

Additions to the
MUSTE RESIDENCE

41 Morris Avenue
Cold Spring, New York 10516

ISSUED FOR LAND USE BOARD REVIEW

March 9, 2024

LIST OF DRAWINGS

T-1.1	Title Sheet	N.T.S.
C-1.1	Site Plan & Zoning Analysis	1"=20'-0"
D-1.1	Existing First Floor Plan	1/4"=1'-0"
D-1.2	Existing Second Floor Plan	1/4"=1'-0"
A-1.2	Proposed First Floor Plan	1/4"=1'-0"
A-1.3	Proposed Second Floor Plan	1/4"=1'-0"
A-2.1	Elevations	1/4"=1'-0"
A-2.2	Elevations	1/4"=1'-0"
A-2.3	Elevations	1/4"=1'-0"
A-2.4	Elevations	1/4"=1'-0"
A-3.1	Proposed Building Section	1/4"=1'-0"

Jeffrey Steeholm Small, Architect LLC

97 Duncan Avenue
Cornwall-on-Hudson, NY 12520
845-220-8912 www.jssmallarchitect.com

Issued for Land Use Board Review - 3/9/24

HALF SIZE

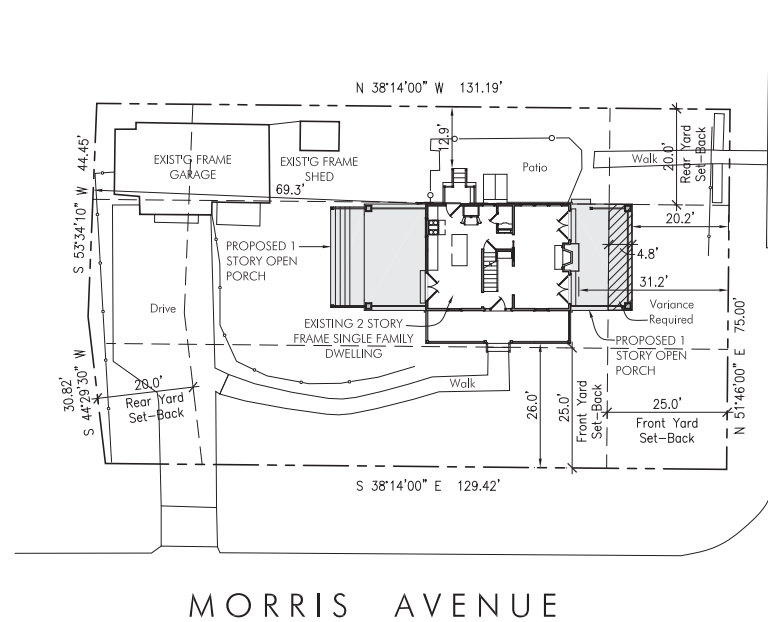
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WEST BELVEDERE STREET

MORRIS AVENUE

1 SITE PLAN
C1.1

SCALE: 1"=20'-0"
0' 5' 10' 20' 40'

41 Morris Avenue
Cold Spring, NY 10516
Section 48.8, Block 3, Lot 10

Not Located in the Historic District

Site plan data is based on survey by OICLE
Land Surveying, PC, dated July 30, 2021

SCOPE OF WORK:

Two Single Story Open Porch Additions

BULK TABLE
R-1 Zoning District

Component	Required	Existing	Proposed
Lot Area	7,500 sq. ft. min.	9,908 s.f.	No Change
Lot Shape	50x50' in 50% of Lot	Complet	No Change
Lot Width	75 ft. min.	130.68 ft.	No Change
Lot Depth	75 ft. min.	75 ft.	No Change
Front Yard	25 ft. min.	26 ft.	20.2 ft.
One Side Yard	10 ft. min.	NA	No Change
Both Side Yards	NA	NA	No Change
Rear Yard	20 ft. min.	12.9 ft.	No Change
Stories	2 $\frac{1}{2}$ max.	2	No Change
Height	35 ft. max.	24 ft.	No Change
Building Length	NA	NA	No Change
Lot Coverage	30% max.	15%	22%

Lot Coverage Tabulation

Component	Existing	Proposed
Main House	890 sq.ft.	No Change
Garage	555 sq.ft.	No Change
Shed	50 sq.ft.	No Change
Porch Additions	-	705 sq.ft.
Total	1,495 sq.ft.	2,200 sq.ft.



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PROJECT TITLE

Additions To The
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41 Morris Avenue
Cold Spring, New York 10516

DRAWING TITLE

**SITE PLAN AND
ZONING ANALYSIS**

PROJECT NO.

SCALE
1"=20'-0"

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**C
1.1**

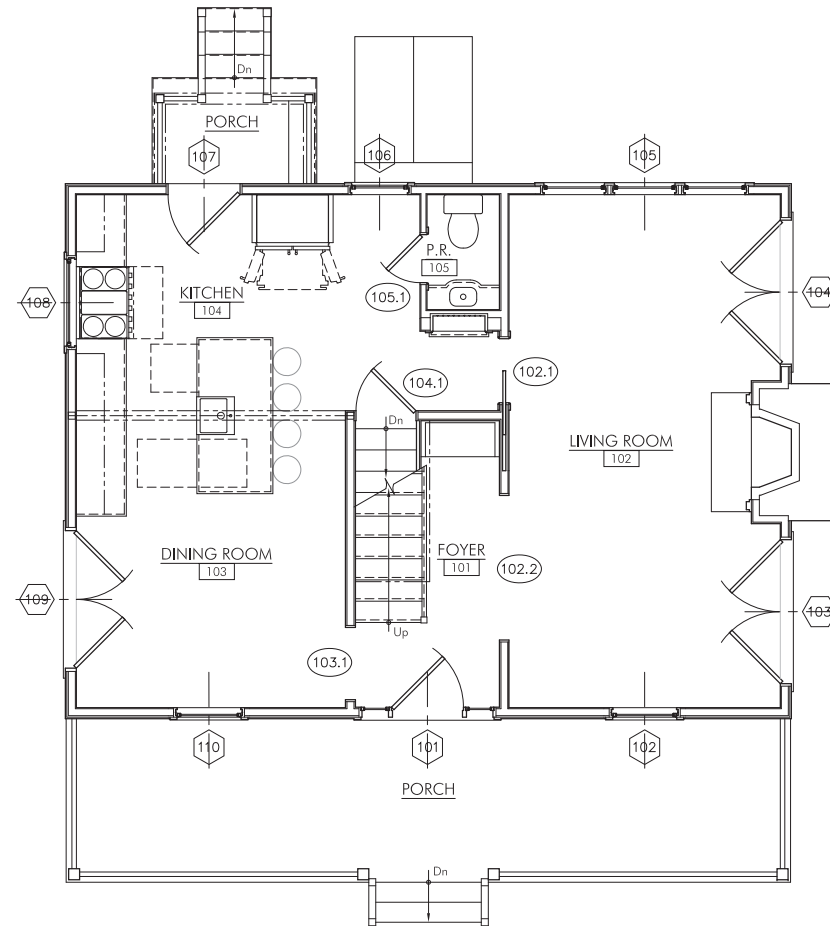
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1 EXISTING FIRST FLOOR PLAN
D1.1 SCALE: 1/4"=1'-0"
0 1' 2' 4' 8'

HALF SIZE



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EXISTING
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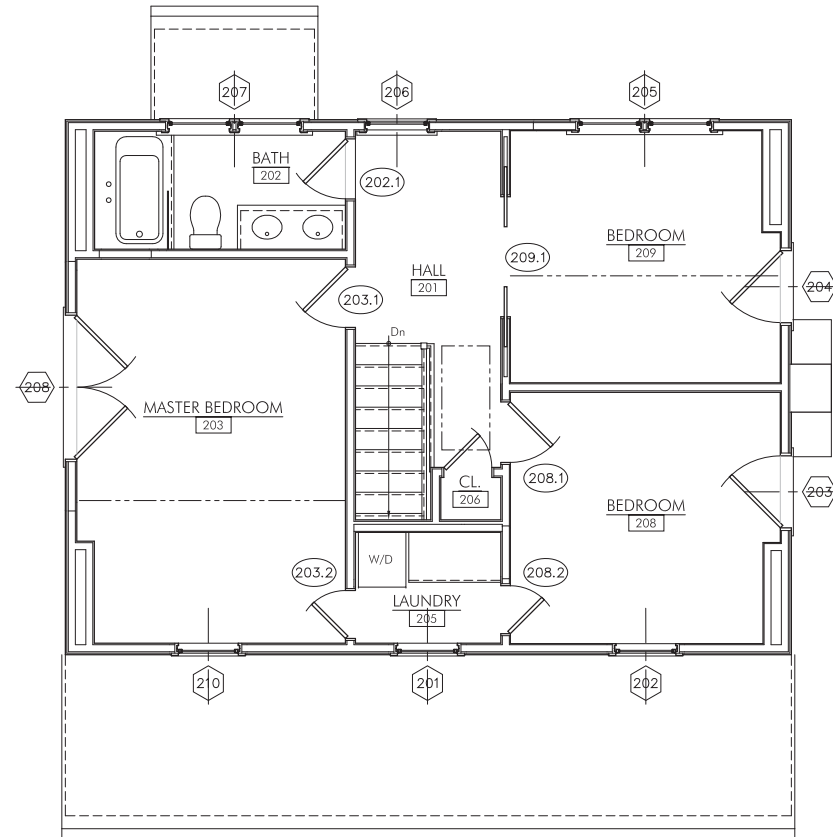
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1
D1.2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
0 1' 2' 4' 8'



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DRAWING TITLE
**EXISTING
SECOND FLOOR PLAN**

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SCALE 1/4"=1'-0"	D 1.2
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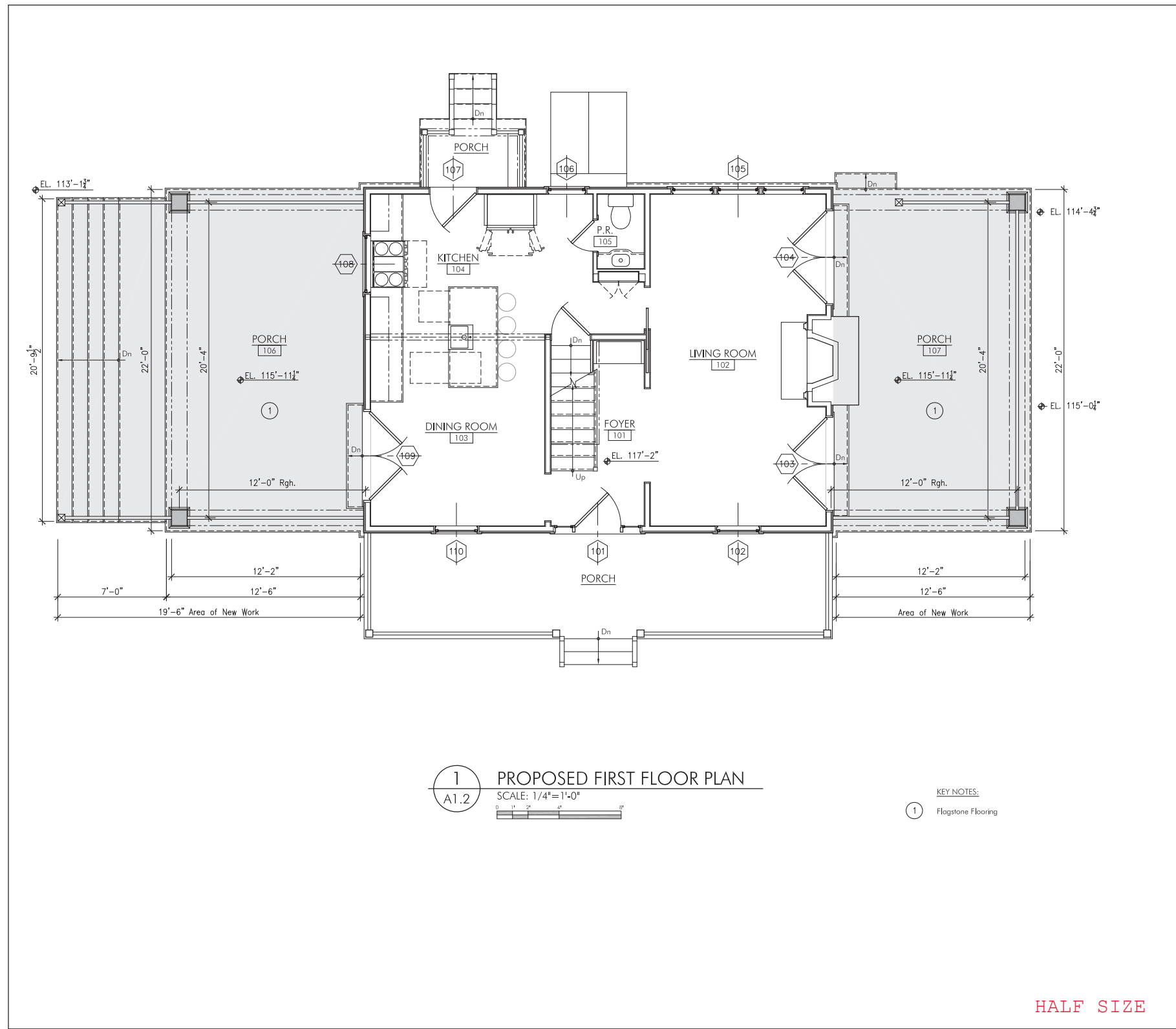
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1 PROPOSED FIRST FLOOR PLAN
A1.2 SCALE: 1/4"=1'-0"
0 1' 2' 4' 8'

KEY NOTES:
1 Flagstone Flooring

HALF SIZE



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**PROPOSED
FIRST FLOOR PLAN**

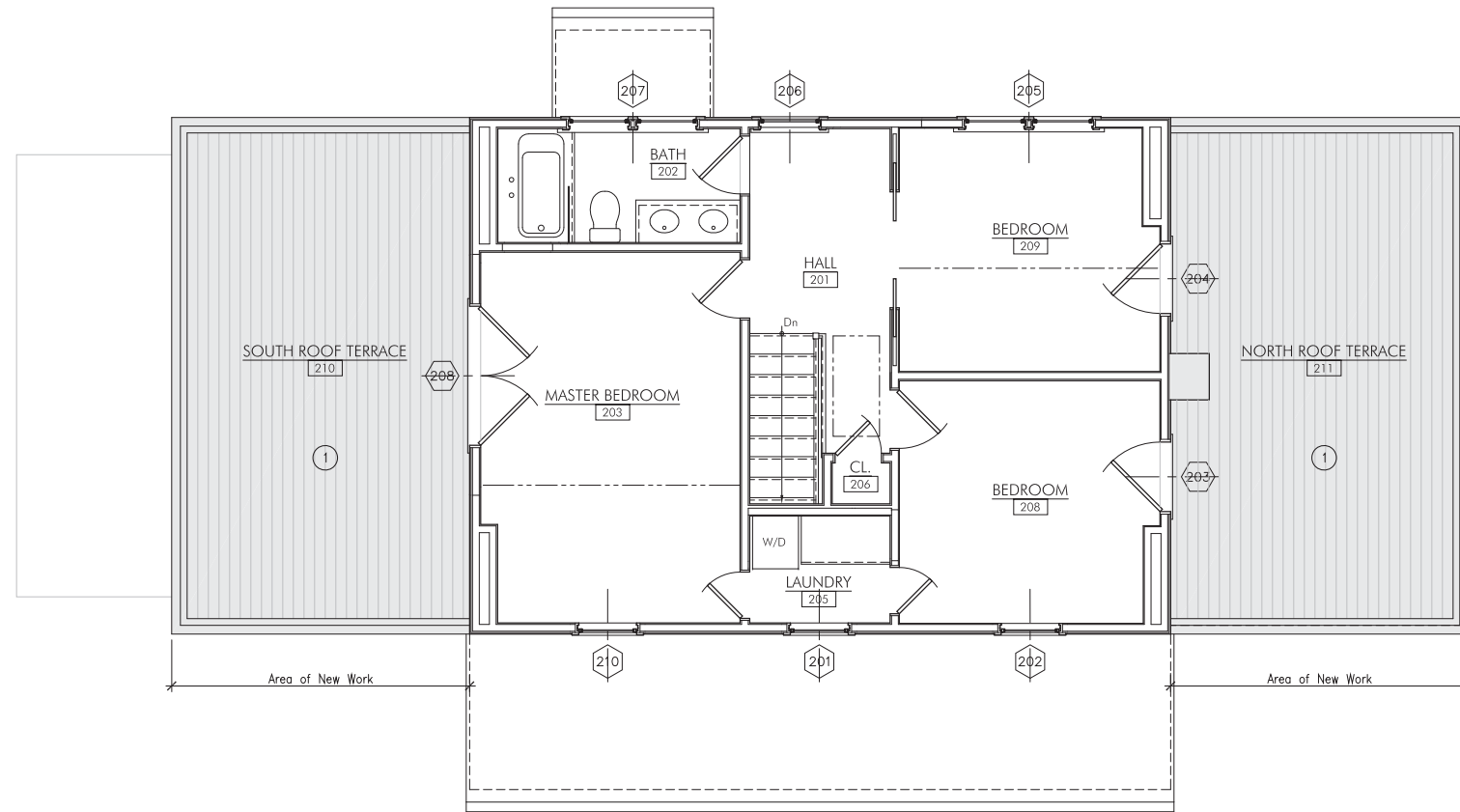
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1
A1.3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
0 1' 2' 4' 8'

KEY NOTES:
1 Decking



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**PROPOSED
SECOND FLOOR PLAN**

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1 FRONT ELEVATION
A2.1 SCALE: 1/4"=1'-0"
0 1' 2' 4' 8'

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**A
2.1**



1 NORTH ELEVATION
 A2.2 SCALE: 1/4"=1'-0"
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1 WEST ELEVATION
 A2.3 SCALE: 1/4"=1'-0"
 0 1' 2' 4' 8'

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1 SOUTH ELEVATION
A2.4 SCALE: 1/4"=1'-0"
0 1' 2' 4' 8'

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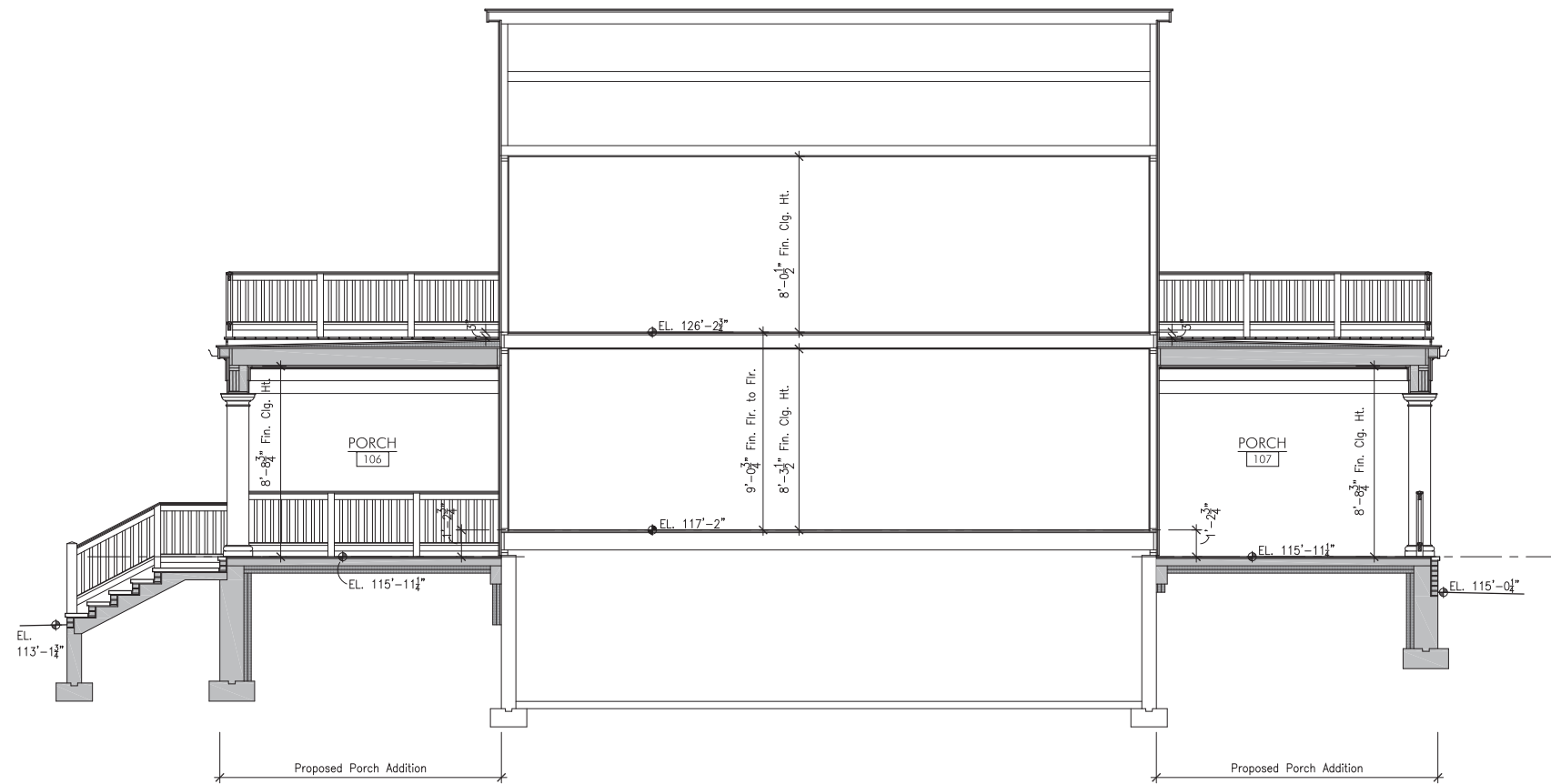
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2.4**

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1 LONG. SECTION
A3.1 SCALE: 1/4"=1'-0"
0 1 2 3 4 5 6

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3.1**