

# VILLAGE OF HASTINGS-ON-HUDSON

## Planning Board

### Application and Procedure for View Preservation Site Plan, Steep Slopes and Subdivision approvals



1. SITE PLAN APPROVAL. Site Plan approval by the Planning Board is required for:
  - (1) The construction, reconstruction, alteration, renovation, demolition, enlargement, moving or removing of any building, or structure, with the exception of most single-family & two-family dwellings; or,
  - (2) Any land use not involving a building or structure.All applications for Site Plan Approval must comply with the requirements of Article XII, Site Plan Approval, of the Village of Hastings-on-Hudson Zoning Code. (Copy of relevant code sections is attached)
2. All applications are available online @ [www.hastingsgov.org](http://www.hastingsgov.org). Application forms for the Site Plan, Steep Slopes and Subdivision along with the Full or Short Environmental Assessment Form (EAF) as required under NYS Environmental Quality Review Act (SEQRA), may also be obtained from the Building Department.

FILING THE APPLICATION. The applicant must submit a flash drive and a total of three (3) sets (residential) or thirteen (13) sets, 11 copies and 2 original (commercial) of the completed application, plans and all supporting material with an applicable fee as shown on attached schedule, NO LESS THAN FOUR (4) WEEKS PRIOR TO THE SCHEDULED MEETING DATE.

Once the Building Inspector has deemed the application complete, a public hearing will be scheduled before the Planning Board, which usually meets the third (3rd) Thursday of each month. At least 14 days prior to the date of the public hearing, the applicant must notify, by certified mail or any other method of delivery providing proof of mailing or hand deliver copies of the legal notice no later than 10 days prior to the date of the public hearing, all property owners within a radius of 300 feet of the scheduled public hearing. The Building Department will provide the applicant with a list of property owners and other persons or agencies who must be informed.
4. VIEW PRESERVATION DISTRICT. If an applicant is located in the View Preservation (VP) District, photos and a key map must be submitted showing the impact of the proposed work on the views of the Hudson River and the Palisades from neighboring properties and adjacent public properties. A View Preservation application, must be submitted to the Planning Board for a recommendation and to the Zoning Board of Appeals for a final decision. A flash drive and a total of three (3) sets (residential) or thirteen (13) sets, 11 copies and 2 original (commercial) of the completed application and all related documents must be submitted.
5. STEEP SLOPES LAW. Building Permit applications on lots that contain slopes of 15% or greater over a ground area of at least 1,000 square feet must include the information required by Chapter 249, §249-7, of the Village Code and must receive Steep Slopes approval from the Planning Board. A copy of the Steep Slopes Law is available from the Building Department.
6. TREE PRESERVATION LAW. A Tree Removal Permit is required, in accordance with the Tree Preservation Law, Chapter 273 of the Village Code, on a lot of one acre or more, or a combination of adjoining lots of one acre or more owned by the same entity, if any tree with a diameter of 8 inches or more (measured at a point 4-1/2 feet above the ground) is to be removed or potentially injured during construction. A copy of the Tree Preservation Law is available from the Building Department.
7. SITE PLAN APPROVAL. Upon approval of a Site Plan application, the applicant must submit two (2) copies of the final Site Plan with changes or conditions noted thereon, to be endorsed by the Chair of the Planning Board and filed with the Building Inspector.

VILLAGE OF HASTINGS-ON-HUDSON  
Application for the Planning Board Review/Action  
for Site Plan, Subdivision  
Steep Slopes and/or View Preservation



Case number:..... Date of application:.....

Planning Board action requested for: ☐ Site Plan (§295-104) ☐ Subdivision (Article XIII)  
(Check all that apply) ☒ Steep Slopes (§295-147) ☒ View Preservation (§295-82)

Property owner: GABRIEL CE & KATALIN HARSACZKI-CE  
Property address: 280 WARBURTON AVENUE, HASTINGS ON HUDSON, NY 10706  
Name all streets on which the property is located: WARBURTON AVENUE  
SBL: 4.100-96-11 Zoning District: R-7.5

Applicant: GABRIEL CE  
Standing of applicant if not owner:.....  
Address: 280 WARBURTON AVENUE, HASTINGS ON HUDSON, NY 10706  
Daytime phone number: 703 400 9976 Fax number: .....  
E-mail address: GABRIELKCE@HOTMAIL.COM

Total Area of subject Land/property: 8,690 SF  
Is the subject Property in View Preservation District? ☒ yes ☐ No  
Does Property currently contain or will contain Steep Slopes? ☒ yes ☐ No  
Is the subject property within 500 ft. of any other jurisdiction? ☐ yes ☒ No  
Will the project affect (remove or Injure) any designated trees? ☐ yes ☒ No

Please provide brief description of proposed work:

1. CONSTRUCTION OF HOUSE ADDITION
  2. CONSTRUCTION OF 2-TIER PRESSURED TREATED WOOD TERRACES TO CONTROL ONGOING SOIL EROSION
- .....
- .....
- .....
- .....
- .....
- .....
- .....
- .....
- .....

VILLAGE OF HASTINGS-ON-HUDSON  
Application for the Planning Board Review/Action  
for Site Plan. Subdivision  
Steep Slopes and/or View Preservation



STATE OF NEW YORK  
COUNTY OF WESTCHESTER ss.:

The undersigned applicant states that he/she has read all applicable code sections of the Village of Hastings-on-Hudson and is herewith submitting this application complete with all such documentation and information as is necessary and required under the code and is hereby requesting the aforementioned action/approval/s by the Planning board of the Village of Hastings-on-Hudson.

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 201\_

\_\_\_\_\_  
Signature of the Applicant

\_\_\_\_\_  
Notary Public

STATE OF NEW YORK  
COUNTY OF WESTCHESTER

Name : GABRIEL CE, being duly sworn, deposes and says that he/she resides at 280 WARBURTON AVENUE in the Village of Hastings-on-Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot, parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet 4.100-96-11 Block 0604 and Lot 29 of the tax map, and that he/she hereby authorized \_\_\_\_\_ to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 201\_

\_\_\_\_\_  
Signature of the Owner

\_\_\_\_\_  
Notary Public

Submit a flash drive and a total of three (3) sets (residential) or thirteen (13) sets, 11 copies and 2 original (commercial), of this application, with all necessary documents, plans, surveys, photographs, applicable checklists and any other data that you deem critical to make your case before the Planning Board.

February 2018

# VILLAGE OF HASTINGS-ON-HUDSON

## Steep Slopes Application Checklist



Code Section	Code Section Provisions	Indicate how the provisions are addressed*
§ 249-7(1)	A detailed site plan of the property showing, at a scale of not less than 10 feet equals one inch, the applicant's entire property, the adjacent properties, and existing streets and showing the following information: (a) The location of all existing and proposed structures and paved surfaces on the applicant's property and any existing septic systems and wells on such property; (b) The location of the proposed area of disturbance on the applicant's property and its relation to neighboring properties' structures, roads, watercourses and wetlands; (c) The location on the applicant's property of all existing watercourses, wetlands, marshes, wooded areas, rock outcrops, single trees with a diameter of eight inches or more measured three feet above the base of the trunk, and all other significant existing land features; and (d) The existing grades on the applicant's property with contour lines at two-foot intervals and proposed grades within the area of the proposed construction or alteration.	G-000 G-001 G-002 SD-101 S-101 S-101
§ 249-7(2)	A landscaping plan for the applicant's property, indicating proposed paved areas, storm drainage facilities, retaining walls and ground cover, as well as the location of trees and ornamental shrubs.	S-101 S-102
§ 249-7(3)	<b>Architectural plans, elevations, sections of the structures and related improvements.</b>	A-201 TO A-350
§ 249-7(4)	A statement prepared by a licensed architect, registered landscape architect or engineer describing: (a) The methods to be used in overcoming foundation and other structural problems created by slope conditions, in preserving the natural watershed and in preventing soil erosion; (b) The methods to be used to eliminate or mitigate water runoff on all adjacent properties and any other property that will be naturally affected by increased water runoff; and (c) The methods used to minimize the impact of changes in topography on adjacent and nearby properties through landscaping, retaining walls and terracing of gardens	ATTACHED
§ 249-7(5)	A plan submitted under the seal of a licensed professional engineer showing and certifying the following: (a) All existing and proposed natural and artificial drainage courses and other features for the control of drainage, erosion and water. (b) The calculated volume of water runoff from the slope(s) and from the lot in question, as unimproved. (c) The calculated volume of water runoff from the slope(s) and from the lot in question, as improved. (d) The existence, location and capacity of all natural and artificial drainage courses and facilities within 500 feet of the lot which are or will be used to carry or contain the water runoff from the slope(s) and the lot.	ATTACHED
§ 249-7(6)	A statement made under the seal of a licensed professional engineer certifying that: (a) The proposed activity will disturb the steep slope area to the minimum extent possible; and (b) 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 properties.	ATTACHED
§ 249-7(7)	Proof that all adjacent property owners have been notified of the steep slope application and of the Planning Board meeting at which it will be considered. Notice shall be provided in accordance with § 295-143C, except that only adjacent property owners need be notified.	ATTACHED
§ 249-7(8)	The Planning Board may, at its discretion, waive any of the requirements of Subsection A except Subsection A(7). <u>Indicate if any waivers are being requested</u>	

\*Indicate by notes such as, "see Note/Detail on Dwg #\_\_\_", "See PE certification/note in the attached letter", or "NA", etc. where "NA" stands for "Not applicable".

Signature \_\_\_\_\_ Date \_\_\_\_\_ Name \_\_\_\_\_ Title \_\_\_\_\_



VILLAGE OF HASTINGS-ON-HUDSON  
View Preservation Approval Application Requirements Checklist



Items	Item Specifics	Indicate how the checklist items are addressed*
Application	Complete application with supporting documents	<b>ATTACHED</b>
Application Fee	Prescribed fee for the requested review/action	
Plans	Plans, Site Plans, Elevations Sections and details as necessary to describe the full scope of proposed work	<b>COMPLETE DRAWING SET</b> <b>ATTACHED</b>
	A plan showing the location from where the photos were taken and general direction of the field of vision	<b>G-001 &amp; G-002</b>
Photographs	Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work	<b>G-001</b>
	Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs	<b>G-002</b>
Additional Requirements	Board/s may require a Mock-up at the proposed site simulating the height bulk or outline of the proposed construction/development to help them with their deliberations and decisions	....To be provided as and if needed...

\*Indicate by notes such as, "see Note/Detail on Dwg #\_\_\_", "attached herewith", or "NA", etc. where "NA" stands for "Not applicable".

Signature

Date

Name

Title

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

**May 30, 2019**

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

Project:	House Addition & (2) Raised Garden Beds
Address:	280 Warburton Avenue, Hastings On Hudson, NY 10706
Re:	Village Code, 249-7.A (4): Architect's Statement Regarding Steep Slopes

Dear Chairperson William O'Reilly and Members of the Planning Board,

The project listed above consists of (i) removal of a deteriorated concrete curb and patio followed by grading for the construction of a house addition and patio and (ii) construction of (2) raised garden beds/(4) wood retaining walls.

The property contains 5,882sf of slopes in excess of 25% grade. The total footprint of the proposed intervention (house addition + raised garden beds) with permanent impact to the existing steep slopes is approximately 1,234sf. Therefore the project will disturb 21% of the total property's steep slope area which is within the 25% maximum disturbance area indicated in 249-5.B&C. Other temporary soil disturbances necessary for the execution of the project such as placement of footings, installation of underground storm retention system, etc will be restored at the project completion to its original grade.

(i) House Addition:

The addition will require its east wall and small section of south wall to double function as retaining walls. Both walls will be made of poured concrete with steel reinforcement above a contiguous concrete footing as indicated on sheet A-350. The walls will be back-filled with crushed stone and perforated drainage pipes alongside the footing to collect and drain any water seeped through the soil.

The addition will have a membrane roof and skylights properly sloped towards a roof drain(s). The adjacent patio will be paved over a concrete slab slightly sloped for proper water runoff drainage. All water runoff will be collected through drains and gutters and discharged to a catch basin within the property with no effect on any adjacent properties or watersheds. See AFM Inspections & Engineering report for stormwater retention system design.

The areas disturbed for the construction of the addition will have no effect on the existing house foundation.

(ii) Raised Garden Beds:

Each raised bed will be made of (2) 3'-6" max. tall pressure-treated wood walls (see 4/A-350). The walls 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.

Any disturbance created during the actual construction will be controlled by 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

5/30/2019



**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

May 30, 2019

William O'Reilly, Planning Board Chairperson and Planning Board Members  
7 Maple Avenue  
Hastings on Hudson, NY 10706

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

Dear Chairperson O'Reilly 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 construction of a new building addition and new retaining walls on an existing lot.

The proposed limits of disturbance for new work is limited to:

1. the new building addition (1,015 square feet);
2. soil disturbance for new retaining walls (84 square feet):
  - a. 25 square feet for the new upper wood retaining walls;
  - b. 59 square feet for the new lower wood retaining wall and steps;
3. concrete slab-on-grade patio with brick pavers (262 square feet);
4. upper paved landing (154 square feet);
5. and section of existing concrete patio and curb to be replaced with new (45 square feet out of original 326 square feet total)

The above combined is approximately 1,560 square feet of total disturbance (1,015+25+59+262+154+45). The existing concrete patio and rubble curb (not steep slope) to be removed and replaced with new impervious surfaces is approximately 326 square feet. So the total disturbance of steep slope area is  $(1,560 - 326) = 1,234$  square feet.

Out of the area of disturbance, the following are the proposed impervious surfaces:

- +1,015 square feet for new building addition
  - + 84 square feet for new wood retaining walls and wood steps
  - + 262 square feet for concrete slab-on-grade patio with brick pavers
  - + 154 square feet of upper paved landing
  - + 45 square feet of section of existing concrete patio and curb to be replaced with new
- 
- +1,560 square feet of proposed impervious (improved) surfaces

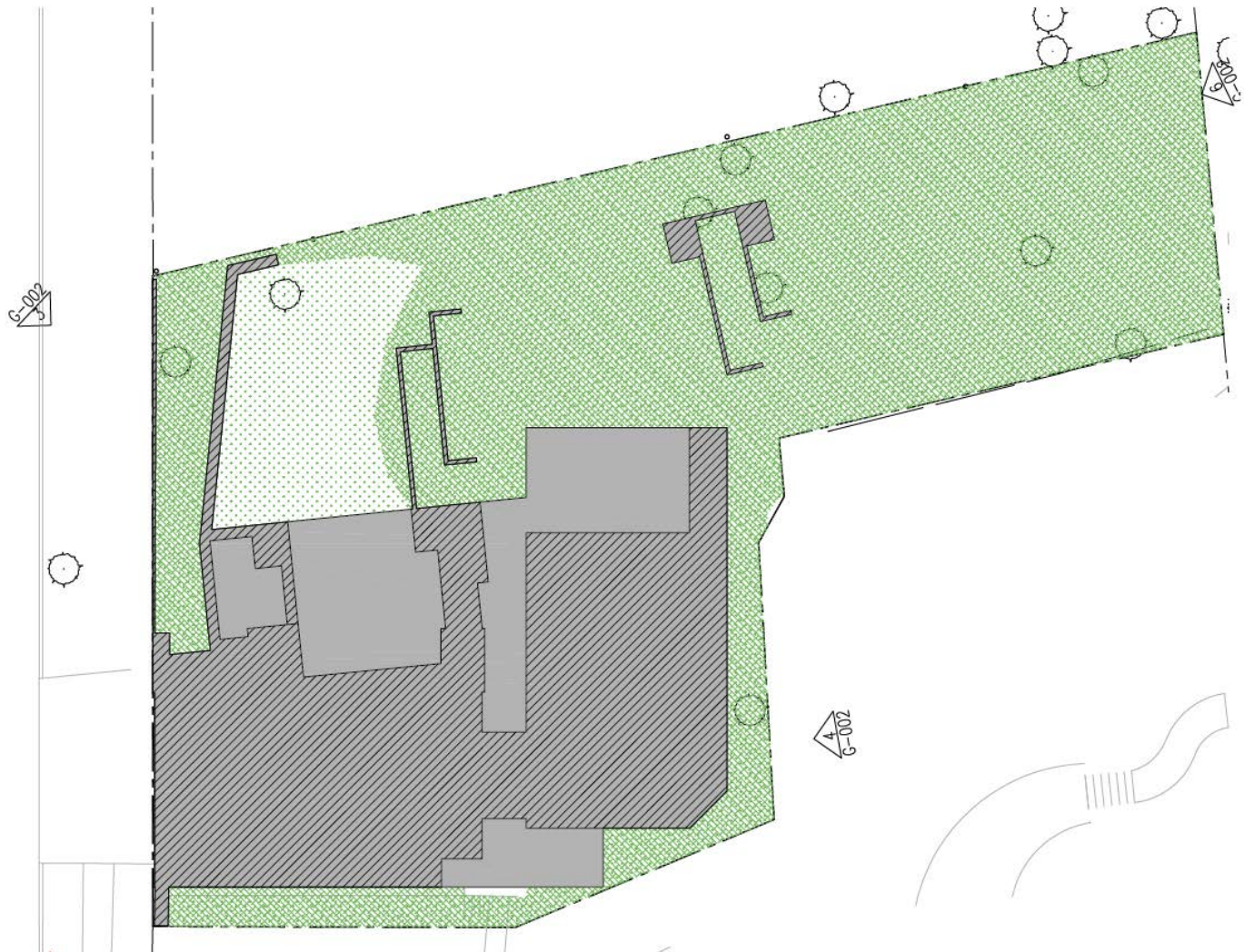


Figure 1: Extent of site intervention for proposed work.



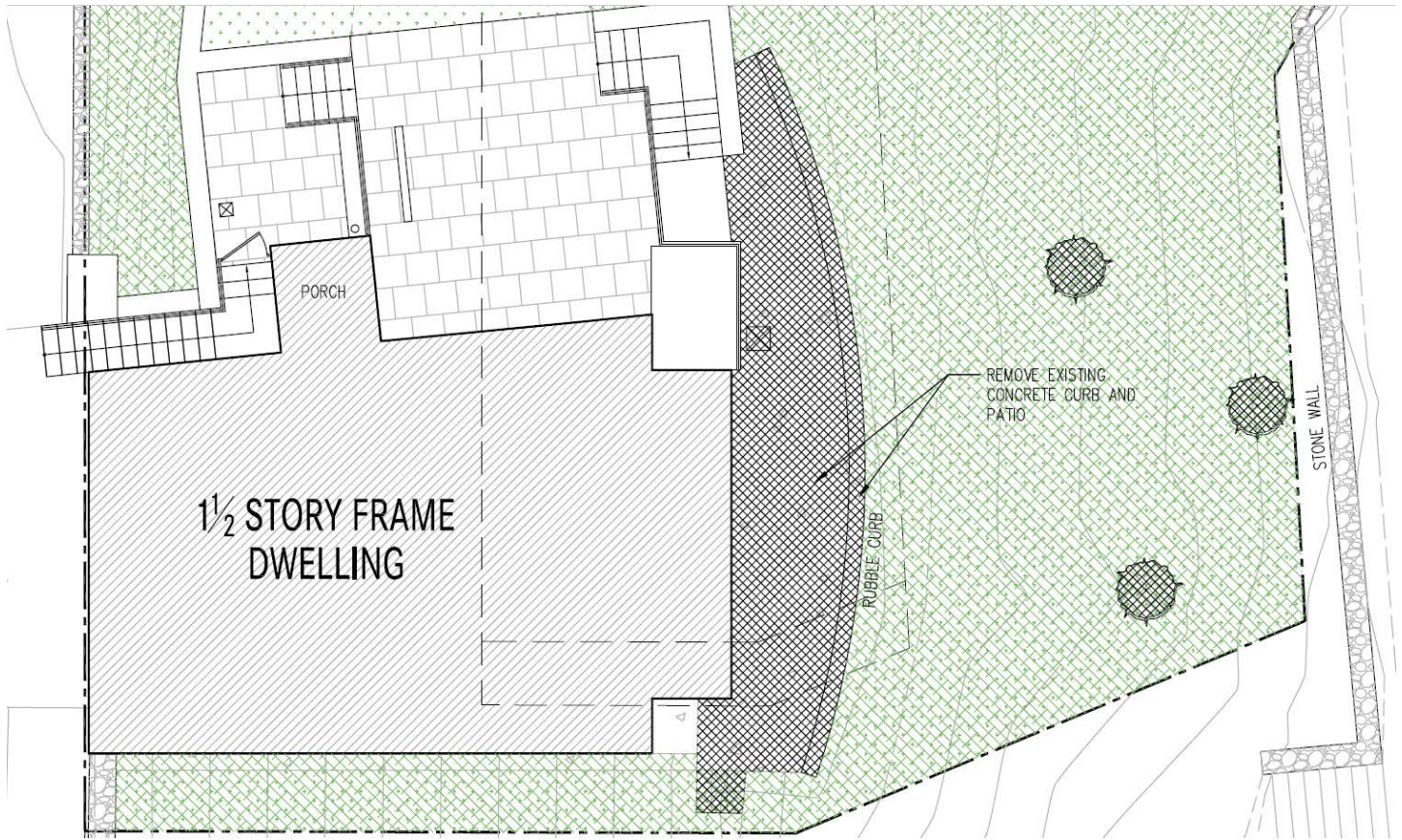


Figure 2: Existing concrete curb and patio to be removed (shaded in black cross hatching)





## **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<sub>a</sub> = initial abstraction (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 then calculated by multiplying Q, the depth of 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 for the combination of impervious and porous ground cover. 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. As per Appendix A of TR-55, Hydrologic Soil Group (HSG) B would be the most similar condition of soil with low runoff potential, moderate infiltration rates, and moderately coarse 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, Impervious areas have a CN of 98. Open spaces with grass cover between 50% to 75% is considered fair condition and has a CN of 69.

Weighted Unimproved Curve Number:

Proposed Area of Work = 1,560 ft<sup>2</sup>

Impervious Area = 326 ft<sup>2</sup>, CN = 98

Porous Ground Area = 1,516 ft<sup>2</sup>, CN=69

Weighted Unimproved CN = 75.1

Weighted Improved Curve Number:

Proposed Area of Work = 1,560 ft<sup>2</sup>

Impervious Area = 1,560 ft<sup>2</sup>, CN = 98

Porous Ground Area = 0 ft<sup>2</sup>, CN=69

Weighted Improved CN = 98

**Table 2-2a** Runoff curve numbers for urban areas <sup>1/</sup>

Cover description		Curve numbers for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area <sup>2/</sup>	A	B	C	D
<i>Fully developed urban areas (vegetation established)</i>					
Open space (lawns, parks, golf courses, cemeteries, etc.) <sup>3/</sup> :					
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

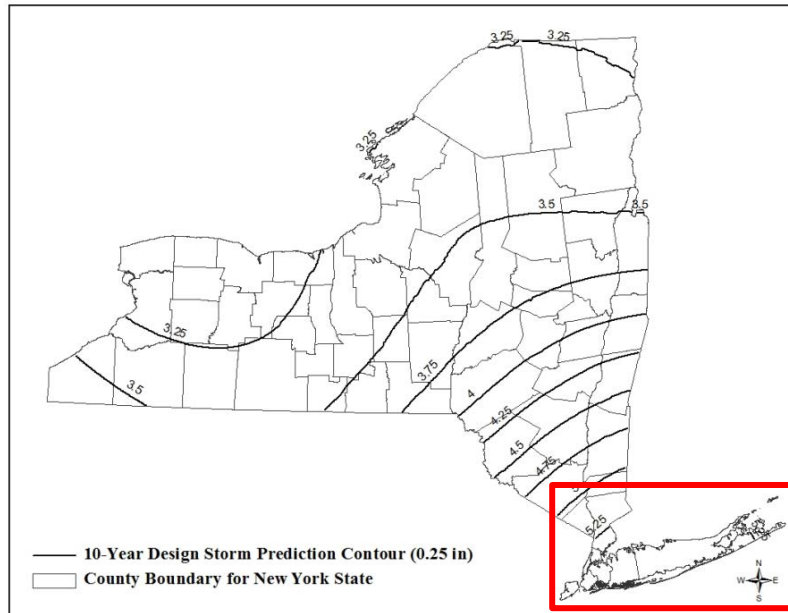
Runoff curve numbers for urban areas from TR-55, 2-5, relevant portion of Table 2-2a.

## **DESIGN STORM MODEL**

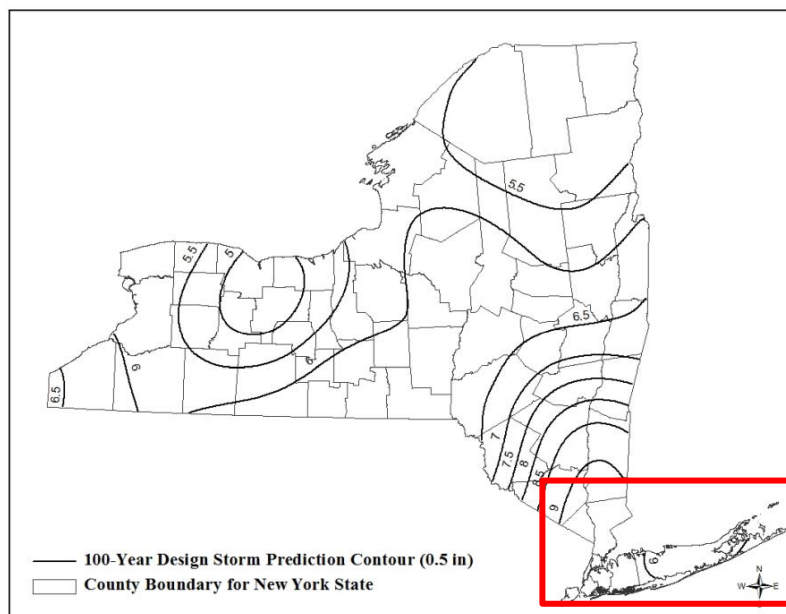
The design storm model is based off the depth of a 24-hour period of rainfall with 10 and 100 year storm events in New York State as per the NYSDEC Stormwater Design Manual 2015. The value of P, the rainfall amount in inches, is provided in Figures 4.3 and 4.4 of the manual.

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 VS. 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)	3.1	2,990	5.0	4,905	1,915
100 year (9.00 in)	6.4	6,243	8.8	8,548	2,306

As can be seen by the table above, the change in depth and volume of runoff based on the proposed changes is a difference of 1,915 gallons for the 10 year storm model and 2,306 gallons for the 100 year storm model. The change in gallons of excess water run-off are based off 24-hour periods of rainfall for 10 and 100 year storm events.

To mitigate the additional runoff, the water can be retained through the installation of stormwater retention systems. One setup is with Cultec Recharger 330XLHD stormwater chambers. They can be installed with minimum 6" stone bases and minimum 12" stone side storage. Stones to be 1 to 2-inch washed, crushed, stone with 40% voids. With this installation setup, each chamber can retain 593 gallons. At 2,306 gallons of runoff, (4) of these chambers can be installed to retain the additional runoff ( $4 \times 593 \text{ gallons} = 2,372 \text{ gallons}$ ). See below excerpts from submittal sheets for the Cultec Recharger 330XLHD. The chambers must be installed as per the manufacturer's specifications and in accordance with all applicable local, state, and federal regulations.

Additionally, there are (2) Flo-well catch basins proposed to be installed. They can be installed with minimum 6" stone bases and minimum 12" stone side storage. Stones to be 1 to 2-inch washed, crushed, stone with 40% voids. With this installation setup, each chamber can retain approximately 122 gallons of water. Two of these can hold approximately 224 gallons of water. See below excerpts from submittal sheets for the NDS Flo-Well catch basins. The catch basins must be installed as per the manufacturer's specifications and in accordance with all applicable local, state, and federal regulations. The combination of the (2) systems (Cultec and Flo-Well) will be capable to retain approximately 2,596 gallons of water and therefore retain the additional runoff within the property.

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 disturbances of the steep slope area on the environmental and any neighboring properties.



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



	Stone Foundation Depth		
	6" 152 mm	12" 305 mm	18" 457 mm
Chamber and Stone Storage Per Chamber	79.26 ft <sup>3</sup> 2.24 m <sup>3</sup>	86.03 ft <sup>3</sup> 2.44 m <sup>3</sup>	92.79 ft <sup>3</sup> 2.63 m <sup>3</sup>
Min. Effective Depth	3.54' 1.08 m	4.04' 1.23 m	4.54' 1.38 m
Stone Required Per Chamber	2.50 yd <sup>3</sup> 1.91 m <sup>3</sup>	3.13 yd <sup>3</sup> 2.39 m <sup>3</sup>	3.76 yd <sup>3</sup> 2.87 m <sup>3</sup>

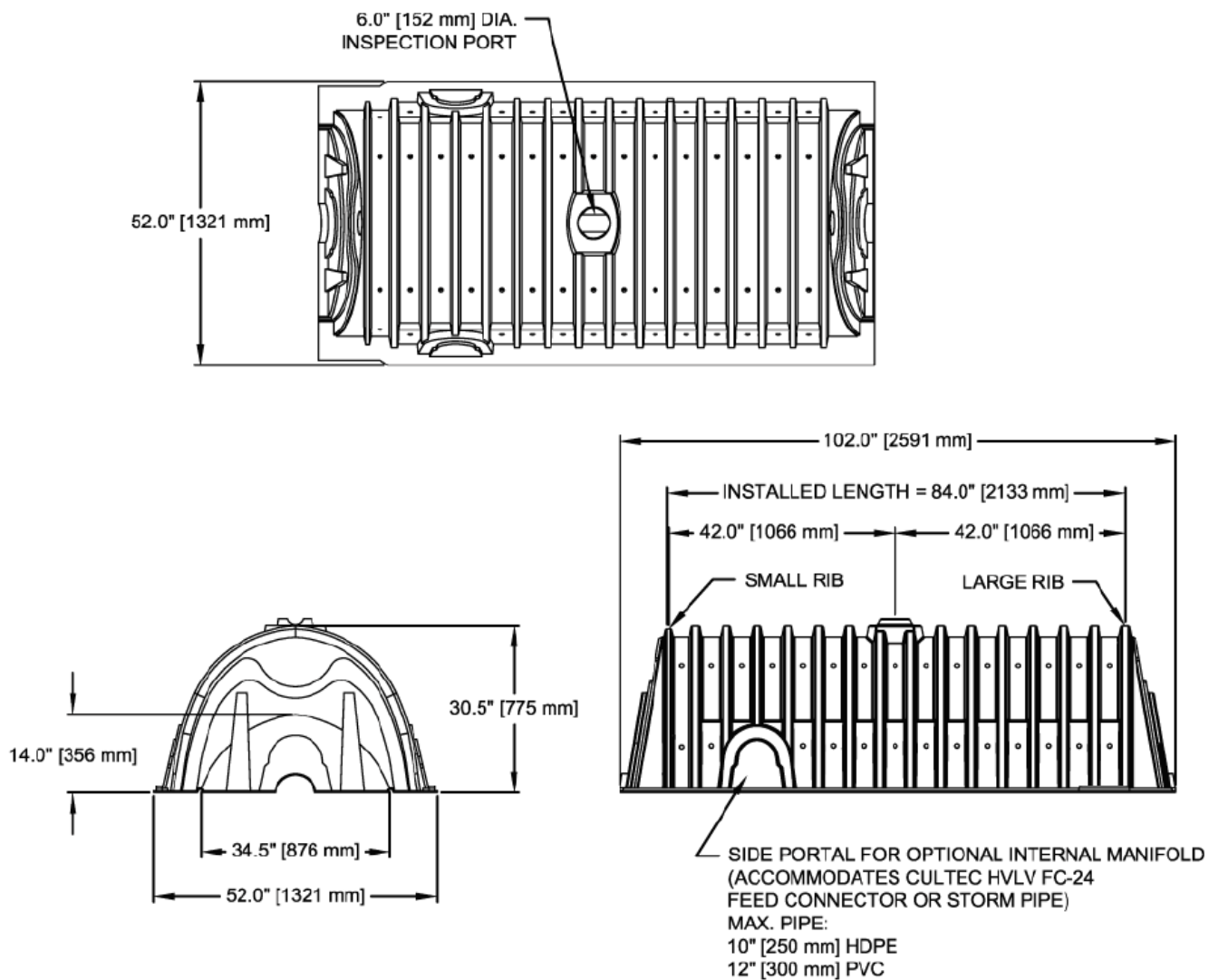
Calculations are based on installed chamber length.  
Includes 6" (305 mm) stone above crown of chamber and typical stone surround at 58"(1473 mm) center-to-center spacing and stone foundation as listed in table.  
Stone void calculated at 40%.

Size (L x W x H)	8.5' x 52" x 30.5"
	2.59 m x 1321 mm x 775 mm
Installed Length	7'
	2.13 m
Length Adjustment per Run	1.50'
	0.46 m
Chamber Storage	7.46 ft <sup>3</sup> /ft
	0.69 m <sup>3</sup> /m
	52.21 ft <sup>3</sup> /unit
	1.48 m <sup>3</sup> /unit
Min. Installed Storage	11.32 ft <sup>3</sup> /ft
	1.05 m <sup>3</sup> /m
	79.26 ft <sup>3</sup> /unit
	2.24 m <sup>3</sup> /unit
Min. Area Required	33.83 ft <sup>2</sup>
	3.14 m <sup>2</sup>
Min. Center-to-Center Spacing	4.83'
	1.47 m
Max. Allowable Cover	12'
	3.66 m
Max. Inlet Opening in End Wall	24"
	600 mm
Max. Allowable O.D. in Side Portal	11.75"
	298 mm
Compatible Feed Connector	HVLV FC-24 Feed Connector

Calculations are based on installed chamber length.

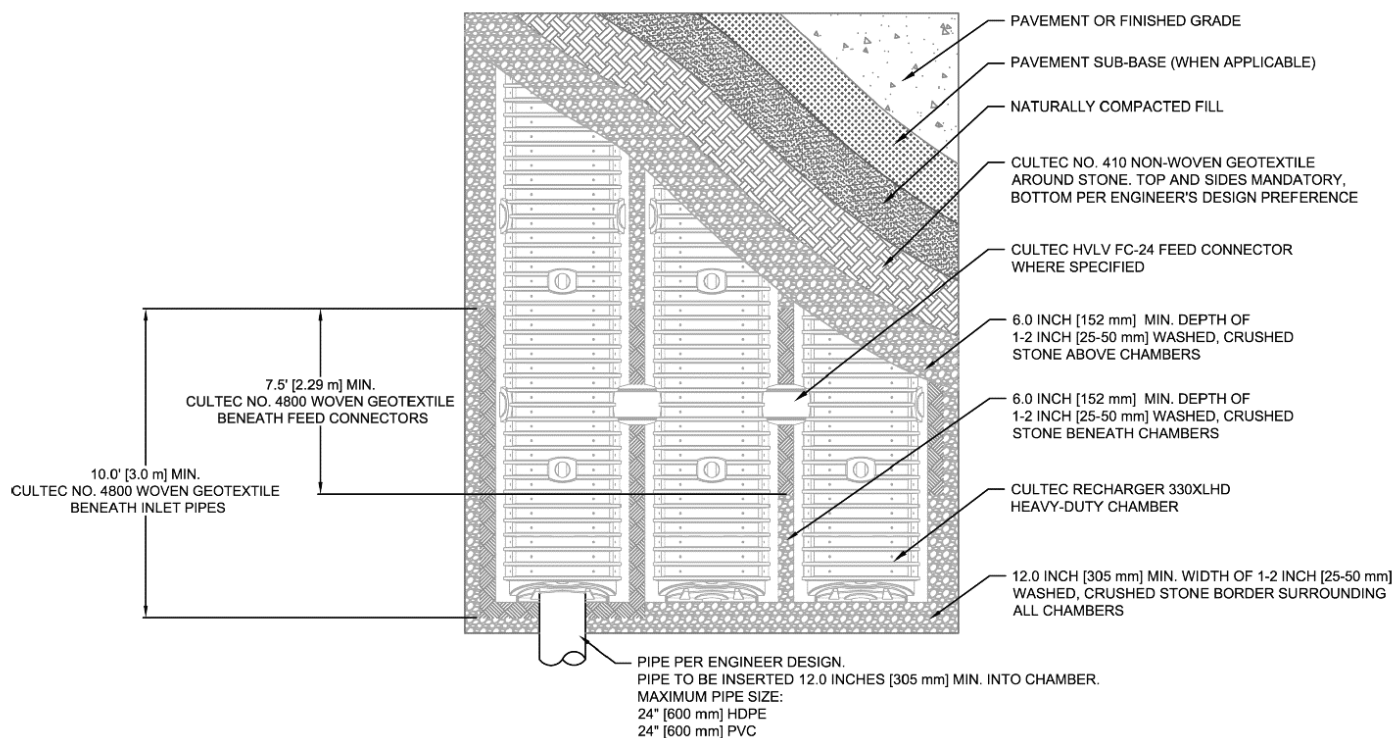
Min. installed storage includes 6" (152 mm) stone base, 6" (152 mm) stone above crown of chamber and typical stone surround at 58" (1473 mm) center-to-center spacing.



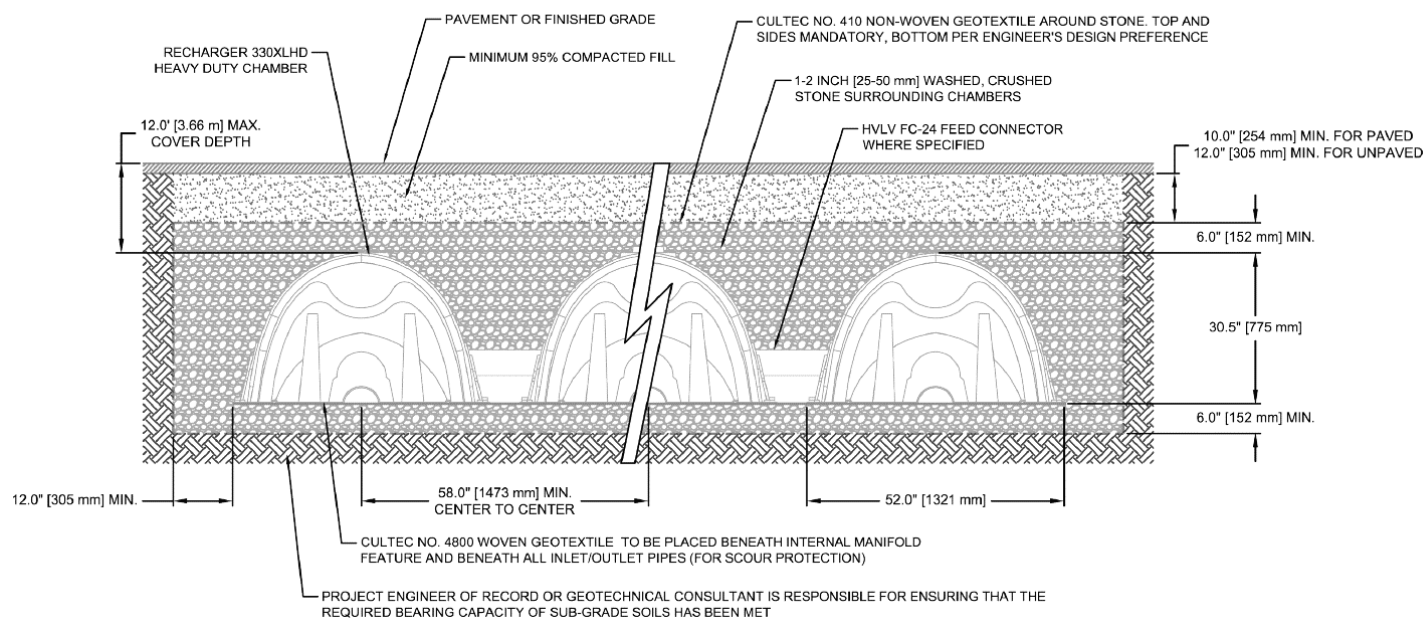


CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m<sup>3</sup>/m]  
 INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]  
 SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

## Plan View Drawing



## Typical Cross Section for Traffic Application



## Flo-Well Assembly and Installation Sheet

Thank you for purchasing the Flo-Well system by NDS, the following information can help you maximize the benefits Flo-Well has to offer.

Form name LFWAS24WH

**WARNING:** Call before you dig. Contact your local utilities to create utility mark-out, and to avoid personal injury.  
**RECOMMENDED:** For all Flo-Well configurations install at least an appropriate 10 feet from foundations or structures.

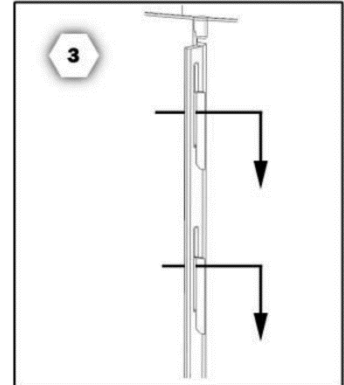
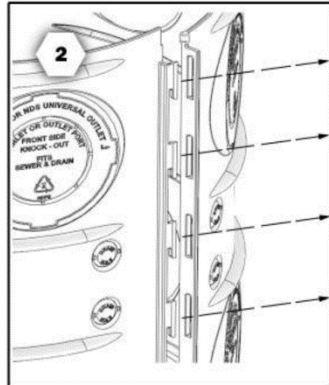
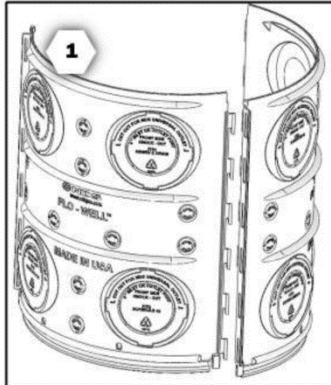
### ASSEMBLY INSTRUCTIONS

1. Place two panels side by side and align male tabs with female flange.
2. Pinch tabs and flange flush until panels interlock.
3. For final lock, slide male tabs downward until panel edges are leveled at top.
4. Repeat steps 1-3 for the third panel assembly.
5. Set cover over panel assembly and rotate until all three panel flanges are aligned with cover screw locations.



#### BEFORE YOU DIG:

Contact the local utilities to create utility markout.

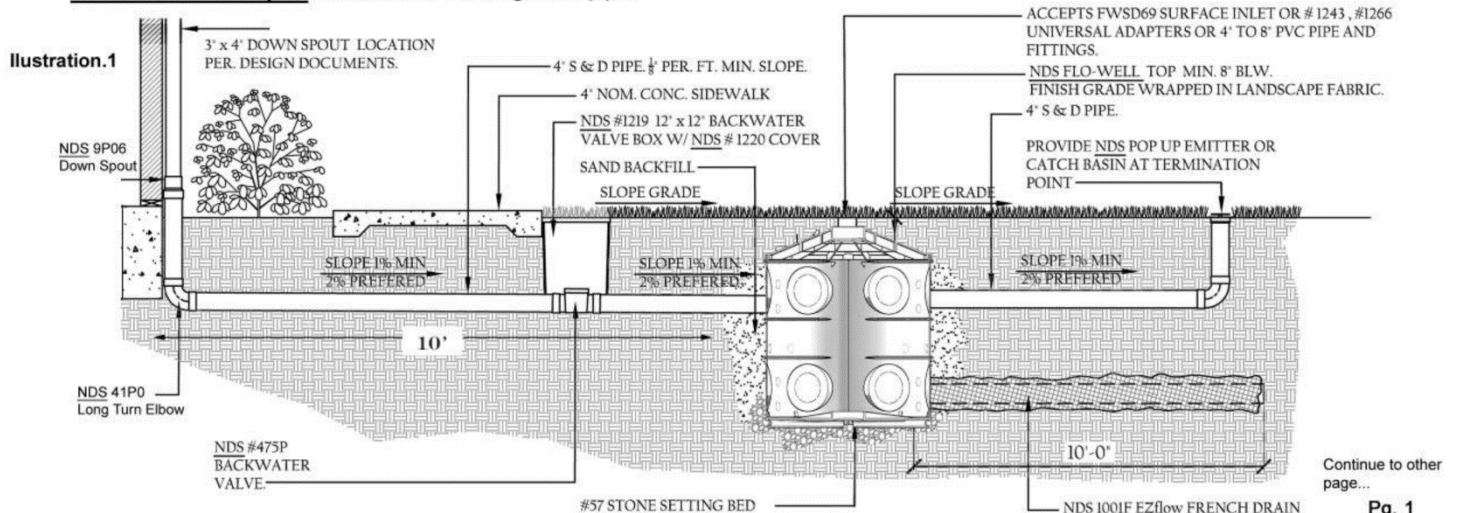


### DRY WELL SETUP

*Required items: Small hammer, tape, fabric pack, NDS Universal Adapter, shovel, sand or recommended 3/4" stone gravel, 4" PVC pipe, jig-saw, and catch basin or downspout adapter*

1. Strategically plan Flo-Well's location at a minimum distance of 10' from foundations.
  - a. Note: Take into consideration traffic and elevation conditions.
2. Once Flo-Well location is verified; dig a 4' wide by 4' deep hole.
3. Dig a trench from the end of the downspout at about 1' deep and 6" wide that slopes gradually towards the Flo-Well.
4. For pipe connection and leach direction, use small hammer to knock-out appropriate 1" and 4" panel ports or use jigsaw to cut out universal adapter port.
5. Wrap fabric around Flo-Well and secure with tape to prevent soil from entering drain holes.
6. Place Flo-Well assembly into ground and insert preferred 4" pipe into knocked-out port. Connect other end of 4" pipe to downspout either by catch basin or downspout adapter.
  - a. Note: Use NDS Universal Adapter and lock within panel universal adapter cut out for 3" and 6" pipes.
7. Backfill evenly around the Flo-Well with sand or recommended 3/4" stone gravel.
8. Bury Flo-well assembly with top at least 8" below the surface grade.

### Installation Example: Groundwater Recharge Hardpipe.



Continue to other page...

Continued...

**Optional 1: See Illustration #2**

**1. For light traffic applications:**

Install perforated or slotted SDR35 Pipe to increase vertical loading strength as shown.

**Optional 2: See Illustration #1**

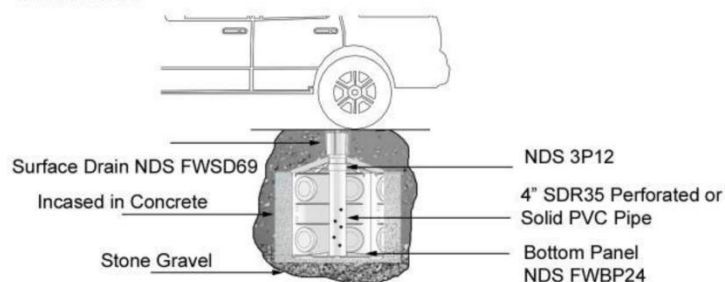
**2. For water back up prevention:**

Vent downspout and use surface drain to allow overflow of excess water away from Flow-Well.

**3. To capture collected surface water:**

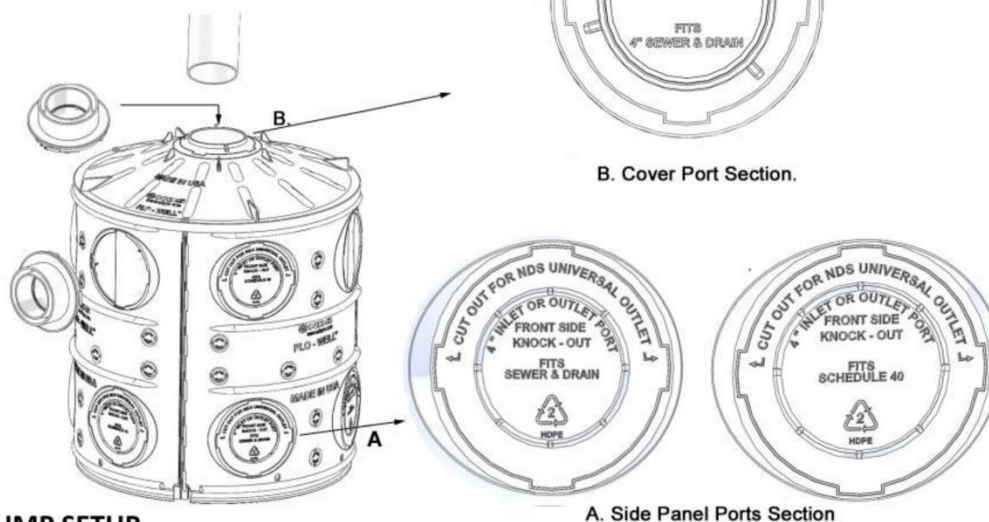
Place the Flow-Well at the lowest elevation point and install surface drain directly on top of cover.

**Illustration #2**



**New Flo-Well Features:**

- \*Added center 4" cover knock-out
- \*Added center 8" cover cut-out
- \*Added center "Universal Adapter" cover cut-out
- \*Added sump "U" cover cut-out
- \*Added 4" SCH 40 and 4" SDR 35 panel knock-out ports
- \*Added "Universal Adapter" panel cut-out



**A. Side Panel Ports Section**

**SUMP PUMP SETUP**

*Required items: Small hammer, tape, fabric pack, shovel, sand or recommended ¾" stone gravel, jig saw, and pump*

1. Follow assembly instructions in section 1 then dig a 4' wide by 4' deep hole at a minimum distance of 10' from foundations.
2. For leach direction, use small hammer to knock-out appropriate 1" panel drain holes.
3. Wrap fabric around Flo-Well and secure with tape to prevent soil from entering drain holes.
4. Place Flo-Well assembly into ground and back fill around evenly up to cover with sand or recommended ¾" stone gravel.
5. For sump pumps there are (3) options:
6. a.) Knock-out the center 4" plug on the top cover if your pump has a center discharge.
- b.) Cut-out 8" circle template on cover with jigsaw for drop-in sump, cover with 8" S&D pipe, cap or install NDS 8" rnd. Grate part # 1040.
- c.) Cut out the "U" shaped section on the top of cover with a jig saw for pedestal pumps with cut-off floats.
7. Attach pump to cover to insure smooth operation of cut-off float.

**For Installation details, please visit our website [www.NDSPRO.com](http://www.NDSPRO.com)**

[Ndspro.com](http://Ndspro.com) > Products and Solutions > Drainage Solutions > Flo-Well Drywell. The detail drawings will be under the 'Specify Flo-Well' category.

**IMPORTANT NOTICE:** It is your obligation to determine whether this product is suitable for your intended use and particular method of application. CONSULT YOUR LOCAL BUILDING OFFICIALS TO INSURE COMPLIANCE WITH ALL BUILDING CODES AND REQUIREMENTS.

**CAUTION:** The step-by-step installation instructions provided reflect mechanical assembly only. Additional information may be necessary to insure proper results for all applications. Consult with professionals to determine special soils conditions and structural requirements.



Another Quality Product brought to you by NDS, Inc.

851 N. Harvard Avenue, Lindsay CA 93247

If you have any questions or comments about this product, please call us at (800) 726-1994



Possession NOT indicated

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for New York State Association of Land Surveyors. This Survey is a representation of the property as surveyed on December 9, 2014, the date that the field work was performed. Subsequent revision dates do not constitute an updated survey.

Eliot Senor, L.S. New York State Lic. No. 049822

Copies of the survey map not bearing the land surveyor's original blue signature and embossed seal shall not be considered to be a true and valid copy. Copyright Gabriel E. Senor, P.C., 2014. ALL RIGHTS RESERVED.

A Title report lists easements and restrictions if the report was not provided these easements and or restrictions may not be shown. A copy of the title report was not provided. A copy of the deed was provided. Survey may be subject to easements not shown.

Surface elevations and underground appurtenances, if any, whether or not shown are not guaranteed. Fences or possession lines generally do not follow a straight line. The survey shows straight lines between located points. Any dimensions shown are to the surveyed point only. Labeled dimensions cannot be used for any other point along the line.

Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

NOT FOR TITLE TRANSFER

**SURVEY OF  
LOT No.61 & PART OF LOT 62  
AS SHOWN ON AMENDED MAP OF LOTS BELONGING TO THE  
AUGUST ZINSSER REALTY CO. &  
PART OF LOT No.63  
AS SHOWN ON A MAP ENTITLED, MAP OF PROPERTY  
BELONGING TO  
AUGUST ZINSSER REALTY CO.  
SITUATED AT  
HASTING-ON-HUDSON  
WESTCHESTER COUNTY, NEW YORK.**

SCALE: 1" = 20'

DATE: DECEMBER 9, 2014

DECEMBER 16, 2014  
JAN 12, 2015 (REVISED)  
JUNE 28, 2017 (ADD WALL, HTS. & ADJ. TIE)  
AUGUST 16, 2017 (ADD DISTANCES)  
APRIL 5, 2019 (AS BUILT)

Said "Map" Lot No.61 & P.O. No.62 is filed in the Westchester County Clerk's office, Division of Land Records, on October 6, 1920, as R.O. Map number 2264.

Said "Map" P.O. Lot No 63 is filed in the Westchester County Clerk's office, Division of Land Records, as R.O. Map number 1751.

**GABRIEL E. SENOR, P.C.**

CONSULTING ENGINEER • LAND SURVEYORS  
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530  
(914) 422-0070 FAX 422-3009



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

- SCOPE OF WORK: ARCHITECTURAL AND SITE WORK PROPOSED AS PER PLANS FILED HEREWITH. NO CHANGE IN USE OR OCCUPANCY UNDER THIS APPLICATION. ALTERATIONS INVOLVE:
  - CONSTRUCTION OF HOUSE REAR EXTENSION AND PATIO.
  - CONSTRUCTION OF (2) RAISED GARDEN BEDS WITH (4) TREATED WOOD RETAINING WALLS.
- 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.
- GENERAL CONTRACTOR TO BE LICENSED WITHIN THE COUNTY OF WORK AND SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
- CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY PERMITS AND INSPECTIONS INCLUDING THE OCCUPANCY CERTIFICATE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- ANY DAMAGE TO VILLAGE PROPERTY CAUSED BY THE PROJECT SHALL BE RESTORED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE REQUIREMENTS OF "SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS" AND SHALL BE HELD RESPONSIBLE FOR THE SAFE MAINTENANCE AS PRESCRIBED THEREIN UNTIL COMPLETION OF WORK.
- 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.
- THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
- CONTRACTOR SHALL PROPERLY CLEAN UP DURING PROCESS OF WORK. CONTRACTOR, UPON COMPLETION OF WORK, SHALL LEAVE PREMISES CLEAN, NEAT AND ORDERLY.
- ALL REQUIRED AND NECESSARY PERMITS SHALL BE SECURED FROM ALL MUNICIPAL AGENCIES HAVING JURISDICTION AT THE COST AND EXPENSE OF THE CONTRACTOR AND PRIOR TO START OF WORK AND SHALL OBTAIN APPROVAL OF ALL COMPLETED WORK AS REQUIRED BY ADMINISTRATIVE CODE AND ALL REQUIRED AGENCIES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO NEW YORK STATE FIRE PREVENTION AND 2015 INTERNATIONAL BUILDING CODE.
- CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL THE ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND SUB-CONTRACTORS, THEIR AGENTS AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK TO BE DONE.
- CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM/HER RESULT FROM THE CONTRACTORS OPERATIONS, WHETHER BE HIMSELF/HERSELF, SUB-CONTRACTOR, OR BY ANY OF THEM FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY & TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS.
- CONTRACTOR SHALL GIVE ALL NOTICES.
- UTILITY CONNECTIONS TO BE FILED UNDER SEPARATE APPLICATION.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES.
- THE CONTRACTOR OR PERSON WHO SUPERVISED THE WORK IS REQUIRED TO BE PRESENT AT FINAL INSPECTION WITH THE BUILDING DEPARTMENT INSPECTOR.
- 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.
- CONTRACTOR SHALL VISIT THE SITE, CHECK AND VERIFY CONDITIONS, FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND CORRELATE HIS/HER OBSERVATIONS WITH THE REQUIREMENTS OF THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
- 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 DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- 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.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

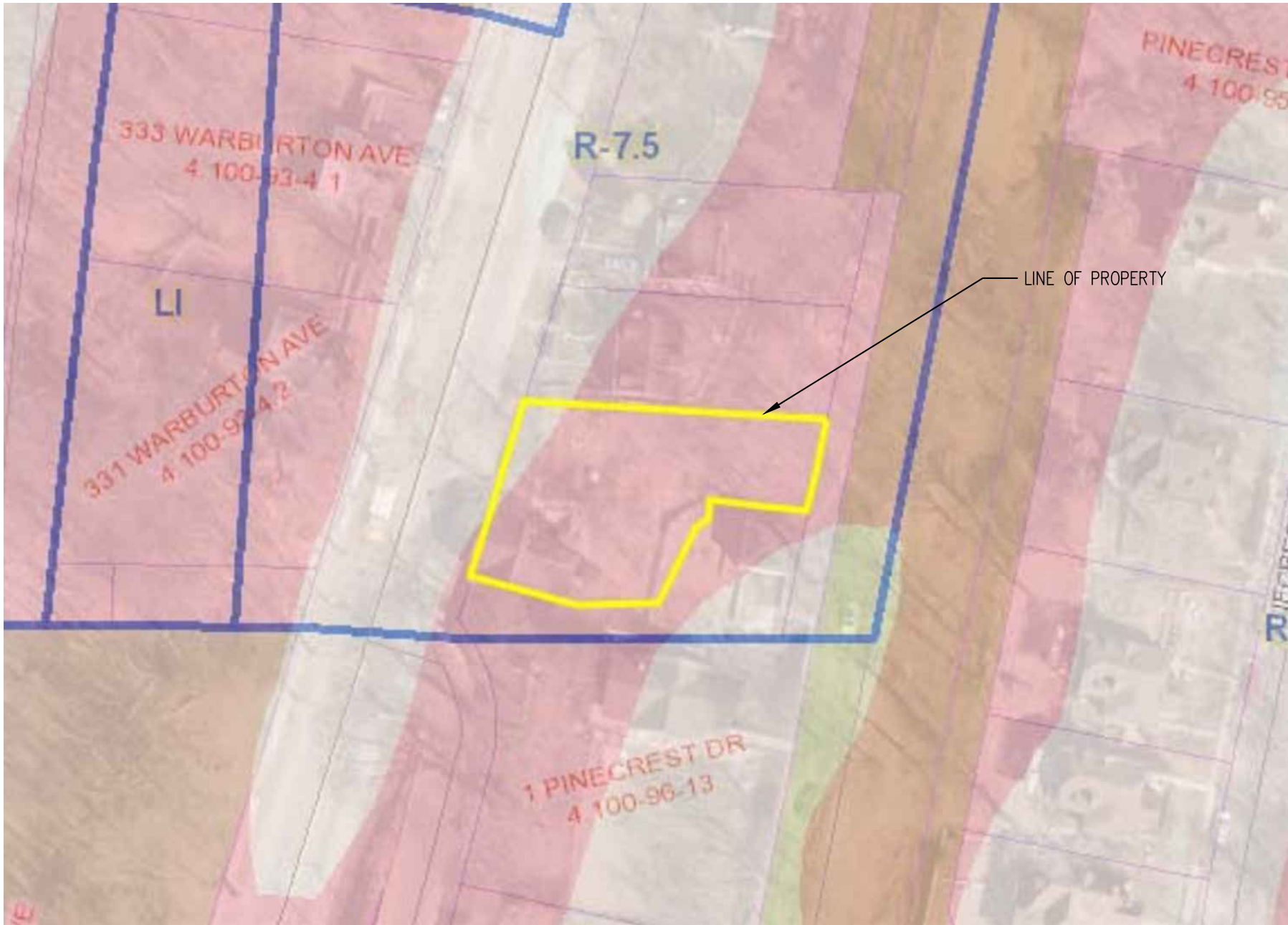
- EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS/HER WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDINGS AND WILL BE RESPONSIBLE FOR THE JOINING OF WORK OF ALL TRADES.
- THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- 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.
- 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 SWEEP CONDITION.
- THE CONTRACTOR, UPON COMPLETION OF THE WORK SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS REQUIRED.
- 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.
- IF NECESSARY CONTRACTOR SHALL DISCONNECT, CAP AND REROUTE ANY EXISTING WATERLINES, SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATIONS AND SHALL USE HAND EXCAVATION IN AREAS OF SUSPECTED UNDER GROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, THE CONTRACTOR WILL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK.
- ALL PLUMBING WORK SHALL CONFORM TO RULES AND REGULATIONS OF THE 2015 INTERNATIONAL BUILDING CODE. THE FINAL CERTIFICATE OF APPROVAL MUST BE PRESENTED TO THE OWNER PRIOR TO FINAL PAYMENT.
- PLUMBING WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES. UPON COMPLETION, PLUMBER SHALL ARRANGE FOR AND OBTAIN THROUGH THE DEPARTMENT OF BUILDINGS ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.
- ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- ALL ELECTRIC WORK SHALL CONFORM TO RULES AND REGULATIONS OF THE INTERNATIONAL BUILDING CODE, THE NATIONAL ELECTRIC CODE AND N.Y. STATE BOARD OF FIRE UNDERWRITERS. THE FINAL CERTIFICATE OF APPROVAL MUST BE PRESENTED TO THE OWNER.
- ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES. UPON COMPLETION, ELECTRICIAN SHALL ARRANGE FOR AND OBTAIN THROUGH THE BUREAU OF ELECTRICAL CONTROL ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.
- THE CONTRACTOR SHALL LAYOUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICALS, ETC.

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 PURPOSES 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.



1 GEOGRAPHIC INFORMATION SYSTEMS MAP  
- NTS

SYMBOLS KEY

N

NORTH ARROW

X

X-XXX TITLE  
X" = 1'-0"

DWG SHEET

EXTERIOR ELEVATION

DWG SHEET

BUILDING/WALL SECTION

DWG SHEET

DETAIL SECTION

DWG SHEET

PLAN DETAIL

X-XXX

INTERIOR ELEVATION TAG

DWG SHEET

INTERIOR ELEVATION

REF PT  
ELEV

SPOT ELEVATION

#

ROOM NAME/NUMBER

#

REVISION TAG

X

WINDOW TAG

000-0

DOOR TAG

X

FLOOR TYPE TAG

F-x

FLOOR FINISH

XXX

PARTITION TAG

DRAWING LIST

GENERAL  
G-000.00 COVER SHEET & CODE ANALYSIS  
G-001.00 EXISTING CONDITIONS  
G-002.00 PROPOSED ALTERATIONS

SITE PLAN

SD-101.00 DEMOLITION SITE PLAN  
S-101.00 PROPOSED SITE PLAN  
S-102.00 PROPOSED SITE PLAN: DRAINAGE & PROTECTION PLAN

ARCHITECTURE

AD-201.00 DEMOLITION PLAN: BASEMENT & FIRST FLOOR  
AD-202.00 DEMOLITION PLAN: SECOND FLOOR  
A-201.00 CONSTRUCTION PLAN: BASEMENT & FIRST FLOOR  
A-202.00 CONSTRUCTION PLAN: SECOND FLOOR

A-300.00 EXISTING ELEVATIONS  
A-301.00 PROPOSED BUILDING

A-350.00 SECTIONS

A-600.00 DOORS & WINDOWS

PLUMBING

P-001.00 PLUMBING RISER SINGLE LINE DIAGRAM

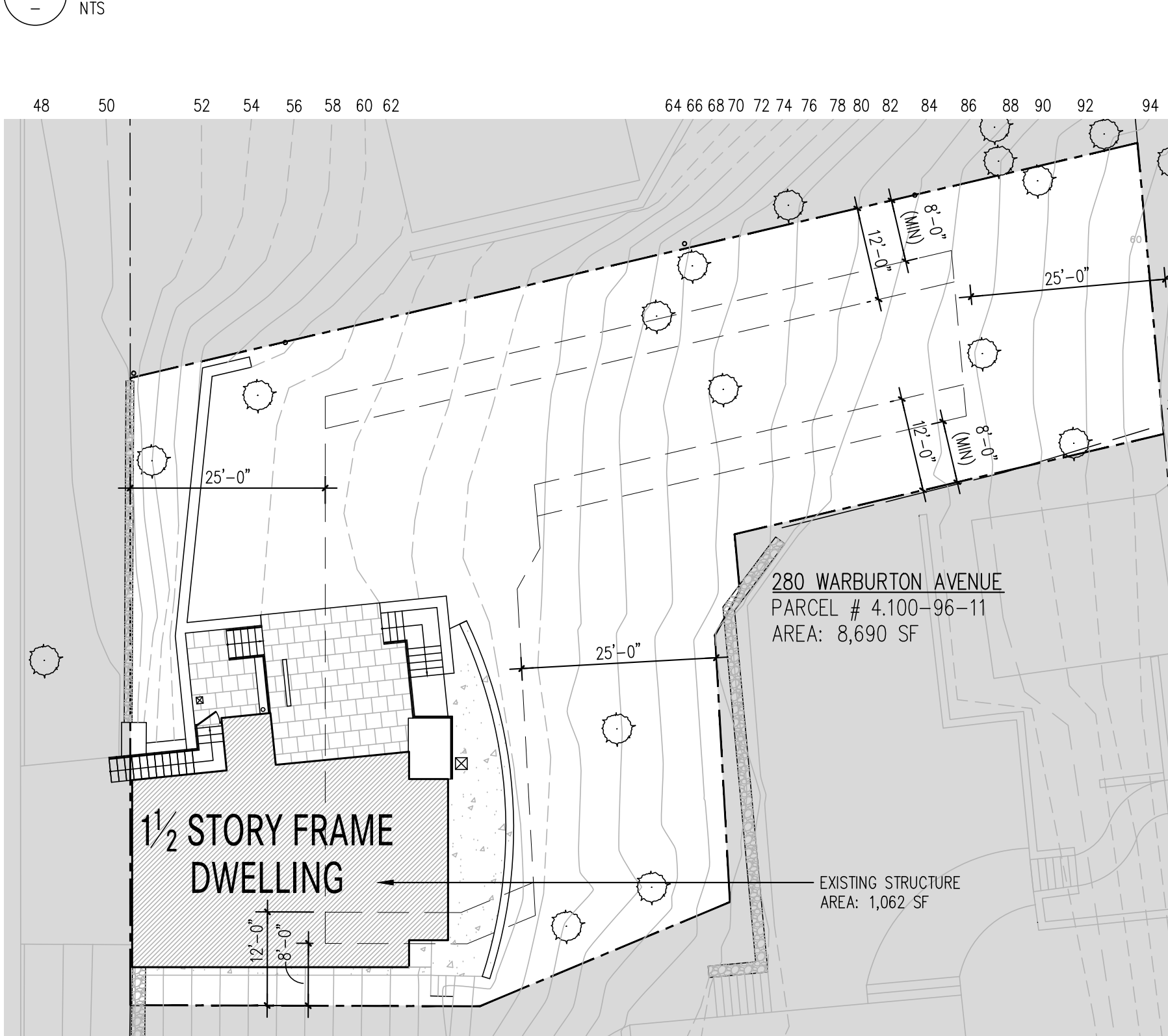


NEIGHBORING PROPERTIES WITHIN 300FT

1 PINECREST DR.	4.100-96-13	292 WARBURTON AV	4.100-96-10
17 PINECREST DR.	4.100-96-14&15	294 WARBURTON AV	4.100-96-9
		298 WARBURTON AV	4.100-96-8
83 PINECREST PKWY	4.100-95-34	300 WARBURTON AV	4.100-96-7
87 PINECREST PKWY	4.100-95-35	333 WARBURTON AV	4.100-93-4.1
91 PINECREST PKWY	4.100-95-36	292 WARBURTON AV	4.100-93-4.2
95 PINECREST PKWY	4.100-95-37		
99 PINECREST PKWY	4.100-95-38		
107 PINECREST PKWY	4.100-95-39		
115 PINECREST PKWY	4.100-95-40		

2 LOCATION MAP  
- NTS

2 ZONING ANALYSIS CHART  
- NTS



ZONING DATA			
LOCATION:	VILLAGE OF HASTINGS ON HUDSON		
ADDRESS:	280 WARBURTON AVENUE, HASTINGS ON HUDSON, NY 10706		
PARCEL NUMBER:	4.100-96-11		
ACCOUNT NUMBER:	4088780		
LEGACY NUMBER:	10 05 0604 29		
BLOCK:	0604		
LOT:	29		
LOT AREA:	8,690 SF		
ZONING DISTRICT:	R-7.5		
PROPERTY CLASS:	TWO-FAMILY DWELLING		
REGULATION	REQUIRED / ALLOWED	EXISTING	PROPOSED
DWELLING, SETBACKS			
FRONT YARD (WEST)	25 FT	0'-0"	0'-0"
SIDE YARD - NORTH	MIN. 8 FT	45'-1"	33'-4"
SIDE YARD - SOUTH	MIN. 8 FT	4'-10"	3'-3" (VARIANCE: 4'-9")
SIDE YARD - TOTAL	20 FT	49'-11"	36'-7"
REAR YARD	25 FT	35'-3"	4'-0" (VARIANCE: 21'-0")
ACCESSORY, REQUIREMENTS			
SIDE YARD	8 FT	n/a	n/a
REAR YARD	8 FT	n/a	n/a
HEIGHT	2 1/2 STORIES	1 1/2	n/a
DWELLING, HEIGHT	35 FT	35 FT	n/a
ACCESSORIES, HEIGHT			
	15 FT	n/a	n/a
LOT COVERAGE			
BUILDING (30%) Includes buildings, retaining walls & exterior stairs	2,607 SF - 30%	1,409 SF - 16%	2,424 SF (1,409 + 1,015) - 28%
DEVELOPMENT (40%) Includes buildings, retaining walls, exterior stairs, patios & paved areas	3,476 SF - 40%	2,153 SF - 25%	3,387 SF (2,424 + 963) - 39%
FLOOR AREAS			
BASEMENT		655 GSF	655 GSF
FIRST FLOOR		965 GSF	965 GSF
SECOND FLOOR		982 GSF	1,997 GSF
TOTAL		2,602 GSF	3,617 GSF
NSF		1,423	2141

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.

ENGINEER  
AFM INSPECTIONS & ENGINEERING, LLC  
270 JERICHO TPKE, SUITE 1W  
FLORAL PARK, NY 11001  
T 516-354-1030

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

ROOSTER HOUSE

280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

DRAWING STATUS

FILING SET

SHE

24 MAY 2019

DRAWING HISTORY

SCALE

AS NOTED

OID FILE NAME

G-000 COVER SHEET & CODE ANALYSIS.dwg

COVER SHEET & CODE ANALYSIS

G-000





6 VIEW FROM OLD CROTON AQUEDUCT: EXISTING  
NTS



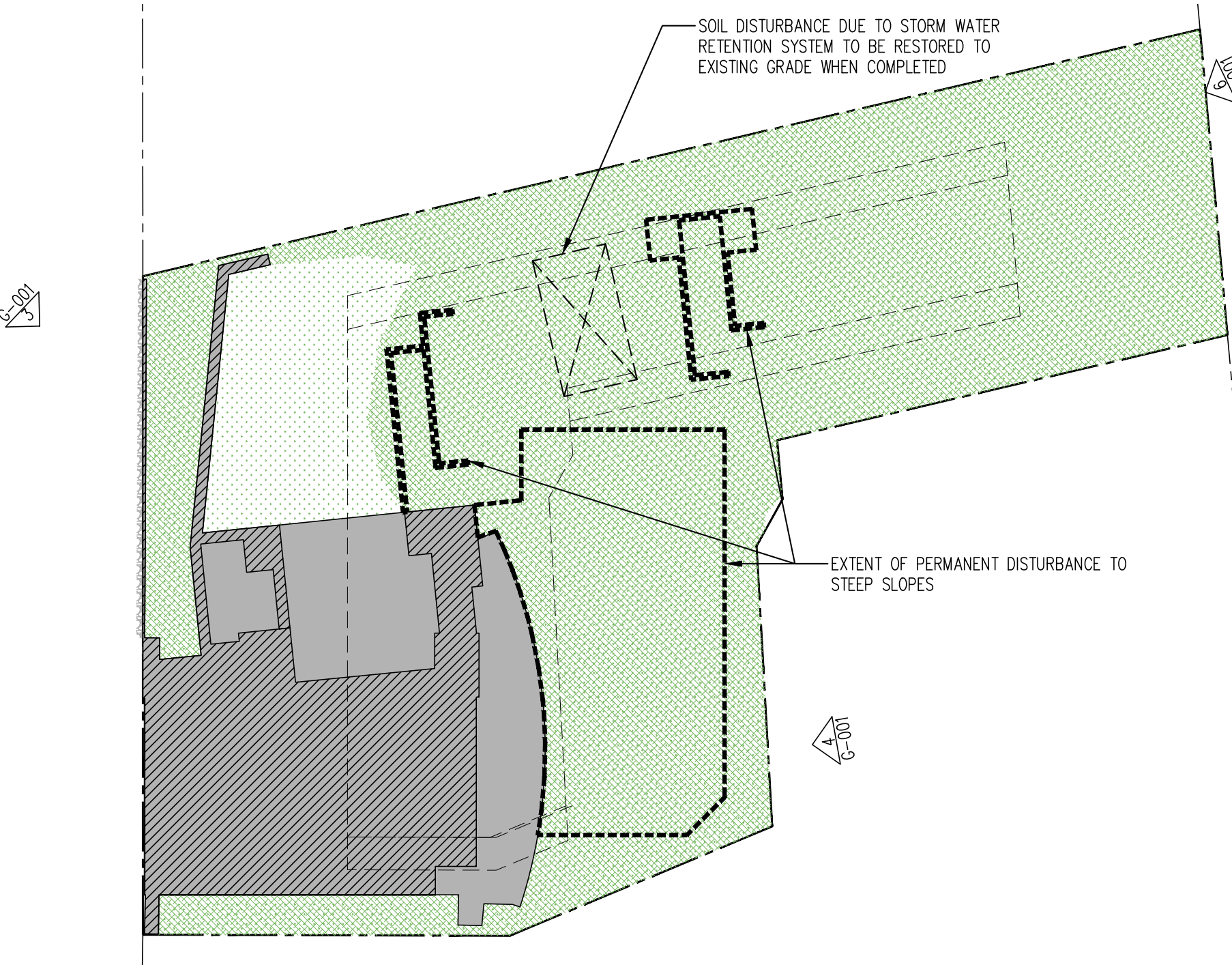
4 VIEW FROM 1 PINECREST: EXISTING  
NTS



5 VIEW FROM PINECREST DRIVE: EXISTING  
NTS

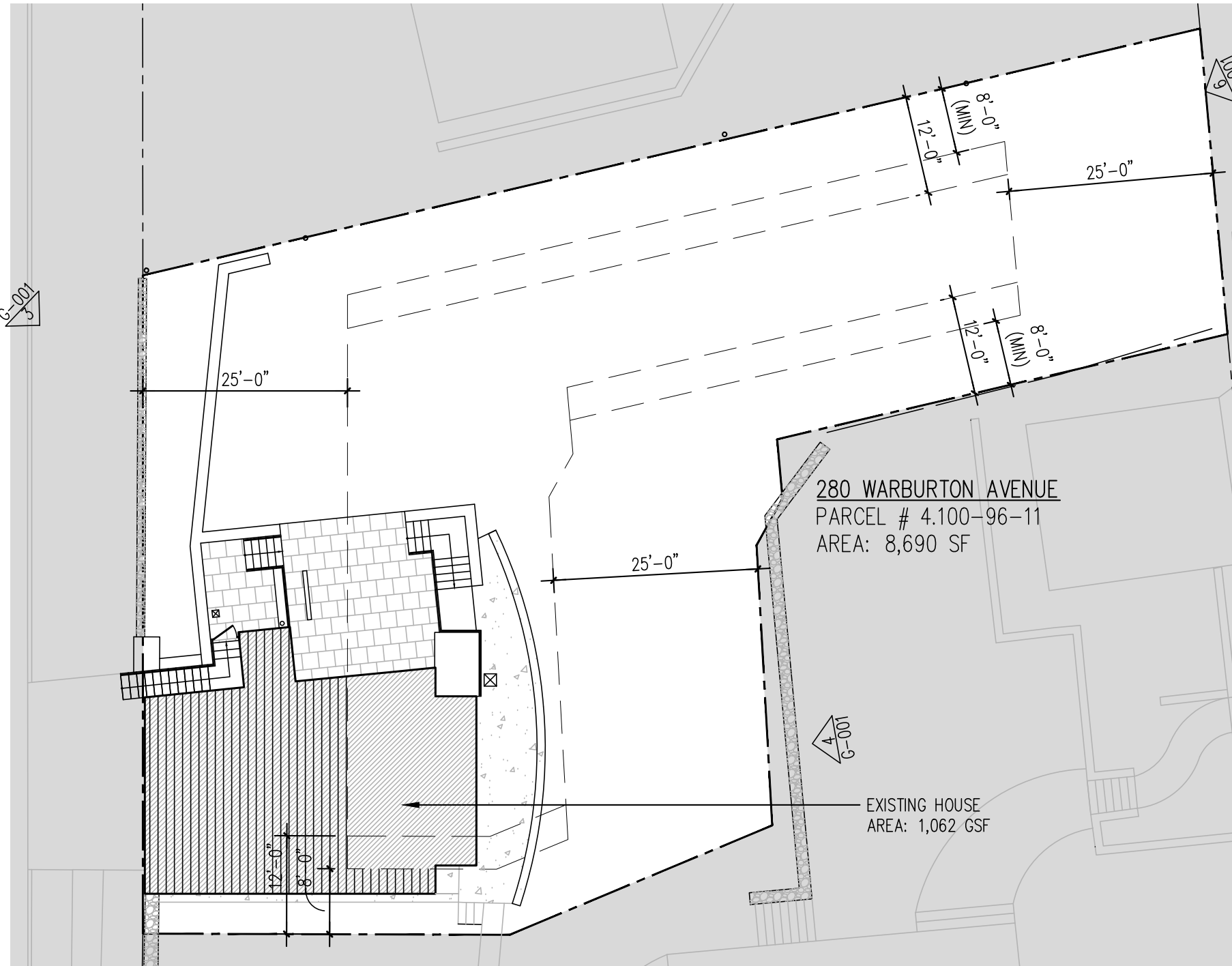


3 VIEW FROM WARBURTON AVENUE: EXISTING  
NTS



2 LOT COVERAGE & STEEP SLOPES: EXISTING  
1/16" = 1'-0"

G-001



1 ZONING ANALYSIS DIAGRAM: EXISTING  
1/16" = 1'-0"

G-001

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

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ZONING ANALYSIS KEY

EXISTING HOUSE	(1,062sf)
EXISTING HOUSE ENCRANCHING	(701sf)

LOT COVERAGE & STEEP SLOPES KEY

LOT	(8,690sf - 100%)
LOT COVERAGE: EXISTING DEVELOP.	(2,153sf - 25%)
LOT COVERAGE: EXISTING BUILDING	(1,409sf - 16%)
STEEP SLOPES: 0% TO 15%	(653sf)
STEEP SLOPES: 15% TO 25%	(0sf)
STEEP SLOPES: 25% AND BEYOND	(5,882sf)
NEW DEVELOPMENT ON STEEP SLOPES	(1,234sf - 21%)

ENGINEER  
AFM INSPECTIONS & ENGINEERING, LLC  
270 JERICHO TPKE, SUITE 1W  
FLORAL PARK, NY 11001  
T 516-354-1030

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

ROOSTER HOUSE  
280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

DRAWING STATUS  
FILING SET  
DATE  
24 MAY 2019  
DRAWING HISTORY

SCALE  
AS NOTED  
CWD FILE NAME  
G-001 EXISTING CONDITIONS.dwg

EXISTING CONDITIONS

G-001





6 VIEW FROM OLD CROTON AQUEDUCT: PROPOSED  
NTS



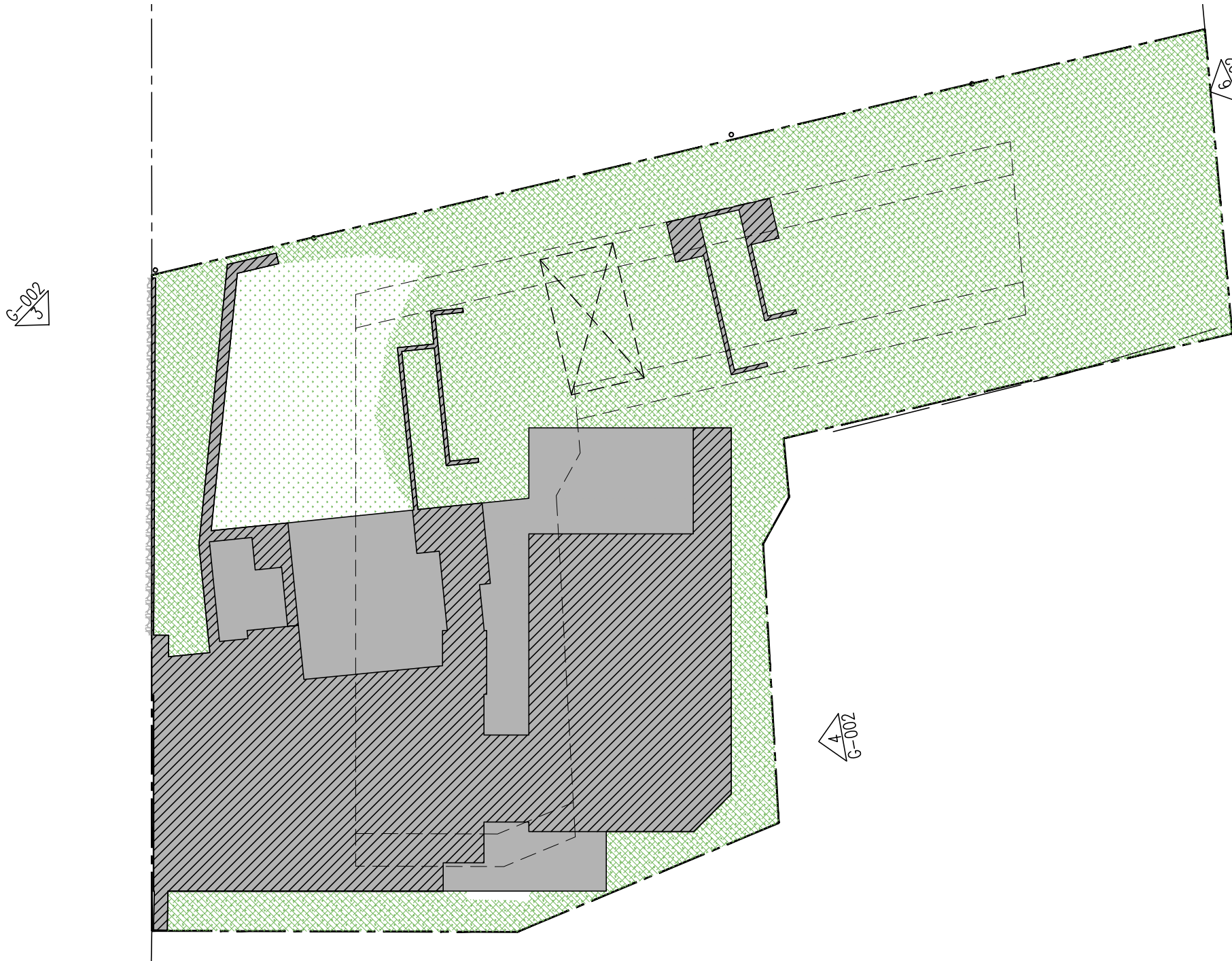
4 VIEW FROM 1 PINECREST: PROPOSED  
NTS



5 VIEW FROM PINECREST DRIVE: PROPOSED  
NTS



3 VIEW FROM WARBURTON AVENUE: PROPOSED  
NTS



2 LOT COVERAGE & STEEP SLOPES: PROPOSED  
1/16" = 1'-0"

G-002



1 ZONING ANALYSIS DIAGRAM: PROPOSED  
1/16" = 1'-0"

G-002

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#### ZONING ANALYSIS KEY

EXISTING HOUSE	(1,062sf)
EXISTING HOUSE ENCRoACHING	(701sf)
HOUSE ADDITION	(1,015sf)
HOUSE ADDITION ENCRoACHING	(787sf)

#### LOT COVERAGE & STEEP SLOPES KEY

LOT	(8,690sf - 100%)
LOT COVERAGE: PROPOSED DEVELOP.	(3,387sf - 39%)
LOT COVERAGE: PROPOSED BUILDING	(2,424sf - 28%)
STEEP SLOPES: 0% TO 15%	(653sf)
STEEP SLOPES: 15% TO 25%	(0sf)
STEEP SLOPES: 25% AND BEYOND	(5,882sf)
NEW DEVELOPMENT ON STEEP SLOPES	(1,234sf - 21%)

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ROOSTER HOUSE  
280 WARBURTON AVENUE  
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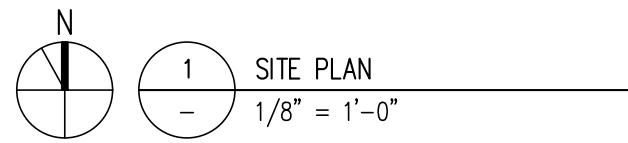
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DATE  
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G-002 PROPOSED ALTERATION.dwg

PROPOSED ALTERATION

G-002





SITE WORK NOTES

1. PROVIDE PROTECTION TO ALL TREES AND PLANTING THAT MAY BE AFFECTED BY THE WORK.
2. PROVIDE SILT FENCE AT ADJACENT AREAS OF EXCAVATION & GRADING.
3. STOCKPILE ALL TOPSOIL AS DIRECTED BY THE ARCHITECT, RE-GRADE, AND RE-SEED ALL DISTURBED AREAS.
4. ASSURE MINIMUM  $\frac{1}{4}$ " PER 1'-0" POSITIVE DRAINAGE AWAY FROM STRUCTURE.
5. SOIL SHALL BE EXCAVATED AS REQUIRED, FIELD VERIFY 2 TON/SF BEARING CAPACITY, AND BE FREE OF DEBRIS, WASTE, FLOWING WATER, VEGETATION OR OTHER DELETERIOUS MATTER. NOTIFY ARCHITECT OF SUBSTANDARD SOILD CONDITIONS.
6. SUBSTANDARD SOILD CONDITIONS MUST BE REMOVED TO A DEPTH OF ADEQUATE BEARING CAPACITY AND THEN REPLACED WITH ENGINEERED COMPACTED FILL WHICH SHALL CONSIST OF CLEAN WELL GRADED SAND AND GRAVEL COMPACTED TO 95% DENSITY, PLACED IN 8" LIFTS WITH EACH LAYER AND BASE EARTH LAYER THOROUGHLY COMPACTED BY

MAKING 4 PASSES WITH A VIBRATORY PLATE.

7. LOCATE UNDERGROUND UTILITIES BEFORE EXCAVATION, OBTAIN REQUIRED APPROVALS AND INSPECTIONS – CALL BEFORE YOU DIG, 811, OR EXCAVATE 1-800-962-7962. CONFIRMATION NUMBER MUST BE PROVIDED.
8. INSTALL CLEANOUTS AT ALL CHANGES IN DRAINAGE PIPE DIRECTION.
9. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL PERMANENTLY STABILIZED.
10. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
11. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.

12. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
13. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
14. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
15. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
16. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
17. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.

18. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
19. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
20. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

SITE DEMOLITION KEYED NOTES

- ① REMOVE CONCRETE CURB AND PATIO AS INDICATED.
- ② REMOVE TREES & STUMPS AS INDICATED.



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- TREATED WOOD WALL & STEPS
- CONCRETE WALLS & CURBS
- STONE PAVER
- BRICK PAVER
- EXISTING HARDSCAPE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

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ROOSTER HOUSE

280 WARBURTON AVENUE  
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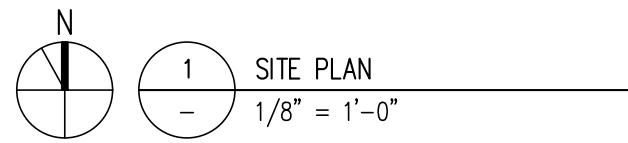
DATE

SD-101 DEMO SITE PLAN.dwg

DEMO SITE PLAN

SD-101





SITE WORK NOTES

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2. PROVIDE SILT FENCE AT ADJACENT AREAS OF EXCAVATION & GRADING.
3. STOCKPILE ALL TOPSOIL AS DIRECTED BY THE ARCHITECT, RE-GRADE, AND RE-SEED ALL DISTURBED AREAS.
4. ASSURE MINIMUM  $\frac{3}{4}$ " PER 1'-0" POSITIVE DRAINAGE AWAY FROM STRUCTURE.
5. SOIL SHALL BE EXCAVATED AS REQUIRED, FIELD VERIFY 2 TON/SF BEARING CAPACITY, AND BE FREE OF DEBRIS, WASTE, FLOWING WATER, VEGETATION OR OTHER DELETERIOUS MATTER. NOTIFY ARCHITECT OF SUBSTANDARD SOILD CONDITIONS.
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20. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
21. SLABS ON GRADE FOR WALKS OR PATIOS SHALL BE 4" THICK AIR-ENTRAINED 3000 PSI WITH 6x6 WWF REINFORCEMENT ON 4" COMPACTED GRAVEL BASE. PROVIDE EXPANSION JOINTS AT 5' O.C. TOOLED GLAG CONTROL JOINTS AT 5' O.C.

SITE PLAN KEYED NOTES

- ① CLOSEST DISTANCE FROM NEIGHBORING MAIN HOUSE AT 1 PINECREST.
- ② BLUESTONE PAVERS TO BE 1- $\frac{1}{2}$ " THICK OVER POURED SLAB-ON-GRADE CONCRETE.
- ③ BRICK PAVER TO BE 2- $\frac{1}{4}$ " THICK SET OVER POURED SLAB-ON-GRADE CONCRETE. PROVIDE 6"x18GA SPIKED RETAINING EDGING AT BRICKS RUNNING PARALLEL TO PATH.
- ④ RAISED GARDEN BED PRESSURE TREATED WOOD WALL. PRESSURE TREATMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS' ASSOC. FASTENERS USED WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL OR GALVANIZED G-185 PROCESS.
- ⑤ PRESSURE TREATED UNDERGROUND HORIZONTAL TIE & DEAD-MAN.
- ⑥ PRE-FAB SWING SET: 10'Lx8'H

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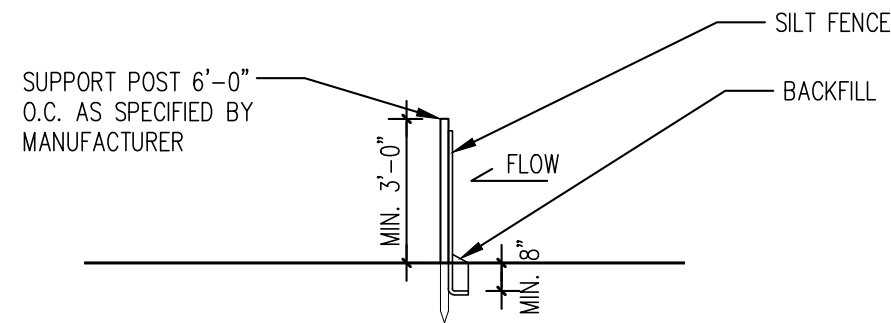
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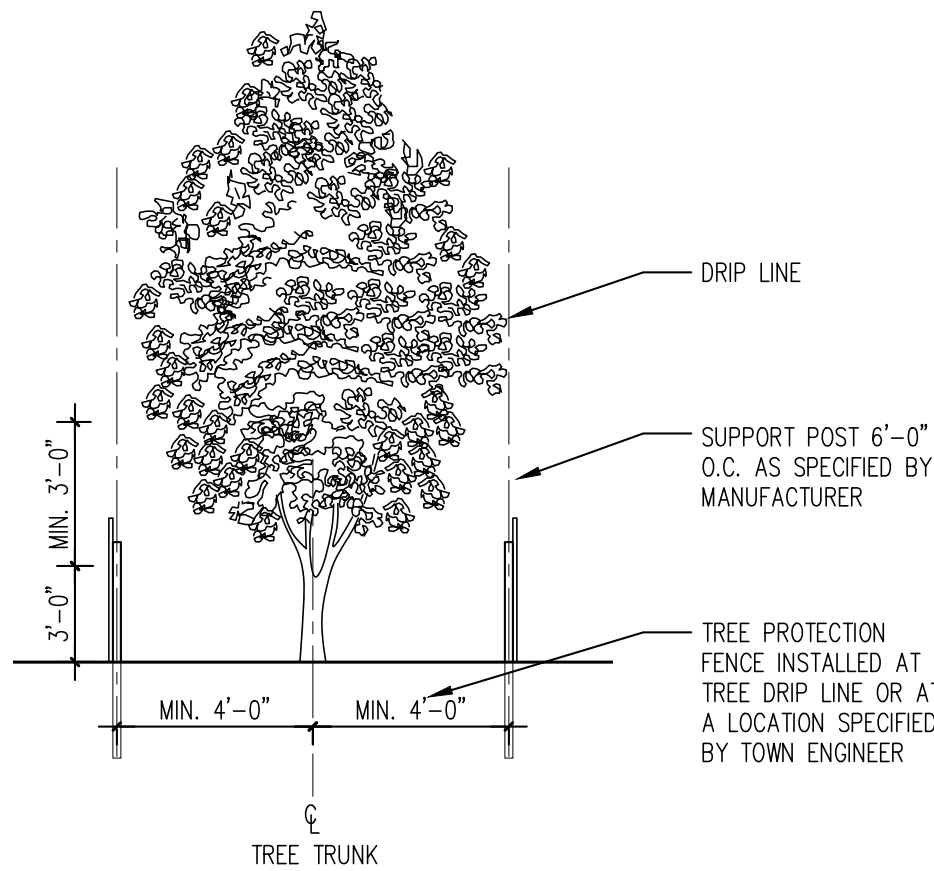
PROPOSED SITE PLAN

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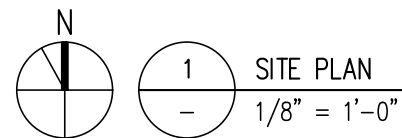




3 SILT FENCE TYPICAL DETAIL  
1/4" = 1'-0"



2 TREE PROTECTION TYPICAL DETAIL  
1/4" = 1'-0"



1 SITE PLAN  
1/8" = 1'-0"

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18. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
19. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE

#### HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

20. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
21. ALL IMPERMEABLE PATIO AREAS SHALL BE PROPERLY SLOPED FOR PROPER WATER RUNOFF.
22. PROVIDE PRE FINISHED GALVANIZED GUTTERS AND LEADERS WITH CONNECTIONS TO DRYWELLS. PROVIDE ALUMINUM DRIP EDGE AT THE EDGE OF ROOF PARAPET AND CORRUGATED HDPE BOOT AT GRADE TO JOIN SUBGRADE PIPING.
23. THE BUILDING INSPECTOR OR THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
24. CUT/FILL MATERIAL SHALL NOT BE IMPORTED OR EXPORTED FROM THE SITE, UNLESS APPROVED BY OWNER.

#### SITE PLAN KEYED NOTES

- ① INSTALL (4) CULTREC 330XLHD INFILTRATOR CHAMBERS WITH FC-24 CONNECTORS - SEE AFM ENGINEER'S REPORT
- ② INSTALL (2) NDS FLO-WELL STORMWATER CATCH BASINS - SEE AFM ENGINEER'S REPORT & 5/A-350
- ③ INSTALL 4" PVC PERFORATED DRAINAGE PIPE ALONG WALL AS DEPICTED ON 3/A-350. WEEP HOLE AT EVERY 4H. PIPE LAID IN 16" D STONE WITH LAYER OF SALT HAY AND FILTER FABRIC OVER. DRAIN TO OUTFLOW ABOVE GROUND OR SUBGRADE DRYWELL.
- ④ INSTALL 4" DIA. NDS POLYOEFIN 'POP UP EMITTER' OVERFLOW WITH U.V. INHIBITOR.
- ⑤ GALVANIZED GUTTERS AND LEADERS CONNECTED TO SUBGRADE PIPING & DRYWELLS. PROVIDE CORRUGATED DPE BOOT AT GRADE TO JOIN SUBGRADE PIPING.
- ⑥ NDS FLO-WELL STORMWATER CATCH BASIN OVERFLOW DISCHARGE BETWEEN RAILROAD TIES.
- ⑦ NEW FLOOR DRAIN.
- ⑧ INSPECTION PORT. UNDERGROUND SYSTEM TO BE INSPECTED PERIODICALLY AND AFTER MAJOR STORM EVENTS. ITEMS TO CHECK (NOT LIMITED TO):
  - 8.1. EVIDENCE OF STANDING WATER
  - 8.2. ACCUMULATION OF SEDIMENT ON CHAMBER'S FLOOR
  - 8.3. EVIDENCE OF CLOGGING OR SEDIMENT BUILD UP AT INLET PIPE
  - 8.4. ENSURE THAT NO NOTICEABLE ODORS OUTSIDE OF FACILITY

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#### ROOSTER HOUSE

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#### DRAWING STATUS

##### FILING SET

DATE

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##### DRAWING HISTORY

#### SCALE

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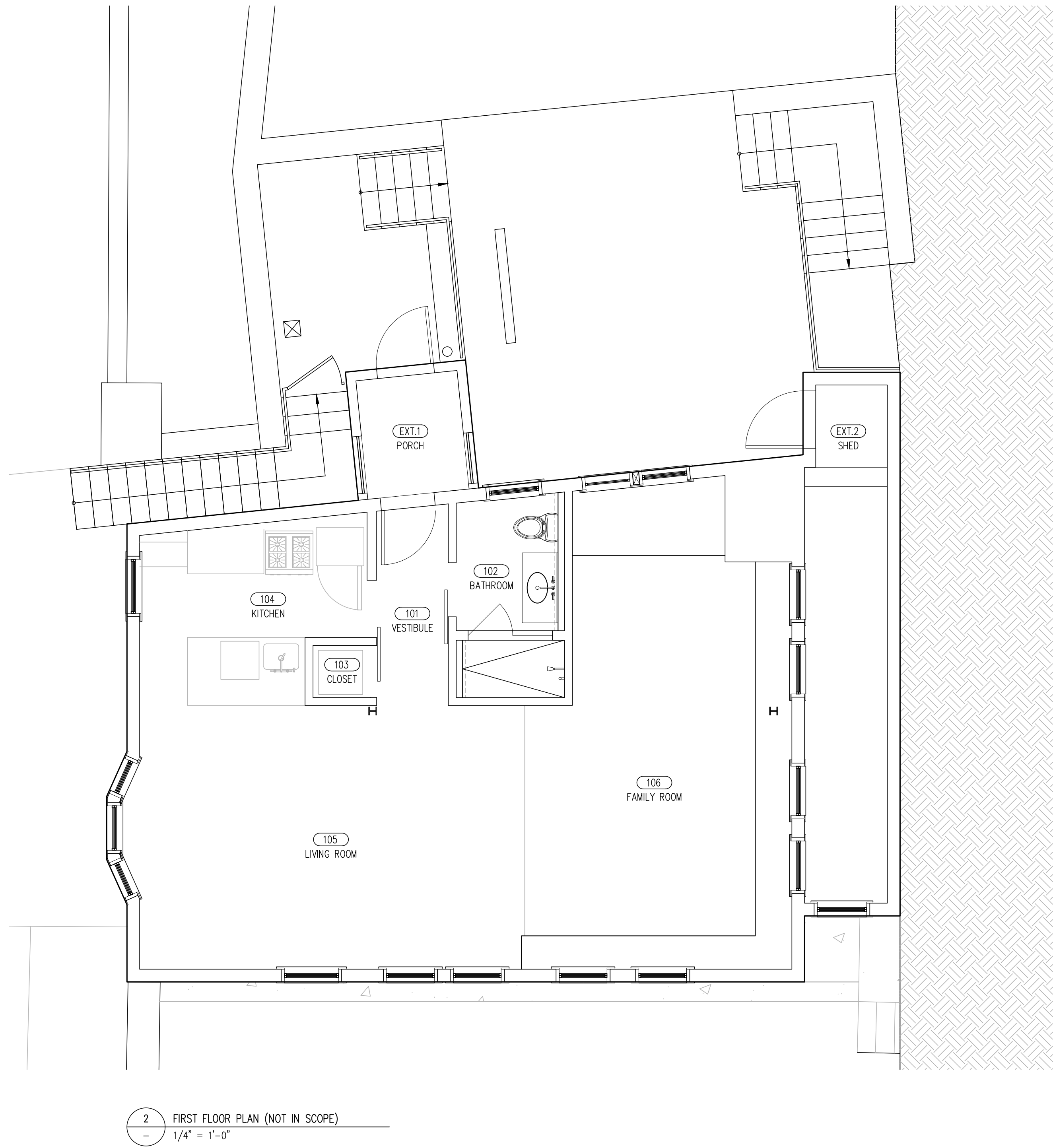
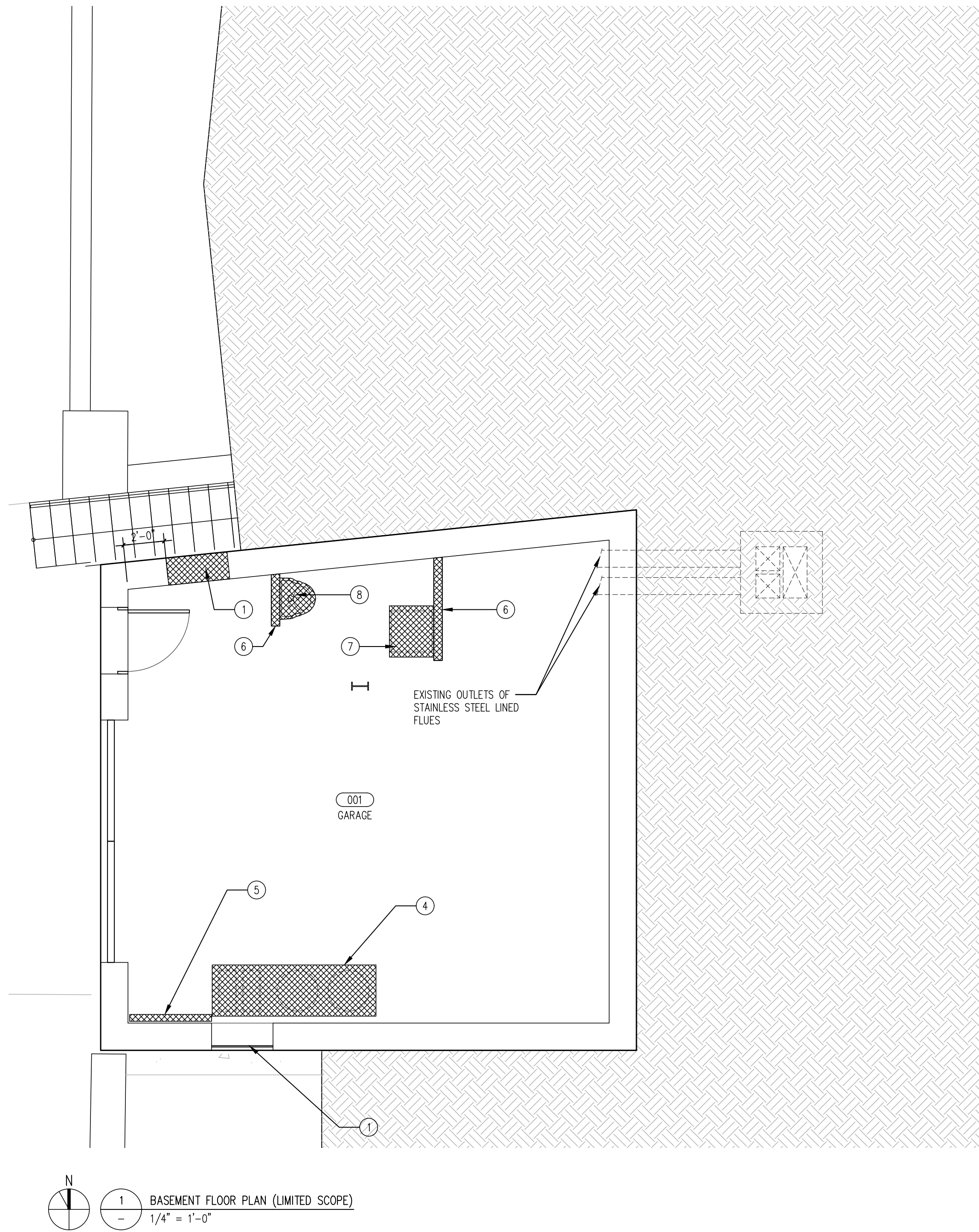
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#### PROPOSED SITE PLAN DRAINAGE & PROTECTION

# S-102





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#### DEMOLITION KEY LEGEND

- EXISTING CONSTRUCTION TO REMAIN  
TO BE REMOVED

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DEMOLITION PLAN  
BASEMENT & FIRST FLOOR

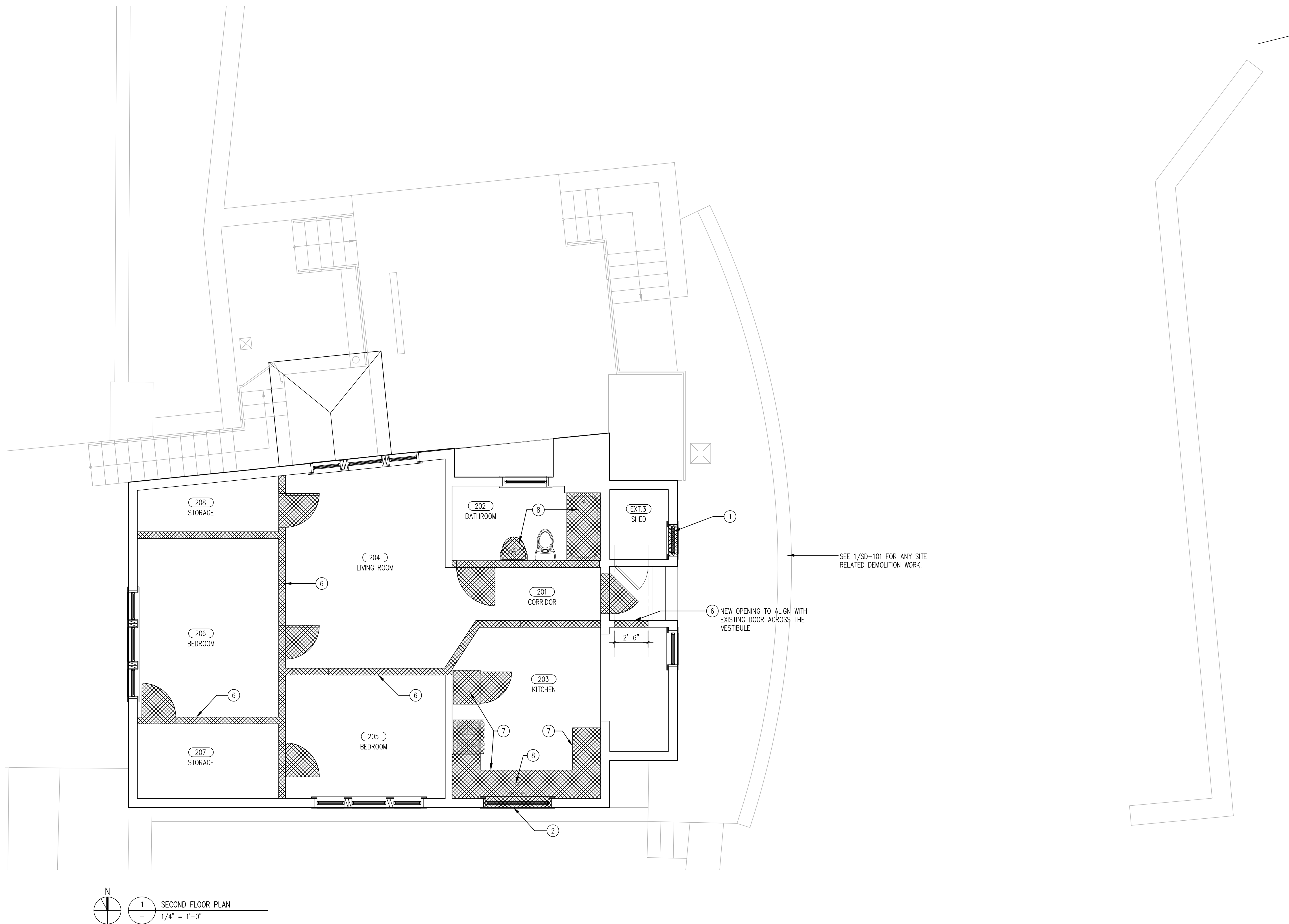
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#### DEMOLITION NOTES

- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
- REMOVE OR RELOCATE ALL WIRING AND PLUMBING AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.

#### DEMOLITION KEYED NOTES

- REMOVE WINDOW OR COVER AT WINDOW OPENING. CAPPED OR PLUGGED.
- REMOVE WINDOW. ENLARGE WINDOW OPENING VERTICALLY DOWNWARDS TO FIT NEW CASEMENT WINDOW - 1/A-300.
- NEW WINDOW OPENING ON STONE MASONRY WALL. PROVIDE STEEL LINTEL OVERHEAD SUPPORT AS REQ'D.
- GAS-FIRED HYDRO HEATING SYSTEM BOILERS AND WATER TANKS TO BE RELOCATED AND/OR UPGRADED TO NEW LOCATION.
- ELECTRIC PANELS TO BE RELOCATED AND/OR UPGRADED TO NEW LOCATION - SEE 1/A201.
- REMOVE NON-BEARING FRAMED WALLS AS INDICATED. PATCH & REPAIR AFFECTED CEILING AND FLOOR FINISHES AS REQUIRED.
- REMOVE MILLWORK & APPLIANCE. PATCH & REPAIR AFFECTED WALLS, CEILING AND FLOOR FINISHES AS REQUIRED.
- REMOVE PLUMBING FIXTURES AS INDICATED. AFFECTED PLUMBING LINES BY REMOVAL TO BE CUT TO A POINT OF CONCEALMENT AND PROPERLY



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1/4" = 1'-0"  
SECOND FLOOR PLAN

#### DEMOLITION NOTES

- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
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#### DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- TO BE REMOVED

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

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

#### ROOSTER HOUSE

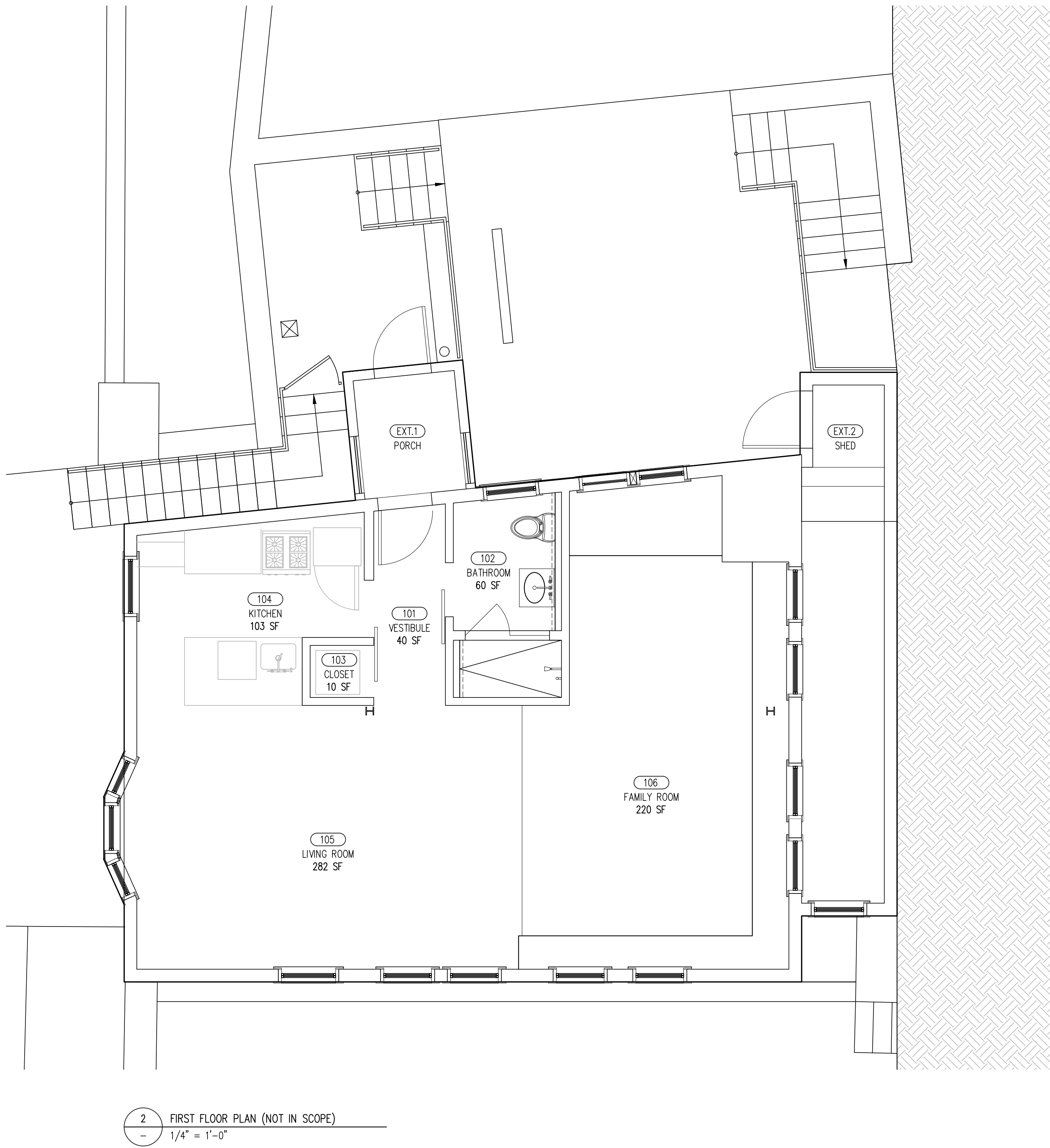
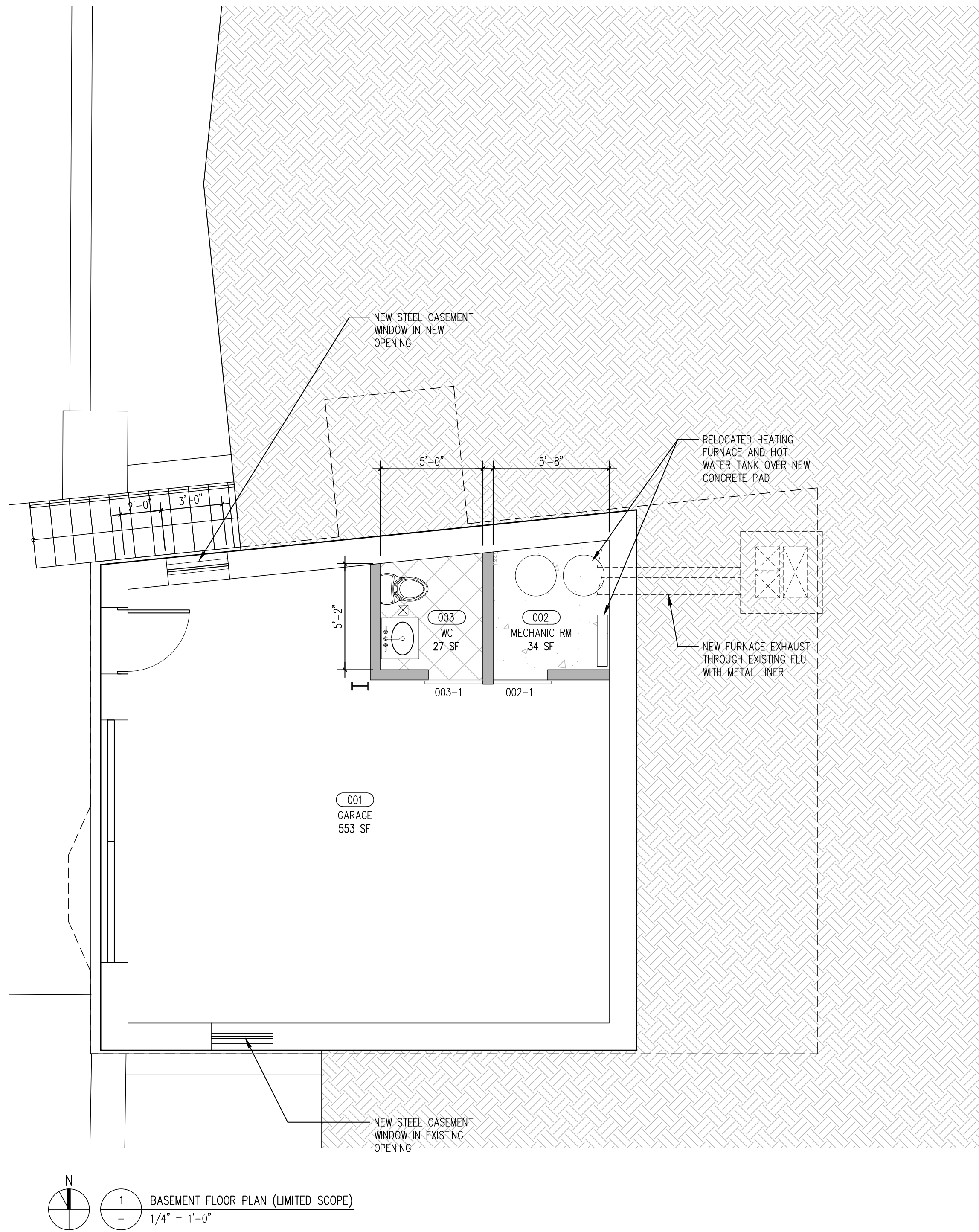
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FILING SET  
DATE  
24 MAY 2019  
DRAWING HISTORY

SCALE  
AS NOTED  
JOB FILE NAME  
D-202 SECOND FLOOR DEMO PLAN.dwg

#### DEMOLITION PLAN SECOND FLOOR

# D-202



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

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CONSTRUCTION KEY LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION:  
MTL/WD STUDS WITH (1) LAYER 5/8" TYPE  
"X" GWB BOTH SIDES AND INTERNAL SOUND  
INSULATION, UNLESS NOTED.  
(CONCRETE BOARD ON WET AREAS)

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ROOSTER HOUSE

280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

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FILING SET  
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24 MAY 2019  
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SEAL

SCALE  
AS NOTED  
CIB FILE NAME  
A-201 BASEMENT & FIRST FLOOR CONSTRUCTION PLAN.dwg

CONSTRUCTION PLAN  
BASEMENT & FIRST FLOOR

A-201

CONSTRUCTION NOTES

- UNLESS NOTED OTHERWISE ALL GYPSUM WALLBOARD TO BE 1/2 TYPE X. USE WR (GREENBOARD) TYPE X AT ALL WALLS ADJACENT TO PLUMBING FIXTURES. SCREWED AND GLUED PER LEVEL 5 GYPSUM ASSOCIATION STANDARDS. USE MOLD RESISTANT AT ALL SUB-GRADE LEVELS AND NON-CONDITIONED SPACES (MOLD-TOUGH BY USG OR EQUAL).
- PROVIDE CORNER BEADS, CASING BEADS AND TRIM AS REQUIRED TAPE AND SPACKLE ALL JOINTS, 3 COATS, FEATHERED.
- BRICK PAVER FLOORING TO BE 2 1/4" THICK HERRINGBONE PATTERN W/ THIN MORTAR.
- CERAMIC TILE TO BE THINSET METHOD ACCORDING TO CERAMIC TILE INSTITUTE STANDARDS. PROVIDE COVE, BULLNOSED AND SPECIAL SHAPED TILE. GROUT AND SEAL. USE GROUT AS RECOMMENDED BY TILE MANUF. COLOR TO BE SELECTED. SEAL GROUT. PROVIDE MARBLE SADDLES AT FL. TILE USE MUDSET TILING APPLICATION FOR SHOWER ENCL TO DRAIN WITH FULLY BONDED PVC LINER-PAN BELOW.
- USE 1/2" CEMENT BACKER BOARD BEHIND CERAMIC TILE AT TUB/SHWR SURROUNDS.
- PROVIDE WATERPROOF VINYL MEMBRANE (OR EQUAL) BELOW CER. & MARBLE FLOOR TILE TURN UP 4" AT WALLS.
- PROVIDE 10% ATTIC STOCK TILE & PAINT FOR FUTURE OWNER USE.
- MASONRY FIREPLACES SHALL BE BRICK OR STONE WHERE EXPOSED. LAID IN A FULL BED OF CEMENT MORTAR WITH WELL TOOLED JOINTS. FLUES TO BE FIRE CLAY SIZE SHOWN ON THE PLANS. PROVIDE CAST-IRON DAMPER, AS PIT AND CLEAN-OUT DOORS. PROVIDE FOR PROPER CLEARANCES WITH COMBUSTIBLE CONSTRUCTION. FIRE STOPS AT ALL CLEARANCES WITH NON-COMBUSTIBLE MATERIAL. CONTRACTOR SHALL ENSURE PROPER CLEARANCES OF CHIMNEY & FIREPLACE PER NYS BUILDING AND ENERGY CODES.

PLUMBING NOTES

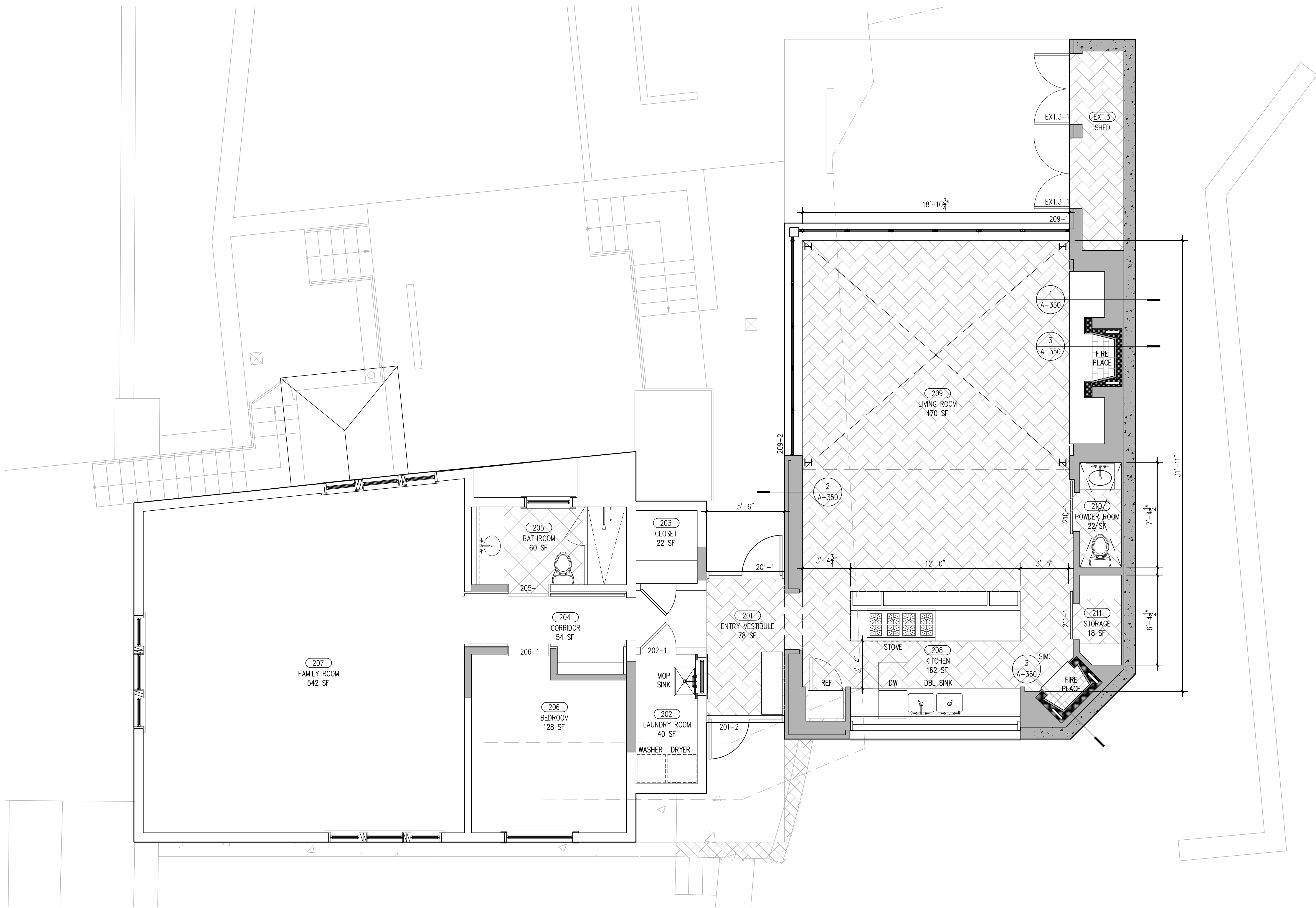
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- ALL EXPOSED AND NEW PIPING INCLUDING HEATING, HOT & COLD WATER PIPING MUST BE INSULATED.
- PROVIDE NEW SHUT-OFF VALVES AT BRANCH LINES AS REQ'D.
- SHUT-OFF VALVES AND CHECK VALVES FOR BRANCH LINES AND RISERS MUST REMAIN ACCESSIBLE AFTER ALL WATER TREATMENTS AND CABINETRY ARE INSTALLED.
- CHECK VALVES MUST BE INSTALLED WHENEVER MIXING VALVES ARE USED, E.G. FOR SINGLE LEVER FAUCETS, CLOTHES WASHING MACHINE INSTALLATIONS, SINGLE CONTROL SHOWER BODIES, ETC. CHECK VALVES MUST BE INSTALLED DIRECTLY AFTER BRANCH VALVES. EACH APPLIANCE MUST HAVE ITS OWN SHUT-OFF VALVE.
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- DOMESTIC WATER PIPING SHALL BE PEX, BONDED JOINTS. SANITARY AND VENT TO BE CPVC. PROVIDE VALVES AND NECESSARY FITTINGS TO RENDER THE SYSTEM COMPLETE AND OPERATIONAL. PROVIDE FIXTURES AS SHOWN ON THE PLANS & INSTALL WATER HAMMER ARRESTER AT THE BOTTOM OF EACH LINE TO ABSORB SHOCK. GAS SERVICE LINES SHALL BE BLACK IRON PER CODE.
- PROVIDE (1) FROST FREE HOSE BIBB.
- PROVIDE EXHAUST VENTILATION FROM BATHROOMS, KITCHENS PER CODE IF NOT OTHERWISE SPECIFIED.
- ADDITION TO RECEIVE HW RADIANT HEATING. PLUMBING CONTRACTOR TO EVALUATE SIZE OF EXISTING GAS-FIRED HYDRO SYSTEM TO ABSORB HEATING DEMANDS FROM ADDITION. HEATING SYSTEM SHALL BE CAPABLE TO MAINTAIN 73° DEGREES INDOOR TEMPERATURE WITH 7° DEGREES OUTDOOR TEMPERATURE AND CONFORM TO THE LATEST ASHREA SPECIFICATIONS AND THE ENERGY CODE OF NEW YORK STATE.

ELECTRICAL NOTES

- PROVIDE AND INSTALL ELECTRICAL DEVICES AND FIXTURES SHOWN. PROVIDE NEW CIRCUITS AS REQUIRED. USE LINE COVER AND SWITCH PLATES, COLOR TO MATCH WALL, STYLE TO MATCH EXISTING.
- USE GROUND FAULT INTERRUPTERS AT ALL AREAS WITHIN 6' OF WATER SOURCE. INSTALL ARC-FAULT INTERRUPTERS WHERE REQUIRED.
- ALL ELECTRICAL WORK TO CONFORM TO LATEST EDITION OF THE NATIONAL ELECTRICAL CODE. UNDERGROUND WRING TO BE ADEQUATELY ENCASED AND PROTECTED, BEDDED AND LAID IN TRENCH WITH PROTECT-ALERT TAPE ABOVE.
- MODIFY AND/OR SUPPLEMENT DOOR BELL SYSTEM TO SUIT NEW LAYOUT.
- PROVIDE WALL LIGHT SWITCHES FOR LIGHTING AT ALL ROOMS AT STRIKE SIDE OF DOOR INSIDE ROOM.
- PROVIDE 3-WAY WALL SWITCHES FOR LIGHTING AT ALL CORRIDORS AND STAIRS AT EACH END OF PASSAGE.
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- PROVIDE AND INSTALL SMOKE AND CARBON MONOXIDE ALARMS IN ALL ROOMS & HALLWAYS AS REQUIRED BY CODE SECTION R313.1.





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ROOSTER HOUSE

280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

DRAWING STATUS

FILING SET

DATE

24 MAY 2019

DRAWING HISTORY

SEAL

SCALE

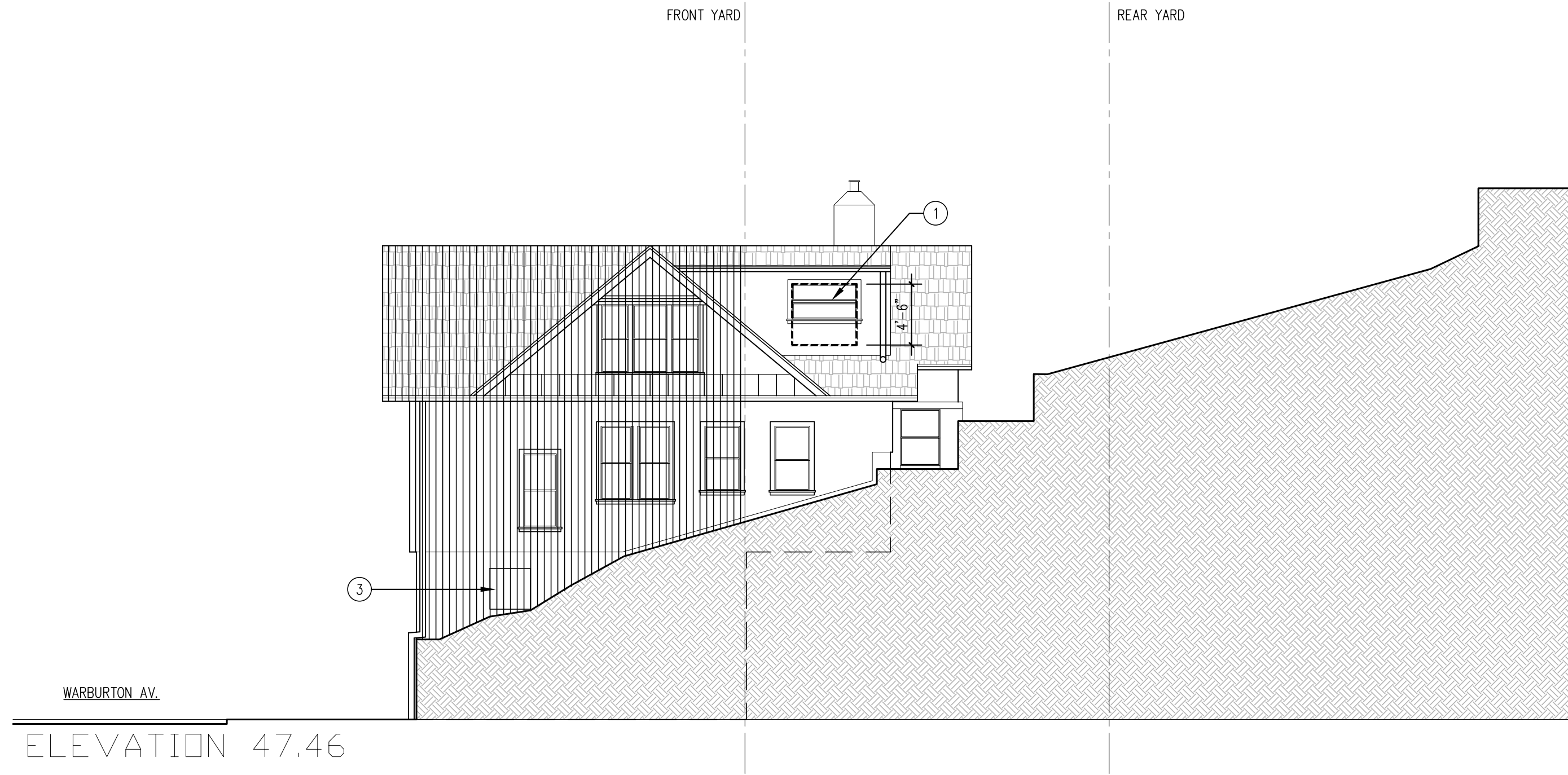
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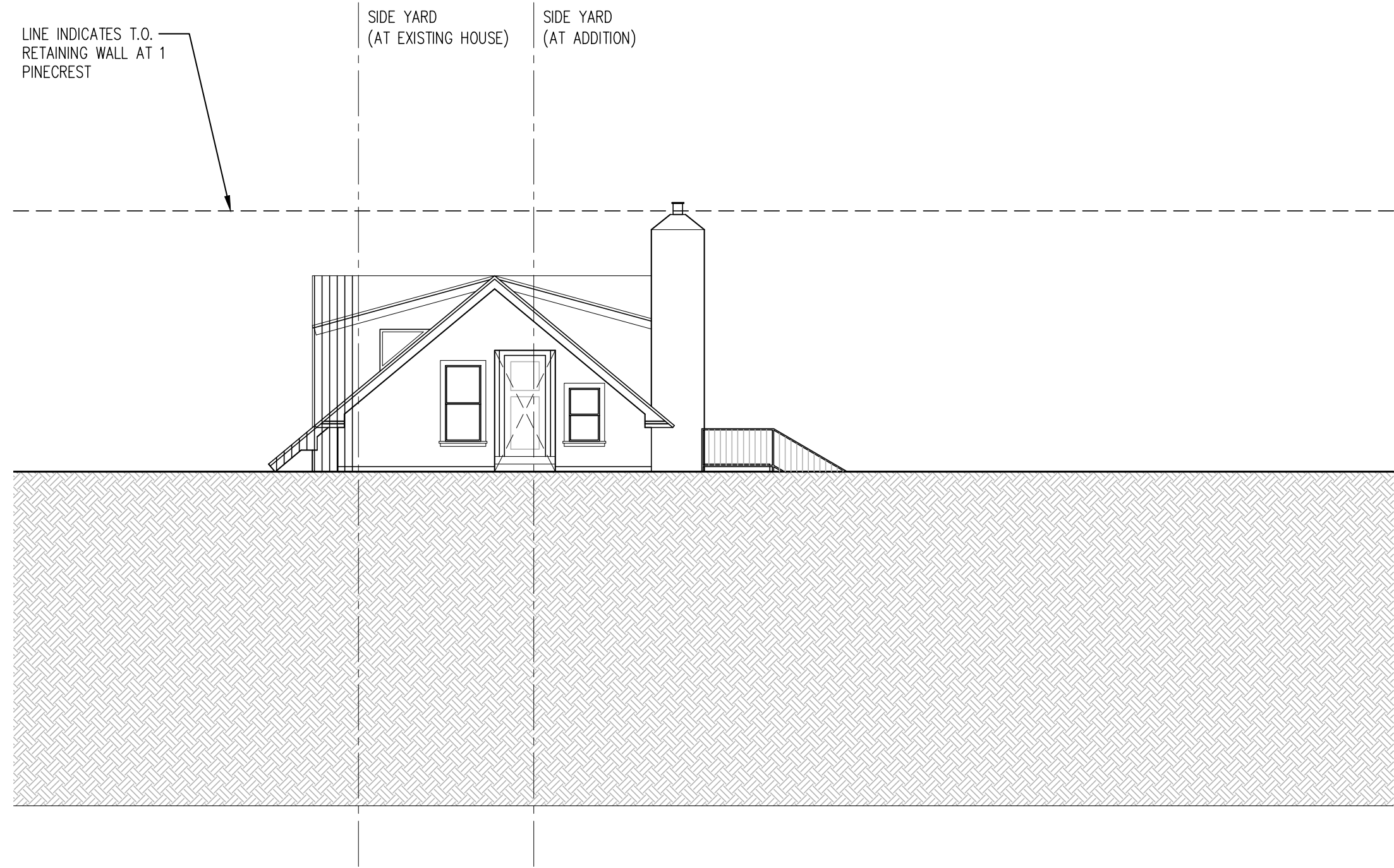
A-202 SECOND FLOOR CONSTRUCTION PLAN.dwg

CONSTRUCTION PLAN  
SECOND FLOOR

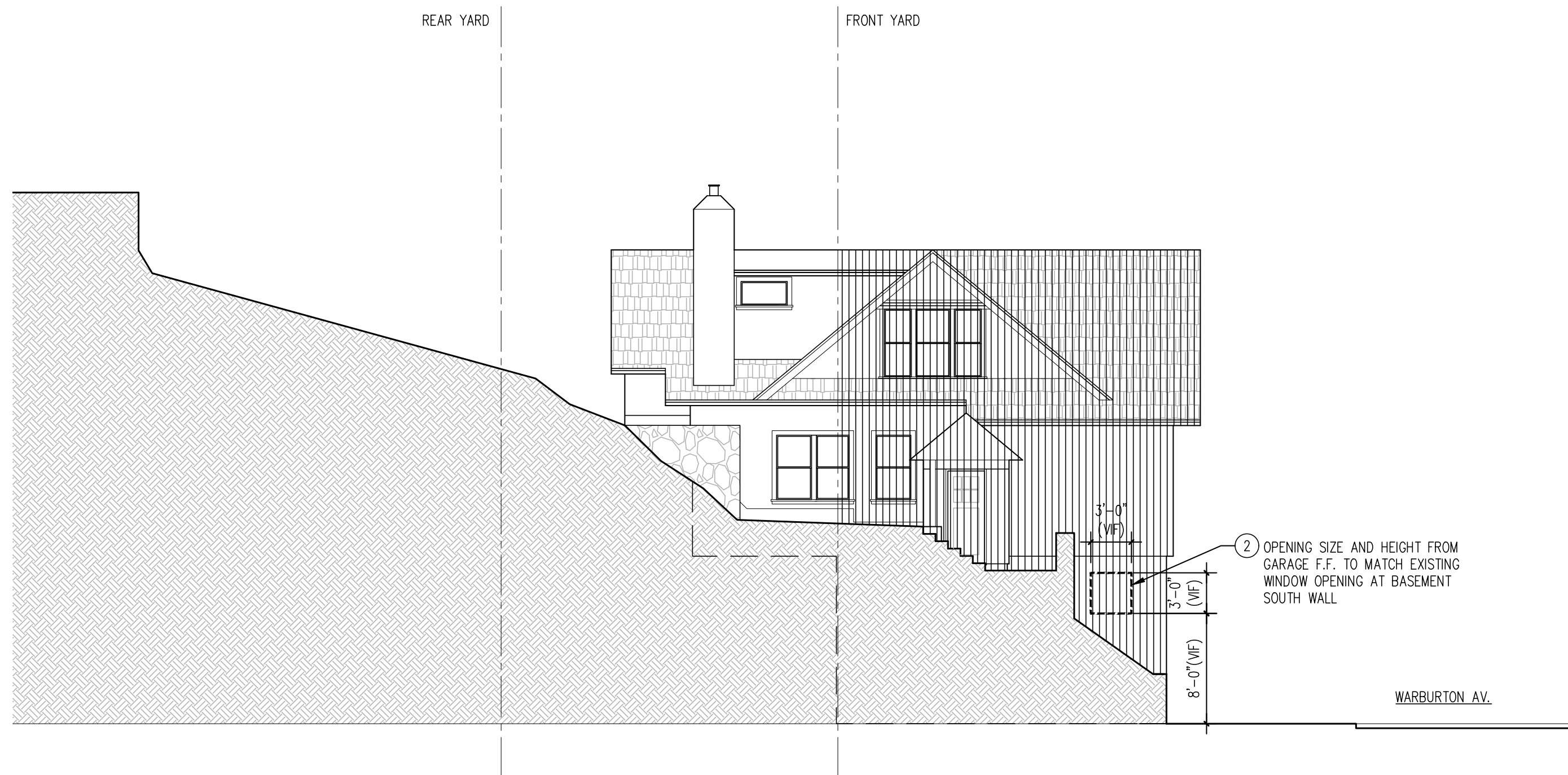
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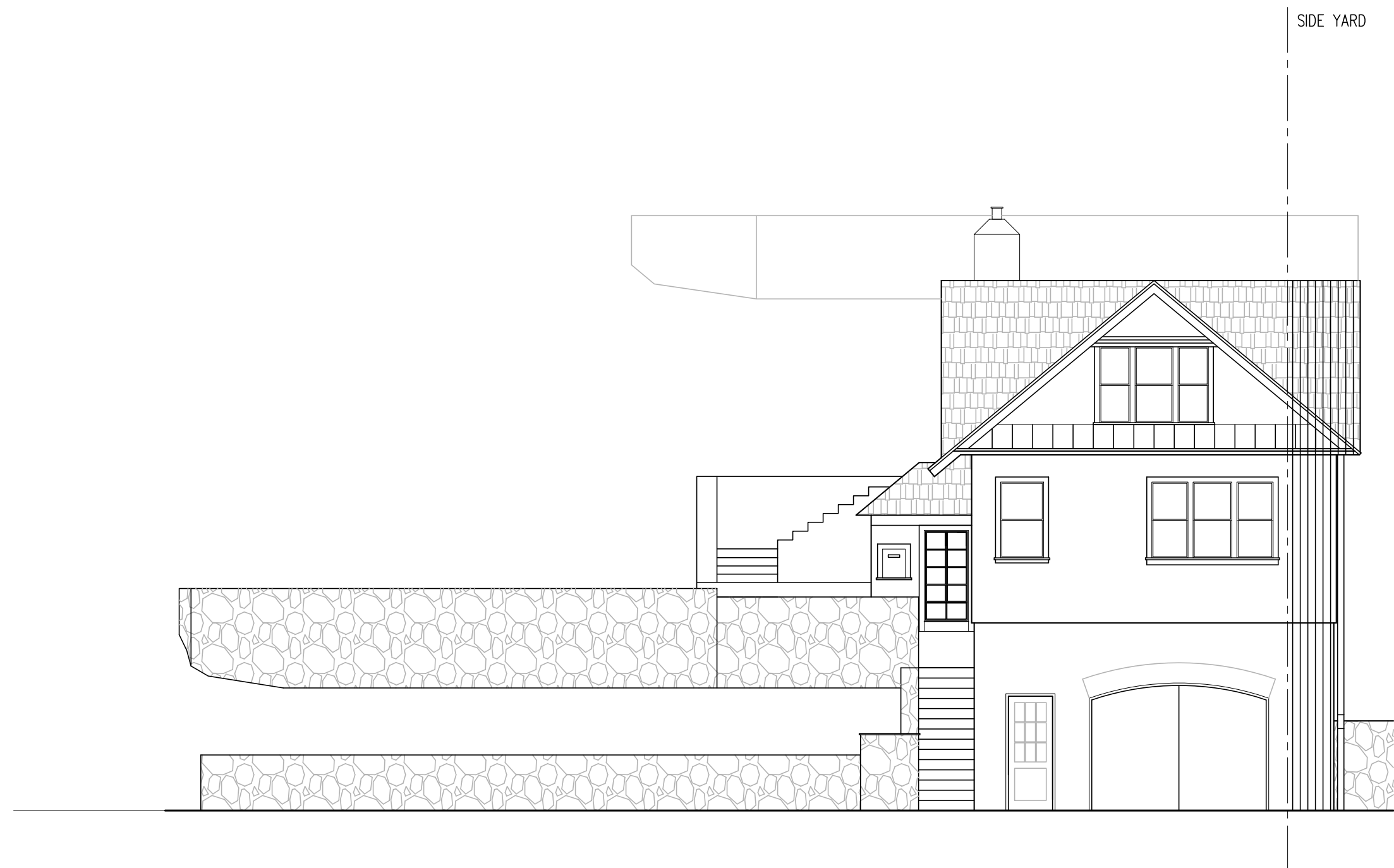
4 SOUTH ELEVATION  
1/8" = 1'-0"



3 EAST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



1 WEST ELEVATION  
1/8" = 1'-0"

#### EXISTING HOUSE ENVELOP GENERAL NOTES

- EXISTING HOUSE ENVELOP TO BE REPAINTED. NEW COLOR(S) AND ARTICULATION TO BE DISCUSSED ON SITE WITH OWNER.
- WOOD SHINGLES, TRIMS AND DECORATIVE MOTIFS TO BE PATCHED & REPLACED AS REQUIRED - COORDINATE WITH OWNER.
- WOOD SIDING TO BE REBUTTED AND REJOINTED RED CEDAR SIDING. EXPOSURE TO MATCH EXISTING. FULLY BACK-PRIMED. USE NO 1. BLUE LABEL ONLY. INSTALL PER CEDAR SHAKE AND SHINGLE BUREAU MANUAL.
- EXTERIOR TRIM BY AZEK OR APPROVED EQUAL. INSTALL PER MANUFACTURERS INSTRUCTIONS AND TECHNICAL LITERATURE.
- WOOD TRIM TOP SELECTED PINE OR POPLAR. FULLY BACK PRIMED. PROVIDE CAP FLASHING AT WINDOWS HEADS & SILLS AS NEEDED, TRIM BOARDS, WATERTABLES, TRANSITIONS BETWEEN SHINGLE STYLES.
- REMOVE FROM HOUSE ENVELOP ALL NOT-USED ITEMS SUCH AS: WINDOW HARDWARE, OLD PLUMBING PIPES OR FITTINGS, OLD ELECTRICAL WIRES OR CONDUITS, A/V CABLES & SECURITY SYSTEM BOXES, ETC. FINISH BEHIND REMOVED ITEMS TO BE REPAIRED AND REFINISHED.
- CEMENT FINISH AT GARAGE NORTH & SOUTH WALLS AND LOWER PATIO WALLS TO BE REPAIRED, PATCHED AND PAINTED.
- DOORS TO BE PATCHED, REPAIRED & REPAINTED.
- EXISTING WINDOWS TO BE CLEANED AND SEALED ON ALL (4) SIDES WITH PAINTABLE SILICONE SEALANT IN COLOR TO MATCH ADJACENT WHERE REQUIRED. PROVIDE BACK RODS WHERE NEEDED. INSTALL PER ASTM C920..
- EXISTING CHIMNEY MASONRY TO BE POWER-WASH CLEAN. MORTAR JOINTS TO BE RE-POINTED AS NEEDED.
- EXISTING CHIMNEY TO RECEIVE NEW METAL CAP AS NEEDED.
- ANY DAMAGE TO THE EXISTING HOUSE ENVELOP DONE DURING CONSTRUCTION IS OF THE CONTRACTOR RESPONSIBILITY TO FIX AND RESTORED TO ITS ORIGINAL CONDITION.

#### ADDITION ENVELOP GENERAL NOTES

- EXTERIOR WALLS FINISHES:
  - NORTH: BRICK VENEER
  - EAST: PARGE COAT
  - SOUTH: PARGE COAT & BRICK VENEER
  - WEST: BRICK VENEER
- COMPLY WITH PUBLICATIONS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR ALL MASONRY WORK. MASONRY WORK SHALL NOT PROCEED WHERE WEATHER CONDITIONS ARE, OR ARE EXPECTED TO PRODUCE AMBIENT TEMPERATURES BELOW 40F WITHOUT PROPER TENTING/HEATING OR OTHER MEANS OF PROTECTION.
- USE TYPE M MORTAR FOR ANY BELOW GRADE MASONRY. TYPE N ELSEWHERE. MORTAR SHALL BE SUFFICIENTLY PLASTIC AND MASONRY UNITS SHALL BE PLACED TO FORM A TIGHT JOINT OF APPROX. 3/16".
- BRICK VENEER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ. 16" VERTICALLY MAX. FASTEN ALL ANCHORS SECURELY TO STUDS / CONCRETE WALL. PROVIDE TIES, FLASHING AND WEEPHOLES WHERE REQUIRED.

#### EXISTING ELEVATION KEYED NOTES

- EXISTING KITCHEN WINDOW TO BE REMOVED. OPENING TO BE ENLARGED VERTICALLY TO FIT NEW CASEMENT WINDOW.
- NEW OPENING AT BASEMENT NORTH WALL FOR NEW WINDOW - SEE 1/AD-201.
- REMOVE WD COVER AT EXISTING WINDOW OPENING AT BASEMENT SOUTH WALL - SEE 1/AD-201.
- ROOF FINISH: SELF-ADHERE MEMBRANE. LOW SLOPE ROOFING SYSTEM TO BE BY 'FIRESTONE' OR EQUAL. 60MIL FULLY ADHERED EPDM INSTALLED PER MANUFACTURER INSTRUCTIONS WITH 20 YEAR NDL WARRANTY.
- PROVIDE ALUMINUM DRIP EDGE AT THE EDGE OF ROOF PARAPET.
- PRE FAB FLUES SHALL BE UL LISTED WITH 2" CLEARANCE WHERE REQUIRED TO COMBUSTIBLE MATERIAL OR PER CODE. INSTALLATION OF PRE FAB FLUES SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. INSTALL FIRESTOPS AS REQUIRED BY CODE.
- WINDOWS & DOORS ARE MARVIN WINDOWS, WOOD/METAL, ARGON INSULATION, LOW E (.34 U MAX) OR APPROVED EQUAL.

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#### ZONING ANALYSIS KEY

- |  |                            |           |
|--|----------------------------|-----------|
|  | EXISTING HOUSE             | (1,062sf) |
|  | EXISTING HOUSE ENCRoACHING | (701sf)   |

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#### ROOSTER HOUSE

280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

#### DRAWING STATUS

FILING SET

DATE

24 MAY 2019

DRAWING HISTORY

#### SCALE

AS NOTED

OLD FILE NAME  
A-300 ELEVATIONS EXISTING.dwg

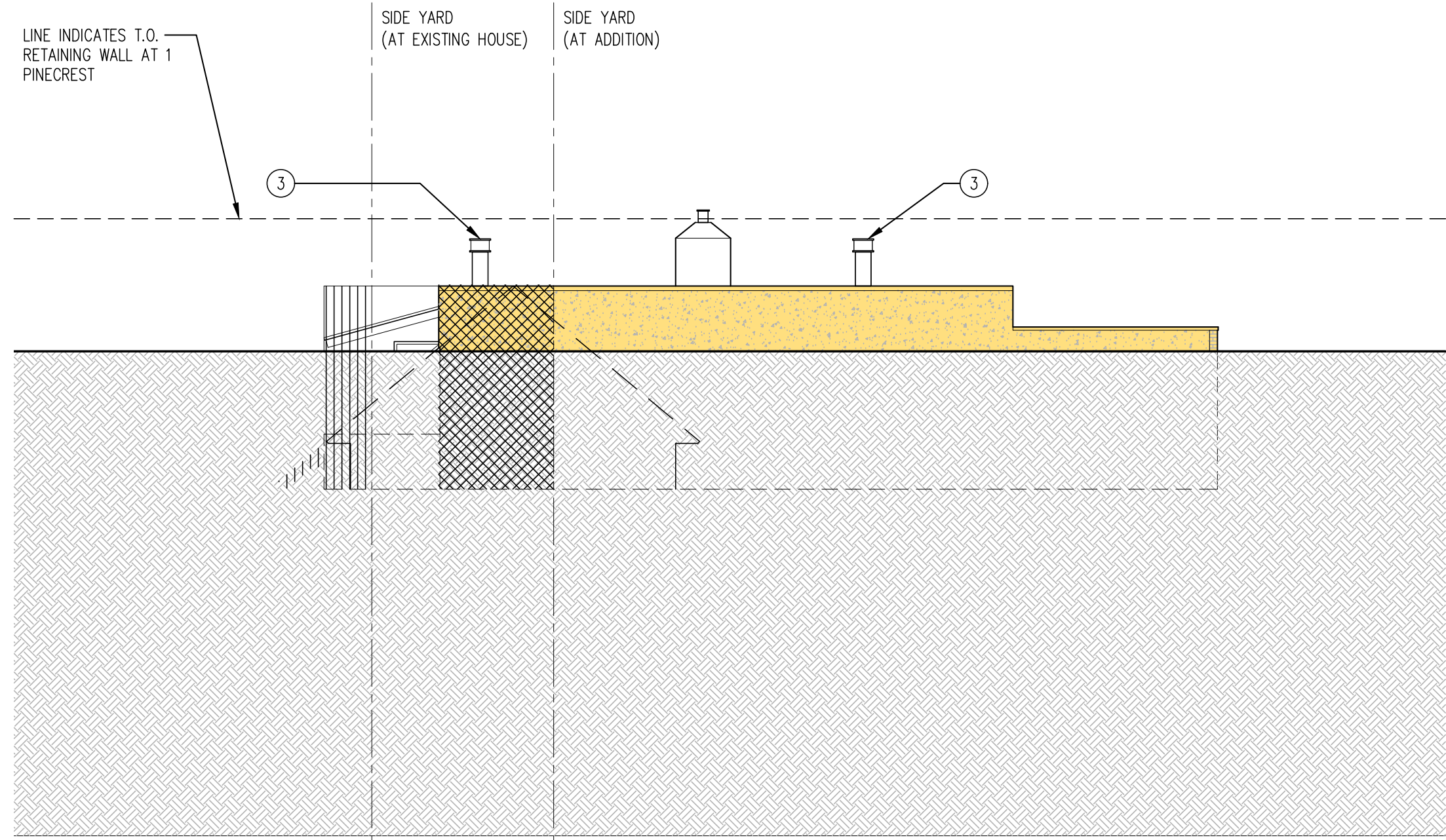
#### EXISTING ELEVATIONS

A-300

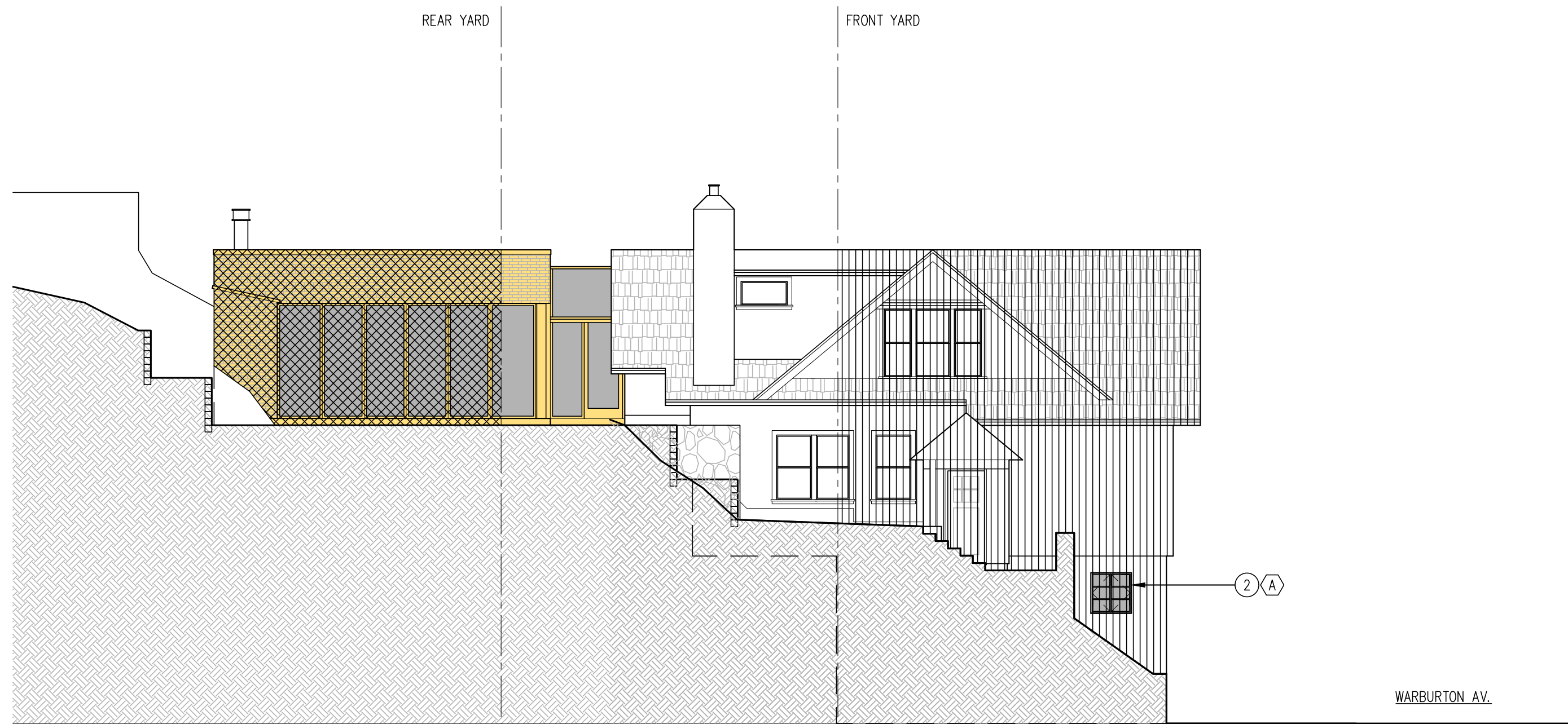




4 SOUTH ELEVATION  
1/8" = 1'-0"



3 EAST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



1 WEST ELEVATION  
1/8" = 1'-0"

#### EXISTING HOUSE ENVELOP GENERAL NOTES

- EXISTING HOUSE ENVELOP TO BE REPAINTED. NEW COLOR(S) AND ARTICULATION TO BE DISCUSSED ON SITE WITH OWNER.
- WOOD SHINGLES, TRIMS AND DECORATIVE MOTIFS TO BE PATCHED & REPLACED AS REQUIRED - COORDINATE WITH OWNER.
- WOOD SIDING TO BE REBUTTED AND REJOINTED RED CEDAR SIDING. EXPOSURE TO MATCH EXISTING. FULLY BACK-PRIMED. USE NO 1. BLUE LABEL ONLY. INSTALL PER CEDAR SHAKE AND SHINGLE BUREAU MANUAL.
- EXTERIOR TRIM BY AZEK OR APPROVED EQUAL. INSTALL PER MANUFACTURERS INSTRUCTIONS AND TECHNICAL LITERATURE.
- WOOD TRIM TOP SELECTED PINE OR POPLAR. FULLY BACK PRIMED. PROVIDE CAP FLASHING AT WINDOWS HEADS & SILLS AS NEEDED, TRIM BOARDS, WATERTABLES, TRANSITIONS BETWEEN SHINGLE STYLES.
- REMOVE FROM HOUSE ENVELOP ALL NOT-USED ITEMS SUCH AS: WINDOW HARDWARE, OLD PLUMBING PIPES OR FITTINGS, OLD ELECTRICAL WIRES OR CONDUITS, A/V CABLES & SECURITY SYSTEM BOXES, ETC. FINISH BEHIND REMOVED ITEMS TO BE REPAIRED AND REFINISHED.
- CEMENT FINISH AT GARAGE NORTH & SOUTH WALLS AND LOWER PATIO WALLS TO BE REPAIRED, PATCHED AND PAINTED.
- DOORS TO BE PATCHED, REPAIRED & REPAINTED.
- EXISTING WINDOWS TO BE CLEANED AND SEALED ON ALL (4) SIDES WITH PAINTABLE SILICONE SEALANT IN COLOR TO MATCH ADJACENT WHERE REQUIRED. PROVIDE BACK RODS WHERE NEEDED. INSTALL PER ASTM C920..
- EXISTING CHIMNEY MASONRY TO BE POWER-WASH CLEAN. MORTAR JOINTS TO BE RE-POINTED AS NEEDED.
- EXISTING CHIMNEY TO RECEIVE NEW METAL CAP AS NEEDED.
- ANY DAMAGE TO THE EXISTING HOUSE ENVELOP DONE DURING CONSTRUCTION IS OF THE CONTRACTOR RESPONSIBILITY TO FIX AND RESTORED TO ITS ORIGINAL CONDITION.

#### ADDITION ENVELOP GENERAL NOTES

- EXTERIOR WALLS FINISHES:
  - NORTH: BRICK VENEER
  - EAST: PARGE COAT
  - SOUTH: PARGE COAT & BRICK VENEER
  - WEST: BRICK VENEER
- COMPLY WITH PUBLICATIONS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR ALL MASONRY WORK. MASONRY WORK SHALL NOT PROCEED WHERE WEATHER CONDITIONS ARE, OR ARE EXPECTED TO PRODUCE AMBIENT TEMPERATURES BELOW 40F WITHOUT PROPER TENTING/HEATING OR OTHER MEANS OF PROTECTION.
- USE TYPE M MORTAR FOR ANY BELOW GRADE MASONRY. TYPE N ELSEWHERE. MORTAR SHALL BE SUFFICIENTLY PLASTIC AND MASONRY UNITS SHALL BE PLACED TO FORM A TIGHT JOINT OF APPROX. 3/16".
- BRICK VENEER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ. 16" VERTICALLY MAX. FASTEN ALL ANCHORS SECURELY TO STUDS / CONCRETE WALL. PROVIDE TIES, FLASHING AND WEEPHOLES WHERE REQUIRED.

#### PROPOSED ELEVATION KEYED NOTES

- NEW CASEMENT WINDOW AT BEDROOM - WINDOW SHALL COMPLY WITH NYS RESIDENTIAL CODE SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS.
- NEW CASEMENT WINDOW.
- PRE-FAB METAL CHIMNEY - SEE 3/A-350.
- ROOF FINISH: SELF-ADHERE MEMBRANE. LOW SLOPE ROOFING SYSTEM TO BE BY 'FIRESTONE' OR EQUAL. 60MIL FULLY ADHERED EPDM INSTALLED PER MANUFACTURER INSTRUCTIONS WITH 20 YEAR NDL WARRANTY.
- PROVIDE ALUMINUM DRIP EDGE AT THE EDGE OF ROOF PARAPET.
- PRE FAB FLUES SHALL BE UL LISTED WITH 2" CLEARANCE WHERE REQUIRED TO COMBUSTIBLE MATERIAL OR PER CODE. INSTALLATION OF PRE FAB FLUES SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. INSTALL FIRESTOPS AS REQUIRED BY CODE.
- WINDOWS & DOORS ARE MARVIN WINDOWS, WOOD/METAL, ARGON INSULATION, LOW E (.34 U MAX) OR APPROVED EQUAL.

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#### ZONING ANALYSIS KEY

	EXISTING HOUSE	(1,062sf)
	EXISTING HOUSE ENCROACHING	(701sf)
	HOUSE ADDITION	(1,015sf)
	HOUSE ADDITION ENCROACHING	(787sf)

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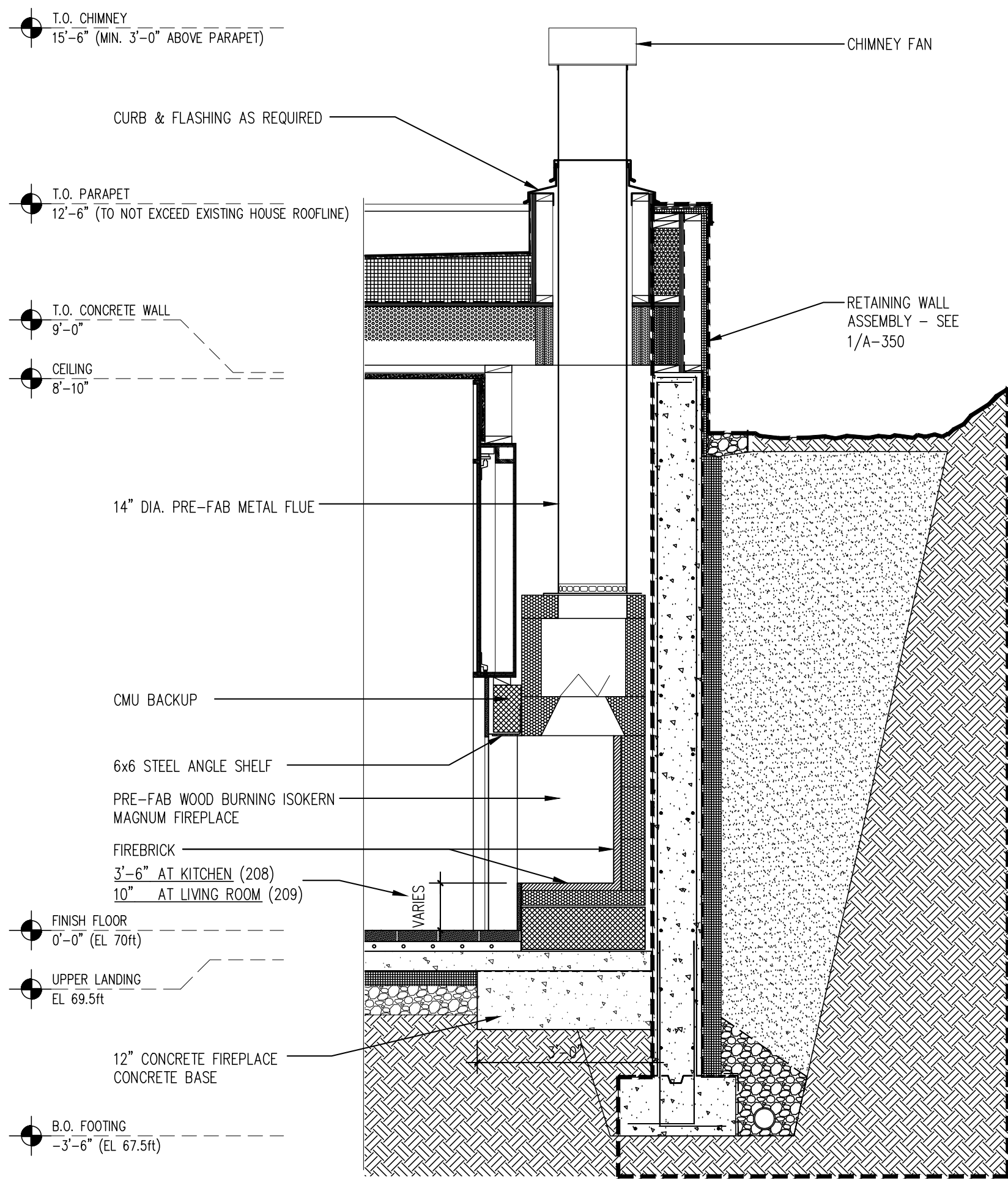
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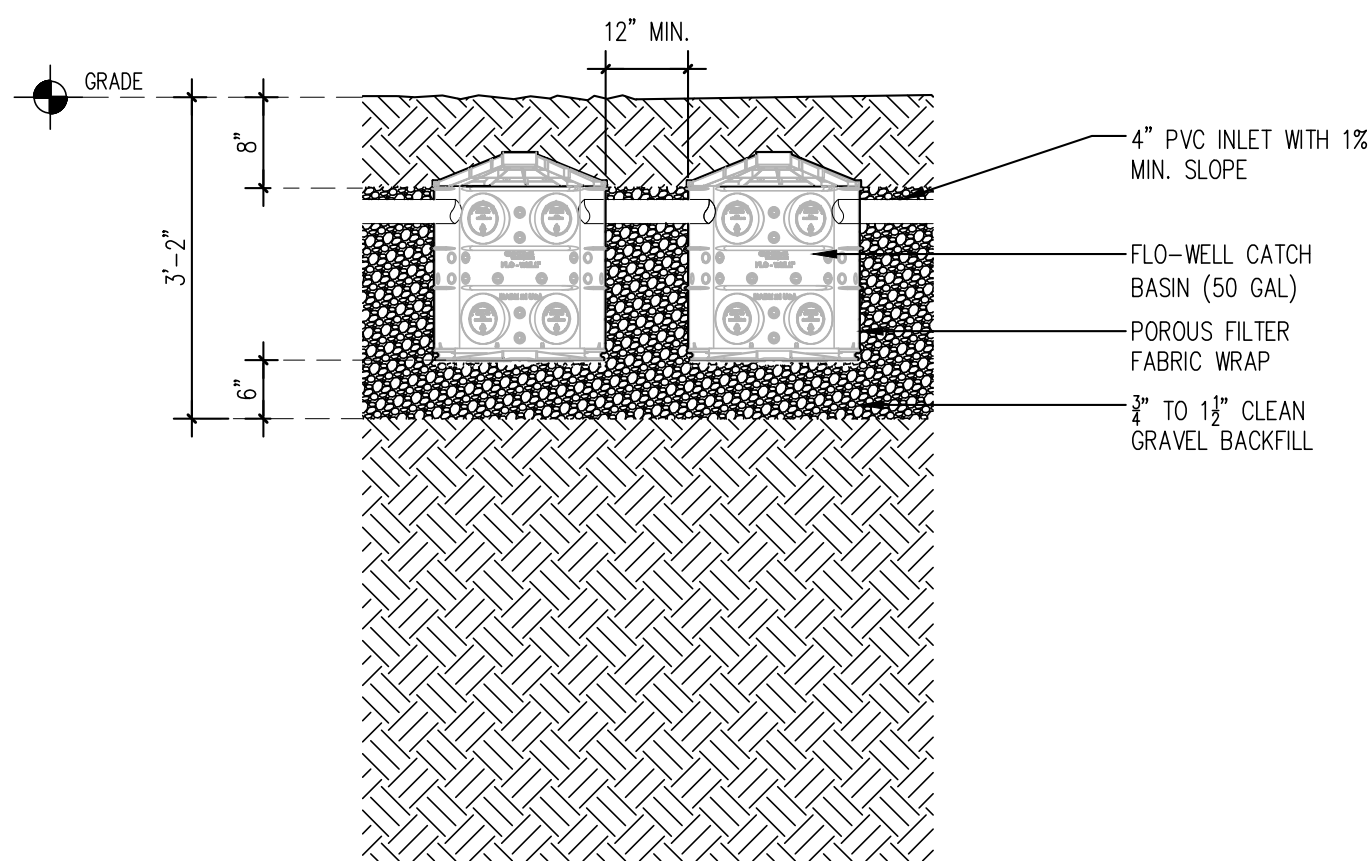
#### PROPOSED ELEVATIONS

A-301





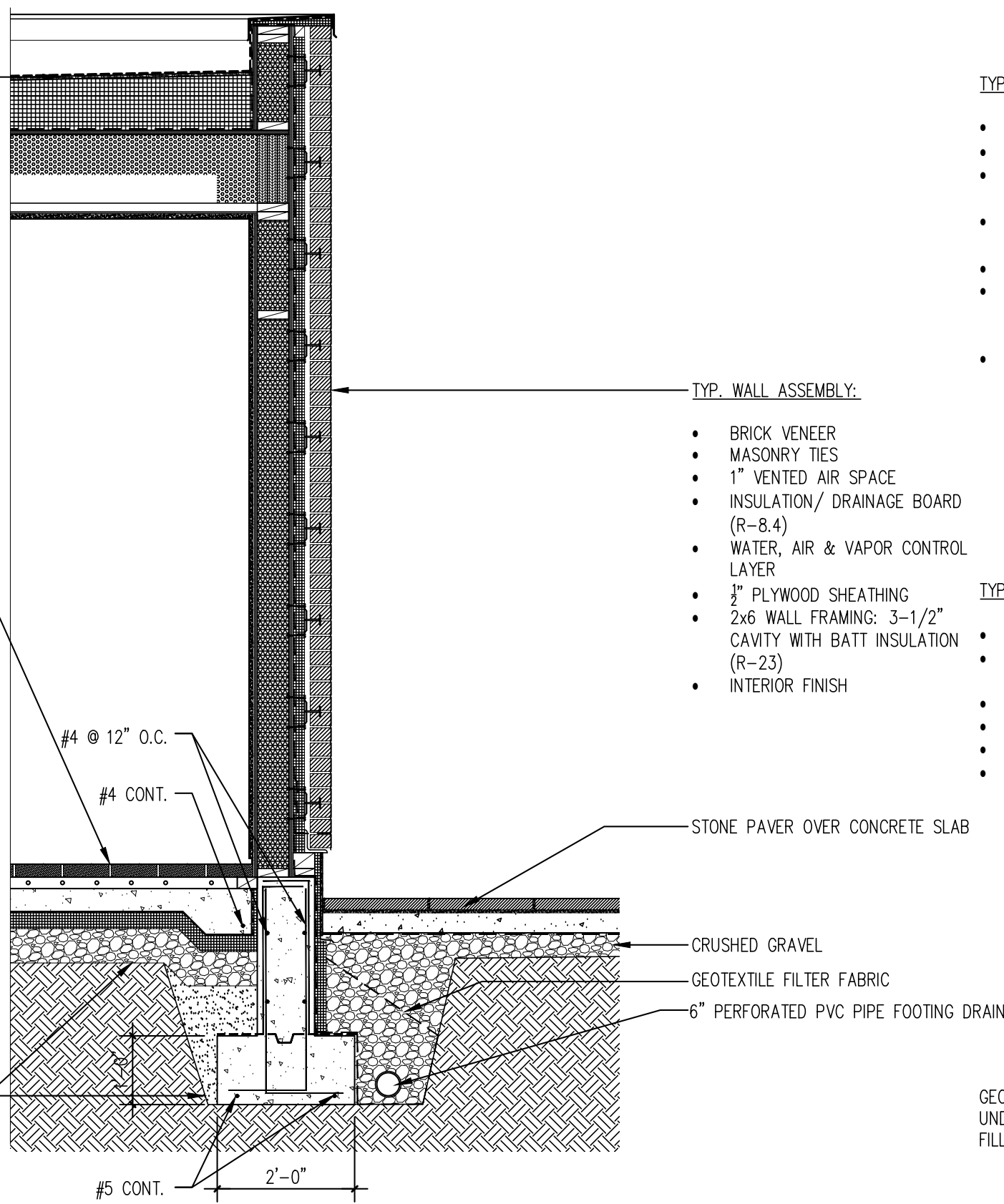
3 WALL SECTION AT FIRE PLACE  
1/2" = 1'-0"



5 UNDERGROUND CATCH BASIN SYSTEM  
1/2" = 1'-0"

- TYP. ROOF ASSEMBLY:
- FULLY-ADHERED ROOF MEMBRANE
  - 3/4" COVER BOARD
  - 2" MIN. TAPERED RIGID INSULATION (R-10)
  - CONTINUOUS SELF-ADHERING VAPOR BARRIER
  - 3/4" PLYWOOD SHEATING
  - 2x12 ROOF FRAMING: 7" THICK CLOSED CELL POLYURETHANE FOAM AT DECKING UNDERSIDE (R-42)
  - INTERIOR FINISH

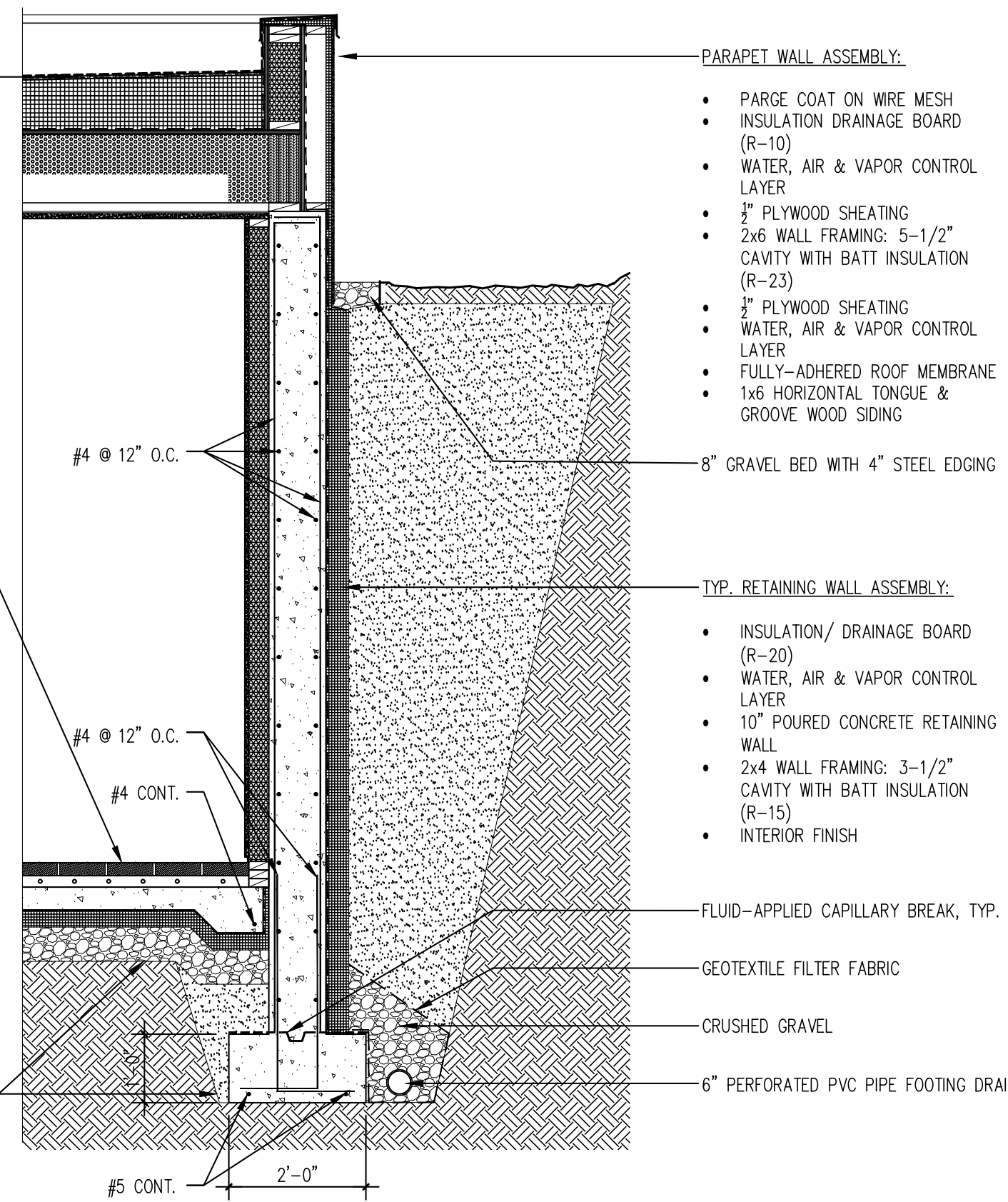
- TYP. FLOOR ASSEMBLY:
- 2-1/4" BRICK PAVES
  - 2" HYDRONIC RADIANT HEAT TUBING IN MUDSET
  - 4" REINFORCED CONCRETE SLAB
  - VAPOR CONTROL LAYER
  - 3" RIGID INSULATION (R-15)
  - 6" GRAVEL SUB-BASE



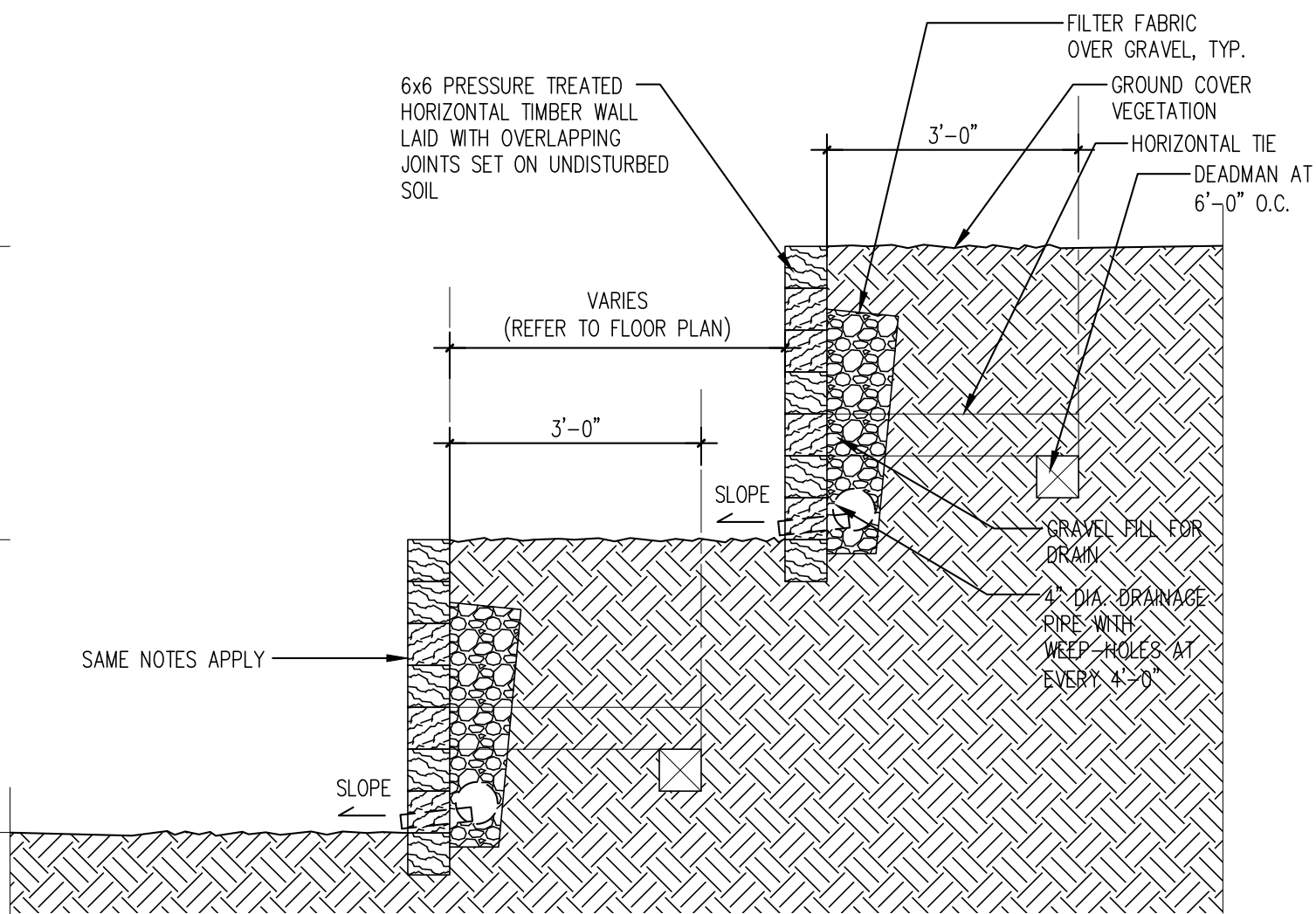
2 TYPICAL WALL SECTION  
1/2" = 1'-0"

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  - 3/4" COVER BOARD
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  - VAPOR CONTROL LAYER
  - 3" RIGID INSULATION (R-15)
  - 6" GRAVEL SUB-BASE



1 RETAINING WALL SECTION  
1/2" = 1'-0"



4 RAISED TERRACE SECTION  
1/2" = 1'-0"

#### GENERAL NOTES

- STRUCTURAL CONCRETE SHALL POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- AGGREGATES SHALL CONFORM TO ASTM C33. THE COARSE COMPONENT EITHER WASHED GRAVEL OR CRUSHED STONE. FINE AGGREGATE SHALL BE CLEAN NATURAL SAND.
- PORTLAND CEMENT SHALL BE IN COMPLIANCE WITH ASTM C150, TYPE I.
- DEFORMED REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60.
- STANDARD DETAILS FOR HOOKS, BENDS, AND DEVELOPMENT LENGTHS SHALL BE IN CONFORMANCE WITH THE 'CONCRETE REINFORCING STEEL HANDBOOK', THE CRSI ENGINEERING PRACTICE COMMITTEE.
- CONCRETE MAXIMUM SLUMP OF 3.5".
- OBSERVE MINIMUM REBAR CONCRETE COVER PER ACI STANDARDS.
- SMOOTH WIRE FABRIC REINFORCEMENT SHALL BE IN COMPLIANCE WITH ASTM A185. SHEETS ONLY, NO ROLLS, PER ASTM A185.
- BOTTOM OF CONCRETE FOOTINGS TO BE MIN. 12" BELOW LOCAL FROSTLINE AND BEAR ON 2 TON PSF MIN. UNDISTURBED SOIL. IF FIELD CONDITIONS ARE NOT SUFFICIENT, NOTIFY ARCHITECT BEFORE PROCEEDING. DO NOT STEP MORE THAN TWO FEET HORIZONTAL TO ONE FOOT VERTICAL.
- BUILDING WRAP BY 'HYDROCAP' DRAIN-ABLE HOUSE-WRAP BY BENJAMIN OBDYKE OR EQUAL. TAPE ALL SEAMS, FLASH ALL WINDOWS, DOORS AND PENETRATIONS WITH METAL PREFORMED FLASHING, SEAL, PROVIDE END DAMS WHERE REQUIRED. USE FLASHING TAPE AT OPENINGS BY 'HYDROFLASH' SELF ADHERED FLASHING TAPE.
- BATT INSULATION TO BE FIBERGLASS BATTS WITH VAPOR BARRIER, R-21 WALLS, R-49 CEILINGS/ROOF OR FLOORS/CEILING WITH UNHEATED SPACES BELOW. VAPOR BARRIER TO WARM SIDE. FIRE RETARDANT WHERE REQUIRED.
- RIGID INSULATION TO BE POLYISOCYANURATE 2" AT SLAB EDGE AND FOUNDATION PERIMETER, 24" DOWN AND 24" IN.
- SPRAY POLYURETHANE FOAM INSULATION SHALL BE CLOSED CELL TYPE IN MAXIMUM THICKNESS. INSTALLED PER MANUFACTURER'S DIRECTIONS.
- VAPOR BARRIER TO BE 6 MIL POLYETHYLENE OVERLAP AND TAPE SEAMS.
- FLASH ALL ADJOINING SURFACES AND PENETRATIONS WITH METAL FLASHING AND FLASHING TAPE FOR WATERPROOF SEAL. PROVIDE SIMILAR DRIP EDGE. SECURE TO ADJACENT SURFACES WITH FASTENERS TO RESIST REQUIRED WIND LOADS. FABRICATE, FASTEN AND SEAL PER S.M.A.C.N.A. STANDARDS. PROVIDE BUILT UP METAL-FLASHED CRICKETS AS REQUIRED.
- PROVIDE PAINTABLE SILICONE SEALANT IN COLOR TO MATCH ADJACENT WHERE REQUIRED. PROVIDE BACKER RODS WHERE NEEDED. INSTALL PER ASTM C920.
- PROVIDE THROUGH-WALL AND FLOOR FIRESTOPPING FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES PER ASTM E 814 EY TREMCO OR 3M FIRE PRODUCTS.
- PROVIDE WATER-PROOFING AT THE OUTSIDE OF THE FOUNDATION WALLS CONSISTING OF 'BITUTHENE' 4000 (OR EQUAL) 60 MIL SHEET WITH 1/2" ASPHALTIC PROTECTION BOARD AND DIMPLED BOARD.
- FILL ALL SMALL CAVITIES IN FRAMING, AND ANNUAL PIPE PENETRATIONS WITH 'GREAT STUFF' EXPANDABLE URETHANE SEALANT FOAM.
- PROVIDE FIRE PUTTY SEALANT AT HOLES FOR PIPES, CONDUITS AND SIMILAR PENETRATIONS.
- INSULATE MECHANICAL SERVICE LINES AND EQUIP. IN ACCORDANCE WITH BEST INDUSTRY AND TRADE PRACTICES.
- FOUNDATION WALL SHALL BE DAMPROOFED WITH (2) COATS OF ASPHALT WATERPROOFING OVER 1/2" CEMENT PARGE (BLOCK WALL) OR CEMENT WASH (POURED WALL).
- THE DESIGN, TRANSPORTATION AND ERECTION OF ALL STRUCTURAL LUMBER SHALL BE IN CONFORMANCE WITH THE 'TIMBER CONSTRUCTION MANUAL', THA AITC AND 'MANUAL FOR WOOD FRAME CONSTRUCTION' PER AMERICAN FOREST AND PAPER ASSOC. LATEST EDITION.
- ALL STRUCTURAL LUMBER SHALL BE MACHINE RATED FOR THE FOLLOWING PROPERTIES: F(B)=1,350 PSI, F(V)=75 PSI, F(E)=1,350,000PSI, F(T)=875 PSI, F(C)=325PSI(PERPEN), P(C)=825PSI(PARA)
- ALL LUMBER SHALL BE KUN DRIED TO MAXIMUM MOISTURE CONTENT OF 15%.
- SILL, NAILERS AND LEDGERS MAY BE CONSTRUCTION GRADE.
- THE DESIGN, TRANSPORTATION AND ERECTION OF ALL PLYWOOD SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
- PLYWOOD FOR FLOORS AND WALLS SHALL BE 'STRUCTURAL I INT-DPPA'.
- PLYWOOD FOR ROOFS SHALL BE 'STRUCTURAL I EXT-DPPA'.
- JOIST/RAFTER HANGERS SHALL BE #18 GA GALVANIZED STEEL UNO BY TECO OR SIMPSON, USE COMPATIBLE NAILS AS RECOMMENDED BY THE MANUFACTURER.
- ALL STRUCTURAL LUMBER THAT IS EXPOSED TO WEATHER, IN CONTACT WITH THE FOUNDATION OR WITHIN 18" OF EARTH SHALL BE ACQ-PRESSURE TREATED PRESERVATIVE.
- THE DESIGN, FABRICATION, TRANSPORTATION, AND ERECTION OF ALL STRUCTURAL STEEL SHALL BE IN CONFORMANCE WITH THE 'STEEL CONSTRUCTION MANUAL', THE AISC.
- WELDING OF STRUCTURAL STEEL SHALL BE IN CONFORMANCE WITH THE 'STRUCTURAL WELDING CODE', THE AWS; D11.3 WELDING ELECTRODES SHALL BE E70XX FOR SMAW; AND LOW HYDROGEN.
- WELDING ELECTRODES SHALL BE E70XX FOR SMAW; AND LOW HYDROGEN FOR FIELD WELDING.
- STRUCTURAL STEEL FOR HOT ROLLED PLATES, ANGLES, CHANNELS SHALL BE ASTM A36. STRUCTURAL STEEL FOR W BEAMS SHALL BE 50 KSI A-992.
- STRUCTURAL STEEL PIPES SHALL BE IN COMPLIANCE WITH ASTM A501. WHERE USED FOR COLUMNS, THE CENTER VOID SHALL BE ENTIRELY GROUT FILLED SOLID.
- STRUCTURAL STEEL TUBING SHALL BE IN CONFORMANCE WITH ASTM A500, GRADE B.
- STRUCTURAL BOLTS SHALL BE MANUFACTURED TO ASTM A307, GRADE B.
- ALL STRUCTURAL STEEL SHALL RECEIVE SURFACE PREPARATION IN ACCORDANCE WITH SSPC-SP3 FOR POWER TOOL CLEANING.
- PRIMING PAINT FOR STRUCTURAL STEEL SHALL BE '4-55 VERSARE PRIMER' AS MANUFACTURED BY THE TNEPEC CO. OR APPROVED EQUAL.

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#### ROOSTER HOUSE

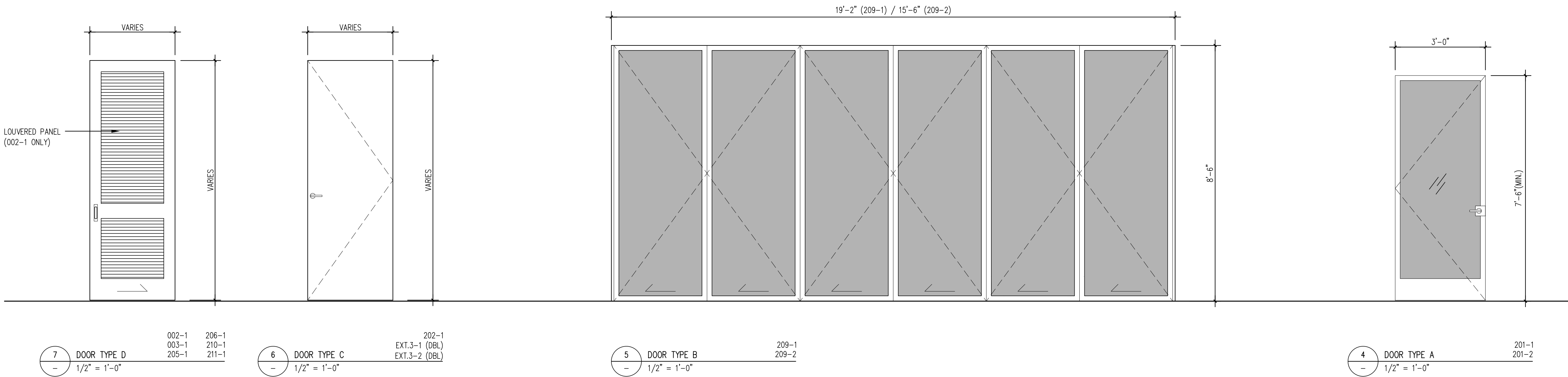
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#### SECTIONS

A-350



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DWG FILE NAME  
A-600 DOORS & WINDOWS.dwg

## DOORS & WINDOWS

# A-600

### GENERAL NOTES

- CONTRACTOR TO VERIFY ALL OPENING DIMENSIONS BEFORE ORDERING DOORS.
- QUALITY STANDARD: COMPLY WITH AWI'S "ARCHITECTURAL WOODWORK QUALITY STANDARDS ILLUSTRATED", LATEST EDITION "PREMIUM" GRADE AND WDMA "EXTRA HEAVY DUTY" PERFORMANCE LEVEL.
  - ONLY MANUFACTURERS THAT ARE CERTIFIED AND LISTED BY AWI TO BE QCP QUALIFIED ARE ACCEPTABLE FOR THIS PROJECT.
- PROVIDE LETTER OF LICENSING FOR PROJECT INDICATING THAT DOORS COMPLY WITH REQUIREMENTS OF GRADE SPECIFIED.
- WD DOORS AND VENEER SHALL BE FSC CERTIFIED AND OTHERWISE COMPLY WITH LEED CRITERIA AS STATED HEREIN.
- ENVIRONMENTAL LIMITATIONS: DO NOT DELIVER OR INSTALL INTERIOR WD DOORS UNTIL BUILDING IS ENCLOSED, WEI WORK IS COMPLETE, AND HVAC SYSTEM IS OPERATING AND WILL MAINTAIN TEMPERATURE AND RELATIVE HUMIDITY AT OCCUPANCY LEVELS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.
- PROVIDE AWI PC-5 PREMIUM GRADE HOT PRESSED 5-PLY SOLID CORE

PARTICLEBOARD DOORS, 1-3/4" THICK, CONFORMING TO STANDARDS SPECIFIED HEREIN. SUBJECT TO MEETING STANDARDS SPECIFIED HEREIN, THE FOLLOWING MANUFACTURERS ARE ACCEPTABLE: MARSHFIELD DOOR SYSTEMS, INC., ALCOMA HARDWOODS INC., OR EGGERS HARDWOOD PRODUCTS CORP., GRAHAM OR APPROVED EQUAL.

- CORE SHALL CONSIST OF A FORMED FLAT PANEL CONSISTING OF WOOD PARTICLES BONDED TOGETHER WITH SYNTHETIC RESINS OR OTHER ADDED BINDER, WITH AN AVERAGE DENSITY OF 30 TO 32 LBS. PER CUBIC FOOT. THE MATERIAL SHALL MEET OR EXCEED THE REQUIREMENTS OF ANSI A208.1, GRADE 1-LD-2 COVERING MAT FORMED PARTICLEBOARD WITH FACE SCREW HOLDING OF 124 LBS., MODULUS OF RUPTURE OF MINIMUM 700 PSI AND MODULUS OF ELASTICITY OF NOT LESS THAN 148,000 PSI.
- CORE SHALL BE CAPABLE OF SATISFYING THIS WDMA TM-7 CYCLE SLAM TEST FOR 1 MILLION SLAMS FOR SURFACE MOUNTED HARDWARE. WHERE THE MANUFACTURER'S CORE DOES NOT MEET THIS CRITERIA, STILES AND RAILS MUST MEASURE A MINIMUM OF 5-1/2" AND MUST BE FABRICATED OF HARDWOOD.
  - SURFACE MOUNTED HARDWARE MUST BE INSTALLED WITH

MINIMUM 1-1/4" SCREW PENETRATIONS USING THREADED TO THE HEAD SCREWS.

- CROSS BANDS: SHALL BE 1/16" THICK HARDWOOD EXTENDING FULL WIDTH OF DOOR AND LAID WITH GRAIN AT RIGHT ANGLES TO FACE VENEERS. CROSS BANDS AND FACES SHALL BE LAMINATED TO THE CORE WITH TYPE 1 MF OR PVA GLUE.
- STILES, RAILS: STILE AND RAIL SHALL BE A MINIMUM OF 1-3/8" SOLID HARDWOOD OR STRUCTURAL COMPOSITE LUMBER (AFTER TRIMMING) LAMINATED TO THE CORE. STILES AND RAILS MUST BE SECURELY GLUED TO THE CORE WITH NO VOIDS ALLOWED. STILES AND RAILS MUST BE CAPABLE OF SCREW HOLDING OF 550 LBS. PER WDMA TM-10.
- VERTICAL DOOR EDGE MUST BE CAPABLE OF SCREW HOLDING OF 550 LBS. PER WDMA TM-10; HORIZONTAL DOOR EDGE MUST BE CAPABLE OF SCREW HOLDING OF 400 LBS. PER WDMA TM-10.
- DOORS WITH TRANSPARENT FINISH TO HAVE CENTER BALANCED, SLIP MATCHED, QUARTER SLICED, SELECT VENEER AS DETERMINED BY ARCHITECT. VENEER TO CONFORM TO AWI, "AA" GRADE VENEER WITH 3" WIDE LEAF. MINIMUM VENEER THICKNESS SHALL BE NOT LESS THAN 1/50"

AFTER SANDING.

- VENEERS SHALL BE CONTINUOUS OR END MATCHED AT TRANSOMS.
  - DOORS SHALL HAVE HINGE LOADING CAPACITY OF 500 LBS. PER WDMA TM-8.

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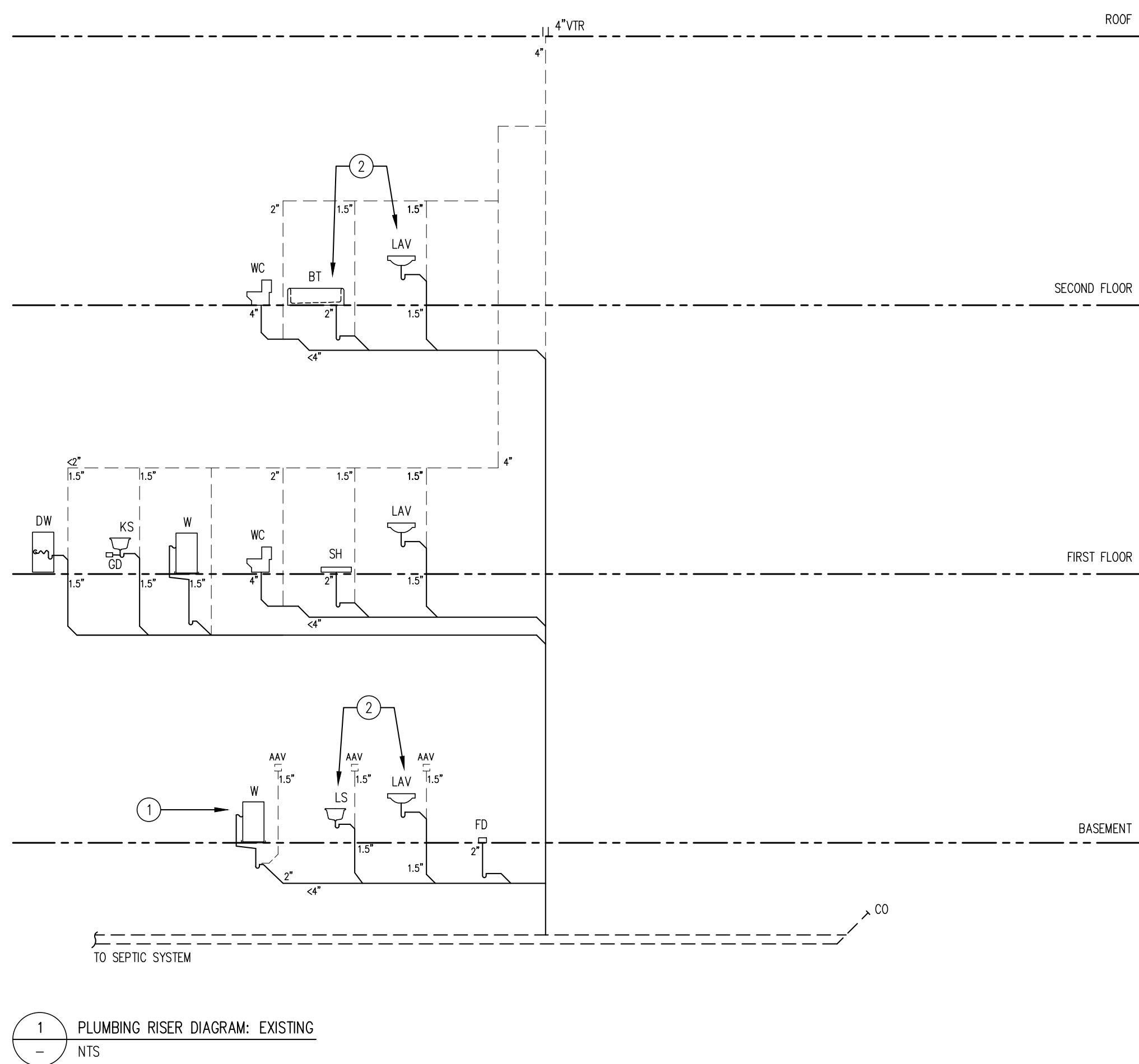
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AL

# P-001



1. UNLESS NOTED OTHERWISE ALL GYPSUM WALLBOARD TO BE 1/2" TYPE X MR (GREENBOARD) TYPE X AT ALL WALLS ADJACENT TO PLUMBING FIXTURES. SCREWED AND GROUT PER LEVEL 5 GYPSUM ASSOCIATION STANDARDS. USE MOLD RESISTANT AT ALL SUB-GRADE LEVELS AND NON-CONDITIONED SPACES (MOLD-TOUGH BY USE OR EQUAL).
2. PROVIDE CORNER BEADS, CASING BEADS AND TRIM AS REQUIRED TAPE AND SPACKLE ALL JOINTS, 3 COATS, FEATHERED.
3. BRICK PAVER FLOORING TO BE 2 1/4" THICK HERRINGBONE PATTERN W/ THIN MORTAR.
4. CERAMIC TILE TO BE THINSET METHOD ACCORDING TO CERAMIC TILE INSTITUTE STANDARDS. PROVIDE COVE, BULLNOSED AND SPECIAL SHAPED TILE. GROUT AND SEAL. USE GROUT AS RECOMMENDED BY TILE MANUFACTURER. COLOR TO BE SELECTED. SEAL GROUT. PROVIDE MARBLE SADDLES AT FL TILE USE MUDEST TILING APPLICATION FOR SHOWER ENCL. TO DRAIN WITH FULLY BONDED PVC LINER-PAN BELOW.
5. USE 1/2" CEMENT BACKER BOARD BEHIND CERAMIC TILE AT TUB/SHWR SURROUNDS.
6. PROVIDE WATERPROOF VINYL MEMBRANE (OR EQUAL) BELOW CER. & MARBLE FLOOR TILE TURN UP 4" AT WALLS.
7. PROVIDE 10% ATTIC STOCK TILE & PAINT FOR FUTURE OWNER USE.
8. MASONRY FIREPLACES SHALL BE BRICK OR STONE WHERE EXPOSED. LAID IN A FULL BED OF CEMENT MORTAR WITH WELL TOOLED JOINTS. FLUES TO BE FIRE CLAY SIZE SHOWN ON THE PLANS. PROVIDE CAST-IRON DAMPER, AS FIT AND CLEAN-OUT DOORS. PROVIDE FOR PROPER CLEARANCES WITH COMBUSTIBLE CONSTRUCTION. FIRE STOPS AT ALL CLEARANCES WITH NON-COMBUSTIBLE MATERIAL. CONTRACTOR SHALL ENSURE PROPER CLEARANCES OF CHIMNEY & FIREPLACE PER NYS BUILDING AND ENERGY CODES.

1. PLUMBING WORK TO CONFORM TO ALL APPLICABLE CODES & BUILDING REGULATIONS.
2. ALL EXPOSED AND NEW PIPING INCLUDING HEATING, HOT & COLD WATER PIPING MUST BE INSULATED.
3. PROVIDE NEW SHUT-OFF VALVES AT BRANCH LINES AS REQ'D.
4. SHUT-OFF VALVES AND CHECK VALVES FOR BRANCH LINES AND RISERS MUST BE EASILY ACCESSIBLE AFTER ALL WATER TREATMENTS AND CABINETRY ARE INSTALLED.
5. CHECK VALVES MUST BE INSTALLED WHENEVER MIXING VALVES ARE USED, E.G. SINGLE LEVER FAUCETS; CLOTHES WASHING MACHINE INSTALLATIONS, SINGLE CONTROL SHOWER BODIES, ETC. CHECK VALVES MUST BE INSTALLED DIRECTLY AFTER BRANCH VALVES, EACH APPLIANCE MUST HAVE ITS OWN SHUT-OFF VALVE.
6. EACH WATER-FED FIXTURE AND APPLIANCE MUST HAVE ITS OWN VALVE. FULL PORT BALL VALVES RATHER THAN GATE VALVES MUST BE USED ON WATER BRANCHES OFF RISERS.

7.	DOMESTIC WATER PIPING SHALL BE PEX, BONDED JOINTS, SANITARY AND VENT TO BE CPVC. PROVIDE VALVES AND NECESSARY FITTINGS TO RENDER THE SYSTEM COMPLETE AND OPERATIONAL. PROVIDE FIXTURES AS SHOWN ON THE PLANS & INSTALL WATER HAMMER ARRESTER AT THE BOTTOM OF EACH LINE TO ABSORB SHOCK. GAS SERVICE LINES SHALL BE BLACK IRON PER CODE.	①	REMOVE WASHER. AFFECTED PLUMBING LINES TO BE CUT TO A POINT OF CONCEALMENT AND PROPERLY REMOVE.
8.	PROVIDE (1) FROST FREE HOSE BIBB.	②	REMOVE PLUMBING FIXTURES AS INDICATED. AFFECTED PLUMBING LINES TO BE CUT TO A POINT OF CONCEALMENT AND PROPERLY CAPPED OR PLUGGED.
9.	PROVIDE EXHAUST VENTILATION FROM BATHROOMS, KITCHENS PER CODE IF NOT OTHERWISE SPECIFIED.	③	NEW PLUMBING FIXTURE CONNECTED TO EXISTING PLUMBING SYSTEM AS INDICATED.
10.	ADDITION TO RECEIVE HW RADIANT HEATING. PLUMBING CONTRACTOR TO EVALUATE SIZE OF EXISTING GAS-FIRED HYDRO SYSTEM TO ABSORB HEAT DEMANDS FROM ADDITION. HEATING SYSTEM SHALL BE CAPABLE TO MAINTAIN 73°F DEGREES INDOOR TEMPERATURE WITH 7°F DEGREES OUTDOOR TEMPERATURE AND CONFORM TO THE LATEST ASHREA SPECIFICATIONS AND THE ENERGY CODE OF NEW YORK STATE.	④	NEW APPLIANCE CONNECTED TO EXISTING PLUMBING SYSTEM AS INDICATED.



# 15 SPRING STREET MIXED USE BUILDING

TOTAL LOT SF: 6265 SF

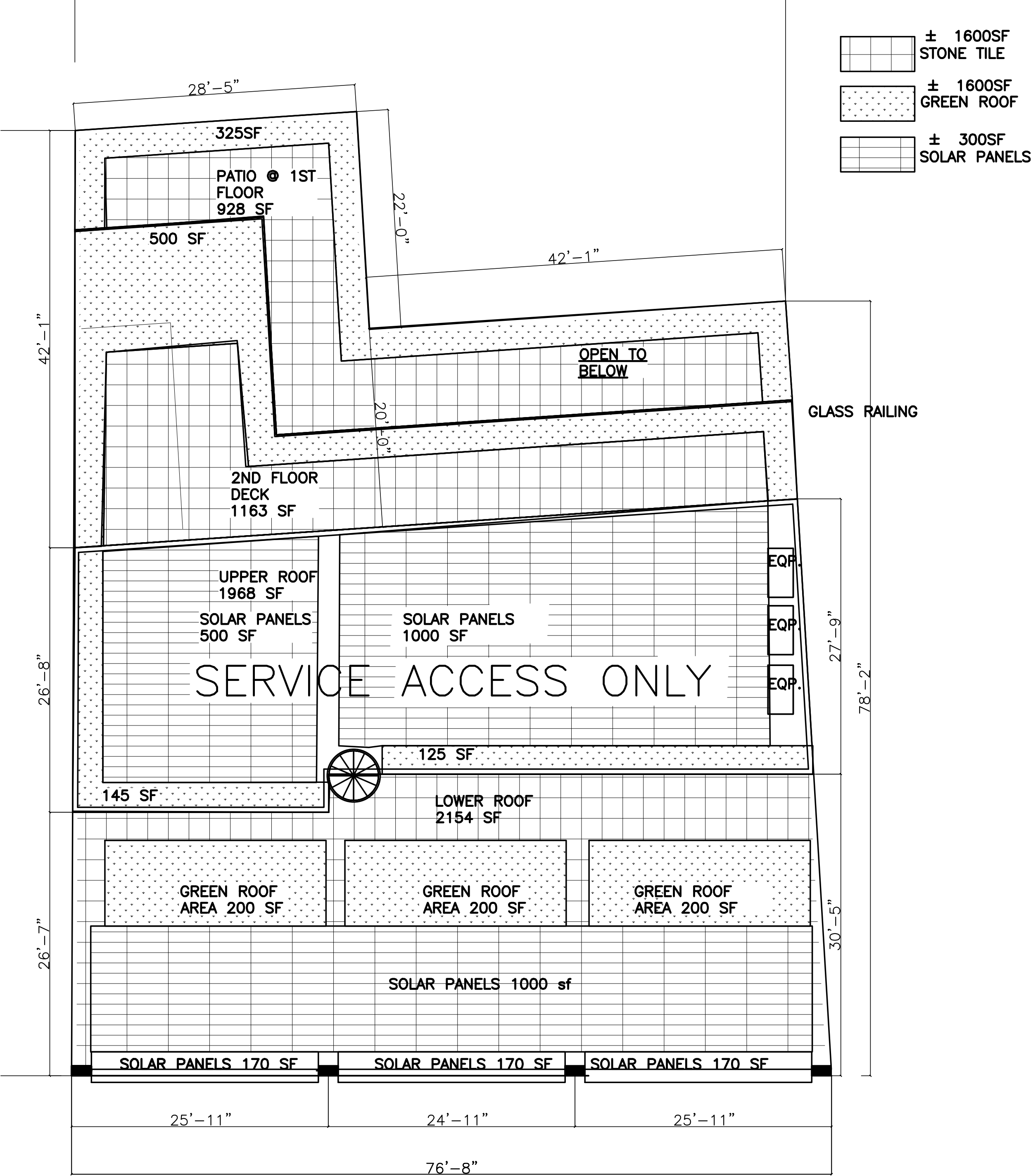
BASEMENT FLOOR= 10 SPACES PARKING/2 BICYCLE RACK

1ST FLOOR=2 RETAIL STORES/LOBBY/MECHANICAL

2ND FLOOR= 3 RESIDENTIAL UNITS

3RD FLOOR= 3 RESIDENTIAL UNITS

ROOF= GREEN ROOF/ SOLAR PANELS/RESIDENCE ACCESS



SOLAR PANELS PHOTOVOLTAICS

SUN SHADE (SUN CONTROL)

HIGH PERFORMANCE AND SUSTAINABLE EIFS

LESS THAN 50% OF TOTAL BUILDING ENVELOPE GLAZING INSULATED GLASS

NO SPILL LIGHTING

OFF STREET PARKING

HIGH PERFORMANCE STOREFRONT GLAZING SYSTEM



ACCESSIBLE

1 PROPOSED ROOF PLAN  
15 SPRING STREET

2 RENDERING  
15 SPRING STREET

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:  
NEW BUILDING

CLIENT:  
15 SPRING ST REALTY LLC

Edward M. Weinstein  
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No. DATE REVISION

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SEAL & SIGNATURE



DOB SCAN

DOB EMPLOYEE STAMP

PROJECT  
PROPOSED MIXED USE  
15 SPRING STREET  
HASTINGS ON HUDSON

ROOF PLAN  
RENDERING

SCALE: AS NOTED  
DATE: 06-17-19  
PROJECT No.: 19511  
DRAWING BY: SJ  
CHK BY: EW  
DWG No.: T-001.00

of



1 GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. HE SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES WHERE EVIDENT, TO THE ARCHITECT AND OWNER PRIOR TO THE BID.
2. IN A ALTERATION OR RENOVATION PROJECT, ALL DIMENSIONS AND CONDITIONS SHOWN ARE APPROXIMATE, AS ALL NEW WORK MUST JOIN AND ALIGN WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL DETERMINE ACTUAL FINISHED DETAILS OF CONSTRUCTION RELATING TO HEIGHTS, SIZES, ETC.. BASED ON FIELD MEASUREMENTS, ALL IN ORDER TO JOIN AND ALIGN NEW TO EXISTING WORK. ANY DISCREPANCIES FROM THE PLAN SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
3. 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.
4. 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.
5. CONTRACTORS SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR 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 SWEEP CONDITION.
6. CONTRACTOR SHALL MEET WITH OWNER TO COORDINATE ALL WORK, SCHEDULING, ETC. AND TO SEE IF ANY EXISTING ITEMS SHALL BE SAVED AND IF NECESSARY REMOVED CAREFULLY AND GIVEN TO OWNER.
7. MAINTAIN ALL EXISTING REQUIRED BUILDING SHAFTS AND FIRE RATED WALLS WITH SAME FIRE RATING AS BEFORE.
8. ALL EXPOSED FINISHED SURFACES SHALL BE TREATED, CLEANED, VACUUMED OR POLISHED IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS.
9. THE 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.
10. DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE 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.
11. THE GENERAL CONTRACTOR SHALL BE LICENSED WITHIN THE COUNTY OF WORK.
12. ALL PLUMBING WORK IS TO BE PROVIDED BY A LICENSED PLUMBER. UPON COMPLETION OF WORK, PLUMBER SHALL OBTAIN FINAL APPROVAL FROM THE LOCAL MUNICIPALITY OR PLUMBING DEPARTMENT.
13. ALL ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN. UPON COMPLETION OF THE WORK, ELECTRICIAN SHALL OBTAIN A NEW YORK BOARD OF FIRE UNDERWRITERS ELECTRICAL CERTIFICATE OF COMPLIANCE.
14. BEFORE ANY REMOVAL WORK IS STARTED, ELECTRICAL CONTRACTOR SHALL VERIFY THAT SERVICE HAS BEEN CUT TO THAT AREA EXCEPT AS NOTED BELOW.
15. CUT, CAP AND FLUSH ALL ABANDONED STUBS, AND PROVIDE REQUIRED PATCHING. PROVIDE ABANDONED OUTLETS WITH BLANK COVER.

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.

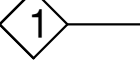

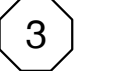

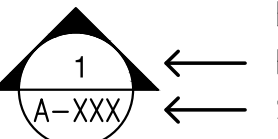
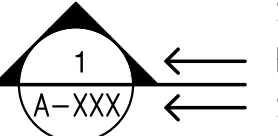
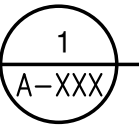
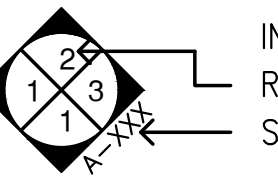




2 DRAWING LIST

T-001	PROPOSED BUILDING PLAN, RENDERING AND NOTES
T-100.00	GENERAL NOTES, LOCATION PLAN, LIST OF DRAWINGS, ABBREVIATIONS, SYMBOL LEGEND
T-101.00	ZONING ANALYSIS
T-102	CODE ANALYSIS
T-103	GRADE PLANE CALCULATION
A-100	BASEMENT FLOOR AND FIRST FLOOR
A-101	SECOND FLOOR AND THIRD FLOOR
A-102	MEZZANINE FLOOR AND ROOF PLAN
A-200	ELEVATIONS
A-300	SECTIONS

9 ABBREVIATIONS

ABV. – ABOVE	HC – HANDICAPPED
ACC.– ACOUSTIC	HGT. – HEIGHT
ADA– AMERICANS WITH DISABILITIES ACT	HR – HOUR
AFF – ABOVE FINISHED FLOOR	INSUL – INSULATION
APPROX – APPROXIMATE	MAX. – MAXIMUM
AL – ALUMINUM	MIN. – MINIMUM
BD – BOARD	MTL.– METAL
BM – BEAM	MTD – MOUNTED
CLNG – CEILING	O.C.– ON CENTER
CONC. – CONCRETE	PREFAB. – PREFAB
DWG– DRAWING	PTD. – PAINTED
DIM– DIMENSION	REINF. – REINFORCED
DN – DOWN	REQ'D – REQUIRED
EXIST. – EXISTING	S.F. – SQUARE FEET
EXT. – EXTERIOR	STL. – STEEL
EQ. – EQUAL	STRUCT –STRUCTURE
FIN – FINISHED	T.B.D. – TO BE DETERMINED
FPSC – FIRE PROOF SELF-CLOSING	T.O. – TOP OF
GA – GAUGE	TYP. – TYPICAL
GREENBD. – GREEN BOARD	V.I.F. – VERIFY IN FIELD
GWB – GYPSUM WALL BOARD	WD – WOOD
	W/ – WIDTH

10 SYMBOLS LEGEND

ANNOTATION SYMBOLS	
	PARTITION TYPE
	DOOR NUMBER
	WINDOW NUMBER
	REVISION INDICATOR
	ELEVATION SYMBOL REFERENCE NUMBER SHEET NUMBER
	SECTION SYMBOL REFERENCE NUMBER SHEET NUMBER
	DETAIL SYMBOL REFERENCE NUMBER SHEET NUMBER
	INTERIOR ELEV. SYMBOL REFERENCE NUMBER SHEET NUMBER
	CARBON MONOXIDE SMOKE COMBO DETECTOR
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	HEAT DETECTOR

11 GREEN CODE NOTES

- § 160-9. ENERGY.
- A. ENERGY UTILIZATION EQUIPMENT.
- 1.EXTERIOR LIGHTING. LIGHTING CONTROLS FOR ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 9.4.1.3 OF ANSI/ASHRAE/IESNA STANDARD 90.1-2007, WITHOUT AMENDMENTS.
- 2.HIGH EFFICIENCY HEATING EQUIPMENT. FOR NEW CONSTRUCTION ONLY, ALL HOT WATER BOILERS SHALL BE CONDENSING BOILERS WITH A MINIMUM ANNUAL FUEL UTILIZATION EFFICIENCY ("AFUE") OF AT LEAST 85% FOR OIL BURNING AND 92% FOR NATURAL GAS BURNING BOILERS.
- 3.HIGH EFFICIENCY COOLING EQUIPMENT. ALL NEW OR REPLACEMENT COOLING EQUIPMENT SHALL HAVE A SEASONAL ENERGY EFFICIENCY RATIO ("SEER") OF AT LEAST 16.
- 4.FIXTURES AND APPLIANCES. ALL NEW OR REPLACEMENT APPLIANCES GOVERNED BY ENERGY STAR, SUCH AS BUT NOT LIMITED TO, DISHWASHERS, REFRIGERATORS, FREEZERS, WASHING MACHINES, WATER HEATERS AND ROOM AIR CONDITIONERS, SHALL BE COMPLIANT WITH ENERGY STAR.
- B. ENERGY USE CONTROLS.
- 1.ELECTRONIC THERMOSTAT. ALL HEATING AND COOLING SYSTEMS MUST BE CONTROLLED WITH A PROGRAMMABLE THERMOSTAT THAT ALLOWS FOR A VARIETY OF TIME-OF-DAY AND SEASONAL SETTINGS.
- 2.WHOLE-BUILDING SWITCH: A MASTER WHOLE-BUILDING SWITCH MUST BE INSTALLED TO CONTROL APPLICABLE CIRCUITS AND OUTLETS (SUCH AS LIGHTS AND MAJOR APPLIANCES), WHICH CAN SHIFT CIRCUITS TO ECONOMY MODE WHEN THE STRUCTURE IS NOT OCCUPIED. FOR RESIDENTIAL PROJECTS SUBJECT TO PART 2 REQUIREMENTS, A WHOLE BUILDING SWITCH SHALL BE INSTALLED IN EACH RESIDENTIAL UNIT, WITH RESPECT TO PROJECTS IDENTIFIED IN § 160-2.6(2) (ADDITIONS AND ALTERATIONS). THIS SECTION APPLIES ONLY WHEN A NEW MAIN ELECTRIC PANEL IS BEING INSTALLED.
- 3.ZONED HEATING AND COOLING. NEW CONSTRUCTION AND ADDITIONS IN EXCESS OF 1000 SQUARE FEET SHALL HAVE ZONED CONTROLS FOR HEATING AND COOLING.
- § 160-10. INTERIOR WATER USE.
- A. TOILETS AND URINALS. ANY NEWLY INSTALLED OR REPLACED TOILET OR URINAL MUST BE EITHER LOW FLUSH TOILETS EQUAL TO OR LESS THAN 1.28 GALLONS PER FLUSH ("GPF") OR DUAL-FLUSH TOILETS WHERE THE LOW FLUSH FEATURE IS NO MORE THAN 1.28 GPF.
- B. SHOWERS. ANY NEWLY INSTALLED OR REPLACED SHOWER HEAD MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE ("GPM").
- C. LAVATORY FAUCETS. ANY NEWLY INSTALLED OR REPLACED LAVATORY FAUCET MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE ("GPM").
- § 160-11. MATERIALS AND INTERIOR ENVIRONMENTAL QUALITY.
- A.PAINTS, WOOD FINISH, AND OTHER FINISHING MATERIALS.
- 1.PAINTS, COATINGS, AND PRIMERS APPLIED TO INTERIOR SURFACES SHALL NOT EXCEED THE FOLLOWING VOC CONTENT LIMITS (AS ESTABLISHED BY GREEN SEAL STANDARD GC-11, PAINTS, EDITION 3.1, JULY 2013, AS AMENDED):
- FLAT PAINT: 50G/L FLAT
- NON-FLAT PAINT: 150G/L NON-FLAT
- 2.CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, SEALERS, AND SHELLACS, APPLIED TO INTERIOR SURFACES, SHALL NOT EXCEED THE FOLLOWING VOC CONTENT LIMITS (AS ESTABLISHED BY SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1113, ARCHITECTURAL COATINGS, JUNE 3, 2011, AS AMENDED):
- VARNISH: 275G/L
- LAQUER: 275G/L
- SHELLAC: 730 G/L CLEAR, 550 G/L PIGMENTED
- SEALERS: 100 G/L WATERPROOFING, 275 G/L SANDING, 100 G/L ALL OTHERS
- 3.CARPET ADHESIVE SHALL NOT EXCEED A VOC CONTENT LIMIT OF 50G/L
- 4.NO MATERIALS SHALL CONTAIN ADDED UREA FORMALDEHYDE.
- 5.A LIST OF PERMISSIBLE LOW-VOC FINISHES APPLICABLE TO THIS SECTION SHALL BE MAINTAINED BY THE BUILDING DEPARTMENT. DOCUMENTATION OF COMPLIANCE WITH THIS SECTION SHALL BE SUBMITTED TO THE BUILDING INSPECTOR.
- B.ROOFING MATERIALS. ALL NEW ROOFING MATERIALS USED SHALL HAVE AN SRI OF AT LEAST 0.78 FOR LOW SLOPE ROOFS AND AN SRI OF AT LEAST 0.29 FOR STEEP SLOPE ROOFS. GREEN/VEGETATED ROOF AREAS THAT COVER AT LEAST 50% OF THE ROOF WILL SATISFY THIS PROVISION. THIS SECTION DOES NOT APPLY TO ADDITIONS AND ALTERATIONS IF NEW ROOFING MATERIALS ARE TO BE MATCHED IN ROOF TYPE OR COLOR TO EXISTING ROOF AREAS.
- C. CONSTRUCTION WASTE MANAGEMENT. A MINIMUM OF 25% OF CONSTRUCTION WASTE BY WEIGHT SHALL BE RECYCLED, REPURPOSED AND/OR REUSED AND NOT SENT TO A LANDFILL OR INCINERATOR. DOCUMENTATION OF COMPLIANCE WITH THIS SECTION SHALL BE SUBMITTED TO THE BUILDING INSPECTOR.

8 DOB NOTES

1. ALL PROJECTS WITH ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION MUST BE PLACARDED AS PER NYSDDS.
2. ANY BEAM BUILT UP 3 OR MORE REQUIRES THRU BOLTING OR EQUIVALENT
3. SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY 2015 IBC.
4. 5/8" FIREX GWB ABOVE BOILER

TAX MAP: 4.30–22–34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:  
NEW BUILDING

CLIENT:  
15 SPRING ST REALTY LLC

Edward M. Weinstein  
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14 Spring Street  
Hastings-on-Hudson, NY 10706  
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No. DATE REVISION

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DOB SCAN

DOB EMPLOYEE STAMP

PROJECT  
PROPOSED MIXED USE  
15 SPRING STREET  
HASTINGS ON HUDSON

TITLE  
GENERAL NOTES  
ABBREVIATIONS  
DRAWING LIST

SCALE: AS NOTED  
DATE: 06–17–19  
PROJECT No.: 19511  
DRAWING BY: SI  
CHK BY: EW  
DWG No.:  
T–100.00  
of



1 ZONING ANALYSIS

Site Data					
Tax Map:	4.30-22-34				
Street Address	15 Spring Street				
	Hastings on Hudson				
Zoning District	CC				
Lot Area	6265 SF 0.14 AC				

ZR Section	Title	Permitted/Required	Existing	Proposed	Compliance/Notes
Article IX 295-76	District use and Area Regulations	District CC	Funeral Home	A-Principal Uses (15) Retail (16) Mixed Use	Minimum Dwelling Size 500sf
	D- Minimum Lot Size	Area: 2500 Sf Front Width: 20ft	Area: 6265 Sf Front Width: 74.6 ft	No Change	In compliance
	E- Required yards	1-Front: None 2- Rear: 10ft @ Ground Level, 20ft above 3-Side: None 4-Height: Max 40ft and 3 Stories	1-Front: 2- Rear: 3- Side: 4-Height:	1-Front: 0 ft 2- Rear: 10ft @ GF, 20ft @ upper floors 3- Side: 0 ft 4-Height: 40ft, 3 Stories	District is not adjacent to residence district. Height as per diagram for sloped grade
Article IV 295-29 295-36	Off Street parking Size of Parking Spaces Parking Requirements	A-9'x18' B-Aisle 25' A-Multifamily: Studio:1 1/4 Space 1B: 1 1/2 Space 2B: 1 3/4 Space 3B: 2 Spaces Retail : 1/200 SF *Waiver Applies		Unit Count:  (4) 2 Bedroom: 7 Spaces (2) 1 Bedroom: 3 Spaces  Total Required: 10 Spaces	Within the CC and MR-C Districts, a restaurant or retail use with a gross floor area of 2,500 square feet or less shall be exempt from providing off-street parking spaces as required by this chapter.
Article V 295-40	Driveways & Sidewalks Grades	Slope 8%, as much as 12% permitted Entrance slope max. 3%		12% 3%	[Amended 3-5-2013 by L.L. No. 3-2013]

NOTES ON PROPERTY:

PROPERTY IS NOT LOCATED ON A STEEP SLOPES DETERMINED ZONE.

PROPERTY IS NOT LOCATED ON NYS REGULATED WETLANDS

PROPERTY IS NOT LOCATED ON A FLOOD ZONE AREA.

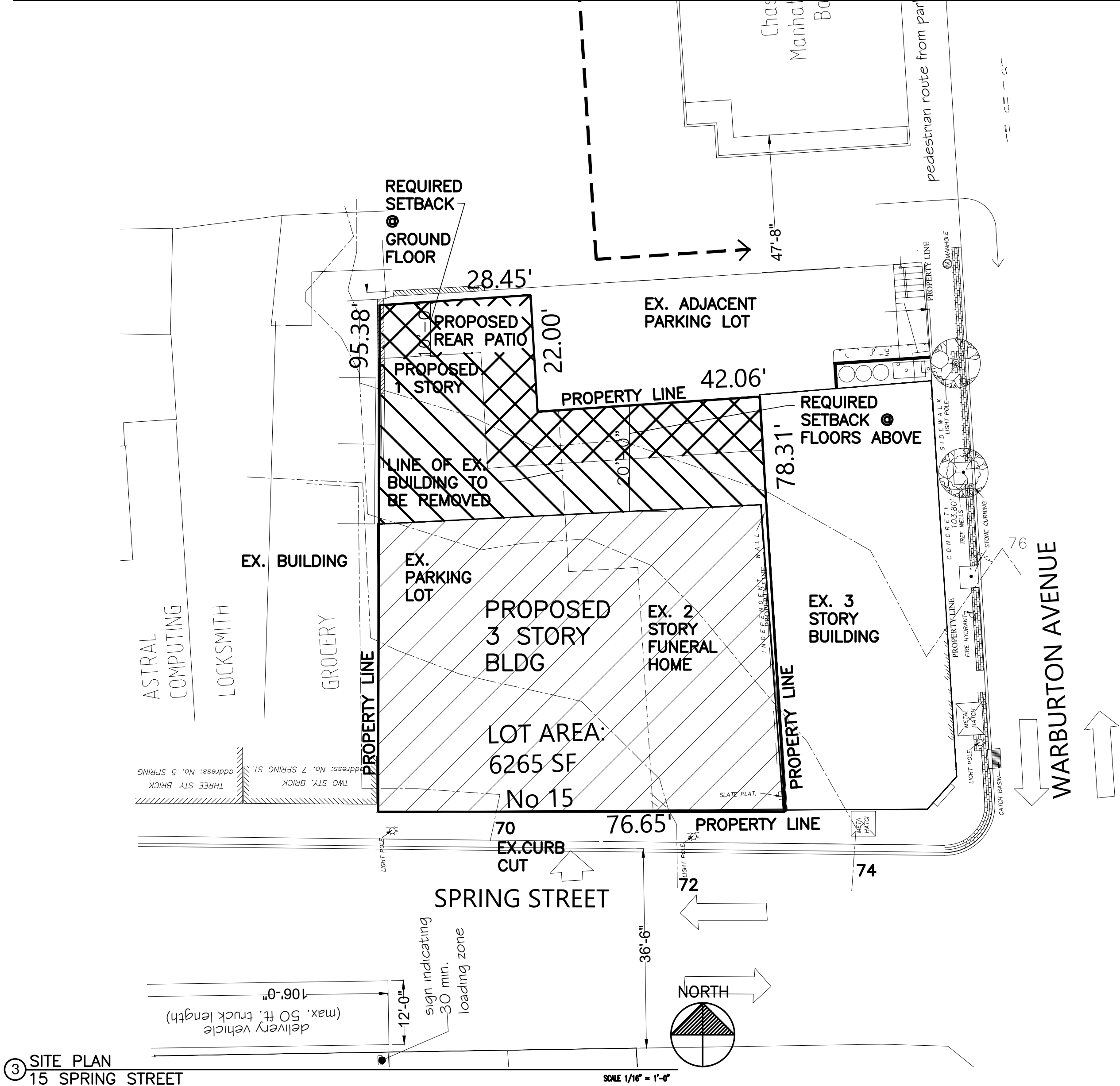


15 SPRING STREET

LOT AREA: 6265 SF

BS PARKING AREA: 5747 SF  
GROUND FLOOR/LOBBY RETAIL AREA: 4325 SF  
RESIDENCE FLOORS AREA: 2F= 3956 SF  
3F= 3956 SF  
TOTAL BUILDING SF: 17,984 SF

5 LOCATION MAP  
15 SPRING STREET



3 SITE PLAN  
15 SPRING STREET



4 RENDERING  
15 SPRING STREET

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:  
NEW BUILDING

CLIENT:  
15 SPRING ST REALTY LLC

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SEAL & SIGNATURE



DOB SCAN

DOB EMPLOYEE STAMP

PROJECT  
PROPOSED MIXED USE  
15 SPRING STREET  
HASTINGS ON HUDSON

ZONING ANALYSIS  
SITE PLAN  
LOCATION MAP

SCALE: AS NOTED  
DATE: 06-17-19  
PROJECT No.: 19511  
DRAWING BY: SJ  
CHK BY: EW  
DWG No.: T-101.00

of



15 Spring Street, Hastings on Hudson Code Analysis:

Building :

Building Code 2015 of New York State, International Building Code 2015

Electric:

National Electric Code / NEC 2008

Plumbing:

2015 New York State Plumbing Code

Energy:

2018 NYS Energy Conservation Construction Code

Zoning:

Hastings on Hudson, Town Code – Chapter 295: Zoning

Accessibility & ADA

BCNYS Chapter 11 and ICC / ANSI A117.1-2003 & 49 CFR Part 37 and 38: Americans with Disabilities Act

SECTION 302 CLASSIFICATION

Use Groups

Reference Section

Description of Use

M: Mercantile

Section 309.1

Retail

R: Residential

Section 310.4

R-2 Apartment Houses

S: Low Hazard Storage

Section 311.3

S-2 Parking Garage/Mechanical

SECTION 503 GENERAL HEIGHT AND AREA LIMITATIONS

Table 503

Type 3A - Construction, R Sprinklered

Permitted Group R

Proposed (Maximum Allowance by local Code)

Building Height (stories / feet)

5 Stories,85

3 story , 40ft

Building Area Per Story (sf)

72,000

Area of Work: 6265 SF

SECTION 508 MIXED USE AND OCCUPANCY

508.2 Incidental uses

New Storage rooms over 100 sf

Proposed 1 hour Fire Separation

508.3 Occupancy

Individually classified per section 302.1. See attached occupancy charts for additional information

SECTION 602 CONSTRUCTION CLASSIFICATION

Type 3A Construction

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

Table 601

Required

Provided

Remarks

Primary structural frame (see section 202)

1

1

Bearing Walls: Exterior

1

1

Interior

1

1

Nonbearing walls and partitions Exterior

see table 602 below

1

Nonbearing walls and partitions Interior

0

1

Floor construction and secondary members

1

1

Roof construction and Secondary members

1

1

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

Table 602

Required

M

R

Fire-resistance rating requirements for exterior walls based on fire separation distance (X)

X less than 5 ft

2

1

X equals 5 ft or greater, but less than 10ft

1

1

X equals 10 ft or greater, but less than 30 ft

1

1

X is greater than or equal to 30 ft

0

0

SECTION 704 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

Table 704.8

Separation (feet)

Class of Opening

Max Area of Ext Wall Open'g

0 to 3

unprotected

not permitted

3 to 5

unprotected

not permitted

5 to 10

unprotected

10%

10 to 15

unprotected

15%

15 to 20

unprotected

25%

20 to 25

unprotected

45%

25 to 30

unprotected

75%

greater than 30'

unprotected

no limit

TABLE 706.4 FIRE WALL FIRE RESISTANCE RATINGENCLOSURES

Group

Fire Resistance Rating (hours)

M

3

R

3

S-2

2

Class A: Flame spread 0-25; smoke-developed 0-450; Class B: Flame spread 26-75; smoke-developed 0-450; Class C: Flame spread 76-200; smoke-developed 0-450.

SECTION 1004 OCCUPANT LOAD

Table 1004.1.2 Maximum Floor Area Allowances Per Occupant

FUNCTION OF SPACE

OL FACTOR

SF

OL

Residential

200 gross

4000 (per floor)

20

total: 40

Mercantile

60 gross

2500 (total)

42

Storage/Mechanical

300 gross

1500

5

Parking

200 gross

5747

29

TOTAL

116

SECTION 1005 MEANS OF EGRESS SIZING

Section 1005.1 Minimum required egress width.

Required

Provided

Remarks

Egress stairs

1005.3.1 For all occupancy groups: total occupancy load multiplied by .3 for Stairs. 116 x .3 = 34.8

36"

Minimum Requirements have been met

Other egress components

1005.3.2: For all occupancy groups: total occupancy load multiplied by .2 for all other components. 116 .2= 23.2

occupant load x .2 =(z)" total for other egress components

Minimum Requirements have been met

Size of Doors

The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32".

34" min. clear width provided

Minimum Requirements have been met

SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

Table 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

with sprinkler system

with sprinkler system

Occupancy

Occupant Load

REQ'D CPOET

Provided CPOET

Reference

M

MAX. 49 PROPOSED:42

75 ft

<75

S (Mechanical)

MAX. 49 PROPOSED:5

75 ft

<75

S-2 (parking)

MAX. 29 PROPOSED:29

100 ft

<100

R-2

(4) dwelling units

125 ft

<125

Table 1006.3.2

Maximum requirements have NOT been exceeded

1016.3.2 Single Exits

with sprinkler system

Table 1006.3.2 (1) STORIES WITH ONE EXIT OR ACCESS TO

ONE EXIT

FOR R2 OCCUPANCIES

with sprinkler system

STORY

OCCUPANCY

Max. Dwelling Units

Max. CPOETD

Bas., 1st, 2nd or 3rd above grade plane

R-2

4

<125

Maximum requirements have NOT been exceeded

SECTION 1009 ACCESSIBLE

MEANS OF EGRESS

One Accessible means of

Egress is Required

Table 1016.1 Exit access travel distance.

with sprinkler system

Occupancy

required

provided

S2

400

< 250' max

M

250

< 250' max

R

250

< 250' max

DWELLING UNITS

EGRESS TRAVEL DISTANCE

Table 1020.2 Minimum Corridor Width

Minimum Width 44" Within Dwelling Units 36"

Minimum requirements have been provided

CHAPTER 11 ACCESSIBILITY

1101.2 Design

Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1.

CHAPTER 29 PLUMBING SYSTEMS

Section 2902 Minimum

Plumbing Facilities

Table 2902.1 Plumbing Fixtures

Classification/ Occupancy

Water Closets Required M/F

Lavatories Required M/F

Drinking Fountains

Service Sinks Req'd

Required

Mercantile/Storage

1 per 500

1 per 750

1 per 1000

1

Occupant Load - 49

1 Required

1 Required

1 Required

1 Req'd

Provided

1

1

1

1

Provided

Residential

1 WC per Dwelling Unit

1 per Dwelling Unit

1 Kitchen Sink

1 Bath/Shower

1

1

1

1

TAX MAP: 4.30–22–34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:  
NEW BUILDING

CLIENT:  
15 SPRING ST REALTY LLC

Edward M. Weinstein  
Architecture & Planning, P.C.

14 Spring Street  
Hastings-on-Hudson, NY 10706  
(914) 478-0800 FAX (914) 478-7287

No. DATE REVISION

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DOB SCAN

DOB EMPLOYEE STAMP

PROJECT  
PROPOSED MIXED USE  
15 SPRING STREET  
HASTINGS ON HUDSON

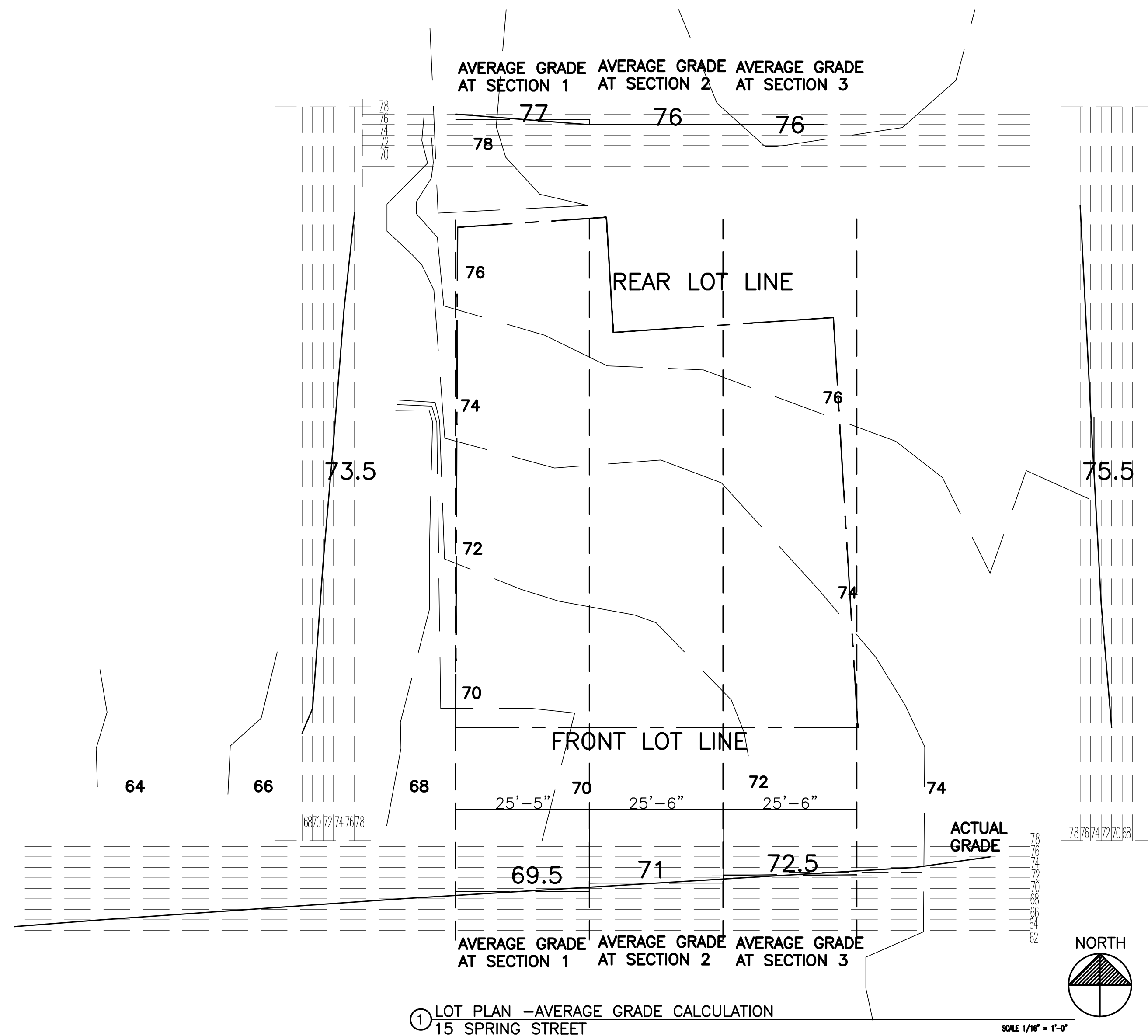
CODE ANALYSIS

SCALE: AS NOTED  
DATE: 06–17–19  
PROJECT No.: 19511  
DRAWING BY: SJ  
CHK BY: EW  
DWG No.:

T–102.00

of

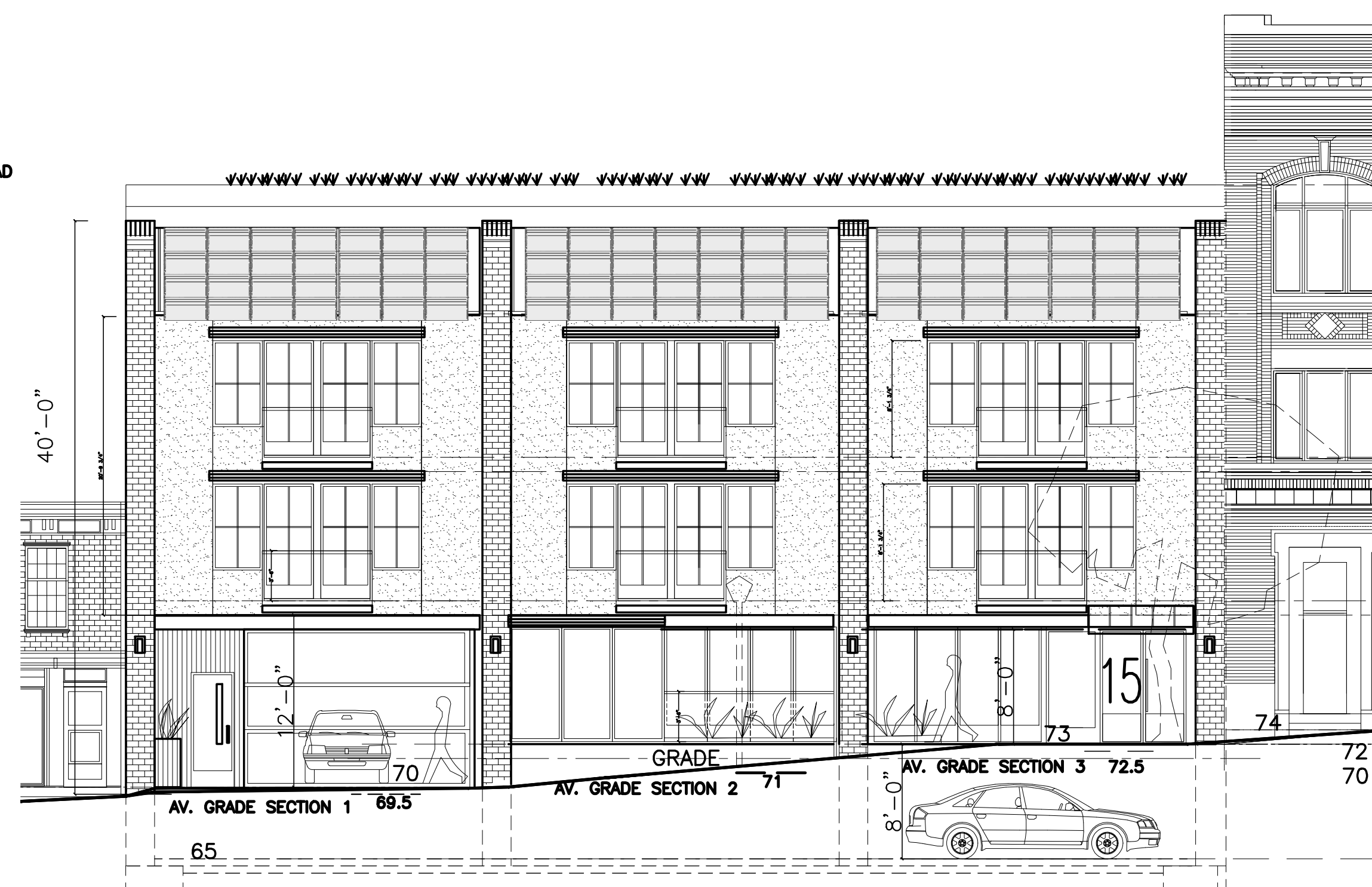
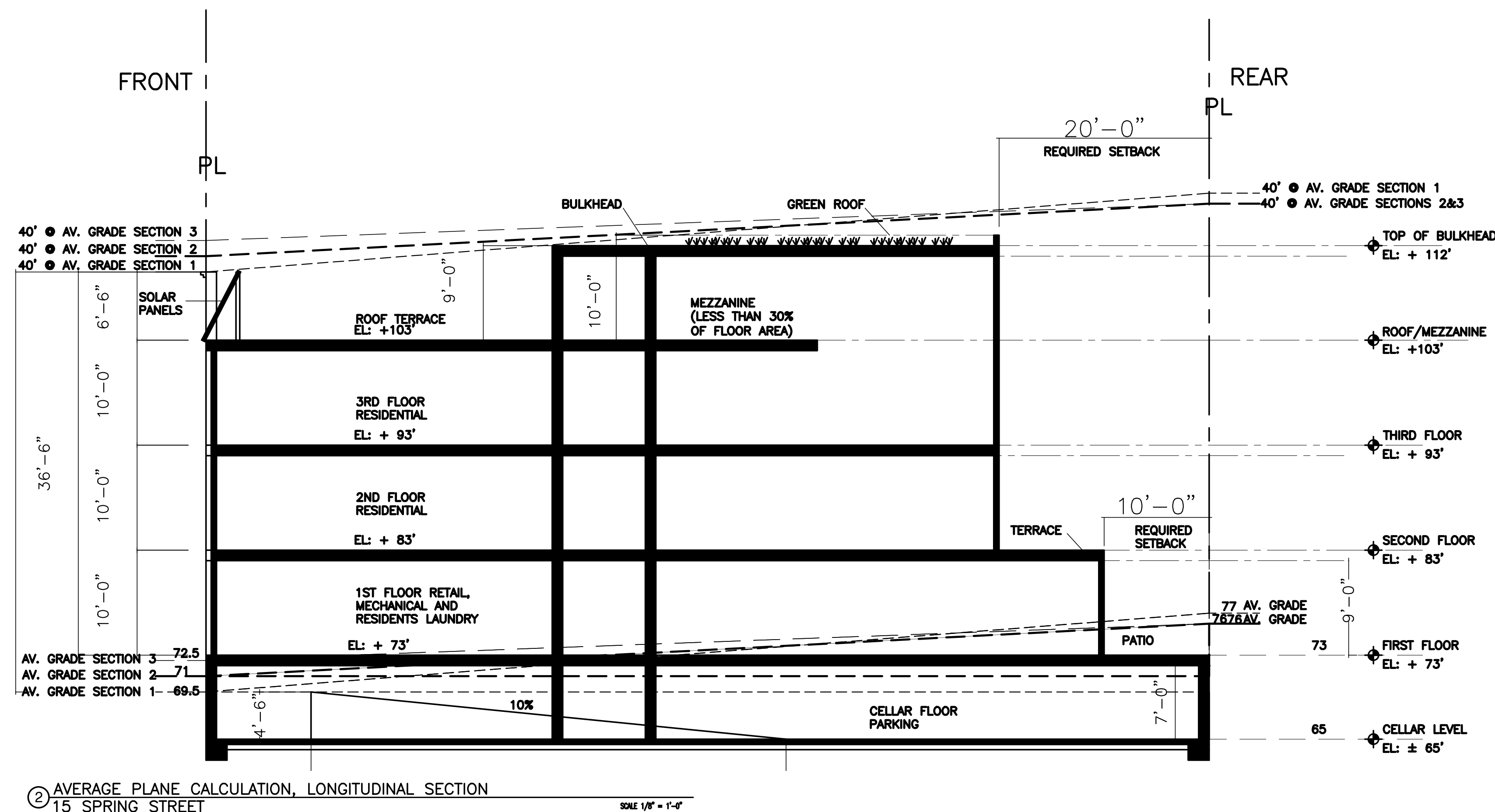




CHAPTER 295—ZONING  
295-5—DEFINITIONS  
BUILDING HEIGHT DEFINITION  
AND AVERAGE GRADE  
CALCULATION

Within the CC and MR-C Districts:

- (1)  
An imaginary Plane A shall be created, starting at the average grade of the front lot line and ending at the average grade of the rear lot line, and the maximum height of a structure shall be measured vertically from Plane A to an imaginary Plane B, which shall be located the allowed number of feet vertically above and parallel to Plane A. See diagram of a side view below.  
295a 295-5 Height B 1.tif
- (2)  
If the width of the property (measured parallel to the front lot line) anywhere exceeds 35 feet, the property shall be divided into the minimum number of equal sized sections, by lines perpendicular to the curbline (or its extension), such that the average of the maximum width of each section does not exceed 35 feet. Plane A and B for each section shall be determined in the same manner as in the preceding paragraph. See diagram of top view below.  
295a 295-5 Height B 2.tif



TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

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PROPOSED MIXED USE  
15 SPRING STREET  
HASTINGS ON HUDSON

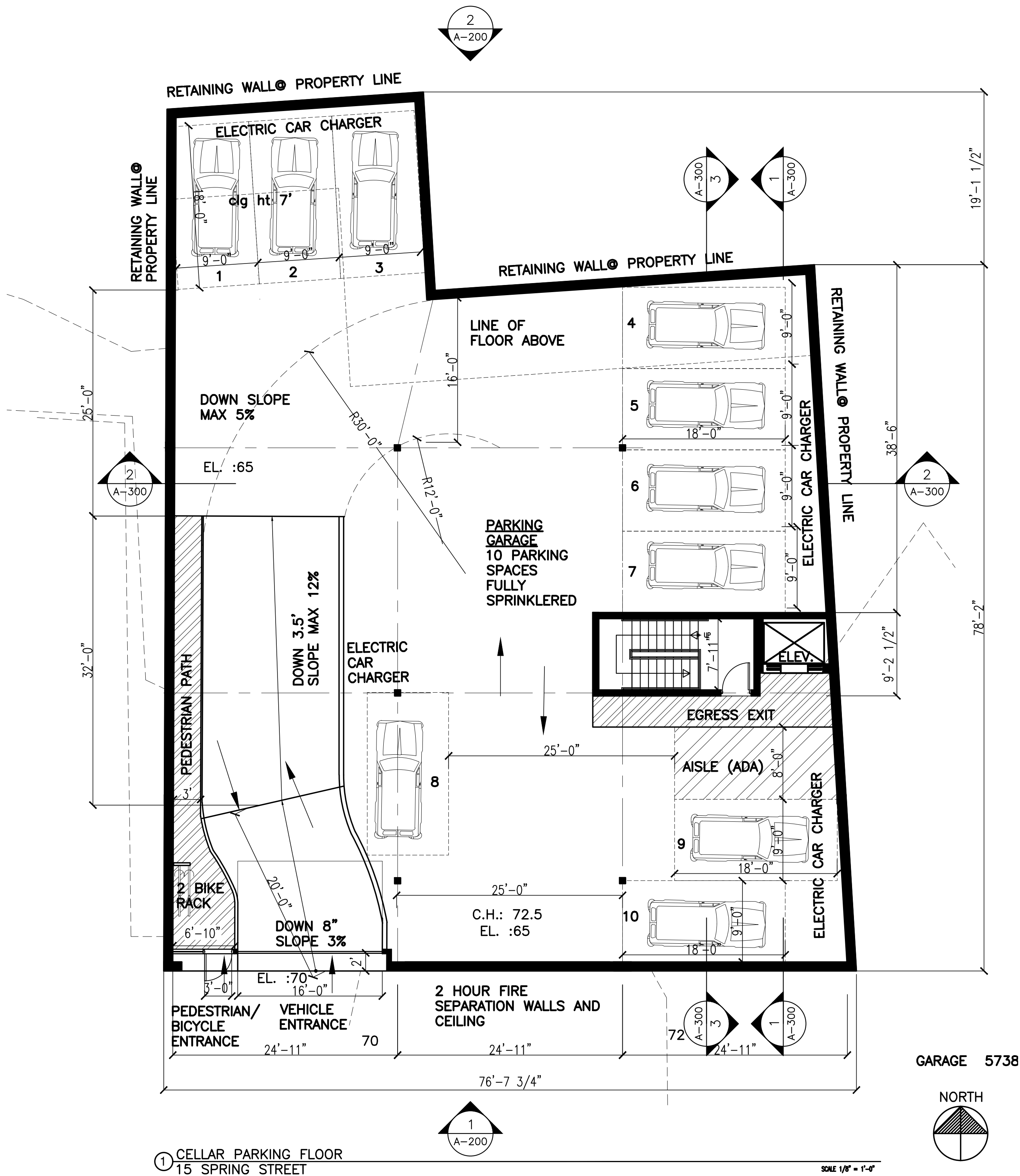
GRADE PLANE  
CALCULATION

SCALE: AS NOTED  
DATE: 06-17-19  
PROJECT No.: 19511  
DRAWING BY: SI  
CHK BY: EW  
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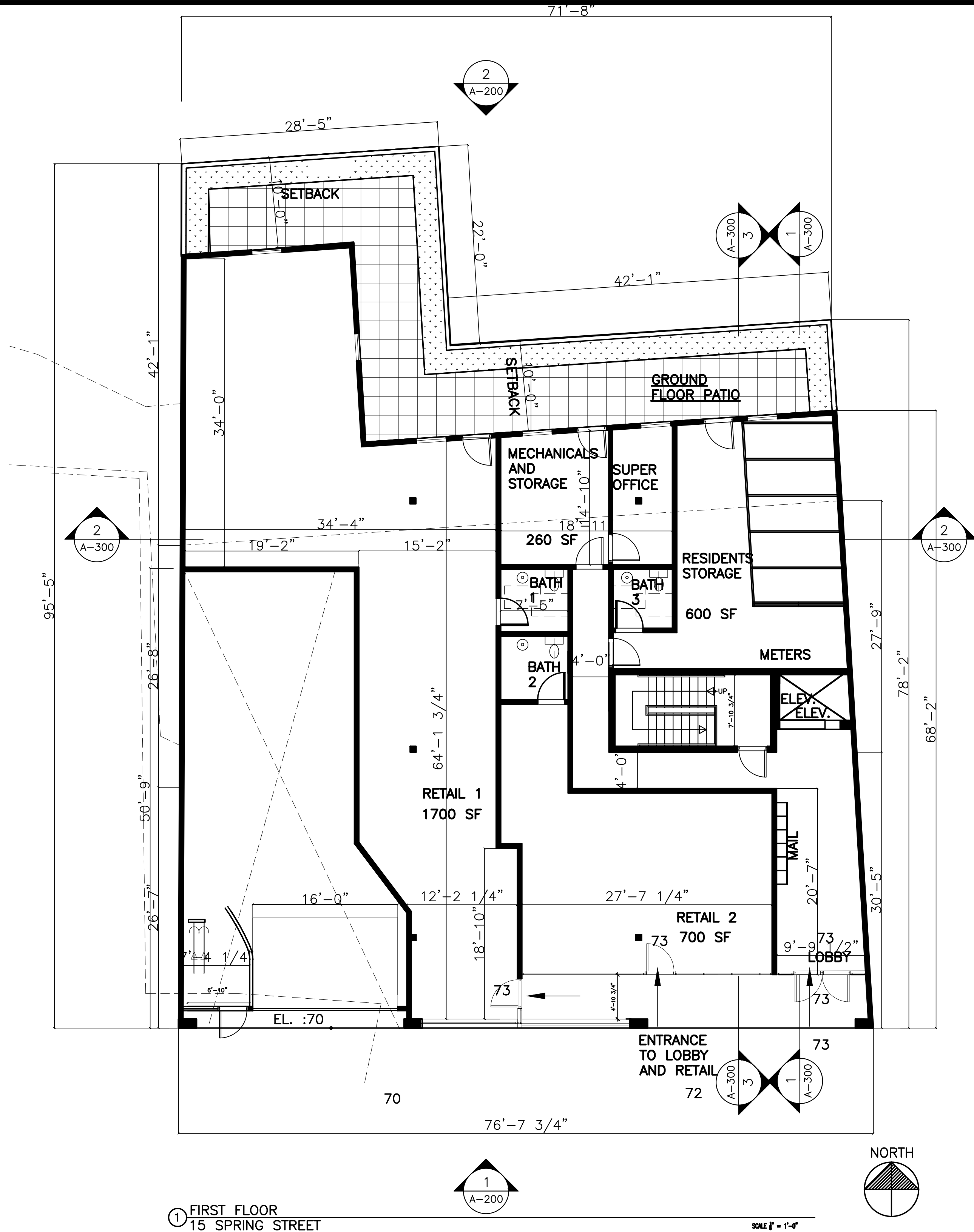




1 CELLAR PARKING FLOOR  
15 SPRING STREET

- 10 PARKING SPACES PROVIDED TO COMPLY WITH PARKING REQUIREMENTS  
(4) 2 BEDROOM UNITS @ 1.75 SPACE PER UNIT = 7 SPACES  
(2) 1 BEDROOM UNITS @ 1.5 SPACE PER UNIT = 3 SPACES  
1 SPACE IS TO BE ACCESSIBLE

NY STATE CODE COMPLIANCE: TABLE 1004.1					
CELLAR FLOOR OCCUPANCY CALCULATION					
OCCUPANCY TYPE	OCC/SF	FLOOR AREA	No. OF OCCUPANTS		
S-2 PARKING	200 /GROSS SF	5747 SF	29		
CELLAR FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION					
S-2 PARKING	WC	PROVIDED	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK
	1/500		1/750	1/1000	1
CELLAR FLOOR EGRESS CALCULATION TABLE 1006.2.1 WITH SPRINKLER SYSTEM					
S-2 PARKING	ONE EXIT		STAIR WIDTH 36"	TRAVEL DISTANCE LESS THAN 100'	PROVIDED



1 FIRST FLOOR  
15 SPRING STREET

PARKING REQUIREMENTS ARE WAIVED @ RETAIL SPACES < 2500 sf

NY STATE CODE COMPLIANCE: TABLE 1004.1								
FIRST FLOOR OCCUPANCY CALCULATION								
OCCUPANCY TYPE	OCC/SF		FLOOR AREA		No. OF OCCUPANTS			
MERCANTILE	60 /GROSS SF		2400 SF		40			
STORAGE /MECHANICAL	300 /GROSS SF		860 SF		3			
					43			
FIRST FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION								
MERCANTILE/STORAGE	WC	PROVIDED	LAVATORIES	PROVIDED	DRINKING FOUNTAIN	PROV.	SERVICE SINK	PROVIDED
	1/500	3	1/750	3	1/1000	1	1	1
FIRST FLOOR EGRESS CALCULATION TABLE 1006.2.1 WITH SPRINKLER SYSTEM								
M/S ONE EXIT CORRIDOR WIDTH 44"STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED								

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:  
NEW BUILDING

CLIENT:  
15 SPRING ST REALTY LLC

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DOB EMPLOYEE STAMP

PROJECT

PROPOSED MIXED USE  
15 SPRING STREET  
HASTINGS ON HUDSON

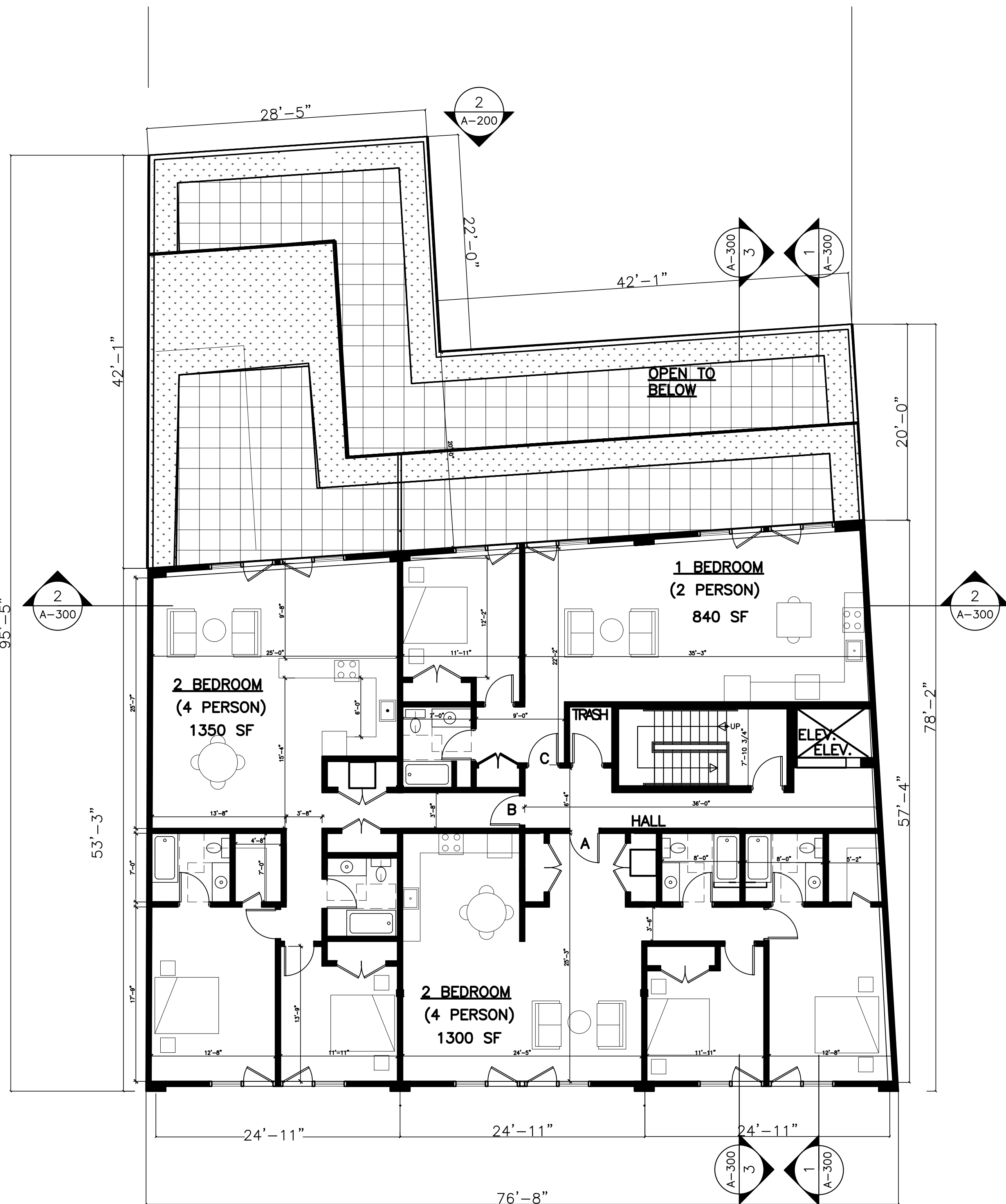
CELLAR AND FIRST  
FLOOR PLANS

SCALE: AS NOTED  
DATE: 06-17-19  
PROJECT No.: 19511  
DRAWING BY: SI  
CHK BY: EW  
DWG No.:

A-100.00

of

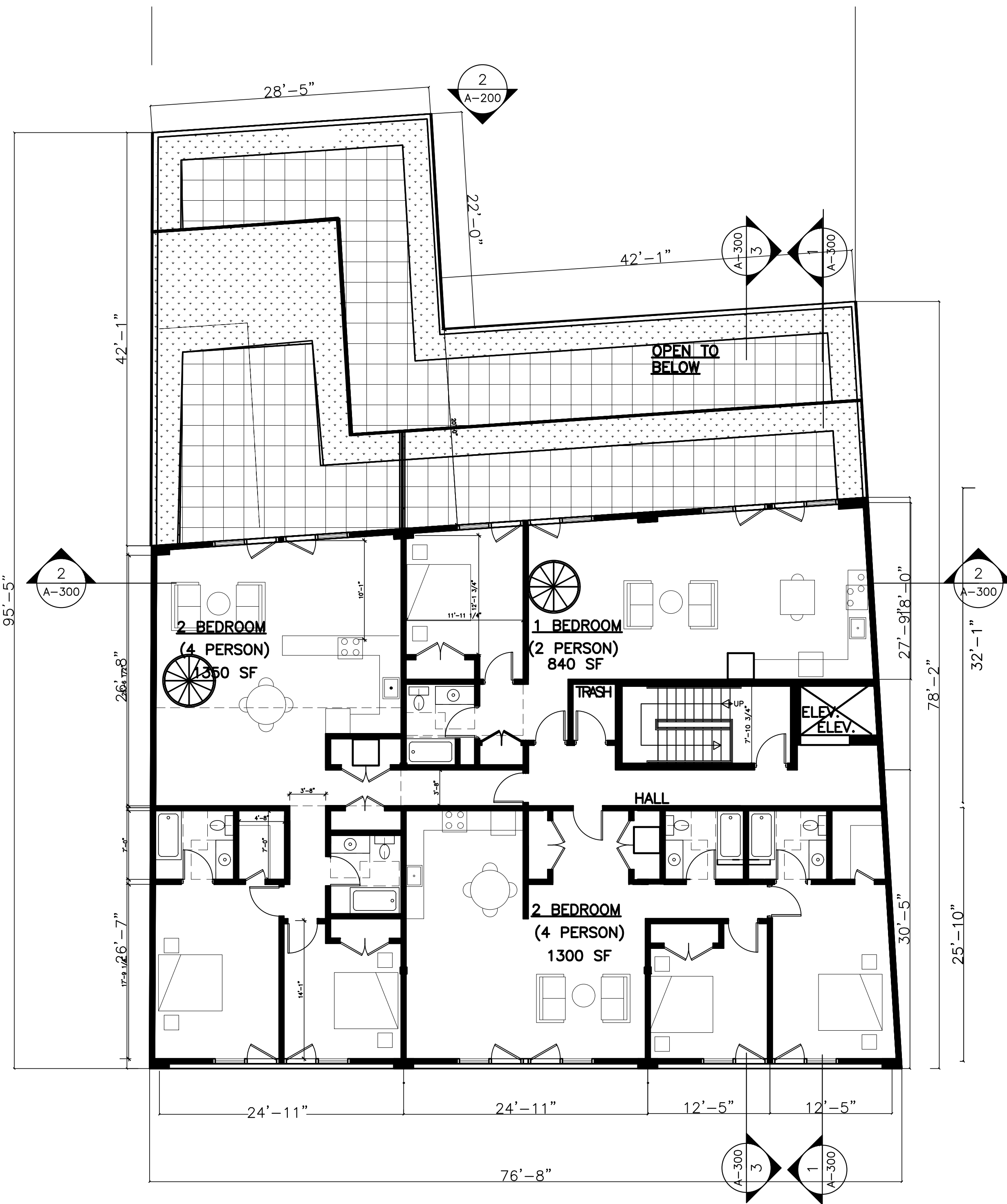




① SECOND FLOOR  
15 SPRING STREET

SCALE 1/8" = 1'-0"

NY STATE CODE COMPLIANCE: TABLE 1004.1										
SECOND FLOOR OCCUPANCY CALCULATION										
OCCUPANCY TYPE		OCC/SF		FLOOR AREA		No. OF OCCUPANTS				
RESIDENTIAL R-2		200 /GROSS SF		3956 SF		20				
SECOND FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION										
R-2	WC	PROVIDED	LAVATORIES	PROVIDED	KITCHEN SINK	PROV.	SHOWER/BATH	PROV.	CLOTHES WASHER	PROV.
	1/UNIT	3	1/UNIT	3	1/UNIT	3	1/UNIT	3	1 PER 20 UNITS	3
FIRST FLOOR EGRESS CALCULATION TABLE 1006.2.1 WITH SPRINKLER SYSTEM										
R-2 ONE EXIT CORRIDOR WIDTH 44"STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED										



① THIRD FLOOR  
15 SPRING STREET

SCALE 1/8" = 1'-0"

NY STATE CODE COMPLIANCE: TABLE 1004.1										
THIRD FLOOR OCCUPANCY CALCULATION										
OCCUPANCY TYPE		OCC/SF		FLOOR AREA		No. OF OCCUPANTS				
RESIDENTIAL R-2		200 /GROSS SF		3956 SF		20				
THIRD FLOOR PLUMBING FIXTURE REQUIREMENTS CALCULATION										
R-2	WC	PROVIDED	LAVATORIES	PROVIDED	KITCHEN SINK	PROV.	SHOWER/BATH	PROV.	CLOTHES WASHER	PROV.
	1/UNIT	3	1/UNIT	3	1/UNIT	3	1/UNIT	3	1 PER 20 UNITS	3
FIRST FLOOR EGRESS CALCULATION TABLE 1006.2.1 WITH SPRINKLER SYSTEM										
R-2 ONE EXIT CORRIDOR WIDTH 44"STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED										



TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:  
NEW BUILDING

CLIENT:  
15 SPRING ST REALTY LLC

Edward M. Weinstein  
Architecture & Planning, P.C.

14 Spring Street  
Hastings-on-Hudson, NY 10706  
(914) 478-0800 FAX (914) 478-7287

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DOB SCAN

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PROJECT

PROPOSED MIXED USE  
15 SPRING STREET  
HASTINGS ON HUDSON

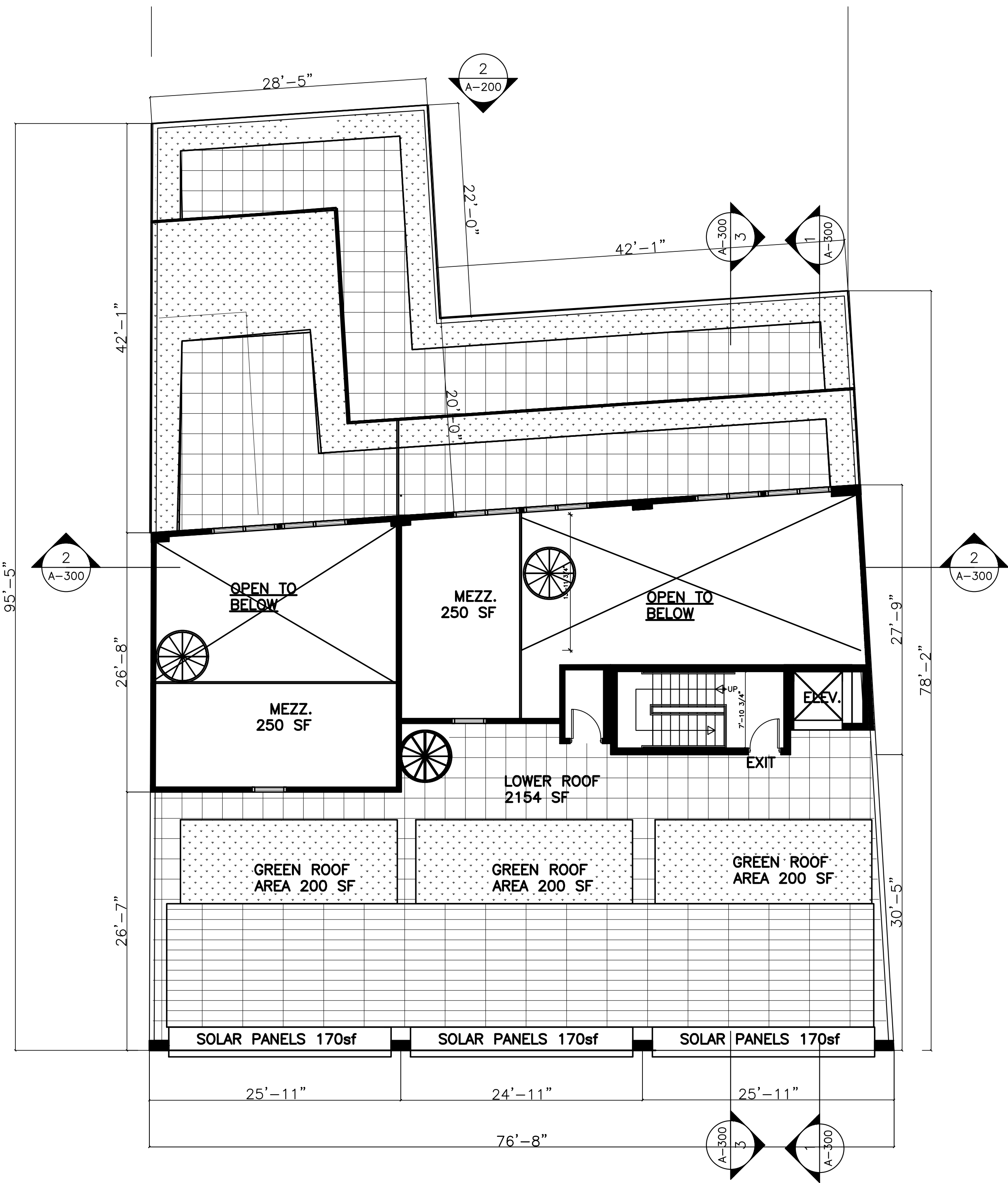
SECOND AND THIRD  
FLOOR PLANS

SCALE: AS NOTED  
DATE: 06-17-19  
PROJECT No.: 19511  
DRAWING BY: SI  
CHK BY: EW  
DWG No.:

A-101.00

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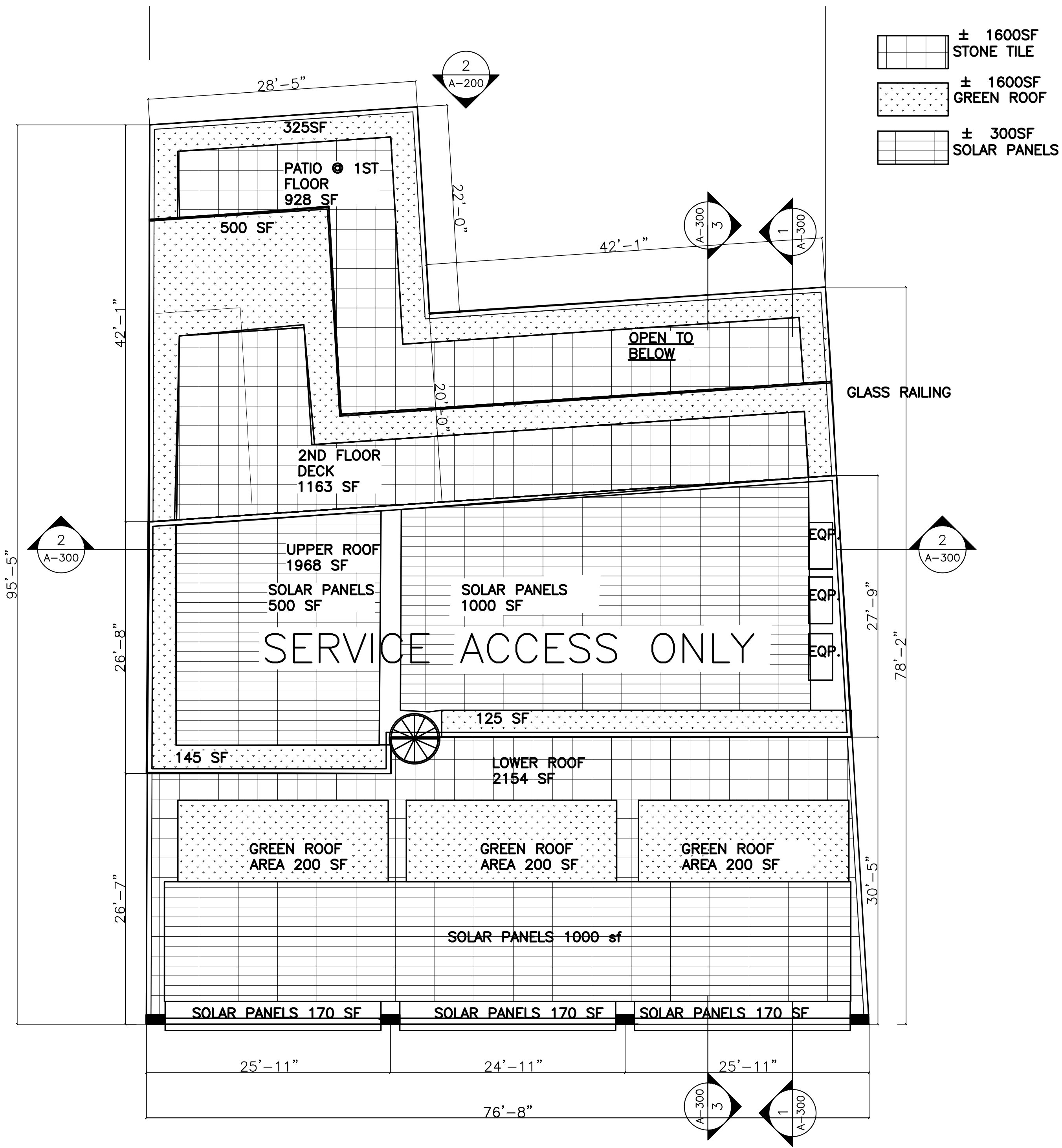




1 SECOND FLOOR  
15 SPRING STREET

SCALE 1/8" = 1'-0"

NY STATE CODE COMPLIANCE: TABLE 1004.1				
MEZZ FLOOR OCCUPANCY CALCULATION				
OCCUPANCY TYPE	OCC/SF	FLOOR AREA	No. OF OCCUPANTS	
RESIDENTIAL R-2	200 /GROSS SF	MEZZ. 500 SF	4	EGRESS THROUGH 3RD FL.
RESIDENTIAL R-2	200 /GROSS SF	ROOF 2277 SF	12	
R-2 ONE EXIT	CORRIDOR WIDTH 44" STAIR WIDTH 36" TRAVEL DISTANCE LESS THAN 75' PROVIDED			



1 THIRD FLOOR  
15 SPRING STREET

SCALE 1/8" = 1'-0"

#### 1011.10 Spiral Stairways

Spiral stairways are permitted to be used as a component in the means of egress only within dwelling units or from a space not more than 250 square feet (23 m<sup>2</sup>) in area and serving not more than five occupants, or from technical production areas in accordance with Section 410.6.

A spiral stairway shall have a 7 1/2-inch (191 mm) minimum clear tread depth at a point 12 inches (305 mm) from the narrow edge. The risers shall be sufficient to provide a headroom of 78 inches (1981 mm) minimum, but riser height shall not be more than 9 1/2 inches (241 mm). The minimum stairway clear width at and below the handrail shall be 26 inches (660 mm).

- ± 1600SF STONE TILE
- ± 1600SF GREEN ROOF
- ± 300SF SOLAR PANELS

GLASS RAILING

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:  
NEW BUILDING

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PROJECT

PROPOSED MIXED USE  
15 SPRING STREET  
HASTINGS ON HUDSON

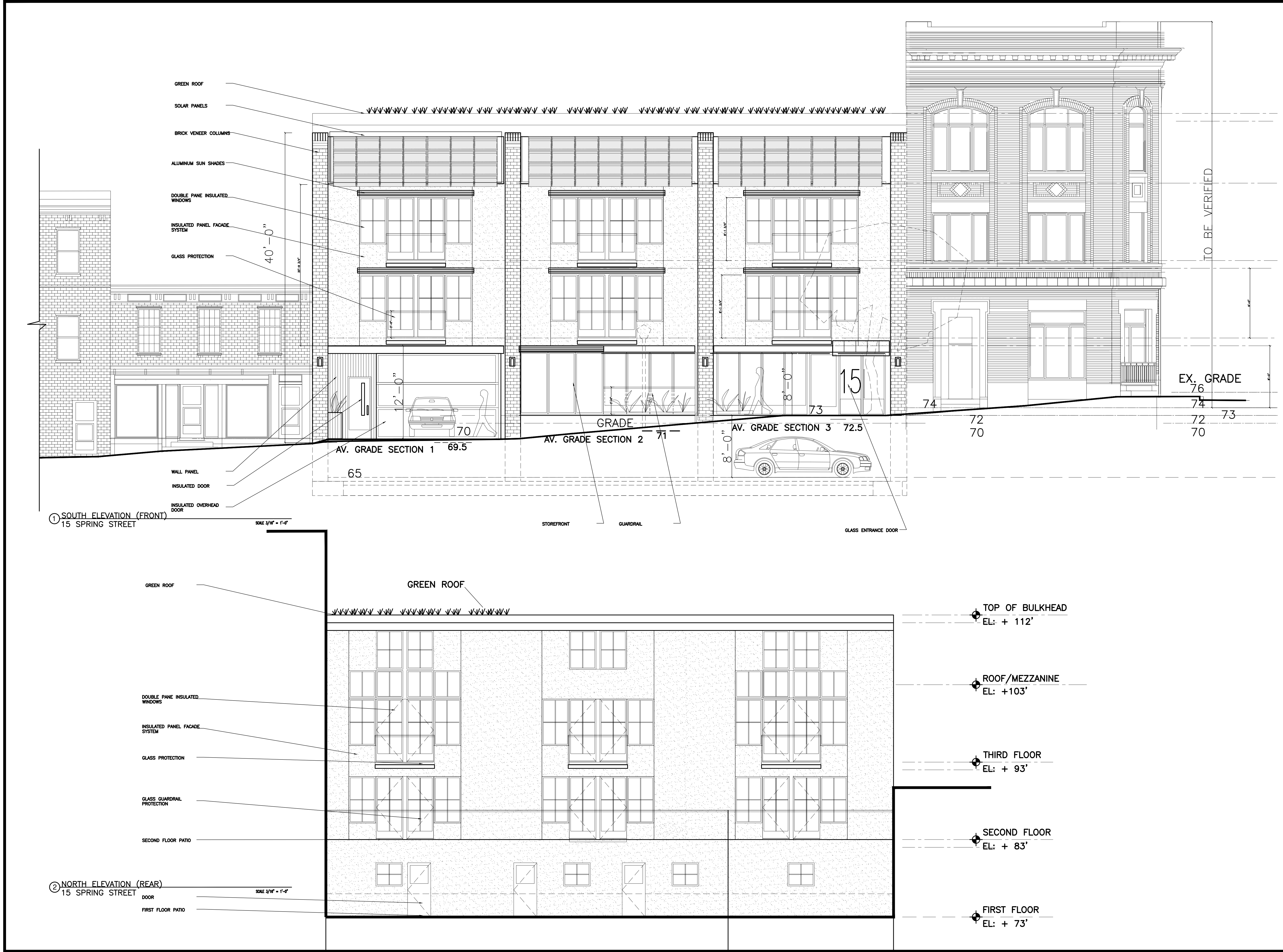
MEZZANINE AND  
ROOF PLANS

SCALE: AS NOTED  
DATE: 06-17-19  
PROJECT No.: 19511  
DRAWING BY: S  
CHK BY: EW  
DWG No.:

A-102.00

of





TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:  
NEW BUILDING

CLIENT:  
15 SPRING ST REALTY LLC

**Edward M. Weinstein**  
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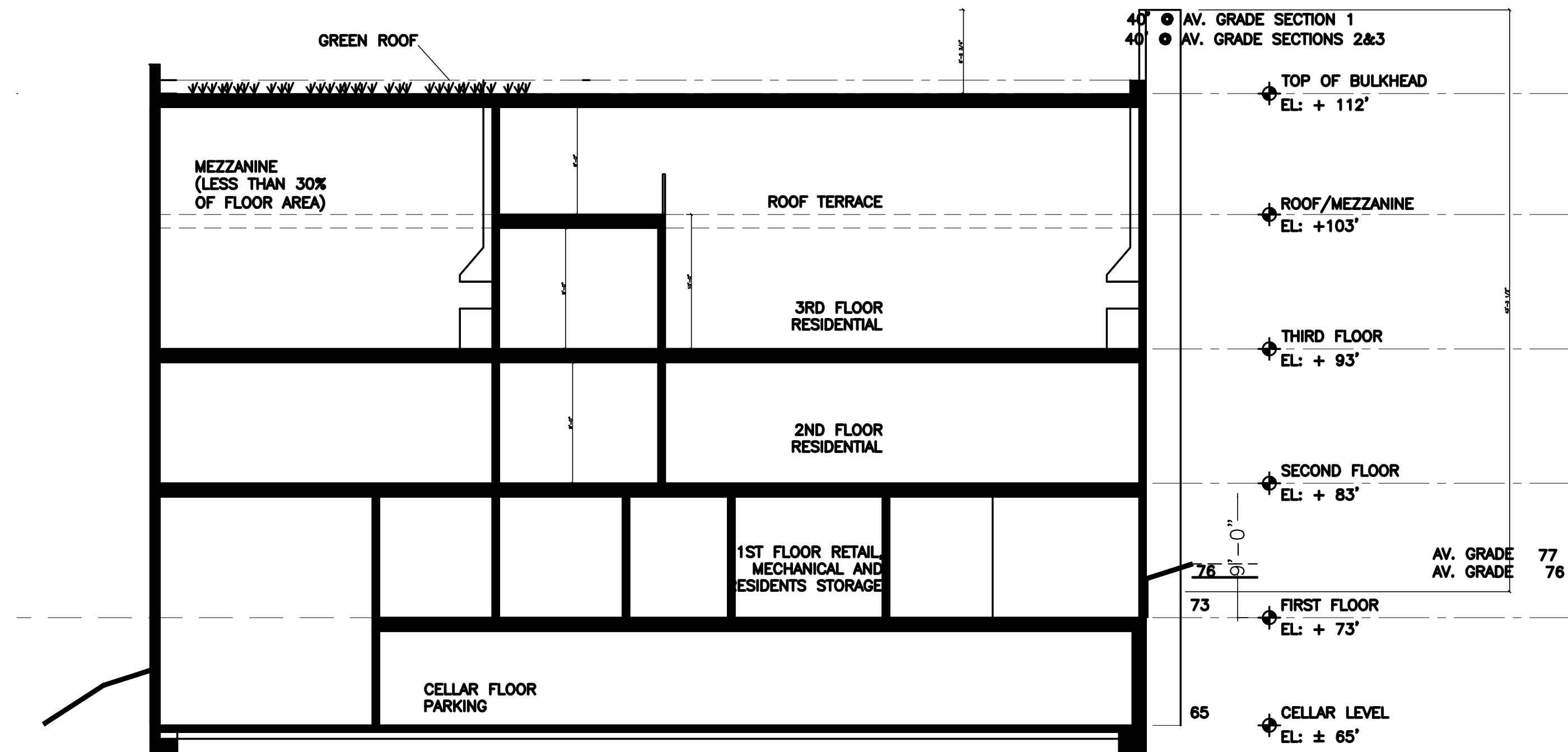
PROJECT  
PROPOSED MIXED USE  
15 SPRING STREET  
HASTINGS ON HUDSON

ELEVATIONS

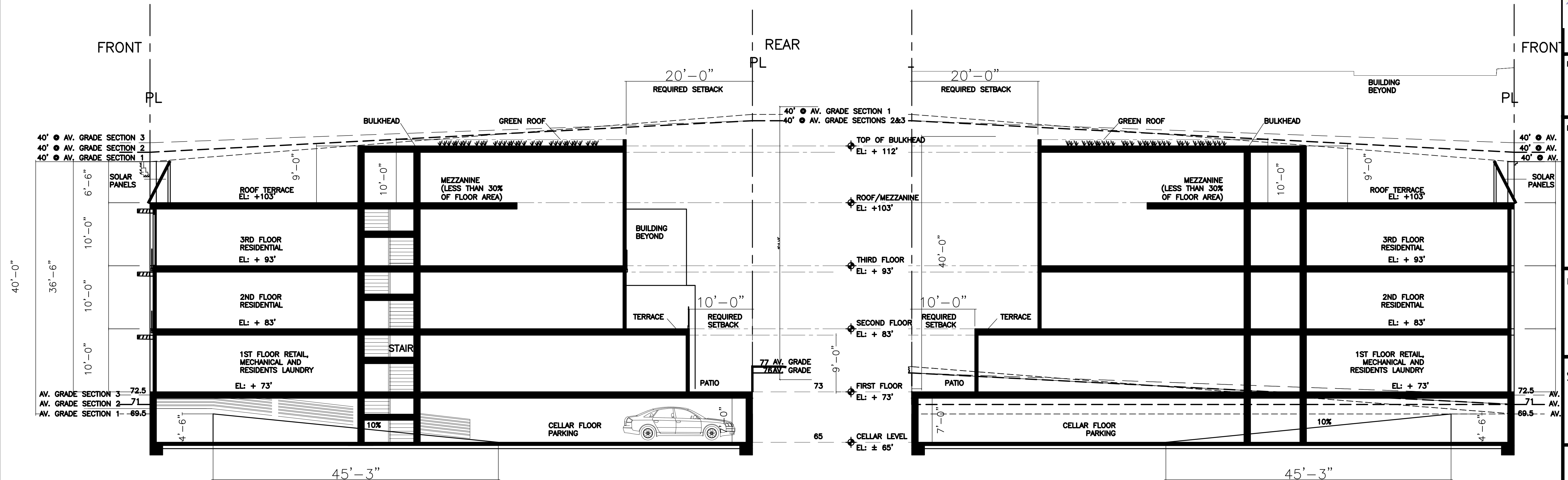
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DATE: 06-17-19  
PROJECT No.: 19511  
DRAWING BY: SI  
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DWG No.:

A-200.00

of



① CROSS SECTION  
15 SPRING STREET  
SCALE 1/8" = 1'-0"



② LONGITUDINAL SECTION  
15 SPRING STREET  
SCALE 1/8" = 1'-0"

③ LONGITUDINAL SECTION  
15 SPRING STREET  
SCALE 1/8" = 1'-0"

TAX MAP: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:  
NEW BUILDING

CLIENT:  
15 SPRING ST REALTY LLC

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PROJECT  
PROPOSED MIXED USE  
15 SPRING STREET  
HASTINGS ON HUDSON

SECTIONS

SCALE: AS NOTED  
DATE: 06-17-19  
PROJECT No.: 19511  
DRAWING BY: SJ  
CHK BY: EW  
DWG No.:

A-300.00

of



VILLAGE OF HASTINGS-ON-HUDSON  
Application for the Planning Board Review/Action  
for Site Plan, Subdivision  
Steep Slopes and/or View Preservation



Case number:..... Date of application:.....

Planning Board action requested for:    ☒ Site Plan (§295-104)                      ☐ Subdivision (Article XIII)  
(Check all that apply)                      ☐ Steep Slopes (§295-147)                      ☒ View Preservation (§295-82)

Property owner: 15 SPRING ST REALTY LLC  
Property address: 15 SPRING ST, HASTINGS ON HUDSON NY  
Name all streets on which the property is located:.....  
SBL: 4.30 -22-34                      Zoning District: CC

Applicant: EDWARD M WEINSTEIN  
Standing of applicant if not owner: ARCHITECT  
Address: 14 SPRING ST, HASTINGS ON HUDSON  
Daytime phone number: 914-478-0800      Fax number: .....  
E-mail address: edward@emweinsteinpc.com

Total Area of subject Land/property:.....  
Is the subject Property in View Preservation District? ..... ☒ yes    ☐ No  
Does Property currently contain or will contain Steep Slopes? ..... ☐ yes    ☒ No  
Is the subject property within 500 ft. of any other jurisdiction? ..... ☐ yes    ☒ No  
Will the project affect (remove or Injure) any designated trees? ..... ☒ yes    ☐ No

Please provide brief description of proposed work:

PROPOSED 3 STORY MIXED USE BUILDING CONSISTING OF 6  
DWELLING UNITS, 2 RETAIL STORES AND 10 OFF-STREET PARKING SPACES  
GARAGE, 2 BIKE RACK.  
BASEMENT WITH PARKING SPACES, 1ST FLOOR WITH RETAIL STORES, ENTRANCE  
AND MECHANICAL, STORAGE ROOMS.  
2ND AND 3RD FLOOR, RESIDENTIAL UNITS  
GREEN INFRASTRUCTURE  
- SOLAR PANELS  
- HIGH EFFICIENCY HEATING AND COOLING  
- GREEN ROOF, SUSTAINABLE BUILDING MATERIALS PER VILLAGE GREEN CODE.

VILLAGE OF HASTINGS-ON-HUDSON  
Application for the Planning Board Review/Action  
for Site Plan, Subdivision  
Steep Slopes and/or View Preservation



STATE OF NEW YORK  
COUNTY OF WESTCHESTER ss.:

The undersigned applicant states that he/she has read all applicable code sections of the Village of Hastings-on-Hudson and is herewith submitting this application complete with all such documentation and information as is necessary and required under the code and is hereby requesting the aforementioned action/approval/s by the Planning board of the Village of Hastings-on-Hudson.

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 201\_\_

\_\_\_\_\_  
Signature of the Applicant

\_\_\_\_\_  
Notary Public

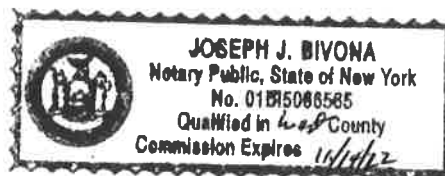
STATE OF NEW YORK  
COUNTY OF WESTCHESTER

Name : FRANK SINATRA JR, being duly sworn, deposes and says that he/she  
resides at 33 SULGRAVE RD SCARSDALE, NY 10583 in the Village of Hastings-on-Hudson in  
the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot, parcel of land, in  
fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet  
\_\_\_\_\_ Block \_\_\_\_\_ and Lot \_\_\_\_\_ of the tax map, and that he/she hereby authorized  
\_\_\_\_\_ to make the annexed application in his/her behalf and that the  
statement of fact contained in said application are true.

Sworn to before me this 17 day  
of June, 2019

Frank Sinatra Jr  
Signature of the Owner

\_\_\_\_\_  
Notary Public



Submit a flash drive and a total of three (3) sets (residential) or thirteen (13) sets, 11 copies and 2 original (commercial), of this application, with all necessary documents, plans, surveys, photographs, applicable checklists and any other data that you deem critical to make your case before the Planning Board.

February 2018



# APPLICATION FOR BUILDING PERMIT

THE VILLAGE OF HASTINGS-ON-HUDSON | 7 Maple Ave, Hastings-on-Hudson NY 10706

<b>Application No.</b>	493	<b>Date</b>	06/14/2019
<b>Job Location</b>	15 Spring St	<b>Parcel ID</b>	4.30-22-34
<b>Property owner</b>	15 SPRING STREET REALTY LLC	<b>Property class</b>	Funeral Homes
<b>Occupancy</b>	Mixed Use	<b>Zoning</b>	

## APPLICANT

**Edward Weinstein**

Edward M. Weinstein Architecture & Planning, P.C.

914-906-7615

Hastings On Hudson, NY 10706

## CONTRACTOR

### Contractor License information

License Name	License Number	Expiration

### Description of work

<b>Type of work</b>	New Construction	<b>Applicant is</b>	Architect
<b>Requested by</b>	The Owner	<b>In association</b>	
<b>Est. cost of work</b>	\$3000000	<b>Property class</b>	Funeral Homes

### Desc. of work

**Demolition of existing Funeral Home, and erection of a 3 story mixed use building.  
Retail and residential.**

**Please Note:** Completing the application form does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.



15 Spring St

4.30-22-34

New Construction

### AFFIDAVIT OF APPLICANT

I: **Edward Weinstein** being duly sworn, depose and says: That s/he does business as: **Edward M. Weinstein Architecture & Planning, P.C.** with offices at: **14 Spring Street Hastings On Hudson, NY, 10706** and that s/he is:

☐ The owner of the premises described herein.

☐ The \_\_\_\_\_ of the New York Corporation \_\_\_\_\_ with offices at: \_\_\_\_\_ duly authorized by resolution of the Board of Directors, and that said Corporation is duly authorized by the Owner to make this application.

☐ A General Partner of \_\_\_\_\_ with offices at \_\_\_\_\_ and that said Partnership is duly authorized by Owner to make this application.

☐ The Lessee of the premises, duly authorized by the owner to make this application.

☐ The Architect or Engineer duly authorized by the owner to make this application.

☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Hastings-on-Hudson Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_  
Notary Public/ Comm. of Deeds

\_\_\_\_\_  
Applicant's Signature


### OWNER'S AUTHORIZATION

I: **15 SPRING STREET REALTY LLC** as the owner of the subject premises and have authorized the applicant named above to submit this application on my behalf.

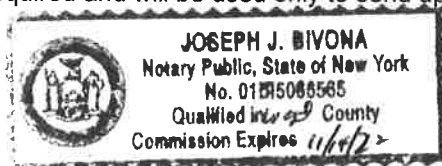
Sworn to before me this 17 day of June of 2017

\* Property owner's email flsinatra@aol.com

  
\_\_\_\_\_  
Notary Public/ Comm. of Deeds

  
\_\_\_\_\_  
Owner's Signature

\* Property owner's email address is required and will be used only to send updates about this permit application.





# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

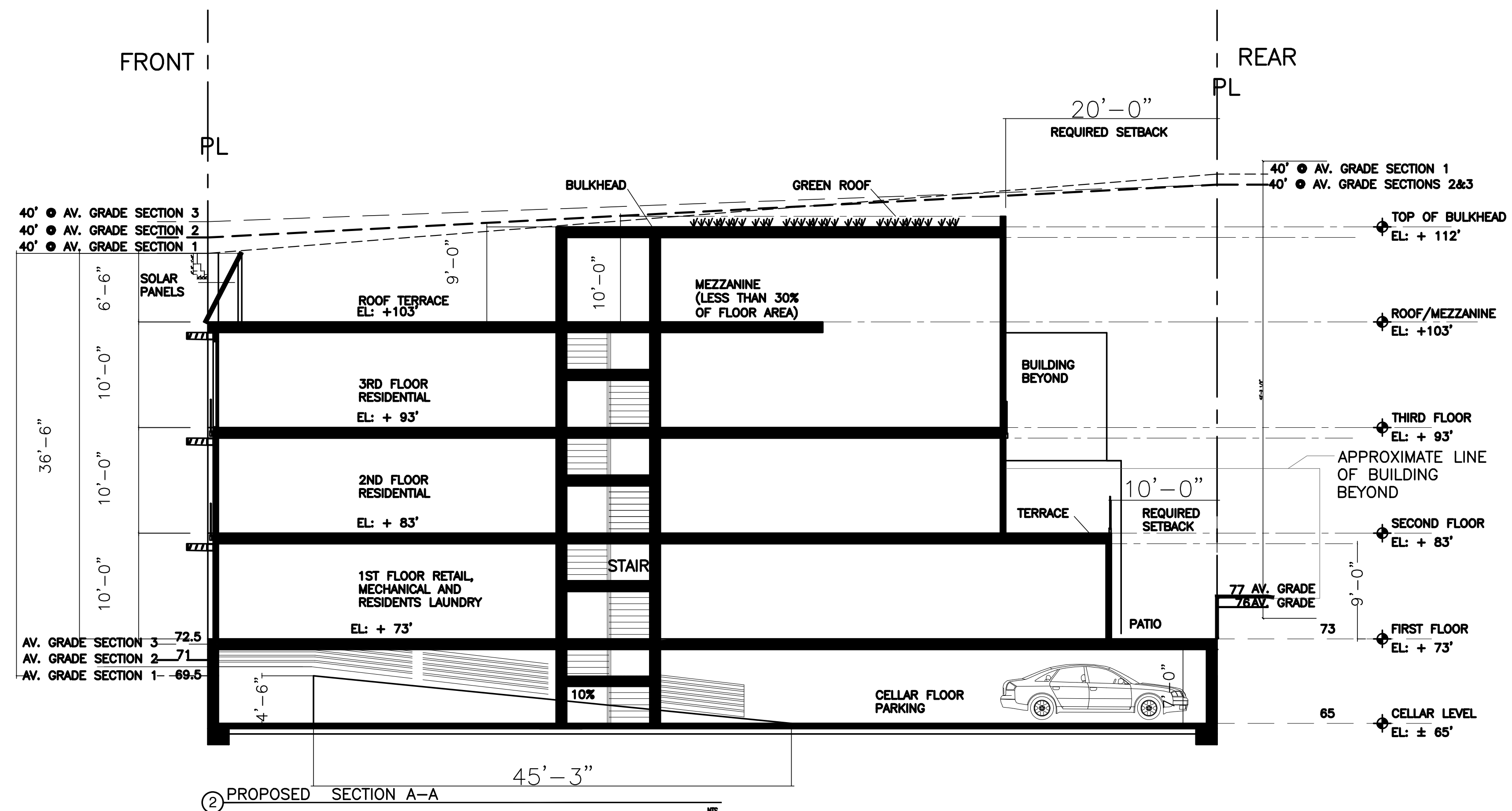
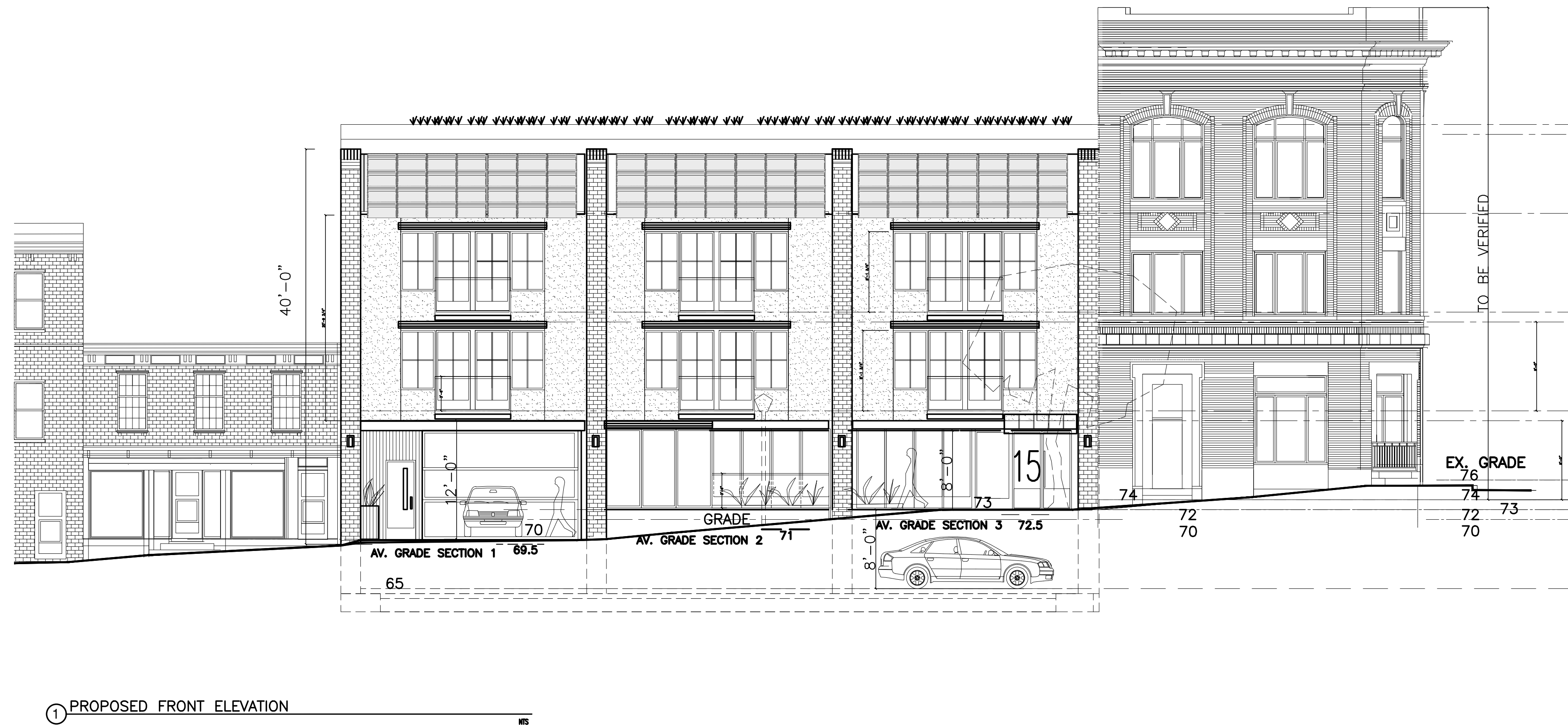
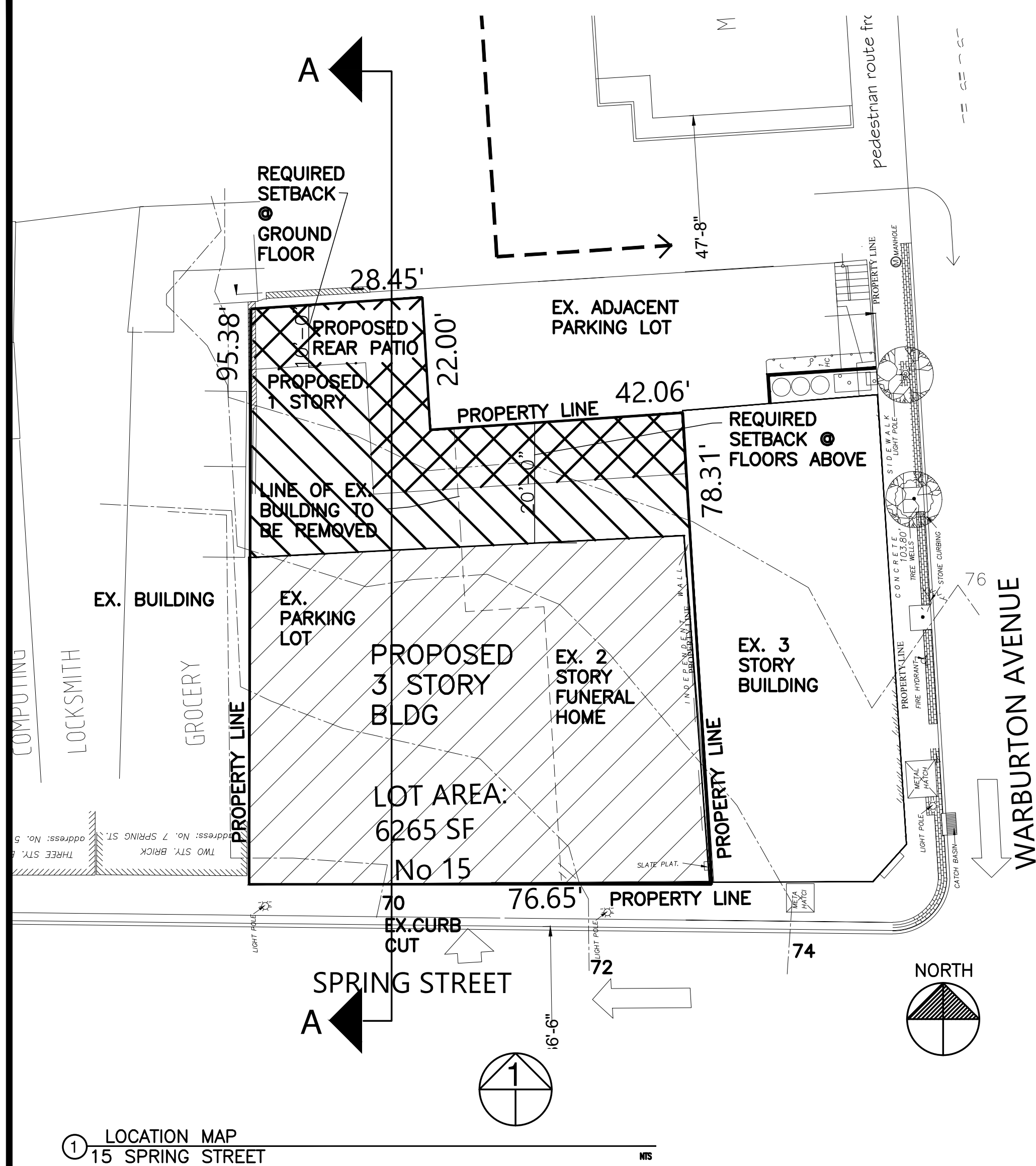
<b>Part 1 - Project and Sponsor Information</b>							
15 SPRING REALTY LLC							
Name of Action or Project: 15 SPRING ST							
Project Location (describe, and attach a location map): 15 SPRING ST							
Brief Description of Proposed Action: NEW 3 STORIES MIX USE BUILDING							
Name of Applicant or Sponsor: ED WEINSTEIN		Telephone: 914 478 0800					
		E-Mail: edward@ernweinsteinc.com					
Address: 14 SPRING ST							
City/PO: HASTINGS ON HUDSON		State: NY	Zip Code: 10706				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: PLANNING BOARD BUILDING DEPARTMENT			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.14 acres					
b. Total acreage to be physically disturbed?		0.14 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.14 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>EXISTING STORM DRAIN</u>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Edward M. Weinstein</u> Date: <u>6/15/19</u> Signature: <u>[Signature]</u>		





ZONING BLOCK: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:  
NEW BUILDING

CLIENT:  
15 SPRING ST REALTY LLC

**Edward M. Weinstein**  
Architecture & Planning, P.C.

14 Spring Street  
Hastings-on-Hudson, NY 10706  
(914) 478-0800 FAX (914) 478-7287

No.	DATE	REVISION
-----	------	----------

Edward M. Weinstein, Architecture & Planning, P.C.  
© 2009  
WARNING! 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.

SEAL &amp; SIGNATURE



DOB SCAN

DOB EMPLOYEE STAMP

PROJECT  
PROPOSED MIXED USE  
15 SPRING STREET  
HASTINGS ON HUDSON

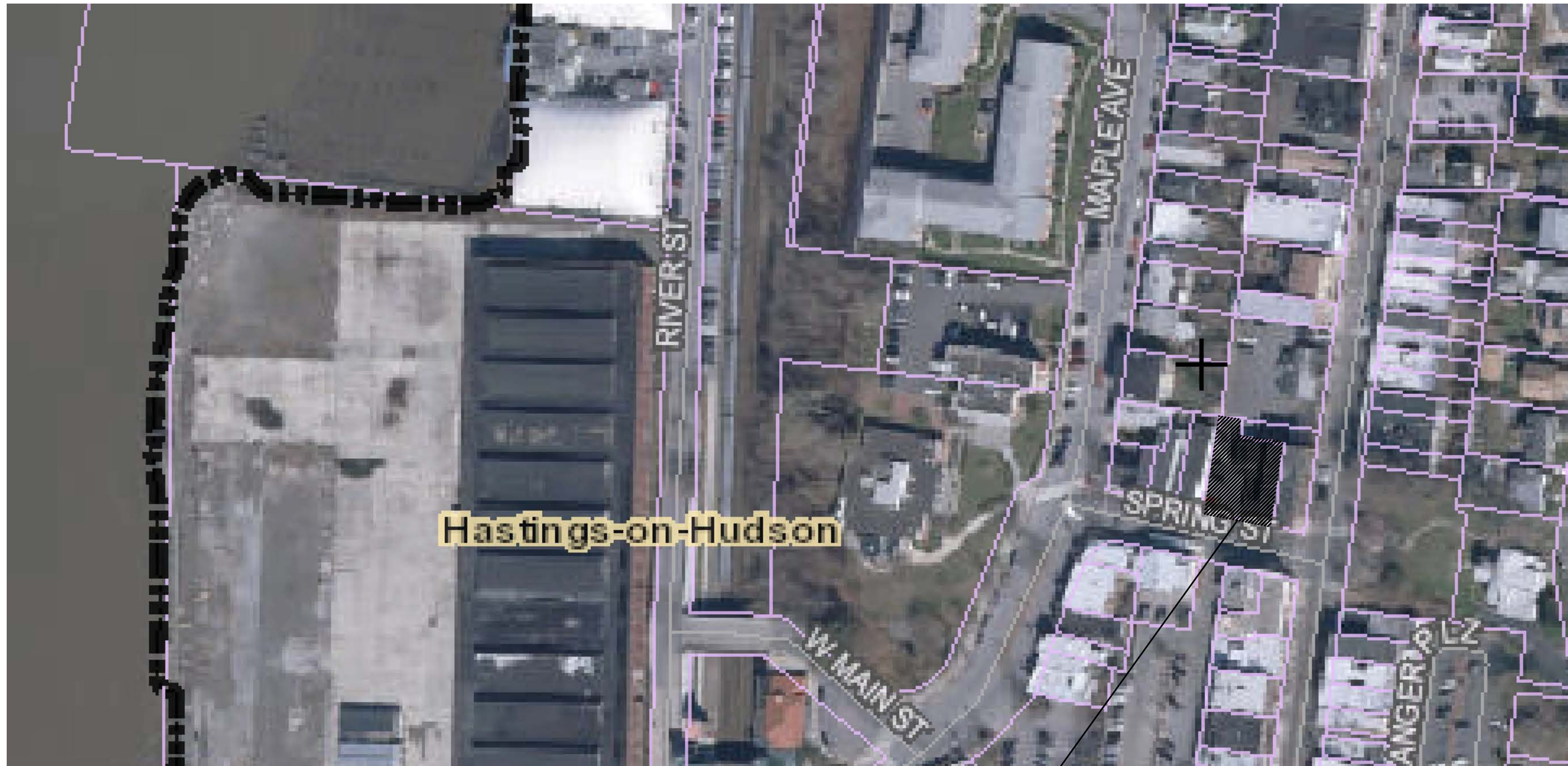
VIEW PRESERVATION

SCALE:	AS NOTED
DATE:	06-17-19
PROJECT No.:	19511
DRAWING BY:	SI
CHK BY:	EW
DWG No.:	

VP	1	.00
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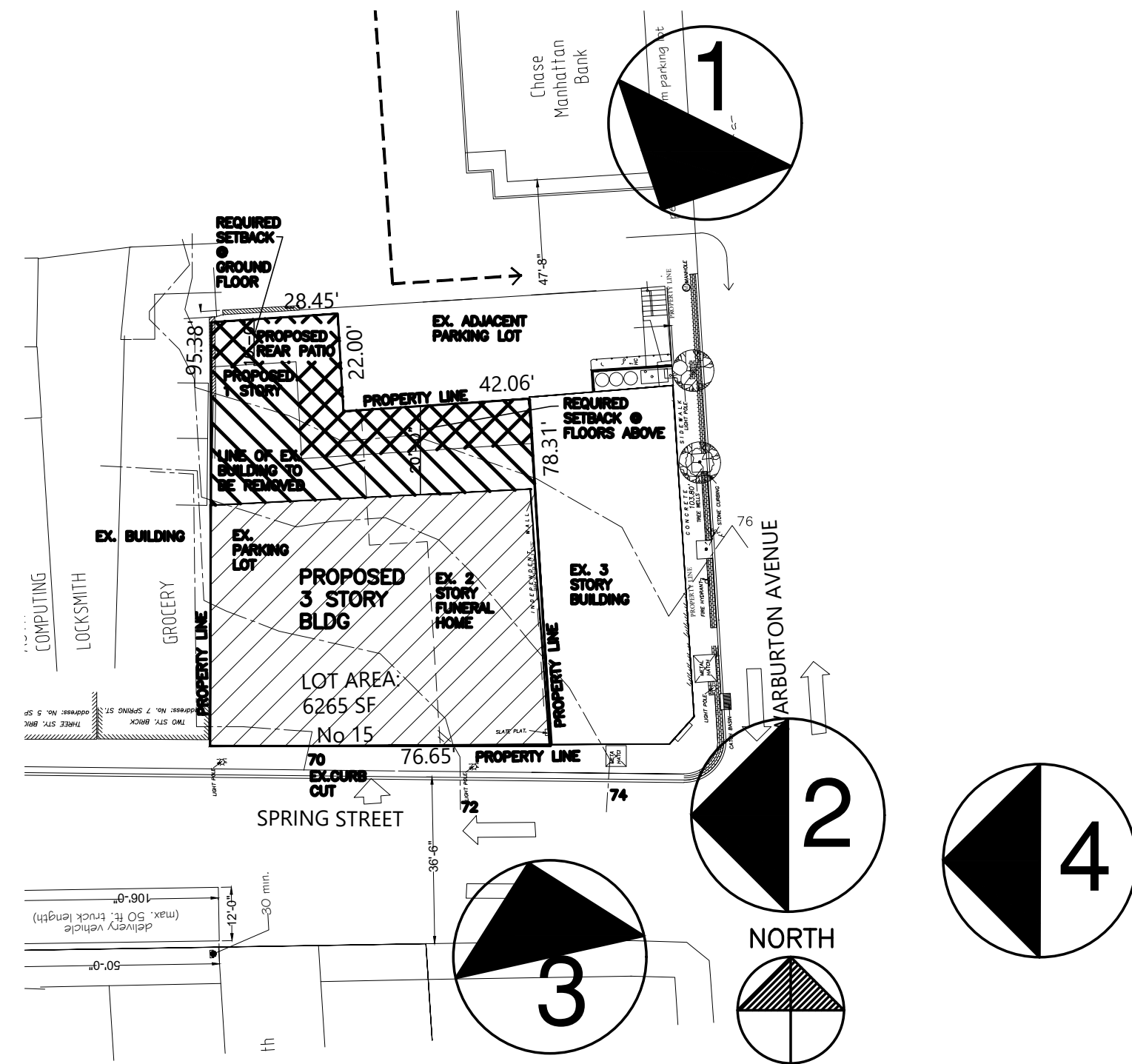
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① LOCATION MAP  
15 SPRING STREET

15 SPRING STREET



② VIEWS KEY MAP



VIEW #1 : FROM CHASE DRIVEWAY  
ON WARBURTON AVE



VIEW #2 : NORTH EAST CORNER OF  
SPRING ST AND WARBURTON AVE



VIEW #3 : FROM SOUTH EAST CORNER  
OF SPRING ST AND WARBURTON AVE



VIEW #4 : FROM VETERANS PARK  
ACROSS WARBURTON AVE

ZONING BLOCK: 4.30-22-34

ZONING DISTRICT: CC

PROJECT DESCRIPTION:  
NEW BUILDING

CLIENT:  
15 SPRING ST REALTY LLC

Edward M. Weinstein  
Architecture & Planning, P.C.

14 Spring Street  
Hastings-on-Hudson, NY 10706  
(914) 478-0800 FAX (914) 478-7287

No. DATE REVISION

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(C) 2009  
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SEAL & SIGNATURE



DOB SCAN

DOB EMPLOYEE STAMP

PROJECT

PROPOSED MIXED USE  
15 SPRING STREET  
HASTINGS ON HUDSON

VIEW PRESERVATION

SCALE: AS NOTED  
DATE: 06-17-19  
PROJECT No.: 19511  
DRAWING BY: SI  
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DWG No.:

VP 2 .00  
of



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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<b>Part 1 - Project and Sponsor Information</b>							
IS SPRING REALTY LLC							
Name of Action or Project: IS SPRING ST							
Project Location (describe, and attach a location map): IS SPRING ST							
Brief Description of Proposed Action: NEW 3 STORIES MIX USE BUILDING							
Name of Applicant or Sponsor: ED WEINSTEIN		Telephone: 914 478 0800					
		E-Mail: edward@cmweinsteinkpa.com					
Address: 14 SPRING ST							
City/PO: HASTINGS ON HUDSON		State: NY	Zip Code: 10706				
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NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? <span style="float: right;">0.14 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">0.14 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">0.14 acres</span>							
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

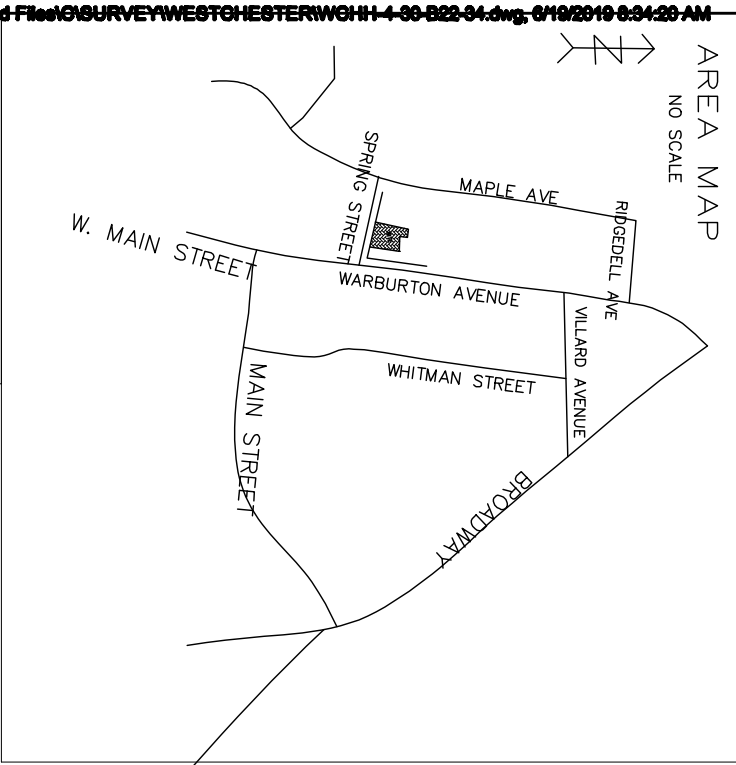


5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>EXISTING STORM DRAIN</u>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		



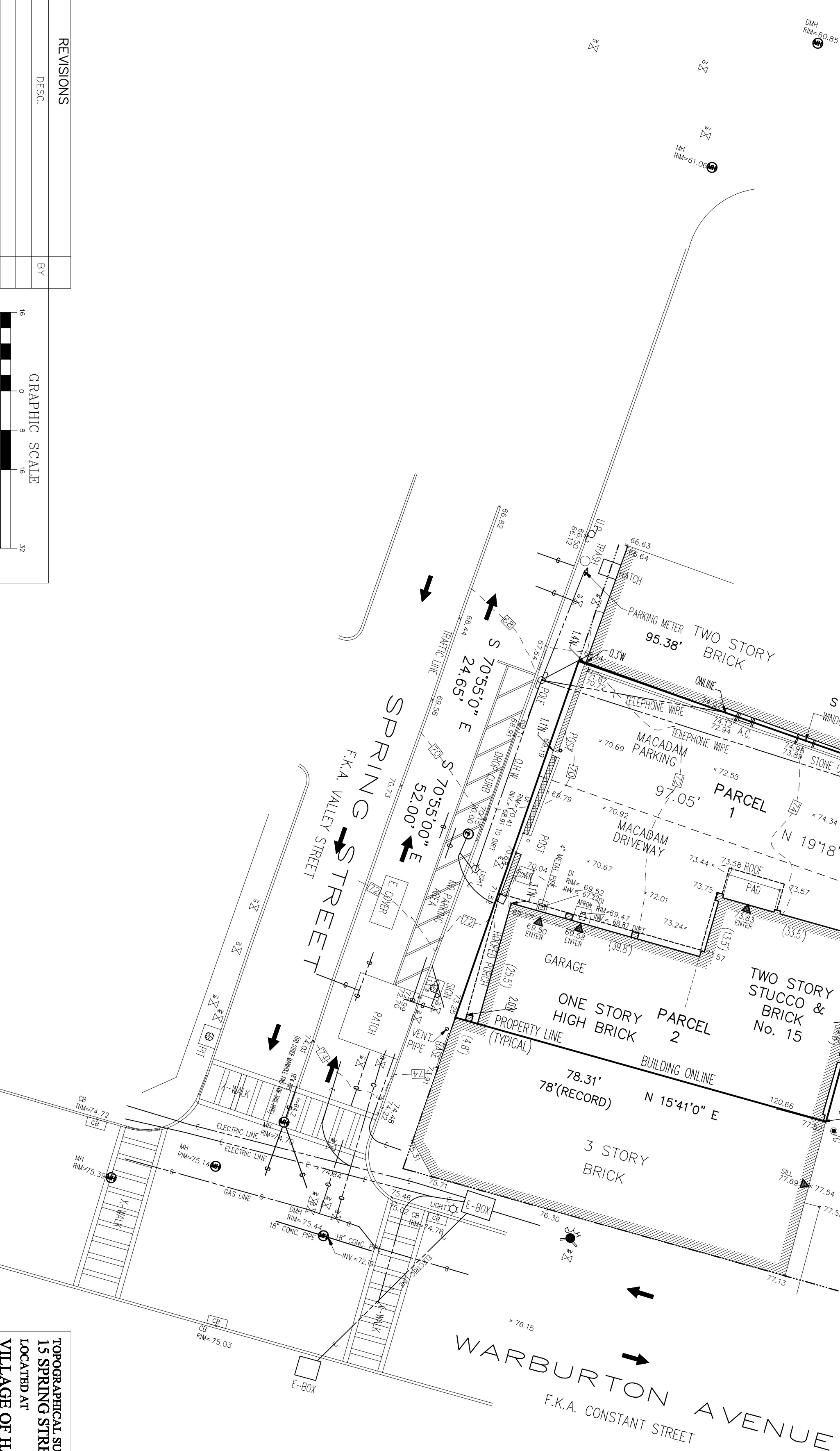
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	<b>NO</b>	<b>YES</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	<b>NO</b>	<b>YES</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	<b>NO</b>	<b>YES</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Edward M. Weinstein</u> Date: <u>6/18/19</u> Signature: <u>[Signature]</u>		





LEGENDS AND ABBREVIATIONS

67.32 EXISTING ELEVATION	60.30
TREE	
DRAINAGE INLET	
LIGHT POLE	
HYDRANT	
CONCRETE RET'N WALL	
BUILDING	
CONCRETE CURB	
TC TOP OF CURB	
BC BOTTOM OF CURB	
TW TOP OF WALL	
BW BOTTOM OF WALL	
DROP CURB	
UTILITY POLE	
LIGHT	
HYDRANT	
LIGHT POLE	
WATER VALVE	
TRAFFIC SIGN	
GAS VALVE	
DRAINAGE INLET	
CATCH BASIN	
SEWER MANHOLE	
ELECTRIC MANHOLE	
WATER MANHOLE	
W WATER MAIN	
S SEWER	
E-ELECTRIC LINE	
G-GAS LINE	
OVER HEAD WIRES	
(C.L.F.)	
TC TOP OF CURB	
BC BOTTOM OF CURB	
TW TOP OF WALL	
BW BOTTOM OF WALL	
LEGAL GRADE	
(W.L.F.)	
UMH= UTILITY MANHOLE	

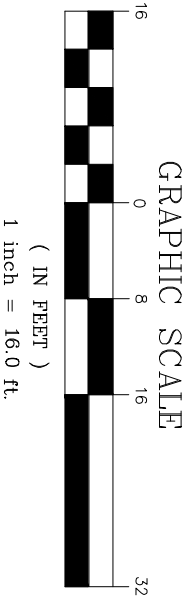


REVISIONS

DATE	DESC.	BY

1. ELEVATIONS SHOWN HEREON REFER TO NAVD88 VERTICAL DATUM.

2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
3. NO SEWER MANHOLE FOUND IN THE ROADWAY.
4. GAS AND ELECTRIC INFORMATION SHOWN HEREON TAKEN FROM THE FIELD MARKINGS
5. CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.



LOT AREA= 46,267 Sq. Ft. OR ± 0.14 AC.

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
  7. CODE 753 (UTILITY MARKINGS), NO UTILITY MARKINGS WERE FOUND ON THE DAY OF FIELD TRIP.
- CALL BEFORE YOU DIG:  
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1-800-272-4480.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS VIOLATION OF 726, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL, NOT BE CONSIDERED TO BE A TRUE AND VALID COPY. BELOW SURVEYOR'S ENCLOSURES ARE NOT SHOWN, THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED. A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED. A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED. Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable. Certified To: Not for Title Transfer.

DATE: JUNE 07, 2019.  
SCALE: 1"= 16.0'  
Measurement in U.S. Standard.  
JOB NUMBER  
WCHH-4-30-B22-34 (0000)

TOPOGRAPHICAL SURVEY OF  
15 SPRING STREET  
LOCATED AT  
VILLAGE OF HASTINGS ON HUDSON  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY NEW YORK.  
PARCEL I.D. WCHH-4-30-B22-34.

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 050666.

Summit Land Surveying P.C.

64 Virginia Avenue  
Dobbs Ferry NY 10522  
Tel. 9146297758

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