TR-1 Item 3 Special Inspection Categories

(Required for all applications) ▌ indicates report required

3A - Identification of Requirement

Y	N	Special Inspections		Code / Section
	X	Structural Steel - Welding		BC 1704.3.1
	X	Structural Steel - Details		BC 1704.3.2
	X	Structural Steel - High Strength Bolting		BC 1704.3.3
	X	Structural Cold-Formed Steel		BC 1704.3.4
	X	Concrete - Cast-In-Place		BC 1704.4
	X	Concrete - Precast		BC 1704.4
	X	Concrete - Prestressed		BC 1704.4
	X	Masonry		BC 1704.5
	X	Wood - Installation of High-Load Diaphragms		BC 1704.6.1
	X	Wood - Installation of Metal-Plate-Connected Trusses		BC 1704.6.2
	X	Wood - Installation of Prefabricated I-Joists		BC 1704.6.3
	X	Subgrade Inspections		BC 1704.7.1
	X	Subsurface Conditions - Fill Placement & In-Place Density		BC 1704.7.2 / BC 1704.7.3
	X	Subsurface Inspections (Building Borings Test Pits)		BC 1704.7.4
	X	Subsurface Inspections (Drywell Borings & Percolation Test)		BC 1704.7.4
	X	Deep Foundation Elements	▌TR5	BC 1704.8
	X	Helical Piles (BB # 2014-020)	▌TR5H	BC 1704.8.5
	X	Vertical Masonry Foundation Elements		BC 1704.9
	X	Wall Panels, Curtain Walls, and Veneers	▌	BC 1704.10
	X	Sprayed Fire-Resistant Materials		BC 1704.11
	X	Mastic and Intumescent Fire-resistant Coatings		BC 1704.12
	X	Exterior Insulation Finish Systems (EIFS)		BC 1704.13
	X	Alternative Materials - OTCR Buildings Bulletin #		BC 1704.14
	X	Smoke Control Systems		BC 1704.15
	X	Mechanical Systems		BC 1704.16
	X	Fuel-Oil Storage and Fuel-Oil Piping Systems		BC 1704.17
	X	High-Pressure Steam Piping (Welding)		BC 1704.18
	X	High Temperature Hot Water Piping (Welding)		BC 1704.18
	X	High Temperature Fuel-Gas Piping (Welding)		BC 1704.19
	X	Structural Stability - Existing Buildings		BC 1704.20.1
	X	Excavations-Sheeting, Shoring, and Bracing		BC 1704.20.2
	X	Underpinning		BC 1704.20.3 / BC 1814
	X	Mechanical Demolition		BC 1704.20.4
	X	Raising and Moving of a Building		BC 1704.20.5
	X	Soil Percolation Test-Private On-Site Storm Water Drainage Disposal Systems, and Detention Facilities	▌	BC 1704.21.2
	X	Private On-Site Storm Water Drainage Disposal Systems, and Detention Facilities Installation		BC 1704.21.2
	X	Individual On-Site Private Sewage Disposal Systems Installation		BC 1704.22
	X	Soil Percolation Test-Individual On-Site Private Sewage Disposal Systems	▌	BC 1704.22
	X	Sprinkler Systems		BC 1704.23
	X	Standpipe Systems		BC 1704.24
	X	Heating Systems		BC 1704.25
	X	Chimneys		BC 1704.26
	X	Fire-Resistant Penetrations & Joints		BC 1704.27
	X	Aluminum Welding		BC 1704.28
	X	Flood Zone Compliance (attach FEMA elevation/ dry floodproofing certificate where applicable)		BC 1704.29 BG G105
	X	Luminous Egress Path Markings	▌TR1	BC 1704.30 / BC 1024.8
	X	Emergency and Standby Power Systems (Generators)		BC 1704.31
	X	Post-installed Anchors (BB# 2014-018, 2014-019)		BC 1704.32
	X	Seismic Isolation Systems		BC 1707.8
	X	Concrete Design Mix	▌TR3	BC 1905.3 / BC 1913.5
	X	Concrete Sampling and Testing	▌TR2	BC 1905.6 / BC 1913.10

TR-1 Item 4 Progress Inspection Categories

Required for all applications ▌indicates report required

4A - Identification of Requirement

Y	N	Progress Inspections	Code / Section
	X	Preliminary	28-116.2.1, BC 1102
	X	Footing and Foundation	BC 1703.1
	X	Lowest Floor Elevation	BC 1703.2
	X	Structural Frame	BC 1703.3
	X	Energy Code Compliance Inspections ▌TR8	BC 1703.5
	X	Fire-Resistance Rated Construction	BC 1703.4
	X	Public Assembly Emergency Lighting	28-116.2.2
	X	Final*	28-116.2.4.2, BC 1105 Directive 14 of 1975, and 1 RCNY 108-10

SITE PLAN NOTES

1. Site plan, including any and all subsurface information, has been prepared based on survey provided by licensed surveyor information shown has been placed on the drawings for schematic purposes only and is not guaranteed as to accuracy or completeness. Before the commencement of any excavation, the contractor shall notify the departments and utility companies of the proposed work and request that the particular lines be marked by the company or agency having jurisdiction. This should be done by providing the affected utility with the notice referred to in the state of New York Industrial code 53.

2. The contractor shall locate and identify all existing utilities and service lines in and around project site and take adequate measures to safeguard the public and property before such utilities are disturbed. Contractor shall make all necessary arrangements with utility companies or city agencies at least seventy-two hours in advance of removing, relocating, interrupting, or otherwise disturbing utilities.

3. See approved sanitary & storm drainage plan by others for all storm & sanitary disposal information. See approved builders pavement plan by others for all curb & sidewalk locations & alignments and all street improvements. This info. shown on site plan is for diagrammatic purposes only.

4. Proposed construction will not have any effect on existing structures or surface facilities located on adjacent lots.

5. 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 take certain that while the work is being done, the surrounding properties will be protected from storm water drainage.

6. Final survey to show grades at all points where proposed grades are shown on plan.

7. The contractor shall provide a construction fence in accordance with the rules and regulations of any and all agencies having jurisdiction, along the perimeter of the project site not protected by a sidewalk shed or adjacent building walls to remain.

8. Construction inspector to be notified to verify completion of flatwork before final survey is taken.

9. Independent Structural engineer retained by owner shall verify stability & integrity of soil, adjacent buildings, & foundations prior to any construction.

10. Water meters shall be installed in accordance with any n.y.c. agency having jurisdiction, local law 53/85.

11. Yards with 3% slope or less can be seeded or saddled, yards exceeding 3% slope to be saddled, where drywells are installed, splash blocks may be used for the disposal of storm water provided that the yards are saddled. where storm water is being disposed via underground piping, yards with 3% slope or less, can be seeded. This is to certify that there are no streams nor natural water courses on this property.

12. Existing fire hydrant to be located within 250.00' of building entry as per section 27-948 of the n.y.c. building code.

13. This is to certify that these plans are in compliance with the New York state energy conservation code, with amendments, dated march 1, 1991. the design, details and notes included herein are in compliance with local law 17/85 earthquake code.

14. Contractor shall check and verify all dimensions, sizes, & Conditions before commencement of any work. All Discrepancies shall be reported to the architect.

15. General contractor to obtain an independent professional engineer licensed in the state of New York to prepare construction drawings, calculations and details for underpinning, bracing or shoring in accordance with applicable sections of the nyc building codes for excavations deeper than five (5) feet adjacent to property lines, structures, or as otherwise required. Such drawings shall be coordinated with architects drawings. drawings shall be filed by p.e. and approved prior to commencement of work.

16. Owner/contractor shall hire an independent engineer for design &filling/approval of all on site retaining walls.

17. This is to certify that there are no streams nor natural water courses on this property

18. The design, details and notes included herein are in compliance with local law 17/85 earthquake code.

CONSTRUCTION NOTES

FOR OCCUPANCY GROUP R-3 (Outside Fire District)

1. Required fire-resistance ratings of construction elements in hours, based on the test procedures of the latest edition of astm e119, "test methods for fire tests of building construction and materials" as listed in chapter 35 of the new york city building code.

2. Exterior walls with an exterior separation of 3'- 0" or less, bearing or non-bearing, to be of one (1) hour rated construction, in accordance with table 602, footnote (b), of the new york city building code.

3. Exterior walls with an exterior separation of greater than 3'- 0", bearing or non-bearing, are not required to be of rated construction, in accordance with table 602, footnote (b), of the new york city building code.

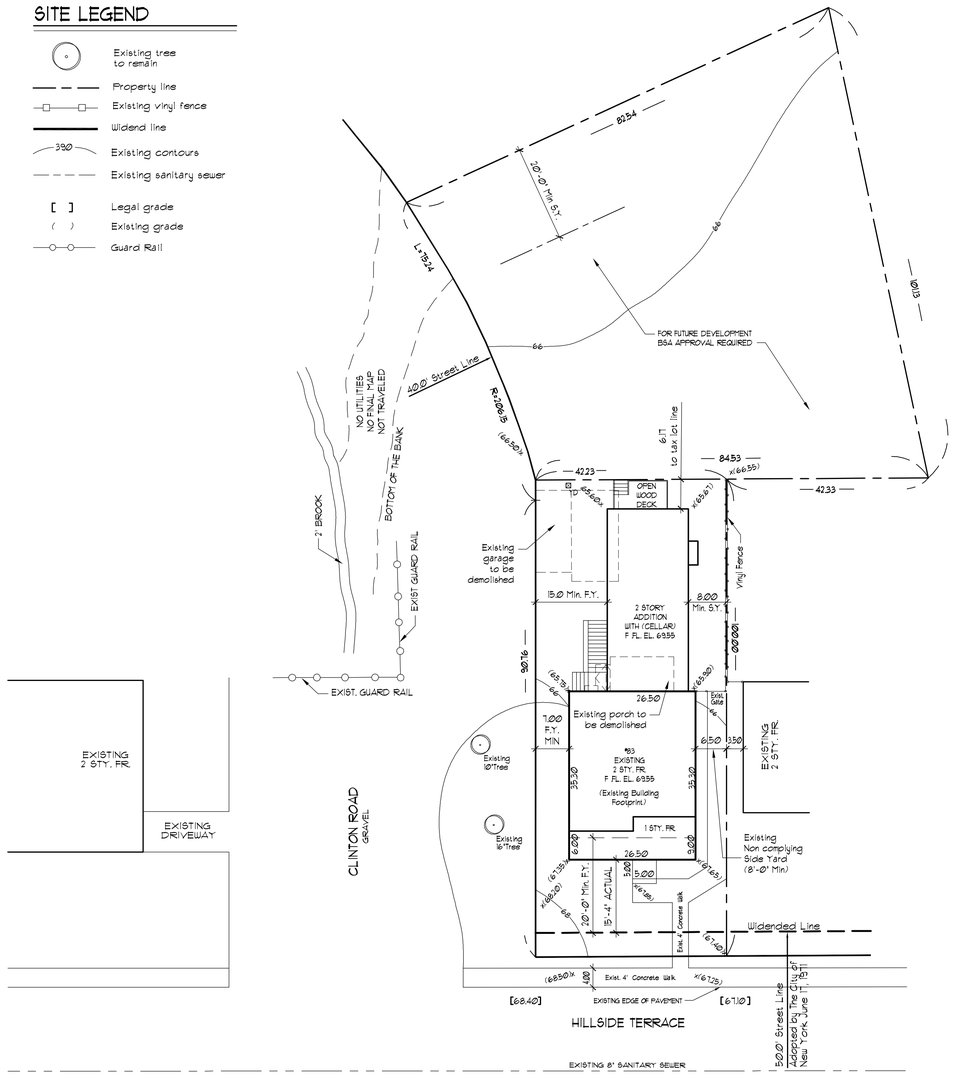
4. Interior bearing walls and bearing partitions are not required to be of rated construction, in accordance with table 601, of the new york city building code.

5. Floor construction, including supporting beams and joists, are not required to be of rated construction, in accordance with table 601, of the new york city building code.

6. Roof construction including supporting beams and joists are not required to be of rated construction, in accordance with table 601, of the new york city building code.

SITE LEGEND

- Existing tree to remain
- Property line
- Existing vinyl fence
- Widend line
- 380 Existing contours
- Existing sanitary sewer
- [ ] Legal grade
- ( ) Existing grade
- Guard Rail



SITE PLAN

Scale: 1"=15'-0"

DRAWING LIST

A-001 —— Site plan, zoning data & special inspections
A-002 —— Proposed floor plans
A-003 —— Proposed exterior elevations and section

FRONT YARD LINE LEVEL CALC.

As per section 12-10 zr, front yard line level is the mean level of that portion of the front yard line.
(80.68) + (79.61) / 2 = 80.15. Front Yard line Level

CURB LEVEL CALCULATION (ZR HT, Sky Exposure)

As per section 12-10 zr curb level is the mean level of the curb adjoining a zoning lot.
(77.18) + (77.12) / 2 = 77.15. curb level therefor basement as per ZR - see section A-A on sheet A-002

GRADE PLANE CALCULATION (ZR)

As per section 502 B.C. level of the curb as established by the city engineers office measure at the center of the front of the building
$^{3}/_{4}$77.08'$/_{8}$ + $^{3}/_{4}$76.83'$/_{8}$ / 2 = $^{3}/_{4}$76.95'$/_{8}$ grade plane therefor basement as per B.C.

SURVEY INFORMATION (B.C.)

Information taken from survey prepared by RAJAKARUNA & ETTLINGER, P.C. consulting engineers & City Surveyor on August 19, 2014.

STREET TREES (ZR Section 23-03)

As per section ZR 23-03, enlargement is not located in listed special districts, therefore street trees are not required.

ZONING CALCULATIONS (1 Zoning 2 Tax Lots)

Lot area:	10,618.0 SF
Lot coverage	1,585.45 SF
Open space	9,032.55 SF

	EXISTING	PROPOSED	TOTAL
Cellar fl. (Not included)	707.77	0.00	707.77
First fl.	935.45	650.00	1,585.45
Second fl.	741.10	650.00	1,391.10
Total floor area	1,676.55	1,224.00	2,976.55

Max. F.A.R. = .50 10,618 x .50 =5,309.00 sf.
Actual F.A.R.
2,976.55 < 5,309 :. ok
2,976.55 / 10,618 = .28 <.50 :. ok
Open Space Ratio (150 min.)
Open space / total proposed floor area x 100 =
9,032.55 / 2,976.55 = 3.03
3.03 x 100 = 303 > 150 :. ok

FEE CALCULATIONS

	EXISTING	PROPOSED	TOTAL
Cellar fl.	707.77	0.00	707.77
First fl.	935.45	650.00	1,585.45
Second fl.	741.10	650.00	1,391.10
Total floor area	1,676.55	1,224.00	3,684.32

SCOPE OF WORK

Proposed first and second floor addition in the rear; Re-arrange first floor interior partitions; Rear deck;

ZONING DATA

Block no.	5136
Tax lot no.	1 & 4
House number	83
Map number	33-c
Zoning district	R1-2
Construction class	V-B
Occupancy group	R-3
Use group	1

ADDITIONAL INFORMATION

	EXISTING	PROPOSED
Building height	18'-3"	29'-3"
Perimeter wall height	14'-9"	24'-2"
Seismic design category	(IN ACCORDANCE W/ 1614.1, EXCEPTIONS 2)	
Primary structural system	wood (in accordance W/ B.C. 2308)	
Structural occupancy category:	II (as per table 1604.5)	

SPECIAL DISTRICTS

Natural area	Outside
South richmond	Inside
Hillside	Outside
Fire district	Outside
Wetlands	Inside
Flood hazard	Outside
Park street	Outside
D.O.S.	Outside

PLANTING CALCULATIONS

As per NYC ZR Section 23-451
Front yard (Area between the setback line and the prolongation of the front wall of the building)
Front yard area = 936.34 SF. Which 50% min. shall be planted
936.34 X 50% = 4,981.70 SF.
Min planted area = 4,981.70 SF.
Proposed planted area = 536.64 SF.
536.64 / 936.34 = 53% of planted area
53% > 30% therefore OK
See planting diagram on this sheet for planting breakdown

PLANTING REQUIREMENTS

Front yard street frontage 35' or greater to be planted with 30 percentage Min. of front yard area as per section 23-451 of the NYC zoning resolution.

BUILDING PAVEMENT PLAN INFORMATION

Proposed cost increase does not exceed 30% of existing building cost. B.P.P is not required

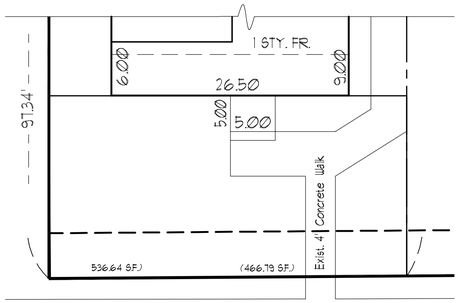
SPRINKLER NOTE:

As per section 5011.4.3.1. of the NYC Fire Code a sprinkler system is required if an increase of more than 125 percent in the square footage of the floor area of a building (excluding attic, basement and cellar space, as those terms are defined in Section 202 of the Building Code)

Existing floor area: 1,226.00 sq. ft.
Proposed new floor area: 1,094.00 sq. ft.
% increase in floor area: 1,094.00 / 1,226.00= 89%
89% < 125%
Increase is less than 125%, therefore no sprinkler required

STORM WATER DRAINAGE NOTE

Increase in existing impervious surfaces (section 1101.2.1 Plumbing Code)
Whenever an alteration increases in impervious surfaces on the lot to greater than 20 percent of the impervious surfaces existing when the structure was constructed, such impervious surfaces shall drain into storm sewer system or a combined sewer system or to approved place of disposal.
Existing impervious area = 1,226.00 sf.
Proposed impervious area = 9333 sf.
9333 / 1,226.0 = 7.6 %
7.6 % > 20 % therefore no new storm disposal system required



HILLSIDE TERRACE

FRONT YARD PLANTING DIAGRAM

Scale: N.T.S.

Grass/planted area — Paved area

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No.	Revisions	Date

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project title :

EXISTING (1) FAMILY RESIDENCE

83 HILLSIDE TERRACE

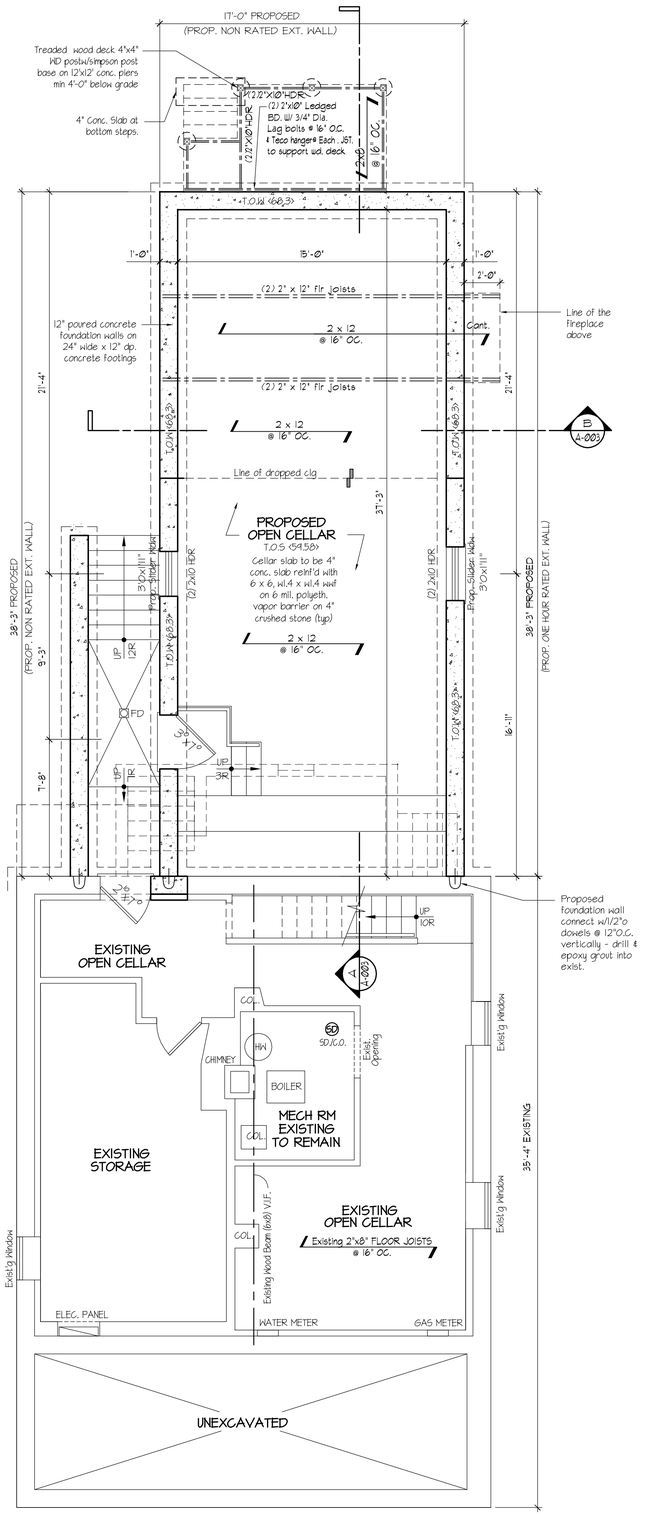
STATEN ISLAND, NEW YORK

drawing title :

SITE PLAN, ZONING DATA & SPECIAL INSPECTIONS

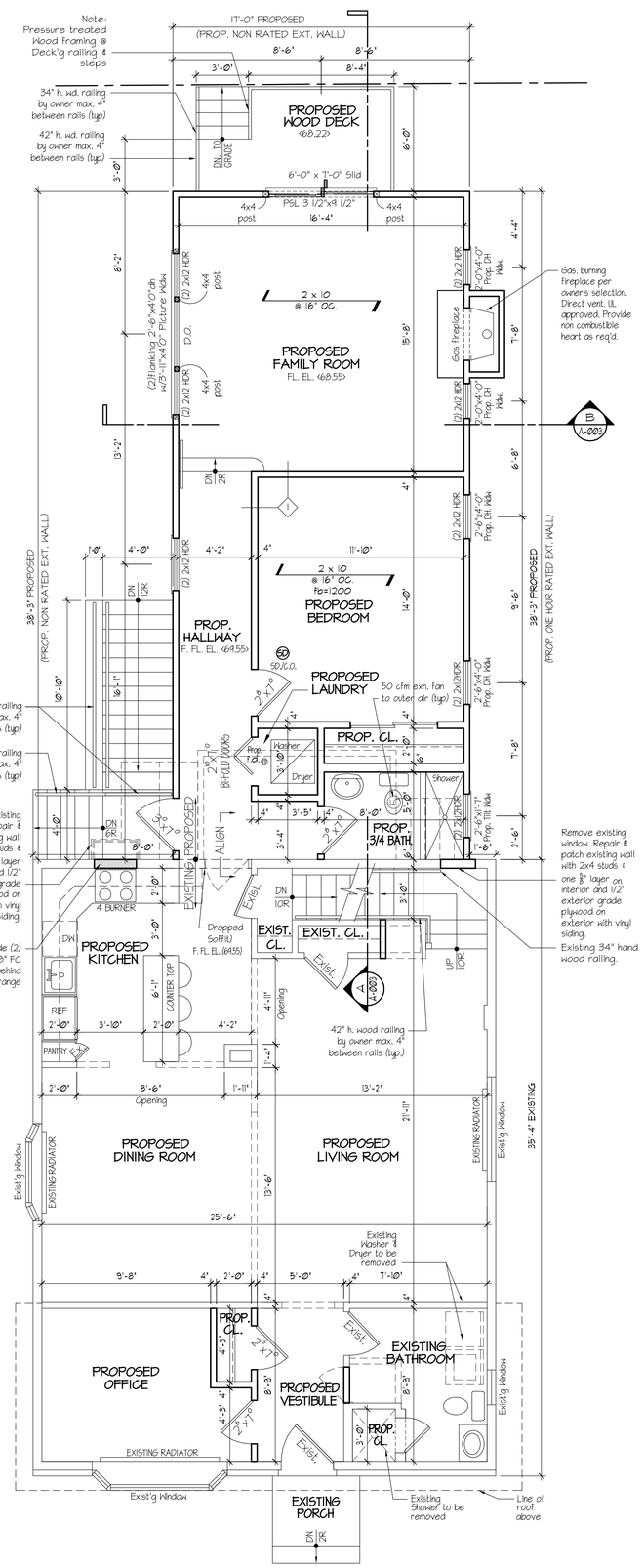
seal & signature

date:	01/23/17
project #:	16034
drawing by:	DS
chk by:	JO
dwg #:	A-001.00
file #:	1 of



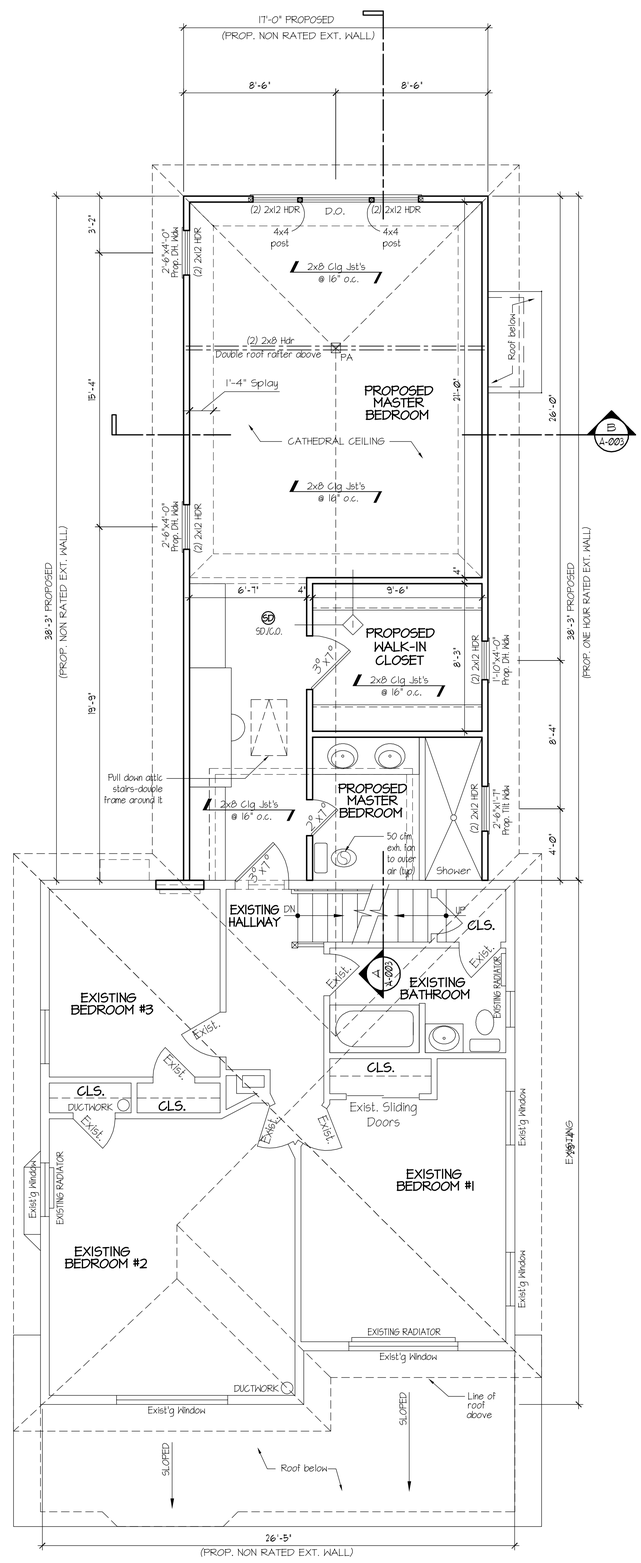
EXISTING/PROPOSED CELLAR FLOOR PLAN

Scale: 1/4 = 1'-0"



EXISTING/PROPOSED FIRST FLOOR PLAN

Scale: 1/4 = 1'-0"



EXISTING/PROPOSED SECOND FLOOR PLAN

Scale: 1/4 = 1'-0"

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EXISTING (1) FAMILY RESIDENCE

83 HILLSIDE TERRACE

STATEN ISLAND, NEW YORK

drawing title :

PROPOSED FLOOR PLANS

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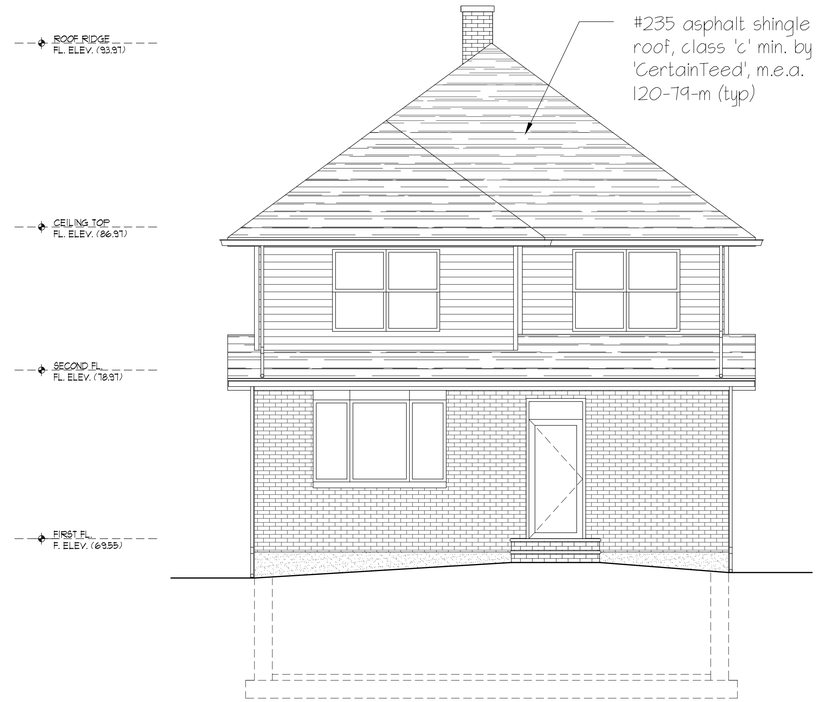

EXISTING FRONT ELEVATION

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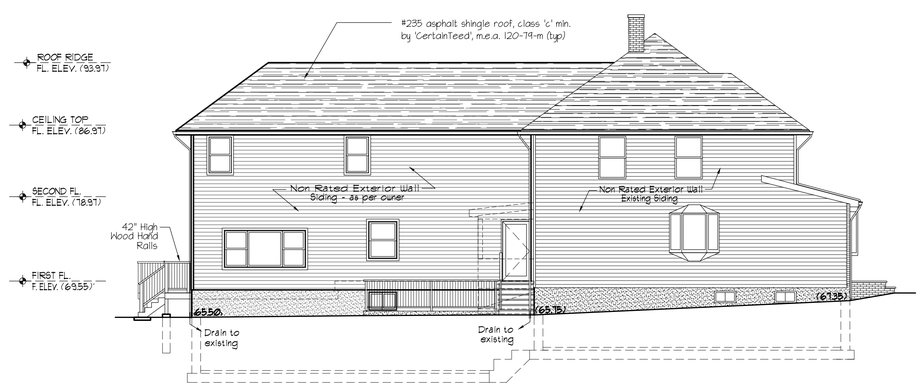

PROPOSED LEFT SIDE ELEVATION

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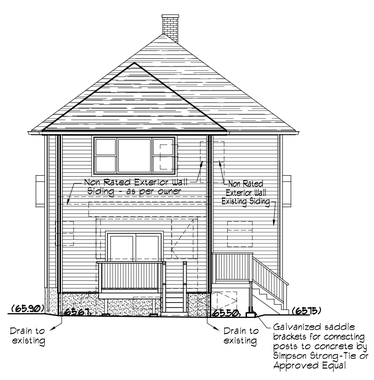

PROPOSED REAR ELEVATION

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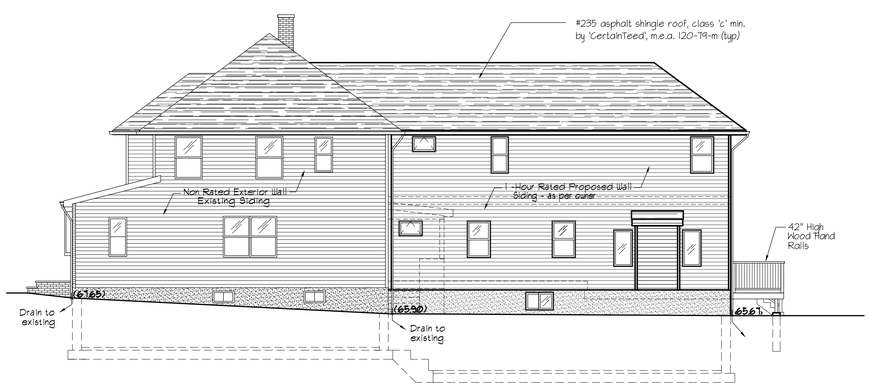

PROPOSED RIGHT SIDE ELEVATION

Scale: 1/8 = 1'-0"

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project title :

EXISTING (1) FAMILY RESIDENCE

83 HILLSIDE TERRACE

STATEN ISLAND, NEW YORK

drawing title :

EXTERIOR ELEVATIONS

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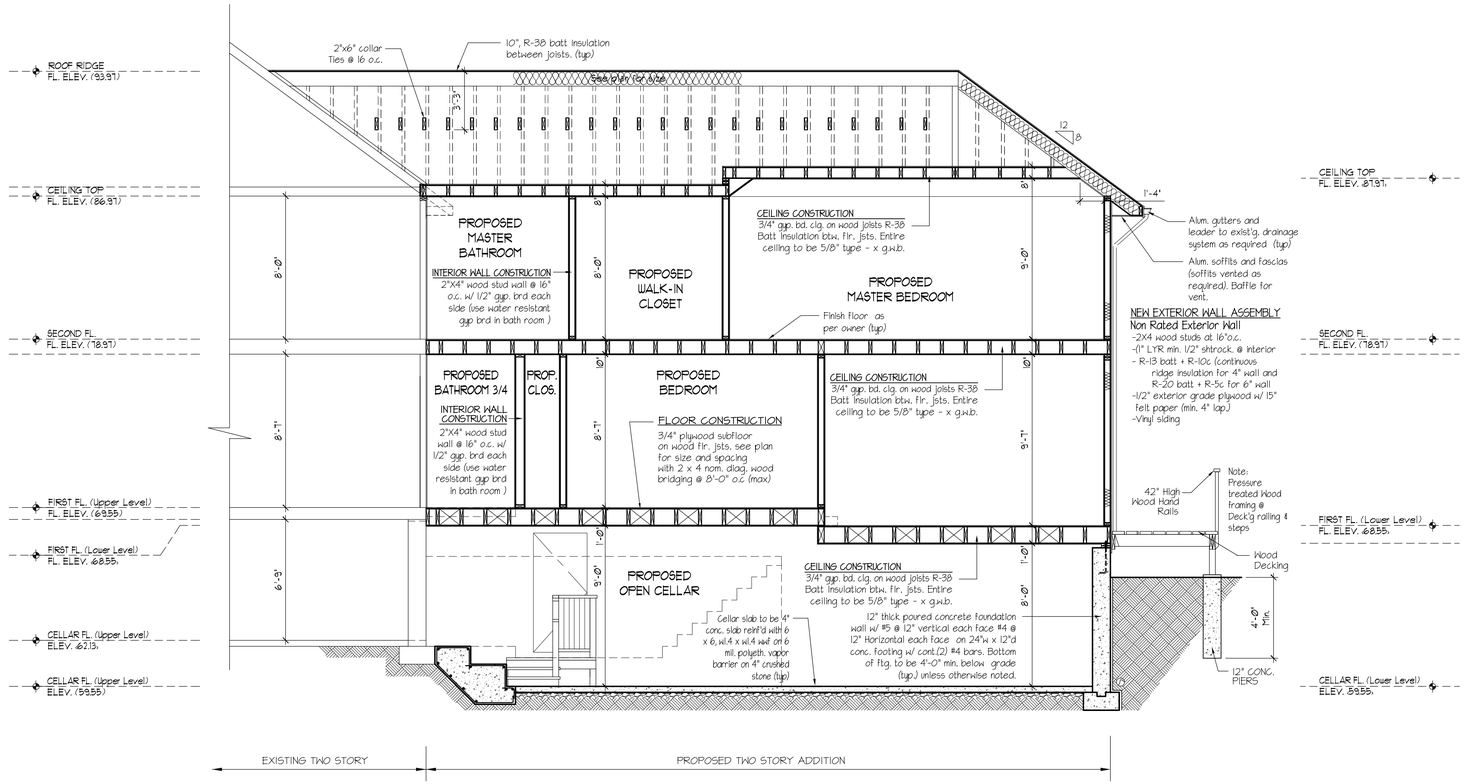

SECTION 'A'

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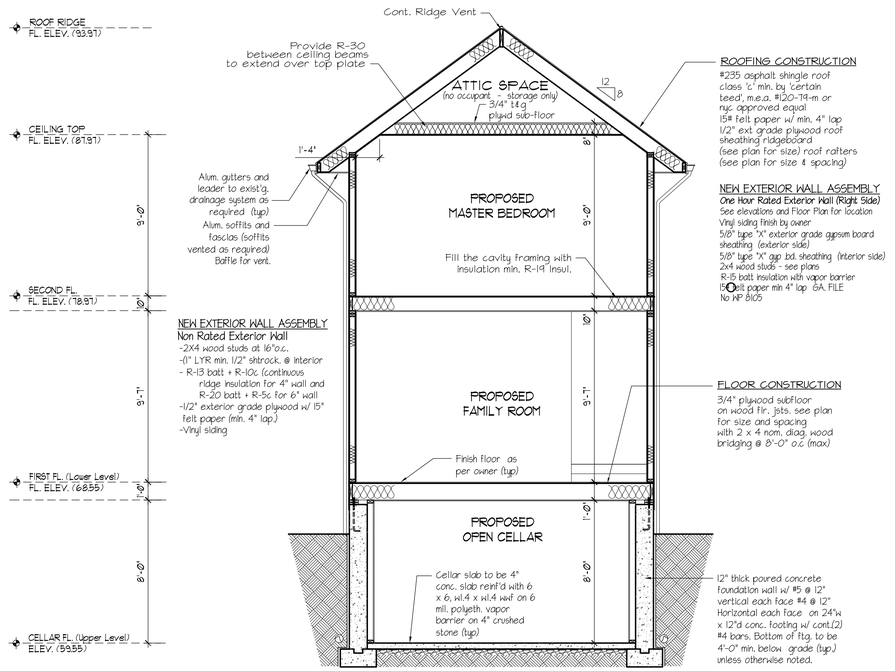

SECTION 'A'

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project title :

EXISTING (1) FAMILY RESIDENCE

83 HILLSIDE TERRACE

STATEN ISLAND, NEW YORK

drawing title :

SECTIONS

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