

# Matthew Cordone Architect PLLC

DESIGN + PRESERVATION + PLANNING

27 February 2020

The Village of Hastings On Hudson  
Hastings on Hudson Municipal Building  
7 Maple Avenue  
Hastings On Hudson, New York

re: Single Family Home Alteration, 33 Jefferson Avenue, Hastings On Hudson, New York 10706  
MCA: C03.19002

To the Zoning Board of Appeals:

Please find attached the schematic drawings for the proposed alteration of 33 Jefferson Avenue. The scope of work includes interior alterations on the first floor and attic level, inclusive of raising the roof to provide headroom in the attic. The building is located in the residential zone R-10 District, One Family Residence

The building was constructed prior to the publishing of the Hastings On Hudson Zoning Code and therefore is considered to be an existing noncomplying structure. Because of this designation, the proposed design will require two variances. They are as follows:

1. Height Variance:

We respectfully request a height variance for the property. Currently the building's overall height from the rear yard and side yard grade exceeds the maximum height of 35'-0". The front elevation is within the maximum height of 35'-0". The proposed design will increase height of the structure by 2'-11". Please note, although the proposed design exceeds the maximum allowed height along the rear and the side elevations, the front elevation will be compliant. It should also be said that the neighboring properties across the street from 33 Jefferson Avenue are elevated due to grade. The added height to the 33 Jefferson Avenue will not pose a threat to the neighbor's westerly views.

As per section "295-68 F,I, d, Section 295-68 One-Family Residence (R-10) Districts.

F. Required yards; maximum building height and coverage.

1 R-10 District shall have:

**(d)** A maximum height of 35 feet (15 feet in the case of accessory buildings and structures with sloped roofs and 12 feet in the case of accessory buildings and structures with flat roofs) and no more than 2 1/2 stories."

2. Request to Expand on an Existing Nonconformance Variance :

We respectfully request a variance to expand on an existing nonconformance of the structure in regard to the front yard setback. Currently the structure is located within the required 30' front yard setback. In order to perform the proposed work, the front façade of the home will need to be altered. Please note front façade will be staying in the same plane as the its existing condition, however raising the roof height will require exterior façade reconfiguration and restoration.

As per section "295-55 Prohibition against extension of nonconformity.

A. No lot, building or structure that is lawfully nonconforming with respect to any area requirement, including, without limitation, height, minimum yard size or minimum lot area per family, shall be enlarged or altered in such a manner as to increase the nonconformity or so as substantially to enlarge or increase the habitable or other useful area of

**Matthew Cordone Architect PLLC**

90 Hamilton Avenue - Hastings On Hudson - 10706

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the nonconformity, including, without limitation, the alteration of roof or floor levels or the addition of habitable or other useful area above or below a lawfully nonconforming building or structure.

**B.** No lawfully nonconforming use of any land, building or structure shall be enlarged, increased or extended to occupy a greater area of the land, building or structure than that occupied by the use at the time of the adoption of this chapter, nor shall such a lawfully nonconforming use be moved in whole or in part to any other portion of the land, building or structure occupied by that use at the time of the adoption of this chapter or to any other land, building or structure.”

And

As per section “295-68 F,I, d, Section 295-68 One-Family Residence (R-10) Districts.

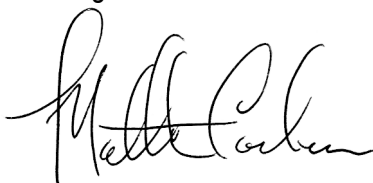
**F.** Required yards; maximum building height and coverage.

**1** R-10 District shall have:

**(a)** A front yard at least 30 feet deep;

I look forward to presenting this project to you all.

Best Regards

A handwritten signature in black ink, appearing to read 'Matthew Cordone', with a stylized, cursive script.

Matthew Cordone, AIA  
Matthew Cordone Architect PLLC

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



1. File one (1) original completed Application and all related drawings and documents, for a Variance, Interpretation or View Preservation Approval, with original signatures and notarization, a flash drive and two (2) copies (residential) or seven (7) copies (commercial) (See requirements in step #2) with the Office of the Building Inspector, no less than four (4) weeks prior to scheduled ZBA meeting.
2. Application must be complete with all plans, diagrams, surveys, photographs, etc. as necessary to fully describe requested variance/s and compelling reasons for non-conformity with the zoning regulations.
3. Pay an application fee as per following fee schedule:

✓ Single family residence	\$ 250.00	\$ 500.00*
✓ Two family residence	\$ 300.00	\$ 600.00*
✓ Multiple family residence	\$ 350.00	\$ 700.00*
✓ Commercial, apartment & office buildings	\$ 500.00	\$ 1000.00*
✓ Industry, subdivision, land development, etc.	\$1000.00	\$2000.00*
✓ View Preservation Stand Alone	1-2 Family-\$250.00/\$500.00*	Other-\$500.00/\$1000.00*

**\*For Variances/ZBA action for illegal construction**

4. Upon receipt of the application and prescribed fee, Office of the Building Inspector will prepare a legal notice describing the variance and submit the notice to an official newspaper for publication.
5. Office of the Building Inspector will prepare a mailing list of all neighbors within a 300-foot radius (500-feet if deemed necessary by the Building Inspector) of the subject property and make it available to the applicant prior to the ZBA meeting
6. The applicant must pick up copies of the legal notice and mailing list in a timely manner so as to be able to do the following:
  - ✓ Either mail copies of the legal notice to neighbors on the mailing list by certified mail requested or any other method of delivery providing proof of delivery no later than 14 days prior to the ZBA meeting
  - ✓ Or hand deliver copies of the legal notice no later than 10 days prior to the ZBA meeting.
7. **No later that one (1) week prior to the ZBA meeting** submit the following to the Office of the Building Inspector:
  - ✓ Proof of mailing and and supporting documentation or
  - ✓ The mailing list with dates and initials of recipients and a notarized affidavit stating:

*I, fill in your name, do hereby swear that all the legal notices were hand delivered to the people on this mailing list on fill in the date and that the signatures/initials of the recipients are authentic.*
8. The applicant or his/her authorized representative must appear before the ZBA on the scheduled meeting date to present his/her case, enter into record any additional evidence, and answer any questions.

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.

....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'-0"	17.9'	NO CHANGE
REAR	30'-0"	103'-0"	NO CHANGE
SIDE ONE	12'-0"	1.19'	NO CHANGE
SIDE TWO	12'-0"	119'	NO CHANGE
TOTAL OF TWO SIDES	30'-0"	120.9'	NO CHANGE

**YARD SETBACKS**  
(Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	N/A		
REAR			
SIDE			

**BUILDING HEIGHT**

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	2.5	NO CHANGE
FEET	35'-0"	45'-6"	48'-5"

**LOT COVERAGE**

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	24,369 S.F.	NO CHANGE
*BLDG. COVERAGE/ % OF LOT AREA	25% (1,576 S.F.)	6% (1,453 S.F.)	NO CHANGE
*DEVELOPMENT COVERAGE / % OF LOT AREA	35% (2,206 S.F.)	9.8% (2,400 S.F.)	NO CHANGE

\*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	SINGLE FAMILY	NO CHANGE

\*\* 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:

\_\_\_\_\_  
 Applicant

Sworn to before me this \_\_\_\_\_ day  
 of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 Notary Public

VILLAGE OF HASTINGS-ON-HUDSON  
Zoning Board of Appeals  
Application and Procedure for Application for  
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Name : \_\_\_\_\_, being duly sworn, deposes and says that he/she resides at \_\_\_\_\_ 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 \_\_\_\_\_ Block \_\_\_\_\_ and Lot \_\_\_\_\_ of the tax map, and that he/she hereby authorized \_\_\_\_\_ 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.

§ 295-146. Variances.

- A. The Board of Appeals, on appeal from the decision or determination of the administrative officer charged with enforcement of this chapter, shall have the power to grant use variances and area variances, as defined herein.
- B. Use variances.
  - 1) "Use variance" shall mean the authorization by the Board of Appeals for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning regulations.
  - 2) No use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
    - a. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
    - b. The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
    - c. The requested use variance, if granted, will not alter the essential character of the neighborhood; and
    - d. The alleged hardship has not been self-created.
  - 3) The Board of Appeals, in the granting of a use variance, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- C. Area variances.
  - 1) "Area variance" shall mean the authorization by the Board of Appeals for the use of land in a manner that is not allowed by the dimensional or physical requirements of the applicable zoning regulations.
  - 2) In determining whether to grant an area variance, the Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board of Appeals shall also consider:
    - a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
    - b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.
    - c. Whether the requested area variance is substantial.
    - d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
    - e. Whether the alleged difficulty was self-created, which consideration shall be relevant to the Board of Appeals but shall not necessarily preclude the granting of the area variance.
  - 3) The Board of Appeals, in the granting of an area variance, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- D. Imposition of conditions. The Board of Appeals shall, in the granting of both use variances and area variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of this chapter, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

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CODE OF THE VILLAGE OF HASTINGS ON HUDSON

§ 295-82. View Preservation (VP) Districts

- A. Principal and accessory uses. Subject to the provisions of Subsection [C](#) below, the permitted principal and accessory uses for any lot or parcel in a VP District shall be the same as otherwise permitted in the district in which the lot or parcel is located.
- C. Approval by Planning Board and Board of Appeals.
  - (1) No building or structure shall be erected, altered, enlarged or moved in the district unless approved in accordance with the provisions of this section.
  - (2) Every application to permit the erection or exterior alteration of a building or structure in a VP District shall be referred by the Building Inspector to the Planning Board for its report and recommendations as to the best siting, dimensions and configuration of principal and accessory structures so as to cause the least possible obstruction of the view of the Hudson River and the Palisades for neighboring properties and adjacent public property and rights-of-way. The Planning Board shall issue its report and recommendations within 60 days after receipt of the application.
  - (3) After approval by the Planning Board, the plan for erection or exterior alteration of the building or structure shall be referred to the Board of Appeals, which shall conduct a public hearing on the plan. The Board of Appeals shall hold the hearing and render its decision within 60 days after the referral by the Planning Board.
  - (4) Joint notice of both the Planning Board meeting at which the application is to be considered and the Board of Appeals public hearing on the application shall be given at least 14 days before the Planning Board meeting. Notice shall be given as required in **§ 295-143C**. In addition, notice shall be given to the Architectural Review Board and shall be published in a newspaper of general circulation in the Village not less than 10 days before both the Planning Board meeting and the Board of Appeals hearing.



# PONAGAI RESIDENCE

## 33 JEFFERSON AVENUE

### HASTINGS ON HUDSON, NEW YORK 10706

#### GENERAL NOTES

- SCOPE OF WORK: THE REPLACEMENT OF ALL INTERIOR FINISHES INCLUDING BUT, NOT LIMITED TO THE FOLLOWING: FLOORING, CABINETRY, HARDWARE, APPLIANCES AND PLUMBING FIXTURES IN THE KITCHEN INCLUSIVE OF MINOR NON LOAD BEARING INTERIOR PARTITION. WORK TO ACCOMMODATE THE NEW KITCHEN FIXTURES, REPAIR OF EXISTING STAIRS, BALUSTERS, AND NEWEL POSTS.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE RESIDENTIAL BUILDING CODE, AND LOCAL MUNICIPAL BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- 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 MUNICIPAL AGENCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- 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.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT, OR BOARD OF DIRECTORS.
- 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.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL, ETC.
- PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, 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.
- ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- THE ARCHITECT HAS NOT BEEN RETAINED TO PROVIDE SUPERVISION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SIDEWALK SHED FOR PROTECTION OF THE PUBLIC.
- ALL PAINTS, COATINGS AND PRIMERS APPLIED OF HE INTERIOR SURFACES SHALL NOT EXCEED THE FOLLOWING VOC CONTENT LIMITS (AS ESTABLISHED BY GREEN SEAL STANDARD GC-11, PAINTS, EDITION 3.1, JULY 2013, AS AMENDED):  
FLAT PAINT 50G/L FLAT  
NON-FLAT PAINT 150G/L NON-FLAT.
- CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, SEALERS, AND SHELLACS, APPLIED TO INTERIOR SURFACES, SHALL NOT EXCEED THE FOLLOWING VOC CONTENT LIMITS (AS ESTABLISHED BY SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1113, ARCHITECTURAL COATINGS, JUNE 3, 2011, AS AMENDED):  
VARNISH: 275 G/L  
LAQUER: 275 G/L  
SHELLAC: 730 G/L CLEAR, 550 G/L PIGMENTED  
SEALERS: 100 G/L WATERPROOFINGS, 275 G/L SANDING, 100G/L ALL OTHERS.
- NO MATERIALS SHALL CONTAIN ADDED UREA FORMALDEHYDE.
- A MINIMUM OF 25% OF CONSTRUCTION WASTE BY WEIGHT SHALL BE RECYCLED, REPURPOSED AND OR / REUSED AND NOT SENT TO LANDFILL OR INCINERATOR.
- FOUNDATIONS ARE TO BE SIGNED OFF BY ARCHITECT OR ENGINEER PRIOR TO ANY RECONSTRUCTION

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#### SYMBOLS AND MATERIALS LEGEND

	EXISTING WALLS TO REMAIN
	CONCRETE
	EARTH
	WOOD BLOCKING CONTINUOUS
	WOOD BLOCKING INTERMEDIATE (SHIMS)
	BRICK
	STEEL
	FINISH WOOD
	WINDOW KEY
	DOOR KEY
	ROOM KEY
	DRAWING NAME
	DETAIL KEY

#### ENERGY CODE COMPLIANCE

WESTCHESTER CLIMATE ZONE 4A			
COMPONENT:	REQUIREMENT	PROPOSED DESIGN	DRAWING
FENESTRATION U FACTOR:	0.35	0.35	A700
SKYLIGHT U FACTOR:	0.60	N/A	
CEILING R VALUE	38	38	A400
FRAME WALL U-FACTOR	.082	.082	A400
MASS WALL U VALUE	.141	N/A	
FLOOR R- VALUE	19	N/A	
BASEMENT WALL R-VALUE	10/ 13 c	N/A	
SLAB R VALUE	10, 2Ftd	10, 2Ftd	A400-A401
CRAWL SPACE WALL R- VALUE	10/13C	N/A	

#### TENANT SAFETY PLAN

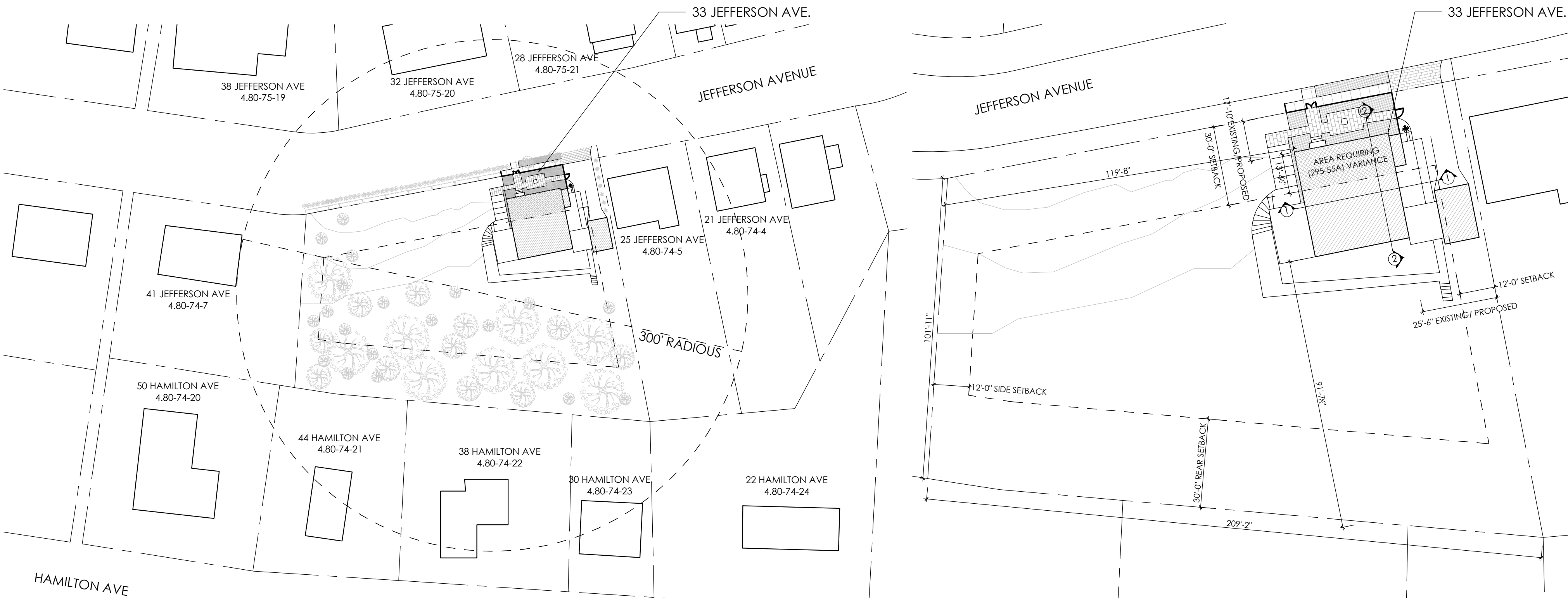
- 2015 BUILDING CODE- TENANT PROTECTION PLAN NOTES  
ALL CONSTRUCTION WORK TO COMPLY WITH THE 2015 NEW YORK STATE RESIDENTIAL CODE
1. EGRESS: AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME.
2. FIRE SAFETY: ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY ENFORCED.
3. HEALTH REQUIREMENTS: SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.
- 4.1. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
5. STRUCTURAL SAFETY: NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
6. NOISE RESTRICTIONS: WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO LOCAL MUNICIPALITY NOISE CONTROL CODE. SUCH LIMITATIONS SHALL BE STATED.

#### DESIGN LOADS ARE AS FOLLOWS PER SQUARE FOOT:

LOCATION	LIVE	DEAD	DEFLECTION LIMIT
ROOMS OTHER THAN SLEEPING	40lb.	10lb.	L/360
SLEEPING	30lb.	10lb.	L/360
ATTIC (NON STORAGE)	10lb.	5lb.	L/240
ATTIC (STORAGE)	20lb.	10lb.	L/240
ROOF (WITH FIN. CLG.)	20lb.(SNOW)	15lb.	L/240
ROOF (NO FIN. CLG.)	20lb.(SNOW)	7lb.	L/240

#### PLOT PLAN

NOT TO SCALE



#### ZONING

TABLE 1: BUILDING INFO

ADDRESS	SBL	ZONE	USE
33 JEFFERSON AVENUE	4.80-74-6	R-10	1 FAMILY DWELLING

TABLE 2: BUILDING DIMENSIONS

	EXISTING	PROPOSED	MIN. ALLOWABLE
LOT AREA (SF)	24,369 SF.	24,369 SF.	10,000 SF.
LOT WIDTH (FT)	175.00'	175.00' NO CHANGE	100'-0"
LOT DEPTH (FT)	157.00'	157.00' NO CHANGE	100'-0"
COVERAGE BY BUILDING (SF)	1453 SF.	1453 SF.	
COVERAGE BY BUILDING (%)	6%	6%	25% (MAX)
FRONT YARD SET BACK (FT)	17.9'	17.9' (VARIANCE)	30'-0"
REAR YARD SET BACK (FT)	103'	103'	30'-0"
SIDE YARD SET BACK, EACH (FT)	25.6' (S) 119' (N)	25.6' (S) 119' (N)	12'-0"

TABLE 3: HEIGHT

	EXISTING	PROPOSED	MAX. ALLOWABLE
NUMBER OF STORIES	2.5	2.5	2.5
BUILDING HEIGHT TO RIDGE (FRONT FACADE)	30'-10"	33'-9"	35'-0"
BUILDING HEIGHT TO RIDGE (REAR FACADE)	45'-6"	48'-5" (VARIANCE)	35'-0"

TABLE 4: STEEP SLOPES (25% OR GREATER)

	EXISTING	PROPOSED	MAX. ALLOWABLE
LOT AREA (SF)	24,369 SF.	24,369 SF.	10,000 SF.
COVERAGE BY BUILDING (SF)	1454 SF.	1454 SF.	
COVERAGE BY IMPERVIOUS SURFACE (SF)	2843 SF.	2843 SF.	
COVERAGE BY IMPERVIOUS SURFACE (%)	12 %	12 %	25 %

TABLE 5: CELLAR CALCULATIONS (50% OR MORE BELLOW GRADE)

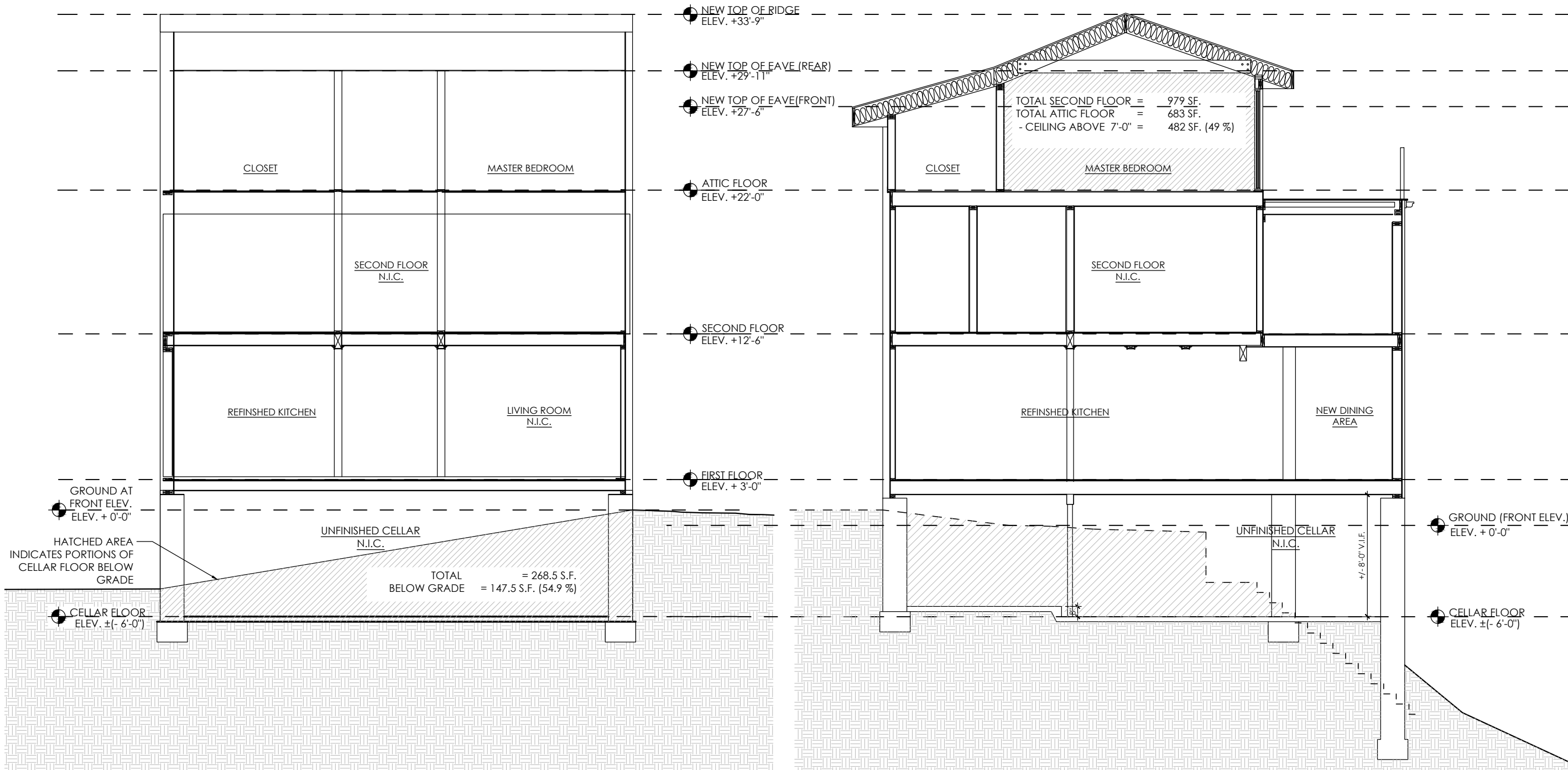
	EXISTING	PROPOSED	PERCENTAGE
TOTAL SQUARE FOOTAGE	268.5 SF.	NO CHANGE	
TOTAL SQUARE FOOTAGE BELOW GRADE	147.5 SF.	NO CHANGE	54.9 %

REFER TO DIAGRAM 1/T100

TABLE 6: ATTIC CALCULATIONS (50% OR LESS BELOW 7'-0")

	EXISTING	PROPOSED	PERCENTAGE
TOTAL SF. (SECOND FLOOR)	981 SF.	NO CHANGE	
TOTAL ATTIC SF.	683 SF.		
- CEILING HEIGHT ABOVE 7'-0"		482 SF.	49 %

REFER TO DIAGRAM 2/T100



1 CELLAR DIAGRAM - FACING EAST

Scale: NTS

2 CELLAR + ATTIC DIAGRAM - FACING SOUTH

Scale: NTS

		CLIMATE AND GEOGRAPHIC DESIGN CRITERIA							
		SUBJECT TO DAMAGE FROM				AIR FREEZING INDEX	ICE SHEILD UNDERLAYMENT REQUIRED	FLOOD HAZARD	
GROUND (1) SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY (g)	WEATHERING	FROSTLINE DEPTH (b)	TERMITE(c)	DECAY(d)			
30LBS	115 SPECIAL WIND REGION	C	SEVERE	42"	MODERATE TO HEAVY	MODERATE	2000	YES	N/A

MATTHEW CORDONE  
ARCHITECT PLLC

90 Hamilton Avenue  
Hastings On Hudson  
New York 10706  
phone:917.749.8071  
mcordone@mcaplpc.net

MATTHEW CORDONE  
ARCHITECT PLLC  
DESIGN + PRESERVATION + PLANNING

#### OWNER:

MARCI AND EDWARD PONAGAI  
33 JEFFERSON AVENUE  
HASTINGS ON HUDSON, N.Y. 10706

#### CONSULTANTS

#### KEY PLAN

#### REVISIONS

#### SEAL & SIGNATURE

#### PROJECT:

EXISTING BUILDING ALTERATION  
33 JEFFERSON AVENUE  
HASTINGS ON HUDSON, NY. 10706

#### DRAWING TITLE:

TITLE SHEET

DATE: 02/27/2019

DWG NO:

DRAWN BY: SB

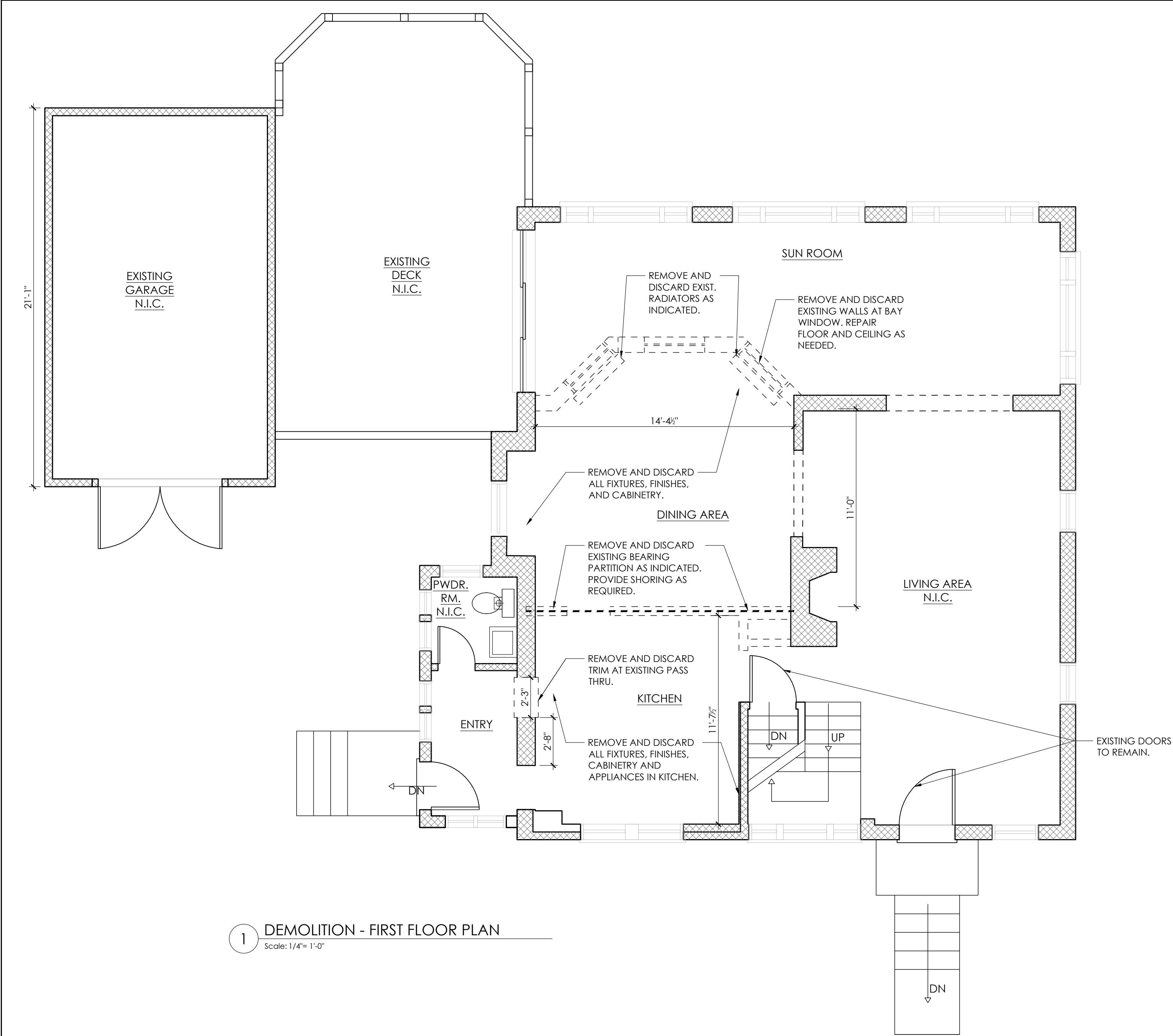
CHECKED BY: MVC

PROJECT NO: 19002

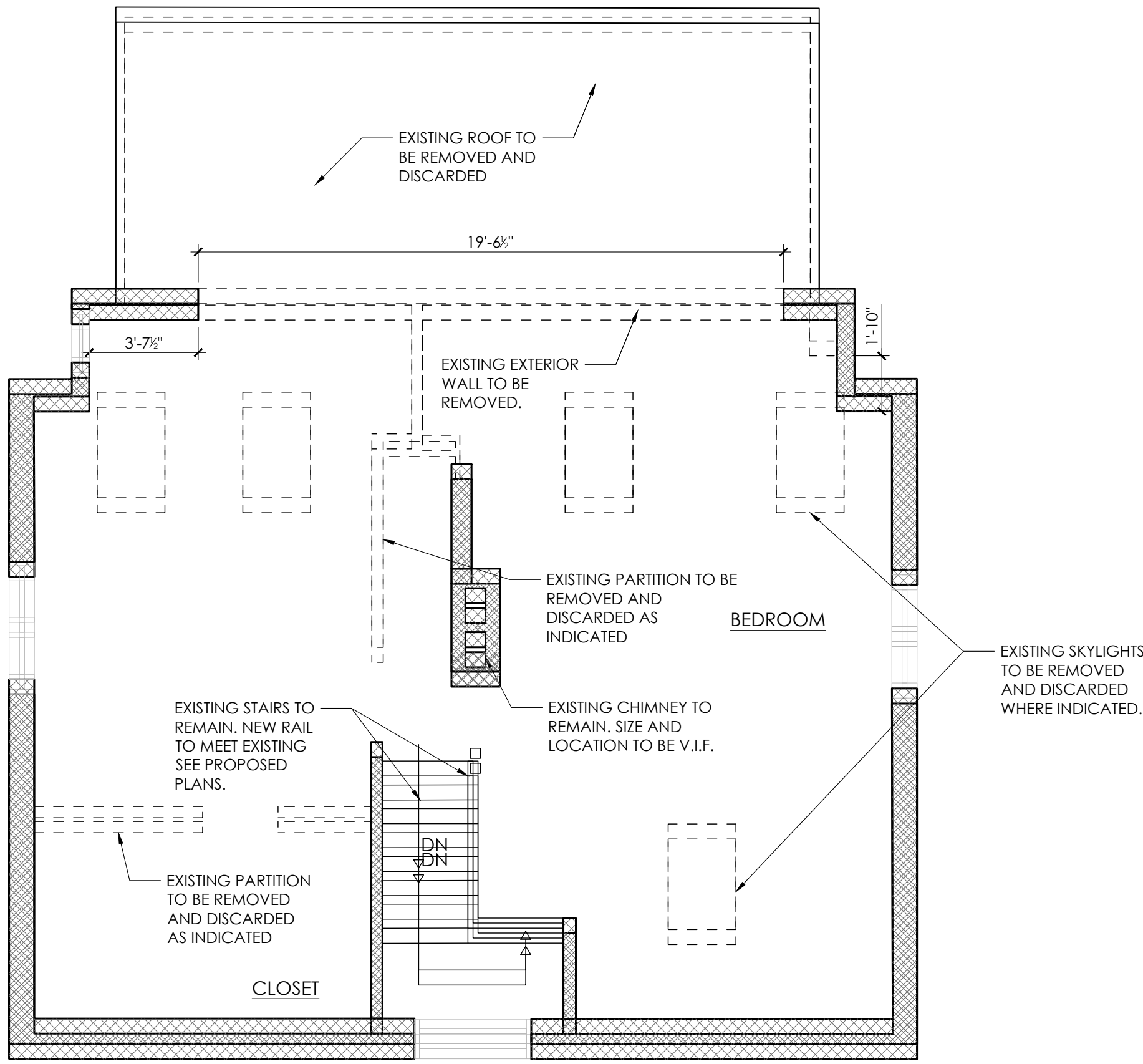
OF

T-100.00





1 DEMOLITION - FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



2 DEMOLITION - ATTIC FLOOR PLAN  
Scale: 1/4" = 1'-0"

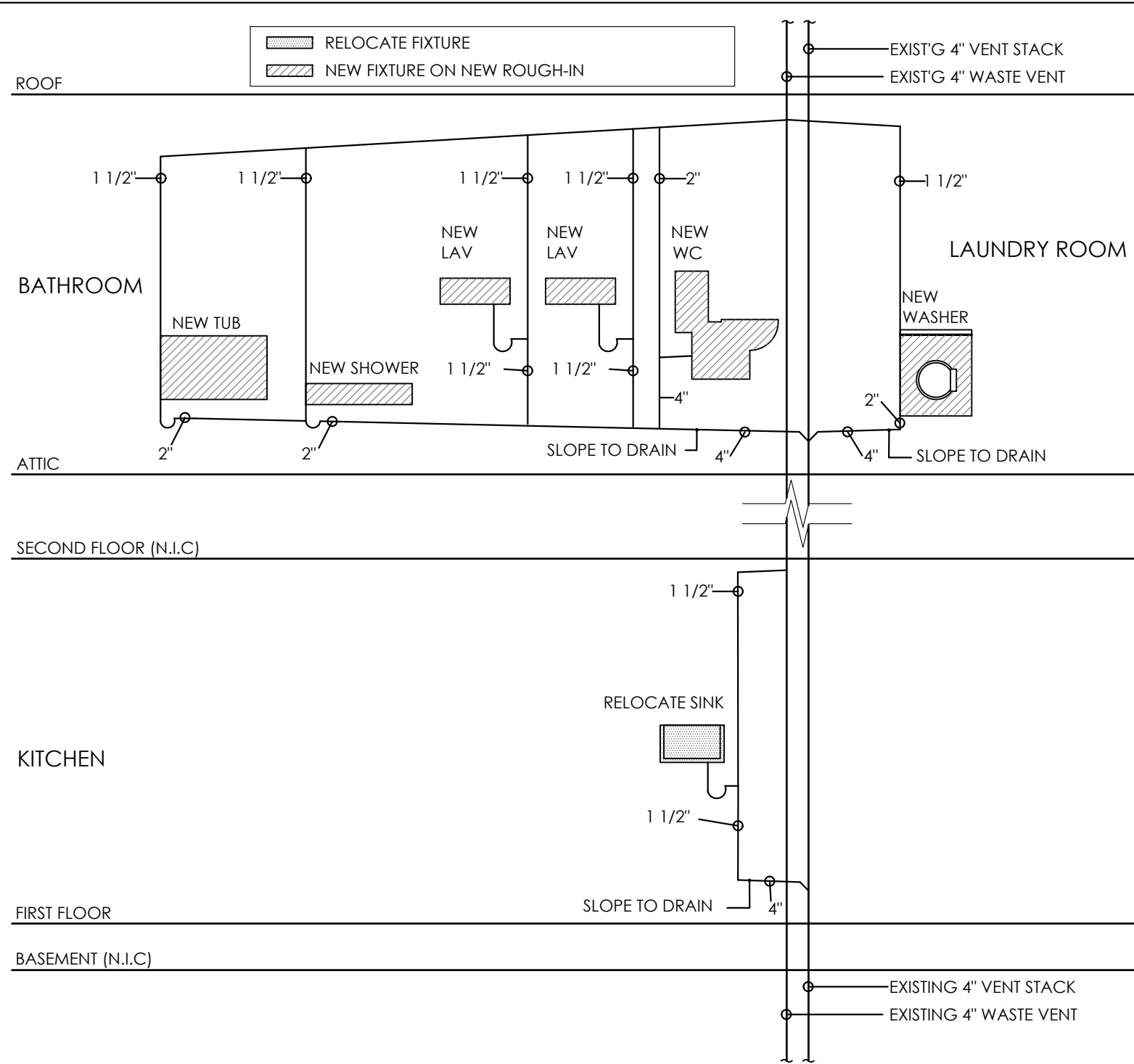
DEMOLITION NOTES

- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
- ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF ARTICLE 19 OF THE NYS BUILDING CODE.
- REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDING RULES AND REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
- THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS, AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO PERFORM THE WORK HEREIN DESCRIBED.
- REMOVE OR RELOCATE ALL PLUMBING AS SHOWN. REMOVED PIPES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- COVER ALL EXISTING WINDOWS WITH PLYWOOD ON THE INSIDE FOR TEMPORARY PROTECTION.

PLUMBING NOTES

- PLUMBING SYSTEMS SUCH AS SANITARY, WASTE, VENT, WATER DISTRIBUTION, GAS AND ALL ASSOCIATED EQUIPMENT WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FULL REQUIREMENTS OF NEW YORK STATE 2014 PLUMBING CODE.
- 101.4.3 ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS:
- THE SANITARY SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH THE GENERAL PROVISIONS OF SECTION PC301.
  - THE MATERIALS USED IN THE PLUMBING SYSTEMS WILL BE PROVIDED IN FULL ACCORDANCE WITH SECTIONS PC302 AND PC303.
  - EQUIPMENT HOOK-UP AND THE JOINING WILL BE IN FULL COMPLIANCE WITH SECTIONS PC605 AND PC705.
  - THE INSTALLATION OF FIXTURES WILL BE IN FULL ACCORDANCE WITH PC CHAPTER 4
  - TRAPS FOR FIXTURES AND DRAIN LINES WILL BE PROVIDED AND CLEANOUTS INSTALLED IN FULL COMPLIANCE WITH SECTIONS PC412, PC708 AND PC CHAPTER 10.
  - VERTICAL AND HORIZONTAL PIPING WILL BE HUNG AND SUPPORTED AS DIRECTED IN SPECIFICATIONS AND WITH FULL COMPLIANCE WITH SECTION PC308.
  - THE WATER SUPPLY SYSTEMS OF THE SUBJECT BUILDING SHALL BE INSTALLED AND MAINTAINED IN FULL COMPLIANCE WITH PC CHAPTER 6.
  - THE SANITARY DRAINAGE SYSTEM WILL BE SIZED AND INSTALLED IN FULL COMPLIANCE WITH PC CHAPTER 11.
  - THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEMS OF THE SUBJECT BUILDING WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION PC702 & PC CHAPTER 9.
  - THE STORM DRAINAGE SYSTEM AND PIPING WILL BE INSTALLED IN FULL COMPLIANCE WITH PC CHAPTER 11.
  - GAS PIPING AND EQUIPMENT WILL BE INSTALLED IN FULL COMPLIANCE WITH THE NEW YORK CODE.
  - ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION PC306.
  - RAT PROOFING SHALL BE IN ACCORDANCE WITH SECTION PC304.
  - TEMPORARY TOILET FACILITIES SHALL BE PROVIDED FOR WORKMAN AS PER SECTION PC311 STATE PLUMBING CODE.

SANITARY RISER DIAGRAM



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OWNER:

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33 JEFFERSON AVENUE  
HASTINGS ON HUDSON, N.Y. 10706

CONSULTANTS

KEY PLAN

REVISIONS

SEAL & SIGNATURE

PROJECT:

EXISTING BUILDING ALTERATION  
33 JEFFERSON AVENUE  
HASTINGS ON HUDSON, NY. 10706

DRAWING TITLE:

DEMOLITION PLANS AND NOTES

DATE: 02/27/2019

DWG NO:

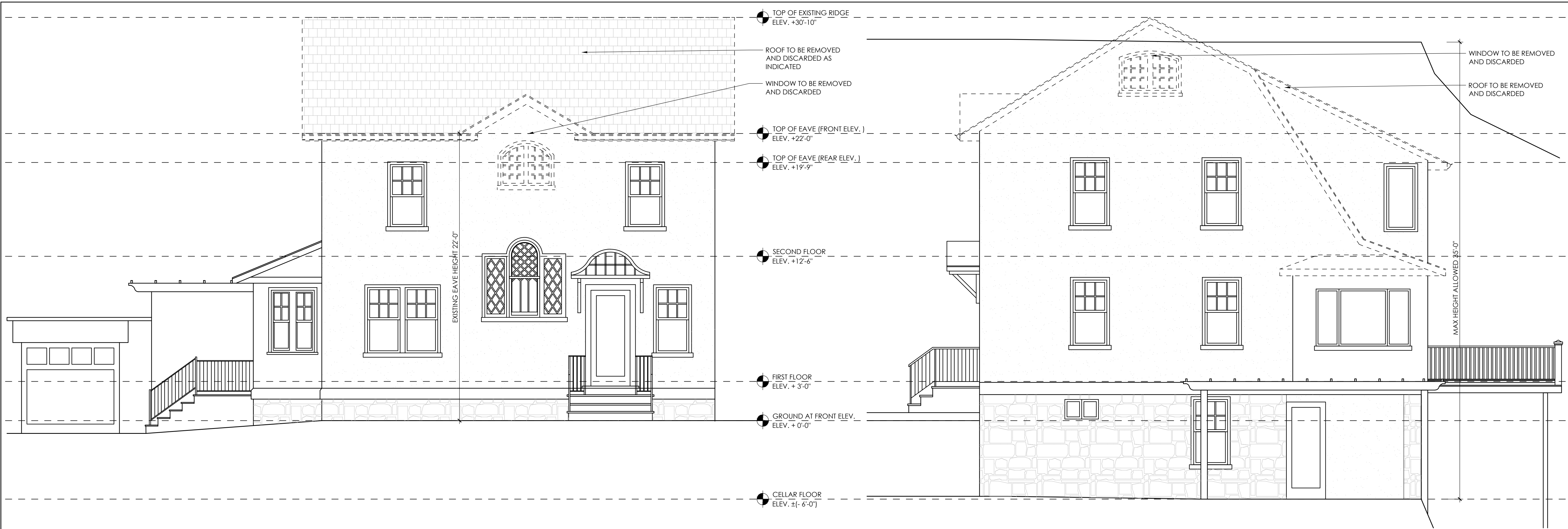
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PROJECT NO: 19002

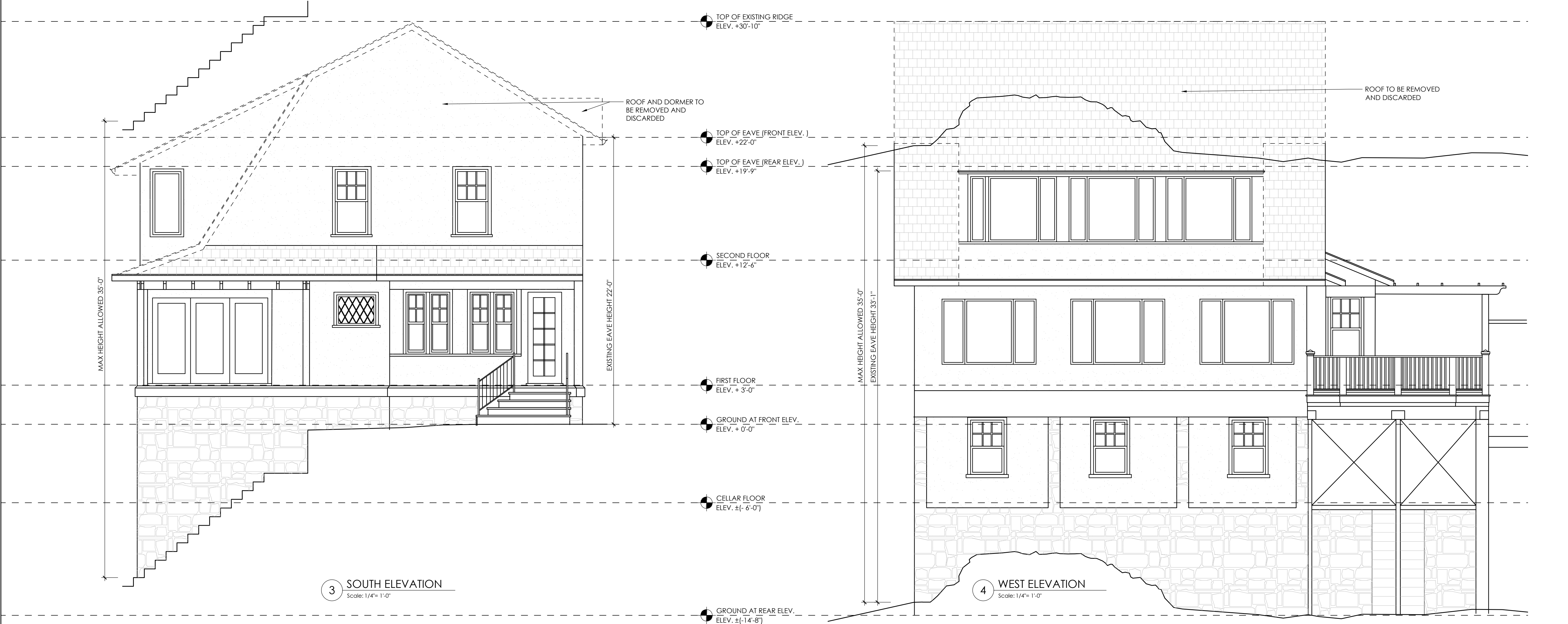
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OF



1 EAST ELEVATION  
Scale: 1/4"= 1'-0"

2 NORTH ELEVATION  
Scale: 1/4"= 1'-0"



3 SOUTH ELEVATION  
Scale: 1/4"= 1'-0"

4 WEST ELEVATION  
Scale: 1/4"= 1'-0"

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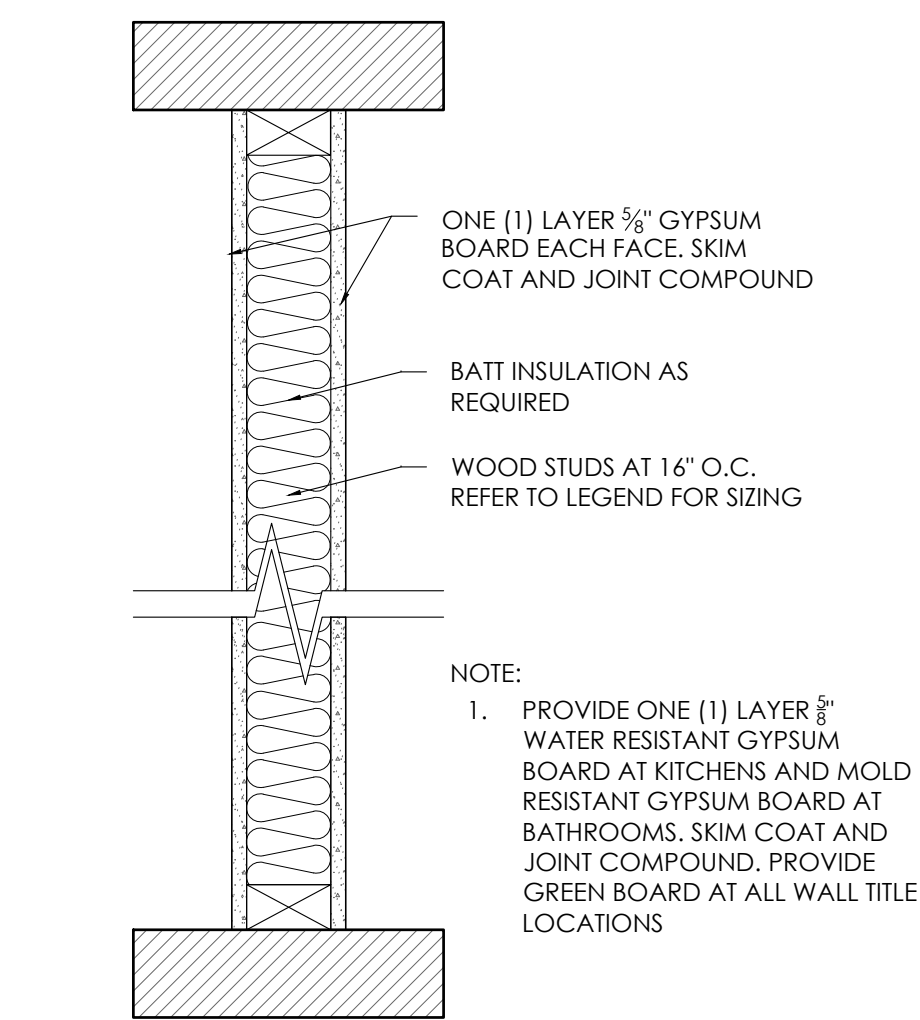
DRAWING TITLE:  
EXISTING/DEMO ELEVATIONS

DATE: 02/27/2019 DWG NO:  
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OF



## WALL PARTITIONS



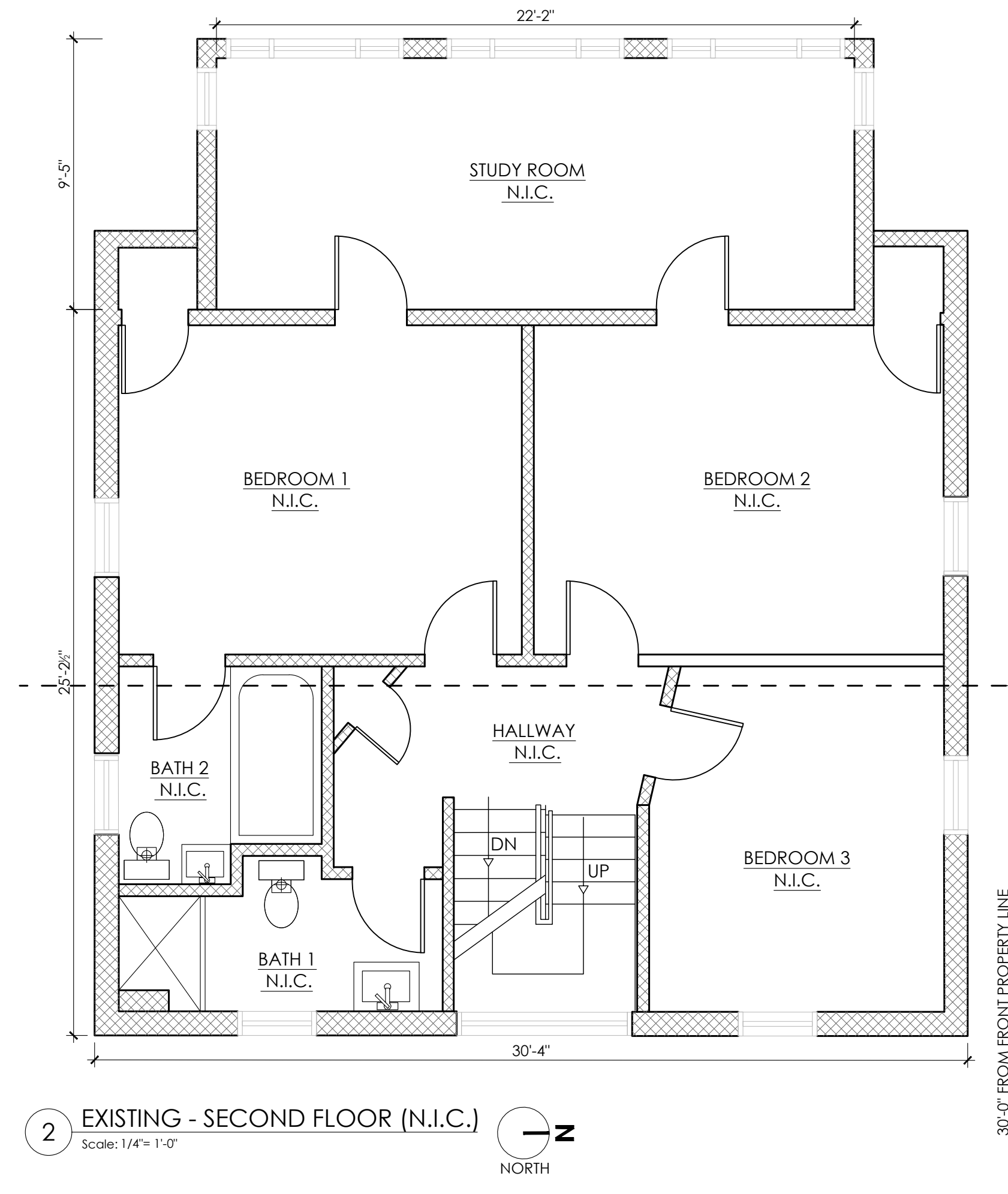
1 STANDARD INTERIOR PARTITION  
NO RATING  
SCALE: 1/4" = 1'-0"

## WALL PARTITION LEGEND

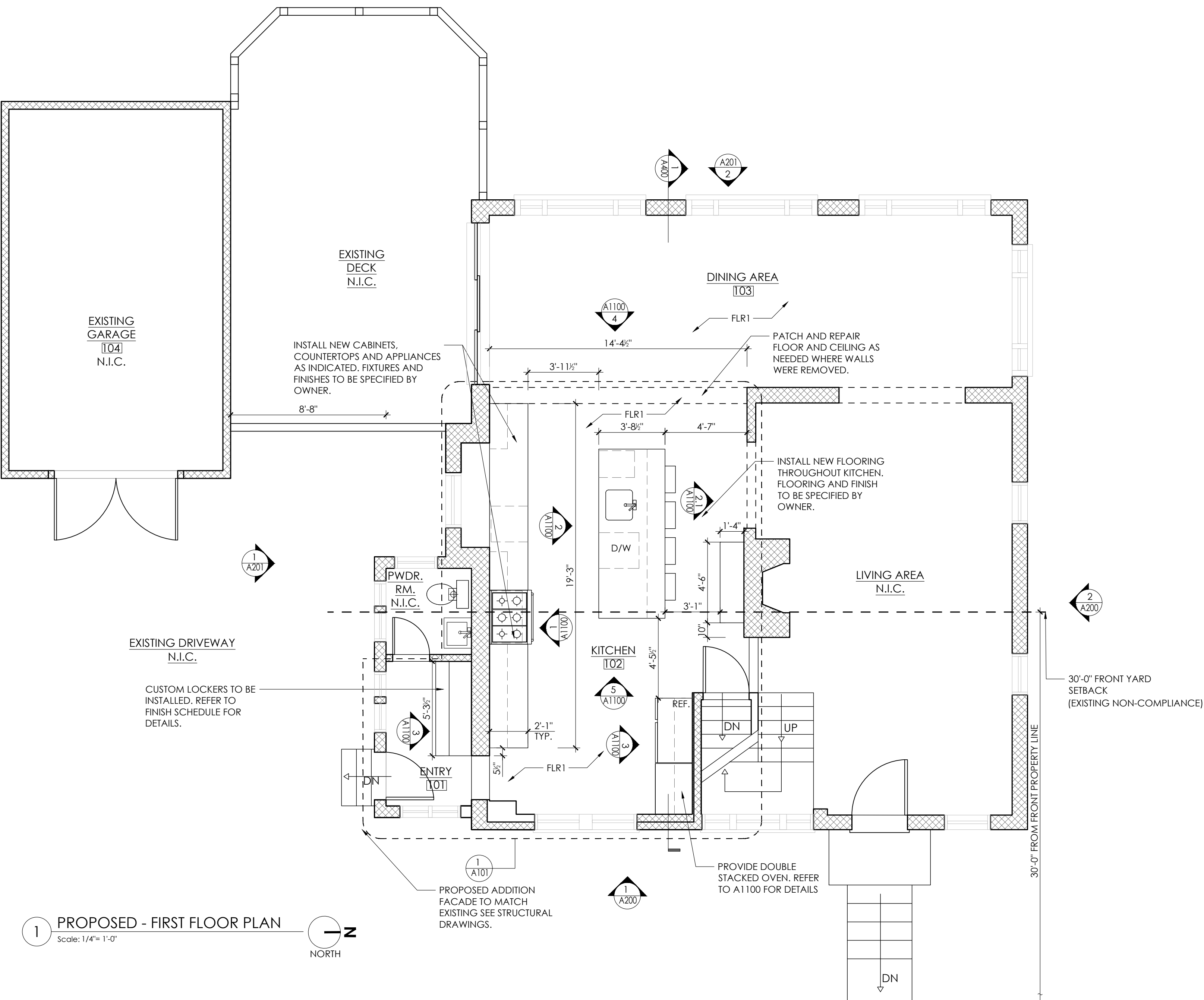
SURFACE CODE	
D	ONE LAYER DRYWALL
D <sub>2</sub>	TWO LAYERS DRYWALL
P	WATER RESISTANT DRYWALL
X	PLASTER
E	EXPOSED SURFACE EXISTING TO REMAIN
SUPPORT CODE	
Z	1 1/2" FURRING STRIPS
H	3/8" FURRING STRIP
1	3" WOOD FURRING STRIP
2	2 X 2 WOOD STUD
4	2 X 4 WOOD STUD
6	2 X 6 WOOD STUD
7	2 X 8 WOOD STUD
M4	4" (NOM) CMU SUBSTRATE
M6	6" (NOM) CMU SUBSTRATE
M8	8" (NOM) CMU SUBSTRATE
C	CONCRETE SUBSTRATE
E	EXISTING SUBSTRATE TO REMAIN

## CONSTRUCTION NOTES

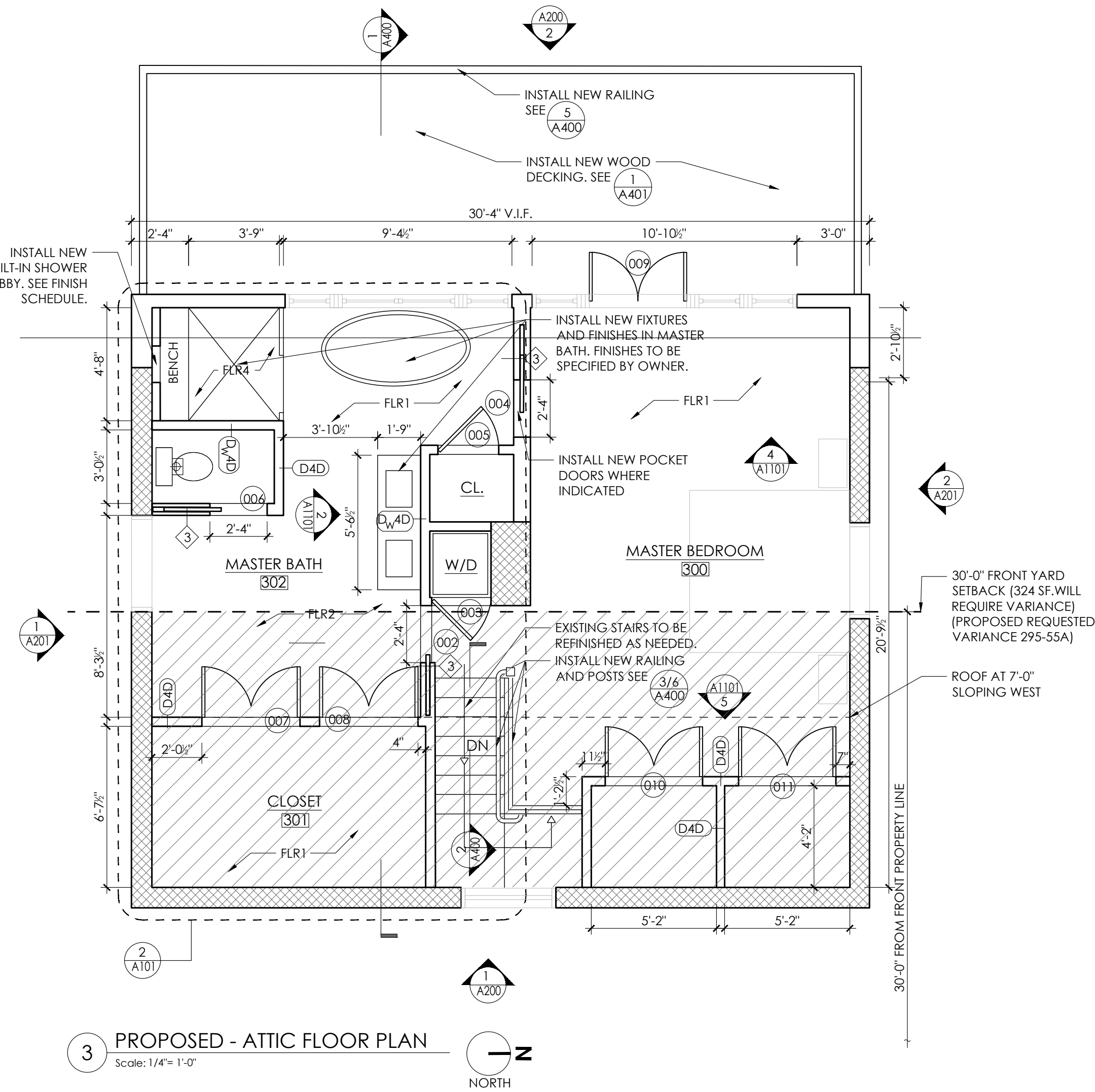
1. PROTECT ALL WALLS, DOORS, WINDOWS AND FINISH MATERIALS NOTED TO REMAIN.
2. CONTRACTOR SHALL PRE SURVEY AREA OF WORK FOR IDENTIFICATION OF EXISTING SERVICES TO REMAIN, COORDINATE WITH OWNER AND ARCHITECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL HAZARDOUS MATERIAL AS PER NEW YORK STATE BUILDING CODE.
4. UPON COMPLETION OF DEMOLITION, THE CONTRACTOR SHALL WALK THE AREA OF WORK WITH THE ARCHITECT TO CONFIRM LAYOUT OF NEW PARTITIONS.
5. STRUCTURAL ELEMENTS AND ITEMS WILL NOT BE DISTURBED DURING CONSTRUCTION.
6. ALL BUILDING PLUMBING RISERS AND ELECTRICAL SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION.
7. CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT OF DISCREPANCIES THAT MAY PROHIBIT OR AFFECT THE CONSTRUCTION OF ANY PART OF THE INTENDED DESIGN.
8. ALL WALL PARTITIONS NOT DESIGNATED BY A PARTITION KEY ARE TO BE AUTOMATICALLY DESIGNATED AS "TYPE 1" UNLESS OTHERWISE NOTED.
9. DIMENSIONS ARE TAKEN FROM FINISH MATERIAL TO FINISH MATERIAL.
10. COORDINATE ALL NEW SERVICES WITH BUILDINGS EXISTING SERVICES. NO WORK SHALL BE PERFORMED ON BUILDING RISERS.
11. PATCH AND REPAIR ALL FLOORING AND CEILING AREAS WHERE WALLS WERE DISTURBED.
12. REFER TO DOOR SCHEDULE FOR SIZE AND LOCATIONS OF ALL NEW DOORS.
13. ALL FINISHES ON NEW PARTITIONS TO BE SPECIFIED BY OWNER.
14. WHERE NEW MATERIALS ARE TO BE APPLIED IN EXISTING AREAS, CONTRACTOR SHALL REMOVE EXISTING MATERIAL AS REQUIRED AND PROPERLY PREPARE AREA TO RECEIVE THE NEW WORK.
15. ALL NEW LIGHT FIXTURES SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
16. ALL NEW LIGHT FIXTURES SHALL BE SPECIFIED BY OWNER.
17. ALL SAFETY GLASS MUST BE LASER OR ACID ETCHED AS PER CODE REQUIRED.



2 EXISTING - SECOND FLOOR (N.I.C.)  
Scale: 1/4" = 1'-0"



1 PROPOSED - FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



3 PROPOSED - ATTIC FLOOR PLAN  
Scale: 1/4" = 1'-0"

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## DRAWING TITLE:

CONSTRUCTION PLANS, WALL  
DETAILS AND NOTES

DATE: 02/27/2019 DWG NO:

DRAWN BY: SB

CHECKED BY: MVC

PROJECT NO: 19002

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OF



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DRAWING TITLE:

PROPOSED ELEVATIONS

DATE: 02/27/2019

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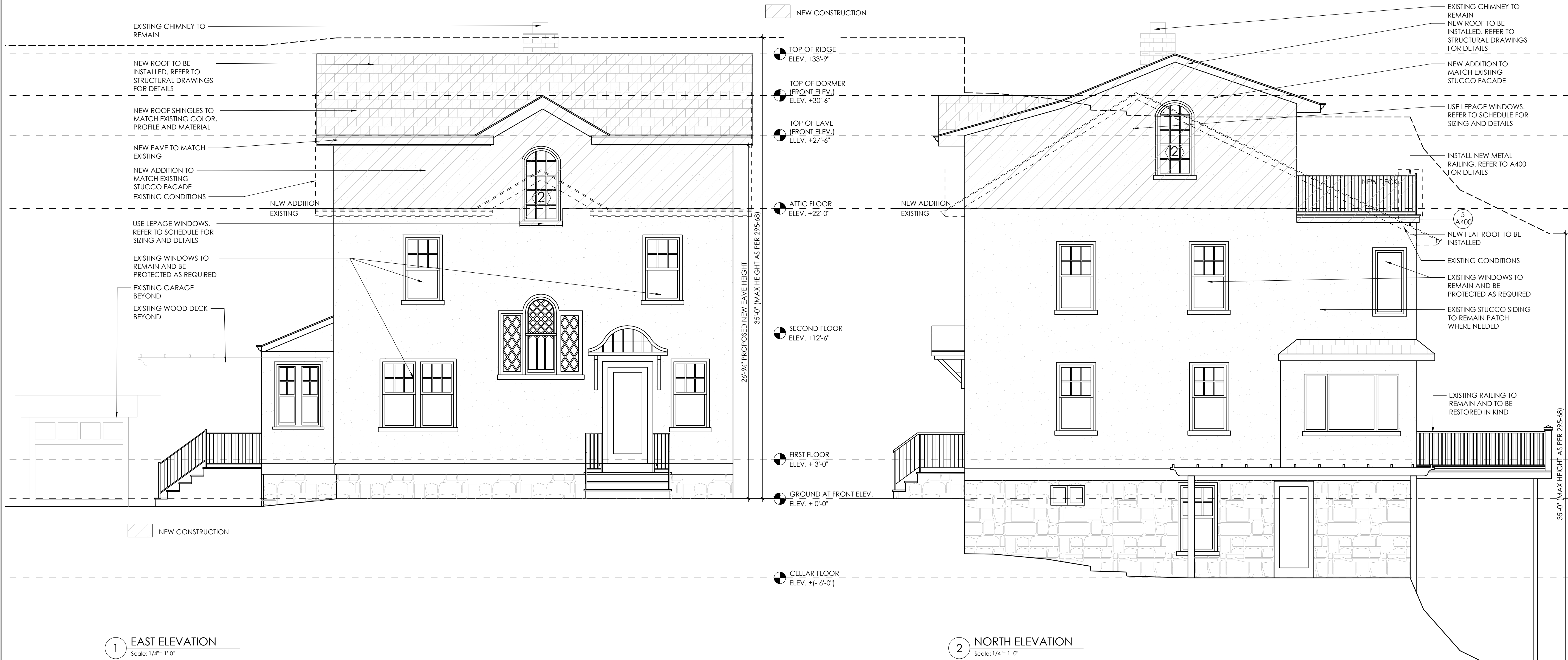
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**DRAWING TITLE:**

BUILDING SECTIONS AND DETAILS

DATE: 02/27/2019

DRAWN BY: SP

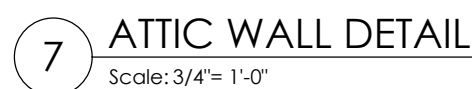
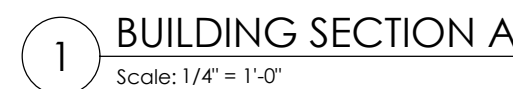
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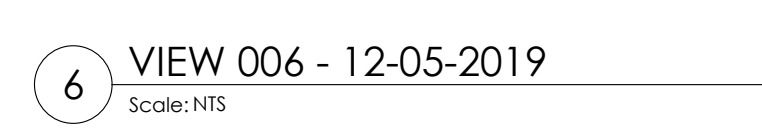
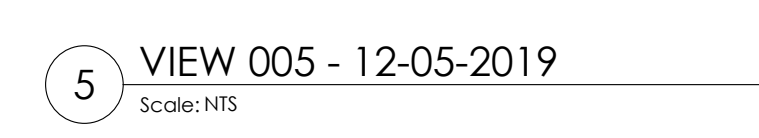
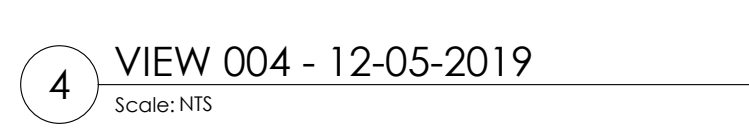
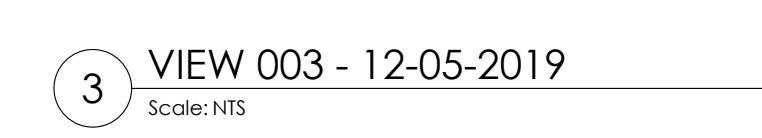
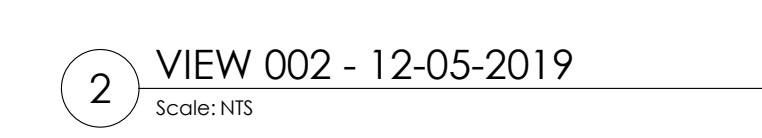
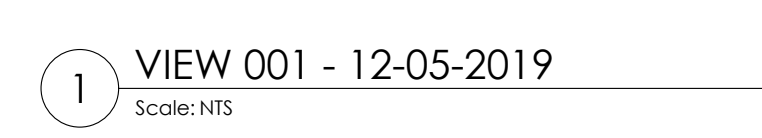
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