

PROPERTY DATA			
BLOCK	6124	FIRE DISTRICT	NO
TAX LOT	215	SPECIAL DISTRICT	YES-SRD
HOUSE #	145	LOWER DENSITY	NO
MAP	336	GROWTH MANAGEMENT AREA	YES
ZONE	R3X	FRESHWATER WETLANDS	NO
USE GROUP	1	LANDMARK	NO
OCCUPANCY GROUP	R-3	FLOOD ZONE	NO
CONSTRUCTION CLASS	5B	**APPLICATION FILED UNDER 35-0*	
BLDG HEIGHT	35'-0"	2014 BUILDING CODE**	

JOB DESCRIPTION
APPLICATION IS FILED FOR NEW 2-STORY ONE FAMILY DETACHED RESIDENCE AS WELL AS TO OBTAIN NEW CERTIFICATE OF OCCUPANCY FOR RESIDENCE. ALL WORK AS PER PLANS SUBMITTED HERewith.

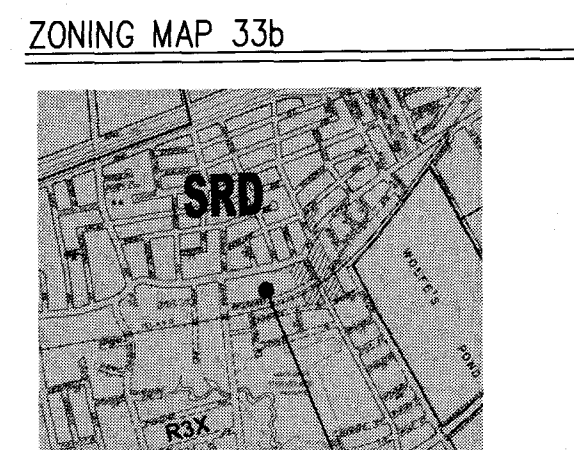
ASSOCIATED JOB FILINGS	
APPLICATION#	JOB DESCRIPTION
520261543	SUBDIVISION
	B.P.P.
	STORM/SEWER HOUSE CONNECTION
	SPRINKLER
	PAVING
	TEMPORARY CONSTRUCTION FENCE
	CURB

SPECIAL INSPECTIONS	
CONCRETE - CAST-IN-PLACE	BC 11044
MASONRY	BC 11045
SUBGRADE INSPECTION	BC 11041
SUBSURFACE CONDITIONS -	BC 11041
FILL PLACEMENT 4 IN-PLACE DENSITY	BC 11041
SUBSURFACE INVESTIGATIONS (BORINGS/TEST PITS)	BC 11041
EXCAVATIONS-SHEETING, SHORING AND BRACING	BC 11042
SPRINKLER SYSTEMS	BC 11043
SOIL PERCOLATION TEST -	BC 11042
PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES	
PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES INSTALLATION	BC 11042
HEATING SYSTEMS	BC 11042
FIRE-RESISTANT PENETRATION AND JOINTS	BC 11042

PROGRESS INSPECTIONS	
FOOTING AND FOUNDATION	BC 11031
LOWEST FLOOR ELEVATION	BC 11032
STRUCTURAL WOOD FRAME	BC 11033
ENERGY CODE COMPLIANCE INSPECTIONS	BC 11035
FIRE RESISTANCE RATED CONSTRUCTION	BC 11034

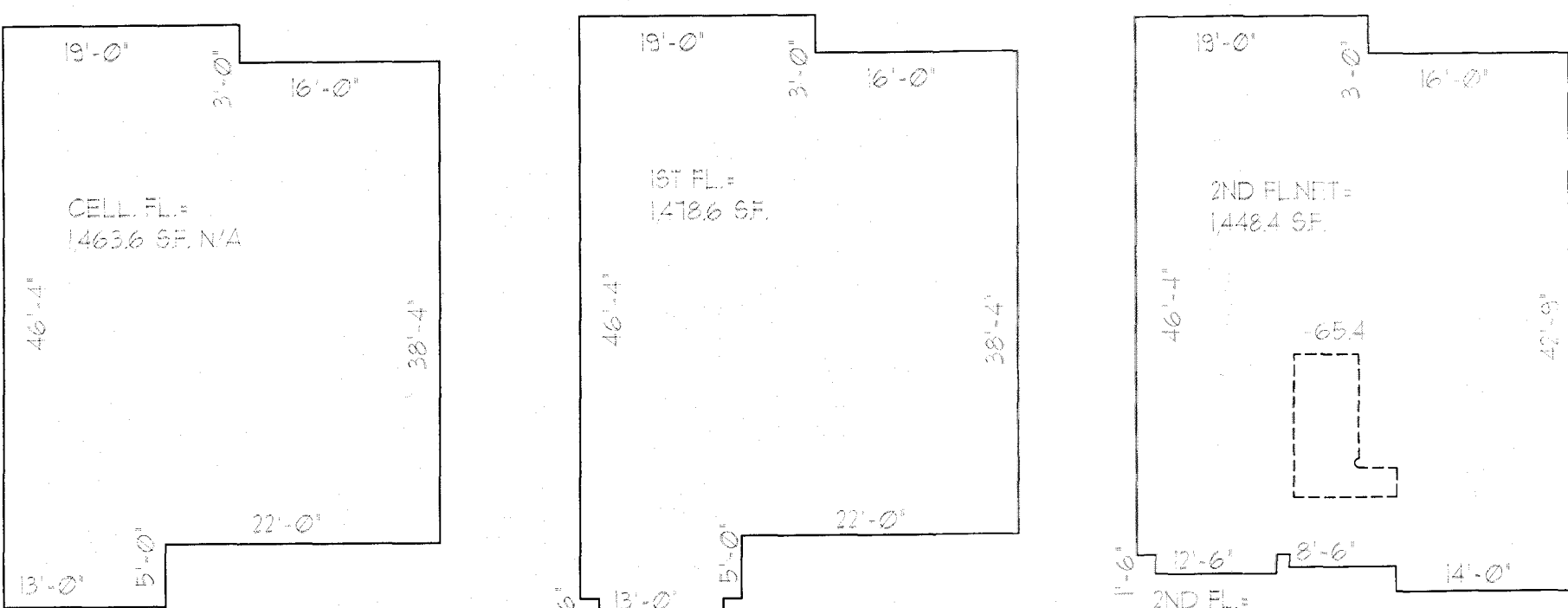
ENERGY CODE PROGRESS INSPECTIONS	
INSULATION PLACEMENT AND R VALUES	(1A2)
PENETRATION U-FACTOR AND PROTECTIVE RATING	(1A3)
PENETRATION AIR LEAKAGE	(1A4)
PENETRATION AREAS	(1A5)
AIR SEALING AND INSULATION - VISUAL	(1A6)
AIR SEALING AND INSULATION TESTING	(1A7)
FIREPLACE	(1B1)
SHUTOFF DAMPERS	(1B2)
HVAC AND SERVICE WATER HEATING EQUIPMENT	(1B3)
HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS	(1B4)
HVAC INSULATION AND SEALING	(1B5)
INTERIOR LIGHTING POWER	(1C2)
MAINTENANCE INFORMATION	(1D1)
PERMANENT CERTIFICATE	(1D2)

ALL INSPECTIONS TO BE BY THIRD PARTY ENGINEER



LOCATION OF PROPERTY

FLOOR AREA DIAGRAM



ZONING CALCULATIONS			
ZONING CALCULATIONS			
LOT AREA & LOT WIDTH CALCULATIONS - ZR 101-42:			
ZONING LOT AREA: REQ'D: 3,000 SF, ACTUAL: 5,000 SF, THEREFORE OK			
LOT WIDTH: REQ'D: 40' (1:1 STY), ACTUAL: 50.0' THEREFORE OK			
ZR23-142: MAXIMUM LOT COVERAGE GOVERNED BY YARD REQUIREMENTS			
ZR23-142(b) MAX. F.A.R. 0.6			
YARD REGULATIONS:			
BASIC YARD	ZR	REQUIRED	PROPOSED
FRONT YARD	101-461 & 23-45(b)	AS ADJ. MAX 20'-0"	17'-9"
SIDE YARD	101-462	(2) 15'-0" TOTAL	15'-0" TOTAL
REAR YARD	23-41	5'-0" MIN	5'-0" MIN
		30'-0"	32'-2"

PERMITTED FLOOR AREA - ZR 23-142(b):		
MAXIMUM PERMITTED FLOOR AREA RATIO = 60%		
LOT = 5,000 SF x 60 = 3,000 (FAR 6)		
PROPOSED: 2,921.0 SF. (FAR=0.585, 0.6) THEREFORE OK		
FLOOR AREA CALCULATIONS		
FLOOR LEVEL	PROPOSED	F.A.R.
CELLAR N/A	1463.6 SF.	0
FIRST FLOOR AREA	1478.6 SF.	2.955
SECOND FLOOR AREA	1448.4 SF.	2.895
TOTAL FLOOR AREA (ZONING)	2922.0 SF.	5.85
TOTAL FLOOR AREA (CODE)	4392.6 SF	

MAXIMUM FLOOR AREA PERMITTED = 3,000.0 SF.
TOTAL PROPOSED FLOOR AREA = 2,921.0 SF. THEREFORE, OK
(TOTAL F.A.R. = 5.85) MAX F.A.R. = 6.0, THEREFORE, OK

BUILDING HEIGHT & SETBACKS:		
	ZR	MAXIMUM PROPOSED
MAXIMUM PERIMETER WALL	23-63(b)	26'-0" 22'-11"
MAX. BUILDING HEIGHT	23-63(b)	35'-0" 35'-0"

REQUIRED OFF-STREET PARKING: -29-22(b)		
	# OF DWELLINGS	REQUIRED PARKING PROPOSED PROVIDED
PROPOSED RESIDENCE	1	2 2 OPEN

FDNY CALCULATION
EXISTING STREET WIDTH = 28'-8" (SEE SURVEY)
28'-8" IS LESS THAN 34'.
THEREFORE, SPRINKLER SYSTEM WILL BE REQUIRED UNDER THIS APPLICATION AS PER 2014 FDNY CODE 503.2.3 ROADWAY WIDTH AND VERTICAL CLEARANCE

DRIVEWAY SLOPE CALCULATIONS
ZR23-625
SLOPE MUST EQUAL TO 1% OR LESS. RISE/RUN X 100 ≤ 1%
(39.0 - 38.65)/(20.15) x 100 = 1.6% 1% THEREFORE OK

ON SITE TREE CALCULATIONS ZR 101-322 (a)				
SITE TREE CALC. HSE # 180				
TREE #	SPECIES	CALIPER (INCHES)	CALIPER (INCHES) CR.	
		EXISTING TO REMAIN	EXISTING TO REMOVE	PROJECT CREDITS
1	OAK	48"	11	
2	OAK	48"	11	
TOTAL		0	22	0

NUMBER OF EXISTING TREES TO REMAIN/ TREE CREDITS: 0
NUMBER OF REQUIRED TREES:
LOT AREA: 5,000 SF. = 5 TREES REQUIRED.
EXISTING 0 CREDITS, > THAN 5 REQ'D, THEREFORE 5 NEW TREES REQUIRED.

FRONT YARD PLANTING CALC:	
LOT # 215	ZR 23-451
17.75'	TOTAL STREET FRONTAGE = 50.0'
32.18 SF	MINIMUM REQUIRED PLANTING AREA = 30%
182.5 SF	FRONT YARD = 50' X 17.75' = 887.5 SF.
182.5 SF	TOTAL FRONT YARD PLANTED AREA REQUIRED = (3) (887.5) = 2662.5 SF.
20.19 SF	PROP. FRONT YARD PLANTED AREA = 542.8 SF. > 2662.5 SF. THEREFORE OK
44.5 SF	
50'	
F.Y. AREA = 887.5 SF.	
WATERBURY AVE.	

BASE PLANE CALC'S
ZONING: AVG. NATURAL GRADES:
<37.80> + <39.00> / 2 = 38.40
BP = <38.40> = AVG. NAT. GRADE FOR ZONING
BUILDING CODE: (GRADE PLANE) AVG. OF CURBS:
(NO LG ESTABLISHED)
(37.5+38.65)/2 = 38.07
GRADE PLANE = 38.07 = GP FOR CODE
AVERAGE CURBS (FOR STORY) = 38.07

SURVEY NOTES
PLOT PLAN "BACKGROUND" UTILIZES LAND SURVEY PROVIDED BY LAND SURVEYOR
REFER TO LAND SURVEY ATTACHED TO THIS APPLICATION FOR ALL CONDITIONS EXISTING AT TIME OF SURVEY ISSUANCE.
PLOT PLAN MAY DEPICT PROPOSED CONDITIONS/ MODIFICATIONS REQUIRED UNDER THIS APPLICATION.
USE OF LAND SURVEY IS PROVIDED AS A COURTESY BY LAND SURVEYOR WITH PERMISSION GRANTED BY SAID PROFESSIONAL.

SITE PLAN NOTES
PROPOSED CONSTRUCTION WILL NOT HAVE ANY EFFECT ON EXISTING STRUCTURES OR SURFACE FACILITIES LOCATED ON ADJACENT LOTS. OWNER/BUILDER OF THE REFERENCED PROPERTY STATE THAT WORK DONE UNDER THIS APPLICATION WILL HAVE NO ADVERSE EFFECT ON ANY SURROUNDING PROPERTIES CONCERNING STORM WATER DRAINAGE. MOREOVER, HE WILL BE RESPONSIBLE TO MAKE CERTAIN THAT WHILE THE WORK IS BEING DONE, THE SURROUNDING PROPERTIES WILL BE PROTECTED FROM STORM WATER DRAINAGE. FINAL SURVEY TO SHOW GRADES AT ALL POINTS WHERE PROPOSED GRADES ARE SHOWN ON PLAN.
CONSTRUCTION INSPECTOR TO BE NOTIFIED TO VERIFY COMPLETION OF PLATWORK BEFORE FINAL SURVEY IS TAKEN.
WATER METERS SHALL BE INSTALLED IN ACCORDANCE WITH ANY NYC AGENCY HAVING JURISDICTION, LOCAL LAW 53/85.

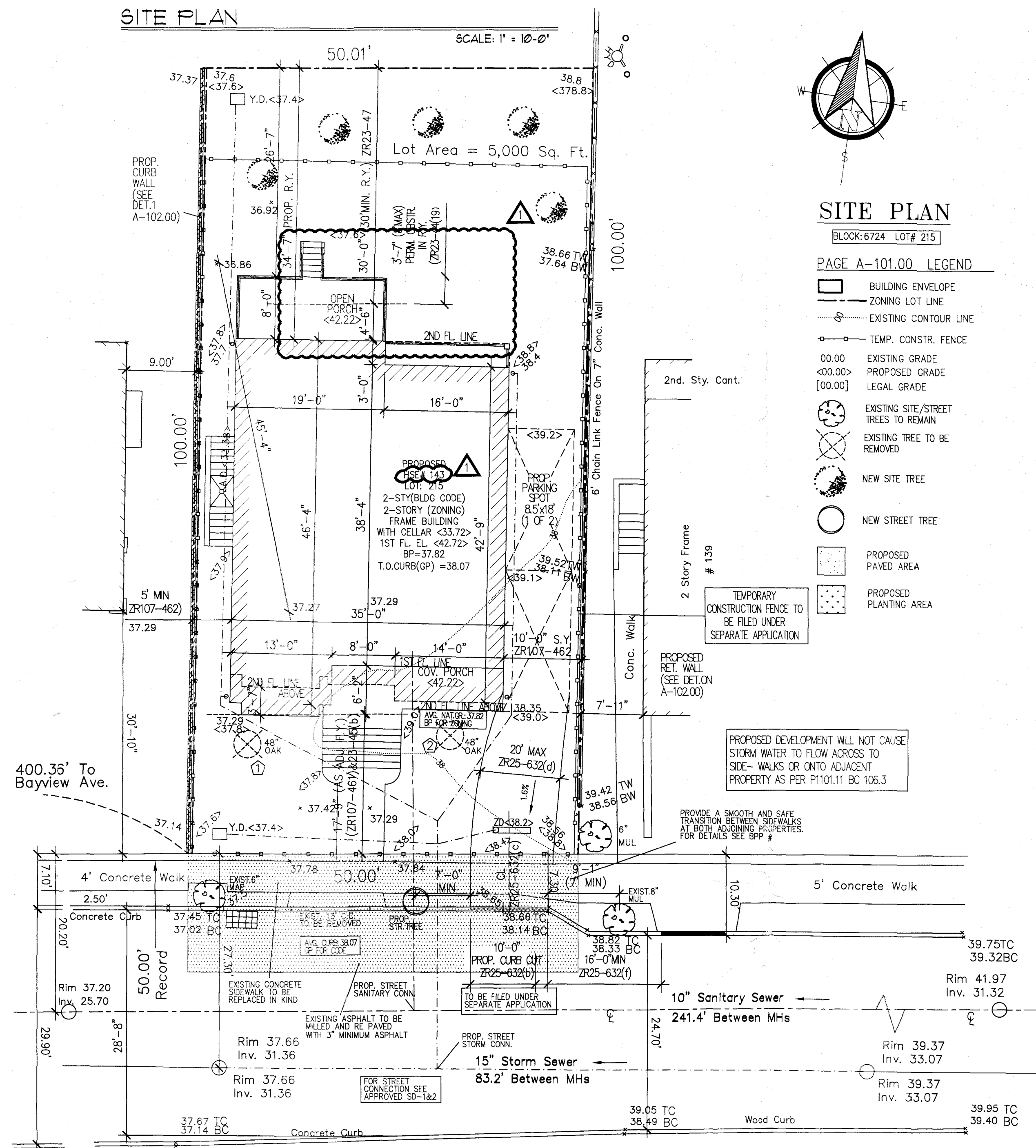
TR-2 & TR-3 NOTE
(PER BUILDING BULLETIN 2009-026)

THE WORK DOESN'T MEETS THE EXEMPTION CRITERIA OF BUILDINGS BULLETIN 2009-26, ITEM IV, AND I HEREBY ELECT TO WAIVE THE REQUIREMENT OF CONC. TESTING AND OF THE TR2 FORM AND/OR TR3 FORM.
*THE TOTAL STRUCTURAL CONC. SPECIFIED FOR THE PROJECT IS MORE THAN 80 CUB. YARDS (38 M3).
*THE STRUCTURAL DESIGN OF THE CONCRETE IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, F'C, NO GREATER THAN 2500 POUNDS PER SQUARE INCH (PSI) (17.2 MPa) REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR USED IN THE CONSTRUCTION, AND
*THE CONCRETE TO BE PLACED IS SPECIFIED TO HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI (27.6 MPa).

CONCRETE CALCULATIONS:
FOOTING (12"): 2' x 162.7' x 1' = 12.0 C.Y.
FOUNDATION: 1' x 159.7' x 8' = 47.1 C.Y.
FOOTING (8"): 1.3' x 40.0' x 1' = 1.9 C.Y.
FOUNDATION: 0.7' x 40.0' x 8' = 8.3 C.Y.
TOTAL = 69.3 C.Y.
TOTAL STRUCTURAL CONCRETE: 69.3 C.Y. > 50 C.Y.
THEREFORE DOESN'T MEET THE EXEMPTION CRITERIA OF BB 2009-026.
TR-28/OR TR-3 FORM WILL BE REQUIRED UNDER THIS APPLICATION

STREET TREE CALC'S
TOTAL GROSS STREET FRONTAGE: 50.0 LF. ZR 23-03 & ZR 26-41
50' / 25' = 2 STREET TREE REQUIRED
NUMBER OF EXISTING STREET TREES TO REMAIN: 1
NUMBER OF NEW STREET TREES TO BE ON-SITE: 0
NUMBER OF NEW TREES TO BE PLANTED OFF-SITE: 2
NUMBER OF NEW TREES TO BE PAID IN TREE RND: 2
TOTAL = 2 TREE
(2) TREE REQUIRED, (2) TREE PROVIDED (ON SITE)

ENERGY CODE NOTE:
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2016 NYC EOC



WATERBURY AVENUE
(Elmer Avenue) (Wood Avenue)

Corporation Counsel Opinion 10/09/2000 50.0' as In Use

NOT FINAL MAPPED - NOT ADOPTED - NOT A TITLE VESTED STREET

AMENDED PLAN
Accepted Per OPPN #104
Professional Certification
STATEN ISLAND
FEB 04 2020

DRAWING INDEX

A-101.00 ZONING & CODE DATA, SITE PLANDIAGRAMS
A-101.00 GENERAL NOTES AND DETAILS
A-102.00 PROPOSED FOUNDATION & CELLAR FLOOR PLANS,
1ST FLOOR PLANS, DETAILS, NOTES
A-104.00 PROP. 2ND FL. PLAN, ROOF PLANS, DETAILS, NOTES
A-105.00 SECTION DETAILS, DOOR/ WINDOW SCHEDULE
A-106.00 ELEVATION, FL. & GAS RISER DIA. DETAILS
A-107.00 ELEVATIONS, DETAILS
A-108.00 GEN. RESIDENTIAL, ECC NOTES & DETAILS
A-109.00 GEN. RESIDENTIAL, ECC NOTES & DETAILS
A-110.00 GEN. RESIDENTIAL, ECC NOTES & DETAILS
A-111.00 ENERGY NRG. CHECK LIST, THERMAL ENV. ANALYSIS
A-112.00 ENERGY CODE NOTES, THERMAL ENV. DIA

PRIVATE RESIDENCE

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101 VICTORY BOULEVARD, STATEN ISLAND, NY 10301
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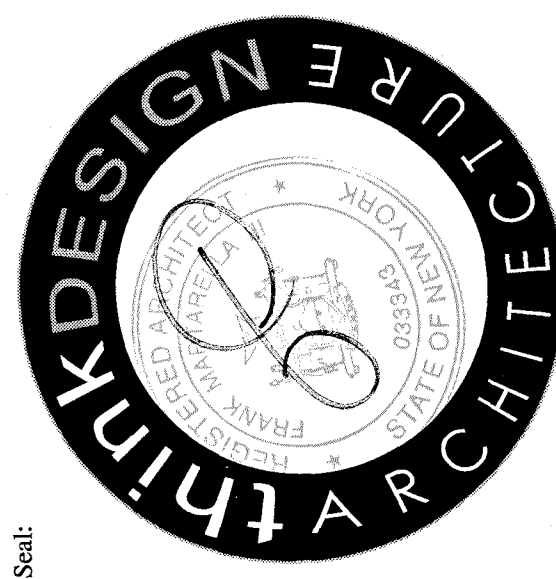
Client:



Application #

Scale:

Job No:	1819	Drawn by:	1Z
Date:	12/7/18	Checked by:	FM3
Drawing No:	A-101.01	Page No:	1 of 12

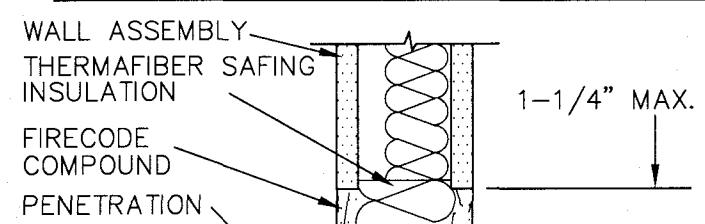


Project Description:	Rev.	Date:	Description:	Comments:
NEW (1) FAMILY RESIDENCE	1	01/16/2020	PAA	

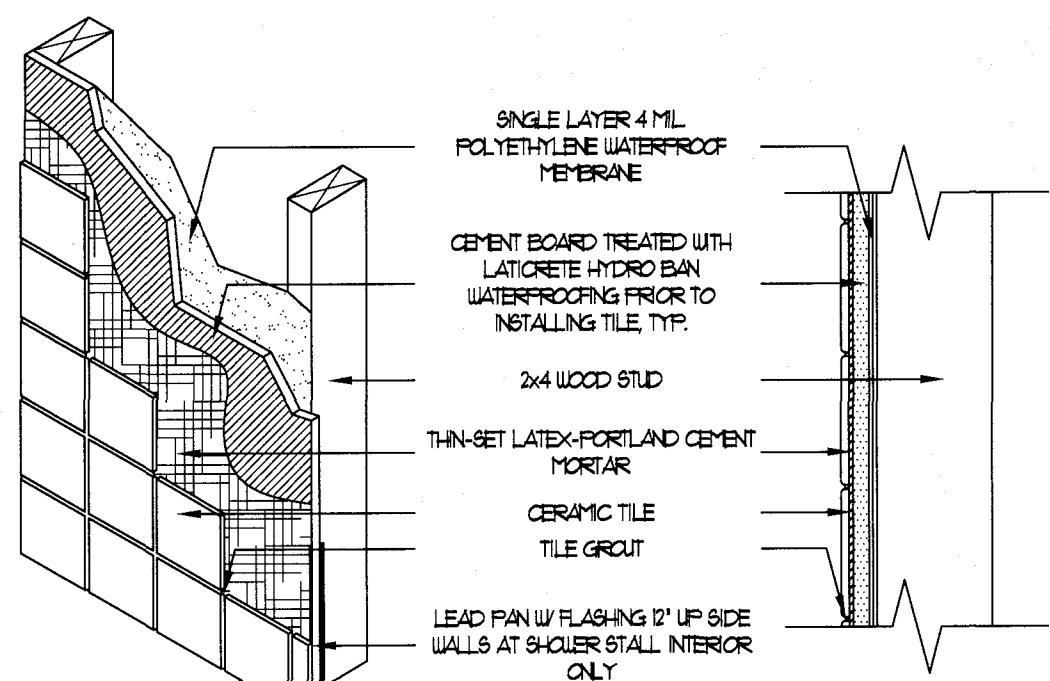
- MECHANICAL EQUIPMENT NOTES**
- W.M. — APPROVED TYPE WATER METER TO BE INSTALLED IN ACCORDANCE W/ANY N.Y.C. AGENCY HAVING JURISDICTION
 - HSE TRAP — HOUSE TRAP IN CONC. PIT W/STEEL COVER TO APP'D. SWR.
 - PROVIDE (2) GAS FRED BOILER (SEE A-106.00 FOR DETAILS AND CAPACITY)
 - PROVIDE (2) HOT WTR. HTR. (SEE A-106.00 FOR DETAILS AND CAPACITY)
 - ALL SELECTED BY OWNER —

PERMANENT CERTIFICATE NOTE:
C.C. TO PLACE PERMANENT CERTIFICATE IN, ON OR NEAR THE FINAL ELECTRICAL DISTRIBUTION PANEL LOCATION AT EYE LEVEL AND IN PLAIN SIGHT (TYP.)

NOTE:
PROVIDE GRAVITY DAMPERS AT OUTDOOR FRESH AIR INTAKES, EXHAUST WHEN SYSTEM IS NOT IN OPERATION AS PER SECTION 403.5

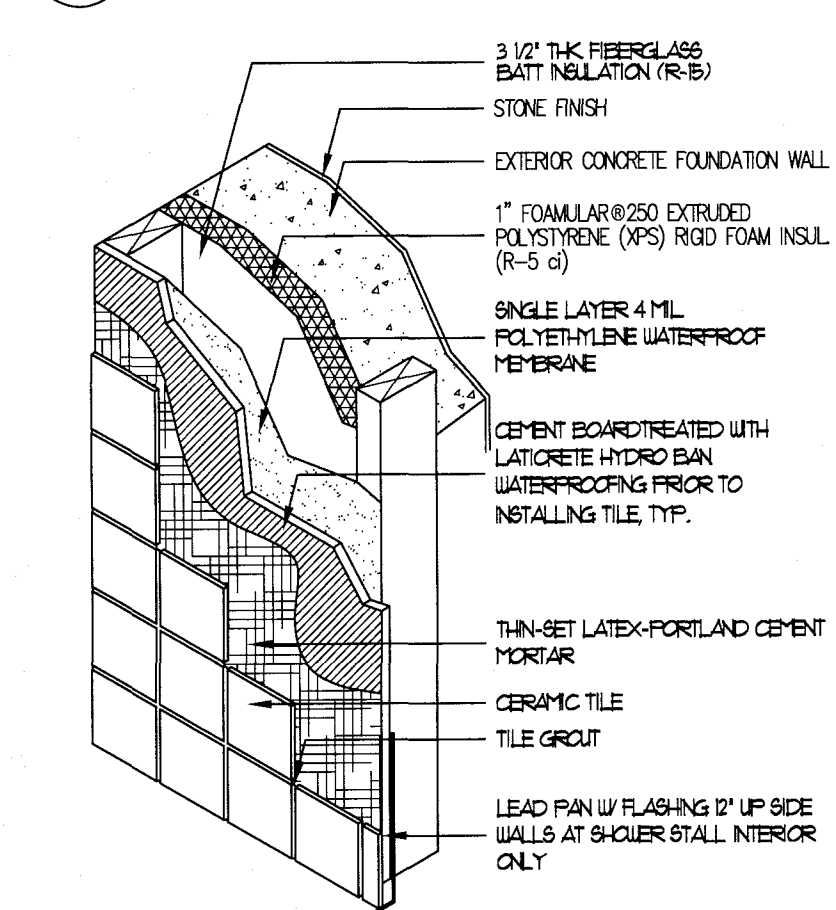


FIRESTOP WALL PENETRATION DET.



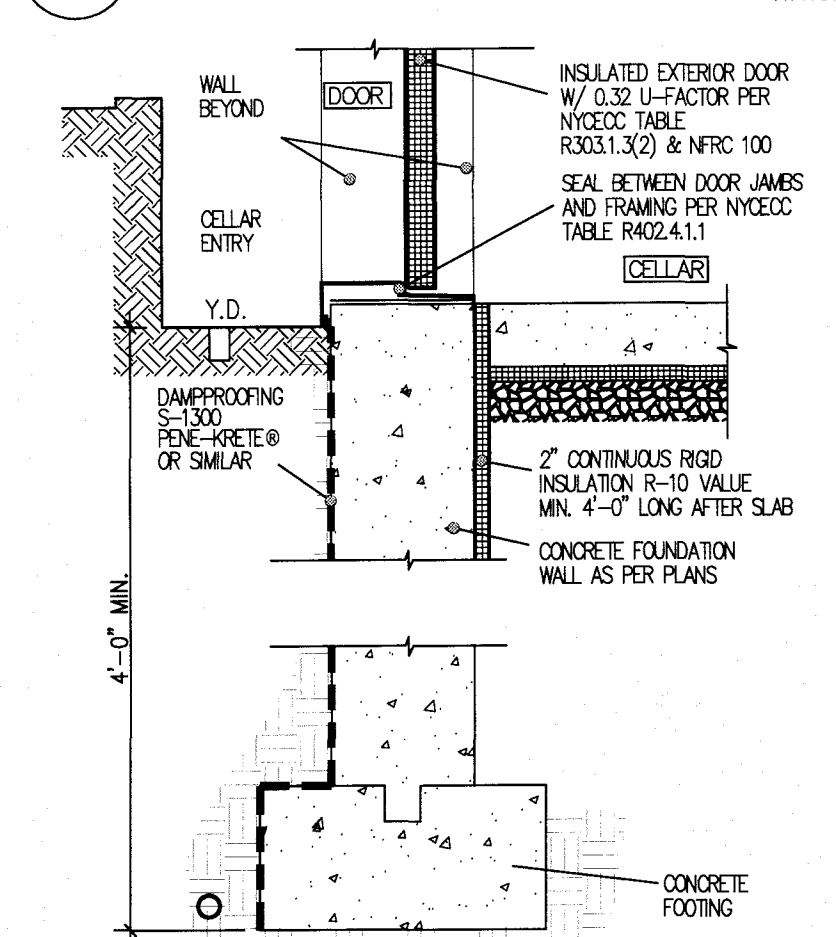
3 TYPICAL BATHROOM WALL DETAILS

N.T.S.



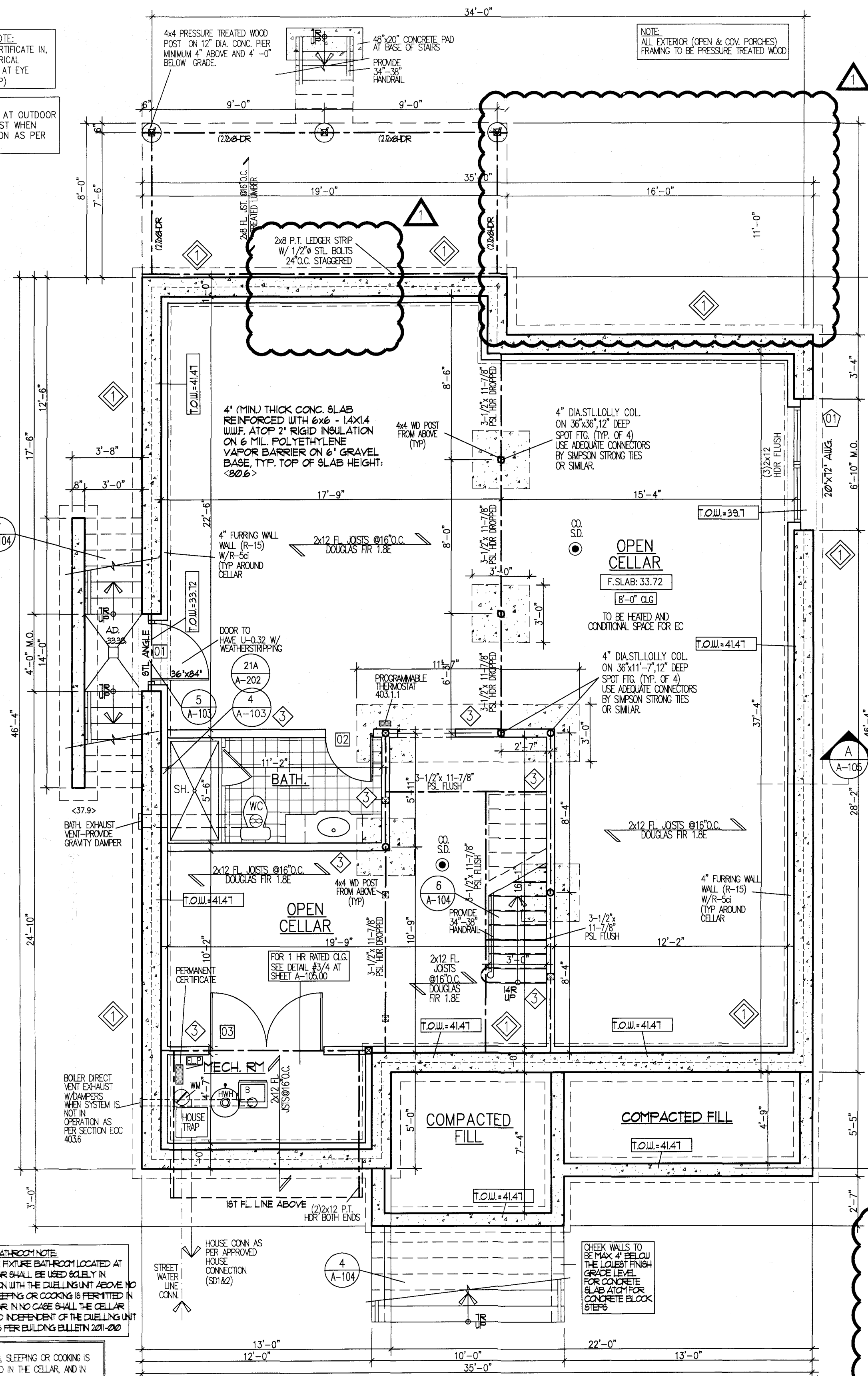
4 TYP. BATH. WALL DET. @ CELLAR

N.T.S.



5 SLAB-ON-GRADE FLOORS INSULATION PER R402.2.10 (CELLAR DOOR CONDITION)

N.T.S.

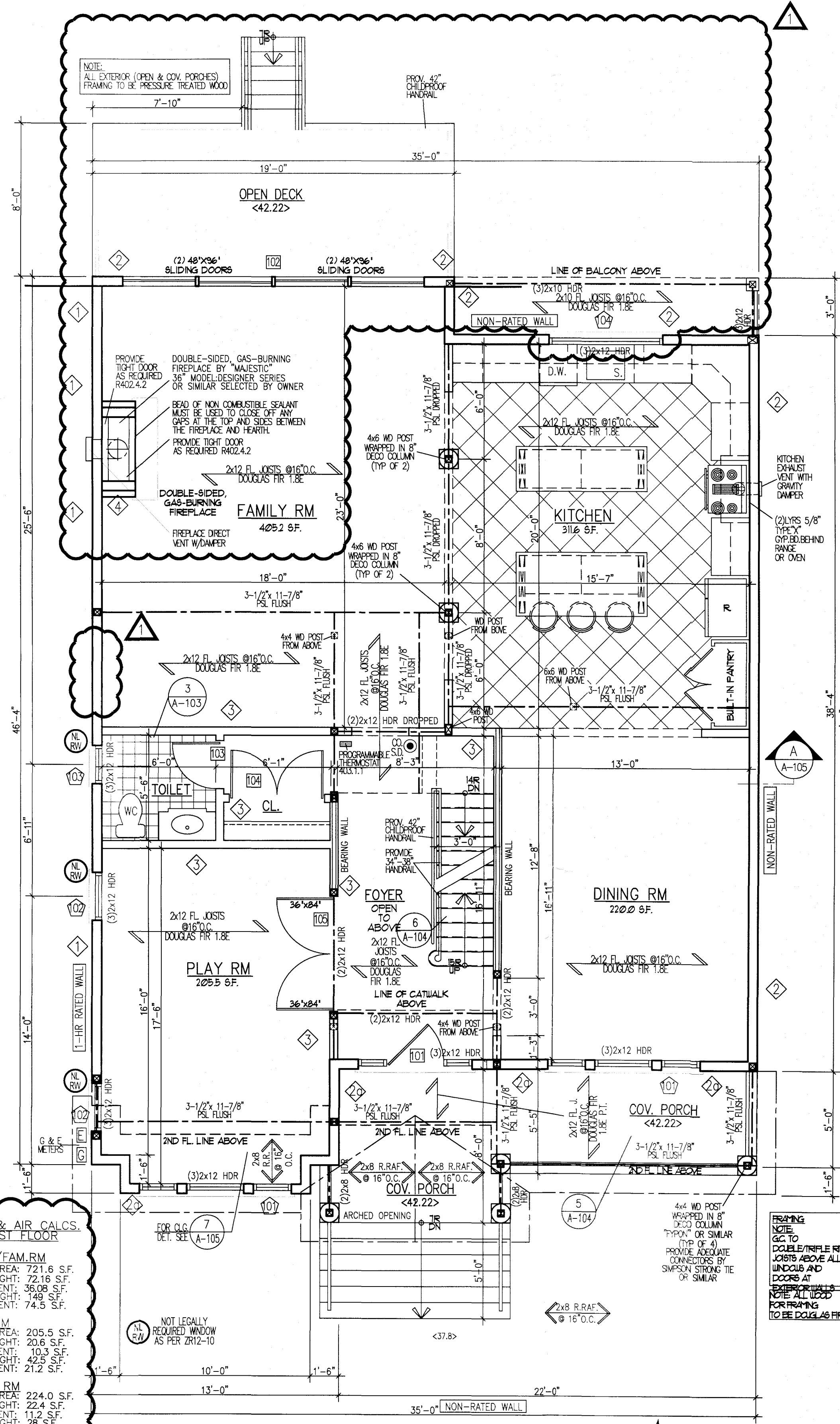


PROP. FND. & CELL. FL. (ZONING) & BSMT (CODE)

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

FIRESTOP THROUGH FLOOR ASSEMBLY

- FLOOR/CEILING ASSEMBLY:
 - FLOORING SYSTEM: 5/8" THICK PLYWOOD/CONTINUOUS WOOD DECKING
 - WOOD JOIST: EXISTING 2 X 6 CLS JOIST AND 1 1/2" PLUSS JOISTS
 - CEILING SYSTEM: 1 LAYER OF 1/2" GYPSUM OR PLASTER BOARD
- METALLIC PIPE:
 - STEEL PIPE: 6" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE
 - IRON PIPE: 6" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON PIPE
 - CONDUIT: 4" DIAMETER (OR SMALLER) ELECTRICAL METALLIC TUBING (EMT) OR STEEL CONDUIT
 - COPPER TUBING: 4" DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING
 - COPPER PIPE: 4" DIAMETER (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE. ANNUAL SPACE FROM MINIMUM 6" TO MAXIMUM 7/8"
- FORMING AND FIRE STOP MATERIALS:
 - FORMING MATERIAL (OPTIONAL): FLOW BACKER ROD PACKED INTO OPENING AS A PERMANENT FORM
 - TYPE (A): MINIMUM 1/2" THICK SEALANT APPLIED WITHIN THE ANNULAR FLUSH WITH THE TOP OF THE FLOOR AND BOTTOM OF THE CEILING ASSEMBLY
 - ADDITIONAL SEALANT TO BE APPLIED SUCH THAT A MINIMUM 1/2" CROWN IS FORMED AROUND THE PENETRATING ITEM.



PROP. FIRST FLOOR ZONING & CODE

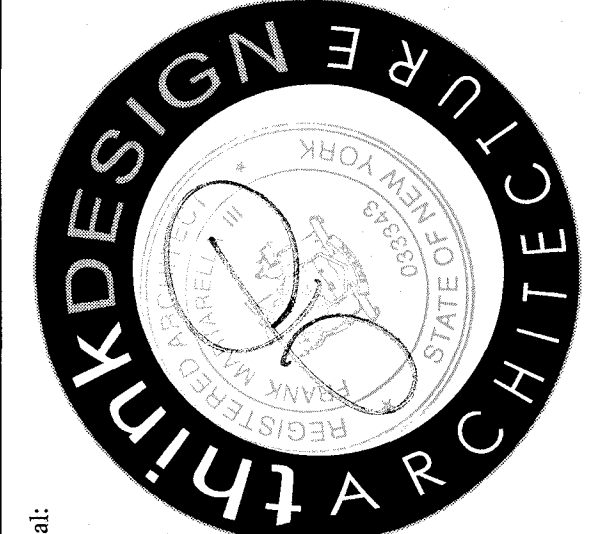
SCALE: 1/4" = 1'-0"

ALARMED PLAN

Accepted Per OPPN #104
Professional Certification
STATEN ISLAND

Date: FEB 04 2020

Application: 520386071



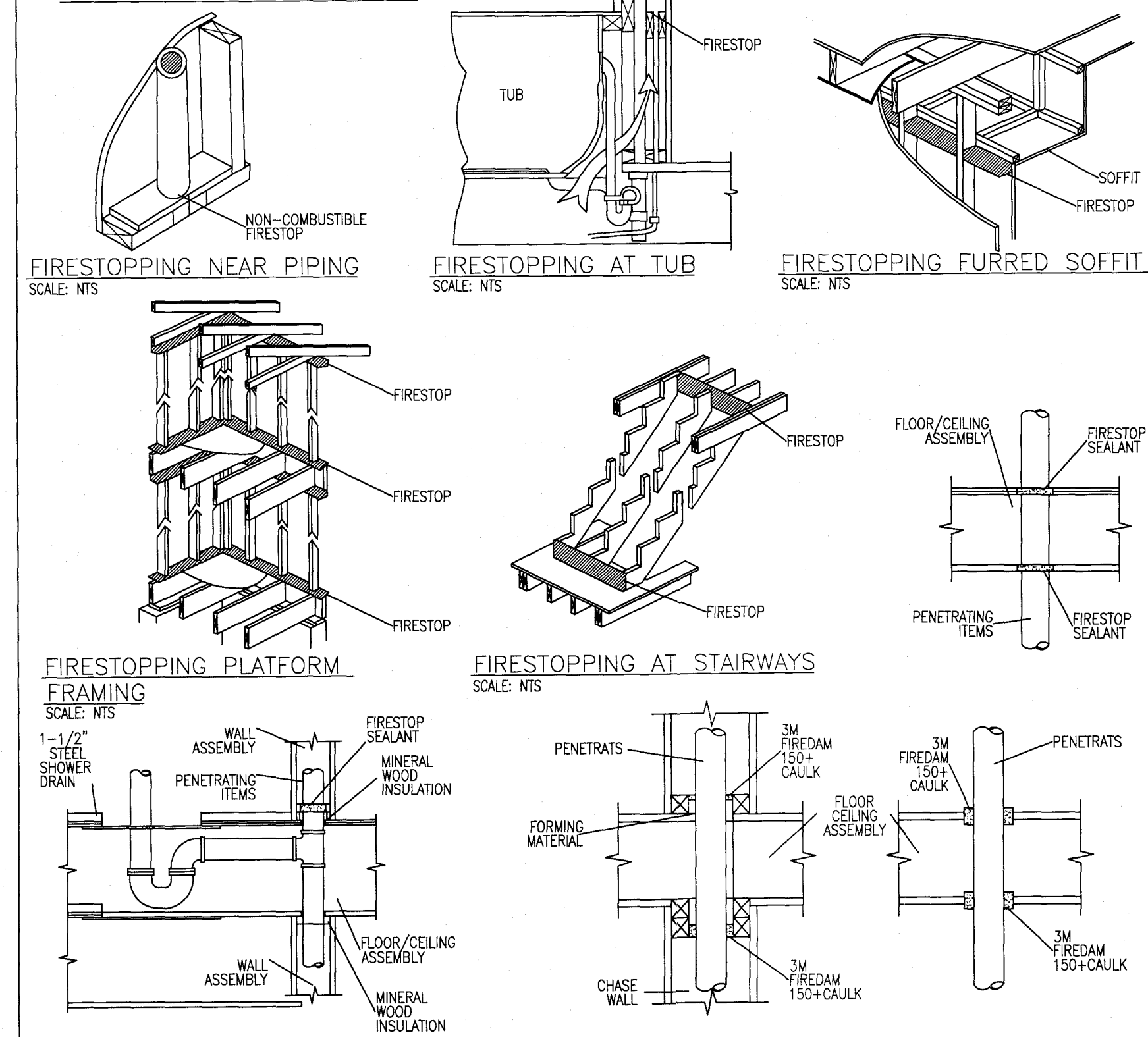
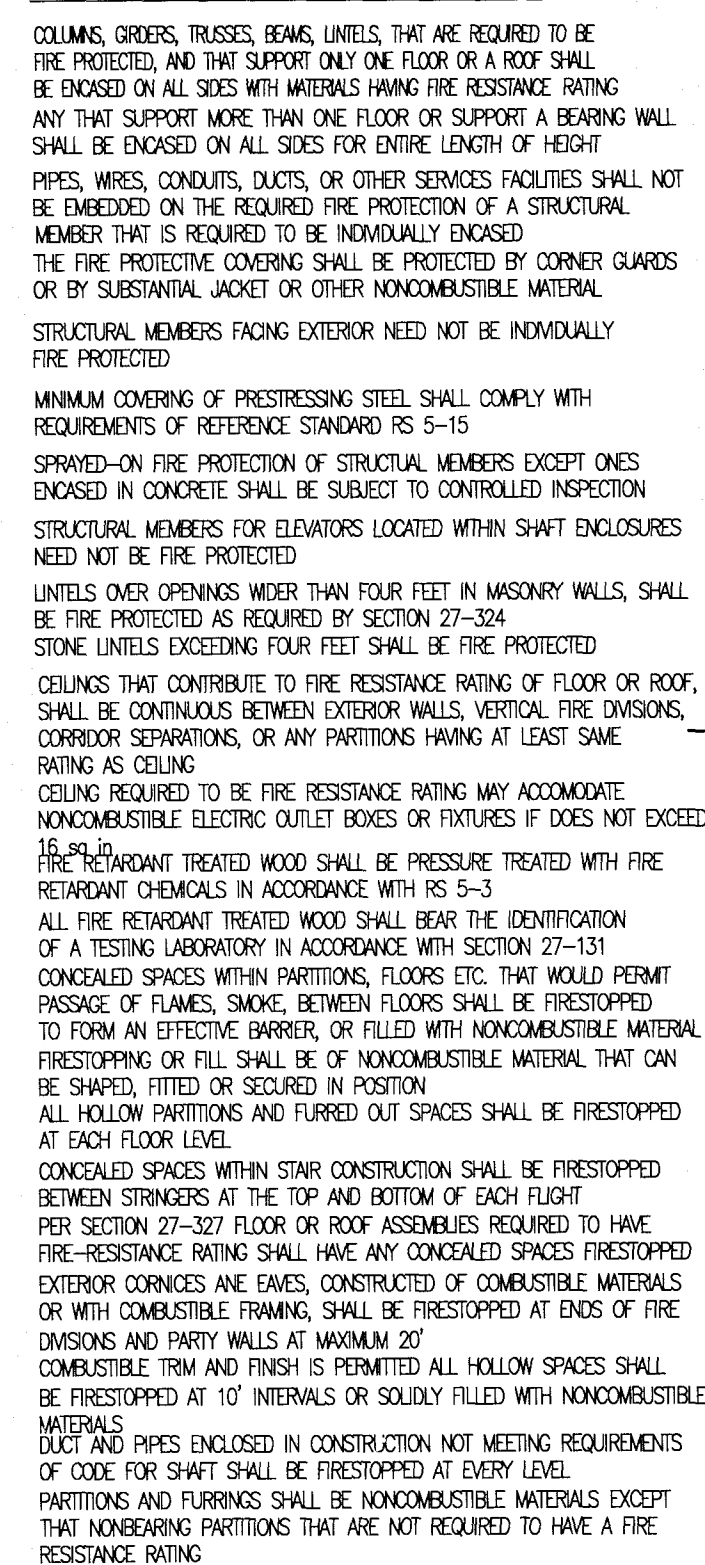
Client: NEW (1) FAMILY RESIDENCE

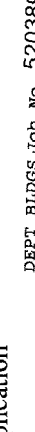
143 WATERBURY AVENUE
STATEN ISLAND, NY 10309

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Drawn by: 1Z
Checked by: FM3
Page No.: 3 of 12

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Application SEPTI-BLIND JOB NO. 520386071 DATE: 04-04-2020 ESI-63244860 		Client: 		Project Description: NEW (1) FAMILY RESIDENCE		Rev. 1 Date: 01/16/2020 PAA		Description	
Job No.: 1819 Date: 12/7/18		Drawn by: IZ Checked by: FM3		Project Location: 143 WATERBURY AVENUE STATEN ISLAND, NY 10309		Drawing Title: ELEVATIONS		Comments	
 PRIVATE RESIDENCE  thinkDESIGN ARCHITECTURE 101 VICTORY BOULEVARD, STATEN ISLAND, NY 10301 (P) 718.987.3729 www.thinkDESIGNarch.com (F) 718.987.4397									