



CITY OF MOUNT VERNON, NY DEPARTMENT OF BUILDINGS

SHAWYN PATTERSON-HOWARD MAYOR

City Hall – One Roosevelt Square Mount Vernon, NY 10550 Phone: (914) 665-2483, Fax ((14) 465-2988 Email: DOB@cmvny.com Website: WWW.CMVNY.com

PATRICK G. HOLDER R.A. COMMISSIONER

DAWNETTE NELSON 2nd Deputy Commissioner

PLAN EXAMINER REPORT

Owner of Records:

Pedro And Deiouri Maradiaga 89-17 117th Street Richmond Hill NY 11418 845 494 9153 kandshomes@msn.com

Location: 414 UNION AV Mount Vernon, NY 10550 MBL:169.31-3128-7 Application: BLD-22-84 Application Date: October 31, 2022 Scope of Work: Renovation Alteration Alt Level 1 - replacing in kind

Registered Design Professional of Records:

Jorge Lopez 146 South Liberty (Suit 2B) Stony Point NY 10980 Phone: 845 638 1038 Email: J.Lopez.Architect@gmail.com

Applicant of Records:

Pedro Maradiaga 414 Union Ave Mount Vernon NY 10550 Phone: 845 494 9153 Email: kandshomes@msn.com

Project Manager:

Compliance to applicable codes must be achieved and demonstrated by the design professional through the design solution.

The purpose of the plan examiner's review is to verify that the proposed work complies with the applicable codes which are: 1.) City of Mount Vernon Municipal Zoning Ordinance, 2.) New York State Uniform Fire Prevention and Building Code (Uniform Code) and the State Energy Conservation Construction Code (Energy Code) contained within Title 19 of the New York Codes, Rules, and Regulations (19 NYCRR). --- 2020 Building Code, 2020 Residential Code, 2020 Fire Code, 2020 Existing, 2020 Fuel Gas Code, 2020 Plumbing Code, 2020 Mechanical Code, 2020 Property Maintenance Code, 2020 Energy Conservation Code. --- 3.) The Accessible and Usable Buildings and Facilities, 2009 (A117.1, 2009)

And all other applicable standards and to advise the Design Professional, Applicant and Owner about the Land Use Board's approval that is required, as necessary. The Plan Examiner aim is to review and recommend for Permit the submitted Construction Documents based on the applicable code for the property. If the documents are not recommendable on the first submission, at most by the second revision with all Plan Examiner objections satisfied, the third revision will be place back in the line to be reviewed line.

Board Approval is required if checked:

City Council Zoning Board of Appeals Planning Board Architectural Review Board

Comments from other agencies will be mailed separately if checked:

Fire Dept. (Fire Prevention) Water Dept. Public Works

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**Review # 1**

**Comments:**

This parcel is in an RMF-6.75 Zoning Area

The submitted Construction Documents has insufficient information to be reviewed for Mount Vernon Municipality Code and the New York State Residential Code.

A Certificate of Appropriateness from the Architectural Review Board is required.

Per City of Mount Vernon, NY code, Part 1, Chapter 10, §10-5 D. (1) The Architectural Review Board must issue a Certificate of Appropriateness related to the construction and site landscaping of any new structures (primary and accessory) or the exterior improvement, alteration, remodeling, repairing and/or enlargement of any existing structures, including changes of materials, windows, doors, proposed fences, proposed retaining walls, proposed freestanding walls, proposed ramps and any other exterior building element(s) because of its architectural elements, colors, design(s), materials, height, or mass prior to the issuance of a building permit.

To request a meeting about this Permit Application, send an email to the Plan Examiner.

**List of Objections:**

- 1) Provide a Topographical survey.
- 2) Provide a Topographical site plan.
- 3) Provide Existing Plans, Demolition Plans and Proposed Plans.
- 4) Provide Existing Elevations, Demolition Elevations and Proposed Elevations.
- 5) Provide Building Sections (Latitudinal and Longitudinal).
- 6) Provide full length wall section from roof to foundation.
- 7) Provide window and door schedule with their respective hardware schedule.
- 8) Show on Plan all egress windows.
- 9) Provide Light and Ventilation calculation for each habitable space.
- 10) Provide Ceiling Height for all floors
- 11) Provide partition type and noticing detail
- 12) Provide Plumbing Riser diagram
- 13) Provide Construction Documents showing HVAC including bathroom Exhaust.
- 14) Provide off- street parking for 1 car per dwelling unit, in a garage, per sect 267 Att. 3 of the City of Mount Vernon zoning code.
- 15) Provide interior elevation of the Kitchen.

**List of Drawings Submitted:**

- |        |     |                     |
|--------|-----|---------------------|
| 1 of 3 | A-1 | Elevations          |
| 2 of 3 | A-2 | Details             |
| 3 of 3 | A-3 | Proposed Floor Plan |

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Applications for Board Approval are filed with the Planning Department. Contact the Boards Secretary for application and information at 914-699-7230 or visit the City of Mount Vernon’s website at the link below to submit to the required Board(s) stipulated in this examiner report.

Land Use Boards | Mount Vernon, NY (cmvny.com)

Once resolution of Boards’ approval has been issued, you must resubmit to the Building Department, one hard copy and the PDF Construction Drawings reflecting any condition of Boards’ approval, with the resolutions embedded within the Title Block along with information to demonstrate compliance with the NYS Uniform Code and Energy Code. Construction Drawings revision must be dated with the Building department reentry date.

The Drawings will then be reviewed for compliance to the Land Use Boards resolutions and all applicable New York State Building Codes. Once the Plan Examiner Review Process is completed it will be stamped “Construction Documents Review Complete”. The Drawings marked “CONSTRUCTION DOCUMENTS REVIEW COMPLETE” must then be submitted in Triplicate Hardcopy with a copy of the Final Plan Examiner Report and a Revision Fee of \$125.00 to the Building Department Counter for Permit Creation. An application dormant for more than 3 months shall be automatically voided. Paid fees are non-refundable.

Plan Examiner

Commissioner

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