ZONING BOARD OF APPEALS APPLICATION

_	ne, If Applicable:					
_	et Address:30					
ection: 8	Block:	4 Lot(s):_	5 and 7		Zone:	Res. A
pplicant:	Nordic Custom Build	ders				
	25 East Putnam Ave					
ity: Cos	Cob		_State:CT_	Zip:	06807	
hone #:2	03 399 7258		_ Email:_	simon@nordiccu	ustom.com	
wner:Wi	lliam Davio Reiter ar	nd Blakeslee Johns	son Reiter			
ddress:15	50 West 12th Street,	10W				
ity. New`	York		State: NY	Zin·	10011	
				Zip: _		
pplication		n of the Zoning Lav	v or a determinati	on by the Superint	endent of Buildin	gs
Х	•	\		cipal Code - 310		<i>6</i> *
				List Sections		
<u></u>	Use Variance			List Sections		<u></u>
	Special Permit U	Jse				
				List Sections		
Description	of the proposed p	roject and nature	e of the interpre	etation, variance(s) and/or special	permit
ought:Th	ne extension of th	e 2nd Floor Bal	cony at the ex	isting garage is	an increase in	non
	nformity of the si e-existing non co		(4'-2"). The s	ide yard setbacl	k of 4'-2" is a	
pi						

	uired by purchase: (Yes) or No), If so from whom?
Are you seeking a	variance from the provisions of the ordinance? (Yes)or No)
f so, from which	ordinance, from which provision thereof and to what extent?
	Bronxville Municipal Code - 310-25 . Existing
non conto	rming setback of 4'-2".
f you are seeking	a variance from the provisions of the ordinance, do you contend that the effect of the ordinance
n the property to	o which this appeal pertains is different from its effect on other properties in the same zonin
istrict? (Yes	or (No)) If so, in what respect and what is the cause of the difference
	the premises involved in this application own any contiguous property? (Ves of No.)
	the premises involved in this application own any contiguous property? (Yes or No)
	ect and what is the cause of the difference?
f so, in what respo	ect and what is the cause of the difference?
f so, in what respo	

Zoning Compliance Analysis

Property Address:	309 Pondfield Road, Bronxville NY 10	768
Zoning District: _	Res. A	
Flood Zone: Ves	No. X	

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	R3	R3	R3	
LOT AREA	12,000 SF	33,750 SF	33,750 SF	XXXXIII (QUANANIA AND AND AND AND AND AND AND AND AND AN
LOT WIDTH	80'	225.33'	225.33'	***************************************
LOT DEPTH	100'	150'	150'	
FRONT YARD	30'	56.05' / 50.55'	56.05' / 50.55'	
SIDE YARD #1	30'	85.3'	85.3'	
SIDE YARD #2	15'	4.17'	4.17'	
REAR YARD	30'	49'	49'	
HEIGHT (Feet & Stories)	30' / 2.5	33' / 2.5	33' / 2.5	
BUILDING COVERAGE	22.5 %	19.22 %	19.22 %	
USABLE OPEN SPACE	55 %	80.78 %	80.78 %	
F.A.R.	6750 SF	6043 SF	6186 SF	
PARKING	1	1	1	

All applications for additions to submit complete detailed finished grade and FAR calculations, and completed F.A.R. computation worksheet on reverse, submission to be stamped by the design professional of record.

f yes, describe all additional variances:
1 yes, describe all additional variances:
Come describe all 4.1/1/2 1 2

Zoning F.A.R. Calculation

	EXISTING	PROPOSED	SUB TOTAL
BASEMENT(b)	N/A	N/A	N/A
1 ST FLOOR	2580 sf	0 sf	2580 sf
2 ND FLOOR	1622 sf	0 sf	1622 sf
3 RD FLOOR (d)			
ATTIC (d)	1186 sf	Osf	1186 sf
GARAGE (c)	916 sf	Osf	916 sf
Existing FAR	6043 sf	N/A	6043 sf (.179)
Proposed FAR	N/A	6186 sf	6186 sf (.183)
% Increase of FAR	N/A	N/A	143 sf (.004)
ACTU	AL TOTAL BUILD	ING FLOOR AREA =	6304 sf
	AC	TUAL LOT AREA =	33,750sf
PERMITTED F.A.F	R. (From Table, inter	polate if necessary) =	.201
		ING FLOOR AREA RMITTED F.A.R). =	6784 sf

***Please refer to the Village of Bronxville Municipal Code Section 310- 22 Supplementary Regulations.

Calculations Prepared By:	Name (Print):_	Maria Cerini
	Signature:	Main-

Note - Zoning Compliance chart for existing non-conforming garage. Existing garage is located within the side setback.

Zoning chart also reflects location of the main house on the property per approved permit 2021-0179.

Zoning Compliance Worksheet – District 'A'

Bronxville District 'A'	District	Height	Stories	Lot Area	Lot Width	Lot Depth	Front Yard	Alt. Front Yard	Side Yard with Garage	Side Yard without Garage	Side Yard corner lot with garage	Side Yard Corner Lot w/o garage	Side Yard Alternative	Rear Yard	Fence> than 6- 1/2'	Paved terraces, steps, and walks	ACC Building	Max Buildi ng cover age	Off street parking	FAR	Open space
Bronxville District 'A' Description of Bulk Requirements	A	30' Mean Height	2-1/2	12000 SF	80'	100'	30'	a) angle of building b) average of homes within 300'	15'	15'/27' min side yard/ second side min.	30'/15' opposite principal front/ opposite second front	30'/27'	Lesser side yard reduced by 5'	30'	same as a building	15' street line, 4' property line	no nearer to to the street	23%	Not less than 1 spaces	Complete FAR Chart	55% Open Space; 45 Impervious Area- Complete Chart
310-10 Code Section- https://ecode360.com/9450363	310-10 A	310- 10 B	310- 10 B	310- 10 C	310- 10 C	310- 10 C	310- 10 D(1)	310-10 D(1)	310-10 D(2)	310-10 D(2)	310-10 D(2)	310- 10 D(2)	310-10 D(2)	310- 10 D(3)	310-10 D(4)	310-10 D(4)	310-10 D(5)	310- 10 E	310-10 F	310-10 G: 310- 22 E	310-10 H
Property Address:	30)9 Pond	field Roa	nd, Bron	ville, N	Y 10708	3														
Allowed	A	30'	2.50	12,000	80'	100'	30'		15'	15'27'	30'/15'	30'/ 27'		30'		15'/ 4'		22.5%	1	6750sf	55%
Existing	А	33'	2.50	33,750	225.33'	150.00'	56.05'	50.55'	4.17'		4.17'			49.00'		49.92'		19.22%	1	6043sf	80.78%
Proposed	А	33'	2.50	33,750	225.33'	150.00'	56.05'	50.55'	4.17'		4.17'			49.00'		49.92'		19.22%	1	6186sf	80.78%
Variance required = (proposed - allowed)		No	No	No	No	No	No	No	No		No			No		No		No	No	No	No

Note - Zoning Compliance chart reflects location of the main house on the property per approved permit 2021-0179. Existing garage is located within the side setback.

VILLAGE OF BRONXVILLE Department of Buildings 200 Pondfield Road (914) 337-7338 (914) 337-0158 (Fax)

ZONING REVIEW COMMENTS

APPLICATION NUMB:

ALT 226-21

DATE RECEIVED:

November 23, 2021

LOCATION:

309 Pondfield Road

SBL:

8./4/5

APPLICANT NAME:

Nordic Custom Builders.Inc.

APPLICANT ADDRESS:

525 East Putnam Avenue

Cos Cob, CT 06807

DESCRIPTION OF WORK:

Interior improvements to existing garage.

Upgrade to existing windows with new sashes with insulated glass.

DISAPPROVED March 4, 2022, FOR THE FOLLOWING:

Your revised application for a permit on the above location has been reviewed and a permit may not be issued at this time for the reasons indicated below.

ZONING CODE REVIEW (Section Numbers refer to Village Code of 1981) <u>ALT 226-21 309 Pondfield Road Denied - Referred to Zoning Board of Appeals</u>

Zoning Review -

- 1) Extension of 2nd floor of Garage (Balcony) is an increase in non conformity of the side yard setback (4'-2"). The side yard setback of 4'-2" for the garage is a pre-existing non conformity.
- 2) Referral to Village of Bronxville Zoning Board of Appeals for an increase on nonconformity inside yard setback - corner lot as per

Village of Bronxville Municipal Code - 310-25 -

The following provisions shall apply to all buildings and uses existing lawfully on the effective date of the Zoning Ordinance of 1958, or any amendments thereto, which buildings and/or uses do not conform to the requirements set forth in this chapter.

A. Such <u>nonconforming</u> use of buildings or open land may be continued indefinitely, but: (1) Shall <u>not be enlarged</u>, extended or placed on a different portion of the lot or parcel of land occupied by such use on the effective date of this chapter, nor shall any <u>external evidence of such use be increased by any means whatsoever</u>;

VILLAGE OF BRONXVILLE Department of Buildings 200 Pondfield Road (914) 337-7338 (914) 337-0158 (Fax)

- B. Except as provided in Subsection D below, no building which houses such a nonconforming use shall be:
- (1) Structurally altered or enlarged; or
- C. Any building (other than a sign), the use of which is in conformity with the regulations set forth in this chapter, but which building does not conform to one or more of the requirements hereof other than the use requirements, may be altered, enlarged or rebuilt, provided that such building shall not be altered, enlarged or rebuilt so as to increase the degree of nonconformity thereof.

This document constitutes a final administrative determination by the Building Inspector denying your application for the reasons set forth above. Section 7-712(a) of the New York State Village Law provides that any appeal of this decision must be filed within 60 days of the date hereof with the Zoning Board of Appeals of the Village of Bronxville.

Paul Taft

Building Inspector

CC: William Davio Reiter & Blakeslee Johnson Reiter

SINGLE FAMILY RESIDENCE

309 PONDFIELD RD, BRONXVILLE, N.Y.

PERMIT APPLICATION FOR PARTIAL CARRIAGE HOUSE RENOVATION

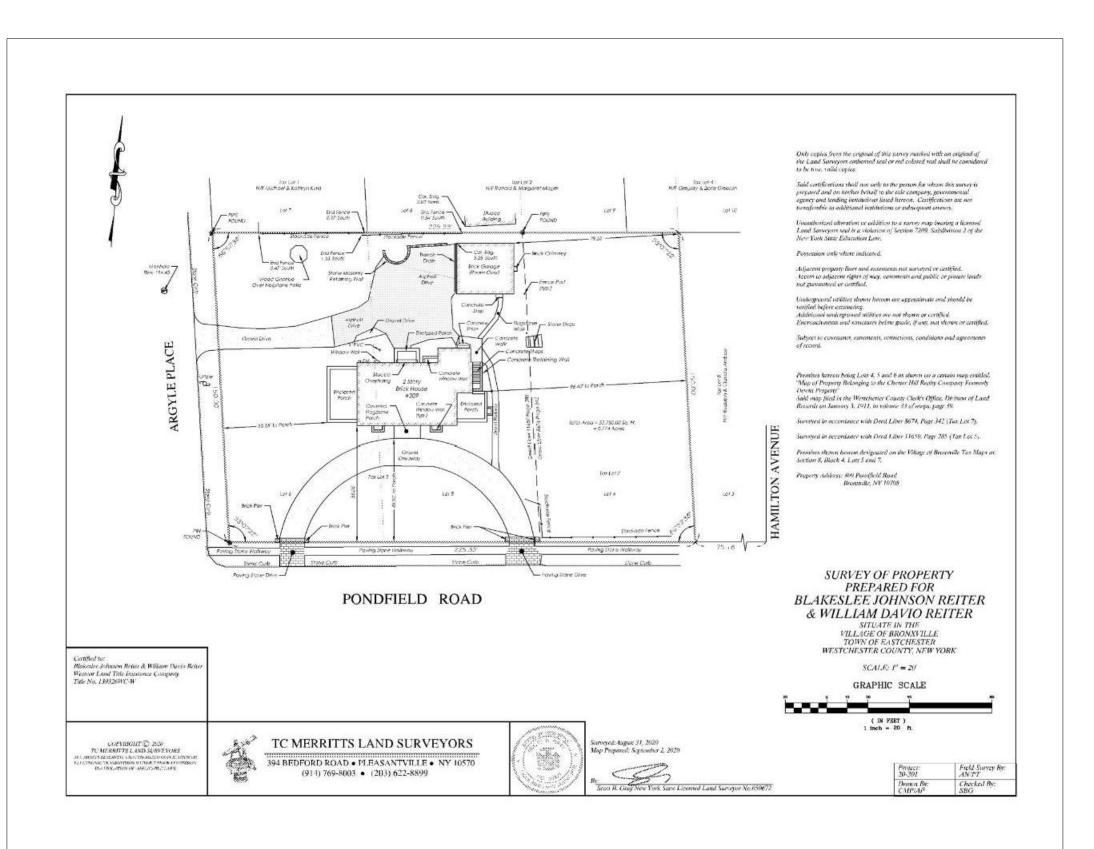
03 JAN 2022

ZBA APPLICATION FOR BALCONY EXTENSION 01 FEBRUARY 2022

ERIC J. SMITH ARCHITECT

Professional Corporation

5 UNION SQUARE WEST THIRD FLOOR NEW YORK NY 10003 telephone 212 334 3993 www.ericjsmitharchitect.com fax 212 334 3339





EXISTING CONDITIONS - 309 PONDFIELD ROAD, BRONXVILLE NY

, PARTIAL ZONING MAP VILLAGE OF BRONXVILLE, NY

EXISTING :

REMAIN. PROPOSED

INTERIOR

DRAWINGS.

EXISTING -

DRIVEWAY TO

APPROVED IN

PERMIT ----

BE REVISED AS

EXISTING MAIN -

REMAIN. ALL

CIRCULAR

PERMIT ----

DRIVEWAY TO

BE REMOVED AS APPROVED IN

INTERIOR WORK

AS APPROVED IN

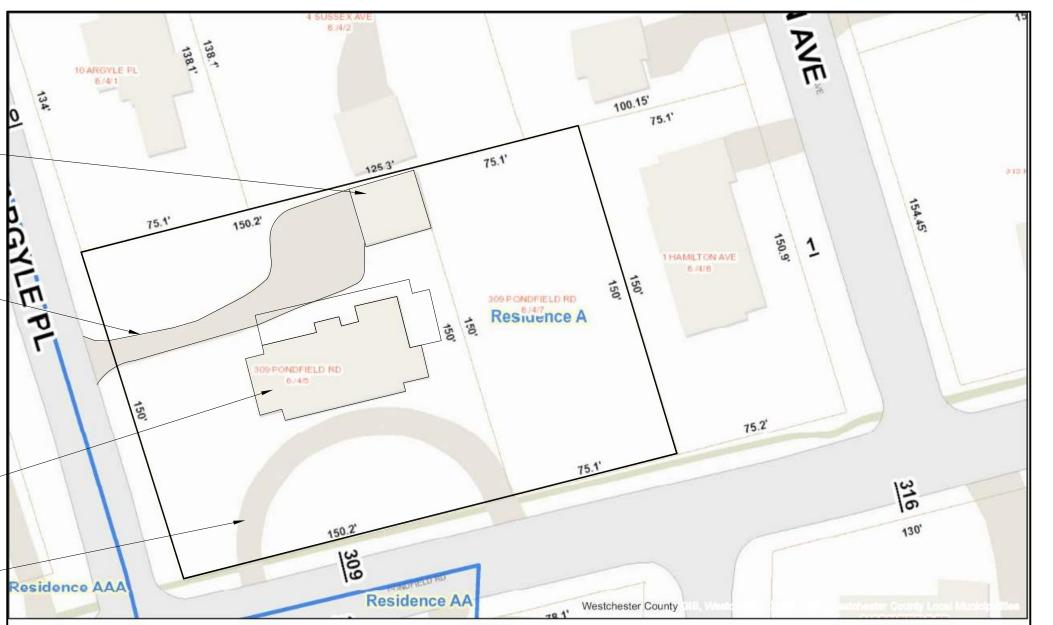
PERMIT 2021-0108.

IMPROVEMENTS

ARCHITECTURAL

GARAGE TO

(IMAGE REFERENCED FROM THE TAX MAP DIRECTORY OF THE VILLAGE OF BRONXVILLE, NY BUILDING DEPARTMENT)



309 PONDFIELD ROAD, BRONXVILLE NY ZONING - RESIDENCE A

SCOPE OF WORK:

- INTERIOR REPAIRS AT EXISTING GARAGE, FINISHES, PATCHING AND PAINTING PER ARCHITECTURAL DRAWINGS
- AND NOTES. - STRUCTURAL IMPROVEMENTS AT GARAGE INTERIOR PER STRUCTURAL DRAWINGS AND DETAILS.
- REPLACEMENT OF MECHANICAL EQUIPMENT AT GARAGE.
- EXTENSION OF 2ND FLOOR BALCONY PER STRUCTURAL DRAWINGS AND DETAILS.

DRAWING LIST:

ARCHITECTURAL DRAWINGS
- COVER SHEET AND

COVER SHEET AND REFERENCES NOTES AND REFERENCES

EXISTING GARAGE PLANS AND ELEVATIONS DEMO/PROPOSED GARAGE PLANS, ELEVATIONS AND SECTIONS

STRUCTURAL DRAWINGS
S 001 STRUCTURAL GENERAL NOTES
S 100 GARAGE FRAMING PLANS 5 100

FRAMING DETAILS 5 300

MECHANICAL DRAWINGS:

GARAGE MECHANICAL PLAN EQUIPMENT SCHEDULE

GENERAL NOTES TO VILLAGE OF BRONXVILLE, NY PLAN REVIEW ADDITIONAL REQUIREMENTS:

THE PROPOSED RENOVATION FOLLOWS REQUIREMENTS AND SPECIFICATIONS PER NYSRC 2020 AND NYSBC 2020. THE EXTENSION OF 2ND FLOOR BALCONY AT THE GARAGE IS AN INCREASE IN NON-CONFORMITY OF EXISTING SIDE YARD SETBACK FOR WHICH WE ARE SEEKING RELIEF.

ALL INTERIOR WORK AT MAIN HOUSE IS EXISTING OR APPROVED UNDER SEPARATE INTERIOR PERMIT APPLICATION, PERMIT 2021-0108. PROPOSED INTERIOR RENOVATION AND BALCONY EXTENSION WITH STRUCTURAL IMPROVEMENTS AT THE GARAGE

UNDER THIS APPLICATION. SEPARATE PERMIT APPLICATION TO BE SUBMITTED FOR MECHANICAL WORK BY MECHANICAL CONTRACTOR.

PROPOSED EXTERIOR WORK AND SITE IMPROVEMENTS UNDER THIS APPLICATION PER INCLUDED DOCUMENTS.

THE EXISTING SUMP PUMP DOES NOT DISCHARGE INTO THE PUBLIC SEWER. PROPOSED REPLACEMENT SUMP PUMP DOES NOT DISCHARGE INTO THE PUBLIC SEWER.

4. EGRESS
THE EXISTING CELLAR AND ATTIC EGRESS PATHWAY IS COMPLIANT UNDER EXISTING CONDITIONS AND PER

REFER TO THE EXISTING AND PROPOSED PLANS FOR COMPLIANCE SPECIFICATIONS. EXISTING CEILING MOUNTED SPRINKLER HEAD AT EXISTING ATTIC BEDROOMS AND HALL.

FIRE BLOCKING TO BE INSTALLED IN ACCORDANCE TO SECTION R302.11 OF THE NYSRC 2020. REFER TO SHEET A300.1 FOR TYPICAL PARTITION DETAILS SHOWING FIRE BLOCKING AND FOR LAUNDRY CHUTE DETAILS. SMOKE ALARMS AND FIRE PROTECTION PER SECTION R314.2.2 OF THE NYSRC 2020 TO BE LOCATED AS PRESCRIBED IN SECTION R314.3 OF THE NYSRC 2020.

CARBON MONOXIDE ALARMS TO BE PROVIDED PER SECTION R315 OF THE NYSRC 2020. REFER TO POWER AND LIGHTING PLANS FOR SMOKE AND CARBON ALARM LOCATIONS.

EXISTING FRAMING TO REMAIN UNLESS OTHERWISE NOTED IN STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR NEW FRAMING SIZE, MATERIALS AND CONNECTION DETAILS AT ADDITION. REFER TO ARCHITECTURAL DRAWINGS FOR WALL SECTIONS AT NEW CONSTRUCTION WITH MATERIAL SIZES AND

7. SPECIAL INSPECTIONS

REFER TO STRUCTURAL SHEET SOO1 FOR SPECIAL INSPECTION DESIGNATIONS.

8. <u>Sewer ejector pump</u> The <u>existing property d</u>oes not require a sewer ejector pump, all sanitary systems by gravity.

SAFETY GLAZING TO BE INSTALLED AS REQUIRED IN ACCORDANCE TO SECTION R308 OF THE 2020 NYSRC. EXISTING WINDOWS TO RECEIVE UPGRADED SASHES WITH T.D.L INSULATED GLASS. ALL GLASS TO MEET MINIMUM REQUIRED U VALUE AND SHGC VALUE IN ACCORDANCE TO THE 2020 NYSRC.

10. HOT WORK/NFPA CLASS

THE CONTRACTOR TO DETAIL REQUIREMENT FOR TRAINING CERTIFICATION FOR HOT WORK AS PER NFPA CLASS.

11. INSULATION/ENERGY EFFICIENCY
INSTALL INSULATION AS REQUIRED TO MEET MINIMUM PRESCRIPTIVE BASICS FOR WALLS, FLOORS AND CEILINGS FOR CLIMATE ZONE 4A AT AREAS WITHIN THE PROPOSED SCOPE OF WORK IF APPLICABLE AND IF OBSERVED DURING DEMOLITION NOT TO HAVE ADEQUATE INSULATION. REFER TO NYSRC 2020 SECTIONS NIIOI (R501), AND SECTIONS NIIO7 -NIIIO (R501-R504) FOR ENERGY EFFICIENCY REQUIREMENTS AT EXISTING BUILDINGS, SINGLE FAMILY DWELLING WITH LIMITED ALTERATION LEVEL 2 AND REPAIR SCOPE. REFER TO COMPLIANCE STATEMENT ON A200.



PROPERTY OWNERS: BLAKESLEE AND WILLIAM REITER

ZONING - RESIDENCE A

PROPERTY ADDRESS: 309 PONDFIELD ROAD, BRONXVILLE NY 10708 SECTION 8, BLOCK 4, LOTS 5 AND 7 ON THE VILLAGE OF BRONXVILLE TAX MAP.

WRITTEN DESCRIPTION OF PROPERTY PER SURVEY BY TC MERRITTS:

Title Number: 139326WC-W

SURVEY READING

Survey made by TC Merritts Land Surveyors dated August 31, 2020 shows a two story brick structure with covered flagstone porch and window wells on southerly side, enclosed porch on westerly side, enclosed porch and steps on easterly side, window well, enclosed porch, steps detached brick garage with roof over and detached wood gazebo over patio on northerly side.

Driveway extends onto Pondfield Road and Argyle Place.

Stockade fence is situated 1.33 feet south of the northerly property line.

Variations between fences, walls, piers and record lines of title.

[NY] TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ^C WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE [©] WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5 ^h	8/13	19	5/13 [†]	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5 ^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5 ^h	13/17	30 ⁹	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5 ^h or 13 + 10 ^h	15/20	30 ⁹	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5 ^h or 13 + 10 ^h	19/21	389	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.

NR = Not Required.

- a. R-values are minimums. Ufactors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- The fenestration Ufactor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. "10/13" means R-10 continuous insulation on the interior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior of the basement wall. Alternatively,
- compliance with *15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- e. Reserved. f. Reserved,
- g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an R-value of R-19.
- h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- i. Mass walls shall be in accordance with Section N1102.2.5. The second A-value applies where more than half of the insulation is on the interior of the mass wall.

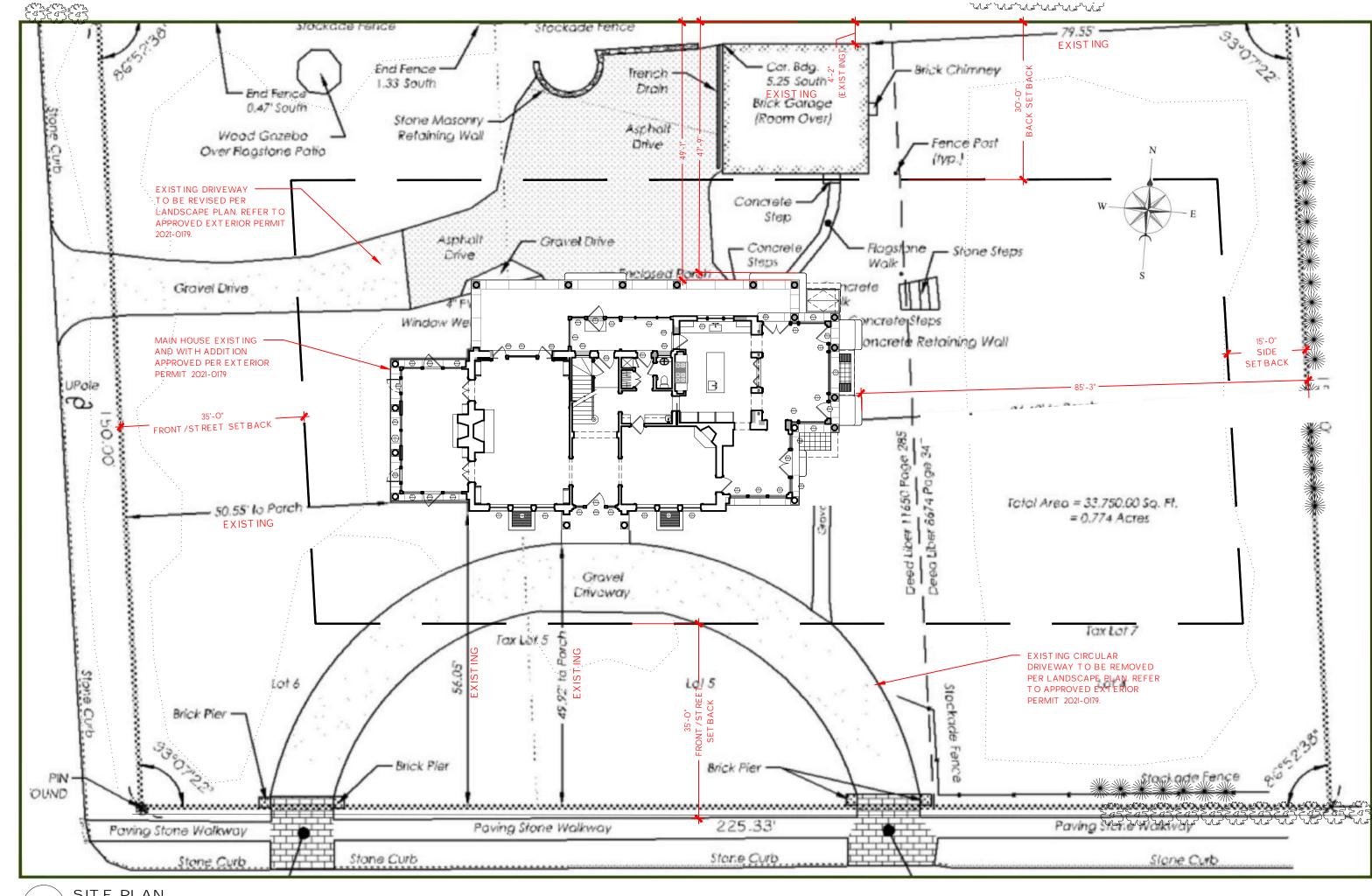
MINIMUM INSULATION STANDARD FOR CLIMATE ZONE 4 (4A) PER NYSRC2O2O/ECCCNYS 2O2O REFERENCE TABLE

TABLE N1101.10.3(3) [R303.1.3(3)] DEFAULT GLAZED FENESTRATION SHGC AND VT

	SINGL	E GLAZED	DOUBL	LE GLAZED	GLAZED
	Clear	Tinted	Clear	Tinted	BLOCK
SHGC	0.8	0.7	0.7	0.6	0.6
VT	0.6	0.3	0.6	0.3	0.6

SHGC STANDARD NYSRC2020 FOR NEW CONSTRUCTION

REFERENCE TABLE



ENERGY CODE TABULAR ANALYSIS (2020) CLIMATE ZONE 4 - RRONYVILLE NIVE

NYSECC CITATION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	CODE REFERENCE	SUPPORTING DOCUMENTATION
R402 BUILDING THERMAL ENVELOPE	NEW FENESTRATION: FAMILY ROOM BREAKFAST ROOM	0.32 U-FACTOR 0.40 SHGC	0.32 U-FACTOR 0.40 SHGC	TABLE R402.1.2	A-101, A-200, A-201
	NEW FENESTRATION: GARDEN ROOM (SUNROOM)	0.32 U-FACTOR 0.40 SHGC	AT EXTERIOR: 0.45 U-FACTOR / 0.40 SHGC AT NEW LR GLAZED DOOR:	R402.3.5 R402.2.13	A-101, A-200, A-201
	(SONKOOWI)		0.32 U-FACTOR / 0.40 SHGC		
	EXISTING FENESTRATION SASH REPLACEMENTS: ALL OTHER LOCATIONS	0.32 U-FACTOR 0.40 SHGC	0.32 U-FACTOR 0.40 SHGC	TABLE R402.1.2, R503.1.1.1	A-101, A-102, A-103, A-1 A-200, A-201
	SKYLIGHTS	0.40 U-FACTOR TRIPLE PANE	0.40 U-FACTOR	TABLE R402.1.2	A-102, A-304, A-306
	CEILINGS: UNDER NEW PORCH AT NEW FAMILY ROOM AT BREAKFAST PORCH AT GARDEN ROOM	R-49 7 IN. CLOSED CELL FOAM INSULATION	R-49	TABLE R402.1.2	A-300, A-301, A-306
	NEW FOUNDATION WALLS	R-10 C.1. EXTERIOR 2 IN. XPS (MASS WALLS BELOW GRADE)	R-8 C.1.	TABLE R402.1.2	A-304, A-305, A-306
	NEW SLAB ON GRADE	R-10 2 IN. XPS	R-10	TABLE R402.1.2	A-304, A-305, A-306
		UNDER FULL SLAB AREA 2 FT AT SLAB EDGE	2 FT. IN FROM SLAB EDGE		
	AIR LEAKAGE	CONTINUOUS AIR BARRIER. SEALED BREAKS & JOINTS.	CONTINUOUS AIR BARRIER. SEALED BREAKS & JOINTS.	TABLE R402.4.1.1	A-304, A-305, A-306
R403 SYSTEMS	HVAC UPGRADES	REFER TO MECHANICAL DRAWINGS			
R404 BUILDING LIGHTING	NEW EXTERIOR LIGHTING FIXTURES	ALL NEW FIXTURES SHALL CONTAIN ON LY HIGH- EFFICACY LAMPS	NOT LESS THAN 90% OF NEW FIXTURES TO CONTAIN ONLY HIGH-EFFICACY LAMPS	R404	A-101
	REPLACED & RELOCATED INTERIOR LIGHTING FIXTURES	ALL NEW FIXTURES SHALL CONTAIN ON LY HIGH- EFFICACY LAMPS	NOT LESS THAN 90% OF NEW FIXTURES TO CONTAIN ONLY HIGH-EFFICACY LAMPS	R404, R503.1.4	A-100, A-101

PROFESSIONAL STATEMENT:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

COMPLIANCE INFORMATION

REFERENCE TABLE

NEW WORK INSULATION SCHEDULE:

- R49 7" CLOSED CELL FOAM INSULATION AT ROOF AREAS
- 2. R30 8" OPEN CELL FOAM INSULATION AT GARAGE CEILING. 3. TRP2 FIRE SHELL F10 15 MIN. THERMAL BARRIER PAINT AT
- ATTIC. 4. 3" ROXUL BARRIER FOR BLOCKING AS REQUIRED
- 5. LOW EXPANSION FOAM AROUND EXISTING WINDOWS AS

EXCEPTIONS PER SECTION (NY) R101.3 OF ECCCNYS 2020

THE ENERGY CODE SHALL NOT APPLY TO ANY OF THE FOLLOWING, PROVIDED THAT THE ENERGY USE OF THE BUILDING IS NOT INCREASED:

- 1. STORM WINDOWS INSTALLED OVER EXISTING
- FENEST RATION. 2. GLASS ONLY REPLACEMENT IN AN EXISTING SASH AND
- FRAME, 3. EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.
- 4. CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.
- 5. REROOFING FOR ROOFS WHERE NEITHER THE SHEATHING NOR THE INSULATION IS EXPOSED. ROOFS WITHOUT INSULATION IN THE CAVITY AND WHERE THE EXISTING OR INSULATION IS EXPOSED DURING REROOFING SHALL BE INSULATED EITHER ABOVE OR BELOW THE SHEATHING.
- 6. REPLACEMENT OF EXISTING DOORS THAT SEPARATE CONDITIONED SPACE FROM THE EXTERIOR SHALL NOT REQUIRE THE INSTALLATION OF A VESTIBULE OR REVOLVING DOOR, PROVIDED, HOWEVER, THAT AN EXISTING VESTIBULE THAT SEPARATES SUCH CONDITIONED SPACE FROM THE EXTERIOR SHALL NOT BE REMOVED.
- 7. ALTERATIONS THAT REPLACE LESS THAN FIFTY PERCENT OF THE LUMINAIRES IN A SPACE, PROVIDED THAT SUCH ALTERATIONS DO NOT INCREASE THE INSTALLED INTERIOR LIGHTING POWER, OR
- 8. ALTERATIONS THAT REPLACE ONLY THE BULB AND BALLAST WITHIN THE EXISTING LUMINAIRES IN A SPACE PROVIDED THAT THE ALTERATION DOES NOT INCREASE THE INSTALLED INTERIOR LIGHTING POWER.



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DRAWING ISSUE

NO.	DATE	ISSUB POR	BY:
O1	08/10/2021	EXT ERIOR PERMIT	
O2	11/08/2021	GARAGE PERMIT	
03	02/01/2022	ISSUE FOR ZONING BOARD OF APPEALS	

DRAWING REVISIONS

ì.	DATE			REVISION		BY:
W	N. BY: LP	•	CHECKED:	APPROVED:	PROJECT # 2004	

ERIC J. SMITH ARCHITECT Professional Gorporation

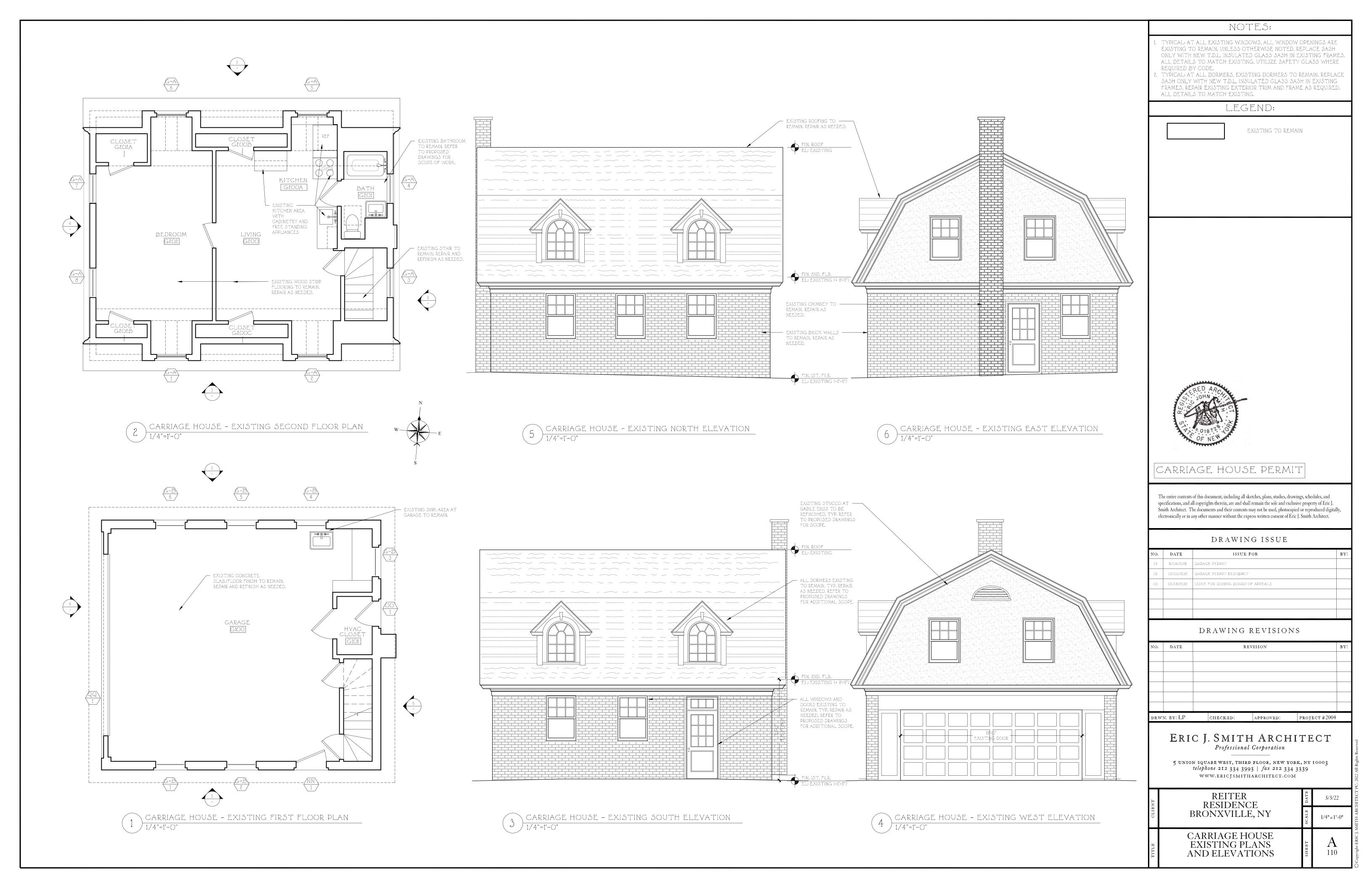
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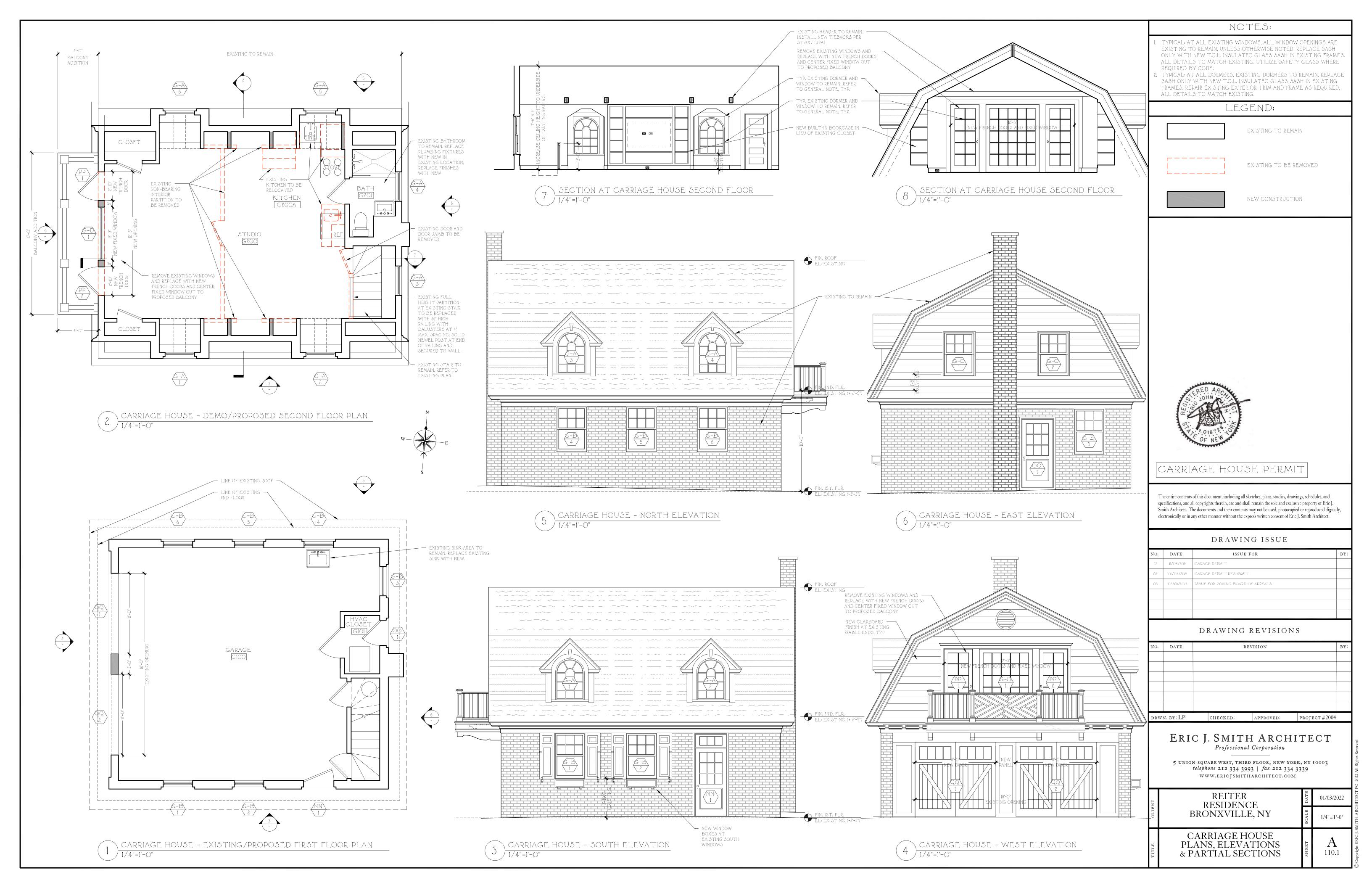


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AND REFERENCES







GENERAL NOTES

- 1. THE GOVERNING CODE FOR THIS PROJECT IS THE NEW YORK STATE BUILDING CODE, 2020 EDITION. THIS CODE PRESCRIBES WHICH EDITION OF EACH REFERENCED STANDARD APPLIES TO THIS PROJECT
- PROJECT.

 2. TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL DRAWINGS

AND SPECIFICATIONS COMPLY WITH THE APPLICABLE

REQUIREMENTS OF THE GOVERNING BUILDING CODE.

- 3. CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- 4. THE STRUCTURAL DOCUMENTS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DOCUMENTS. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS.
- 5. SEE PROJECT SPECIFICATIONS FOR TESTING. SEE THE STRUCTURAL SPECIAL INSPECTION PLAN FOR INSPECTION REQUIREMENTS.
- 6. DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- 7. OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE ONLY PICTORIAL. SEE THE ARCHITECTURAL AND M.E.P. DRAWINGS FOR THE SIZE AND LOCATION OF OPENINGS IN THE STRUCTURE.
- 8. CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
- 9. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS AND DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS; USE ONLY PRINTED DIMENSIONS. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.
- 10. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.
- 11. THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING, INCLUDING, BUT NOT LIMITED TO, MASONRY WALLS. WHEREVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A NEW YORK STATE LICENSED ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.
- 12. DESIGN WIND LOADS

	BASIC WIND SPEED	V	=	115 MI
	BUILDING CATEGORY			II
	IMPORTANCE FACTOR	I	=	1
	DIRECTIONALITY FACTOR	K_d	=	0.85
	EXPOSURE			В
	INTERNAL PRESSURE COEFFICIENT	GC_{n}	=	+/- 0.18
	MEAN ROOF HEIGHT	pι		+/- 20]
12	DECICN CLIDEDIMPOCED LOADC.			

13. DESIGN SUPERIMPOSED LOADS:

OCCUPANCY	LIVE LOAD	DEAD LOAD	SNOW LOAD
TYPICAL	40 PSF	20 PSF	
ROOF	20 PSF	20 PSF	25 PSF

SHOP DRAWINGS AND OTHER SUBMITTALS

- 1. INCOMPLETE SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
- 2. SUBMIT SPECIFIC COMPONENTS, SUCH AS COLUMNS, FOOTINGS, ETC., IN A SINGLE PACKAGE. SUBMIT SIMILAR FLOORS TOGETHER.
- 3. ON FIRST SUBMITTAL, CLEARLY FLAG AND CLOUD ALL DIFFERENCES FROM THE CONTRACT DOCUMENTS. ON RESUBMITTALS, FLAG AND CLOUD ALL CHANGES AND ADDITIONS TO PREVIOUS SUBMITTAL; ONLY CLOUDED ITEMS WILL BE REVIEWED.
- 4. SUBMITTALS FOR SPECIAL STRUCTURAL, LOAD-CARRYING ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES MUST BE PREPARED BY, OR UNDER THE DIRECT SUPERVISION OF, A DELEGATED ENGINEER. EXAMPLES INCLUDE POST-TENSIONING SYSTEMS, STRUCTURAL LIGHT GAGE STEEL FRAMING, EXTERIOR ENCLOSURE SYSTEMS AND SHORING AND RESHORING, STAIRS, RAILINGS, ETC.
- 5. A DELEGATED ENGINEER IS DEFINED AS A NEW YORK LICENSED ENGINEER WHO SPECIALIZES IN AND UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT AND IS AN EMPLOYEE OR OFFICER OF, OR CONSULTANT TO, THE CONTRACTOR OR FABRICATOR RESPONSIBLE FOR THE SUBMITTAL. THE DELEGATED ENGINEER SHALL SIGN, SEAL AND DATE THE SUBMITTAL, INCLUDING CALCULATIONS AND DRAWINGS.
- 6. THE TRADE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITES, FOR TOLERANCES, CLEARANCES, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- 7. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL REVIEW AND APPROVE SUBMITTALS AND SHALL SIGN AND DATE EACH DRAWING PRIOR TO SUBMITTING TO THE ARCHITECT. THIS APPROVAL IS TO CONFIRM THAT THE SUBMITTAL IS COMPLETE, COMPLIES WITH THE SUBMITTAL REQUIREMENTS AND IS COORDINATED WITH FIELD DIMENSIONS, OTHER TRADES, ERECTION SEQUENCING AND CONSTRUCTIBILITY.
- 8. THE STRUCTURAL ENGINEER REVIEWS SUBMITTALS TO CONFIRM THAT THE SUBMITTAL IS IN GENERAL CONFORMANCE WITH THE DESIGN CONCEPT PRESENTED IN THE CONTRACT DOCUMENTS. QUANTITIES AND DIMENSIONS ARE NOT CHECKED. NOTATIONS ON SUBMITTALS DO NOT AUTHORIZE CHANGES TO THE CONTRACT SUM. CHECKING OF THE SUBMITTAL BY THE STRUCTURAL ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DEVIATIONS FROM THE CONTRACT DOCUMENTS AND FROM ERRORS OR OMISSIONS IN THE SUBMITTAL.
- 9. IN ADDITION TO THE ABOVE, THE STRUCTURAL ENGINEER'S REVIEW OF DELEGATED ENGINEER SUBMITTALS IS LIMITED TO VERIFYING THAT THE SPECIFIED STRUCTURAL SUBMITTAL HAS BEEN FURNISHED, SIGNED AND SEALED BY THE DELEGATED ENGINEER AND THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND USED THE SPECIFIED STRUCTURAL CRITERIA. NO DETAILED CHECK OF CALCULATIONS WILL BE MADE. THE

- DELEGATED ENGINEER IS SOLELY RESPONSIBLE FOR HIS/HER DESIGN, INCLUDING BUT NOT LIMITED TO THE ACCURACY OF HIS/HER CALCULATIONS AND COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.
- 10. CAD FILES OF STRUCTURAL DRAWINGS MAY BE USED AS AN AID IN PREPARING SHOP DRAWINGS ONLY UPON THE CONTRACTOR SIGNING AN AGREEMENT. WHEN CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE MADE AVAILABLE, IT IS UNDER THE FOLLOWING CONDITIONS:
- A. ALL INFORMATION CONTAINED IN THE CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE INSTRUMENTS OF SERVICE OF THE ARCHITECT/ENGINEER AND SHALL NOT BE USED FOR OTHER PROJECTS, ADDITIONS TO THE PROJECT OR THE COMPLETION OF THE PROJECT BY OTHERS. CAD FILES AND COPIES OF THE STRUCTURAL DRAWINGS REMAIN THE PROPERTY OF DOMINICK R PILLA ASSOCIATES, PC. AND IN NO CASE SHALL THEIR TRANSFER BE CONSIDERED A SALE;
- B. CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE NOT CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT, THE STRUCTURAL DRAWINGS SHALL GOVERN;
- C. THE USE OF CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROPER CHECKING AND COORDINATION OF DIMENSIONS, DETAILS, SIZES AND QUANTITIES OF MATERIALS AS REQUIRED FOR THE PREPARATION OF COMPLETE AND ACCURATE SHOP DRAWINGS; AND
- D. THE CONTRACTOR SHALL REVISE ALL REFERENCES TO CONTRACT DOCUMENT SHEET NUMBERS AND SECTION MARKS AND SHALL REMOVE INFORMATION THAT IS NOT REQUIRED FOR THEIR WORK FROM THE CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS, INCLUDING THE TITLE BLOCK.
- E. DIMENSIONS IN THE CAD FILES MAY NOT BE PRECISE AND, IN SOME CASES, HAVE BEEN INTENTIONALLY ALTERED FOR PRESENTATION PURPOSES. DO NOT SCALE DIMENSIONS ELECTRONICALLY OR OTHERWISE.

EXCAVATION, BACKFILL AND DEWATERING

- 1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND OSHA REGULATIONS. DO NOT EXCAVATE WITHIN ONE FOOT OF THE ANGLE OF REPOSE OF ANY SOIL BEARING FOUNDATION UNLESS THE FOUNDATION IS PROPERLY PROTECTED AGAINST SETTLEMENT.
- 2. DO NOT BACKFILL AGAINST WALLS UNTIL 7 DAYS AFTER THE WALLS ARE BRACED BY THE STRUCTURE OR ARE TEMPORARILY BRACED. DO NOT BACKFILL CANTILEVERED RETAINING WALLS UNTIL CONCRETE IS 3 DAYS OLD. DO NOT BACKFILL UNTIL AFTER COMPLETION AND INSPECTION OF ANY WATERPROOFING.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER IN A MANNER THAT DOES NOT INCONVENIENCE OR DAMAGE THE WORK.

REINFORCED CONCRETE

- 1. COMPLY WITH ACI 301 AND 318
- 2. PROVIDE STRUCTURAL CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE DESIGN STRENGTH OF 4000 PSI IN 28 DAYS
- 3. USE NORMAL WEIGHT CONCRETE FOR ALL STRUCTURAL MEMBERS.
- 4. PROVIDE ASTM A-615 GRADE 60 REINFORCING STEEL. REINFORCING SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE, WITH APPROPRIATE BAR SUPPORTS AND SPACERS. LAP CONTINUOUS REINFORCING 48 BAR DIA. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN (U.O.N.). HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, U.O.N. PROVIDE COVER OVER REINFORCING AS FOLLOWS:

ELEMENT	BOTTOM	TOP S	SIDES
FOOTINGS	3"	2"	3"
SLABS ON GRADE	2"	1"	2"
WALLS RETAINING FILL	-	-	2"
WALLS ABOVE GRADE	-	-	1"

- 5. WHERE SPECIFIED, PROVIDE PLAIN, COLD-DRAWN ELECTRICALLY-WELDED WIRE REINFORCEMENT CONFORMING TO ASTM A-185. SUPPLY IN FLAT SHEETS ONLY. LAP SPLICE ONE CROSS WIRE SPACING PLUS TWO INCHES.
- 6. IN ADDITION TO SPECIFIED REINFORCING, PROVIDE 10 TONS OF REINFORCING BARS TO BE DETAILED, FABRICATED, DELIVERED TO SITE AND PLACED AS DIRECTED BY THE ARCHITECT/ENGINEER TO ACCOUNT FOR UNFORESEEABLE CONDITIONS.
- 7. UTILITIES SHALL NOT PENETRATE BEAMS OR COLUMNS BUT MAY PASS THROUGH SLABS AND WALLS INDIVIDUALLY, UON. FOR OPENINGS 24" LONG OR LESS, CUT REINFORCING AND REPLACE ALONGSIDE OPENING WITH SPLICE BARS OF EQUIVALENT AREA WITH 48 BAR DIA. LAP. PREPARE AND SUBMIT SHOP DRAWINGS FOR OPENINGS LONGER THAN 24". FOR RECTANGULAR OPENINGS 12" LONG OR LONGER, ADD 1#5 X 6' MID DEPTH DIAGONAL AT ALL 4 CORNERS.
- 8. WHERE REINFORCING STEEL CONGESTION PERMITS, CONDUIT AND PIPES UP TO 1" DIAMETER MAY BE EMBEDDED IN CONCRETE PER ACI 318, SECTION 6.3. SPACE AT 3 DIAMETERS O.C. PLACE BETWEEN OUTER LAYERS OF REINFORCING. IF CONDUITS ARE SIGNIFICANTLY CONGESTED, ADDITIONAL REINFORCING PERPENDICULAR TO PIPING MAY BE REQUIRED. REQUESTS TO EMBED LARGER PIPES SHOULD BE ACCOMPANIED BY A DETAILED DESCRIPTION AND BE SUBMITTED TO THE ARCHITECT FOR EVALUATION.
- 9. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318, SECTION 6.4. PROVIDE KEYWAYS AND ADEQUATE DOWELS. SUBMIT DRAWINGS SHOWING LOCATION OF CONSTRUCTION JOINTS AND DIRECTION OF POUR FOR REVIEW.
- 10. PROVIDE 3/4" CHAMFER FOR ALL EXPOSED CORNERS.
- 11. PROVIDE REINFORCING STEEL PLACER WITH A SET OF STRUCTURAL DRAWINGS FOR FIELD REFERENCE. INSPECT REINFORCING STEEL PLACING FROM STRUCTURAL DRAWINGS.

WOOD CONSTRUCTION

- 1. WOOD CONSTRUCTION SHALL CONFORM TO AF & PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," 2018 EDITION, AND THE 2020 NEW YORK STATE BUILDING CODE.
- 2. ALL MEMBER SIZES ARE TO BE AS SHOWN ON DRAWING AND PROVIDE THE FOLLOWING MINIMUM PROPERTIES:

- MEMBER
 SPECIES
 Fb (PSI)
 E (PSI)

 2x JOISTS
 DOUGLAS FIR NO. 2
 850
 1,400,000

 OTHER
 DOUGLAS FIR NO. 2
 850
 1,400,000

 LVL
 ILEVEL MICRO LAM OR 2,600
 1,900,000

 EQUIVALENT
 1,900,000
- 3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 4. ALL BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO ASTM A307. USE WASHERS BETWEEN WOOD AND ALL BOLT HEADS AND NUTS
- 5. ALL METAL WOOD CONNECTORS SHALL BE GALVANIZED AND SHALL BE MANUFACTURED BY SIMPSON STRONG TIE CO., OR APPROVED EQUAL.
- 6. ALL JOISTS SHALL BE LATERALLY SUPPORTED AT ENDS BY SOLID BLOCKING.
- 7. UNLESS NOTED OTHERWISE ON PLAN, PROVIDE DOUBLE STUDS AT ALL JAMBS OF OPENINGS UP TO 6'-0". USE TRIPLE STUDS FOR OPENINGS GREATER THAN 6'-0" AND LESS THAN 10'-0".
- 8. WHERE BEAMS OR COLUMNS ARE FORMED OF TWO (2) OR MORE MEMBERS, THEY SHALL BE FULL LENGTH AND FASTENED TOGETHER PER CHAPTER 23 OF THE NEW YORK STATE BUILDING CODE.

STRUCTURAL STEEL

- 1. FABRICATE AND ERECT STRUCTURAL STEEL IN CONFORMANCE WITH SPECIFICATION SECTION 05120, AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH COMMENTARY, AND ALL OSHA REQUIREMENTS.
- 2. STRUCTURAL STEEL SHAPES SHALL BE FABRICATED FROM THE FOLLOWING MATERIALS:
- A. ROLLED W AND WT SHAPES: ASTM A992, GRADE 50.
- B. ROLLED M, S, C AND MC SHAPES AND ANGLES: ASTM A36, FY=36 KSI
- C. PLATES AND BARS: ASTM A36, FY=36 KSI.
- D. COLD-FORMED HOLLOW STRUCTURAL SECTIONS (HSS):
- ROUND SECTIONS: ASTM A500, GRADE C, FY=46 KSI.
 SQUARE AND RECTANGULAR SECTIONS: ASTM A500, GRADE B, FY=46

E. STEEL PIPE: ASTM A53, TYPE E OR S, GRADE B, FY=35 KSI.

KSI.

REMOVE GALVANIZING OR PRIMER PRIOR TO WELDING.

5. ALL SHOP AND FIELD WELDING SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE BY THE AMERICAN WELDING SOCIETY.

USE E70 SERIES WELDING ELECTRODES, U.O.N. WHERE NECESSARY,

- 6. A325 AND A490 BOLTS SHALL COMPLY WITH "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", INCLUDING
- A. TYPICAL BOLTS USED IN STRUCTURAL CONNECTIONS FOR THIS PROJECT ARE ³/₄" DIAMETER A325N.
- B. TIGHTEN BEARING-TYPE BOLTS (A-325N, A-325X, A-490N, AND A-490X) TO THE SNUG TIGHT CONDITION AS FOLLOWS:
- 7. BOLTS SHALL BE PLACED IN ALL HOLES, WITH WASHERS POSITIONED
- AS REQUIRED AND NUTS THREADED TO COMPLETE THE ASSEMBLY.

 8. COMPACTING THE JOINT TO THE SNUG-TIGHT CONDITION SHALL PROGRESS SYSTEMATICALLY FROM THE MOST RIGID PART OF THE JOINT.
- 9. THE SNUG-TIGHTENED CONDITION IS THE TIGHTNESS THAT IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.
- 10. MORE THAN ONE CYCLE THROUGH THE BOLT PATTERN MAY BE REQUIRED TO ACHIEVE THE SNUG-TIGHTENED JOINT.
- C. TIGHTEN SLIP-CRITICAL BOLTS (A-325SC AND A-490SC) TO THE MINIMUM FASTENER TENSION INDICATED IN TABLE 8.1 OF THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A-325 OR ASTM A-490 BOLTS" AS FOLLOWS:
- 11. BEGIN FINAL TIGHTENING OF SLIP-CRITICAL BOLTS ONLY AFTER A SNUG-TIGHT JOINT AS DESCRIBED ABOVE IS ACHIEVED. PROGRESS SYSTEMATICALLY FROM THE MOST RIGID PART OF THE JOINT.
- 12. IF SPLINED END OF TENSION-CONTROL BOLTS IS SEVERED PRIOR TO ACHIEVING SNUG-TIGHT JOINT, REMOVE AND REPLACE THE FASTENER ASSEMBLY.

14. DETERMINE TENSION USING EITHER LOAD INDICATOR WASHERS OR

- 13. PROGRESS SYSTEMATICALLY FROM THE MOST RIGID PART OF THE JOINT.
 - TENSION-CONTROL BOLTS.

 AT THE CONTRACTOR'S OPTION, SLIP-CRITICAL BOLTS MAY BE
 - AT THE CONTRACTOR'S OPTION, SLIP-CRITICAL BOLTS MAY BE INSTALLED IN EITHER STANDARD, OVERSIZE, OR SHORT SLOTTED HOLES. DESIGN OF CONNECTIONS USING SLIP CRITICAL BOLTS IS BASED ON A CLASS A FAYING SURFACE AND OVERSIZED HOLES.
 - D. PROVIDE HARDENED WASHERS CONFORMING TO ASTM F436 AND PLACE UNDER THE PART BEING TURNED.
 - E. DO NOT REUSE OR RETIGHTEN BOLTS WHICH HAVE BEEN FULLY TIGHTENED. USE ONLY NON-GALVANIZED NUTS AND BOLTS THAT ARE CLEAN, RUST-FREE, AND WELL LUBRICATED. BOLTS AND NUTS SHALL BE WAX DIPPED BY THE BOLT SUPPLIER OR LUBRICATED WITH JOHNSON'S STICK WAX 140. CLEANING AND LUBRICATION OF ASTM F1852 TWIST-OFF-TYPE TENSION-CONTROL BOLTS IS NOT PERMITTED.
 - F. STORE FASTENER COMPONENTS IN SEALED CONTAINERS UNTIL READY FOR USE. RESEAL OPEN CONTAINERS TO PREVENT CONTAMINATION BY MOISTURE OR OTHER DELETERIOUS SUBSTANCES. STORE CLOSED CONTAINERS FROM DIRT AND MOISTURE IN A PROTECTIVE SHELTER. TAKE FROM PROTECTIVE STORAGE ONLY AS MANY FASTENER COMPONENTS AS ARE ANTICIPATED TO BE INSTALLED DURING THE WORK SHIFT. FASTENER COMPONENTS THAT ARE NOT INCORPORATED INTO THE WORK SHALL BE RETURNED TO PROTECTIVE STORAGE AT THE END OF THE WORK SHIFT. FASTENERS FROM OPEN CONTAINERS AND FASTENERS THAT ACCUMULATE RUST OR DIRT SHALL NOT BE USED AND SHALL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE PROJECT SITE.

- 15. USE A-307 BOLTS FOR ALL ERECTION BOLTS AND BOLTS LESS THAN 3/4" DIAMETER 11.0 N
- 16. SETTING BASE AND BEARING PLATES: CLEAN CONCRETE AND MASONRY BEARING SURFACE OF BOND-REDUCING MATERIALS AND CLEAN BOTTOM OF BASE AND BEARING PLATE.
- A. SET BASE OR BEARING PLATE ON WEDGES OR OTHER ADJUSTING DEVICES.
- B. TIGHTEN ANCHOR RODS AFTER STRUCTURAL STEEL FRAME HAS BEEN PLUMBED. DO NOT REMOVE WEDGES OR SHIMS BUT, IF PROTRUDING, CUT OFF FLUSH WITH EDGE OF BASE OR BEARING PLATE PRIOR TO PACKING WITH GROUT.
- C. PACK OR POUR NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACE AND BASE OR BEARING PLATE. ENSURE THAT NO VOIDS REMAIN. FINISH EXPOSED SURFACES, PROTECT GROUT AND ALLOW TO CURE.
- D. FOR PROPRIETARY GROUT MATERIALS, COMPLY WITH MANUFACTURER'S INSTRUCTIONS.
- F. BASE PLATES MUST BE GROUTED A MINIMUM OF 72 HOURS PRIOR TO PLACING CONCRETE SLABS ON SUPPORTING STEEL
- 17. ALL STEEL BEAMS SUPPORTING CONCRETE FLOORS ON STEEL DECK ARE TO BE CONSTRUCTED AS COMPOSITE WITH THE SLAB AND SHALL BE CONSTRUCTED UNSHORED, U.O.N. BEAMS INCLUDE CHANNELS, STEEL TUBES, WIDE FLANGE SECTIONS, TRUSSES, ETC. WELD 3/4" DIAMETER HEADED STEEL STUDS TO ALL COMPOSITE BEAMS. WHERE BASE MATERIAL IS THINNER THAN 0.3", USE 5/8" DIAMETER STUDS. STUDS SHALL CONFORM TO AWS D1.1. STUD LENGTH SHALL EXTEND 1 1/2" ABOVE TOP FLUTE OF DECK. SPACE STUDS AT 12" O.C. FOR GIRDERS SUPPORTING BEAMS AND AT 24" O.C. FOR BEAMS SUPPORTING STEEL DECK ONLY, U.O.N. ON PLAN. WELD STUDS THROUGH DECK. ENGINEER EDIT.
- 18. CUT, DRILL, OR PUNCH HOLES PERPENDICULAR TO METAL SURFACES. REAM HOLES THAT MUST BE ENLARGED TO ADMIT BOLTS AS PERMITTED BY ARCHITECT. DO NOT ENLARGE UNFAIR HOLES BY BURNING OR USING DRIFT PINS.
- 19. SPACE FILLER BEAMS EQUALLY BETWEEN SUPPORTS, U.O.N.
- 20. DO NOT SPLICE STRUCTURAL STEEL MEMBERS EXCEPT WHERE INDICATED ON THE DRAWINGS.
- 21.SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR MISCELLANEOUS STEEL NOT SHOWN ON THE STRUCTURAL DRAWINGS
- 22. REFER TO ARCHITECTURAL DRAWINGS AND PROJECT SPECIFICATIONS FOR PAINTING AND FIREPROOFING OF STRUCTURAL STEEL. DO NOT PAINT STEEL SURFACES IN CONTACT WITH CONCRETE OR FIREPROOFING.

SHALLOW FOUNDATIONS

- 1. ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF TO BE VERIFIED.
- 2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHERE THE BOTTOM OF FOOTING ELEVATION IS CHANGED AND OBTAIN REVISED DESIGN OF THE FOUNDATION AND RETAINING WALL AS REQUIRED.
- 3. ALL FILL REQUIRED BELOW ANY PORTION OF THE STRUCTURE SHALL BE COMPACTED IN 9" LIFTS TO LEAST 98% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. REMOVE UNSUITABLE FILL AND REPLACE WITH CONTROLLED FILL AS REQUIRED FOR SOUND PLACEMENT OF FOUNDATIONS.
- 4. SOIL-SUPPORTED FOOTING SHALL BE FOUNDED UPON UNDISTURBED NATURAL SUBGRADE (OR CONTROLLED COMPACTED FILL) WITH A MINIMUM BEARING CAPACITY AS NOTEDAND AS FIEL;D VERIFIED AND APPROVED BY A REGISTERED SOIL ENGINEER. THE BOTTOM OF FOOTING ELEVATIONS AND BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED AND WILL REQUIRE VERIFICATION. FINAL EXACT ELEVATION AND BEARING CAPACITIES SHALL BE FIELD DETERMINED.
- 5. ELEVATION OF ADAJACENT FOOTING SALL VARY ON A SLOPE NOT STEEPER THAN ONE VERTICAL TO TWO HORIZANTAL.
- 6. CENTER ALL FOOTINGS UNDER THEIR RESPECTIVE COLUMNS OR WALLS U.O.N.

WELDING

- 1. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARDS OF THE AMERICAN WELDING SOCIETY. ELECTRODES MUST MEET E70XX SERIES REQUIREMENTS, LOW HYDROGEN, WITH MINIMUM TENSILE STRESS OF 70,000 PSI. ELECTRODES SHALL BE PRODUCED AND STORED IN ACCORDANCE WITH AWS D1.1 SECTIONS 4.5 OR 4.12
- 2. STEEL ERECTOR SHALL PROVIDE A FIRE WATCH DURING ALL FIELD WELDING OPERATIONS.
- 3. ALL WELDERS ARE TO BE LICENSED AND CERTIFIED TO AWS STANDARDS OR THOSE REQUIRED BY APPLICABLE BUILDING CODE.
- 4. ALL WELDS SHALL BE VISUALLY INSPECTED. ALL GROOVE WELDS SHALL RECEIVE RADIOGRAPHIC OR ULTRASONIC TESTING. MAGNETIC PARTICLE TEST 20% OF ALL FILLET WELDS.
- 5. REPORTS OF EACH TEST SHALL BE GIVEN TO THE STRUCTURAL ENGINEER. NO FAILED WELD SHALL BE PERMITTED TO REMAIN IN SERVICE. IT IS THE RESPONSIBILITY OF THE TESTING LABORATORY TO PROVIDE TIMELY NOTICE OF FAILED TESTS T THE CONTRACTOR.
- 6. WELDING SHALL PROGRESS IN A MANNER WHICH BALANCES THE STRESSES IN THE MEMBERS, IN ACCORDANCE WITH AWS.
- 7. PREHEATING REQUIREMENTS FOR BASE METAL SHALL FOLLOW LAWS GUIDELINES.

EXCAVATION AND FOUNDATION

- 1. ALL MATERIAL, FABRICATION, INSTALLATION AND INSPECTION REQUIREMENTS RELATING TO THE FOUNDATIONS SHALL CONFORM TO THE RESIDENTIAL CODE OF THE STATE OF NEW YORK.
- 2. ALL STRUCTURAL WORK SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS.

- 3. THE CONTRACTOR SHALL DEMOLISH AND REMOVE EXISTING ELEMENTS AS INDICATED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REMOVE, TRANSPORT, AND DISPOSE OF ALL DEBRIS PROMPTLY.
- 4. DEMOLITION SHALL BE DONE CAREFULLY, TAKE SPECIAL CARE NOT TO DAMAGE ANY EXISTING UNDERSLAB UTILITIES OR OTHER ELEMENTS NOT DESIGNATED FOR REMOVAL.
- 5. THE CONTRACTOR SHALL PROTECT ALL EXCAVATIONS FROM FLOODING AND EXISTING WATER TABLE AND PROVIDE CONTINUOUS PUMPING AS REQUIRED FOR PERFORMANCE OF WORK. THE DEPTH OF EXCAVATIONS SHALL NOT BE CARRIED DEEPER THAN SPECIFIED IN THE CONTRACT DOCUMENTS WITHOUT THE ENGINEER OF RECORD'S CONSENT.
- 6. THE CONCRETE FOR EACH SPREAD FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS PLACEMENT.
- 7. ALL UNDERPINNING, SHEETING, SHORING OR OTHER SIMILAR CONSTRUCTION REQUIRED SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- 8. DO NOT PLACE CONCRETE WITHOUT APPROVED STRUCTURAL SHOP DRAWINGS AND MECHANICAL / ARCHITECTURAL SHOP DRAWINGS RELATED TO THE CONCRETE WORK.
- 9. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND SETTLEMENT (HORIZONTAL AND VERTICAL) OF EXISTING OR NEW CONSTRUCTION, INSIDE OR OUTSIDE THE PROJECT LIMITS.
- 10. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO CONTROL ICE, FROST, SURFACE AND SUBSURFACE WATER SO THAT THE FOUNDATION WORK IS PERFORMED ON DRY SUBGRADE.
- 11. NEW EXCAVATION SHALL NOT UNDERMINE NOR DISTURB ANY EXISTING ADJACENT FOOTINGS. NEW FOOTINGS SHALL BE SUPPORTED IN A MANNER TO MAINTAIN AN EXCAVATION SLOPE BETWEEN THE BOTTOM OF FOOTING AND EXCAVATION OF ONE (1) VERTICAL TO TWO (2) HORIZONTAL.
- 12. REROUTE ANY UNDERGROUND UTILITIES IF REQUIRED.
- 13. ALL FILL REQUIRED BELOW ANY PORTION OF THE STRUCTURE SHALL BE COMPACTED IN 9" LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. REMOVE UNSUITABLE FILL AND REPLACE WITH CONTROLLED FILL AS REQUIRED FOR SOUND PLACEMENT OF FOUNDATIONS.
- 14. PROVIDE CONTINUOUS WATER STOPS IN ALL WALL CONSTRUCTION
- 15. SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING AND DAMP PROOFING DETAILS.
- 16. SOIL SUPPORTED FOOTING SHALL BE FOUNDED UPON UNDISTURBED NATURAL SUBGRADE (OR CONTROLLED COMPACTED FILL) WITH A MINIMUM BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT AND AS FIELD VERIFIED AND APPROVED BY THE CONTRACTOR'S SOIL INSPECTION AGENCY. THE BOTTOM OF THE FOOTING ELEVATIONS AND BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED AND WILL REQUIRE VERIFICATION. FINAL, EXACT ELEVATIONS AND BEARING CAPACITIES SHALL BE FIELD
- 17. THE GENERAL EXCAVATION SHALL CONSIST OF EXCAVATING AND REMOVING THE EXISTING SUPERFICIAL FILL MATERIALS TO REACH THE DESIRED SUBGRADE LEVEL. THE EXPOSED SUBGRADE SHOULD BE PROOFROLLED AND COMPACTED TO A FIRM AND UNYIELDING CONSISTENCY. THE EXCAVATION FOR FOOTING, PITS, ETC. SHALL BE EXCAVATED ON AN INDIVIDUAL, LOCALIZED BASIS DOWN FROM THE SLAB-ON-GRADE SUBGRADE LEVEL. EACH EXCAVATION SHALL BE A TRIM, LEVEL SURFACE.
- 18. THE CONTRACTOR SHALL PROVIDE POSITIVE PROTECTION (MAT/SHEET COVERINGS) FOR ALL EXCAVATION SLOPES TO PROTECT SLOPES FROM INSTABILITY AND DETERIORATION DUE TO RAIN, WIND OR SNOW/ICE.

	INDEX OF DRAWINGS						
PAGE#	PAGE # DWG # REVISION # DRAWING TITLE						
1	S-001	00	GENERAL NOTES				
2	S-100	00	FOUNDATION PLAN				
3	S-103	00	GARAGE FRAMING PLANS				
4	4 S-200 00		CONCRETE AND STEEL DETAILS				
5	S-300	00	FRAMING DETAILS				



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NO.	DATE	ISSUE FOR	BY:	
O1	11/08/2021	GARAGE PERMIT		
O2	01/03/2022	GARAGE PERMIT - RESUBMIT		
03	02/01/2022	ISSUE FOR ZONING BOARD OF APPEALS		

DRAWING REVISIONS

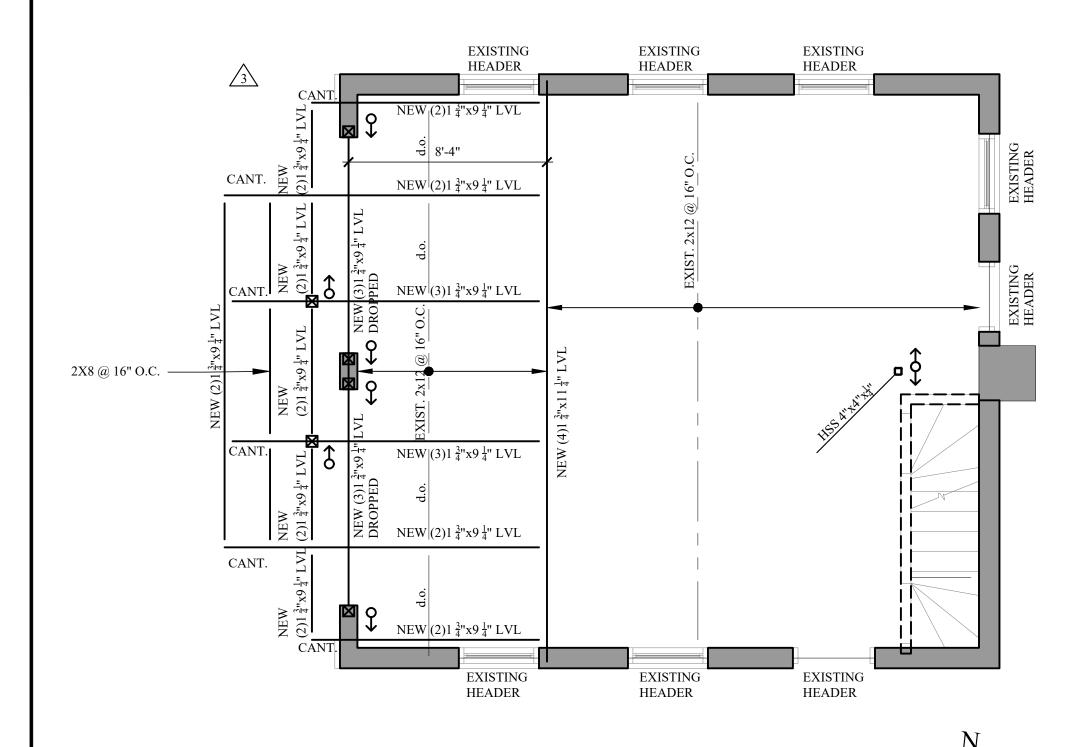
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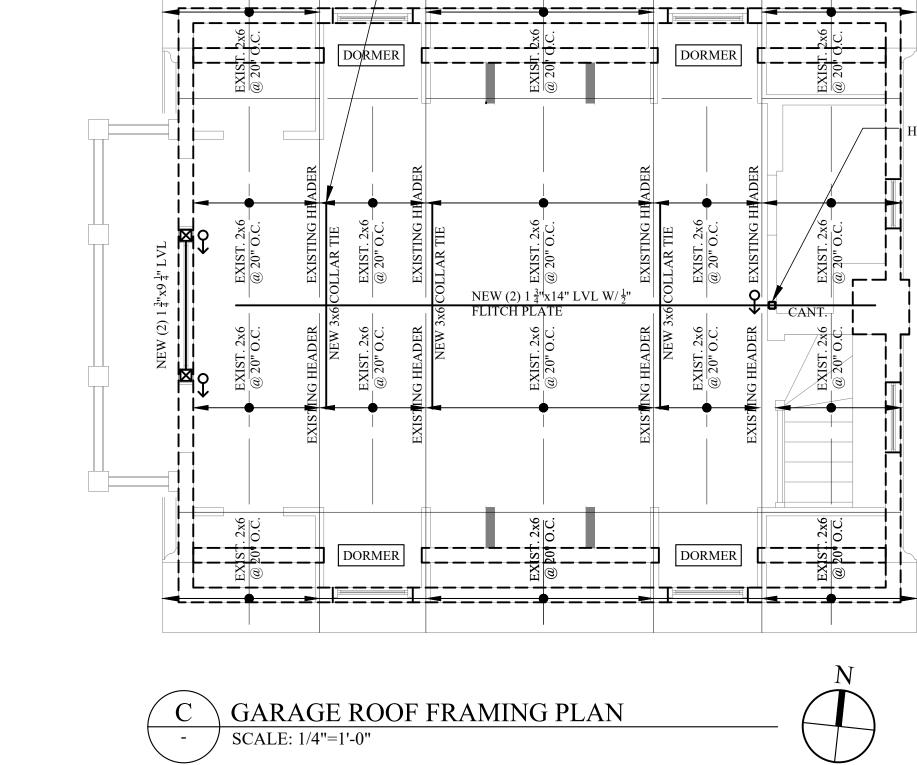


SCALE: 1/4"=1'-0"

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

EXISTING FOUNDATION ——

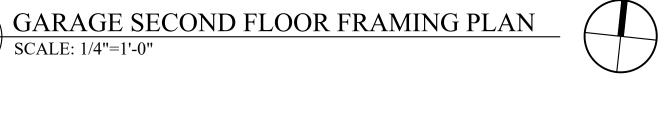
WALL AND FOOTING TO



——— CONNECT TO EXISTING RAFTER W/(4) 16d NAILS, TYPICAL

/ HSS $4x4x_4^1$ "

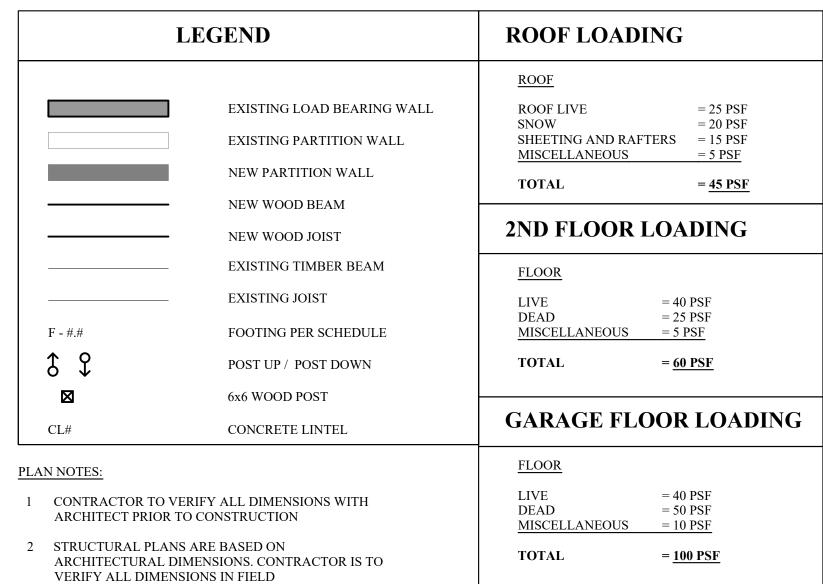






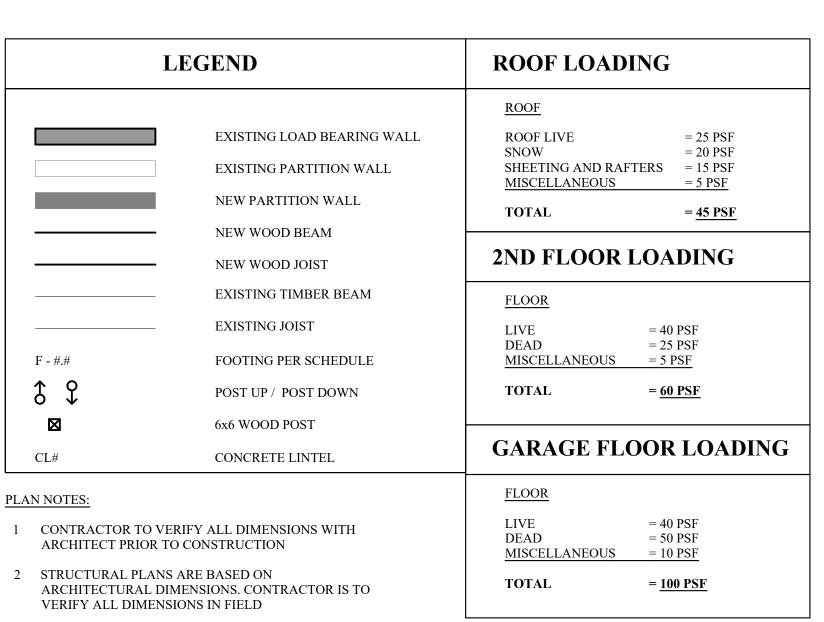


EXISTING SLAB ON GRADE



3 ALL PARTITIONS ARE TO BE CONSTRUCTED AFTER FLOORS ABOVE AND BELOW ARE COMPLETED. PARTITION WALLS ARE NOT TO BE USED TO SUPPORT

FRAMING.





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01	11/02/2020	CLIENT REVIEW	
02	08/11/2021	FOR CONSTRUCTION	
03	02/01/2022	ISSUE FOR ZONING BOARD OF APPEALS	

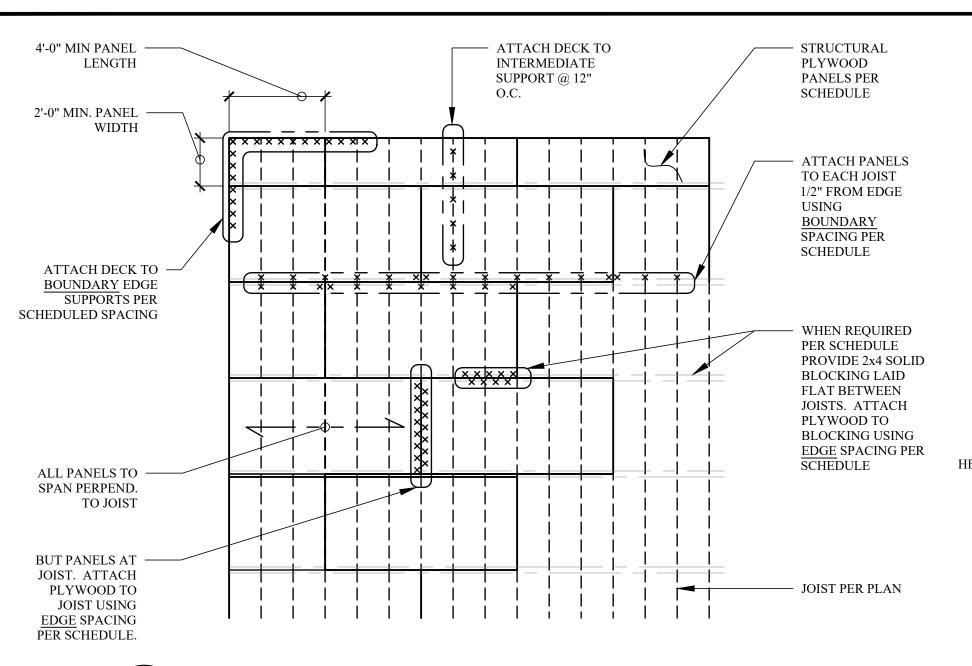
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NO.	DATE		REVISION		BY:
01	08/11/2021	PER COMMENTS			
02	12/23/2021	PER COMMENTS			
03	1/26/2022	PER COMMENTS			
04	2/07/2022	PER COMMENTS			
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CLIENT		SCALE	AS NOTED	SMITH ARC
TITLE	GARAGE PLAN	SHEET	S-100.00	Convright FRICI S



TYPICAL SUBFLOOR ATTACHMENT

QUADRUPLE LVL PER

SDS ¼"X6" SCREWS ON EACH SIDE OF BUILT UP BEAM @ 16"

TRIPLE LVL PER

SDS ¼"X3½" SCREWS

ON EACH SIDE OF BUILT UP BEAM @ 16"

DOUBLE LVL PER

SDS ¼"X3½" SCREWS ON EACH SIDE OF BUILT UP BEAM @ 16"

NOTE: STAGGER FASTENERS ON OPPOSITE SIDE OF BEAM BY 8"

SCALE: 1" = 1'-0"

TÖ EDGE

NOTCH MUST

NOT EXCEED

25% OF STUD

DEPTH

TOP PLATES

BORED HOLE MAX. DIAMETER 40% OF

BORED HOLES SHALL NOT BE LOCATED IN THE

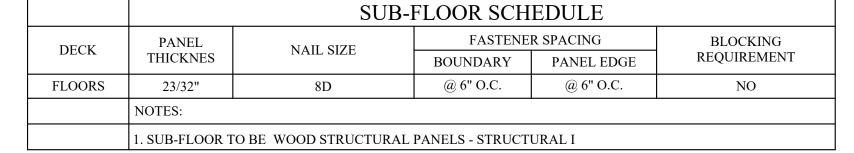
SAME CROSS SECTION OF

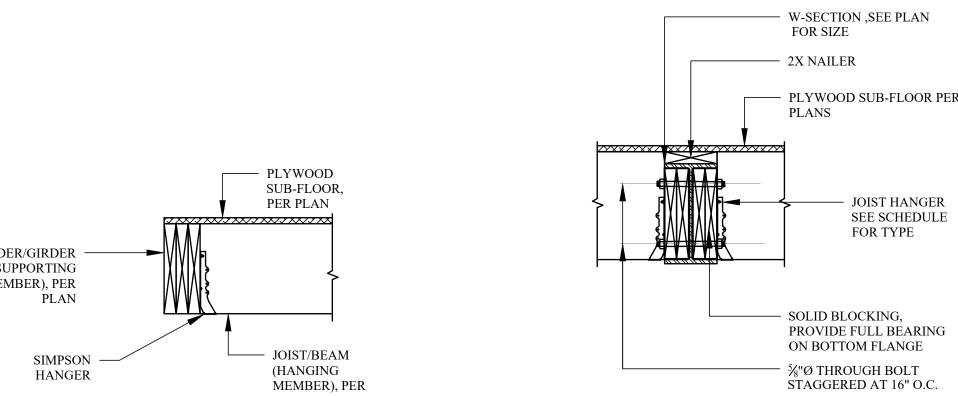
CUT OR NOTCH IN STUD

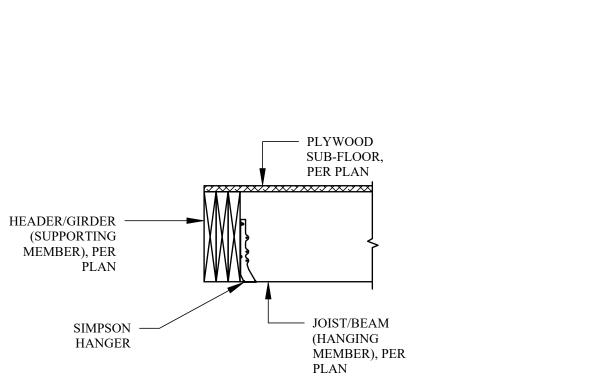
STUD DEPTH

TYPICAL BUILT-UP LVL DETAIL

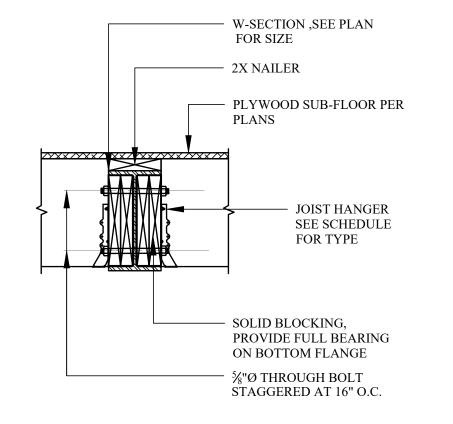
SCALE: NOT TO SCALE







1"=1'-0"

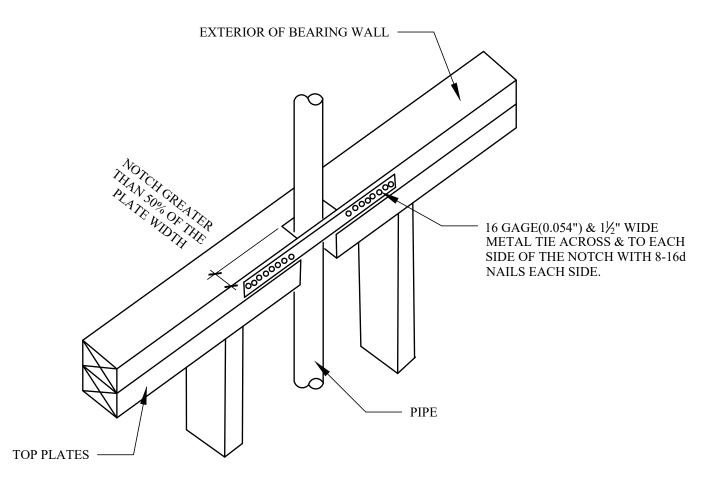


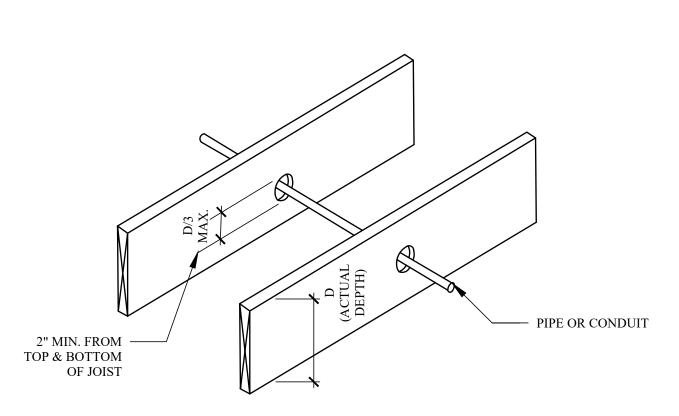


JOIST CONN. AT WF BEAM SCALE: 1"=1'-0"

JOIST HANGER SCHEDULE (FILL ALL ROUND AND POSITIVE-ANGLE HOLES WITH

		PROPE	R NAILS)		
JOIST/BEAM	HEADER/GIRDER	CONNECTOR (SIMPSON HANGER)	FASTENERS INTO JOIST	FASTENERS INTO TOP PLATE	FASTENERS INTO HEADER
(2) 1.75x8.5 LVL	WOOD	HU9	10-10d	-	24-16d
(1) 1.75x9.5 LVL	WOOD	IUS1.81/9.5	-	-	8-10d





NAILING SCHEDULE

NAILING

3-8d

2-8d

2-8d

3-8d

2-16d

16d at 16" O.C.

3- 16d PER 16"

16d AT 24" O.C.

16d AT 16" O.C.

8d AT 6" O.C.

8-16d

2-16d

EDGE

3-8d

4-8d

3-16d

3-16d

2-8d

2-8d

3-8d

2-16d

3-10d

5-10d

3-10d

SEE DETAIL

16d AT 12" O.C.

6-16d (3 FROM EACH SIDE)

4-8d, TOENAIL OR 2-16d, END

16d AT 16" O.C. ALONG EACH

CONNECTION

1"X6" SUB-FLOOR OR LESS TO EACH JOIST, FACE NAIL

WIDER THAN 1"X6" SUB-FLOOR TO EACH JOIST, FACE NAIL

2" SUB-FLOOR TO JOIST GIRDER, BLIND AND FACE NAIL

SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL

BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE,

TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL

CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL

CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL

BEARING ON TOP PLATE

1" BRACE TO EACH STUD AND PLATE, FACE NAIL

1"X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL

WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE

SUPPORTED OFF RAFTER (TRAY CEILING)

SOLE PLATE TO JOIST BLOCKING, TYP. FACE NAIL

JOIST TO SILL OR GIRDER, TOENAIL

TOP PLATE TO STUD, END NAIL

DOUBLE TOP PLATES, TYP. FACE NAIL

DOUBLE TOP PLATE, LAP SPLICE

RIM JOIST TO TOP PLATE, TOENAIL

CONTINUOUS HEADER, TWO PIECES

CEILING JOISTS TO PLATE, TOENAIL

RAFTER TO PLATE, TOENAIL

BUILT-UP CORNER STUDS

2" PLANKS, AT EACH BEARING

JACK RAFTER TO HIP, TOENAIL

RIM BOARD TO JOIST, FACE NAIL

FIGURE R502.8

COLLAR TIE TO RAFTER, FACE NAIL

ROOF RAFTER TO RIDGE BEAM, TOENAIL

CONTINUOUS HEADER TO STUD, TOENAIL

STUD TO SOLE PLATE

DOUBLE STUDS, FACE NAIL

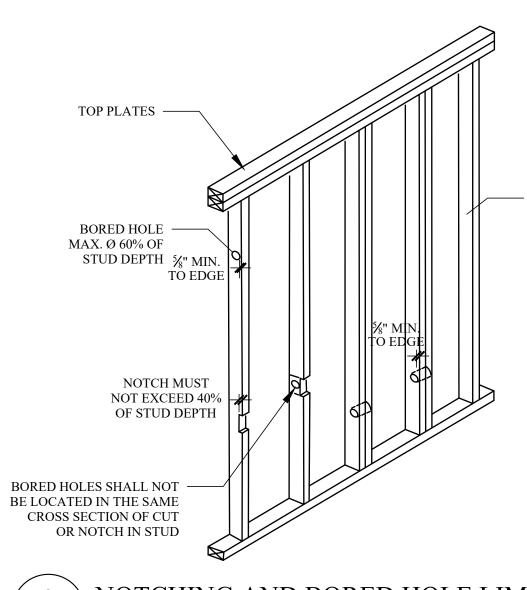
PANELS

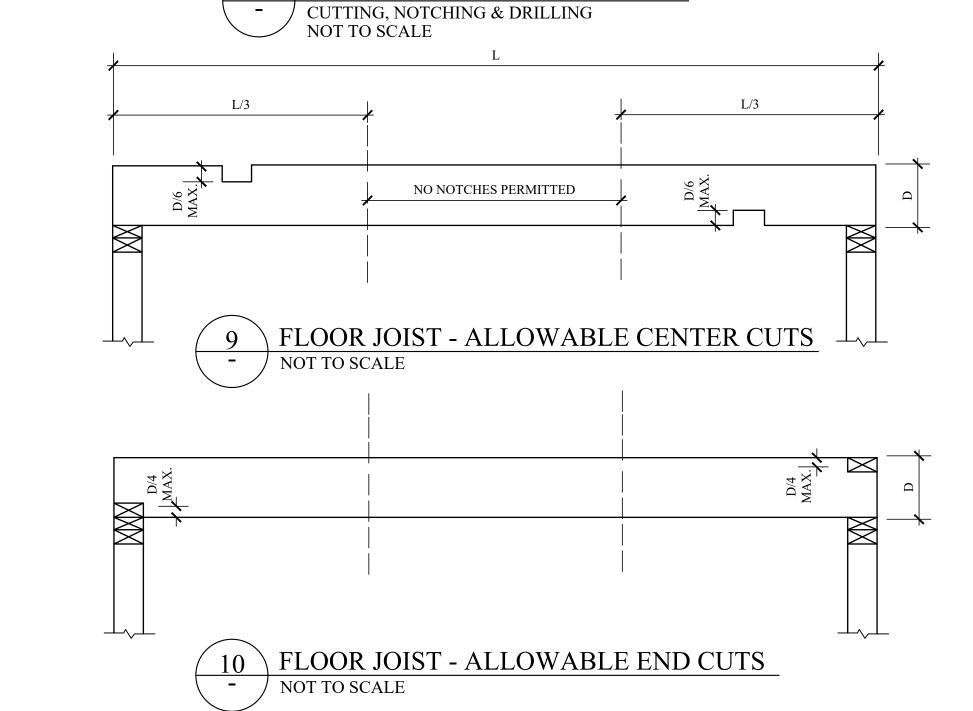
TOENAIL

NAIL

BRIDGING TO JOIST, TOENAIL, EACH END

TOP PLATE FRAMING TO ACCOMODATE PIPING NOT TO SCALE









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DRAWING ISSUE

NO.	DATE	122 OF LOK	RA:
O1	11/08/2021	GARAGE PERMIT	
O2	01/03/2022	GARAGE PERMIT - RESUBMIT	
03	02/01/2022	ISSUE FOR ZONING BOARD OF APPEALS	

DRAWING REVISIONS

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NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS

F HOLE IS BETWEEN 40% & 60%

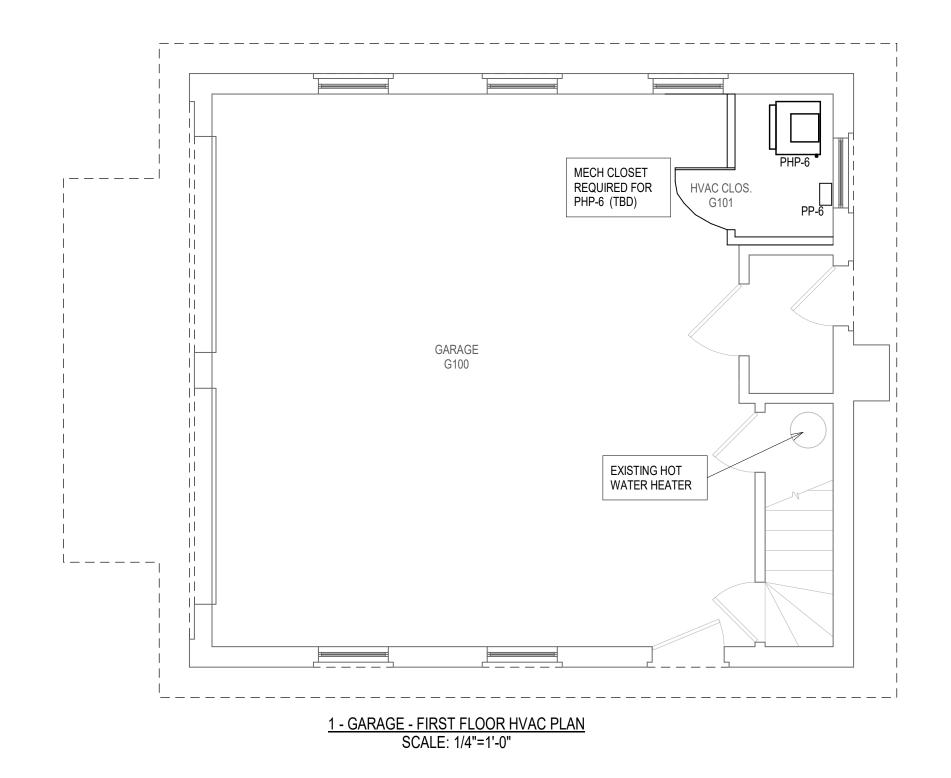
OF STUD DEPTH, THEN STUD

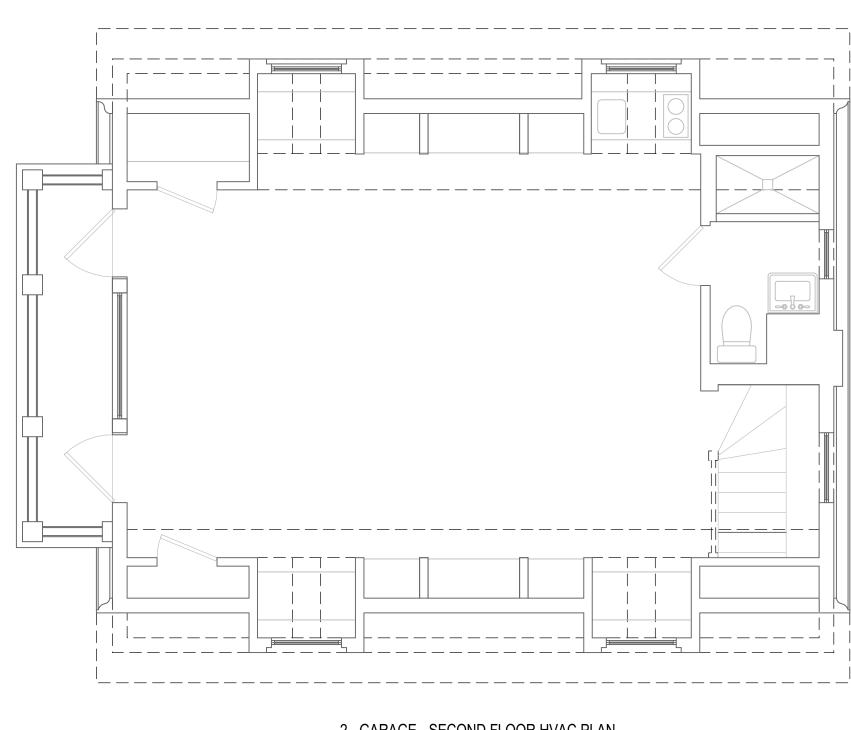
MUST BE DOUBLE & NO MORE

THAN TWO SUCCESSIVE STUDS ARE DOUBLED & SO BORED

NOT TO SCALE

NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS NOT TO SCALE





2 - GARAGE - SECOND FLOOR HVAC PLAN SCALE: 1/4"=1'-0"



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KEY PLAN

No.	Description	Date

309 PONDFIELD BRONXVILLE,NY

GARAGE HVAC PLAN

Project Number 200858BH-RN-CON

Date 05/10/21

Drawn By Author

Approved By Checker

Project Manager BH

Engineer Designer

M-6

Scale 1/4" = 1'-0"

												PACKAGE	E GEOTHI	ERMAL HEAT PUI	MP UNIT SC	HEDULE												
								AIR SID	E PERFORI	MANCE					WA	TERSIDE PE	RFORMANC	Œ				BASIS OF D	ESIGN					
						SUPPI	LY FAN		C00	LING DATA		HEATING DA	ATA	COOLING	DATA	HEATIN	NG DATA	SOURCE	SOURCE				ELE	CTRICAL				T
TAG	NOMINAL TONS	NUMBER OF ZONES	LOCATION	SERVICE	MAX AIRFLOW (CFM)	ESP (IN. I WG)	MOTOR H	SPEED SETTING	TOTAL CAP. (MBH)		MID	SENS EAT DB (DEG F)	LAT DB (DEG F)	MAX ENT. SOURCE WTR. TEMP (DEG F)	EER (BTU/H*W)	MIN. ENT SOURCE WTR. TEM (DEG F)	=	WTR FLOW RATE (GPM)	WTR COIL PRES. DROP (PSI)	MANUFACTURER	MODEL	DIMENSIONS (LxWxH)	V/PH	MCA	МОСР	ELECTRIC HEATER MODEL	WEIGHT	NOT
PHP-1	1	2	CELLAR	FINISHED CELLAR	450	0.50	<u>1</u>	PSC	15.8X	15 80 /	/ 67 2	22.40 70.00	93.10	90.00	16.80	40.00	4.34	4.00	1.5	WATERFURNACE	NSV012*100CT_0AN	22.5" x 22.5" x 34.5	" 208-230/1	36.7	17.9	EAM 5 (5kw)	165	1-5
PHP-2	3	2	CELLAR	GARDEN RM/ LIVING RM	1300	0.50	1/2	ECM VARIABLE	38.60	28.90 80 /	/ 67 3	30.50 70.00	92.60	90.00	15.60	40.00	4.24	9.00	3.30	WATERFURNACE	NDV038*101CT_0AA	31.6" x 25.6" x 50.4	" 208-230/1	75	28.8	EAL 15 (15kw)	368	1-5
PHP-3	4	3	CELLAR	FAMILY/ BREAKFAST/DINING/ ENTRY/ KITCHEN MUDROOM	1600	0.50	1/2	ECM VARIABLE	49.70	33.00 80 /	/ 67 4	12.00 70.00	95.10	90.00	16.00	40.00	4.00	12.00	3.50	WATERFURNACE	NDV049*101CT_0AA	31.6" x 25.6" x 54.4	" 208-230/1	96.7	34.6	EAL 20 (20kw)	418	1-5
PHP-6	TBD	TBD	GARAGE	GARAGE	950	0.50	1/2	ECM VARIABLE	27.80	19.90 80 /	/ 67 2	22.40 70.00	93.10	90.00	16.80	40.00	4.34	8.00	4.50	WATERFURNACE	NDV026*101CT_0AA	26.5" x 22.5" x 48.5	" 208-230/1	TBD	TBD	EAM 5 (5kw)	300	1-5

NOTES: 1. INSTALL UNIT WITH ISOLATION PADS FOR VIBRATION ATTENUATION

INSTALL UNIT WITH EMERGENCY DRAIN PAN
 SYSTEM TO BE CONTROLLED WITH HONEYWELL ZONE PANEL AND LOCAL TSTATS

4. MANUFACTURER 2" FILTER TO BE USED 5. UNIT TO HAVE FIELD INSTALLED ELECTRIC HEATER- MODEL ON SCHEDULE

							GEOTHERMAL SPLIT SYSTEM HE	AT PUMP SCI	HEDULE									
							EQUIPMENT CONF	IGURATION						ELECTRIC	CAL REQUIR	EMENTS		
TAG	SERVICE	EQUIPMENT LOCATION	NOMINAL TONS	RATED COOLING CAPACITY (BTU/H)	RATED HEATING CAPACITY (BTU/H)	MANUFACTURER	MODEL	SOURCE SIDE GPM (FULL LOAD)	PRESSURE DROP THRU COIL (PSI) 30 F	WATER TEMP RISE F	WATER TEMP DROP F	REFRIG. TYPE	LINESET SIZE	MCA (AMPS)	MAX FUSE (AMPS)	V/PH/H	DIMENSIONS (WxDxH)	NOTES
HP-4	AHU-4	CELLAR	3	35000	25700	WATERFURNACE	NDZ-038*100CNN0AA	9.00	3.4	8-12	4-16	R410A	REFER TO SPEC CATALOG	24.8	40	208-230/1/60	25.5" X 31.5" X 21.25"	1
HP-5	AHU-5	CELLAR	2	26200	19500	WATERFURNACE	NDZ-026*100CNN0AA	8.00	4.7	8-12	4-16	R410A	REFER TO SPEC CATALOG	20.3	30	208-230/1/60	22.5" X 26.5" X 19.25"	1

						MAK	E-UP AIR SCHEDULE						
				ΔΤ	FAN	FAN		ELECTRICAL DATA		BASIS O	F DESIGN	WEIGHT	
TAG	LOCATION	AREA SERVED	CAPACITY (KW)	(DEG F)	AIRFLOW (CFM)	POWER (HP)	V/PH	MAX AMPS	MAX FUSE(HACR)	MANUFACTURER	MODEL	(LBS)	NOTES
MUA-1	MECH B11	KITCHEN EX. HOOD	15	40-50	1050	1/4	240:208/1	62.5/54.1	90	ELECTRO IND.	EM-MF15-240-1-14		1,2
				•	•			•				•	
NOTES:	1. READ INSTALLATION SPECI	FICATION BEFORE INSTALLIN	NG .										
	2. AIR FILTER IN INCLUDED W	ITH PACKAGE											

								GEOTHERMAL SPLIT SYSTEM AIR	HANDLER SCHEDULE											
								EQUIPM	ENT CONFIGURATION							ELECTRIC	AL REQUIR	EMENTS		
TAG	SERVICE	ZONES	EQUIPMENT LOCATION	NOMINAL TONS	RATED COOLING CAPACITY (BTU/H)	RATED HEATING CAPACITY (BTU/H)	MANUFACTURER	MODEL	COMPATIBILITY SPLIT HEAT PUMP MODEL	AIR FLOW (CFM)	ESP (IN. WG)	AIR TEMP RISE F	AIR TEMP DROP F	REFRIG. TYPE	LINESET SIZE	MCA (AMPS)	MAX FUSE (AMPS)	V/PH/H	DIMENSIONS (WxDxH)	NOTES
AHU-4	2ND FLOOR	3	ATTIC	3	35000	25700	WATERFURNACE	SAH036*101AR1S1*	NDZ038	1225	.5	8-12	4-16	R410A	1/2"x 3/4"	48.4	50	208-230/1/60	21.6"x 21.2"x 52.0"	1-4
AHU-5	ATTIC	2	ATTIC	2	26200	19500	WATERFURNACE	SAH026*051AR1S1*	NDZ026	925	.5	8-12	4-16	R410A	1/2"x 3/4"	26.6	30	208-230/1/60	17.5"x 21.2"x 47.0"	1-4
																				1-4
NOTES:	1. HANG UNIT WITH NEOPREN	IE ISOLATORS																		

2. INSTALL EMERGENCY DRAIN PAN

3. SYSTEM TO BE CONTROLLED WITH HONEYWELL ZONE PANEL AND LOCAL HONEYWELL TSTATS 4. MANUFACTURER 2" FILTER TO BE USED (REMOVE 1" FILTER TRACK SHIPPED WITH AHU TO ACCOMMODATE)

5. AHU TO HAVE FACTORY INSTALLED ELECTRIC HEATER- (SIZE CALLED OUT IN MODEL NUMBER)

							GEOTHER	MAL WATE	ER TO WATER	R HEAT PUMP	UNIT SCHEDULE								
				HEATING PERFO	RMANCE DATA		SOURCE	LOAD	SOURCE	LOAD				ELECTR	ICAL				
			CAP. (BTU/H)	ENT. SOURCE WTR. TEMP (DEG F)	ENT. LOAD WTR. TEMP (DEG F)	СОР	WTR FLOW RATE (GPM)	WTR FLOW RATE (GPM)	WTR COIL PRES.	WTR PRES. DROP (PSI)	MANUFACTURER	MODEL	SUPPLY CIRCUIT	V/PH	MCA	MAX FUSE (AMPS)	UNIT DIMENSIONS W x D x H (INCHES)	WEIGHT	NOTES
WTW-1	CELLAR	RADIANT ZONES	72,000	50	90	5.1	19	19	7.9	7.9	WATERFURNACE	NSW075*10HCSS0AA	L1/L2	208-230/1	40.8	60	25 x 33 x 24	360	1-4
											,								
NOTES:	1. INSTALL IN ACCORDANCE WITH F	REQUIREMENTS LISTED IN THE	INSTALL/ O'	WNER'S MANUAL															
	2. REFER TO PIPING SCHEMATIC DI	RAWINGS FOR PIPE CONNECTION	ONS																

							UN	IIT HEATER	R SCHEDUL	.E							
TAG	AREA SERVED	OUTPUT CAPACITY (MBH)	FLUID	EWT (F)	LWT (F)	WATER FLOW (GPM)	WPD (FT HD)	EAT (F)	LAT (F)	FAN AIRFLOW		ELECTRIC	AL	BASIS OF	DESIGN	WEIGHT (LBS)	NOTES
		or a rion i (mbil)				(0)	1.5,			(CFM)	kw	V/PH	MAX AMPS	MANUFACTURER	MODEL		
UH-1	GARAGE	25.6 (TBD	N/A (ELECTRIC HEATER)	N/A	N/A	N/A	N/A			530	7.5	208/1	36.5	MODINE	HER 75	52	1,2
UH-2																	

NOTES:

1. UNIT CONTROLLED BY WALL MOUNTED TSTAT IN THE SPACE. LOW VOLTAGE CONTROL KIT REQUIRED.

2. UNIT TO BE SELECTED WITH FINAL DESIGN WHEN DRAWINGS ARE RECEIVED 05/06/2021

3. PROVIDE UNITS WITH FLEXIBLE HOSE CONNECTIONS AND STRAINERS ACCESSORIES

4. UNIT TO BE CONTROLLED BY STAND ALONE CONTROLS

						WINE UNIT SCHEDUL	E							
					EQUIP	PMENT CONFIGURATION - SPLIT / WA	ALL MOUNTED				ELECTRICAL REQUIR	EMENTS	DIMENSIONS	
TAG	SERVICE	EQUIPMENT LOCATION	RATED COOLING CAPACITY (BTU/H)	REFRIGERANT	MANUFACTURER	MODEL	TYPE	CFM CU-HP	WATER TEMP DROP F	LINESET SIZE	AMPS (STARTING/RUNNING)	V/PH/H	IN INCHES (W x D x H)	NOTES
WU-1	WINE ROOM	WINE ROOM	1730	R-134a	WATERFURNACE	WM 2500- CR(FAN COIL)	WALL MTD.	99	4-16	1/4"x 3/8"	2/1	115/1/60	20x 13x 10.5	1,2,4
CU-WU 1	WU-1	(REMOTE) MECH ROOM	1730	N-134a	WATERFURNACE	WM 2500- S(CONDENSER)	AIR COOLED	1/6	4-16	1/4 X 3/0	13.8 / 3.44	115/1/60	11.5x 16x 8.9	3

NOTES: 1. USE FACTORY PROVIDED CONTROLS AND BOTTLE PROBE 2. PROVIDE OPTIONAL REMOTE DISPLAY PANEL

3. CU-WU1 TO BE LOCATED IN MECH SPACE THAT DOES NOT EXCEED 110°F
4. 1/2" ID CLEAR PLASTIC TUBING TO BE USED FOR DRAIN LINE -PROVIDED BY INSTALLER

	EXPANSION TANK SCHEDULE										
TAG	SERVICE	SYSTEM VOLUME	TANK VOLUME	ACCEPTANCE VOLUME (GAL)	MAX WORKING PRESSURE (PSI)	PRECHARGED TANK PRESSURE	UNIT DIMENSIONS HEIGHT x DIA. (IN)	SYSTEM CONNECTION	SHIPPING WEIGHT (LB)	BASIS OF	DESIGN
		(GAL)	(GAL)	,		REQUIRED	()	(NPTF)		MANUFACTURER	MODEL
ET-1	GEO LOOP	520	14	11.3	100	50 PSI	24" x 15"	1"	25	AMTROL	SX-30V
ET-2	RADIANT		4.4	2.5	100	12 PSI	15" x 11"	1/2"	9	AMTROL	EX-30V
		'	•		•						
NOTES:											

				AIR SEPAR	RATOR			
TAG	SERVICE	DESIGN	INLET SIZE	OUTLET SIZE		BASIS OF	DESIGN	NOTES
IAG	SERVICE	GPM GPM		(IN)	WEIGHT (LB)	MANUFACTURER	MODEL	INOTES
AS-1	GEO LOOP	69	3	3	14	TACO	436	
NOTES:								
Ī								

			FAN SCH	EDULE							
TAG	MAKE	MODEL	SERVICE	CFM	STATIC PRESSURE (IN WG)	AMPS	MOTOR WATTS	MOTOR RPM	VOLTAGE	DUCT DIA. (IN)	NOTES
EF-1	FANTECH	FR-110	BATH B08	50	1.5	0.72	80	2899	115	4	1,3
EF-2	FANTECH	FR-110	P.R. 107A	35	1.6	0.72	80	2899	115	4	1,3
EF-3	FANTECH	FR-110	MASTER BATH 203	126	.34	0.72	64	2211	115	4	1,3
EF-4	FANTECH	FR-110	BATH A 210	50	1.6	0.72	80	2899	115	4	1,3
EF-5	FANTECH	FR-110	BATH B 207	50	1.6	0.72	80	2899	115	4	1,3
EF-6	FANTECH	FR-110	BATH C 302	50	1.6	0.72	80	2899	115	4	1,3
EF-7	FANTECH	FR-110	BATH D 304	50	1.6	0.72	80	2899	115	4	1,3
EF-8	FANTECH	FR-110	GARAGE BATH(VIF)	50	1.6	0.72	80	2899	115	4	1,3
KEF-1	FANTECH	FKD10XL	KITCHEN EXHAUST HOOD	1050	.5	4.84	485	2889	115	10	1,2,3
DBF-1	FANTECH	DBF4XLT	DRYER/ LAUNDRY B09	173	.2	0.73	72	2559	120	4	4,5
DBF-2	FANTECH	DBF4XLT	DRYER/ LAUNDRY 206A	173	.2	0.73	72	2559	120	4	4,5
OTES:	1. INSTALL BACKDE	RAFT DAMPER FOR EACH EF AN	ID KEF		'						

5. INDICATOR LIGHT AND 50 FEET OF WIRE INCLUDED WITH FAN, TO BE INSTALLED BY OTHERS FROM FAN TO LAUNDRY ROOM DEHUMIDIFIER SCHEDULE ELECTRICAL DATA BASIS OF DESIGN DIMENSIONS HxWxD CAPACITY AREA SERVED TYPE RATED CURRENT

35.5" x 12.5" x 17"

MANUFACTURER

APRILAIRE

DUCTED

4. BOOSTER FAN TO BE INSTALLED >15' EQUIVALENT FEET FROM DRYER (OTHERWISE A SECONDARY IN-LINE LINT TRAP MUST BE INSTALLED)

NOTES: 1. DEHUMIDIFIER TIED INTO PHP-1 2. EXTEND CONDENSATE DRAIN TO SUMP PIT OR NEAREST TRENCH DRAIN.

CELLAR

(PINTS/DAY)

V/PH

3. INSTALL WITH SPEED CONTROLLER

				HU	MIDIFIER SCHEDULE				
		CAPACITY	ELECTRICAL DATA		DIMENSIONS HxWxD	BASIS OF D			
TAG AREA SERVED	(LBS/HR)	V/PH	RATED CURRENT (AMPS)	(IN)	MANUFACTURER	MODEL	TYPE	NOTES	
H-2	PHP-2	8.7	220 / 1	15.9	22" x 12" x 7"	NORTEC	RH2	STEAM	2-4
H-3	PHP-3	8.7	220 / 1	15.9	22" x 12" x 7"	NORTEC	RH2	STEAM	2-4
H-4	AHU-4	8.7	220 / 1	15.9	22" x 12" x 7"	NORTEC	RH2	STEAM	2-4
H-6	PHP-6	6.3	120 / 1	0.80	18" x 15" x 10"	APRILAIRE	700	EVAPORATIVE	1-3

				PUMP	DATA	MOTOR DATA				BASIS OF	DESIGN	
TAG	LOCATION	SERVES	TYPE	FLOW RATE (GPM)	HEAD (FT WG)	HP	AMPS	V/PH	SPEED	MANUFACTURER	MODEL	NOTES
P-1	CELLAR	BUFFER TANK	INLINE	19	23	1/2	3.5	115/1	MED	GRUNDFOS	UP 26-150	
P-2	CELLAR	RADIANT	INLINE	TBD	TBD			115/1	TBD	GRUNDFOS		
PP-1	CELLAR	PHP-1	INLINE	4	41	1	1.8	230/1	MED	FLOW-CENTER	GFM 99-23	
PP-2	CELLAR	PHP-2	INLINE	9	43.22	1	1.8	230/1	HIGH	FLOW-CENTER	GFM 99-23	
PP-3	CELLAR	PHP-3	INLINE	12	45.4	1	1.8	230/1	HIGH	FLOW-CENTER	GFM 99-23	
PP-4	CELLAR	PHP-4	INLINE	9	43.22	1	1.8	230/1	HIGH	FLOW-CENTER	GFM 99-23	
PP-5	CELLAR	PHP-5	INLINE	8	47.21	1	1.8	230/1	HIGH	FLOW-CENTER	GFM 99-23	
PP-6	GARAGE	PHP-6	INLINE	8	48.41	1	1.8	230/1	HIGH	FLOW-CENTER	GFM 99-23	
PP-7	CELLAR	WWHP-1	INLINE	19	55.8	1	3.4	230/1	HIGH	FLOW-CENTER	GFM 150-2	

TAG	SERVICE	DESIGNED FLOW RATE (GPM)	VALVE CONNECTION SIZE (IN)	CONNECTION TYPE SW/NPT	MANUFACTURER	MODEL	FLOW RANGE (GPM)	NOTES
BV-1	GEO WELL FIELD-1	34.5	2	NPT	RWV	9517AB	24-55	
BV-2	GEO WELL FIELD-2	34.5	2	NPT	RWV	9517AB	24-55	
BV-3	WTW-1 SOURCE SIDE	19	1.5	NPT	RWV	9517AB	13-29	
BV-4	WTW-1 LOAD SIDE	19	1.5	NPT	RWV	9517AB		

	STORAGE TANK SCHEDULE								
TAG	CAPACITY	MAX		ENSIONS	- MAKE	MODEL	WEIGHT	NOTES	
TAG	CAFACILL	RESSURE(P\$	il) height	DIAMETER				NOTES	
BT-1	50 GAL.	100	54"	20.5"	LOCHINVAR	RBT-50	120 LBS.		
TEG.									



WWW.GOENCON.COM

KEY PLAN

No.	Description	Date
	PROGRSS FOR PERMIT	08/022021
	GARAGE PERMIT	11/08/2021

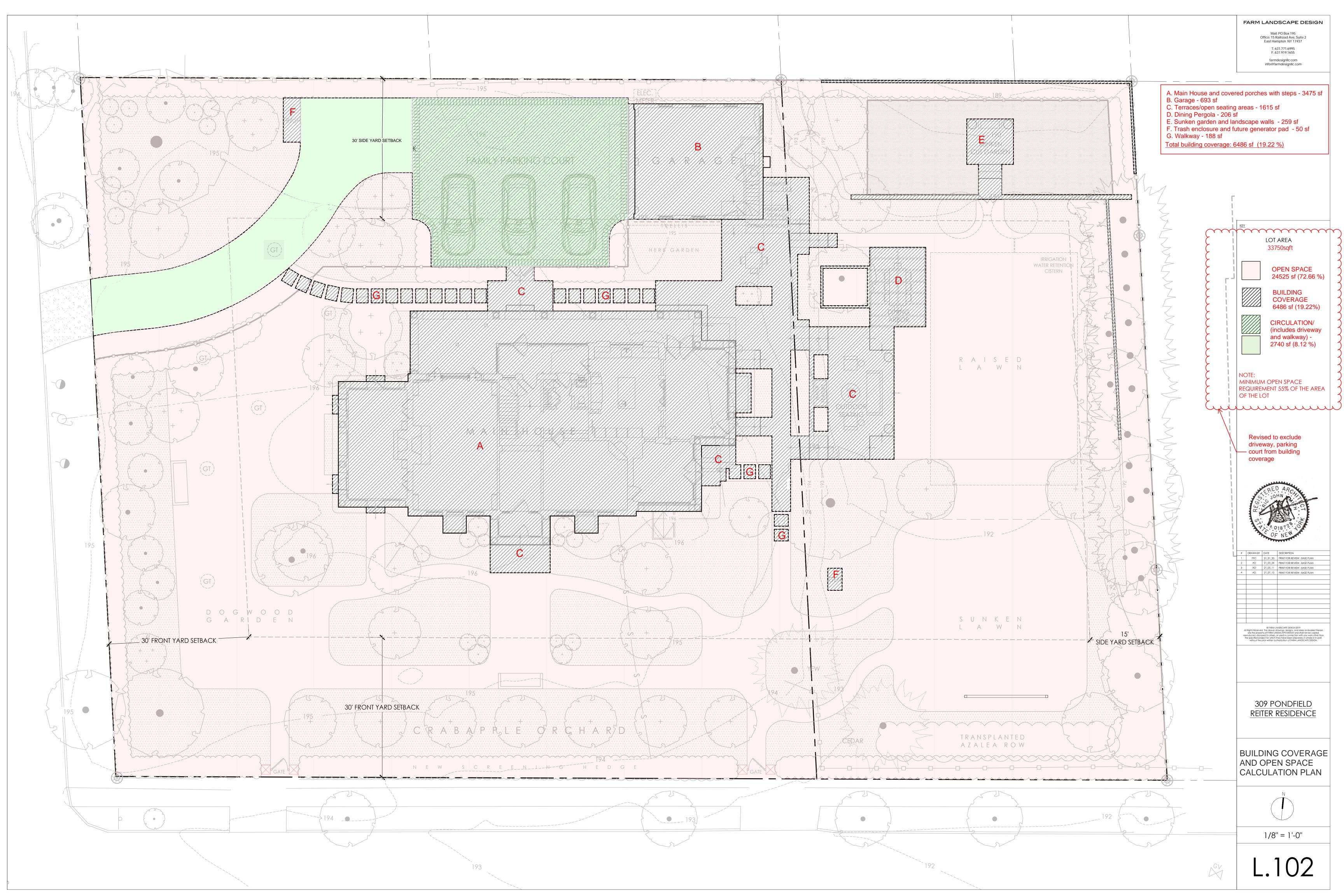
309 PONDFIELD BRONXVILLE,NY

EQUIPMENT SCHEDULES

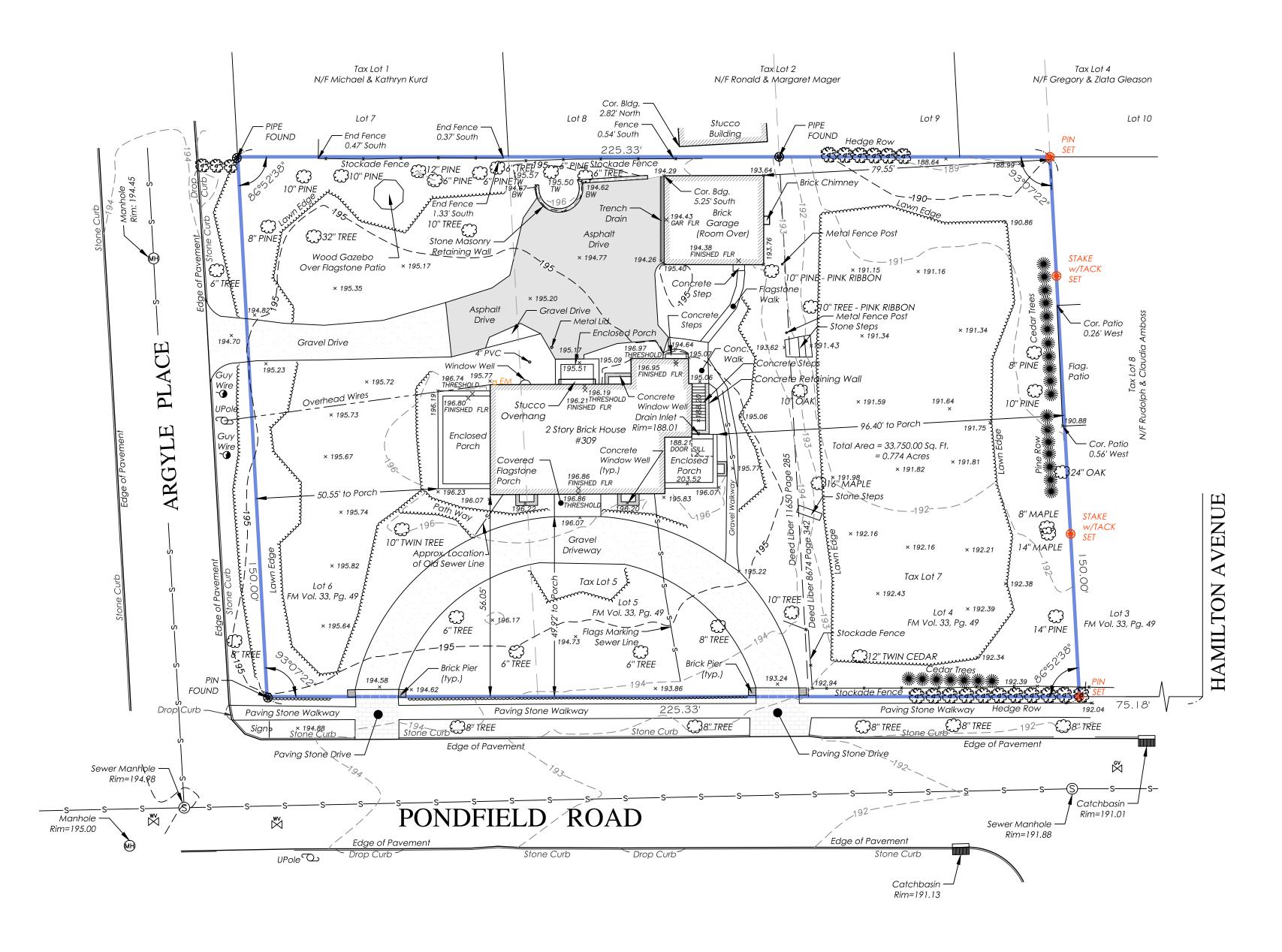
Project Number	200858BH-RN-CON
Date	05/06/21
Drawn By	KJMc
Approved By	ВН
Project Manager	ВН
Engineer	Designer

Scale

1/4" = 1'-0"







Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified.

Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating.

Additional underground utilities are not shown or certified.

Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being Lots 4, 5 and 6 as shown on a certain map entitled, "Map of Property Belonging to the Chester Hill Realty Company Formerly Dewitt Property"

Said map filed in the Westchester County Clerk's Office, Division of Land Records on January 5, 1911, in volume 33 of maps, page 39.

Surveyed in accordance with Deed Liber 8674, Page 342 (Tax Lot 7).

Surveyed in accordance with Deed Liber 11650, Page 285 (Tax Lot 5).

Premises shown hereon designated on the Village of Bronxville Tax Maps as: Section 8, Block 4, Lots 5 and 7.

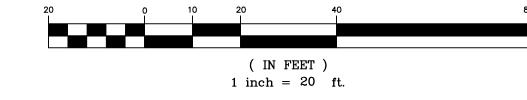
Property Address: 309 Pondfield Road Bronxville, NY 10708

TOPOGRAPHIC SURVEY OF PROPERTY PREPARED FOR BLAKESLEE JOHNSON REITER & WILLIAM DAVIO REITER

SITUATE IN THE
VILLAGE OF BRONXVILLE
TOWN OF EASTCHESTER
WESTCHESTER COUNTY, NEW YORK

SCALE: 1'' = 20'

GRAPHIC SCALE



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IS A VIOLATION OF APPLICABLE LAWS.







AFFIDAVIT OF MAILING LEGAL NOTICE

I hereby swear that the following notice was given by certified mail or registered mail to the property owners listed below, at least ten (10) days prior to the hearing date:

Notice is hereby given that the Zoning Board of appeals of the Village of Bronxville will hold a public hearing at the Bronxville Village Hall, 200 Pondfield Road, Bronxville, N.Y., on Tuesday evening, March 22, 2022 at 6:30 P.M. to give consideration to the following appeals/variances:

The request of the Reiter Residence, property located at 309 Pondfield Rd, Bronxville, New York, from a notice by the Building Inspector, for the following Section: Section 310-25 increase in nonconformity of side yard setback - corner lot. Extension of 2nd floor of Garage (Balcony) is an increase in non-conformity of the side yard setback (4'-2"). The side yard setback of 4'-2" for the garage is a pre-existing non-conformity.

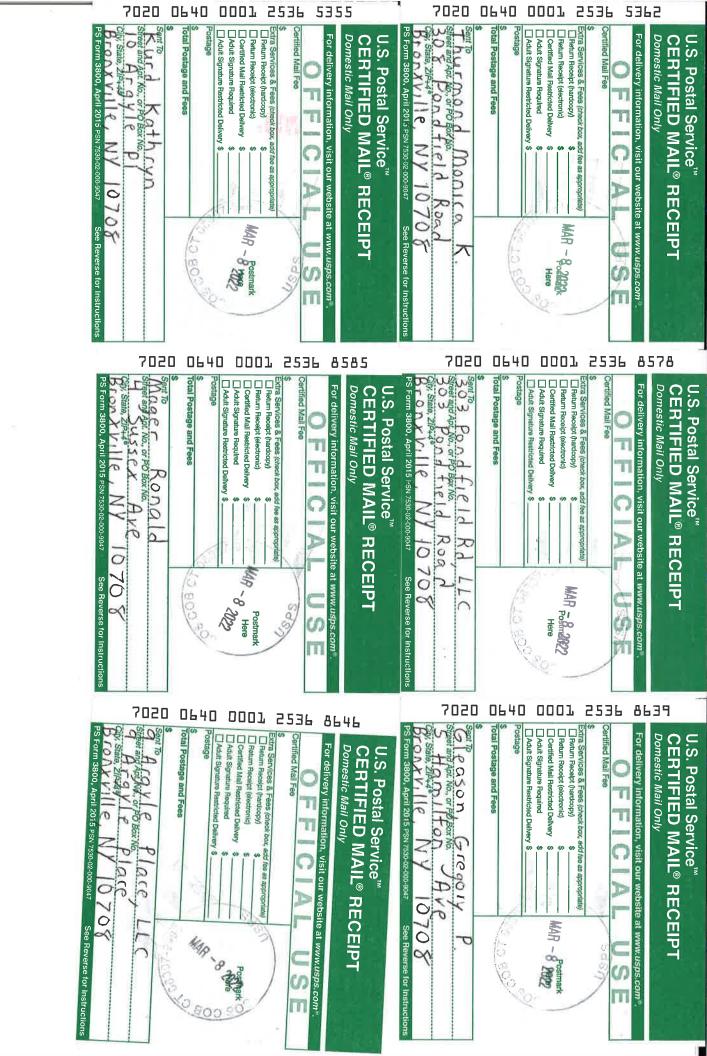
All Zoning Applications can be found on our website www.villageofbronxville.com/zoning-boardof-appeals one week prior to the meeting.

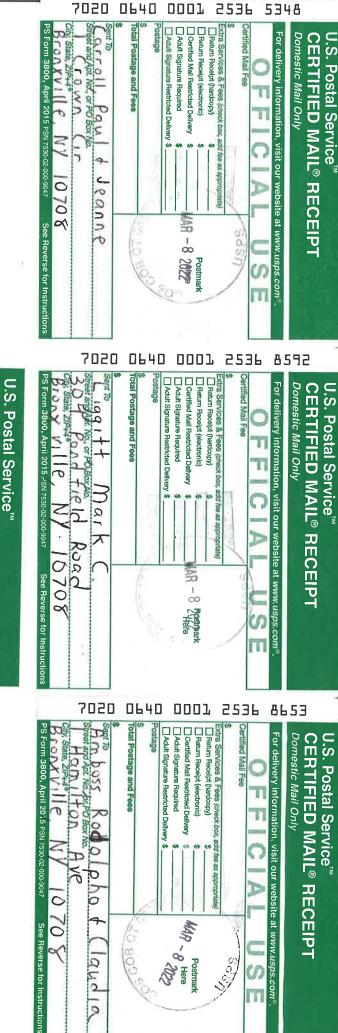
(Applicant Signature)

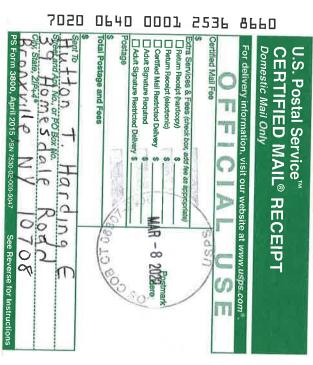
SIMON BENNETT OF NORDIC CUSTOM BUILDINS, (Applicant Print Name)

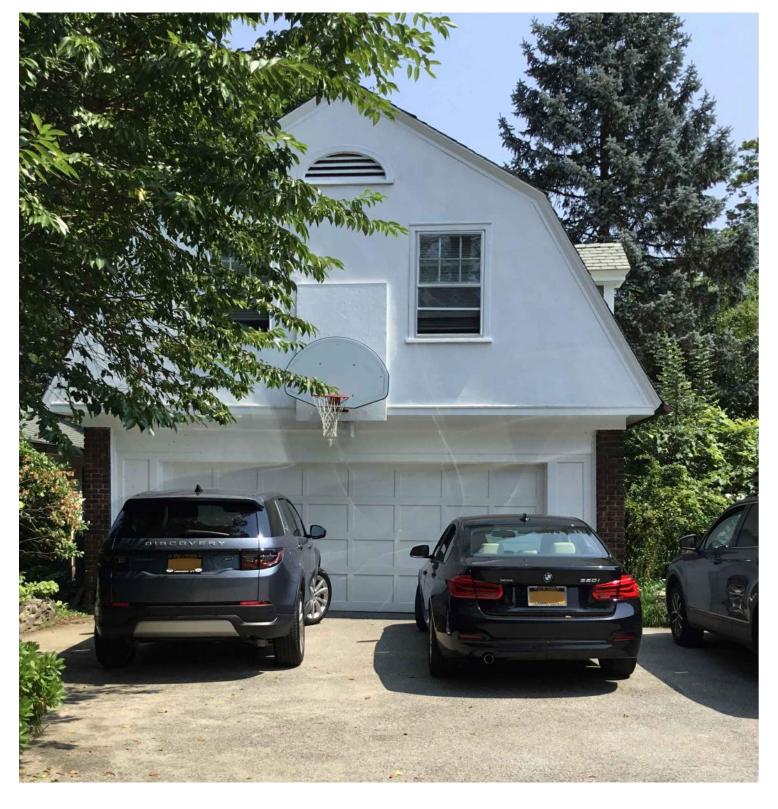
Sworn before me this 24 day of Fchioern

646,117





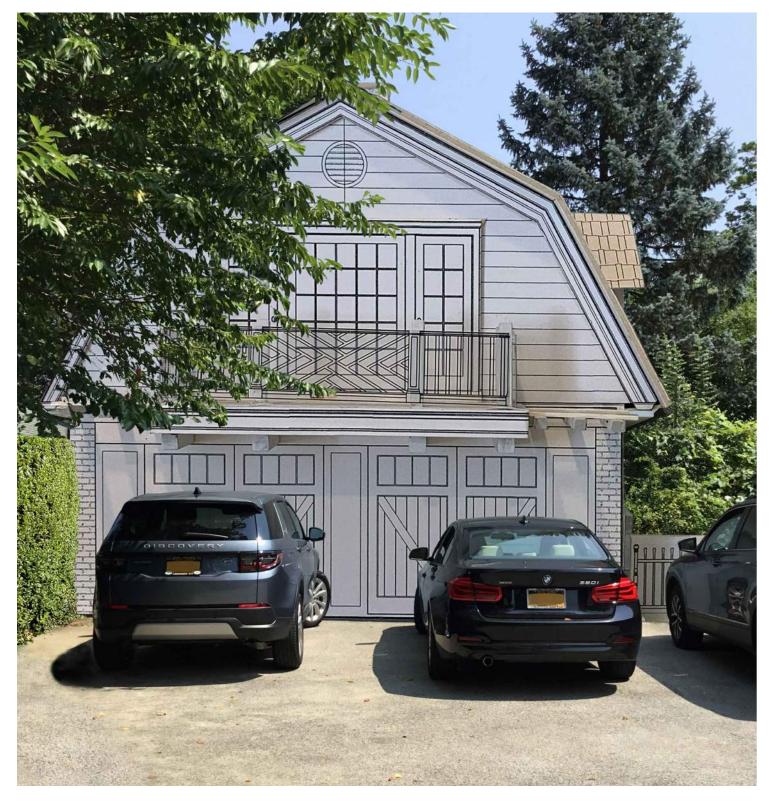




EXISTING GARAGE WEST ELEVATION

ERIC J. SMITH ARCHITECT
Profusional Corporation

5 Union square west third floor new york ny 10003 telephone 212 334 3993 www.ericjemitharchitect.com for 212 334 3339



PROPOSED CARRIAGE HOUSE WEST ELEVATION

ERIC J. SMITH ARCHITECT
Professional Corporation

5 Union square west there place new york ny 10003 telephone 212 334 3993 www.bricjemitharchitect.com for 212 334 3339



Reiter Residence - 309 Pondfield Road

<u>Village of Bronxville - Zoning Board of Appeals - Garage Photos</u>



Front Elevation - Existing Non-Conforming Garage Rear Elevation - Existing Non-Conforming Garage



Side Elevation - Existing Non-Conforming Garage

Village of Bronxville Department of Buildings 200 Pondfield Road Bronxville, NY 10708

Re: 309 Pondfield Road Garage Balcony Variance

Dear Bronxville Village Zoning Board,

I am writing in support of our application for a permit to add a balcony above the garage doors of the carriage house that currently sits on our property at 309 Pondfield Road. This is a relatively small change to the existing structure but is one that we feel would be beneficial for both the enjoyment of our property and the aesthetic value of the existing structure. Currently that side of the garage contains two small windows above the garage doors, with the rest of it made up of a large flat expanse of stucco wall. We plan to add windowed doors to that side of the garage, with a small balcony accessible through the new doors. I plan on using the room above the garage as a home office and it would be great to have a balcony to step outside when the weather is nice or to speak with my family when they are out in the yard. I also believe the balcony will add to the attractiveness of the structure, both for my family and our neighbors to the north that can currently see it from their own home.

Thank you very much for your consideration, I look forward to hearing from you.

Sincerely,

Will Reiter