SANOK DESIGN GROUP
Landscape Architects

Thursday, January 26, 2023

Village of Hastings-on-Hudson
Zoning Board of Appeals
Chairman and Members of the Board
7 Maple Avenue
Hastings-on-Hudson, New York 10706

RE: 9 Harvard Lane

Members of the Zoning Board of Appeals,

The Kodali's are proposing a 15'x14'-8" stone patio in the backyard of their property. The patio paving location would be situated along the northern side yard connecting to the existing stone wall and stone patio. The proposed patio will require a variance for side yard setback requirements as per the Village of Hastings-on-Hudson's Town Code Section 295 20 c.2.

- The patio is proposed to be situated 10'-7" away from the side yard (2) property line, where an 18'-0" setback is required. Requesting a 7'-5" variance.

The proposed patio will be connected to the existing stone patio and have an overhead pergola and extended stone wall to encompass a portion of the new stone patio. A new outdoor kitchen will connect these two spaces allowing for the new patio to act as an outdoor seating area for the outdoor kitchen. The pergola will be constructed of rustic barn timbers with (4) 6"x6" post and overhead trellis standing 10'-6" tall. Existing shrubs and trees have provided screening for the side yard but additional planting is proposed to help screen in winter months with evergreen planting and some deciduous plants to fill any voids.

The patio is proposed to be situated 10'-7" away from the side yard property line, where an 18'-0" setback is required. We are requesting a 7'-5" variance from the Village of Hastings-on-Hudson Zoning Board of Appeals and wish the board takes into consideration the following:

1. There is no undesirable change to the character of the neighborhood that will be produced by the placement of the proposed Patio. Several of the surrounding neighbors have existing walk ways, patios and stone walls that are situated on their properties with limited side yards that slope and there is no detriment to nearby properties that will be created by the granting of the variance;

2. The proposed Patio layout is the optimal location for this applicant due to the site limitations of existing sloping rear yard and the connections to the existing patio that cannot be achieved by some other method feasible;

3 Rocco Drive
Brewster, New York 10509
Phone: 845-279-0198
Email: jsanok@sanokdesigngroup.com

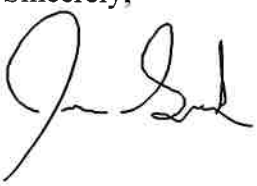
3. The request for this variance is not considerable in terms of the required setback to the lot lines and not substantial in terms of separation between neighboring property lines and the neighboring houses;

4. The proposed Patio will not cause any adverse conditions in the neighborhood or impact the physical and environmental conditions as the Patio will be located at the side/rear yards up hill from the closest adjacent neighbor with existing mature planting for screening, where other properties have similar situations and will be additionally screened from view of the adjacent properties; and

5. The difficulty of the placement of the Patio on this property with slope restrictions and placement restrictions has not been self-created and is in part a product of the character of the neighborhood.

Thank you for taking the time to review our project and for your consideration in this matter and please call or email with any concerns or questions.

Sincerely,



James Sanok, RLA, ASLA
cc. Susheel Kodali

3 Rocco Drive
Brewster, New York 10509
Phone: 845-279-0198
Email: jsanok@sanokdesigngroup.com

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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

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

Property owner: Susheel Kodali

Property address: 9 Harvard Lane Hastings-on-Hudson, NY 10706

Name all streets on which the property is located: Harvard Lane

Sheet: 4.110 Block: 112 Lot/Parcel: 1 Zoning District: R-10

Applicant: James Sanok

Standing of applicant if not owner: Landscape Architect

Address: 3 Rocco Drive Brewster, New York 10509

Daytime phone number: 845-279-0198 Fax number: .....

E-mail address: jsanok@sanokdesigngroup.com

ZBA action requested for (See §295-146B & C): ☐ Use Variance/s; ☒ Area Variance/s; ☐ Interpretation; ☐ View Preservation (See §295-82)

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

Section*	Code Provision*	Existing Condition*	Proposed Condition*
~~295-68F.1b~~ 295-20C.2	Side Yard min. 2 yards totaling 30 feet	19.833'	10.583'

*See example below:

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

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

ZONING REQUIREMENTS:

YARD SETBACKS
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30'	30'	----------
REAR	30'	52.33'	----------
SIDE ONE	12'	11.20'	----------
SIDE TWO	18'	19.833'	10.583
TOTAL OF TWO SIDES	30'	31.033'	21.783'

YARD SETBACKS
(Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	--------	----------	----------
REAR	8'	39.5'	----------
SIDE	8'	----------	10.5832.5

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	2.5	----------
FEET	12'	----------	10.5'

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	14,347.75 sq. ft.	----------	----------
*BLDG. COVERAGE/ % OF LOT AREA	25%	18%	----------
*DEVELOPMENT COVERAGE / % OF LOT AREA	35%	26%	2%

*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	same	same

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

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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

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

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

- List pending violations on this property if any:
  none

- 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 26th day of January, 2023

Cheryl A. Zastenchik
Notary Public

CHERYL A. ZASTENCHIK
Notary Public State of New York
No. 01ZA6098466
Qualified in Putnam County
My Commission Expires 9-15-23

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Application and Procedure for Application for Variance/Interpretation/View Preservation

Name : Susheel Kodali, being duly sworn, deposes and says that he/she resides at 9 Harvard Lane 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 4.110 Block 112 and Lot 1 of the tax map, and that he/she hereby authorized James Sanok to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

_____
Owner

SWORN TO BEFORE ME THIS _____DAY
OF_____20___

_____
Notary Public

NOTICE

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

Mapping Westchester County



1/26/2023, 10:57:55 AM

Municipal Boundaries

1:1,128

0 50 100 200 ft

N

GIS
http://gis.www.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601



EXISTING PATIO



EXISTING SCREENING BETWEEN PROPERTIES



EXISTING VIEW TOWARDS NEIGHBORING PROPERTY

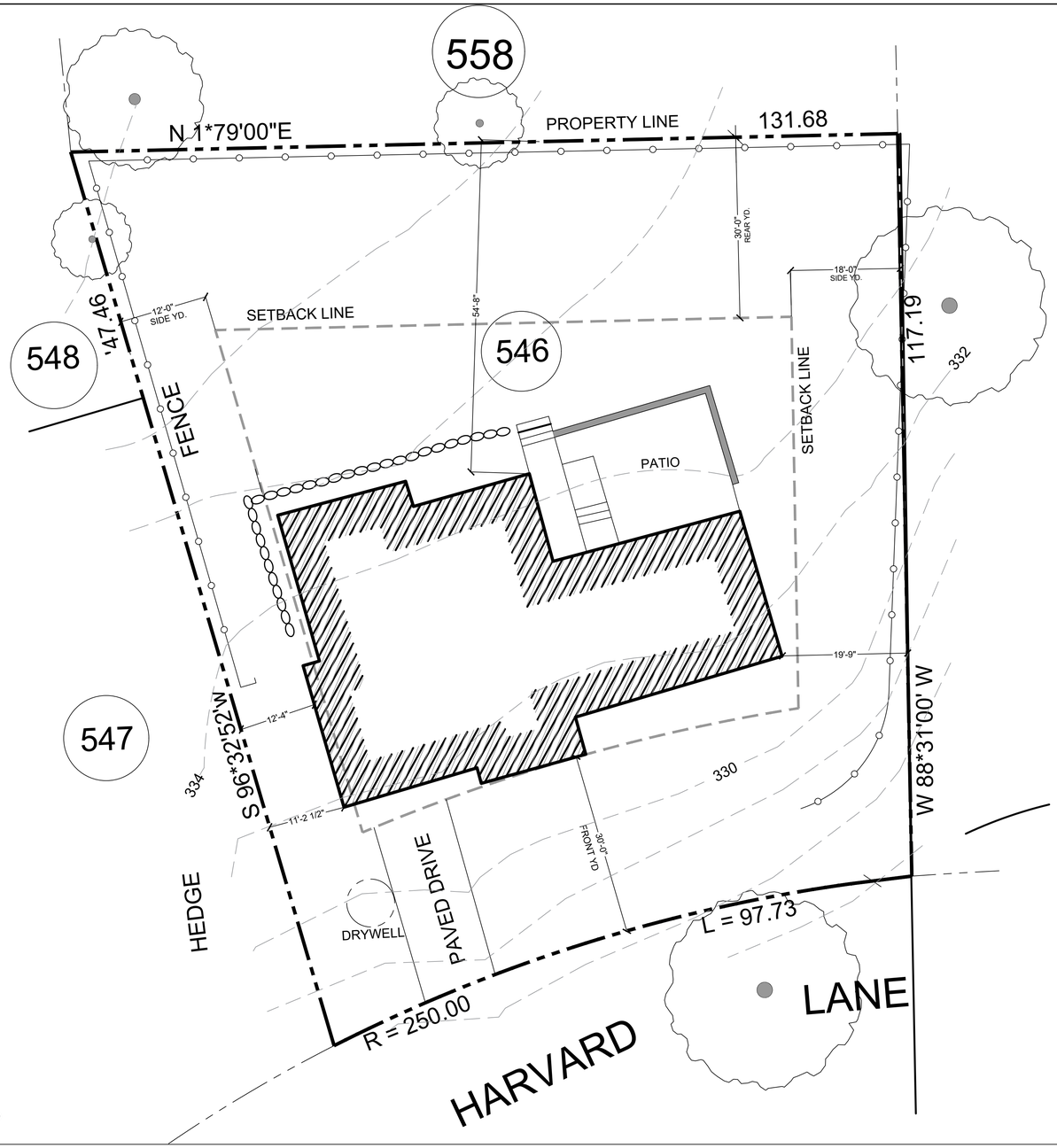


VIEW ALONG REAR PROPERTY LINE

SITE RENOVATIONS TO THE KODALI RESIDENCE

9 HARVARD LANE
HASTINGS-ON-HUDSON, N.Y. 10706

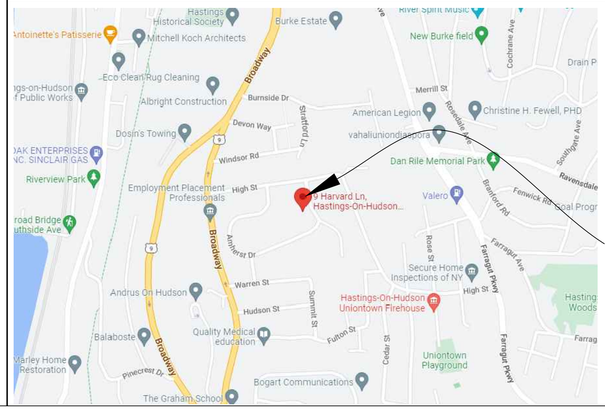
SURVEY PLAN



NOTES

1. All work under this contract shall be in accordance with the New York State Building Code, New York State Construction Code and Construction Standards of the (local) municipality.
2. Contractor shall obtain all required permits and inspections and pay all required fees.
3. Contractor is responsible for notifying any inspectors required to inspect work.
4. All survey information is complimentary. The contractor is responsible for verifying all information prior to execution of any work. Any discrepancies shall be brought to the attention of the Landscape Architect prior to any action taken.
5. All work shall be guaranteed against defects for a period of one (1) year, unless otherwise noted in the Specifications, from the date of final acceptance of the installation and any portions of this work which develop defects during that time shall be replaced or repaired in a manner satisfactory to the Landscape Architect without any additional cost to the Owner.
6. Contractor shall use careful construction practices in order to minimize disturbance of the site and the soil. Adequate shoring shall be provided during excavation. Contractor shall comply with all governing codes.
7. Contractor shall submit samples of all finishes to Landscape Architect prior to installation.
8. Contractor shall remove debris as work is progressing. Contractor is responsible for the disposal of materials removed during construction and materials not used during construction.
9. Contractor shall protect adjacent buildings from water damage at all times during construction.
10. Contractor is responsible for the completion of all work within drawing set and specifications. Contractor shall coordinate with all subcontractors and their work accordingly.
11. Contractor shall protect adjacent slopes, existing drainage structures and all paved areas from erosion during construction.
12. Contractor shall ensure positive drainage throughout contract area.
13. No trees shall be removed without the approval of the Landscape Architect and the Building Department.
14. Contractor shall take great care to protect all trees . No driving or parking of any construction equipment or stockpiling of any construction materials or soil under any tree is permitted at any time. No construction debris to be piled on tree roots.
15. Contractor shall strip topsoil to its full depth in areas of construction and stockpile for re-use. Stockpile areas must be located within the silt fence boundary. Unused topsoil shall be removed from the site following approval from Landscape Architect.
16. Unless otherwise specified the Contractor shall condition soil and seed all regraded and disturbed areas within project area according to specifications. If topsoil has been removed during construction process contractor will replace as per specifications either from stockpile on site or from stockpile off site sources.
17. Contractor to install electrical line to landscape lights in PVC conduit.
18. Walls and footings to be built on compacted (95%) sub grade or compacted (95%) fill: minimum bearing capacity 4000 p.s.f., minimum depth of 3'-6" below finish grade or as indicated on drawings. Back fill shall be clean of all building debris. Foundations shall be back filled when complete.
19. A minimum depth of topsoil shall be 6" for seeding and 6"-9" for other planted areas. Grade to be smooth and even.
20. All layout shall be staked out by the contractor and approved by Landscape Architect prior to installation.
21. All electrical work shall comply with the requirements of National Electrical Code and meet all local codes.
22. Contractor shall add topsoil to planted and seeded areas as necessary.
23. All plumbing and electrical work shall be done by licensed individuals in the local municipality with appropriate related permits.
24. Call before you dig or drill underground. New York State's Industrial Code 53 requires that the underground protective organization be called at least two working days (but no more than 10 working days) before you start to dig, drill, excavate, blast, drive pipe or posts. When you call, you must must give your name, complete address, and information about what you are planning to do. Someone will be sent out to the location of any buried or underground cable and mark the site for you, free of charge. If a cable is damaged before the call is made to the underground protective organization, any repair costs will be charged to the person responsible.

VICINITY MAP



LIST OF DRAWINGS

L-T	TITLE SHEET
L-100	DEMOLITION PLAN
L-200	LAYOUT AND MATERIALS PLAN
L-300	GRADING AND DRAINAGE PLAN
L-400	PLANTING PLAN
L-500	LANDSCAPE DETAILS

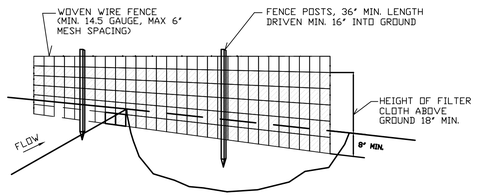
KODALI RESIDENCE

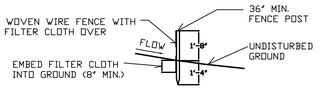
9 HARVARD LANE
HASTINGS-ON-HUDSON
N.Y. 10706

No.	Date	Issued to
2	01-26-25	ISSUED TO ZBA
1	12-15-22	ISSUED FOR REVIEW

Drawing Title: TITLE SHEET
Drawing No.: L-T
Date 11-23-22 Job No. 2215

3 Rocco Drive
Brewster, New York 10509
845-279-0198
Landscape Architects
SANOK DESIGN GROUP





TO BE USED AT DOWN HILL SIDE OF PROJECT AREA
IN PLACE OF OR ALONG WITH HAY BALES

NOTES

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL, EITHER T OR U TYPE, OR 2" HARDWOOD

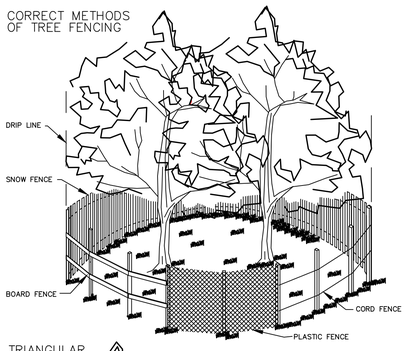
FENCE: WOVEN WIRE, 14.5 GAUGE 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MARAFI 100X, STABLINKA 1140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

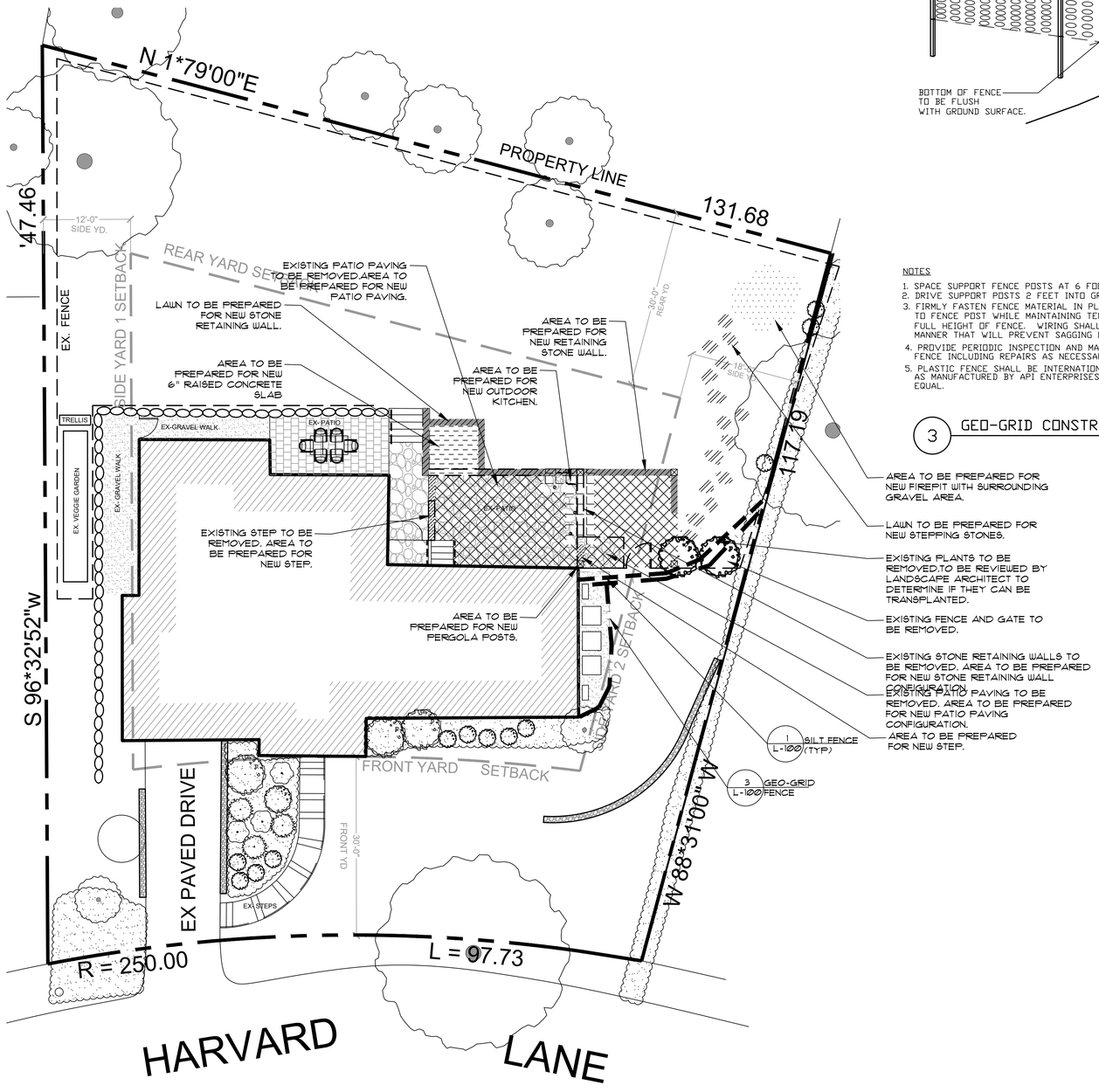
1 SILT FENCE

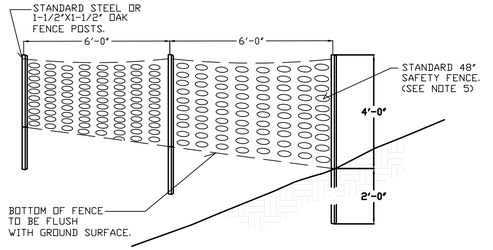
SCALE: N.T.S.

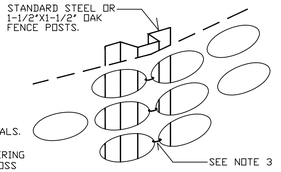


2 TREE PROTECTION

SCALE: N.T.S.







NOTES

1. SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
2. DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY API ENTERPRISES, INC. OR APPROVED EQUAL.

3 GEO-GRID CONSTRUCTION FENCE

SCALE: N.T.S.

CONSTRUCTION SEQUENCE:

1. INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES. REVIEW WITH TOWN.
2. CLEAR ALL LAWN AND PLANTING BEDS. STOCKPILE TRANSPLANTED LANDSCAPE MATERIAL AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. REMOVE AND STOCKPILE TOPSOIL FOR LATER USE.

NORTH

Site Plan

0 5 10 20

LEGEND:

- AREA TO BE PREPARED FOR NEW PATIO PAVING
- AREA TO BE PREPARED FOR NEW FIRE PIT AREA
- STOCKPILE LOCATION
- AREA TO BE PREPARED FOR NEW RAISED SLAB
- AREA TO BE PREPARED FOR NEW OUTDOOR KITCHEN
- AREA TO BE PREPARED FOR NEW RETAINING WALL
- AREA TO BE PREPARED FOR NEW RETAINING STONE WALLS
- AREA TO BE PREPARED FOR NEW STEPS
- AREA TO BE PREPARED FOR NEW PERGOLA POSTS
- EXISTING TREES AND STUMP TO BE REMOVED
- EXISTING ITEM TO BE REMOVED
- SILT FENCE
- GEO-GRID PROTECTION FENCE

NOTES:

1. ALL AREAS DISTURBED BY CONSTRUCTION, INCLUDING GRADING, REMOVALS CONSTRUCTION DAMAGE SHALL BE SEEDED. TOPSOIL SHALL BE SPREAD TO MIN. DEPTH OF 6" ALL AREAS TO BE RESTORED PRIOR TO SEEDING.
2. ALL SITE INFORMATION SHALL BE VERIFIED BY CONTRACTOR IN FIELD PRIOR TO ANY WORK.
3. ALL EXISTING PLANTS IN AREAS OF PROPOSED PLANTING SHALL BE REMOVED UNLESS OTHERWISE NOTED.
4. ALL TREE STUMPS TO BE REMOVED UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL DEVICE AND FOLLOW ALL LOCAL GUIDELINES PERTAINING TO EROSION AND SEDIMENT CONTROL.

No.	Date	Revision
2	01-26-23	ISSUED TO ZBA
1	12-15-22	ISSUED FOR REVIEW

COPYRIGHT
These drawings are instruments of service and are protected by copyright laws. These designs and drawings may not be reproduced or copied without written permission from Sanok Design Group, Inc.

Stamp



Project Title

KODALI RESIDENCE

9 HARVARD LANE
HASTINGS-ON-HUDSON
N.Y. 10706

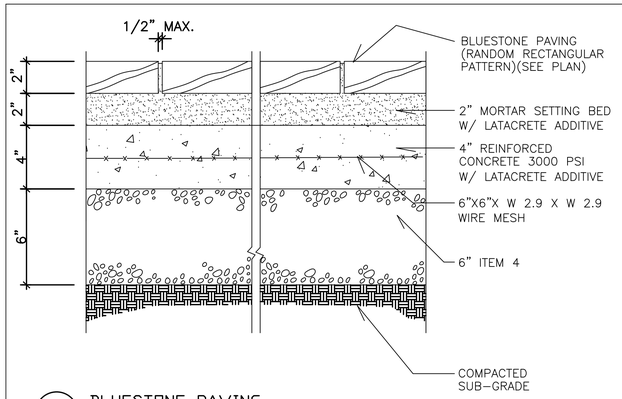
Drawing Title

DEMOLITION PLAN

Scale	Job No.	Date	Drawing No.
1"=10'-0"	2215	11/23/22	L-100
Drawn	Checked	Approved	
DH	DH	JS	

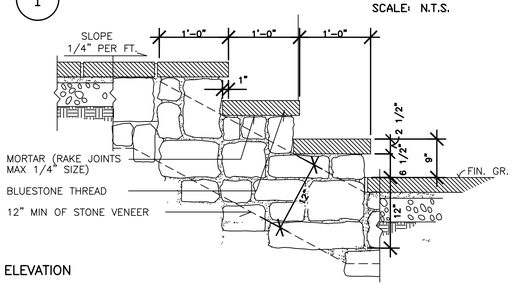
3 Rocco Drive
Brewster, New York 10509
845-279-0198
Landscape Architects

SANOK DESIGN GROUP



1 BLUESTONE PAVING

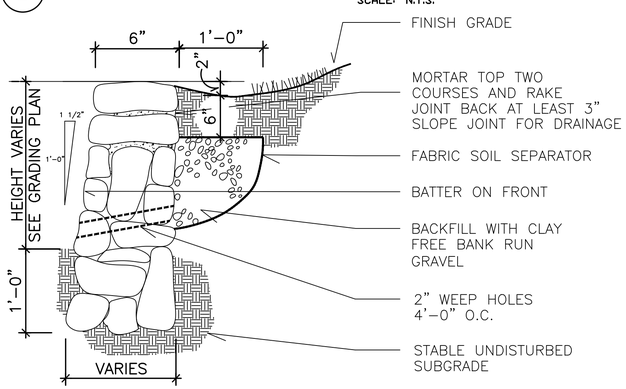
SCALE: N.T.S.



ELEVATION

2 STONE STEPS

SCALE: N.T.S.

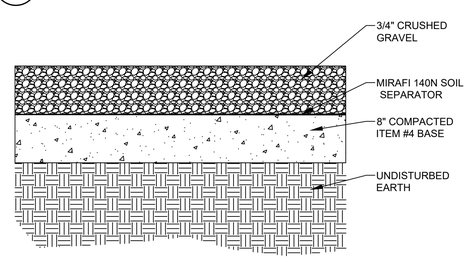


STONE SIZES

MAX. LENGTH:	30"	MAX. THICKNESS	12"
MIN. LENGTH:	12"	MIN. THICKNESS	4"
		MAX. VERTICAL JOINT	20"

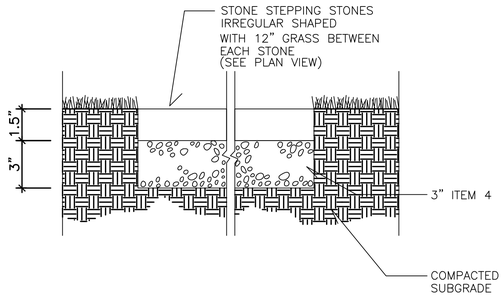
3 STONE RETAINING SEAT WALL

SCALE: N.T.S.



4 CRUSHED GRAVEL DETAIL

SCALE: N.T.S.

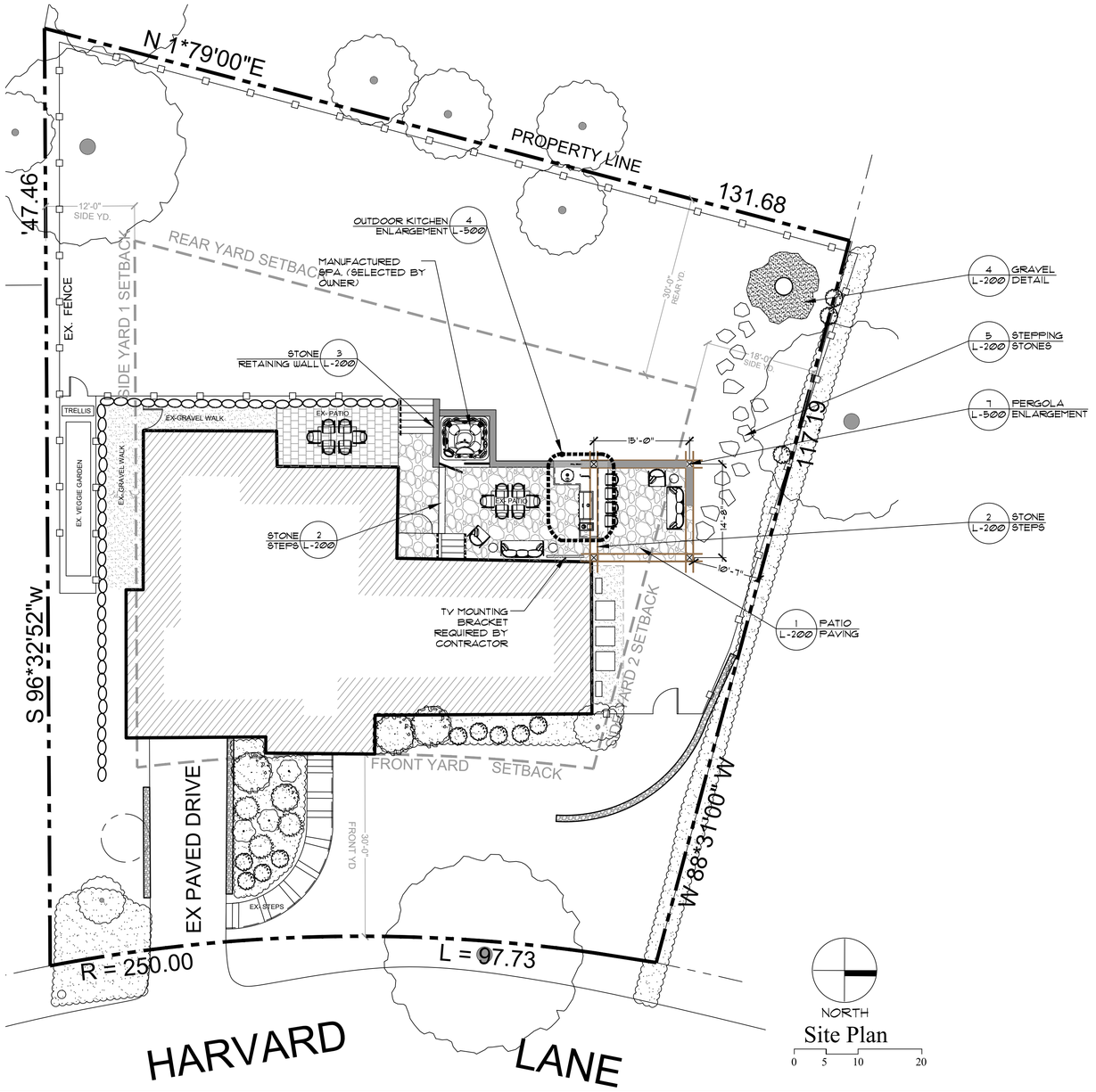


5 STEPPING STONES

SCALE: N.T.S.

ZONING DATA

9 HARVARD LANE HASTING-ON-HUDSON, NEW YORK 10706 R-10 ZONE: Lot Area 14,810.4 sq. ft. / .34 acres			KODALI RESIDENCE Parcel ID# 4.110-112-1		
Coverage Requirements (% - sq. ft.)					
	PERMITTED	EXISTING	PROPOSED	TOTAL %	VARIANCE REQUESTED
Building Coverage sq. ft. (%)	25%(3,702)	2,639 (18%)	0 (0%)	18%	None
Total Development Coverage sq. ft. (%)	35%(5,183)	3,950 (26%)	315 (2%)	28%	None
Minimum Yard Requirements					
	PERMITTED	EXISTING	PROPOSED		VARIANCE REQUESTED
Front (ft.)	30'-0"	30'-0"	----		None
Side 1 (FT.) Total 30'	12'-0"	11'-2 ½"	-----		previously approved
Side 2 (FT.)	18'-0"	19'-10"	10'-7"		7'-5"
Rear (ft.)	25'-0"	52'-4"	----		None



LEGEND:

PROPOSED PLANTING BEDS

EXISTING TREE OR SHRUB

PROPOSED POOL FENCE

PROPOSED WALL

EXISTING WALL

NOTES:

1. ALL BASE SURVEY INFORMATION IS COMPLIMENTARY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL INFORMATION PRIOR TO EXECUTION OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE ANY ACTION TAKEN.
2. ALL AREAS DISTURBED BY CONSTRUCTION INCLUDING DEMOLITION, REMOVALS, LAYOUT, GRADING AND ALL CONSTRUCTION DAMAGE SHALL BE SEEDED. TOPSOIL SHALL BE SPREAD TO A MIN. DEPTH OF 6" IN ALL AREAS TO BE RESTORED PRIOR TO SEEDING.
3. ALL LANDSCAPE ELEMENTS (PLANTING, PATIOS, WALLS AND ETC.) SHALL BE LAID OUT, REVIEWED AND APPROVED PRIOR TO INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
5. REFER TO SHEET L-400 FOR PLANTING PLAN.

No.	Date	Revision
2	01-26-23	ISSUED TO ZBA
1	12-15-22	ISSUED FOR REVIEW

COPYRIGHT
These drawings are instruments of service and are protected by copyright laws. These designs and drawings may not be reproduced or copied without written permission from Sanok Design Group, Inc.

Stamp



Project Title

KODALI RESIDENCE

9 HARVARD LANE
HASTINGS-ON-HUDSON
N.Y. 10706

Drawing Title

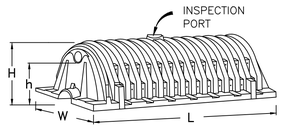
LAYOUT AND MATERIALS PLAN

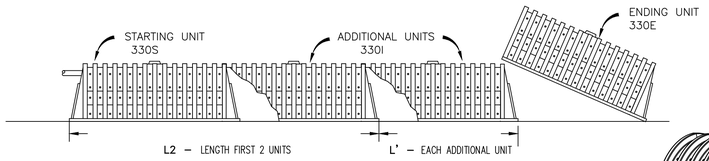
Scale	Job No.	Date	Drawing No.
1"=10'-0"	2215	11/23/22	L-200
Drawn	Checked	Approved	
DH	DH	JS	

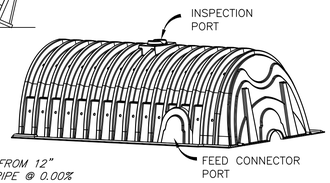
3 Rocco Drive
Brewster, New York 10509
845-279-0198
Landscape Architects

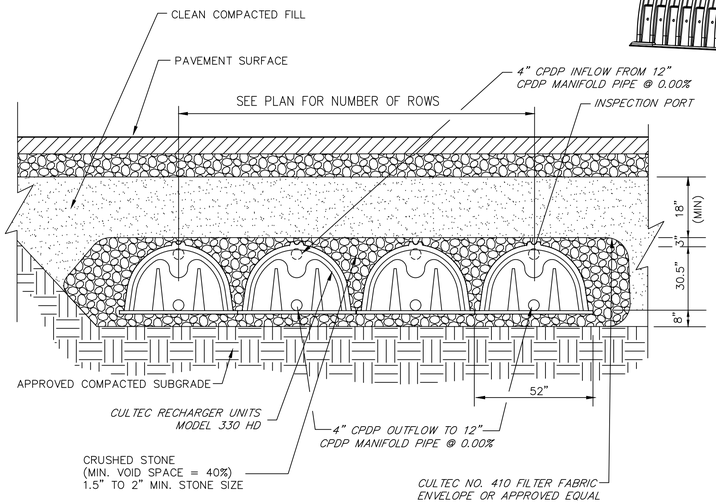
SANOK DESIGN GROUP

CHAMBER MODEL	RECHARGER 330 XL
DIMENSIONS L	90"
W	52"
H	30.5"
h	24"
L2	13.67'
L'	6.25'
CAPACITY (gallons)	416
(cubic ft.)	63.4
RECOMMENDED DESIGN UNIT DATA	
STONE BASE	6"
UNIT WIDTH	58"
UNIT HEIGHT	36"
UNIT CAPACITY (c.f.)	10.3







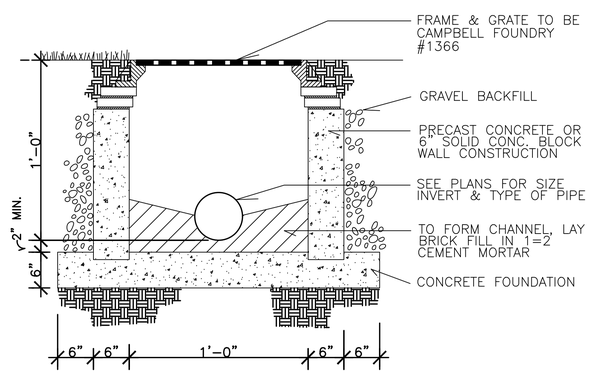


NOTES:

1. RECHARGERS TO BE DESIGNED FOR AN H-20 DESIGN LOAD
2. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

1 INFILTRATOR

SCALE: N.T.S.



2 CATCH BASIN

SCALE: N.T.S.

NOTE** CONTRACTOR TO USE CAUTION WHILE EXCAVATING. CONTRACTOR TO LOCATE ALL UTILITIES BEFORE EXCAVATION BEGINS.

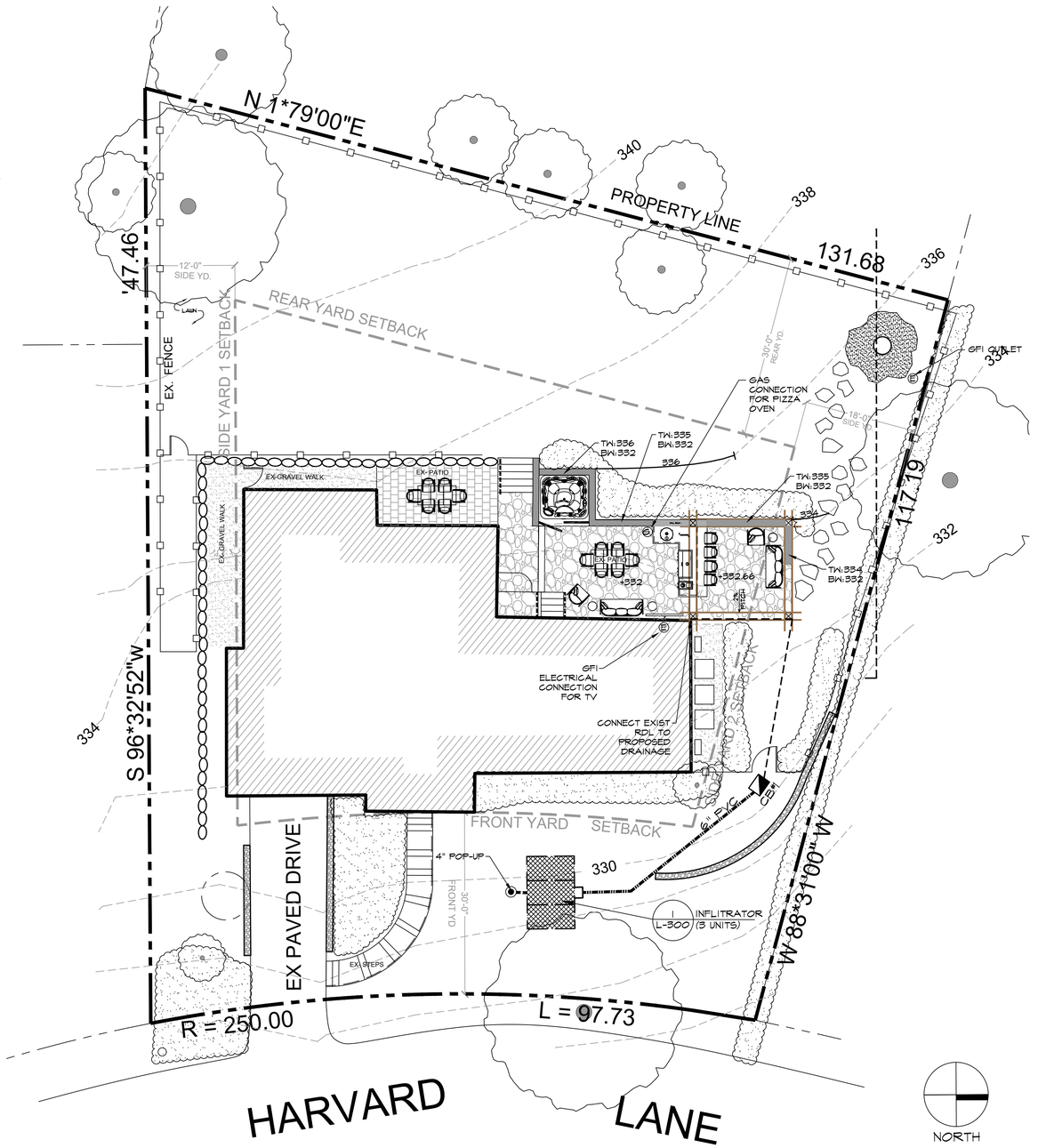
DRAINAGE CALCULATIONS:

COVERAGE: POOL AREA PAVING = 200.69 sq. ft
FORMULA: Q=CIA
Q=1x.25x 200.69 sq. ft =50.17 cu. ft.
50.17 cu. ft. storm water at new paving.

Cultec recharger= 63.4 cu. ft

50.17/63.4= 1 cultec 330XL infiltrators required.

see detail#1, L-300 for Cultec Recharger Detail.



LEGEND:

+ 100	PROPOSED SPOT GRADE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED CHANNEL TRENCH DRAIN
	DRAIN PIPE
	CATCH BASIN
	INFILTRATOR
	4" POP UP

NOTES:

1. ALL GRADES ARE IN REFERENCE TO GARAGE FLOOR ELEVATION OF 83.8'
2. ALL GRADES SHOULD BE FIELD VERIFIED PRIOR TO PURCHASING OR INSTALLING ANY MATERIALS.
3. ALL BASE SURVEY INFORMATION IS COMPLIMENTARY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFY ALL INFORMATION PRIOR TO EXECUTION OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE ANY ACTION TAKEN.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
5. ALL PIPE CONNECTIONS SHALL BE IN A 'Y' CONFIGURATION.
6. CONTRACTOR SHALL EXCAVATE TO AREAS INDICATED TO EXPOSE BEDROCK AND SCULPT ROCK AND AREAS UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL WALL INSTALLATIONS SHALL BE UNDER THE DIRECTION OF THE STRUCTURAL ENGINEER.

No.	Date	Revision
2	01-26-23	ISSUED TO ZBA
1	12-15-22	ISSUED FOR REVIEW

COPYRIGHT
These drawings are instruments of service and are protected by copyright laws. These designs and drawings may not be reproduced or copied without written permission from Sanok Design Group, Inc.

Stamp



Project Title

KODALI RESIDENCE

9 HARVARD LANE
HASTINGS-ON-HUDSON
N.Y. 10706

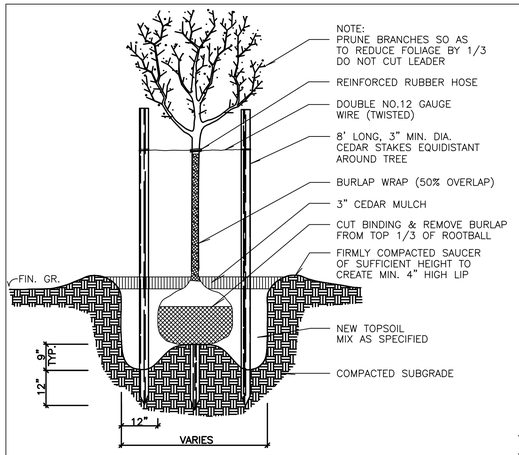
Drawing Title

GRADING AND DRAINAGE PLAN

Scale	Job No.	Date	Drawing No.
1"=10'-0"	2215	11/23/22	L-300
Drawn	Checked	Approved	
DH	DH	JS	

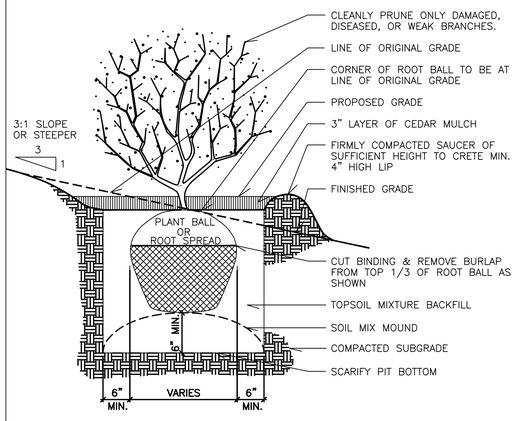
3 Rocco Drive
Brewster, New York 10509
845-279-0198
Landscape Architects

SANOK DESIGN GROUP



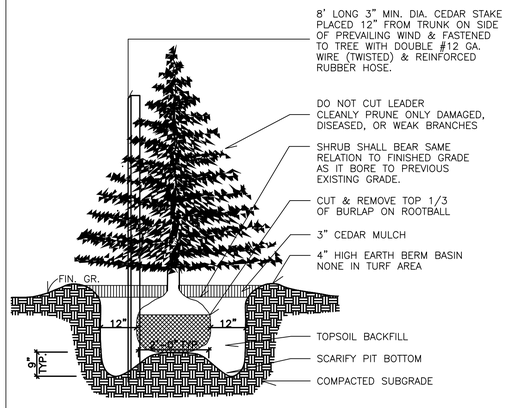
1 DECIDUOUS TREE PLANTING

SCALE: N.T.S.



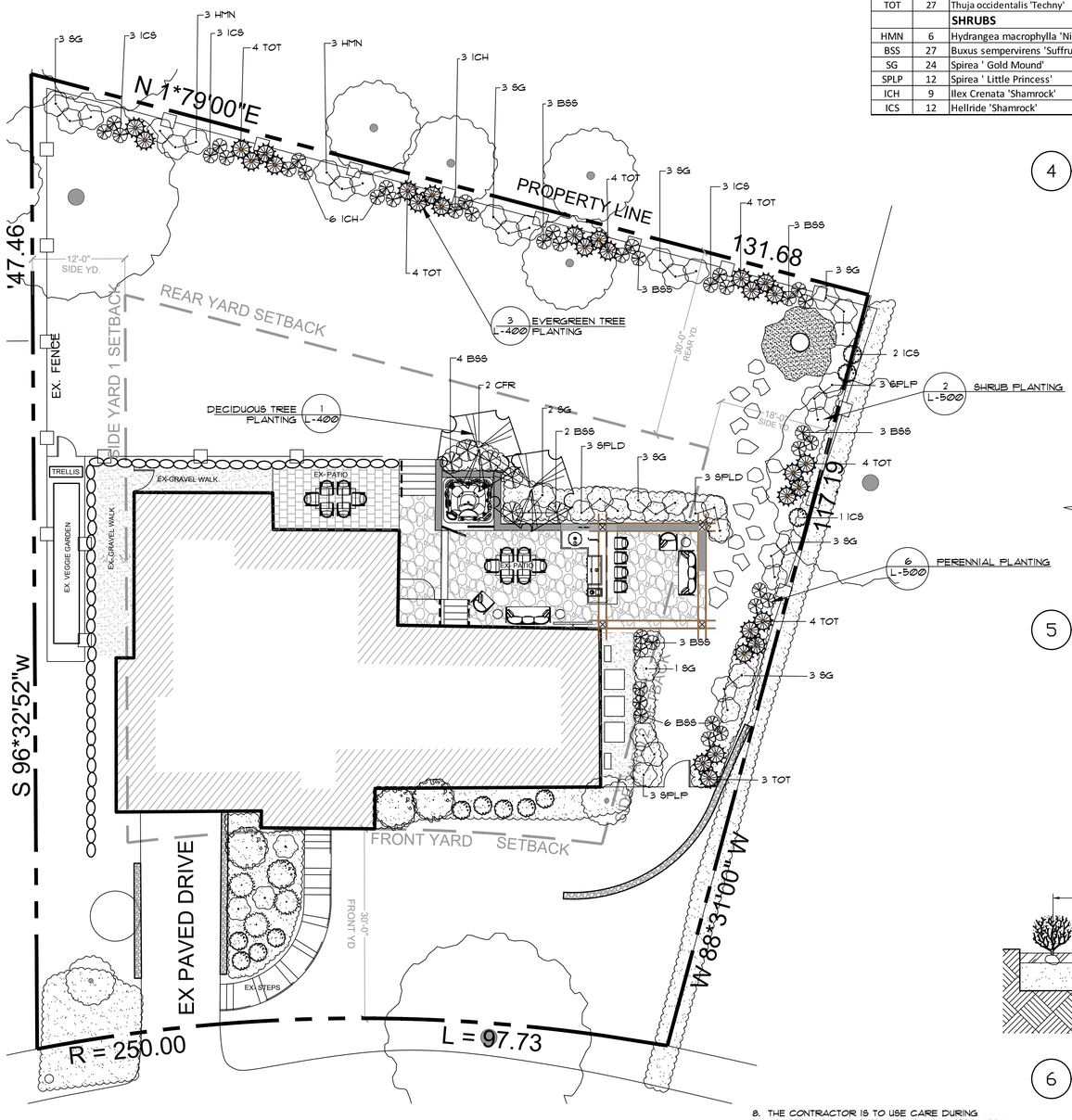
2 SHRUB PLANTING

SCALE: N.T.S.



3 EVERGREENS TREE PLANTING

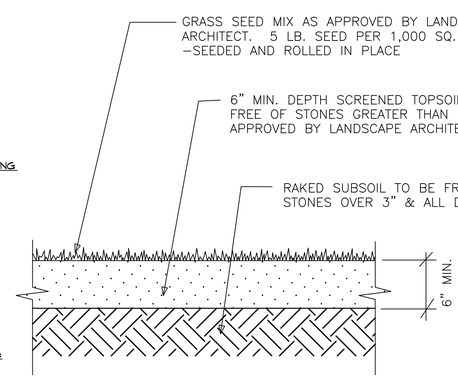
SCALE: N.T.S.



PLANT LIST:						
KEY	QNT.	BOTANICAL NAME:	COMMON NAME :	SIZE	CONT	REMARKS
		TREES				
		DECIDIOUS				
CFR	2	Comus florida "Rubra"	PINK FLOWERING DOGWOOD	2 1/2"-3" CAL.	B&B	CLUMPED SELECTED BY LA
		EVERGREENS				
TOT	27	Thuja occidentalis 'Techny'	Mission Arborvitae	10'-12' H	B&B	full multi trunk specimen
		SHRUBS				
HMN	6	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea		5 gal	
BSS	27	Buxus sempervirens 'Suffructosa'	Dwarf English Boxwood	24"-30"	5 gal	
SG	24	Spirea ' Gold Mound'	Gold Mound Spirea	24"-30"	B&B	
SPLP	12	Spirea ' Little Princess'	Little Princess Spirea	30"-36"	B&B	
ICH	9	Ilex Crenata 'Shamrock'	Shamrock Holly	3'-4'	B&B	
ICS	12	Hellride 'Shamrock'	Hellride Shamrock	3'-4'	B&B	

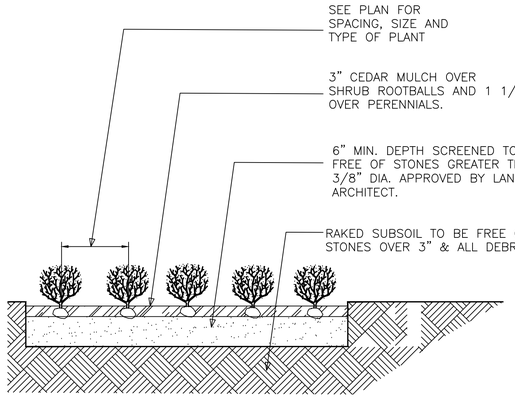
4 PLANT SCHEDULE

SCALE:



5 SEEDING LAWN

SCALE: N.T.S.



6 PERENNIAL PLANTING

SCALE: N.T.S.

LEGEND:

EXISTING TREE OR SHRUB

PROPOSED PLANTING BED PLANTED W/ BROWN CEDAR MULCH

PROPOSED PERENNIAL BED WITH MULCH

PROPOSED LANDSCAPE BOULDER (2 X 3 X 4 MIN.) (VARIOUS SIZES)

NOTES:

1. ALL BASE SURVEY INFORMATION IS COMPLIMENTARY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL INFORMATION PRIOR TO EXECUTION OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE ANY ACTION TAKEN.
2. ALL AREAS DISTURBED BY CONSTRUCTION INCLUDING DEMOLITION, REMOVALS, LAYOUT, GRADING AND ALL CONSTRUCTION DAMAGE SHALL BE SEEDED. TOPSOIL SHALL BE SPREAD TO A MIN. DEPTH OF 6" IN ALL AREAS TO BE RESTORED PRIOR TO SEEDING.
3. ALL LANDSCAPE ELEMENTS (PLANTING, PATIOS, WALLS AND ETC.) SHALL BE LAID OUT, REVIEWED AND APPROVED PRIOR TO INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
5. REFER TO SHEET L-300 FOR PLANTING PLAN.

PLANTING NOTES:

1. ALL BASE SURVEY INFORMATION IS COMPLIMENTARY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFY ALL INFORMATION PRIOR TO EXECUTION OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE ANY ACTION TAKEN.
2. ALL LANDSCAPE ELEMENTS (PLANTING, PATIOS, DECKS AND ETC.) SHALL BE LAID OUT, REVIEWED AND APPROVED PRIOR TO INSTALLATION.
3. PRIOR TO COMMENCING PLANTING OPERATIONS THE CONTRACTOR SHALL STAKE OUT THE EXACT LOCATION OF ALL TREES FOR THE LANDSCAPE ARCHITECT'S OR OWNER'S APPROVAL. ALL PLANTING OPERATIONS AND LAYOUT SHALL PROCEED UNDER CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT OR OWNER. TREE LOCATIONS MAY VARY AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
4. CONTRACTOR SHALL EDGE ALL PLANTING BEDS A MINIMUM OF 6" BELOW ADJACENT LAWN. PROVIDE TOPSOIL AND FEATHER TO MEET BOTTOM OF EDGE. WHERE PLANTS ARE TO BE PLANTED ON A GRADED BERM PROVIDE TOPSOIL TO FORM BERM, PROVIDE GRASS SEED AND SALT HAY MULCH BETWEEN EDGE OF EXISTING LAWN AND FORMED EDGE OF PLANTED AREA.
5. CONTRACTOR SHALL ENHANCE ALL PLANTING BED SOILS WITH COMMERCIAL FERTILIZERS AND ADDITIVES TO PROVIDE THE BEST POSSIBLE PLANTING ENVIRONMENT FOR THE INDIVIDUAL PLANT SPECIES.
6. CONTRACTOR SHALL INSTALL A MINIMUM OF A 3" LAYER OF DARK CEDAR MULCH IN ALL PLANTING BEDS AND PERENNIAL GARDENS. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT.
7. THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO THE FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE THE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER, AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR IS TO USE CARE DURING EXCAVATION AND PLANTING TO AVOID DISTURBING OR DAMAGING ANY ADJACENT OR UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS CONSTRUCTION WILL BE THE CONTRACTORS RESPONSIBILITY AND SHALL BE RESTORED AT HIS EXPENSE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT OR OWNER.
9. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE GREATER QUANTITY SHALL GOVERN.
10. ALL EVERGREEN TREES SHALL BE 'DEAD MANNED'. PROVIDE 3 8" X 30" CEDAR STAKES. BURY STAKES 30" BELOW FINISH GRADE AND GUY TO TREE.
11. ALL PLANT MATERIAL IS TO BE VIGOROUS, FREE OF INJURY OR DEFECTS. ALL PLANT MATERIAL IS TO BE REPRESENTATIVE FOR THEIR SPECIES. OR OWNER.
12. NO SUBSTITUTION WILL BE PERMITTED WITHOUT PRIOR CONSENT FROM THE LANDSCAPE ARCHITECT
13. REFER TO SHEET L-400 FOR PLANT SCHEDULE.
14. ALL TREES IN THE SAME PLANTING AREA SHALL BE PLACED AND PLANTED AT THE SAME TIME. IF BECAUSE OF DELIVERY SCHEDULE, ANY PLANT REMAINS ON THE SITE FOR MORE THAN 24 HOURS, THEY SHALL BE HEELED-IN ON SITE TO MAINTAIN THEIR HEALTH AND VITALITY. PLANTS SHALL BE OTHERWISE PROTECTED AND MAINTAINED, INCLUDING, BUT NOT LIMITED TO, WATER AND SHADE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT TIME OF PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

No.	Date	Revision
2	01-26-23	ISSUED TO ZBA
1	12-15-22	ISSUED FOR REVIEW

COPYRIGHT
These drawings are instruments of service and are protected by copyright laws. These designs and drawings may not be reproduced or copied without written permission from Sanok Design Group, Inc.

Stamp



Project Title

KODALI RESIDENCE

9 HARVARD LANE
HASTINGS-ON-HUDSON
N.Y. 10706

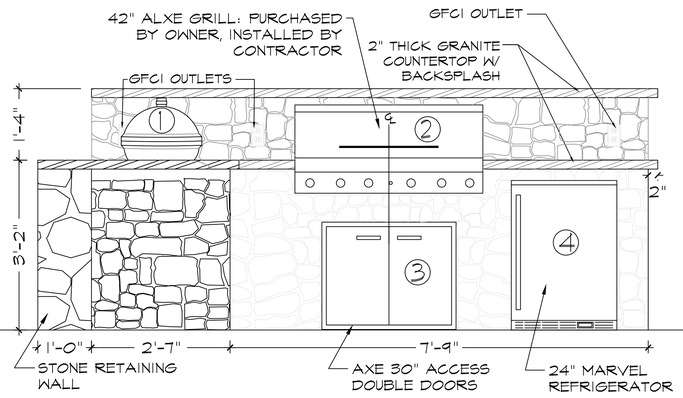
Drawing Title

PLANTING PLAN

Scale	Job No.	Date	Drawing No.
1"=10'-0"	2215	11/23/22	L-400
Drawn	Checked	Approved	
DH	DH	JS	

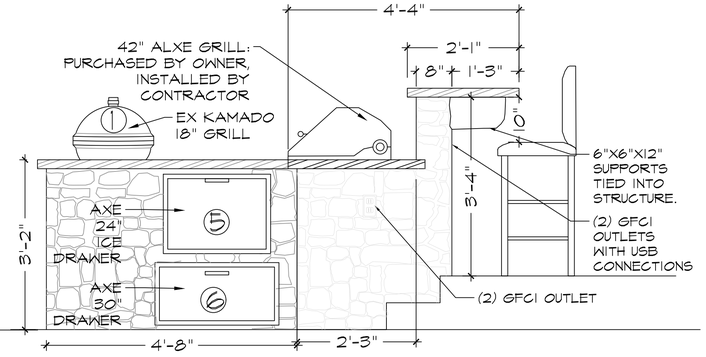
3 Rocco Drive
Brewster, New York 10509
845-279-0198
Landscape Architects

SANOK DESIGN GROUP



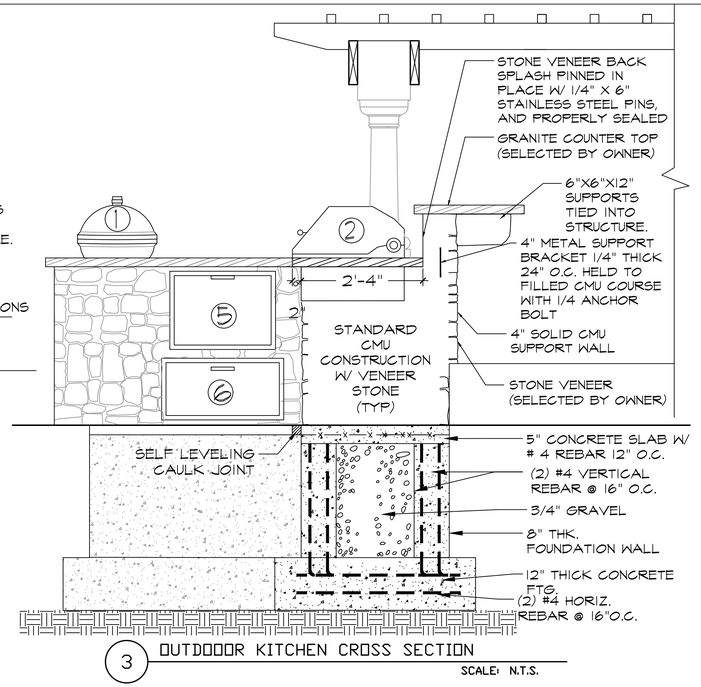
1 OUTDOOR KITCHEN FRONT ELEVATION

SCALE: 3/4"=1'-0"



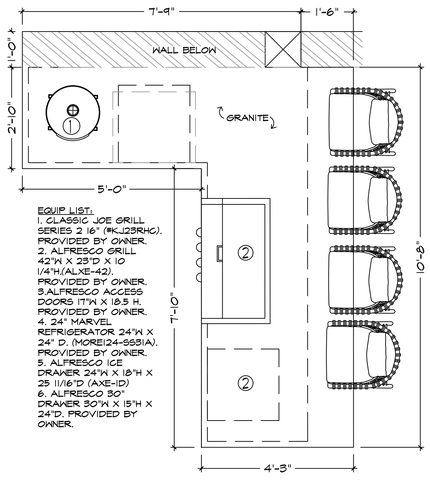
2 OUTDOOR KITCHEN SIDE ELEVATION

SCALE: 3/4"=1'-0"



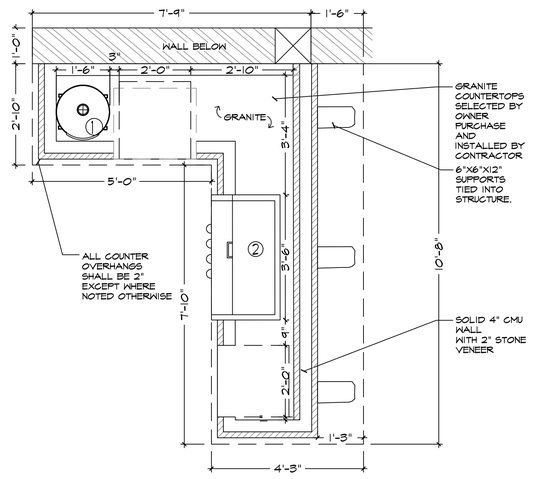
3 OUTDOOR KITCHEN CROSS SECTION

SCALE: N.T.S.



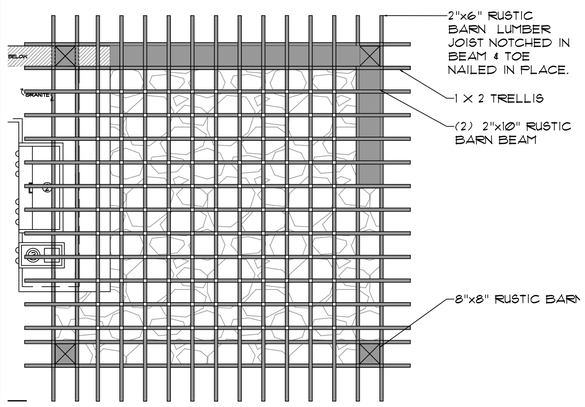
4 OUTDOOR KITCHEN PLAN

SCALE: 1/2"=1'-0"



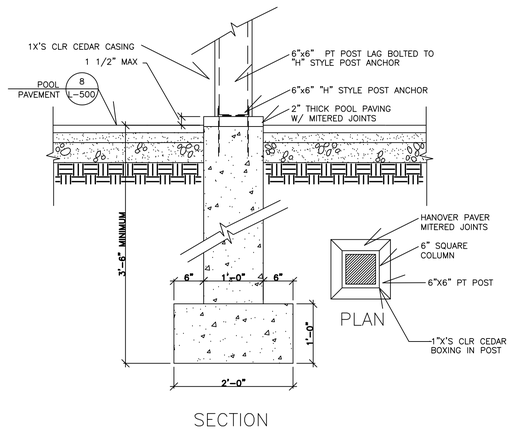
5 OUTDOOR KITCHEN SECTION PLAN

SCALE: 1/2"=1'-0"



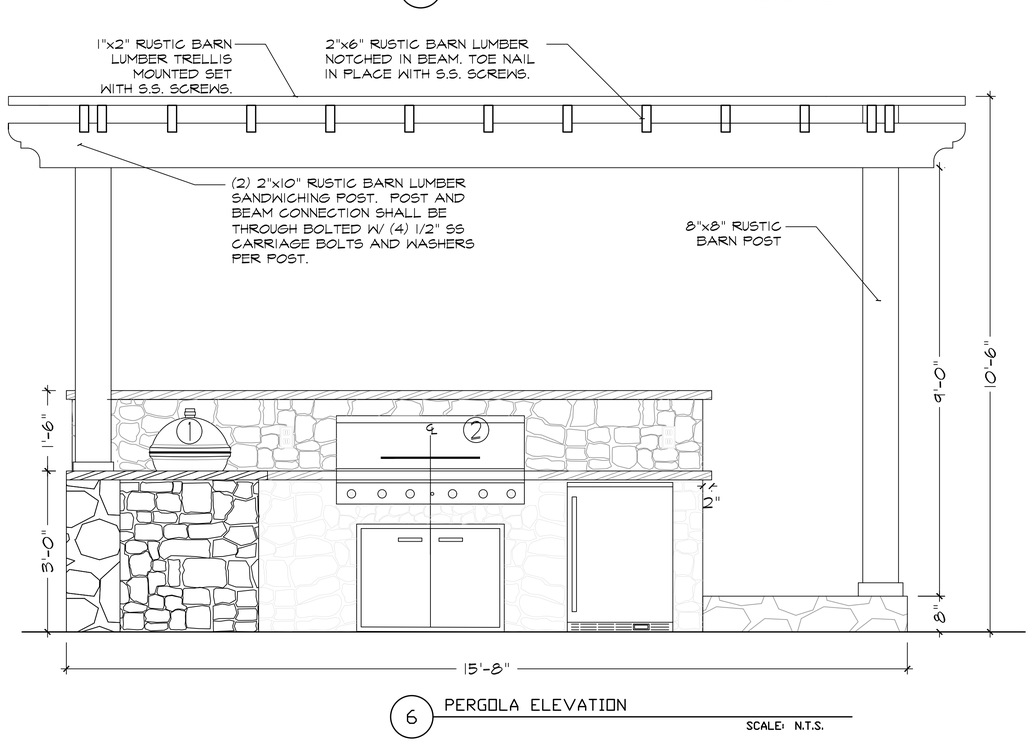
7 PERGOLA PLAN

SCALE: 1/2"=1'-0"



8 PERGOLA FOOTING SECTION

SCALE: 1/2"=1'-0"



6 PERGOLA ELEVATION

SCALE: N.T.S.

No.	Date	Revision
2	01-26-23	ISSUED TO ZBA
1	12-15-22	ISSUED FOR REVIEW

COPYRIGHT
These drawings are instruments of service and are protected by copyright laws. These designs and drawings may not be reproduced or copied without written permission from Sanok Design Group, Inc.

Stamp



Project Title

KODALI RESIDENCE

9 HARVARD LANE
HASTINGS-ON-HUDSON
N.Y. 10706

Drawing Title

KITCHEN & PERGOLA DETAILS

Scale	Job No.	Date	Drawing No.
AS SHOWN	2215	11/23/22	L-500
Drawn	Checked	Approved	
DH	DH	JS	

3 Rocco Drive
Brewster, New York 10509
845-279-0198
Landscape Architects

SANOK DESIGN GROUP