

# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

### Application and Procedure for Application for Variance/Interpretation/View Preservation



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

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

Sheet: 4.100-96-11 Block: 0604 Lot/Parcel: 29 Zoning District: R-7.5

Applicant: GABRIEL CE & KATALIN HARSACZKI-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

ZBA action requested for (See §295-146B & C :

☐ Use Variance/s;

☒ Area Variance/s;

☐ Interpretation;

☒ View Preservation (See §295-82)

List code sections & provisions from which the variance or interpretation is requested:

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-82	VIEW PRESERVATION		
295-69.F.1.b.	25'-0" REAR YARD	35'-3"	5'-0"
295-69.F.1.c.	8'-0" MIN. SIDE YARD	4'-10"	4'-0"
<del>295-55A</del>	<del>INCREASE EXISTING</del>		
	<del>NON CONFORMANCE</del>		
	<del>IN RELATION TO SIDE</del>		
295-20C.2	YARD <del>PAVING</del>	NA	APX 200 B
	<del>REQUIRED YARD</del>		

\*See example below:

...295-68F.1a...	...Front Yard Min. 30 ft. deep.....	...26.5 ft.....	...19.5 ft.....
...295-68A.....	...Permitted Principal Use.....	...Single Family Home.....	...Conversion to Dental Office.....

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## Zoning Board of Appeals

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1. File one (1) original completed Application and all related drawings and documents, for a Variance, Interpretation or View Preservation Approval, with original signatures and notarization, a flash drive and two (2) copies (residential) or seven (7) copies (commercial) (**See requirements in step #2**) with the Office of the Building Inspector, no less than four (4) weeks prior to scheduled ZBA meeting.
2. Application must be complete with all plans, diagrams, surveys, photographs, etc. as necessary to fully describe requested variance/s and compelling reasons for non-conformity with the zoning regulations.
3. Pay an application fee as per following fee schedule:

✓ Single family residence	\$ 250.00	\$ 500.00*
✓ Two family residence	\$ 300.00	\$ 600.00*
✓ Multiple family residence	\$ 350.00	\$ 700.00*
✓ Commercial, apartment & office buildings	\$ 500.00	\$ 1000.00*
✓ Industry, subdivision, land development, etc.	\$1000.00	\$2000.00*
✓ View Preservation Stand Alone	1-2 Family-\$250.00/\$500.00* Other-\$500.00/\$1000.00*	

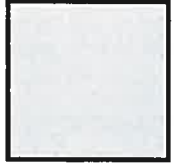
#### **\*For Variances/ZBA action for illegal construction**

4. Upon receipt of the application and prescribed fee, Office of the Building Inspector will prepare a legal notice describing the variance and submit the notice to an official newspaper for publication.
5. Office of the Building Inspector will prepare a mailing list of all neighbors within a 300-foot radius (500-feet if deemed necessary by the Building Inspector) of the subject property and make it available to the applicant prior to the ZBA meeting
6. The applicant must pick up copies of the legal notice and mailing list in a timely manner so as to be able to do the following:
  - Either mail copies of the legal notice to neighbors on the mailing list by certified mail requested or any other method of delivery providing proof of delivery no later than 14 days prior to the ZBA meeting
  - Or hand deliver copies of the legal notice no later than 10 days prior to the ZBA meeting.
7. **No later than one (1) week prior to the ZBA meeting** submit the following to the Office of the Building Inspector:
  - Proof of mailing and supporting documentation or
  - The mailing list with dates and initials of recipients and a notarized affidavit stating:  
  

I, fill in your name, do hereby swear that all the legal notices were hand delivered to the people on this mailing list on fill in the date and that the signatures/initials of the recipients are authentic.
8. The applicant or his/her authorized representative must appear before the ZBA on the scheduled meeting date to present his/her case, enter into record any additional evidence, and answer any questions.

Submit a flash drive and a total of three (3) copies (residential) or eight (8) copies (commercial), of the application along with the property survey showing the existing and proposed construction and all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) with required fee, to the Office of the Building Inspector, no less than four (4) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

**VILLAGE OF HASTINGS-ON-HUDSON**  
Zoning Board of Appeals  
Zoning Analysis



**ZONING REQUIREMENTS:**

**YARD SETBACKS**  
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	25'-0"	0'-0"	0'-0"
REAR	25'-0"	35'-3"	5'-0"
SIDE ONE	8'-0"	4'-10"	4'-0"
SIDE TWO	12'-0"	45'-1"	33'-4"
TOTAL OF TWO SIDES	20'-0"	49'-11"	37'-4"

**YARD SETBACKS**  
(Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	25'-0"	n/a	n/a
REAR	8'-0"	n/a	n/a
SIDE	8'-0"	n/a	n/a

**BUILDING HEIGHT**

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2 STORIES	1 1/2 STORIES	n/a
FEET	35'-0"	35'-0"	n/a

**LOT COVERAGE**

	PERMITTED	EXISTING	PROPOSED
LOT AREA	8,690 SF		
*BLDG. COVERAGE/ % OF LOT AREA	30% (2,607 SF)	16% (1,409 SF)	27% (2,387 SF)
*DEVELOPMENT COVERAGE / % OF LOT AREA	40% (3,476 SF)	25% (2,153 SF)	39% (3,368 SF)

\*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

**OCCUPANCY AND USE**

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	1 OR 2 FAMILIES	2 FAMILIES	2 FAMILIES

\*\* Single Family, Two Family, Commercial, Mixed Use etc.

# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

### Application and Procedure for Application for Variance/Interpretation/View Preservation



- List any previous application or appeal filed with The Zoning Board of Appeals for this premises:

Date of Appeal	Purpose of the Appeal	Resolution if any	Date of Action
.....	.....	.....	.....
.....	.....	.....	.....

- List pending violations on this property if any:

.....  
.....

- Is there an approved site plan for this property?: ..... ☒ (Yes) ..... ☐ (No)
- Is there an Accessory Apartment at this property?: ..... ☐ (Yes) ..... ☒ (No)
- Does this property have Boarder's Permit?: ..... ☐ (Yes) ..... ☒ (No)

- On a separate typewritten sheet of paper, state the principal points on which you are making this application. Describe the construction, addition or alteration that requires the variance. Explain why a variance is necessary and demonstrate how the variance satisfies the criteria for the type of variance (use or area) sought. The criteria for the two types of variances are attached. (If an interpretation is sought, explain the issue. If you wish you may also state your argument for how the issue should be resolved.)

Submit a flash drive and a total of three (3) copies (residential) or eight (8) copies (commercial), of the application along with the property survey showing the existing and proposed construction and all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) with required fee, to the Office of the Building Inspector, no less than four (4) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

STATE OF NEW YORK

COUNTY OF WESTCHESTER ss.:

I hereby depose and say that all of the above statements and statements contained in all papers I have submitted in connection with this application are true:

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Applicant

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



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

August 21, 2019

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

Project:	House Addition & Raised Terraces
Address:	280 Warburton Avenue, Hastings On Hudson, NY 10706
Re:	Alternative Study, Furniture Layout & Revised Application

Dear Chairperson Matthew Collins and Members of the Zoning Board,

As requested by the Board in the 7/25/19 hearing, we have attached to our application the following documents for your reference:

1. Alternative Study Floor Plan: The floor plan attached place the addition on the north side of the house. The addition is shaped to conform with the village zoning ordinance required yards and to not exceed the allowable lot coverage. Note that the placement of the addition in this location has several implications:
  - a. It creates a long corridor to connect the addition to the existing house;
  - b. The addition is more visible from the avenue and O.C.A. with potential accentuated impact to view preservation.
  - c. Additional soil retention: 106ft retaining wall i.l.o. 60ft of the Proposed Addition;
2. Furniture Layout: For the Board's reference, please find attached the proposed furniture layout for the second-floor unit (Apt.2).

In addition, please find attached a revised application for the Board's approval. Note that the revised application has a more compact footprint. The requested rear and side yard variances are reduced in relation to the previous application package. Please refer to the zoning analysis chart below:



Criteria	Permitted	Existing	Proposed	Variance
Lot Coverage Building	30% 2,607sf	16% 1,409sf	27% 2,385sf	-
Lot Coverage Development	40% 3,476sf	25% 2,153sf	39% 3,368sf	-
Front Yard (W)	25'-0"	0'-0"	No changes	-
Rear Yard (E)	25'-0'	35'-3"	5'-0"	<b>20'-0"</b>
Side Yard (N)	8'-0" Minimum	45'-1"	33'-4"	-
Side Yard (S)	8'-0" Minimum	4'-10"	4'-0"	<b>4'-0"</b>
Side Yard Total (N+S)	20'-0"	49'-11"	37'-4"	-

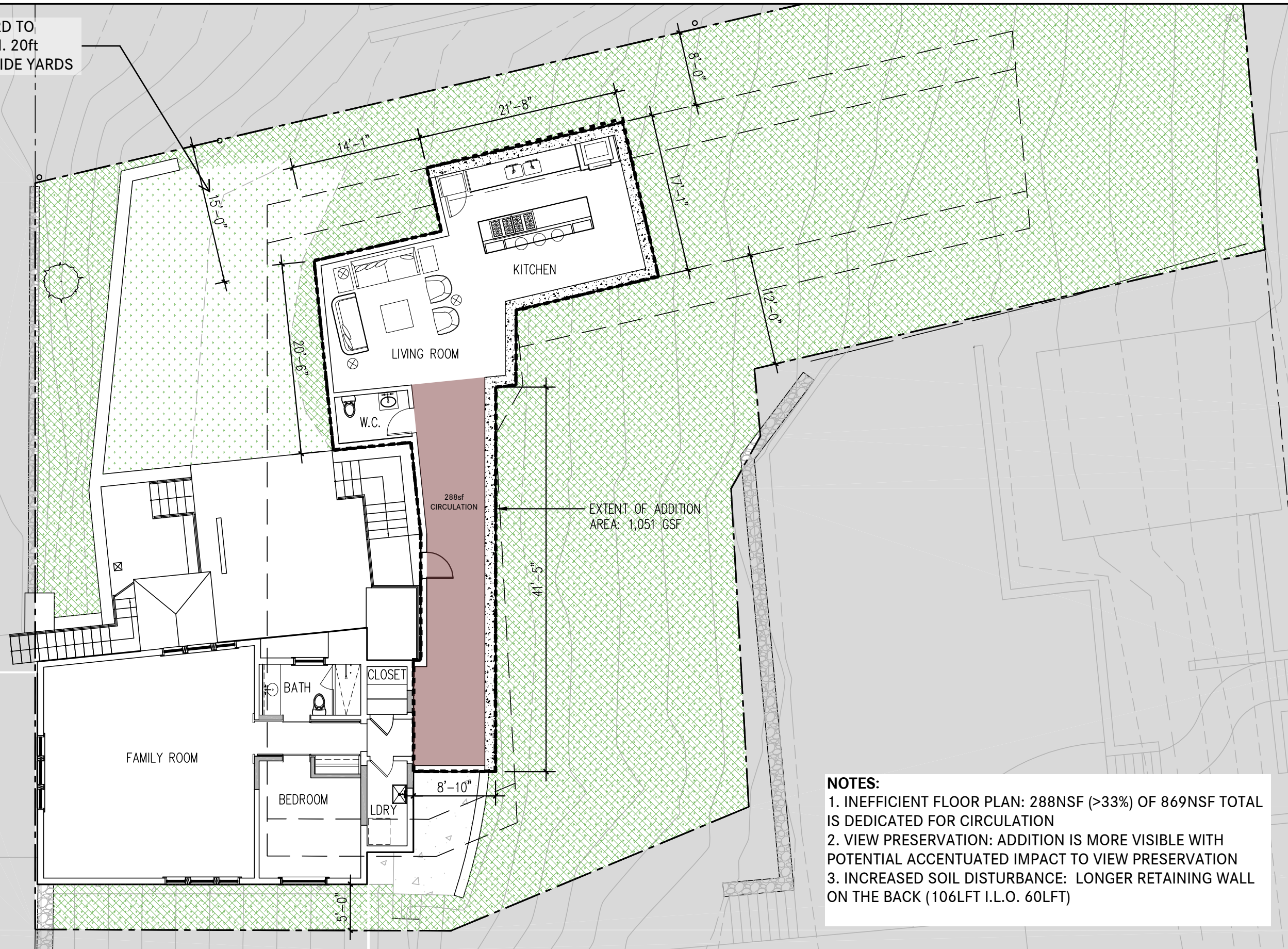
Sincerely,

Gabriel Koche Ce & Katalin Harsaczki-Ce

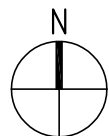
8/21/2019



15ft SIDE YARD TO  
ACHIEVE MIN. 20ft  
COMBINED SIDE YARDS



- NOTES:**
1. INEFFICIENT FLOOR PLAN: 288NSF (>33%) OF 869NSF TOTAL IS DEDICATED FOR CIRCULATION
  2. VIEW PRESERVATION: ADDITION IS MORE VISIBLE WITH POTENTIAL ACCENTUATED IMPACT TO VIEW PRESERVATION
  3. INCREASED SOIL DISTURBANCE: LONGER RETAINING WALL ON THE BACK (106LFT I.L.O. 60LFT)



01 FLOOR PLAN  
3/32" = 1'-0"

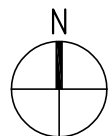
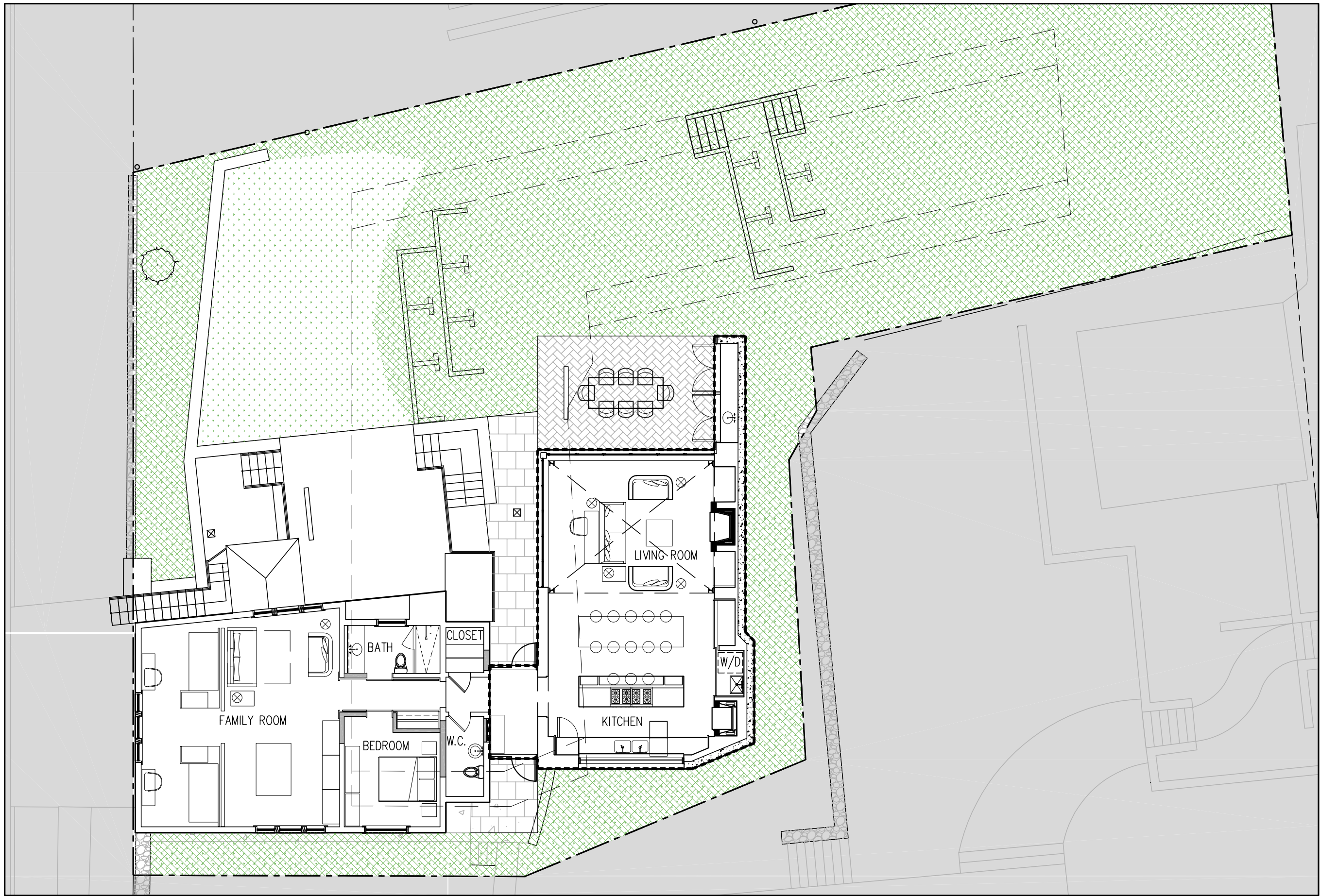
**ROOSTER HOUSE**  
280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY

HOUSE ADDITION  
ZONE CONFORMED STUDY

SCALE: AS NOTED  
REF: 08/22/2019  
BY: GKC

**FLOOR PLAN**





01 FLOOR PLAN  
— 3/32" = 1'-0"

**ROOSTER HOUSE**  
280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY

HOUSE ADDITION  
FURNITURE PLAN: PROPOSED

SCALE: AS NOTED  
REF: 08/22/2019  
BY: GKC

**FURNITURE**



**VILLAGE OF HASTINGS-ON-HUDSON**  
**Zoning Board of Appeals**  
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*I, fill in your name, do hereby swear that all the legal notices were hand delivered to the people on this mailing list on fill in the date and that the signatures/initials of the recipients are authentic.*
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Property owner: GABRIEL CE & KATALIN HARSACZKI-CE  
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 Name all streets on which the property is located: Warburton Avenue  
 Sheet: 4.100-96-11 Block: 0604 Lot/Parcel: 29 Zoning District: R-7.5

Applicant: GABRIEL CE & KATALIN HARSACZKI-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

ZBA action requested for (See §295-146B & C : ☐ Use Variance/s; ☒ Area Variance/s;  
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List code sections & provisions from which the variance or interpretation is requested:

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295-69.F.1.c.	8'-0" MIN. SIDE YARD	4'-10"	4'-0"
295-55A	INCREASE EXISTING NON-CONFORMANCE IN RELATION TO SIDE YARD		

\*See example below:

...295-68F.1a...	.....Front Yard Min. 30 ft. deep.....	.....26.5 ft.....	.....19.5 ft.....
...295-68A.....	.....Permitted Principal Use.....	.....Single Family Home.....	.....Conversion to Dental Office.....

**VILLAGE OF HASTINGS-ON-HUDSON**  
Zoning Board of Appeals  
Zoning Analysis



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	PERMITTED	EXISTING	PROPOSED
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**LOT COVERAGE**

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# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

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- ✓ List pending violations on this property if any:

.....  
.....

- ✓ Is there an approved site plan for this property?: ..... ☒ (Yes) ..... ☐ (No)

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- ✓ On a separate typewritten sheet of paper, state the principal points on which you are making this application. Describe the construction, addition or alteration that requires the variance. Explain why a variance is necessary and demonstrate how the variance satisfies the criteria for the type of variance (use or area) sought. The criteria for the two types of variances are attached. (If an interpretation is sought, explain the issue. If you wish you may also state your argument for how the issue should be resolved.)

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STATE OF NEW YORK

COUNTY OF WESTCHESTER ss.:

I hereby depose and say that all of the above statements and statements contained in all papers I have submitted in connection with this application are true:

\_\_\_\_\_  
Applicant

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_

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



# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

### Application and Procedure for Application for Variance/Interpretation/View Preservation



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.

STATE OF NEW YORK  
COUNTY OF WESTCHESTER ss.:

\_\_\_\_\_  
Owner

SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 20\_\_\_\_

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

### **NOTICE**

This application will not be accepted for filing unless accompanied by all necessary papers, plans and data, in accordance with the foregoing and as required by law.

**§ 295-146. Variances.**

- A. The Board of Appeals, on appeal from the decision or determination of the administrative officer charged with enforcement of this chapter, shall have the power to grant use variances and area variances, as defined herein.
- B. Use variances.
  - 1) "Use variance" shall mean the authorization by the Board of Appeals for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning regulations.
  - 2) No use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
    - a. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
    - b. The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
    - c. The requested use variance, if granted, will not alter the essential character of the neighborhood; and
    - d. The alleged hardship has not been self-created.
  - 3) The Board of Appeals, in the granting of a use variance, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- C. Area variances.
  - 1) "Area variance" shall mean the authorization by the Board of Appeals for the use of land in a manner that is not allowed by the dimensional or physical requirements of the applicable zoning regulations.
  - 2) In determining whether to grant an area variance, the Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board of Appeals shall also consider:
    - a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
    - b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.
    - c. Whether the requested area variance is substantial.
    - d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
    - e. Whether the alleged difficulty was self-created, which consideration shall be relevant to the Board of Appeals but shall not necessarily preclude the granting of the area variance.
  - 3) The Board of Appeals, in the granting of an area variance, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- D. Imposition of conditions. The Board of Appeals shall, in the granting of both use variances and area variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of this chapter, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

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## CODE OF THE VILLAGE OF HASTINGS ON HUDSON

### § 295-82. View Preservation (VP) Districts

- A. Principal and accessory uses. Subject to the provisions of Subsection [§ 295-82](#) below, the permitted principal and accessory uses for any lot or parcel in a VP District shall be the same as otherwise permitted in the district in which the lot or parcel is located.
- C. Approval by Planning Board and Board of Appeals.
  - (1) No building or structure shall be erected, altered, enlarged or moved in the district unless approved in accordance with the provisions of this section.
  - (2) Every application to permit the erection or exterior alteration of a building or structure in a VP District shall be referred by the Building Inspector to the Planning Board for its report and recommendations as to the best siting, dimensions and configuration of principal and accessory structures so as to cause the least possible obstruction of the view of the Hudson River and the Palisades for neighboring properties and adjacent public property and rights-of-way. The Planning Board shall issue its report and recommendations within 60 days after receipt of the application.
  - (3) After approval by the Planning Board, the plan for erection or exterior alteration of the building or structure shall be referred to the Board of Appeals, which shall conduct a public hearing on the plan. The Board of Appeals shall hold the hearing and render its decision within 60 days after the referral by the Planning Board.
  - (4) Joint notice of both the Planning Board meeting at which the application is to be considered and the Board of Appeals public hearing on the application shall be given at least 14 days before the Planning Board meeting. Notice shall be given as required in [§ 295-82](#). In addition, notice shall be given to the Architectural Review Board and shall be published in a newspaper of general circulation in the Village not less than 10 days before both the Planning Board meeting and the Board of Appeals hearing.



280 WARBURTON AVENUE, HASTINGS ON HUDSON, NY

BLOCK: 0604      PARCEL #: 4100-96-11  
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.

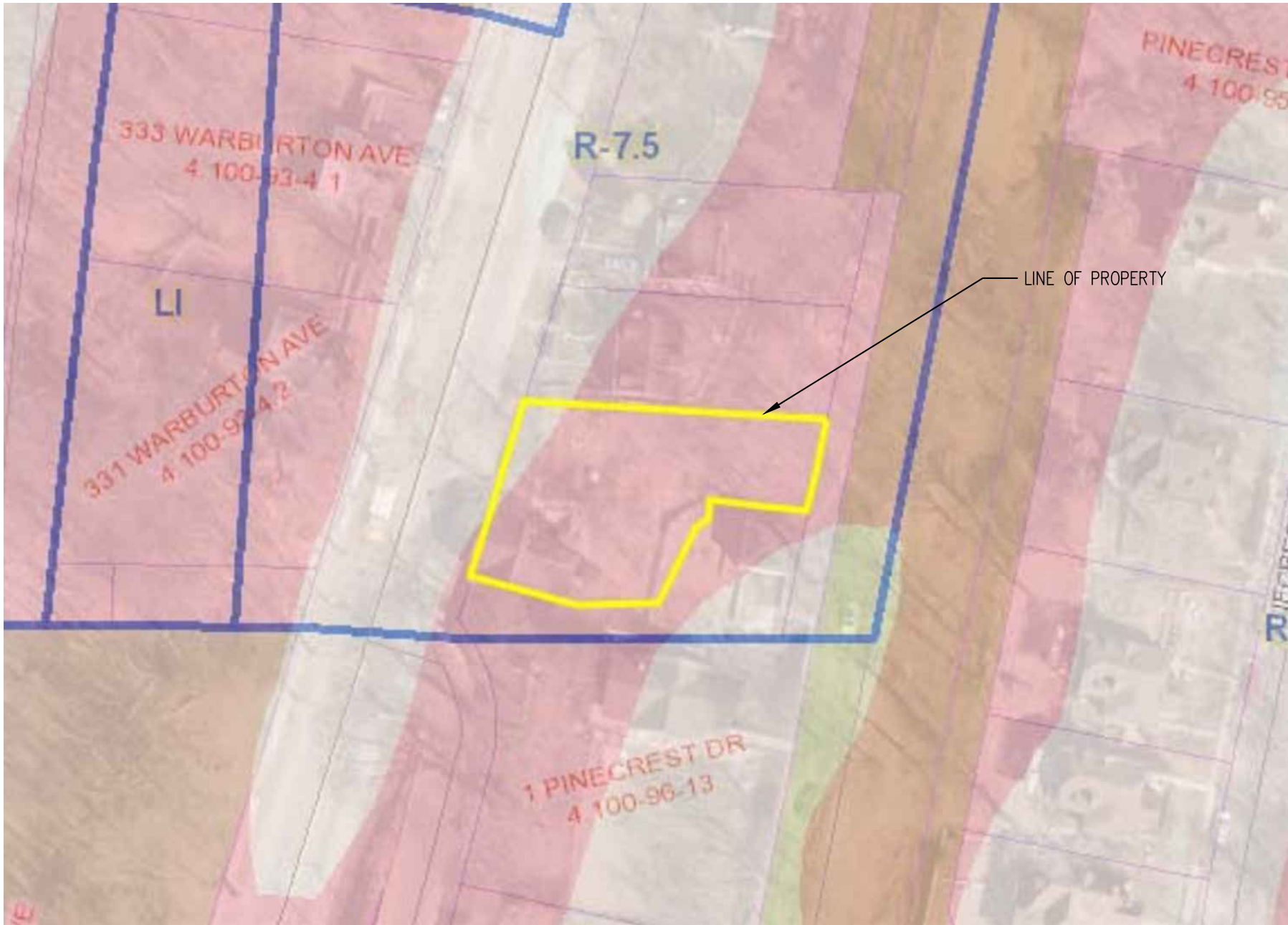
- EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS/HER WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDINGS AND WILL BE RESPONSIBLE FOR THE JOINING OF WORK OF ALL TRADES.
- THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM 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 TITLE

X-XXX X" = 1'-0"

DRAWING TITLE

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

DWG SHEET

SPOT ELEVATION

REF PT

ELEV

#

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

G-001.00

G-002.00

COVER SHEET & CODE ANALYSIS

EXISTING CONDITIONS

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

300R RADIUS

NEIGHBORING PROPERTIES WITHIN 300FT

1 PINECREST DR. 4100-96-13

17 PINECREST DR. 4100-96-14&15

83 PINECREST PKWY 4100-95-34

87 PINECREST PKWY 4100-95-35

91 PINECREST PKWY 4100-95-36

95 PINECREST PKWY 4100-95-37

99 PINECREST PKWY 4100-95-38

107 PINECREST PKWY 4100-95-39

115 PINECREST PKWY 4100-95-40

292 WARBURTON AV 4100-96-10

294 WARBURTON AV 4100-96-9

298 WARBURTON AV 4100-96-8

300 WARBURTON AV 4100-96-7

333 WARBURTON AV 4100-93-4.1

292 WARBURTON AV 4100-93-4.2

2

LOCATION MAP

NTS

ZONING DATA

LOCATION:

VILLAGE OF HASTINGS ON HUDSON

ADDRESS:

280 WARBURTON AVENUE, HASTINGS ON HUDSON, NY 10706

PARCEL NUMBER:

4100-96-11

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"

4'-0" (VARIANCE: 4'-0")

SIDE YARD - TOTAL

20 FT

49'-11"

37'-4"

REAR YARD

25 FT

35'-3"

5'-0" (VARIANCE: 20'-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

n/a

ACCESSORIES, HEIGHT

15 FT

n/a

n/a

LOT COVERAGE

BUILDING (30%)

2,607 SF - 30%

1,409 SF - 16%

2,385 SF (1,409 + 976) - 27%

DEVELOPMENT (40%)

3,476 SF - 40%

2,153 SF - 25%

3,368 SF (2,385 + 983) - 39%

FLOOR AREAS

BASEMENT

655 GSF

655 GSF

FIRST FLOOR

965 GSF

965 GSF

SECOND FLOOR

982 GSF

1,958 GSF

TOTAL

2,602 GSF

3,578 GSF

NSF

1,423

2,138

2 ZONING ANALYSIS CHART

NTS

48 50 52 54 56 58 60 62

64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94

25'-0"

25'-0"

25'-0"

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6 VIEW FROM OLD CROTON AQUEDUCT: EXISTING  
NTS



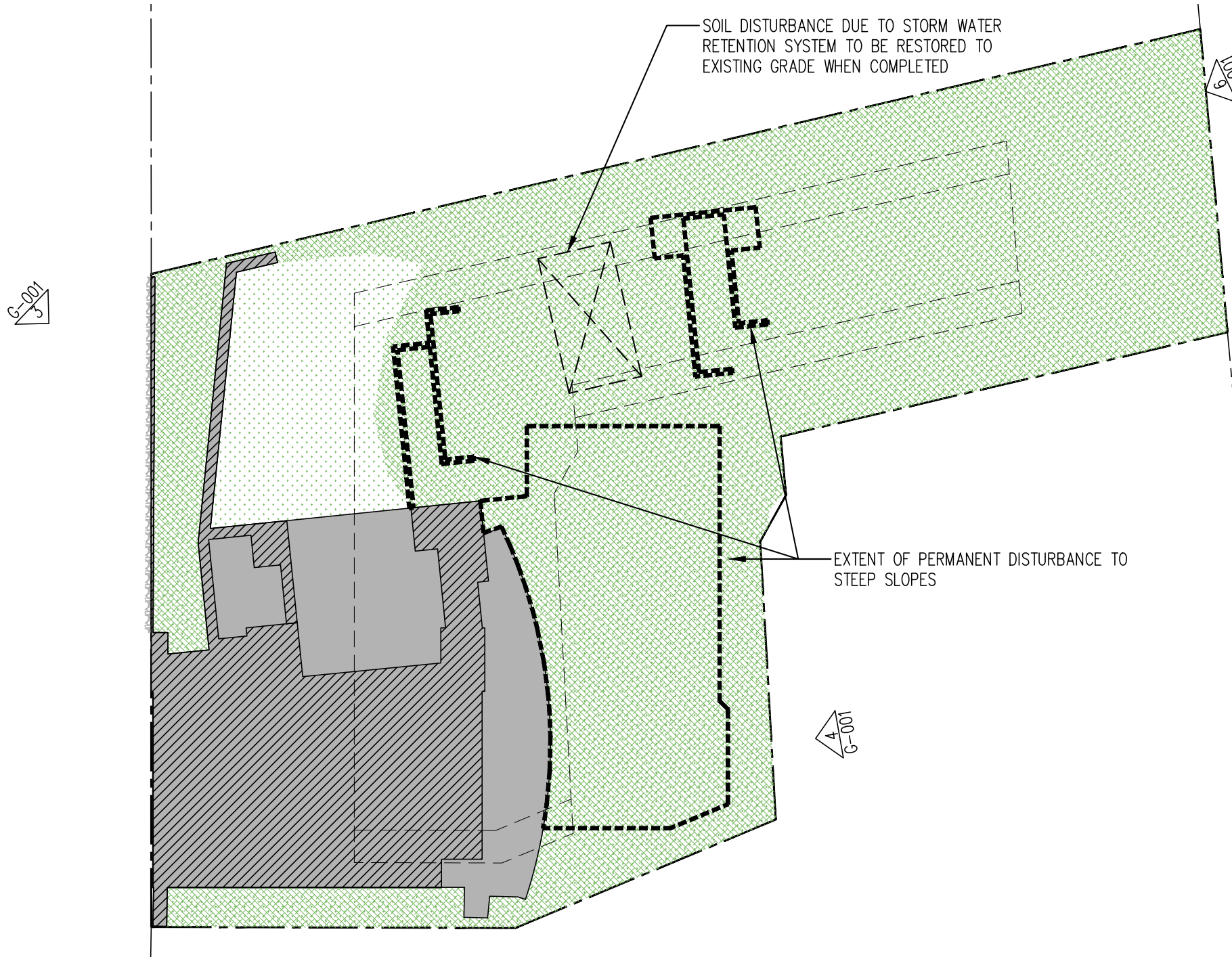
4 VIEW FROM 1 PINECREST: EXISTING  
NTS



5 VIEW FROM PINECREST DRIVE: EXISTING  
NTS

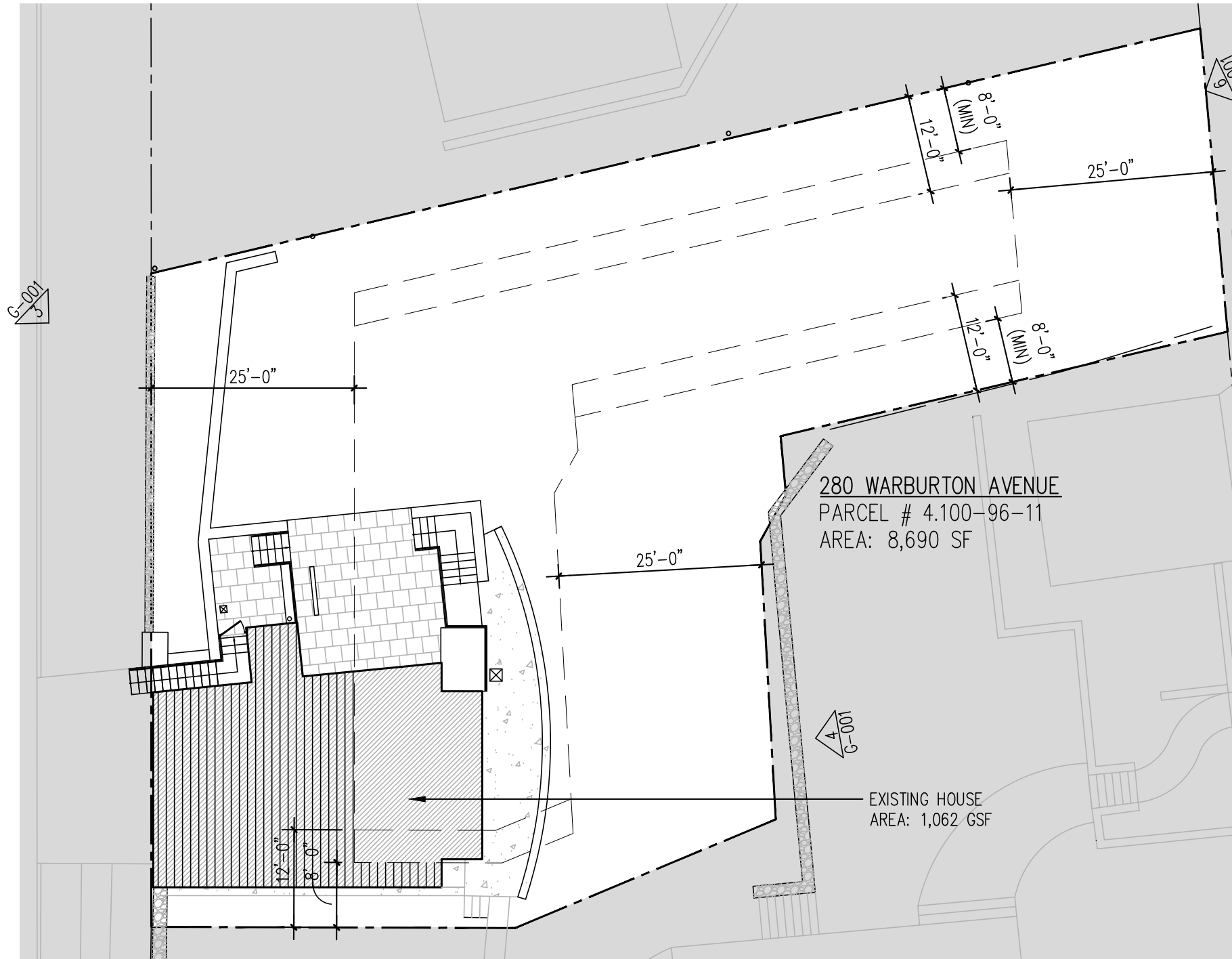


3 VIEW FROM WARBURTON AVENUE: EXISTING  
NTS



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 ENCRACING	(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	(1,195sf - 20%)

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FLORAL PARK, NY 11001  
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ARCHITECT  
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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  
22 AUGUST 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



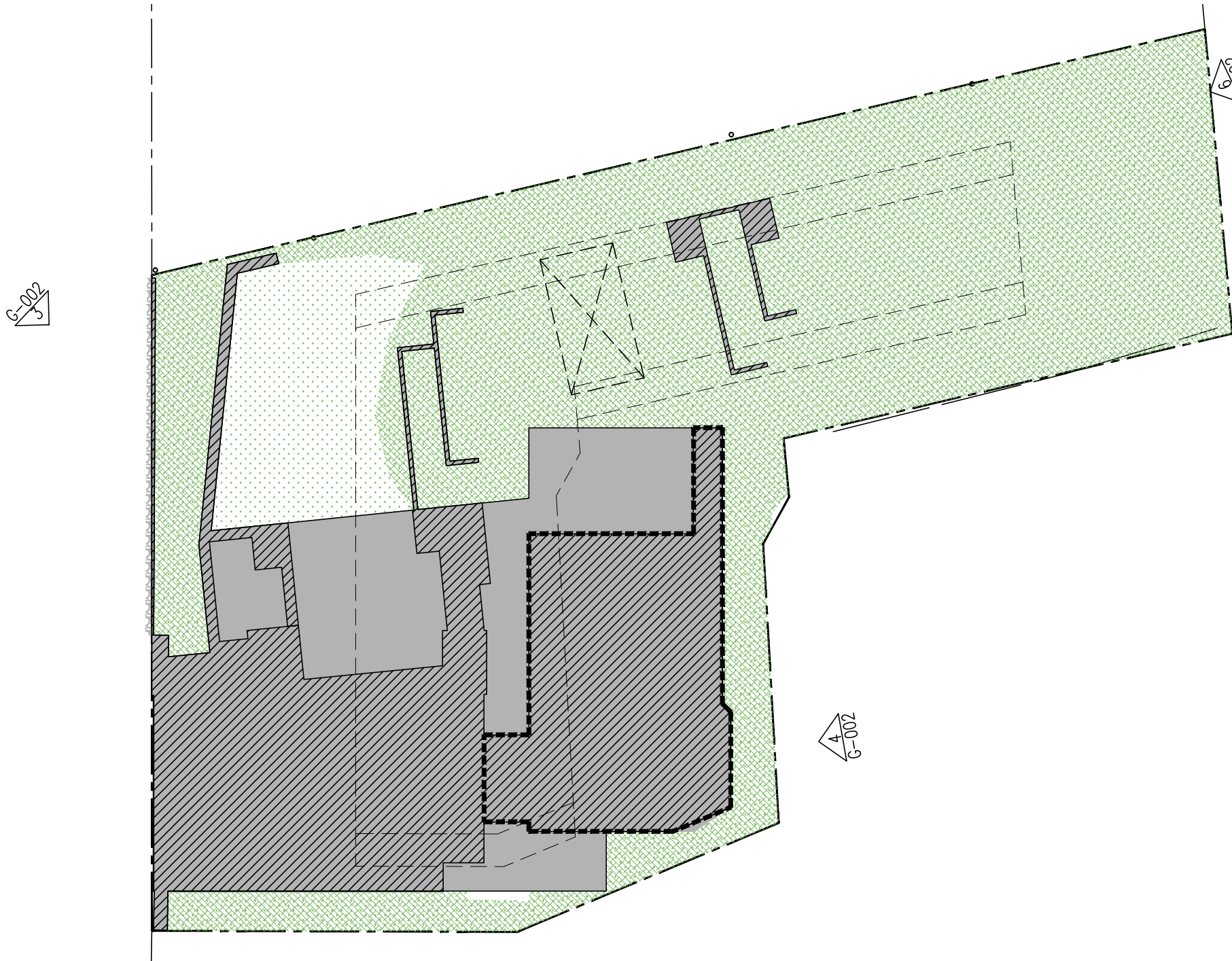
4 VIEW FROM 1 PINECREST: PROPOSED  
NTS



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

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 ENCROACHING	(701sf)
HOUSE ADDITION	(976sf)
HOUSE ADDITION ENCROACHING	(748sf)

#### 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	(1,195sf - 20%)

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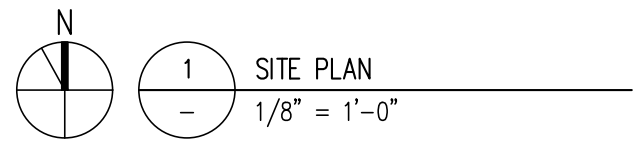
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22 AUGUST 2019  
DRAWING HISTORY

SCALE  
AS NOTED  
CADD FILE NAME  
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.



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

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SITE WORK KEY

- EXISTING HOUSE
- HOUSE ADDITION
- GROUND COVER
- 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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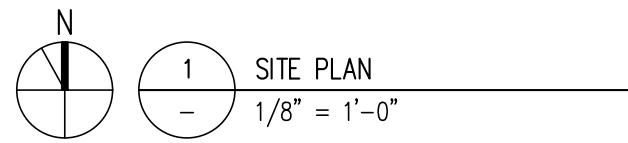
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DEMO SITE PLAN

SD-101





#### SITE WORK NOTES

1. PROVIDE PROTECTION TO ALL TREES AND PLANTING THAT MAY BE AFFECTED BY THE WORK. DE-COMPACT AND AERATE SOIL AROUND AFFECTED TREES AFTER CONSTRUCTION.
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.
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.
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 PAVES TO BE 2- $\frac{1}{4}$ " THICK SET OVER POURED SLAB-ON-GRADE CONCRETE. PROVIDE 6"x16GA 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'x8'H

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#### SITE WORK KEY

- EXISTING HOUSE
- HOUSE ADDITION
- GROUND COVER
- TREATED WOOD WALL & STEPS
- CONCRETE WALLS & CURBS
- STONE PAVES
- BRICK PAVES
- EXISTING HARDSCAPE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

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#### ROOSTER HOUSE

280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

#### DRAWING STATUS

##### FILING SET

DATE

22 AUGUST 2019

DRAWING HISTORY

#### SCALE

AS NOTED

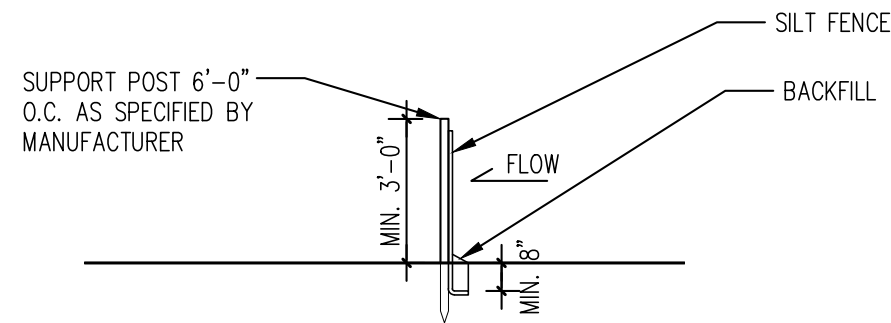
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S-101 PROPOSED SITE PLAN.dwg

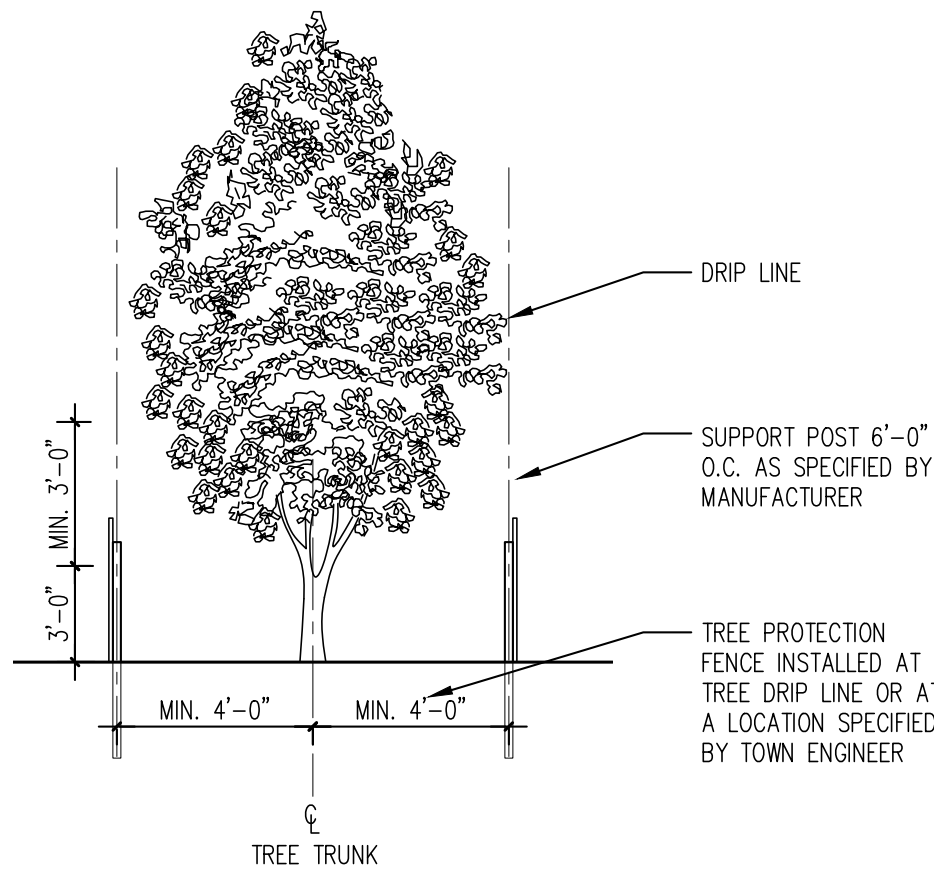
#### PROPOSED SITE PLAN

# S-101

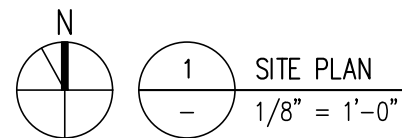




3 SILT FENCE TYPICAL DETAIL  
1/4" = 1'-0"



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



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

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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.
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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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#### SITE WORK KEY

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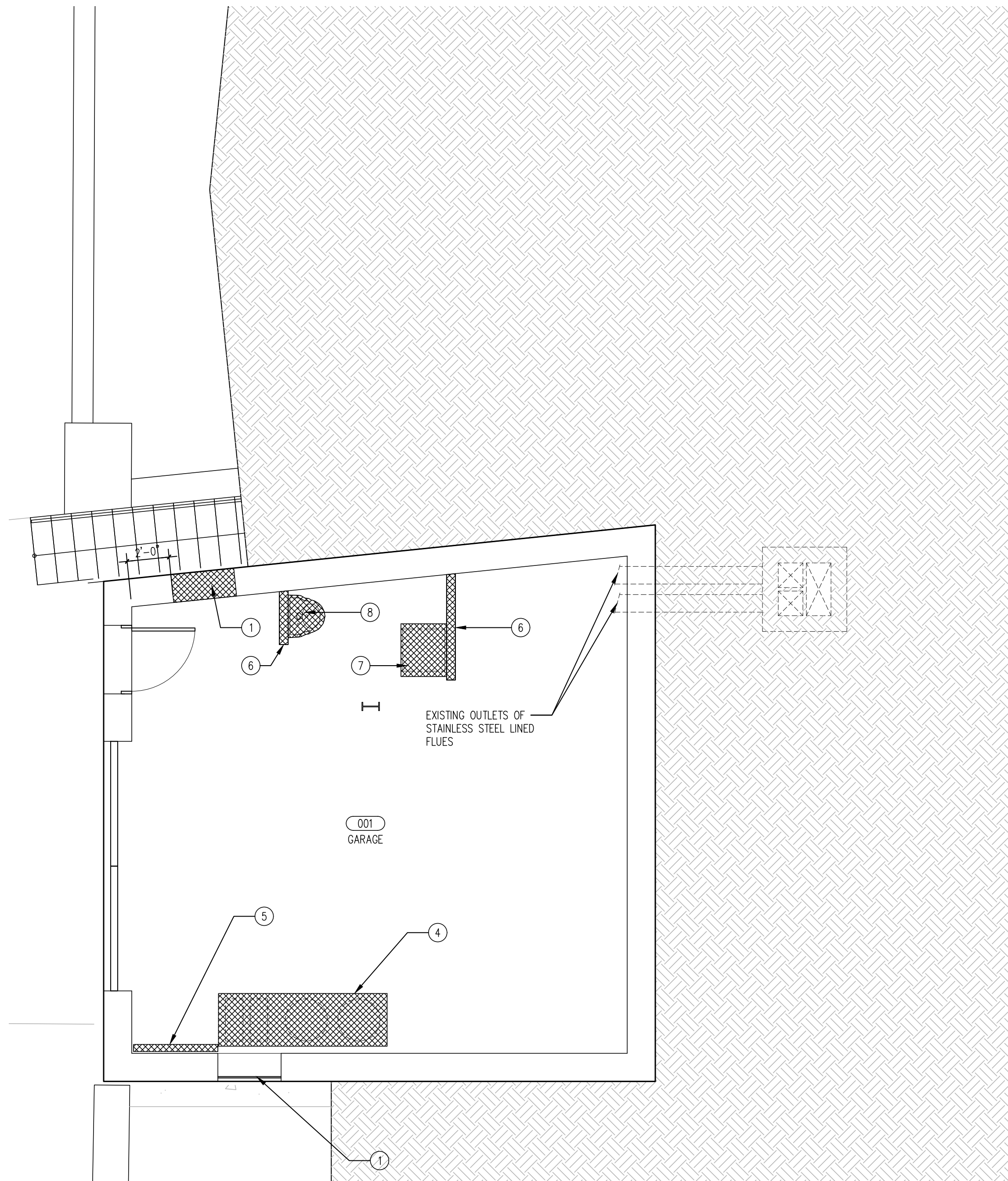
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S-102 PROPOSED SITE PLAN DRAINAGE & PROTECTION.dwg

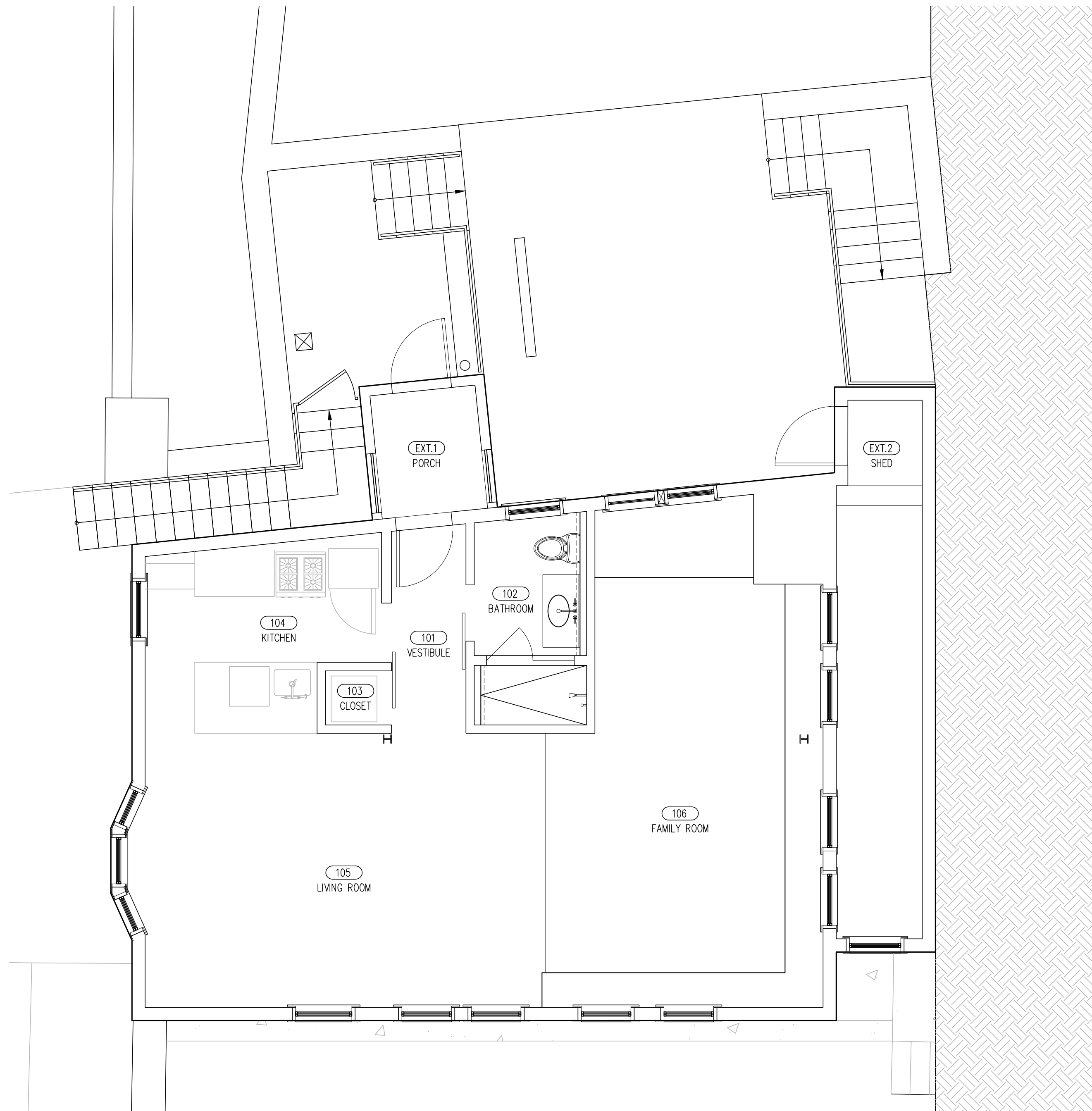
#### PROPOSED SITE PLAN DRAINAGE & PROTECTION

S-102





1 BASEMENT FLOOR PLAN (LIMITED SCOPE)  
1/4" = 1'-0"



2 FIRST FLOOR PLAN (NOT IN SCOPE)  
1/4" = 1'-0"

#### 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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#### DEMOLITION KEY LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- TO BE REMOVED

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#### ROOSTER HOUSE

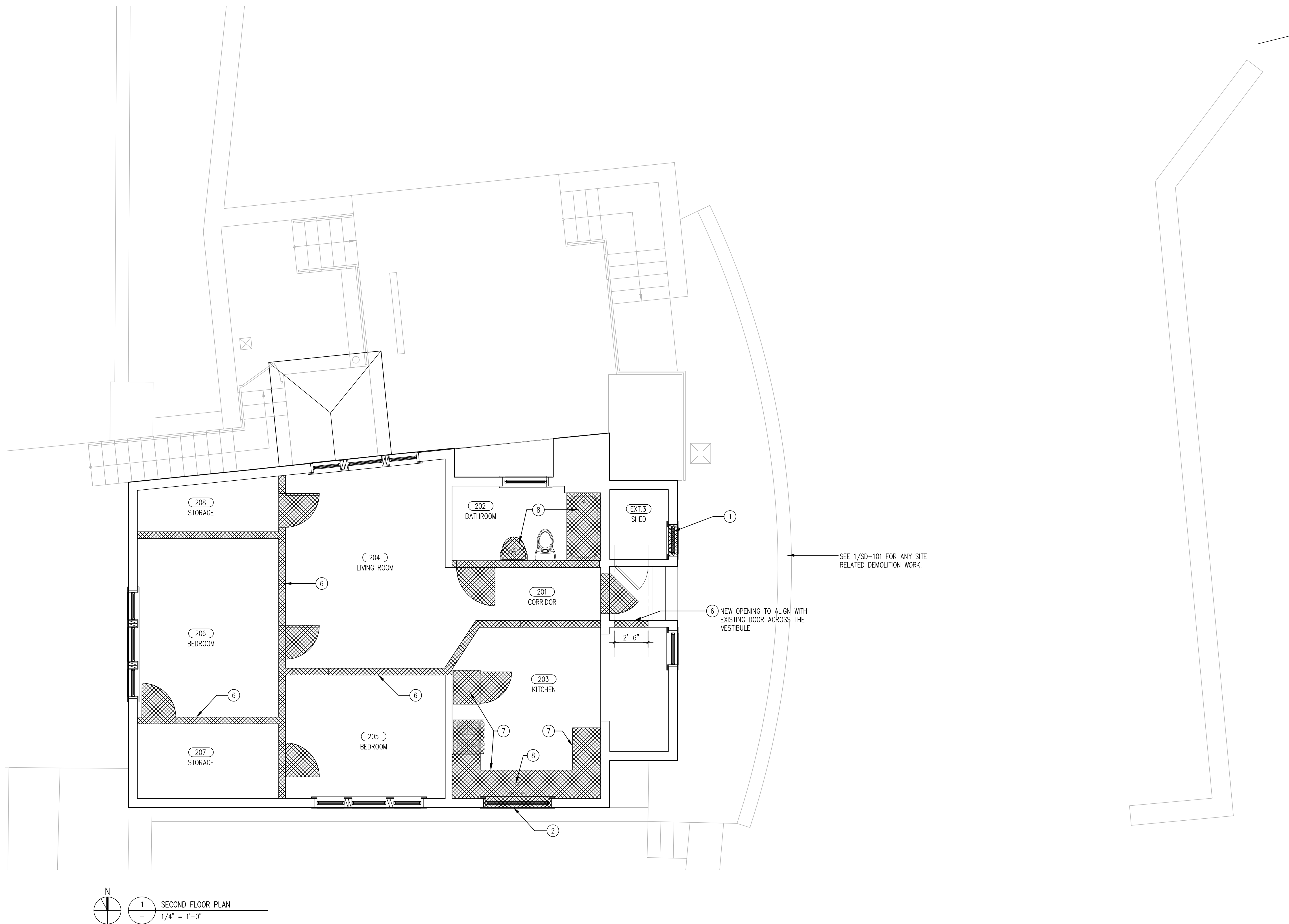
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22 AUGUST 2019  
DRAWING HISTORY

SCALE  
AS NOTED  
JOB FILE NAME  
D-201 BASEMENT & FIRST FLOOR DEMO PLAN.dwg

#### DEMOLITION PLAN BASEMENT & FIRST FLOOR

D-201



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

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#### SCALE

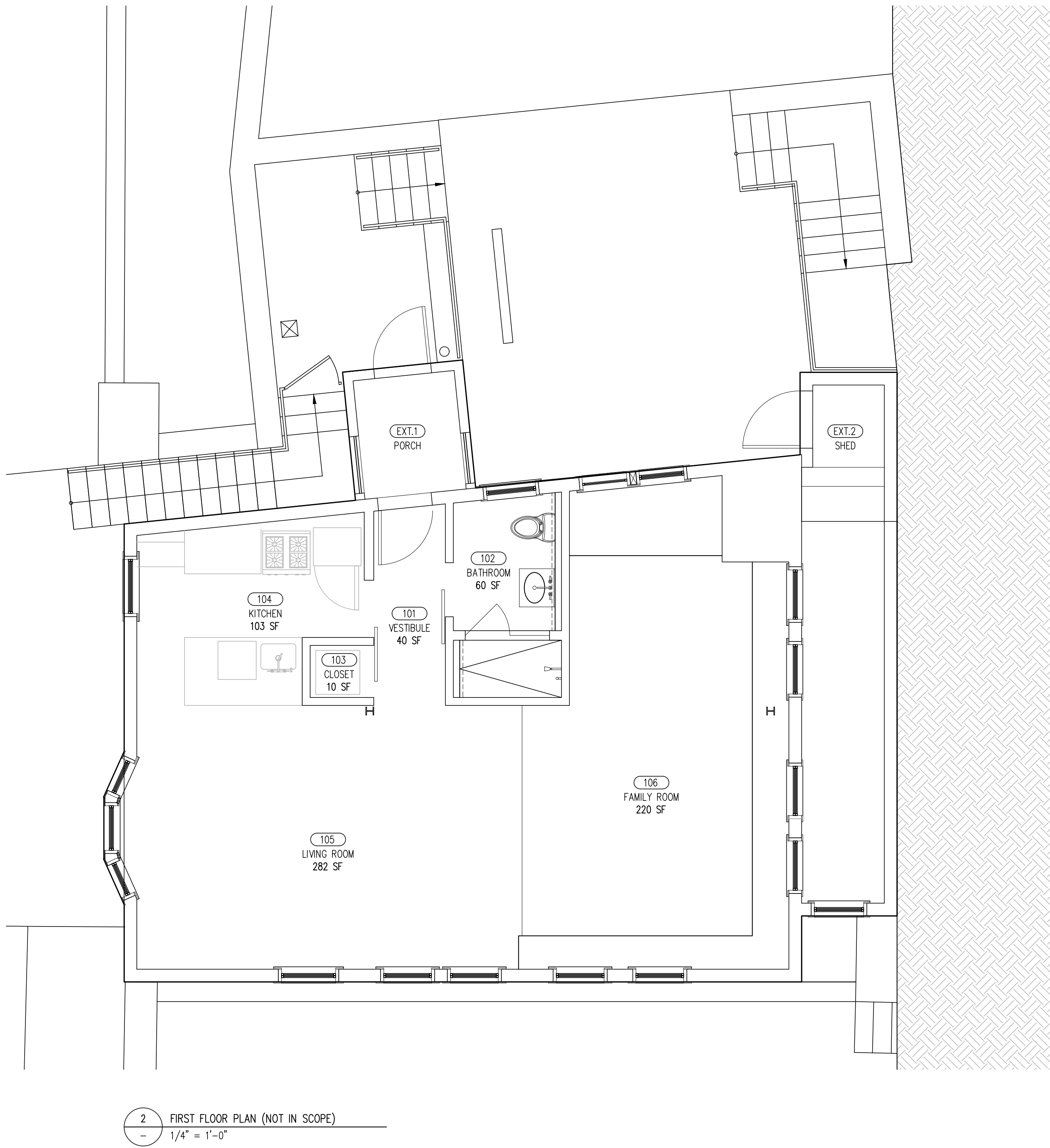
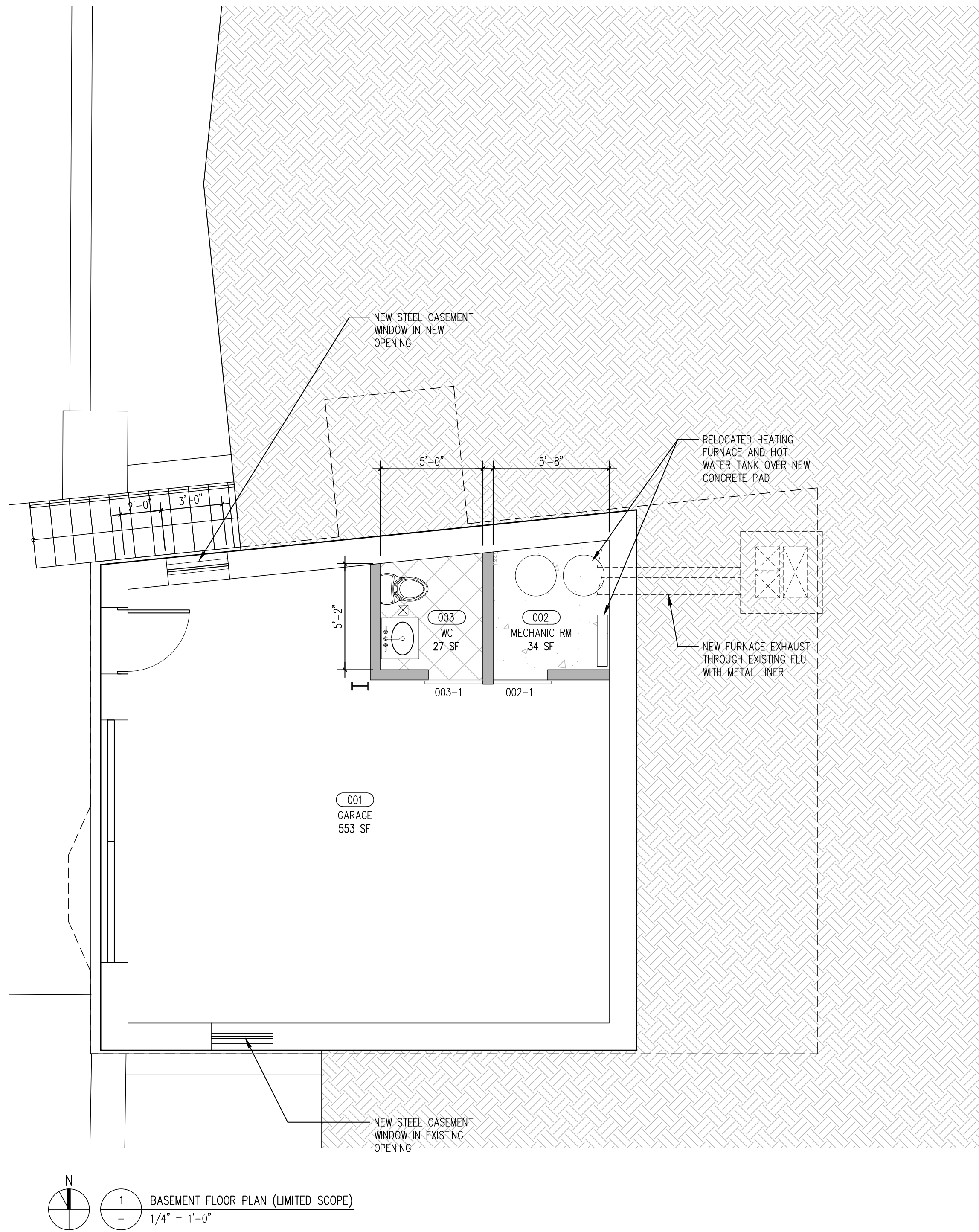
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#### DEMOLITION PLAN SECOND FLOOR

D-202



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CONSTRUCTION KEY LEGEND	
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION: MTL/MD 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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SEAL

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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

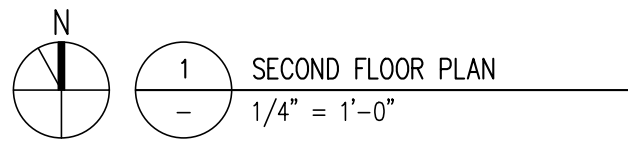
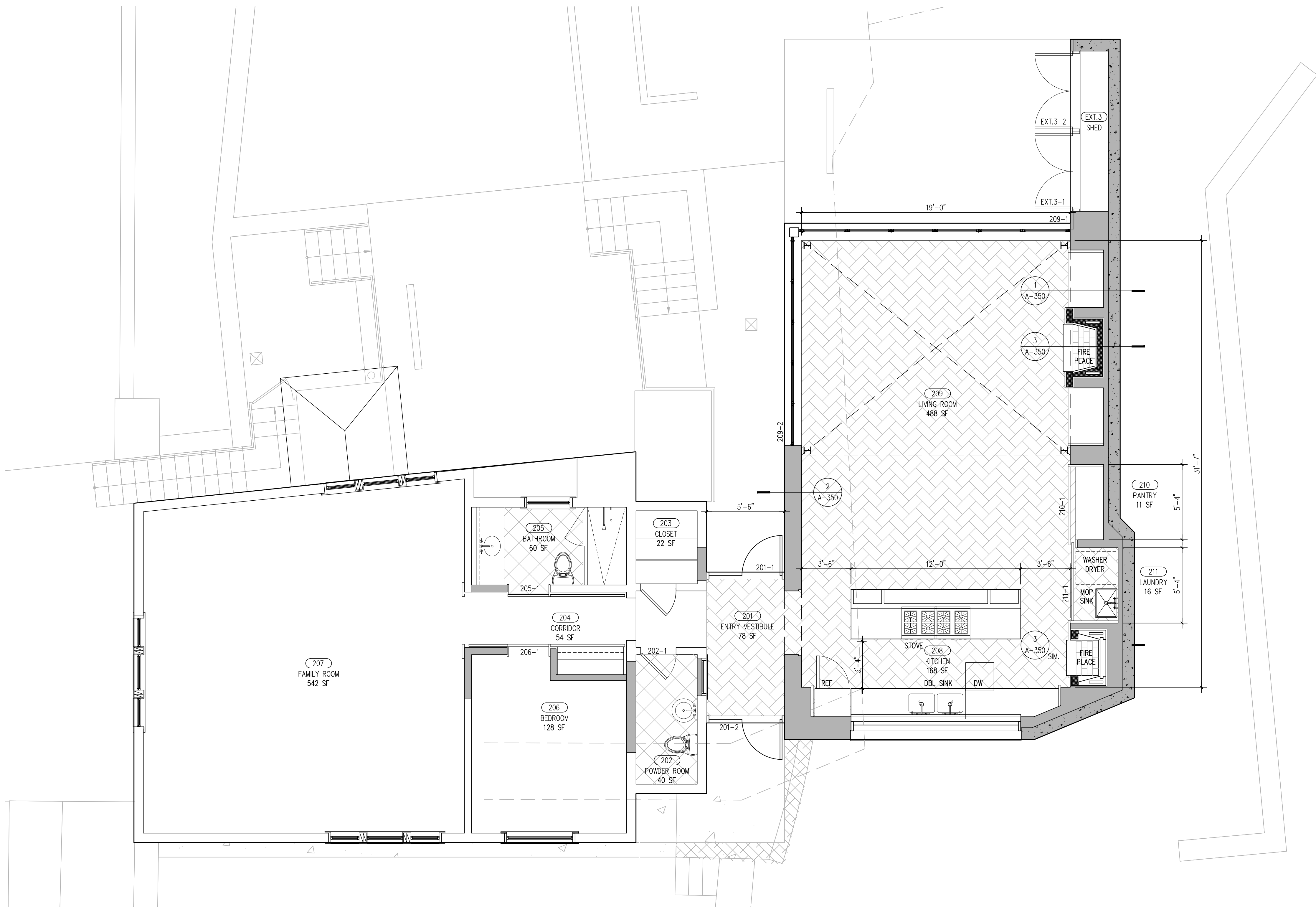
- PLUMBING WORK TO CONFORM TO ALL APPLICABLE CODES & BUILDING REGULATIONS.
- ALL EXPOSED AND NEW PIPING INCLUDING HEATING, HOT & COLD WATER PIPING MUST BE INSULATED.
- PROVIDE NEW SHUT-OFF VALVES AT BRANCH LINES AS REQ'D.
- SHUT-OFF VALVES AND CHECK VALVES FOR BRANCH LINES AND RISERS MUST REMAIN ACCESSIBLE 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.
- 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.

- 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.
- PROVIDE ELECT. DUPLEX RECEPTACLES AT 12' O/C IN HABITABLE ROOMS.
- PROVIDE 3 CABLE TV OUTLETS IN LOCATIONS DIRECTED BY OWNER.
- PROVIDED METAL JUNCTION AND DEVICE BOXES.
- PROVIDE AND INSTALL SMOKE AND CARBON MONOXIDE ALARMS IN ALL ROOMS & HALLWAYS AS REQUIRED BY CODE SECTION R313.1.





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.
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CONSTRUCTION KEY LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION:  
MTL/MD 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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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

22 AUGUST 2019

DRAWING HISTORY

SEAL

SCALE

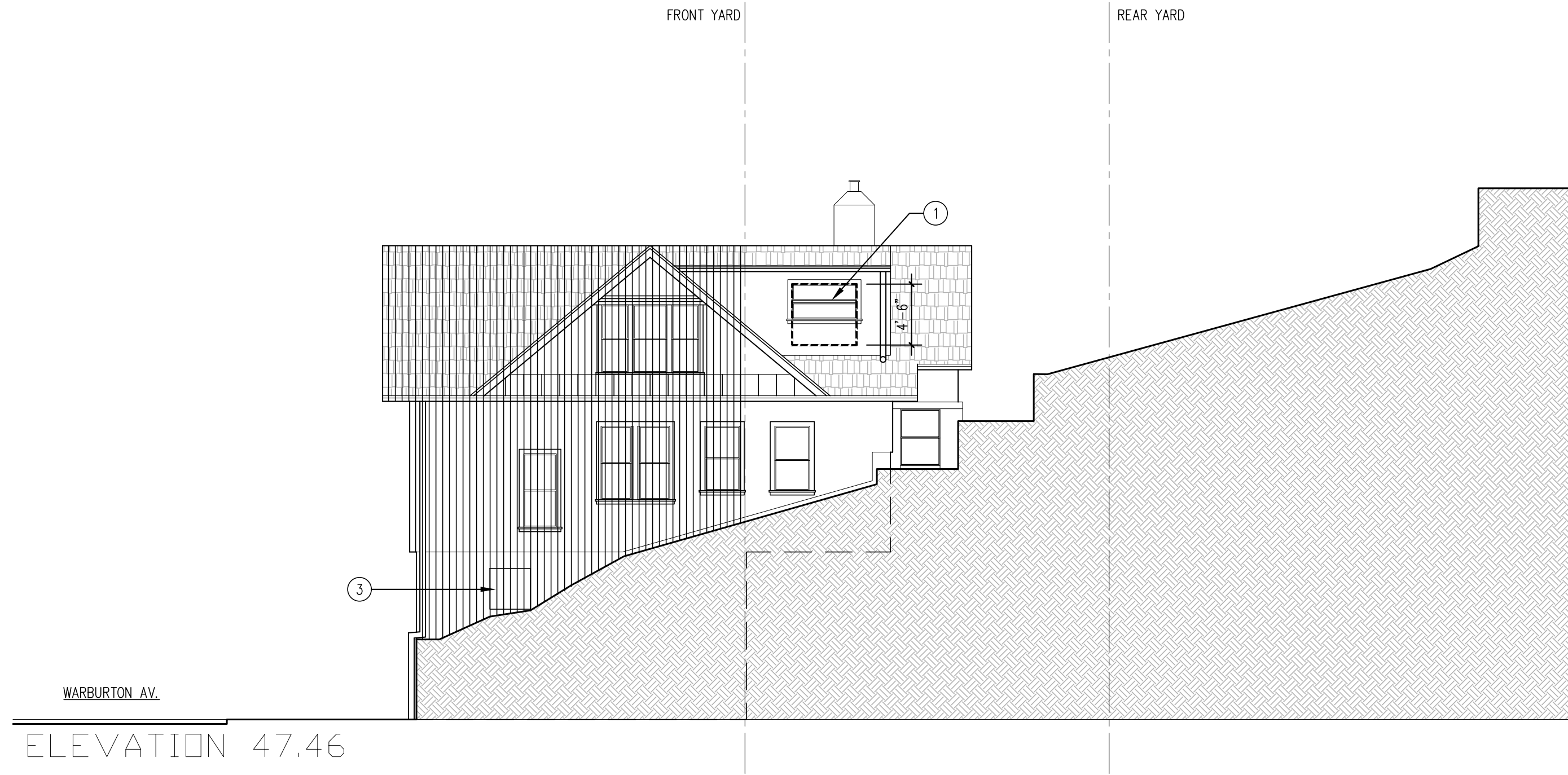
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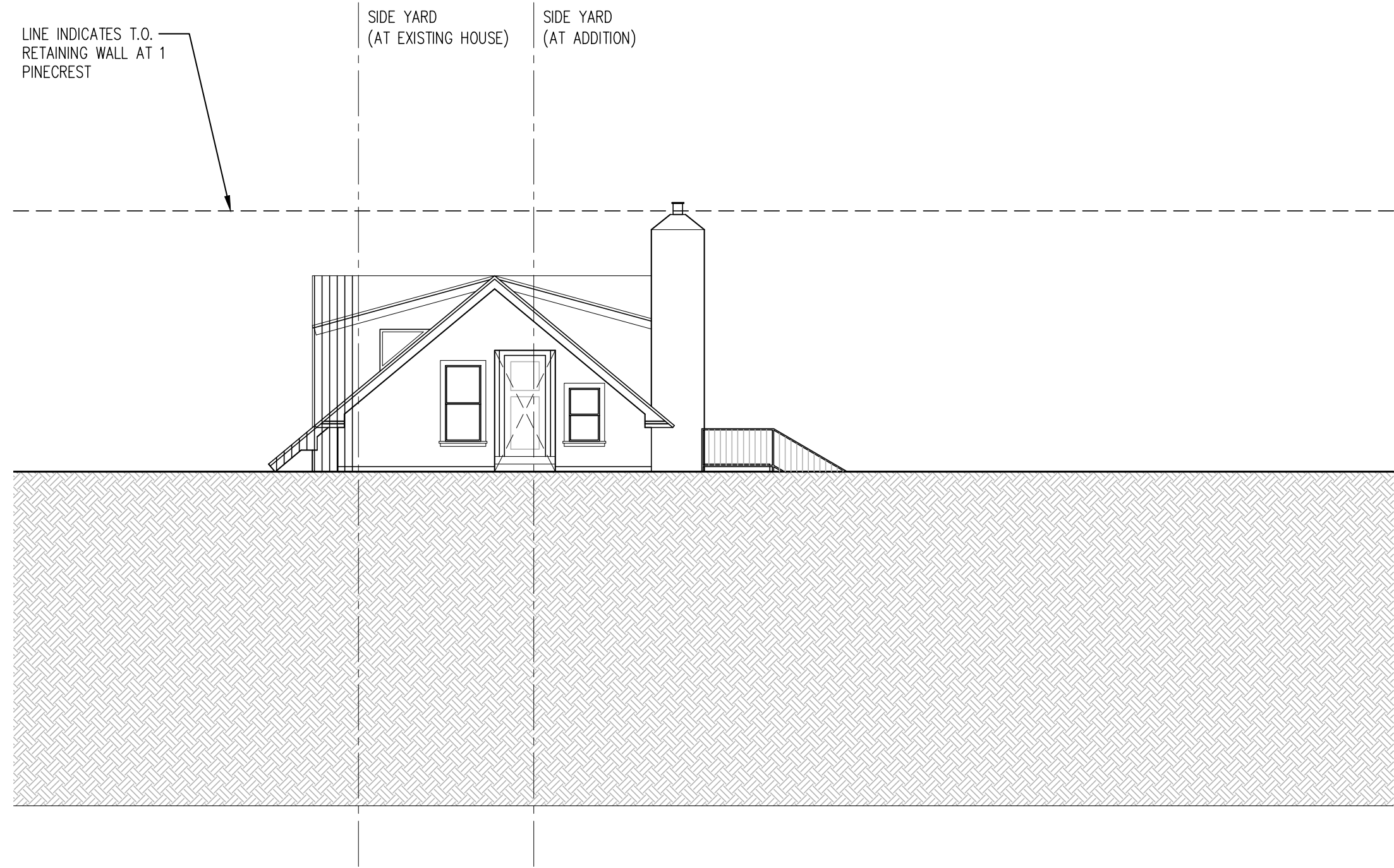
A-202 SECOND FLOOR CONSTRUCTION PLAN.dwg

CONSTRUCTION PLAN  
SECOND FLOOR

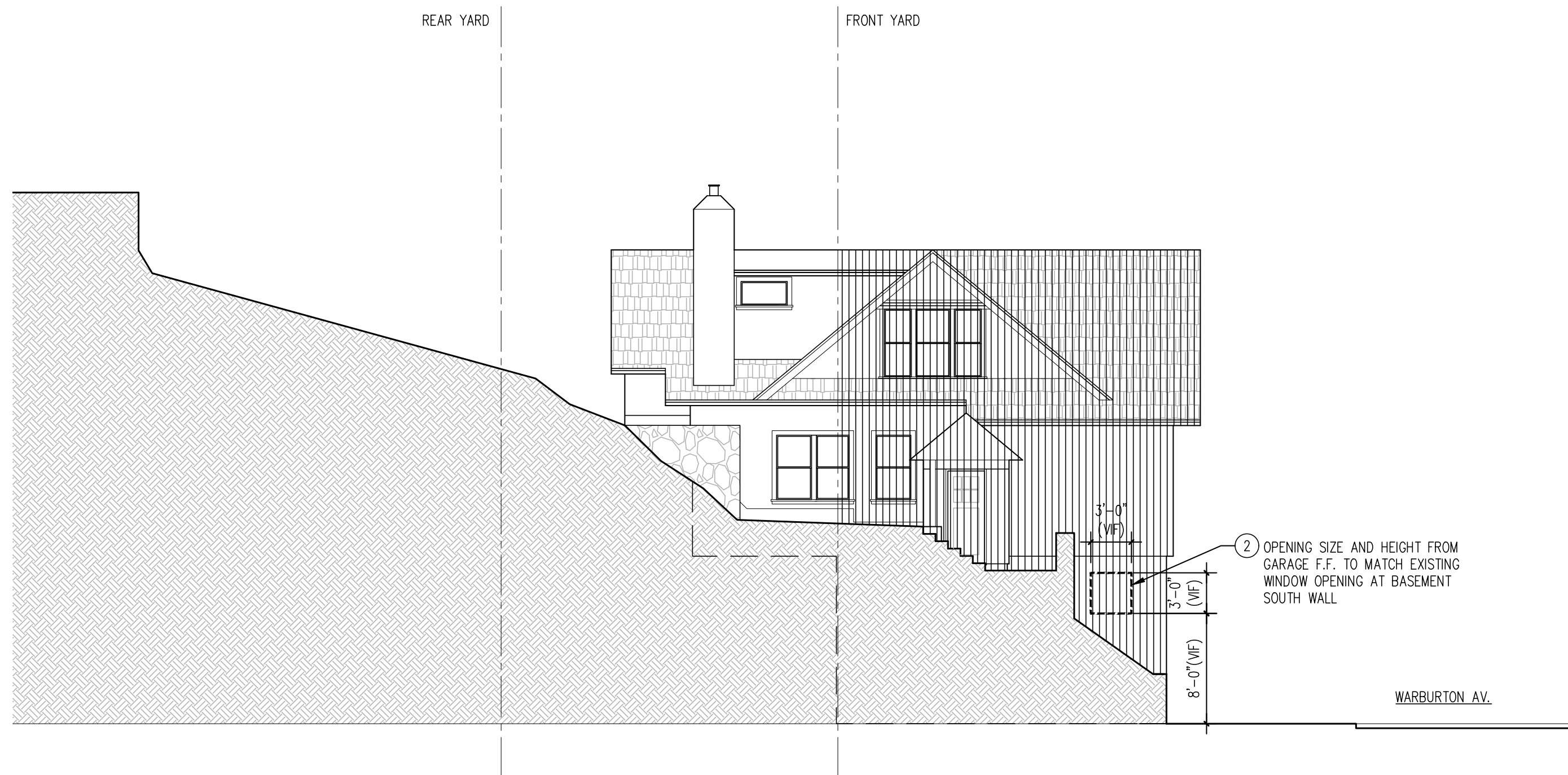
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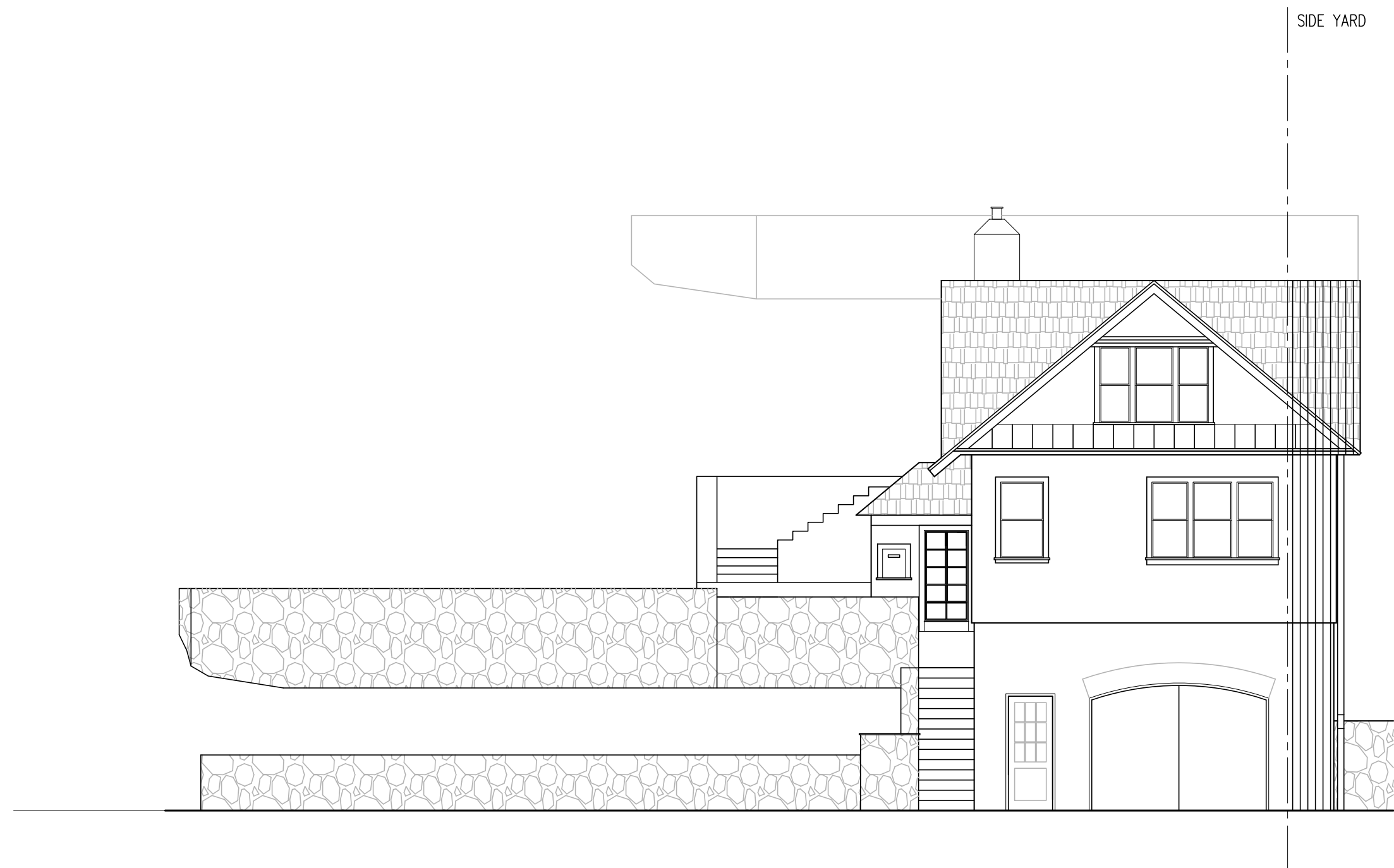
4 SOUTH ELEVATION  
1/8" = 1'-0"



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 ENCRACING | (701sf)   |

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HASTINGS ON HUDSON, NY 10706  
T 703-400-9976

#### ROOSTER HOUSE

280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

#### DRAWING STATUS

##### FILING SET

DATE

22 AUGUST 2019

##### DRAWING HISTORY

#### SCALE

AS NOTED

OLD FILE NAME

A-300 ELEVATIONS EXISTING.dwg

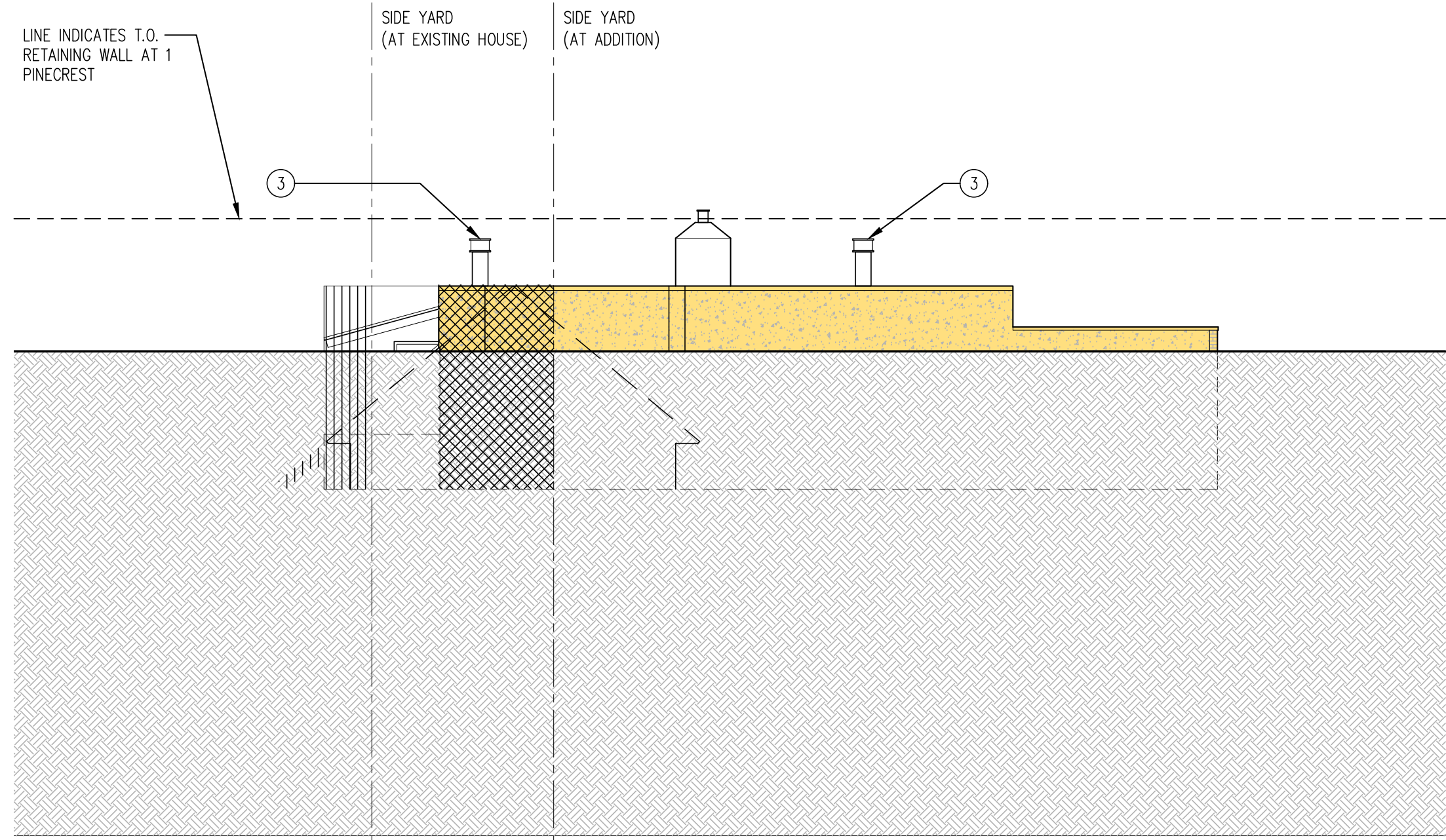
#### EXISTING ELEVATIONS

A-300





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



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



2 NORTH ELEVATION  
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EXISTING HOUSE ENVELOP GENERAL NOTES

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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.
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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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ROOSTER HOUSE

280 WARBURTON AVENUE  
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DRAWING STATUS

FILING SET

DATE  
22 AUGUST 2019

DRAWING HISTORY

SCALE

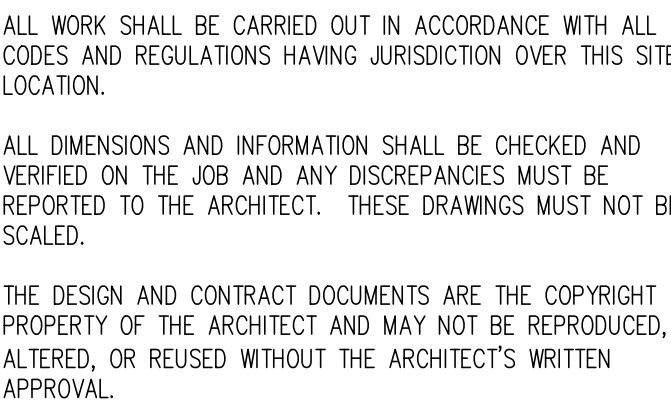
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OLD FILE NAME  
A-301 ELEVATIONS PROPOSED.dwg

PROPOSED ELEVATIONS

A-301





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DRAWING HISTORY

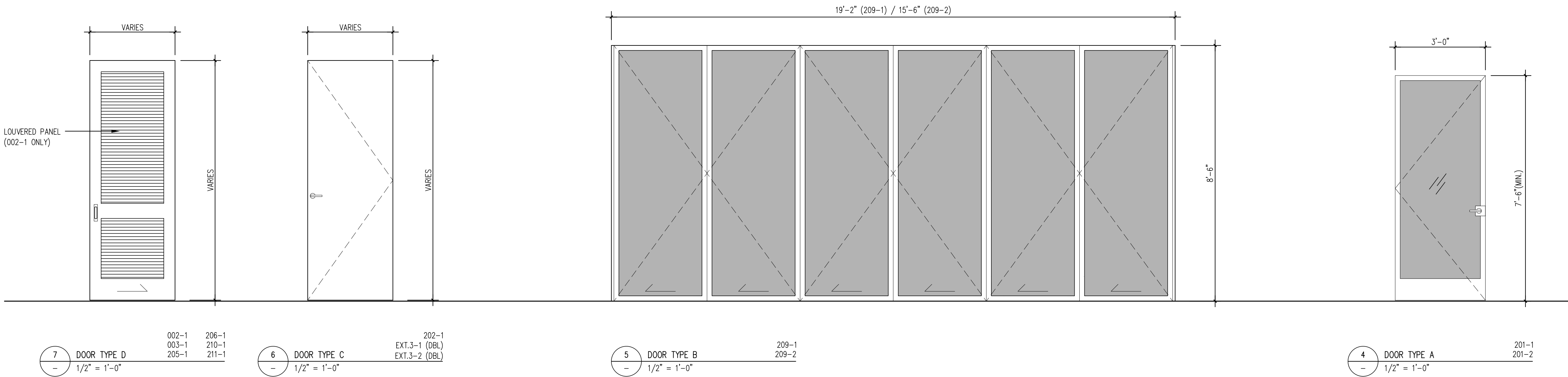
SEA

SCALE  
AS NOTED

CAD FILE NAME  
A-350 SECTIONS.dwg

## SECTIONS

# A-350



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280 WARBURTON AVENUE  
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T 703-400-9976

ROOSTER HOUSE  
280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

DRAWING STATUS  
FILING SET  
DATE  
22 AUGUST 2019  
DRAWING HISTORY

SEAL

SCALE  
AS NOTED  
DWG FILE NAME  
A-600 DOORS & WINDOWS.dwg

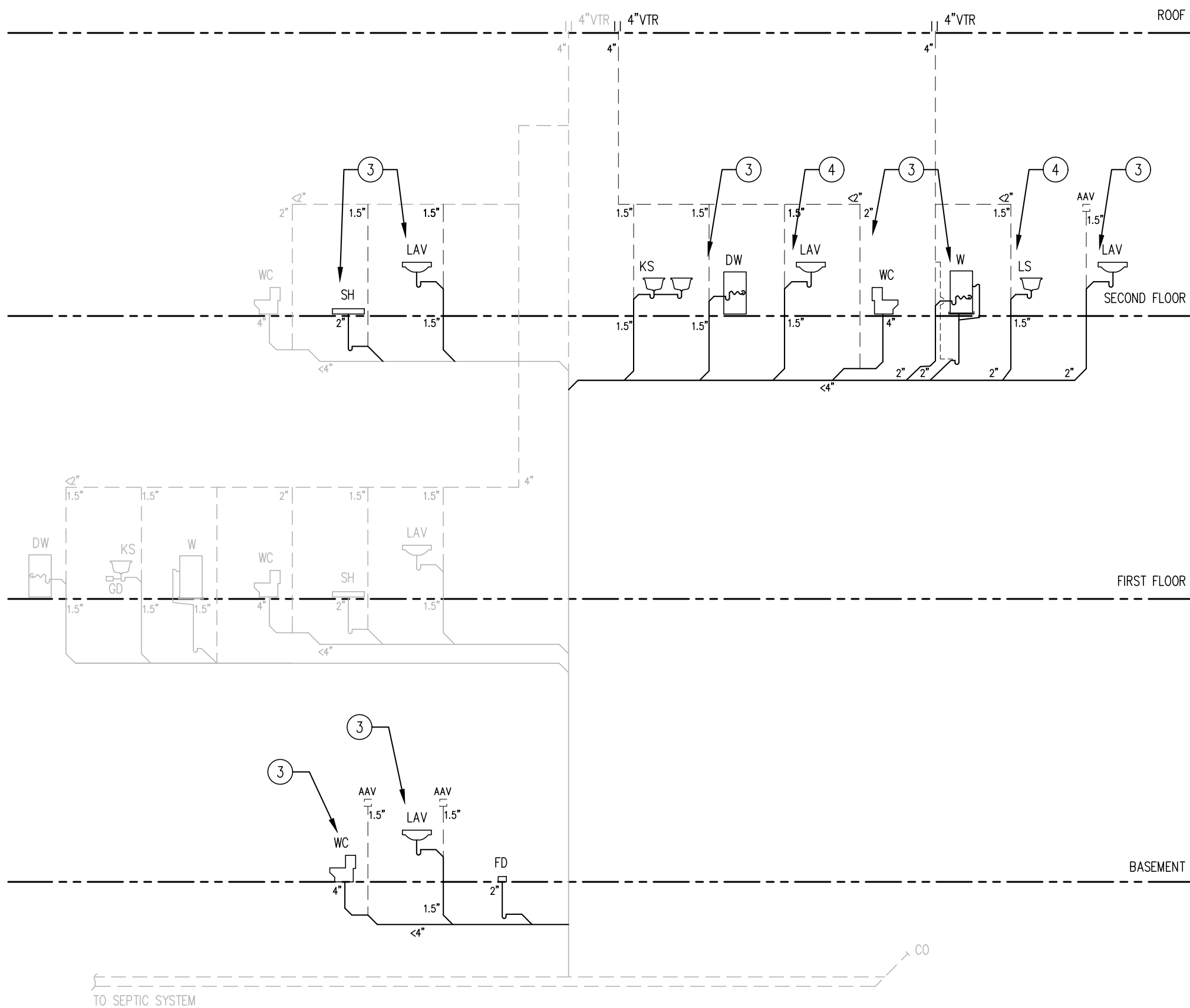
DOORS & WINDOWS

A-600

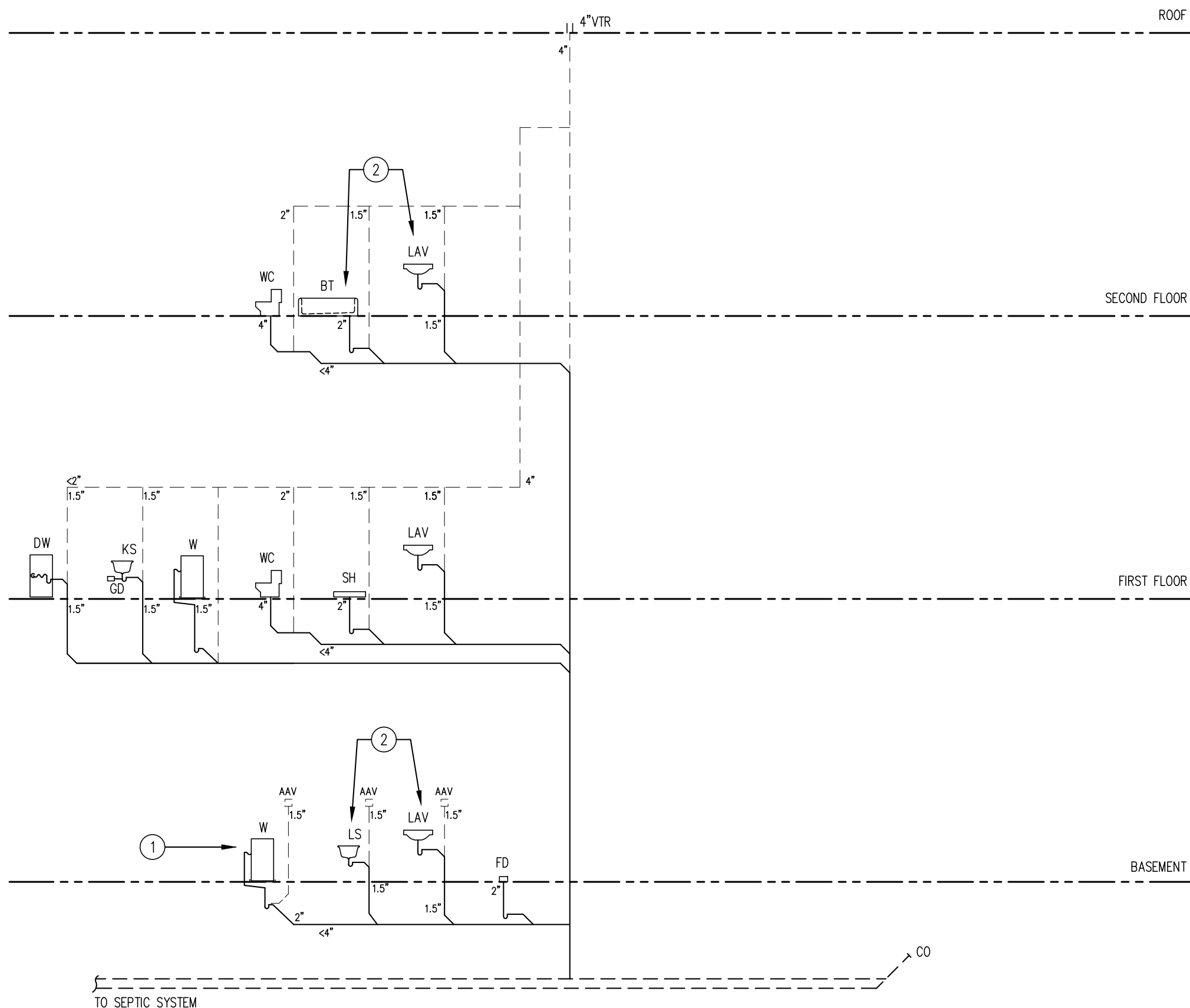
#### GENERAL NOTES

- 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.

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



2 PLUMBING RISER DIAGRAM: PROPOSED  
— NTS



1 PLUMBING RISER DIAGRAM: EXISTING  
— NTS

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

- PLUMBING WORK TO CONFORM TO ALL APPLICABLE CODES & BUILDING REGULATIONS.
- 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.
- 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.

PLUMBING KEYED NOTES

- REMOVE WASHER. AFFECTED PLUMBING LINES TO BE CUT TO A POINT OF CONCEALMENT AND PROPERLY REMOVE.
- REMOVE PLUMBING FIXTURES AS INDICATED. AFFECTED PLUMBING LINES TO BE CUT TO A POINT OF CONCEALMENT AND PROPERLY CAPPED OR PLUGGED.
- NEW PLUMBING FIXTURE CONNECTED TO EXISTING PLUMBING SYSTEM AS INDICATED.
- NEW APPLIANCE CONNECTED TO EXISTING PLUMBING SYSTEM AS INDICATED.
- 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.

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

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

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PLUMBING KEY LEGEND

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P-001 PLUMBING RISER.dwg

PLUMBING RISER  
SINGLE LINE DIAGRAM

P-001