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BOARD OF ZONING APPEALS
INCORPORATED VILLAGE OF HEWLETT NECK

IN THE MATTER OF THE APPLICATION OF

OWNER NAME(S): Sara Malagold

FOR A VARIANCE OF SECTION(S): 195- 12A,E,G,/17,/20A3,/20D,/ 20.1./20.2,/21.1B,/21.B

OF THE VILLAGE CODE OF THE INCORPORATED VILLAGE OF HEWLETT NECK.

TO: THE BOARD OF ZONING APPEALS INCORPORATED VILLAGE OF HEWLETT NECK

THE PETITION OF Sara Malagold

RESPECTFULLY ALLEGES AS FOLLOWS:

1. THE PETITIONER(S) IS A (ARE) RESIDENT(S) OF NASSAU COUNTY, CURRENTLY RESIDING AT 695 Merrick Avenue Apt 201 Westbury 11590, N.Y.

2. THE PETITIONER(S) OWN(S) THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION LOCATED ON THE (N,S,E OR W) SIDE OF Dolphin Drive _____ AT THE INTERSECTION OF _____ (OR 120 FEET FROM _____ THE INTERSECTION OF Adams Lane), WITHIN THE INCORPORATED VILLAGE OF HEWLETT NECK. THE PREMISES IS ALSO DESIGNATED AS SECTION 41, BLOCK 106, LOT(S) 30 (& _____) ON THE NASSAU COUNTY LAND AND TAX MAP.

THE SUBJECT PREMISES IS LOCATED WITHIN THE RESIDENCE DISTRICT "C".

3. THE SUBJECT APPLICATION SEEKS A VARIANCE OF SECTION(S) 195- 12A,E,G,/17,/20A3, /20D,/ 20.1./20.2,/21.1B,/21.B OF THE VILLAGE CODE OF THE INCORPORATED VILLAGE OF HEWLETT NECK, IN ORDER TO: (CONSTRUCT) (MAINTAIN) A: Single Family Dwelling

IN ACCORDANCE WITH PLANS SUBMITTED HEREWITH.

4. A VARIANCE OF SECTION (S) 195- 12A,E,G,/17,/20A3,/20D,/ 20.1./20.2,/21.1B,/21.B

IS REQUIRED BECAUSE THE (CONSTRUCTION/INSTALLATION) IS NON-CONFORMING TO VILLAGE CODE IN THAT: The dwelling has a Height of 34 ft, a shed 1.1 ft off side yard

a gross floor area of 7926.2 ft, pool equiptment in the side yard, pool fence in side yard, a footprint of 5133.2 sf

height setback ratios on sides of 1.28, 1.24, 1.25, front of 0.7, impervious surface of fy 2768.6,

5. THE REQUESTED VARIANCE WILL HAVE NO ADVERSE EFFECT UPON THE SURROUNDING PROPERTIES, WILL PROVIDE FOR A REASONABLE USE OF THE SUBJECT PREMISES COMPATIBLE WITH THE SURROUNDING PROPERTIES AND IN CONFORMITY WITH THE STANDARDS PRESCRIBED FOR GRANTING OF SUCH A VARIANCE, AS SET FORTH IN THE BUILDING ZONE ORDINANCE OF THE INCORPORATED VILLAGE OF HEWLETT NECK.

WHEREFORE, PETITIONER(S) RESPECTFULLY REQUEST(S) THAT THE BOARD OF ZONING APPEALS GRANT THE VARIANCE(S) AS REQUESTED HEREIN ALONG WITH SUCH OTHER AND FURTHER RELIEF AS MAY BE JUST AND PROPER.

DATED: 01.13.23

(SIGNATURE OF PETITIONER)

(SIGNATURE OF PETITIONER #2)

DISCLOSURE AFFIDAVIT
General Municipal Law §809

BOARD OF ZONING APPEALS
VILLAGE OF HEWLETT NECK

In the Matter of the application of

Owner: Sara Malagold

STATE OF NEW YORK:
ss:
COUNTY OF NASSAU :

Sara Malagold being duly sworn, deposes and says:

I am the ~~applicant~~ ~~with respect to~~ / owner of the premises which is the subject of *(cross out whichever is not applicable)* the within application.

I make this affidavit for the purposes of complying with the requirements of General Municipal Law §809.

No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of Hempstead or the Village of Hewlett Neck and no party officer of any political party, has an interest in the within application within the meaning of General Municipal Law §809, except as stated hereinafter (if none, state "NONE"):

NAME	ADDRESS	POSITION	NATURE OF INTEREST
NONE			

In the event there is any change in the information set forth herein between the date hereof and the final determination of this application, a supplemental affidavit will be filed to provide that further information.

(SIGNATURE)

Sworn to before me on

This 15 day of January, 2023

(NOTARY PUBLIC)

EITAN Z. MAGENDZO
Notary Public, State of New York
No. 02MA6299708
Qualified in Nassau County
Commission Expires March 24, 2026

STATE OF NEW YORK

SS.:

COUNTY OF NASSAU

PETITIONER VERIFICATION

I (WE), Sara Malagold (AND _____),

BEING DULY SWORN, DEPOSE(S) AND SAY(S): I ~~(WE)~~ AM ~~(ARE)~~ THE PETITIONER(S) IN THE WITHIN ACTION; I ~~(WE)~~ HAVE READ THE FOREGOING PETITION AND KNOW THE CONTENTS THEREOF; THE SAME IS TRUE TO OUR OWN KNOWLEDGE, EXCEPT AS TO THE MATTERS THEREIN STATED TO BE ALLEGED UPON INFORMATION AND BELIEF AND AS TO THOSE MATTERS WE BELIEVE IT TO BE TRUE.

PETITIONER'S SIGNATURE

PETITIONER #2 SIGNATURE

SWORN TO BEFORE ME THIS 15th 1/15/23

DAY OF January 23

EITAN Z. MAGENDZO
Notary Public, State of New York
No. 02MA6299708
Qualified in Nassau County
Commission Expires March 24, 2026

NOTARY PUBLIC, NASSAU COUNTY

Notice of Appearance
Board of Zoning Appeals

Village Hall
30 Piermont Ave
Hewlett N.Y. 11557

I, Thomas Domenico, appear on behalf of
(Architect or Attorney - Print Name)

Sara Malagold, owner(s) of
(Owner(s) of Property)

210 Dolphin Drive, to seek
(Address of Property)

a variance from the Board of Zoning Appeals.

Dated:

12 DAY OF

January, 2023

(Signature of Architect/Attorney)

108 Merrick Rd
(Address)

Lynbrook NY 11563

Thomas Domenicora@Aol.com
(Tel # or Email)

Signature of Owner(s): SARA MALAGOLD

NA- 2019

VILLAGE OF HEWLETT NECK

INCORPORATED 1927

ARON SCHNELL, DEPUTY MAYOR
MICHAEL R. LEVINE, TRUSTEE
KENNETH FRENKEL, TRUSTEE
MOSHE BLINDER, TRUSTEE

NASSAU COUNTY, N.Y.
30 PIERMONT AVENUE, HEWLETT N.Y. 11557
TELEPHONE 516.295.1400
FACSIMILE 516.295.1406

MICHELLE BLANDINO, CLERK TREASURER
BRIAN S. STOLAR, VILLAGE ATTORNEY
DENNIS FROMIGIA, BUILDING INSPECTOR

ROSS H. EPSTEIN, MAYOR

ZONING DENIAL

Date: January 9, 2023

Applicant: Dr. Sara Malagold
Address: 210 Dolphin Drive
Hewlett neck, NY 11598

Architect: Thomas Domanico R.A
108 Merrick Road
Lynbrook, NY 11563

Re: Scope of work: New Two-Story Single Family with Circular Driveway at 210 Dolphin Drive, Hewlett Neck NY 11598 SBL: 41-106-30

We have reviewed your site plan dated January 4, 2023, and found that the scope of work is non-compliant with the following Village Codes:

1. **195-12. (A) Residence C District.** Building height. No building shall exceed 2 1/2 stories, with a maximum height of 30 feet.
   - **The proposed dwelling has a height of 34 feet.**

2. **195-12. (E) Accessory Buildings.** Accessory buildings may be located only in the rear yard and shall not be nearer than 30 feet to the street line nor nearer than 20 feet to any rear or inside lot line or side lot line, nor nearer than 40 feet to any part of the dwelling on another lot.
   - **The proposed plan has an existing shed to be located 1.1 feet from the side setback.**

3. **195-12. (G) Maximum Gross Floor Area:** The maximum gross floor area of the principal building shall be equal to 5,800 square feet plus [(lot area in square feet minus 20,000 square feet) times 0.1].
   - **The proposed plan has a gross floor area of 7,926.2 square feet, where a maximum of 7,051.3 square feet is permitted.**

4. **195-17 Encroachments into Required Yard.** No building or part of a building shall be erected in, upon or over or shall project into a required yard, with exceptions.
   - **Proposed pool equipment is in a side yard. Pool equipment is not an exception of the permitted encroachments in a side yard and must be located in a rear yard.**

5. **195-20. (A)(3) Lot Coverage and Volume Requirements:** The footprint areas occupied by all buildings and structures and accessory uses which extend three feet or more above the grade of the property shall not exceed the following percentage of the lot area in the indicated district: Residence C maximum 4,500 square foot footprint.
   - **The proposed plan has a footprint of 5,133.2 square feet, an overage of 633.2 square feet.**

6. **195-20 (D) Lot Coverage and Volume Requirements.** No building shall exceed 2 1/2 stories, with a maximum height of 30 feet.
   - **The proposed dwelling has a height of 34 feet.**

7. **195-20.1 Height/Setback Standards.** Side yard required is 1.0.
   - **The proposed right side at front height/setback ratio is 1.28.**

8. **195-20.1 Height/Setback Standards.** Side yard required is 1.0.
   - **The proposed right side at rear height/setback ratio is 1.24.**

9. **195-20.1 Height/Setback Standards.** Side yard required is 1.0.
   - **The proposed left side at rear height/setback ratio is 1.25.**

10. **195-20.1 Height/Setback Standards.** Front yard required is 0.6
    - **The proposed front yard height/setback ratio is 0.7.**

11. **195-20.2 Maximum Impervious Surface Coverage.** The maximum impervious surface coverage permitted shall be 25% of the front yard. The front yard is 6,453.13 square feet with a maximum coverage permitted of 1,613.3 square feet.
    - **The proposed impervious surface coverage for the foot front yard is 2,768.6, an overage of 1,155.3 square feet.**

12. **195-21. (B) Swimming Pools.** No swimming pool or part thereof shall be constructed in the front yard or side yard.
    - **The proposed pool equipment is in a side yard.**

13. **195-21. (F)(1) Swimming Pools.** Every swimming pool shall be enclosed by a fence, at least four feet in height, approved by the Building Inspector, sufficient to prevent the accidental entry or unauthorized use of the pool by a child or children. Such fence shall be erected so as to completely enclose the pool itself or the particular yard area in which the pool is situated or the entire property back of the building.
    - **The proposed pool enclosure fence extends into the side yard on the right side of the dwelling when the pool is located in the rear yard.**

If you wish to pursue this application, you may seek a variance from the Board of Appeals. Application must bemade within sixty days of the filing of this determination and must include 1 original, 8 copies and 1 thumb drive of the application, related documents and plans, and a filing fee of **$500.00.** Additionally, a deposit of **$2,000** is due to defray costs. If the deposit is insufficient, an additional deposit will be assessed. If the deposit exceeds actual costs, the unused portion will be returned within 120 days of the hearing.

Sincerely,

Dennis Fromigia
Building Inspector

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Malagold

Project Location (describe, and attach a location map):
210 Dolphin Drive, Hewlett Neck, NY 11598

Brief Description of Proposed Action:
Construct one family dwelling

Name of Applicant or Sponsor:	Telephone: 646 330 2500
Sara Malagold	E-Mail: saramalagold@hotmail.com

Address:
95 Merrick Avenue Apt 201

City/PO:	State:	Zip Code:
Westbury	NY	11590

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	✔	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Inc Village of Hewlett Neck Building permit		✔

3.a. Total acreage of the site of the proposed action? .11 acres
b. Total acreage to be physically disturbed? .11 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .8 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ■ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ■ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ■ YES Gutters to leaders to drywells		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ c	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Sara Malagold Date: 01.13.23

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

NEW RESIDENCE
DR. SARA MALAGOLD
210 DOLPHIN DRIVE
HEWLETT NECK
NEW YORK, 11598

SECTION: 41	BLOCK:106	LOT: 30

GENERAL CONSTRUCTION NOTES

1. All work shall be performed in accordance with all state, municipal and local zoning and building codes and ordinances have jurisdiction and best standards of construction practice.

2. The builder shall verify all conditions and dimensions on these plans with those at the site. Any discrepancies must be brought to the attention of the Architect prior to the commencement of construction. The contractor shall be responsible for corrections not reported once he has started work, except for hidden job conditions where applicable.

3. The builder shall guarantee all materials and workmanship on the job for a period of one year from the date of completion.

4. Plot Plan data is as indicated on survey provided by owner and shall prevail. Plot Plan by Architect is merely schematic.

5. New construction is to be staked out and all required set backs are to be field checked and approved by a licensed surveyor prior to commencement of construction.

6. Provide .25 aluminum termite shield at all perimeter sills on concrete foundation.

7. All wood framing resting on steel shall be connected with G.I. anchors each one.

9. All framing lumber shall be Douglas Fir No. 1 & 2 construction grade Fb = 825 p.s.i. minimum and E = 1,400,000 minimum. Unless otherwise specified by Architect.

10. Double joist under all partitions parallel to framing. Provide double header joists at all openings.

11. Rafter heel cuts shall not exceed 4". Where joists are notched to headers, as to reduce the depth of beam, only bridle irons or metal connectors are to be used.

12. All joists shall have a 1" x 4" wood cross bridging 8'-0" on center maximum or solid bridging.

13. All exterior walls to be 2" x 4"or 2" x 6" studs at 16" o.c. except as noted.

14. All wall and roof sheathing shall be 1/2 CDX plywood unless otherwise noted.

15. Sub-flooring shall be 3/4" "CDX" plywood sheathing. Finish flooring shall be either tile or carpet or as specified on plans U.O.N.

16. Gypsum board on walls and ceilings to be U.S. gypsum 1/2" with all joints taped and spackle, 3 coat job. M.R. @ baths.

17. New construction to comply with NYS Energy Cons. Code

18. Provide 9" R-30 fill thick insulation in all exposed floor areas U.O.N.

19. Insulation in roof shall be 10" thick R-30 or as noted: in walls 5-1/2" R-21 or 3-1/2 R-15 and in floors 2" thick rigid insulation. All insulation except rigid insulation shall be foil faced batt insulation, add or reinsulate exposed existing areas as required to match new protection, unless otherwise noted.

20. All windows and doors shall have insulating glass and screens,tempered insulating glass in all sliding doors, tempered glass in all shower doors and all fixed glass adjacent to openings or to floor level, in accordance with NYS Code.

21. All habitable space to have 8% floor area in glass area, and 4% of floor area as operable sash as per Code

22. A single station smoke detector alarm device shall be installed on the ceiling adjacent to the sleeping spaces in accordance with Code.

23. All storm water leaders and gutters to drywells or splash blocks.

24. Provide 16 oz. Copper or Aluminum flashing where required at windows, doors, roofs, chimneys, etc.

25. Provide positive ventilation of all roof and attic area whether specifically indicated on the Architect's drawings or not specifically indicated.

26. All wood trusses shall be installed as per manufacturer's specifications and instructions.

27. All micro-lam beams shall be installed as per manufacturer's specifications and instructions.

28. Architect has not been retained to supervise this construction

29. Do not scale the drawings.

30. The builder is responsible to locate all utilities prior to commencement of work.

31. All micro-lam beams shall be installed as per manufacturer's specifications and instructions.

STEEL/CONCRETE NOTES

to inspection and verification.

2. All footings to be carried down to undisturbed soil, no footing shall be height or lower than a 30 degree angle form any other footing. Step footings a maximum of 30 degrees. Footing to be 3'-0" minimum below adjacent grade.

3. All concrete to be a 1:2:4:mix 3000 lb. concrete unless otherwise noted. Foundation wall shall extend a minimum of 6" above finished grade. All work to be done in accordance with A.C.I. standards.

4. Anchor bolts to be 5/8" dia. x 18" long with hooked ends, with maximum spacing 6'-0" o.c. doubled at corners.

5. All steel columns to have top and base plates and be set with high strength grout for leveling purposes.

6. All columns (unless otherwise noted or shown) shall be furnished with two 3/4" anchor bolt settings.

7. All reinforcing bars shall be deformed bars of new billet steel conforming to ASTM A615 grade 60.

8. The builder shall verify dimensions and location of all openings, pipe sleeves, anchor bolts, etc. as required by all trades before all concrete is poured.

9. Concrete work shall conform to the Building Code requirements for reinforced concrete of the American Concrete Institute (ACI 318). latest edition.

10. The builder shall install (and give other trades ample opportunity to install) all anchors, bolts, plates, nailers, slots, chases, pipe sleeves, etc, as required by other trades.

11. The builder shall verify all dimensions before setting screen and forms. Reinforcing shall be securely tied in its proper place before and during casting operation, using approved chairs and spacers as required.

12. Provide clearance in form face of concrete as follows:

Slabs	3/4"
Beams	1-1/2"
Footings	3"
All concrete surfaces which are to be exposed to weather	2"

13. All principle footings shall bear on ground having minimum allowable bearing capacity of 2 tons per sq. ft. Elevations of bottoms of footings shown on plan are for estimate purposes and shall be adjusted to the required bearing strata as found upon

14. Shop connection to be 3/4" diameter machine bolts. Field connections to be 3/4" diameter A307 bolts, unless otherwise noted. All columns connections shall be made with minimum 3/4" diameter height strength bolts, unless otherwise noted or shown.

15. Slabs shall be cast monolithically, and shall be finished as per specifications.

16. Exposed edges of concrete to have chamfer.

MECHANICAL/ELECTRICAL NOTES

1. Heating shall be designed to provide 70 degrees F with outdoor conditions of 0 degrees F and a 15 MPH wind.

2. Air conditioning unit to be self contained and be designed as follows:
A) Out door design temperatures shall be based on current A.S.H.R.A.E. temperatures at 2 1/2% frequency
B) Indoor design shall be based on 70 D.B. and 50% R.H. for summer and 73 for winter.

3. All electrical work to be in accordance with the N.Y.B.F.U. rules and regulations and a N.Y.B.F.U. certificate is to be presented to the owner at the completion of the job.

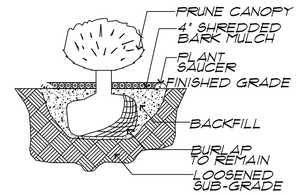
4. All bathrooms shown without windows to be mechanically ventilated as per N.Y.S. Code.

5. Fire places to have fresh air intake and tempered glass door as per N.Y.S. Code.

IMPORTANT NOTES
1. The builder is responsible for all construction means methods techniques, sequences of procedure and for all safety precautions & programs in connection with the work on this job.
2. The builder &/or owner agrees to assume & does hear by assume all liability for and shall and does here by agree to indemnify and save harmless the Architect against any and all loss cost, charge, or damage arising from injuries sustained by mechanics, laborers, workmen, or by any persons what so ever whether employed in and about the said work or otherwise by reasons or any accidents damages or injuries torts or trespassers happening in and about or in any way incident to or by reason of the doing off said work including cost, counselors and all expenses of defense.
3. The builder shall carry Workmen's Compensation, Disability and Public Liability Insurance.

PLANT LIST NOTES:

1 – ALL PLANTINGS SHALL BE GUARANTEED FOR ONE YEAR
2 – ALL PLANTING BEDS SHALL BE WEEDED AND HAVE A MINIMUM OF 4 INCHES OF WOOD CHIPS
3 – ALL PLANTING AREAS SHALL HAVE 4 INCHES OF TOP SOIL
4 – LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF HUNTINGTON SUBDIVISION REGULATIONS AND SITE IMPROVEMENT SPECIFICATIONS AND AGENDA
5 – THERE SHALL BE NO SUBSTITUTIONS UNLESS AUTHORIZED BY THE TOWN OF HUNTINGTON
6 – NO PLANT MATERIAL EXCEPT GROUND COVER TO BE LOCATED WITH IN 2'-0" OF ANY PARKING LOT CURB OVERHANG
7 – ALL DECIDUOUS TREES TO BE SECURED WITH TWO 3" DIA. CEDAR STAKES, 180 DEGREES APART.
8 – ALL ROPES, AND WIRES AROUND BALL SHALL BE REMOVED PRIOR TO BACKFILLING.
9 – NO TREES SHALL BE LOCATED WITHIN 10'-0" OF DRYWELLS, WALLS, OR PIPING AND DRAINAGE STRUCTURES AS PER TOWN OF HUNTINGTON CODE.
10 – ALL STREET TREES SHALL BE LIMBED UP TO 7'-0" ABOVE SIDEWALK
11 – THE PLANTING OF TREES AND OTHER PLANT MATERIAL MUST BE UNDER THE SUPERVISION OF A NYS REGISTERED LANDSCAPE ARCHITECT OR A QUALIFIED HORTICULTURIST AND AN AFFIDAVIT SHALL BE SUPPLIED STATING THE QUALITY, VARIETY AND SIZE OF THE PLANTS AND THE PLANTING PROCEDURES CONFORM TO THE TOWN OF HUNTINGTON SPECIFICATIONS
12 – THE CONTRACTOR SHALL FAMILIARIZED HIMSELF WITH ALL UNDERGROUND REPRESENTATIVE AND FIELD CONDITIONS AND SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS PRIOR TO BIDDING
13 – THE CONTRACTOR SHALL VERIFY QUANTITIES INDICATED ON PLANS AND NOTIFY THE OWNER OR HIS REPRESENTATIVE OF ANY DISCREPANCIES CONCERNING QUANTITIES ON THE PLAN, PLANT LIST AND DESIRED EFFECT PRIOR TO SUBMISSION OF BID OR CONSTRUCTION.
14 – ALL PRECAUTIONS SHALL BE TAKEN IN CARTING, PLACING AND PLANTING OF MATERIALS ADJACENT TO PAVEMENT AREAS.
15 – ALL PLANT MATERIAL SHALL ARRIVE AT THE SITE WITH BALLS, CONTAINERS AND FLATS INTACT AND SHALL BE MAINTAINED BEFORE AND DURING CONSTRUCTION. ALL DAMAGED OR STOLEN MATERIAL SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
16 – ALL PLANT MATERIAL SHALL BE NURSERY GROWN, NO COLLECTED SPECIMS WILL BE ACCEPTED.
17 – PLANT MATERIAL SHALL BE KEPT IN THE BEST HORTICULTURAL CONDITION AFTER PLANTING AND DURING THE ONE YEAR GUARANTEE PERIOD.
18 – NEW MATERIAL SHALL BEAR SAME RELATIONSHIP TO ADJACENT EXISTING GRADE. GRADE CONDITIONS SURROUNDING PLANTING SHALL BE FLUSH, SMOOTH AND SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.



SHRUB PLANTING DETAIL

EVERGREEN TREE PLANTING DETAIL

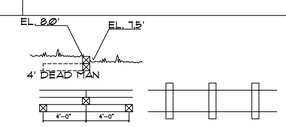
LANDSCAPING LEGEND

SYMBOL:	DESCRIPTION:		PLANTING HEIGHT	MATURE HEIGHT
	GREEN GIANT ARBOVITAE Thuja plicata x standishii 'Green Giant'		4 FT	30 FT
	EMERALD GREEN ARBOVITAE Thuja occidentalis 'Emerald Green'		4 FT	18 FT
	BRODIE EASTERN RED CEDAR Juniperus virginiana 'Brodie'		4 FT	25 FT
	HOLLY SKY PENCIL Ilex crenata		3 FT	8 FT

REQUIRED VOLUME

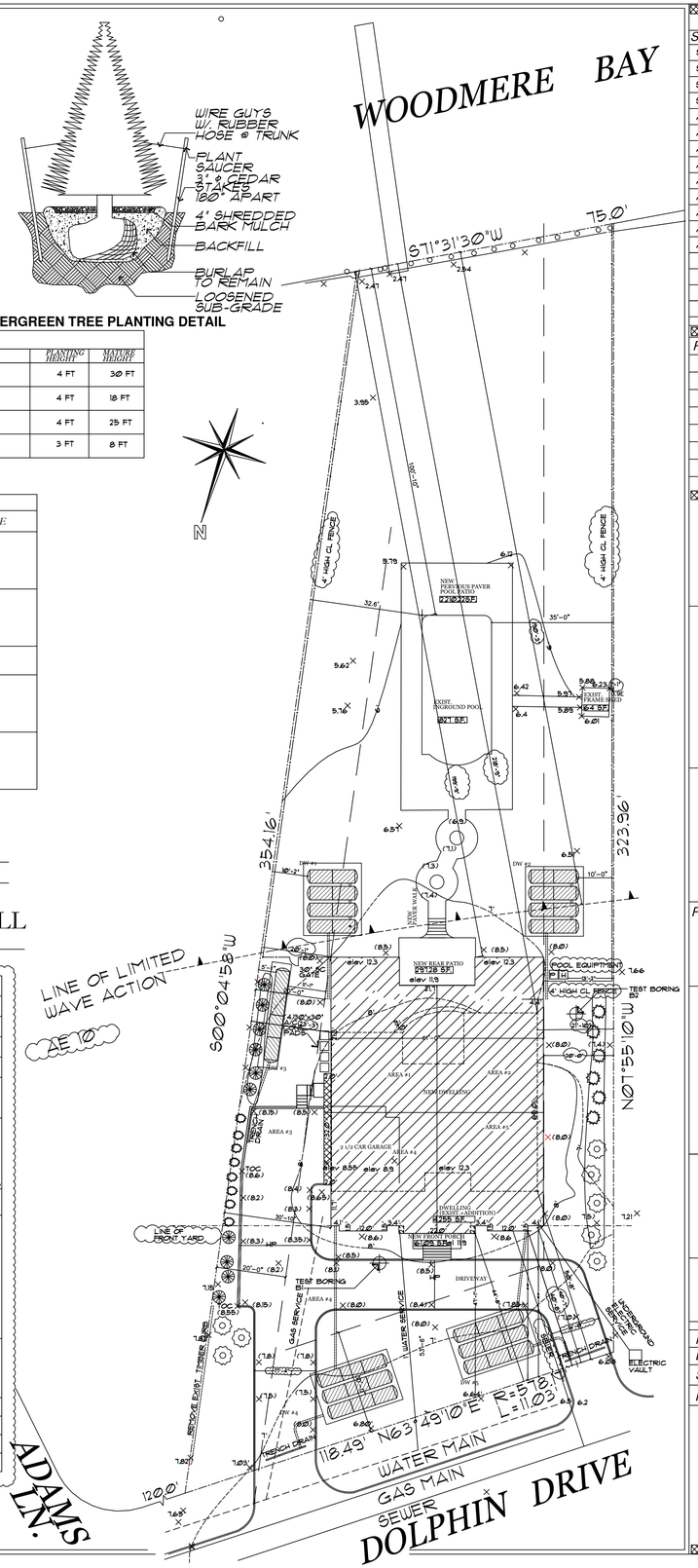
D.W. No	AREA	RAIN FALL	AREA	RUN OF FACTOR	REQUIRED	STORMTEC SC 740 CHAMBER + 6" BASE STONE
1	1	3/12	1,293 SF ROOF 150 SF PATIO	1.0 1.0	324 CF 38 CF =362 CF	8-@74.9 CF =599 CF
2	2	3/12	1,273 SF ROOF 150 SF PATIO	1.0 1.0	319 CF 38 CF =357 CF	8-@74.9 CF =599 CF
3	3	3/12	825 SF DRIVE	1.0	206 CF	4@74.9 CF =299.6 CF
4	4	3/12	1,281 SF ROOF 43 SF STAIR 1,334 SF DRIVE	1.0	665 CF	9@74.9 CF =674.1 CF
5	5	3/12	1,035 SF ROOF 43 SF STAIR 849 SF DRIVE	1.0	482 CF	9@74.9 CF =674.1 CF

(3)
Residence C (30,000 square feet building zones): 15% (maximum 4,500 square foot footprint).
GREATER THAN 3FT. 2,361 SQFT. OR 11.0 %
LESS THAN 3 FT. 587 SQFT. OR 3.0%



R.R.TIE RETAINING WALL DETAIL
NOT TO SCALE

ZONING DISTRICT RESIDENCE "C" DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT SIZE	MIN. 30,000 SQ.FT.	32,513.0 SQ.FT.	NO CHANGE
USE	ONE FAMILY RESIDENCE	ONE FAMILY RESIDENCE	NO CHANGE
HEIGHT	MAX. 30 FT. -2½ STY.	32 FT.	34 FT.
GROSS FLOOR AREA	5800 +10% OF LOT AREA ABOVE 20,000 SQ FT OF LOT CALCS.=5,800 +1,251.3 =7,051.3	EXIST. 1 STY. DWELLING: 2,584.75 S.F.	1st. FLOOR.: 4,677.45 S.F. 2nd. FLOOR: 3,188.42 S.F. TOTAL GROSS FL. AREA: 7,926.2 S.F.
LOT COVERAGE	MAX. 15% OF 30,000 S.F.: 4,500 S.F. MAX	EXIST.HOUSE & RAISED PATIOS 2,657 S.F. EXIST. SHED: 63.96 S.F. POOL EQUIPTMENT: 12.50 S.F. TOTAL: 2,733.46 S.F. OR 8.4%	PROPOSED HOUSE: 4,677.45 S.F. REAR PATIO: 291.28 S.F. FRONT PORCH: 61.09 S.F. LEFT SIDE CONC. STOOP: 20.99 S.F. EXISTING SHED: 63.96 S.F. POOL EQUIPTMENT: 12.50 S.F. TOTAL: 5,133.27 S.F. OR 15.78%
Height/Setback Ratio	District Front Yard Side Yard Rear Yard Residence C 0.6 1.0 0.6	Front Yard Side Yard Rear Yard 0.5 1.0 0.08	Front Yard Side Yard Rear Yard 0.7 1.280 0.1015
IMPERVIOUS SURFACE COVERAGE	7,084 SQ.FT.	HOUSE & SHED 2,720.96 S.F. EXISTING POOL: 826.84 EXISTING DRIVEWAY 2,388 EXISTING RAISED PATIOS 277 EXISTING STAIRS 30 EXIST RETAINING WALLS: 52 EXIST A/C CONC. PADS: 7 EXISTING LOWER PATIOS 2,662.04 TOTAL IMPERVIOUS: 9,023.84 S.F. OR 27.75%	HOUSE, PATIO, PORCH, STAIRS, & SHED 5,099.78 S.F. EXISTING POOL: 826.84 NEW DRIVEWAY 3,436.15 NEW LEFT SIDE CONC. STOOP: 20.99 NEW CONC. CURB 104.33 3,598.97 POOL EQUIPTMENT: 12.50 NEW A/C CONC. PADS: 25.0 TOTAL IMPERVIOUS: 9,525.59 S.F. OR 29.29%
FRONT YARD IMPERVIOUS COVERAGE TOTAL F.Y. AREA: 6,453.18 S.F.	MAX. 25%		FRONT PORCH & STAIR: 84.3 DRIVEWAY & CURB in FRONT YARD 2,684.3 TOTAL FY. COVERAGE 2,768.6 S.F. OR 42.90%
FRONT YARD	30.0 FT. EA.	50'-8" FT.	40'-8" FT.
SIDE YARD AGGREGATE	40 FT. MIN.	21'-10"+23'-3"=45'-1"	20'-1"+20'-2"=40'-3"
SIDE YARD	20 FT. MIN.	21'-10"	20'-1"
REAR YARD	30 FT. MIN.	218'-9	190'-3"



DRAWING INDEX	
Sheet	Description
SP-1	PLOT PLAN, GENERAL NOTES, ZONING DATA
SP-2	DRAINAGE DETAILS
SP-3	PLANS
SP-4	TEST BORING
A-1	PLANS
A-2	PLANS
A-3	PLANS
A-4	ROOF PLAN & ELEVATIONS
A-5	ELEVATIONS
A-6	ELEVATION & SECTIONS
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A-9	DETAILS

Rev.	Date	Description
1	5.18.2022	AS PER D.O.B.
2	7.8.2022	AS PER D.O.B.
3	9.7.2022	AS PER D.O.B.
4	11.21.2022	AS PER OWNER
5	12.7.2022	AS PER D.O.B.
6	1.4.2023	AS PER D.O.B.

LEGEND

symbols
- DETAIL / SHEET NUMBER
- SECTION / SHEET NUMBER
- ELEVATION
- DOOR TYPE
- WINDOW TYPE
- 101 ROOM NUMBER
- WALL TYPE
- PROPERTY LINE
- (S) SMOKE DETECTOR

materials
- EARTH
- COMPACTED FILL
- CONCRETE
- CONCRETE BLOCK
- STEEL
- FINISH WOOD
- ROUGH WOOD
- BATT INSULATION
- RIGID INSULATION
- SAND

- EXISTING FOUNDATION WALLS AND FOOTINGS
- PROPOSED FOUNDATION WALLS AND FOOTINGS
- EXISTING WALLS TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALL PARTITION

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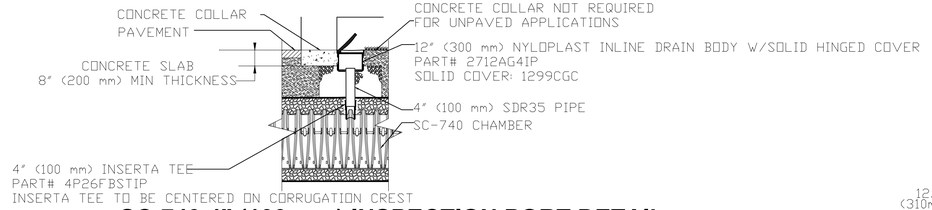
NOTES, PLOT PLAN ZONING DATA

Proj. Arch: TD	Chk'd by: TPD
Date: 10.01.21	Drawn by: JDM
Scale: AS NOTED	
Project: P# 2021-36	

SP-1

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET #7 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.

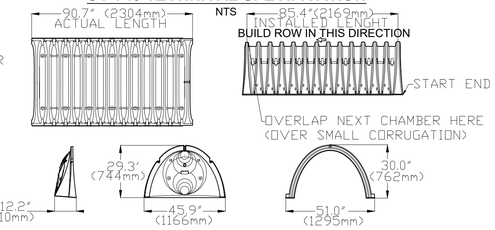


SC-740 4" (100 mm) INSPECTION PORT DETAIL

NTS

SC-740 TECHNICAL SPECIFICATION

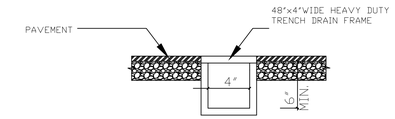
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET *)	(1.30 m
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET *)	(2.12 m
WEIGHT	75.0 lbs.	(33.6 kg)

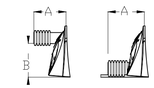
*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



SECTION

TRENCH DRAIN

SCALE: N.T.S.



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH 'B'

PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH 'T'

PRE-CORED END CAPS END WITH 'PC'

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

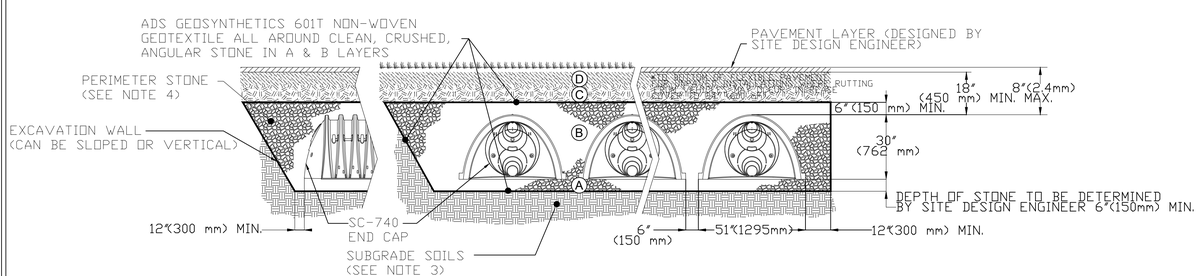
* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENT	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUB-BASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8,89,9	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

Rev.	Date	Description

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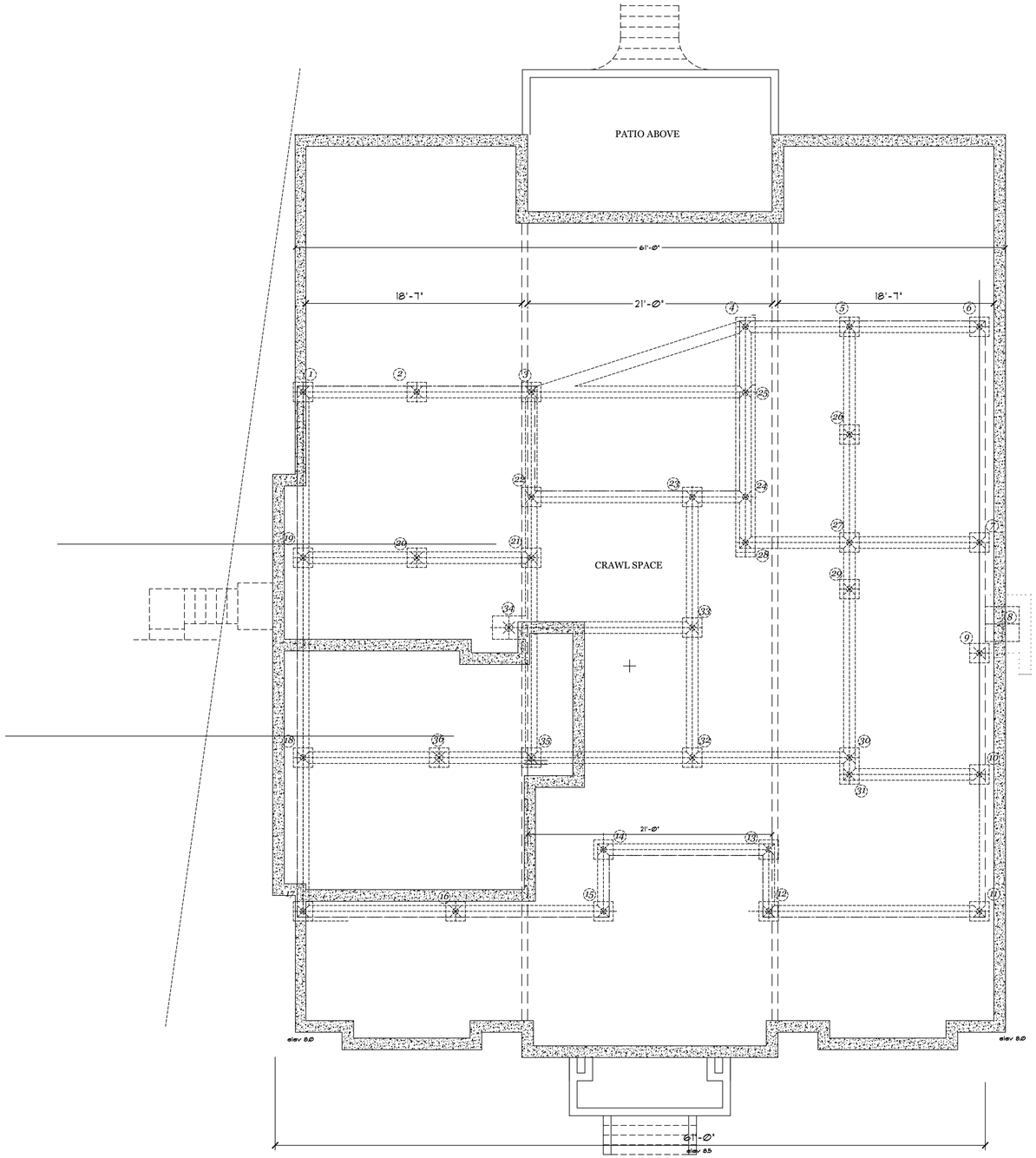
DRAINAGE DETAILS

Proj. Arch:	TD	Chk'd by:	TPD
Date:	01.4.23	Drawn by:	JDM
Scale:	AS NOTED		
Project:	P# 2021-36		

SP-2



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

NOTES.

Rev.	Date	Description
1	1.4.2023	AS PER D.O.B.

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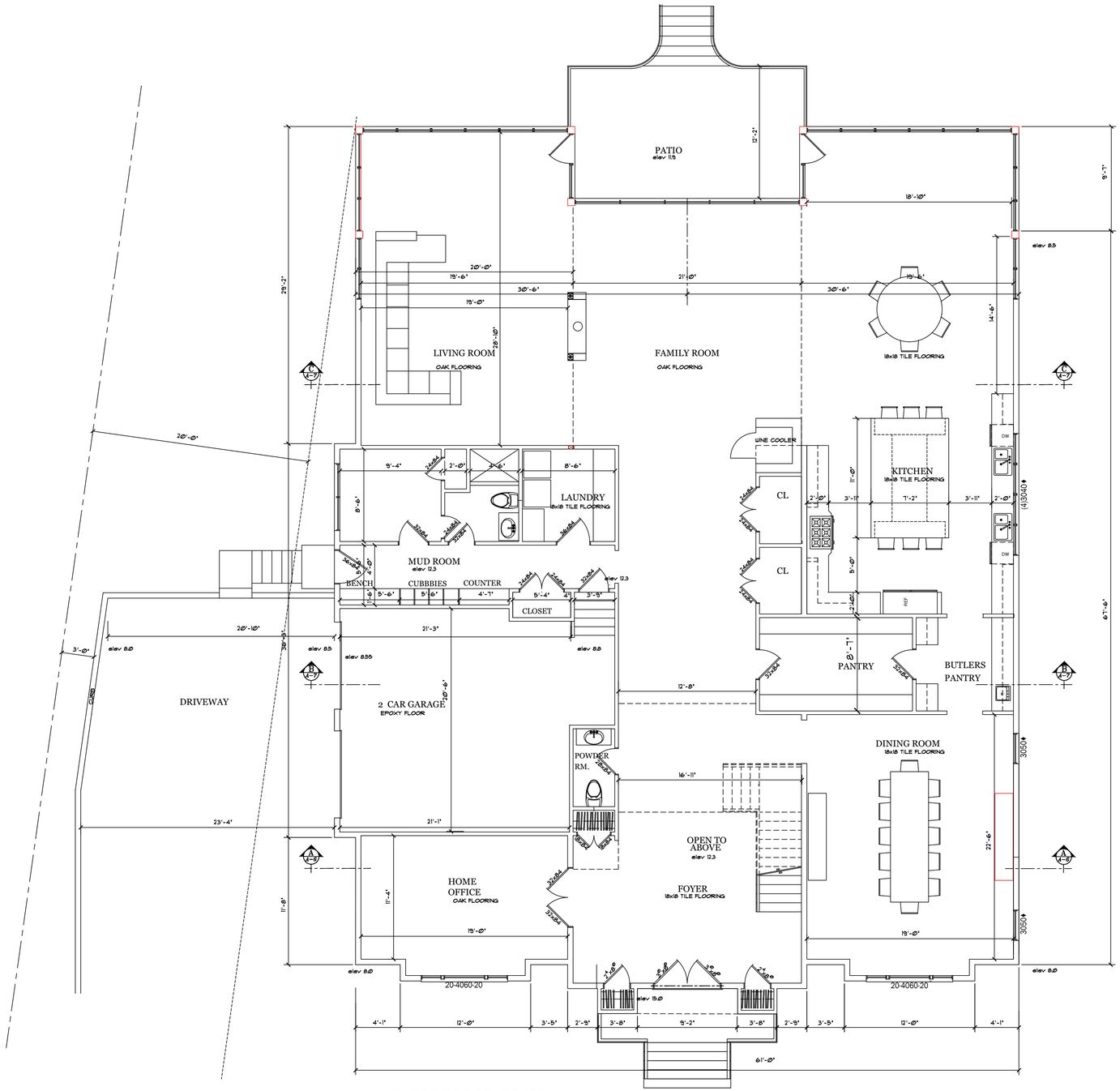
FOUNDATION FLOOR PLAN

Proj. Arch:	TD	Chk'd by:	TPD
Date:	11.21.22	Drawn by:	JDM
Scale:	AS NOTED		
Project:	2021-36		

Sheet No.

A-1



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

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FIRST FLOOR PLAN

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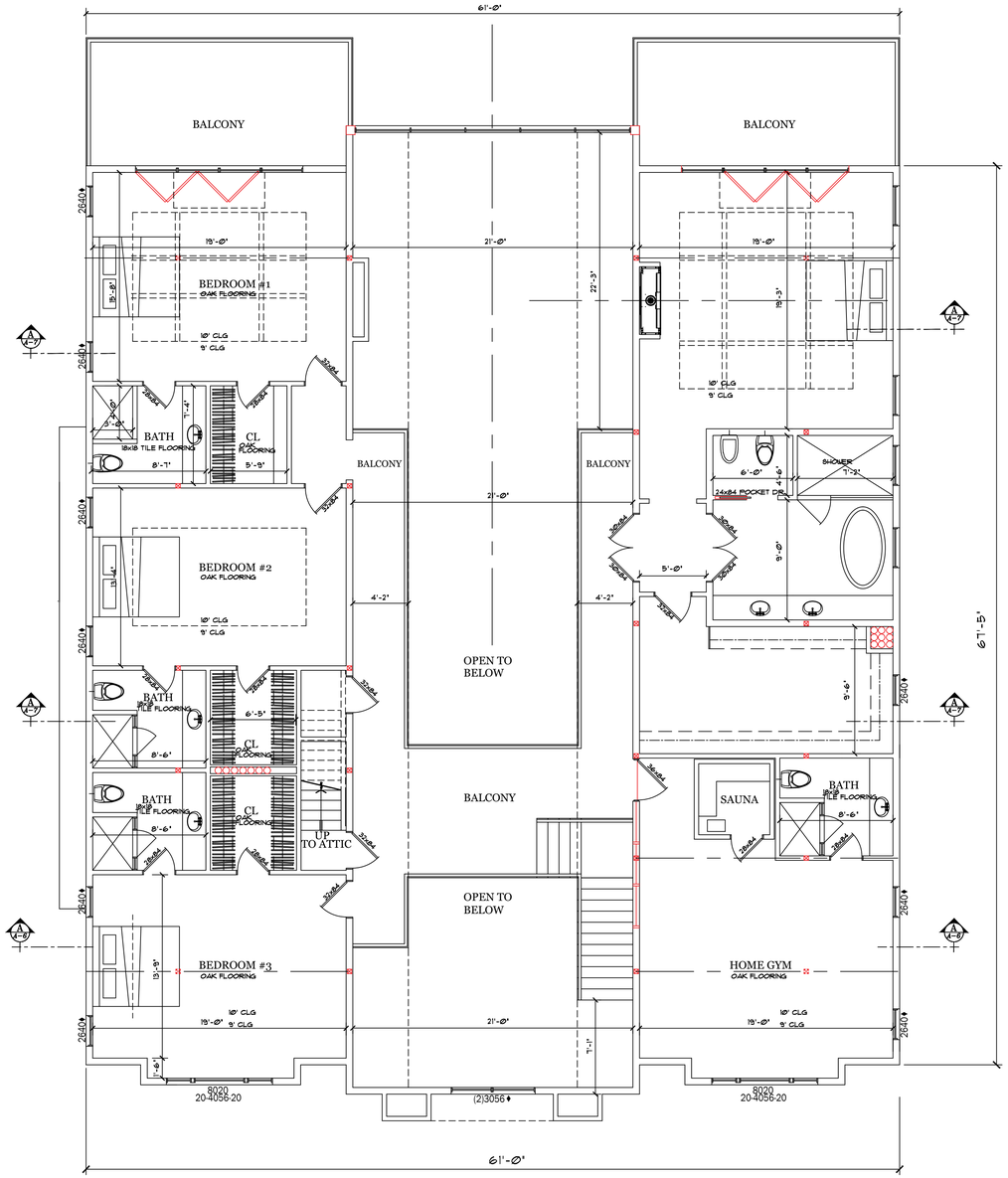
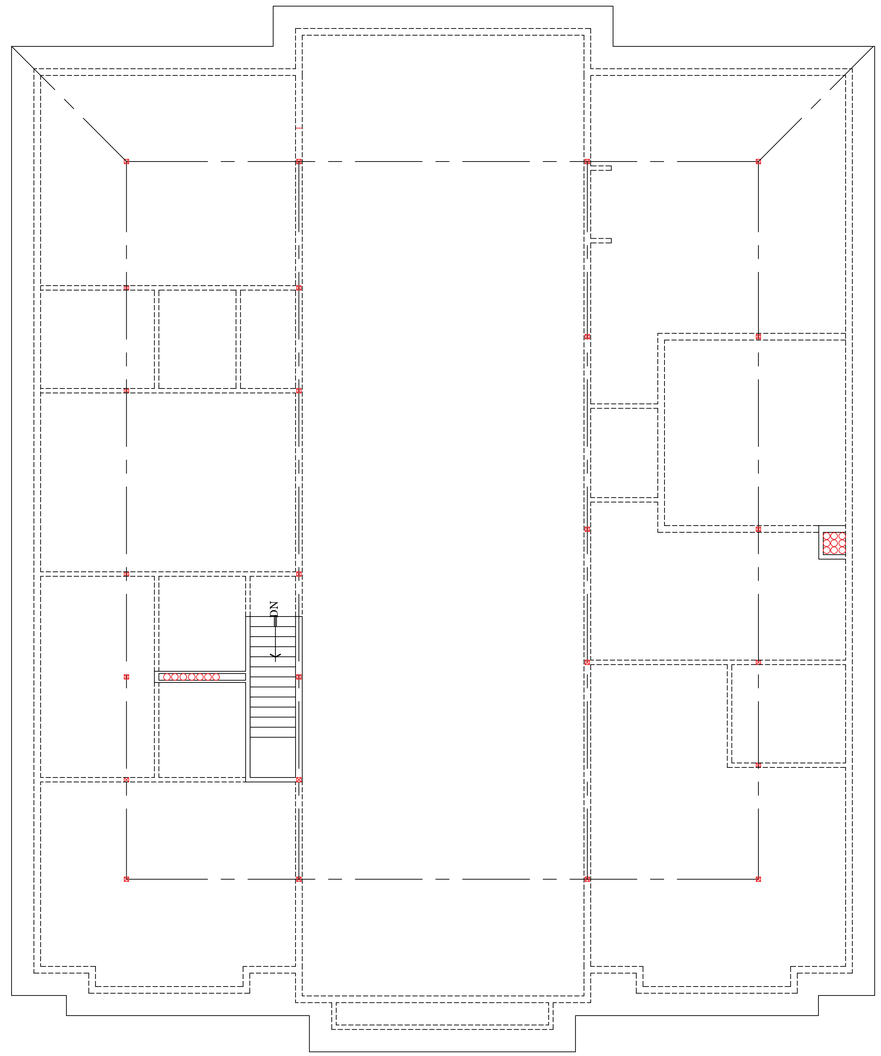
Date:	11.21.22	Drawn by:	JDM
Scale:	AS NOTED		
Project:	2021-36		

Sheet No.

A-2



SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



ATTIC FLOOR PLAN
SCALE: 3/16"=1'-0"

NOTES.

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1	1.4.2023	AS PER D.O.B.

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SECOND FLOOR PLAN
ATTIC PLAN

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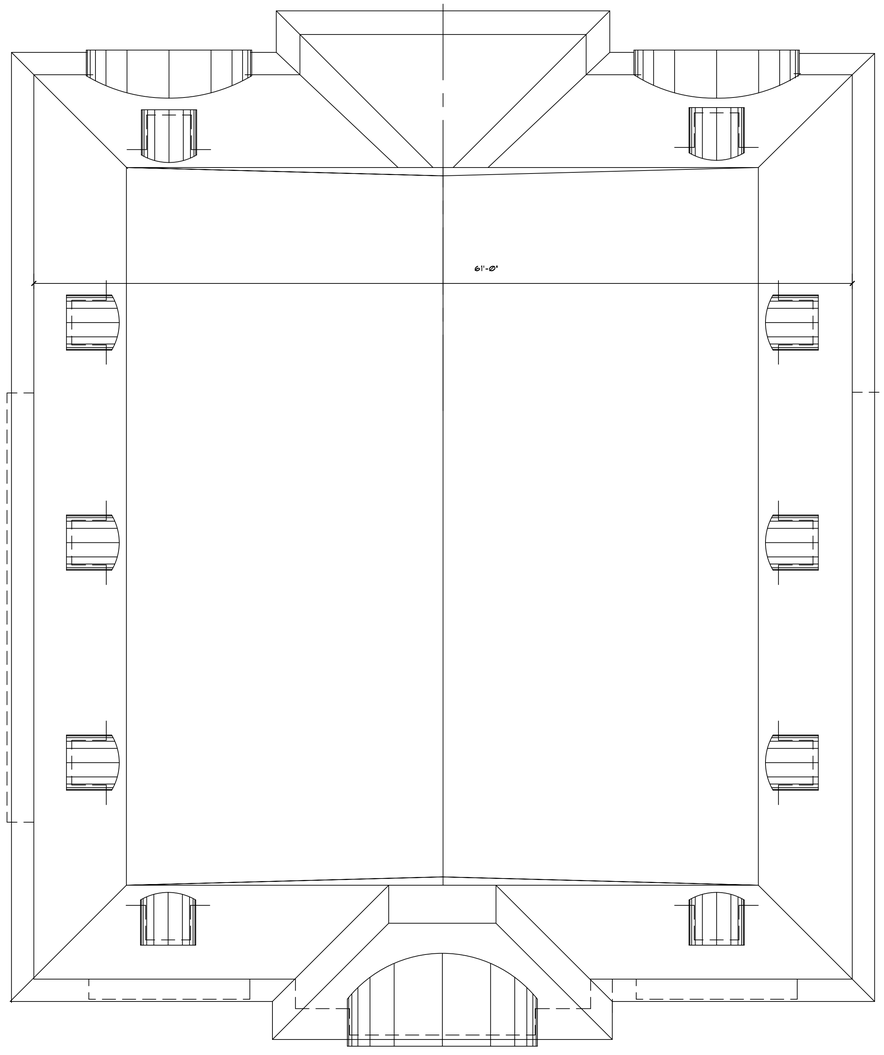
Date:	11.21.22	Drawn by:	JDM
Scale:	AS NOTED		
Project:	2021-36		

Sheet No.
A-3



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

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

Rev.	Date	Description
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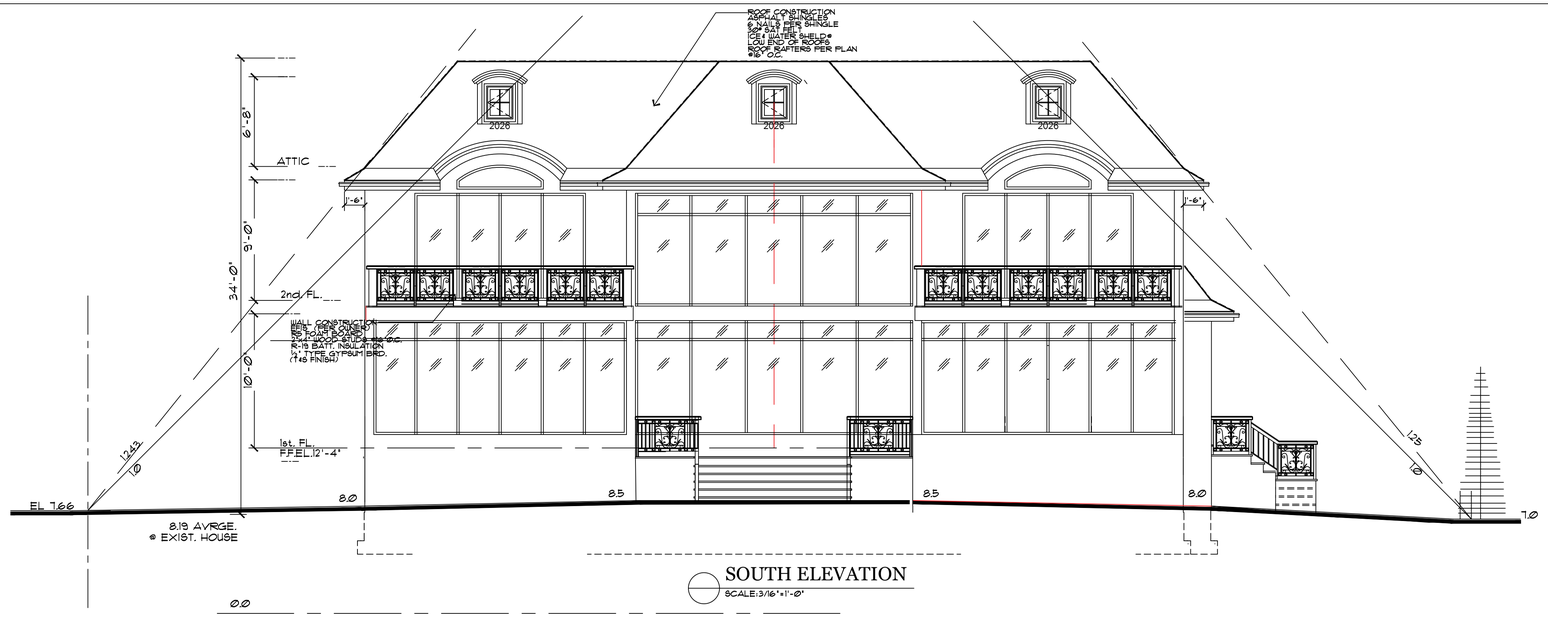
ROOF PLAN
NORTH ELEVATION

Proj. Arch:	TD	Chk'd by:	TPD
Date:	11.21.22	Drawn by:	JDM
Scale:	AS NOTED		
Project:	2021-36		

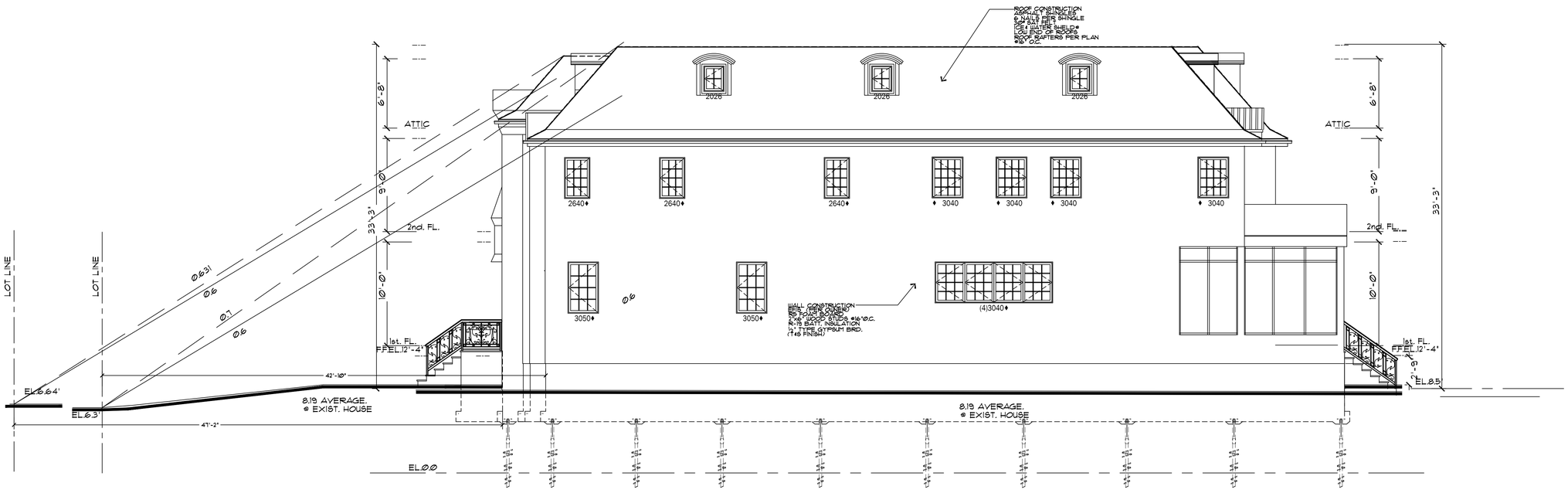
Sheet No.

A-4



SOUTH ELEVATION

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



WEST ELEVATION

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

NOTES.

Rev.	Date	Description
1	1.4.2023	AS PER D.O.B.

CONSULTANTS.

PROJECT

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ELEVATIONS

Proj. Arch:	TD	Chk'd by:	TPD
Date:	11.21.22	Drawn by:	JDM
Scale:	AS NOTED		
Project:	2021-36		

Sheet No.

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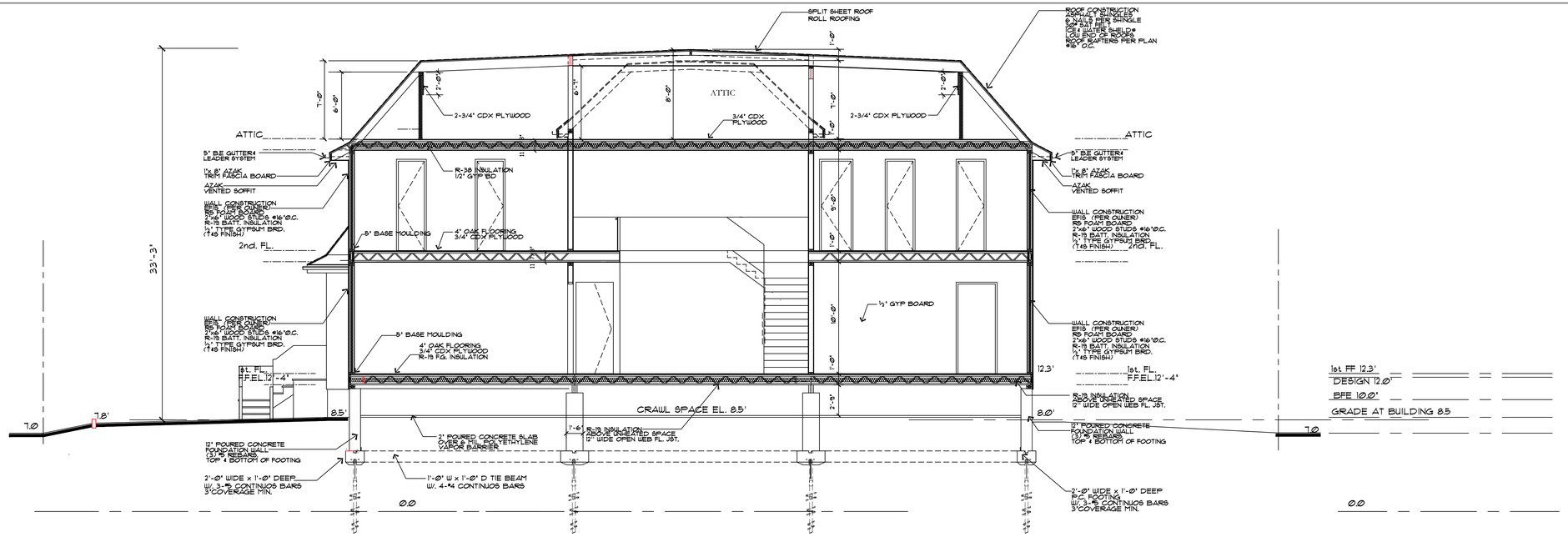
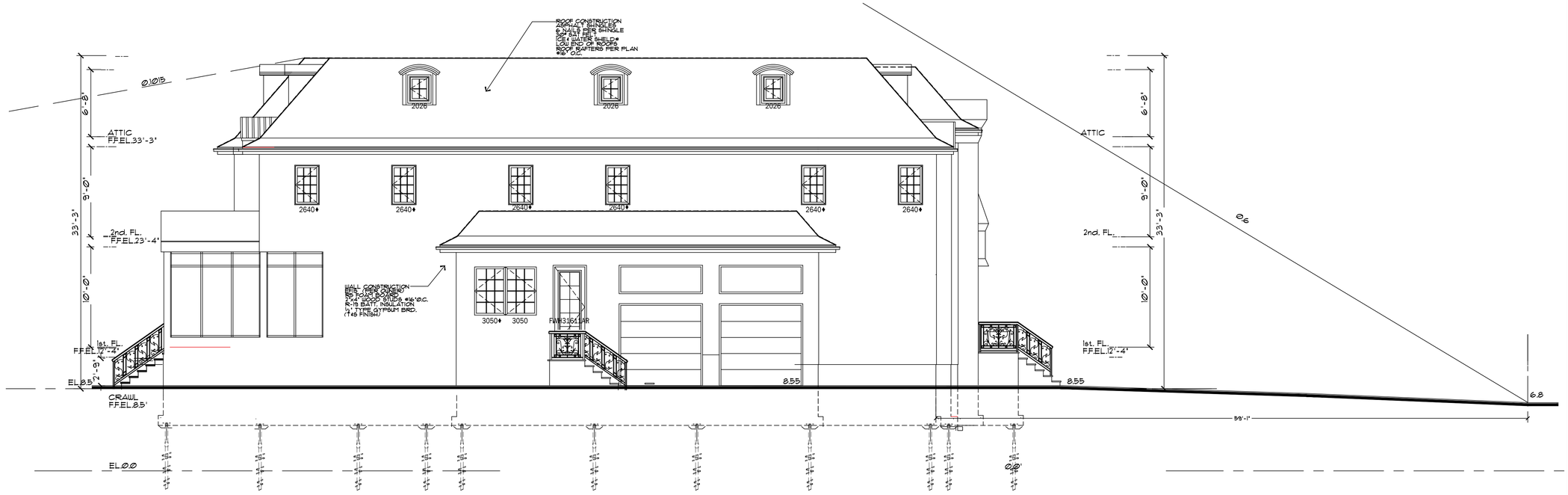


SECTION A-A
SCALE:3/16"=1'-0"



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

NOTES.

Rev.	Date	Description
1	1.4.2023	AS PER D.O.B.

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SECTION A-A
EAST ELEVATION

Proj. Arch:	TD	Chk'd by:	TPD
Date:	11.21.22	Drawn by:	JDM
Scale:	AS NOTED		
Project:	2021-36		

Sheet No.

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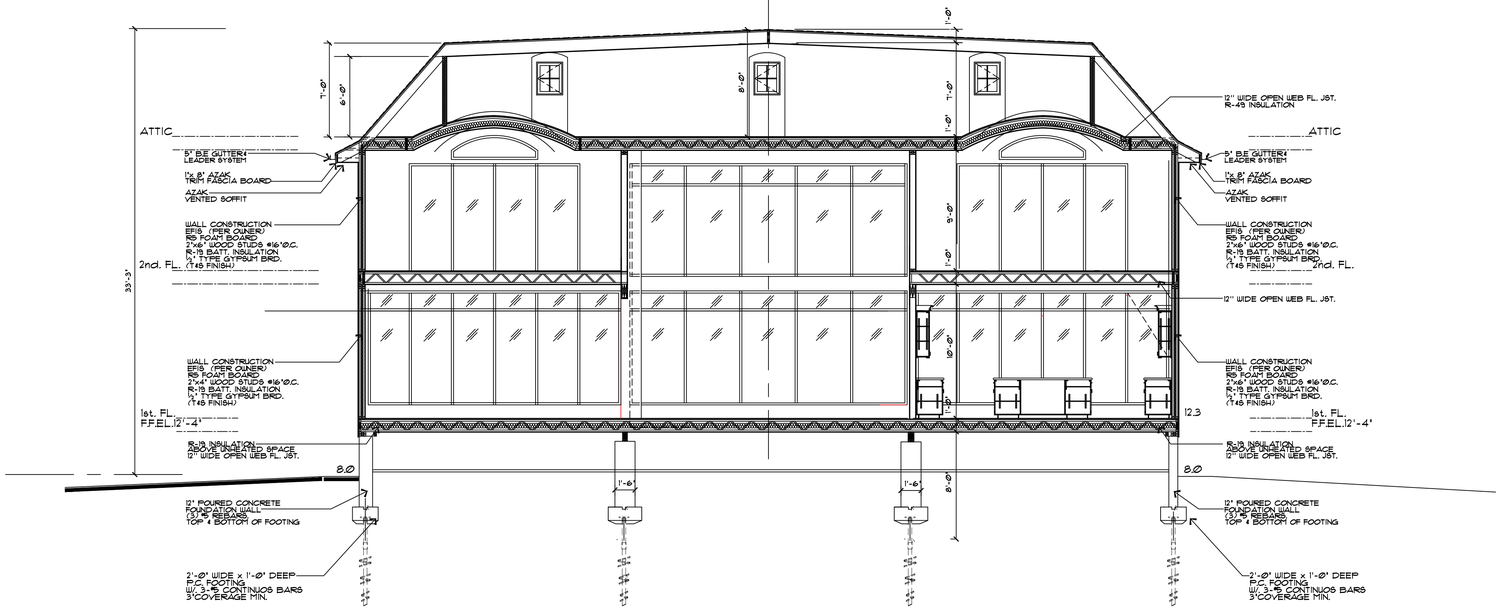
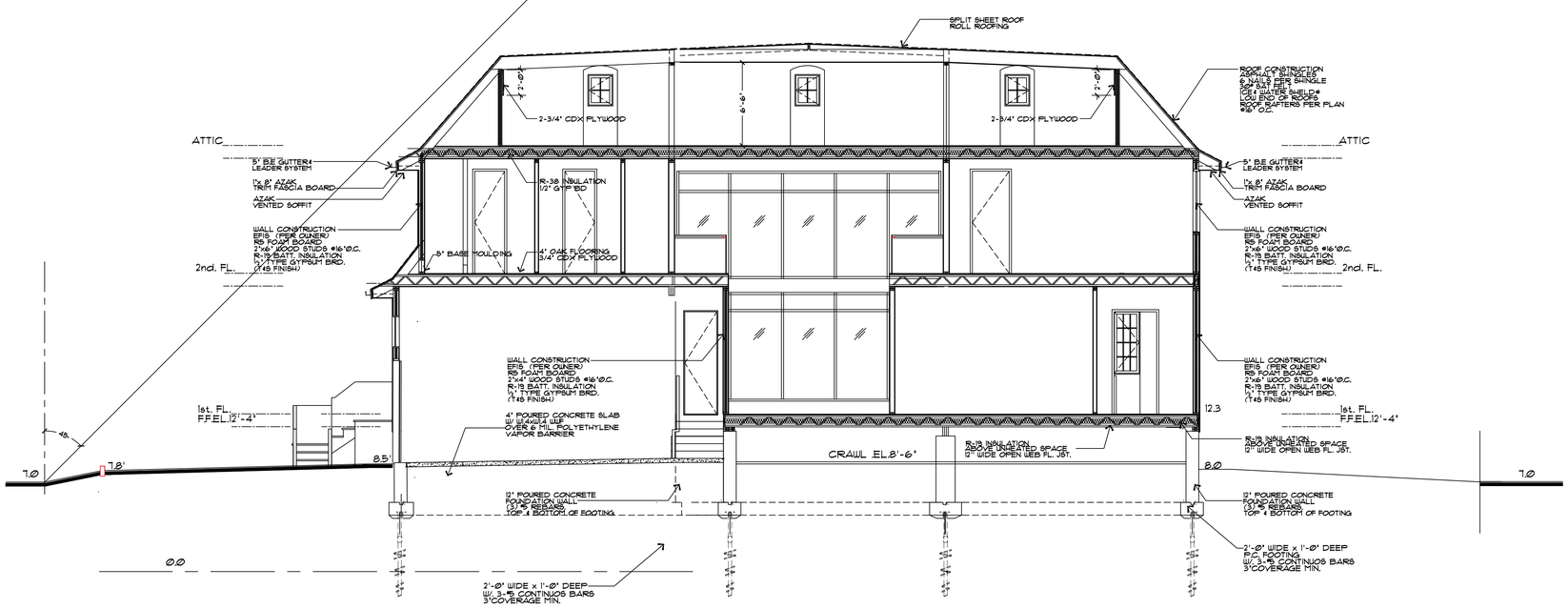


SECTION C-C

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



SECTION B-B

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

NOTES.

Rev.	Date	Description
1	1.4.2023	AS PER D.O.B.

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PROJECT

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SECTION B-B
SECTION C-C

Proj. Arch:	TD	Chk'd by:	TPD
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Scale:	AS NOTED		
Project:	2021-36		

Sheet No.

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