

PROPERTY INFORMATION

ADDRESS: HARING AVENUE SPARKILL, NY 10976
 PROJECT: DEVELOPMENT OF EMPTY LOT TO PROVIDE NEW SINGLE-FAMILY WOOD-FRAME DWELLING
 LOT AREA: 17,311' (76'-9" x 224'-0")
 LOT WIDTH: 76'-9"
 LOT DEPTH: 224'-0"
 LOT ELEVATION: 173.11'
 LOT AREA: 12,165 SF (248' x 50' x 117' 5")
 ALLOWABLE FAR: 3.097 SF
 GROSS FLOOR AREA PROPOSED: 3,097 SF
 MAXIMUM BUILDING HEIGHT: 30'-0"
 PROPOSED BUILDING HEIGHT: 28'-2"
 SEE SITE PLAN FOR ALL REQUIRED SETBACKS AND PROPOSED BUILDING SETBACKS.
 MAXIMUM BUILDING HEIGHT IS EQUAL TO 1'-4" PER 1'-0" DISTANCE FROM NEAREST PROPERTY LINE.

GENERAL NOTES

THESE SIGNED & SEALED DOCUMENTS HAVE BEEN PREPARED TO ILLUSTRATE AND EXPLAIN THE SCOPE OF WORK REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES AND REGULATIONS TO BASIC STRUCTURAL & ARCHITECTURAL INFORMATION. NO FURTHER LIABILITY SHALL BE ASSUMED BEYOND THE CONTENTS HEREIN.
 ALL MECHANICAL, ELECTRICAL & PLUMBING INFORMATION AND SCOPE OF WORK SHALL BE PROVIDED BY OTHERS.
 ALL WORK SHALL COMPLY WITH NYC BUILDING CODE, NYPE, NYC ELECTRICAL CODE & ALL OTHER APPLICABLE CODES & ORDINANCES AND IN ACCORDANCE WITH MUNICIPALITY RULES. APPLICABLE CODES INCLUDE:
 2015 ENERGY CONSERVATION CODE WITH 2017 STATE SUPPLEMENTS
 2015 UNIFORM CONSTRUCTION CODE WITH 2017 STATE SUPPLEMENTS
 2015 ENERGY CONSERVATION CODE WITH 2017 ENERGY CODE SUPPLEMENTS.
 IN ADDITION TO WORKMANSHIP, COMPENSATION AND LIABILITY INSURANCE REQUIRED BY THE DEPARTMENT OF BUILDINGS, ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK IN THE PREMISES SHALL PROVIDE LIABILITY INSURANCE IN AMOUNTS DESIGNATED BY THE BUILDING OWNER.
 IN THE EVENT OF CONFLICTS BETWEEN THE DOCUMENTS AND THE REQUIREMENTS OF THE BUILDING CODE, THE MORE STRINGENT REQUIREMENT GOVERNS.
 IN THE EVENT OF ERRORS OR INCONSISTENCIES IN THE DOCUMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT, ARCHITECT OF RECORD, ENGINEER OF RECORD, INSURANCE BROKER, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY STRUCTURAL CONDITIONS NOT SHOWN ON THESE PLANS.

THE INTENT OF THESE DOCUMENTS IS TO ILLUSTRATE AND INCLUDE BASIC ITEMS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL FURNISH OR CONTRACT FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND OTHER ITEMS AS MAY BE NECESSARY TO COMPLETE THE WORK CALLED FOR SHOWN OR REASONABLY INFERRED BY THESE DOCUMENTS.
 THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY.
 DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. IF UNCERTAINTY ARISES REGARDING DIMENSIONS, ALIGNMENTS, HEIGHTS, ETC. CONTACT THE ARCHITECT FOR CLARIFICATION.
 THE CONTRACTOR SHALL COORDINATE THE WORK OF SEPARATE TRADES. THE CONTRACTOR SHALL COORDINATE THE FITTING AND MATCHING OF MATERIALS AND EQUIPMENT SUPPLIED BY THE SUBCONTRACTORS OR THEIR SUPPLIERS.
 THE CONTRACTOR SHALL INSURE THAT ALL WORK IS INSTALLED STRAIGHT, TRUE TO LINE, ACCURATELY FITTED AND LOCATED WITH PROPER SUPPORTS, FOUNDATIONS, BLOCKING, HARDWARE, BACKING MATERIAL, JOINTS, SEALANT OR GROUTS AS APPLICABLE USING APPROPRIATE HARDWARE OR CONNECTION DEVICES AND FOR THE PROPER INTEGRATION OF THE WORK OF DIFFERENT TRADES. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE MANUFACTURER'S RECOMMENDATIONS TO ALLOW FOR EXPANSION AND CONTRACTION OR MOVEMENT IN THE BUILDING.
 ALL CONCRETE WORK SHALL BE TRANSMITTED STONE WITH A BEARING CAPACITY OF 3,000 PSI TESTED 28 DAYS AFTER POURING.
 ALL LUMBER USED IN THE WORK SHALL BE SOUND, DRY, CONSTRUCTION GRADE DOUGLAS FIR OR KD SPRUCE WITH MINIMUM STRESS VALUES OF FB = 1,500 PSI AND E = 1,750,000.
 DOOR, WINDOW, AND OPENING HEADERS FOR SPANS LESS THAN 6'-0" SHALL CONSIST OF (2) 2x10 LUMBER UNLESS OTHERWISE NOTED. DOOR, WINDOW, AND OPENING HEADERS FOR SPANS BETWEEN 6'-0" AND 8'-0" SHALL CONSIST OF (3) 2x10 OR (2) 2x12 LUMBER IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
 PROVIDE DOUBLE FLOOR JOISTS AT ALL LOCATIONS WHERE PARTITIONS RUN PARALLEL WITH JOIST SPAN.
 STAIRS TO BE CONSTRUCTED AND DIMENSIONED AS PER NEW YORK STATE CODE REQUIREMENTS.
 MINIMUM TREAD DEPTH: 9"
 MINIMUM NOSING DEPTH: 3/4"
 MINIMUM CLEARANCE ABOVE FINISHED FLOOR: 6"
 MAXIMUM SPINDLE GAP: 4"

CONSTRUCTION & MATERIALS NOTES

FOR DESIGN PURPOSES, LOAD VALUES FOR THESE DOCUMENTS WERE TAKEN FROM TABLE 1607.4.1, WITH SOILS MAINTAINING A MINIMUM LOAD-BEARING CAPACITY OF 2,000 PSF. ALL FOOTINGS AND FOUNDATION WORK SHALL ONLY BE INSTALLED ON SOIL WITH PROPER BEARING VALUE.
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STRUCTURAL DESIGN LOADING CHART

LOCATION	LIVE LOAD REQUIRED	DEAD LOAD APPLIED	TOTAL LOAD VALUE
ATTIC	20 LBS / SF	10 LBS / SF	30 PSF
GUARDRAIL & HANDRAIL	200 LBS / SF	20 LBS / SF	220 PSF
PASSENGER VEHICLE GARAGE	20 LBS / SF	10 LBS / SF	30 PSF
NON-SLEEPING ROOMS	40 LBS / SF	10 LBS / SF	50 PSF
SLEEPING ROOMS	30 LBS / SF	20 LBS / SF	50 PSF
STAIRS	40 LBS / SF	10 LBS / SF	50 PSF
DECKS & PORCHES	40 LBS / SF	10 LBS / SF	50 PSF

THERMAL & FIRE SAFETY NOTES

INSTALL HARD-WIRED SMOKE/CO2 DETECTORS IN ALL BEDROOMS, HALL AREAS NEAR BEDROOMS, ATTICS, AND BASEMENT AND AS PER BUILDING & FIRE SAFETY CODE-MANDATED REQUIREMENTS.
 BUILDING THERMAL ENVELOPE SHALL BE PROPERLY SEALED AND SECURED TO LIMIT AIR & MOISTURE INTRUSION. REFER TO SECTION N1024.1 OF THE NEW YORK STATE RESIDENTIAL CODE FOR DETAILED INFORMATION REGARDING WALKING WEATHERSTRIPPING, & OTHER AIR/VAPOR BARRIER MATERIALS AND INSTALLATIONS.
 PROVIDE WAPOR BARRIERS AS PER NEW YORK STATE RESIDENTIAL CODE N1024.1 (B309) AND COUNTY ZONE 5).
 AT BASEMENT AND GARAGE STUD WALLS, PROVIDE SHEET POLYETHYLENE, NON-PERFORATED ALUMINUM FOIL.

TABLE N1102.1 CLIMATE ZONE #5

LOCATION	PERFORMANCE REQUIRED	PERFORMANCE SPECIFIED
CEILING	R-49	R-49
WALL	R-21	R-21
FLOOR	R-30	R-30
GLAZING	U-35	U-30
BASEMENT WALL	R-15	N/A
ON-GRADE SLAB EDGE	R-10	N/A
CRAWL SPACE	R-15	N/A

NOTE: ALL WINDOW & DOOR MODEL NUMBERS REFERENCED APPLY TO ANDERSEN WINDOWS WOOD-FRAMED WINDOW LINE. SEE MANUFACTURER SPECIFICATIONS FOR MORE INFORMATION.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SURFACE WIND LOAD	WIND DESIGN		SUBJECT TO DAMAGE FROM		WINTER DESIGN TEMP	USE BARRIER UNDERLYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	
	TOPO-GRAPHIC EFFECTS	SPECIAL WIND REGION	WIND BOGIE ZONE	SEISMIC CATEGORY						WEATHERING
30 LBS/SF					15					

NOTE: ALL CATEGORIES MARKED WITH AN ASTERISK TO BE DETERMINED BY THE JURISDICTION, AS PER TABLE R301.2(1) FOOTNOTES. FLOOD HAZARD ZONE DESIGNATION INDICATED BY FEMA FLOOD MAP SERVICE CENTER MAP #56087C0193G (EFFECTIVE 3/3/2014).

FENESTRATION SCHEDULE (HABITABLE SPACES)

WINDOW ID	LIGHT AREA (SF)	VENT AREA (SF)	DINING ROOM	KITCHEN	FAMILY ROOM	MASTER BED	BED 1	BED 2	BED 3
WDH2456	9.56	4.38	4						
WDH2442	7.01	4.02				3	2	2	2
WDH21056	12.06	5.39			2				
G536	11.13	6.6	1						
60614ARL	22.91	34.86			1				

FENESTRATION SCHEDULE NOTES:

FENESTRATION SCHEDULE INCLUDES ONLY EXTERIOR WINDOWS & DOORS. USED TO CALCULATE LIGHT & AIR CALCULATION REQUIREMENTS BELOW. SEE PLANS FOR ALL OTHERS. ALL WINDOWS & DOORS TO BE ANDERSEN 400 SERIES OR OTHER APPROVED CODE COMPLIANT ALTERNATE. ALL PLAN TAGS REFER TO ANDERSEN "WDH" SERIES UNLESS NOTED.

DRAWING SHEET LIST

- G-101 NOTES & SITE PLAN
- A-101 CELLAR & FIRST FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-103 EXTERIOR ELEVATIONS
- A-501 CONSTRUCTION DETAILS

LIGHT & AIR CALCULATIONS - 1ST FLOOR

ROOM NAME	(A) ROOM AREA	(LA) LIGHT AREA REQUIRED (A X 8%)	LIGHT AREA PROVIDED	VENTILATION AREA REQUIRED (LA X 45%)	VENTILATION AREA PROVIDED
FAMILY ROOM	327 SF	26.2 SF	47.0 SF	11.8 SF	45.6 SF
KITCHEN	272 SF	21.8 SF	49.5 SF	9.8 SF	24.3 SF
DINING	198 SF	15.8 SF	38.3 SF	7.1 SF	17.5 SF

LIGHT & AIR NOTES:
 LIGHT & AIR REQUIREMENTS BASED ON SECTION 402 LIGHT/SECTION 403 VENTILATION.
 ALL CALCULATIONS AND AREAS SHOWN AS PER MANUFACTURERS TECHNICAL SPECIFICATIONS FOR GLAZED AND VENTED AREAS.

LIGHT & AIR CALCULATIONS - 2ND FLOOR

ROOM NAME	(A) ROOM AREA	(LA) LIGHT AREA REQUIRED (A X 8%)	LIGHT AREA PROVIDED	VENTILATION AREA REQUIRED (LA X 45%)	VENTILATION AREA PROVIDED
MASTER BEDROOM	181 SF	14.5 SF	21.0 SF	6.5 SF	12.1 SF
BEDROOM 1	129 SF	10.3 SF	14.0 SF	4.6 SF	8.0 SF
BEDROOM 2	106 SF	8.5 SF	14.0 SF	3.8 SF	8.0 SF
BEDROOM 3	111 SF	8.8 SF	14.0 SF	4.0 SF	8.0 SF

LIGHT & AIR NOTES:
 LIGHT & AIR REQUIREMENTS BASED ON SECTION 402/SECTION 403.
 ALL CALCULATIONS AND AREAS SHOWN AS PER MANUFACTURERS TECHNICAL SPECIFICATIONS FOR GLAZED AND VENTED AREAS.



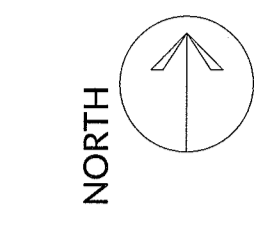
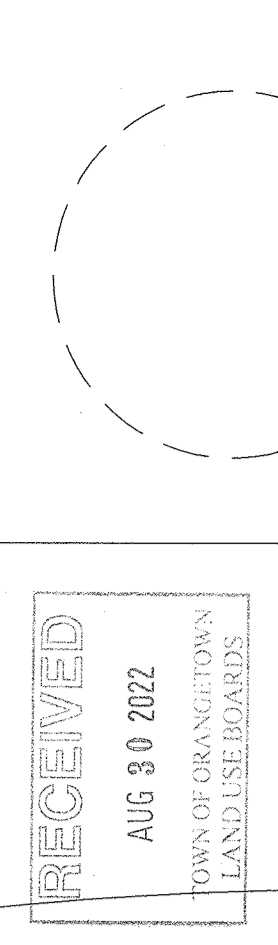
05/27/2021
 ISSUED FOR REVIEW
 10/08/2021
 ISSUED FOR REVIEW
 ISSUANCE RECORD

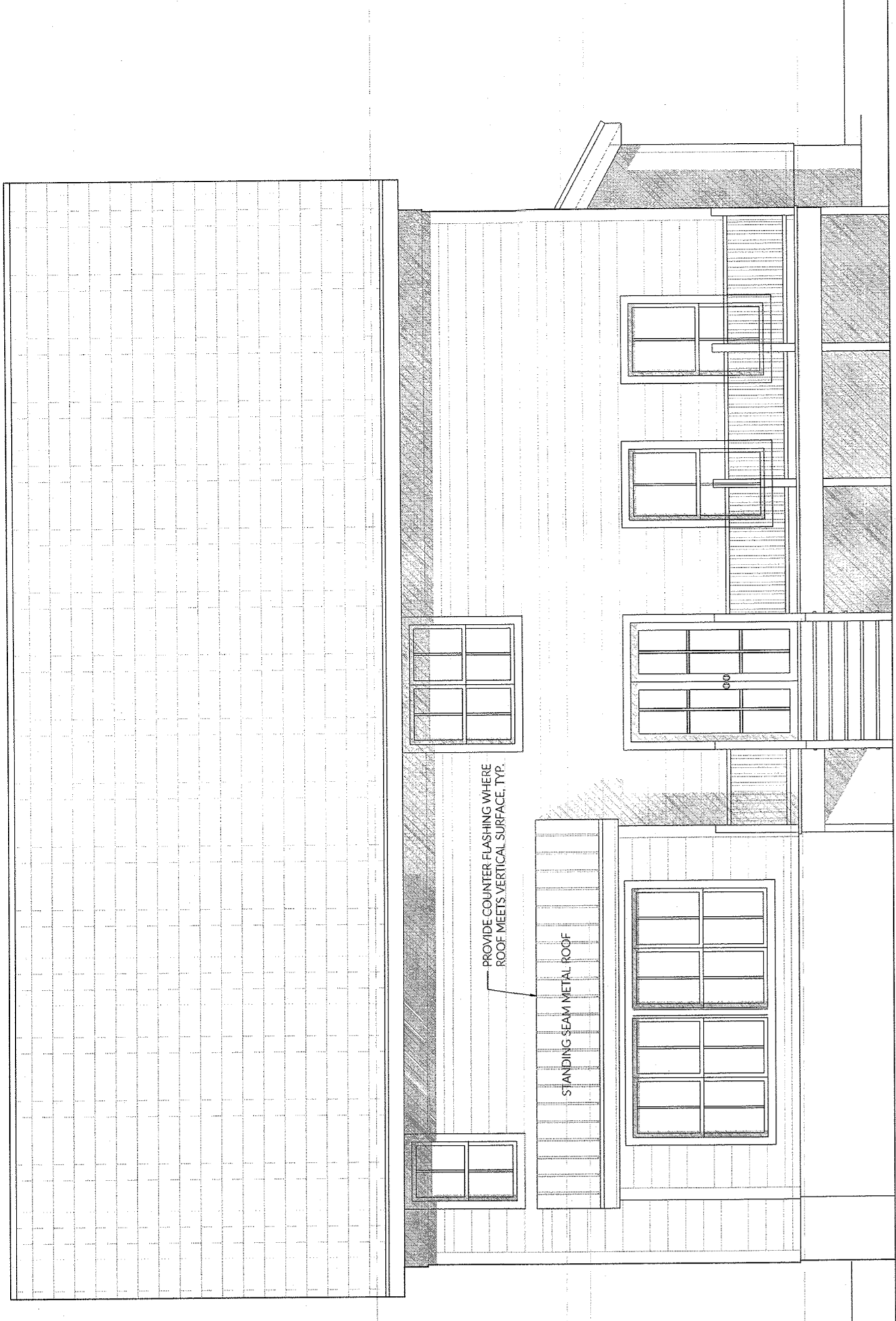
OWNER:
 GRIF CONSTRUCTION, LLC
 1 ROUNDHOUSE ROAD
 PIERMONT, NY 10968

ARCHITECT:
 LUKE PETROCELLI, RA
 51 STRATFORD RD, APT C3
 BROOKLYN, NY 11218

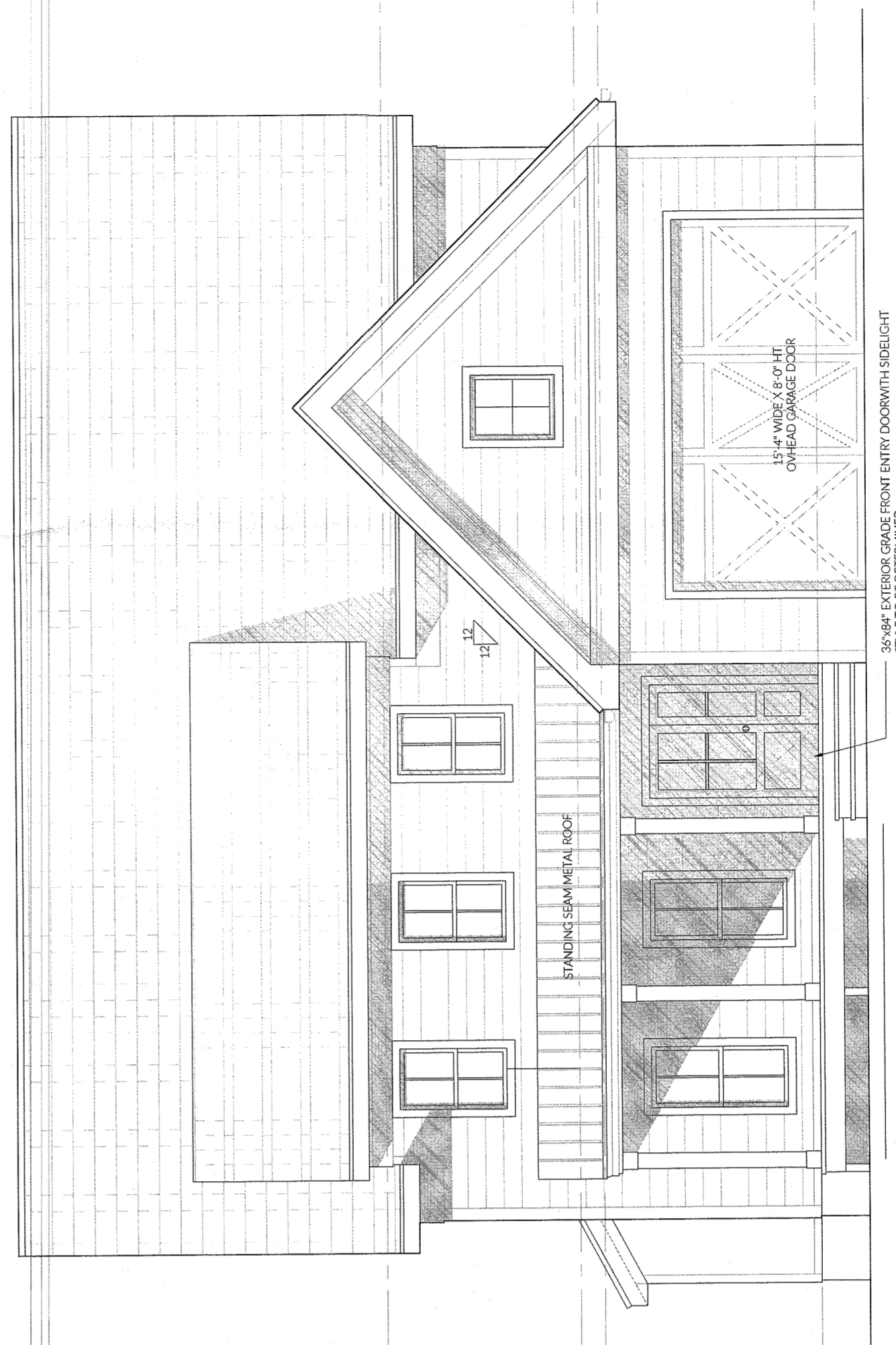
PROJECT ADDRESS:
 LOT #3
 HARING DRIVE
 SPARKILL, NY 10983

DRAWING TITLE:
 NOTES & PLOT PLAN
 SCALE: 1/16" = 1'-0"

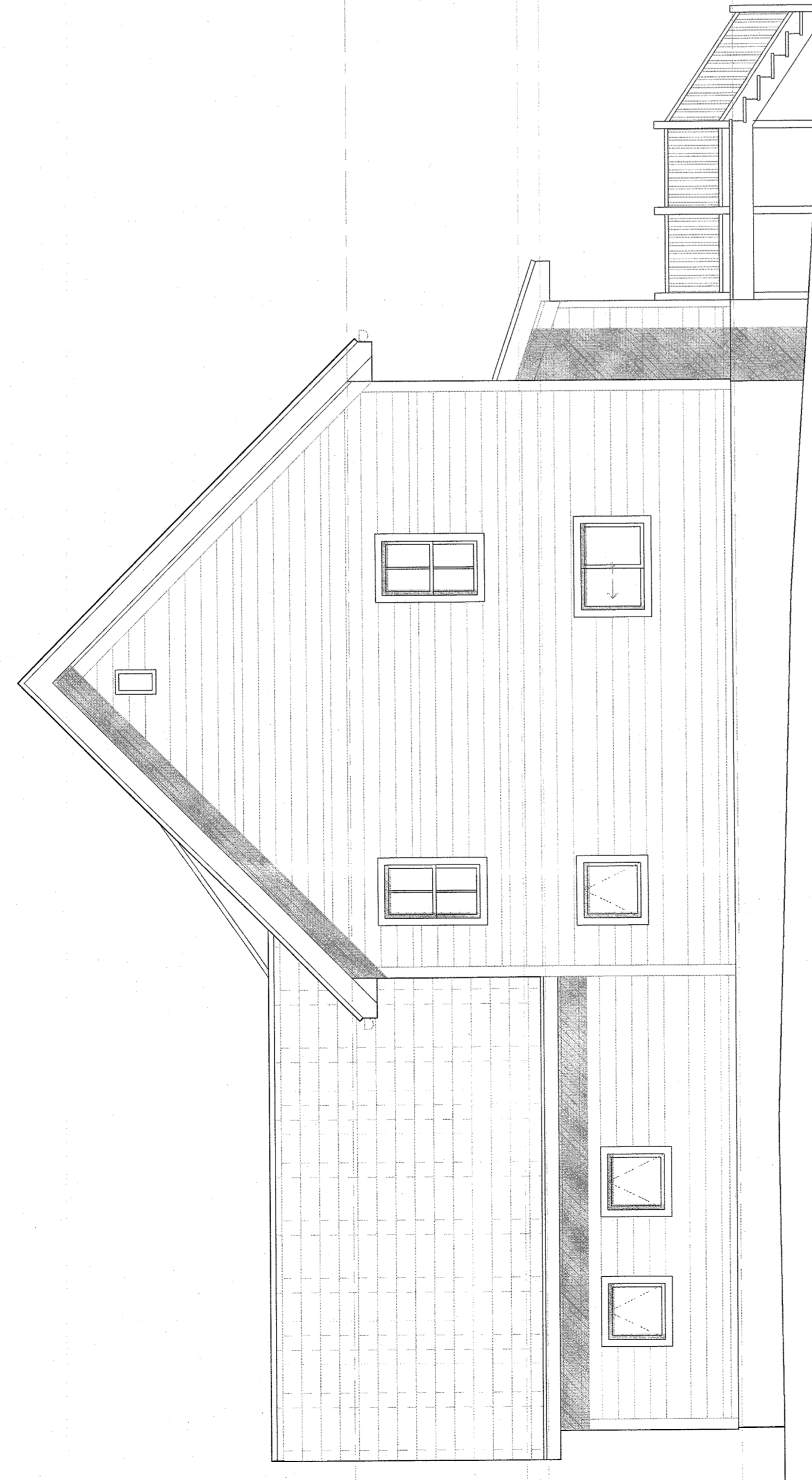




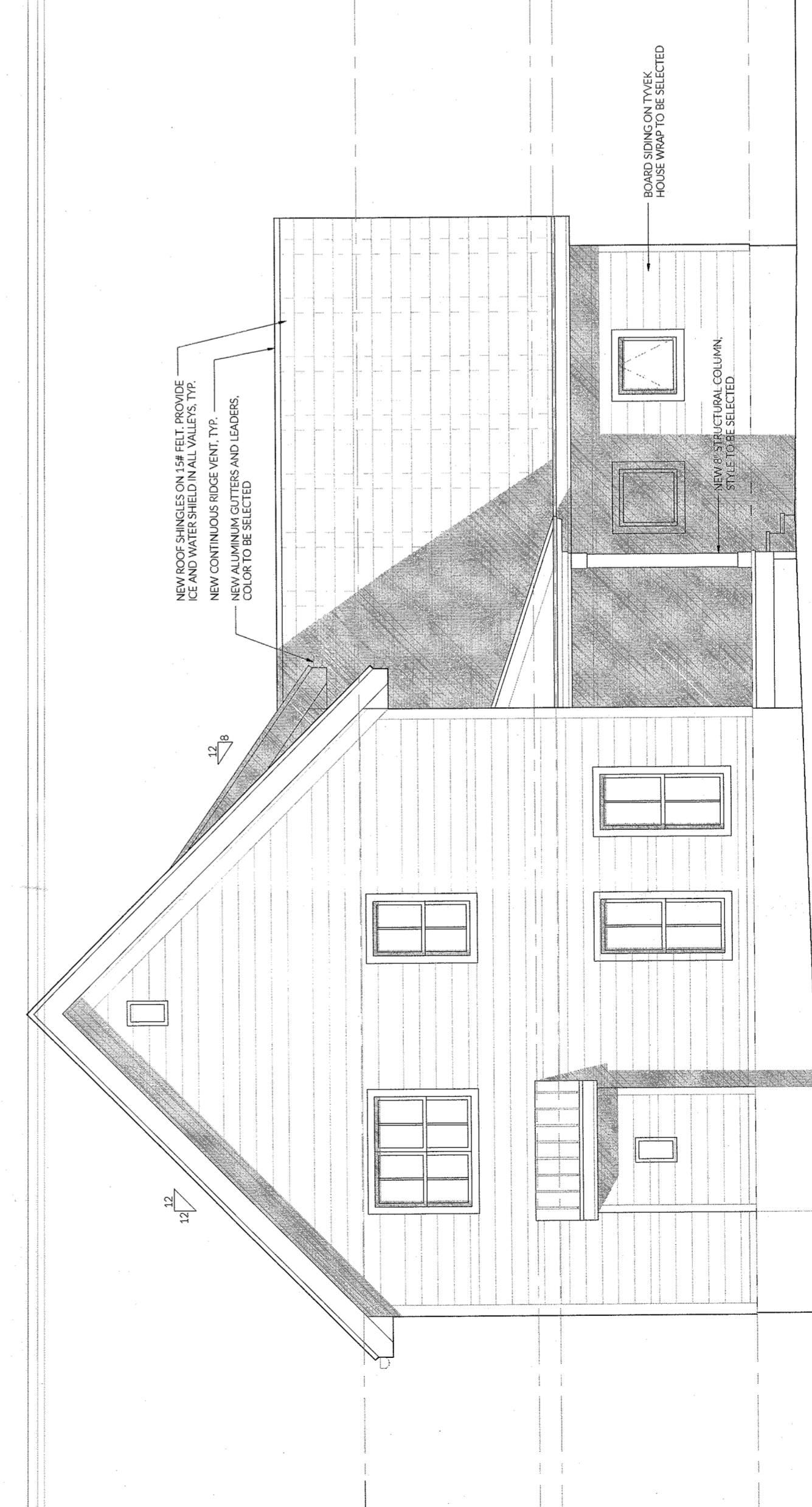
2-A201 WEST (REAR) ELEVATION



4-A201 EAST (FRONT) ELEVATION



1-A201 NORTH ELEVATION



3-A201 SOUTH ELEVATION

MEAN ROOF HEIGHT 28'-4"

2ND FLOOR CEILING 10'-0"

2ND FLOOR 8'-0"

1ST FLOOR CEILING 7'-0"

HEADLINE HEIGHT 7'-0"

SILL HEIGHT 1'-0"

1ST FLOOR 6'-0"

AVERAGE GRADE 2'-0"

BASEMENT GRADE

MEAN ROOF HEIGHT 28'-4"

2ND FLOOR CEILING 10'-0"

2ND FLOOR 8'-0"

1ST FLOOR CEILING 7'-0"

HEADLINE HEIGHT 7'-0"

SILL HEIGHT 1'-0"

1ST FLOOR 6'-0"

AVERAGE GRADE 2'-0"

02/12/2021
ISSUED FOR REVIEW

05/27/2021
ISSUED FOR REVIEW

10/08/2021
ISSUED FOR REVIEW

ISSUANCE RECORD

OWNER:
GRIFF CONSTRUCTION, LLC
1 ROUNDHOUSE ROAD
PIERMONT, NY 10968

ARCHITECT:
LUKE PETROCELLI, RA
51 STRATFORD RD, APT C3
BROOKLYN, NY 11218

PROJECT ADDRESS:
LOT #3
KINGS HIGHWAY
SPARKILL, NY 10983

DRAWING TITLE:
EXTERIOR
ELEVATIONS

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

