

ENLARGED PATIO & NEW POOL FENCE AT THE RESIDENCE OF CATHY MARTIN

61 Woods Road, Palisades, New York 10964

INDEX OF SHEETS

T-000.00	COVER SHEET
A-001.00	VICINITY MAP & SURVEY
A-002.00	EXISTING SITE PLAN, PROPOSED SITE PLAN, ZONING BULK REQUIREMENTS, & REFERENCE PHOTOGRAPHS

HABR FILING SET
PLOT DATE: 08/13/2020

Project: 1883

ENLARGED PATIO & NEW POOL
FENCE AT THE RESIDENCE OF
CATHY MARTIN

61 Woods Road
Palisades, New York 10964

COVER SHEET

OWNER:

CATHY MARTIN
240 Central Park South
Apartment #8J
New York, New York 10019

ARCHITECT:

McBRIDE & ASSOCIATES ARCHITECTS
37 West 28th Street
11th Floor
New York, NY 10001

212.941.0818 x 023

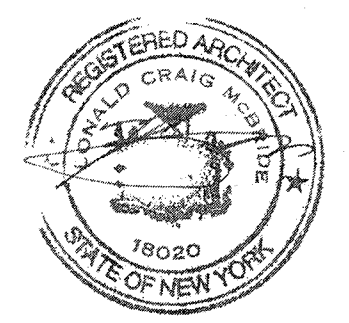
Contact: John Daly Bruning
E-mail: jdb@mcbride-architects.com

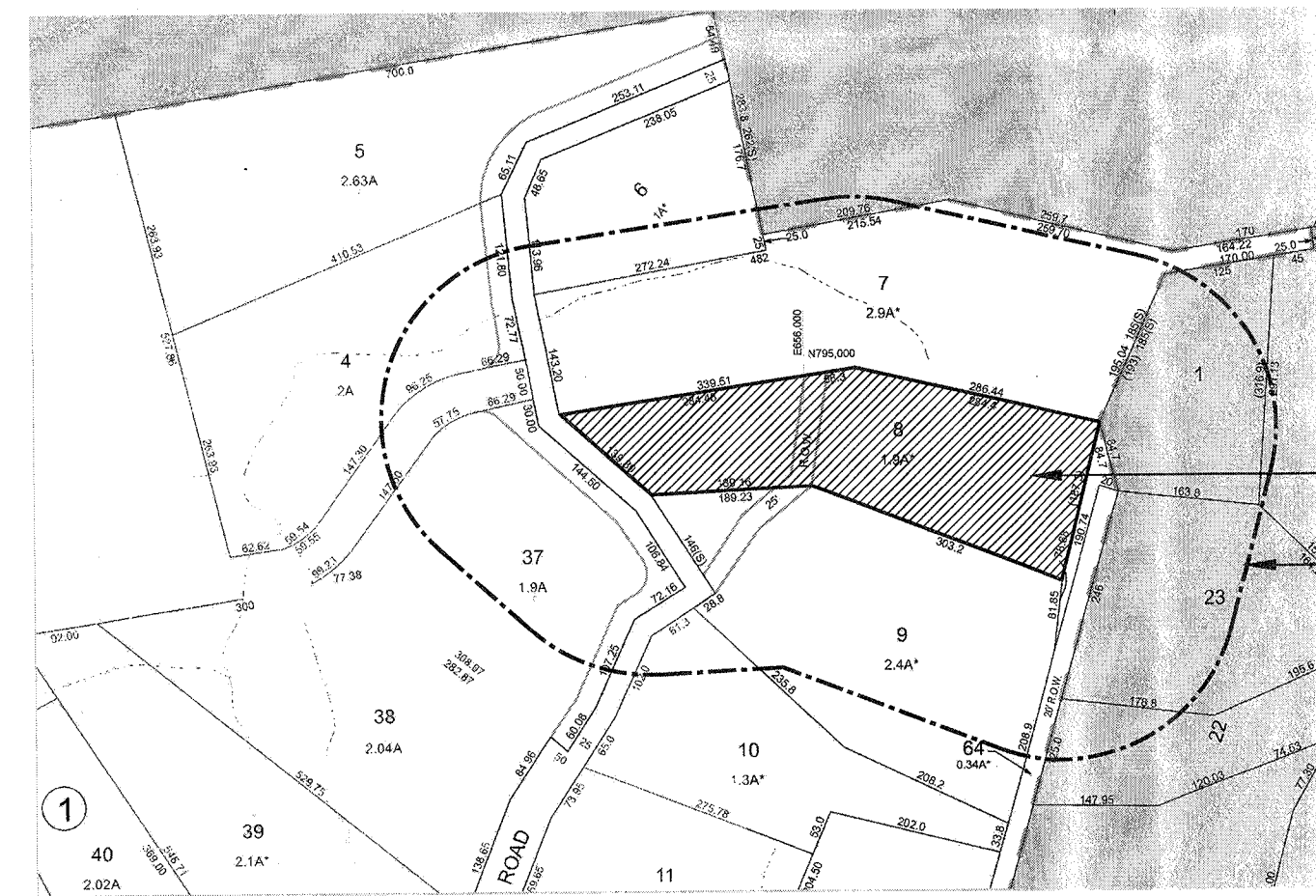
GENERAL CONTRACTOR:

TACONIC BUILDERS
39 West 37th Street
12th Floor
New York, NY 10018

914.960.2654

Contact: Joe Dan Richerson
E-mail: jricherson@taconicbuilders.com

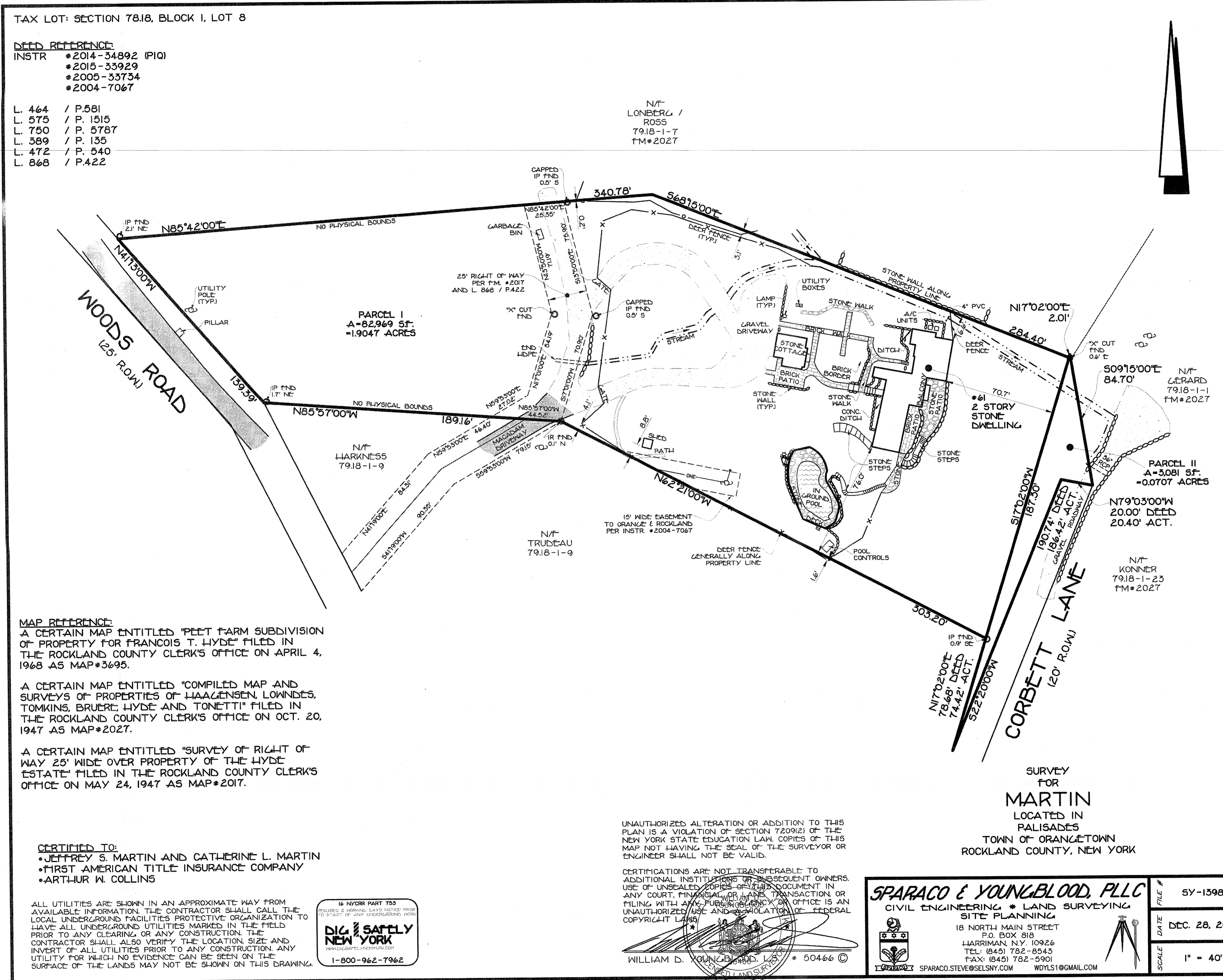
SEAL & SIGNATURE	DATE: 07-31-20
	PROJECT NO.: 1883
	DRAWING BY: HMA
	CHK BY: JDB
	DWG NO.: T-000.00



PROJECT SITE: SECTION 78.18, BLOCK 1, LOT 8

200' RADIUS:

1 VICINITY MAP
SCALE: 1:2500



HADR FILING SET
PLOT DATE: 08/13/2020

Project: 1883
ENLARGED PATIO & NEW POOL
FENCE AT THE RESIDENCE OF
CATHY MARTIN
61 Woods Road
Palisades, New York 10964

VICINITY MAP AND SURVEY

SEAL & SIGNATURE	DATE: 07-31-20
	PROJECT NO.: 1883
	DRAWING BY: BJS
	CHK BY: JDB
	DWG NO.: A-001.00

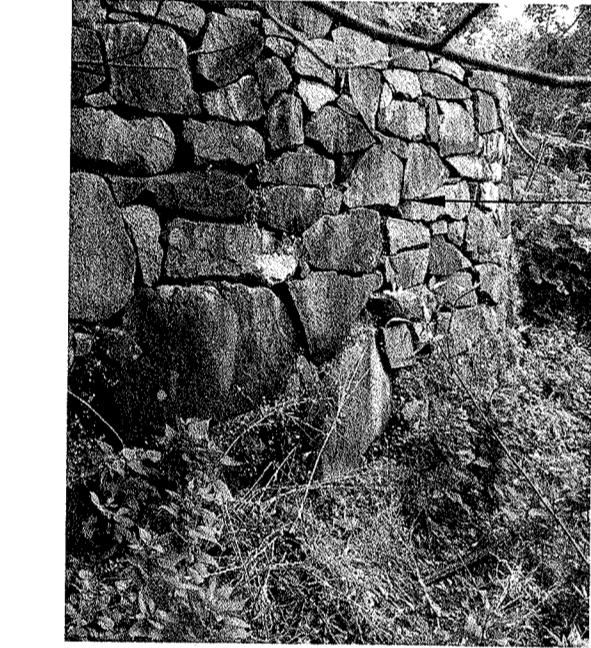
2 SURVEY
SCALE: 1" = 40'

ZONING BULK REQUIREMENTS			
Zone:	Group:	Use:	
R-80	A	Single Family, Detached	
Floor area ratio	Required	Existing	Proposed
	0.1000	.0414	.0414
Lot area	80,000 SF	82,969 SF	82,969 SF
Lot width	150 F	156.15 F	156.15 F
Street frontage	100 F	139.39 F	139.39 F
Front yard setback	50 F	367.22 F	367.22 F
Side yard setback	30 F	76 F / 16.6 F	76 F / 16.6 F
Total side yard setback	100 F	92.6 F	92.6 F
Rear yard setback	50 F	70.7 F	70.7 F
Maximum building height	28 F	20.5 F	20.5 F
Number of stories: 1.7	Construction Type: MASONRY	Occupancy Class: I-FAMILY RES.	
Zoning Chart Information Completed by: BJS			



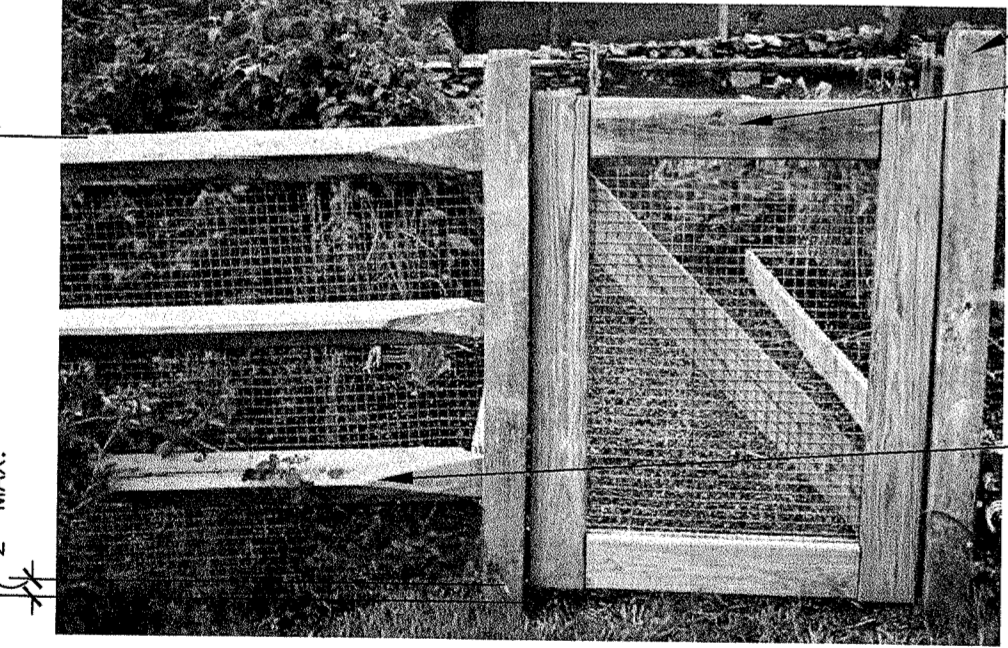
STONE: IRREGULAR NATURAL CLEFT BLUESTONE.
PATIO: EXPANDED PATIO TO CONNECT TO EXISTING PATIO THROUGH NEW IRREGULAR BLUESTONE PATTERN SET ON CONCRETE BASE W/ CEMENT & CEMENT JOINTS TO MATCH EXISTING PATIO.

3 VIEW OF EXISTING POOL PATIO



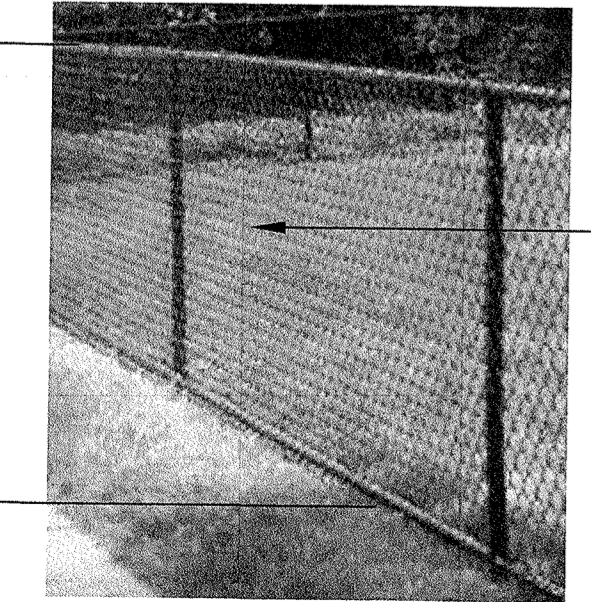
EXISTING RETAINING WALL: LOCAL PALISADES GRANITE. NEW RETAINING WALLS TO MATCH EXISTING.

4 VIEW OF EXISTING RETAINING WALL



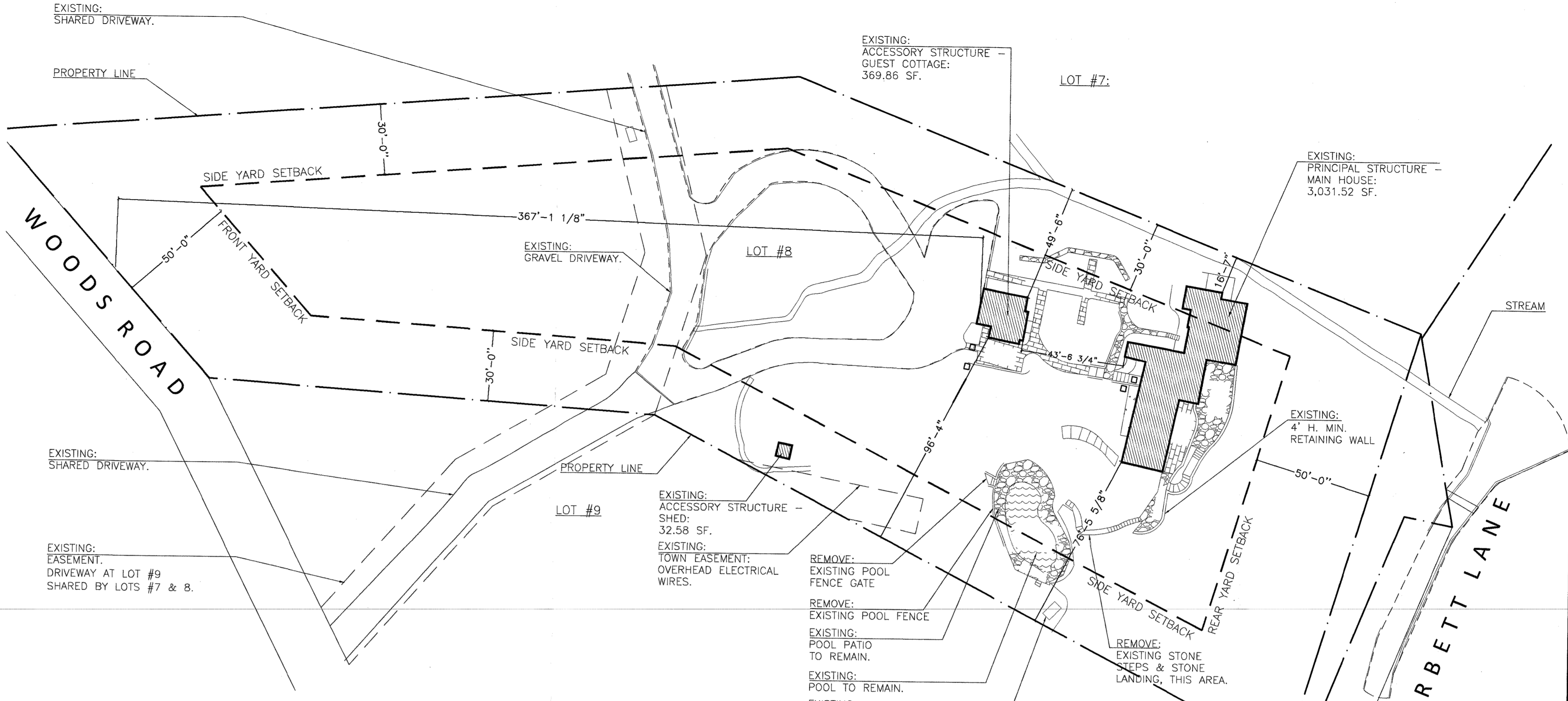
4x4 POST
GATE: OUTWARD SWING, SELF-LATCHING & SELF-CLOSING, TO BE SECURELY LOCKED W/ KEY.
LATCH HANDLE: 40" MIN. ABOVE GRADE & 3" MIN. BELOW T.O. GATE.
SPLIT RAIL FENCE: W/ GATE, 48" H. CUSTOM, 3 RAIL NATURAL WHITE CEDAR GATE, W/ 1" BLACK VINYL COATED WELDED WIRE ATTACHED TO THE EXTERIOR OF THE FENCE & GATE.

5 VIEW OF PROPOSED SPLIT RAIL POOL FENCE & GATE

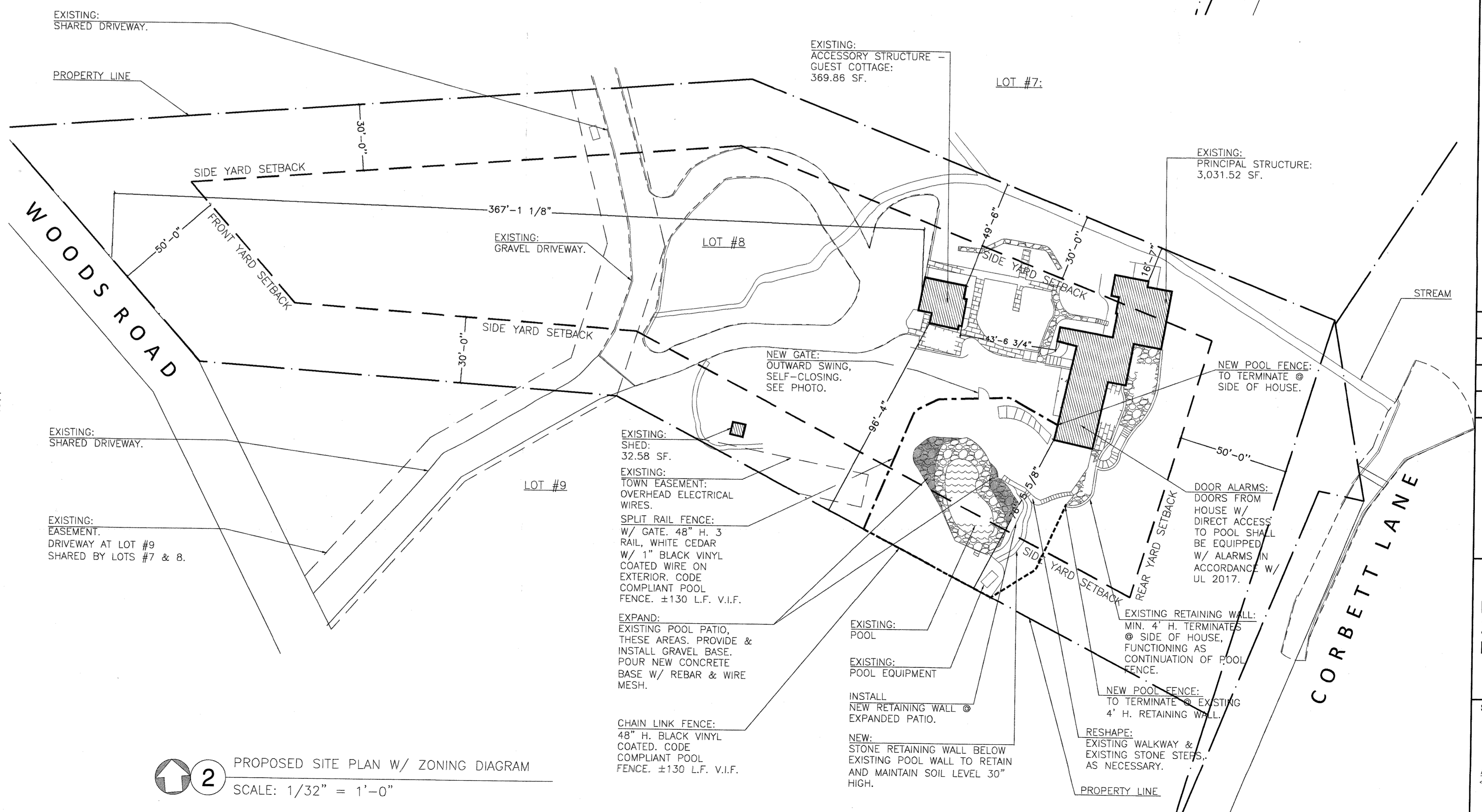


CHAIN LINK FENCE: 2 1/4" MAX. MESH SIZE, 48" H. BLACK VINYL COVERED STEEL. CHAIN LINK FENCE TO SERVE AS THE SOUTHERN- AND EASTERN-MOST POOL FENCE.

6 VIEW OF PROPOSED CHAIN LINK POOL FENCE



1 EXISTING SITE PLAN W/ ZONING DIAGRAM
SCALE: 1/32" = 1'-0"



2 PROPOSED SITE PLAN W/ ZONING DIAGRAM
SCALE: 1/32" = 1'-0"

HABR FILING SET
PLOT DATE: 08/13/2020

Project: 1883
ENLARGED PATIO & NEW POOL FENCE AT THE RESIDENCE OF CATHY MARTIN
61 Woods Road
Palisades, New York 10964
EXISTING & PROPOSED SITE PLANS, ZONING BULK REQUIREMENTS, & REFERENCE PHOTOGRAPHS

SEAL & SIGNATURE: [REGISTERED ARCHITECT SEAL] DATE: 07-31-20
PROJECT NO.: 1883
DRAWING BY: BJS
CHK BY: JDB
DWG NO.: A-002.00