
2 March 2016

To the Zoning Board

Re: 17 Pinecrest Drive, Hastings-on-Hudson

Dear Sirs and Madams,

Following is a brief explanation on our proposed design for the property at hand.

The property has an addition from about 1960th which non-conforming with an existing front yard set of 16.16 ft instead of the required minum of 30 ft. The original house built in the early part of the 20th Century has the porch which is also non-conforming being set back 23.42 ft. Our proposed structure is set to line up with the old house. This will unify the addition with the house by consolidating the volume in a clearer way. At the same time it will reduce the non-conformity inching closer to the set minimum requirement.

Our design intention is to clarify the volume and make it a more harmonies addition to the old structure. We would like to have an addition that has a smoother interaction with the house, one that is balanced and in better harmony with the overall formality of the old house. We are also trying to improve the interior connection between the two volumes which at present works very badly, since the extremely eccentric lines lend for a rather forces spatial experience.

We kindly ask you to consider our proposal, since not being able to do this changes would keep a rather awkward volume that has never really made sense as addition to the house and disturbed the visual harmony from several view points – coming up Pinecrest Drive from Warburton or walking along the Aqueduct. Not being able to pursue this proposal would be living with a situation that is sub-standard and of poor design.

We respectfully request your help in improving a situation that would bring live to a more balanced new understanding of the two volumes.

Many thanks for your effort in advance

Sincerely,

Alex Stojanovic

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



STATE OF NEW YORK
COUNTY OF WESTCHESTER
VILLAGE OF HASTINGS ON HUDSON

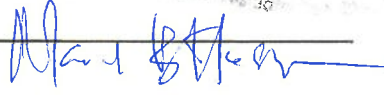
Name : DANIEL McNAMARA, being duly sworn, deposes and says that he/she resides at 17 PINECREST DRIVE in the Village of Hastings-on-Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot, parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet _____ Block F and Lot 6/7/8/9 of the tax map, and that he/she hereby authorized ALEX STOJANOVIC to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.



Owner

SWORN TO BEFORE ME THIS 25th DAY
OF January 2006

MARY B. HESSON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HE6197211
Qualified in New York County
My Commission Expires January 26, 2017

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.

17 Pinecrest Dr

4.100-96-14

Exterior alteration or renovations

AFFIDAVIT OF APPLICANT

I: **Alex Stojanovic** being duly sworn, depose and says: That s/he does business as: **Alex Stojanovic Design** with offices at: **61 Pinecrest Drive** and that s/he is:

The owner of the premises described herein.

The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said Corporation is duly authorized by the Owner to make this application.

A General Partner of _____ with offices at _____ and that said Partnership is duly authorized by Owner to make this application.

The Lessee of the premises, duly authorized by the owner to make this application.

The Architect or Engineer duly authorized by the owner to make this application.

The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Hastings-on-Hudson Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 25th day of January of 2016

Mary B. Hession
Notary Public/ Comm. of Deeds

Alex Stojanovic
Applicant's Signature

OWNER'S AUTHORIZATION

I: **Jessica Silvester and Daniel McNamara** as the owner of the subject premises and have authorized the applicant named above to submit this application on my behalf.

Sworn to before me this 25th day of Jan 20 16

* Property owner's email _____
Mary B. Hession
Notary Public/ Comm. of Deeds

Daniel McNamara
Owner's Signature

* Property owner's email address is required and will be used only to send updates about this permit application.

MARY B. HESSION
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HE6197211
Qualified in **New York County**
My Commission Expires **January 26, 2017**

Mary B. Hession

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



Case number: Date of application: 1 / 22 / 2016

Property owner: JESSICA ALVESTER AND DANIEL McNATARA
 Property address: 17 PINECREST DRIVE
 Name all streets on which the property is located:
 Sheet: 4100 Block: 96 Lot/Parcel: 14+15 Zoning District: R-10

Applicant: ALEX STODANOVIC
 Standing of applicant if not owner: DESIGN ARCHITECT, REPRESENTATIVE
 Address: 61 PINECREST DRIVE, HASTINGS-ON-HUDSON, NY 10706
 Daytime phone number: 917-747-2241 Fax number: -
 E-mail address: AS@STCO.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*
<u>295-55A</u>		<u>16'-2"</u>	<u>23'-5"</u>
.....
.....
.....
.....
.....

*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	30'	16'-2"	23'-5"
REAR	30' 30'	62.32'	62.32'
SIDE ONE	18'	59.23'	59.23'
SIDE TWO	12'	13.4'	13.4"
TOTAL OF TWO SIDES	30'		

YARD SETBACKS
 (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2	2 1/2	2 1/2
FEET	35'	31'-5 7/8"	33'-1 1/16"

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA			
BLDG. COVERAGE / % OF LOT AREA	25%	12.3%	11.7%
DEVELOPMENT COVERAGE / % OF LOT AREA	35%	34.9%	34.9%

*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	SINGLE FAMILY

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

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Application and Procedure for Application for
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- 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
<i>N/A</i>			

- List pending violations on this property if any:

N/A

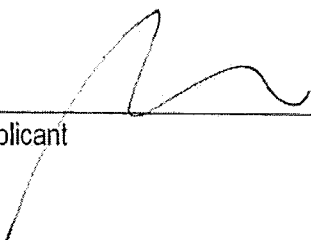
- Is there an approved site plan for this property?: (Yes) (No)
- Is there an Accessory Apartment at this property?: (Yes) (No)
- Does this property have Boarder's Permit?: (Yes) (No)

- 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 nine (9) copies of the application along with the required fee, 8 copies of property survey showing the existing and proposed construction and 8 copies of all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) to the Office of the Building Inspector, no less than six (6) 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 _____, 200_


 Notary Public

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Application and Procedure for Application for
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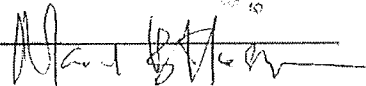
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VILLAGE OF HASTINGS ON HUDSON

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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✓.....
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✓.....
	A plan showing the location from where the photos were taken and general direction of the field of vision✓.....
Photographs	Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work✓.....
	Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs (photoshopped)✓.....
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 decisionsTo be provided as and if needed...

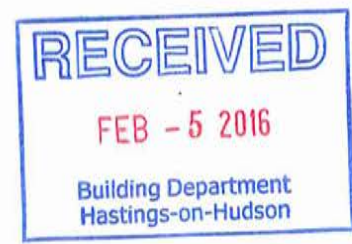
*Indicate by notes such as, "see Note/Detail on Dwg #___", "attached herewith", or "NA", etc. where "NA" stands for "Not applicable".

2/5/2016

ALEX STOJANOVIC

Title

Signature
Date
Name
Title



U:\Projects\050 ALEX001 PROJECTS\05_17 Pinecrest Drive\20 DRAWINGS\21 BASE\open notes.dwg

GENERAL NOTES:
 DIVISION 1 GENERAL REQUIREMENTS
 1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NEW YORK STATE AND LOCAL CODES AND THE NEW YORK STATE ENERGY CODE (2015 RESIDENTIAL CODE OF NEW YORK STATE.)
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 3. GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB.
 4. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. NO LACK OF DETAIL OR SPECIFICATION EXCUSES CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS.
 5. NO WORK IS TO COMMENCE BEFORE ALL PROPER BUILDING PERMITS AND OTHER APPLICABLE PERMITS ARE OBTAINED.
 6. ALL PLUMBING WORK IS TO BE PERFORMED BY A LICENSED PLUMBER UNDER THE JURISDICTION HE/SHE IS WORKING. PLUMBER MUST FILE FOR PLUMBING PERMIT AND OBTAIN ALL INSPECTIONS AND APPROVALS FOR THE PLUMBING WORK.
 7. ALL ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN IN THE JURISDICTION OF THE WORK. AT THE COMPLETION OF THE WORK ELECTRICIAN IS TO OBTAIN UNDERWRITERS CERTIFICATE OR ANY OTHER APPROVED CERTIFICATION BY THE LOCAL JURISDICTION.
 8. ALL MECHANICAL PLUMBING AND ELECTRICAL WORK MUST BE COORDINATED BY THE GENERAL CONTRACTOR.
 9. ALL FOOTINGS TO BEAR ON VIRGIN COMPACTED SOIL WITH THE BEARING CAPACITY OF 1 TON PER SQUARE FOOT. DEPTH OF FOOTING IS DETERMINED BY LOCAL JURISDICTION (SEE TABLE BELOW)
 10. ALL CONCRETE IS TO OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. AFTER 28 DAYS 5 TO 7% AIR ENTRAINMENT PER R 402.2.
 11. DO NOT BACKFILL FOUNDATION UNTIL THE FIRST FLOOR FRAMING HAS BEEN INSTALLED OR THE WALLS ARE ADEQUATELY BRACED.
 12. ALL STRUCTURAL STEEL TO BE MIN A-36 CONFORM TO STANDARDS OF THE LATEST AISC MANUAL. PAINT ALL NEW STEEL WITH RUST INHIBITIVE PRIMER AND PAINT.
 13. ALL CONSTRUCTION LUMBER IS TO BE NO 2 OR BETTER DOUGLAS FIR WITH A MIN. BENDING STRENGTH OF 860PSI
 14. ALL WINDOW AND DOOR OPENING HEADERS TO BE 2-2X8'S WITH 1/2" PLYWOOD BETWEEN EACH UNLESS OTHERWISE NOTED.
 15. ALL POST TO BE A MIN 3-2X4'S SPIKED TOGETHER WITH 16D NAILS.
 16. DOUBLE JOIST UNDER ALL WALLS, PROVIDE BRIDGING AT 7'-0" O.C.
 17. ALL TRUSSES AND LAMINATED BEAMS TO BE INSTALLED PER MANUFACTURERS, DETAILS & RECOMMENDATIONS.
 18. CONTRACTOR TO VERIFY CONDITION OF ALL EXISTING BEARING WALLS AND REPLACE IF DAMAGED.
 19. PROVIDE FLASHING AT ALL EXTERIOR OPENINGS AND AT SURFACE SURFACE BETWEEN ROOF AND WALLS. PROVIDE ICE & WATER SHIELD AS MEASURED FROM EAVES' EDGE
 20. TO A POINT AT LEAST 24-INCHES FROM THE INSIDE FACE OF INTERIOR WALL. ICE SHIELD SHALL ALSO BE PLACED WITHIN ALL VALLEYS AT 36-INCHES MINIMUM.
 21. PROVIDE SILICONIZED ACRYLIC CAULKING BETWEEN ANY DISSIMILAR MATERIALS.
 22. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS FOR WINDOWS, DOORS, AND OPENINGS IN WALLS, FLOORS AND ROOF. DOUBLE FRAME AT ALL OPENINGS. UNLESS OTHERWISE NOTED ALL WINDOWS, GLASS DOORS AND SKYLIGHTS TO BE "ANDERSON" WITH LOW "E" INSULATED GLASS.
 23. EXTEND ALL CHIMNEYS 2'-0" MIN ABOVE ANY COMBUSTIBLE MATERIAL WITH IN 10'-0". VERIFY HEIGHT WITH LOCAL JURISDICTION. ALL BATHROOM WINDOWS, STAIRWAY WINDOWS OR WINDOWS 18" BELOW FLOOR MUST BE TEMPERED GLASS.
 24. ALL FINISHES TO BE SELECTED BY OWNER. CONTRACTOR IS TO REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS FROM SITE.
 25. RICO24 FACTORY BUILT FIREPLACES AND CHIMNEYS FOR THE USE WITH THE SAME SHALL COMPLY WITH THE REQUIREMENTS OF UL 127, NFPA 211, R1002.1 & R1003.1.
 26. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE MUST BE TREATED LUMBER. HANDRAILS, RAILINGS AND GUARDRAILS ARE TO CONFORM WITH NFPA 101 & NYS BUILDING CODE.
 27. GAS PIPING AND APPLIANCES TO COMPLY WITH NFPA 54.

TABLE R 401.4.1 PRESUMPTIVE LOAD BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD BEARING PRESSURE
CRYSTALLINE BEDROCK	12000 PSF
SEDIMENTARY AND FOLIATED ROCK	4000 PSF
SANDY GRAVEL AND/ OR GRAVEL (GW & GP)	3000 PSF
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2000 PSF
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT AND SANDY SILT (CL, ML, MH AND CH)	1500 PSF

a. WHEN SOIL TEST ARE REQUIRED BY R401.4 THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.

b. WHEN IN PLACE SOILS WITH ALLOWABLE BEARING CAPACITY OF LESS THAN 1500 PSF ARE LIKELY TO BE PRESENT ON THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

TABLE R 301.2.1 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT ABOVE WALL
20 PSF	110 MPH	C	11 ° F	2'-0"

SUBJECT TODAMAGE FROM 1.2

WEATHERING	FROST LINE DEPTH	TERMITES	DECAY
SEVERE	3'-0"	MODERATE TO HEAVY	SLIGHT TO MODERATE

FLOOD HAZARD AIR INDEX

FLOOD HAZARD	AIR INDEX
AE4	599

R302.1.1 DESIGN CRITERIA: AREA LOCATED WHERE WIND SPEEDS ARE EQUAL OR EXCEEDS 110MPH. DESIGN CRITERIA BASED ON AMERICAN FOREST AND PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (WFCM) 2001

FOR S1: 1 POUND PER SQUARE FOOT= .0479 KN/MxM (MILES PER HOUR= 1KM/HR

A. WEATHERING MAY REQUIRE A HIGHER STRENGTH OF CONCRETE OR GRADE OF MASONRY NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THE CODE. THE WEATHERING COLUMN SHALL BE FILLED IN WITH THE WEATHERING INDEX. (NEGILIGIBLE, MODERATE OR SEVERE) FOR CONCRETE AS DETERMINED FROM THE WEATHERING PROBABILITY MAP. (FIGURE R301.2.3). THE GRADE MASONRY UNITS SHALL BE DETERMINED FROM THE ASTM C34, C55, C62, C73, C90, C 129, C216, OR C652.

B. THE FROST LINE DEPTH MAY REQUIRE DEEPER FOOTINGS THAN INDICATED IN FIGURE R403.1(1). THE JURISDICTION SHALL FILL IN FROST LINE DEPTH COLUMN WITH THE MINIMUM DEPTH OF FOOTING BELOW THE FINISHED GRADE.

C. THE JURISDICTION SHALL FILL IN UNDER "TERMITES" WITH VERY HEAVY, MODERATE TO HEAVY, SLIGHT TO MODERATE, OR NONE TO SLIGHT IN ACCORDANCE WITH FIGURE R301.2(6) DEPENDING ON WEATHER THERE IS A HISTORY OF LOCAL DAMAGE.

D. THE JURISDICTION SHALL FILL IN UNDER "DECAY" , MODERATE TO SEVERE, SLIGHT TO MODERATE, OR NONE TO SLIGHT IN ACCORDANCE WITH FIGURE R301.2(7) DEPENDING ON WEATHER THERE IS A HISTORY OF LOCAL DAMAGE.

E. THE JURISDICTION SHALL FILL IN THE WIND SPEED FROM THE BASIC WIND SPEED MAP FIGURE R301.2(4). WIND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE SPECIFIC BASIS IN ACCORDANCE WITH SECTION R 301.2.14 F. REFER TO TABLE RN1101.2 WINTER DESIGN DRY BULB TEMPERATURE COLUMN.

G. THE JURISDICTION SHALL FILL IN SEISMIC DESIGN CATEGORY DETERMINED FROM SECTION R301.2.2.1 H. THE JURISDICTION SHALL FILL IN FLOOD HAZARD A. THE DATE THE JURISDICTION ENTERED INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS).

B. THE DATES ARE CURRENTLY EFFECTIVE FIRM FBFM OR OTHER FLOOD HAZARD MAP ADOPTED BY THE COMMUNITY AS MAY BE AMENDED.

NOTE: SITE IS NOT IN A FLOOD ZONE.

I. SEE FIGURE R301.2(5) FOR GROUND SNOW LOADS

TABLE R 301.5 MINIMUM UNIFORM DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
PASSENGER VEHICLE GARAGES	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ATTICS ACCESSED WITH FIXED STAIRWAYS	30
ROOMS OTHER THEN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS AND HAND RAILS	200
SNOW LOAD	15
DEAD LOAD	20

TABLE R 301.6, 301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES OF GREATER THAN 3/8 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	1/180
INTERIOR WALLS AND PARTITIONS	1/180
FLOORS AND PLASTER CEILINGS	1/360
ALL OTHER STRUCTURAL MEMBERS	1/240
EXTERIOR WALLS WITH PLASTER STUCCO FINISH	1/360
EXTERIOR WALLS- WIND LOADS WITH BRITTLE FINISH	1/240
EXTERIOR WALLS- WIND LOADS WITH FLEXIBLE FINISHES	1/120

EMERGENCY EGRESS NOTES (SEE LOCATIONS ON PLANS)

R310.1.1 MINIMUM OPENING AREA ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET

EXCEPTION: GRADE FLOOR OPENING SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQUARE FEET.

R 310.1.2 MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.

R310.1.1 MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 24 INCHES.

THE FOLLOWING IS REQUIRED WITH IN ONE MILE FROM THE SEASHORE.

R301.2.1.2 INTERNAL PRESSURE: WINDOWS IN BUILDINGS LOCATED IN WIND BORNE DEBRIS REGIONS, SHALL HAVE GLAZED OPENING PROTECTED FROM BORNE DEBRIS OF THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE BUILDING CODE OF THE STATE OF NEW YORK. GLAZED OPENING PROTECTION FROM WIND BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1196 AND OF ASTM E 1888 REFERENCED THEREIN.

EXCEPTIONS: WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 1/8" (11-1MM) AND A MAXIMUM SPAN OF EIGHT FEET SHALL BE PERMITTED TO COVER THE GLAZED OPENING WITH ATTACHMENT HARDWARE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2. OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE BUILDING CODE OF THE STATE OF NEW YORK.

R313 SMOKE DETECTORS (2010 RCNYS)

R313.1 SINGLE AND MULTIPLE STATION SMOKE DETECTOR MUST BE INSTALLED IN THE FOLLOWING:

- IN EACH SLEEPING ROOM
- A CARBON MONOXIDE AND SMOKE DETECTOR OUTSIDE BEDROOMS IN THE IMMEDIATE VICINITY OF BEDROOMS.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, CELLARS AND GARAGE, BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTIC SPACE. IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS A SMOKE DETECTOR INSTALLED ON THE UPPER LEVEL WILL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE DETECTOR IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF THE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. CARBON MONOXIDE AND SMOKE DETECTORS SHOULD HAVE 2 DISTINCT SOUNDS.

ALL SMOKE ALARMS MUST BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF NEW YORK STATE BUILDING CODE.

TABLE R 301.2.2.2 WIND BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL

FASTENER TYPE	FASTER SPACING		
	PANEL SPAN <4 FT	> 4 FT SPAN <6 FT	>6 FT SPAN <= 8 FT
2- 1/2" #6 WOOD SCREWS	16" OC	12" OC	9" OC
2- 1/2" #6 WOOD SCREWS	16" OC	16" OC	12" OC

a. THE TABLE IS BASED ON 110 MPH WIND SPEEDS ON A 33 FOOT MEAN ROOF HEIGHT
 b. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF WOOD STRUCTURAL PANEL
 c. NAILS SHALL BE 10d COMMON OR 12d BOX NAILS
 d. WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/ STUCCO THEY SHOULD BE ATTACHED UTILIZING VIBRATION RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 490 POUNDS.

R301.1.2.13 WIND SPEED CONVERSION WHEN REFERENCED DOCUMENTS ARE BASED ON FASTEST MILE WIND SPEEDS. THE THREE SECOND GUST WIND VELOCITIES OF FIGURE R301.2(4) SHALL BE CONVERTED TO FASTEST MILE WIND VELOCITIES USING TABLE R301.2.1.3.

TABLE R 201.2.1.3 EQUIVALENT BASIC WIND SPEEDS

3 SEC GUST	85	90	100	105	110	120	125	130	140	145	150	160	170
FASTEST MILE	70	75	80	85	90	100	105	110	120	125	130	140	150

LINEAR INTERPOLATION IS PERMITTED.

NAILING AND STRAPPING (REQUIRED FOR ALL NEW CONSTRUCTION AND NEW ADDITIONS)

NOTE: ALL STRAPPING TO BE 1 1/2" X 20 GAUGE STEEL OR SIMPSON EQUIVALENT - CS20 (COILED STRAP) (ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS)

AT RAFTER TO RIDGE CONNECTION

FOR RIDGE STRAP- (4) 8d COMMON AT EACH END OF STRAP

FOR ALT COLLAR TIES (3) 10d COMMON NAILS AT EACH END

AT RAFTER TO RIDGE CONNECTION AT STRUCTURAL RIDGE

FOR RIDGE STRAP- (4) 8d COMMON AT EACH END OF STRAP

AT RAFTER TO TOP PLATE TO STUD CONNECTION

FOR STRAP (3) 8d COMMON NAILS AT EACH END OF STRAP

FORESTING (7) 10d COMMON NAILS AT EACH END OF STRAP

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION

(ONLY APPLICABLE TO TWO STORY CONFIGURATIONS)

FOR STRAP (3) 10d COMMON NAILS SAT EACH END OF THE STRAP.

FOR ALTERNATE (14) 10d COMMON NAILS STRAP CONFIG. FOR EACH STRAP (TWO STRAPS TOTAL)

FOR SECOND FLOOR ADDITIONS SHEATHING TO OVERLAY FIRST AND SECOND FLOOR & STUDS BY MIN 12"

TABLE 3.1- NAILING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER OF COMMON NAILS	NAIL SPACING
ROOF FRAMING		
RAFTER TO TOP PLATE (TOE NAILED)	3-8d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE NAILED)	3-8d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	6-16d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	6-16d	EACH LAP
COLLAR TIE TO RAFTER (FACE NAILED)	2-10d	ER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	EACH END
RIM BOARD TO RAFTER (END NAILED)	2-16d	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE NAILED)	2-16d	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE NAILED)	4-16d	JOINTS EACH SIDE
STUD TO STUD (FACE NAILED)	2-16d	24" O.C.
HEADER TO HEADER (FACE NAILED)	16d	6" OC ALONG EDGES
TOP PLATES OR BOTTOM PLATE TO STUD (END NAILED)	2-16d	PER 2"x4" STUD
	3-16d	PER 2"x6" STUD
	4-16d	PER 2"x 8" STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST	4- 16d	PER 2"x8" STUD
BAND JOIST OR BLOCKING (FACE NAILED)	4- 16d1.2	PER FOOT
FLOOR FRAMING		
JOIST TO SILL TOP PLATE OR GIRDER (TOE NAILED)	4-8d	PER JOIST
BRIDGING TO JOIST (TOE NAILED)	2-8d	EACH END
BLOCKING TO JOIST (TOE NAILED)	2-8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	3-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE NAILED)	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE- NAILED)	3-16d	PER JOIST
BAND JOIST TO HOIST (END- NAILED)	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE- NAILED)	2-16d1	PER FOOT
ROOF SHEATHING		
STRUCTURAL PANELS DIAGONAL BOARD SHEATHING 1"x6" OR 1"x8" 1"x10" OR WIDER	8d 2-8d 3-8d	6" EDGE 12" FIELD PER SUPPORT PER SUPPORT
CEILING SHEATHING		
GYPSUM WALL BAORD	5d coolers	6" EDGE/ 12" FIELD
WALL SHEATHING		
STRUCTURAL PANELS, FIBER BOARD PANELS	8d	6" EDGE/ 12" FIELD 4"OC @ GABLE BASE 3" EDGE/ 6" FIELD 3" OC/ 6" FIELD 7" EDGE/ 10" FIELD 6" EDGE/12" FIELD
7-16" 25"/32"	6d	3" EDGE/ 6" FIELD
GYPSUM WALL BOARD	8d	3" OC/ 6" FIELD
HARDBOARD	5d COOLERS	7" EDGE/ 10" FIELD
PRACTICAL BOARD PANELS, DIAGONAL SHEATHING 1"x6" OR 1"x8" 1"x10" OR WIDER	8d 2- 8d 3-8d	6" EDGE/12" FIELD PER SUPPORT PER SUPPORT
FLOOR SHEATHING		
STRUCTURAL PANELS 1" OR LESS GREATER THEN 1" DIAGONAL BOARD SHEATHING 1"x6" OR 1" x8" 1"x10" OR WIDER	8d 10d 2-8d 3-8d	6" EDGE/ 12"FIELD PER SUPPORT PER SUPPORT PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 3 INCHES ON CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.

2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d PER FOOT.

HOLD DOWN DETAIL FLOOR TO FLOOR

(ONLY APPLICABLE FOR TWO STORY CONFIGURATIONS)

FOR STRAP- (9) 10d COMMON NAIL SAT EACH END OF STRAP OR SCREWS PER MANI

FOR SECOND FLOOR ADDITIONS SHEATHING TO OVERLAY FIRST AND SECOND FLOOR & STUDS BY MIN 12"

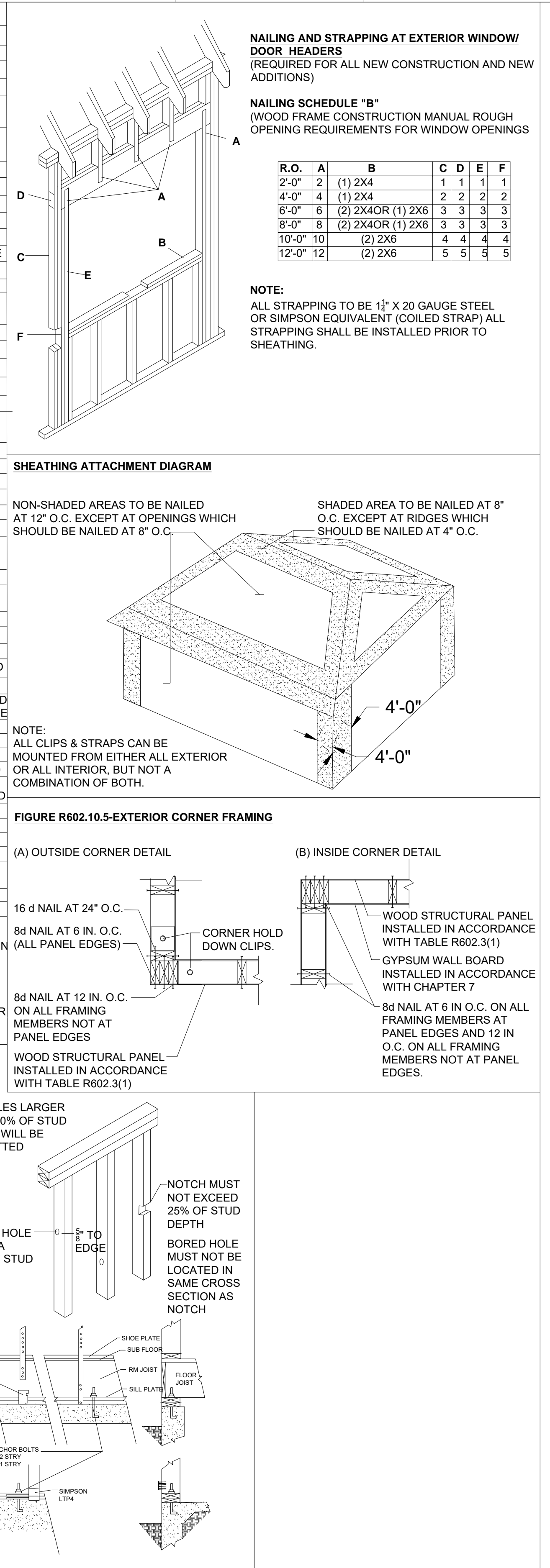
AT STUD ASSEMBLY TO SILL PLAT CONNECTION

FOR STRAP- (9) 10d COMMON NAIL AT EACH END OF STRAP

FOR ALTERNATE (12) 8d- COMMON NAILS STRAP CONFIG LTP4

AT STUD TO SLAB ASSEMBLY

R303.6 UON ALL HABITABLE SPACE ARE TO BE HEATED BY PERIMETER BASE BOARD HOT WATER AND WILL COMPLY WITH THE REQUIREMENTS OF THE NYS BUILDING CODE.



Pinecrest Group, Alex Stojanovic Design Architect
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 8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:

BLOCK No.: F
 LOT No.: 5, 6, 7, 8, 9
 MAP No.:
 ZONING DISTRICT: R-10

PROJECT: MCNAMARA/SILVESTER
 17 PINECREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER: DANIEL MCNAMARA AND JESSICA SILVESTER

GENERAL NOTES

A000.00

SCALE: NTS	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
	CHECKED BY: AS

NYC DOB Number:

MCNAMARA/SILVESTER RESIDENCE

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ZONING COMPUTATIONS

GENERAL INFORMATION:

ADDRESS: 17 PINECREST DRIVE HASTINGS ON THE HUDSON, NY 10706
 ZONING: R-10
 BLOCK: F
 LOTS: 5, 6, 7, 8, 9
 LOT AREA: 17,080

YARD REQUIRMENTS:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
FRONT YARD	16.2'	30'	23.5'	295-68	NO
SIDE YARD 1	59.23'	18'	59.23'	295-68	NO
SIDE YARD 2	13.4'	12'	13.4'	295-68	NO
REAR YARD	62.32'	30'	62.32'	295-68	NO

LOT COVERAGE:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
% STRUCTURE	12.3%	25%	11.7%	295-68	NO
AREA STRUCTURE	2,100	4,270	2,000	295-68	NO
% DEVELOPMENT	34.9%	35%	34.9%	295-68	NO
AREA DEVELOPMENT	5,955	5,978	5,955	295-68	NO

IMPERVIOUS SURFACE

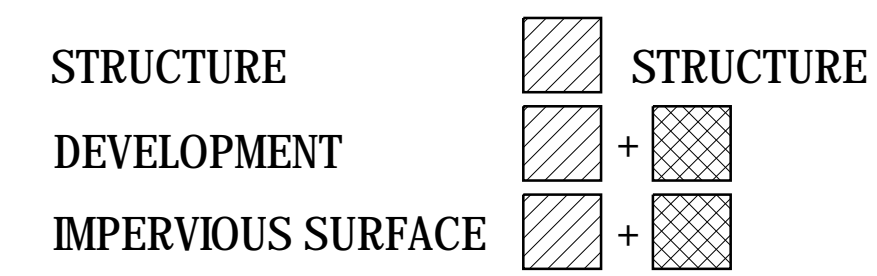
ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
%	34.9%	35%	13.4'	295-68	NO
AREA	5,955	5,978	62.32'	295-68	NO

HEIGHT REGULATIONS

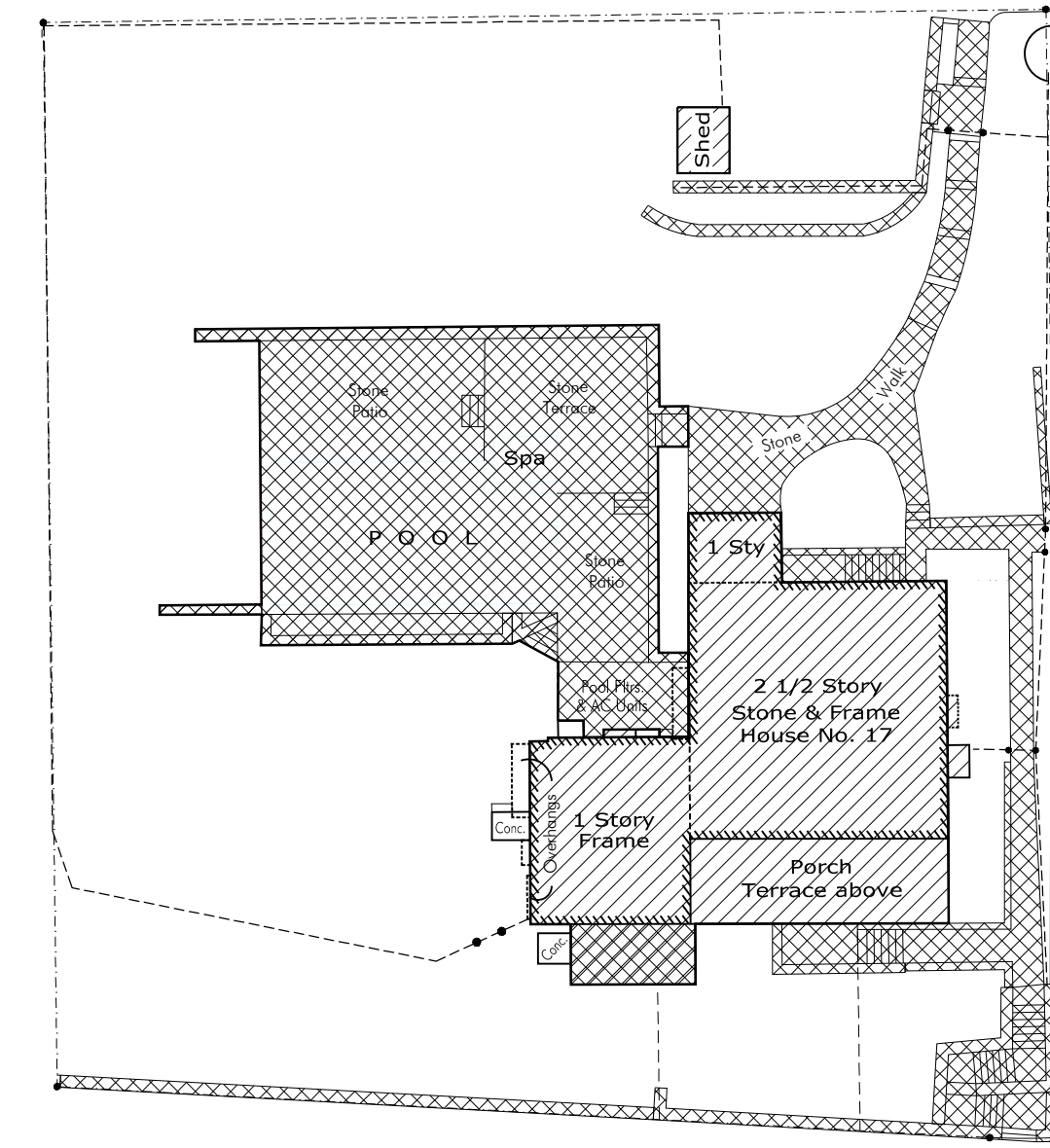
ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
HEIGHT (FT)	31'-5 7/8"	35'	33'-11 1/16"	295-68	NO
STORIES	2 1/2	2 1/2	2 1/2	295-68	NO

FLOOR AREA

ITEM	EXISTING	PROPOSED	AMOUNT ADDED	REFERENCE	VARIANCE REQ.
CELLAR	1,862	1,862	0	N/A	NO
GROUND FLOOR	1,154	1,735	831	N/A	NO
SECOND FLOOR	1,076	1,076	0	N/A	NO
1/2 STORY	120	506	506 (-1/2 (1.076))	295-68	NO

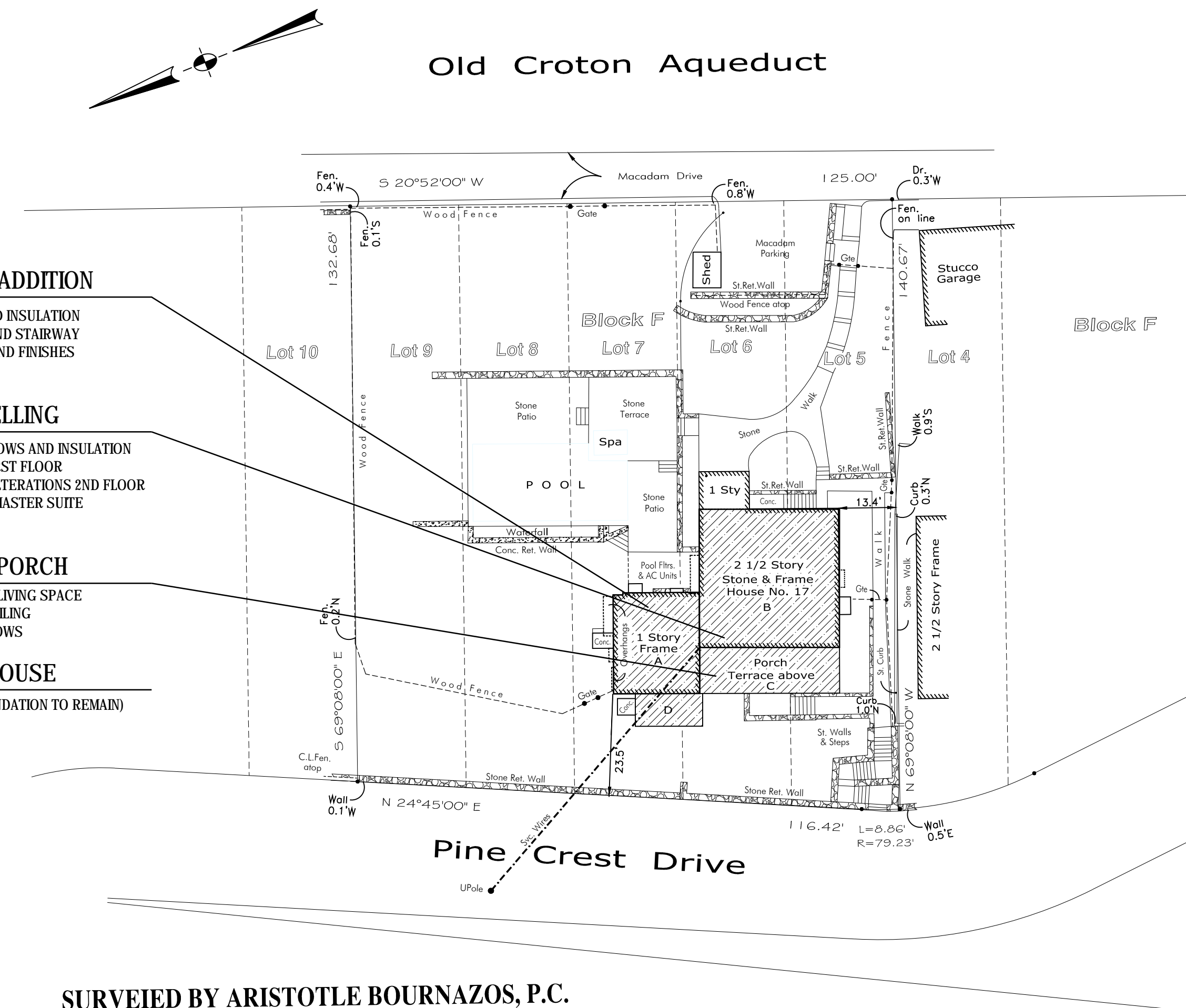


Old Croton Aqueduct



Pine Crest Drive

Old Croton Aqueduct



A. EXISTING ADDITION

- NEW WINDOWS AND INSULATION
- NEW MEZZANINE AND STAIRWAY
- NEW INSULATION AND FINISHES
- NEW ROOFING

B. MAIN DWELLING

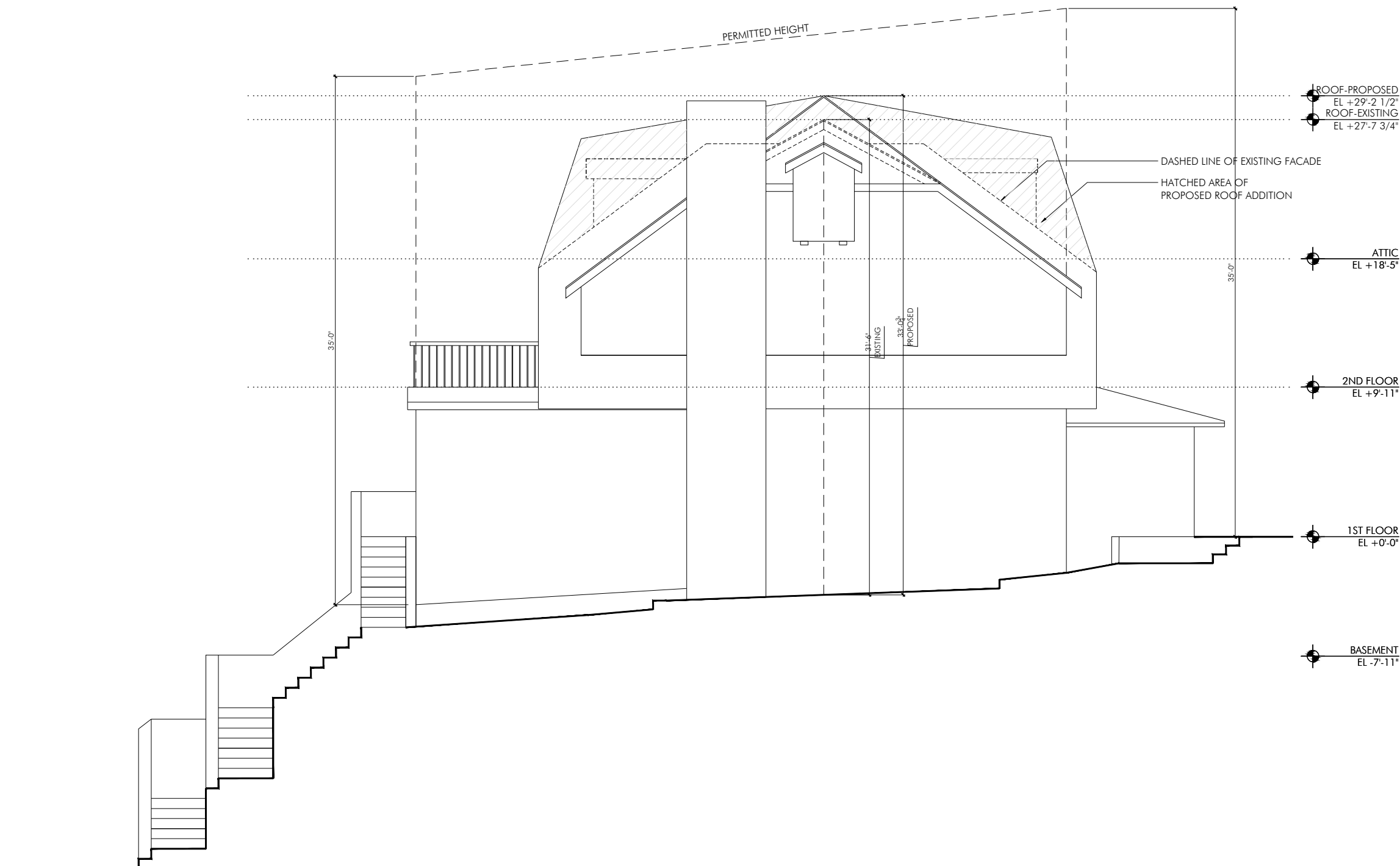
- NEW SELECT WINDOWS AND INSULATION
- OPEN CONCEPT FIRST FLOOR
- MINOR INTERIOR ALTERATIONS 2ND FLOOR
- NEW HALF STORY MASTER SUITE
- NEW HIGHER ROOF

C. EXISTING PORCH

- CONVERSION INTO LIVING SPACE
- NEW INSULATED CEILING
- NEW SELECT WINDOWS

D. GREEN HOUSE

- DEMOLISHED (FOUNDATION TO REMAIN)



SURVEIED BY ARISTOTLE BOURNAZOS, P.C.

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 17 PINECREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER: DANIEL MCNAMARA AND JESSICA SILVESTER

ZONING COMPUTATIONS

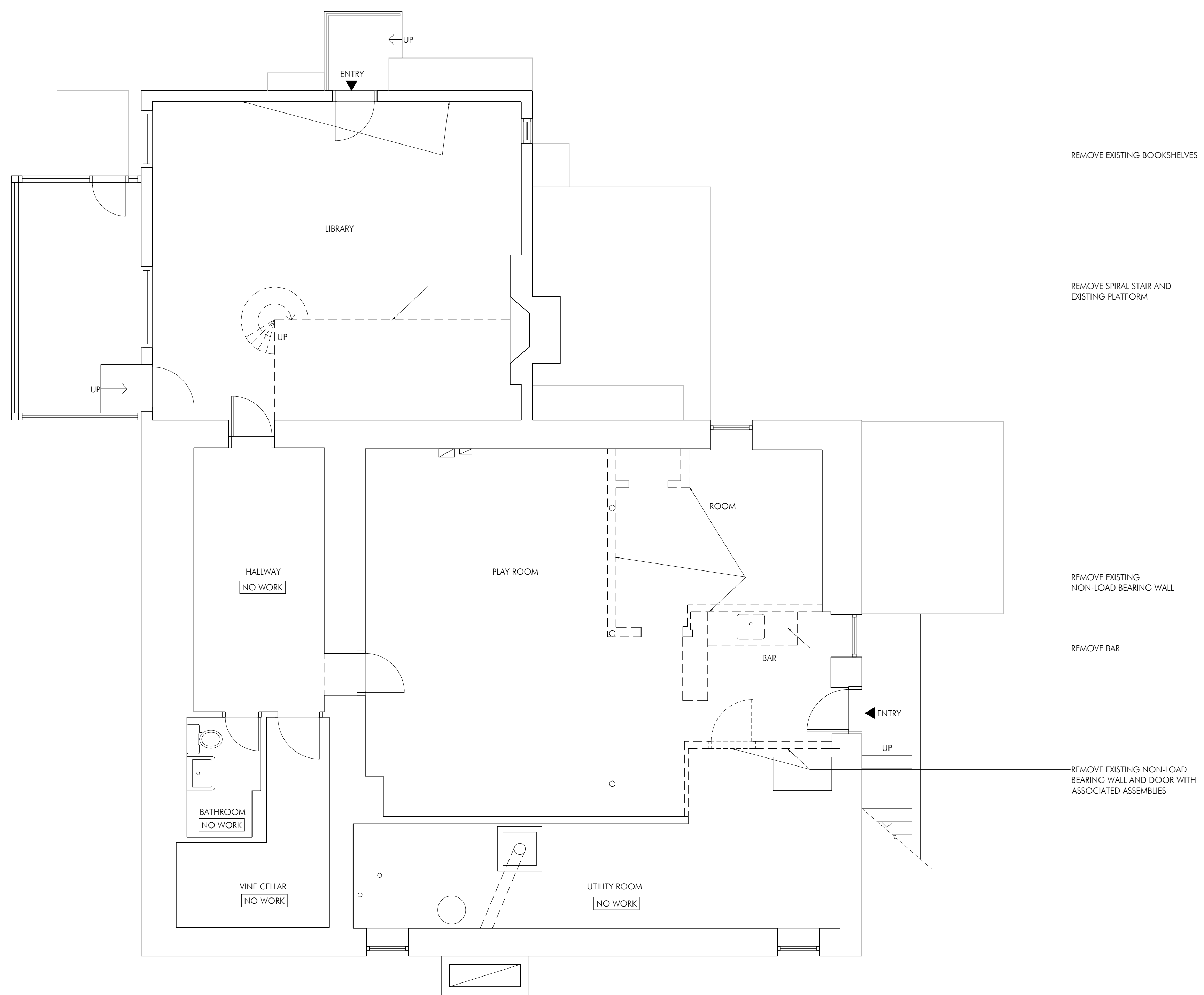
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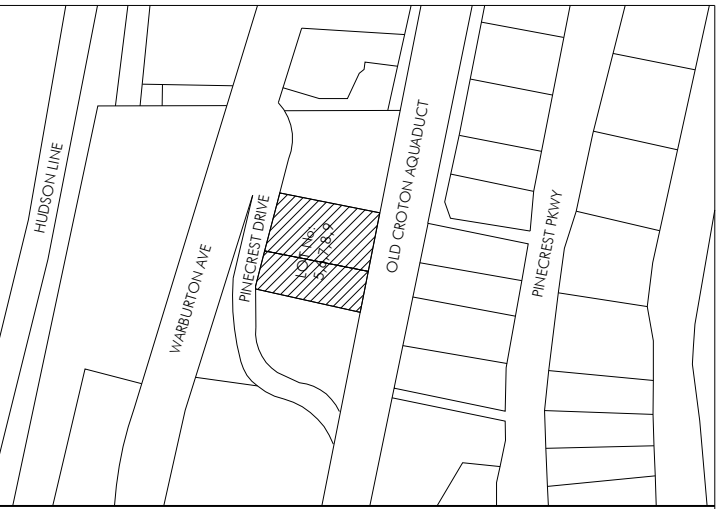
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SYMBOL	LEGEND
	COMBINED SMOKE/CARBON MONOXIDE DETECTOR
	EXISTING WALL
	TO BE REMOVED



BASEMENT
 SCALE: 1/4" = 1'-0"

REV:	DATE:	ISSUE:
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PROJECT
MCNAMARA/SILVESTER
 17 PINECREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER
 DANIEL MCNAMARA AND JESSICA SILVESTER

DEMOLITION PLAN
BASEMENT

D100.00

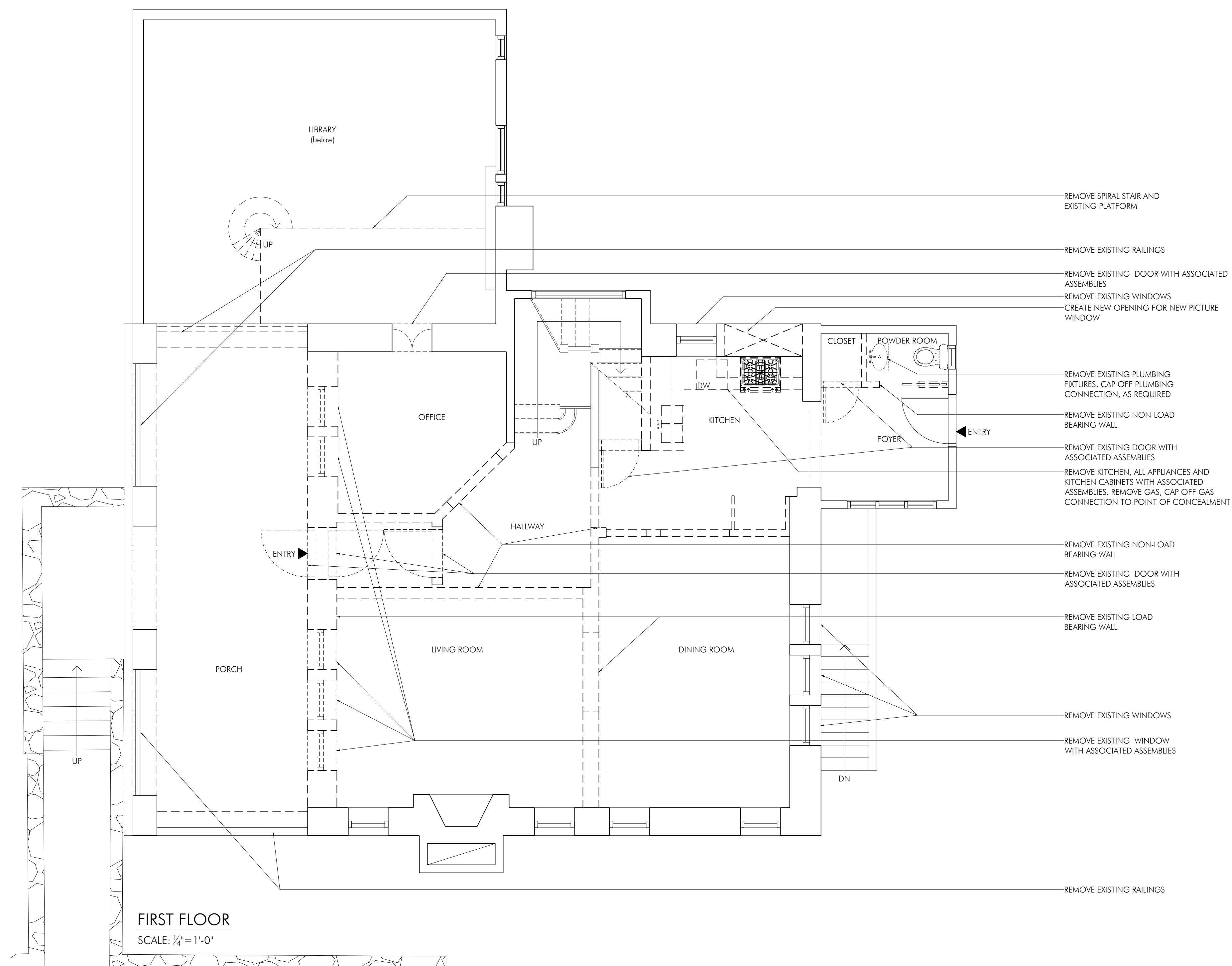
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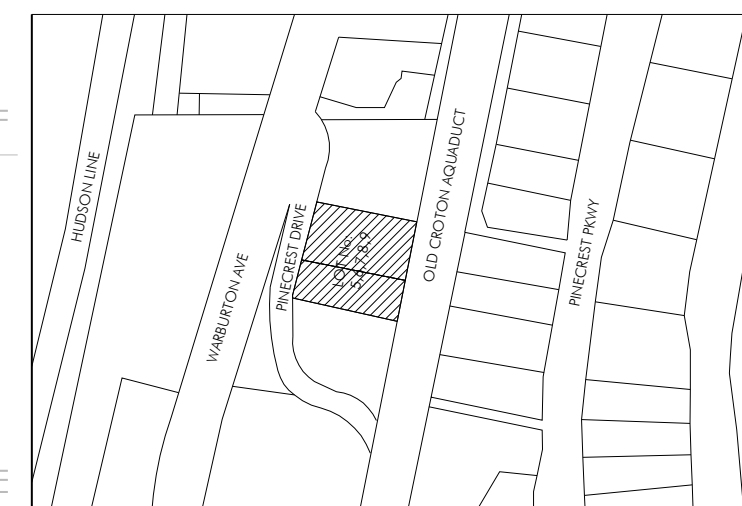
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SYMBOL	LEGEND
	COMBINED SMOKE/CARBON MONOXIDE DETECTOR
	EXISTING WALL
	TO BE REMOVED



FIRST FLOOR
SCALE: 1/4"=1'-0"

REV:	DATE:	ISSUE:
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PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

**DEMOLITION PLAN
FIRST FLOOR**

D101.00

SCALE: 1/4"=1'-0"	PROJ. No.: 1511
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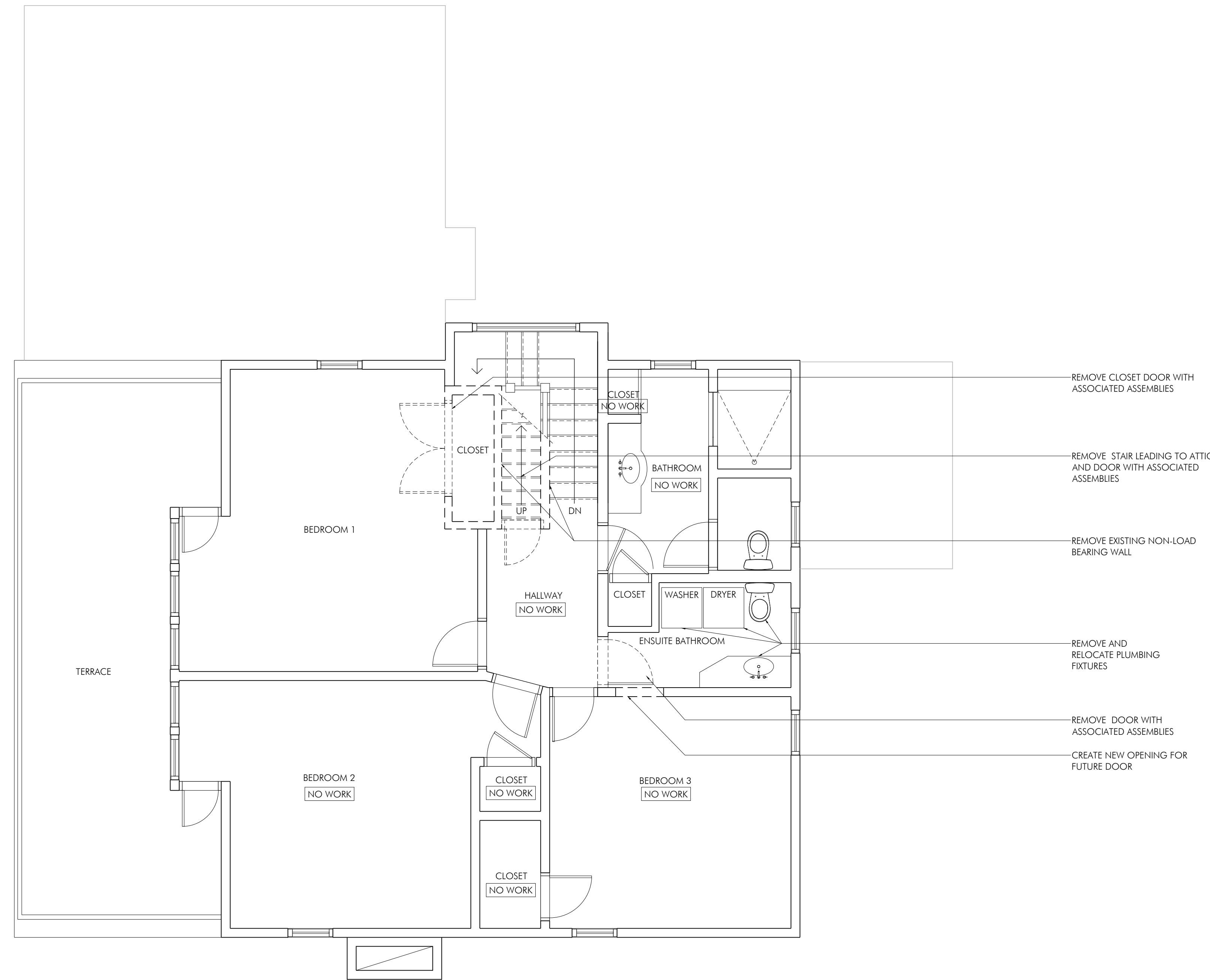
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SYMBOL	LEGEND
	COMBINED SMOKE/CARBON MONOXIDE DETECTOR
	EXISTING WALL
	TO BE REMOVED



SECOND FLOOR
SCALE: 1/4"=1'-0"

REV:	DATE:	ISSUE:
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BLOCK No.: F
 LOT No.: 5, 6, 7, 8, 9
 MAP No.:
 ZONING DISTRICT: R-10

PROJECT
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 HASTINGS-ON-HUDSON, NY 10706

OWNER
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**DEMOLITION PLAN
 SECOND FLOOR**

D102.00

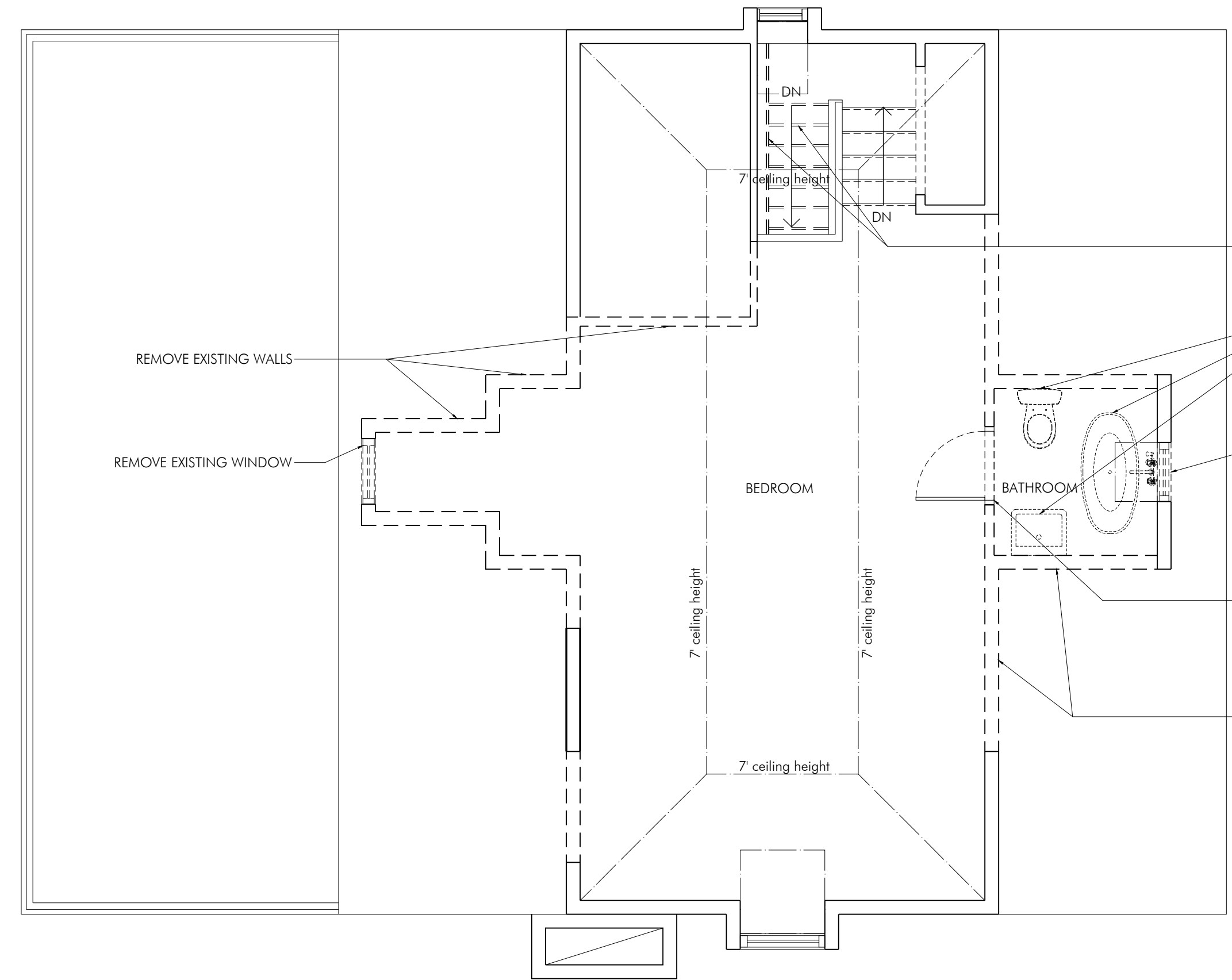
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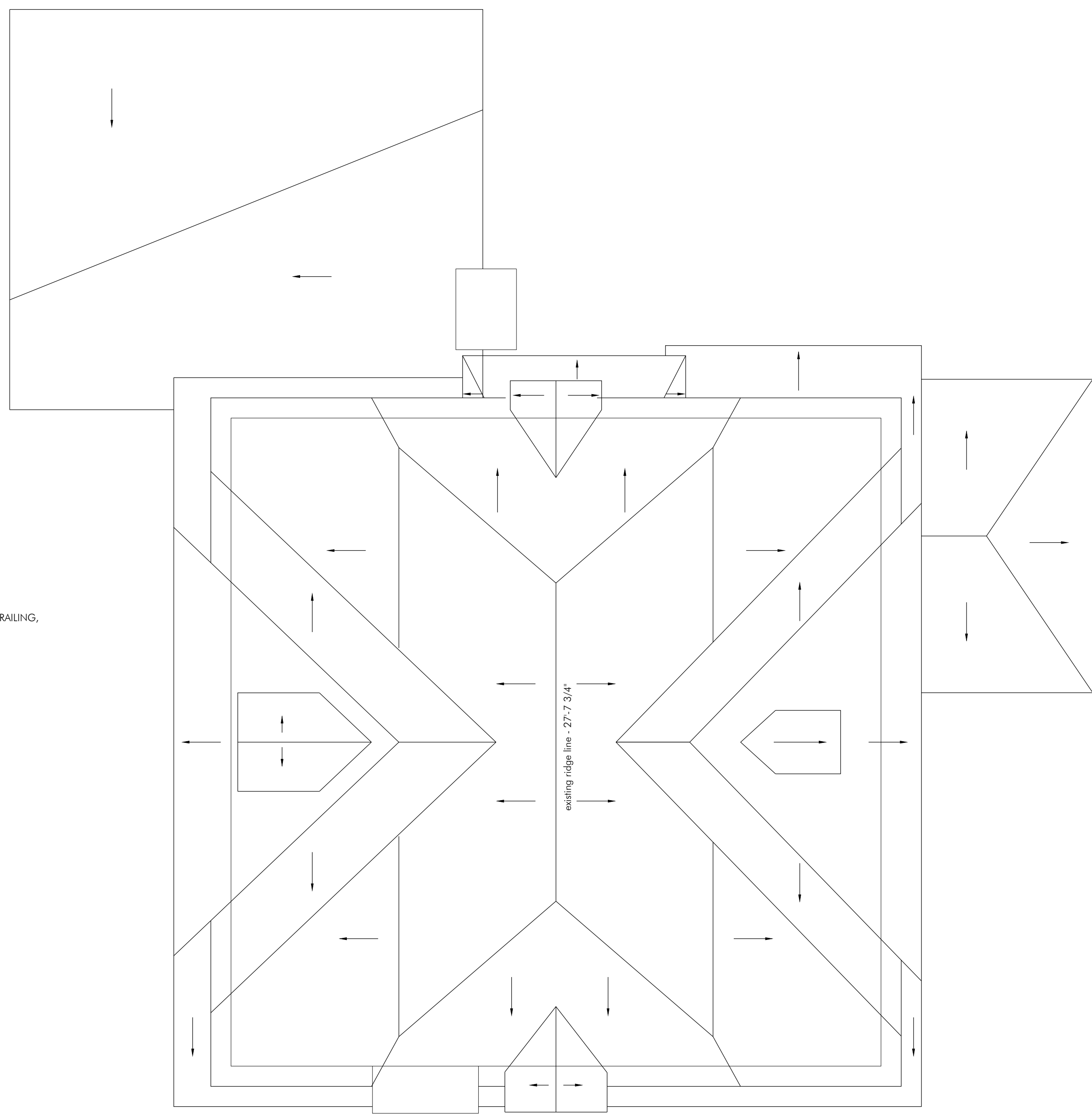
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SYMBOL	LEGEND
	COMBINED SMOKE/CARBON MONOXIDE DETECTOR
	EXISTING WALL
	TO BE REMOVED

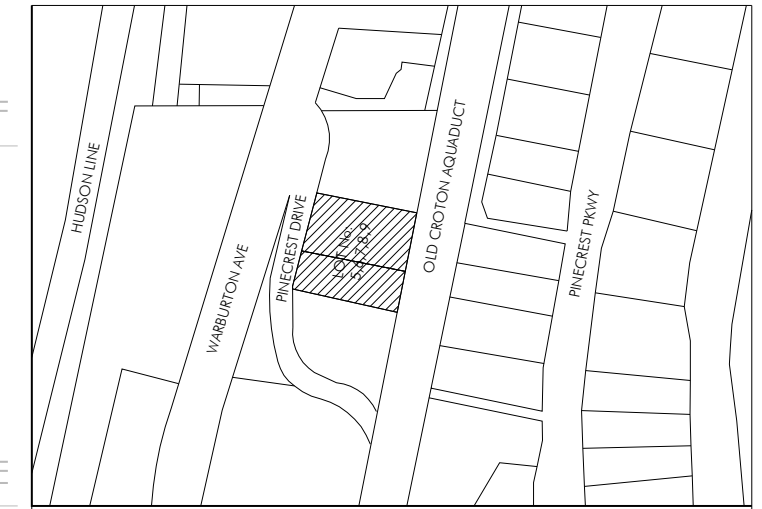


1 - ATTIC
SCALE: 1/4" = 1'-0"



2 - ROOF PLAN
SCALE: 1/4" = 1'-0"

REV:	DATE:	ISSUE:
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BLOCK No.: F
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PROJECT
MCNAMARA/SILVESTER
 17 PINECREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER
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**DEMOLITION PLAN
 ATTIC AND ROOF PLAN**

D103.00

SCALE: 1/4" = 1'-0"	PROJ. No.: 1511
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NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ROOF
EL +27'-7 3/4"

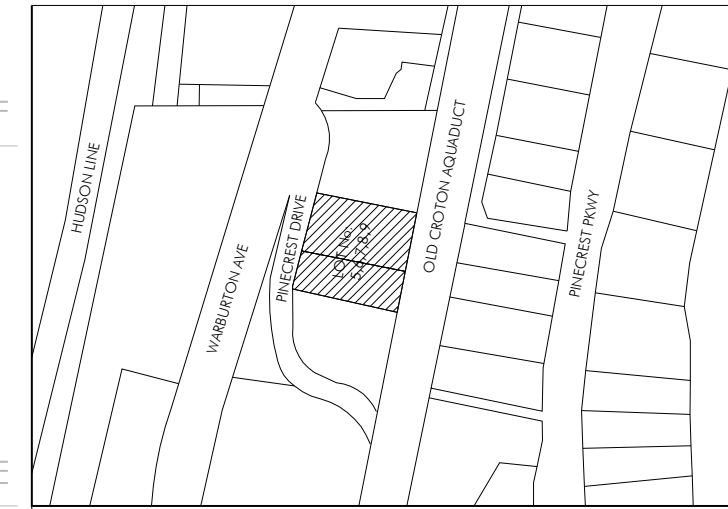
ATTIC
EL +18'-5"

2ND FLOOR
EL +9'-11"

1ST FLOOR
EL +0'-0"

BASEMENT
EL -7'-11"

REV: DATE: ISSUE:



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PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

NORTH ELEVATION
-EXISTING

D202.00

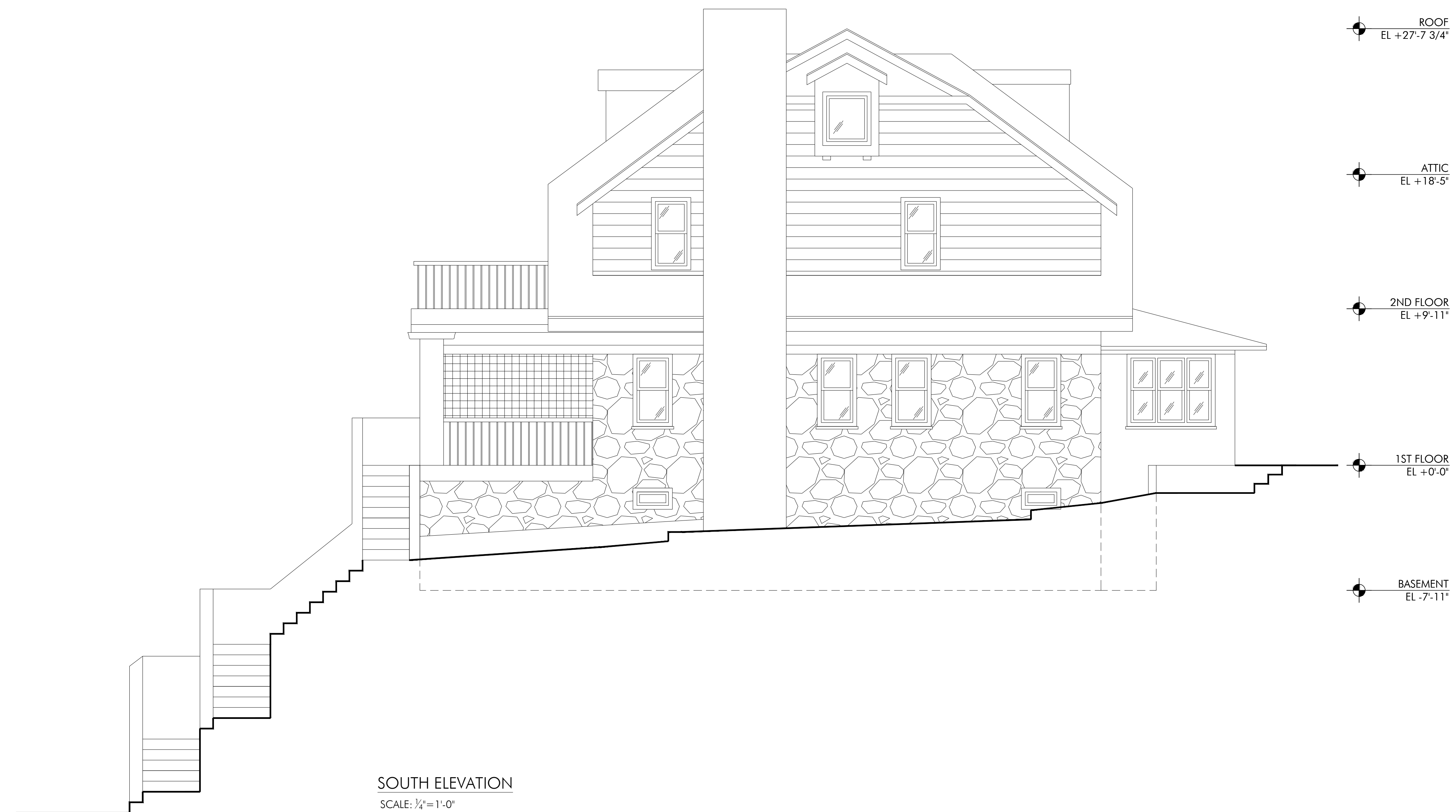
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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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ZONING DISTRICT: R-10

PROJECT
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17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
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**SOUTH ELEVATION
-EXISTING**

D203.00

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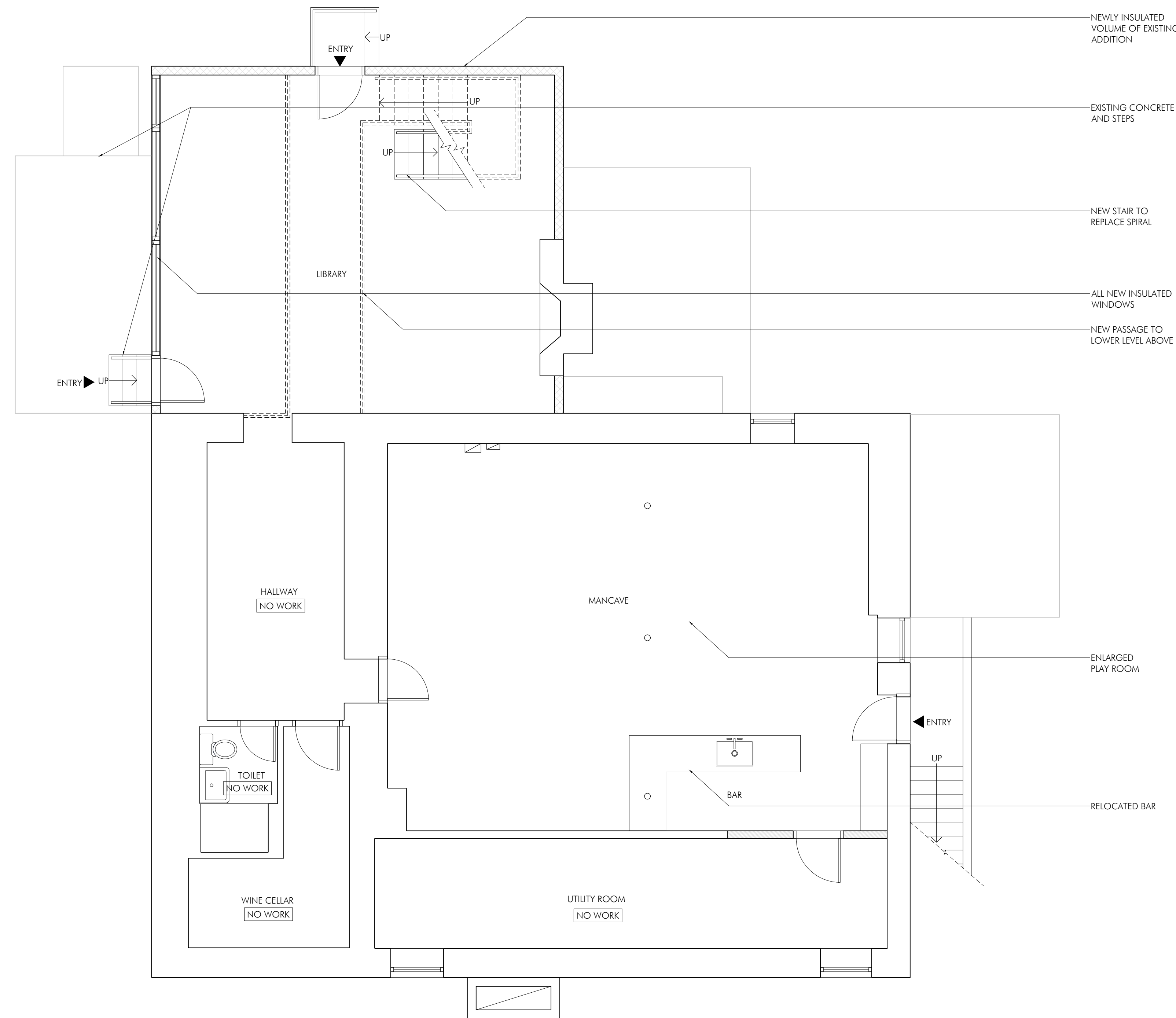
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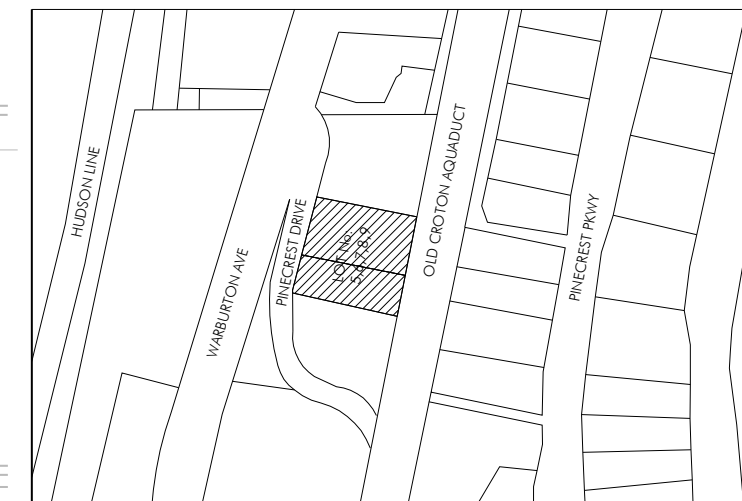
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SYMBOL	LEGEND
	EXISTING WALL
	NEW WALL
	NEWLY INSULATED WALL



BASEMENT
SCALE: 1/4"=1'-0"

REV:	DATE:	ISSUE:
------	-------	--------



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PROJECT
MCNAMARA/SILVESTER
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HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

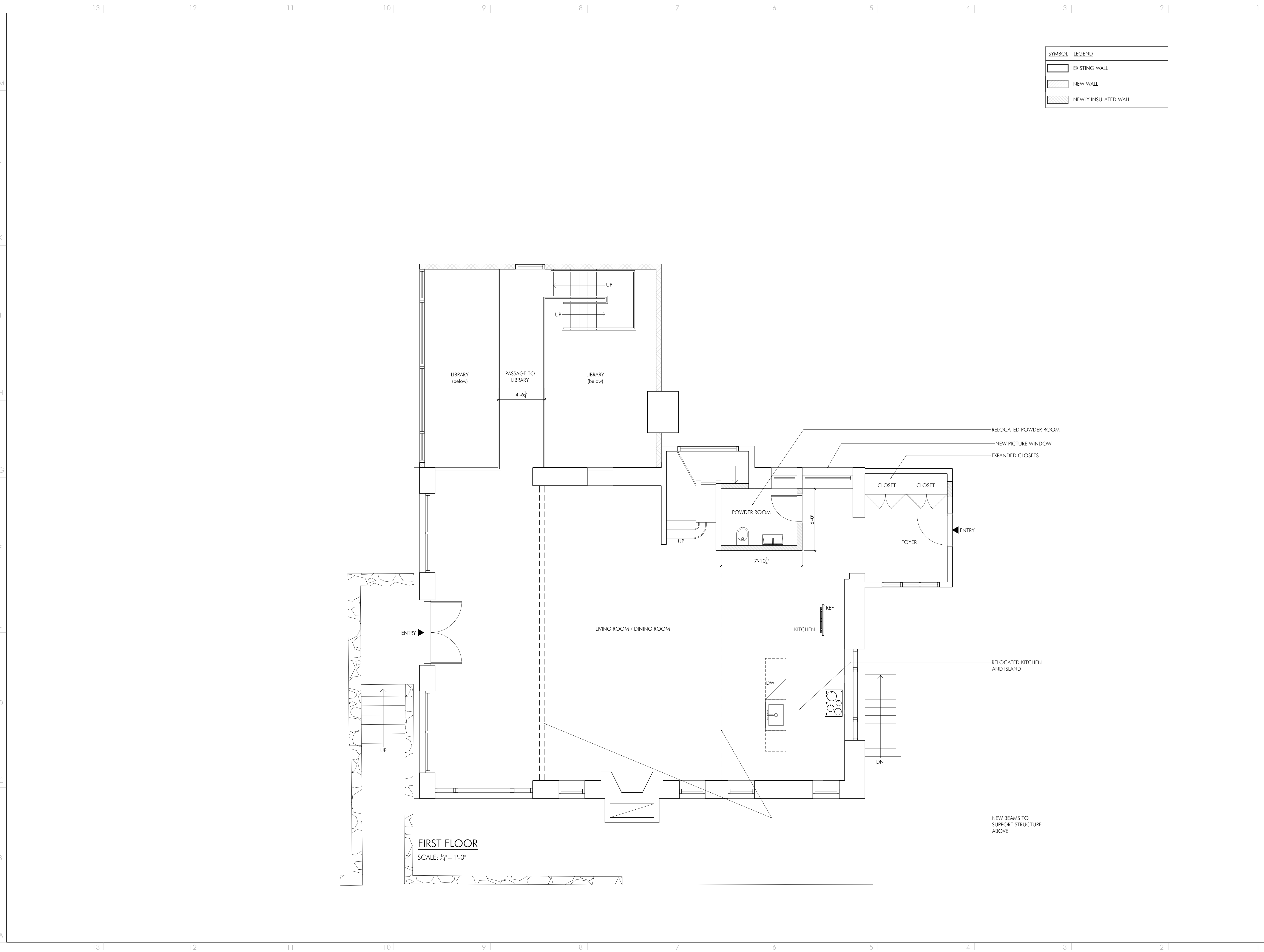
FLOOR PLAN
BASEMENT

A100.00

SCALE: 1/4"=1'-0"	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
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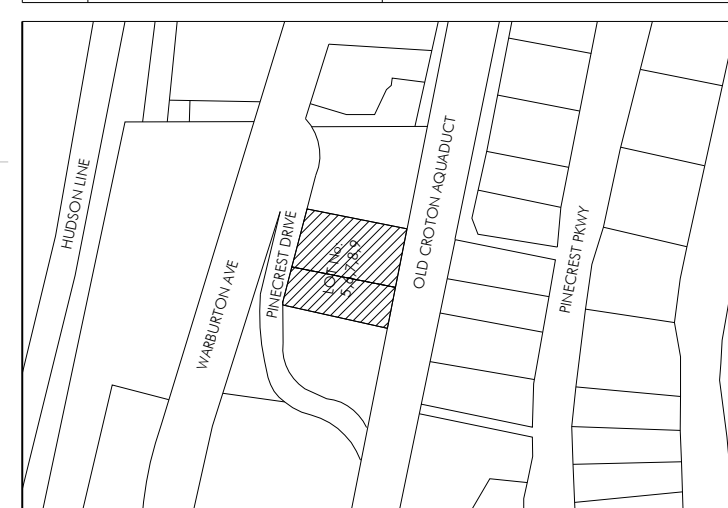
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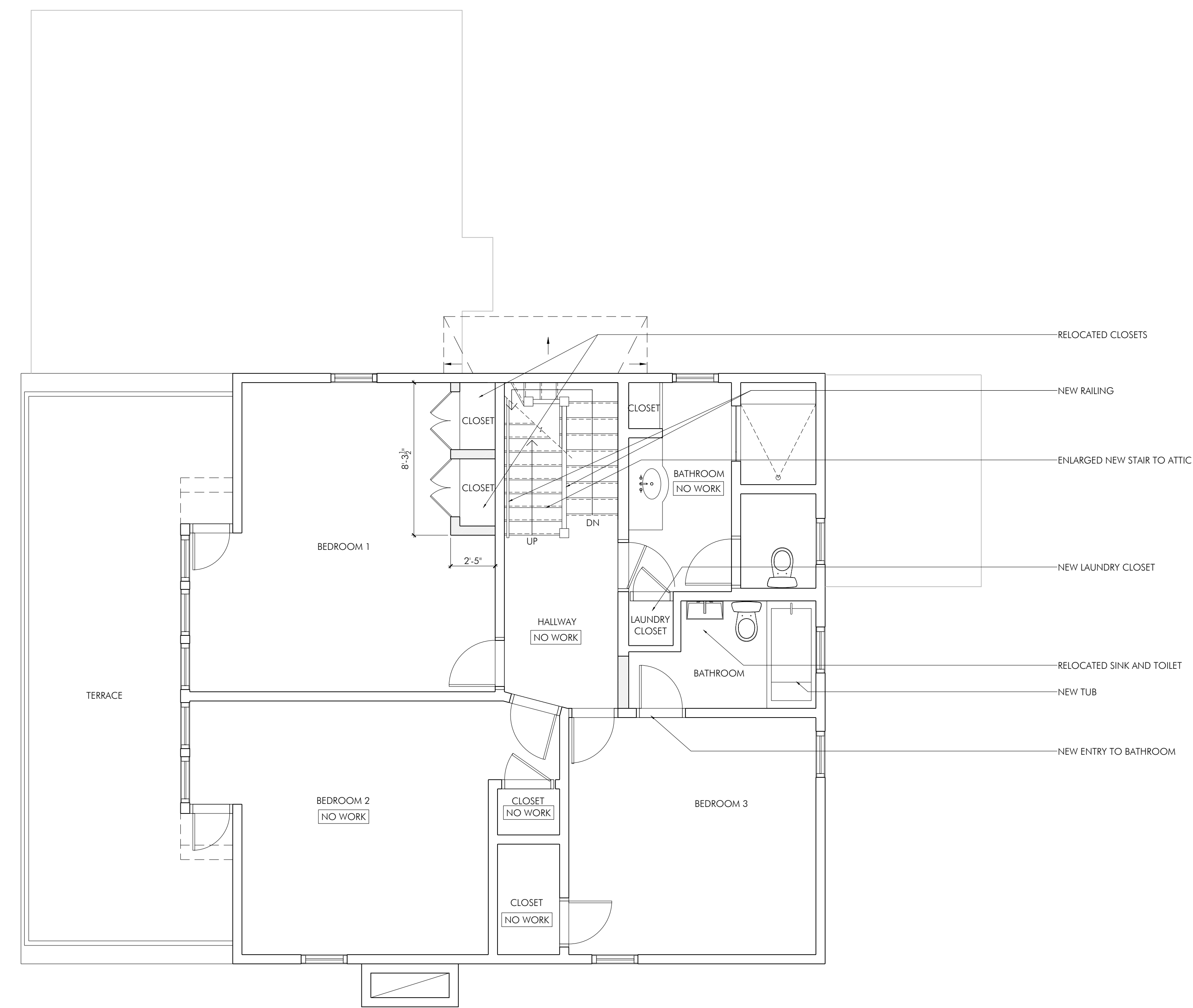
FLOOR PLAN
FIRST FLOOR

A101.00

SCALE: 1/4" = 1'-0"	PROJ. No.: 1511
DATE: 01.15.2016	DRAWN BY: SK
	CHECKED BY: AS

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SYMBOL	LEGEND
	EXISTING WALL
	NEW WALL
	NEWLY INSULATED WALL



SECOND FLOOR
 SCALE: 1/4" = 1'-0"

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**FLOOR PLAN
 SECOND FLOOR**

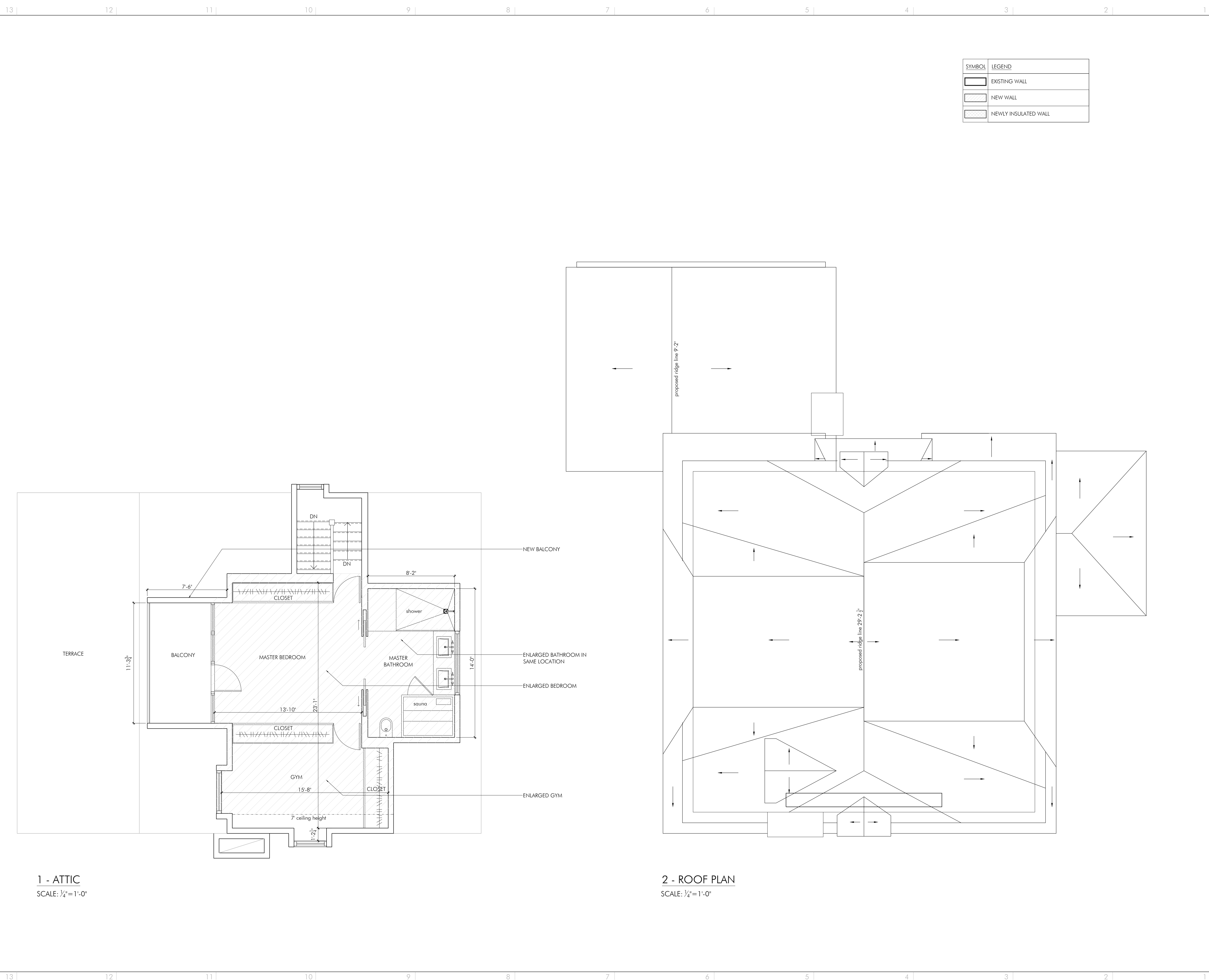
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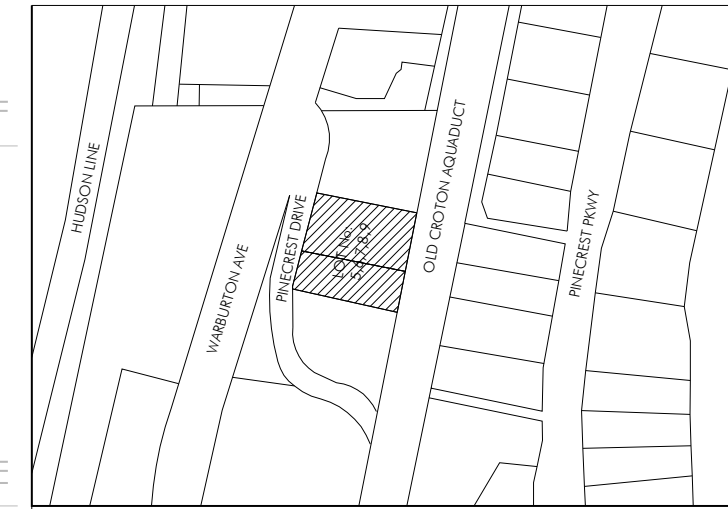


SYMBOL	LEGEND
	EXISTING WALL
	NEW WALL
	NEWLY INSULATED WALL

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**FLOOR PLAN
 ATTIC AND ROOF PLAN**

A103.00

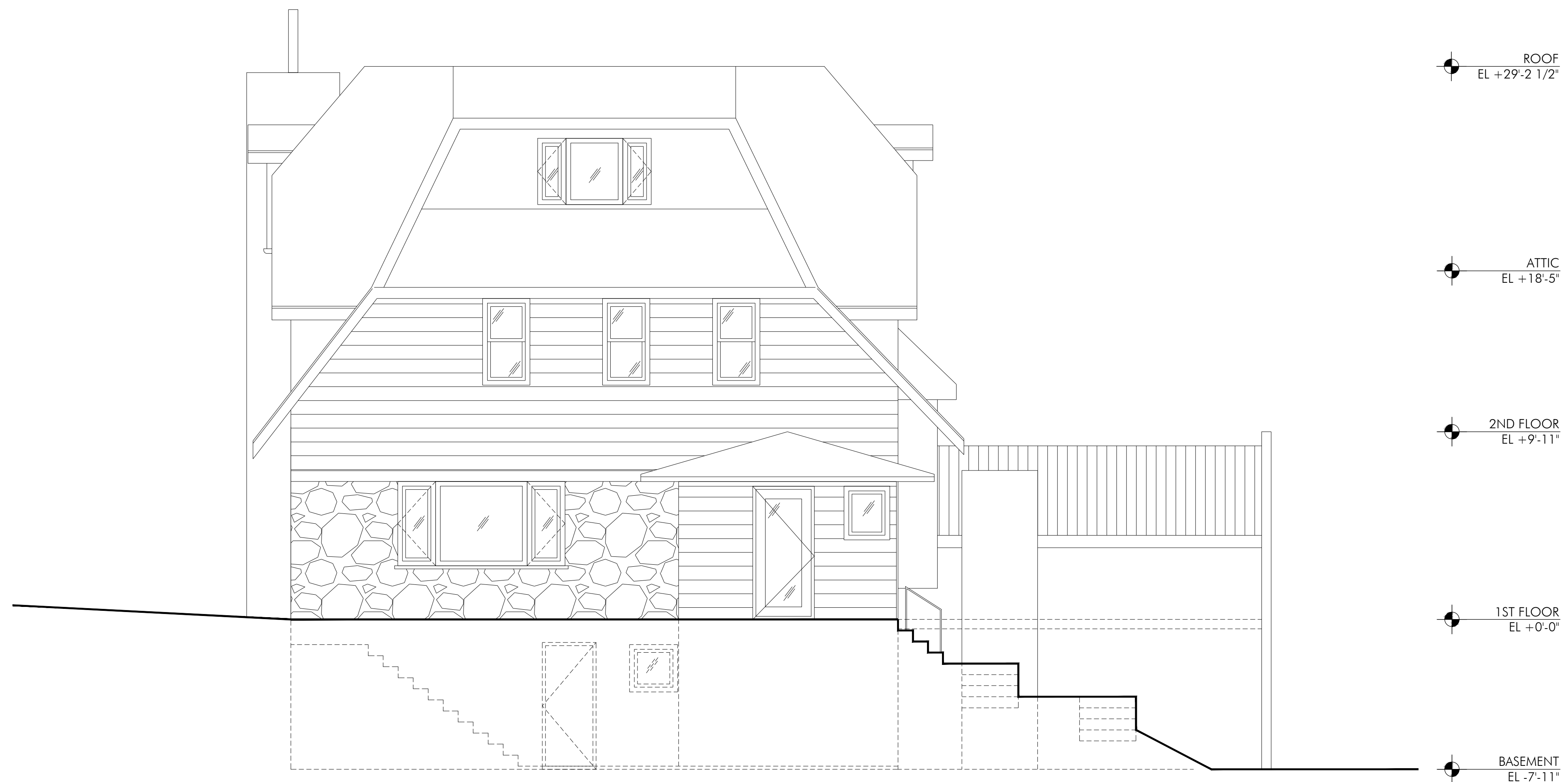
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	CHECKED BY: AS

NYC DOB Number: .

U:\Projects\050 ALEX\001 PROJECTS\06_17 Pinecrest Drive\20 DRAWINGS\21 BASE\17 Pinecrest Drive_A100.dwg

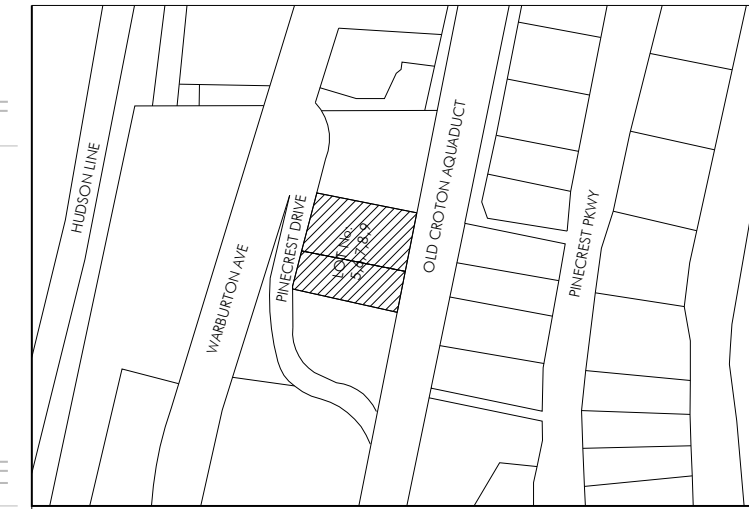
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Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018
Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756



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

REV:	DATE:	ISSUE:



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCMAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCMAMARA AND JESSICA SILVESTER

EAST ELEVATION
-PROPOSED

A200.00

SCALE: 1/4" = 1'-0"	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
	CHECKED BY: AS
NYC DOB Number:	

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ROOF
EL +29'-2 1/2"

ATTIC
EL +18'-5"

2ND FLOOR
EL +9'-11"

1ST FLOOR
EL +0'-0"

BASEMENT
EL -7'-11"

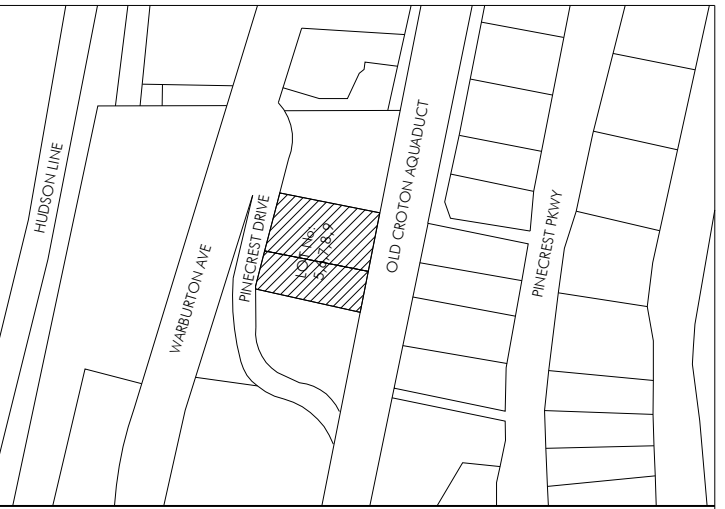
RETAINING WALL

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

Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

WEST ELEVATION
-PROPOSED

A201.00

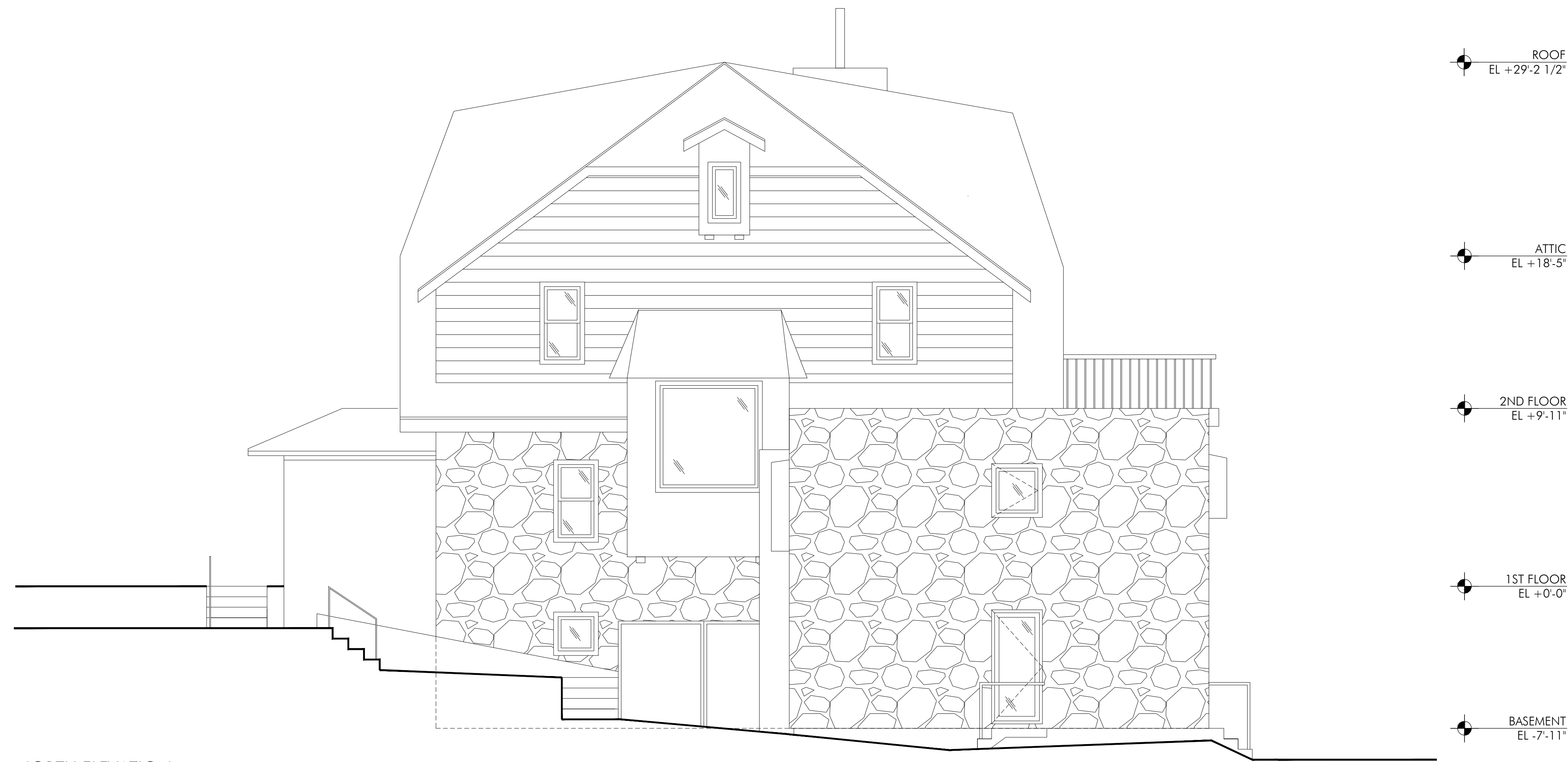
SCALE: 1/4" = 1'-0"	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
	CHECKED BY: AS

NYC DOB Number: .

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Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ROOF
EL +29'-2 1/2"

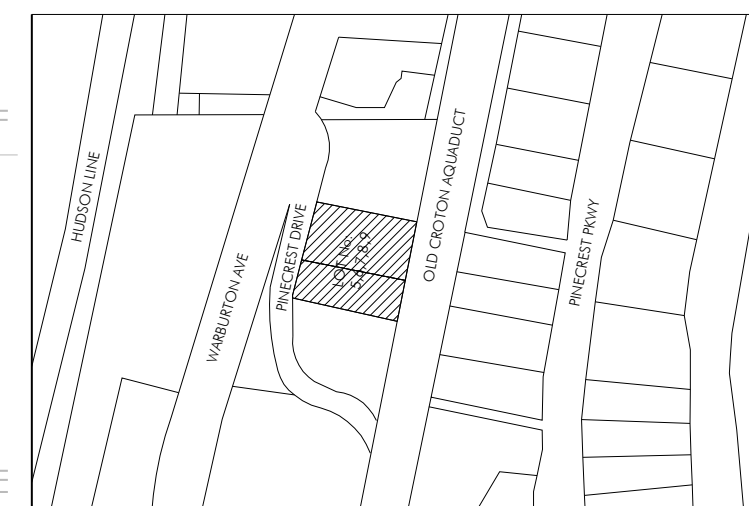
ATTIC
EL +18'-5"

2ND FLOOR
EL +9'-11"

1ST FLOOR
EL +0'-0"

BASEMENT
EL -7'-11"

REV: DATE: ISSUE:



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCMAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCMAMARA AND JESSICA SILVESTER

NORTH ELEVATION
-PROPOSED

A202.00

SCALE: 1/4" = 1'-0" PROJ. No.: 1511
DATE: 01.15.2016. DRAWN BY: SK
CHECKED BY: AS

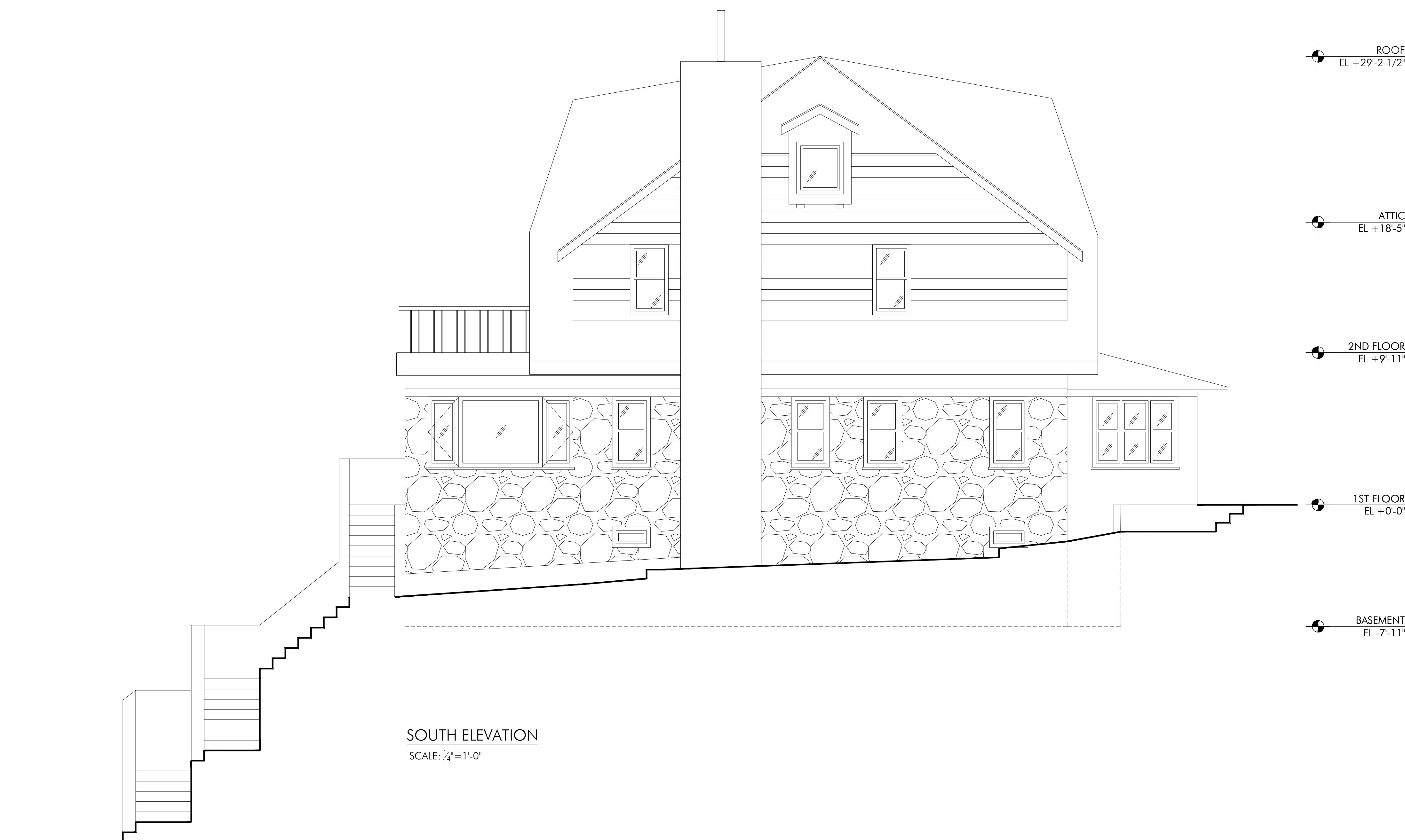
NYC DOB Number:

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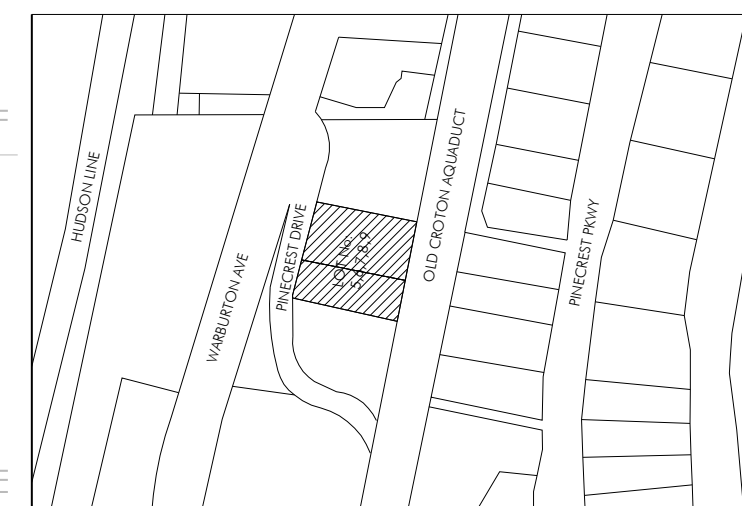
Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REV: DATE: ISSUE:



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

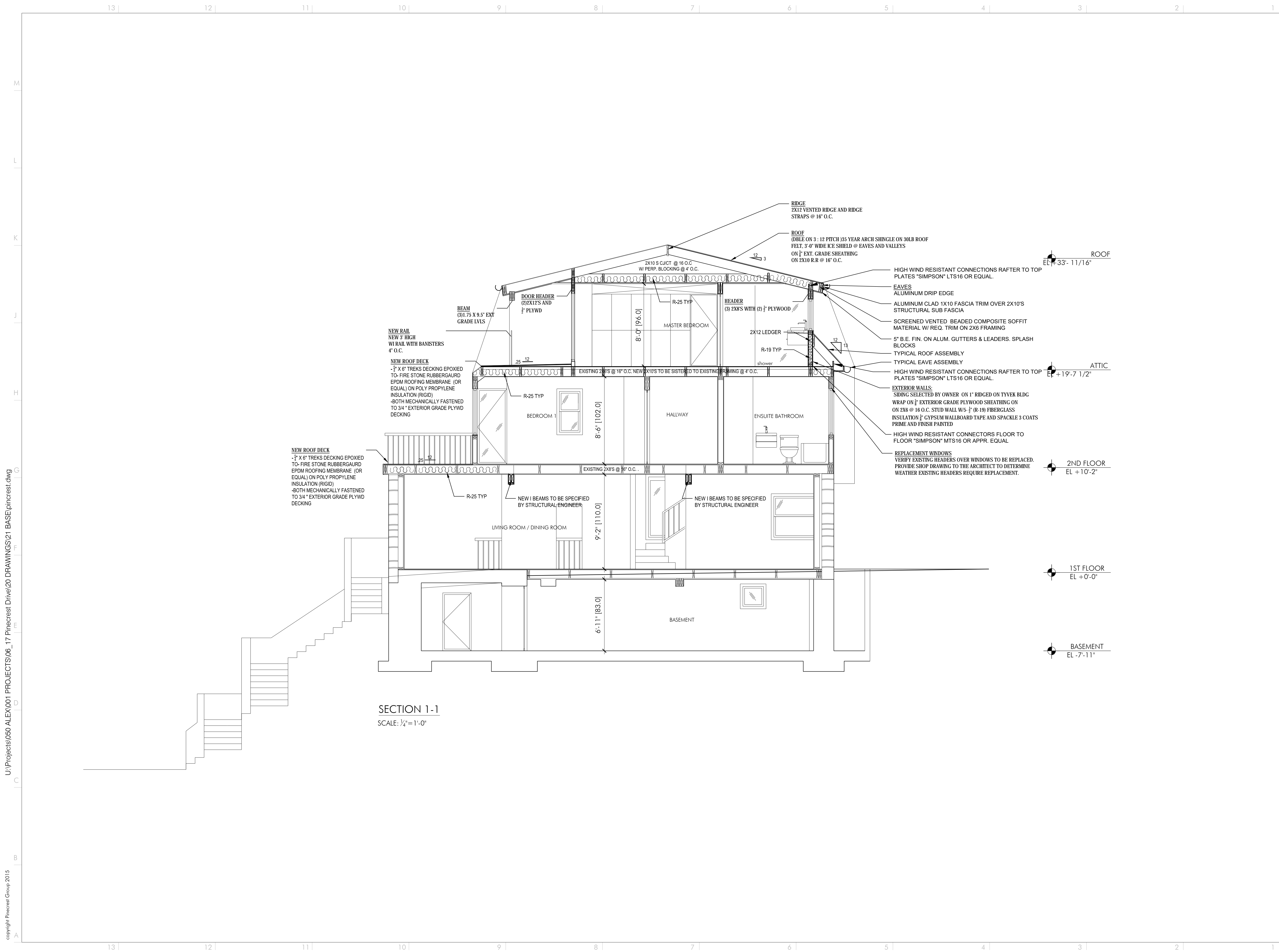
OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

**SOUTH ELEVATION
-PROPOSED**

A203.00

SCALE: 1/4" = 1'-0"	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
	CHECKED BY: AS

NYC DOB Number: .

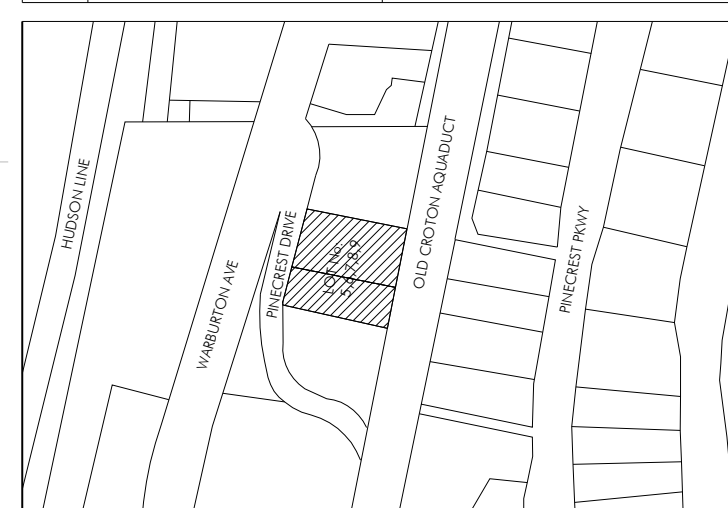


SECTION 1-1
SCALE: 1/4" = 1'-0"

Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV.	DATE:	ISSUE:
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BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

SECTION

A204.00

SCALE: 1/4" = 1'-0"	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
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SITE PHOTOS:



PHOTO 1



PHOTO 2



PHOTO 3

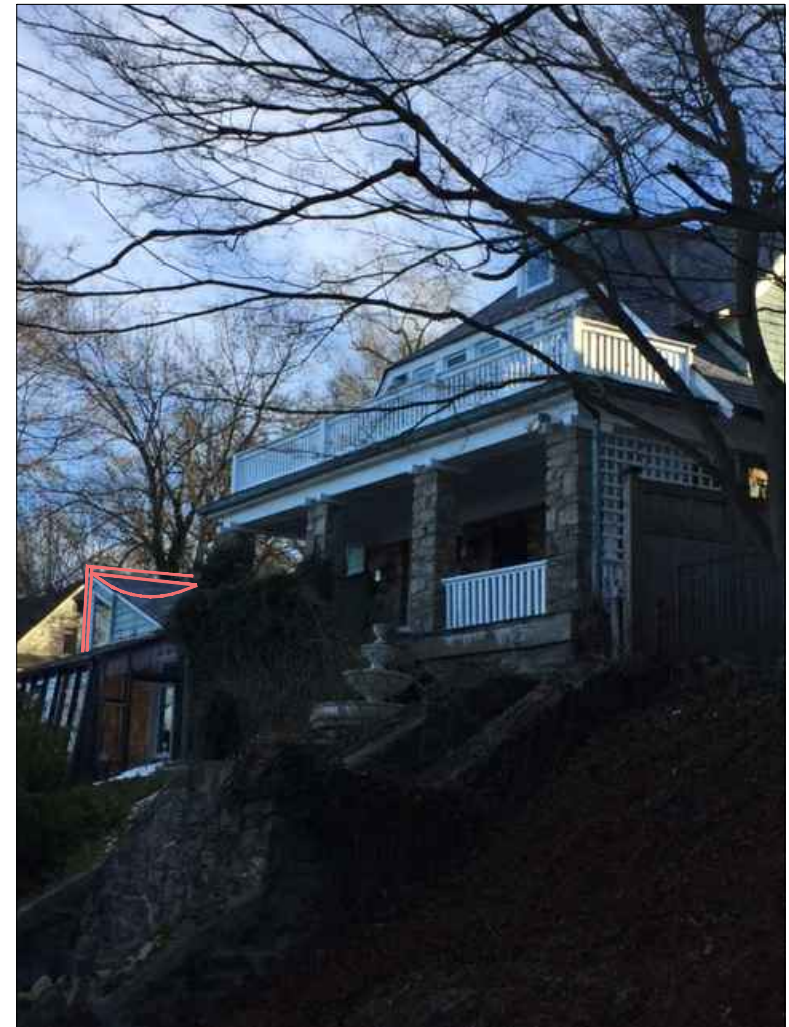


PHOTO 4



PHOTO 5



PHOTO 6

ZONING COMPUTATIONS

GENERAL INFORMATION:

ADDRESS: 17 PINECREST DRIVE HASTINGS ON THE HUDSON, NY 10706
 ZONING: R-10
 BLOCK: F
 LOTS: 5, 6, 7, 8, 9
 LOT AREA: 17,080

YARD REQUIRMENTS:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIENCE REQ.
FRONT YARD	16.2'	30'	23.5'	295-68	NO
SIDE YARD 1	59.23'	18'	59.23'	295-68	NO
SIDE YARD 2	13.4'	12'	13.4'	295-68	NO
REAR YARD	62.32'	30'	62.32'	295-68	NO

LOT COVERAGE:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIENCE REQ.
% STRUCTURE	12.3%	25%	11.7%	295-68	NO
AREA STRUCTURE	2,100	4,270	2,000	295-68	NO
% DEVELOPMENT	34.9%	35%	34.9%	295-68	NO
AREA DEVELOPMENT	5,955	5,978	5,955	295-68	NO

IMPERVIOUS SURFACE

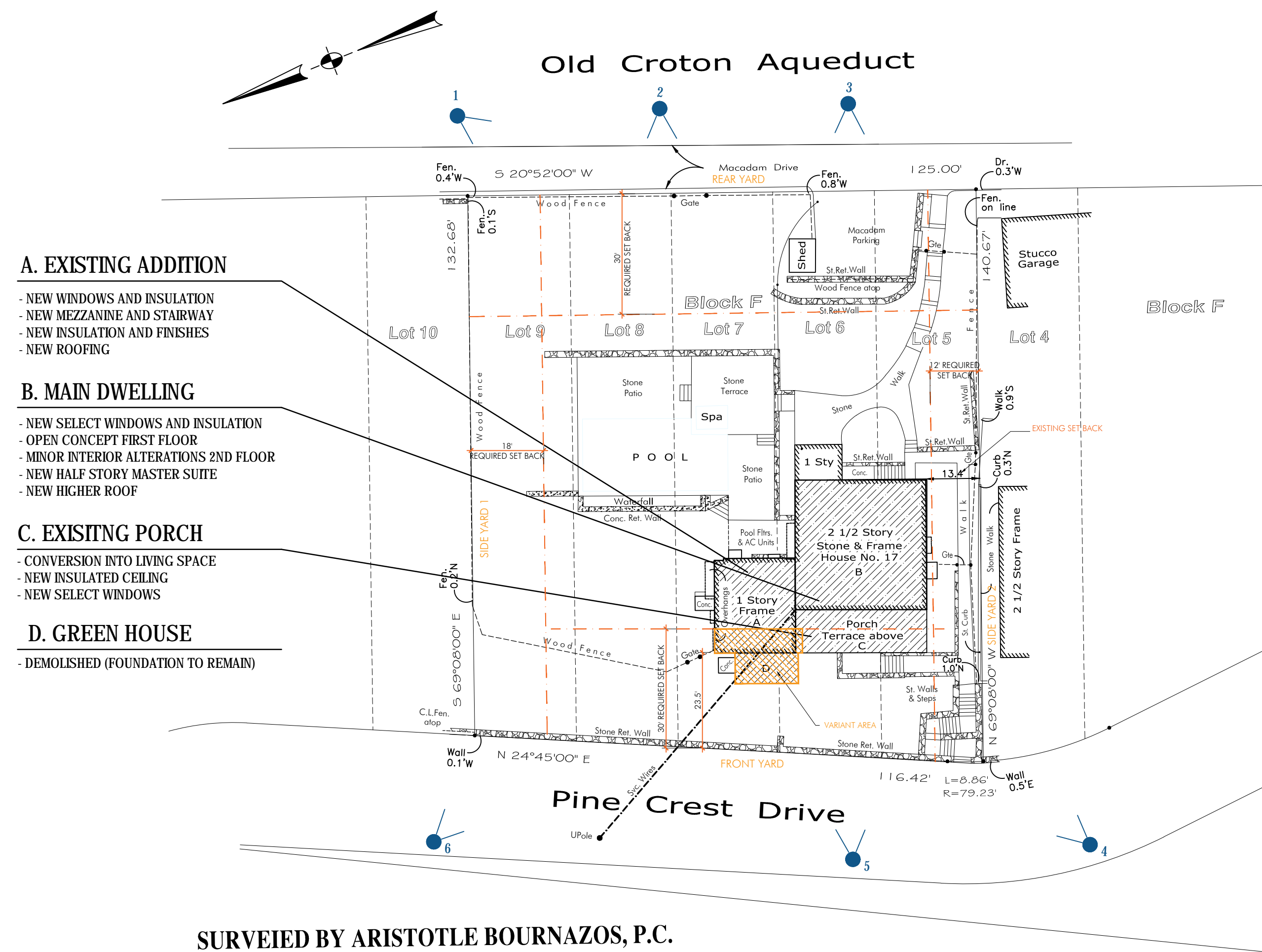
ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIENCE REQ.
%	34.9%	35%	13.4'	295-68	NO
AREA	5,955	5,978	62.32'	295-68	NO

HEIGHT REGULATIONS

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIENCE REQ.
HEIGHT (FT)	31'-5 7/8"	35'	33'-11/16"	295-68	NO
STORIES	2 1/2	2 1/2	2 1/2	295-68	NO

FLOOR AREA

ITEM	EXISTING	PROPOSED	AMOUNT ADDED	REFERENCE	VARIENCE REQ.
CELLAR	1,862	1,862	0	N/A	NO
GROUND FLOOR	1,154	1,735	831	N/A	NO
SECOND FLOOR	1,076	1,076	0	N/A	NO
1/2 STORY	120	506	506 (< 1/2 (1,076))	295-68	NO



SURVEIED BY ARISTOTLE BOURNAZOS, P.C.

Pinecrest Group, Alex Stojanovic Design Architect
 315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
 8 Haymaker Lane, Levittown, NY 11756

1 1/29/2016 1. DOB REVIEW
 REV: DATE: ISSUE:

BLOCK No.: F
 LOT No.: 5, 6, 7, 8, 9
 MAP No.:
 ZONING DISTRICT: R-10

PROJECT
 MCNAMARA/SILVESTER
 17 PINECREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER
 DANIEL MCNAMARA AND JESSICA SILVESTER

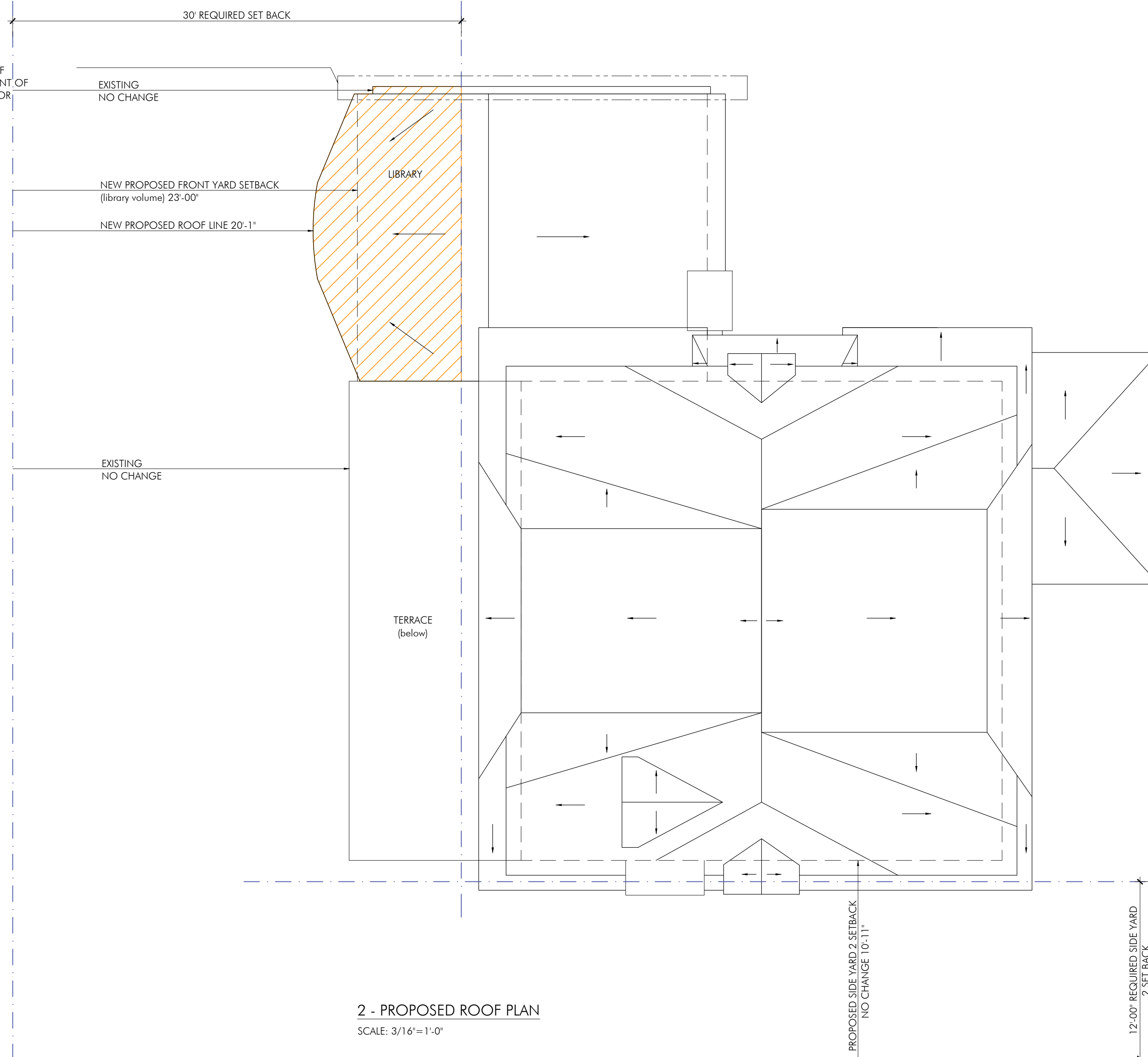
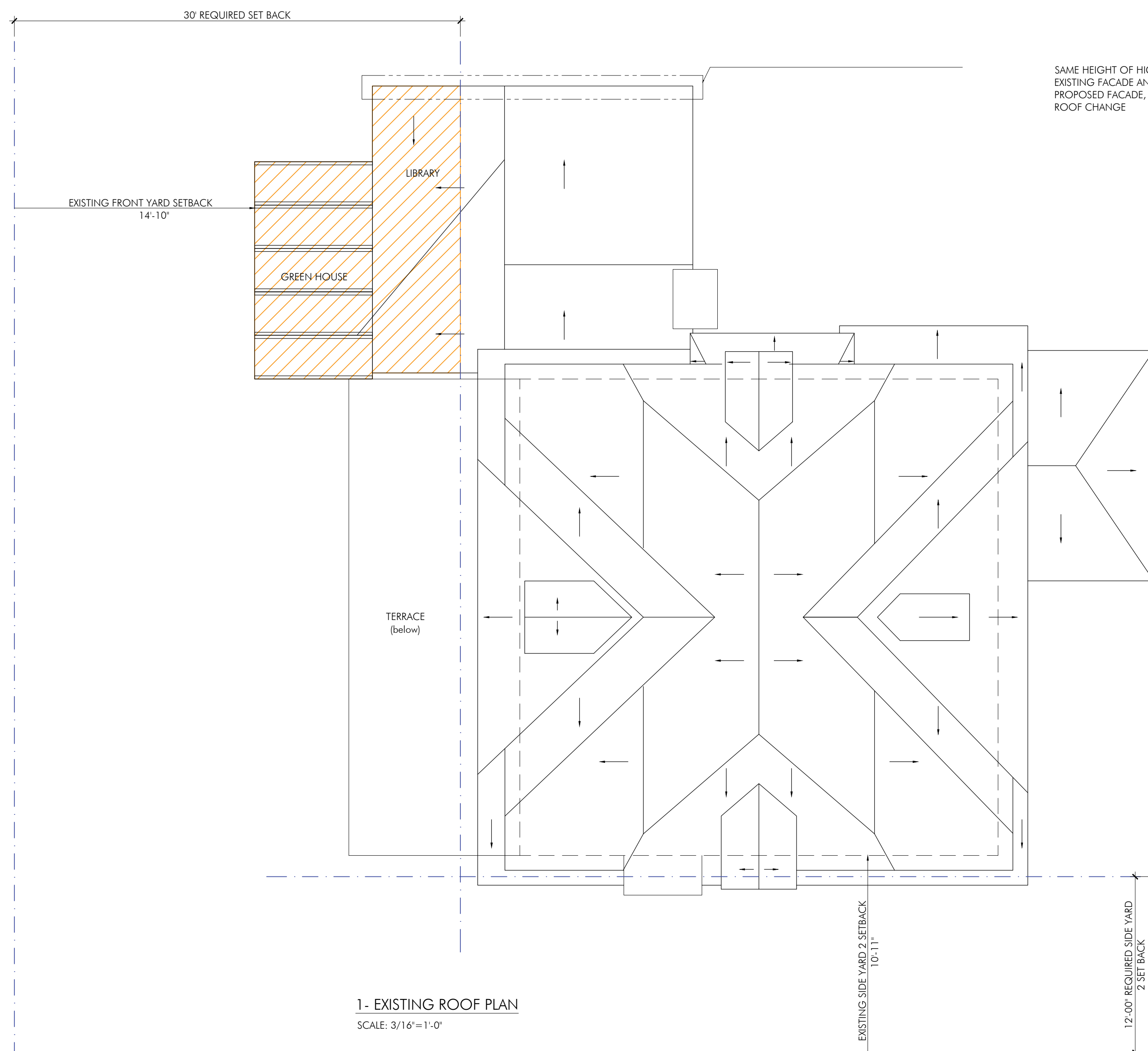
SURVEY /
 SITE PHOTOS

A002.00

SCALE: NTS PROJ. No.: 1511
 DATE: 02.02.2016 DRAWN BY: SK
 CHECKED BY: AS

NYC DOB Number:

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SAME HEIGHT OF HIGHEST POINT OF EXISTING FACADE AND HIGHEST POINT OF PROPOSED FACADE, SEE FACADES FOR ROOF CHANGE

1 - EXISTING ROOF PLAN
SCALE: 3/16"=1'-0"

2 - PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

ZONING COMPUTATIONS

GENERAL INFORMATION:

ADDRESS: 17 PINCREST DRIVE HASTINGS ON THE HUDSON, NY 10706
ZONING: R-10
BLOCK: F
LOTS: 5, 6, 7, 8, 9
LOT AREA: 17,080

YARD REQUIREMENTS:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
FRONT YARD	16.2'	30'	23.5'	295-68	NO
SIDE YARD 1	59.23'	18'	59.23'	295-68	NO
SIDE YARD 2	13.4'	12'	13.4'	295-68	NO
REAR YARD	62.32'	30'	62.32'	295-68	NO

LOT COVERAGE:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
% STRUCTURE	12.3%	25%	11.7%	295-68	NO
AREA STRUCTURE	2,100	4,270	2,000	295-68	NO
% DEVELOPMENT	34.9%	35%	34.9%	295-68	NO
AREA DEVELOPMENT	5,955	5,978	5,955	295-68	NO

IMPERVIOUS SURFACE

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
%	34.9%	35%	13.4'	295-68	NO
AREA	5,955	5,978	62.32'	295-68	NO

FLOOR AREA

ITEM	EXISTING	PROPOSED	AMOUNT ADDED	REFERENCE	VARIANCE REQ.
CELLAR	1,862	1,862	0	N/A	NO
GROUND FLOOR	1,154	1,735	831	N/A	NO
SECOND FLOOR	1,076	1,076	0	N/A	NO
1/2 STORY	120	506	506 (< 1/2 (1,076))	295-68	NO

HEIGHT REGULATIONS

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
HEIGHT (FT)	31'-5 7/8"	35'	33'-11/16"	295-68	NO
STORIES	2 1/2	2 1/2	2 1/2	295-68	NO

1	1/29/2016	1.	DOB REVIEW
REV:	DATE:	ISSUE:	



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

MCNAMARA/SILVESTER
17 PINCREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER:
DANIEL MCNAMARA AND JESSICA SILVESTER

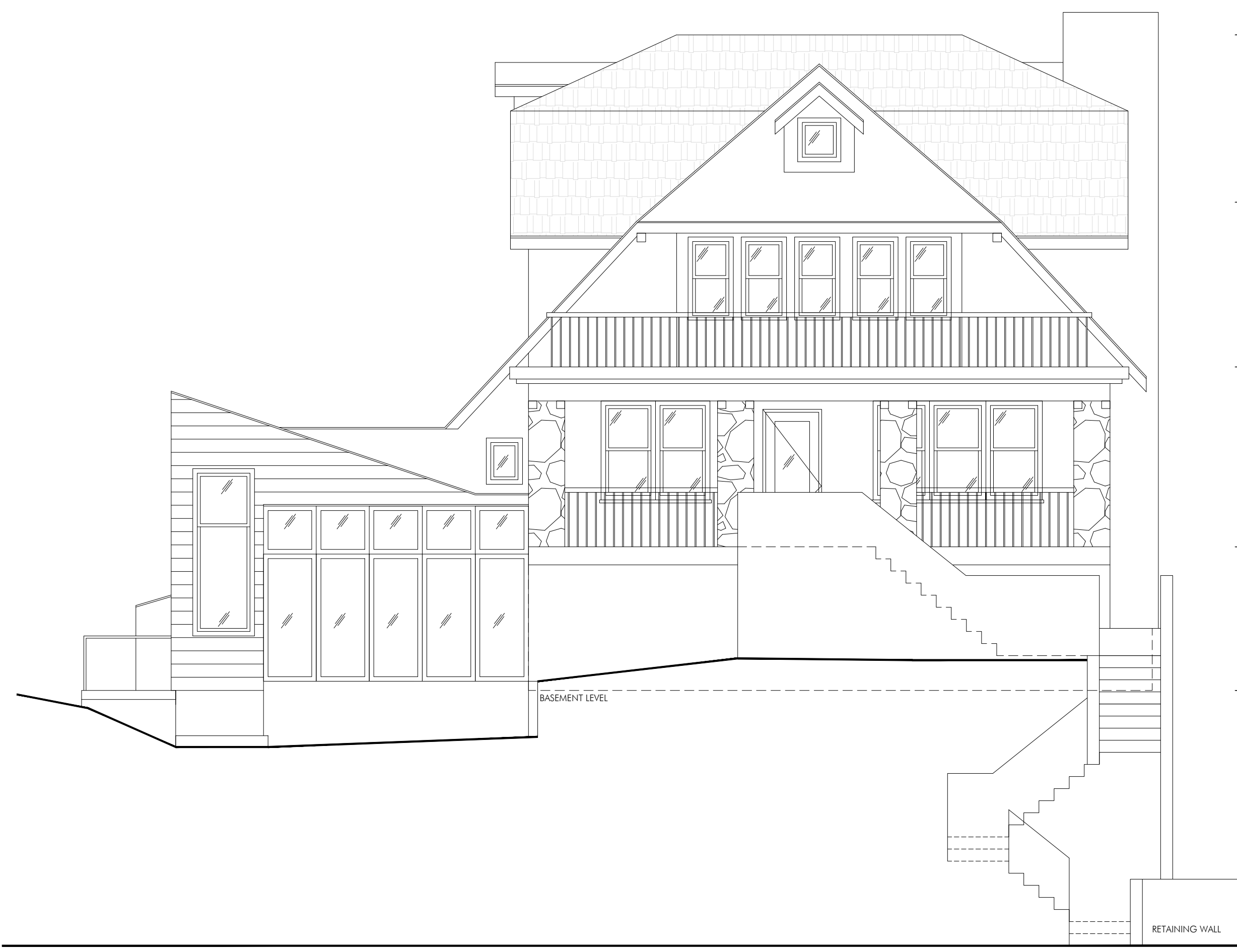
EXISTING AND PROPOSED ROOF PLANS - variant zone

A003.00

SCALE: 3/16"=1'-0" PROJ. No.: 1511
DATE: 02.02.2016. DRAWN BY: SK
CHECKED BY: AS

NYC DOB Number:

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1 - WEST ELEVATION - EXISTING

SCALE: 3/16"=1'-0"

YARD REQUIREMENTS:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
FRONT YARD	16.2'	30'	23.5'	295-68	NO
SIDE YARD 1	59.23'	18'	59.23'	295-68	NO
SIDE YARD 2	13.4'	12'	13.4'	295-68	NO
REAR YARD	62.32'	30'	62.32'	295-68	NO

LOT COVERAGE:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
% STRUCTURE	12.3%	25%	11.7%	295-68	NO
AREA STRUCTURE	2,100	4,270	2,000	295-68	NO
% DEVELOPMENT	34.9%	35%	34.9%	295-68	NO
AREA DEVELOPMENT	5,955	5,978	5,955	295-68	NO

IMPERVIOUS SURFACE

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
%	34.9%	35%	13.4'	295-68	NO
AREA	5,955	5,978	62.32'	295-68	NO

HEIGHT REGULATIONS

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
HEIGHT (FT)	31'-5 7/8"	35'	33'-11/16"	295-68	NO
STORIES	2 1/2	2 1/2	2 1/2	295-68	NO

FLOOR AREA

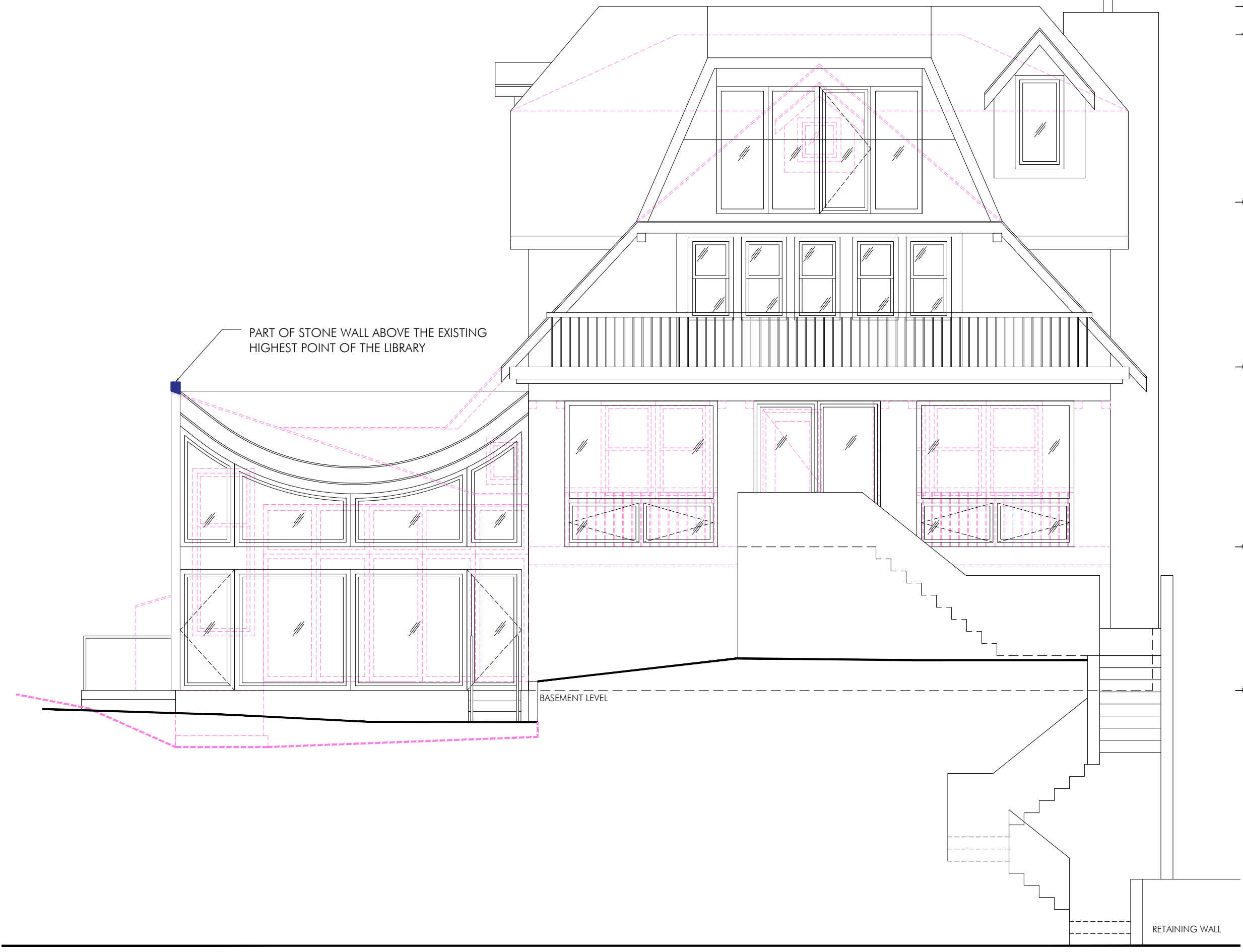
ITEM	EXISTING	PROPOSED	AMOUNT ADDED	REFERENCE	VARIANCE REQ.
CELLAR	1,862	1,862	0	N/A	NO
GROUND FLOOR	1,154	1,735	831	N/A	NO
SECOND FLOOR	1,076	1,076	0	N/A	NO
1/2 STORY	120	506	506 (-1,076)	295-68	NO

ZONING COMPUTATIONS

GENERAL INFORMATION:

ADDRESS: 17 PINECREST DRIVE HASTINGS ON HUDSON, NY 10706
 ZONING: R-10
 BLOCK: F
 LOTS: 5, 6, 7, 8, 9
 LOT AREA: 17,080

-SIDE YARD 1-
18' REQUIRED SETBACK
NO CHANGE



2 - WEST ELEVATION - EXISTING / PROPOSED

SCALE: 3/16"=1'-0"



3 - WEST ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"

Pincrest Group, Alex Stojanovic Design Architect
 315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
 8 Haymaker Lane, Levittown, NY 11756

1	1/29/2016	1	DOB REVIEW
REV:	DATE:	ISSUE:	



BLOCK No.: F
 LOT No.: 5, 6, 7, 8, 9
 MAP No.:
 ZONING DISTRICT: R-10

PROJECT
 MCNAMARA/SILVESTER
 17 PINECREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER
 DANIEL MCNAMARA AND JESSICA SILVESTER

EXISTING AND PROPOSED WEST FACADE

A004.00

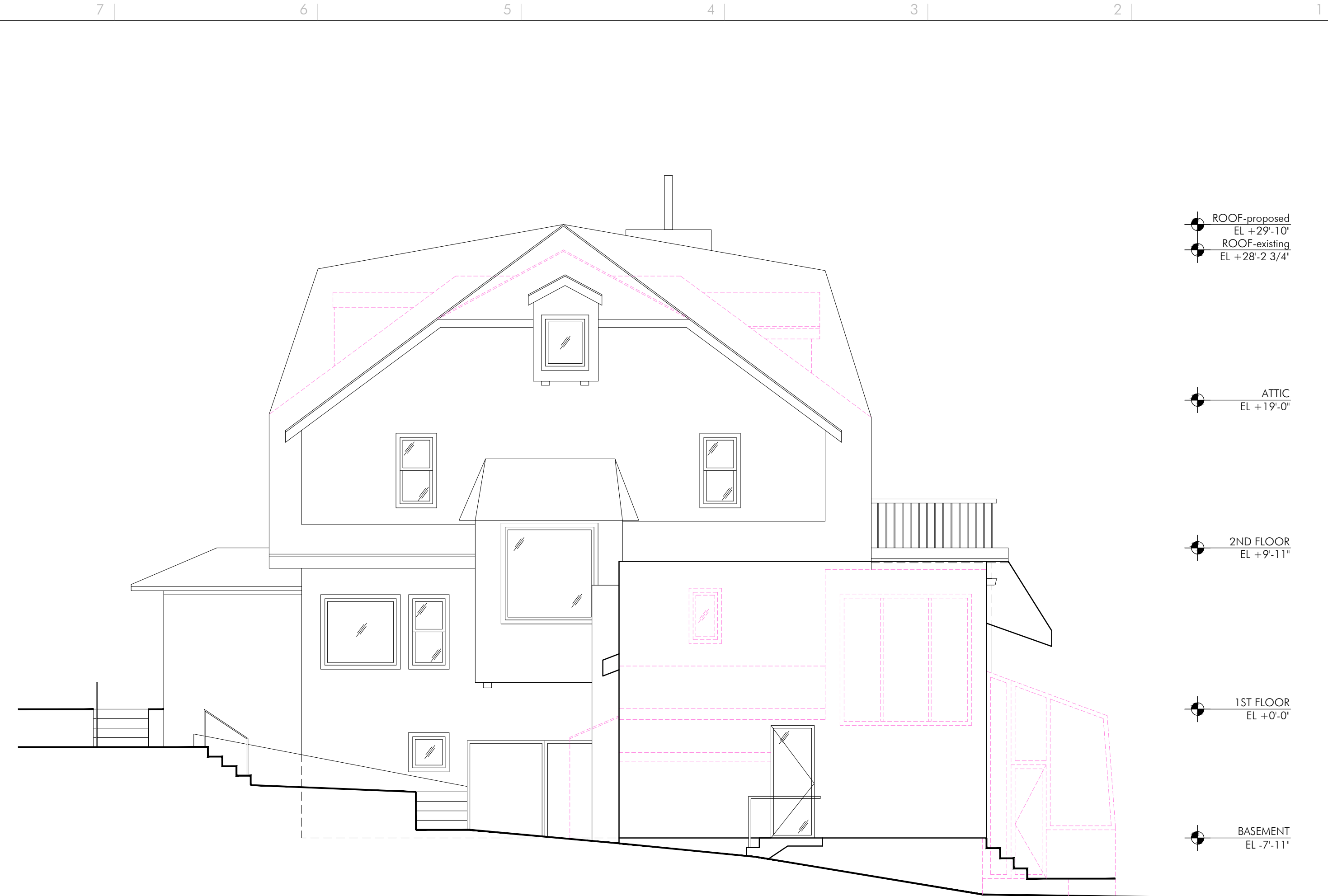
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 DATE: 02.02.2016 DRAWN BY: SK
 CHECKED BY: AS

NYC DOB Number:

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1 - NORTH ELEVATION - EXISTING
 SCALE: 3/16"=1'-0"



2 - NORTH ELEVATION - EXISTING / PROPOSED
 SCALE: 3/16"=1'-0"

YARD REQUIREMENTS:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
FRONT YARD	16.2'	30'	23.5'	295-68	NO
SIDE YARD 1	59.23'	18'	59.23'	295-68	NO
SIDE YARD 2	13.4'	12'	13.4'	295-68	NO
REAR YARD	62.32'	30'	62.32'	295-68	NO

LOT COVERAGE:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
% STRUCTURE	12.3%	25%	11.7%	295-68	NO
AREA STRUCTURE	2,100	4,270	2,000	295-68	NO
% DEVELOPMENT	34.9%	35%	34.9%	295-68	NO
AREA DEVELOPMENT	5,955	5,978	5,955	295-68	NO

IMPERVIOUS SURFACE

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
%	34.9%	35%	13.4'	295-68	NO
AREA	5,955	5,978	62.32'	295-68	NO

HEIGHT REGULATIONS

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
HEIGHT (FT)	31'-5 7/8"	35'	33'-11/16"	295-68	NO
STORIES	2 1/2	2 1/2	2 1/2	295-68	NO

FLOOR AREA

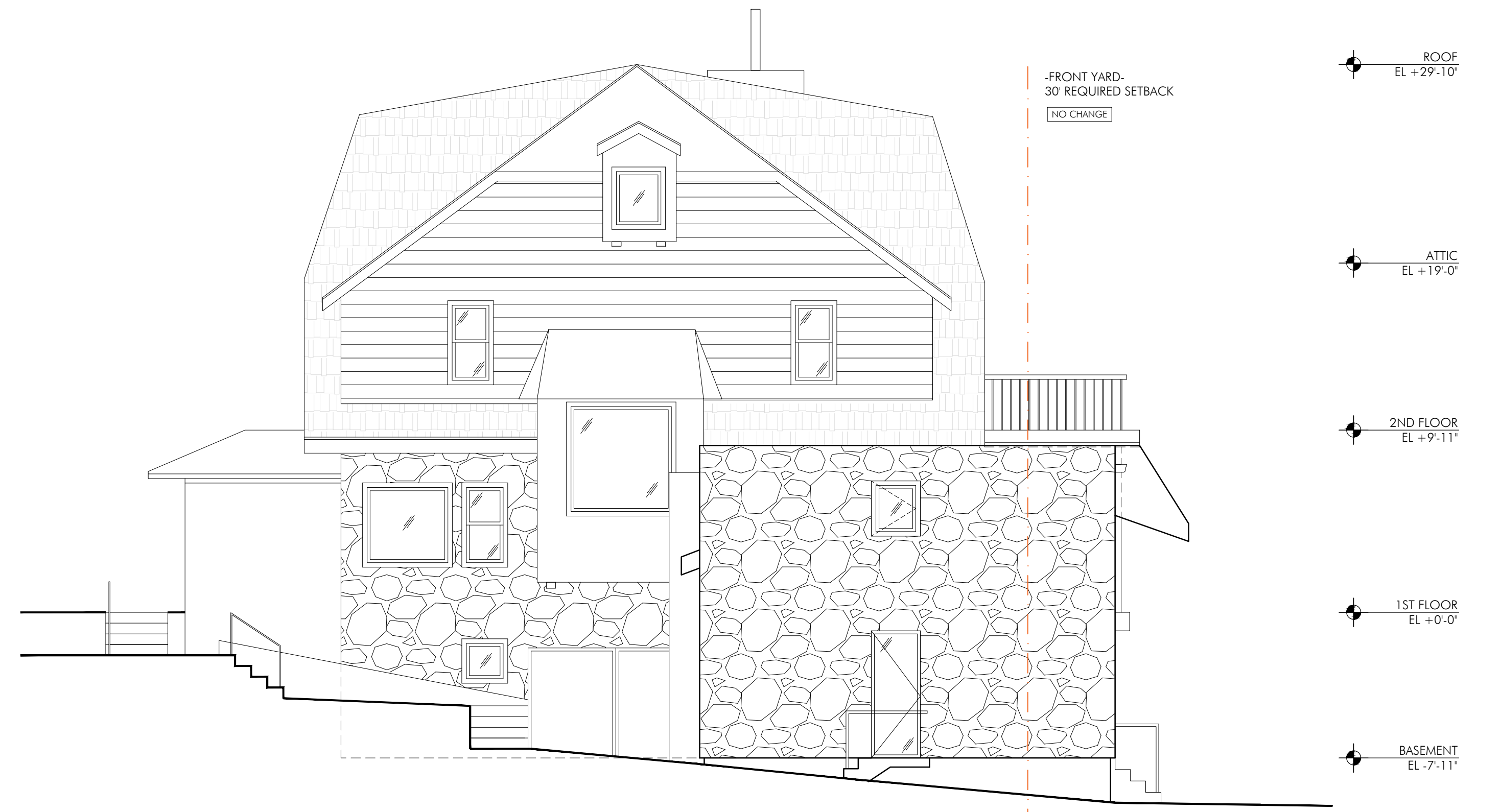
ITEM	EXISTING	PROPOSED	AMOUNT ADDED	REFERENCE	VARIANCE REQ.
CELLAR	1,862	1,862	0	N/A	NO
GROUND FLOOR	1,154	1,735	831	N/A	NO
SECOND FLOOR	1,076	1,076	0	N/A	NO
1/2 STORY	120	506	506 (-1/2 (1,076))	295-68	NO

ZONING COMPUTATIONS

GENERAL INFORMATION:
 ADDRESS: 17 PINECREST DRIVE HASTINGS ON HUDSON, NY 10706
 ZONING: R-10
 BLOCK: F
 LOTS: 5, 6, 7, 8, 9
 LOT AREA: 17,080

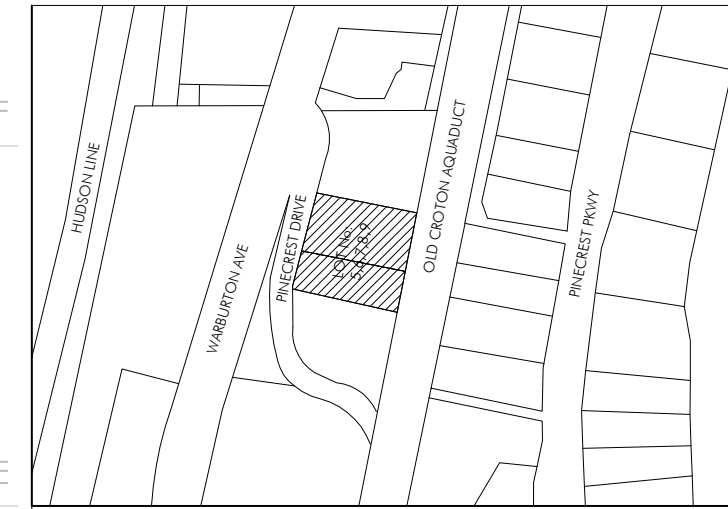
REAR YARD:
 30' REQUIRED SETBACK
 NO CHANGE

FRONT YARD:
 30' REQUIRED SETBACK
 NO CHANGE



3 - NORTH ELEVATION - PROPOSED
 SCALE: 3/16"=1'-0"

1	1/29/2016	1.	DOB REVIEW
REV:	DATE:	ISSUE:	



BLOCK No.: F
 LOT No.: 5, 6, 7, 8, 9
 MAP No.:
 ZONING DISTRICT: R-10

PROJECT
 MCNAMARA/SILVESTER
 17 PINECREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER
 DANIEL MCNAMARA AND JESSICA SILVESTER

EXISTING AND PROPOSED NORTH FACADE

A005.00

SCALE: 3/16"=1'-0"	PROJ. No.: 1511
DATE: 02.02.2016.	DRAWN BY: SK
	CHECKED BY: AS

NYC DOB Number: