

CITY OF ALBANY
DEPARTMENT OF PLANNING AND DEVELOPMENT
SECOND ADDENDUM TO AREA VARIANCE APPLICATION
8 BOGARDUS ROAD

Part 4 Character of the Neighborhood

The neighborhood of Bogardus Road surrounding the applicants request does not have a single lot that has all structures in compliance with existing side yard and rear set back requirements of the existing code. Under the current code every lot in this neighborhood has at least one prior non-conforming structure, many of which are the principal structure..

The proposed plans provide for an addition to the first floor of the structure to accommodate an interior stairway. The proposal would be a 10-foot extension to the eastern side of the existing structure. If the addition to the structure is an issue, the owner would consent to a studio apartment with an open exterior stairway. In this way, Plan #2 would not require an addition of 10 feet to the easterly side of the existing structure. Alternative plans are submitter with this addendum. (Exhibit A)

The letter of denial from the Department of Planning is incorrect. The proposal for the side yard and rear set back is between 12 to 18 inches, not 0 feet. The current structure is approximately 1 ½ feet from the lot line. Access could be gained, if necessary, to make repairs. However, most of the garages and houses in this neighborhood are at or near the lot line and if access is necessary for repair, as it has been for over 70 years, you knock on the neighbor's door and ask permission, and remain responsible for any damage you may make by putting a ladder on their lawn. This has not been a problem over many years for anyone.

The existing structure has not been a problem for drainage. The contour of the property and rainwater drainage will not change. The proposal includes the installation of roof gutters running into a drain. Under proposal # 1 minimal additional rainwater runoff will be created by the increased roof area. Under Proposal # 2, the roof size will remain the same. The addition of roof gutters connected to a drain will lessen rainwater flow on the lot.

The existing power lines at the rear of the property have been present for many years and have not been a hazard. The applicant is a licensed Electrician (licensed in Albany) and is fully aware of the power lines and the issues they present. The roof of the proposed addition is pitched in a manner and direction to keep the roof the required distance from the lines. The presence of the power lines has not been, is not now and will not be a hazard for the proposed addition.

Part 5 Alternatives Considered

The lot in question is 40 ft wide. The existing driveway is 12 ft wide. The neighbor at 6 Bogardus has an easement for his driveway that takes approximately 2.9 feet from the southeasterly side of the yard. The current zoning would require a 10 foot side yard. A set back from the existing driveway on the northwest side is preferred. The positioning of the house in compliance with existing zoning, and considering the existing driveway, would result in a house of 20 ft or less in width. The finished house, with a maximum width of 20 feet would require excessive walk through halls and would result in a 2 bedroom and one-bathroom house. This configuration would have approximately 850 sq ft of usable living space, as the narrow permitted useable footprint for the house would result in the need for hallways. Construction would require footings below the frost line and a block or poured concrete foundation. Foundation walls would be 8 ft if a basement was constructed. In addition, electrical, gas and sewer and water connections would need to be connected at the street. The National Association of Home Builders places new home construction in the Northeast per square foot at an average of \$158.72 and the medium price at \$161.53. The local contractor consulted by the applicant estimated the square foot price at \$130 but does not guarantee that price. The resulting construction would be an expense of at least \$208,000 without a full basement and plus landscaping. (Contractors estimate provided separately) Rental from a 2-bedroom apartment would not be sufficient to provide a reasonable return on investment.

A structure of this size on a narrow lot with one full driveway on one side and a partial driveway (neighbor easement) on the other side would result in rainwater run off issues. See # 7 for impervious material lot coverage consideration

Part 6 Substantially

There is an existing structure that has been present for over 70 years. Many other lots on this street and the surrounding streets in the neighborhood, have similar configuration, namely a garage or house at or near the lot line. (See Exhibit B - 12 photos taken on Bogardus Rd, Marion Avenue and Linden Rd within one block of 8 Bogardus) The lot at 3 Bogardus has a Garage that has been converted to an apartment years ago. (See Photos Exhibit C). As can be seen by the photos of the proposal at 8 Bogardus and the other exhibit photos, the current side yard requirement of 10 feet is not the norm, or even present in this neighborhood. The requested side yard variance does not substantially alter the character of this neighborhood as it is in harmony with the architecture and use of the existing neighborhood. Most, if not all of the lots in this neighborhood contain at least one prior non-conforming structure as a result of zoning requirements adopted by the City long after this neighborhood was constructed. This is not a request for a placement of a house at the lot line of this lot. It is a request for renovation and expansion of an existing garage to convert a storage area above the garage to a studio or one-bedroom apartment.

Part 7 Impact on the Environment

As set forth in Part Four above, the applicant is submitting an alternative plan that will not require the enlargement of the structure and would merely add an exterior stair for access to the second floor. (present access to the loft storage is via an interior ladder) This alternative would result in a studio apartment and not a one bedroom. The proposed side and rear yard variances are necessary for either proposal. The footprint of the resulting structure would be the same or slightly larger depending on which plan is accepted and constructed. The lot of 40 X 100 (4000 sq ft) with a structure of 24 X 32 (768 sq ft) for proposal #1 results in a 19% lot coverage. Proposal #2 results in the existing structure of 24 x 22 (528 sq ft) for a lot coverage of 13%. The submission of Proposal #2 thus gives the board an option that results in very little (addition of an exterior stair) increase in lot coverage. Either proposal leaves significant green space far exceeding any requirement. A proposal for the construction of a 20 X 40 (800 sq ft per floor) house in the front of the lot, while leaving the existing garage, would meet the existing code and result in a total lot coverage 33% or more as sidewalk and patio construction would also be of impervious materials, but within the zoning code. These calculations do not take the existing driveways into consideration. A best estimate from the survey map would add 825 to 875 sq ft of impervious coverage adding an additional 21% or 22% to the above estimates resulting in a 55% impervious coverage for the construction of a new house estimates.

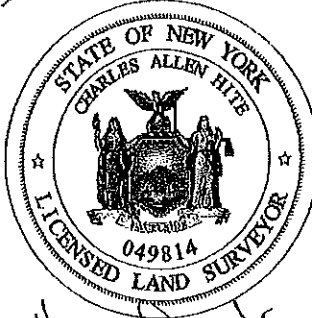
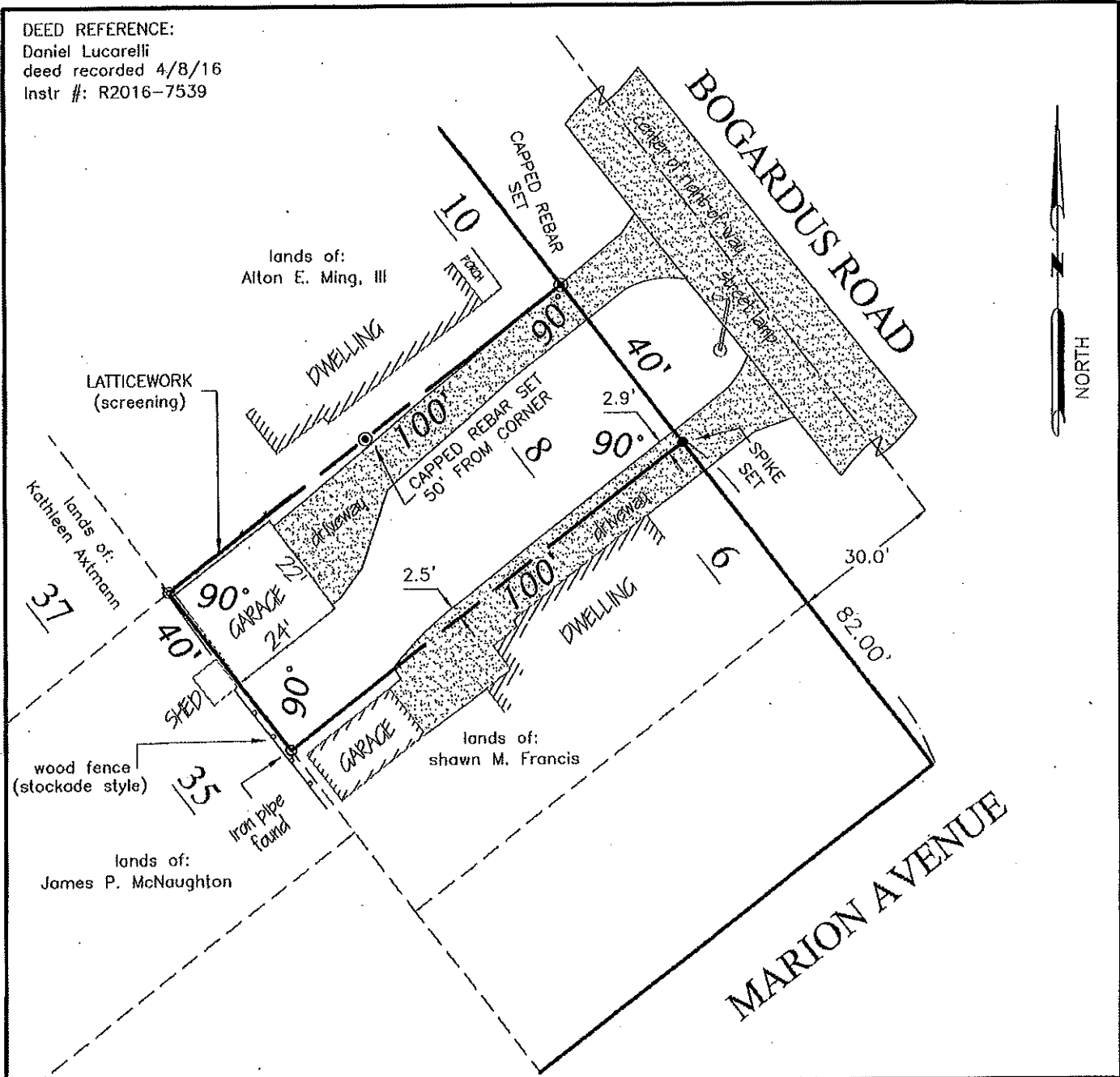
A studio or one-bedroom apartment will result in one, or at most 2, inhabitants requiring much less water, sewer, power, garbage or demands upon the school district, than a 2-bedroom house with 3 or more inhabitants.

Part 8 Self-Created Difficulty

Prior to purchasing this property, the applicant walked and drove around the neighborhood and observed that there were many garages and other structures built at or near property lines and that at least one other garage had been converted to a residential unit. The applicant was advised at the time he purchased this property that the lot and its structures were in compliance with existing building and zoning codes. After purchasing the lot the applicant obtained proposals from contractors and engineers and determined that the cost of constructing a house upon the lot in question would not result in a fair return on investment due to the cost of the construction of footings, foundations, utilities (including water and sewer from the street) and the size of the lot with the various zoning requirements. The applicant purchased this property, in part, because the garage at the rear of the lot was constructed of concrete blocks and was in excellent condition. The lot contained a structure that was in harmony with the neighborhood architecturally and was in excellent condition for possible renovation. That structure is considered, by this board, to be a prior non-conforming use due to side yards and rear yard zoning requirements for new structures adopted by the City long after all the homes and garages in this neighborhood were constructed. The applicant does not wish to construct a new structure, but he does wish to enlarge a prior non-conforming use which has placed him before this board.

Exhibit A
ALTERNATIVE PROPOSAL 2

DEED REFERENCE:
 Daniel Lucorelli
 deed recorded 4/8/16
 Instr #: R2016-7539



Charles Hite
 Charles Hite
 License Number 49814

County:
 Albany

State:
 New York

Scale:
 1" = 30'

Date:
 OCTOBER 17, 2018

**MAP OF SURVEY
 8 BORGARDUS ROAD
 CITY OF ALBANY**

Charles Hite, Surveyor
 Licensed Land Surveyor—Ravena, NY (518) 756-9070



REScheck Software Version 4.6.5 Compliance Certificate

Project: 2ND FLOOR ADDITION

Energy Code: 2015 IECC
Location: Albany, New York
Construction Type: Single-Family Addition
Project Type: Addition
Climate Zone: 5 (S894 HDD)
Permit Date:
Permit Number:

Construction Site:
8 BOGARTTS DR
ALBANY, NY

Owner/Agent:
HOLZMANN
SAME

Designer/Contractor:
DE RAVEN DESIGN
55A KINGSLEY RD
BURNETT HILLS, NY

Compliance: Passes using UA trade-off

Compliance: 7.2% Better Than Code Maximum UA: 184 Your UA: 180
This is Better or Worse Than Code's index reflects how close the UA is to the limit. It is based on code trade-off rules.
R-Values NOT provided an estimate of energy use or cost relative to a minimum code value.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Quality R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Raised or Energy Truss	758	38.0	0.0	0.025	19
Wall 1: Wood Frame, 16" o.c.	440	21.0	0.0	0.057	23
Window 1: Vinyl/Fiberglass Frame/Double Pane with Low-E	21			0.290	6
Door 1: Solid	21			0.180	4
Wall 2: Wood Frame, 16" o.c.	1,008	21.0	0.0	0.057	53
Window 2: Vinyl/Fiberglass Frame/Double Pane with Low-E	75			0.290	22
Floor 1: All-Wood Joist/Truss/Over Unconditioned Space	788	30.0	0.0	0.033	25
Floor 2: Slab-On-Grade/Unheated Insulation depth: 4.0'	41		10.0	0.684	28

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other information submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version 4.6.5 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

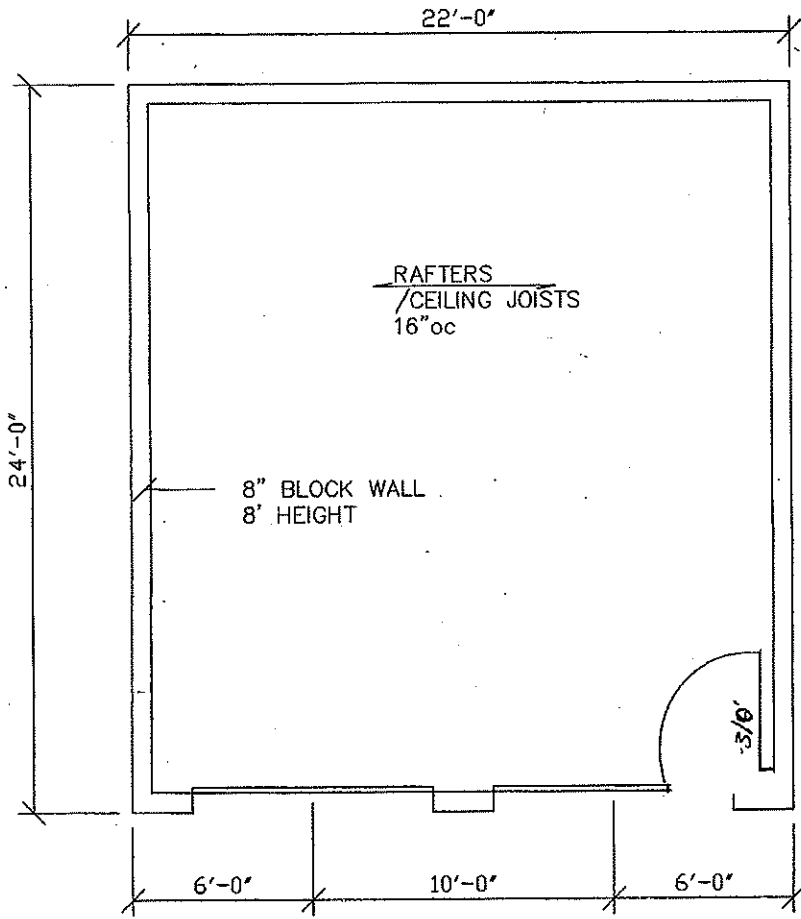
Designer: DeRaven Design Signature: DeRaven Design Date: July 2, 19



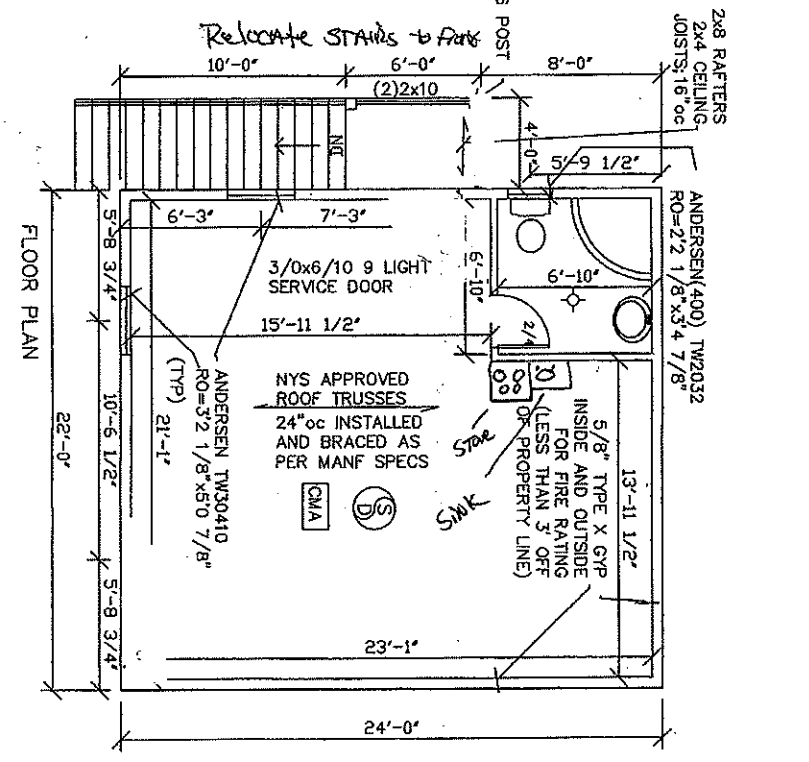
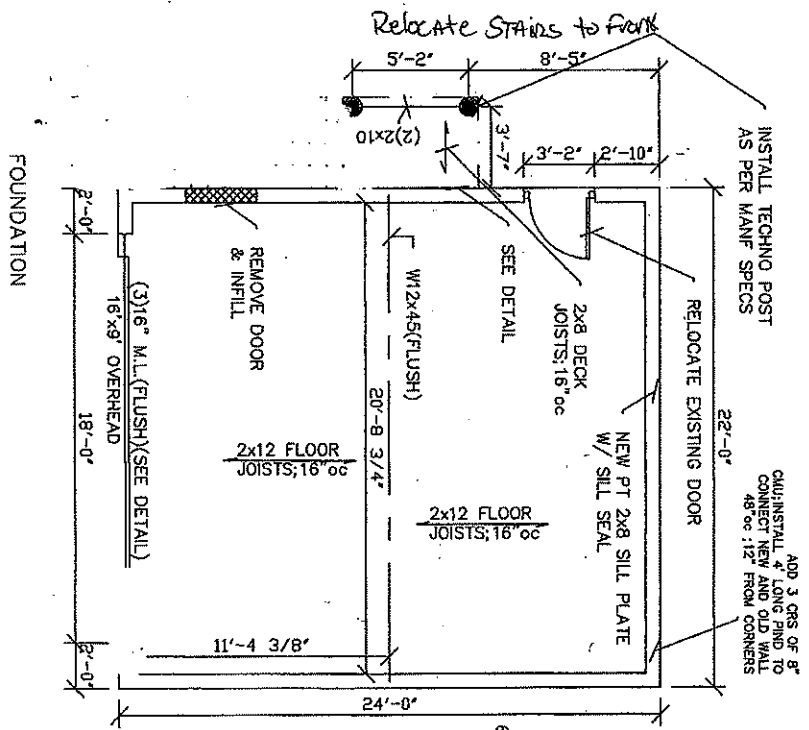
2015 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	21.00
Below-Grade Wall	0.00
Floor	30.00
Ceiling / Roof	38.00
Ductwork (unconditioned spaces):	
Glass & Door Rating	U-Factor SHGC
Window	0.29
Door	0.18
Heating & Cooling Equipment:	Efficiency
Heating System:	
Cooling System:	
Water Heater:	

Name: _____ Date: _____
Comments



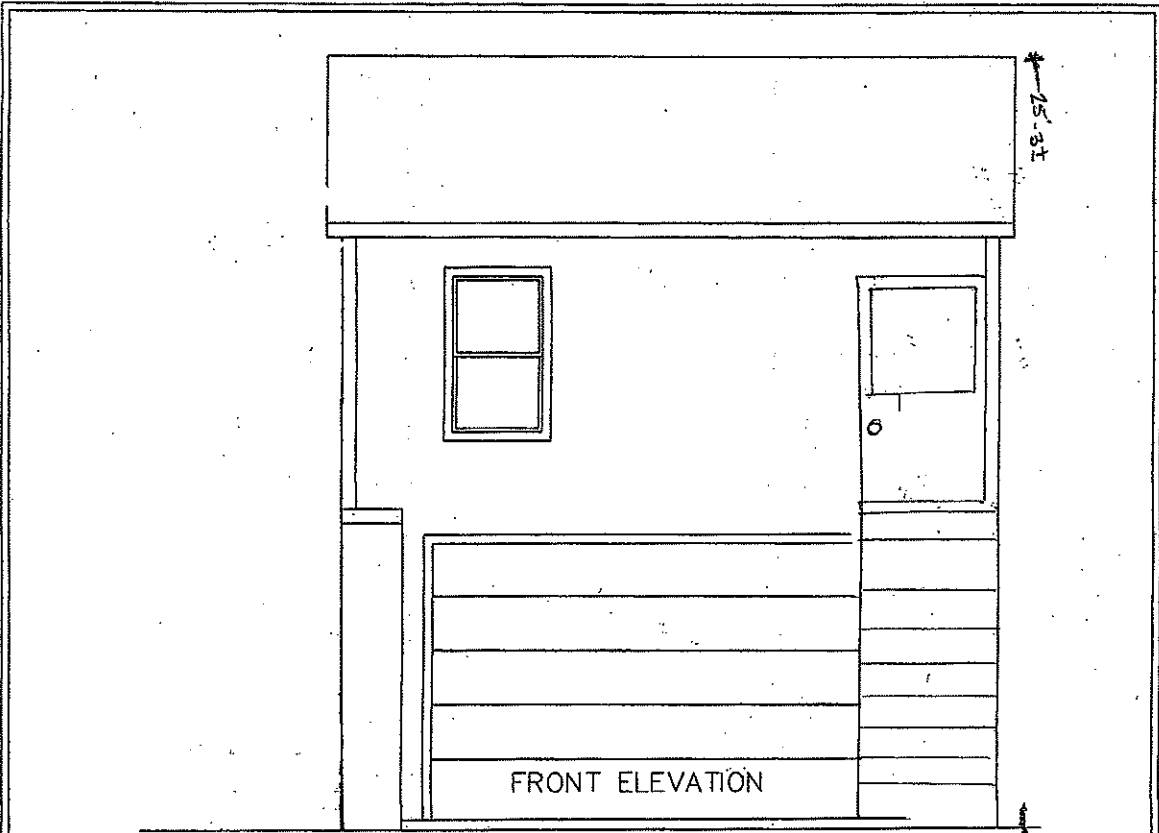
GARAGE RENOVATION 8 BOGARTIS DR; ALBANY NY		DATE DEC 27 18
		SHEET OF OWNER
DONE BY:	FLOOR PLAN	
RKO	DeRaven Design & Drafting 333 Kingsley Rd; Burnt Hills NY	DAVID J. HOPPER ARCHITECT
SCALE:	518*478*0630	CONTRACTOR
FILE # DEC27HOU	1/4"=1'	518 765 9085 HOUGHTALING



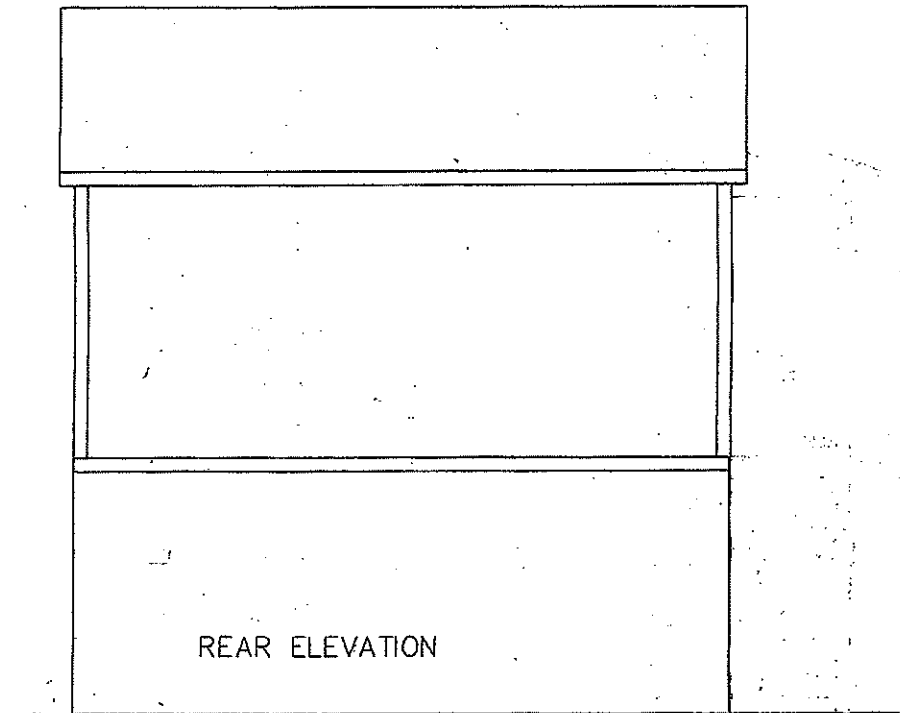
(S) SMOKE DETECTOR
 W/ BATTERY BACK-UP HARD WIRED AND
 INTERCONNECTED ON SEPARATE CIRCUIT
 (CMA) CARBON MONOXIDE ALARM
 W/ BATTERY BACK-UP HARD WIRED AND
 INTERCONNECTED ON SEPARATE CIRCUIT
 MECH LIGHTING/EXHAUST
 MUST BE VENT TO
 EXTERIOR AS PER CODE

NOTE: INSTALL 1/2" GYP AT WALLS
 & CEILING (TYP) INSTALL MOISTURE
 RESIST (1/2" MIN) GYP IN ALL BATH
 REQUIRES; LOCATED ON SITE

GARAGE RENOVATION 8 BOGARTIS DR; ALBANY NY		DATE DEC 27 18 SHEET OF OWNER
DONE BY: RKO	DeRaven Design & Drafting 333 Kingsley Rd; Burnt Hills NY 518*478*0630	CONTRACTOR HOUGHTALING
SCALE: 3/16"=1'	CDS DAVID J. HOPPER ARCHITECT CREATIVE DRAFTING SERVICES INC 85 FLANKING LANE; VOORHEESVILLE NY 518 765 9085	
FILE # DEC27HOU		

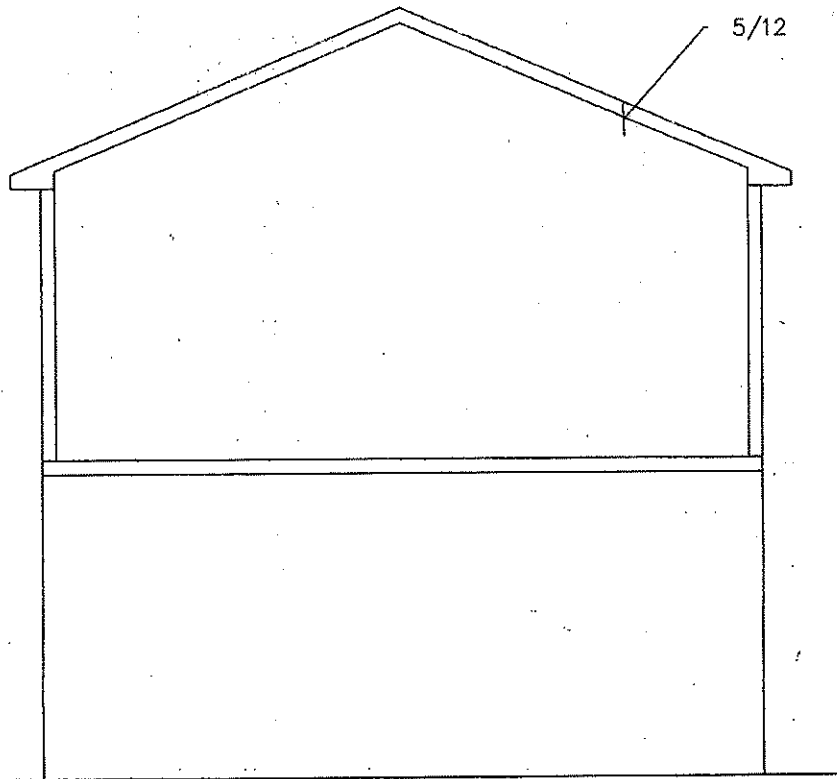


FRONT ELEVATION

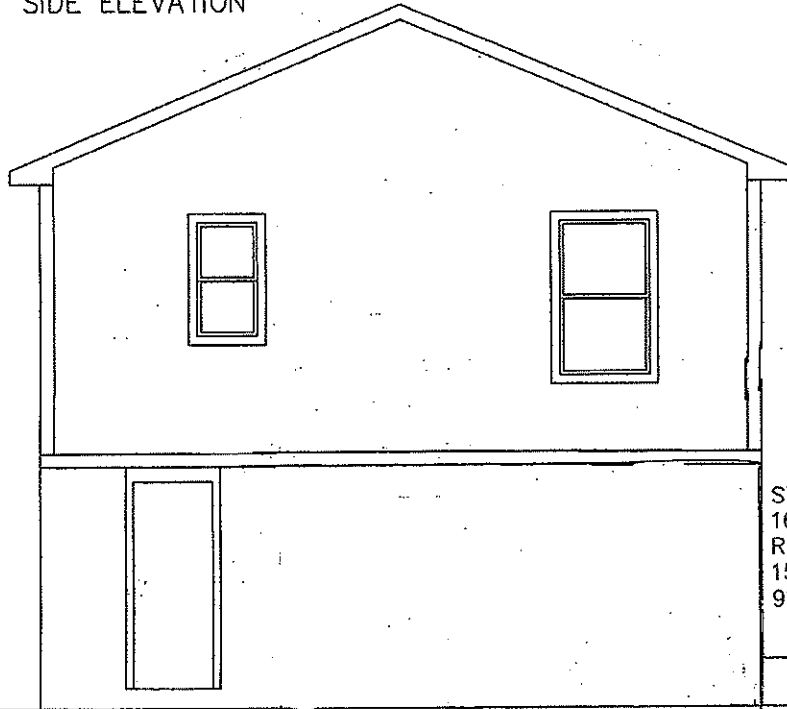


REAR ELEVATION

GARAGE RENOVATION 8 BOGARTIS DR; ALBANY NY		DATE DEC 27 18	
		SHEET OF	
ELEVATIONS		OWNER	
DONE BY:	RKO	CDS DAVID J. HOPPER ARCHITECT CREATIVE DRAFTING SERVICES INC 65 FLAMSBURG LANE MOORESVILLE NY 518 765 9085	CONTRACTOR HOUGHTALING
SCALE:	1/4"=1'		
FILE # DEC27HOU	DeRaven Design & Drafting 333 Kingsley Rd; Burnt Hills NY 518*478*0630		



RIGHT SIDE ELEVATION



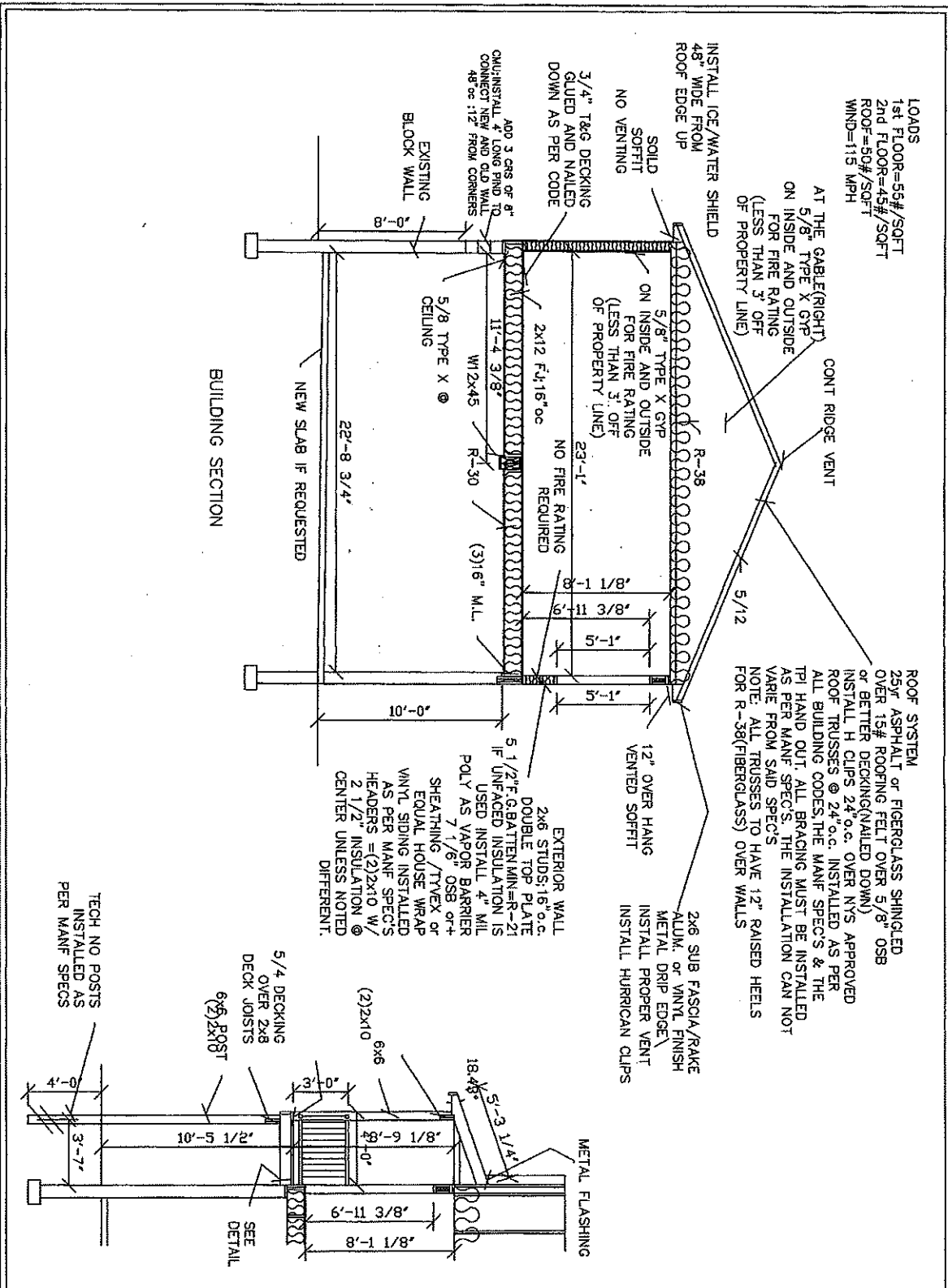
LEFT SIDE ELEVATION

2'10" HANDRAIL
HEIGHT

STAIRS
16 RISERS (7 1/4")
RISERS CLOSED
15 TREADS (10 1/8")
9" + 1 1/8" NOSING

4" oc RAIL
SPACING

		GARAGE RENOVATION 8 BOGARTIS DR; ALBANY NY		DATE DEC 27 18	
		ELEVATIONS		SHEET OF	
DONE BY:		RKO		OWNER	
SCALE:		DeRaven Design & Drafting 333 Kingsley Rd; Burnt Hills NY		CONTRACTOR	
FILE # DEC27HOU		1/4" = 1'		518*478*0630	
		CDS DAVID J. HOPPER ARCHITECT CREATIVE DRAFTING SERVICES INC 63 FLAUBURG LAKE VOOHRENSVILLE NY 518 765 9085		HOUGHTALING	



LOADS
 1st FLOOR=55#/SQFT
 2nd FLOOR=45#/SQFT
 ROOF=50#/SQFT
 WIND=115 MPH

AT THE GABLE(RIGHT)
 5/8" TYPE X GYP
 ON INSIDE AND OUTSIDE
 FOR FIRE RATING
 (LESS THAN 3" OFF
 OF PROPERTY LINE)

ROOF SYSTEM
 25yr ASPHALT or FIBERGLASS SHINGLED
 OVER 15# ROOFING FELT OVER 5/8" OSB
 or BETTER DECKING(MAILED DOWN)
 INSTALL H CLIPS 24" o.c. OVER NYS APPROVED
 ROOF TRUSSES @ 24" o.c. INSTALLED AS PER
 ALL BUILDING CODES, THE MANF. SPECS. & THE
 TPI HAND OUT. ALL BRACING MUST BE INSTALLED
 AS PER MANF. SPECS. THE INSTALLATION CAN NOT
 VARY FROM SAID SPECS.
 NOTE: ALL TRUSSES TO HAVE 12" RAISED HEELS
 FOR R-38(FIBERGLASS) OVER WALLS

INSTALL ICE/WATER SHIELD
 48" WIDE FROM
 ROOF EDGE UP
 SOLID
 SOFFIT
 NO VENTING
 3/4" T&G DECKING
 GLUED AND NAILED
 DOWN AS PER CODE

ON INSIDE AND OUTSIDE
 FOR FIRE RATING
 (LESS THAN 3" OFF
 OF PROPERTY LINE)

NO FIRE RATING
 REQUIRED

12" OVER HANG
 VENTED SOFFIT

2x6 SUB FASCIA/RAKE
 ALUM. or VINYL FINISH
 INSTALL PROPER VENT
 INSTALL HURRICAN CLIPS

EXTERIOR WALL
 2x6 STUDS, 16" o.c.
 DOUBLE TOP PLATE
 IF UNFACED INSULATION IS
 USED INSTALL 4" MIL.
 POLY AS VAPOR BARRIER
 7 1/8" OSB or +
 SHEATHING /TYVEK or
 EQUAL HOUSE WRAP
 VINYL SIDING INSTALLED
 AS PER MANF. SPECS
 HEADERS=(2)2x10 W/
 2 1/2" INSULATION @
 CENTER UNLESS NOTED
 DIFFERENT.

BUILDING SECTION

TECH NO POSTS
 INSTALLED AS
 PER MANF. SPECS

5/4 DECKING
 OVER 2x8
 DECK JOISTS
 (2)2x10
 6x6

SEE
 DETAIL

GARAGE RENOVATION 8 BOGARTIS DR; ALBANY NY		DATE DEC 27 18
BUILDING SECTION		SHEET OF
DONE BY: RKO	DeRaven Design & Drafting 333 Kingsley Rd; Burnt Hills NY	OWNER
SCALE: 3/16"=1'	518*478*0630	CONTRACTOR HOUGHTALING
FILE #DEC27HOU	CDS DAVID J. HOPPER ARCHITECT CREATIVE DRAFTING SERVICES INC 85 FLANSBURG LANE; VOORHEESVILLE NY 518 765 9085	

PREFABRICATED WOOD ROOF TRUSSES

1. PREFABRICATED WOOD TRUSSES SHALL COMPLY WITH TRUSS PLATE INSTITUTE (TPI) STANDARDS.
2. QUANTIFY TRUSS DRAWINGS CERTIFIED BY ANNS ENGINEERING, INC. OR EQUAL ENGINEER, SHOWING SPACINGS, SIZES AND STRENGTH GRADINGS OF LUMBER USED. FITCH, SPAN, CAMERA CONNECTOR MATERIAL AND SPACING FOR EACH TYPE OF TRUSS MEMBER AND FOR EACH TYPE OF TRUSS MEMBER PLATE AND BEARING AND ANCHORING DETAILS.
3. PROVIDE SEASONED LUMBER WITH MAXIMUM MOISTURE CONTENT AT TIME OF DRESSING OF 18%.
4. TRUSS LUMBER WHICH HAS BEEN GRADED TO MEET THE FOLLOWING MINIMUM VALUES: F# = 1800 PSI OR BETTER FOR CHORDS, F# = 1000 PSI OR BETTER FOR WEBS.
5. METAL CONNECTORS SHALL NOT BE LESS THAN 1/2" THICK AND SHALL BE GALVANIZED OR GALVANIZED STEEL, ASTM A 44, GRADE A COATING G40, GALVANIZED STEEL PLATE, SAMPSON HURRICANE THE ONE APPROVED EQUAL.
6. TRUSS MEMBERS TO COMPLY WITH THE GRADE AND TRUSS WEBS VERTICAL (PLUMB) AND PARALLEL TO EACH OTHER, LOCATED ACCORDINGLY AT DESIGN SPACING AND NOT ALTERED.
7. INITIAL PERIOD SHALL BE TRUSSES TO MAINTAIN DESIGN SPACING, WITH BEAM LIVE AND DEAD LOADS INCLUDING LATERAL LOADS, AND COMPLY WITH OTHER INDICATED REQUIREMENTS.

BRACING OF WOOD TRUSSES

1. BRACINGS ARE SET IN PLACE CONTRACTOR SHALL VERIFY BRACING IS IN ALIGNMENT AND IN A SAME CONDITION UNTIL PERMANENT BRACING, BRACING AND/OR BRACING IS INSTALLED.
2. BRACING AND BRACE TRUSSES TO COMPLY WITH THE FOLLOWING: BRACING SHALL BE INSTALLED AND PARALLEL TO EACH OTHER, LOCATED ACCORDINGLY AT DESIGN SPACING INDICATED.
3. MAINTAIN EXACT BRACING BETWEEN TRUSSES AND BRACING IS VERTICAL, GALVANIZED STEEL PLATE, SAMPSON HURRICANE THE ONE APPROVED EQUAL.
4. BRACING IS VERTICAL, GALVANIZED STEEL PLATE, SAMPSON HURRICANE THE ONE APPROVED EQUAL.
5. BRACING IS VERTICAL, GALVANIZED STEEL PLATE, SAMPSON HURRICANE THE ONE APPROVED EQUAL.

PERMANENT BRACING

1. INSTALL CONTINUOUS 2X4 LATERAL BRACING WITHIN 6" OF THE ROOF OR CEILING AT THE TOP OF THE TRUSS AND 8" FROM THE END OF THE TRUSS AND 8" FROM THE END OF THE TRUSS AND 8" FROM THE END OF THE TRUSS.
2. INSTALL 2X4 LATERAL BRACING BETWEEN LATERAL BRACES, SET AT 8 FEET ON CENTER, AT THREE END TRUSSES AND AT 100' SPACING IS INDICATED.
3. INSTALL CONTINUOUS 2X4 LATERAL BRACING AT 8" TO 10" O.C. FULL LENGTH OF BUILDING TO THE TOP OF THE TRUSS OR CEILING AND 8" FROM THE END OF THE TRUSS AND 8" FROM THE END OF THE TRUSS.
4. INITIAL 2X4 LATERAL BRACING AT THREE END TRUSSES, START NEXT AFTER TRUSS AND BRACE TRUSSES TO COMPLY WITH THE FOLLOWING: BRACING SHALL BE INSTALLED AND PARALLEL TO EACH OTHER, LOCATED ACCORDINGLY AT DESIGN SPACING INDICATED.
5. MAINTAIN EXACT BRACING BETWEEN TRUSSES AND BRACING IS VERTICAL, GALVANIZED STEEL PLATE, SAMPSON HURRICANE THE ONE APPROVED EQUAL.
6. BRACING IS VERTICAL, GALVANIZED STEEL PLATE, SAMPSON HURRICANE THE ONE APPROVED EQUAL.
7. BRACING IS VERTICAL, GALVANIZED STEEL PLATE, SAMPSON HURRICANE THE ONE APPROVED EQUAL.

GENERAL NOTES

- 1) THE CONTRACTOR SHALL VERIFY THAT ALL PROPOSED FOOTING, FOUNDATION, AND WALLS SHALL BE AS SHOWN FOR ALL REQUIRED INSPECTIONS BY THE LOCAL BUILDING DEPARTMENT AND/OR ANY OTHER AGENCY HAVING JURISDICTION.
- 2) ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE, LOCAL, AND FEDERAL CODES AND SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL CODE OF NEW YORK CITY.
- 3) CONTRACTOR SHALL PROVIDE ALL REQUIRED MATERIAL AND CONNECTIONS NECESSARY, SUCH AS WALL, ROOF, FLOOR, AND CEILING MATERIALS, AND SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS AND CONNECTIONS NECESSARY FOR THE WORK.
- 4) CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- 5) CONTRACTOR SHALL VERIFY ALL CONDITIONS, SUCH AS THE SITE FOR SETTING FOUNDATION, CONSTRUCTION, AND THE ADEQUACY OF ANY EXISTING FOUNDATION, BEFORE THE START OF ANY CONSTRUCTION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS AND CONNECTIONS NECESSARY FOR THE WORK.
- 6) CONTRACTOR SHALL VERIFY ALL CONDITIONS, SUCH AS THE SITE FOR SETTING FOUNDATION, CONSTRUCTION, AND THE ADEQUACY OF ANY EXISTING FOUNDATION, BEFORE THE START OF ANY CONSTRUCTION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS AND CONNECTIONS NECESSARY FOR THE WORK.
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- 8) CONTRACTOR SHALL VERIFY ALL CONDITIONS, SUCH AS THE SITE FOR SETTING FOUNDATION, CONSTRUCTION, AND THE ADEQUACY OF ANY EXISTING FOUNDATION, BEFORE THE START OF ANY CONSTRUCTION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS AND CONNECTIONS NECESSARY FOR THE WORK.
- 9) CONTRACTOR SHALL VERIFY ALL CONDITIONS, SUCH AS THE SITE FOR SETTING FOUNDATION, CONSTRUCTION, AND THE ADEQUACY OF ANY EXISTING FOUNDATION, BEFORE THE START OF ANY CONSTRUCTION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS AND CONNECTIONS NECESSARY FOR THE WORK.
- 10) CONTRACTOR SHALL VERIFY ALL CONDITIONS, SUCH AS THE SITE FOR SETTING FOUNDATION, CONSTRUCTION, AND THE ADEQUACY OF ANY EXISTING FOUNDATION, BEFORE THE START OF ANY CONSTRUCTION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS AND CONNECTIONS NECESSARY FOR THE WORK.
- 11) ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE REQUIREMENTS.
- 12) ALL PLUMBING SHALL BE INSTALLED PER STATE PLUMBING CODE AND ALL APPLICABLE LOCAL PLUMBING REGULATIONS.
- 13) ALL MECHANICAL WORK SHALL CONFORM TO THE NATIONAL MECHANICAL CODE REQUIREMENTS.
- 14) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL CODE OF NEW YORK CITY.
- 15) CONTRACTOR SHALL PROVIDE ALL REQUIRED MATERIAL AND CONNECTIONS NECESSARY, SUCH AS WALL, ROOF, FLOOR, AND CEILING MATERIALS, AND SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS AND CONNECTIONS NECESSARY FOR THE WORK.
- 16) CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- 17) CONTRACTOR SHALL VERIFY ALL CONDITIONS, SUCH AS THE SITE FOR SETTING FOUNDATION, CONSTRUCTION, AND THE ADEQUACY OF ANY EXISTING FOUNDATION, BEFORE THE START OF ANY CONSTRUCTION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS AND CONNECTIONS NECESSARY FOR THE WORK.
- 18) CONTRACTOR SHALL VERIFY ALL CONDITIONS, SUCH AS THE SITE FOR SETTING FOUNDATION, CONSTRUCTION, AND THE ADEQUACY OF ANY EXISTING FOUNDATION, BEFORE THE START OF ANY CONSTRUCTION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS AND CONNECTIONS NECESSARY FOR THE WORK.
- 19) ALL COLLARS AND OTHER BOLD FRAMING SHALL EXTEND DOWN THROUGH ALL LEVELS AND TERMINATE AT THE FOUNDATION LEVEL, AND BE SUPPORTED BY THE CONCRETE FOUNDATION WALLS AND FOOTINGS.

<p>CHECKED:</p>		<p>DATE</p>	
<p>DONE BY:</p>	<p>GENERAL NOTES</p>	<p>SHEET OF</p>	<p>OWNER</p>
<p>RKO</p>	<p>DeRaver Design & Drafting 321 Delaware Ave, Delmar NY</p>	<p>CONTRACTOR</p>	<p>CDS DAVID J. HOPPER ARCHITECT CREATIVE DRAFTING SERVICES INC 518 765 9085</p>
<p>SCALE:</p>	<p>518*478*0630</p>		
<p>NONE</p>			
<p>FILE #</p>			

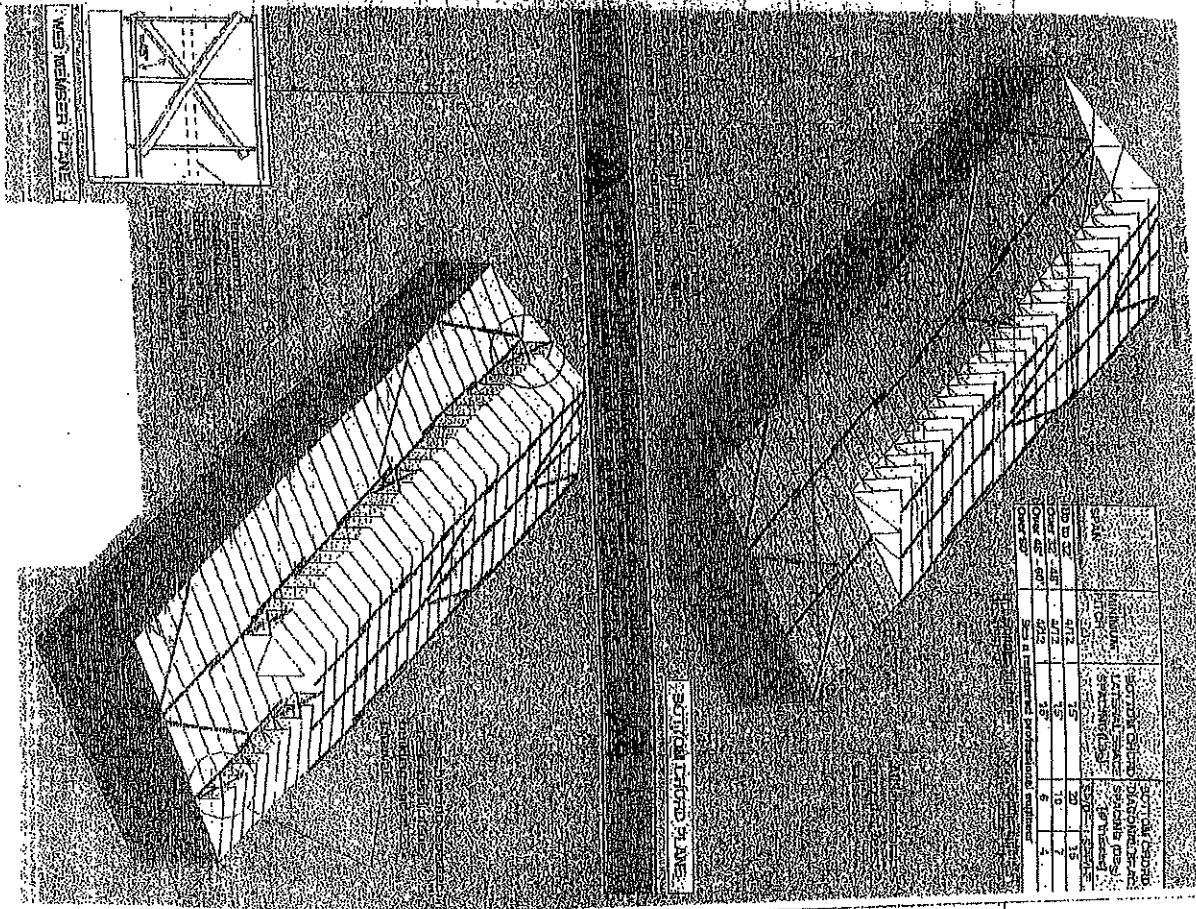


TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND! SNOW LOAD	Wind	SEISMIC DESIGN CATEGORY ^a	SUBJECT TO DAMAGE FROM ^{1,2}				Winter Design Temp ^g	Ice shield underlay- ment required	Flood hazards ^h
	SPEED ^e (mph)		Weathering ^a	Frost line depth ^b	Termite ^c	Dacey ^d			
50	115	0	Severe	48"	M-H	S-M	-7	Yes	NA

For SI: 1 pound per square foot = 0.0479 kN/m², 1 mile per hour = 1.609 km/h.

- Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map (Figure R301.2(3)). The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 216 or C 652.
- The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- The jurisdiction shall fill in this part of the table with "very heavy," "moderate to heavy," "slight to moderate," or "none to slight" in accordance with Figure R301.2(6) depending on whether there has been a history of local damage.
- The jurisdiction shall fill in this part of the table with "moderate to severe," "slight to moderate," or "none to slight" in accordance with Figure R301.2(7) depending on whether there has been a history of local damage.
- The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- Refer to Table N1101.2, "Winter Design Dry-bulb Temperature" column.
- The jurisdiction shall fill in this part of the table with the Seismic Design Category determined from Section R301.2.2.1.
- The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and BFBM, or other flood hazard map adopted by the community, as may be amended.
- See Figure R301.2(5) for ground snow loads.

Exhibit B

12 NEIGHBORHOOD PHOTOS

Bogardus Rd - Marion Ave - Linden Rd

Within one block of 8 Bogardus

Exhibit C

3 NEIGHBORHOOD PHOTOS

3 Bogardus Rd