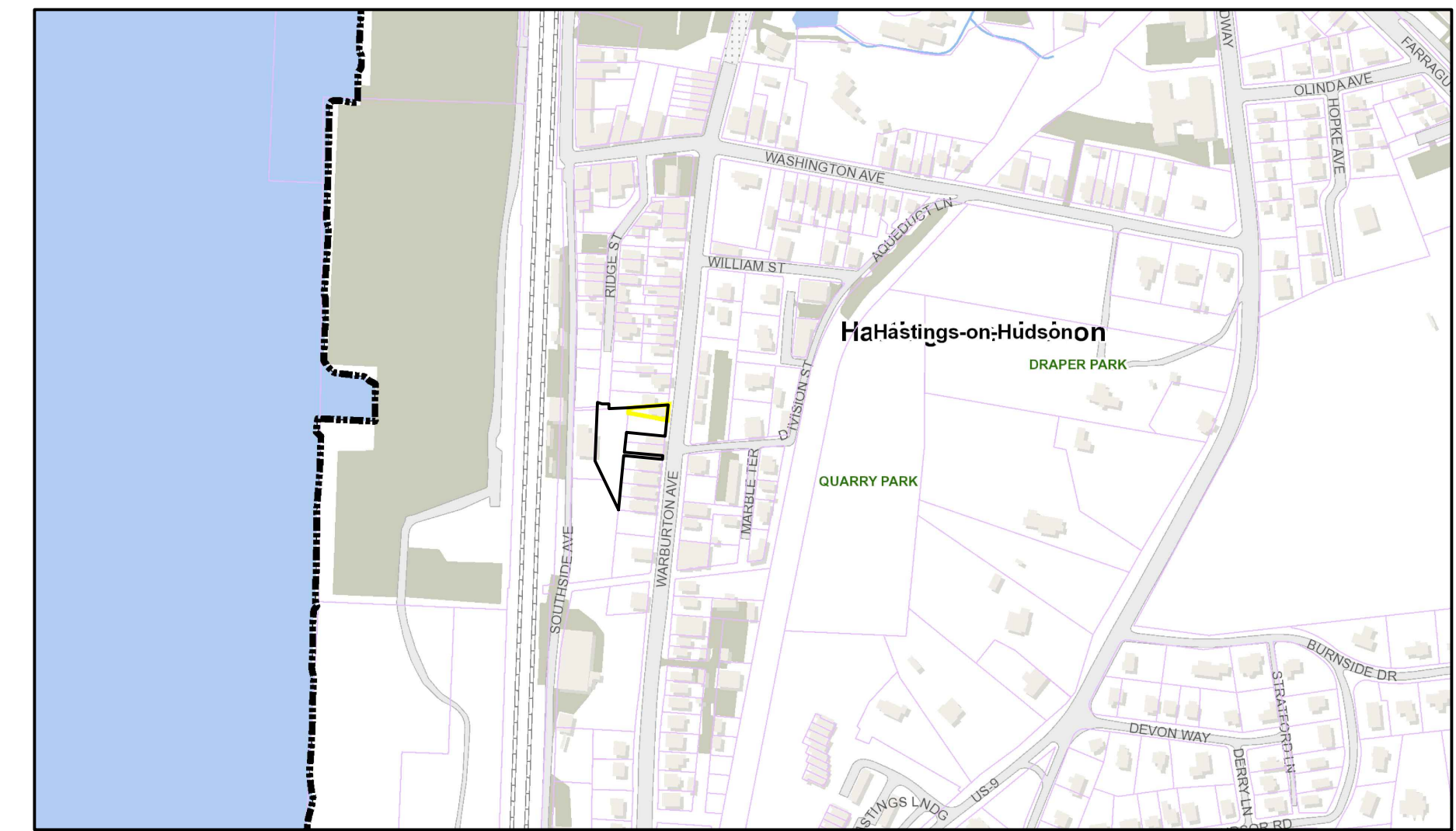
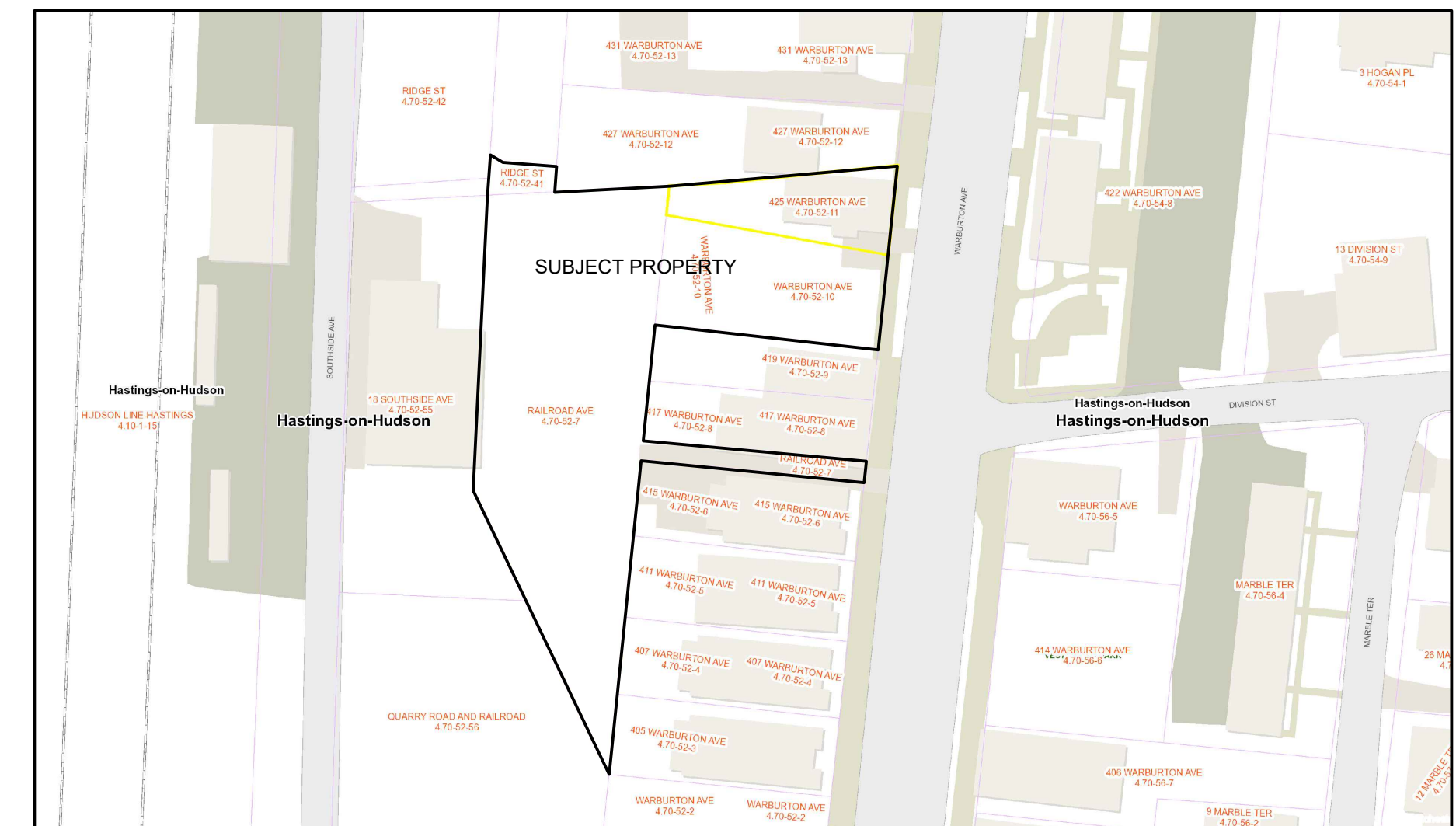


425 WARBURTON AVENUE

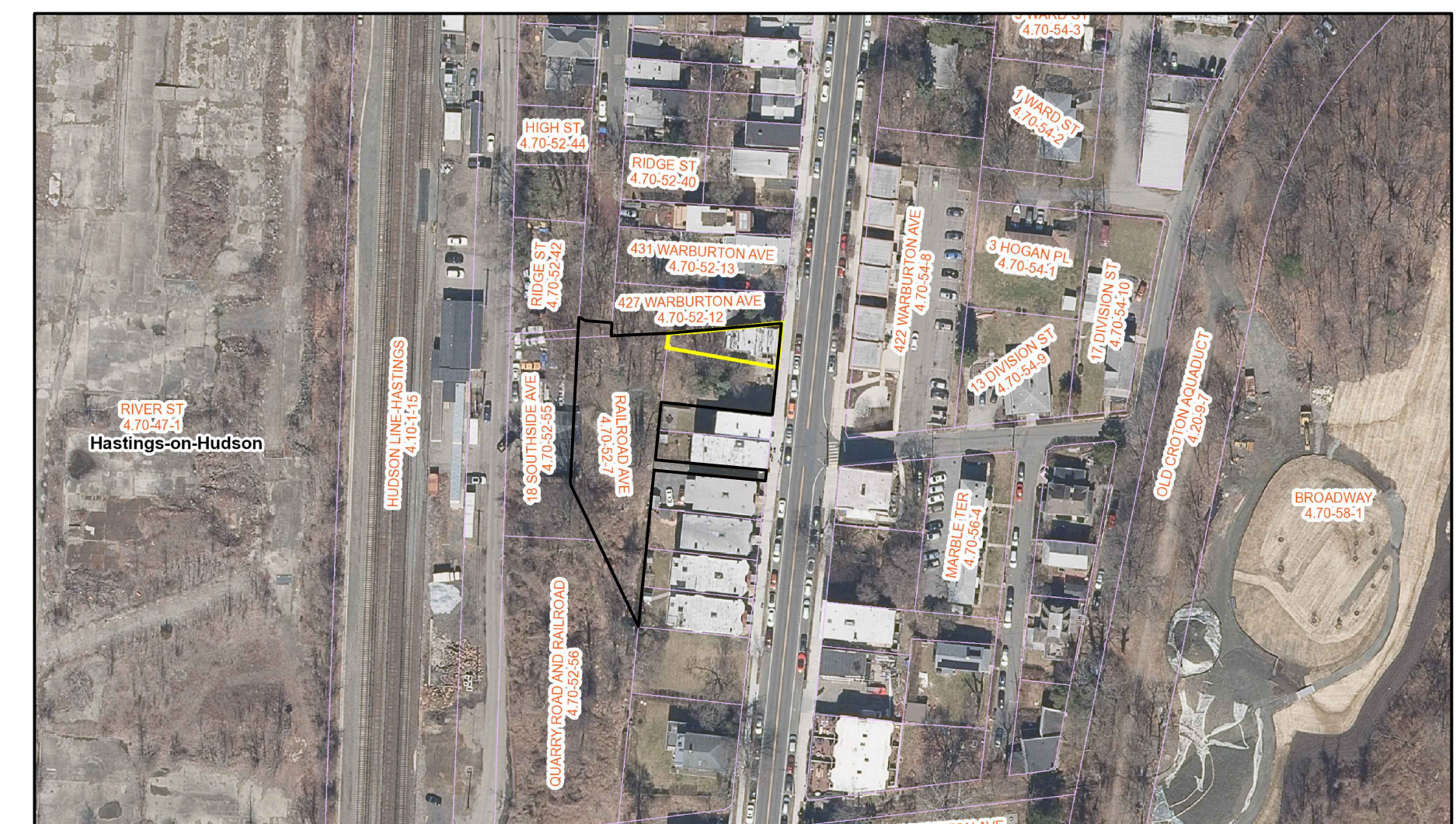
HASTINGS-ON-HUDSON, N.Y. 10706



SITE LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



AERIAL LOCATION MAP
NOT TO SCALE

HARRY TOUNG
ARCHITECT
TEL: 212 719-9223
330 E. 83RD STREET
NEW YORK, N.Y. 10028
htoungarchitect@gmail.com

N.Y.S. LICENSE No.

PROJECT TITLE:
425 WARBURTON AVENUE
HASTINGS-ON-HUDSON, N.Y. 10706

PROJECT NO.: 1901

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

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SHEET TITLE:
COVER SHEET

DATE: 4-20-2022
DRAWN BY: SSJ

SCALE: AS NOTED
CHECKED BY: PRS

CS

LIST OF DRAWINGS		BOARD OF TRUSTEES
CS	LIST OF DRAWINGS, LOCATION MAPS, DESIGN CRITERIA, AND PERSPECTIVE	•
SD - 1.0	CONTEXT AREA SITE PLAN AND ELEVATION	•
SD - 1.1	SITE PLAN AND ROOF PLAN	•
SD - 1.2	LL1, LL2, FIRST FLR, SECOND FLR AND THIRD FLR PLANS	•
SD - 1.3	NORTH, SOUTH, WEST, AND EAST ELEVATIONS	•
SD - 1.4	LONGITUDINAL AND CROSS BUILDING SECTIONS	•
SD - 1.5	CROSS SECTIONS	•
SD - 1.6	PERSPECTIVE RENDERINGS AND DIAGRAM	•

Village of Hastings on Hudson
Building Department
7 Maple Ave. Hastings on Hudson, NY 10706
(914) 478-3400 ext. 613

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Effective 10/3/2016)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Effective 10/3/2016)													
Location: Village of Hastings on Hudson											Zip Code: 10706		
Ground Snow Load	Wind Design				Seismic Design Category (RCNY Only)	Subject to Damage From			Climate Zone	Ice Barrier Underlayment Req'd	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone		Weathering	Frost Line Depth	Termite					
30	*Special Wind Region	NO	Yes	NO	C	Severe	42"	Moderate to Heavy	4A	YES	**FIRM COMMUNITY-PANEL MAP# 36119C0261F EFFECTIVE DATE, 9-29-2007	2000	51.6

* 115 MPH to 120 MPH. The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Section 1609 of the IBC and Figure R301.2(4) of the IRC are likely to occur and should be considered in the design.

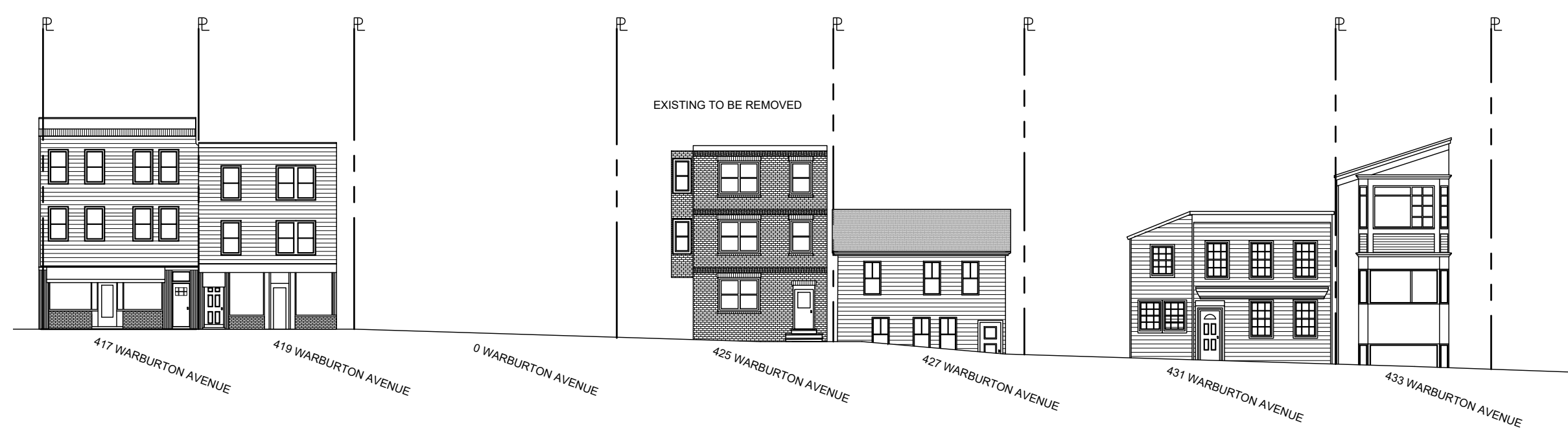
** State if applicable. For Flood Hazards the Design Professional shall state if they are applicable. Y/N. Verify with FIRM Maps. Maps are available on the FEMA web site <http://www.floodmap.foodsimple.com/>

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
4A	0.27	0.50	0.4	49	20+5	15/20	30	15/19	10.4 FT	15/19
TABLE R402.1.4 EQUIVALENT U-FACTORS										
4A	0.27	0.50	0.4	0.026	0.045	0.056	0.033	0.047	0.050	0.042

EXISTING ELEVATION

SCALE : 1" = 20'-0" GRAPHIC SCALE IN FEET
0 20 40



ALL SURVEYING INFORMATION
ON THIS DRAWING IS TAKEN
FROM A SURVEY
DATED AUGUST 15, 2020
PREPARED BY:
SUMMIT LAND SURVEYING P.C.
21 DRAKE AVENUE
WHITE PLAINS, N.Y. 10607
TEL 914 629 - 7758



PROPOSED ELEVATION

SCALE : 1" = 20'-0" GRAPHIC SCALE IN FEET
0 20 40

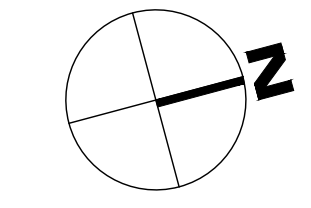


WARBURTON AVENUE

PROPOSED PROJECT					
ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING COVERAGE(SQ.FT.)	BUILDING COVERAGE(%)
425 WARBURTON AVENUE (EXISTING)	1	3	7,114	1,007	14.5 %
0 RAILROAD AVENUE (SUBJECT PROPERTY)	0	0	15,086	0	0.00 %
0 RIDGE STREET	0	0	405	0	0.00 %
TOTAL			22,605		
425 WARBURTON AVENUE (PROPOSED)	1	8	22,605	5,022	22.2 %

ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING COVERAGE(SQ.FT.)	BUILDING COVERAGE
405 WARBURTON AVENUE	1	8	3,485	1,815	52.08 %
407 WARBURTON AVENUE	1	8	3,485	1,847	47.26 %
411 WARBURTON AVENUE	1	8	3,049	1,672	54.84 %
415 WARBURTON AVENUE	1	8	3,049	1,586	52.02 %
417 WARBURTON AVENUE	1	4	4,792	1,675	34.95 %
419 WARBURTON AVENUE	1	3	2,614	1,056	40.40 %

ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING COVERAGE(SQ.FT.)	BUILDING COVERAGE
427 WARBURTON AVENUE	1	2	4,792	864	18.03%
431 WARBURTON AVENUE	1	3	7,405	1,576	21.28%
433 WARBURTON AVENUE	1	2	3,920	1,176	30.00 %
437 WARBURTON AVENUE	1	3	3,920	1,024	26.12 %
439 WARBURTON AVENUE	1	3	2,178	940	43.16 %
441 WARBURTON AVENUE	1	2	2,178	872	40.04 %
443 WARBURTON AVENUE	1	1	2,178	660	30.30 %
445 WARBURTON AVENUE	2	3	3,920	1,939	49.46 %
447 WARBURTON AVENUE	1	1	2,178	900	41.32 %
449 WARBURTON AVENUE	1	7	2,178	2,425	111.34 %



CONTEXT AREA SITE PLAN

SCALE : 1" = 20'-0" GRAPHIC SCALE IN FEET
0 20 40

ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING COVERAGE(SQ.FT.)	BUILDING COVERAGE
0 RIDGE STREET	0	0	3,920	0	0.00 %
18 RIDGE STREET	1	8	3,920	1,502	38.32%
20 RIDGE STREET	1	3	1,742	1,518	87.14 %
24 RIDGE STREET	1	1	3,920	1001	25.53 %

HARRY TOUNG
ARCHITECT
TEL: 212 719-9223
330 E. 83RD STREET
NEW YORK, N.Y. 10028
httougarchitect@gmail.com

N.Y.S. LICENSE No.

PROJECT TITLE:
425 WARBURTON AVENUE
HASTINGS-ON-HUDSON, N.Y. 10706
PROJECT NO.: **1901**

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.

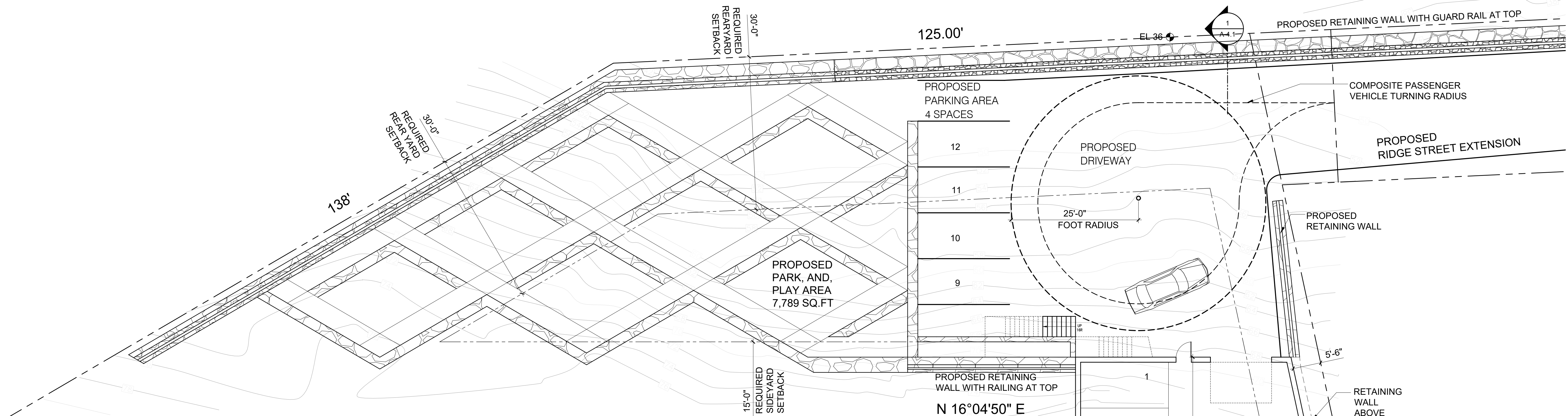
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

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SHEET TITLE:
STREETScape SITE PLAN

DATE: **4-20-2022** DRAWN BY: **SSJ**
SCALE: **AS NOTED** CHECKED BY: **PRS**

SD-1.0



ZONING TABLE			
425 WARBURTON AVENUE, HASTINGS-ON-HUDSON, NY		ZONING DISTRICT: MR-O	
TAX PARCEL ID: TAX LOTS 7, 10, 11, AND 41 IN BLOCK 52, SECTION 4.70			
	REQUIRED / PERMITTED	EXISTING	PROPOSED
LOT AREA	6,500 SF	22,805 SF	22,805 SF
TOTAL OF DWELLING UNITS	3	3	8
LOT WIDTH FRONTAGE	50 FT	82.03 FT	82.03 FT
BUILDING COVERAGE	55%	4.5%	22.2% (5,022 SF)
IMPERVIOUS COVERAGE	70%	9.1%	68.81%
OPEN SPACE	200 SF / BEDROOM	N/A	3,600 SF 18 BEDROOMS
FRONT YARD SETBACK	10 FT	0.2 FT	5 FT
REAR YARD SETBACK	30 FT	53.4 FT	62 FT
SIDE ONE	10 FT	+/- 50 FT	10 FT
SIDE TWO	14 FT	0.3 FT	14.8 FT
BUILDING HEIGHT	3 STORIES 35 FT	3 STORIES (38 FT)	3 STORIES (30.25 FT)
PARKING SPACE	0.8 PER UNIT	3 SPACES	12 SPACES
SIZE OF PARKING SPACES DRIVEWAY AREA	9 FT WIDE, 18 FT LONG	N/A	9 FT WIDE, 18 FT LONG
DRIVE WAY AREA	N/A	+/- 500 SF	3,966.6 SF

BUILDING COVERAGE TABLE			
	UNITS	EXISTING	PROPOSED
EXISTING BUILDING	SQ.FT.	1,007	
TOTAL EXISTING BUILDING COVERAGE		1,007	
TOTAL EXISTING BUILDING COVERAGE		1,007 / 22,805 = 4.5%	
PROPOSED BUILDING	SQ.FT.		5,022
TOTAL PROPOSED BUILDING COVERAGE			5,022 / 22,805 = 22.2%

IMPERVIOUS COVERAGE TABLE		
	UNITS	PROPOSED
PROPOSED BUILDING	SQ.FT.	5,022
PROPOSED RETAINING WALLS	SQ.FT.	2,624.3
PROPOSED ENTRY SIDEWALK	SQ.FT.	337
PROPOSED DRIVEWAY	SQ.FT.	4,135.5
PROPOSED WALKWAYS	SQ.FT.	3,437.5
TOTAL PROPOSED IMPERVIOUS COVERAGE		15,556.3
TOTAL PROPOSED IMPERVIOUS COVERAGE		15,556.3 / 22,805 = 68.81%

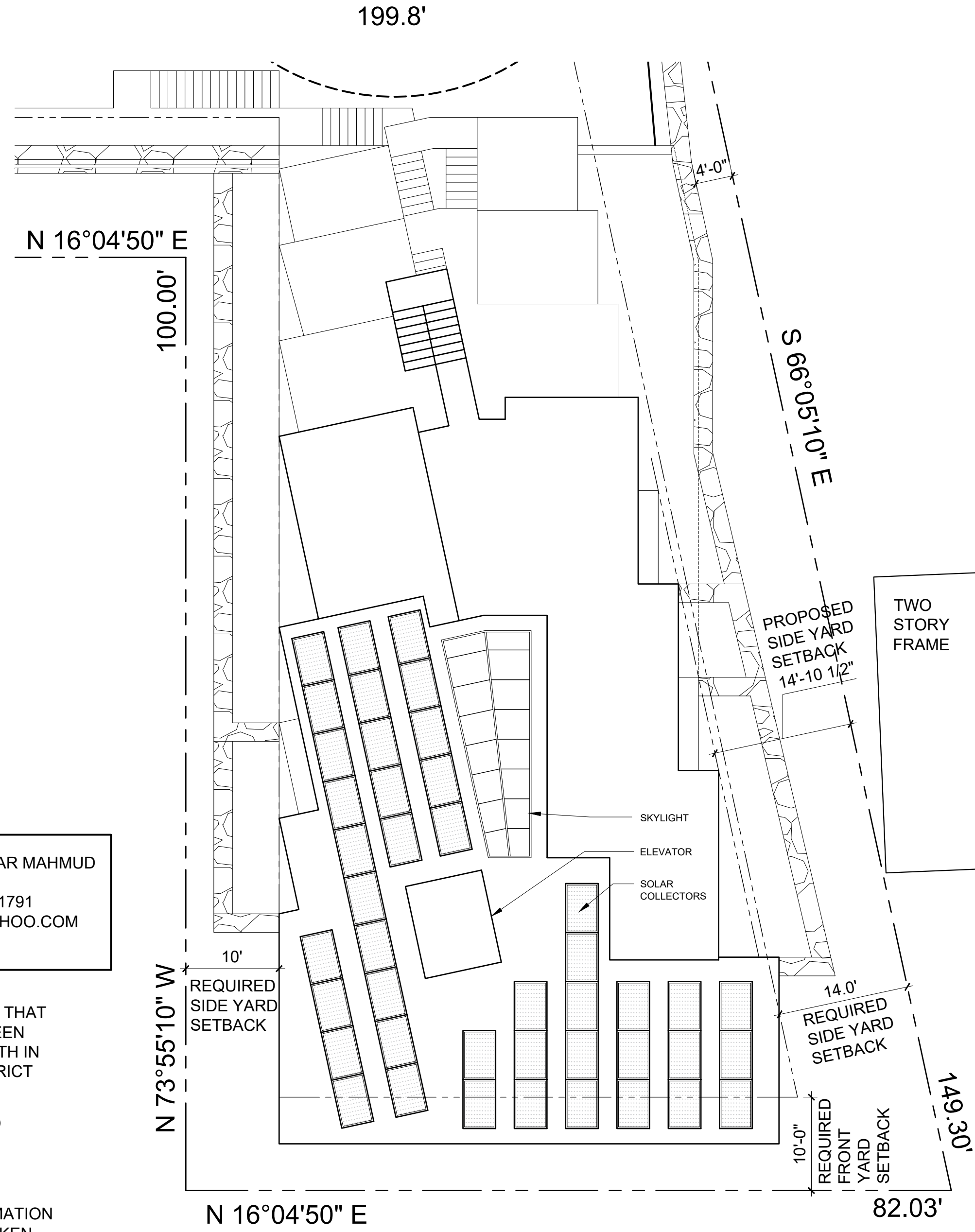
FLOOR AREAS TABLE		
STORY	AREA	CELLAR PORTION
PROPOSED LOWER LEVEL 2	3,113.5 SF	3,096.5 SF
PROPOSED LOWER LEVEL 1	4,112.8 SF	1,985.6 SF
PROPOSED FIRST FLOOR	3,754.9 SF	
PROPOSED SECOND FLOOR	3,476 SF	
PROPOSED THIRD FLOOR	2,140 SF	
PROPOSED GARAGE		4,047.8 SF
TOTAL	16,597.2 SF	9,130.9 SF

OWNER: TARIQ AND OMAR MAHMUD
 2 FRANCES DRIVE
 SYOSSET, NEW YORK. 11791
 EMAIL: OMARM3699@YAHOO.COM
 TEL: 516-645-3413

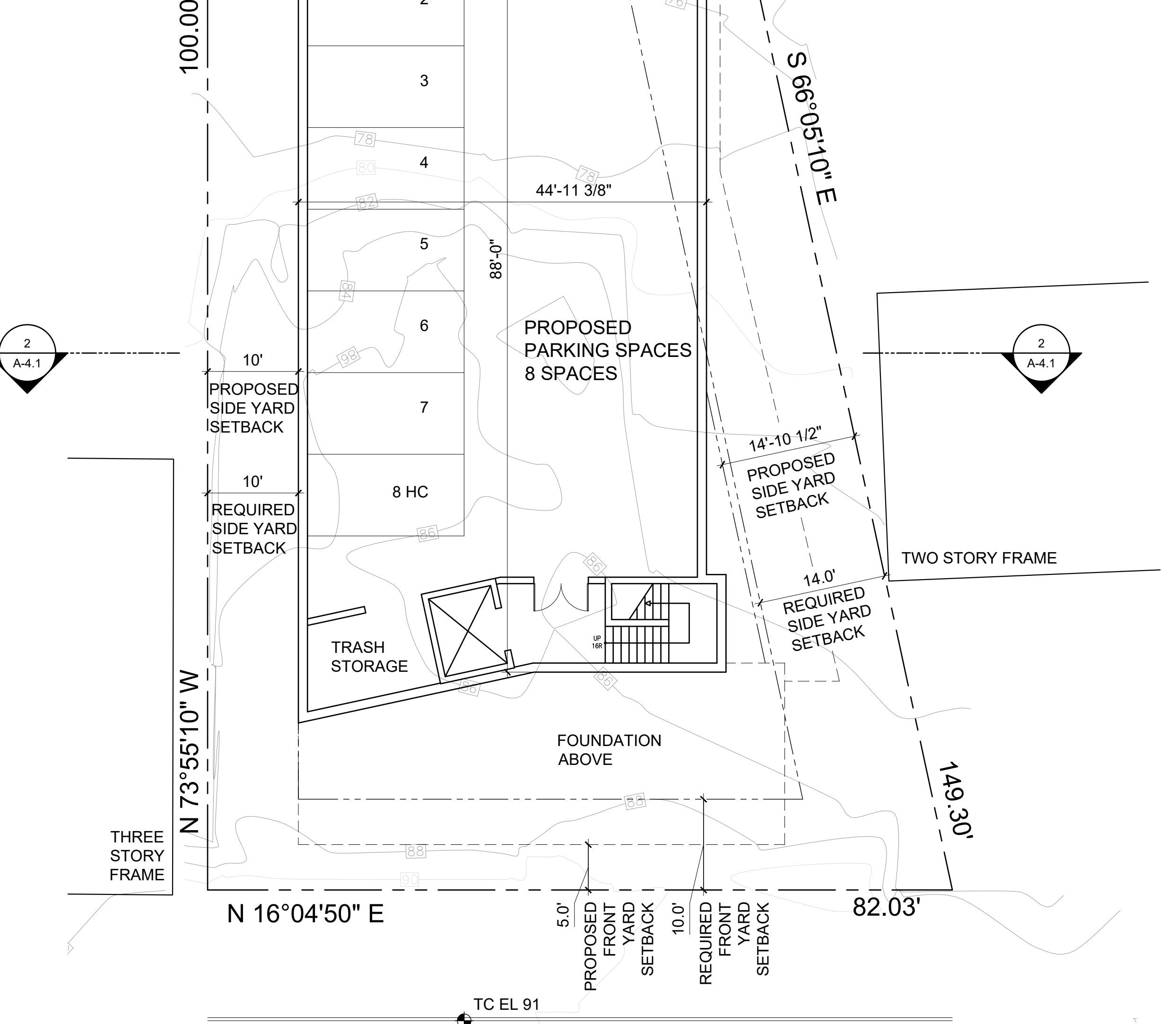
NOTE 1:
 THESE TABLES ASSUME THAT THE TWO LOTS HAVE BEEN COMBINED AND ARE BOTH IN THE MR-O ZONING DISTRICT

NOTE 2:
 THE FLOOR AREA RATIO PERMITTED IS 1.37 THE PROPOSED BUILDING FAR IS 0.734

ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED AUGUST 15, 2020
 PREPARED BY:
 SUMMIT LAND SURVEYING P.C.
 21 DRAKE AVENUE
 WHITE PLAINS, N.Y. 10607
 TEL 914 629 - 7758



ROOF PLAN
 SCALE : 1" = 10'-0"
 GRAPHIC SCALE IN FEET



WARBURTON AVENUE

SITE PLAN GARAGE LEVEL
 SCALE : 1" = 10'-0"
 GRAPHIC SCALE IN FEET

HARRY TOUNG
 ARCHITECT
 TEL: 212 719-9223
 330 E. 83RD STREET
 NEW YORK, N.Y. 10028
 htoungarchitect@gmail.com

425 WARBURTON AVENUE
 HASTINGS-ON-HUDSON, N.Y. 10706

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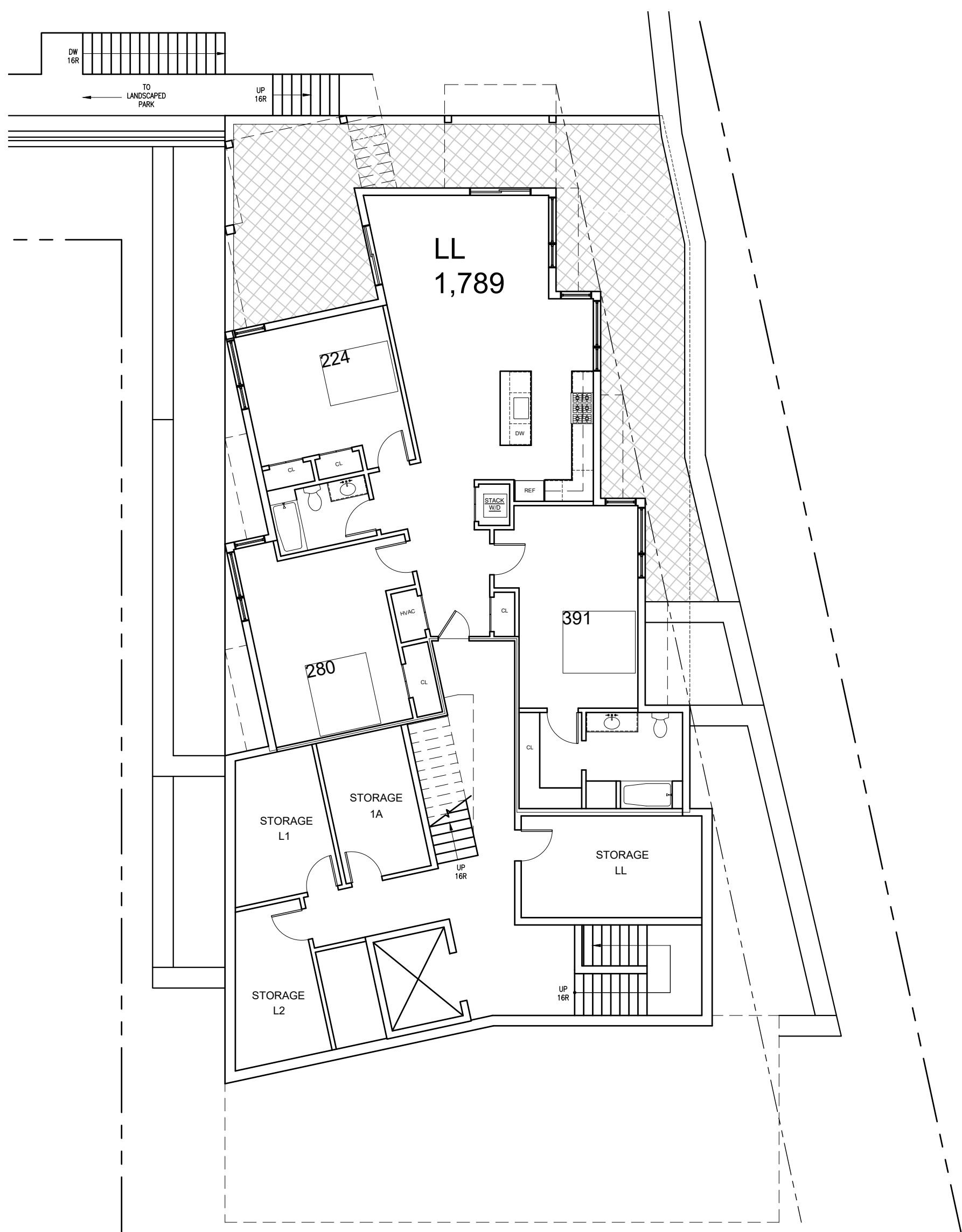
329 Broadway
 Dobbs Ferry, N.Y. 10522
 Phone: (914) 693-5093
 Fax: (914) 693-5390
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SHEET TITLE:
SITE PLAN

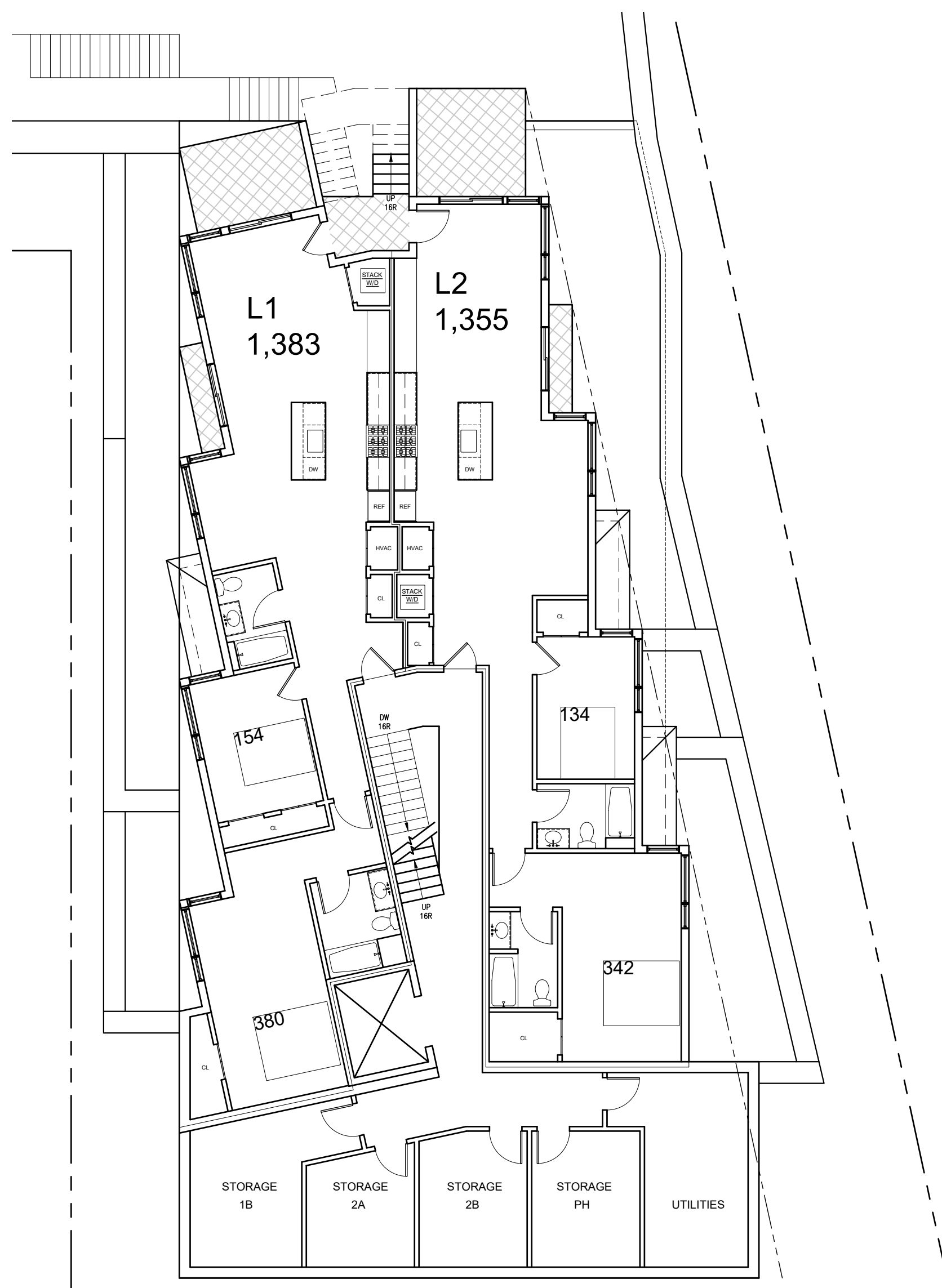
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 DRAWN BY: SSJ

SCALE: AS NOTED
 CHECKED BY:

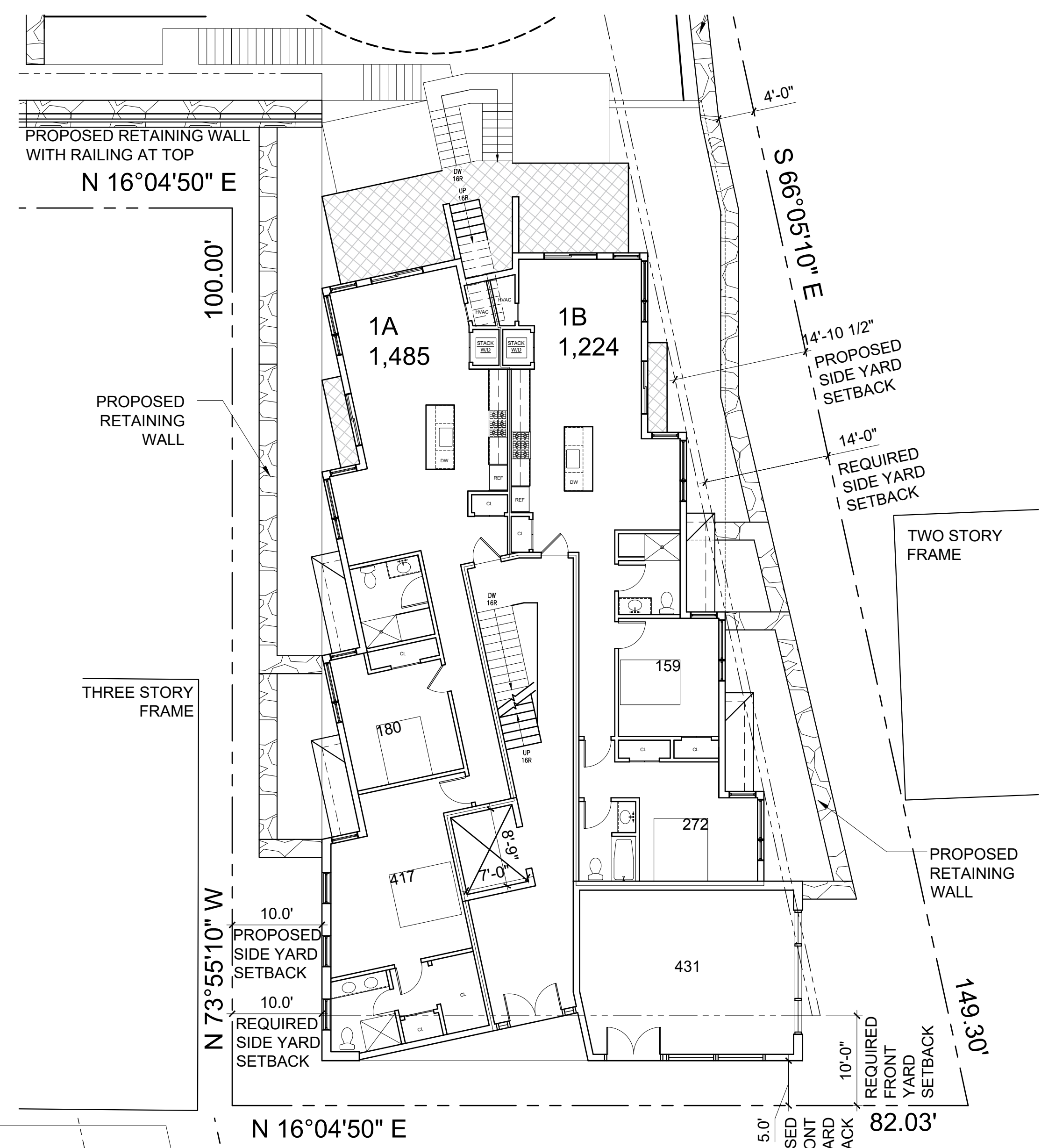
SD-1.1



2 LOWER LEVEL 2
 SCALE : 1" = 10'-0"
 GRAPHIC SCALE IN FEET



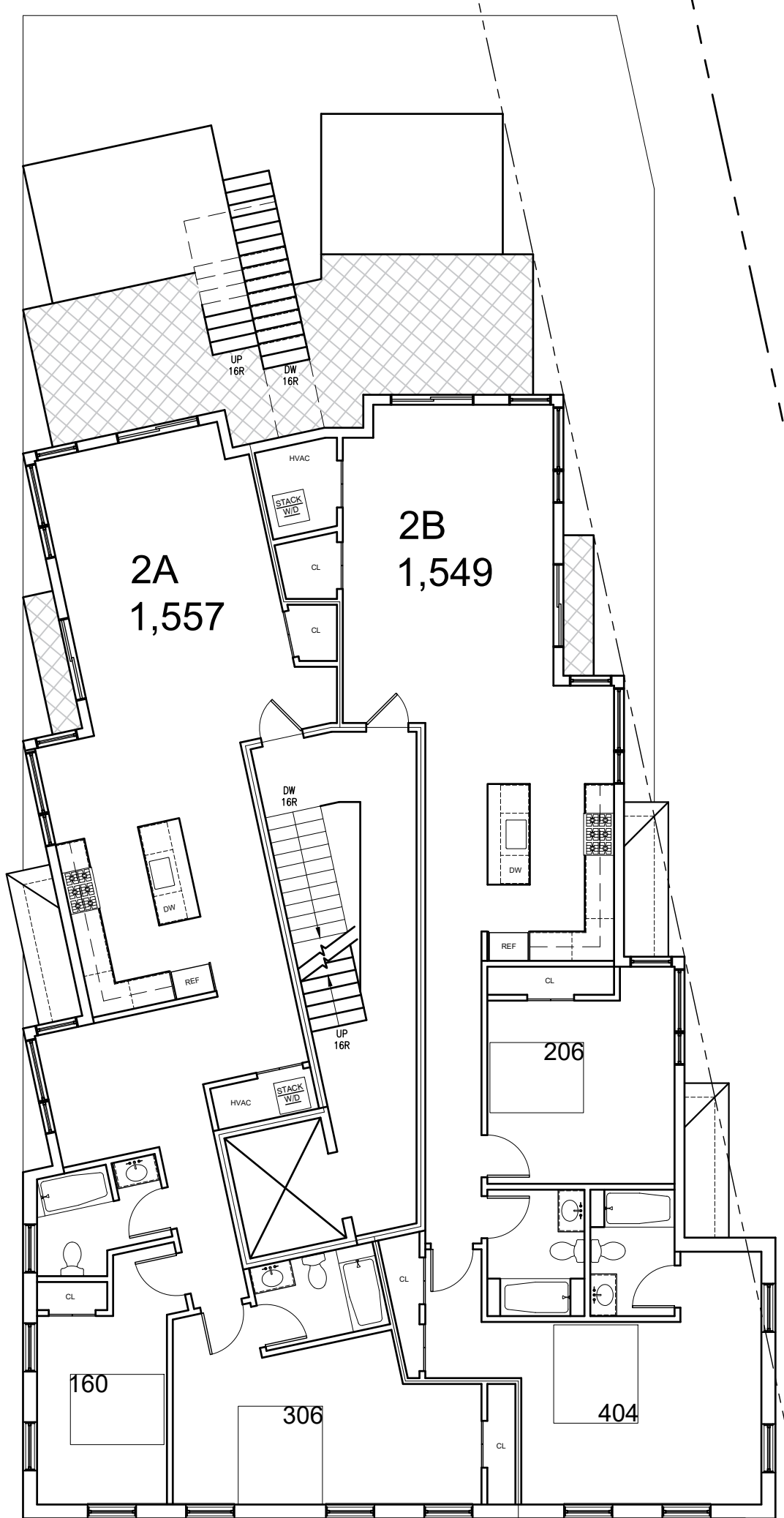
2 LOWER LEVEL 1
 SCALE : 1" = 10'-0"
 GRAPHIC SCALE IN FEET



WARBURTON AVENUE
 TC EL 91 CURB
 PROPOSED RETAINING WALL WITH RAILING AT TOP N 16°04'50" E
 100.00'
 PROPOSED RETAINING WALL
 14'-10 1/2" PROPOSED SIDE YARD SETBACK
 14'-0" REQUIRED SIDE YARD SETBACK
 TWO STORY FRAME
 PROPOSED RETAINING WALL
 149.30'
 10.0' PROPOSED SIDE YARD SETBACK
 10.0' REQUIRED SIDE YARD SETBACK
 10.0' PROPOSED FRONT YARD SETBACK
 10.0' REQUIRED FRONT YARD SETBACK
 82.03'
 5.0' PROPOSED FRONT YARD SETBACK
 N 73°55'10" W
 N 16°04'50" E



2 SECOND FLOOR
 SCALE : 1" = 10'-0"
 GRAPHIC SCALE IN FEET



2 THIRD FLOOR
 SCALE : 1" = 10'-0"
 GRAPHIC SCALE IN FEET



2 FIRST FLOOR
 SCALE : 1" = 10'-0"
 GRAPHIC SCALE IN FEET

UNIT	SIZE	NUMBER OF BEDROOMS
LL	1,789 SF	3
L1	1,383 SF	2
L2	1,355 SF	2
1A	1,485 SF	2
1B	1,224 SF	2
2A	1,557 SF	2
2B	1,549 SF	2
PH	1,737 SF	3

HARRY TOUNG
 ARCHITECT
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 330 E. 83RD STREET
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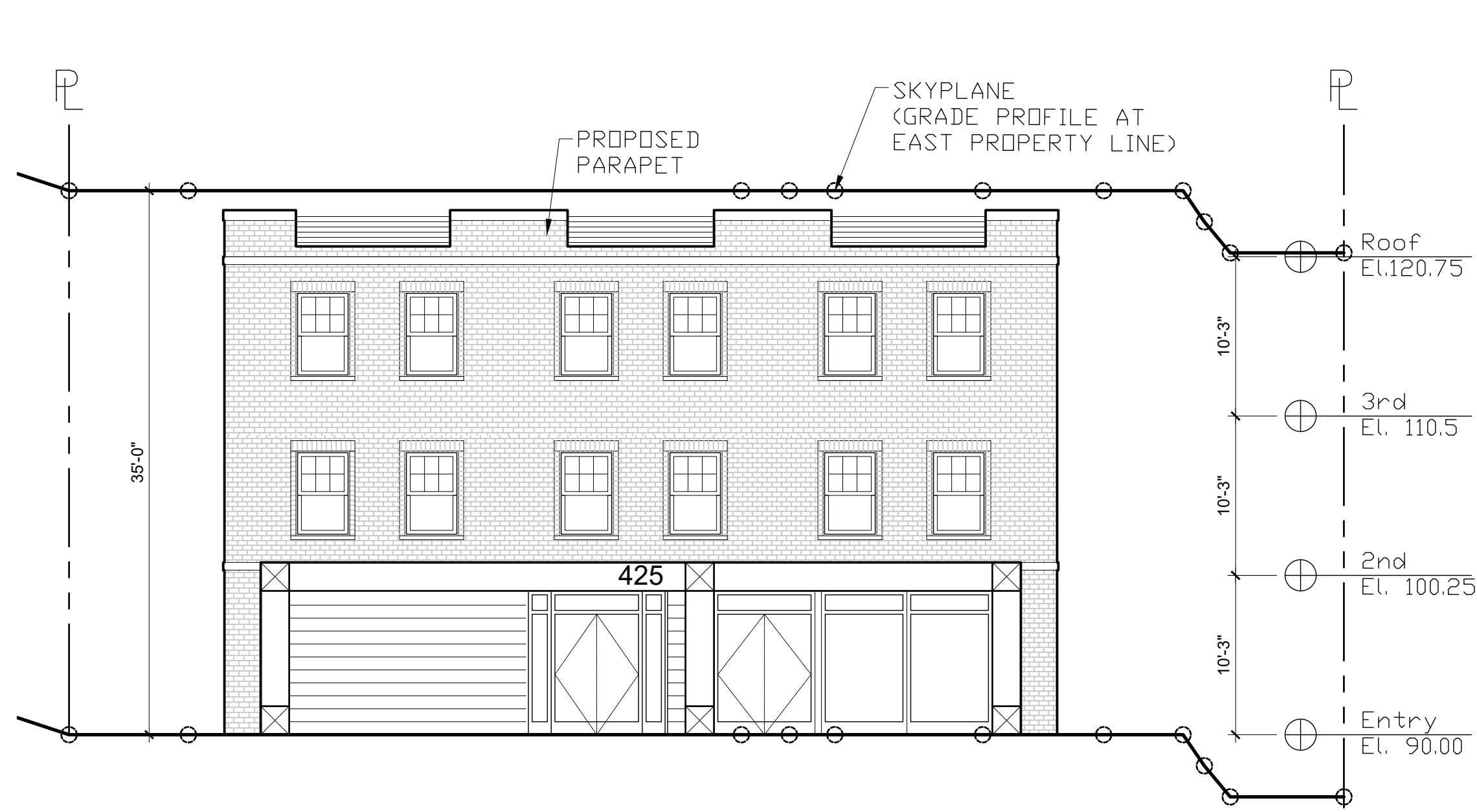
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 PROJECT NO.: **1901**

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 329 Broadway
 Dobbs Ferry, N.Y. 10522
 Phone: (914) 693-5093
 Fax: (914) 693-5390
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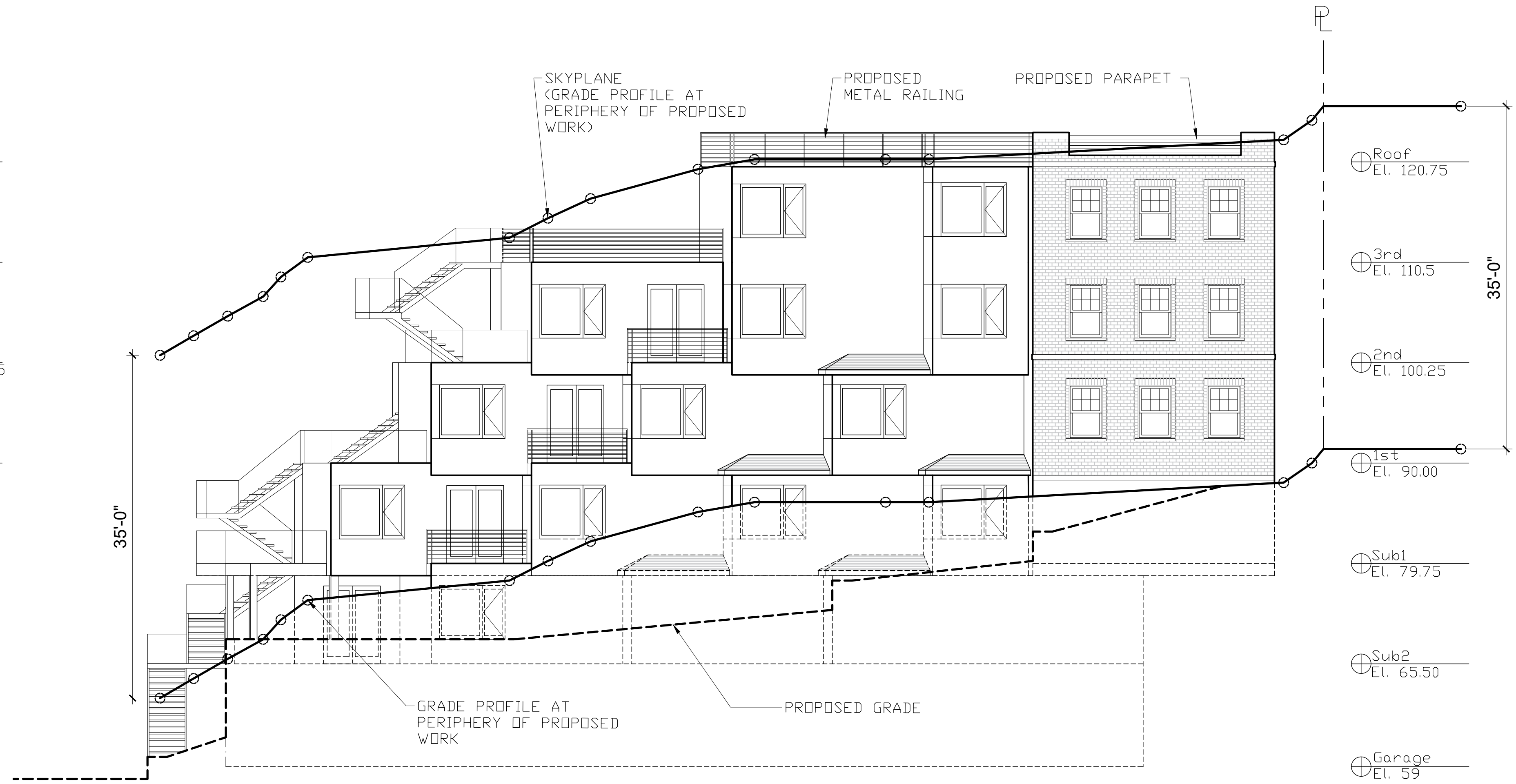
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FLOOR PLANS
 DATE: **4-20-2022** DRAWN BY: **SSJ**
 SCALE: **AS NOTED** CHECKED BY:

SD-1.2



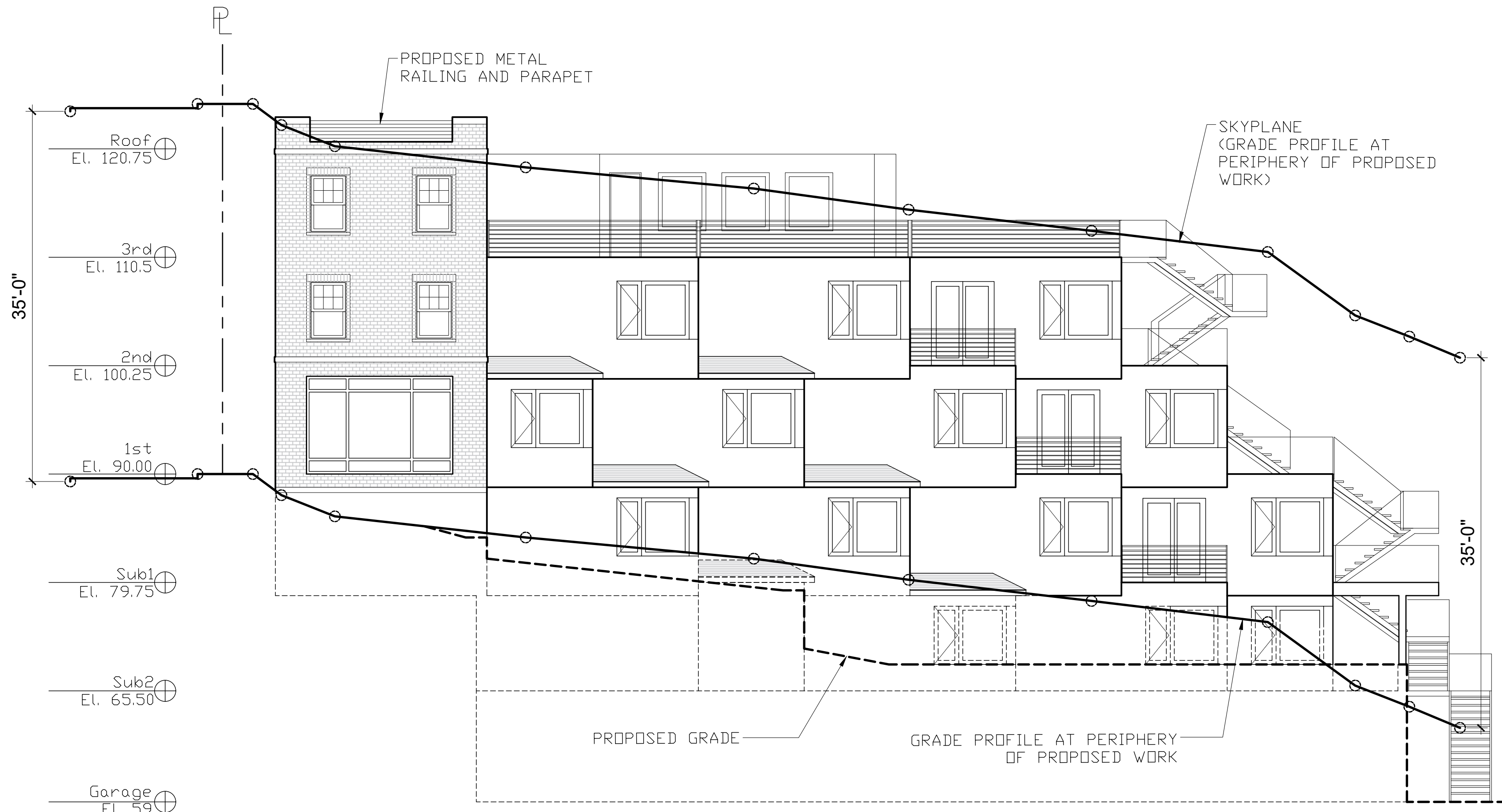
EAST ELEVATION

SCALE : 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 12 4 8 16



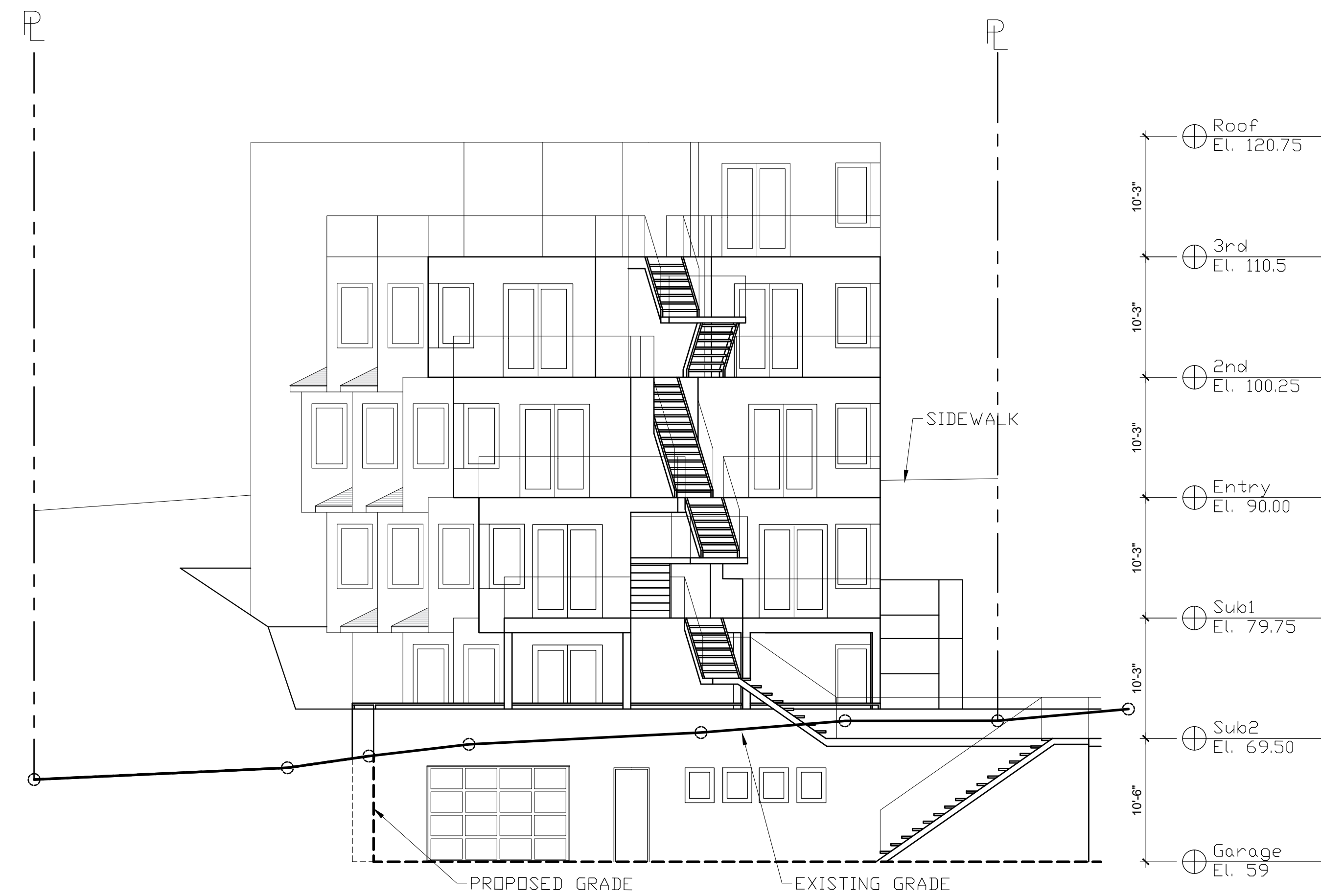
SOUTH ELEVATION

SCALE : 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 12 4 8 16



NORTH ELEVATION

SCALE : 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 12 4 8 16



WEST ELEVATION

SCALE : 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 12 4 8 16

HARRY TOUNG
ARCHITECT
TEL: 212 719-9223
330 E. 83RD STREET
NEW YORK, N.Y. 10028
httougarchitect@gmail.com

N.Y.S. LICENSE No.

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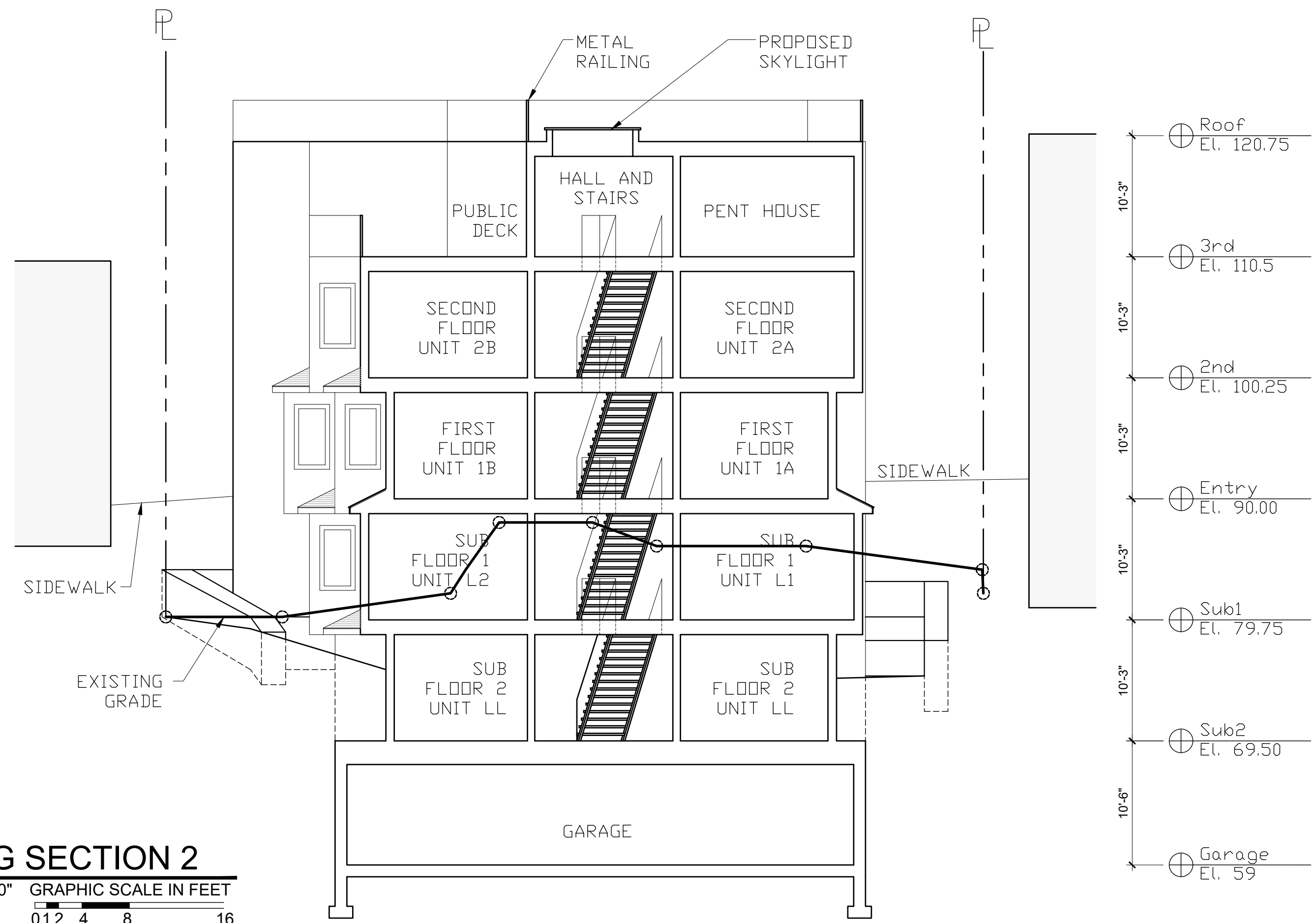
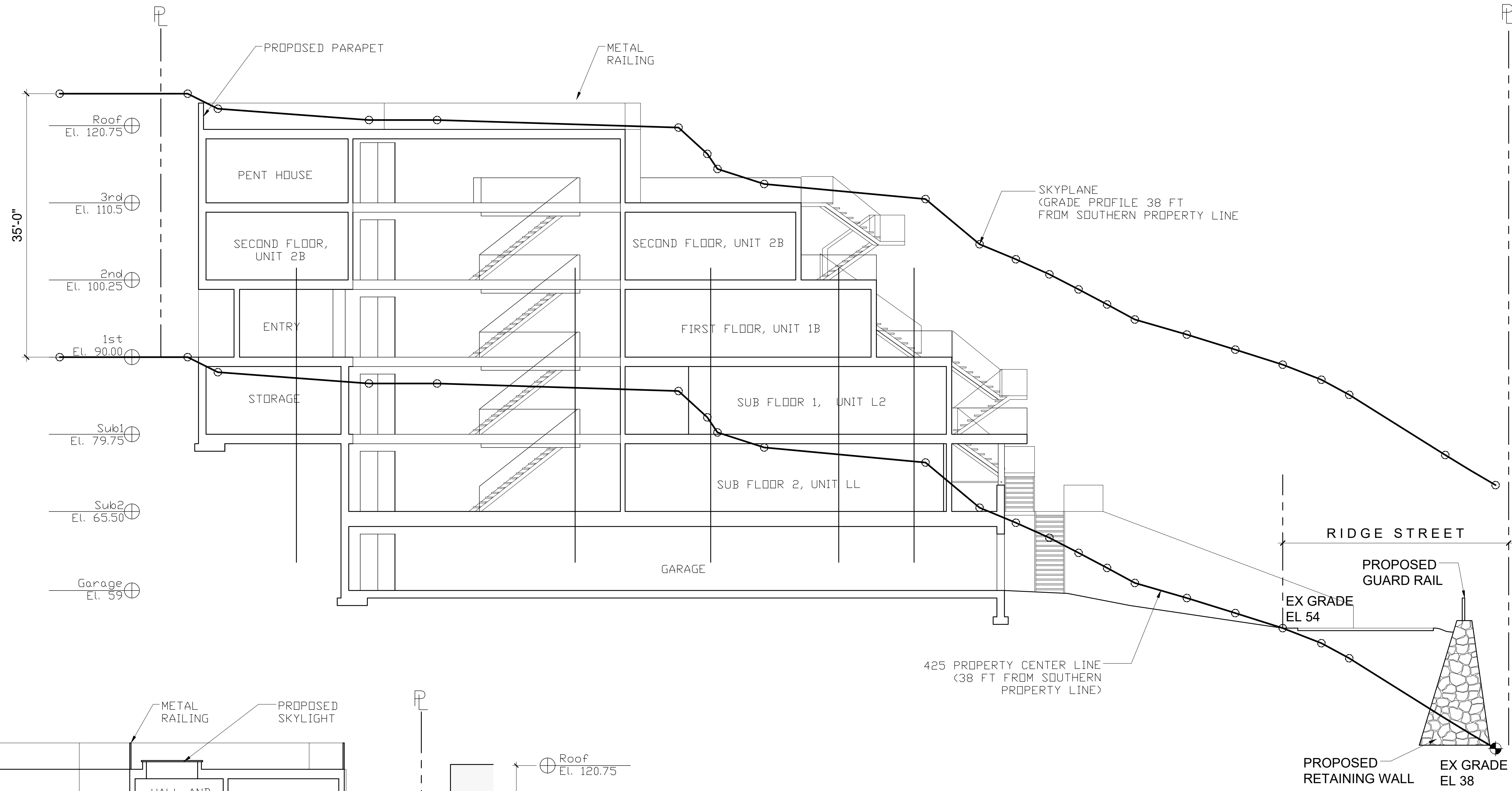
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Phone: (914) 693-5093
Fax: (914) 693-5390
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SHEET TITLE:
ELEVATIONS

DATE: 4-20-2022	DRAWN BY: SSJ
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SD-1.3



1 BUILDING SECTION 1
 SD-14 SCALE : 1/8" = 1'-0" GRAPHIC SCALE IN FEET
 0 2 4 8 16

2 BUILDING SECTION 2
 SD-14 SCALE : 1/8" = 1'-0" GRAPHIC SCALE IN FEET
 0 2 4 8 16

HARRY TOUNG
 ARCHITECT
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 330 E. 83RD STREET
 NEW YORK, N.Y. 10028
 htoungarchitect@gmail.com
 N.Y.S. LICENSE No.

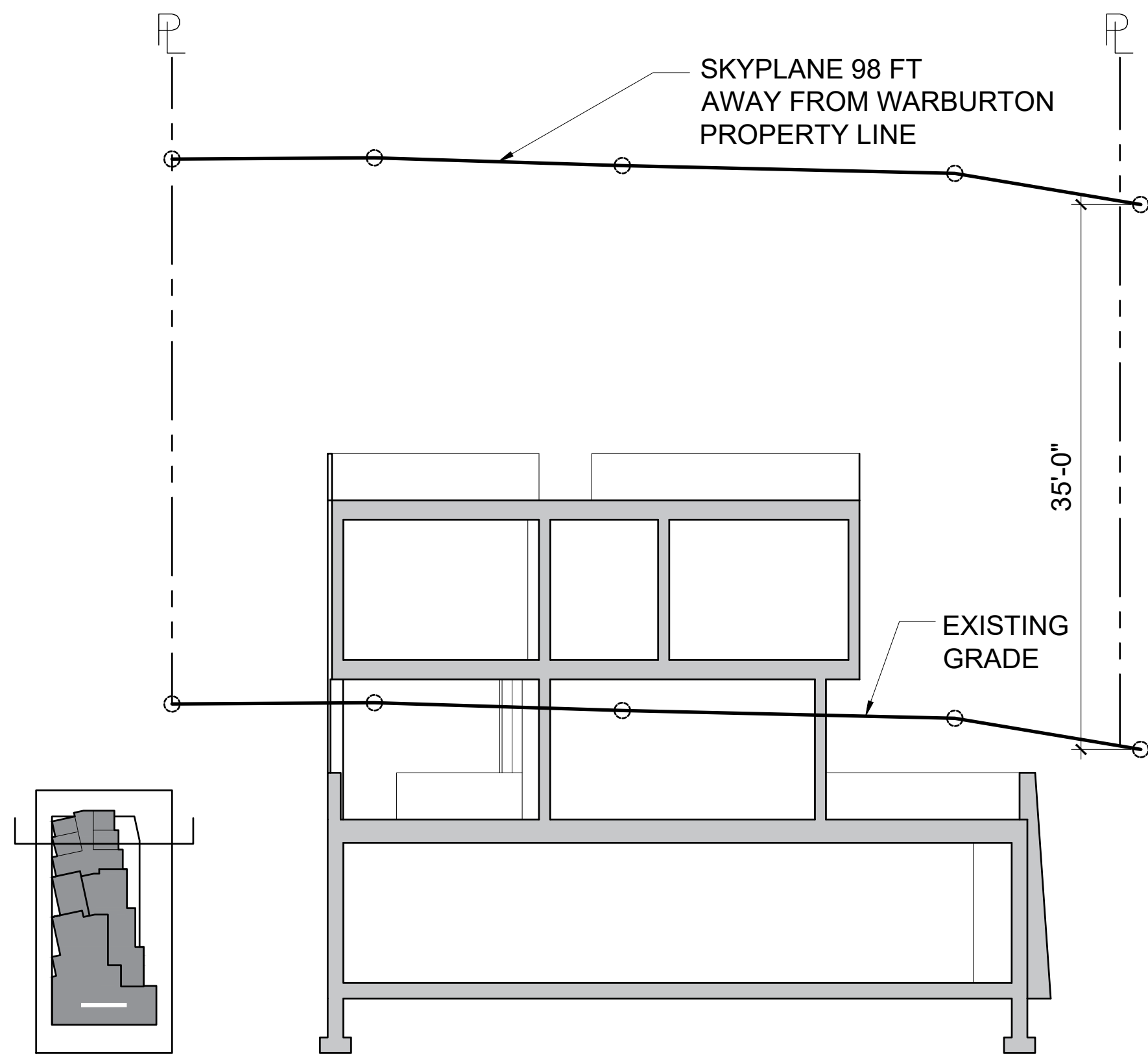
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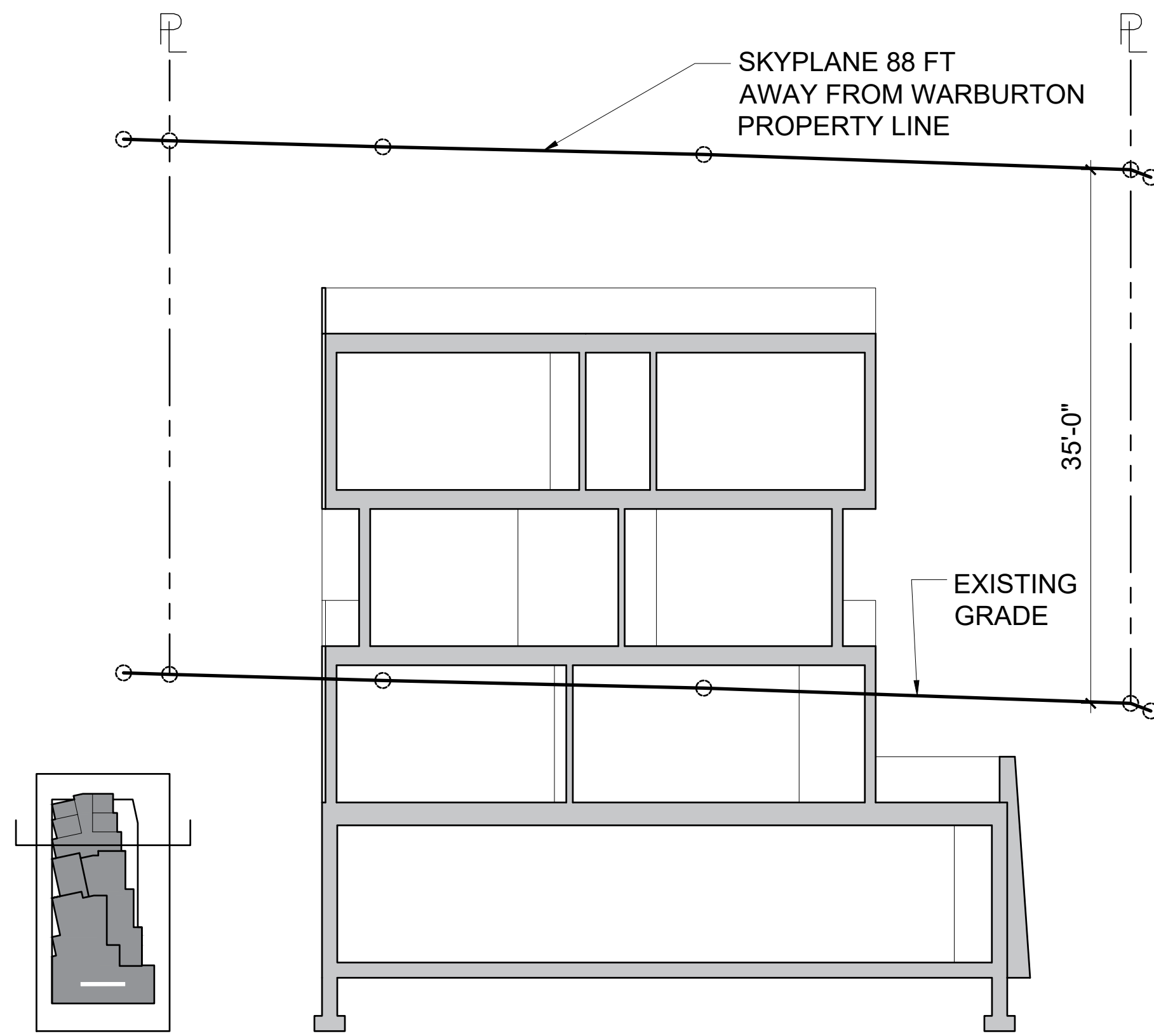
ISSUED / REVISIONS	

SHEET TITLE: SECTIONS	
DATE: 4-20-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

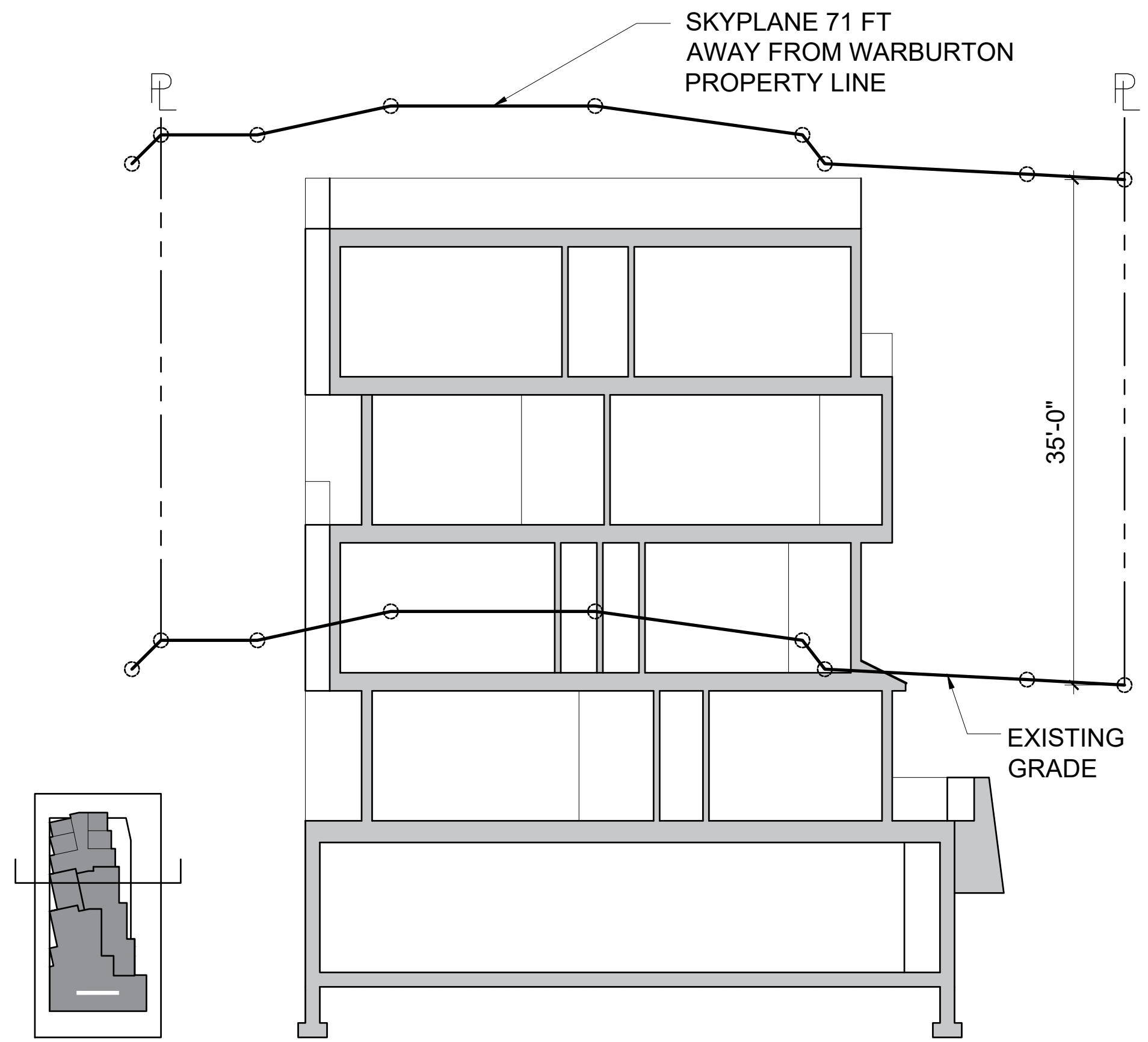
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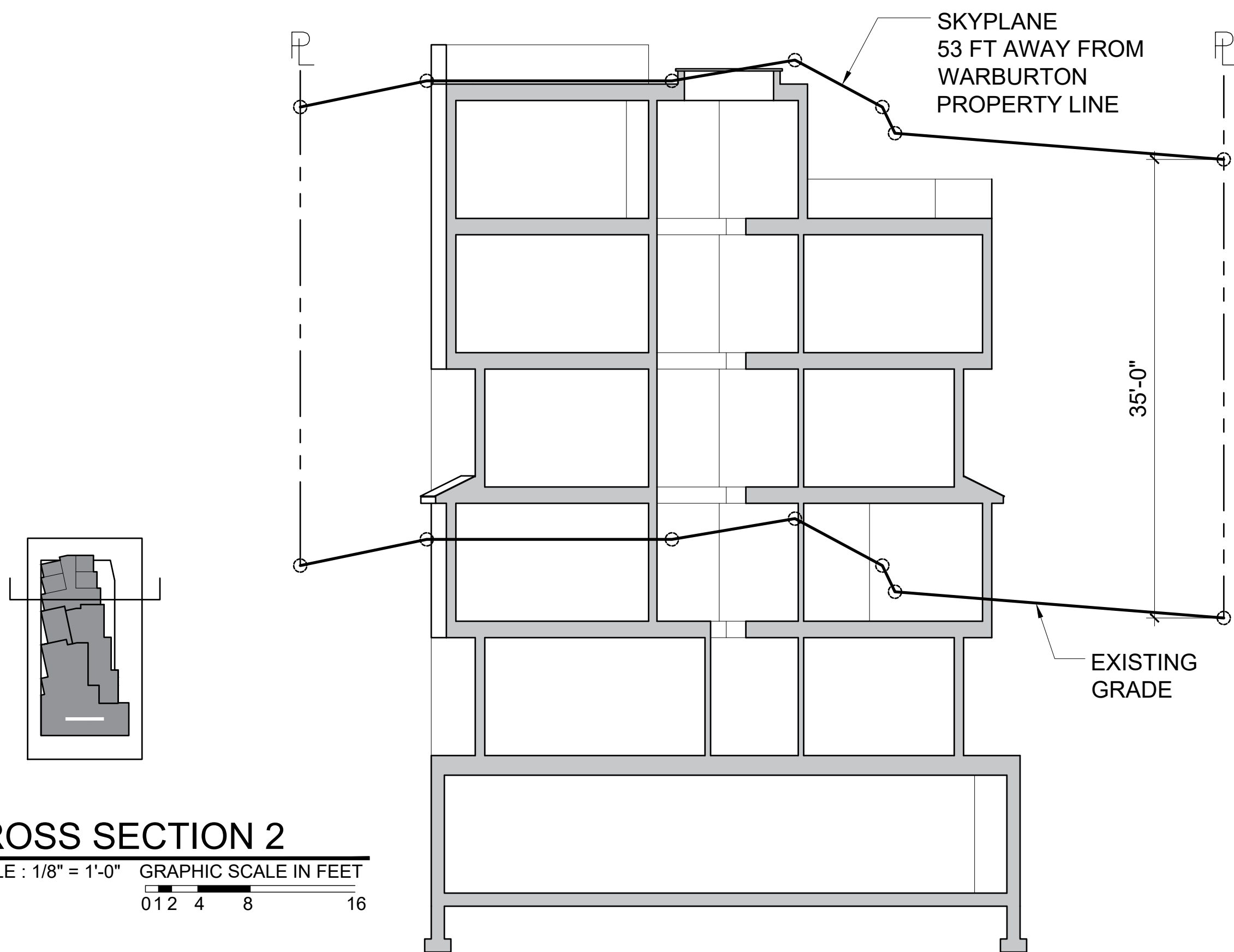
CROSS SECTION 5
SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 12 4 8 16



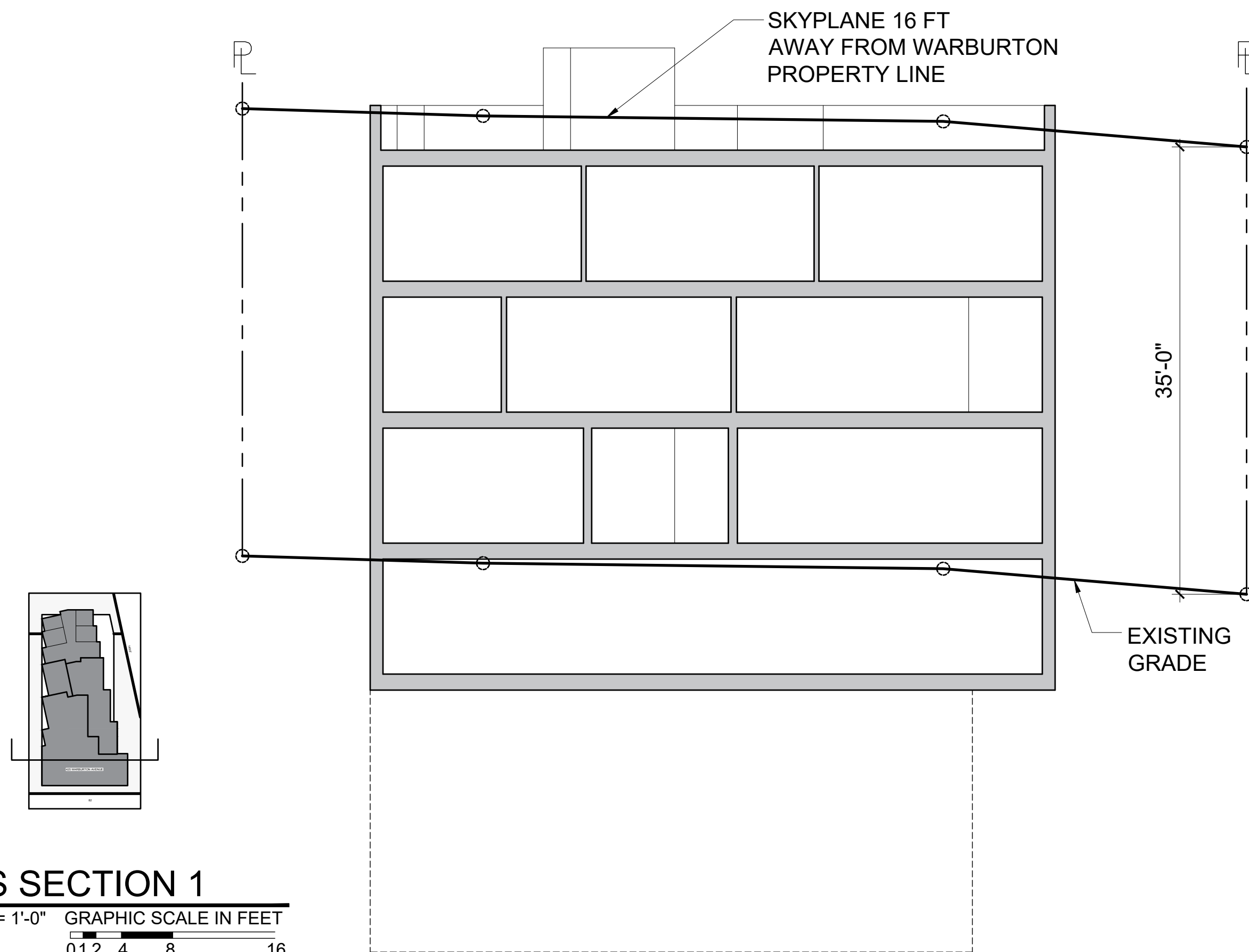
CROSS SECTION 4
SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 12 4 8 16



CROSS SECTION 3
SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 12 4 8 16



CROSS SECTION 2
SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 12 4 8 16



CROSS SECTION 1
SCALE: 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 12 4 8 16

HARRY TOUNG
ARCHITECT
TEL: 212 719-9223
330 E. 83RD STREET
NEW YORK, N.Y. 10028
hhtoungarchitect@gmail.com

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Fax: (914) 693-5390
email: arch329@gmail.com

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SHEET TITLE:
SECTIONS

DATE: 8-11-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

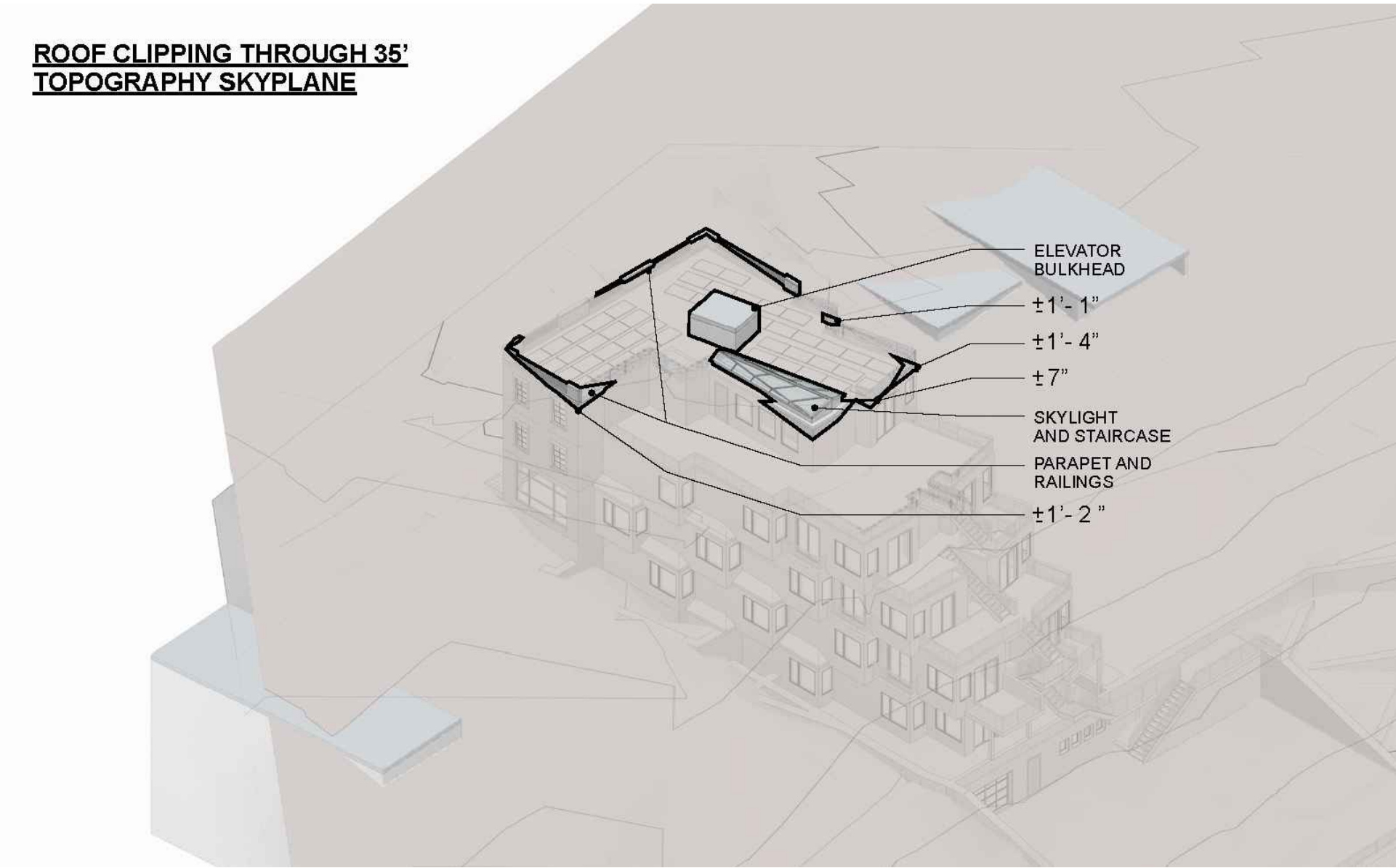
SD-1.5



WARBURTON AVE PERSPECTIVE 1
NOT TO SCALE



FRONT AERIAL VIEW
NOT TO SCALE



SKYPLANE DIAGRAM
NOT TO SCALE



WARBURTON AVE PERSPECTIVE 2
NOT TO SCALE



NORTH WEST AERIAL VIEW
NOT TO SCALE



SOUTH WEST AERIAL VIEW
NOT TO SCALE



WARBURTON AVE NIGHT PERSPECTIVE
NOT TO SCALE



PROPOSED PARK PERSPECTIVE
NOT TO SCALE



RIDGE STREET EXTENSION PERSPECTIVE
NOT TO SCALE

HARRY TOUNG
ARCHITECT
TEL: 212 719-9223
330 E. 83RD STREET
NEW YORK, N.Y. 10028
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SHEET TITLE:
PERSPECTIVE RENDERINGS AND DIAGRAM

DATE: 4-20-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

SD-1.6