

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

January 7, 2020

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

Project:	Patio Extension & Raised Terraces
Address:	280 Warburton Avenue, Hastings On Hudson, NY 10706
Re:	Revised Application

Dear Chairperson Matthew Collins and Members of the Zoning Board,

To address the Board's comments and discomfort on granting the variances requested by our house addition application, we took another look at our project and made a conceptual revision that significantly reduces the degree of variances sought. Since our last hearing, we looked at several options again to reduce the degree of variances for the addition, but once more they either resulted in extremely inefficient layouts or limited footprint that don't address our needs or justify the investment needed. Unfortunately, the only addition layout that works with the location of the house and addresses our needs require variances larger than this Board proved to be comfortable granting. With that in mind, we are no longer seeking to build an addition to our house and instead would like to extend our rear patio so it can be used during the warm months of the year as an extension of our living space. The current patio has a curved shape and is too narrow to be functional (varies from 5 feet to 8 feet). We would like to extend the patio to comfortably fit an outdoor dining table and lounge seating serving the upper apartment. For it to work, it's fundamental that the patio remains directly connected to our unit entry (rear) so it can function as an extension of our apartment. We've attached a few studies for your reference.

Please see below chart depicting variances sought for the extension of our patio:

Criteria	Permitted	Existing	Proposed	Variance
Lot Coverage Building	30% 2,607sf	16% 1,409sf	18% 1,570sf	-
Lot Coverage Development	40% 3,476sf	25% 2,153sf	33% 2,839sf	-
Front Yard (W)	25'-0"	0'-0"	No changes	-
Rear Yard (E)	25'-0"	35'-3"	14'-3"	10'-9"
Side Yard (N)	8'-0" Minimum	45'-1"	36'-9"	-
Side Yard (S)	8'-0" Minimum	4'-10"	4'-0"	4'-0"
Side Yard Total (N+S)	20'-0"	49'-11"	40'-9"	-

Sincerely,

Gabriel Koche Ce & Katalin Harsaczki-Ce

January 4, 2020



# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

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



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

Property owner: GABRIEL CE & KATALIN HARSACZKI-CE

Property address: 280 Warburton Avenue, Hastings on Hudson, NY 10706

Name all streets on which the property is located: Warburton Avenue

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

Applicant: GABRIEL CE & KATALIN HARSACZKI-CE

Standing of applicant if not owner:.....

Address: 280 Warburton Avenue, Hastings on Hudson, NY 10706

Daytime phone number: 703 400 9976

Fax number: .....

E-mail address: GABRIELKCE@HOTMAIL.COM

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

☐ Use Variance/s;

☒ Area Variance/s;

☐ Interpretation;

☒ View Preservation (See §295-82)

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

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-82	VIEW PRESERVATION		
295-69.F.1.b.	25'-0" REAR YARD	35'-3"	14'-3"
295-69.F.1.c.	8'-0" MIN. SIDE YARD	4'-10"	4'-0"
295-55A	INCREASE EXISTING NON-CONFORMANCE IN RELATION TO SIDE YARD		

\*See example below:

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

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



**ZONING REQUIREMENTS:**

**YARD SETBACKS**  
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	25'-0"	0'-0"	0'-0"
REAR	25'-0"	35'-3"	14'-3"
SIDE ONE	8'-0"	4'-10"	4'-0"
SIDE TWO	12'-0"	45'-1"	36'-9"
TOTAL OF TWO SIDES	20'-0"	49'-11"	40'-9"

**YARD SETBACKS**  
(Accessory Structure)

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

**BUILDING HEIGHT**

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

**LOT COVERAGE**

	PERMITTED	EXISTING	PROPOSED
LOT AREA	8,690 SF		
*BLDG. COVERAGE/ % OF LOT AREA	30% (2,607 SF)	16% (1,409 SF)	18% (1,570 SF)
*DEVELOPMENT COVERAGE / % OF LOT AREA	40% (3,476 SF)	25% (2,153 SF)	33% (2,839 SF)

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

**OCCUPANCY AND USE**

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

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

# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

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



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

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

- List pending violations on this property if any:

.....

.....

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

- Is there an Accessory Apartment at this property?: ☐ (Yes) ☒ (No)

- Does this property have Boarder's Permit?: ☐ (Yes) ☒ (No)

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

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

STATE OF NEW YORK

COUNTY OF WESTCHESTER ss.:

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

*[Signature]*  
Applicant

Sworn to before me this 10 day  
of JANUARY, 2020

*Mary Ellen Ballantine*  
Notary Public

MARY ELLEN BALLANTINE  
Notary Public, State of New York  
Reg # 01BA6278291  
Qualified in Westchester County  
Commission Expires 3/25/2021

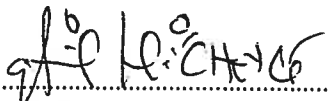


**VILLAGE OF HASTINGS-ON-HUDSON**  
View Preservation Approval Application Requirements Checklist



Items	Item Specifics	Indicate how the checklist items are addressed*
Application	Complete application with supporting documents	ATTACHED.....
Application Fee	Prescribed fee for the requested review/action	.....
Plans	Plans, Site Plans, Elevations Sections and details as necessary to describe the full scope of proposed work	COMPLETE DRAWING SET ATTACHED.....
	A plan showing the location from where the photos were taken and general direction of the field of vision	G-001 & G-002 .....
Photographs	Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work	G-001 .....
	Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs	G-002 .....
Additional Requirements	Board/s may require a Mock-up at the proposed site simulating the height bulk or outline of the proposed construction/development to help them with their deliberations and decisions	..... ....To be provided as and if needed... .....

\*Indicate by notes such as, "see Note/Detail on Dwg #\_\_\_", "attached herewith", or "NA", etc. where "NA" stands for "Not applicable".

  
 Signature
 

 01/10/2020  
 Date
 

 GABRIEL CE  
 Name
 

 OWNER  
 Title

EXISTING CONDITIONS



ROOSTER HOUSE 280 WARBURTON AVENUE HASTINGS ON HUDSON, NY	PATIO EXTENSION SITE PLAN: EXISTING	
	SCALE: AS NOTED 01/07/2020 REF: BY: GKC	SITE PLAN

STUDY 1: AS OF RIGHT (REAR)

CONSIDERATIONS:

- 1. ELONGATED AND NARROW 433sf PATIO IS NOT FUNCTIONAL/HABITABLE.
- 2. INEFFICIENT LAYOUT: 30% OF PATIO IS USED FOR CIRCULATION

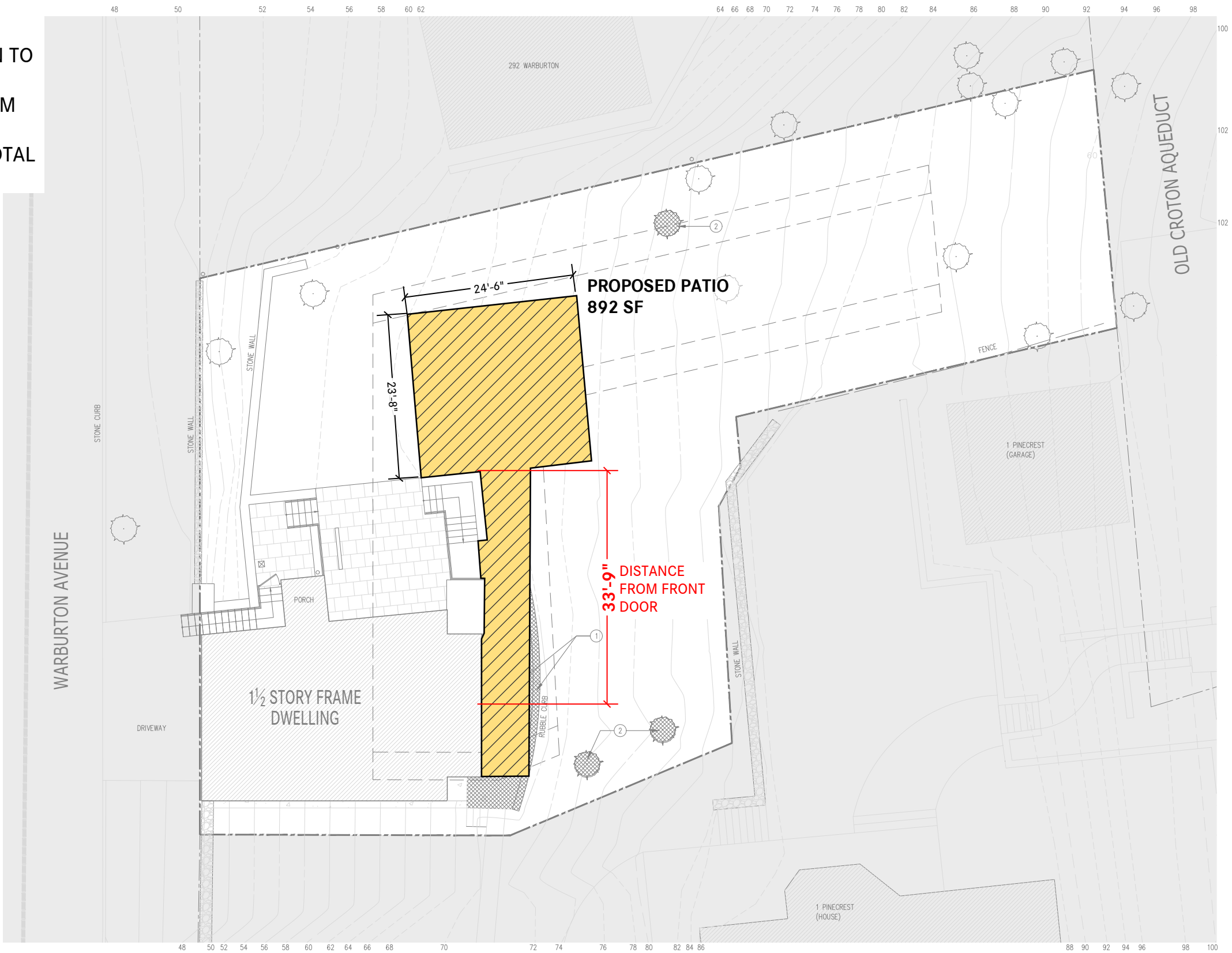


ROOSTER HOUSE 280 WARBURTON AVENUE HASTINGS ON HUDSON, NY	PATIO EXTENSION SITE PLAN: STUDIES	
	SCALE: AS NOTED 01/07/2020 REF: BY: GKC	SITE PLAN

STUDY 2: SIDE

CONSIDERATIONS:

- 1. INCREASED STEEP SLOPES DISTURBANCE (650 SF)
- 2. REMOTE PATIO MAKES CONNECTION TO HOUSE LESS FUNCTIONAL
- 3. PATIO IS LESS PRIVATE, VIZIBLE FROM STREET
- 4. LONGER RETAINING WALLS: 78FT TOTAL
- 5. HIGHER PROJECT COST



ROOSTER HOUSE 280 WARBURTON AVENUE HASTINGS ON HUDSON, NY	PATIO EXTENSION SITE PLAN: STUDIES	
	SCALE: AS NOTED 01/07/2020 REF: BY: GKC	SITE PLAN

STUDY 3: REAR (PROPOSED)

CONSIDERATIONS:

- 1. STEEP SLOPES DISTURBANCE: 590 SF
- 2. PATIO IS DIRECTLY CONNECTED TO HOUSE
- 3. PATIO IS MORE PRIVATE, LESS VIZIBLE FROM STREET
- 4. RETAINING WALLS: 65ft TOTAL
- 5. 14% OF PATIO IS USED FOR CIRCULATION



ROOSTER HOUSE 280 WARBURTON AVENUE HASTINGS ON HUDSON, NY	PATIO EXTENSION SITE PLAN: STUDIES	
	SCALE: AS NOTED 01/07/2020 REF: BY: GKC	SITE PLAN



280 WARBURTON AVENUE, HASTINGS ON HUDSON, NY

BLOCK: 0604      PARCEL #: 4.100-96-11  
LOT: 29      ACCOUNT #: 4088780  
ZONE: R-7.5      LEGACY #: 10 05 0604 29

OCCUPANCY: RESIDENTIAL/TWO-FAMILY

REMOVAL & REPLACEMENT OF EXISTING CRUMBLING CONCRETE STAIR & PATIO.

1. SCOPE OF WORK: SITE WORK IMPROVEMENTS PROPOSED AS PER PLANS FILED HEREWITH. NO CHANGE IN USE OR OCCUPANCY UNDER THIS APPLICATION. ALTERATIONS INVOLVE:

- 1.1. REMOVAL OF EXISTING CRUMBLING CONCRETE PATIO AND CURB AT REAR YARD.
- 1.2. CONSTRUCTION OF RETAINING WALL AND PATIO AT REAR YARD.
- 1.3. CONSTRUCTION OF (2) RAISED GARDEN BEDS WITH (4) TREATED WOOD RETAINING WALLS.

2. ALL WORK SHALL BE DONE AND INSTALLED IN COMPLIANCE WITH ALL LAWS, RULES AND REGULATIONS OF THE LOCAL MUNICIPALITY, AND SHALL COMPLY WITH THE LATEST EDITION OF THE NEW YORK STATE FIRE PREVENTION AND BUILDING CODE, INCLUDING ALL REFERENCE STANDARDS. ALL MATERIALS AND EQUIPMENT USED IN THE PROJECT SHALL CONFORM TO, AND HAVE APPROVALS IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, ALL REFERENCED SUBCODES, AND WITH ANY OTHER PUBLIC AUTHORITIES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.

3. GENERAL CONTRACTOR TO BE LICENSED WITHIN THE COUNTY OF WORK AND SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.

4. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY PERMITS AND INSPECTIONS INCLUDING THE OCCUPANCY CERTIFICATE.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.

7. ANY DAMAGE TO VILLAGE PROPERTY CAUSED BY THE PROJECT SHALL BE RESTORED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR.

8. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE REQUIREMENTS OF "SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS" AND SHALL BE HELD RESPONSIBLE FOR THE SAFE MAINTENANCE AS PRESCRIBED THEREIN UNTIL COMPLETION OF WORK.

9. THE GENERAL CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES, BUILDING STRUCTURES, PAVEMENTS, SIDEWALKS, STREETS, CURBS, LANDSCAPING, UTILITIES, AND IMPROVEMENTS WITHIN THE AREA OF OPERATIONS UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY CLOSURES, GUARD RAILS, BARRICADES, ETC. TO ADEQUATELY PROTECT ALL WORKMEN, EMPLOYEES, AND THE PUBLIC FROM POSSIBLE INJURY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VANDALISM OR DAMAGE RESULTING FROM UNAUTHORIZED ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.

10. THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.

11. CONTRACTOR SHALL PROPERLY CLEAN UP DURING PROCESS OF WORK. CONTRACTOR, UPON COMPLETION OF WORK, SHALL LEAVE PREMISES CLEAN, NEAT AND ORDERLY.

12. ALL REQUIRED AND NECESSARY PERMITS SHALL BE SECURED FROM ALL MUNICIPAL AGENCIES HAVING JURISDICTION AT THE COST AND EXPENSE OF THE CONTRACTOR AND PRIOR TO START OF WORK AND SHALL OBTAIN APPROVAL OF ALL COMPLETED WORK AS REQUIRED BY ADMINISTRATIVE CODE AND ALL REQUIRED AGENCIES.

13. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO NEW YORK STATE FIRE PREVENTION AND 2015 INTERNATIONAL BUILDING CODE.

14. CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL THE ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND SUB-CONTRACTORS, THEIR AGENTS AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK TO BE DONE.

15. CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM/HER RESULT FROM THE CONTRACTORS OPERATIONS, WHETHER BE HIMSELF/HERSELF, SUB-CONTRACTOR, OR BY ANY OF THEM FOR WHOM ACTS ANY OF THEM MAY BE LIABLE.

16. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY & TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS.

17. CONTRACTOR SHALL GIVE ALL NOTICES.

18. UTILITY CONNECTIONS TO BE FILED UNDER SEPARATE APPLICATION.

19. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES.

20. THE CONTRACTOR OR PERSON WHO SUPERVISED THE WORK IS REQUIRED TO BE PRESENT AT FINAL INSPECTION WITH THE BUILDING DEPARTMENT INSPECTOR.

21. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING HASTINGS ON HUDSON AGENCIES.

22. CONTRACTOR SHALL VISIT THE SITE, CHECK AND VERIFY CONDITIONS, FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND CORRELATE HIS/HER OBSERVATIONS WITH THE REQUIREMENTS OF THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.

23. IN ALTERATION OR RENOVATION PROJECT, ALL DIMENSIONS AND CONDITIONS SHOWN IN PLANS ARE APPROXIMATE. AS ALL NEW WORK MUST JOIN AND ALIGN WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.

24. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.

25. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

26. LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

27. EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS/HER WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDINGS AND WILL BE RESPONSIBLE FOR THE JOINING OF WORK OF ALL TRADES.

28. THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

29. DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE GENERAL CONTRACTOR SHALL BE PROMPTLY RESTORED, REPAIRED AND/OR REPLACED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.

30. GENERAL CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR THE GENERAL CLEANING FOR THE DURATION OF THE PROJECT. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS, AND IN A BROOM SWEEP CONDITION.

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

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

33. IF NECESSARY CONTRACTOR SHALL DISCONNECT, CAP AND REROUTE ANY EXISTING WATERLINES, SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATIONS AND SHALL USE HAND EXCAVATION IN AREAS OF SUSPECTED UNDER GROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, THE CONTRACTOR WILL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK.

34. ALL PLUMBING WORK SHALL CONFORM TO RULES AND REGULATIONS OF THE 2015 INTERNATIONAL BUILDING CODE. THE FINAL CERTIFICATE OF APPROVAL MUST BE PRESENTED TO THE OWNER PRIOR TO FINAL PAYMENT.

35. PLUMBING WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, UPON COMPLETION, PLUMBER SHALL ARRANGE FOR AND OBTAIN THROUGH THE DEPARTMENT OF BUILDINGS ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.

36. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.

37. ALL ELECTRIC WORK SHALL CONFORM TO RULES AND REGULATIONS OF THE INTERNATIONAL BUILDING CODE, THE NATIONAL ELECTRIC CODE AND N.Y. STATE BOARD OF FIRE UNDERWRITERS. THE FINAL CERTIFICATE OF APPROVAL MUST BE PRESENTED TO THE OWNER.

38. ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, UPON COMPLETION, ELECTRICIAN SHALL ARRANGE FOR AND OBTAIN THROUGH THE BUREAU OF ELECTRICAL CONTROL ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.

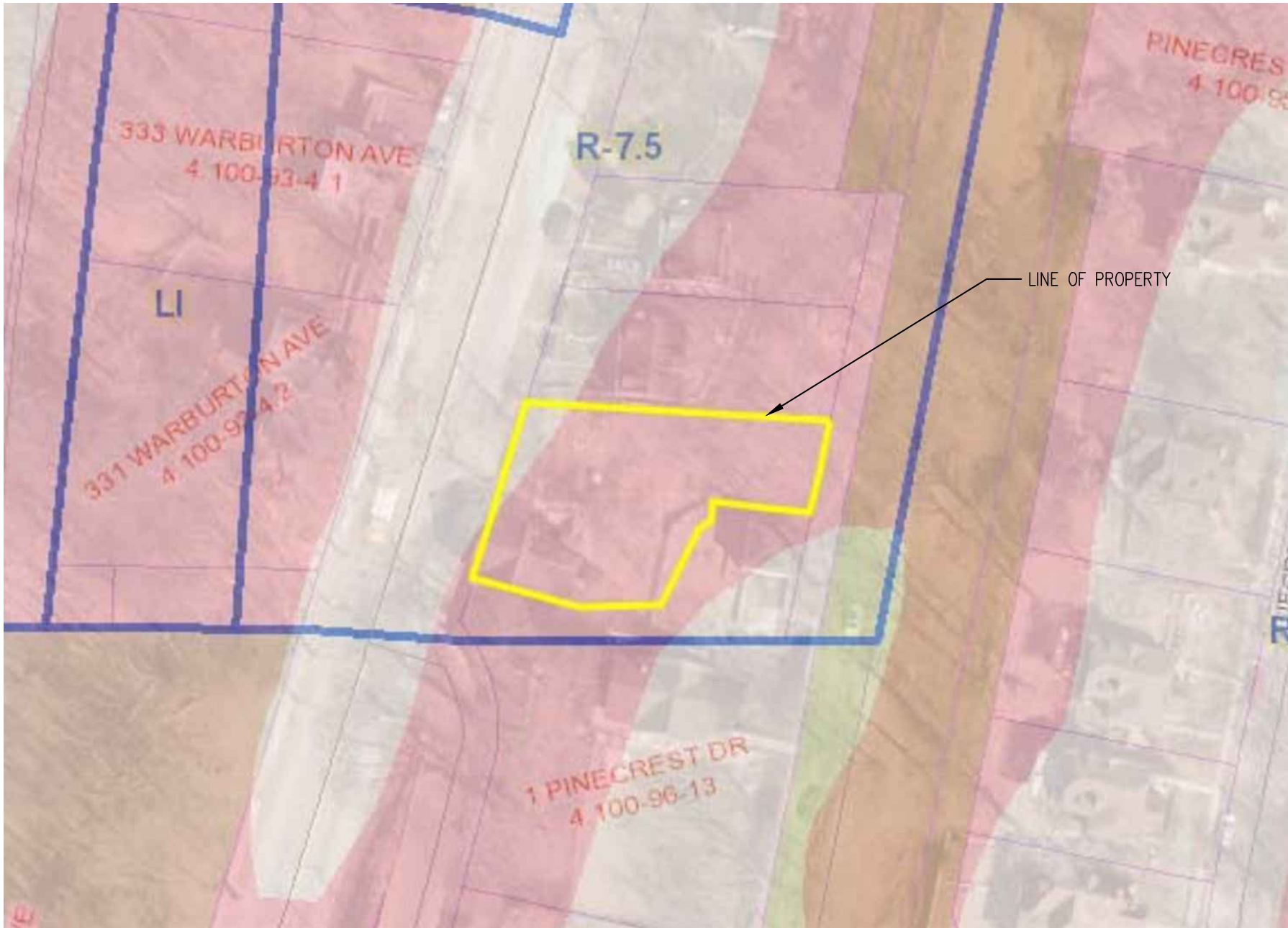
39. THE CONTRACTOR SHALL LAYOUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICALS, ETC.

NO LIABILITY TO HAZARDOUS MATERIALS:

UNLESS OTHERWISE PROVIDED, THE ARCHITECT AND ARCHITECT'S CONSULTANTS, INCLUDING EQUIPMENT MANUFACTURERS AND THEIR REPRESENTATIVES, SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. THIS INCLUDES, BUT IS NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT CONTAMINANTS OR ANY OTHER TOXIC SUBSTANCES OR CONTAMINATE. SHOULD ANY HAZARDOUS MATERIAL BE ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND REVIEW THE PROJECT CONDITIONS WITH THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH ANY WORK OF THE CONTRACT.

OWNERSHIP OF DOCUMENTS:

THESE DRAWINGS AS ARTICLES OF SERVICE ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER BUILDINGS AND PERPOSED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.



1 GEOGRAPHIC INFORMATION SYSTEMS MAP

— NTS

SYMBOLS KEY



NORTH ARROW



TITLE

X-XXX X" = 1'-0"

DRAWING TITLE



EXTERIOR ELEVATION



BUILDING/WALL SECTION



DETAIL SECTION



PLAN DETAIL



INTERIOR ELEVATION TAG



INTERIOR ELEVATION



SPOT ELEVATION



ROOM NAME/NUMBER



REVISION TAG



WINDOW TAG



DOOR TAG



FLOOR TYPE TAG



FLOOR FINISH



PARTITION TAG

DRAWING LIST

GENERAL

G-000.00 COVER SHEET & CODE ANALYSIS  
G-001.00 EXISTING CONDITIONS  
G-002.00 PROPOSED ALTERATIONS

SITE PLAN

SD-101.00 DEMOLITION SITE PLAN

S-101.00 PROPOSED SITE PLAN

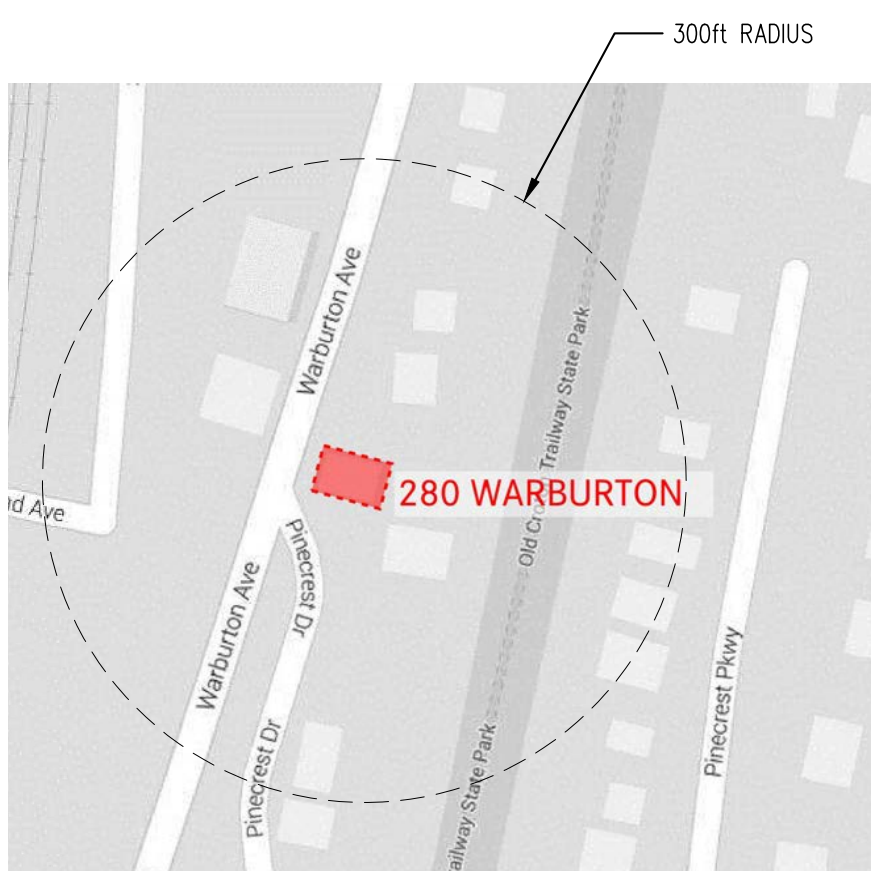
S-102.00 PROPOSED SITE PLAN: ELECTRIC, DRAINAGE & PROTECTION PLAN

ARCHITECTURE

A-300.00 EXISTING ELEVATIONS

A-301.00 PROPOSED BUILDING

A-350.00 SECTIONS



NEIGHBORING PROPERTIES WITHIN 300FT

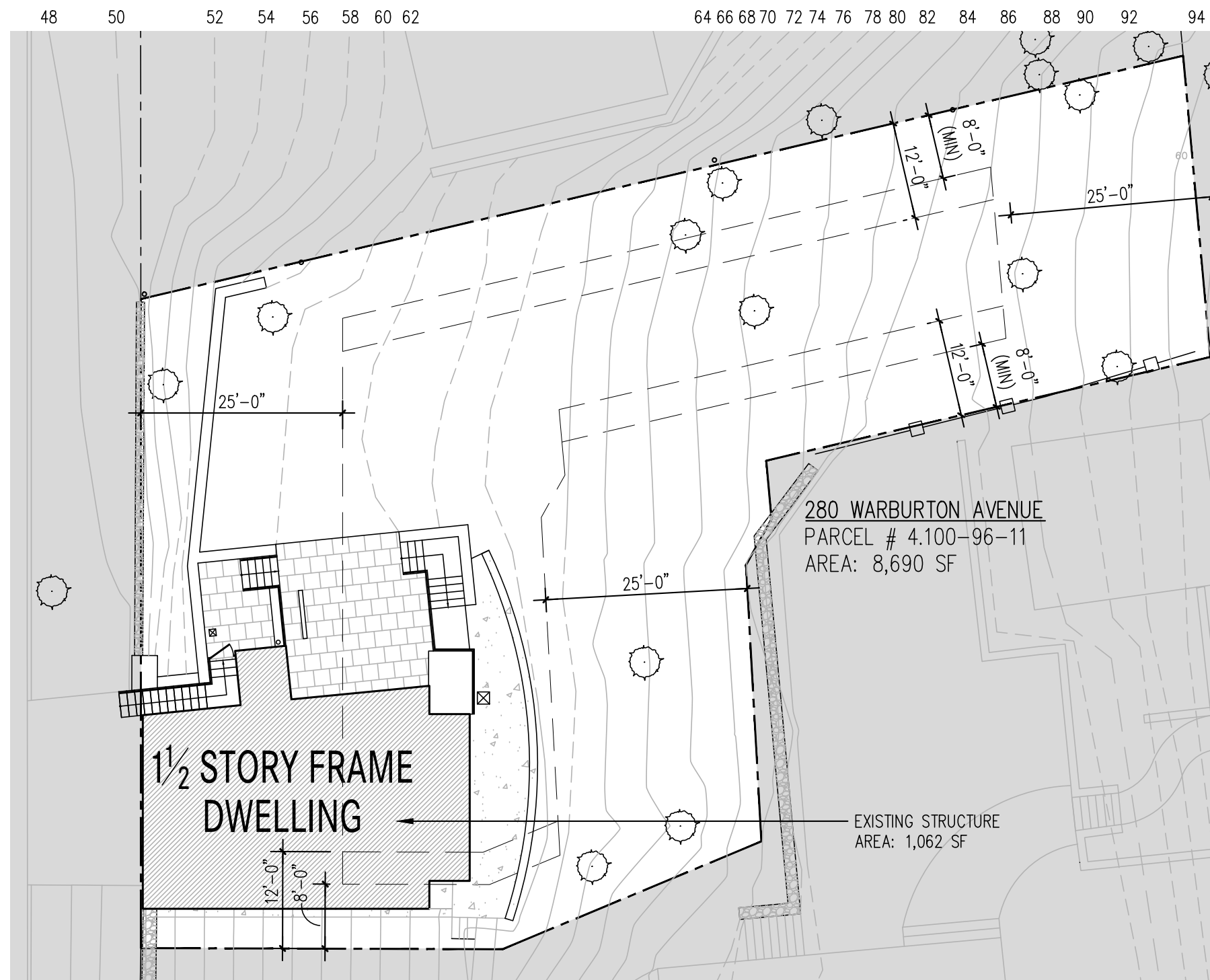
1 PINECREST DR.	4.100-96-13	292 WARBURTON AV	4.100-96-10
17 PINECREST DR.	4.100-96-14&15	294 WARBURTON AV	4.100-96-9
		298 WARBURTON AV	4.100-96-8
		300 WARBURTON AV	4.100-96-7
83 PINECREST PKWY	4.100-95-34	333 WARBURTON AV	4.100-93-4.1
87 PINECREST PKWY	4.100-95-35	292 WARBURTON AV	4.100-93-4.2
91 PINECREST PKWY	4.100-95-36		
95 PINECREST PKWY	4.100-95-37		
99 PINECREST PKWY	4.100-95-38		
107 PINECREST PKWY	4.100-95-39		
115 PINECREST PKWY	4.100-95-40		

2 LOCATION MAP

— NTS

2 ZONING ANALYSIS CHART

— NTS



4 SITE PLAN DIAGRAM: EXISTING

1/16" = 1'-0"

ZONING DATA

LOCATION:	VILLAGE OF HASTINGS ON HUDSON		
ADDRESS:	280 WARBURTON AVENUE, HASTINGS ON HUDSON, NY 10706		
PARCEL NUMBER:	4.100-96-11		
ACCOUNT NUMBER:	4088780		
LEGACY NUMBER:	10 05 0604 29		
BLOCK:	0604		
LOT:	29		
LOT AREA:	8,690 SF		
ZONING DISTRICT:	R-7.5		
PROPERTY CLASS:	TWO-FAMILY DWELLING		
REGULATION	REQUIRED / ALLOWED	EXISTING	PROPOSED
DWELLING, SETBACKS			
FRONT YARD (WEST)	25 FT	0'-0"	0'-0"
SIDE YARD - NORTH	MIN. 8 FT	45'-1"	36'-9"
SIDE YARD - SOUTH	MIN. 8 FT	4'-10"	4'-0" (VARIANCE: 4'-0")
SIDE YARD - TOTAL	20 FT	49'-11"	40'-9"
REAR YARD	25 FT	35'-3"	14'-3" (VARIANCE: 10'-9")
ACCESSORY, REQUIREMENTS			
SIDE YARD	8 FT	n/a	n/a
REAR YARD	8 FT	n/a	n/a
HEIGHT	2 1/2 STORIES	1 1/2	n/a
DWELLING, HEIGHT	35 FT	35 FT	n/a
ACCESSORIES, HEIGHT	15 FT	n/a	n/a
LOT COVERAGE			
BUILDING (30%) Includes buildings, retaining walls & exterior stairs	2,607 SF - 30%	1,409 SF - 16%	1,570 SF (1,409 + 161) - 18%
DEVELOPMENT (40%) Includes buildings, retaining walls, exterior stairs, patios & paved areas	3,476 SF - 40%	2,153 SF - 25%	2,839 SF - 33%
FLOOR AREAS			
BASEMENT		655 GSF	655 GSF
FIRST FLOOR		965 GSF	965 GSF
SECOND FLOOR		982 GSF	982 GSF
TOTAL		2,602 GSF	2,602 GSF
NSF		1,423	1,423

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

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ENGINEER  
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T 516-354-1030

ARCHITECT  
GABRIEL KOCHÉ CE  
280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706  
T 703-400-9976

ROOSTER HOUSE

280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

DRAWING STATUS

FILING SET

DWG

22 AUGUST 2019

DRAWING HISTORY

SEAL

SCALE  
AS NOTED  
DWG FILE NAME  
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G-000 COVER SHEET & CODE ANALYSIS





6 VIEW FROM OLD CROTON AQUEDUCT: EXISTING  
NTS



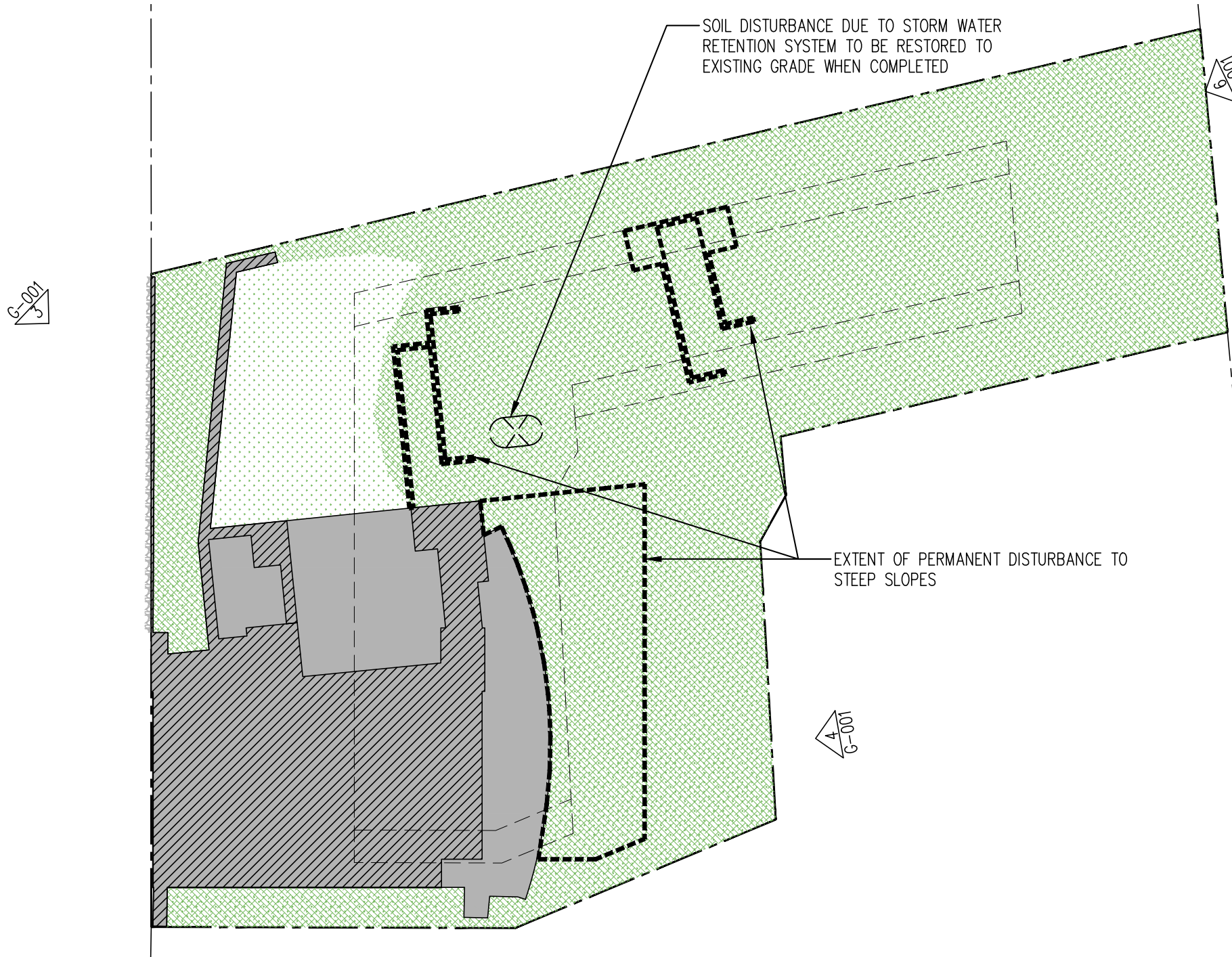
4 VIEW FROM 1 PINECREST: EXISTING  
NTS



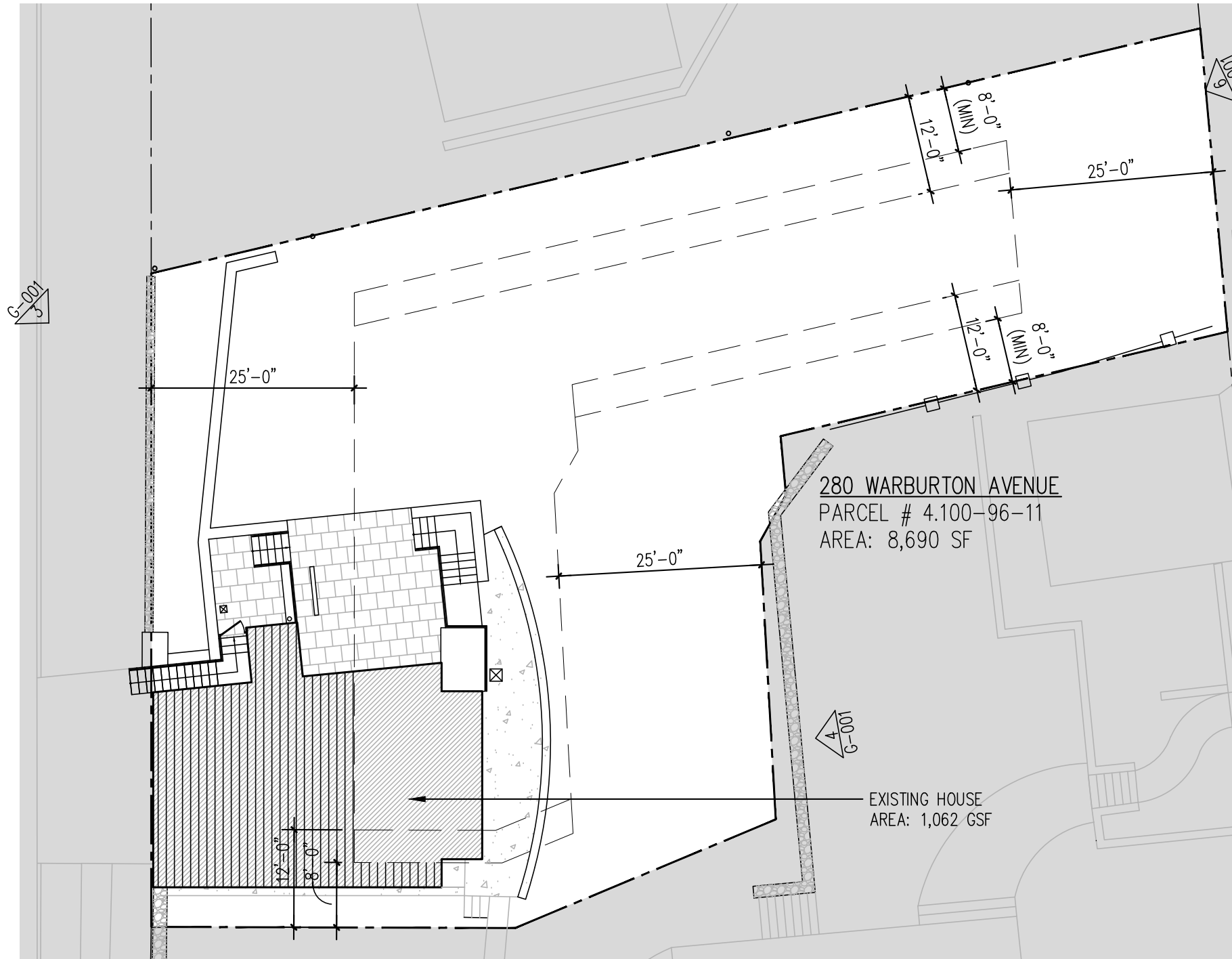
5 VIEW FROM PINECREST DRIVE: EXISTING  
NTS



3 VIEW FROM WARBURTON AVENUE: EXISTING  
NTS



2 LOT COVERAGE & STEEP SLOPES: EXISTING  
1/16" = 1'-0"



1 ZONING ANALYSIS DIAGRAM: EXISTING  
1/16" = 1'-0"

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#### ZONING ANALYSIS KEY

EXISTING HOUSE	(1,062sf)
EXISTING HOUSE ENCRANCHING	(701sf)

#### LOT COVERAGE & STEEP SLOPES KEY

LOT	(8,690sf - 100%)
LOT COVERAGE: EXISTING DEVELOP.	(2,153sf - 25%)
LOT COVERAGE: EXISTING BUILDING	(1,409sf - 16%)
STEEP SLOPES: 0% TO 15%	(653sf)
STEEP SLOPES: 15% TO 25%	(0sf)
STEEP SLOPES: 25% AND BEYOND	(5,882sf)
NEW DEVELOPMENT ON STEEP SLOPES	(1,195sf - 20%)

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EXISTING CONDITIONS

G-001





6 VIEW FROM OLD CROTON AQUEDUCT: PROPOSED  
NTS



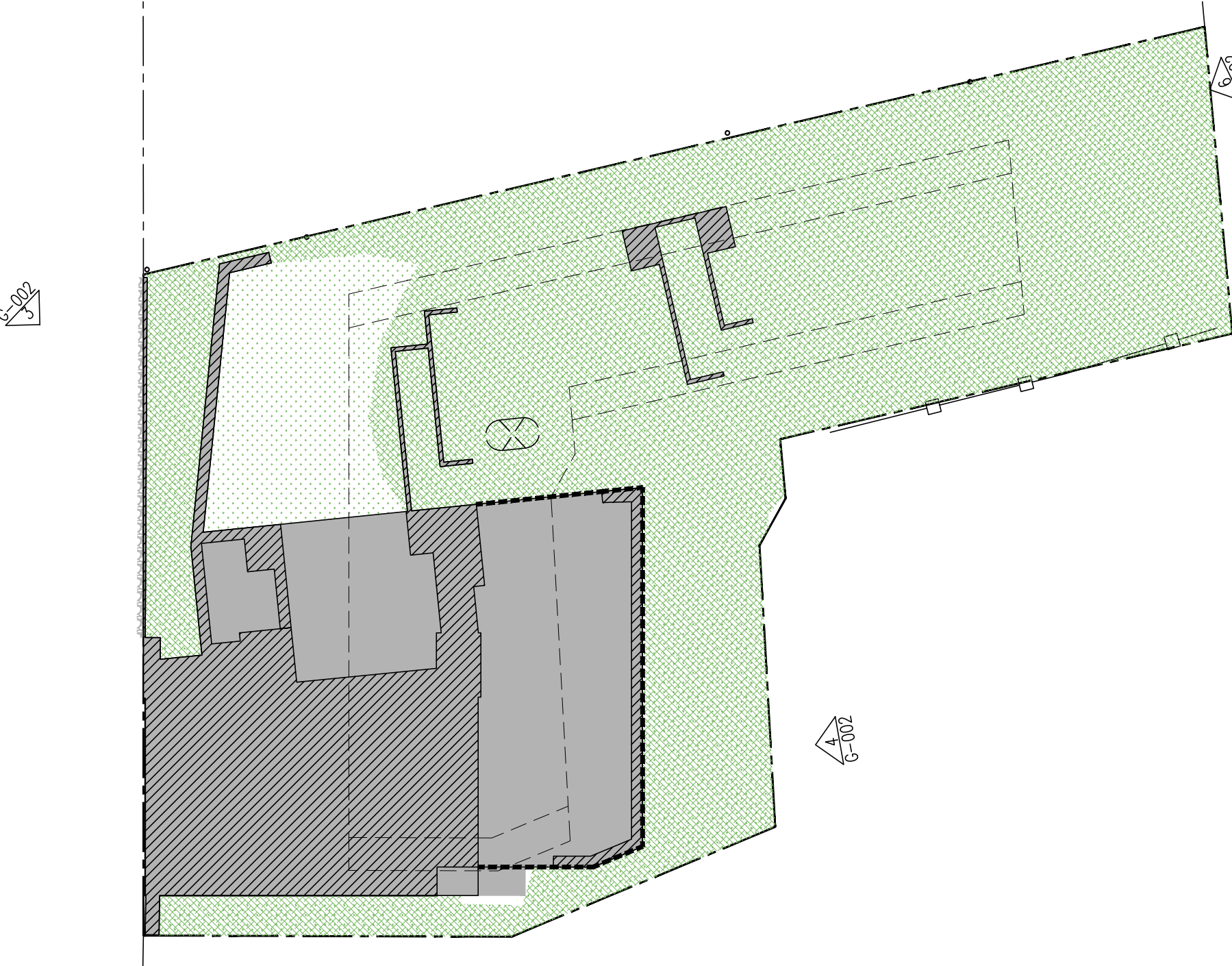
4 VIEW FROM 1 PINECREST: PROPOSED  
NTS



5 VIEW FROM PINECREST DRIVE: PROPOSED  
NTS



3 VIEW FROM WARBURTON AVENUE: PROPOSED  
NTS



2 LOT COVERAGE & STEEP SLOPES: PROPOSED  
1/16" = 1'-0"

G-002



1 ZONING ANALYSIS DIAGRAM: PROPOSED  
1/16" = 1'-0"

G-002

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#### ZONING ANALYSIS KEY

EXISTING HOUSE	(1,062sf)
EXISTING HOUSE ENCROACHING	(701sf)
REAR PATIO ADDITION	(894sf)
REAR PATIO ADDITION ENCROACHING	(442sf)

#### LOT COVERAGE & STEEP SLOPES KEY

LOT	(8,690sf - 100%)
LOT COVERAGE: PROPOSED DEVELOPMENT	(2,839sf - 33%)
LOT COVERAGE: PROPOSED BUILDING	(1,570sf - 18%)
STEEP SLOPES: 0% TO 15%	(653sf)
STEEP SLOPES: 15% TO 25%	(0sf)
STEEP SLOPES: 25% AND BEYOND	(5,882sf)
NEW DEVELOPMENT ON STEEP SLOPES	(698sf - 12%)

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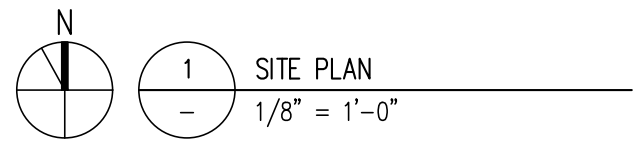
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DATE  
22 AUGUST 2019  
DRAWING HISTORY

SCALE  
AS NOTED  
CADD FILE NAME  
G-002 PROPOSED ALTERATION.dwg

PROPOSED ALTERATION

G-002





SITE WORK NOTES

1. PROVIDE PROTECTION TO ALL TREES AND PLANTING THAT MAY BE AFFECTED BY THE WORK.
2. PROVIDE SILT FENCE AT ADJACENT AREAS OF EXCAVATION & GRADING.
3. STOCKPILE ALL TOPSOIL AS DIRECTED BY THE ARCHITECT, RE-GRADE, AND RE-SEED ALL DISTURBED AREAS.
4. ASSURE MINIMUM  $\frac{1}{4}$ " PER 1'-0" POSITIVE DRAINAGE AWAY FROM STRUCTURE.
5. SOIL SHALL BE EXCAVATED AS REQUIRED, FIELD VERIFY 2 TON/SF BEARING CAPACITY, AND BE FREE OF DEBRIS, WASTE, FLOWING WATER, VEGETATION OR OTHER DELETERIOUS MATTER. NOTIFY ARCHITECT OF SUBSTANDARD SOILD CONDITIONS.
6. SUBSTANDARD SOILD CONDITIONS MUST BE REMOVED TO A DEPTH OF ADEQUATE BEARING CAPACITY AND THEN REPLACED WITH ENGINEERED COMPACTED FILL WHICH SHALL CONSIST OF CLEAN WELL GRADED SAND AND GRAVEL COMPACTED TO 95% DENSITY, PLACED IN 8" LIFTS WITH EACH LAYER AND BASE EARTH LAYER THOROUGHLY COMPACTED BY MAKING 4 PASSES WITH A VIBRATORY PLATE.
7. LOCATE UNDERGROUND UTILITIES BEFORE EXCAVATION, OBTAIN REQUIRED APPROVALS AND INSPECTIONS – CALL BEFORE YOU DIG, 811, OR EXCAVATE 1-800-962-7962. CONFIRMATION NUMBER MUST BE PROVIDED.
8. INSTALL CLEANOUTS AT ALL CHANGES IN DRAINAGE PIPE DIRECTION.
9. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL PERMANENTLY STABILIZED.
10. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
11. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.

12. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
13. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
14. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
15. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
16. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
17. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.

18. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
19. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
20. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

SITE DEMOLITION KEYED NOTES

- ① REMOVE CONCRETE CURB AND PATIO AS INDICATED.
- ② REMOVE TREES & STUMPS AS INDICATED.



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SITE WORK KEY

- EXISTING HOUSE
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- GROUND COVER
- TREATED WOOD WALL & STEPS
- CONCRETE WALLS & CURBS
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- BRICK PAVER
- EXISTING HARDSCAPE TO BE REMOVED
- EXISTING TREE TO REMAIN
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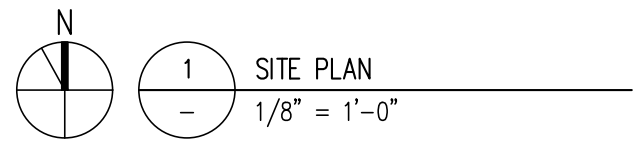
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SD-101 DEMO SITE PLAN.dwg

DEMO SITE PLAN

SD-101





#### SITE WORK NOTES

1. PROVIDE PROTECTION TO ALL TREES AND PLANTING THAT MAY BE AFFECTED BY THE WORK. DE-COMPACT AND AERATE SOIL AROUND AFFECTED TREES AFTER CONSTRUCTION.
2. PROVIDE SILT FENCE AT ADJACENT AREAS OF EXCAVATION & GRADING.
3. STOCKPILE ALL TOPSOIL AS DIRECTED BY THE ARCHITECT, RE-GRADE, AND RE-SEED ALL DISTURBED AREAS.
4. ASSURE MINIMUM  $\frac{1}{4}$ " PER 1'-0" POSITIVE DRAINAGE AWAY FROM STRUCTURE.
5. SOIL SHALL BE EXCAVATED AS REQUIRED, FIELD VERIFY 2 TON/SF BEARING CAPACITY, AND BE FREE OF DEBRIS, WASTE, FLOWING WATER, VEGETATION OR OTHER DELETERIOUS MATTER. NOTIFY ARCHITECT OF SUBSTANDARD SOILD CONDITIONS.
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EACH LAYER AND BASE EARTH LAYER THOROUGHLY COMPACTED BY MAKING 4 PASSES WITH A VIBRATORY PLATE.

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20. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
21. SLABS ON GRADE FOR WALKS OR PATIOS SHALL BE 4" THICK AIR-ENTRAINED 3000 PSI WITH 6x6 WWF REINFORCEMENT ON 4" COMPACTED GRAVEL BASE. PROVIDE EXPANSION JOINTS AT 5' O.C. TOOLED GLAG CONTROL JOINTS AT 5' O.C.

#### SITE PLAN KEYED NOTES

1. CLOSEST DISTANCE FROM NEIGHBORING MAIN HOUSE AT 1 PINECREST.
2. BLUESTONE PAVERS TO BE 1- $\frac{1}{2}$ " THICK OVER POURED SLAB-ON-GRADE CONCRETE.
3. RETAINING WALL.
4. RAISED GARDEN BED PRESSURE TREATED WOOD WALL. PRESSURE TREATMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS' ASSOC. FASTENERS USED WITH PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL OR GALVANIZED G-185 PROCESS.
5. PRESSURE TREATED UNDERGROUND HORIZONTAL TIE & DEAD-MAN.

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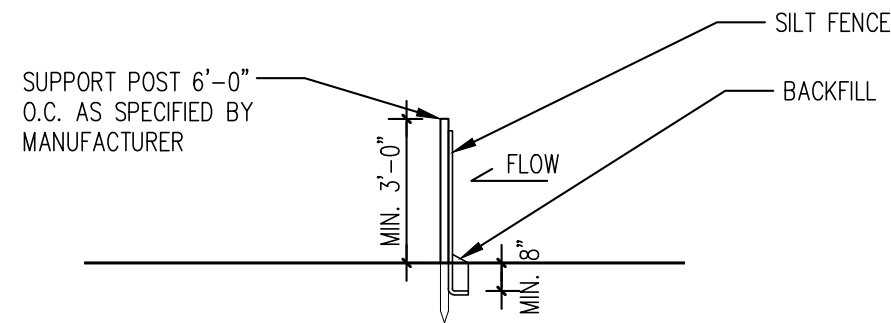
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SCALE  
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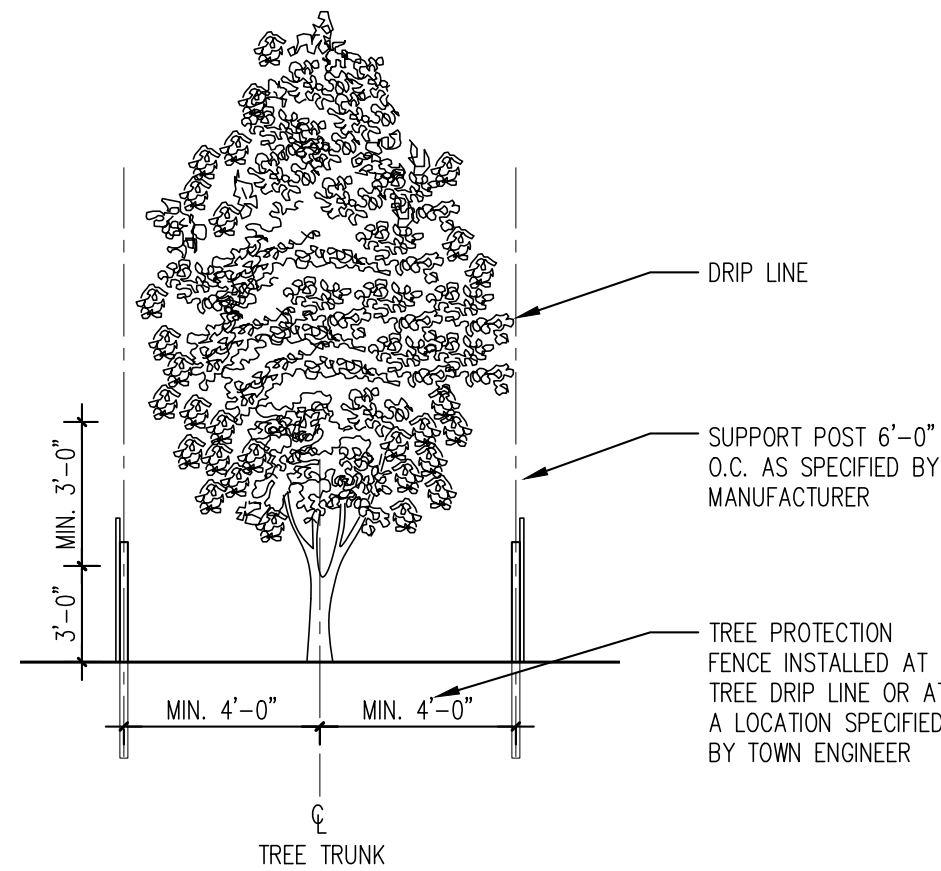
#### S-101 PROPOSED SITE PLAN

SEAL

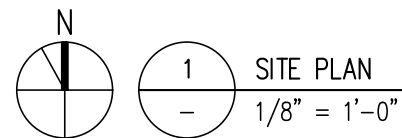




3 SILT FENCE TYPICAL DETAIL  
1/4" = 1'-0"



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



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

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- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER

#### OBJECTIONABLE MATERIAL.

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- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOO, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE

#### HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- ALL IMPERMEABLE PATIO AREAS SHALL BE PROPERLY SLOPED FOR PROPER WATER RUNOFF.
- PROVIDE PRE FINISHED GALVANIZED GUTTERS AND LEADERS WITH CONNECTIONS TO DRYWELLS. PROVIDE ALUMINUM DRIP EDGE AT THE EDGE OF ROOF PARAPET AND CORRUGATED HDPE BOOT AT GRADE TO JOIN SUBGRADE PIPING.
- THE BUILDING INSPECTOR OR THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
- CUT/FILL MATERIAL SHALL NOT BE IMPORTED OR EXPORTED FROM THE SITE, UNLESS APPROVED BY OWNER.

#### SITE PLAN KEYED NOTES

- NOT USED.
- NDS FLO-WELL STORMWATER CATCH BASIN OVERFLOW DISCHARGE BETWEEN RAILROAD TIES - SEE 3/A-350.
- INSTALL 4" PVC PERFORATED DRAINAGE PIPE ALONG WALL AS DEPICTED ON 3/A-350. WEEP HOLE AT EVERY 4ft. PIPE LAID IN 16" D STONE WITH LAYER OF SALT HAY AND FILTER FABRIC OVER. DRAIN TO OUTFLOW ABOVE GROUND OR SUBGRADE DRYWELL.
- NEW FLOOR DRAIN.
- NEW LIGHT FIXTURES CONNECTED TO EXISTING WALL SWITCH.



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#### SITE WORK KEY

- EXISTING HOUSE
- HOUSE ADDITION
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- CONCRETE WALLS & CURBS
- STONE PAVER
- BRICK PAVER
- EXISTING HARDSCAPE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

#### ELECTRICAL LEGEND

- DUPLEX OUTLET (LOWER HALF SWITCHED WHEN HALF-HOT)
- WALL MOUNTED LIGHT
- SWITCH

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#### ROOSTER HOUSE

280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

#### DRAWING STATUS

FILING SET

DATE

22 AUGUST 2019

DRAWING HISTORY

#### SCALE

AS NOTED

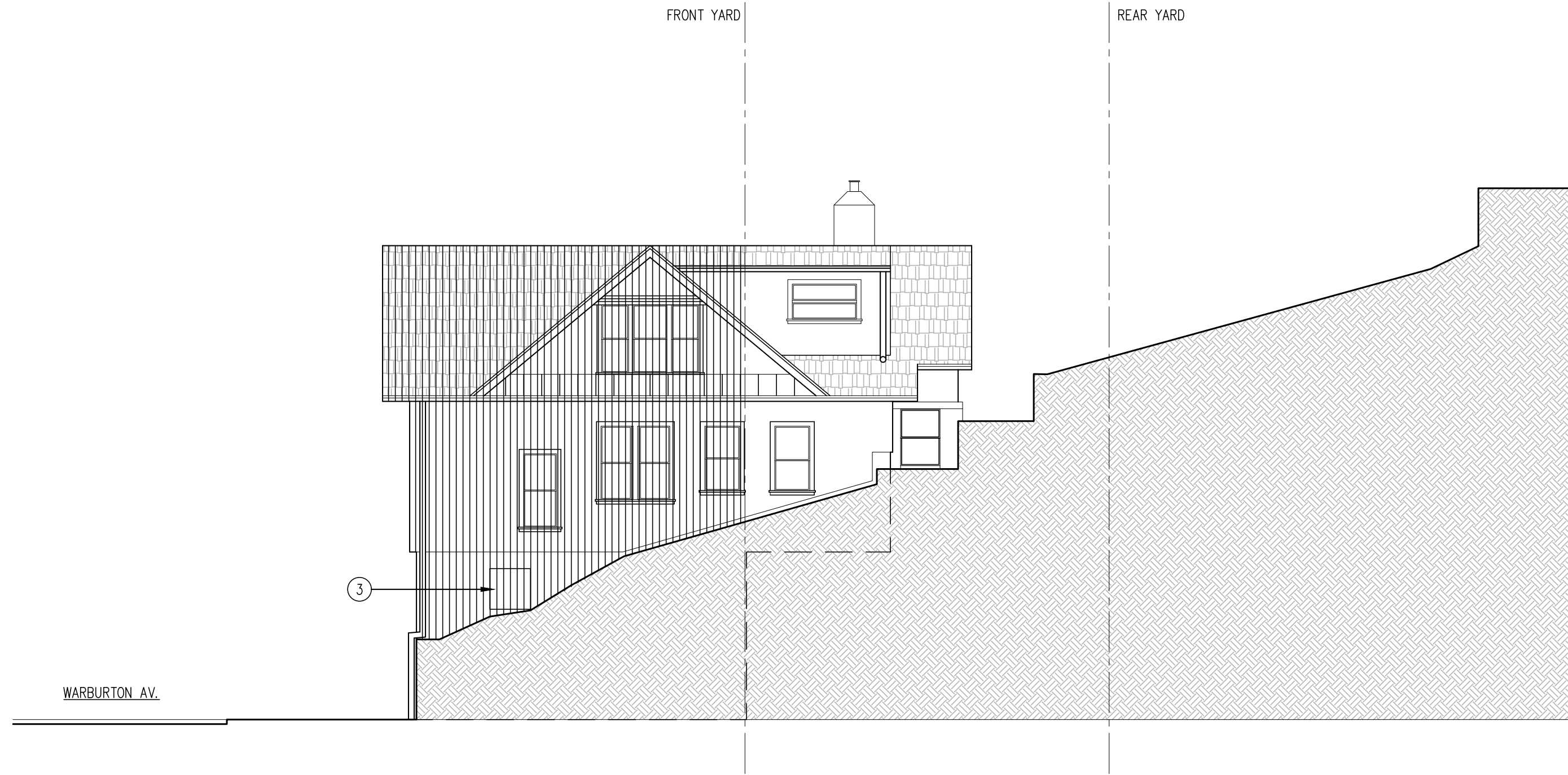
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S-102 PROPOSED SITE PLAN DRAINAGE & PROTECTION.dwg

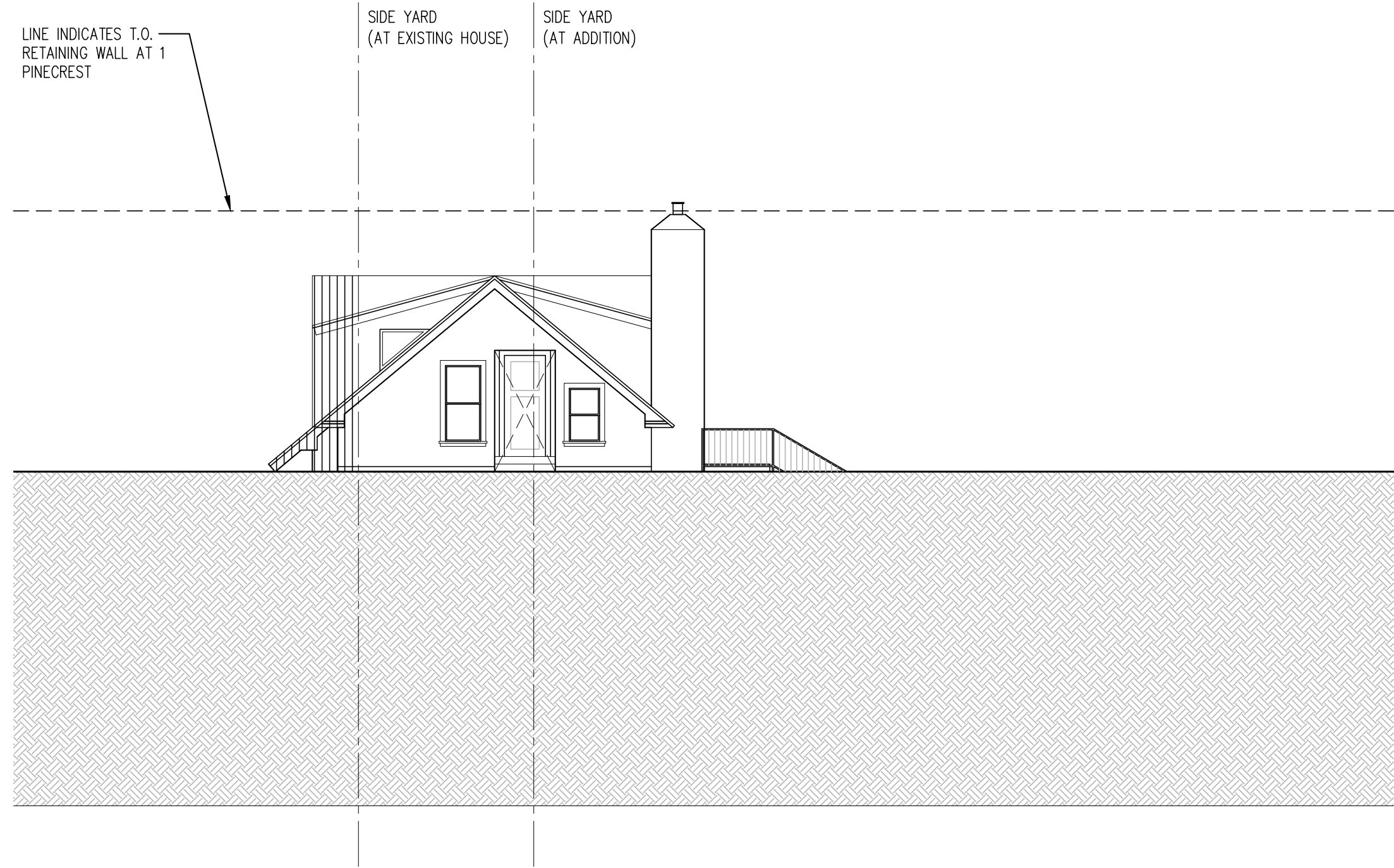
**PROPOSED SITE PLAN  
ELECTRIC, DRAINAGE & PROTECTION**

**S-102**

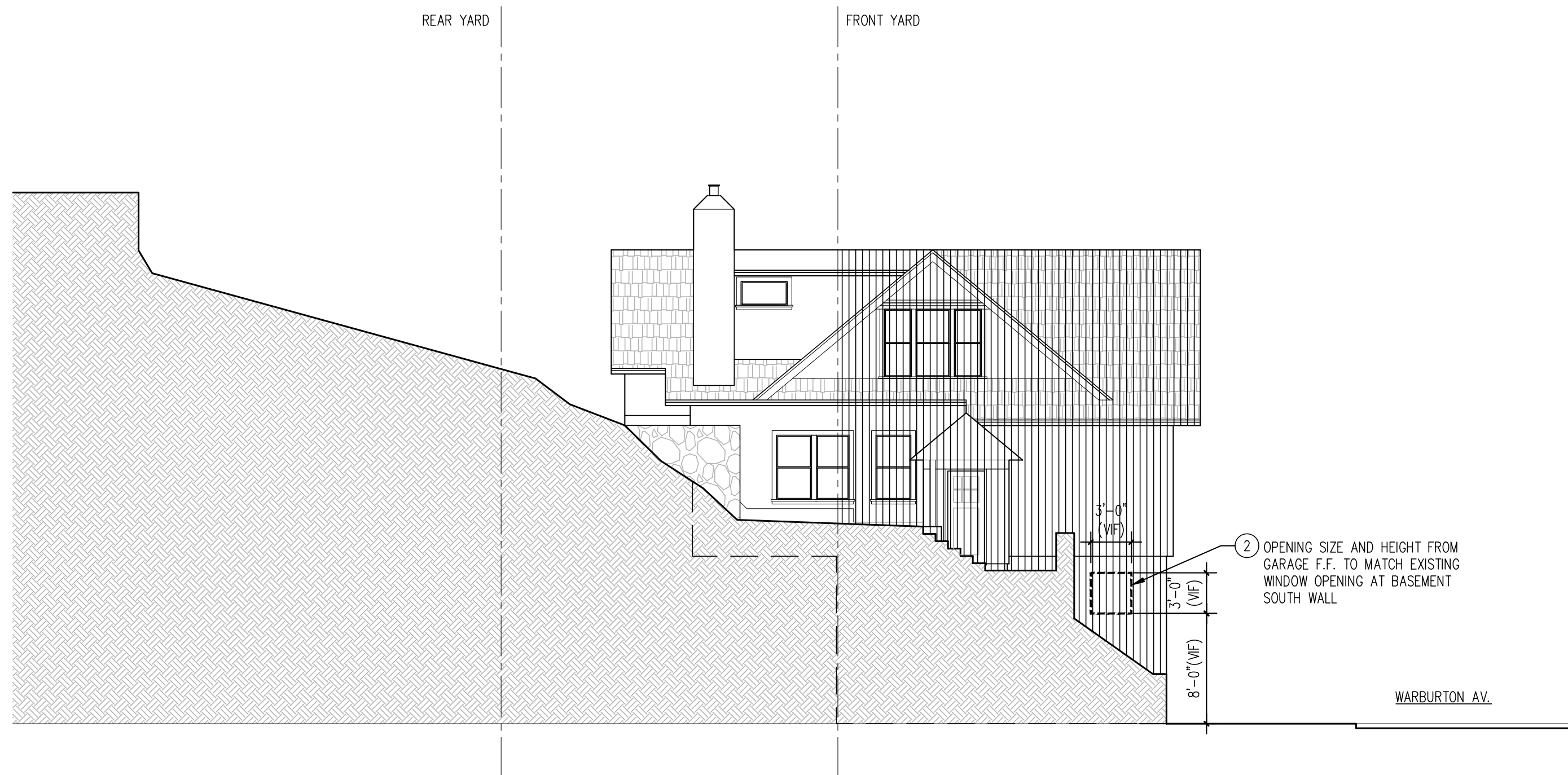




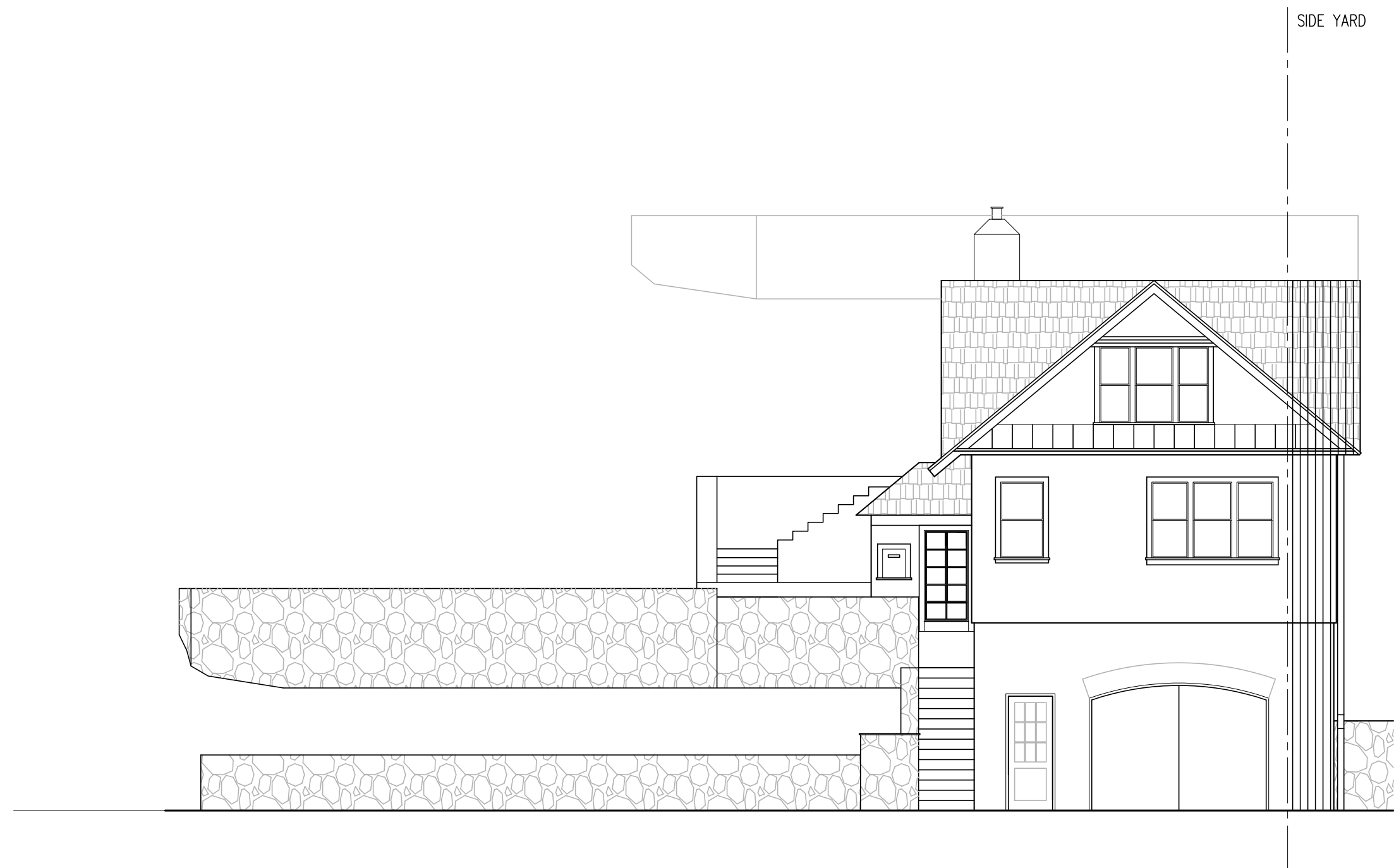
4 SOUTH ELEVATION  
1/8" = 1'-0"



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



2 NORTH ELEVATION  
1/8" = 1'-0"



1 WEST ELEVATION  
1/8" = 1'-0"

- EXISTING ELEVATION KEYED NOTES
- 1 NOT USED.
  - 2 NEW OPENING AT BASEMENT NORTH WALL FOR NEW WINDOW - SEE 1/AD-201.
  - 3 REMOVE WD COVER AT EXISTING WINDOW OPENING AT BASEMENT SOUTH WALL - SEE 1/AD-201.

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

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

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ZONING ANALYSIS KEY		
	EXISTING HOUSE	(1,062sf)
	EXISTING HOUSE ENCROACHING	(701sf)

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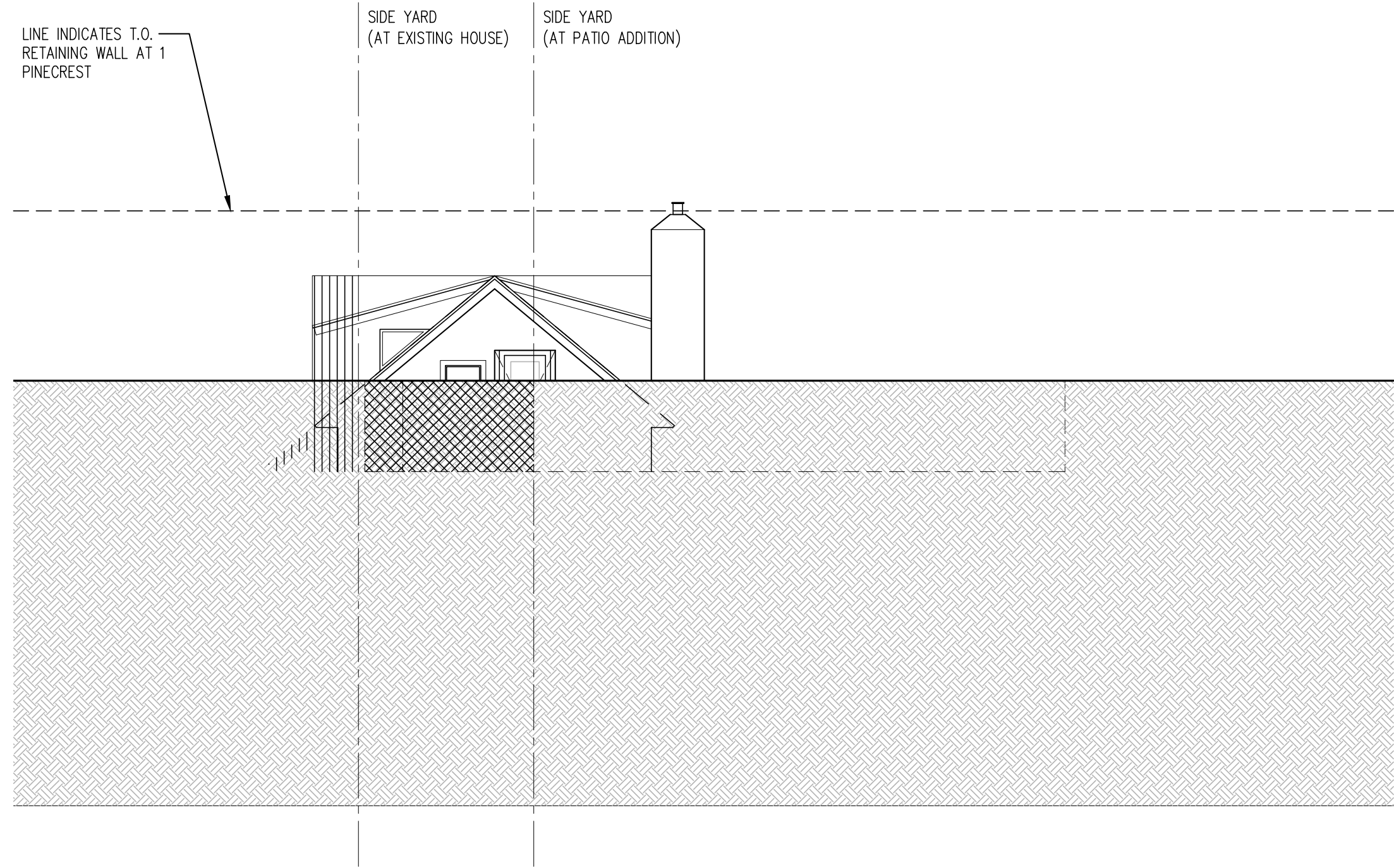
ROOSTER HOUSE  
280 WARBURTON AVENUE  
HASTINGS ON HUDSON, NY 10706

DRAWING STATUS  
FILING SET  
DATE  
22 AUGUST 2019  
DRAWING HISTORY

SCALE  
AS NOTED  
CWD FILE NAME  
A-300 ELEVATIONS EXISTING.dwg  
**A-300 ELEVATIONS EXISTING**



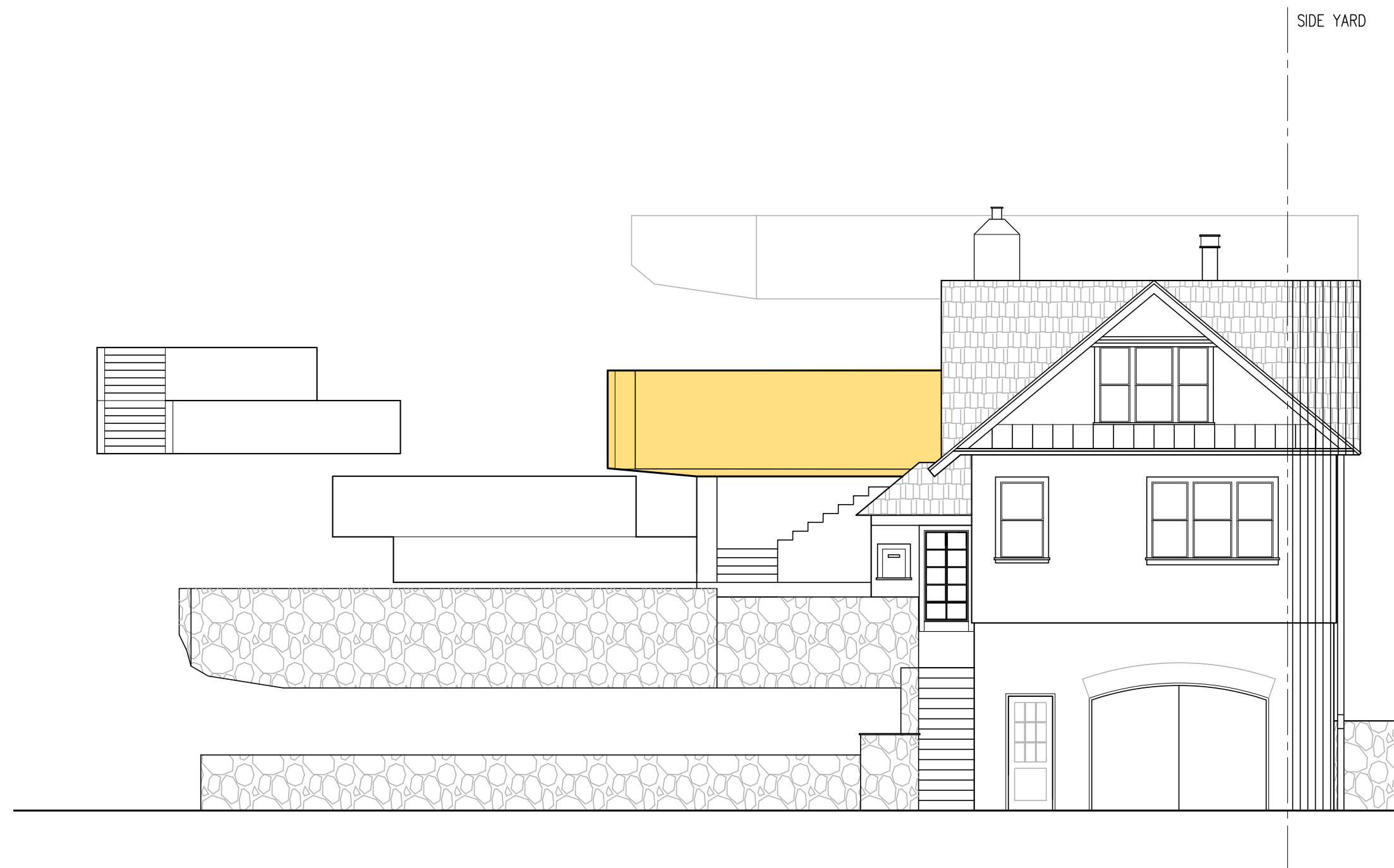
4 SOUTH ELEVATION  
1/8" = 1'-0"



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



2 NORTH ELEVATION  
1/8" = 1'-0"



1 WEST ELEVATION  
1/8" = 1'-0"

PROPOSED ELEVATION KEYED NOTES

- ① NOT USED.  
② NEW CASEMENT WINDOW.

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ZONING ANALYSIS KEY

EXISTING HOUSE	(1,062sf)
EXISTING HOUSE ENCROACHING	(701sf)
REAR PATIO ADDITION	(894sf)
REAR PATIO ADDITION ENCROACHING	(442sf)

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DRAWING STATUS  
FILING SET

DATE  
22 AUGUST 2019

DRAWING HISTORY

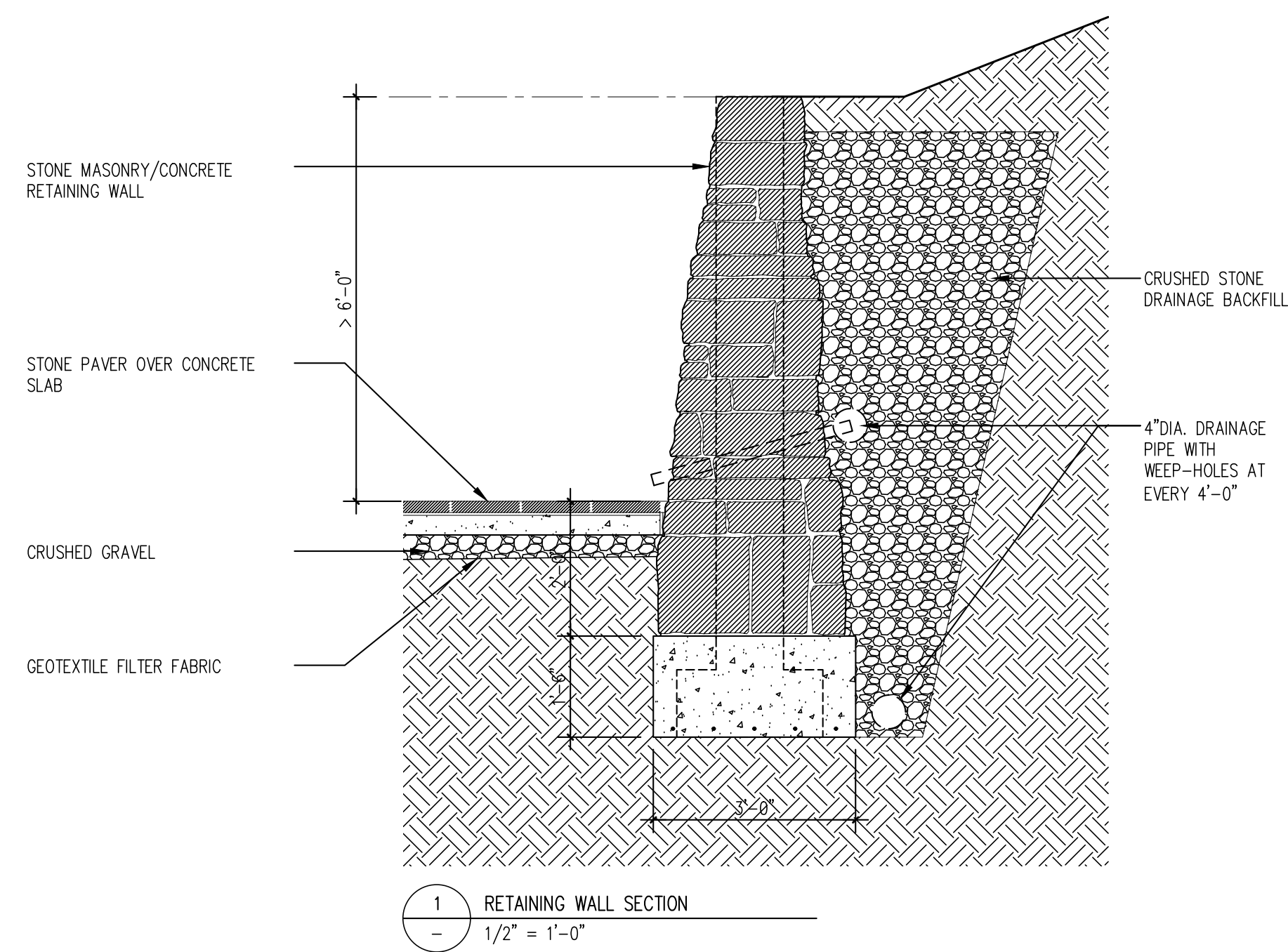
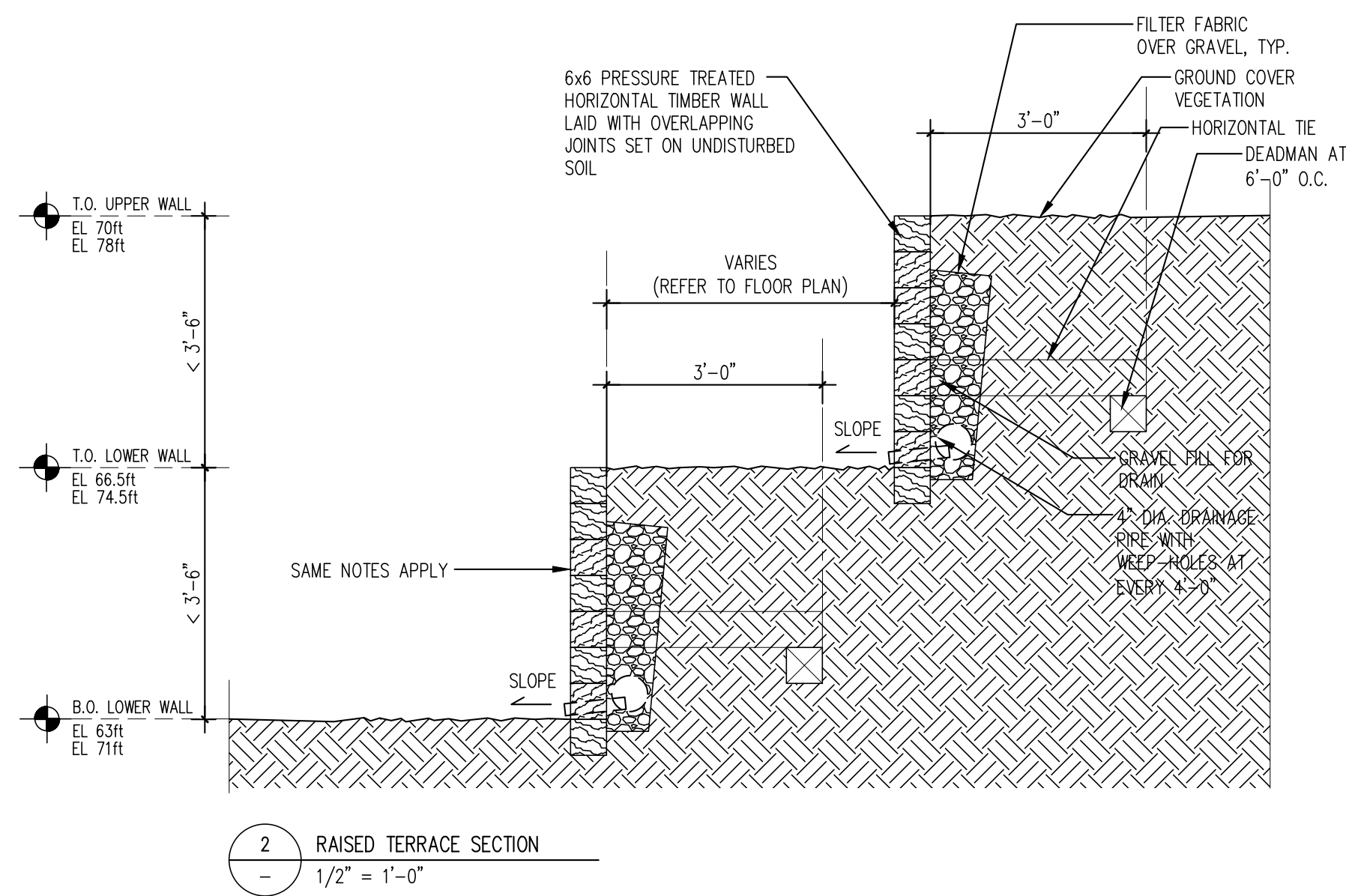
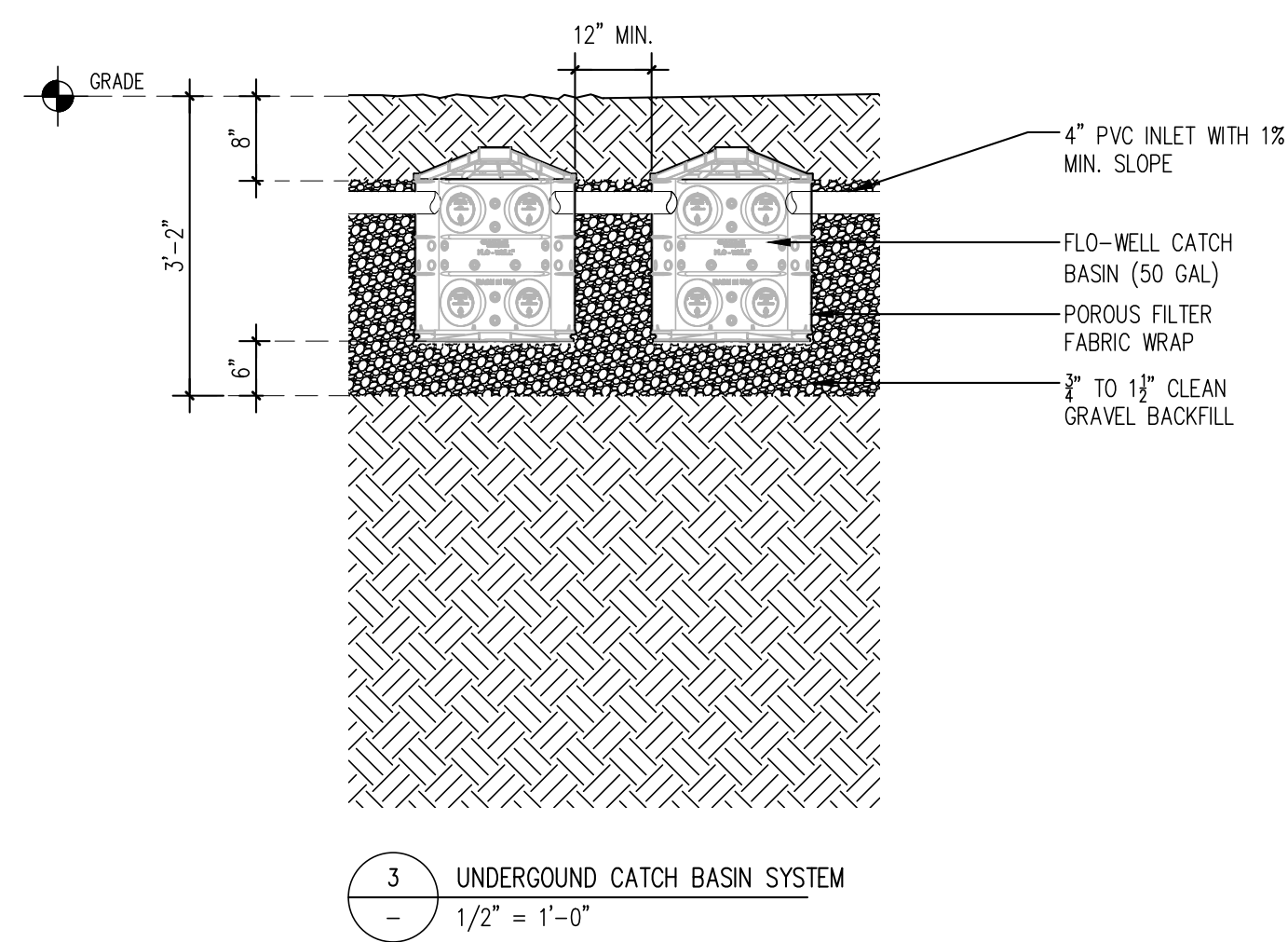
SCALE

AS NOTED

CAD FILE NAME  
A-301 ELEVATIONS PROPOSED.dwg

A-301 ELEVATIONS PROPOSED





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HASTINGS ON HUDSON, NY 10706

DRAWING STATUS  
FILING SET  
DATE  
22 AUGUST 2019  
DRAWING HISTORY

SCALE  
AS NOTED  
CWD FILE NAME  
A-350 SECTIONS.dwg

SECTIONS

A-350