it's a lot of information, when you gave us a full permit set or almost a construction set. So to look at it as a steep slopes application, it's hard to sort of sort out what the issues are. That's why I'm a little thrown by the math: this is going away, and then that being put back in.

Mr. Metzger: I appreciate what you're asking. If you take a look, again, at this drainage site plan on drawing A-002 – and I apologize for the fact that we're obviously now submitting things in PDF format and it's not as easy to read some of the drawings – there is a hatch line with a simple diagonal hatch which is showing the impervious surface that we're removing. Then there is a darker hash line by the stairs going up to the courtyard and the stairs going up alongside the carport. That's the impervious surface that we have to add back in after we do the construction. It's this newfangled technology.

Boardmember Sullivan: No, it's too much stuff on it.

Village Attorney Whitehead: That's the drawing where it shows, like on the side, where

the walkway is coming out, the hatch that is coming out. Then he's got the calculation of the impervious being removed and new impervious.

Boardmember Bass: Can I digress for just a second? If we're going to just do it by PDF, I can't read these. Plans need to be then broken into separate pages and put on a scale that can be printed.

Building Inspector Minozzi: Excuse me?

Village Attorney Whitehead: When you print it, it's too small.

Boardmember Bass: When you print, even with my reading glasses I can't read it. I understand we're trying to save paper, but then we need to make the applicant have instead of three drawings on a page put one drawing on a page and make it large enough to …

Boardmember Gould-Schmit: I need to print it landscape.

Boardmember Bass: I had a floater.

Mr. Metzger: They're very difficult to read regardless. If you had rotated the image so it filled up the page it would be a little bit – and I just mean a little bit – easier to read. The other thing is, as many of you know I'm one of those antiquated architects that still draws by hand. When these get copied and reduced they probably don't hold up quite as well as a CAD drawing would.

Village Attorney Whitehead: Jim, my suggestion would be when you're submitting for just a steep slope permit …

Mr. Metzger: Separate drawing.

Village Attorney Whitehead: Yeah. Give, really, just the plans the Board needs to understand the steep slopes, not all the extra.

Boardmember Sullivan: Yeah. It's nice to see it all because it's fun to see, but …

At the end of the day, in the steep slopes application we require an engineer to certify and talk about how the drainage is being taken care of. I don't think we have that in this map.

Mr. Metzger: I understand what you're asking. This may actually talk to that. We do have … it won't affect the drainage patterns. This was part of the package. We do have engineering drawings for all the retaining wall work that's being done, just in terms of proper retaining walls for steep slopes. In terms of the drainage, we can calculate the rainfall, I can calculate how much water is going to be retained. We're not doing anything substantial here. We're reducing the amount of pervious surface, we're reducing the amount of water that

would potentially go back. I understand you want to know about retention of the water in this courtyard, and I can calculate all of that.

Boardmember Sullivan: I think a licensed engineer has to do it, Jim. It just seems to be what our code requires. We've seen that with some of the other things, and rarely see single-family homes except for steep slopes. That seems to be a consultant that folks typically bring just to deal with that.

Mr. Metzger: OK, we'll take care of that.

Boardmember Sullivan: Buddy, that seems correct I think.

Chairman Cameron: Any other questions? Anybody in the audience wish to address this?

So we have the issue of needing an engineer's drawing.

Village Attorney Whitehead: Is that a drawing or a calculation?

Chairman Cameron: A calculation. I hate contingent approvals so I think we better come back next time and get it then. I don't think we have anything but confirming that we have the capacity to take care of the water since it's a much larger area and there's no more water. But we don't know the 100-year storm.

Mr. Metzger: Right. The calculations I do when I'm running through this to make sure I'm … obviously, nobody wants to create problems for their neighbors.

Chairman Cameron: Right.

Mr. Metzger: I go through whatever the most current codes are in terms of rainfall inches per hour, drainage off the building, all those things.

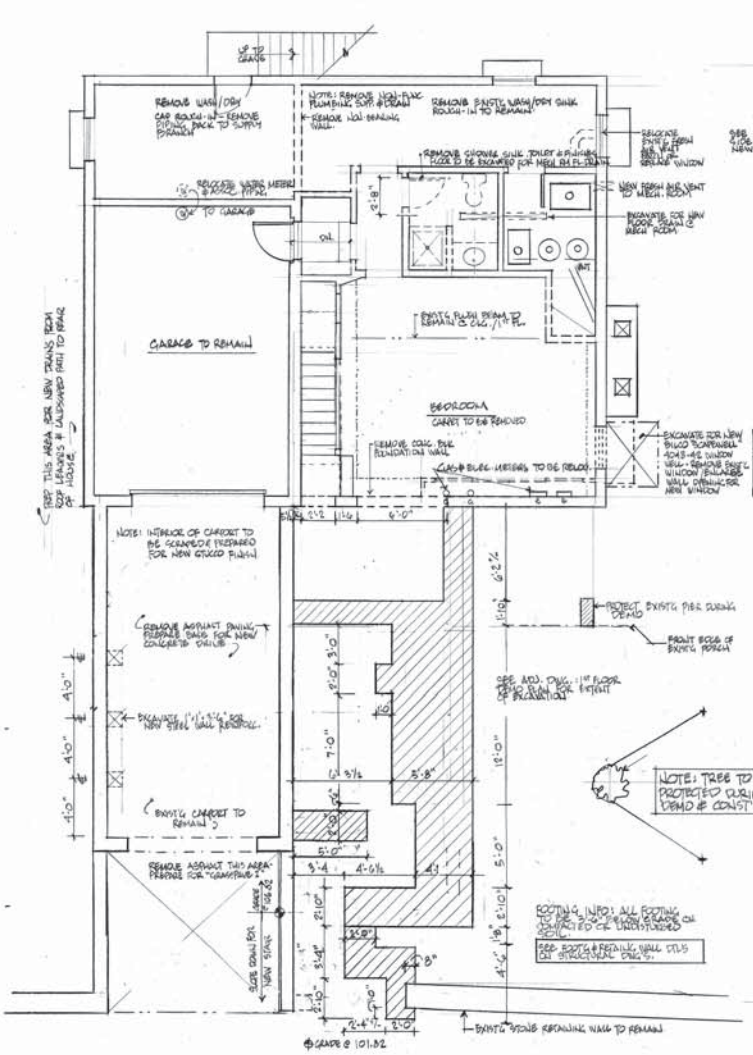
Chairman Cameron: Well, I personally have a high level of confidence it'll turn out right. But as Kathy said, we do need the …

Mr. Metzger: No, we'll have an engineer put together a calculation for you. Absolutely.

Building Inspector Minozzi: Terrific. So he'll be coming back next month?

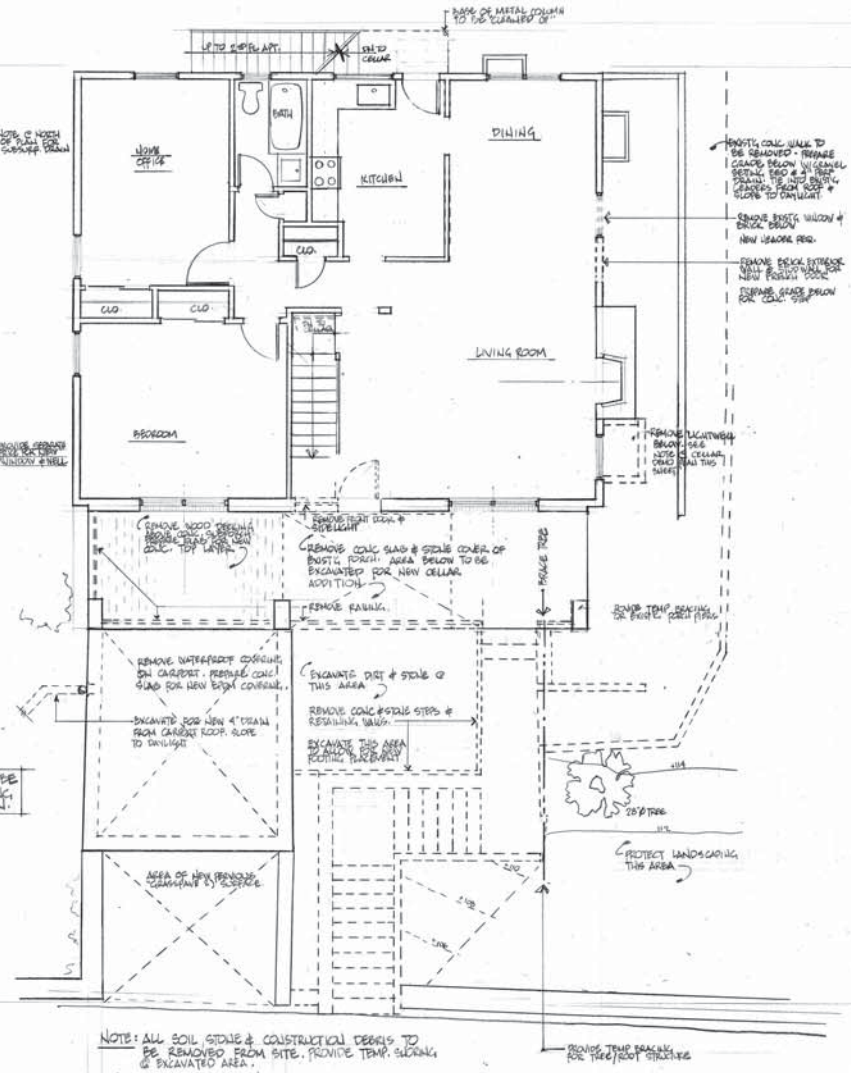
Chairman Cameron: Coming back next month just for the … so thank you very much.

Mr. Metzger: Thank you.



CELLAR DEMOLITION & FOOTING PLAN

NOTE: PROVIDE EROSION CONTROL & SILT BARRIERS DURING CONSTRUCTION



NOTE: ALL SOIL, STONE & CONSTRUCTION DEBRIS TO BE REMOVED FROM SITE. PROVIDE TEMP. SHORING @ EXCAVATED AREA.

1st FLOOR DEMOLITION PLAN

JIM METZGER
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jim.metzger@verizon.net

8-20-15 ISSUE FOR F.B. STEEP SLOPES

CURTIS DeNATALE RESID.
523 WARBURTON AVENUE
HASTINGS ON HUDSON, NY 10706

BLOCK 0604 LOT 8 ZONE 7.5
(2) FAMILY
NO CHANGE TO OCCUPANCY OR USE
STEEP SLOPE & VIEW PRESERVATION

ADDITION & ALTERATION

A001

DEMOLITION & FOOTING PLAN

SCALE 1/4" = 1'-0"
DATE AUG 20 2015

NYS ENERGY CONSERVATION CODE:
PROJECT IS IN CLIMATE ZONE 4A, WESTCHESTER COUNTY
"R" VALUE CERTIFICATE SHALL BE POSTED ON THE ELECTRICAL PANEL AT END OF CONSTRUCTION

TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGEMENT THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2010 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE FOR THE ENTRY ADDITION AND BASEMENT ADDITION.

INTERIOR WORK (BATHROOM IN BASEMENT) IS EXEMPT PER SECTION 101.4.6; THERE IS NO INCREASE IN ENERGY CONSUMPTION AND EXISTING LUMINAIRES ARE BEING REPLACED WITH HIGH EFFICACY UNITS.

ECCONYS 2010 (SEE ENERGY CODE NOTES ABOVE		
WORK ITEM	PROPOSED DESIGN VALUE	CODE VALUE & CITATION
1. ENVELOPE INC. DOORS & WINDOWS	NOTE 1.	402.4.1
2. INTERIOR PARTITIONS	N.A.	
3. PIPING INSULATION	N.A.	
4. INTERIOR LIGHTING	EXEMPT (NOTE 2)	101.4.3.7
5. EXTERIOR LIGHTING	USING 50% OR GREATER HIGH EFFICACY LAMPS	404.1
6. BOILERS / HEATING FURNACE	N.A.	
7 HVAC SYSTEM	N.A.	

#1 BUILDING THERMAL ENVELOPE: SEALING, CAULK, GASKET OR WEATHERSTRIP ALL JOINTS, SEAMS, PENETRATIONS, WINDOW AND DOOR PERIMETERS, SILL PLATES AND HEADERS. INSULATION: WALLS ARE MIN R-23, CEILING / ROOF MIN. R-40, BASEMENT WALL R-13 MIN & SLAB MIN. R-20. SEE DOOR / WINDOW SCHEDULE FOR "U" FACTOR.
#2: REPLACING LESS THAN 50% OF THE LUMINAIRES WITH IN DWELLING UNIT EXEMPT FROM ECCONYS.

FENESTRATION U-FACTOR*	SKYLIGHT* U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH
0.35	0.60	38	13	5/10*	19	10 / 13*	10, 2 ft*

CODE COMPLIANCE NOTES
1. BATHROOMS TO HAVE CERAMIC TILE OR STONE FLOORS AND BASE. TILE UNDERLAYMENT ON WALLS IS TO BE CONCRETE BOARD OVER A 6 MIL POLY MOISTURE BARRIER. OTHER NEW BATHROOM WALLS TO USE WATER RESISTIVE GYPSUM BOARD (DUROCK OR EQUAL).
2. INSTALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS FOR THE NEW CONSTRUCTION AS PER DRAWINGS AND DIRECTION OF THE FIRE MARSHALL. DETECTORS ARE TO BE ADAPTABLE FOR AUDIO AND VISUAL WARNING.
3. NO CHANGE IN USE, DWELLING UNITS OR EXITS IS BEING PROPOSED.
4. THIS PROJECT MUST COMPLY WITH THE EPA RRP LAWS FOR DEALING WITH LEAD BASED PAINT

GENERAL NOTES
1. DO NOT SCALE DRAWINGS, USE DIMENSIONS AS INDICATED.
2. CONTRACTOR IS TO CO-ORDINATE WITH ARCHITECT DURING LAYOUT.
4. ALL CONSTRUCTION INCLUDING PLUMBING AND ELECTRICAL WORK IS TO BE PERFORMED BY WESTCHESTER COUNTY LICENSED CONTRACTORS. CONTRACTOR SHALL HAVE A WESTCHESTER COUNTY RESIDENTIAL HOME IMPROVEMENT LICENCE.
5. THE CONTRACTOR SHALL CHECK JOB SITE CONDITIONS INCLUDING MEASUREMENTS BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. ANY DISCREPANCIES, VARIANCE OR INCONSISTENCIES SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION.
6. CONTRACTOR SHALL COORDINATE ALL TRADES AND SHALL COOPERATE WITH TRADES NOT SPECIFICALLY PART OF THEIR CONTRACT.
7. THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE OWNER'S AND ANY ADJACENT PROPERTY OR WORK. DY DAMAGE CAUSED BY CONTRACTOR'S WORKMEN, OR SUB-CONTRACTORS WORKMEN SHALL BE REPAIRED OR REPLACED IMMEDIATELY AT NO COST TO OWNER.
8. THE FLOOR OR SPACE REQUIRING ALTERATIONS AS INDICATED ON THESE DRAWINGS IS TO BE CONSIDERED OCCUPIED.
9. THE ARCHITECT WILL PROVIDE TO THE GENERAL CONTRACTOR A "PUNCH LIST" OF ALL ITEMS NOT COMPLETED TO THE ARCHITECTS OR OWNERS SATISFACTION. ALL ITEMS SHALL BE CORRECTED WITHIN 10 WORKING DAYS.
10. ALL JIM METZGER ARCHITECT APPROVALS ON SHOP DRAWINGS, ELECTRICAL, PLUMBING OR CONSTRUCTION SPEC SHEETS, ETC. ARE FOR DESIGN INTENT ONLY. CONTRACTORS OR ENGINEERS ARE RESPONSIBLE FOR QUANTITIES, DIMENSIONS AND STRICT COMPLIANCE WITH CONTRACT DOCUMENTS.
11. ALL CLAIMS FOR EXTRA WORK WILL BE ACCOMPANIED BY COST OF SAID WORK IN WRITING PRIOR TO REVIEW / APPROVAL.
12. ANY DEVIATION FROM THIS SET OF DRAWINGS IS NOT THE RESPONSIBILITY OF THE ARCHITECT.
13. CONTRACTOR SHALL PROVIDE SITE PROTECTION TO PREVENT RUNOFF OF SOIL AND DEBRIS DURING CONSTRUCTION.

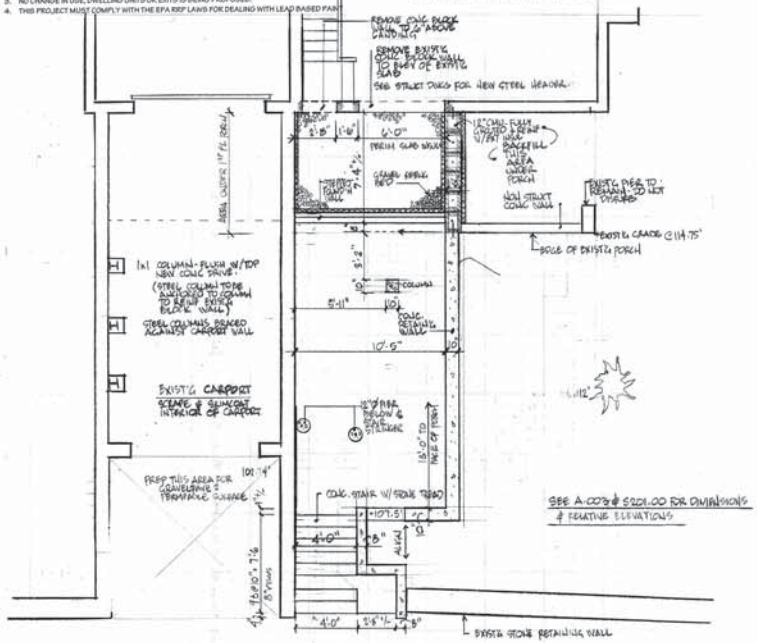
TENANTS SAFETY NOTES
1. IN THE COURSE AND DURATION OF ALL WORK UNDER THIS APPLICATION IT SHALL BE THE RESPONSIBILITY OF THE OWNER, THE CONTRACTOR AND THEIR REPRESENTATIVES TO ASSURE EACH OF THE FOLLOWING:
2. ALL MEANS OF EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME.
3. ALL ESSENTIAL SERVICES TO TENANTS SHALL BE MAINTAINED.
4. THE WORK SHALL HAVE NO EFFECT ON THE FIRE SAFETY OF THE BUILDING, NOR WILL ANY ADDITIONAL FIRE HAZARDS BE INTRODUCED.
5. LEVELS OF DUST, DEBRIS, AND NOISE SHALL BE KEPT TO A MINIMUM.
6. SECURITY OF THE BUILDING SHALL BE MAINTAINED.
7. ALL BUILDING VENTS MUST BE SEALED DURING THE RENOVATION
8. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A CODE LEGAL TEMORARY WOOD STAIR FROM GRADE TO THE FRONT PORCH FOR THE DURATION OF THE WORK.

DEMOLITION NOTES
1. THE SCOPE OF WORK SHALL INCLUDE THE ITEMS TO BE REMOVED AS INDICATED ON THE ATTACHED SET OF DRAWINGS.
2. REPLACE ANY EXISTING FIRE PROOFING THAT IS DISTURBED DURING DEMOLITION OR CONSTRUCTION.
3. LOCATE AND TEST SHUT OFF VALVES PRIOR TO PROCEEDING WITH ANY PHASE OF THE WORK.
4. PROVIDE TEMPORARY PROTECTION OF FLOORS AND WALLS. SEAL DOORS AND VENTS TO AVOID TRANSMISSION OF DUST DURING CONSTRUCTION.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR DISCARDING ALL RUBBISH FROM THE JOB SITE INCLUDING THAT LEFT BY VENDORS CONTRACTED DIRECTLY BY THE OWNER.

CARPENTRY, DRYWALL & PAINTING
1. THE GENERAL CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF "APPROVED FOR CONSTRUCTION" ARCHITECTURAL AND/OR ENGINEERING DRAWINGS ON SITE FOR ALL TRADES TO REFER TO.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTITIONS AND CEILING WORK INDICATED AS NEW ON THE DRAWINGS. SHEETROCK AND OTHER WALL SUBSTRATES TO BE TO BE 5/8" MIN THICKNESS OR ¼" IF LAMINATING EXISTING WALLS.
3. FURNISH AND INSTALL CORNER BEADS AND MOLDINGS ON ALL EXPOSED ENDS IN DRYWALL CONSTRUCTION. TAPE, POLISH, AND SPACKLE ALL WORK.
4. ANY WOOD BLOCKING OR PLYWOOD SHALL BE FIRE RATED WITH A MFG'S STAMP. ALL DIMENSIONS INDICATED ON DRAWINGS ARE TO FINISH FACE U.O.N.
5. ALL NEW WALLS ARE TO BE TAPED SPACKLED AND POLISHED SMOOTH BEFORE RECEIVING (1) PRIME AND (2) FINISH COATS. FINISH AND COLOR TO BE DETERMINED. PAINT TO BE BENJ. MOORE OR EQ. PAINT SHALL BE LATEX ONLY.
6. UNLESS OTHERWISE INDICATED ON THE DRAWINGS AND DETAILS WALLS LOCATED IN WET AREAS SHALL BE CONSTRUCTED WITH A 6 MIL VAPOR BARRIER, PROPER FLASHING TO SUBSTRATES OR FIXTURES, "DUROCK", "DENSHIELD TILE BACKER" OR EQ. WALLS IN HIGH MOISTURE SPACES SHALL BE CONSTRUCTED WITH 6 MIL V.B. AND "DENSARMOR PLUS" OR EQ. MOLD RESISTENT PAPERLESS DRYWALL.
7. ALL DROP CLOTHS AND RAGS CONTAING PAINT SHALL BE REMOVED AT THE END OF EACH DAY.

ELECTRICAL AND LIGHTING NOTES
1. ALL WORK IS TO BE PERFORMED BY A WESTCHESTER COUNTY LICENSED ELECTRICAL CONTRACTOR OR DIRECT EMPLOYEES OF THE LICENCED ELECTRICIAN AND SHALL BE IN STRICT ACCORDANCE WITH LOCAL ELECTRICAL CODES AND SPECIFICATIONS AND SHALL CONFORM TO LOCAL BUILDING REQUIREMENTS.
2. REFER TO THE ARCHITECTURAL PLANS FOR THE LOCATION OF LIGHTS, SWITCHES & OUTLETS. ALL MUST BE UL RATED
3. CONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL FIXTURES U.O.N.
4. CIRCUITING, SWITCHING AND LIGHTING IS TO BE AS INDICTED ON THE DRAWINGS. CONTRACTOR SHALL REMOVE ALL UNNECESSARY ELECTRICAL EQUIPMENT, ETC. AND SHALL SAFE OFF AND PATCH UNUSED LOCATIONS.
5. ALL WIRING SHALL RUN CONCEALED IN WALLS, COLUMNS OR FLOORS U.O.N. PROVIDE PROPER SIZE CONDUIT OR CABLE FOR RUNS.
6. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER OUTLETS, LOCATIONS, CIRCUITS AND POWER FOR LIGHTING. **VERIFY MFG'S REQUIREMENTS.**
7. OUTLETS LOCATED WITHIN 6' OF A WATER SOURCE SHALL BE GFCI TYPE OR ON A DEDICATED GFCI CIRCUIT.
8. UNUSED WIRING SHALL BE SAFED OFF OR PULLED BACK TO THE PANEL BOX.
9. THE DWELLING UNITS SHALL HAVE SEPARATE ELECTRIC METERS. (THIS IS AN EXISTING CONDITION)

PLUMBING NOTES
1. A WESTCHESTER COUNTY LICENCED PLUMBER SHALL PERFORM ALL PLUMBING WORK.
2. INSTALL PLUMBING FIXTURES AS INDICATED ON THE CONSTRUCTION DOCUMENTS. VERIFY SUPPLY PIPE SIZES FOR FIXTURES.
3. PLUMBING CONNECTIONS TO FIXTURES NO LONGER BEING USED OR RELOCATED SHALL BE SAFED OFF.
4. PLUMBING SUPPLIES AND DRAINS SHALL BE RUN WITHIN INTERIOR WALLS WHEREVER POSSIBLE.
5. PROVIDE NEW SHUT-OFF'S ON ALL SUPPLY LINES. ONLY BRASS FITTINGS AND FULL PORT BALL VALVES ARE ALLOWED.
6. INSTALL BACKFLOW PREVENTERS AND VENTS AS PER CODE.
7. TOILETS TO BE 1.6GALLON (OR BETTER) TANK TYPE, GRAVITY DROP.
8. SNAKE ALL DRAINS PRIOR TO FINAL HOOK-UP OF FIXTURES
9. RELOCATED GAS METERS SHALL CONFORM TO CODE AND REGULATIONS FOR LOCATION, VENTING AND PROTECTION AS PER LOCAL AUTHORITY.



SEE A-003 & S201.00 FOR DIMENSIONS & EXISTING ELEVATIONS

FOUNDATION PLAN

IMPERVIOUS SURFACE CALCULATIONS: (DEVELOPMENT COVERAGE)

EXISTING:
TOTAL PROP SQ. FT. = 10,877.23 SF.

HOUSE	1231 SF.	1071 SF.
CARPORT	576	326 SF
CONC STONE STAIR / SIDE PATH & ASPH. PRIVE		262.5 SF
REAR CONC PATIO		156 SF
FRONT PORCH		57.75 SF
EXIST TOTAL IMP. SURF =		2423.5 SF

EXISTING % IMP SURF = 2423.5 ÷ 10,877.23 = 22.3% IMP SURF

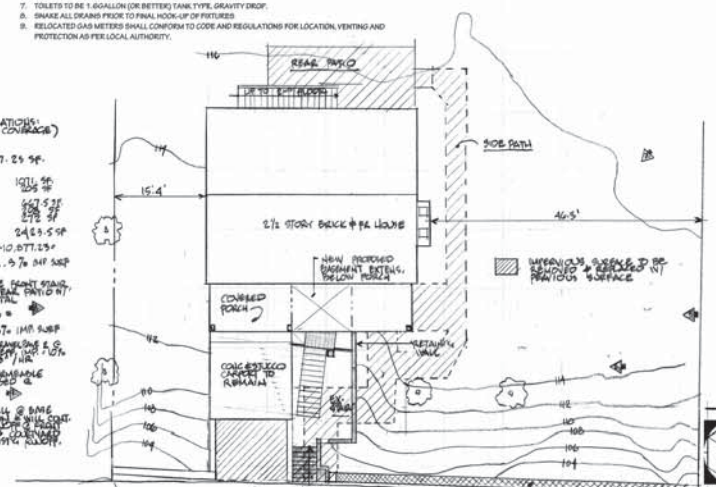
AFTER CONSTRUCTION: REPLACE FRONT STAIR, CONC STONE, SIDE PATH & REAR PATIO W/ PERV. SURF. 830 S.F. TOTAL

(2423.5 - 830) ÷ 10,877.23 = 14.6% IMP. SURF

NOTE: USING GRANITE & GRAVELSTONE & S. GRAVELSTONE & TERRAPAVE (PERVIOUS PAVERS) FOR PERVIOUS PATIO & PATH FOR PERVIOUS PERMEABILITY

APPROX. 45% REMOVED PERMEABLE PAVERS, CONC GRAVEL, SOD & PLANTING SURFACES

EXISTING STONE RETAINING WALL @ BASE OF STEEP SLOPE TO REMAIN & WILL CONT. TO RETAIN TERRACE SLOPE & PROVIDE PROTECTION FROM RUNOFF & PROVIDE NEW PLANTING SURFACES & DRAINS WILL REDIRECT EXISTING RUNOFF.



DRAINAGE / SITE WORK PHOTO LOCATION PLAN 1"=10'

NOTE: 1) RETAINING WALL TO BE REMOVED & REBUILT - INVESTIGATE WALL TO VERIFY NEW / EXISTING CONDITIONS PRIOR TO DEMOLITION
WORK TO BE PERFORMED UNDER SEPARATE APPLICATION

SURVEY & RETAINING WALL INFO. NOT TO SCALE

JIM METZGER ARCHITECT
427 Warburton Avenue #2
Hastings-on-Hudson, NY 10706
Tel/Fax 914-478-0298
Cell 917-747-5110
jim.metzger@verizon.net

8-30-15 ISSUE FOR P.B. STEEP SLOPES

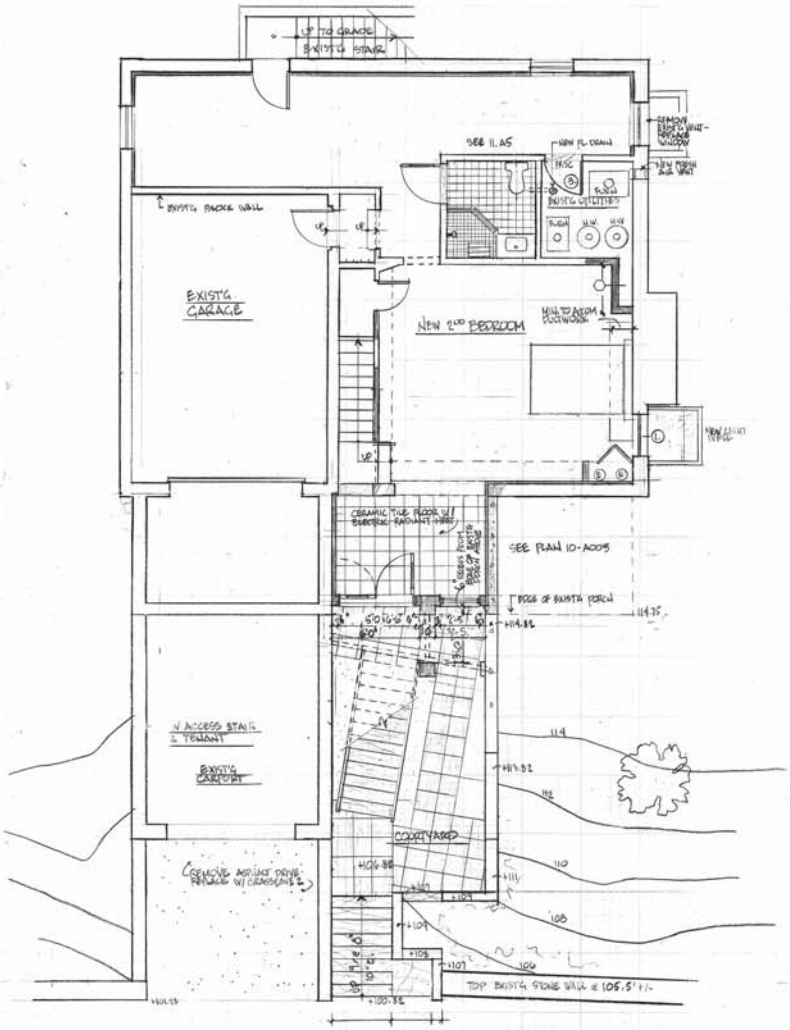
CURTIS DeNATALE RESID
328 WARBURTON AVENUE
HASTINGS ON HUDSON, NY 10706

BLOCK 0604 LOT 8 ZONE T-5.
2 FAMILY
NO CHANGE TO USE / OCCUPANCY
OR VIEW OBSTRUCTION - STEEP SLOPES AFFECTED
ADDITION & ALTERATION

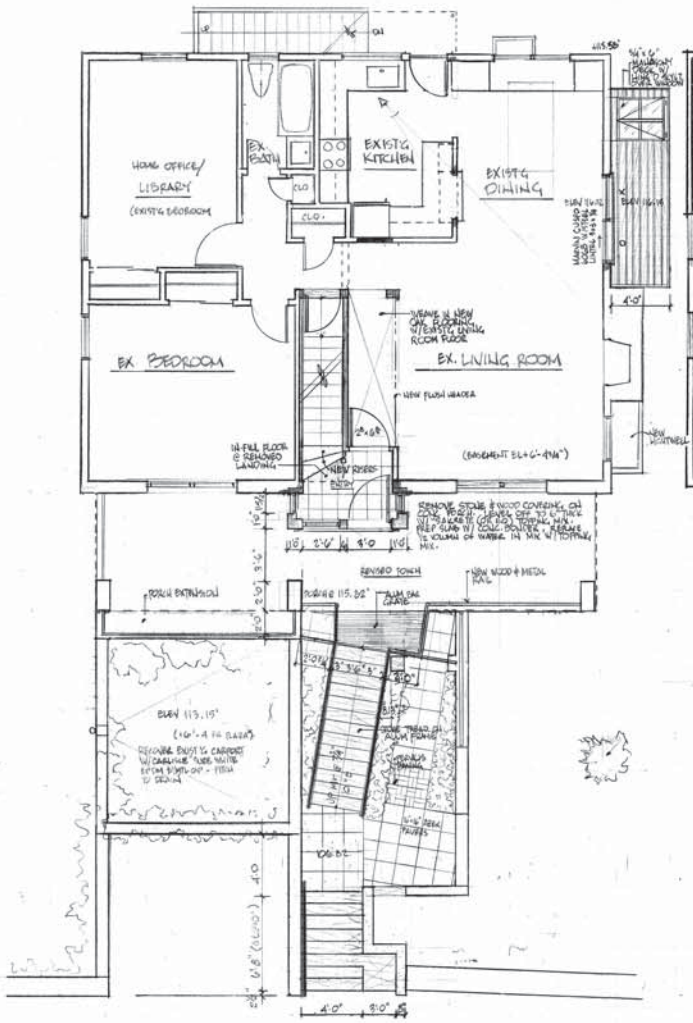
A002

FOUNDATION PLAN & SITE DRAINAGE / PHOTO PLAN

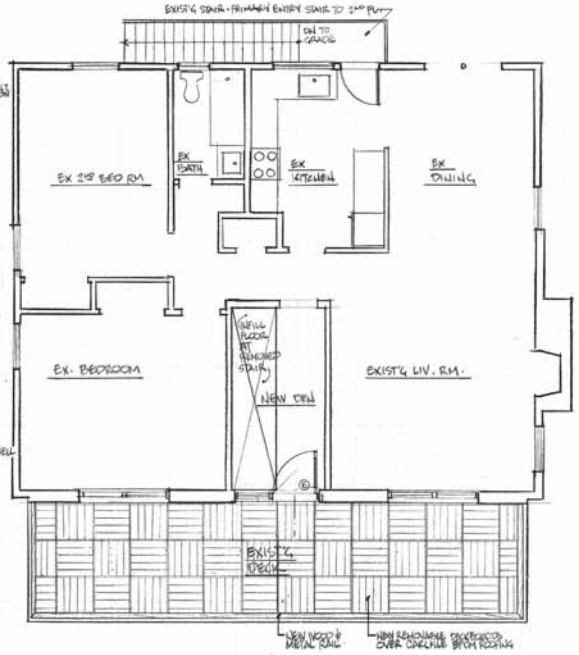
SCALE: 1/4"=1'-0" OR AS NOTED
DATE: AUG. 20, 2015



CELLAR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN

JIM METZGER
ARCHITECT

ARCHITECTURE INTERIORS FURNITURE

427 Warburton Avenue #2
Hastings on Hudson, NY 10706
Tel/Fax 914-478-0298
Cell 917-747-5110
jim.metzger@verizon.net

8-20-15 ISSUE FOR P.B. STEEP SLOPES

CURTIS DiNATALE RESID

328 WASHINGTON AVENUE
HASTINGS ON HUDSON NY 10706

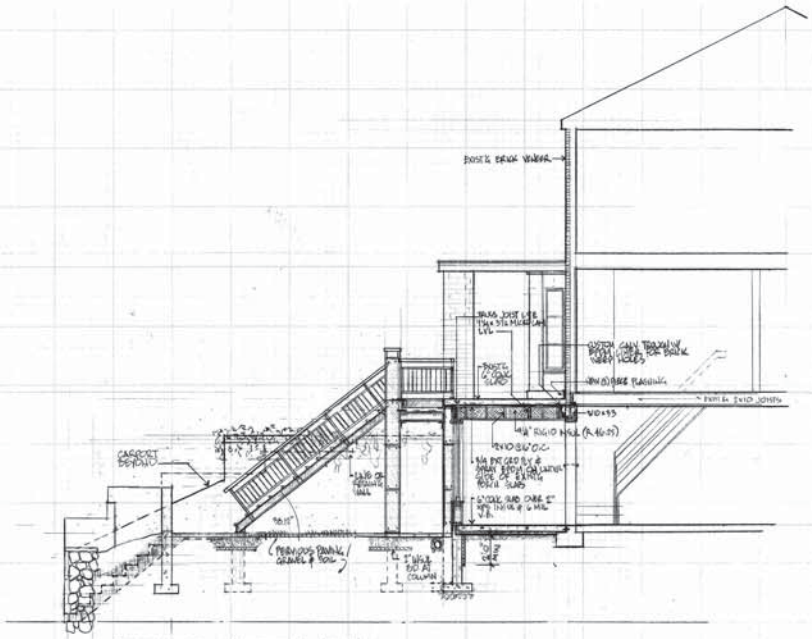
BLOCK 0604 LOT 15 ZONE 7.5
(2) FAMILY
NO CHANGE TO USE OR OCCUPANCY
STEEP SLOPES / NEW ENTRANCE

ADDITION & ALTERATION

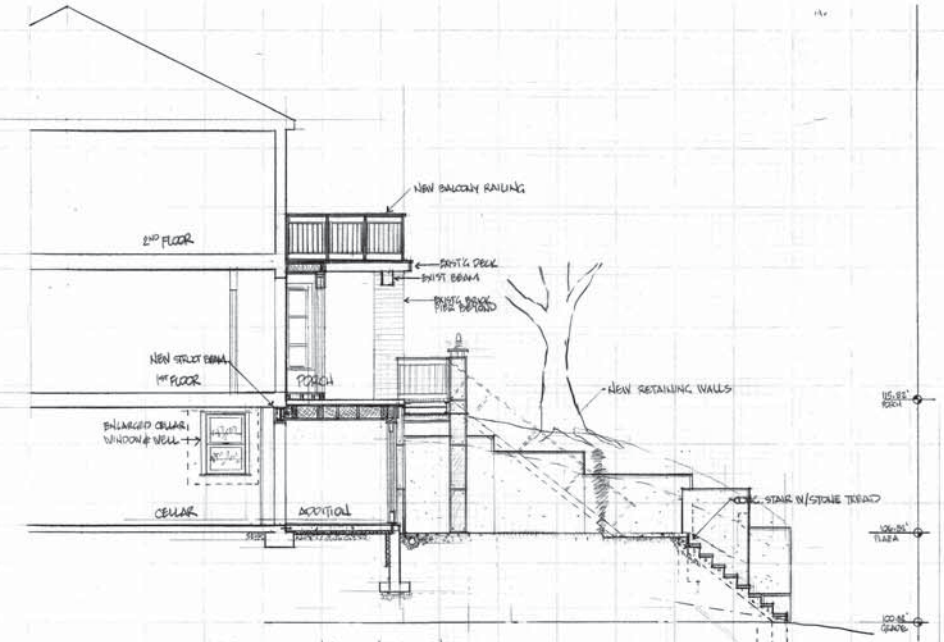
A005

CONSTRUCTION PLANS

SCALE 1/4"=1'-0"
DATE AUG 20 2015

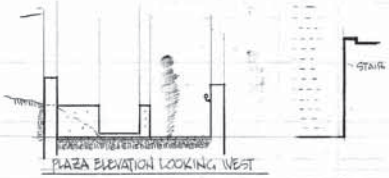


PLAZA SECTION LOOKING NORTH

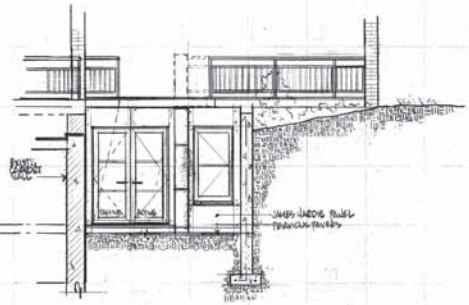


PLAZA SECTION LOOKING SOUTH

SOUTH ELEVATION



PLAZA ELEVATION LOOKING WEST



PLAZA ELEVATION OF PROPOSED ADD'N ELEVATION

JIM METZGER
ARCHITECT

ARCHITECTURE
INTERIORS
FURNITURE

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Hastings-on-Hudson, NY 10706
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jim.metzger@verizon.net

8-20-15 ISSUED FOR P.B. STEEP SLOPES

CURTIS DeNATALE RESID

328 WARBURTON AVENUE
HASTINGS ON HUDSON, N.Y. 10706

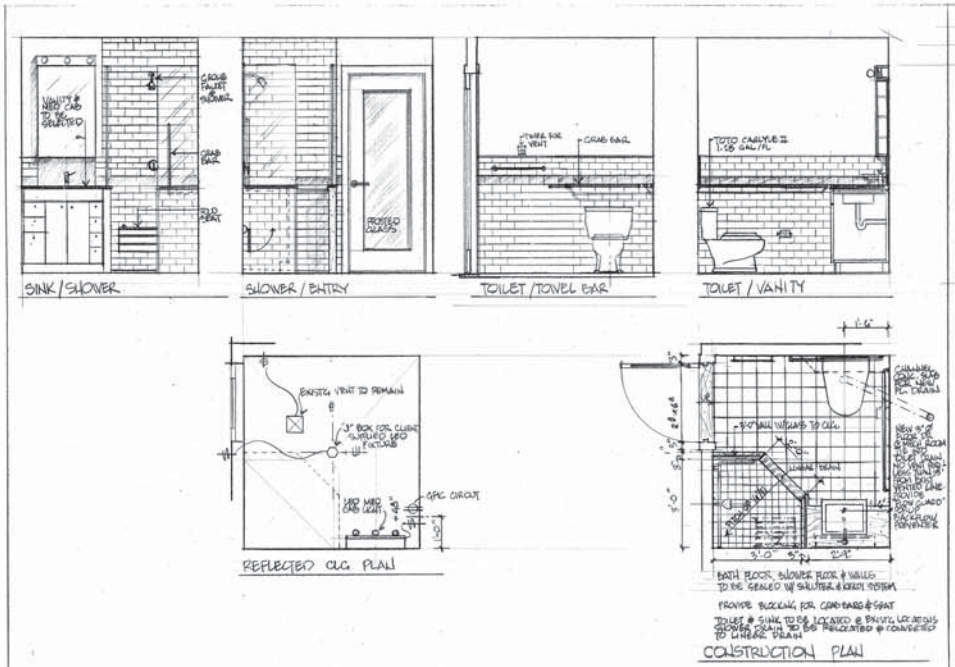
BLOCK 0604 LOT 5 20167.5
(2) FAMILY
NO CHANGE TO OCCUPANCY OR USE
STEEP SLOPES & VIEW PRESERVATION

ADDITION & ALTERATION

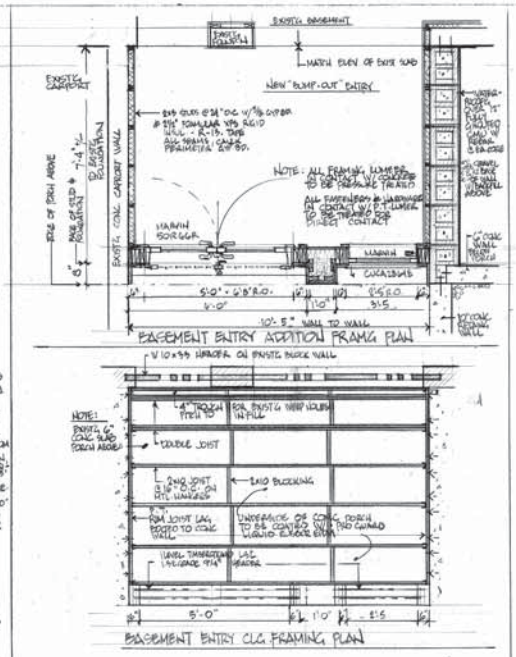
A004

ELEVATIONS & BUILDING SECTIONS

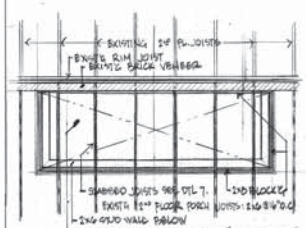
SCALE: 1/4"=1'-0"
DATE: AUG 20 2015



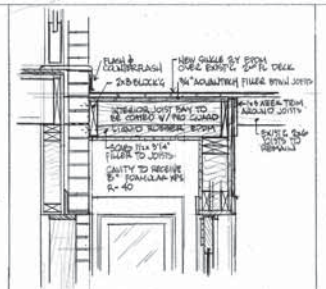
(11) BASEMENT BATHROOM PLANS & ELEVATIONS 1/2"=1'-0"



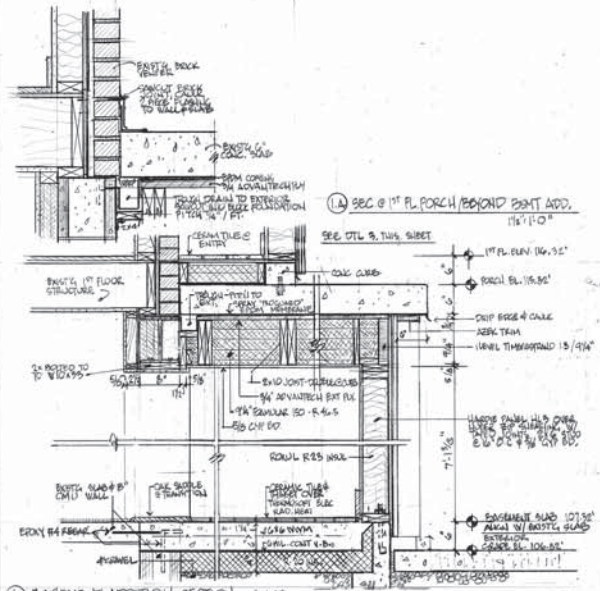
(10) BASEMENT ADDITION FRAMING PLAN 1/2"=1'-0"



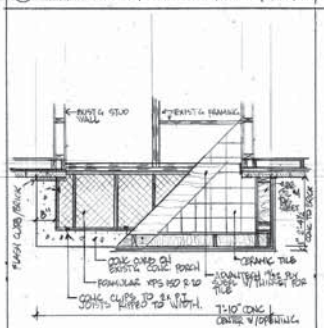
(9) ENTRY ADDITION ROOF FRAMG PLAN 1/2"=1'-0"



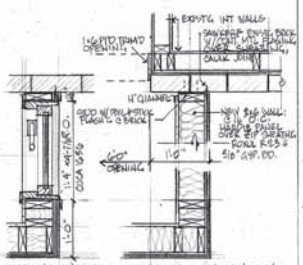
(7) SECTION THROUGH ENTRY EXT. ROOF 1/2"=1'-0"



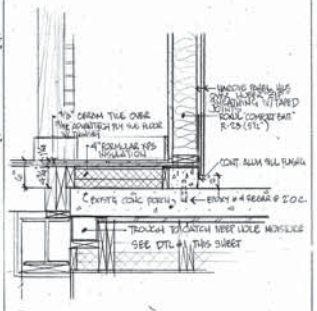
(1A) SEC @ 1ST FL. PORCH/BEYOND BSMT ADD. 1/2"=1'-0"



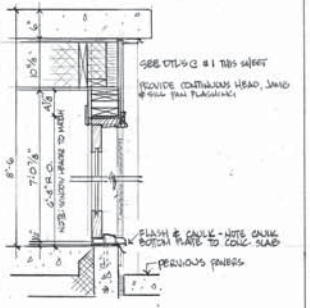
(5) ENTRY ADDITION FL. & WALL FR. PL. 1/2"=1'-0"



(4) WALL SECTION @ NEW ENTRY ADDITN 1"=1'-0"



(3) SEC. THRU NEW ENTRY ADDITION 1"=1'-0"



(2) SEC. THRU BASEMENT FR. DOOR 1"=1'-0"

(1) BASEMENT ADDITION SECTION 1"=1'-0"

5.20.15 ISSUE FOR P.B STREET SLOPES

CURTIS DENATALE RBS/D.
528 WARBURTON AVENUE
HASTINGS ON HUDSON NY 10706

BLOCK 0604 LOT 8 ZONE: 7.5
2 FAMILY
NO CHANGE TO USE / OCCUPANCY
OR VIEW OBSTRUCTION. STEEP SLOPES AFFECTED
ADDITION & ALTERATION

A005

SECTIONS / DETAILS

SCALE AS NOTED
FEB. 7 2016