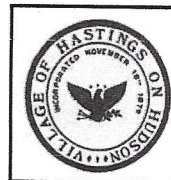


VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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



Case number:..... Date of application: **29 SEPTEMBER 2021**

Property owner: **ARTHUR G. MITTON, IV AND LAURA C. MITTON**

Property address: **45 CHESTNUT DRIVE**

Name all streets on which the property is located: **CHESTNUT DRIVE**

Sheet: **4.40** Block: **41** Lot/Parcel: **13** Zoning District: **R-10**

Applicant: **GOTHAM DESIGN AND COMMUNITY DEVELOPMENT**

Standing of applicant if not owner: **AGENT FOR OWNER**

Address: **329 BROADWAY, DOBBS FERRY, NY 10522**

Daytime phone number: **914-693-5093** Fax number: **914-693-5390**

E-mail address: **arch329@gmail.com; archbgo@optonline.net**

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

☐

Use Variance/s;

Interpretation;

☒

Area Variance/s;

View Preservation (See §295-82)

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

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-68 F(1)a	FRONT YARD 30 FT.	27.75 TO EX. PORCH	23.25 TO PROP'D PORCH
295-68 F(1)a	FRONT YARD 30 FT.	30.50 TO EX. HOUSE	23.75 TO STAIR ADDITION
295-20 D(2)	FRONT YARD PRONOUNCED UNIFORMITY OF ALIGNMENT		
295-68 G	FAR 0.316 - 3,434 SF	0.146 - 1,589 SQ.FT.	0.354 - 3,838 SQ.FT.
295-68 F(1)c	2 SIDEYARDS 30 FT.	12.4 TO EX. GARAGE	12.4 TO PROP ROOF DECK

*See example below:

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

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



ZONING REQUIREMENTS:

YARD SETBACKS
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30	27.75 (PORCH)	23.25 (PORCH)
REAR	30	57.6 +/-	51.0 +/-
SIDE ONE	12	12.0	NO CHANGE
SIDE TWO		12.4	NO CHANGE
TOTAL OF TWO SIDES	30	24.4	NO CHANGE

YARD SETBACKS
(Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR N/A			
SIDE N/A			

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	1.0	2.5
FEET	35	22.42	34.5

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 SQ. FT.	12,870.25 SQ. FT.	NO CHANGE
*BLDG. COVERAGE / % OF LOT AREA	25%	18.33%	23.30%
*DEVELOPMENT COVERAGE / % OF LOT AREA	35%	22.25%	27.81%

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	ONE FAMILY	ONE FAMILY	NO CHANGE

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

FAR

FLOOR AREA RATIO	0.316	0.146	0.354 0.343
FLOOR AREA RATIO	3,434	1,589	3,838 3,726

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

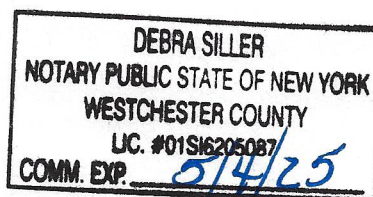
COUNTY OF WESTCHESTER ss.:

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:

Applicant

Sworn to before me this 29th day
of SEPTEMBER, 20

Notary Public



VILLAGE OF HASTINGS-ON-HUDSON

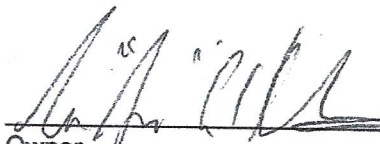
Zoning Board of Appeals

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

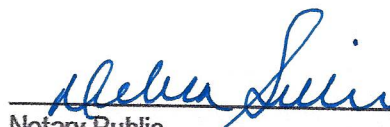


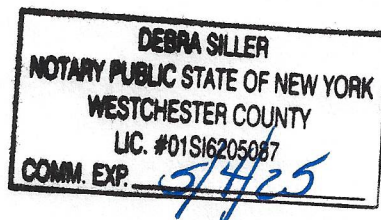
Name : ARTHUR G. MITTON, IV, being duly sworn, deposes and says that he/she resides at 45 CHESTNUT DRIVE in the Village of Hastings-on-Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot, parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet 4.40 Block 41 and Lot 13 of the tax map, and that he/she hereby authorized Gotham Design & Community Development 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 29th DAY
OF SEPTEMBER 2021


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.

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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



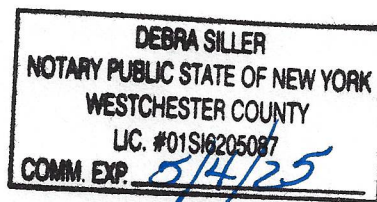
Name : LAURA C. MITTON, being duly sworn, deposes and says that
he/she resides at 45 CHESTNUT DRIVE in the Village of Hastings-on-
Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot,
parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and
designated as Sheet 4.40 Block 41 and Lot 13 of the tax map, and that
he/she hereby authorized Gotham Design & Community Development 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.:

Laura Mitton
Owner

SWORN TO BEFORE ME THIS 29th DAY
OF SEPTEMBER 2021

Debra Siller
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.

CODE OF THE VILLAGE OF HASTINGS ON HUDSON

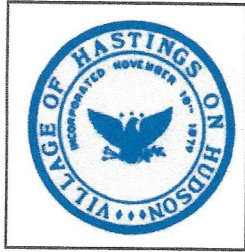
§ 295-146. Variances.

- 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.

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 **C** 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 **§ 295-143C**. 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.



OFFICE OF THE BUILDING INSPECTOR
Village of Hastings On Hudson
Municipal Building
7 Maple Avenue
Hastings On Hudson, New York 10706
(914) 478-3400 Ext. 613
Fax: (914) 478-4624
BldgInsp@Hastingsgov.org

ZBA Application Checklist

1. ___ Location plan showing the site and its neighbors within 300' radius.
2. ___ Site plan of lot showing existing structures and all required setback lines. If setback encroachments exist, they should be hatched and dimensioned.
3. ___ Site plan of lot showing proposed conditions and required setback lines. Proposed encroachments should be hatched (differently than existing) and dimensioned.
4. ___ Floor plans of existing structures showing all floors. Setback lines and encroachments, if any, should be shown.
5. ___ Elevations of existing structures, showing height encroachments, if any.
6. ___ Floor plans of proposed conditions clearly differentiating existing conditions from proposed modifications. Setback lines and proposed encroachments should be shown and the resulting areas calculated.
7. ___ Elevations of proposed conditions, showing height encroachments, if any.
8. ___ Perspective renderings are helpful, and should be encouraged, but not required.
9. ___ Photographs and other supporting documentation of site and its structures, neighboring sites and structures to the degree they are relevant.

For multiple family dwellings and commercial buildings add the following:

1. ___ Conceptual design of a maximum 'As of Right' development on the site so that the ZBA can accurately gauge the proposed variances and responsibly make its findings related to them. This is not an unreasonable request, and would give us better footing in evaluating proposals and eliminate our reliance on "well, we looked at it, and we couldn't make it work" story that we hear too much of (and as you know drives me nuts)

For all of the above, schematic level drawings at a legible scale (1/8"=1'-0" or smaller) are generally all that are needed and should not create a burden for the applicant.

November 8, 2021 - Revised

Hastings-on-Hudson Zoning Board of Appeals
7 Maple Street
Hastings-on-Hudson, New York 10706

Re: 45 Chestnut Drive - ZBA Application

Dear Members of the Hastings-on-Hudson Zoning Board of Appeals:

This letter is to submit an application to the Zoning Board of Appeals for the above referenced property. The owner recently purchased the property with the intent of significantly renovating the existing building, including a second floor addition above the existing one story structure, a two story addition on the back of the existing house, a new deck on the back of the house replacing the existing, and the construction of a porch and staircase on the front of the house.

We understand that there is an issue with the fact that the existing house is closer to the street right-of-way line than the Code requires. We are intending to add to the front of the house, which will reduce that setback further. The Code requires a front yard setback of 30 feet, whereas the existing house has a setback of 27.75 feet from the front property line. The stair tower and front porch that we are proposing reduces this setback to 23.25 feet.

The applicant requests a variance to permit the reduction of the required front yard setback from 30 feet to 23.25 feet, a reduction of 6.75 feet

It is our understanding that the Code specifically addresses this situation application in that, while the setback we are proposing is less than the 30 feet required, it is further setback than the average of the building on the neighboring properties on the same side of the street. Section 295-20D.(2) specifically permits a reduction in the front yard setback to be considered, when the proposed setback will be consistent with the character of the neighboring properties. The property to the east of the subject property has a setback of approximately 5 feet. The property to the west of the subject property has a setback to the front property line of approximately 8 feet. The next property to the west has a front setback to the property line of approximately 20 feet. The next two property to the west appear to have no setback to the front property line.

We understand that there is an issue with the west side yard setback, which is currently 12.4 feet, where 18 feet is required for the Total Side Yard of 30 feet. While we intend to redress the exterior of the existing garage, it will otherwise remain unchanged in use and dimension. However, we are proposing to change the roof line of the garage from being a pitched roof to being a flat roof.

The applicant requests a variance to permit changes to the roof on an existing structure that has a 12.4 foot setback to a side line where 18 feet is required, a deficiency of 5.6 feet.

We also understand that there is an issue with the increase in floor area resulting from the proposed additions. With a site area of 10,870 square feet, Appendix B in Section 295-53.1 of the Hastings-on-Hudson Zoning Ordinance imposes a limit on the floor area for a lot not exceeding 10,900 square feet of a ratio of 0.316.

Letter to the Zoning Board of Appeals
Re: 45 Chestnut Application to the Zoning Board of Appeals
November 8, 2021 - Revised
Page two of three.

This is determined by the floor area in the house divided by the area of the lot. This ratio limits a 10,870 square foot lot to a maximum floor area of 3,435 square feet.

The existing one story house has a floor area of 1,345 square feet plus a garage of 244 square feet for a total of 1,589 square feet. We are proposing additions on the first floor level of 130 square feet on the front and 210 square feet on the back of the first floor, increasing the first floor to 1,929 square feet. We are also proposing a second floor with a floor area of 1,302 square feet, which will result in a house with a total of 3,231 square feet on the first and second floors including the garage. These additions will increase the FAR from the existing 0.146 to 0.296.

The gross area in the lower level is 1,589 square feet, of which 536 square feet has the ceiling height of 7 feet or greater required for it to be included in FAR. The foundations for the proposed additions on the first floor do not contribute to the FAR due to ceiling heights of less than 7 feet. Adding the 536 square feet to the 3,231 square feet increases the total to 3,767 square feet, which is an FAR of 0.347.

The applicant requests a variance to increase the floor area to 3,767 square feet, exceeding the 3,434 square foot limit by 333 square feet. This would increase the FAR to 0.347, which exceeds the 0.316 limit by 0.031, which would require a variance of 9.8%.

Gotham's Sheet A-1.2 includes diagrams confirming the allocation of floor area in the lower level, first floor and second floor as proposed, as well as a Table providing the FAR calculations.

Submitted with this letter, please find the following:

- A. A set of 13 sheets of drawings prepared by Gotham Design & Community Development Ltd., under the supervision of Laura Wakefield, Registered Architect, dated as Submitted for a Building Permit November 8, 2021.
- B. A fully executed Application to the Zoning Board of Appeals for variances.
- C. A Memorandum prepared by Gotham Design & Community Development Ltd. dated November 8, 2021 providing support documentation for the requested variances.
- D. A check, previously submitted, in the amount of \$250 made payable to the Village of Hastings-on-Hudson.

A Notice has been mailed to property owners as is required by the Village Code.

We look forward to presenting this application to you at your next available Board meeting.

Thank you for your time and attention,

Paddy Steinschneider
As Agent for Andy and Laura Mitton, Property Owner

November 8, 2021 - Revised

Hastings-on-Hudson Building Department
7 Maple Street
Hastings-on-Hudson, New York 10706

Re: 45 Chestnut Drive ZBA Submission

Dear Mr. Minozzi, Building Inspector:

This letter is to submit the following for the Zoning Board of Appeals:

- A. A set of 13 sheets of drawings prepared by Gotham Design & Community Development Ltd., under the supervision of Laura Wakefield, Registered Architect, dated as submitted for Zoning Board of Appeals Revised to reduce F.A.R. 11-08-2021.
- B. A revised ZBA Application dated September 29, 2021, with the requested FAR of 0.347 indicated, instead of the previous 0.354, and the proposed floor area reduced from the previous 3,838 to 3,767 square feet.
- C. A letter to the ZBA dated November 8, 2021 Revised making the request for three variances, including reduced front yard setback from 30 feet to 23.25 feet, reduced total side yards from 30 feet to 24.4 feet, and an increased FAR from 0.316 to 0.347.
- D. A Memorandum prepared by Gotham Design & Community Development Ltd. dated November 8, 2021 providing support documentation for the requested variances.

As we have noted in previous communication, the owner recently purchased the property with the intent of significantly renovating the existing building, including a second floor addition above the existing one story structure. A one story addition on the back of the existing house, a new deck on the back of the house replacing the existing, and the construction of a porch and staircase on the front of the house are also included.

The letter and Memorandum cited above document the changes proposed and resulting FAR. The set of drawings includes Sheet A-1.2, which provides the calculations for the floor area on each level and delineates the existing square footage, as well as the proposed additions.

The total floor area proposed is 3,767 square feet, which computes to an FAR of 0.347 where 0.316 is permitted. 512 square feet of area in the lower level has a ceiling height of 7 feet or more, which is included in the calculation. With this area in the lower level excluded as being a cellar, the first and second floor levels have a total of 3,231 square feet, which is an FAR of 0.297.

Letter to Building Inspector Minozzi
Re: 45 Chestnut Building Permit Application
November 8, 2021 - Revised
Page two of two.

The Application to the ZBA includes two additional requests for variances.

We understand that there is an issue with the fact that the existing house is closer to the street right-of-way line than the Code requires. We are intending to add to the front of the house, which will reduce that setback further. The Code requires a front yard setback of 30 feet, whereas the existing house has a setback of 27.75 feet from the front property line. The stair tower and front porch that we are proposing reduces this setback to 23.25 feet, requiring a reduction of 5.75 feet.

It is our understanding that the Code specifically addresses this situation. While the setback we are proposing is less than the 30 feet required, it is a larger setback than the average of the buildings on the neighboring properties on the same side of the street. Section 295-20D.(2) specifically permits a reduction in the front yard setback to be considered, when the proposed setback will be consistent with the character of the neighboring properties. The property to the east of the subject property has a setback of approximately 5 feet. The property to the west of the subject property has a setback to the front property line of approximately 8 feet. The next property to the west has a front setback to the property line of approximately 20 feet. The next two property to the west appear to have no setback to the front property line.

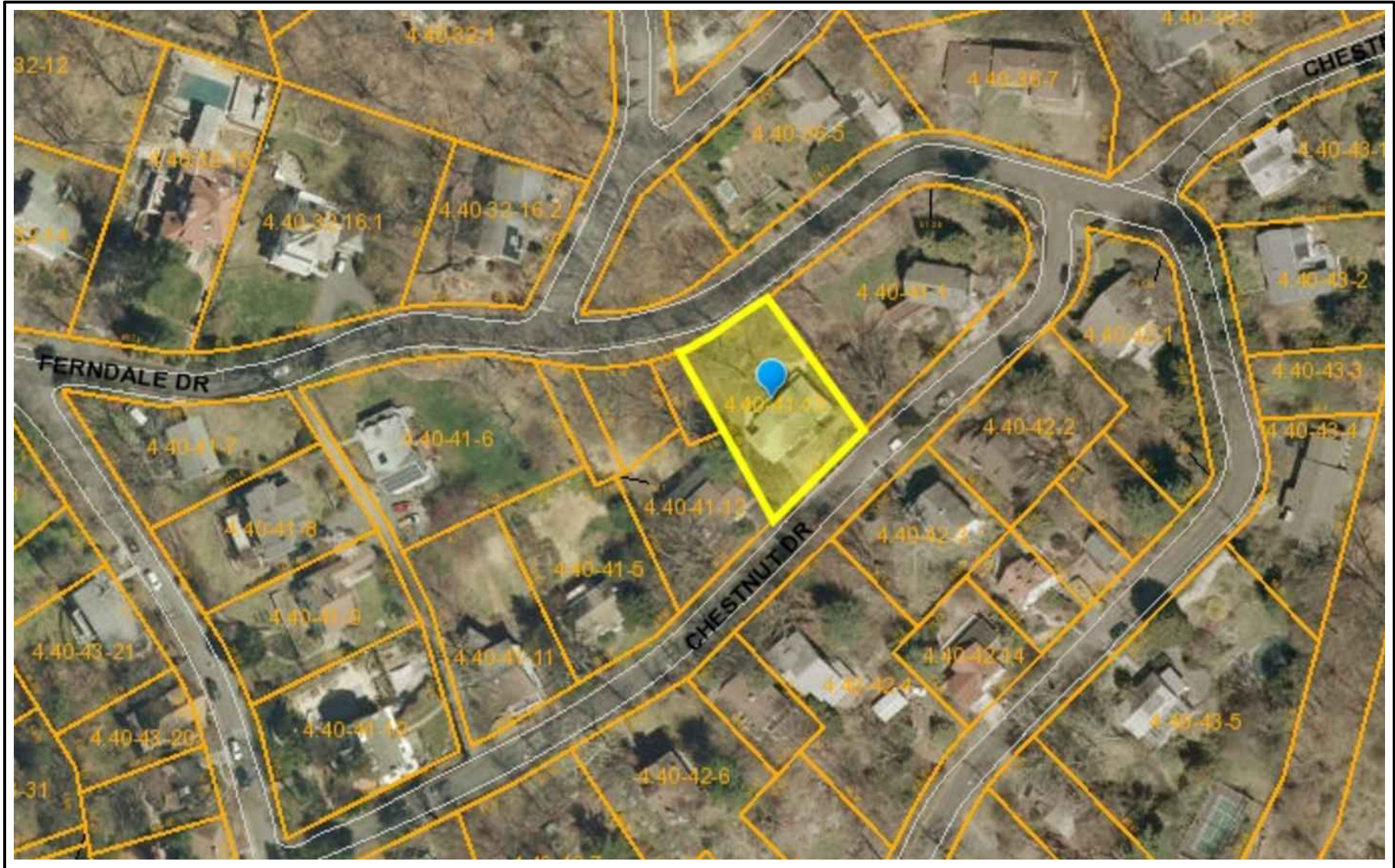
It is also our understanding that there is an issue with the two existing side yard setbacks in that they total 24.4 feet instead of the required 30 feet. While both side yards individually comply with the minimum setback of 12 feet, the total is deficient by 5.6 feet. We intend to redress the exterior of the existing garage, which will otherwise remain unchanged in use and dimension. We are changing the roof line from a pitched roof to a flat roof. The existing setback dimension will not be changed by the proposed work. Section 295-56.B in the Village Code specifically allows the alteration of existing one-family dwellings that are not conforming in one or more area requirements.

Please let us know if there is anything else that you need from us to process this Application.

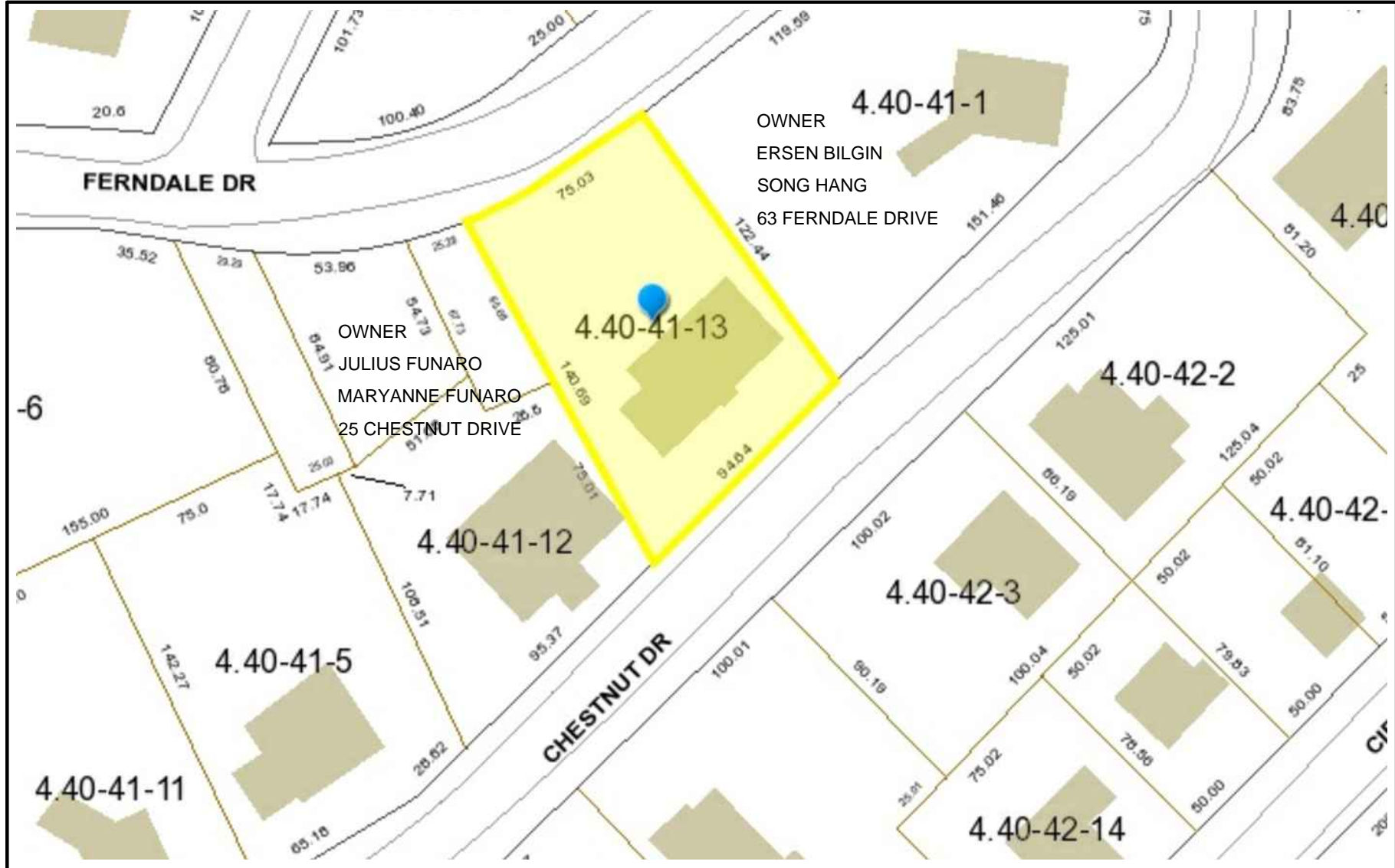
Thank you for your time and attention,

Paddy Steinschneider
As Agent for Andy and Laura Mitton, Property Owner

MITTON RESIDENCE
45 CHESTNUT DRIVE
HASTINGS-ON-HUDSON N.Y. 10706



 **AERIAL LOCATION MAP**
NOT TO SCALE



 **VICINITY MAP**
NOT TO SCALE



 **SITE LOCATION MAP**
NOT TO SCALE

CODE COMPLIANCE NOTES:

- ALL PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE, NOVEMBER 2019 EDITION.
- ALL ELECTRICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE NFPA 70 2017 EDITION.
- ALL PLUMBING WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE, NOVEMBER 2019 EDITION.
- ALL MECHANICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE, NOVEMBER 2019 EDITION.
- THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE – RESIDENTIAL PROVISIONS, LATEST EDITION. BY AFFIXING A SEAL AND SIGNING THIS SET OF CONSTRUCTION DOCUMENT, THE REGISTERED DESIGN PROFESSIONAL HEREBY ATTESTS THAT, TO THE BEST OF HIS OR HER KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE CODE.
- THIS BUILDING IS TYPE 5B CONSTRUCTION.
- THIS BUILDING'S USE IS OCCUPANCY CLASSIFICATION R-3.

		BUILDING DEPARTMENT	ZONING DETERMINATION	ZONING BOARD OF APPEALS 09-28-2021	BUILDING PERMIT 09-28-2021	ZONING BOARD OF APPEALS REVISED TO REDUCE F.A.R. 11-08-2021
LIST OF DRAWINGS						
CS	LIST OF DRAWINGS, LOCATION MAPS, CODE COMPLIANCE NOTES	● 07-15-2021	● 08-05-2021	● 09-28-2021	● 09-28-2021	● 11-08-2021
GN	GENERAL NOTES, GREEN BUILDING NOTES, CONSTRUCTION SEQUENCE			● 09-28-2021	● 09-28-2021	
TE-1	BUILDING THERMAL ENVELOPE, NOTES, AND DETAILS			● 09-28-2021	● 09-28-2021	
EX - 1	EXISTING CELLAR AND FIRST FLOOR PLAN	● 07-15-2021	● 08-05-2021	● 09-28-2021	● 09-28-2021	● 11-08-2021
EX - 2	EXISTING ELEVATIONS	● 07-15-2021	● 08-05-2021	● 09-28-2021	● 09-28-2021	● 11-08-2021
A - 1	EXISTING AND PROPOSED SITE PLANS, ZONING TABLE	● 07-15-2021	● 08-05-2021	● 10-11-2021	● 10-11-2021	● 11-08-2021
A - 1.1	PROPOSED EROSION CONTROL AND STORM DRAINAGE PLAN AND DETAILS			● 09-28-2021	● 09-28-2021	● 11-08-2021
A - 1.2	F.A.R. AND CELLAR CONFIRMATION CALCULATIONS					● 11-08-2021
A - 2.0	PROPOSED CELLAR PLAN, FINISH SCHEDULE	● 07-15-2021	● 08-05-2021	● 09-28-2021	● 09-28-2021	● 11-08-2021
A - 2.01	PROPOSED FOUNDATION PLAN AND FOUNDATION DETAILS	● 07-15-2021		● 09-28-2021	● 09-28-2021	● 11-08-2021
A - 2.1	PROPOSED FIRST FLOOR PLAN	● 07-15-2021	● 08-05-2021	● 09-28-2021	● 09-28-2021	● 11-08-2021
A - 2.2	PROPOSED SECOND FLOOR PLAN, DOOR AND WINDOW SCHEDULES	● 07-15-2021	● 08-05-2021	● 09-28-2021	● 09-28-2021	● 11-08-2021
A - 2.3	PROPOSED FRAMING PLANS	● 07-15-2021		● 09-28-2021	● 09-28-2021	
A - 2.4	I-JOIST FRAMING DETAILS	● 07-15-2021		● 09-28-2021	● 09-28-2021	
A - 2.5	I-JOIST ROOF FRAMING DETAILS	● 07-15-2021		● 09-28-2021	● 09-28-2021	
A - 3.1	PROPOSED SOUTHEAST AND SOUTHWEST ELEVATIONS	● 07-15-2021	● 08-05-2021	● 09-28-2021	● 09-28-2021	● 11-08-2021
A - 3.2	PROPOSED NORTHEAST AND NORTHWEST ELEVATIONS	● 07-15-2021	● 08-05-2021	● 09-28-2021	● 09-28-2021	● 11-08-2021
A - 4.1	PROPOSED SECTIONS AND DETAIL SECTIONS	● 07-15-2021		● 09-28-2021	● 09-28-2021	● 11-08-2021
A - 4.2	PROPOSED DETAIL SECTIONS	● 07-15-2021		● 09-28-2021	● 09-28-2021	

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LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 693 6165
N.Y.S STATE LICENSE
No. 27038

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PROJECT TITLE:
MITTON RESIDENCE
45 CHESTNUT DRIVE
HASTINGS-ON-HUDSON, N.Y. 10706
PROJECT NO.: **2103**

GOTHAM DESIGN
AND COMMUNITY DEVELOPMENT LTD.

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

SHEET TITLE:
COVER SHEET

DATE:
07-15-2021
SCALE:
AS NOTED

DRAWN BY:
SSJ
CHECKED BY:
PRS

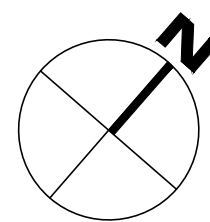
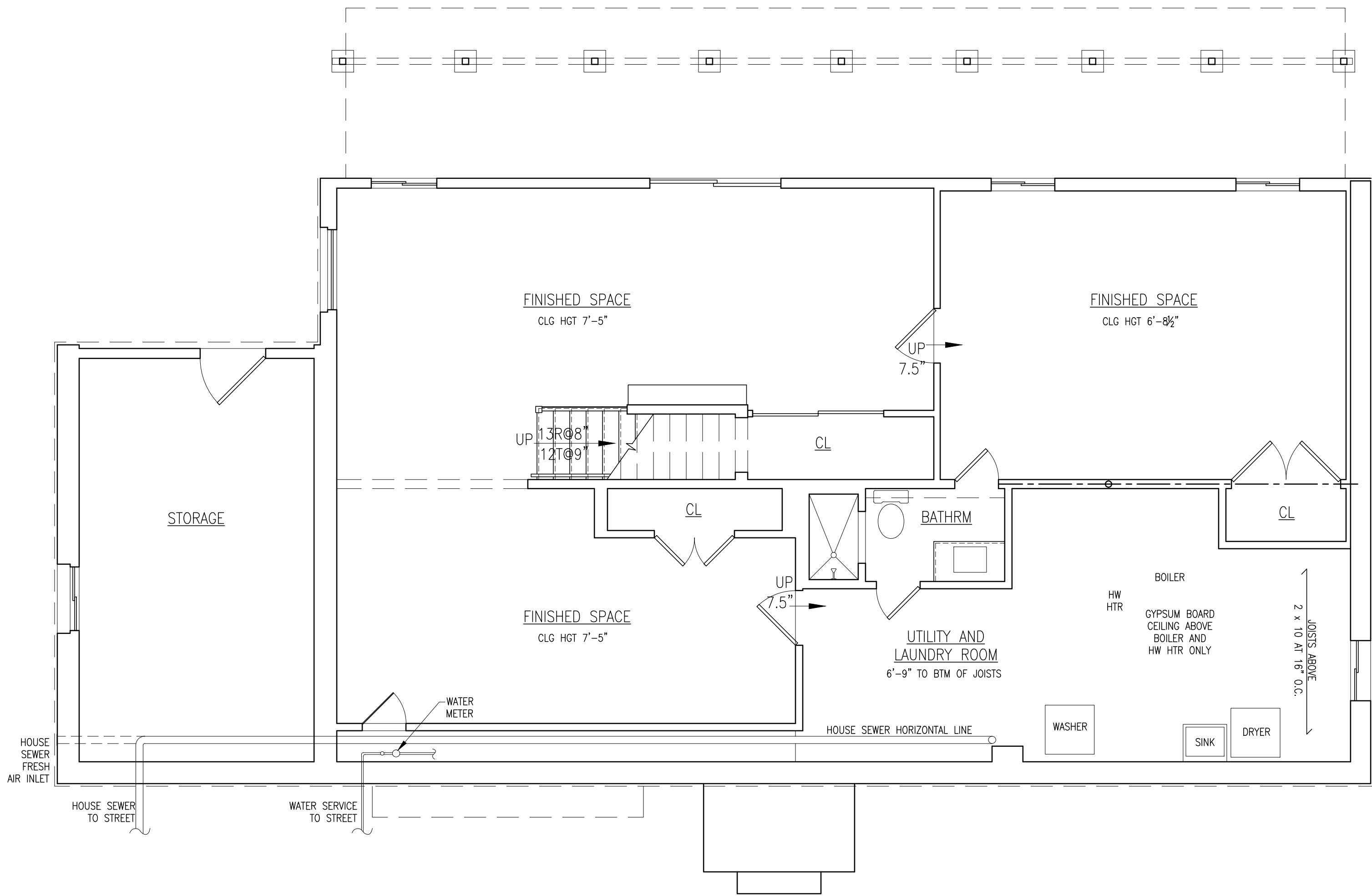
CS

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 (RCMY Only)	Subject to Damage From				Flood Hazards	Air Freezing Index
	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone		Weathering	Frost Line Depth	Termite	Climate Zone		
30	*Special Wind Region	NO	Yes	NO	C	Severe	42"	Moderate to Heavy	4A	YES	**FIRM COMMUNITY-PANEL MAP# 30118C0201F EFFECTIVE DATE: 8-26-2007
											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 IRC and Figure R301.2(4) of the IRC are likely to occur and should be considered in the design.

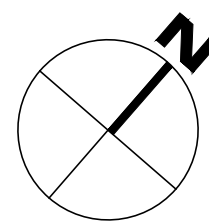
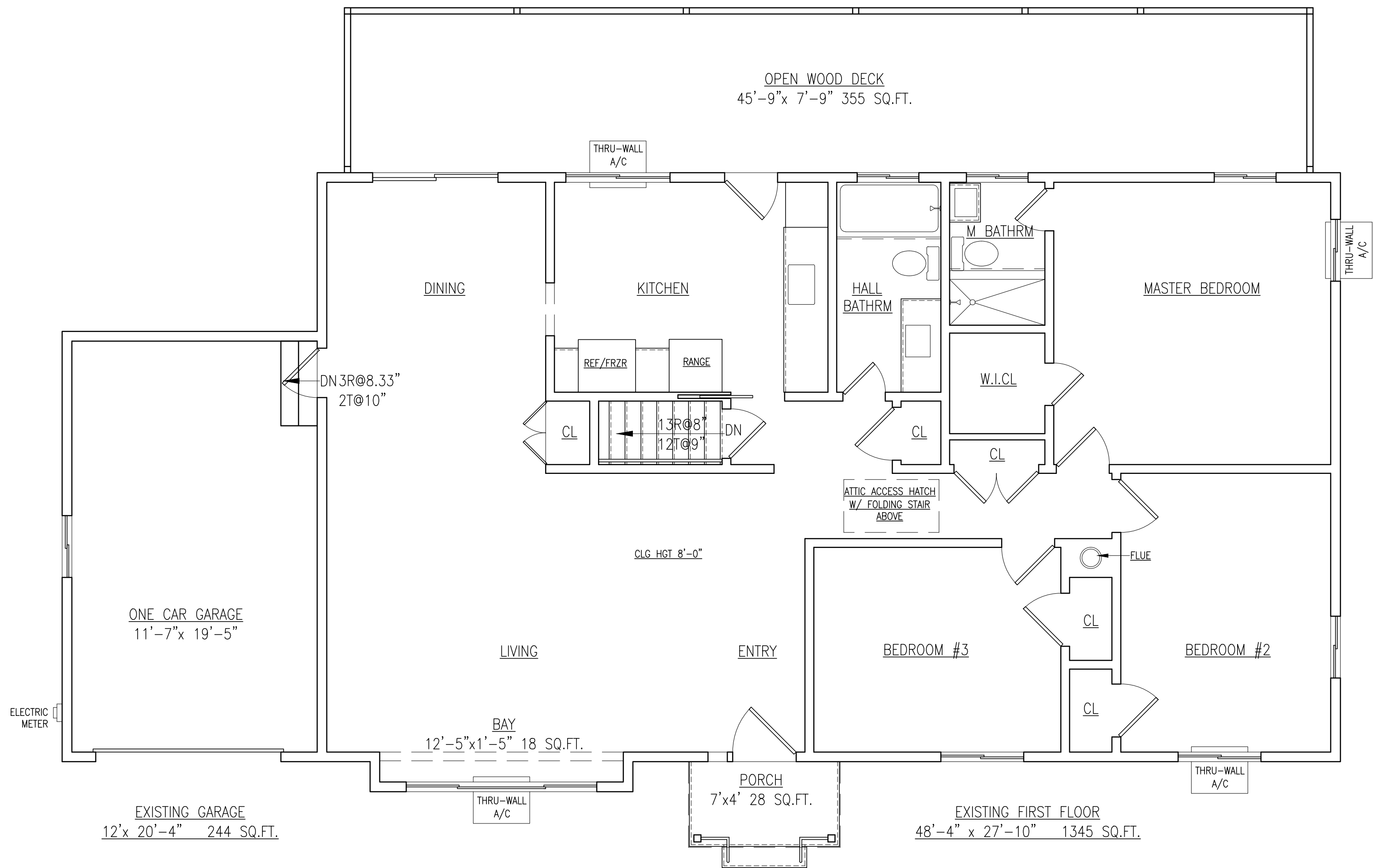
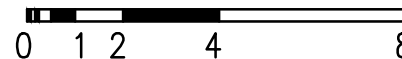
** State if applicable. For Flood Hazards the Design Professional shall state if they are applicable, VHM. Verify with FIRM Maps. Maps are available on the FIRMA web site <http://www.floodmap.floodsimple.com/>

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	CRAWL SPACE WALL R-VALUE
TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT									
4A	0.35	0.55	0.4	49	20 or 13+5	8/13	19	10/13	10, 2 FT
TABLE R402.1.4 EQUIVALENT U-FACTORS									
4A	0.35	0.55		0.026	0.06	0.098	0.047	0.098	0.085



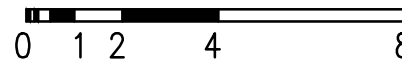
CELLAR FLOOR PLAN

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



FIRST FLOOR PLAN

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



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ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
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N.Y.S STATE LICENSE
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PROJECT TITLE:
MITTON RESIDENCE
45 CHESTNUT DRIVE
HASTINGS-ON-HUDSON, N.Y. 10706
PROJECT NO.: **2103**

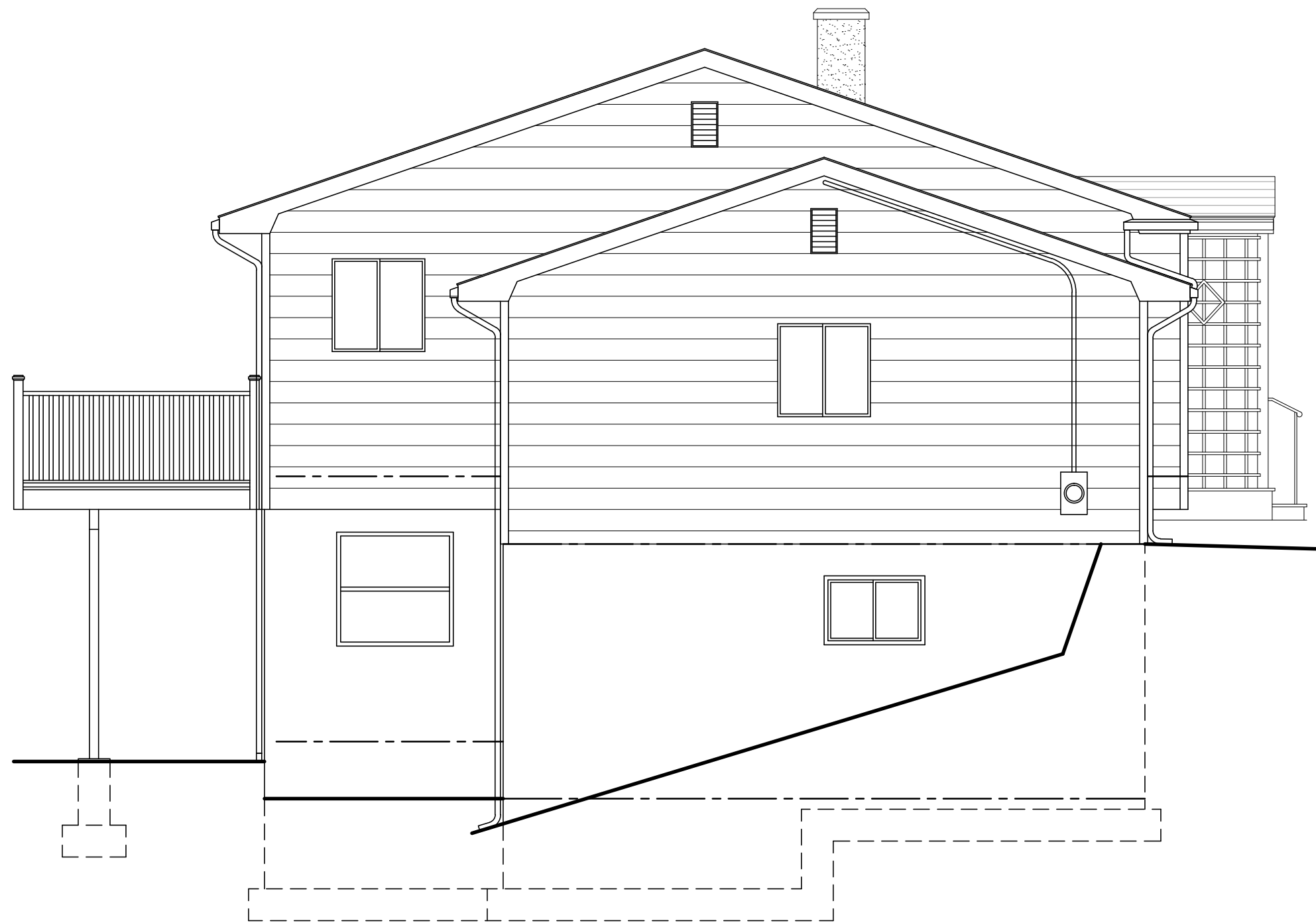
**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LTD.

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

SHEET TITLE:
**EXISTING
FLOOR PLANS**

DATE: 07-15-2021	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

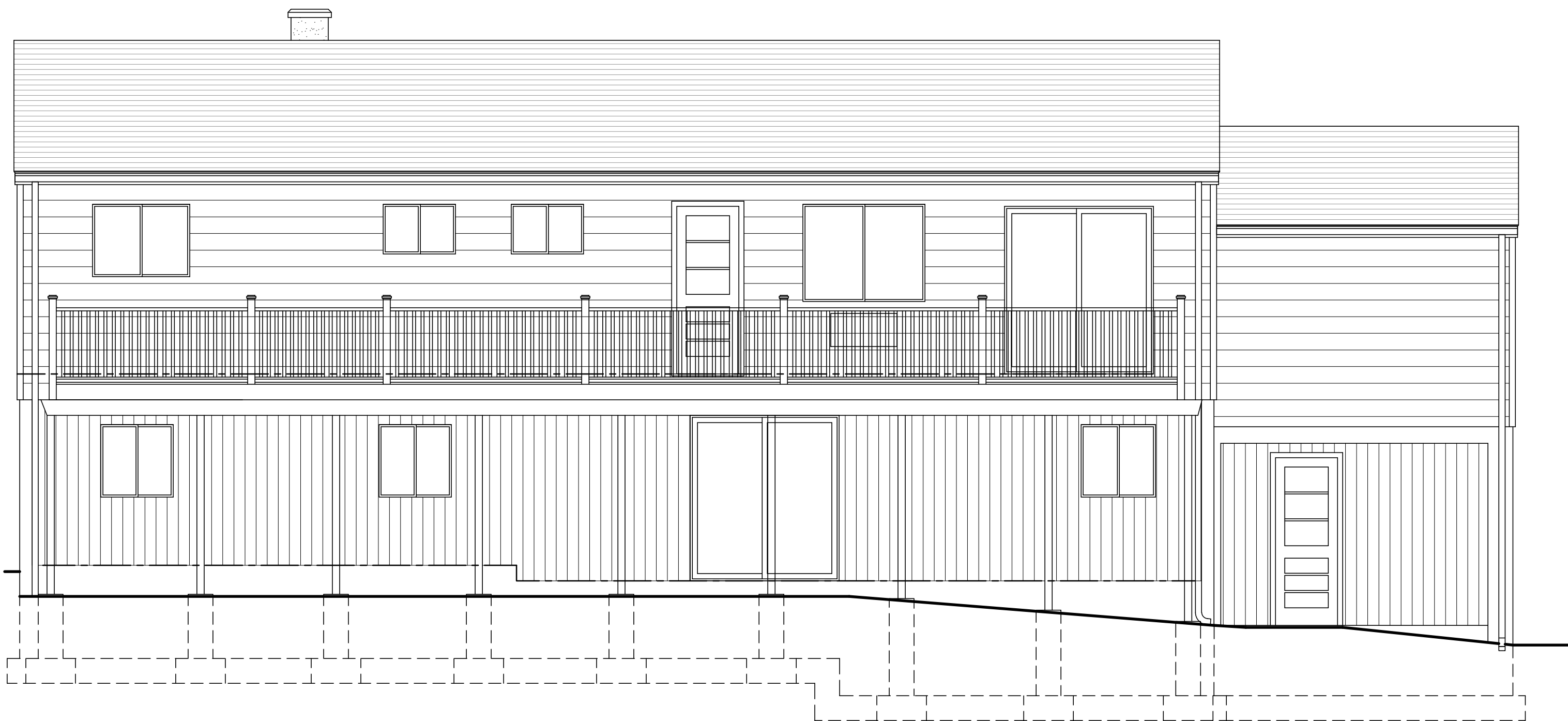
EX-1



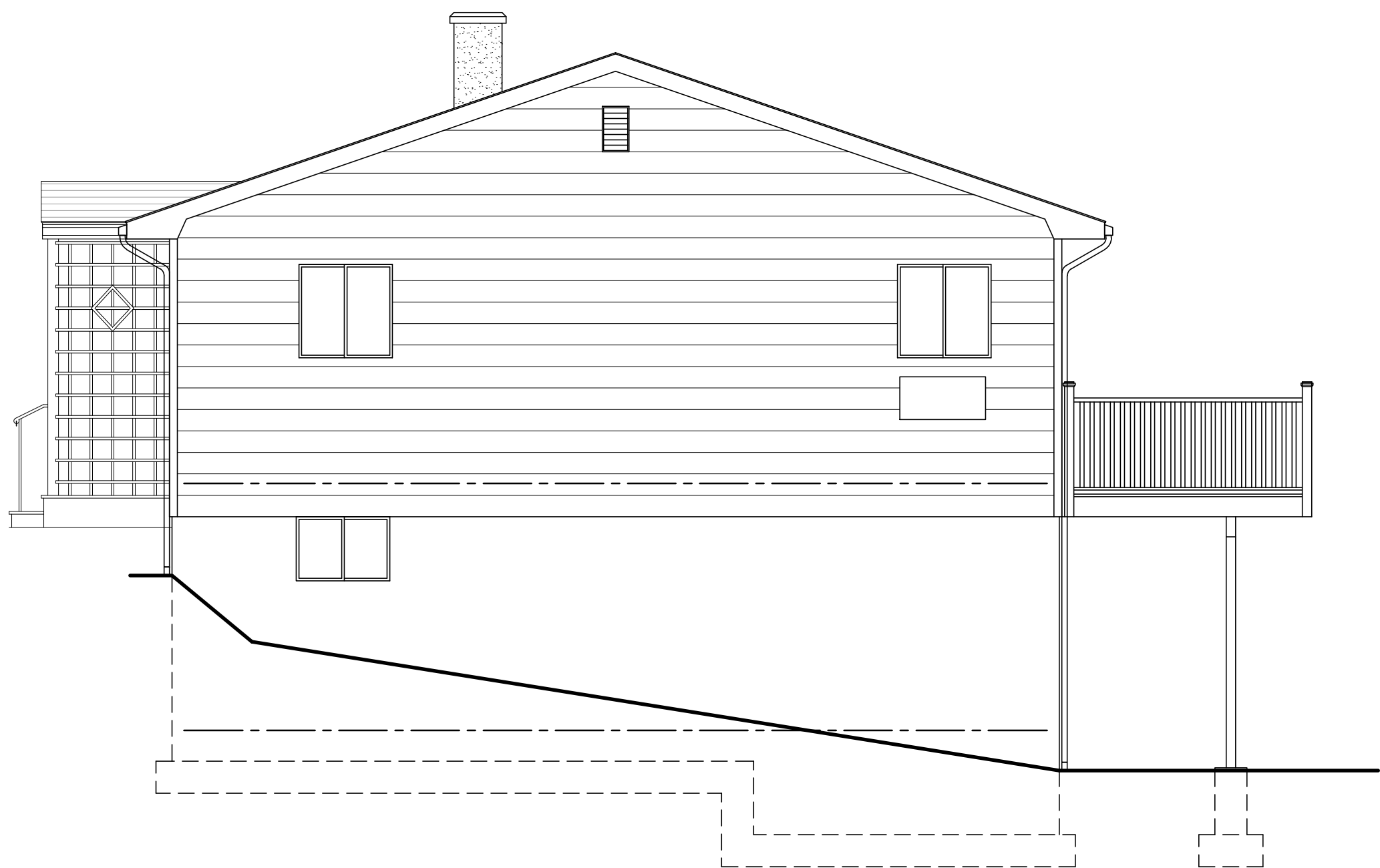
SOUTHWEST ELEVATION
SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8



SOUTHEAST ELEVATION
SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8

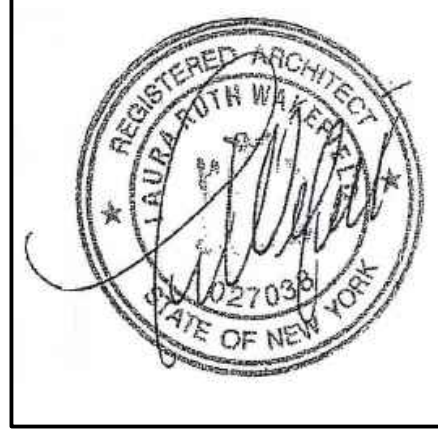


NORTHWEST ELEVATION
SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8



NORTHEAST ELEVATION
SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8

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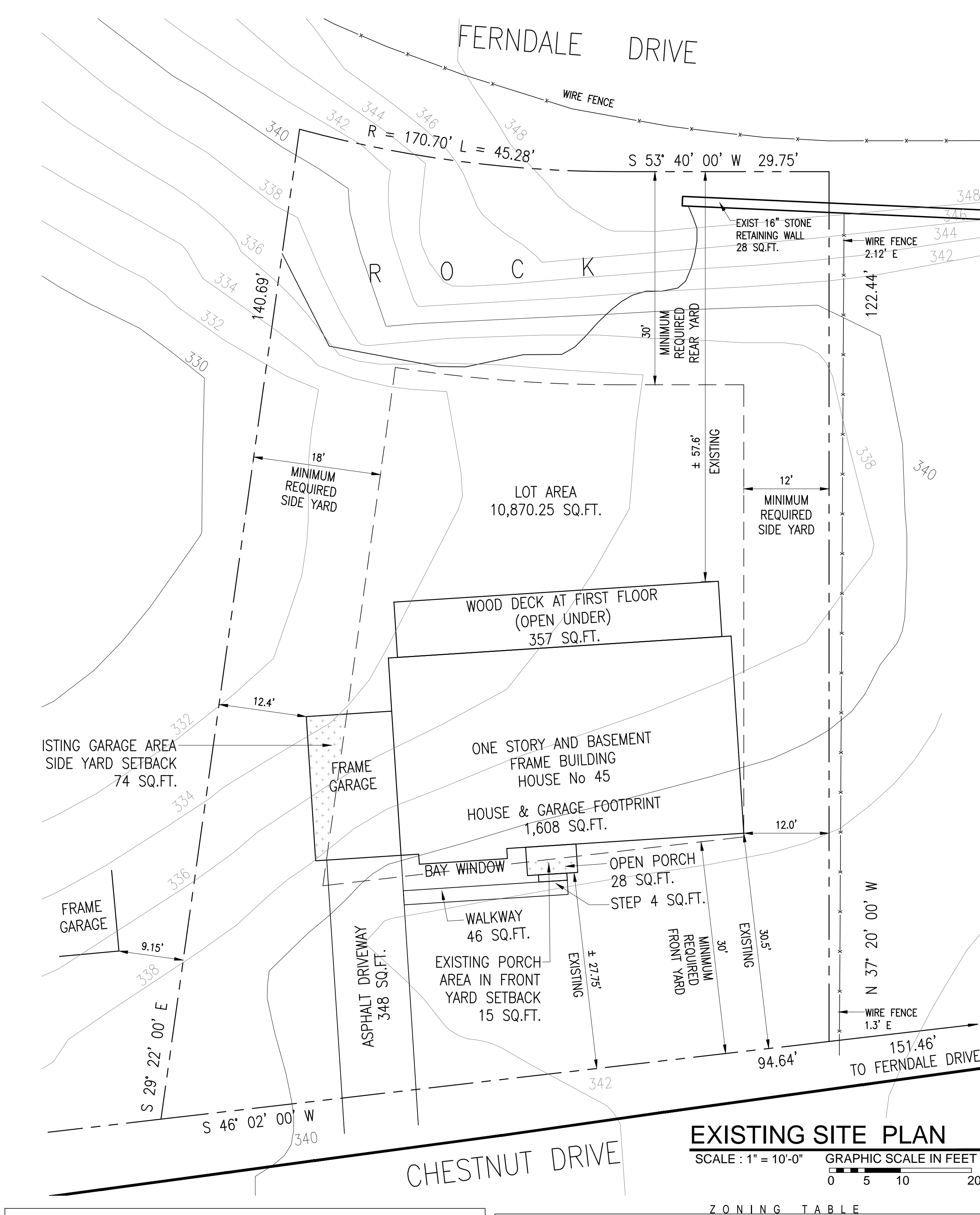
**GOTHAM
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SHEET TITLE:
**EXISTING
ELEVATIONS**

DATE: 07-15-2021	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

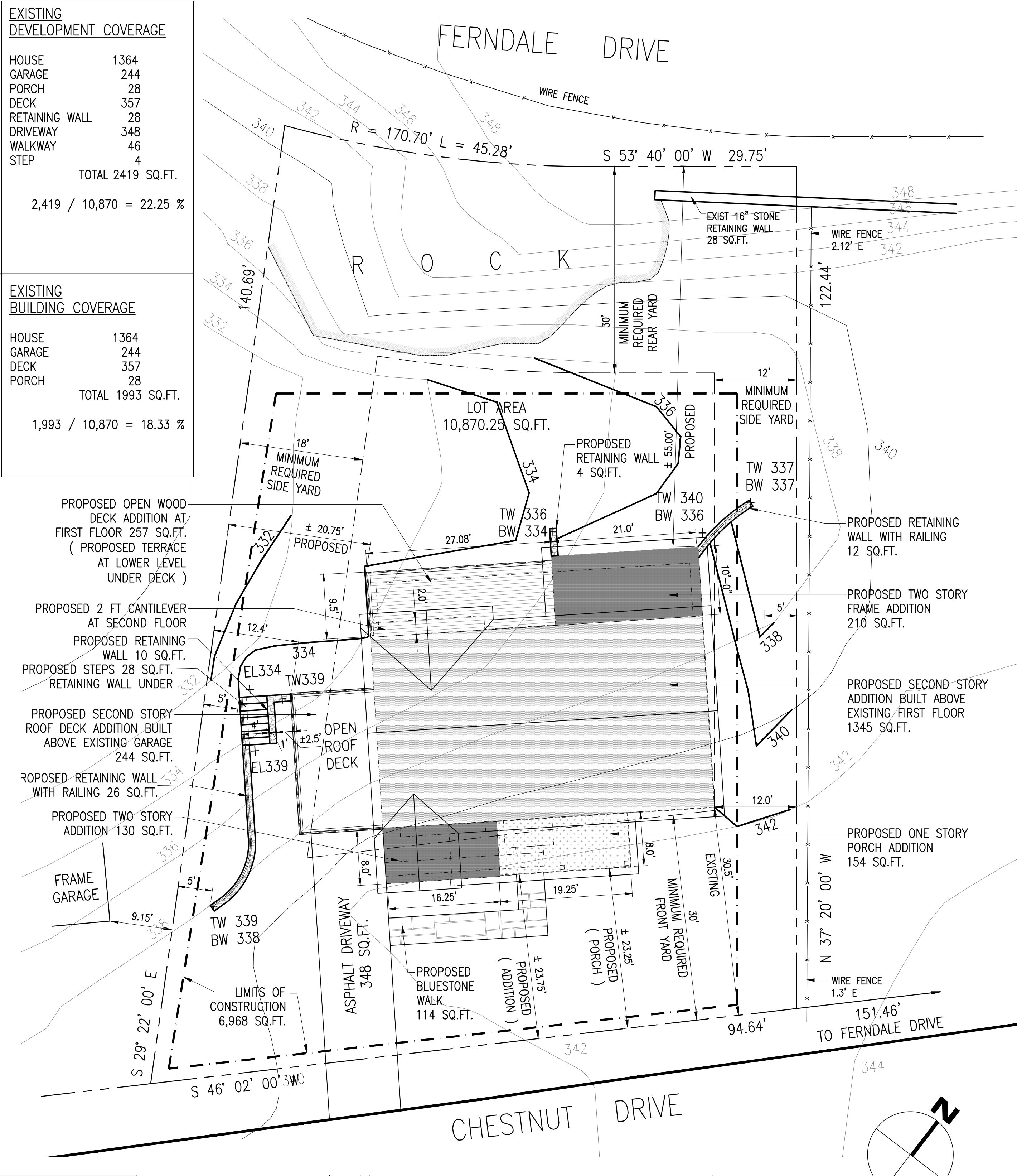
EX-2



PROPOSED DEVELOPMENT COVERAGE		EXISTING DEVELOPMENT COVERAGE	
EXIST HOUSE	1345	HOUSE	1364
EXIST GARAGE	244	GARAGE	244
EXIST RETAINING WALL	28	PORCH	28
EXIST DRIVEWAY	348	DECK	357
PROPOSED FRONT ADDITION	130	RETAINING WALL	28
PROPOSED REAR PORCH	154	DRIVEWAY	348
PROPOSED REAR ADDITION	210	WALKWAY	46
PROPOSED 2ND FLR CANTILEVER	NA	STEP	4
PROPOSED DECK	257	TOTAL	2419 SQ.FT.
PROPOSED WALKWAY	114		
PROPOSED REAR STONE WALLS	16		
PROPOSED STONE WALL/STEPS	64		
TOTAL	2910 SQ.FT.		
	2,910 / 10,870 = 26.77 %		

PROPOSED BUILDING COVERAGE		EXISTING BUILDING COVERAGE	
EXIST HOUSE	1345	HOUSE	1364
EXIST GARAGE	244	GARAGE	244
PROPOSED FRONT ADDITION	130	DECK	357
PROPOSED REAR PORCH	154	PORCH	28
PROPOSED REAR ADDITION	210	TOTAL	1993 SQ.FT.
PROPOSED 2ND FLR CANTILEVER	NA		
PROPOSED DECK	257		
TOTAL	2340 SQ.FT.		
	2,340 / 10,870 = 21.53 %		

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING PAVEMENT EDGE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING WALL
	EXISTING WIRE FENCE
	PROPOSED FINISHED GRADE
	PROPOSED SPOT ELEVATION
	PROPOSED DRAIN INLET
	PROPOSED BLUESTONE WALK
	LIMITS OF CONSTRUCTION



FLOOR AREA RATIO CALCULATIONS	
PROPOSED FLOOR AREA	
EXISTING FIRST FLOOR	1,589 SQ.FT. INCLUDING GARAGE
PROPOSED FIRST FLOOR	340 SQ.FT.
PROPOSED SECOND FLOOR	1,285 SQ.FT. INCLUDING CANTILEVER
TOTAL 1ST + 2ND FLOOR	3,214 SQ.FT.
PROPOSED CELLAR	0 SQ.FT.
	3,214 / 10,870 = 0.296 < 0.316
NOTE: SEE SHEET A-2.1 FOR DETAILED FAR CALCULATONS	

CONSTRUCTION WITHIN STEEP SLOPES						
STEEP SLOPE CATEGORY	TOTAL AREA EXISTING STEEP SLOPES (SQ.FT.)	ALLOWABLE PERCENTAGE	ALLOWABLE AREA (SQ.FT.)	PROPOSED STEEP SLOPE SQ.FT.	%	REQUIRED VARIANCE SQ.FT. %
0 - 15%	5,717	100%	5,717	480	8.4%	0 0%
15 - 25%	960	35%	336	0	0%	0 0%
25% OR GREATER	2,200	25%	550	0	0%	0 0%
DEVELOPED	1,993					
TOTAL LOT AREA	10,870					

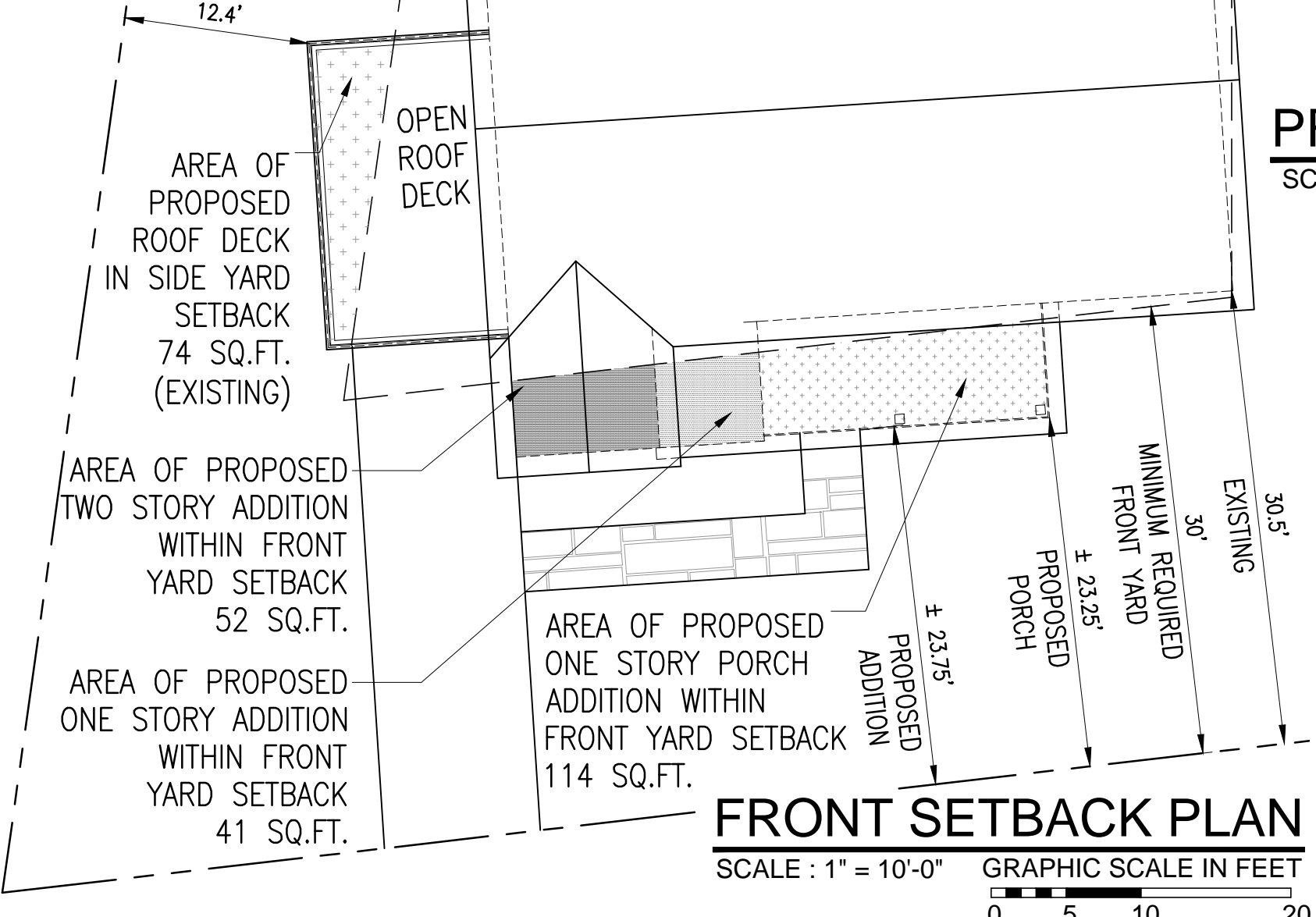
ZONING TABLE						
PROPERTY LOCATION : 45 CHESTNUT DRIVE HASTINGS - ON HUDSON NY 10706 TAX ID : 440 - 41.13						
OWNER : ARTHUR AND LAURA MITTON						
ZONING DISTRICT	R-10					
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUESTED	
MINIMUM STREET FRONTAGE	FEET	70	94.64	NO CHANGE		
MINIMUM NET LOT AREA	SQ.FT.	10,000	10,870.25	NO CHANGE		
MINIMUM LOT WIDTH	FEET	100	94.64	NO CHANGE		
BUILDING COVERAGE	%	25	18.33	21.53		
DEVELOPMENT COVERAGE	%	35	22.25	26.77		
MINIMUM FRONT YARD SETBACK	FEET	30	30.5 27.75 PORCH	23.75 23.25 PORCH	SEE NOTES	
MINIMUM REAR YARD SETBACK	FEET	30	± 57.6	± 51		
MINIMUM SIDE YARD SETBACK EACH	FEET	12	12	NO CHANGE	TBD	
MINIMUM SIDE YARD SETBACK BOTH	FEET	30	24.4	NO CHANGE	EXISTING NON-CONFORMITY	
STORIES	NUMBER	2.5	1	2.5		
MAXIMUM HEIGHT	FEET	35	22.42	34.5		
OFF STREET PARKING	NUMBER	2	1	NO CHANGE		
MAXIMUM FLOOR AREA RATIO		0.316	0.146	0.296	TBD	
MAXIMUM FLOOR AREA	SQ. FT.	3,434	1,589	3,214	TBD	

NOTES ON FRONT YARD SETBACK:

THE SUBJECT PROPERTY IS LOCATED IN THE R-10 ZONING DISTRICT, WHICH HAS A FRONT YARD SETBACK REQUIREMENT OF 30 FEET. THE EXISTING HOUSE HAS A FRONT YARD SETBACK OF 27.75 FEET TO THE PORCH, AND THE PROPOSED FRONT PORCH WILL REDUCE THE FRONT YARD SETBACK TO 23.25 FEET. HOWEVER, SECTION 295-20 D.(2) INCLUDES THE FOLLOWING:

If, on one side of a street within 250 feet of any lot, there is pronounced uniformity of alignment of the fronts of existing buildings and of the depths of front yards that is less than the required minimum depth specified in this chapter, the Zoning Board of Appeals may permit a reduction in the required depth of the front yard for a new building on that lot, or expansion of an existing building on that lot, provided that the spirit and intent of this chapter is met, and that the depth of the front yard shall conform as nearly as practicable to that existing on the neighboring lots.

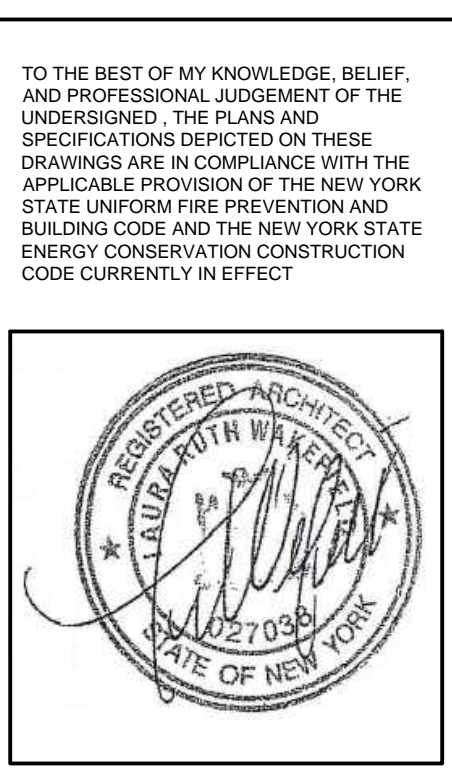
THERE ARE SIX PROPERTIES ON THE SAME SIDE OF CHESTNUT, INCLUDING THE SUBJECT PROPERTY. THE HOUSE TO THE EAST OF THE SUBJECT PROPERTY IS 63 FERNDAL DRIVE AND IS ON THE CORNER OF FERNDAL AND CHESTNUT, WITH A SET BACK OF APPROXIMATELY 5 FEET TO THE PROPERTY LINE ALONG CHESTNUT. THE HOUSE TO THE WEST OF THE SUBJECT PROPERTY AT 25 CHESTNUT IS SET BACK APPROXIMATELY 8 FEET FROM CHESTNUT. THE PROPERTIES THEN RUNNING TO THE WEST INCLUDE 21 CHESTNUT WITH A SET BACK OF APPROXIMATELY 19 FEET, 17 CHESTNUT WITH A SETBACK OF APPROXIMATELY 0 FEET, AND 25 CIRCLE DRIVE, WHICH ALSO HAS A SETBACK TO CHESTNUT OF APPROXIMATELY 0 FEET.



TAX PARCEL ID : 4.40 - 41 .13

ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED FEBRUARY 23, 2021 PREPARED BY: VINCENT M. TEUTONICO NEW YORK LICENSE 050307 BIG APPLE LAND SURV. D. 65 MEADOW LANE GROUND LEVEL NEW ROCHELLE, N.Y. 10805 TEL. 914 365-1847 TEM. FAX. 914 365 -1845 EMAIL: BIGAPPLES@YAHOO.COM

ALL TOPOGRAPHIC INFORMATION ON THIS DRAWING IS FROM THE TOWN OF GREENBURGH GIS MAPS



LAURA WAKEFIELD
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329 BROADWAY
DOBBS FERRY, NY 10522
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45 CHESTNUT DRIVE
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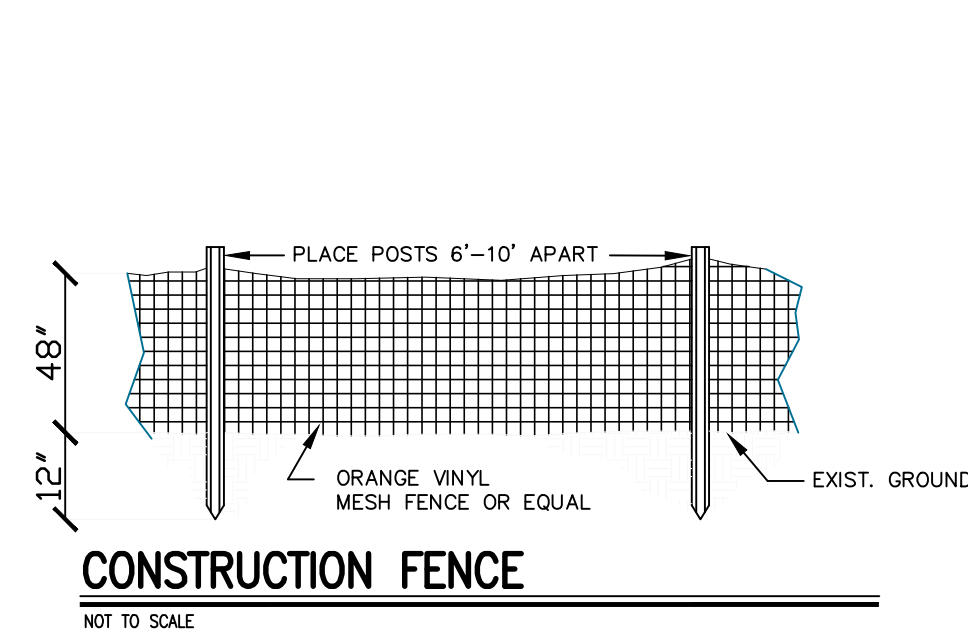
329 Broadway
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ISSUED / REVISIONS
10-11-21
ADDED FAR CALCULATIONS AND
ADDED FAR TO ZONING CHART
11-08-21
ADDED RETAINING WALLS/STEPS
REVISED FAR AND COVERAGE
CALCULATIONS FOR REDUCED
SCOPE

SHEET TITLE:
EXISTING & PROPOSED SITE PLANS

DATE: 07-15-2021	DRAWN BY: MB/BGO
SCALE: AS NOTED	CHECKED BY: PRS

A-1

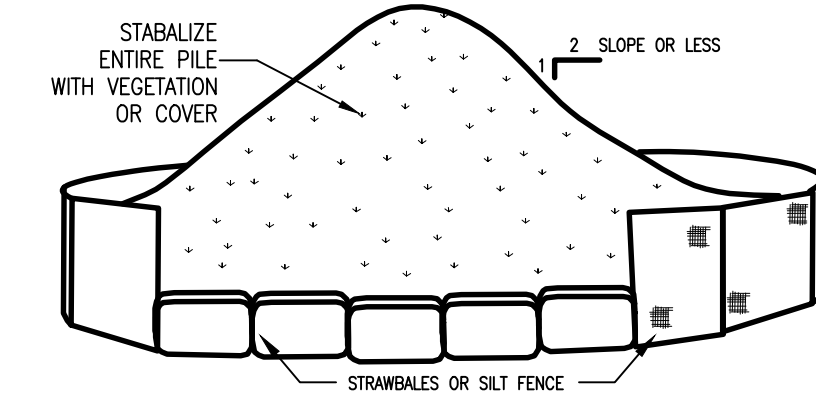


CONSTRUCTION FENCE

NOT TO SCALE

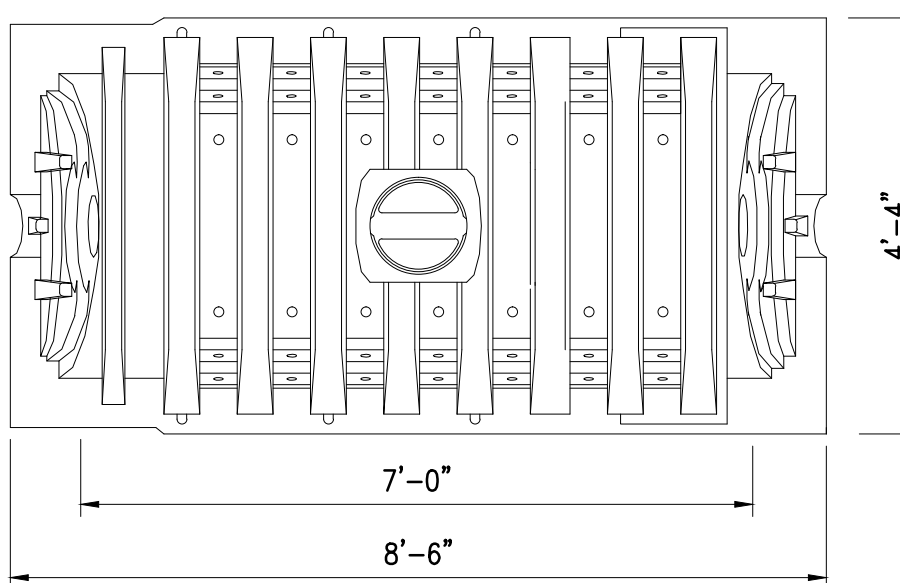
INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRIMBLES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.



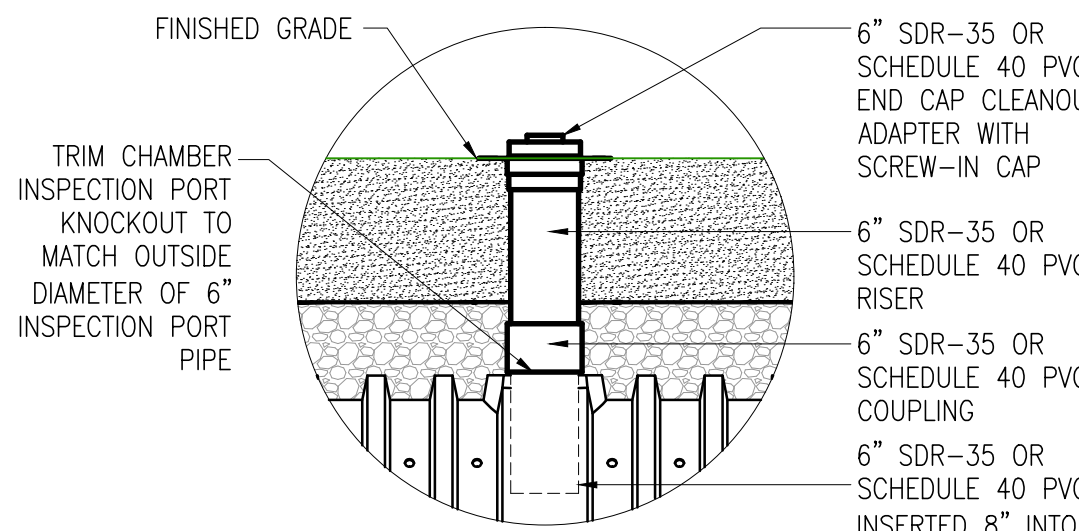
TOPSOIL STOCKPILE

NOT TO SCALE

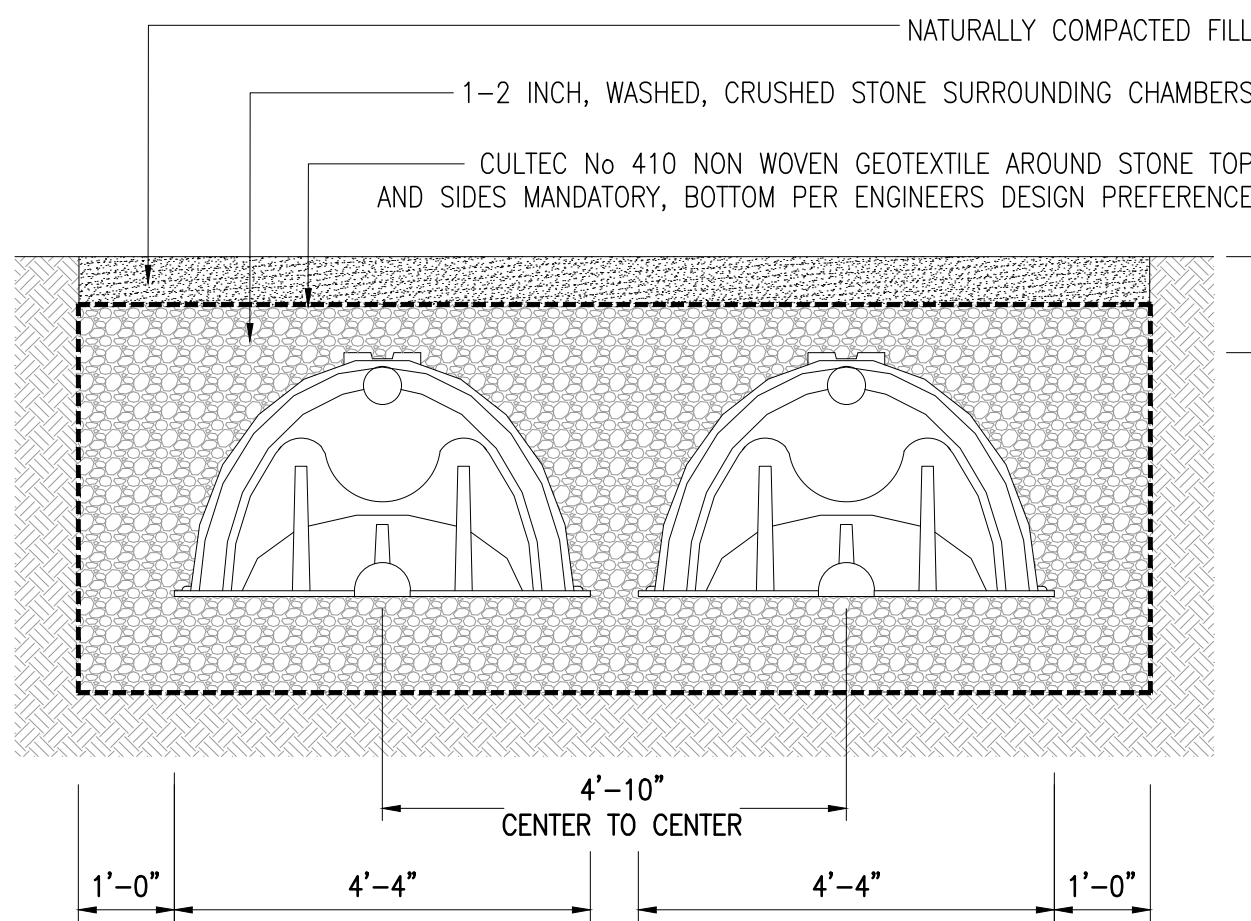


CULTEC MODEL RECHARGER 330XLHD
CHAMBER STORAGE 7.46 CU./FT PER FT WITHOUT STONE
52.21 CU./ FT PER UNIT WITHOUT STONE

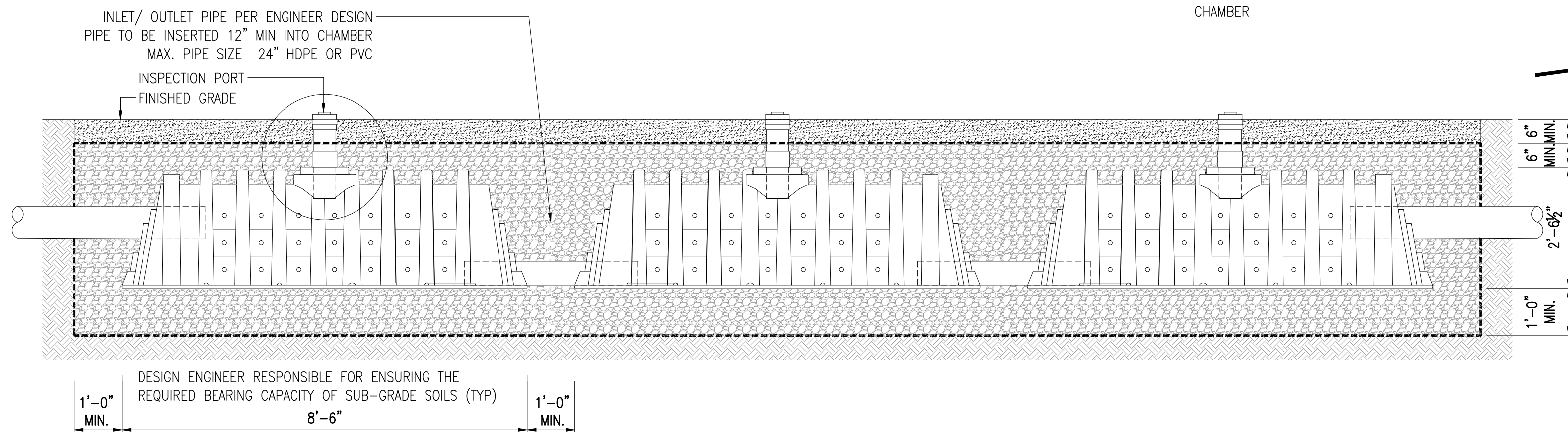
STORMWATER CHAMBER BY CULTEC INC.
STORMWATER DESIGN MODEL: RECHARGER 330XLHD
INSTALLATION: PER MANUFACTURERS INSTRUCTIONS



NON-TRAFFIC

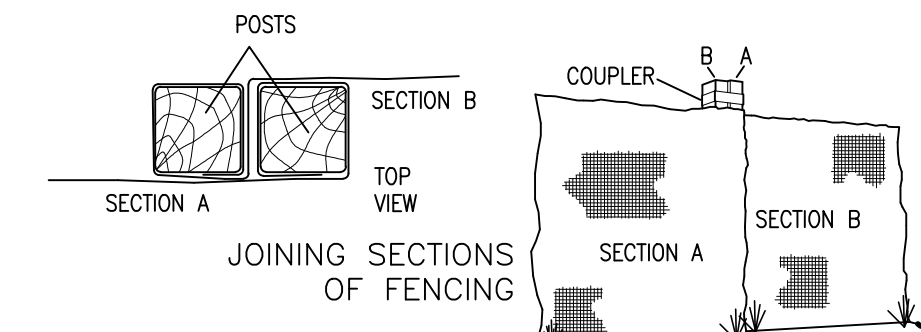


TRAFFIC



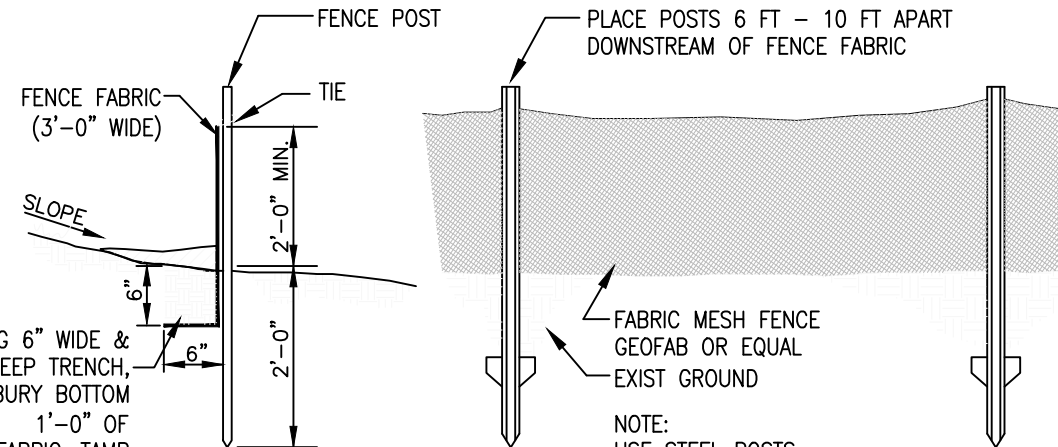
CULTEC RECHARGER 330XLHD

NOT TO SCALE



INSTALLATION NOTES:

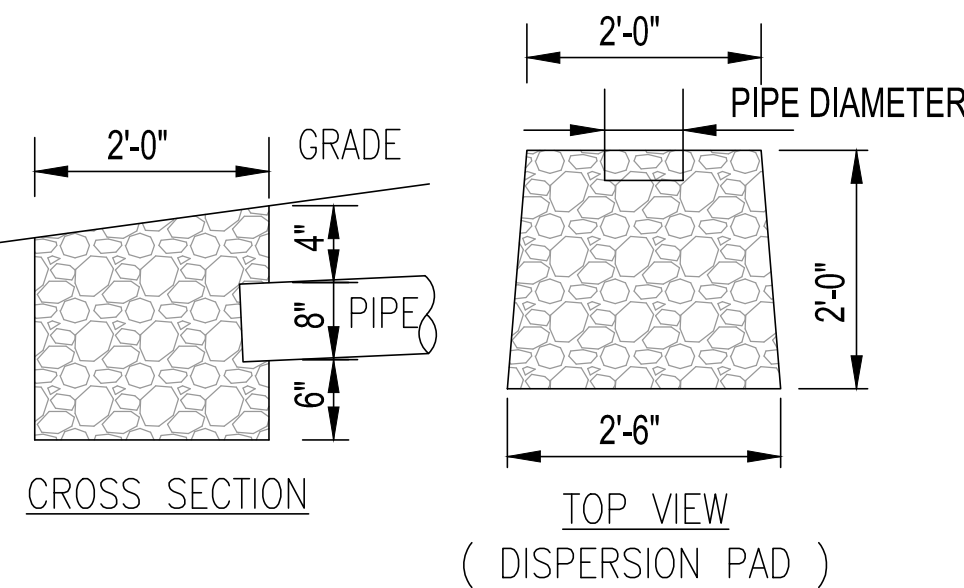
1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE



NOTE:
AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATIVE GROWTH HAVE BEEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDMENT TRENCH RESTORED TO A NATURAL CONDITION

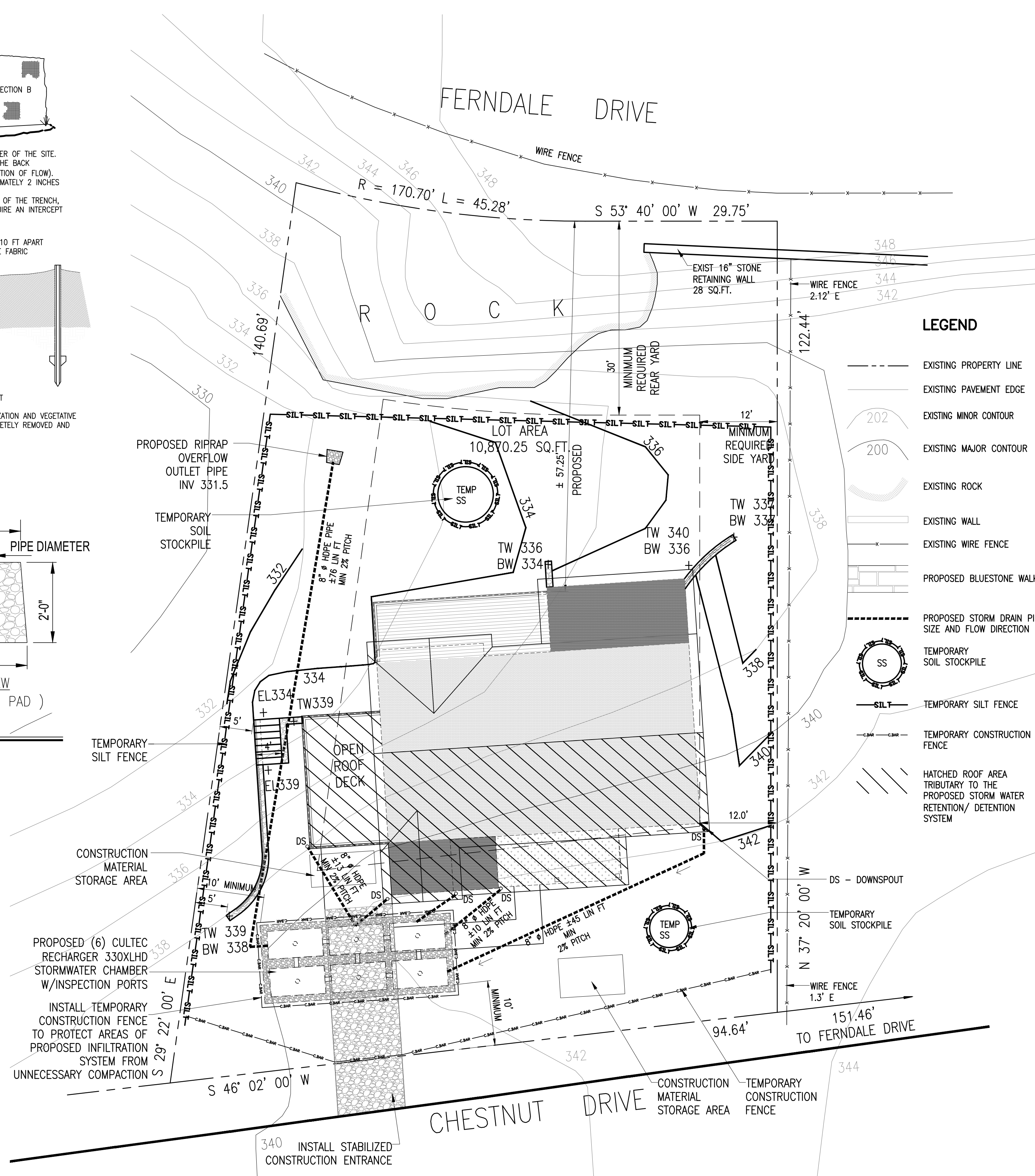
SILT FENCE DETAIL

NOT TO SCALE



RIPRAP DISPERSION PAD

NOT TO SCALE



ADDITIONAL ROOF AND DECK AREAS

PROPOSED	
PROPOSED FRONT ADDITION	140
PROPOSED FRONT PORCH	154
PROPOSED DECK	257
PROPOSED GARAGE ROOF DECK	244
PROPOSED 2ND FLR CANTILEVER	38
PROPOSED REAR ADDITION	240
SUBTOTAL	1,073

EXISTING TO BE REMOVED	
EXISTING FRONT PORCH	- 28
EXISTING DECK	-357
EXISTING GARAGE ROOF	-276
PROP CANTILEVER OVER DECK	- 38
SUBTOTAL	-699

SUBTOTAL ADD'L ROOF/DECK	1,073 SQ.FT.
COVERAGE TO BE REMOVED	-699 SQ.FT.
TOTAL ADDITIONAL AREA	374 SQ.FT.

PROPOSED ROOF AREA	1,296 SQ.FT.
TO BE COLLECTED	

TAX PARCEL ID : 4.40 - 41 .13

ALL SURVEYING INFORMATION ON THIS
DRAWING IS TAKEN FROM A SURVEY
DATED FEBRUARY 23, 2021
PREPARED BY:
VINCENT M. TEUTONICO
NEW YORK LICENSE 050307
BIG APPLE LAND SURV. D.
65 MEADOW LANE GROUND LEVEL
NEW ROCHELLE, N.Y. 10805
TEL. 914 365-1847
TEM. FAX. 914 365 -1845
EMAIL: BIGAPPLELS@YAHOO.COM

ALL TOPOGRAPHIC INFORMATION ON
THIS DRAWING IS FROM THE TOWN
OF GREENBURGH GIS MAPS

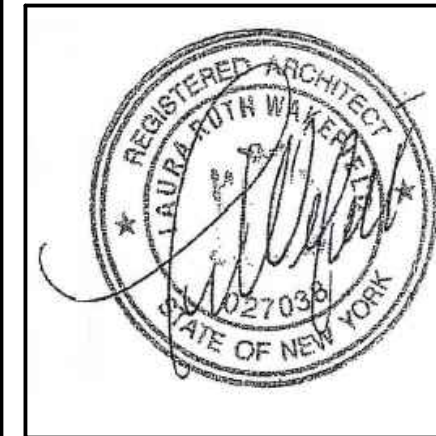
EROSION CONTROL AND STORM DRAINAGE PLAN

SCALE : 1" = 10'-0"

GRAPHIC SCALE IN FEET

0 5 10 20

TO THE BEST OF MY KNOWLEDGE, BELIEF,
AND PROFESSIONAL JUDGEMENT OF THE
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PROFESSIONAL ARCHITECT, ENGINEER OR
LAND SURVEYOR TO ALTER ANY ITEM IN ANY WAY.

PROJECT TITLE:
MITTON RESIDENCE
45 CHESTNUT DRIVE
HASTINGS-ON-HUDSON, N.Y. 10706
PROJECT NO.: **2103**

**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LTD.

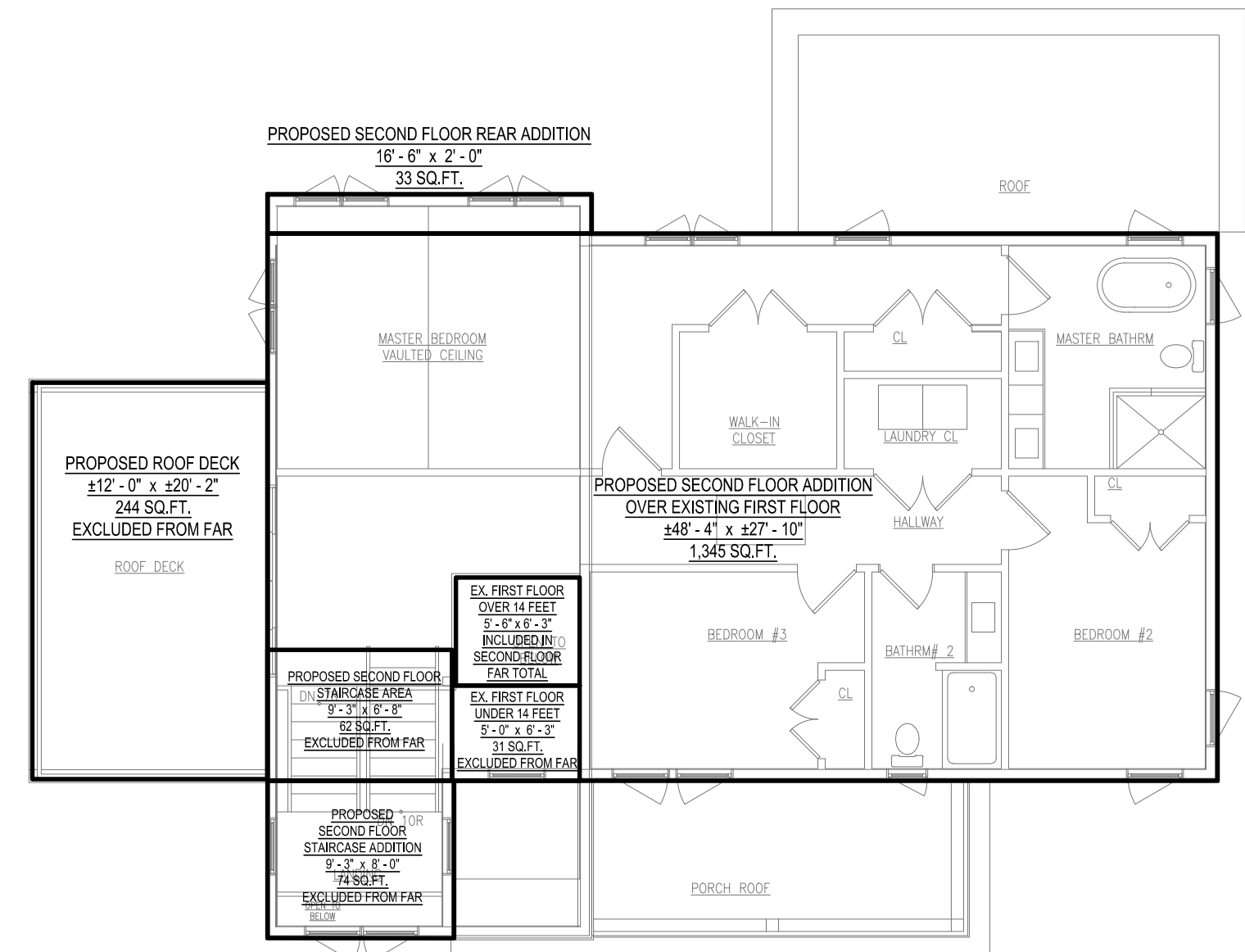
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS
11-08-21
ADDED RETAINING WALLS/STEPS

SHEET TITLE:
**EROSION CONTROL AND
STORM DRAINAGE PLAN
AND DETAILS**

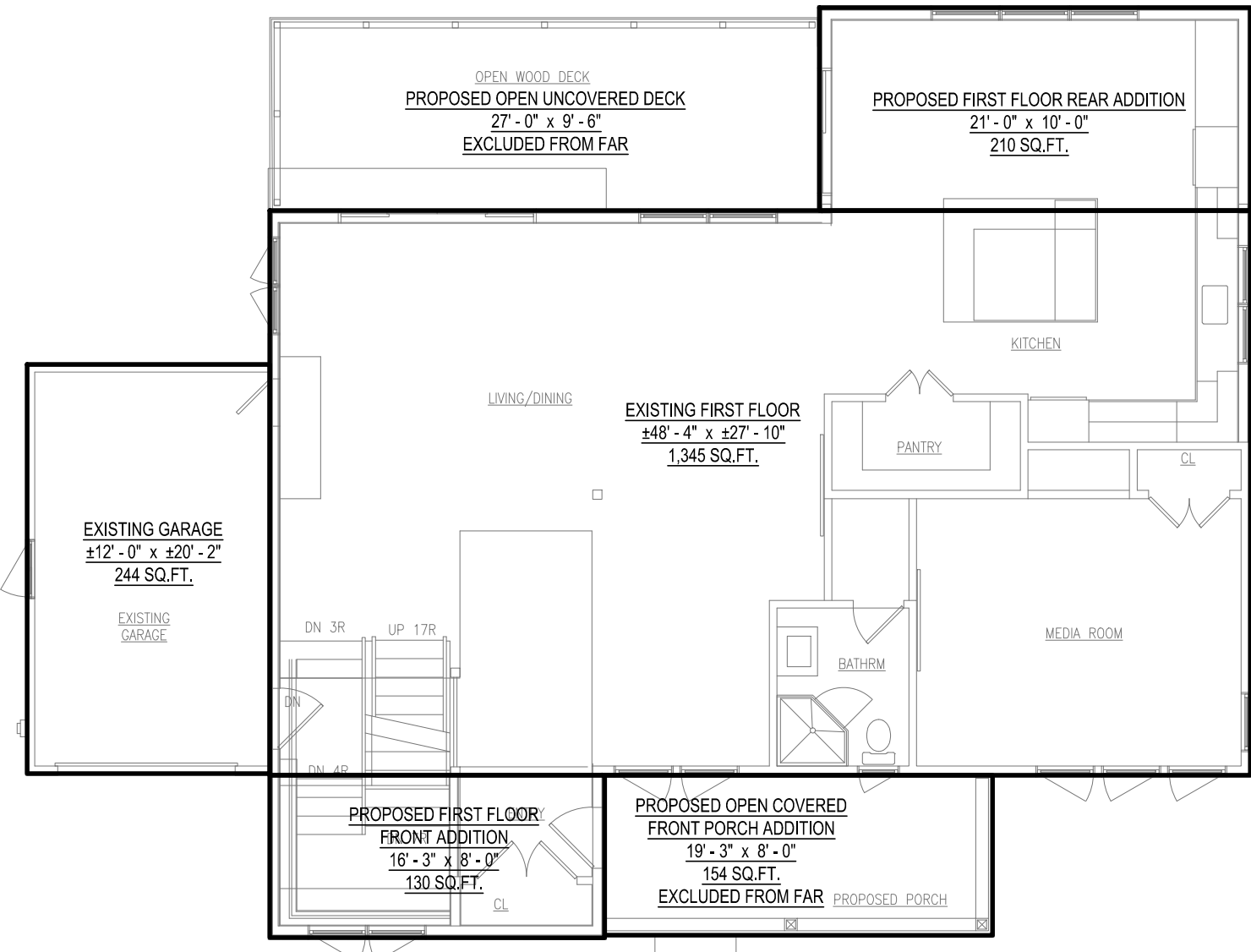
DATE: 09-28-2021	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

A-1.1



PROPOSED SECOND FLOOR FAR

SCALE : 1/8" = 1'-0"



PROPOSED FIRST FLOOR FAR

SCALE : 1/8" = 1'-0"

FLOOR AREA RATIO CALCULATIONS

EXISTING FLOOR AREA
EXISTING FIRST FLOOR 1,345 SQ.FT.
EXISTING GARAGE 244 SQ.FT.
EXISTING TOTAL FLOOR AREA 1,589 SQ.FT. = 0.146

PROPOSED FIRST FLOOR AREA
FIRST FLOOR ENTRY ADDITION 130 SQ.FT.
FIRST FLOOR REAR ADDITION 210 SQ.FT.
PROPOSED FIRST FLOOR AREA 340 SQ.FT.

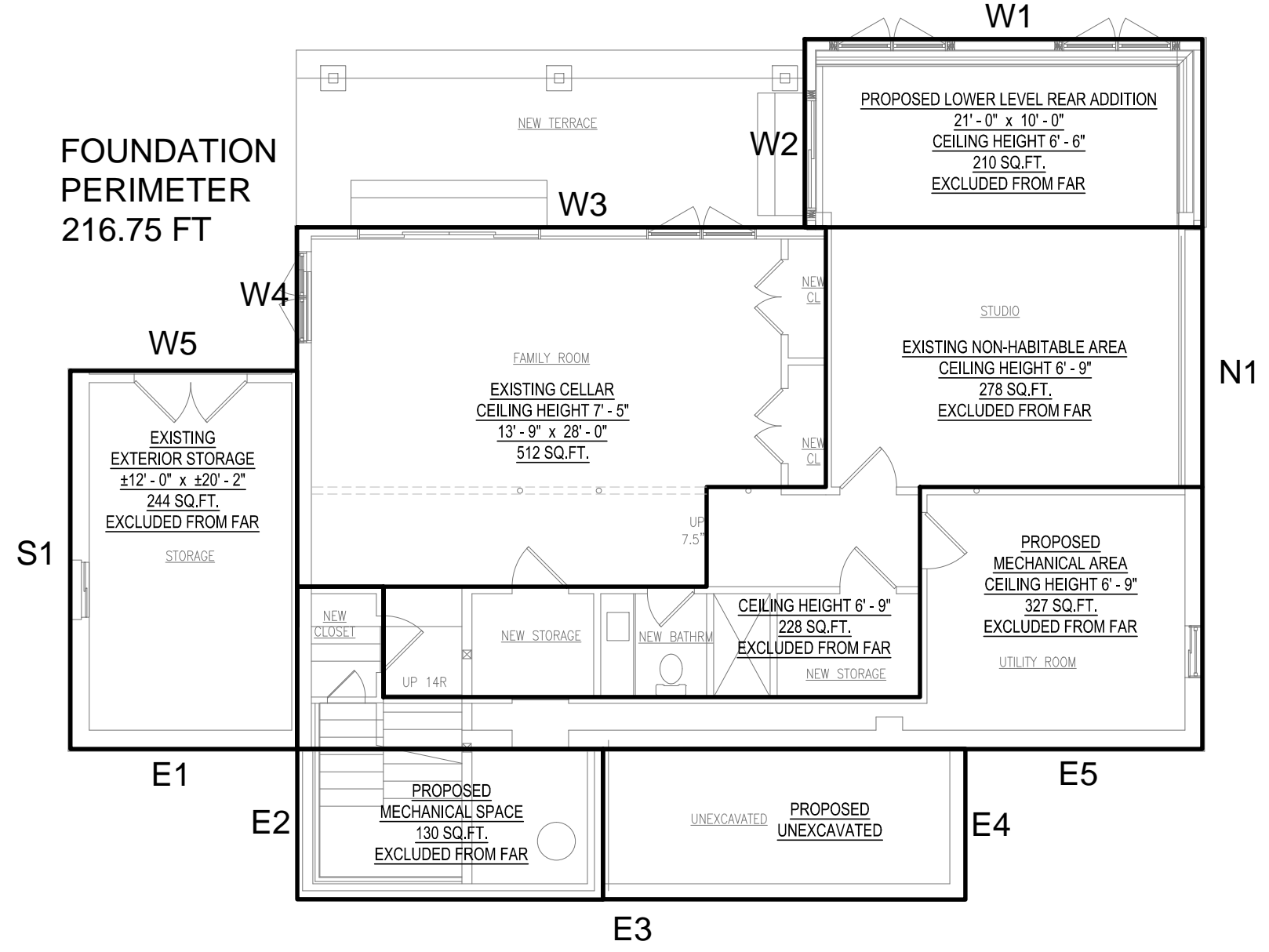
PROPOSED SECOND FLOOR
ADDITION OVER FIRST FLOOR 1,345 SQ.FT.
REAR ADDITION 33 SQ.FT.
DEDUCTION FOR STAIRCASE* (62 SQ.FT.)
DEDUCTION UNDER 14 FEET* (31 SQ.FT.)
PROPOSED SECOND FLOOR 1,285 SQ.FT.

EXISTING TOTAL FLOOR AREA 1,589 SQ.FT.
PROPOSED FIRST FLOOR AREA 340 SQ.FT.
PROPOSED SECOND FLOOR 1,285 SQ.FT.
TOTAL 1st + 2ND FLOOR FAR 3,214 SQ.FT. = 0.296

EXISTING CELLAR UNDER 7 FT.* 506 SQ.FT.
EXISTING CELLAR MECHANICAL* 457 SQ.FT.
PROPOSED REAR ADDITION* 210 SQ.FT.
EXISTING CELLAR 7'-5" CEILING* 512 SQ.FT.
TOTAL CELLAR FAR 0 SQ.FT.

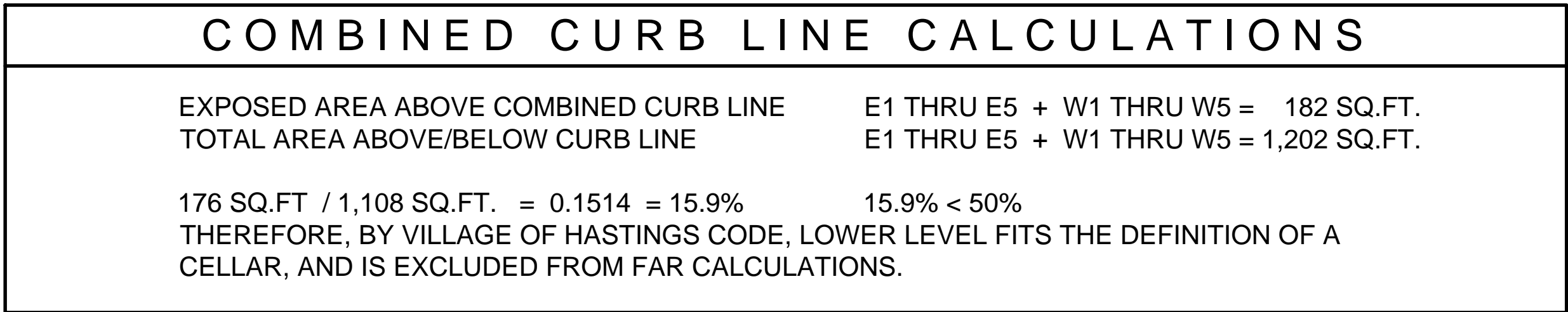
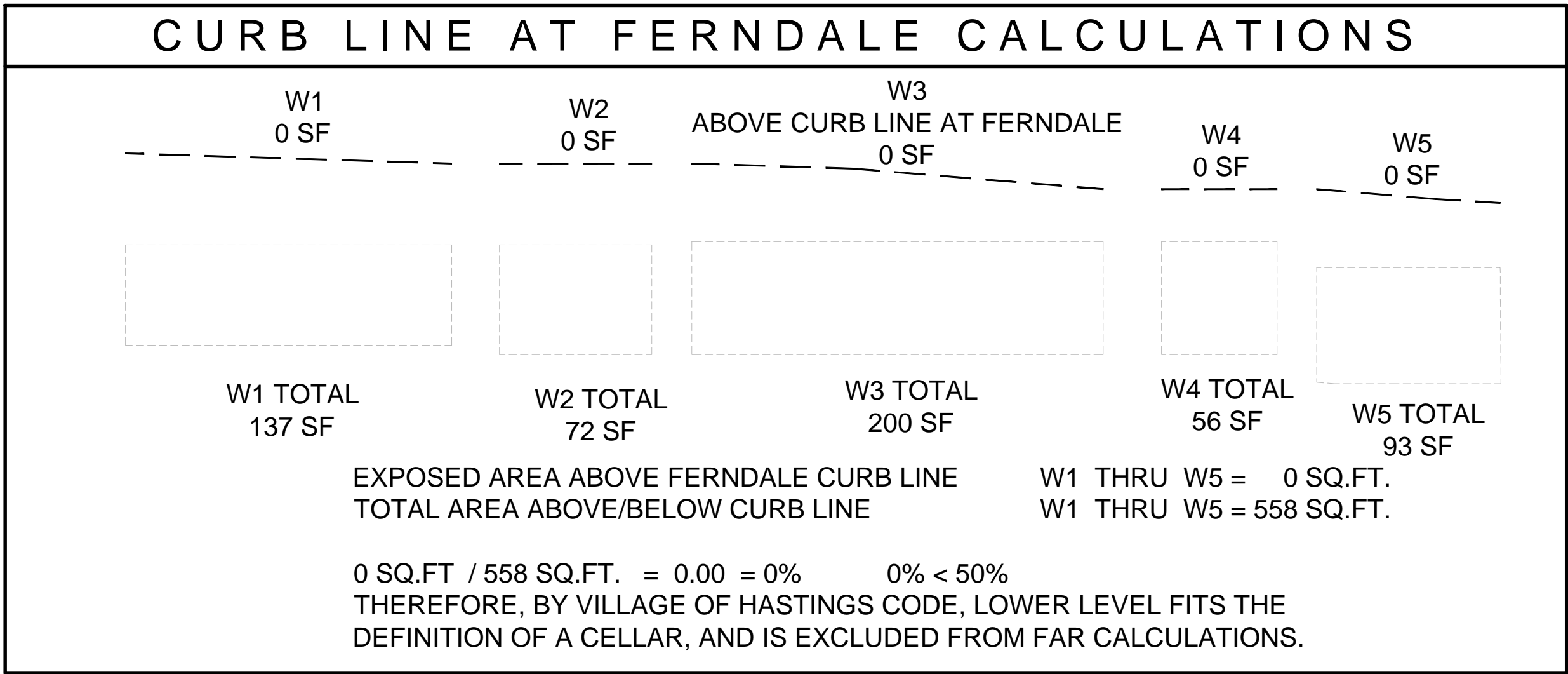
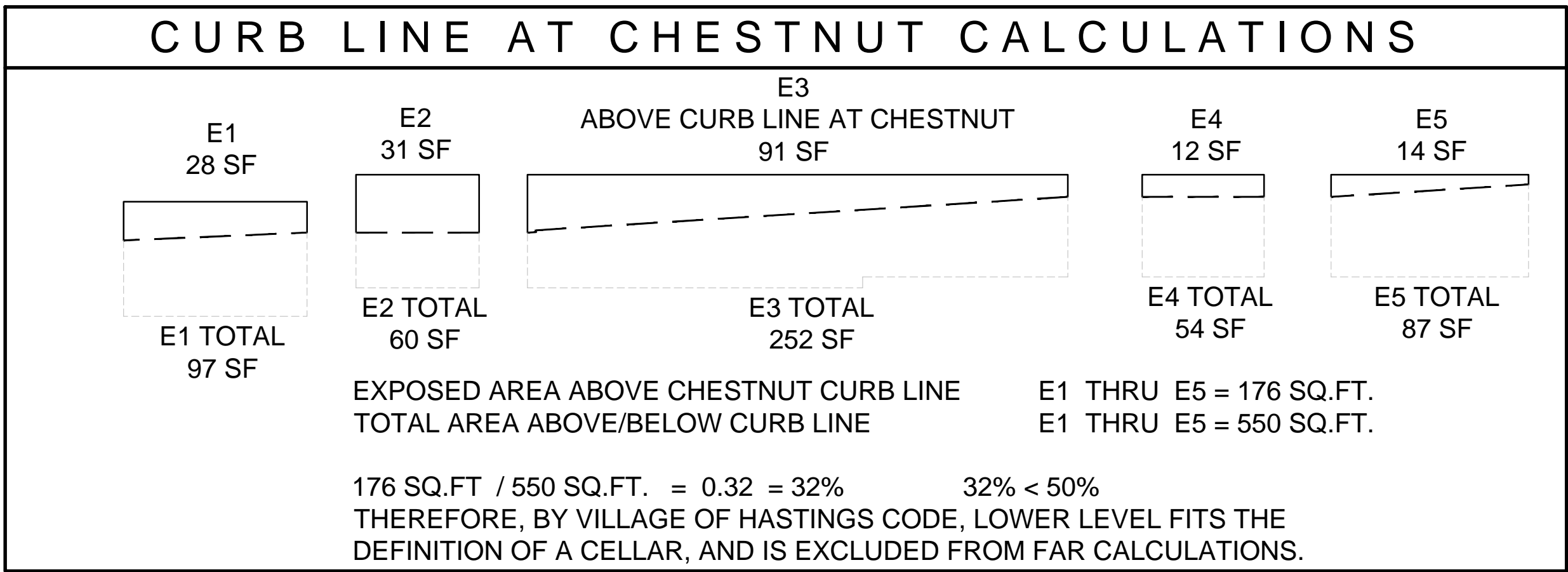
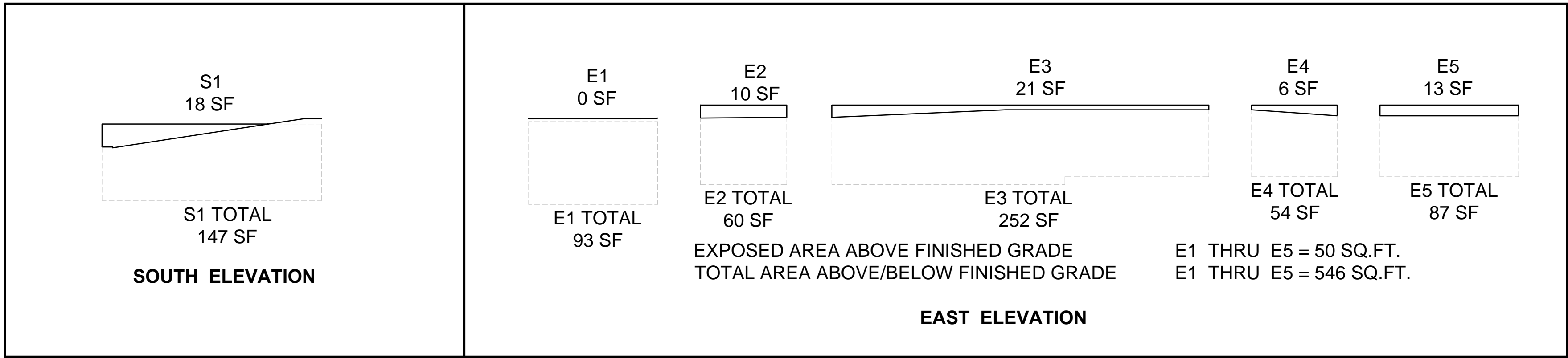
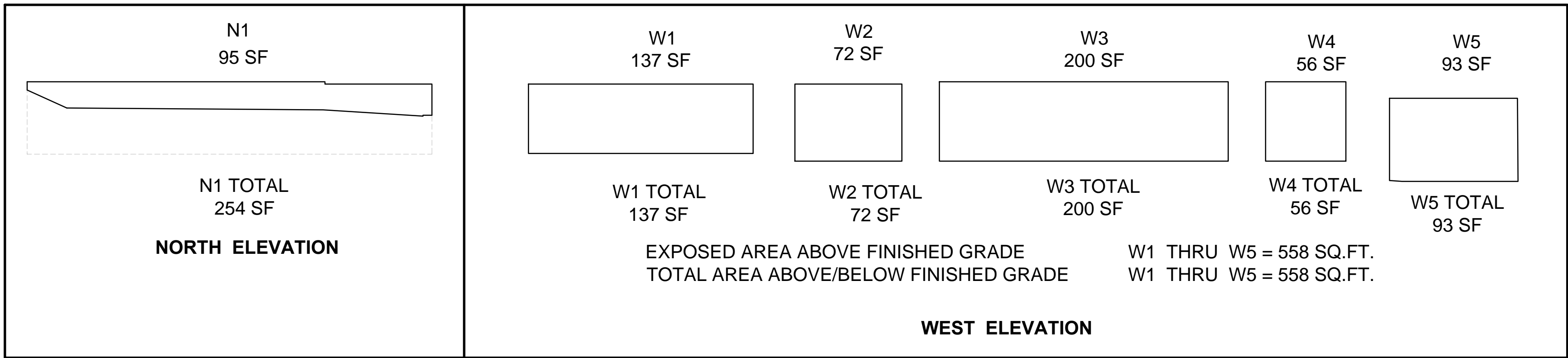
3,214 / 10,870 = 0.296 < 0.316 PERMITTED
0.316 PERMITTED x 10,870 = 3,434 SQ.FT.
3,214 SQ.FT. PROPOSED < 3,434 SQ.FT. PERMITTED

* EXCLUDED FROM FAR



PROPOSED CELLAR FAR / ELEVATION KEY

SCALE : 1/8" = 1'-0"



FINISHED GRADE CALCULATIONS		
	EXPOSED LOWER LEVEL WALL AREA ABOVE FINISHED GRADE	TOTAL LOWER LEVEL WALL AREA ABOVE AND BELOW FINISHED GRADE
NORTH	95	254
WEST	558	558
SOUTH	18	147
EAST	50	546
TOTAL	721 SQ.FT.	1,505 SQ.FT.
721 / 1,505 = 47.90% 47.90% < 50%		
THEREFORE, BY VILLAGE OF HASTINGS CODE, LOWER LEVEL FITS THE DEFINITION OF A CELLAR, AND IS EXCLUDED FROM FAR CALCULATIONS.		

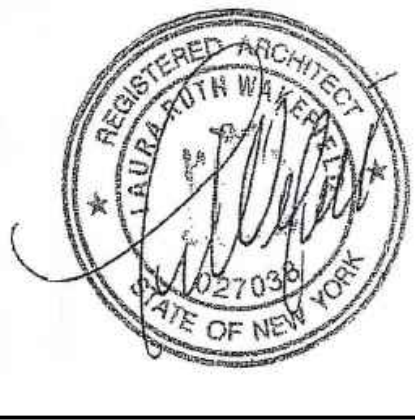
CELLAR CONFIRMATION USING FINISHED GRADE METHOD

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

CELLAR CONFIRMATION USING CURB LINE METHOD

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

TO THE BEST OF MY KNOWLEDGE, BELIEF,
AND PROFESSIONAL JUDGEMENT OF THE
UNDERSIGNED, THE PLANS AND
SPECIFICATIONS DEPICTED ON THESE
DRAWINGS ARE IN COMPLIANCE WITH THE
APPLICABLE PROVISIONS OF THE NEW YORK
STATE UNIFORM FIRE PREVENTION AND
BUILDING CODE AND THE NEW YORK STATE
ENERGY CONSERVATION CONSTRUCTION
CODE CURRENTLY IN EFFECT



LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 693 6165
N.Y.S STATE LICENSE
No. 27038

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EDUCATIONAL LAW ARTICLE 145 SECTION 7209
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PROJECT TITLE:
MITTON RESIDENCE
45 CHESTNUT DRIVE
HASTINGS-ON-HUDSON, N.Y. 10706
PROJECT NO.: **2103**

**GOTHAM
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AND COMMUNITY
DEVELOPMENT LTD.

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email: arch329@gmail.com

ISSUED / REVISIONS
11-08-21
ADDED CURB LINE AT FERNDAL
CALCULATIONS
ADDED CELLAR FAR

SHEET TITLE:
**CELLAR
CONFIRMATION
CALCULATIONS
FAR CALCULATIONS**

DATE:
10-27-2021
SCALE:
AS NOTED

DRAWN BY:
BGO
CHECKED BY:
PRS

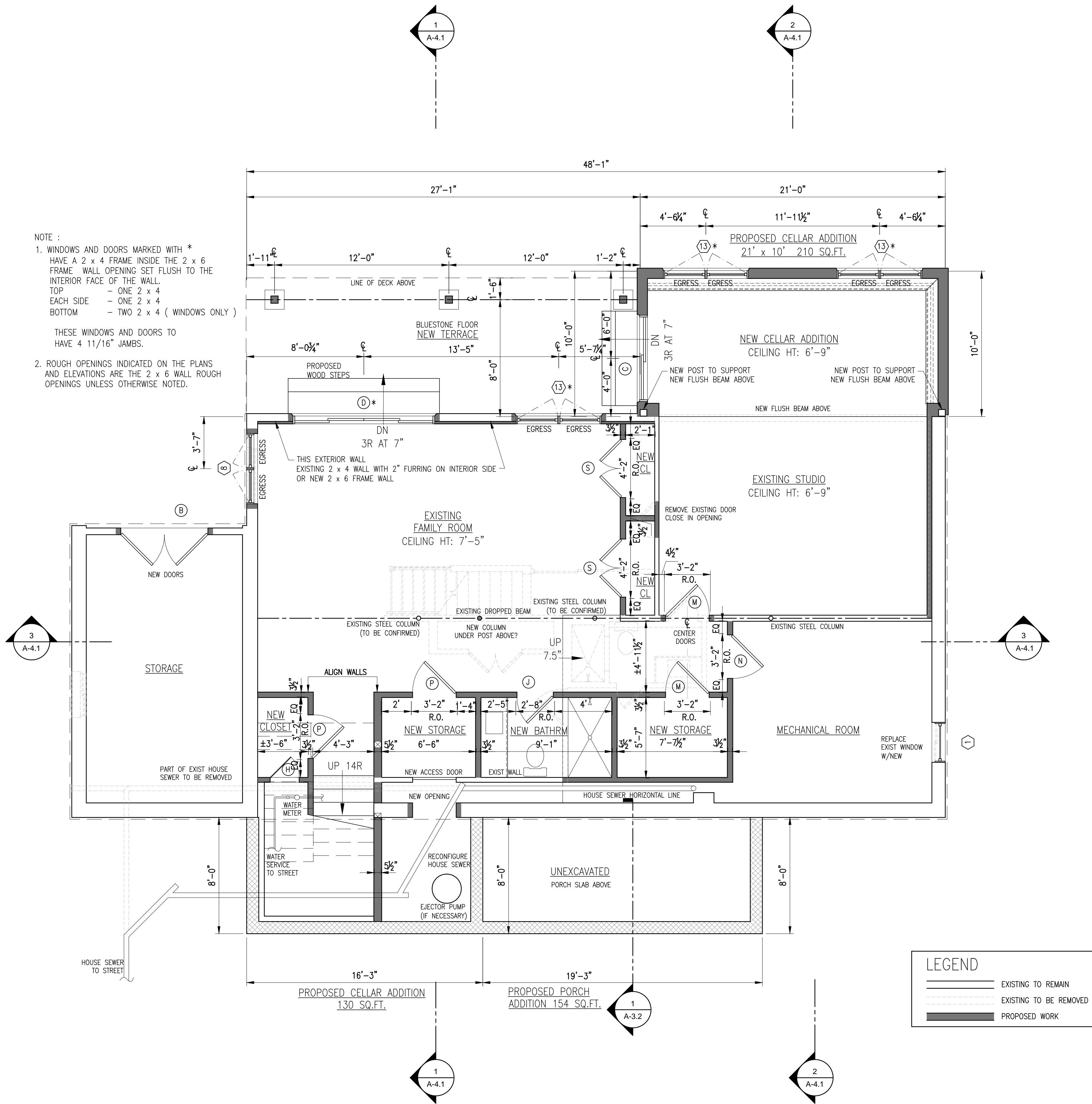
A-1.2

INTERIOR ROOM FINISH SCHEDULE						
MITTON 45 CHESTNUT DRIVE HASTINGS-ON-HUDSON N.Y. 10706						
FLOOR LEVEL	ROOM NAME	FLOOR	BASE	WALLS	CEILING	NOTES
CELLAR	FAMILY ROOM					
	FAMILY ROOM CLOSETS					
	BATHROOM					4 FT HIGH TILE ON WALLS, FULL HGT IN SHOWER
	STUDIO					
	CLOSET UNDER STAIRS					
	CLOSET					
	CLOSET					
	UTILITY ROOM					
	ENTRY					
	ENTRY CLOSET					
FIRST FLOOR	LIVING / DINING					
	BATHROOM					4 FT HIGH TILE ON WALLS, FULL HGT IN SHOWER
	MEDIA ROOM					
	MEDIA ROOM CLOSET					
	KITCHEN					
	PANTRY					
SECOND FLOOR	GARAGE					
	MASTER BEDROOM					
	MASTER WALK-IN CLOSET					
	MASTER CLOSETS					
	MASTER BATHROOM					4 FT HIGH TILE ON WALLS, FULL HGT IN SHOWER
	LAUNDRY CLOSET					4 FT HIGH TILE ON WALLS
	BATHROOM #2					4 FT HIGH TILE ON WALLS, FULL HGT IN TUB/SHOWER
	BEDROOM #2					
	BEDROOM #2 CLOSET					
	BEDROOM #3					
	BEDROOM #3 CLOSET					
	HALLWAY					
	STAIR HALL					

NOTE :
1. WINDOWS AND DOORS MARKED WITH *
HAVE A 2 x 4 FRAME INSIDE THE 2 x 6
FRAME WALL OPENING SET FLUSH TO THE
INTERIOR FACE OF THE WALL.
TOP - ONE 2 x 4
EACH SIDE - ONE 2 x 4
BOTTOM - TWO 2 x 4 (WINDOWS ONLY)

THESE WINDOWS AND DOORS TO
HAVE 4 11/16" JAMBS.

2. ROUGH OPENINGS INDICATED ON THE PLANS
AND ELEVATIONS ARE THE 2 x 6 WALL ROUGH
OPENINGS UNLESS OTHERWISE NOTED.



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.

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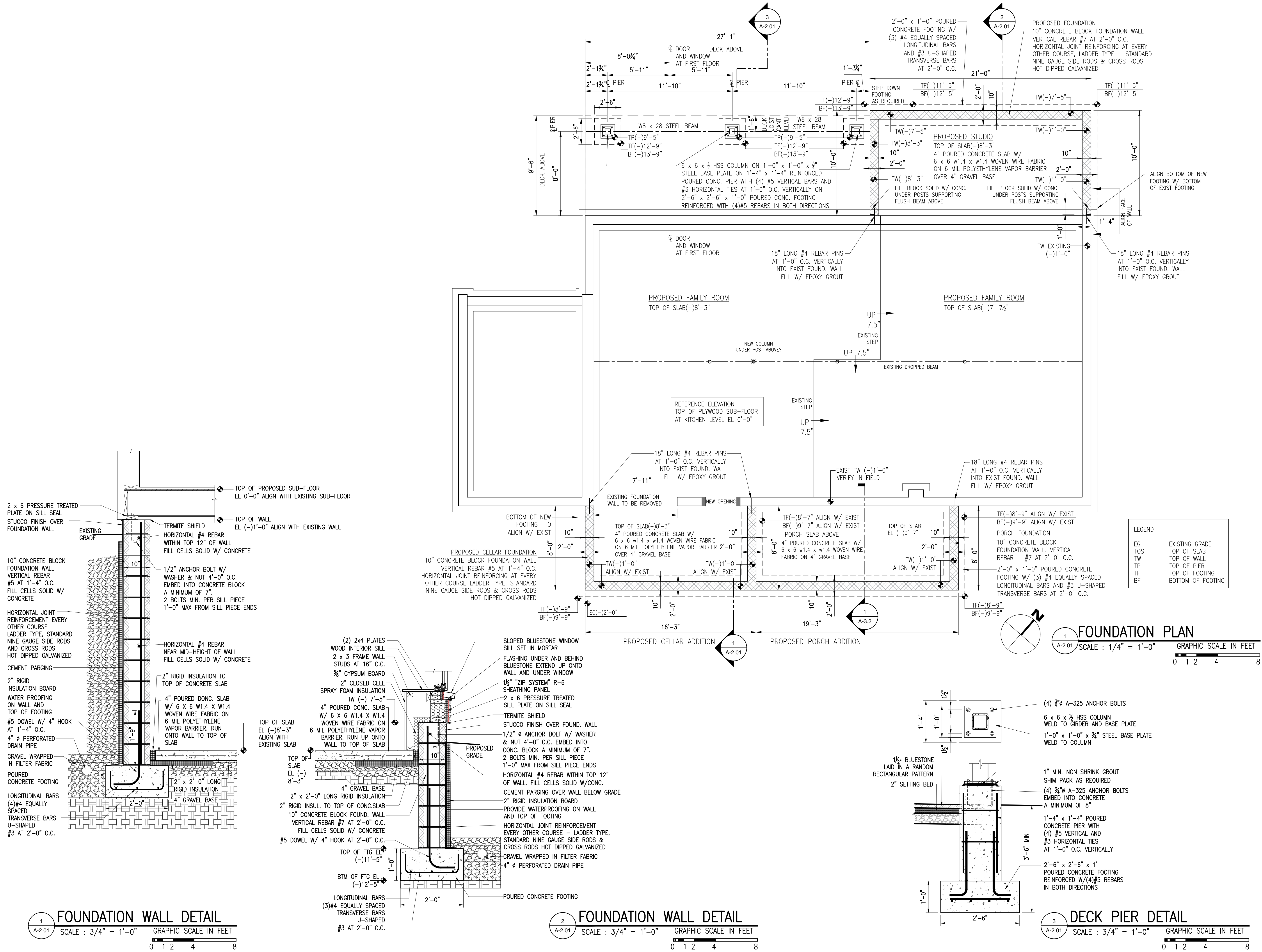
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Phone: (914) 693-5093
Fax: (914) 693-5390
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ISSUED / REVISIONS
11-08-21
REVISED TO REDUCE F.A.R.

SHEET TITLE:
PROPOSED CELLAR FLOOR PLAN

DATE: 07-15-2021	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

A-2.0



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45 CHESTNUT DRIVE
HASTINGS-ON-HUDSON, N.Y. 10706
PROJECT NO.: **2103**

GOTHAM DESIGN
AND COMMUNITY DEVELOPMENT LTD.

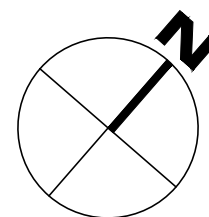
329 Broadway
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email: arch329@gmail.com

ISSUED / REVISIONS
11-08-21
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SHEET TITLE:
FOUNDATION PLAN

DATE: 07-15-2021	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

A-2.01



GRAPHIC SCALE IN FEET

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A-2.1

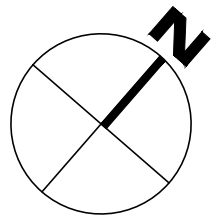
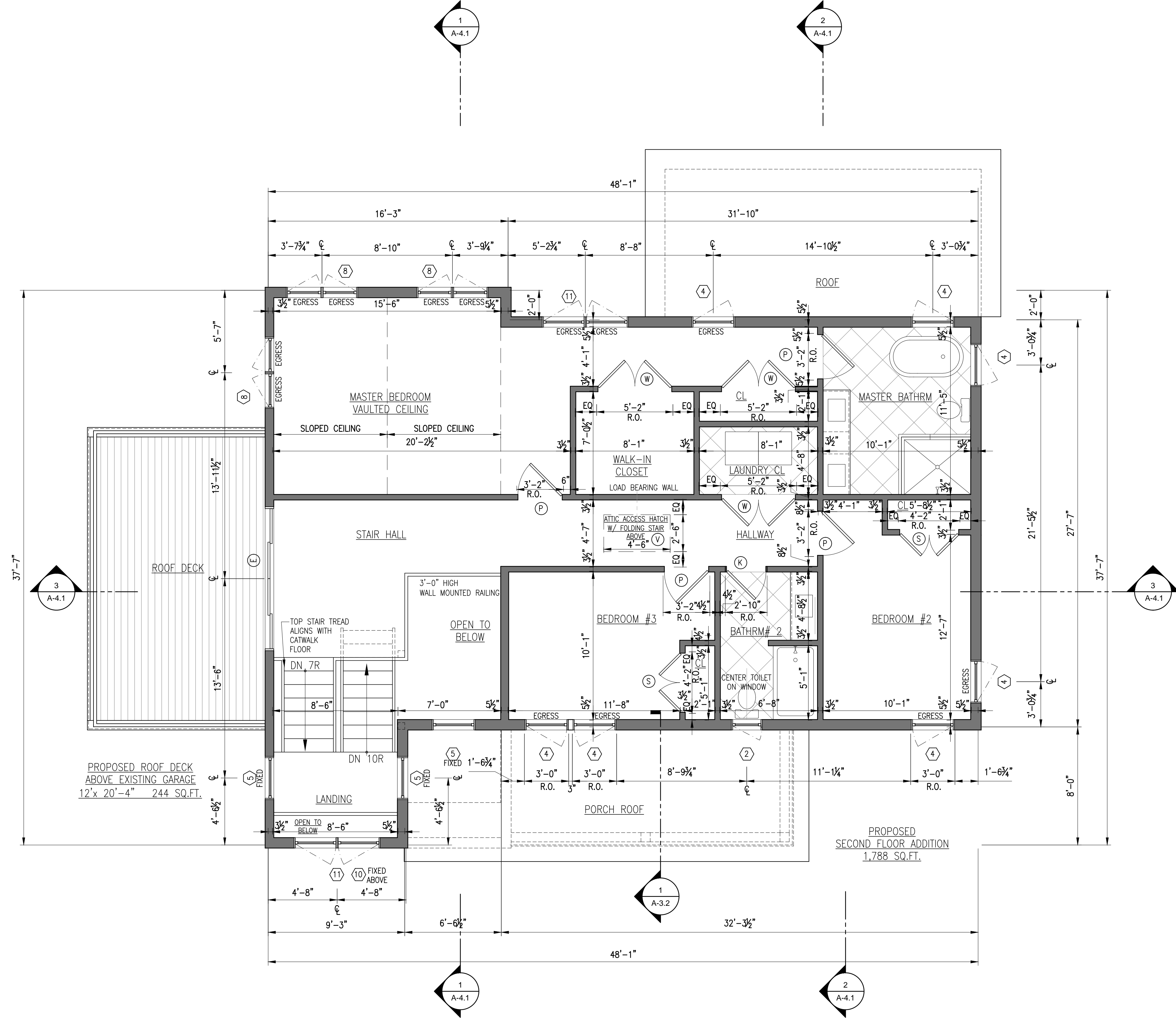
WINDOW SCHEDULEMITTON45 CHESTNUT DRIVE HASTINGS-ON HUDSON, N.Y.10706										
SYM	MANUF	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLAZING	U-FACTOR	SHGC	GRILLES	NOTES
1	PELLA	CLAD AWNING	CAW 3525	2'-11 3/4" x 2'-1 3/4"	1	INSULATED	0.29	0.27	NONE	
2	PELLA	CLAD CASEMENT	CC 2935	2'-5 3/4" x 2'-11 3/4"	2 R	INSULATED	0.29	0.27	NONE	
3	PELLA	CLAD CASEMENT	CC 3535	2'-11 3/4" x 2'-11 3/4"	1 L	INSULATED	0.28	0.27	NONE	
4	PELLA	CLAD CASEMENT	CC 3547	2'-11 3/4" x 3'-11 3/4"	7 (3 L, 4 R)	INSULATED	0.29	0.27	NONE	EGRESS
5	PELLA	CLAD CASEMENT	CC 3547	2'-11 3/4" x 3'-11 3/4"	3 FIXED	INSULATED	0.29	0.31	NONE	
6	PELLA	CLAD CASEMENT	CC 3559	2'-11 3/4" x 4'-11 3/4"	4 (2 L, 2 R)	INSULATED	0.28	0.27	NONE	EGRESS
7	PELLA	CLAD CASEMENT MULLED CLAD AWNING	CC 3559 MULLED CAW 3525	5'-10 3/4" x 7'-0 3/4"	2 (1 L, 1 R)	INSULATED	0.28 0.29	0.27 0.27	NONE NONE	
8	PELLA	CLAD CASEMENT	CC 2959 2W	4'-10 3/4" x 4'-11 3/4"	4 (L, R)	INSULATED	0.29	0.27	NONE	EGRESS
9	PELLA	CLAD CASEMENT MULLED CLAD AWNING	CC 2959 2W L,R MULLED CAW 2925 2W	4'-10 3/4" x 7'-0 3/4"	1	INSULATED	0.29 0.29	0.27 0.27	NONE NONE	
10	PELLA	CLAD CASEMENT	CC 3547 2 W	5'-10 3/4" x 3'-11 3/4"	FIXED	INSULATED	0.29	0.27	NONE	
11	PELLA	CLAD CASEMENT	CC 3547 2 W	5'-10 3/4" x 3'-11 3/4"	2 (L, R)	INSULATED	0.29	0.27	NONE	
12	PELLA	CLAD CASEMENT	CC 3553 2 W	5'-10 3/4" x 4'-5 3/4"	1 (L, R)	INSULATED	0.28	0.27	NONE	EGRESS
13	PELLA	CLAD CASEMENT	CC 3559 2 W	5'-10 3/4" x 4'-11 3/4"	3 (L, R)	INSULATED	0.28	0.27	NONE	EGRESS
14	PELLA	CLAD CASEMENT MULLED CLAD AWNING	CC 4159 2W FIXED MULLED CAW 4125 2W	6'-10 3/4" x 7'-0 3/4"	1	INSULATED	0.28 0.29	0.31 0.27	NONE NONE	
15	PELLA	CLAD CASEMENT MULLED CLAD AWNING	CC 4159 2W FIXED MULLED CAW 4125 2W	6'-10 3/4" x 7'-0 3/4"	1	INSULATED	0.28 0.29	0.31 0.27	NONE NONE	
PELLA LIFESTYLE SERIES CLAD										

EGRESS WINDOW:
THESE WINDOWS MEET OR EXCEED THE REQUIREMENTS OF SECTION R310.2.1 FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
EGRESS OPENINGS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24 INCHES.
THE NET CLEAR WIDTH OPENING SHALL NOT BE LESS THAN 20 INCHES.
THE SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

DOOR SCHEDULE MITTON 45 CHESTNUT DRIVE HASTINGS -ON HUDSON, N.Y. 10706										
EXTERIOR										
SYM	MANUF	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLAZING	U-FACTOR	SHGC	GRILLES	NOTES
A		SWINGING DOOR	3'-0" x 8'-0"	3'-2 1/2" x 8'-2 1/2"	1	INSULATED				
B		SWINGING DOOR	(2) 3'-0" x 7'-0"	6'-2 1/2" x 7'-2 1/2"	1	INSULATED				
C	PELLA LIFESTYLE	CLAD PATIO SLIDING DR	2 PANEL CPSD 7282 (OX)	6'-0" x 6'-10"	1	INSULATED	0.28	0.28	NONE	
D	PELLA LIFESTYLE	CLAD PATIO SLIDING DR	4 PANEL CPSD 11782 (OXOX)	9'-8 7/8" x 6'-10"	2	INSULATED	0.28	0.27	NONE	
E	PELLA LIFESTYLE	CLAD PATIO SLIDING DR	2 PANEL CPSD 7296 (OX)	6'-0" x 8'-0"	1	INSULATED	0.28	0.28	NONE	
F	PELLA LIFESTYLE	CLAD PATIO SLIDING DR	4 PANEL CPSD 11796 (OXOX)	9'-8 7/8" x 8'-0"	1	INSULATED	0.28	0.27	NONE	
G		OVERHEAD GARAGE DR		8'-0" x 8'-0"	1	INSULATED				

DOOR SCHEDULEMITTON45 CHESTNUT DRIVE HASTINGS-ON HUDSON, N.Y.10706							
INTERIOR							
SYM	MANUF	TYPE	TYPE	SIZE	ROUGH OPENING	QUANTITY	NOTES
H	TRUSTILE	SWINGING DOOR		2'-0" x 6'-8" x 1 3/8"	2'-2" x 6'-10 1/2"	1 L	
J	TRUSTILE	SWINGING DOOR		2'-6" x 6'-8" x 1 3/8"	2'-8" x 6'-10 1/2"	3 L	
K	TRUSTILE	SWINGING DOOR		2'-8" x 6'-8" x 1 3/8"	2'-10" x 6'-10 1/2"	1 R	
M	TRUSTILE	SWINGING DOOR		3'-0" x 6'-6" x 1 3/4"	3'-2" x 6'-8 1/2"	2 1 L, 1 R	
N	TRUSTILE	SWINGING DOOR		3'-0" x 6'-6" x 1 3/4"	3'-2" x 6'-8 1/2"	1	3/4 HOUR FIRE RATED DOOR WITH SELF CLOSING MECHANISM
P	TRUSTILE	SWINGING DOOR		3'-0" x 6'-8" x 1 3/4"	3'-2" x 6'-10 1/2"	7 3 L, 4 R	
Q	TRUSTILE	SWINGING DOOR		3'-0" x 6'-6" x 1 3/4"	3'-2" x 6'-8 1/2"	1 R	3/4 HOUR FIRE RATED DOOR WITH SELF CLOSING MECHANISM
R	TRUSTILE	SWINGING DOOR		(2) 1'-8" x 6'-8" x 1 3/8"	3'-6" x 6'-10 1/2"	1	
S	TRUSTILE	SWINGING DOOR		(2) 2'-0" x 6'-8" x 1 3/8"	4'-2" x 6'-10 1/2"	5	
T	TRUSTILE	SWINGING DOOR		(2) 2'-6" x 8'-0" x 1 3/8"	5'-2" x 8'-2 1/2"	1	
U	TRUSTILE	BARN TYPE SLID DR		5'-0" x 8'-0" x 1 3/8"		2	
V		ATTIC HATCH		2'-5 1/2" x 4'-5 1/2"	2'-6" x 4'-6"	1	WITH FOLDING STAIRS
TRUSTILE DOORS TS 2020 SOLID CORE SENIOR BEVEL SQUARE STICKING				INTERIOR DOOR HARDWARE "EMTEK" PRIVACY SET - BATHROOMS AND BEDROOMS PASSAGE SET - SINGLE DOOR CLOSETS DUMMY PAIR - DOUBLE DOOR CLOSETS HINGES TO MATCH HARDWARE FINISH			

- GLAZING NOTES:
1. PROVIDE SAFETY GLASS AND REQUIRED IDENTIFICATION LABEL ON ALL GLAZING WITHIN 18 INCHES OF ANY FLOOR.
 2. PROVIDE SAFETY GLASS AND REQUIRED IDENTIFICATION LABEL ON ALL GLAZING WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION AND WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
EXCEPTION: 1. DECORATIVE GLAZING 2. THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER THE DOOR AND GLAZING. 3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.
 3. PROVIDE SAFETY GLASS AND REQUIRED IDENTIFICATION LABEL ON ALL GLAZING IN ALL HAZARDOUS LOCATIONS. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.
EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY, AND IN A STRAIGHT LINE, FROM THE WATERS EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.
 4. PROVIDE SAFETY GLASS AND REQUIRED IDENTIFICATION LABEL ON ALL GLAZING THAT IS WITHIN 60 INCHES FROM THE BOTTOM OF ANY STAIR AND LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR OR LANDING. FOR MORE INFORMATION REFER TO SECTION 308 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (NOVEMBER 2019 EDITION).

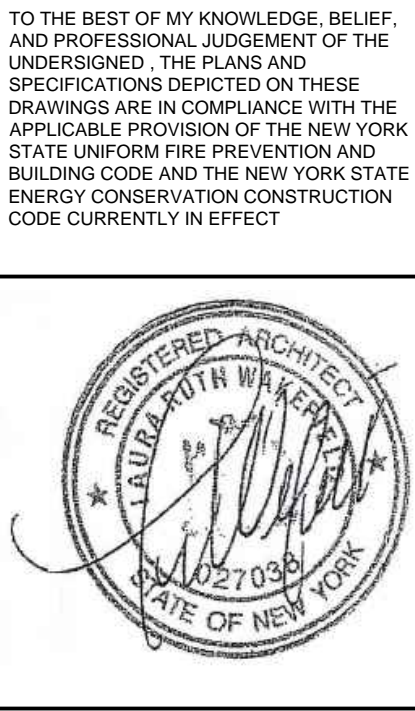


PROPOSED SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

GRAPHIC SCALE IN FEET

0 1 2 4 8



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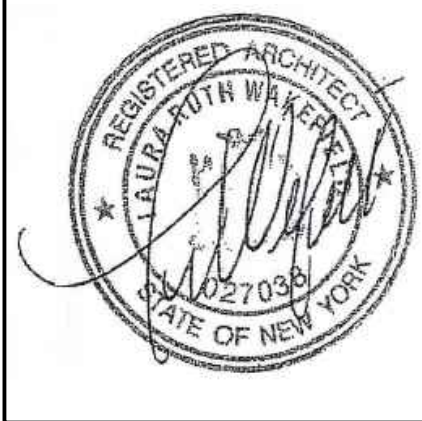
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REVISED TO REDUCE F.A.R.

SHEET TITLE:
**PROPOSED
SECOND FLOOR PLAN
DOOR AND WINDOW
SCHEDULES**

DATE: 07-15-2021	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

A-2.2

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.



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45 CHESTNUT DRIVE
HASTINGS-ON-HUDSON, N.Y. 10706

PROJECT NO.: **2103**

GOTHAM DESIGN
AND COMMUNITY DEVELOPMENT LTD.

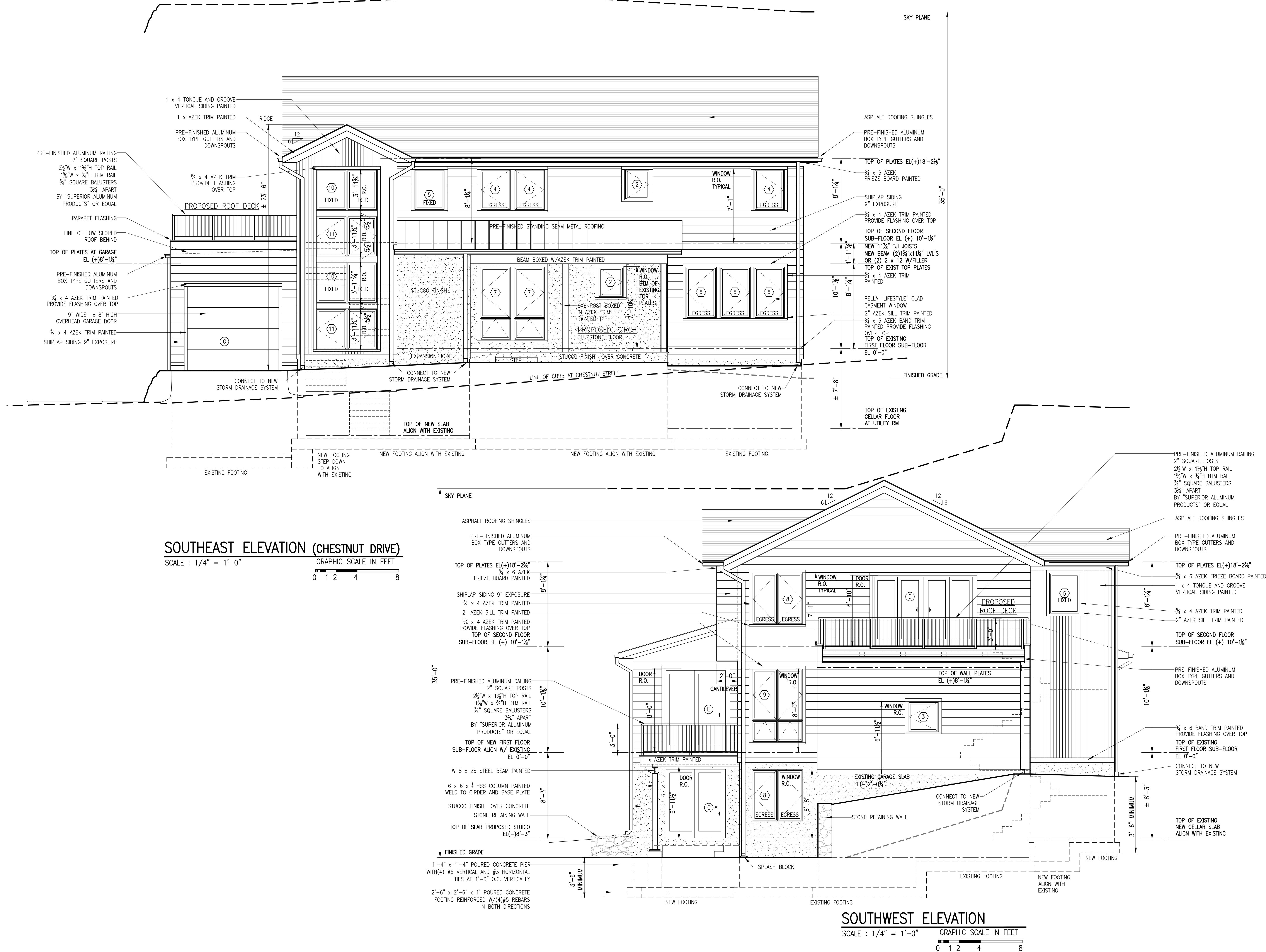
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS
11-08-21
REVISED TO REDUCE F.A.R.

SHEET TITLE:
**PROPOSED
SOUTHEAST AND
SOUTHWEST
ELEVATIONS**

DATE: 07-15-2021	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

A-3.1



A circular professional seal for Laura Ruth Wacker, a Registered Architect in the State of New York. The seal features her name "LAURA RUTH WACKER" and the number "27038" in the center, with "REGISTERED ARCHITECT" and "STATE OF NEW YORK" around the perimeter. The seal is stamped over the signature.

WARNING :
IT IS A VIOLATION OF THE NEW YORK STATE
EDUCATIONAL LAW ARTICLE 145 SECTION 7209
FOR ANY PERSON, UNLESS HE OR SHE IS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ARCHITECT , ENGINEER OR
LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY

PROJECT TITLE: **MITTON RESIDENCE**

45 CHESTNUT DRIVE
HASTINGS-ON-HUDSON, N.Y. 10706

PROJECT NO.: **2103**

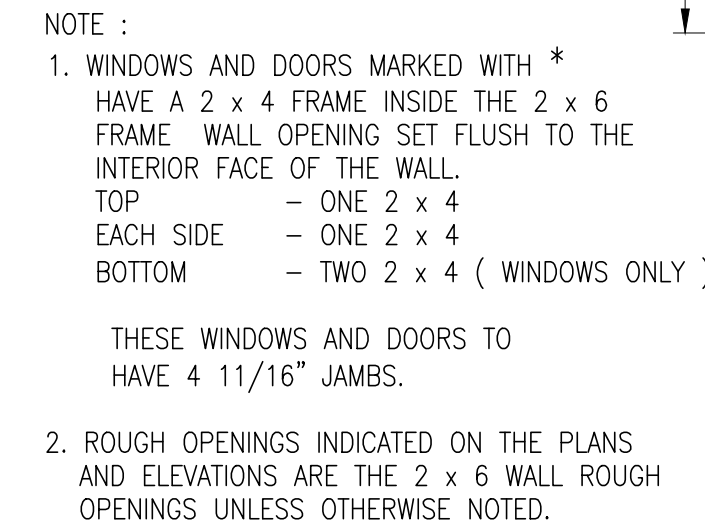
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

SHEET TITLE:

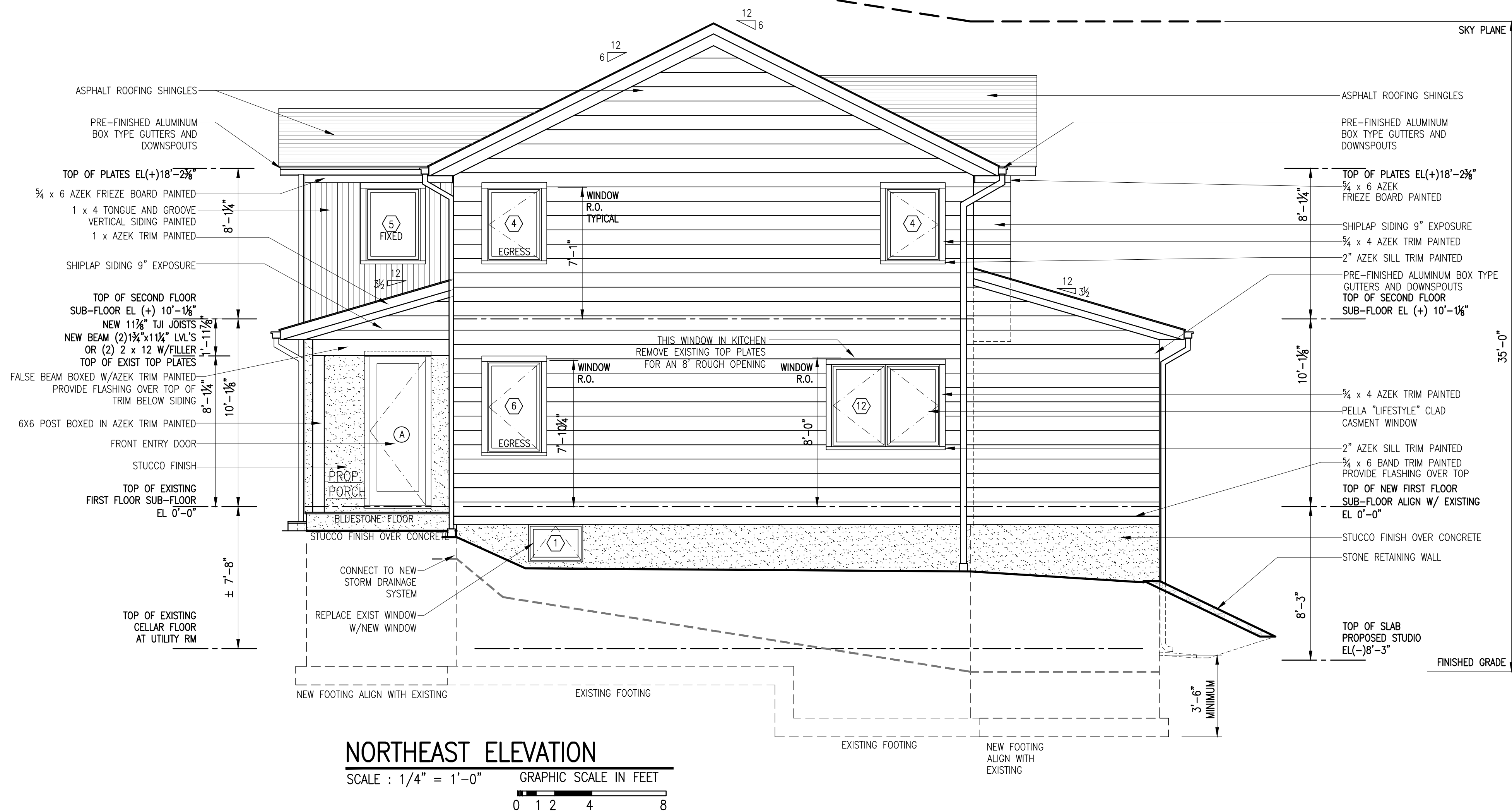
**PROPOSED
NORTHWEST AND
NORTHEAST
ELEVATIONS**

DATE: 07-15-2021	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

A-3.2



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



A circular professional seal for Laura Ruth Wacker, a Registered Architect in the State of New York. The seal features her name "LAURA RUTH WACKER" and the number "027036" in the center, surrounded by the words "REGISTERED ARCHITECT" and "STATE OF NEW YORK". The seal is stamped over the signature of Laura Ruth Wacker.

WARNING :
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EDUCATIONAL LAW ARTICLE 145 SECTION 7209
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PROFESSIONAL ARCHITECT , ENGINEER OR
LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

PROJECT TITLE: **MITTON RESIDENCE**
45 CHESTNUT DRIVE
HASTINGS-ON-HUDSON, N.Y. 10706
PROJECT NO.: **2103**

**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LTD

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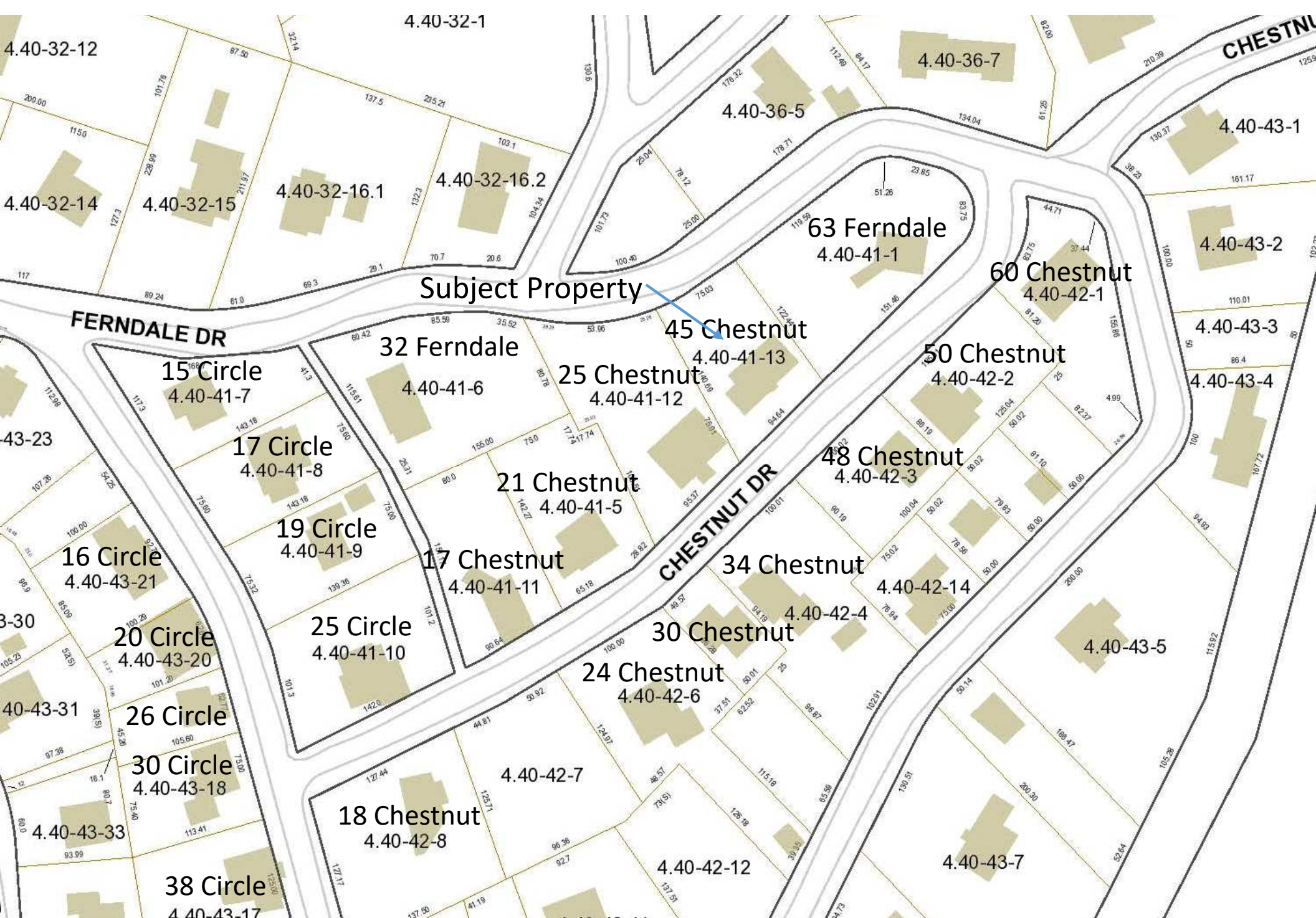
SHEET TITLE:

**PROPOSED
BUILDING SECTIONS**

DATE: 07-15-2021	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

A-4.1





December 2, 2021 Zoning Board of Appeals