March 2, 2020

Building Department
7 Maple Ave
Hastings on Hudson, NY 10706

Re: 59 Tompkins Avenue Parcel ID 4.140-149-20 Ref No. 208

To Whom It May Concern:

Please consider our attached application to add a two-story, 16'x20' extension to our home located at the address above. As you will see from the plans, the new proposed footprint will extend 1' 7" past the allowed rear setback of 30'. Therefore, we are humbly requesting a zoning variance to complete the construction of this extension to our one family home. We were careful to plan the finished look of the project to be in line with the current contemporary style of the house so as not to impart a negative visual impact on our neighborhood. The proposed extension doesn't affect side setbacks, nor would it have a significant effect on the building or developmental coverage of our lot.

We want to begin construction soon and hope the zoning board can consider this request at the earliest possible date.

Thank you in advance for your consideration regarding this matter,

Nathaniel Kessman

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

<u>Application and Procedure for Application for Variance/Interpretation/View Preservation</u>



Case number:		Date of application:	
Property owner	er: NATHANIEL A	essman s ave.	
Name all streets	s on which the property is loca	ted:	Zoning District:
Applicant:	MATHANIEL KESSI	M 4N	
	olicant if not owner:		
Address: 5	9 tompkins ful	HASTINGS ON 1	thoson My
C!!	nkessman 79	@amail.com	***************************************
E-mail address:			
ZBA action requ	ested for (See §295-146B & C :	Use Variance/s; Interpretation;	Area Variance/s; View Preservation (See §295-82)
List code sectio	ns & provisions from which the	e variance or interpretation is	requested:
Section*	Code Provision*	Existing Condition*	Proposed Condition*
195-68F1b	PEARYARD 30030	7 3/1001	
		5 31.02	28.42
		5 31.08	28.42
		5 31.08	28.42
		5	28.42
		5	28,42
		5	28,42
			28.42
*See example		26.5R	28.42 19.5t

VILLAGE OF HASTINGS-ON-HUDSON





ZONING REQUIREMENTS:

YARD S	ETBACKS
(Principa	al Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30'	26'6"	NO CHANGE
REAR	30'	31' 1"	28'5"
SIDE ONE	/2'	32' 7'	NO CHANGE
SIDE TWO	12'	21' 9"	20'6"
TOTAL OF TWO SIDES	30'	54' 4"	53'1"

YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	NAME OF THE OWNER OWNER OF THE OWNER OWNE		
REAR			
SIDE			######################################

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES			No eltanol
FEET	35	22 10	No cHANGE

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,880	10,880	
*BLDG. COVFRAGE/ % OF LOT AREA	3263/301.	1731/167.	1892/17%.
*DEVELOPMENT COVERAGE/ % OF LOT AREA	4351 /40%	2341/21%	2502/23%

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**		***************************************	

^{**} Single Family, Two Family, Commercial, Mixed Use etc.

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals <u>Application and Procedure for Application for Variance/Interpretation/View Preservation</u>



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 viola	ations on this property if any:		
Is there an appro	ved site plan for this property?:	(Yes)	☑ (No)
Is there an Acces	ssory Apartment at this property?:	(Yes)	☑ (No)
Does this propert	y have Boarder's Permit?:	(Yes)	(No)
application. Desc variance is neces or area) sought. explain the issue. Submit a flash drive and a property survey showing t	poewritten sheet of paper, state the principaribe the construction, addition or alteration sary and demonstrate how the variance so The criteria for the two types of variances. If you wish you may also state your argumental of three (3) copies (residential) or eight (8) the existing and proposed construction and all others.	n that requires the variance. satisfies the criteria for the ty are attached. (If an interpresent for how the issue show the i	Explain why a pe of variance (use etation is sought, uld be resolved.)
	essary to describe and support your application) warior to the date of scheduled meeting of the Zonin		ne Building Inspector, no
COUNTY OF WEST			
	say that all of the above statements and son with this application are true:	statements contained in all p	papers I have
Sworn to before me to feel the street of February 2	his <u>26</u> day	ррноапс (
Notary Public	MARY ELLEN BALLANTINE Notary Public, State of New York Reg # 01BA6278291 Qualified in Westchester County		÷- 3

Commission Expires 3/25/2021

2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS NECESSARY TO OBTAIN ALL PERMITS REQUIRED BY GOVERNING NEW YORK AGENCIES.

3. THE CONTRACTOR SHALL BE LICENSED WITHIN THE COUNTY OF WORK.

4. THE CONTRACTOR SHALL PROVIDE WORKMEN'S COMPENSATION, LIABILITY, AND PROPERTY DAMAGE INSURANCES TO LIMITS AS REQUIRED BY THE LOCAL MUNICIPALITY AND/OR OWNER, AND SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND ARRANGING FOR ALL REQUIRED NOTIFICATIONS, TESTINGS, INSPECTIONS, AND APPROVALS.

5. THE CONTRACTOR UPON COMPLETION OF THE WORK, SHALL APPLY AND ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS REQUIRED.

6. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.

7. IN A RENOVATION OR RESTORATION PROJECT, ALL DIMENSIONS AND CONDITIONS SHOWN ARE APPROXIMATE, AS ALL NEW WORK MUST JOIN AND ALIGN WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL DETERMINE ACTUAL FINISHED DETAILS OF CONSTRUCTION RELATING TO HEIGHTS, SIZES, ETC. BASED ON FIELD MEASUREMENTS, ALL IN ORDER TO JOIN AND ALIGN NEW 9. SCHEDULE FREIGHT ELEVATOR HOURS OF OPERATION (AS REQUIRED), DUMPSTER LOCATION, TO EXISTING WORK.

B. 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

ON THE DRAWINGS. 9. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.)

10. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS. 11. THE 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.

12. THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES, BUILDING STRUCTURES, EQUIPMENT, CONTENTS, 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, OCCUPANTS, AND THE PUBLIC FROM POSSIBLE INJURY. IF NECESSARY, TEMPORARY PROTECTION AND A CHAIN LINK FENCE SHALL BE CONSTRUCTED TO PREVENT UNAUTHORIZED ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VANDALISM OR DAMAGE RESULTING FROM UNAUTHORIZED ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.

13. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES. 14. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED. 15. CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR THE GENERAL CLEANING FOR THE FOR THE DURATION OF THE PROJECT.

THE SITE SHALL BE LEFT DAILY WITH ALL MATERIALS AND TOOLS STORED IN AN ORDERLY FASHION, WITH ALL AREAS BROOM SWEPT. NO ACCUMULATION OF DIRT OR DEBRIS SHALL BE PERMITTED. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS. AND IN A BROOM SWEPT CONDITION. 16. ALL EXPOSED FINISHED SURFACES SHALL BE TREATED, CLEANED, VACUUMED, OR POLISHED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

17. DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE CONTRACTOR, INCLUDING DAMAGE TO PROPERTY INCLUDING BUILDINGS, EQUIPMENT. CONTENTS, LAWNS, PLANTINGS, OR OTHER LANDSCAPE ITEMS, SHALL BE PROMPTLY RESTORED, REPAIRED, AND/OR REPLACED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.

19. UNLESS OTHERWISE PROVIDED, THE ARCHITECT AND ARCHITECT'S CONSULTANTS, INCLUDING QUIPMENT 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 OR SUSPECTED, 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.

20. EXCAVATION FOR UTILITY PIPING OR FOUNDATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTRACTOR SHALL NOTIFY THE LOCAL BUILDING DEPARTMENT AND/OR UTILITY COMPANY TO DETERMINE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES, AND PROVIDE PROTECTION FOR SAME DURING EXCAVATION PROCEDURES.

21. THESE DRAWINGS AS ARTICLES OF SERVICE ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER BUILDINGS, PROJECTS, OR PROPOSALS, OR PORTIONS THEREOF UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY. THE INFORMATION, CONCEPTS, IDEAS, AND DESIGN CONTAINED IN THESE DOCUMENTS ARE PROTECTED BY UNITED STATES COPYRIGHT LAWS.

PLUMBING AND DRAINAGE NOTES

ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF NEW YORK STATE PLUMBING CODE, AND ALL OTHER APPLICABLE COUNTY AND MUNICIPAL CODES.

2. PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS.

3. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO THE PLANS DUE TO FIELD CONDITIONS OR COMPLIANCE WITH REQUIREMENTS OF THE APPLICABLE CODES. 4. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND ALL REQUIRED SIGN-OFFS.

ELECTRICAL NOTES

EXAMINE DRAWINGS AND BECOME FULLY INFORMED OF THE EXTENT AND CHARACTER OF WORK TO BE PERFORMED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE

2. SUPPLY AND INSTALL ALL ITEMS, ARTICLES, MATERIALS, & OPERATIONS INCLUDING ALL LABOR, EQUIPMENT, MATERIALS, & TOOLS NECESSARY TO COMPLETE ALL SYSTEMS SHOWN ON DRAWINGS, RENDERING A COMPLETE INSTALLATION.

3. OBTAIN ALL PERMITS REQUIRED. ARRANGE FOR INSPECTION OF THE WORK BY INSPECTION AUTHORITY, AND PAY ALL FEES. PROVIDE FINAL CERTIFICATE TO THE CLIENT/OWNER. 4. CONFORM TO THE REQUIREMENTS OF THE ELECTRICAL CODE AND THE RULES & BY-LAWS

OF ALL AUTHORITIES HAVING JURISDICTION. 5. ALL MATERIAL EQUIPMENT SHALL BE NEW, UL APPROVED, BEARING THE UL STAMP, AND BE COMMERCIAL GRADE UNLESS OTHERWISE NOTED.

6. PROVIDE TEMPORARY ELECTRICAL POWER FOR THE WORK OF OTHER TRADES AS REQUIRED BY THE GENERAL CONTRACTOR. 7. PROVIDE TYPED CIRCUIT DIRECTORIES FOR PANELBOARDS. 8. PROVIDE A CERTIFICATE OF GUARANTEE OF WORKMANSHIP AND MATERIAL FOR ONE YEAR FROM DATE OF ACCEPTANCE. SUBMIT "AS-BUILT" DRAWINGS WITH ONE SET OF MARKED UP PRINTS TO CLIENT/OWNER AFTER COMPLETION OF WORK.

SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE HOME MUST CONFORM TO IRC 314 AND 315. A COPY OF THOSE SECTIONS CAN BE OBTAINED AT THIS OFFICE.

DEMOLITION NOTES

1. 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.

2. 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. 3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. LEGALLY DISPOSE OF MATERIALS OFF-SITE. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION. 4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE

ADEQUATELY SUPPORTED BY EITHER TEMPORARY OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE. 5. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT 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. MAINTAIN EXISTING UTILITIES TO REMAIN AND PROTECT AGAINST DAMAGE DURING DEMOLITION. DO NOT INTERRUPT EXISTING BUILDING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ARCHITECT AND/OR OWNER.

6. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF

BUILDINGS' RULES AND REGULATIONS. 7. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.

8. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.

10. DO NOT USE CUTTING TORCHES FOR REMOVALS. 11. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS CONFLICT WITH DEMOLITION, REPORT THE NATURE AND EXTENT OF THE CONFLICT TO THE ARCHITECT IN WRITTEN, ACCURATE DETAIL, PENDING RECEIPT OF INSTRUCTIONS, REARRANGE DEMOLITION SCHEDULE TO MAINTAIN PROGRESS.

AND EXIT ROUTE WITH ARCHITECT AND/OR OWNER IN ADVANCE.

12. IF ASBESTOS CONTAINING MATERIALS ARE ENCOUNTERED OR SUSPECTED, NOTIFY OWNER AND BUILDING MANAGEMENT. CEASE DEMOLITION WORK IN THE AFFECTED AREA UNTIL ARCHITECT AND/OR OWNER ISSUES INSTRUCTION TO RESUME WORK.

STRUCTURAL NOTES

1. ALL STRUCTURAL WORK SHALL COMPLY WITH THE STATE OF NEW YORK BUILDING CODE. 2. STRUCTURAL WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND THE SPECIFICATIONS.

3. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS, AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. 4. ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL OF MINIMUM BEARING CAPACITY EQUAL TO 4000 PSF. THE ADEQUACY OF THE BEARING STRATUM SHALL BE VERIFIED IN THE FIELD PRIOR TO FOURING THE CONCRETE, BOTTOM OF FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED IN THE FIELD.

5. ENGINEERED FILL, IF REQUIRED, SHALL BE PLACED IN 8 INCH LIFTS, COMPACTED TO 95 % MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. 6. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL ALL FLOORS OR ROOFS

BRACING THESE WALLS ARE IN PLACE. 7. ALL CONCRETE SHALL BE NORMAL WEIGHT AGGREGATE OF MINIMUM COMPRESSIVE STRENGTH EQUAL TO 3000 PSI AT AGE 28 DAYS. CONCRETE WORK SHALL CONFORM TO ACI 301. "SPECIFICATIONS FOR CONCRETE FOR BUILDINGS". AND ALL RECOMMENDED PRACTICES CONTAINED THEREIN SHALL BE CONSIDERED MANDATORY FOR THIS PEOJECT. 8. ALL FOUNDATION CONCRETE AND GARAGE FLOOR SLAB SHALL BE AIR-ENTRAINED

9. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60. 10. WELDED WIEE MESH CWWM SHALL CONFORM TO ASTM AI85 11. SLABS ON GROUND SHALL BE 4 INCHES THICK POURED OVER A 6-INCH LAYER OF POROUS FILL (UNLESS OTHERWISE SHOWN ON PLANS). PROVIDE 6" x 6" - W 1.4 x W 1.4 WELDED WIRE MESH 1 INCH BELOW TOP OF SLAB FABRIC PLACED . SLABS SHALL BE POURED IN ALTERNATE PANELS NOT EXCEEDING 2500 SQUARE FEET OR 80 FEET IN ANY ONE

DIRECTION. 12. ALL STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. ALL SHAPES AND PLATES SHALL BE ASTM A36. ALL PIPES SHALL BE ASTM A53 TYPE E OR S GRADE B.

13. BOLTS SHALL BE A307, 3/4 INCH DIAMETER MINIMUM, UNLESS NOTED OTHERWISE. 14. WELDING ELECTRODES SHALL BE ASTM A233, CLASS E60XX.

15. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC. SHALL CONFORM TO THE LATEST ISSUE OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS. FRAMING SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" AND NAILING SHALL BE IN ACCORDANCE WITH APPENDIX C OF THE BOCA CODE.

16. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACE DRY (EXCEPT STUDS WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE: RAFTERS, PURLINS, JOISTS DOUGLAS FIR-LARCH #2 BEAMS, GIRDERS, HEADERS DOUGLAS FIR-LARCH #1 STUDS, COLUMN, PLATES DOUGLAS FIR-LARCH STUD GRADE 17. ALL FACTORY MANUFACTURED GLUE LAMINATED WOOD FRAMING MEMBERS SHALL BE BY TRUS JOIST MACMILLAN.

18. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, BY SIMPSON STRONG TIE, INSTALLED AS PER MANUFACTURERS RECOMMENDATION. 19. WHERE FRAMING LUMBER IS FLUSH FRAMED TO A ENGINEERED BEAM. GLU LAM FLITCH

PLATE OR STEEL BEAM, SET THESE BEAMS 1/2 INCH CLEAR BELOW TOP OF FRAMING LUMBER TO ALLOW FOR SHRINKAGE. 20. STUD BEARING WALLS SHALL BE 2" x 6" AT 16" ON CENTER AT THE EXTERIOR 21. ALL

RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW. WHERE REQUIRED INSTALL ADDITIONAL STUDS 22. AT THE ENDS OF ALL BEAMS AND GIRDERS PROVIDE A BUILT UP COLUMN WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH

MATCHES THE DEPTH OF THE ADJACENT STUDS. POST DOWN TO FOUNDATION, U.O.N. 23. USE DOUBLE STUDS AT THE END OF ALL WALLS AND WALL OPENINGS. 24. USE DOUBLE HEADERS AND TRIMMERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT

25. LAP ALL PLATES AT CORNERS AND AT THE INTERSECTION OF PARTITIONS. PROVIDE HEADERS OVER ALL

26. UNLESS OTHERWISE NOTED, PROVIDE OPENINGS AS FOLLOWS: INTERIOR WALLS (2) - 2" x 10" EXTERIOR WALLS (3) - 2" x 10" 27. STAGGER ALL SPLICES A MINIMUM OF 32". 28. BRIDGING FOR SPANS UP TO 14 FEET, PROVIDE ONE ROW. BRIDGING FOR SPANS OVER

14 FEET, PROVIDE TWO ROWS. 29. BUILT UP BEAMS SHALL BE SPIKED WITH (2) - 16d NAILS AT 16" ON CENTER. 30. PLYWOOD SHALL BE APA GRADE STAMPED AND SHALL NOT EXCEED THE SPANS INTENDED FOR USE ON THE GRADE STAMP. ALL PLYWOOD SHALL BE MADE WITH EXTERIOR GLUE AND SHALL HAVE THE FOLLOWING THICKNESS': ROOFS 1/2" FLOORS 3/4" WALLS 1/2" 31. ALL PLYWOOD SHALL BE GLUE NAILED TO FLOOR JOISTS USING AN APA APPROVED

ADHESIVE. (B.F. GOODRICH PL 400 OR EQUAL) 32. USE HURRICANE ANCHORS BY SIMPSON STRONG TIE AT THE ENDS OF ALL RAFTERS. 33. LINTELS SHALL BE INSTALLED OVER ALL NEW OPENINGS IN MASONRY WALLS AS FOLLOWS: MASONRY OPENING LINTEL 4'-0" OR LESS L4 x 3 ½" x 5/16" 4'-1" TO 5'-0 L5 x 3 ½" x 5/16" a) 3 1/2 LEGS ARE HORIZONTAL b) PROVIDE ONE 'L' FOR EACH 4" OF WALL THICKNESS c) MINIMUM BEARING 6" EACH END

34. LIVE LOAD SCHEDULE ROOF 30 PSF SECOND FLOOR 40PSF FIRST FLOOR 40PSF

ADDITIONAL NOTES:

WHERE EXTERIOR WALLS ARE OPEN OR NEW, INSULATE TO R-13 MIN.

GC TO OBTAIN SIGN FROM HOH BLDG DEPT INDICATING USE OF ENGINEERED WOOD/TRUSS CONSTRUCTION. GC TO MOUNT SIGN NEXT TO ELECTRIC METER.

ALL SAFETY GLASS TO BE LASER OR ACID ETCHED

Energy Notes — ECC of NYS — Climate Zone 4 — Table 402.1.1

	Min. Req'd U-factor or R-value	Proposed at new construction
Ceiling	R-49	R-49
Walls	R-20	R-20
Floor	R-19	R-19
Bsmt or Crawl Space	R-10 cont. / R-13 non-cont.	R-13
Slab on Grade	R-10 2'depth	
Windows	0.35	0.35
Skylights	0.55	0.55

Uniform Design Loads (p.s.f.

	Dead Load	Live Load	DL & LL
1st Floor 2nd Floor Ext. Wall Int. Wall Ceiling Deck Roof	10 10 12 8 10 6	40 30 45 45	50 40 12 8 10 51 60

ZONING CALCULATIONS

LOCATION:	59 TOMPKINS AVE.			
ZONING DISTRICT:	R-10			
SBL	4.140-149-20			
	REQUIRED	EXISTING	PROPOSED	
USE:	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	
YARD REQ'TS:	MINIMUMS			
FRONT:	30'	26'-6"	No Change	
REAR:	30'	31'-1"	28'-5"	
SIDE ONE:	12'	32' - 7"	No change	
SIDE TWO:	12'	21'-9"	20'-6"	
SIDE TOTAL:	30'	54'-4"	53'-1"	
BUILDING HGT.:	35'	22'-10"	No Change	
BUILDING COV:	30%	16%	17%	
DEVELOPMENT COV:	40%	21%	23%	

GREENCODE COMPLIANCE NOTES:

LIGHT TRESPASS:

LIGHT ZONE 2 - LOW (PRIMARILY RESIDENTIAL ZONES, NEIGHBORHOOD BUSINESS DISTRICTS; LIGHT INDUSTRIAL AREAS WITH LIMITED NIGHTTIME USE AND RESIDENTIAL MIXED-USE AREAS).

EXTERIOR LIGHTING MUST BE DESIGNED SO THAT ALL SITE AND BUILDING-MOUNTED LUMINAIRES PRODUCE A MAXIMUM INITIAL ILLUMINANCE VALUE NO GREATER THAN 0.10 HORIZONTAL AND VERTICAL FOOTCANDLES (1.0 HORIZONTAL AND VERTICAL LUX) AT THE PROJECT BOUNDARY AND NO GREATER THAN 0.01 HORIZONTAL FOOTCANDLES (0.1 HORIZONTAL LUX) 10 FEET (3 METERS) BEYOND THE PROJECT BOUNDARY. DOCUMENTATION MUST BE SUBMITTED TO SHOW THAT NO MORE THAN 2% OF THE TOTAL INITIAL DESIGNED FIXTURE LUMENS (SUM TOTAL OF ALL FIXTURES ON SITE) WILL BE EMITTED AT AN ANGLE OF 90 DEGREES OR HIGHER FROM NADIR (STRAIGHT DOWN).

ENERGY UTILIZATION EQUIPMENT

- EXTERIOR LIGHTING. LIGHTING CONTROLS FOR ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 9.4.1.3 OF ANSI/ASHRAE/IESNA STANDARD 90. 1-2007, WITHOUT AMENDMENTS.
- 3. HIGH EFFICIENCY COOLING EQUIPMENT, ALL NEW OR REPLACEMENT COOLING EQUIPMENT SHALL HAVE A SEASONAL ENERGY EFFICIENCY RATIO ("SEER") OF AT LEAST 16.

4. FIXTURES AND APPLIANCES. ALL NEW OR REPLACEMENT APPLIANCES **GOVERNED BY** ENERGY STAR, SUCH AS BUT NOT LIMITED TO, DISHWASHERS, REFRIGERATORS, FREEZERS, WASHING MACHINES, WATER HEATERS, AND ROOM AIR CONDITIONERS, SHALL BE COMPLIANT WITH ENERGY STAR. ENERGY USE CONTROLS

ELECTRONIC THERMOSTAT. ALL HEATING AND COOLING SYSTEMS MUST BE CONTROLLED WITH A PROGRAMMABLE THERMOSTAT THAT ALLOWS FOR A VARIETY OF TIME-OF-DAY AND SEASONAL

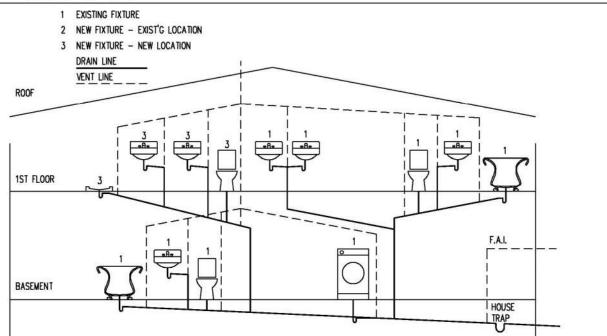
INTERIOR WATER USE

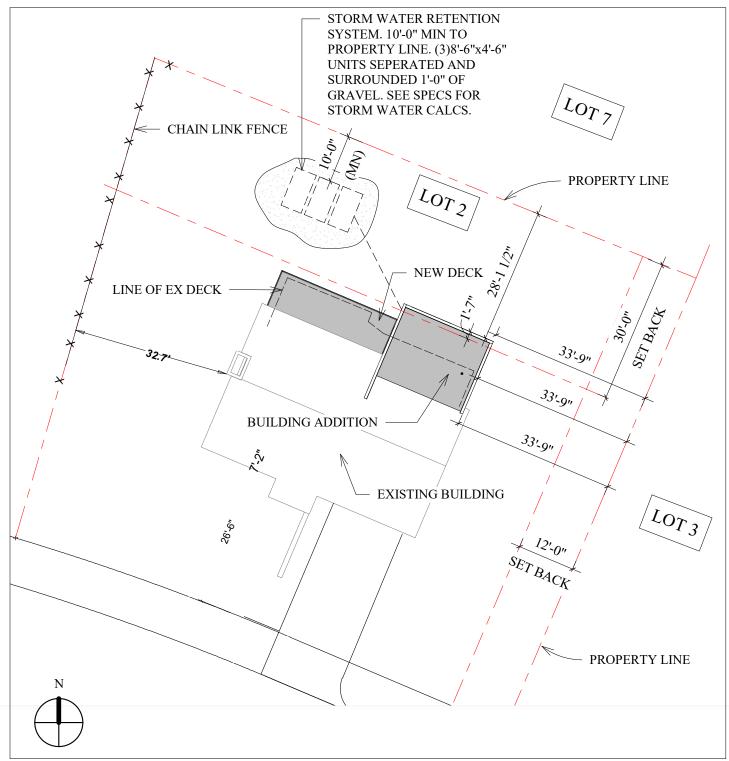
- TOILETS AND URINALS. ANY NEWLY INSTALLED OR REPLACED TOILET OR URINAL MUST BE EITHER LOW FLUSH TOILETS EQUAL TO OR LESS THAN 1.28 GALLONS PER FLUSH ("GPF") OR DUAL-FLUSH TOILETS WHERE THE LOW FLUSH FEATURE IS NO MORE THAN 1.28 GPF.
- SHOWERS, ANY NEWLY INSTALLED OR REPLACED SHOWER HEAD MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE ("GPM").
- LAVATORY FAUCETS. ANY NEWLY INSTALLED OR REPLACED LAVATORY FAUCET MUST PROVIDE AN AVERAGE FLOW RATE OF NO MORE THAN 2 GALLONS PER MINUTE ("GPM").

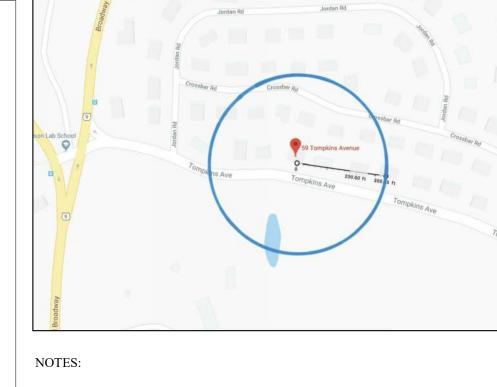
MATERIALS AND INDOOR ENVIRONMENTAL QUALITY (FINISH NOTES):

- PAINTS, COATINGS, AND PRIMERS APPLIED TO INTERIOR SURFACES SHALL NOT EXCEED THE FOLLOWING VOC CONTENTS (AS ESTABLISHED BY GREEN SEAL STANDARD GC-11, PAINTS, EDITION 3.1, JULY 2013, AS AMENDED); FLAT PAINT; 50G/L FLAT, NON-FLAT PAINT; 150G/L NON-FLAT.
- CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, SEALERS, AND SHELLACS, APPLIED TO INTERIOR SURFACES, SHALL NOT EXCEED THE FOLLOWING VOC CONTENT LIMITS (AS ESTABLISHED BY SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1113, ARCHITECTURAL COATINGS, JUNE 3, 2011, AS AMENDED); VARNISH; 275G/L, LAQUER: 275G/L, SHELLAC; 730 G/L CLEAR, 550 G/L PIGMENTED, SEALERS; 100 G/L WATERPROOFING, 275 G/L SANDING, 100 G/L ALL OTHERS.
- 3. CARPET ADHESIVE SHALL NOT EXCEED A VOC CONTENT LIMIT OF 50 G/L.
- 4. NO MATERIALS SHALL CONTAIN ADDED UREA FORMALDEHYDE.
- 5. A LIST OF PERMISSIBLE LOW-VOC FINISHES APPLICABLE TO THIS SECTION SHALL BE MAINTAINED BY THE BUILDING DEPARTMENT, GC TO PREPARE AND SUBMIT DOCUMENTATION OF COMPLIANCE WITH THIS SECTION TO THE BUILDING INSPECTOR.
- CONSTRUCTION WASTE MANAGEMENT, A MINIMUM OF 25% OF CONSTRUCTION WASTE BY WEIGHT SHALL BE RECYCLED, REPURPOSED AND/OR REUSED AND NOT SENT TO A LANDFILL OR INCINERATOR. GC TO PREPARE AND SUBMIT DOCUMENTATION OF COMPLIANCE WITH THIS SECTION TO THE BUILDING INSPECTOR.

PLUMBING RISER DIAGRAM







59 TOMPKINS AVENUE HASTINGS ON THE HUDSON, NEW YORK

SETBACKS: FRONT 30, REAR 30 OR 30% OF LOT DEPTH, WHICHEVER IS LESS, SIDE 30

MAXIMUM HEIGHT: 35' BUILDING COVERAGE 25%

CURRENT BUILDING/DECK/OUT BUILDING: 1,731 SF LOT COVERAGE: 16%

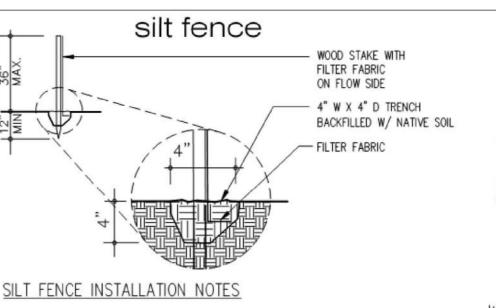
TOTAL LOT COVERAGE 35%

BUILDING IMPROVEMENTS: REAR ADDITION 320 SF REAR DECK 328 SF BOTH ADDITIONS ARE BUILT OVER EXISTING COVERAGE AREA INCREASED BUILDING COVERAGE 161 SF NEW BUILDING COVERAGE 17%

LOT SIZE: .25 ACRE LOT COVERAGE: 1892 SF HOUSE + 610 SF DRIVEWAY + WALKWAY. TOTAL: 2502 SF OR 23%

SITE PLAN SCALE: 1'' = 20'-0''

				Subject damage from	02	Ice barrier Underlayment		
Fround Snow Load	Wind Speed	Seismic Design Category	weathering	frost line depth	termite	Required	Flood Hazards	Decay
30	90-100 MPH	С	Severe		Moderate - Heavy	YES		



. HEIGHT OF SILT FENCE NOT TO EXCEED 36". CONTINUOUS LENGTHS OF FENCE SHOULD BE USED TO MINIMIZE # OF JOINTS. 3. FABRIC JOINTS TO BE SPLICED TOGETHER ONLY AT SUPPORT POST WITH 6" MINIMUM OVERLAP AND SEALED SECURELY. 4. POSTS TO BE INSTALLED NO LESS THAN 6 FEET APART AND DRIVEN TO A MINIMUM DEPTH OF 12 INCHES. POSTS MAY BE 10 FEET APART IF FABRIC IS SUPPORTED

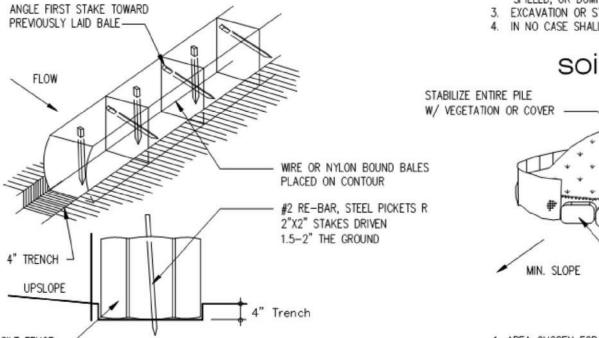
BY WIRE MESH. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS. 6. FILTER FABRIC SHALL EXTEND 8 INCHES INTO A TRENCH 4" WIDE AND 4" DEEP. 7. SILT FENCES TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES AND MAINTAINED UNTIL ALL UPSLOPE AREAS ARE PREMANENTLY STABILIZED. 8. SILT FENCES ARE TO BE INSPECTED WEEKLY AND AT LEAST DAILY DURING PROLONGED

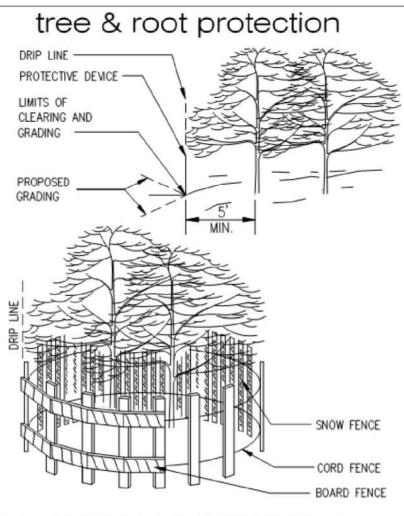
RAINFALL. ALL DAMAGES ARE TO BE REPAIRED IMMEDIATELY. SEDIMENT DEPOSITS ARE

TO BE REMOVED AFTER EACH SIGNIFICANT STORM EVENT OR WHENEVER DEPOSITS EXCEED 1/3 THE HEIGHT OF THE FENCE. strawbale barrier

ON UP HILLSIDE IF USED TOGETHER

WITH STRAWBALE BARRIER





1. CONSTRUCTION EQUIPMENT, TRUCKS OR OTHER VEHICLES SHOULD NOT BE PARKED OR OPERATED UNDER THE CANOPY OF TREES TO BE SAVED. 2. PETROLEUM PRODUCTS AND CHEMICALS SHOULD NOT BE STORED, SPILLED, OR DUMPED UNDER PROTECTED TREE CANOPIES. EXCAVATION OR STOCKPILING BENEATH PROTECTED TREES IS NOT ACCEPTABLE. 4. IN NO CASE SHALL BOARDS OR FENCES BE NAILED TO PROTECTED TREES.

> soil stockpiling 2 SLOPE OR LESS

STRAWBALES SILTFENCE INSTALLATION NOTES 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.

2. MAXIMUM SLOP OF STOCKPILE SHALL BE 1:2 3. UPON COMPLETION OF SOIL STOCKPILING EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, HEN STABILIZED MITH VEGETATION OR COVERED 4. SEE DETAIL ABOVE FOR INSTALLATION OF SILT FENCE.

REVISION **RFVIFW** BUILDING /25/20 PERMIT CONSTRUCTIO

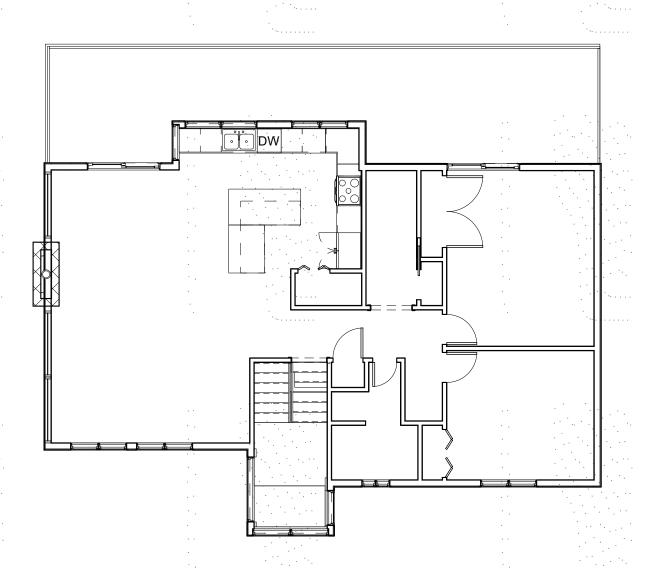
RCHITECTUR

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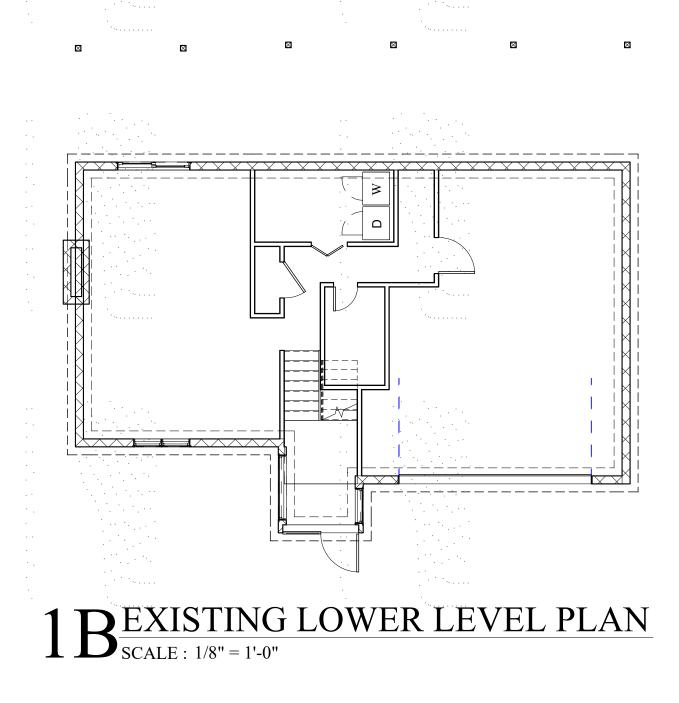
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 $1A_{\overline{SCALE}: \ 1/8" = 1'-0"}^{\underline{EXISTING} \ FIRST \ FLOOR \ PLAN}$





 $2^{\frac{EX WEST ELEVATION}{SCALE : 1/4" = 1'-0"}}$



 $3^{\frac{EX NORTH ELEVATION}{SCALE : 1/4" = 1'-0"}}$



4 EX EAST ELEVATION

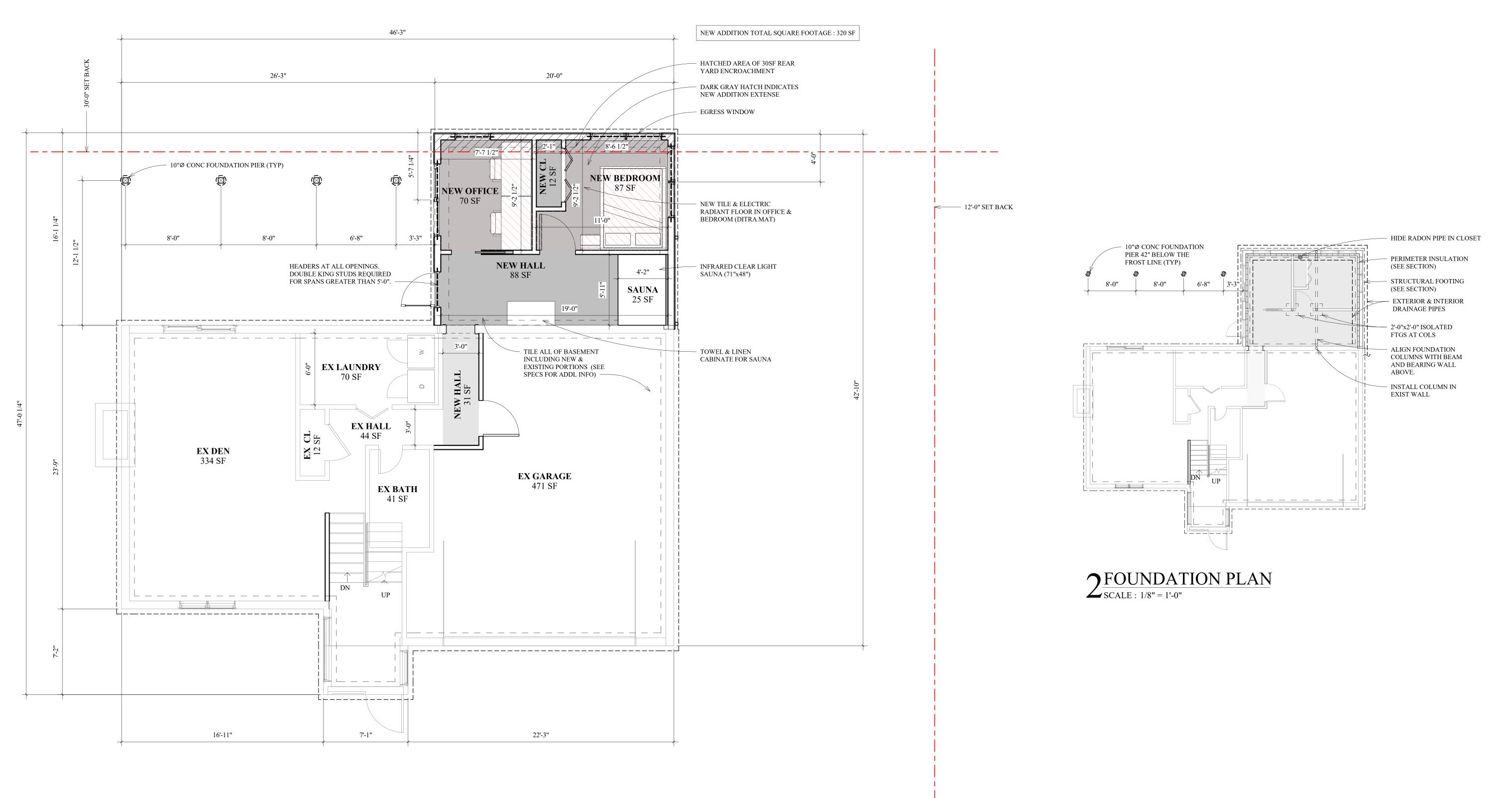
SCALE: 1/4" = 1'-0"



EXISTING EXTERIOR ELEVATIONS

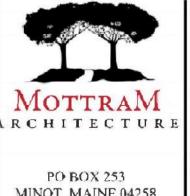
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 $1 \frac{LOWER\ LEVEL\ PLAN}{SCALE:\ 1/4"=\ 1'-0"}$

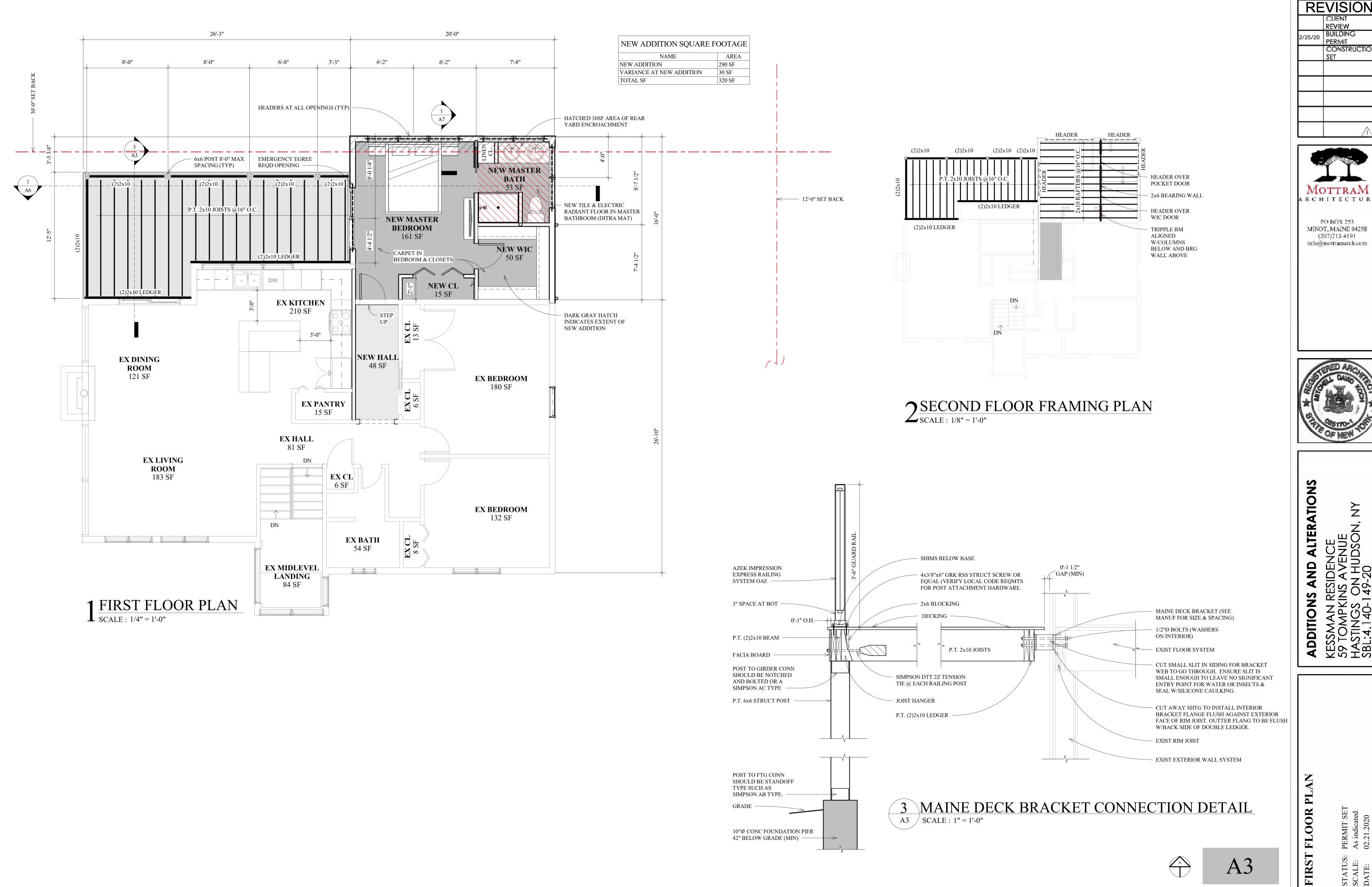
2/25/20 BUILDING PERMIT CONSTRUCTION

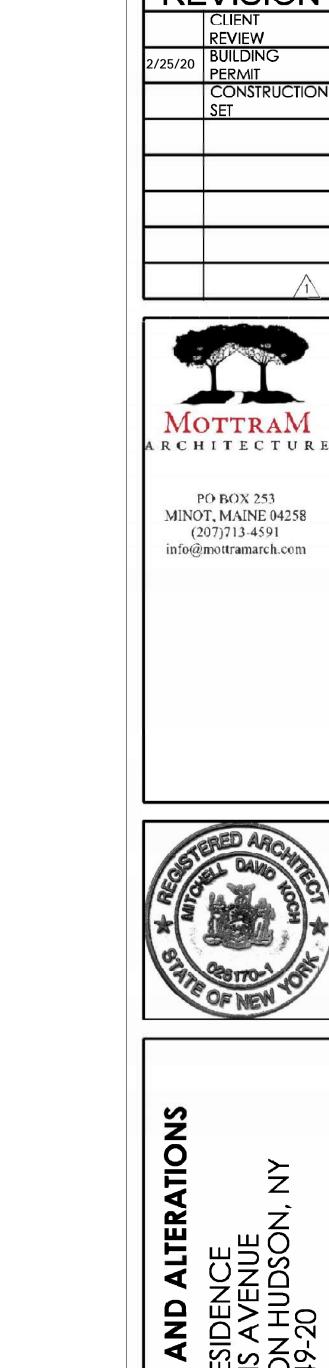


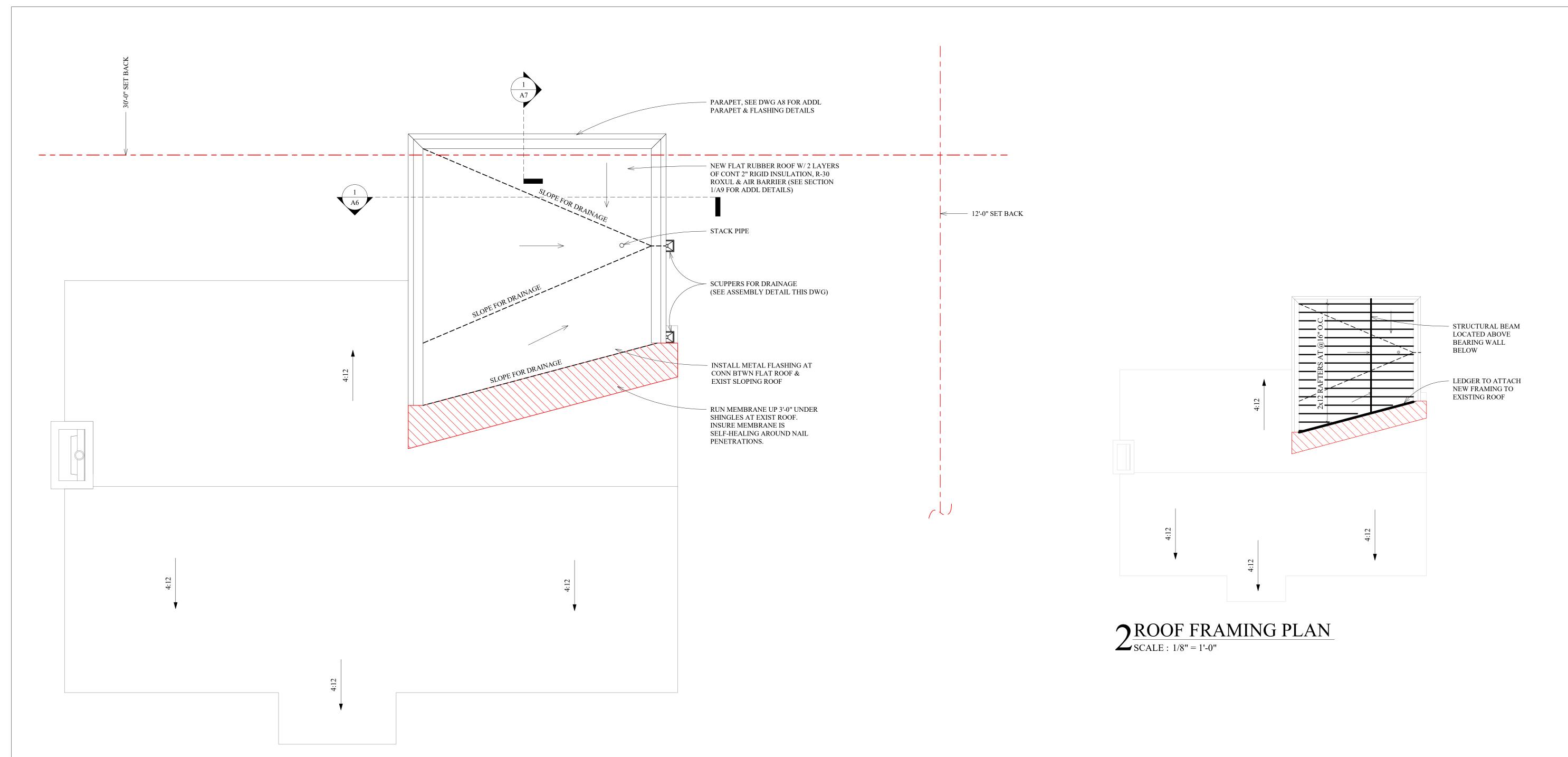
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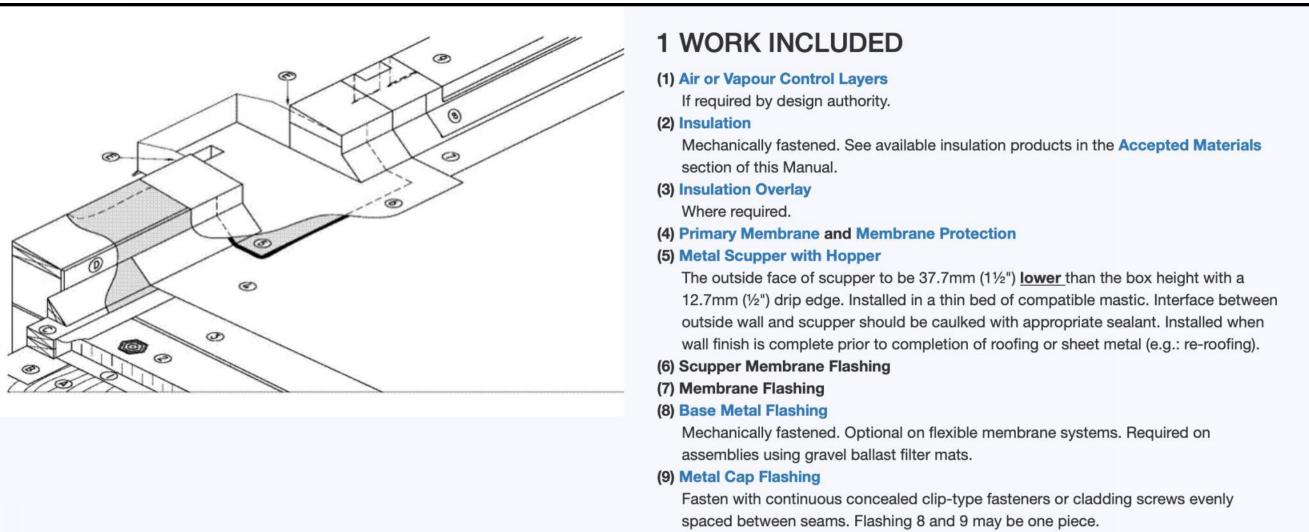
LOWER LEVEL







 $1 \frac{ROOF\ PLAN}{SCALE:\ 1/4"=1'-0"}$



SCUPPER ASSEMBLY DETAIL





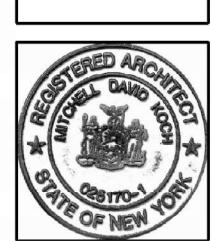
REVISION

CLIENT
REVIEW

2/25/20
BUILDING
PERMIT
CONSTRUCTION
SET



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AND ALIEKALIONS
ESIDENCE
IS AVENUE
ON HUDSON, NY

KESSMAN RESIDEN 59 TOMPKINS AVE HASTINGS ON HU

20 marble teri

As indicated 02.21.2020

STATUS: PERM SCALE: As ind







 $2^{\frac{WEST\ ELEVATION}{SCALE:\ 1/4"=\ 1'-0"}}$







 $4\frac{EAST\ ELEVATION}{SCALE:\ 1/4"=1'-0"}$

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EXTERIOR ELEVATIONS



1 SECTION AT NEW ADDITION
A3 SCALE: 1/2" = 1'-0"

SECTIONS & DETAILS

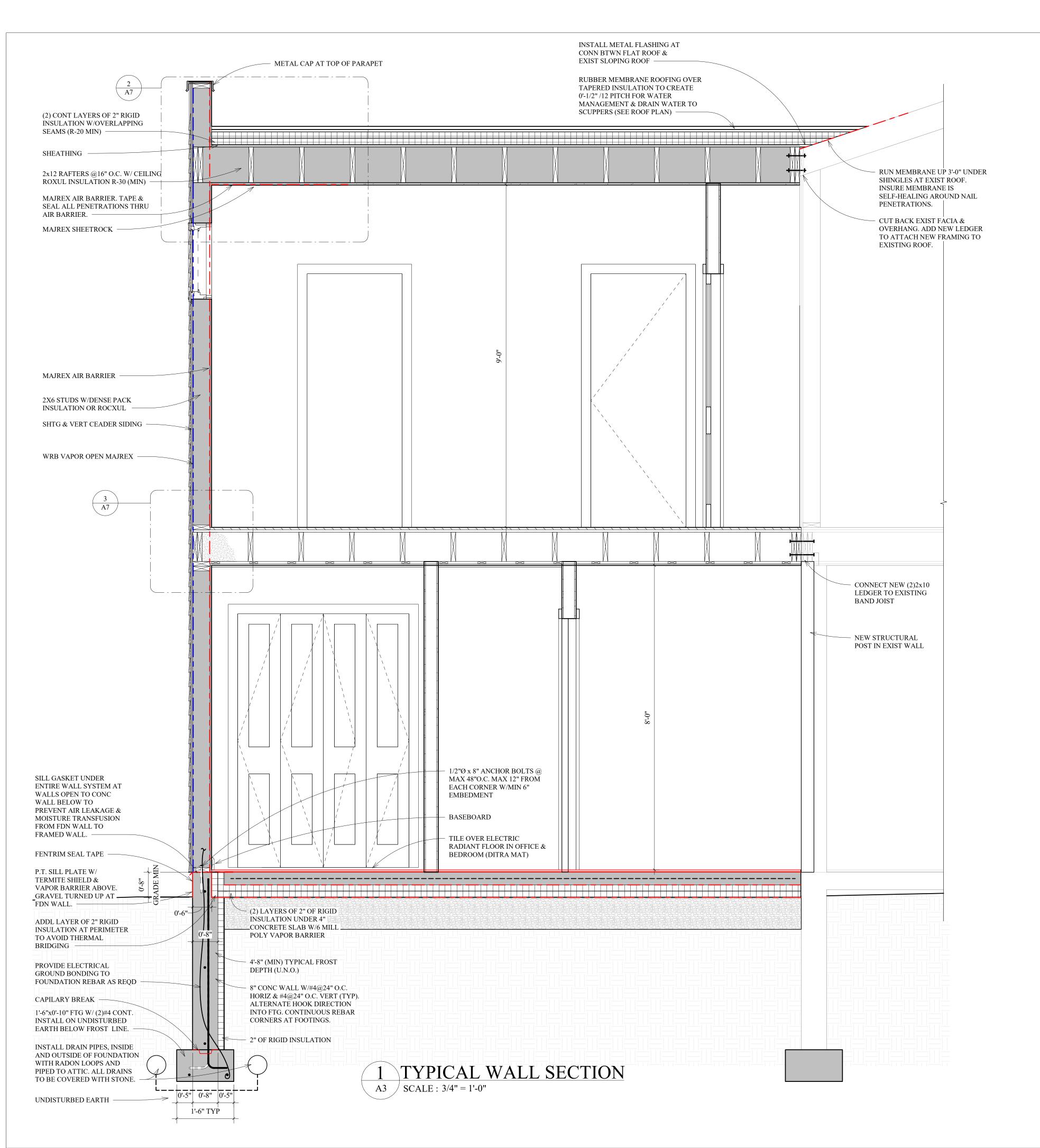
REVISION 2/25/20 BUILDING
PERMIT
CONSTRUCTION
SET

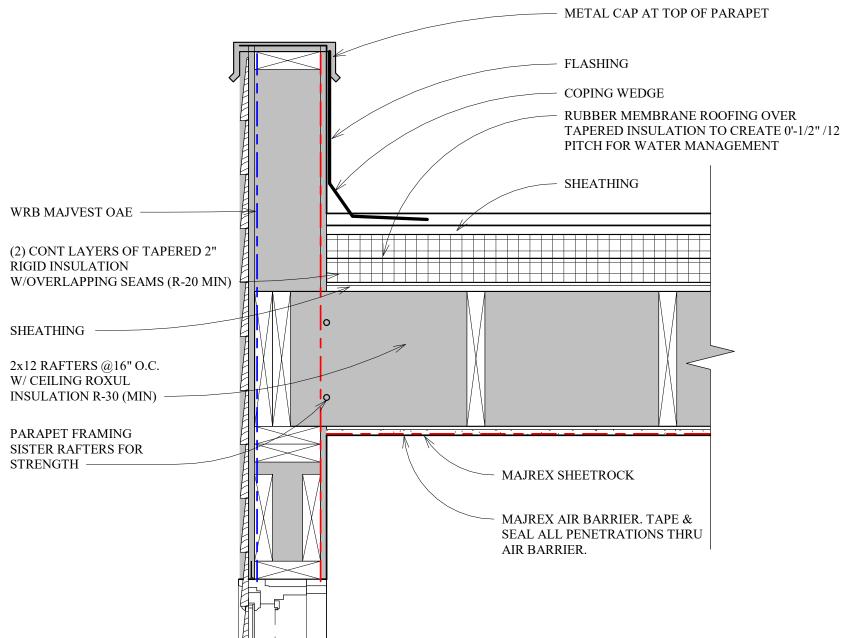
MOTTRAM ARCHITECTURE

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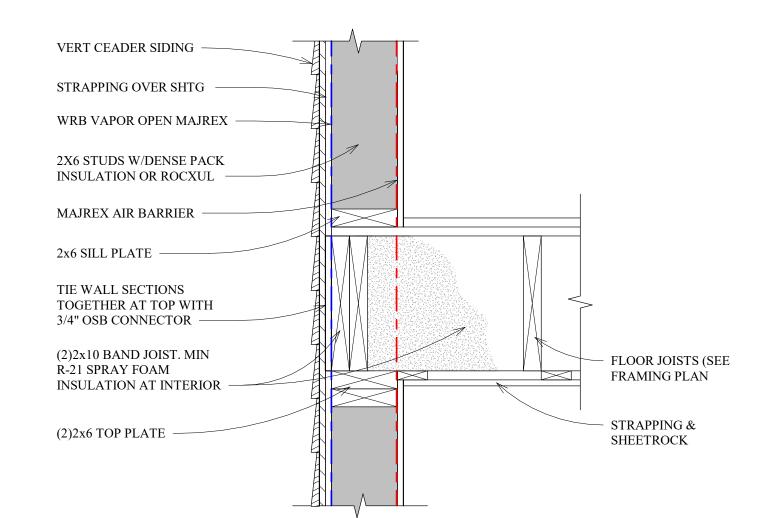
ADDITIONS AND ALTERATIONS

STATUS: PERMIT SET
SCALE: 1/2" = 1'-0"
DATE: 02.21.2020
mitchell koch architects

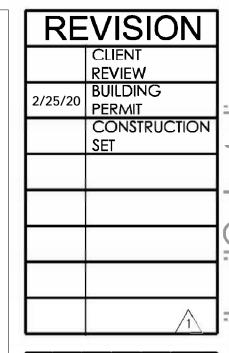




2 TYPICAL PARAPET SECTION
A7 SCALE: 1 1/2" = 1'-0"

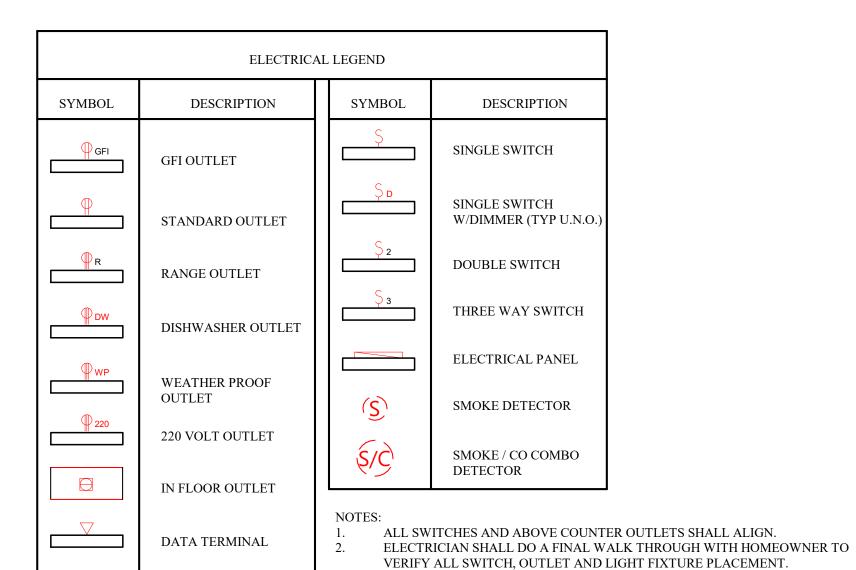


3 TYPICAL FLOOR TO FLOOR CONN SCALE: 1 1/2" = 1'-0"





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ELECTRICIAN IS RESPONSIBLE FOR MEETING ALL NATIONAL, STATE AND

ALL FIXTURES AND BULBS SHALL BE LED UNLESS NOTED OTHERWISE.

ELECTRICIAN IS RESPONSIBLE FOR COORD WITH SOLAR INSTALLATION.

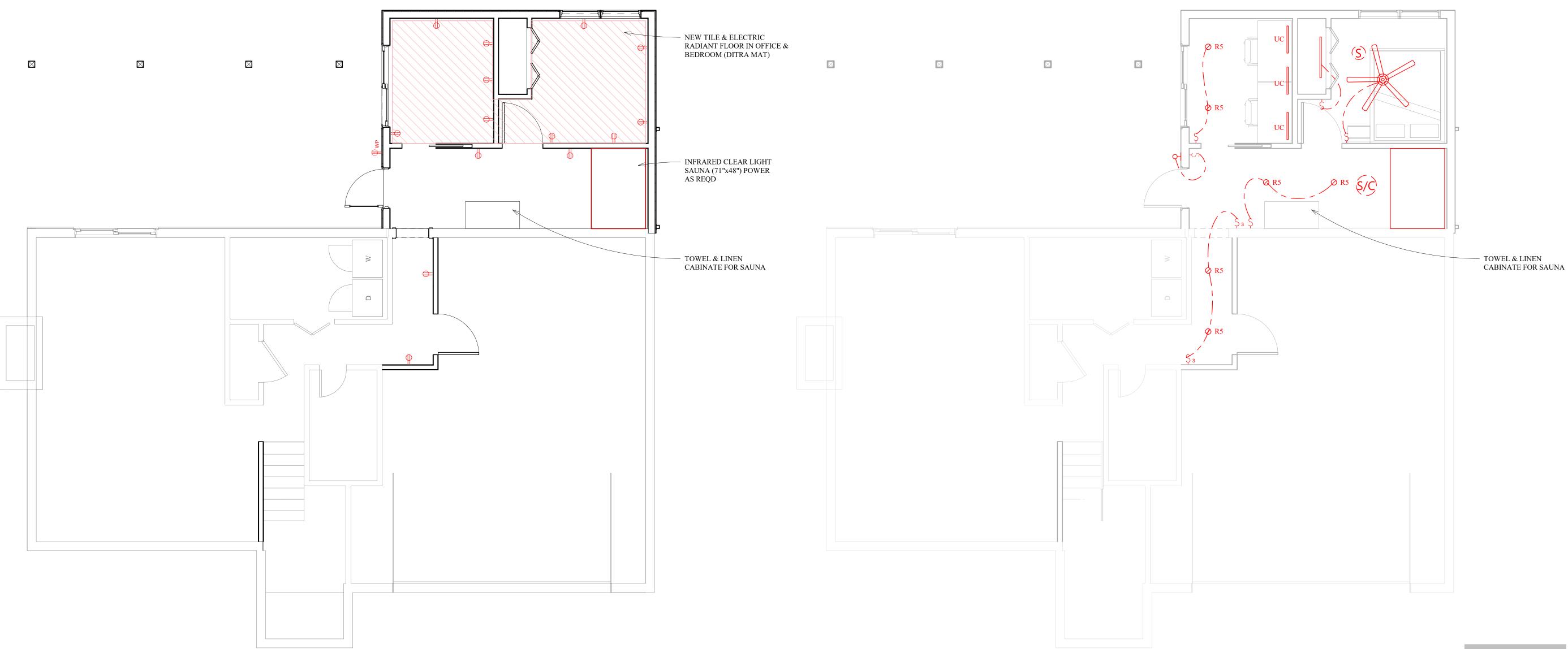
LOCAL CODE REQUIREMENTS.

 $1 \frac{LOWER\ LEVEL\ ELECTRICAL\ PLAN}{SCALE:\ 1/4"=\ 1'-0"}$

VERIFY ALL DATA LOCATIONS WITH OWNER.

LIGHTING LEGEND SYMBOL DESCRIPTION SYMBOL DESCRIPTION Ø R5 5" RECESSED LIGHT CEILING FAN W/ Ø R4 4" RECESSED LIGHT LIGHT PENDANT LIGHT WALL VANITY LIGHT WALL EXTERIOR SURFACE MOUNTED LIGHT/EXTENSION LIGHT LIGHT UNDER CABINATE/CLOSET LED STRIP LIGHT CHANDELER WHISPER GREEN BATHROOM FAN W/LED LIGHT GOOSENECK EXTERIOR LIGHT WALL SCONCE

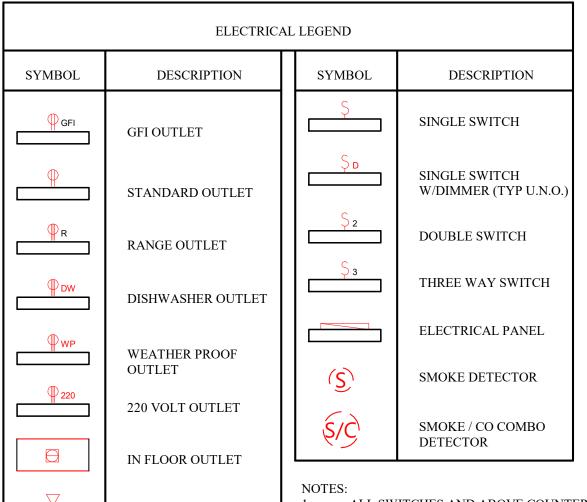
 $2^{\frac{LOWER\ LEVEL\ LIGHTING\ PLAN}{SCALE:\ 1/4"=\ 1'-0"}}$



BUILDING 2/25/20 PERMIT CONSTRUCTION



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DATA TERMINAL

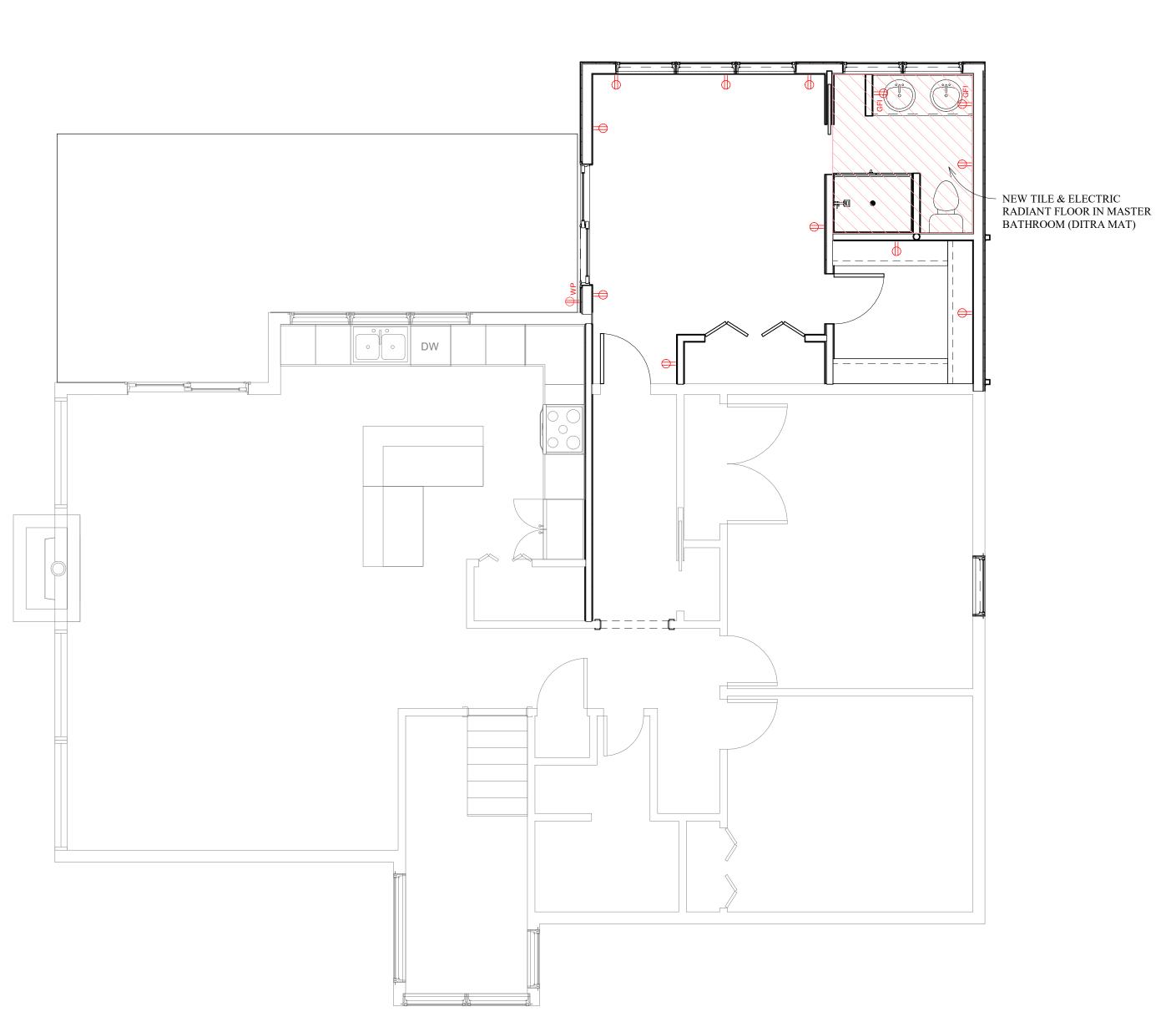
ALL SWITCHES AND ABOVE COUNTER OUTLETS SHALL ALIGN.

ELECTRICIAN SHALL DO A FINAL WALK THROUGH WITH HOMEOWNER TO VERIFY ALL SWITCH, OUTLET AND LIGHT FIXTURE PLACEMENT. ELECTRICIAN IS RESPONSIBLE FOR MEETING ALL NATIONAL, STATE AND

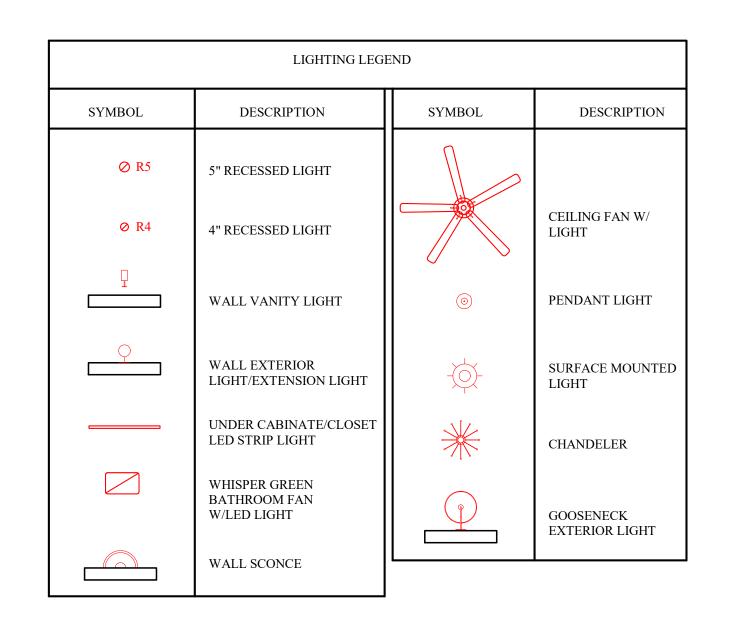
ELECTRICIAN IS RESPONSIBLE FOR COORD WITH SOLAR INSTALLATION.

LOCAL CODE REQUIREMENTS. ALL FIXTURES AND BULBS SHALL BE LED UNLESS NOTED OTHERWISE.

VERIFY ALL DATA LOCATIONS WITH OWNER.











REVISION

RCHITECTUR

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CONSTRUCTION

2/25/20 BUILDING PERMIT

 $1 \frac{FIRST\ FLOOR\ ELECTRICAL\ PLAN}{SCALE:\ 1/4"=1'-0"}$

TITLE SURVEY OF LOT NUMBER 2

\$ 60

AS SHOWN ON MAP ENTITLED "MAP OF CROSSBAR ACRES, OWNED AND DEVELOPED BY A & D CONSTRUCTION CORP," SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON AUGUST 21, 1962 AS MAP NUMBER 13392

STATE OF NEW YORK SITUATED IN THE VILLAGE OF HASTINGS ON HUDSON TOWN OF GREEBURGH COUNTY OF WESTCHESTER

PREPARED BY

THE OFFICE OF: EDWARD G. MIHALCZO LAND SURVEYOR LLC 24 BERKHIBER ROAD YONKERES, NEW YORK 19710 (914) 476-1453 (914) 959-2341 FAX

EDWARD G. MIHALCZO, L.S. N.Y.S. LICENSE # 36181

DATE: MAY 14, 2013

TITLE # OR-2973W

GUARANTEED TO:

FIRST MERIDIAN MORTGAGE LLC, ITS SUCCESSORS AND/OR ASSIGNS OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY NATIONAL AND JACQUELINE RESSMAN

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LO YDOLIKAT TALLILLEGAS OB 11 BRÔCERL OBARES LO YDOLIKAT OB LEBLILLEGAS OB 11 BRÔCERL OBARES CHACTHORIZED ALTERATION OF THE NEW THEE STATE CONSTITUTES A VIOLATION OF THE NEW THEE STATE RDACATION LAW 25002)

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OF THE CYTERS, TROWNE, WALLE, LANDSCALING, OTHER
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"NOLLHESST TYTELS, AB CHEYTAL WELLEW ST. LENDIS SITE STRONGS IN TAXABLE VARIOUS AND CONTROL OF DEPOS AND STRUCTURE STRU PHARE WERE NO TRACES SET AS PART OF TRES SURVEY.

ACOUNTED AT IV. OTLANGA

THIS SCHOOL IS BANED OPEN INFORMATION PROVIDED BY CLEAN OR CLEAN'S REPRESENTATIVE AND SCHOOL TO THE FINDINGS OF A COMPLETE TITLE REPORT

LANGURY ON THE EXCEPTION OF THE SAME OF TH

402 TOMPKINS N 16'87'20"E 10Leg. AND MARINE Att I had AVENUE OFFICE STATES Farsalann Class 202 400 S 162630 W 10261 402



SECTION 4.140 BLOCK: 149 LOT: 20 TAX DESIGNATION