HASTINGS-ON-HUDSON
ARCHITECTURAL REVIEW BOARD
APPLICATION AND CHECKLIST

The ARB meets on the 1st Monday of every month at 8:00 P.M. Please complete and submit this application along with a fee of $25 and all the required supporting material to Hastings-on-Hudson Buildings Department, no later than two weeks before the date of the meeting.

Applicant's Name: ALEX SZE			Date: 5/23/16
Tel. 917-292-1535	Fax:	E-mail: ALEX.C.SZE@GMAIL.COM	
Property Owner's Name: ROBERT PETTY		Property Address: 19 MAIN ST	
Brief Project Description:	NEW AWNINGS, NEW SIGNAGE, NEW PAINT COLOR NEW DOORWAY, NEW WINDOWS, NEW LIGHTING		

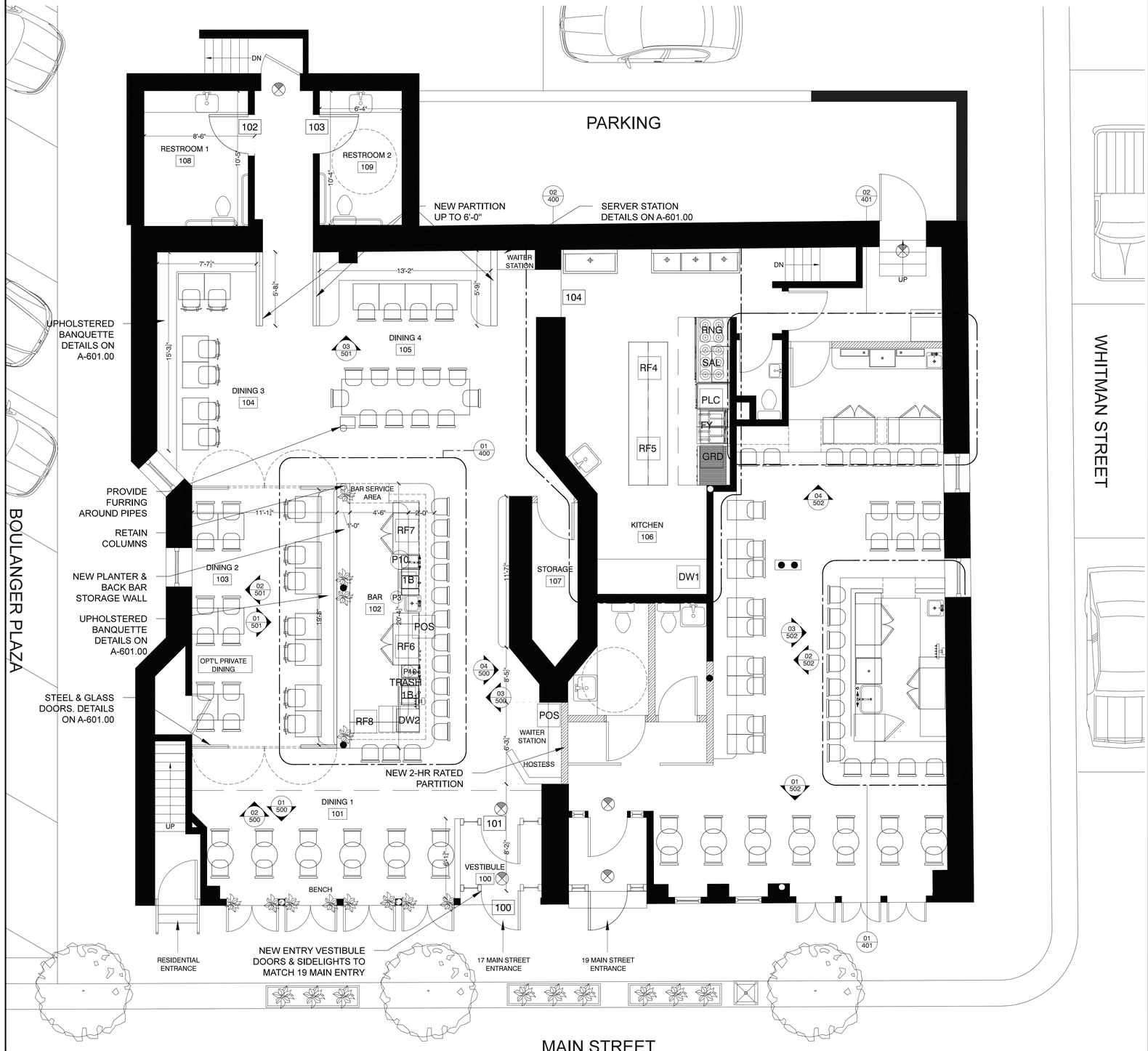
This application must be submitted in a packet with the following items. Provide eight (8) copies of each item and this application. √ Check off completed items:

The following items are required with every application:				
1		**DRAWINGS:**		
	✓	Elevations and/or photographs with dimensions that show how the proposed elements relate to each other and to the building façade, and to adjacent facades. Identify proposed materials and colors, windows, doors, and light fixtures, if applicable. Provide details of all structures such as awnings and canopies, if applicable.		
2		**PHOTOS:**		
	✓	Photographs of the property/building.		
	✓	Photographs of architectural details, existing lighting, etc.		
	✓	Photographs (full views) of all adjacent properties.		
3		**SAMPLES** of all materials related to the project. For example:		
		Awning fabric	✓	Lighting cut sheets
		Paint chips		Siding samples
	✓	Window and door cut sheets		Brick and stucco samples
		Other		Other
The following additional items may be required by the Building Inspector or the ARB.				
4		**ARCHITECTURAL PLANS:**		
	✓	Including layouts at the street wall, and sidewalks, curbs, and street amenities, if applicable.		
	✓	Wall sections and architectural details		
	✓	Equipment (including roof equipment, A/C, refuse containers, etc.) if applicable		

APPLICANT MUST ATTEND ARB MEETING.

Please feel free to provide any brochures, models, photographs, renderings or other visual aids, or any additional information that might clarify your proposed project and assist in your presentation. No changes to the form, design, color, or materials of a project will be permitted after the Architectural Review Board has approved it.

Applicant Signature/Date



1 17 MAIN STREET PROPOSED PLAN

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RULES, REGULATIONS, LAWS AND CODES OF ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THE PROJECT, INCLUDING BUT NOT LIMITED TO NEW YORK STATE BUILDING CODE, AND NEW YORK CITY BUILDING CODES 2014.
2. THE BUILDING ENTRANCE IS LOCATED WITHIN 250 FEET OF A FIRE HYDRANT.
3. THERE SHALL BE NO CHANGE IN EXISTING EXIT PATHS, SIGNS, OR EXIT LIGHTS UNTIL COMPLETION OF NEW EGRESS PATHS AND STAIRS.
4. ALL WOOD TO BE USED SHALL BE FIRE RETARDANT TREATED IN ACCORDANCE WITH SECTION C26-502.6 AND RS5-3, 5-4 AND 5-5 OF THE NEW YORK CITY BUILDING CODE (LOCAL LAW #76).
5. PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE PACKED WITH A NONCOMBUSTABLE MATERIAL SUCH AS MINERAL WOOL AND COMPLY WITH SEC. (C26-504.5) 27-343 OF THE NEW YORK CITY FIRE CODE.
6. ALL INTERIOR FINISHES SHALL COMPLY WITH NYC BUILDING CODE SEC. (C26-504.10) 27-348 AND TABLE 5.4.
7. AT LEAST 24 HOURS WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER PRIOR TO COMMENCEMENT OF THE WORK.
8. ALL INTERIOR SPACES REQUIRED TO BE MECHANICALLY VENTED AS PER REQUIREMENTS OF MECHANICAL CODE CHAPTER 4.
9. EXIT LIGHTS AND SIGNS WILL BE PROVIDED AT ALL REQUIRED EXIT STAIRS AND PASSAGES WITH EMERGENCY LIGHTING AS REQUIRED. EXITS, DIRECTIONAL SIGNS AND RED LIGHTS WILL COMPLY WITH ELECTRICAL CODE.
10. ALL CORRIDORS TO BE 3'-8" MINIMUM CLEAR AS PER CHAPTER 11 IN 2014 NEW YORK CITY BUILDING CODE.
11. ALL FURRED SPACES TO BE FIRESTOPPED 20" O.C. HORIZONTALLY AND 8'-0" VERTICALLY AS PER 2014 NEW YORK CITY BUILDING CODE
12. ALL MATERIALS, ASSEMBLIES, FORMS, METHODS OF CONSTRUCTION, AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF 2014 NEW YORK CITY BUILDING CODE
13. ALL DOORS MARKED F.P.S.C. SHALL BE OF A TYPE APPROVED BY THE NYC BOARD OF STANDARDS AND APPEALS AND HAVE A RATING AS INDICATED ON THE PLANS. ALL DOORS ARE TO BE NONCOMBUSTIBLE.
14. WHERE PIPES, WIRES, CONDUITS, ETC. PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATIONS SHALL NOT EXCEED 2% OF ANY FACE OF SUCH PROTECTION AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES AS PER 2014 PLUMBING CODE.
15. LIGHTING AND DESIGNATION OF MEANS OF EGRESS SHALL COMPLY WITH 2014 NEW YORK CITY BUILDING CODE.
16. HARDWIRED SMOKE AND CARBON MONOXIDE DETECTORS SHALL COMPLY WITH 2014 NEW YORK CITY BUILDING CODE AND INSTALLED IN ACCORDANCE WITH 2014 NEW YORK CITY BUILDING CODE. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE OF EACH BEDROOM 2014 NEW YORK CITY BUILDING CODE
17. STRUCTURAL: CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
18. ALL DEMOLITION, REPAIR, AND ALTERATION OPERATIONS TO BE DONE IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE, 2014 NEW YORK CITY BUILDING CODE.
19. ALL EXISTING MEANS OF EGRESS FROM THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
20. ALL MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING, ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
21. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION
22. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS CONTAINERS AND AWAY FROM HEAT.
23. ALL ELECTRICAL POWER IS TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.
24. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS
25. CONTRACTOR, AT ALL TIMES, TO MAKE SURE THERE IS NO LEAKAGE OF NATURAL GAS IN THE BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.
26. DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. IT MUST BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID EXCESS ACCUMULATION. CONSTRUCTION WORK WILL BE CONFINED TO SPECIFIED AREAS AND WILL NOT CREATE DUST, DIRT, OR INCONVENIENCES TO OTHER TENANTS WITHIN THE BUILDING.
27. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING BY MEANS OF TEMPORARY PARTITIONS OF HEAVY WEIGHT DROP CLOTHS. PROVIDE TEMPORARY PROTECTION TO EQUIPMENT AND ADJOINING AREAS IN USE.
28. WORK SHALL NOT INTERFERE WITH HEATING, ELECTRICAL, GAS, OR PLUMBING SERVICE TO OTHER TENANTS.
29. CONSTRUCTION OPERATION WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF BUILDING.
30. AREA OF WORK WILL BE VACATED DURING CONSTRUCTION.
31. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE SAFETY TO THE EXISTING STRUCTURE AND ITS OCCUPANTS.

LEGEND

- EXISTING CONSTRUCTION
- NEW PARTITIONS TYPE 2
- NEW FIRE-RATED STAIR ENCLOSURE TYPE 1
- CABINETRY, BUILT-IN CLOSETS
- SOFFIT / DROP CEILING LINE
- ENTRY 101 — ROOM TAG
- A — STRUCTURAL GRID LINE
- XX / AX.XX — DETAIL REFERENCE - DETAIL XX ON SHEET AX.XX
- XX / AX.00 — SECTION MARKER - SECTION XX ON SHEET AX.XX
- AX.XX / XX — ELEVATION MARKER - ELEVATION XX ON SHEET AX.XX
- GRADE +0'-0" — ELEVATION DATUM
- EL +2'-0" — SPOT ELEVATION
- XXX — DOOR TYPE / NUMBER
- T2 — WALL/FLR./CLG. FINISH
- REF — EQUIPMENT TAG
- P1 — PLUMBING TAG
- SD — HARDWIRED, NYC APPROVED SMOKE/CARBON MONOXIDE DETECTOR, SEE DEPT. OF BUILDINGS NOTE #16 ON DWG. A0.00

PLUMBING LEGEND

P1	1 BAY SINK
P2	DISHWASHER
P3	HANDWASH
P4	LAVATORY @ BATHROOMS
P5	3 BAY SINK
P6	RAW BAR DRAIN SINK FOR ICE

17-19 MAIN STREET
HASTINGS ON HUDSON, NY

architect:
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Reference North

PROPOSED PLAN 17 MAIN STREET

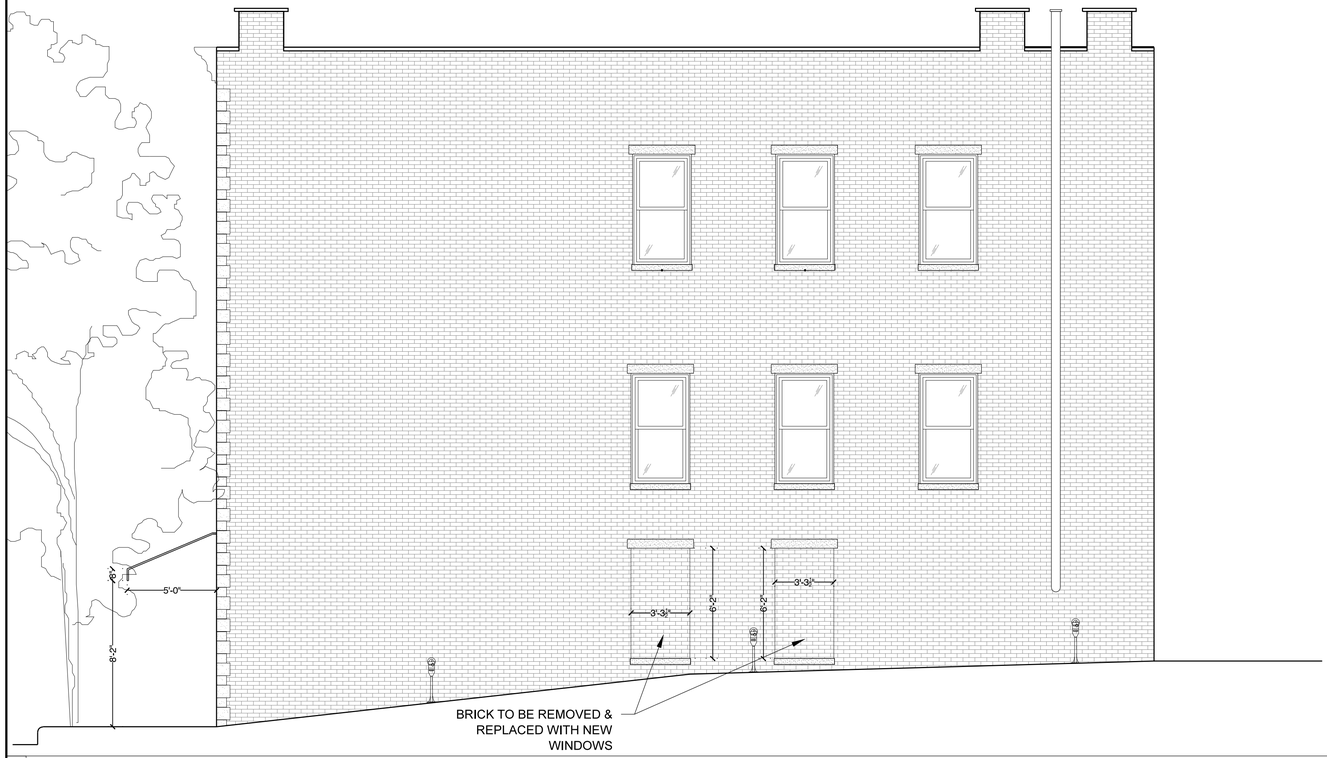
Date: MAY 20, 2016

Scale: ¼" = 1'-0"

Drawing:

A-100.00

17-19 MAIN STREET
HASTINGS ON HUDSON, NY



2 EAST ELEVATION

1 SOUTH ELEVATION

3 EXISTING PHOTOS

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17-19 MAIN STREET EXISTING EXTERIOR ELEVATIONS

Date: MAY 20, 2016

Scale: ¼" = 1'-0"

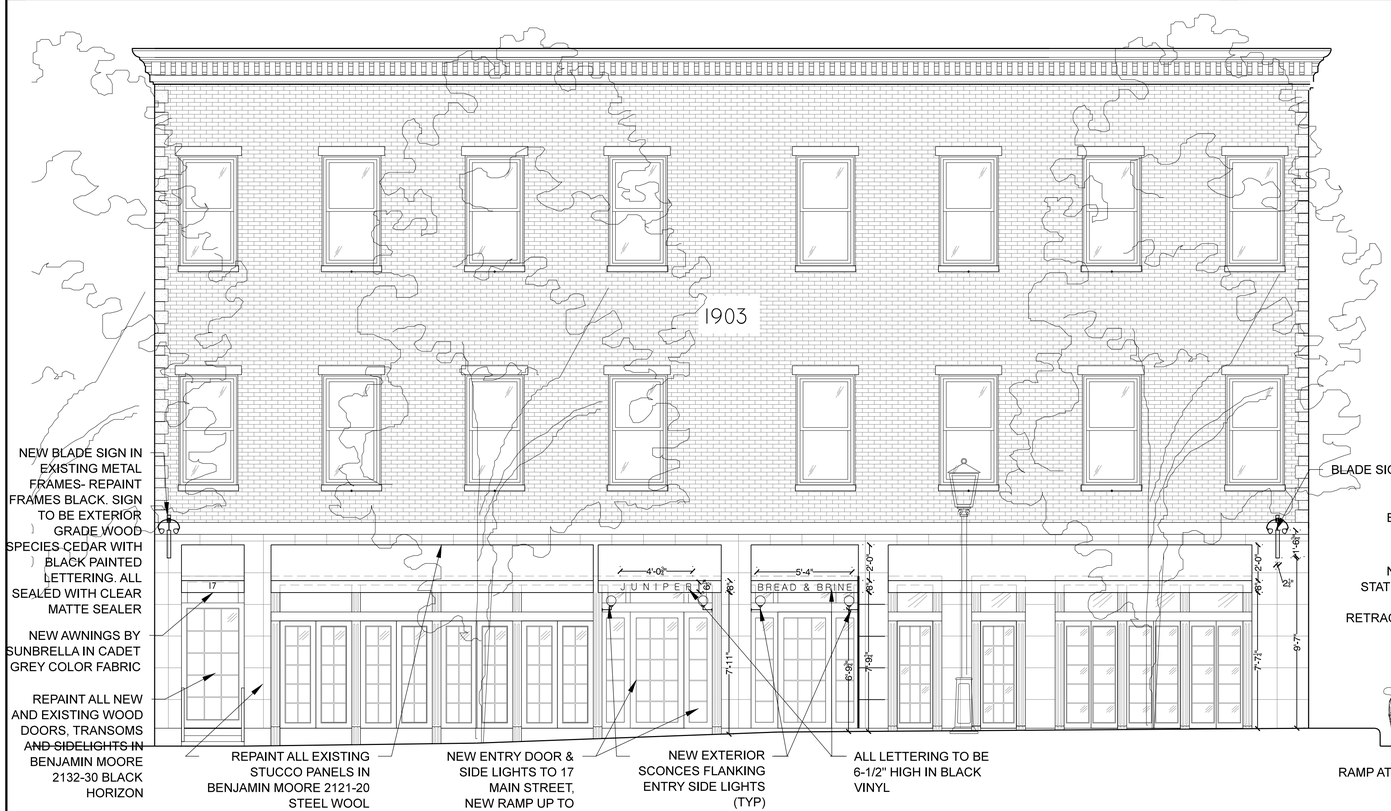
Drawing:

A-200.00

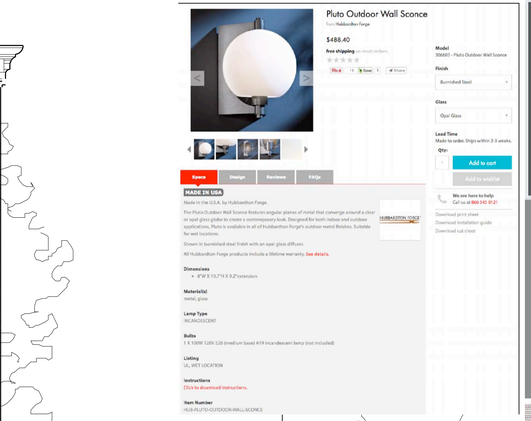
17-19 MAIN STREET
HASTINGS ON HUDSON, NY

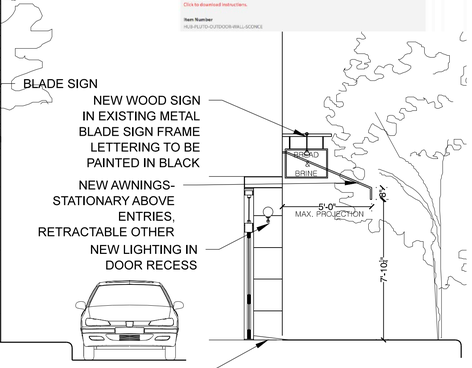
2 PROPOSED EAST ELEVATION

3 PROPOSED SOUTH ELEVATION RENDERING - N.T.S.

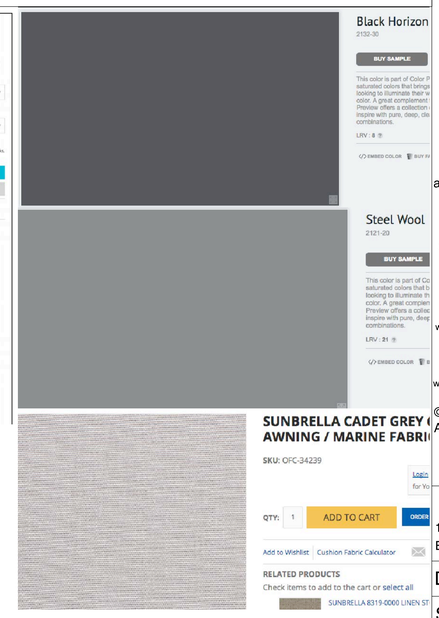


1 PROPOSED SOUTH ELEVATION





4 PROPOSED SECTION



5 COLOR SWATCHES AND LIGHT SPEC

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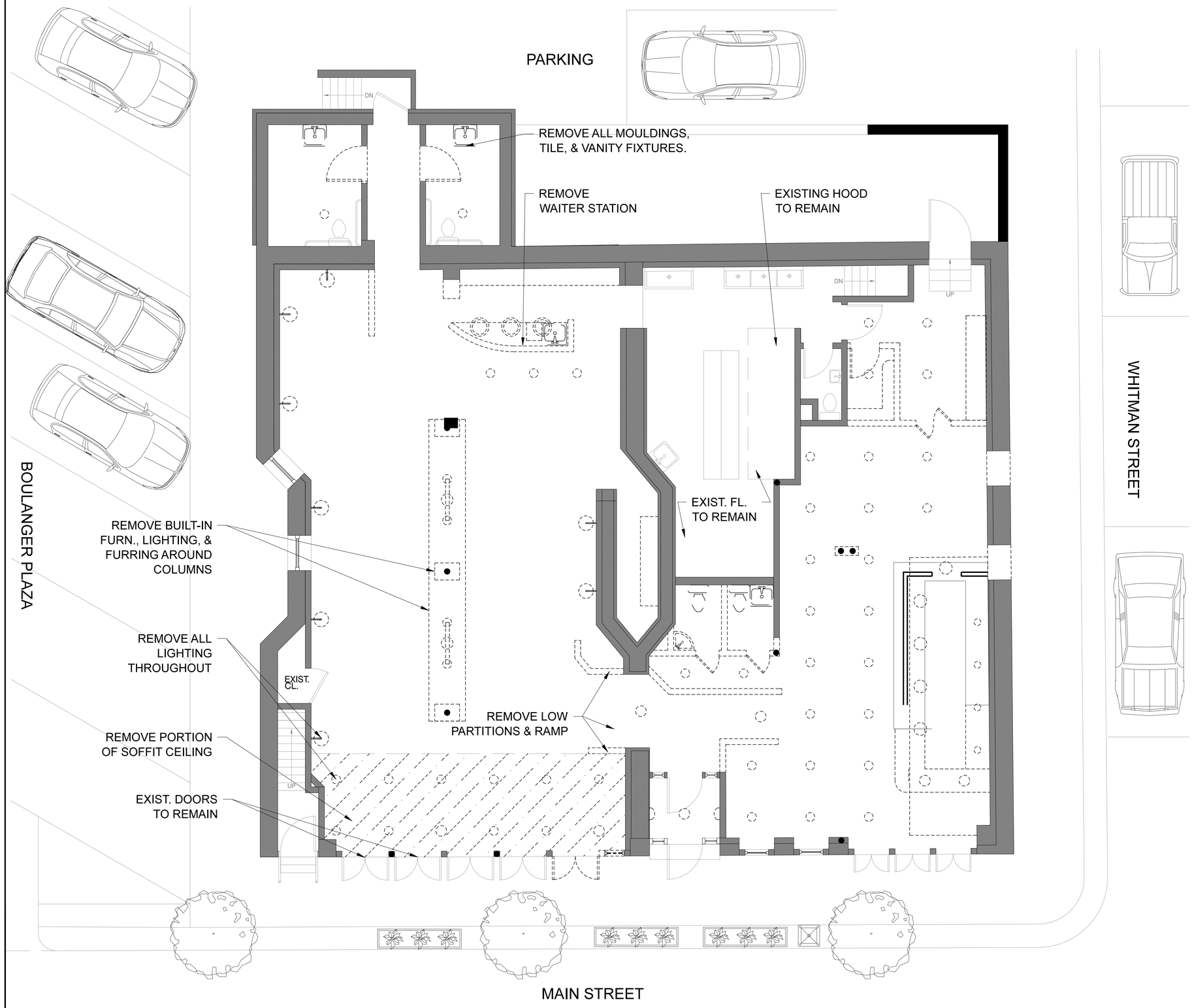
17-19 MAIN STREET EXTERIOR ELEVATIONS

Date: MAY 20, 2016

Scale: ¼" = 1'-0"

Drawing:

A-201.00



17-19 MAIN STREET
HASTINGS ON HUDSON, NY

DEMOLITION:

1. CONTRACTOR SHALL COORDINATE ALL PHASES OF DEMOLITION FOR THE DURATION OF THE PROJECT AND, PRIOR TO THE START OF DEMOLITION, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.
2. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED ON DEMOLITION DRAWINGS.
3. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL DEBRIS, DISCARDED MATERIALS, AND/OR EQUIPMENT AS INDICATED WITHIN THE SPACE. REMOVAL SHALL BE DONE AT TIMES AND IN A MANNER FULLY APPROVED BY THE CITY OF NEW YORK, ANY OTHER GOVERNMENT AGENCIES, AND ACCORDING TO OWNERS POLICIES AND RULES.
4. THE CONTRACTOR SHALL BE FAMILIAR WITH AND PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE ARTICLE 28-110.1- "SITE SAFETY PLAN".
5. FOR CONTRACTORS INFORMATION, THE SCOPE OF DEMOLITION WORK HAS GENERALLY BEEN INDICATED ON DEMOLITION DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE, AND MANNER OF DEMOLITION REQUIRED.
6. DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE MUST BE SCHEDULED WITH OWNER AND PERFORMED DURING HOURS PERMITTED. THE DELIVERY, HANDLING, AND INSTALLATION OF MATERIALS AND EQUIPMENT, AND THE REMOVAL OF DEBRIS, MUST BE ARRANGED TO AVOID ANY INCONVENIENCE AND ANNOYANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO REMAIN THROUGHOUT THE COURSE OF THE JOB. IF, IN THE COURSE OF DEMOLITION, THE CONTRACTOR DESTROYS, LOSES, OR DISRUPTS ANY CONDITION WHICH IS TO REMAIN, TO BE STORED, OR TO BE REUSED, THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH WORK WITH SAME TO ORIGINAL OR BETTER CONDITION AT NO COST TO THE OWNER.
8. DO NOT REMOVE ANYTHING SUSPECTED TO CONTAIN ASBESTOS OR OTHER HAZARDOUS MATERIALS. ADVISE OWNER AND BUILDING MANAGEMENT IF SUCH MATERIALS ARE ENCOUNTERED. COORDINATE DEMOLITION WITH REMOVAL OF SUCH MATERIALS.
9. ALL FIREPROOFING REMOVED IN ASSOCIATION WITH ALL DEMOLITION SHALL BE REPATCHED WITH LIKE MATERIAL AND IS SUBJECT TO CONTROLLED INSPECTION. THE PROPERTY MANAGER SHALL BE INSPECTING THE PROJECT SITE TO CONFIRM THAT PATCHING OF ALL REMOVED FIREPROOFING MATERIAL IS OCCURRING AND IF NOT, INSIST THAT THIS BE PERFORMED IN ORDER FOR ALL OTHER CONSTRUCTION ACTIVITIES TO CONTINUE.
10. REMOVE ALL EXISTING CEILINGS AND LIGHT FIXTURES IN THE INDICATED AREAS U.O.N.. ALL CONDUIT AND WIRING FOR LIGHTING TO BE REMOVED BACK TO PANEL.
11. REMOVE ALL EXISTING ELECTRICAL OUTLETS, RACEWAYS, WIRING, AND CONDUIT BACK TO POWER PANEL. REMOVE ALL EXISTING TELEPHONE EQUIPMENT INCLUDING PANELS AND WIRING AS INDICATED.
12. RETAIN ALL DUCTS AND PIPES UNLESS OTHERWISE SHOWN AS REPLACED WITH NEW BRANCH LINES AND NEW BRONZE VALVES ADDED BEHIND RATED ACCESS PANELS. CAP AND/OR PLUG ACCORDINGLY.
13. REMOVE ALL MILLWORK/WALL FIXTURES AND ASSOCIATED OUTLETS, WIRING, AND CONDUIT BACK TO WALL AS REQUIRED. REMOVE ALL MOLDINGS, HOOKS, BRACKETS, AND ALL OTHER MISCELLANEOUS ITEMS FROM ALL SURFACES OF REMAINING CONDITIONS.
14. ALL EXTERIOR WINDOWS AND WINDOW WALLS TO REMAIN.
15. ALL EXTERIOR WALLS AND CORRIDOR WALLS TO REMAIN IN TACT.
16. CONTRACTOR SHALL PROVIDE, WITH FENCE OR BARRICADE, SAFE AREAS AROUND EXISTING FLOOR OPENINGS.
17. CONTRACTOR TO VERIFY STRUCTURAL INTEGRITY OF EXISTING PARTITIONS.
18. THE SCOPE OF DEMOLITION AND REMOVAL WORK SHALL NOT BE LIMITED TO THAT INDICATED ON THE DRAWINGS, BUT SHALL ALSO INCLUDE ANY AND ALL WORK THAT MAY BE REQUIRED TO FACILITATE THE EXECUTION OF THE NEW WORK SHOWN ON THE DRAWINGS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING OF EXISTING WORK AS REQUIRED.
20. CONTRACTOR SHALL REMOVE ALL DEMOLITION MATERIALS, DEBRIS, AND RUBBISH FROM THE SITE AS SOON AS POSSIBLE.
21. CONTRACTOR SHALL, AFTER COMPLETION OF DEMOLITION WORK, LEAVE PREMISES NEAT AND ORDERLY.
22. CONTRACTOR SHALL PROPERLY REMOVE, RELOCATE, DISCONNECT, CAP ALL PIPING, CONDUIT, WIRING AND OTHER OBSTRUCTIONS UNCOVERED DURING DEMOLITION WORK.
23. CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY UNFORESEEN CONDITIONS ENCOUNTERED AFFECTING THE NEW WORK.

LEGEND:

EXISTING CONSTRUCTION

DEMOLISHED PARTITIONS

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Reference North

17 MAIN STREET DEMOLITION PLAN

Date: MAY 20, 2016

Scale: ¼" = 1'-0"

Drawing:

DM-100.00

Black Horizon

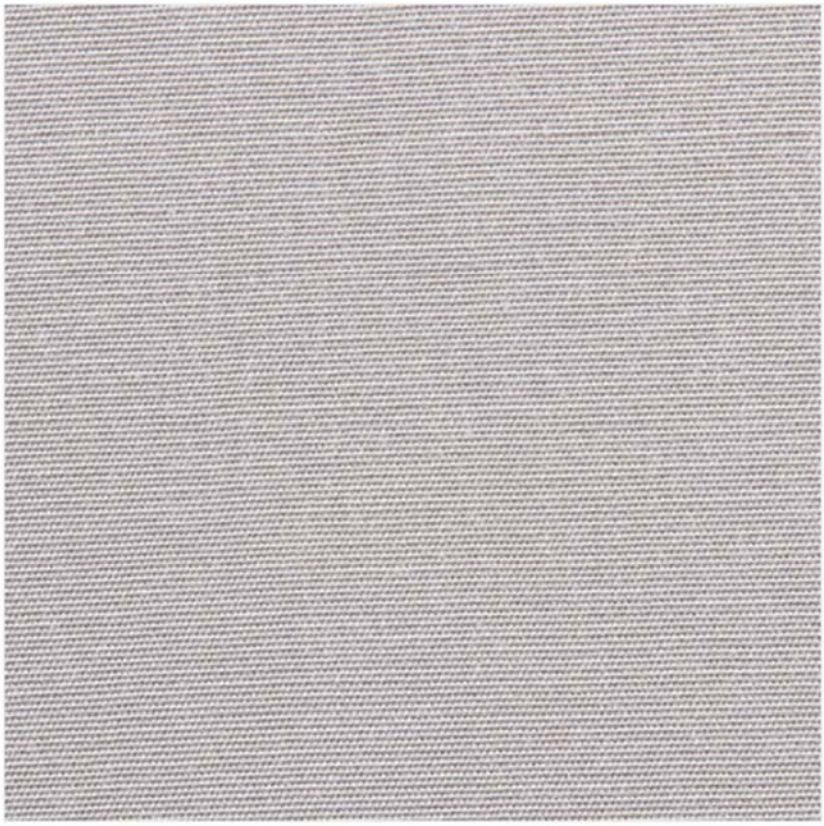
2132-30

BUY SAMPLE

This color is part of Color P
saturated colors that brings
looking to illuminate their w
color. A great complement t
Preview offers a collection c
inspire with pure, deep, clea
combinations.

LRV : 8

EMBED COLOR BUY FA



SUNBRELLA CADET GREY 6
AWNING / MARINE FABRIC

SKU: OFC-34239

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QTY: 1 ADD TO CART ORDER

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Check items to add to the cart or select all

SUNBRELLA 8319-0000 LINEN ST
INDOOR / OUTDOOR UPHOLSTER

SUNBRELLA GREY BEIGE CHIP FA

Pluto Outdoor Wall Sconce

from Hubbardton Forge

$488.40

free shipping on most orders

★★★★★

Pin it 11 Save 1 Share

Model
306603 - Pluto Outdoor Wall Sconce

Finish
Burnished Steel

Glass
Opal Glass

Lead Time
Made to order. Ships within 2-3 weeks.

Qty: 1

Add to cart

Add to wishlist

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Call us at 866 545 0121

Download print sheet
Download installation guide
Download cut sheet

Specs | Design | Reviews | FAQs

MADE IN USA

Made in the U.S.A. by Hubbardton Forge.

The Pluto Outdoor Wall Sconce features angular planes of metal that converge around a clear or opal glass globe to create a contemporary look. Designed for both indoor and outdoor applications, Pluto is available in all of Hubbardton Forge's outdoor metal finishes. Suitable for wet locations.

Shown in burnished steel finish with an opal glass diffuser.

All Hubbardton Forge products include a lifetime warranty. See details.

Dimensions
- 8"W X 10.7"H X 9.2"extension

Material(s)
metal, glass

Lamp Type
INCANDESCENT

Bulbs
1 X 100W 120V E26 (medium base) A19 incandescent lamp (not included)

Listing
UL, WET LOCATION

Instructions
Click to download instructions.

Item Number
HUB-PLUTO-OUTDOOR-WALL-SCONCE

Steel Wool

2121-20

BUY SAMPLE

This color is part of Co
saturated colors that b
looking to illuminate th
color. A great complem
Preview offers a collec
inspire with pure, deep
combinations.

LRV : 21

EMBED COLOR