GENERAL ADMINISTRATION NOTES:

GENERAL CONDITIONS NOTES

ZONING CALCULATION

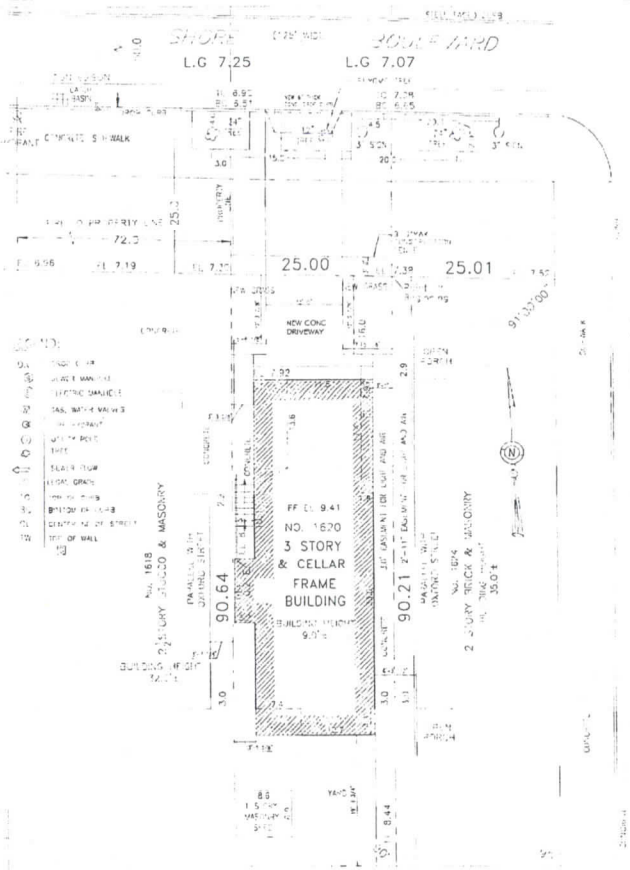
ADDRESS: 1620 SHORE BLVD
BLOCK: 8757 LOT: 67
ZONING: R3-1 MAP# 29b

1. LOT AREA: 2,260.7 SF
   EXISTING 1ST F.A. = 900.17 SF
   CELLAR = N/A SHALLOW SPACE
2. MAX. ALLOWABLE F.A.R. (Z.R.23-141(b)): 0.5
   MAX. ALLOWABLE = 2,260.7 X 0.5 = 1,130.35 SF
   PROPOSED F.A. = 2,229.38 SF (NON-COMPLYING)
3. MAX. ALLOWABLE LOT COVERAGE (Z.R. 23-141(b)): 35%
   2,260.7 SF X 35% = 791.25 SF
   PROPOSED LOT COVERAGE: 791.25 < 1,200.0 SF
4. MIN. REQUIRED OPEN SPACE (Z.R. 23-141(b)): 70%
   2,260.7 SF. X 70% = 1,582.49 SF.
   PROPOSED OPEN SPACE: 2,260.7 - 900.17 = 1360.53
5. YARDS REGULATION:
   FRONT YARDS (Z.R.23-45(a)) 15.0' *ACTUAL: 16' (OK) (EXISTING)
   SIDE YARDS (Z.R.23-461): (2) 5.0' x 5.0' *ACTUAL: (2) 3.47' x 3' (PROPOSED)
   REAR YARDS (Z.R.23-47): NOT REQUIRED (LESS THAN 100 FROM CORNER)
6. MAX. HEIGHT OF FRONT WALL (Z.R.23-631(d)): 21.0'
   PROPOSED HEIGHT OF FRONT WALL IS 23'-8" (NON-COMPLYING)
   MAX. HEIGH" OF BUILDING (Z.R.23-631(b)(1)): 35.0'
   PROPOSED HEIGHT OF BUILDING IS 37'-7 3/4" (NON-COMPLYING)
7. REQUIRED OFF-STREET PARKING SPACE: 100% OF DWELLING UNITS
   1 PARKING SPACES ARE REQUIRED
   *PROVIDED ONE(1) CAR GARAGE ON THE CELLAR
8. (ZR 23-451) FRONT YARD PLANTING
   25' WIDTH FRONT LOT = 25% PLANING REQ.D
   FRONT YARD = 403 4SF
   REQUIRD = 100.85 SF.
   PROVIDE = 151.9 SF. (OK)

USE		FLOOR AREA
CELLAR	ONE(1) CAR GARAGE	1054.63 SF.
1ST FL.	ONE(1) DWELLING UNIT	1054.63 SF.
2ND FL.	PART OF DWELLING UNIT	669.77 SF.
3RD FL.	PART OF DWELLING UNIT	304.96 SF.
TOTAL PROPOSED NET FLOOR AREA = 2,229.36 SF.		
TOTAL PROPOSED GROSS AREA = 3,284.01 SF.		

PLOT PLAN

SCALE: N.T.S.



Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #218
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

GENERAL CONSTRUCTION NOTES

PLUMBING NOTES

LEGENDS

NEW 1 HR. RATED PARTITION

TEMPORARY FENCE DETAIL

JOB DESCRIPTION

VERTICAL EXTENSION OF EXISTING AN ONE FAMILY DWELLING UNIT.

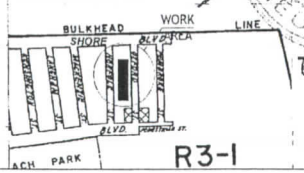
CONSTRUCTION CLASSIFICATION

	EXISTING	PROPOSED
CONSTRUCTION CLASS		
EXTERIOR BEARING WALL		
INTERIOR BEARING WALL		

SPECIAL INSPECTIONS

1.CONCRETE-CAST-IN-PLACE	BC 1704.4
2 MECHANICAL SYSTEMS	BC 1704.15
3 STRUCTURAL SAFETY - STRUCTURAL STABILITY	BC 1704.19
4 EXCAVATION - SHEETING, SHORING, AND BRACING	BC 1704.19, BC 3304.4.1
5 CHIMNEYS	BC 1704.24
6 FIRESTOP, DRAFTSTOP, AND FIREBLOCK SYSTEMS	BC 1704.25
7 FRAME INSPECTION	BC 109.3.2
8 ENERGY CODE COMPLIANCE INSPECTION	BC 109.3.5
9 FIRE-RESISTANCE RATED CONSTRUCTION	BC 109.3.4
10.FOOTING AND FOUNDATION	BC 109.3.1
11 UNDER PINNING	BC 1704.8.3

PARTIAL ZONING MAP



Project:

HOUSE EXTENSION

1620 SHORE BLVD.
BROOKLYN, NY 11235

Drawing title:

PLOT PLAN, ZONING CALCULATION, LEGEND, SPECIAL INSPECTIONS, AND ZONING MAP

Date:	04/10/2014
Drawn by:	HMK
Checked by:	S.S.
Drawing no.	A - 001.00
Sheet no.	01 OF 09

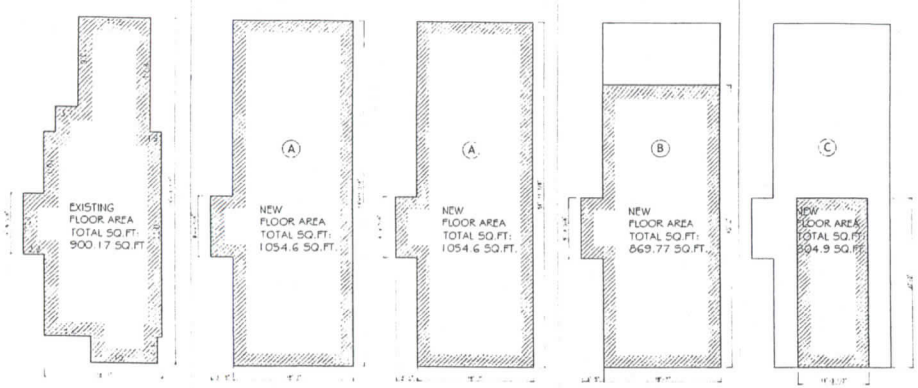
Application No:

320997409

EXISTING FLOOR AREA DIAGRAM

PROPOSED FLOOR AREA DIAGRAM

SHAPE

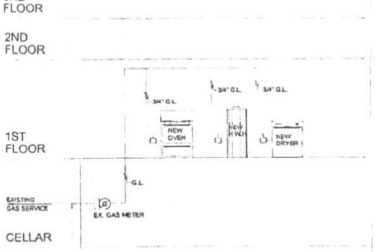


FLOOR	EXISTING 1ST FLOOR	CELLAR	1ST FLOOR	2ND FLOOR	3RD FLOOR
AREA	900.17 SF.	A=1054.63 SF.	A=1054.63 SF.	B=869.77SF.	C=304.98 SF.

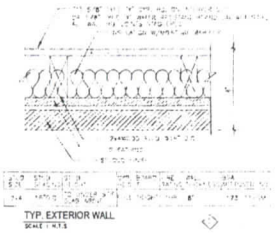
TOTAL NET F.A.	900.17 SF.	2229.37 SF.

GAS RISER DIAGRAM

SCALE: N.T.S.



WALL DETAIL

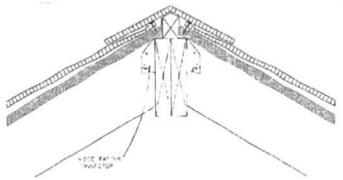


TYP. EXTERIOR WALL
SCALE : N.T.S.

TYP. 1 HR FIRE RATED PARTITION DETAIL
SCALE : N.T.S.

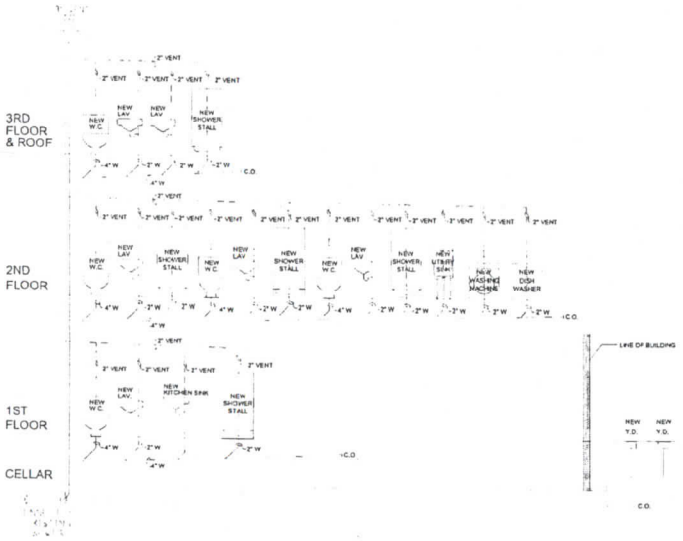
RIDGE DETAIL

SCALE: N.T.S.



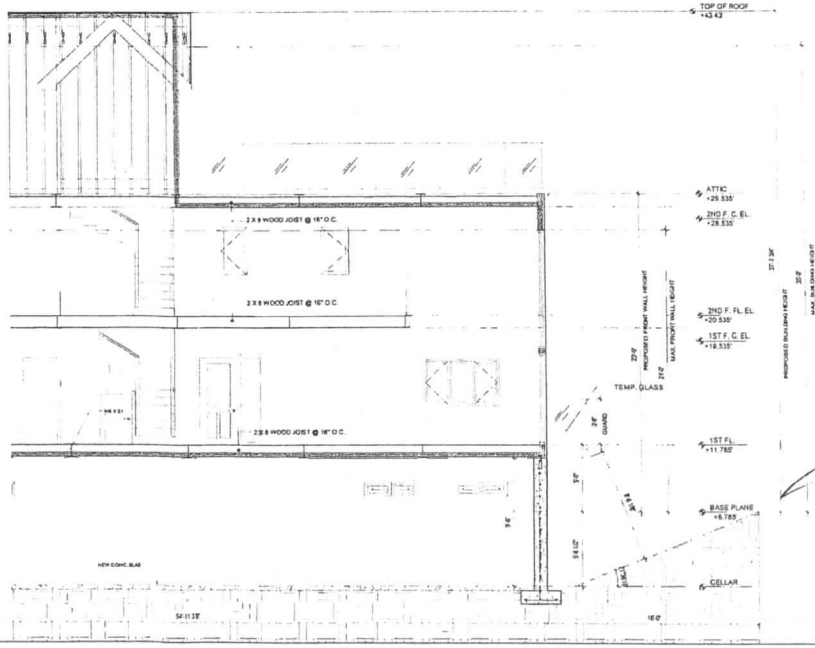
PLUMBING RISER DIAGRAM

SCALE: N.T.S.



SKY EXPOSURE

SCALE: N.T.S.



Architect:

Sung-Ho Shin Architect, P.C.

194-02 Northern Blvd., Suite #218
Flushing, NY 11358
Tel. 718.428.2882
Fax: 718.428.2872

Project:

HOUSE EXTENSION

1620 SHORE BLVD.
BROOKLYN, NY 11235

Drawing title:

FLOOR AREA DIAGRAMS, PLUMBING AND GAS RISER DIAGRAM, & DETAILS

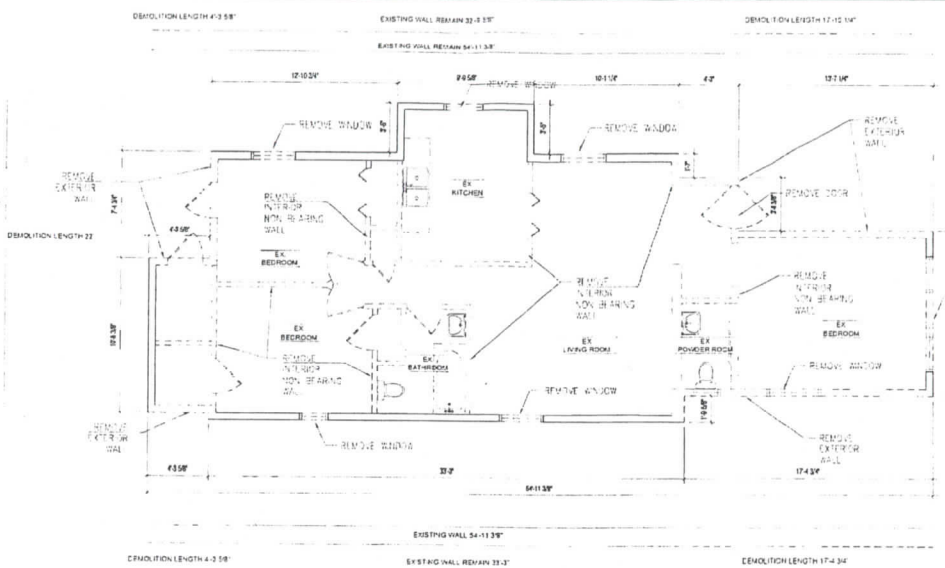
SUNG-HO SHIN
REGISTERED ARCHITECT
STATE OF NEW YORK

Date: 04/10/2014
Drawn by: HMK
Checked by: S.S.
Drawing No.: A - 002.00
Sheet No.: 02 OF 09

Application No.:

320997409

DEMOLITION NOTES:
1. Contractor shall perform all operations of demolition and removal indicated on the drawings and as may be required by the work. All work shall be done carefully and neatly, in a systematic manner.
2. All existing surfaces and equipment to remain shall fully protected from damage. The Contractor shall assume full responsibility for damage and shall make repairs required without additional cost to the Owner.
3. No debris shall be allowed to accumulate on the site. Debris shall be removed by the Contractor as the job proceeds. The site shall be left broom clean at the completion of demolition.
4. No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to protect the stability and integrity of the existing structure.
5. All adjoining property affected by any operations of demolition shall be protected per the requirements of Article 19 of the NYC Building Code.
6. Remove or relocate all wiring, plumbing, and mechanical equipment affected by removal of partitions. Removed pipes and/or lines shall be cut to a point of concealment behind or below finish surfaces, and shall be properly capped or plugged.
7. The Contractor shall provide, erect and maintain all temporary barrier and guards, and all temporary shoring and bracing as required by Department of Building rules and regulations.
8. The Contractor shall provide adequate weather protection for the building and its contents during the course of the work. All openings in any wall or roof shall be protected from all forms of weather or water penetration.



1 DEMOLITION PLAN @ 1ST FLOOR
SCALE: 1/4" = 1'-0"

NOTES: 1) THE DEMOLITION WORK DOES NOT EXCEED 50% OF THE AREA OF EXTERIOR WALLS.
2) PROCEDURES OF PARTIAL DEMOLITION:
A. REMOVE ROOF
B. REMOVE CEILING
C. REMOVE INTERIOR NON-BEARING PARTITION
D. REMOVE FLOOR JOISTS
E. REMOVE FOUNDATION WALL
F. REMOVE FOOTING

TOTAL AREA OF ALL EXTERIOR WALL LENGTH OF 1ST FLOOR:
33'-3" + 22' + 54'-11 3/8" + 18'-7" = 129.12'
TOTAL AREA OF DEMOLISHED EXTERIOR WALL LENGTH:
21'-8 3/8" + 7'-4 3/4" + 22'-1 3/4" + 5'-3 3/8" = 58.55'
TOTAL % OF DEMOLISHED EXTERIOR WALL SURFACE =
(58.55'/ 129.12') X 100% = 45.31%

SMOKE AND CARBON MONOXIDE DETECTOR NOTES:
907.2.10.1.1 SMOKE ALARMS IN GROUP R-2 & R-3 DWELLING UNITS:
SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2 AT ALL OF THE FOLLOWING LOCATIONS WITHIN A DWELLING UNIT:
1. ON THE CEILING OR WALL OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES WITHIN 15 FEET (4572 MM) FROM THE DOOR TO SUCH ROOM.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BELOW GRADE STORIES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

907.2.10.2 POWER SOURCE. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING, AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION.

907.2.10.3 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM OR DETECTOR IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R-2 OR R-3, THE SMOKE ALARMS OR DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN THE INDIVIDUAL UNIT. THE ALARM OR DETECTOR SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

907.2.10.4 ACCEPTANCE TESTING. WHEN THE INSTALLATION OF THE ALARM DEVICES IS COMPLETE, EACH DETECTOR AND INTERCONNECTING WIRING FOR MULTIPLE-STATION ALARM DEVICES SHALL BE TESTED IN ACCORDANCE WITH THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

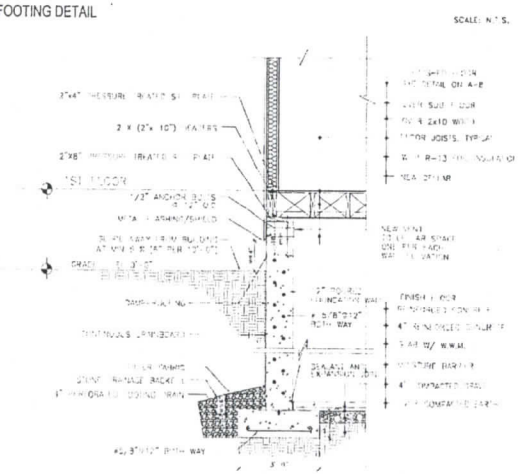
907.2.10.5 GROUP R-2 OCCUPANCY. SMOKE ALARMS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC/ANSI A117.1.
908.7 CARBON MONOXIDE ALARMS AND DETECTORS.
CARBON MONOXIDE ALARMS AND DETECTORS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH SECTIONS 908.7.1 THROUGH 908.7.3.

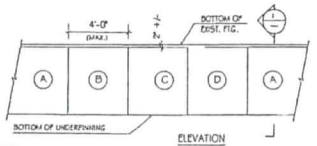
908.7.1.1 AFFECTED DWELLING UNITS. CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE REQUIRED WITHIN THE FOLLOWING DWELLING UNITS:
1. UNITS ON THE SAME STORY WHERE CARBON MONOXIDE PRODUCING EQUIPMENT OR ENCLOSED PARKING IS LOCATED.
2. UNITS ON THE STORIES ABOVE AND BELOW THE FLOOR WHERE CARBON MONOXIDE-PRODUCING EQUIPMENT OR ENCLOSED PARKING IS LOCATED.
3. UNITS IN A BUILDING CONTAINING A CARBON MONOXIDE PRODUCING FURNACE, BOILER, OR WATER HEATER AS PART OF A CENTRAL SYSTEM.
4. UNITS IN A BUILDING SERVED BY A CARBON MONOXIDE PRODUCING FURNACE, BOILER, OR WATER HEATER AS PART OF A CENTRAL SYSTEM THAT IS LOCATED IN AN ADJOINING OR ATTACHED BUILDING.

908.7.1.1.1 REQUIRED LOCATIONS WITHIN DWELLING UNITS:
CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE LOCATED WITHIN DWELLING UNITS AS FOLLOWS:
1. OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES WITHIN 15 FEET (4572 MM) OF THE ENTRANCE TO SUCH ROOM.
2. IN ANY ROOM USED FOR SLEEPING PURPOSES.
3. ON ANY STORY WITHIN A DWELLING UNIT INCLUDING BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

908.7.1.1.2 INSTALLATION REQUIREMENTS. CARBON MONOXIDE ALARMS OR DETECTORS SHALL COMPLY WITH THE POWER SOURCE, INTERCONNECTION, AND ACCEPTANCE TESTING REQUIREMENTS AS REQUIRED FOR SMOKE ALARMS IN ACCORDANCE WITH SECTIONS 907.2.10.2 THROUGH 907.2.10.4.

FOOTING DETAIL
SCALE: N.T.S.

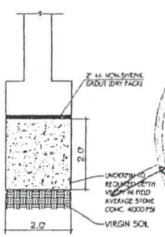




ELEVATION

NOTES:
1. UNDERPINNING SHALL BE DONE IN MAX. SECTIONS OF 4'-0" WIDE SUCCESSIVE OR SIMULTANEOUS CUTS SHALL HAVE AT LEAST 12'-0" OF CLEAR DISTANCE BETWEEN THEM.
2. EXCAVATE AND PLACE PANELS (A) FIRST, (B) SECOND, (C) THIRD & (D) LAST.
3. 48 HOURS WAITING PERIOD REQUIRED AFTER POURING CONCRETE. EXCAVATE NEXT SECTION 24 HOURS AFTER DRY PACKING.
4. NEW UNDERPINNING TO MIN. 2 TSF OF UNDISTURBED SOIL.
5. SOIL TO BE INSPECTED BY A PROFESSIONAL ENGINEER BEFORE POURING CONCRETE.

TYPICAL UNDERPINNING DETAIL
N.T.S.



SECTION @ 1-1
N.T.S.

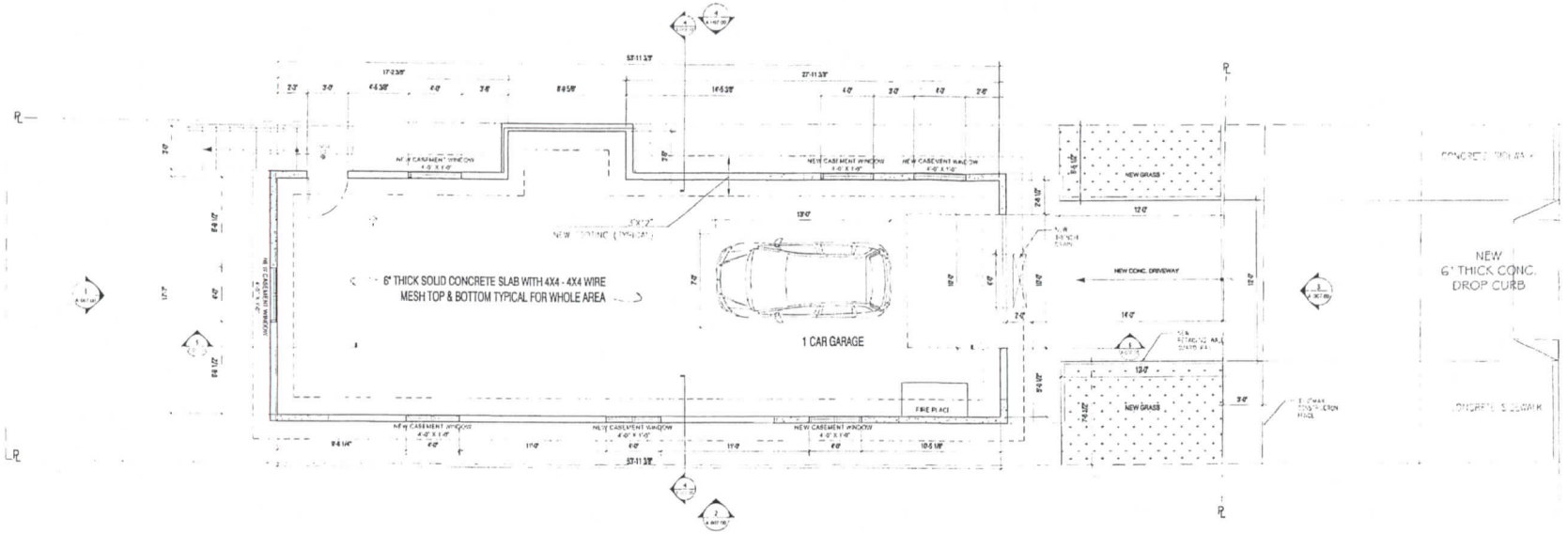
Architect
Sung-Ho Shin Architect, P.C.
1540 Sheepshead Bay Road - Suite 214
Brooklyn, NY 11235
Tel: 718.629.2442
Fax: 718.629.2832

No.	Item Description	Date
1	Item Description	Date

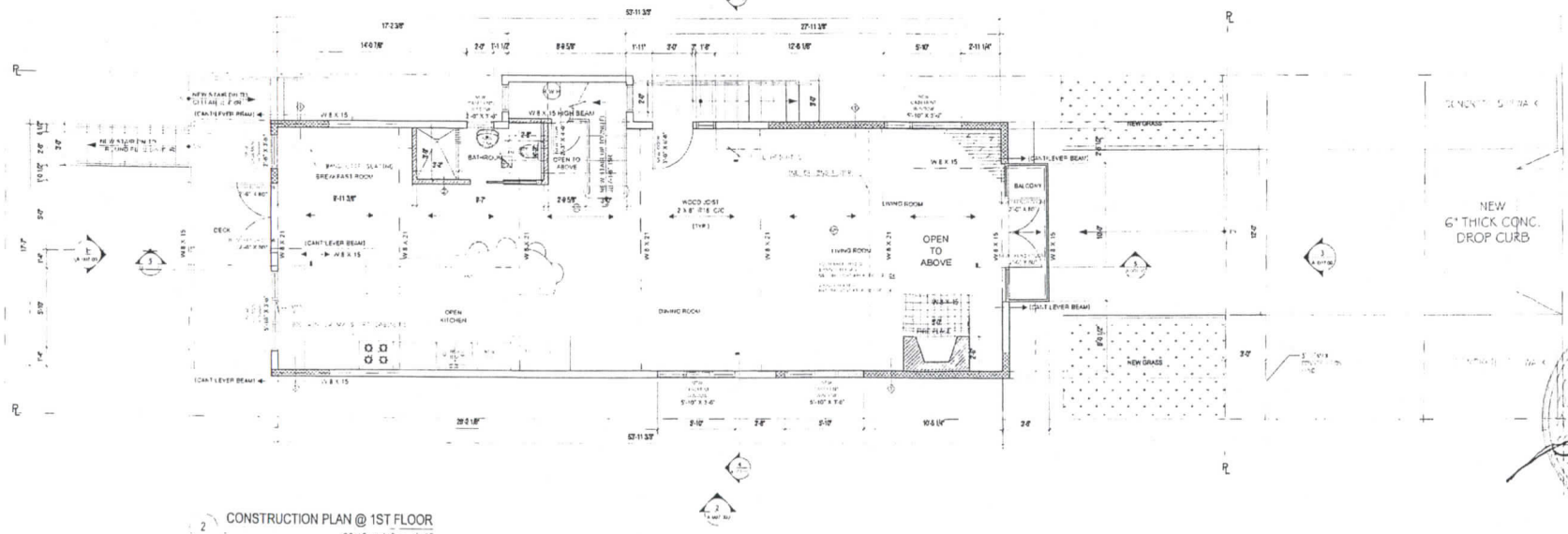
Project:
HOUSE EXTENSION
1620 SHORE BLVD.
BROOKLYN, NY 11235

Drawing title:
DEMOLITION PLANS, DETAILS & NOTES

Seal & Signature
Date: 04-10-2014
Project no.
Drawn by: HMK
Checked by: S.S
Scale:
A - 003.00
Sheet no. 03 OF 09
Application no.
320997409



1 CONSTRUCTION PLAN @ CELLAR
SCALE: 1/4" = 1'-0"



2 CONSTRUCTION PLAN @ 1ST FLOOR
SCALE: 1/4" = 1'-0"

Architect:
Sung-Ho Shin Architect, P.C.
[illegible]

Project:

HOUSE EXTENSION

1620 SHORE BLVD.
BROOKLYN, NY 11235

Drawing title:

FLOOR PLANS & ROOF PLAN

Seal & Signature

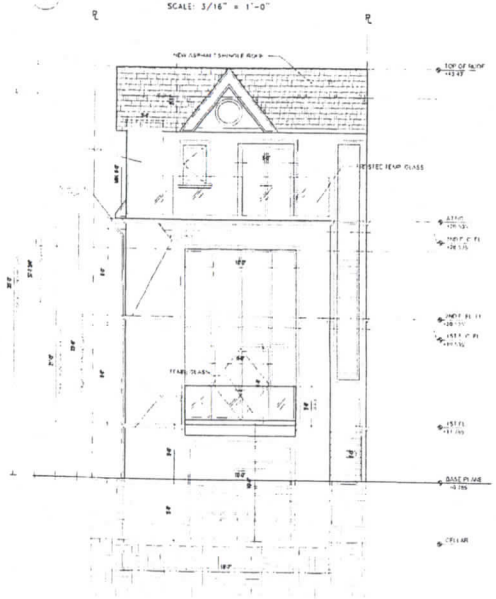
Date: 04/10/2014
Project No.
Drawn By: HMK
Checked By: S.S.
Dwg. No.
A-004.00
04 OF 09

Specification No.

320997409

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

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



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

4 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite 218
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

Project:

HOUSE EXTENSION

1620 SHORE BLVD.
BROOKLYN, NY 11235

Drawing title:

ELEVATIONS

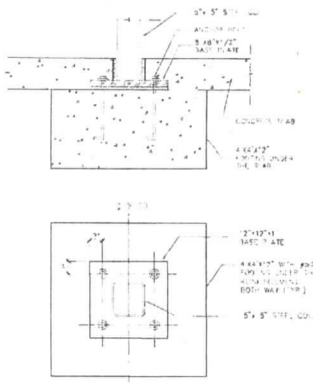
Seal & Signature

Date: 04/16/2014
Project No.
Drawn By: HMK
Checked By: SS
Dwg No.: A 007.00
07 OF 09

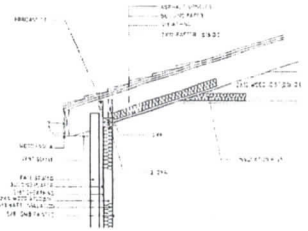
Application No.

320997409

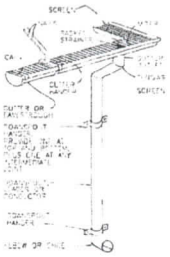
ENERGY ANALYSIS FOR ALTERATION - CLIMATE ZONE 10B



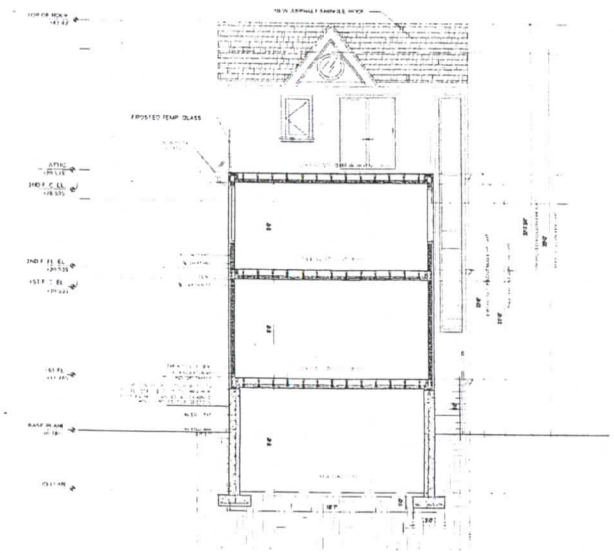
1 FOOTING DETAIL
SCALE: N.T.S.



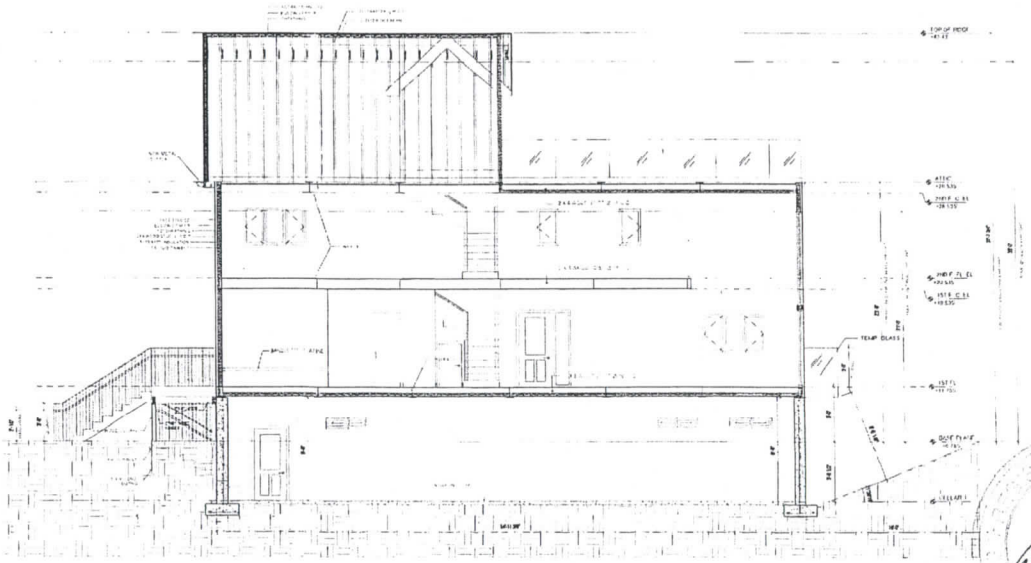
2 EVE DETAIL
SCALE: N.T.S.



3 GUTTER DETAIL
SCALE: N.T.S.



4 PROPOSED BUILDING SECTION
SCALE: 3/16" = 1'-0"



5 PROPOSED BUILDING SECTION
SCALE: 3/16" = 1'-0"

Architect:
Sung-Ho Shin Architect, P.C.

Project:

HOUSE EXTENSION

1620 SHORE BLVD.
BROOKLYN, NY 11235

Drawing title:

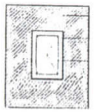
BUILDING SECTION, DETAILS & NOTES

Seal & Signature

Date: 04/16/2014
Project No.:
Drawn By: MMK
Checked by: S.S.
Drawing No.: A - 008.00
Page: 08 OF 09

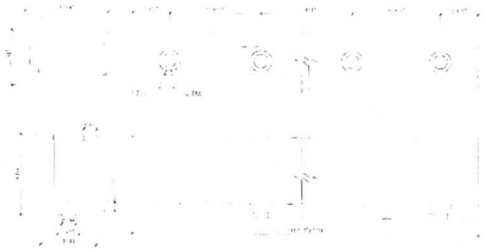
Application No:

320997409

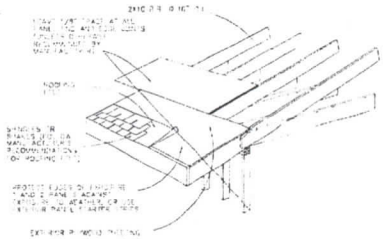


BRICK MASONRY
NOMINAL 3/4" AIR SPACE
FIRE CLAY FLUE LINER

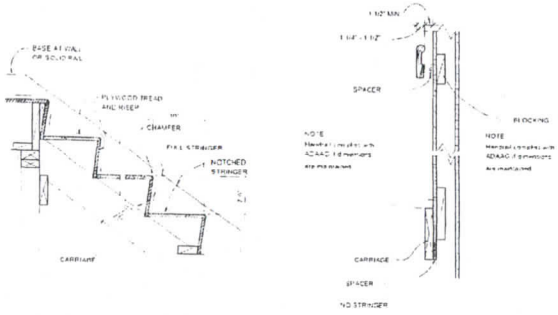
1 CHEMNY DETAIL
SCALE: N.T.S.



2 LAMINATED GLASS BASE SHOE DETAIL
SCALE: N.T.S.



3 TYP. ROOF DETAIL
SCALE: N.T.S.



4 TYPICAL WOOD STAIR DETAIL
SCALE: N.T.S

DETAIL

SCALE: N.T.S.

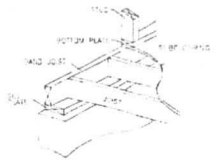


FIGURE 3.4e JOIST FRAMING ON A FOUNDATION SILL PLATE

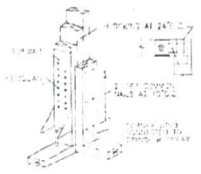


FIGURE 3.8a CORNER STUD HOLDOWN DETAIL - 3 STUD WITH BLOCKING

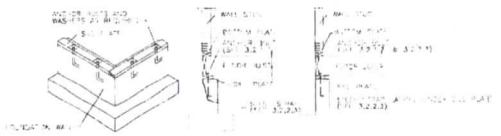


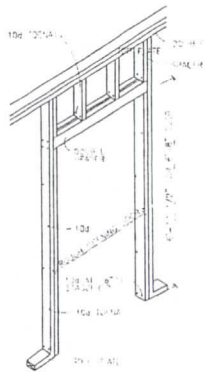
FIGURE 3.2a SILL PLATE ANCHORAGE TO CONCRETE FOUNDATION WALL

PRESSURE TREATED LUMBER

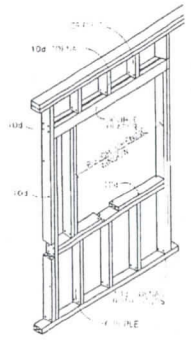
MANUF. : GEORGIA-PACIFIC
GRADE : DOUD FIR
SPECIES : PINE

FRAMING DETAILS

SCALE: N.T.S.



DOOR OPENING



WINDOW OPENING

Architect:
Sung-Ho Shin Architect, P.C.

Project

HOUSE EXTENSION

16/0 SHORE BLVD.
BROOKLYN, NY 11235

Drawing title

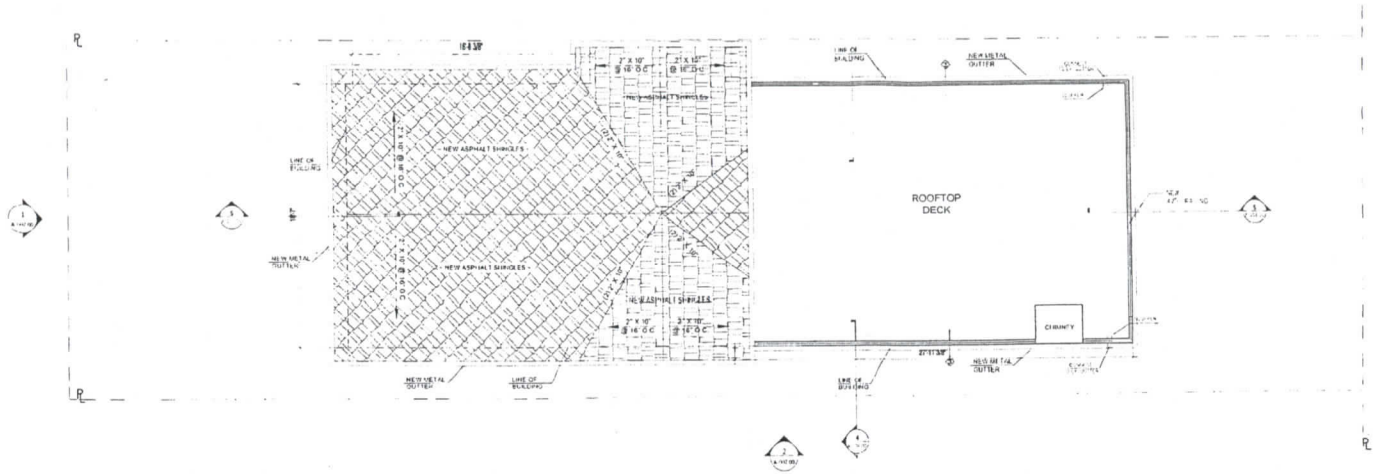
FLOOR PLANS & ROOF PLAN

Seal & Signature

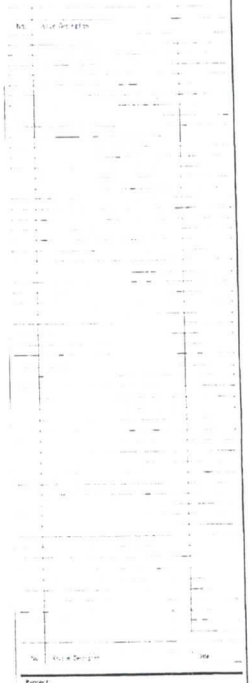
Date 04/10/2014
Project No.
Drawn By MMK
Checked By S S
Sheet No. A - 009.00
09 OF 20
Application No.

320997409

Architect:
Sung-Ho Shin Architect, P.C.



1 CONSTRUCTION PLAN @ ROOF
SCALE: 1/4" = 1'-0"



Project:

HOUSE EXTENSION

1420 SHORE BLVD.
BROOKLYN, NY 11235

Drawing title:

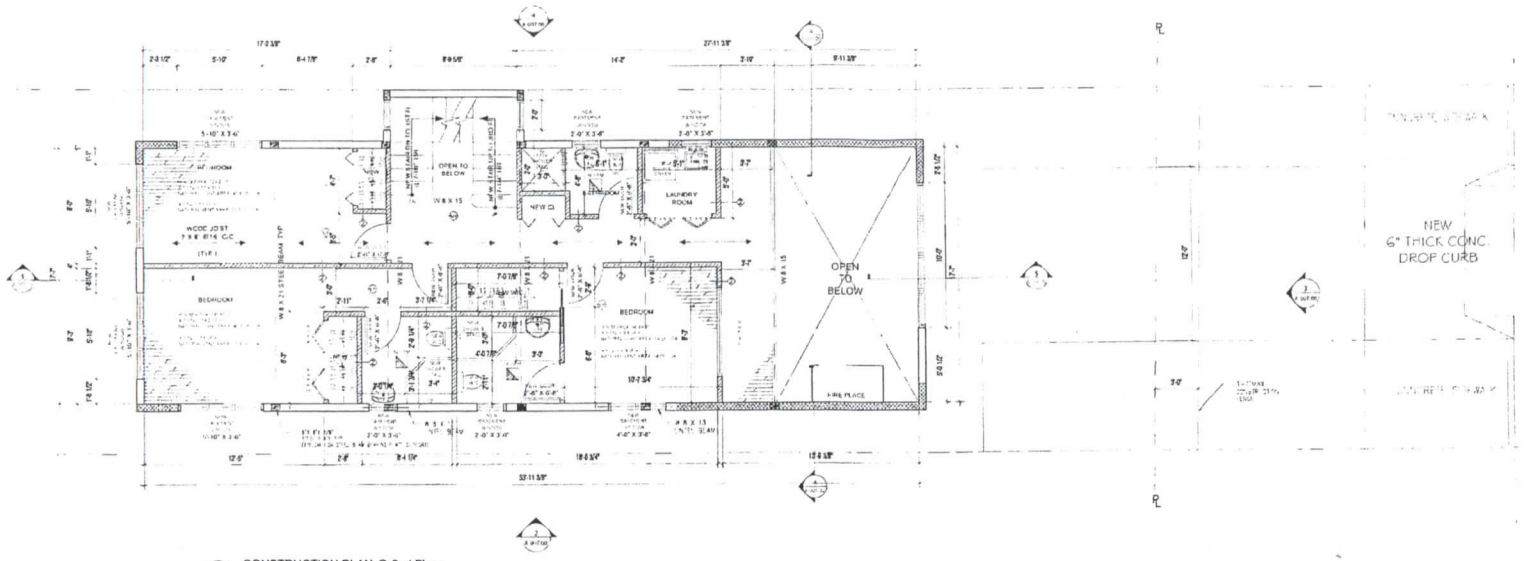
ROOF PLAN

Seal & Signature

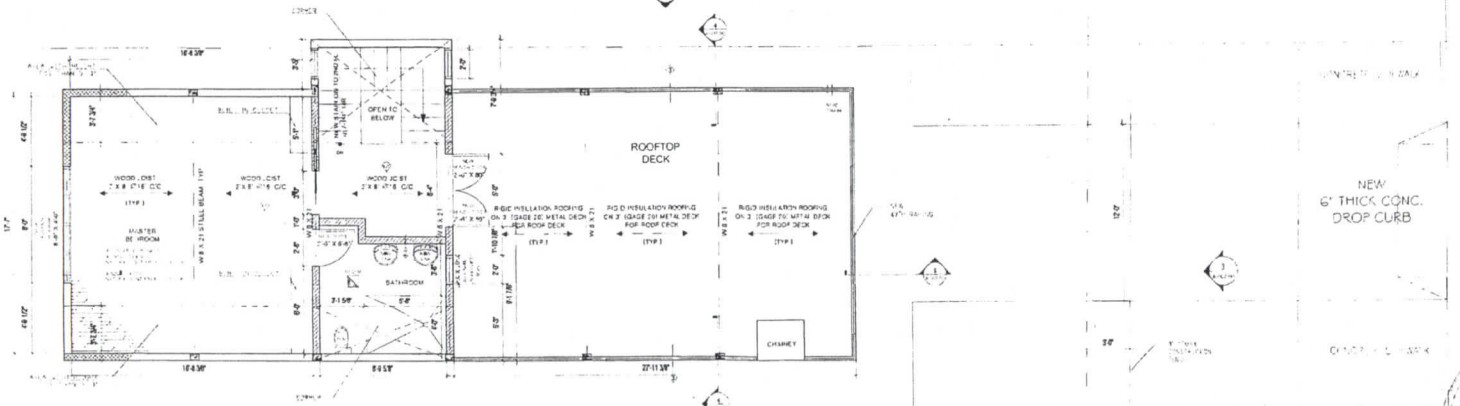
Date: 04/10/2014
Project No:
Drawn By: HSK
Checked by: S S
Scale:
A - 006.00
06 OF 09

Application No:

320997409



1 CONSTRUCTION PLAN @ 2nd Floor
SCALE: 1/4" = 1'-0"



2 CONSTRUCTION PLAN @ 3rd FLOOR
SCALE: 1/4" = 1'-0"

architect:
Sung-Ho Shin Architect, P.C.

Project:

HOUSE EXTENSION

1620 SHORE BLVD.
BROOKLYN, NY 11235

Drawing title:

FLOOR PLANS & ROOF PLAN

Seal & Signature

Date:	04/10/2014
Project No:	
Drawn By:	HMK
Check By:	SS
Drawing No:	A - 005.00
Sheet No:	05 OF 09

Application No:

320997409