PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals

Village of Thomaston

Date: July 11, 2024 Time: 6:00 p.m.

Place: Village Hall, 100 East Shore Road, Thomaston, New York

Subject: Case No. 24-01. Application of Mohammed Ali, 9 Valley View Road, Thomaston, New York, for variances to permit construction of an enclosed porch on an existing lot in the Residential R-7 District. The Building Official has determined that the applicants require variances of (a) Village Code 203-35, to permit construction of the enclosed porch on an existing legal non-conforming lot with insufficient lot area and lot width, and (b) Village Code §203-37(C)(2), to permit such construction with a side yard of 13.4 feet where a minimum of 18.5 feet is required. Premises are designated as Section 2, Block 175, Lot 6 on the Nassau County Land and Tax Map

At the said time and place, all interested persons may be heard with respect to the foregoing matter.

This application is a Type II Matter under the State Environmental Quality Review Act, which requires no separate environmental impact review.

Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 100 East Shore Road, Thomaston, New York, during regular business hours.

Dated: May 29, 2024

BY ORDER OF THE BOARD OF APPEALS

Receipt # 1909 3 \$ 500 FEE Receipt # 1909 2 \$ 3000 DEP

VILLAGE OF THOMASTON ZONING BOARD OF APPEALS

MAY - 7 2024 Village of Thomaston

APPLICATION # 24-01

In the matter of the application of Mohamma ed A 1 to the (Name of owner(s))
Zoning Board of Appeals of the Village of Thomaston.
This is an application for: An Appeal A Variance A Special Permit
Other (describe)
1. Name of Owner: Mohammes Ali Shamina Ali Mirza Chadon um
2. Owner's Address: 9 Valley Vicio Rd.
Graneal- Nack, NY-11021
3. If the application is submitted by an agent on the owner's behalf, state the agent's name and relationship to the owner(s):
4. The property which is the subject of this application is located at: 9 Valky Vicio Rd.
, Thomaston, New York, and is also known as Section 41. 2,
Block # 175, Lot(s) # 06 on the Nassau County Land and Tax Map.
5. The full name and residence address of <u>all owners</u> of the property (if the applicant is not the sole owner) are:
6. The property is located in the <u>3</u> zoning district of the Village of Thomaston
7. The subject property is located on the South side of Volley Visu Rd street
8. The date on which the owner(s) acquired the property was <u>01/18/2202</u> .
9. The approximate dimensions of the property are 40' feet by 149'9 feet, and the total acreage of the property is 0.126 acres.
10. The property is presently used for 1 story w/cell. Frame Dwelling
11. Are there existing buildings on the property? Yes No If so, of what type of construction Frame

12. The present assessed valuation of the property is Land
Building(s)
13. Are there any unpaid village taxes on the property? Yes No
If yes, for what years?
14. The applicant or owner(s) wish to make use of the property for the purpose of Living
15. The Building Department of the Village of Thomaston denied an application for the proposed use on 5/4/2023 because the proposed use of the property violated the
following sections of the Village Code: \(\frac{6}{203-35} \) Minimum 10 + area and
following sections of the Village Code: § 203-35 Minimum lot area and § 203-37 (c) (2) Yard and set back Requirement
16. The following sections of the Village Code give the Board of Appeals authority to grant the relief requested in this application: Village Code §203-138, §203-139
17. Description of the problem, or reasons for this application, which state a practical difficulty (in the case of a use variance) to support the relief sought in this application. (NOTE TO APPLICANT: This information is particularly important, and should constitute a complete statement of the grounds for the relief that is sought. Additional sheets may be used, if necessary, to give a full response.)
at least 4 Four bedroom in our house
So proposed extension I can alkast make
18. Has any previous application been made to the Board of Appeals for the relief sought in this application, or for relief similar to that sought in this application? Yes No
If yes, attach a description of each such prior application including: a. the date the application was made b. the date of the determination by the Board of Appeals

c. the summary of the determination of the Board

19. Has any previous application been made to the Board of Appeals for any other relief with
respect to the property which is the subject of this application? Yes No
If yes, attach a description of each such prior application including:
a. the date the application was made
b. the date of the determination by the Board
c. the summary of the determination by the Board
20. Are there any outstanding violation notices affecting the subject premises? Yes No
21. Are there any pending court proceedings involving the subject premises? Yes No
THE UNDERSIGNED APPLICANT STATES UNDER PENALTY OF PERJURY THAT ALL STATEMENTS AND INFORMATION CONTAINED IN PAPERS SUBMITTED HEREWITH, ARE TRUE.
Name of applicant: Mohammed Ali
Signature of applicant:
Title of signer:
Date:

STATE OF NEW YORK:	AGENT:
COUNTY OF NASSAU: The undersigned, MOHAMMED ALI being duly sworn deposes and says that the	STATE OF NEW YORK: COUNTY OF NASSAU:
undersigned is the owner or an officer or member of the owner of the subject property, and resides at:	property I hereby authorize with address at to act at
to execute this application on behalf of the owner; that all statements made in this Application and all supplementary documentation are true and complete to Deponent's own knowledge.	agent of the owner to make and affirm the preceding application and to enter into agreements with respect to the subject property; all of which acts will be done in the owner's name and the owner undertakes to be bound by any and all such agreements as if made be the owner.
Sworn to before me this 24 day of April , 20 24	
Notary Public Andy Perez Notary Public, State of New York Reg. No. 01PE0013305 Ouglified in Queens County	Sworn to before me thisday of, 20
Qualified in Queens County Commission Expires September 7. 2021	Notary Public
AFFIDAVIT OF APPLCIANT	
STATE OF NEW YORK: COUNTY OF NASSAU:	
deposes and says: that the undersigned resides at	
the undersigned is authorized by the owner of the property which is the subject of this application to make the above application and that all the statements made in this and all supplementary documents are true to Dependent's own knowledge.	
Sworn to before me thisday of, 20	
Notary Public	

AFFIDAVIT OF OWNER DESIGNATING

AFFIDAVIT OF PROPERTY OWNER

BOARD OF APPEALS VILLAGE OF THOMASTON

DISCLOSURE AFFIDAVIT

General Municipal Law § 809

In the Matter of the Application of

STATE OF NEW YORK: COUNTY OF NASSAU

MOHAMMED ALI

Being duly sworn, deposes and says:

- 1. I am the (applicant) with respect to (owner of) the premises which are the subject of (cross out whichever is not applicable) the within application.
- 2. I make this affidavit for the purpose of comply with the requirements of General Municipal Law § 809
- 3. No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of north Hempstead or the Village of Thomaston, and no party officer of any political party, had an interest in the within application with the meaning of General Municipal Law § 809, except as stated hereinafter (if none, state "NONE"):

NAME

ADDRESS

POSITION

NATURE OF INTEREST

MOHAMMED ALI 9 Valley Viuw Rd. Grosal- Neck NY-11021

4. In the event there is a change in the information set forth herein between the date hereof and the final determination of this application, a supplemental affidavit will be filed to provide that further information.

Signature

Sworn to before me on

This 24-1

day of M

2024

Notary Public

Andy Perez
Notary Public, State of New York
Reg. No. 01PE0013305
Qualified in Queens County
Commission Expires September 7 2024

LADDER INSPECTION CHECKLIST



Date	
Ladder Number or Reference	
Ladder Type or Description	
Inspector Name	

OK = Good Condition

Key: NR = Needs Repair or Review by Supervisor NA = Not Applicable

Initial

Part/Area Under Review	OK	NR	NA
Steps or Rungs Not loose, cracked, bent or missing, free of oil, grease or slippery materials.			
Rails Not loose, cracked, bent or broken, free of oil, grease or slippery materials.			
Labels Not missing, peeling off or unreadable			3
Pail Shelf Not missing, loose, bent, stuck in an incorrect position, or broken			
Top Shelf, Step, Rung or Platform Not cracked, loose, missing, or damaged			
Spreaders, Bracing and/or Extension Locks Not loose, bent, broken, difficult to move (if hinged), stuck in an incorrect position			
Pulley, Rung Locks, Rope Not damaged or missing; locks seat properly & the rope is not frayed.			
Rung Locks All are in place & none are missing, cracked or broken.			
Joints & Hinges Not bent, broken, missing, difficult to move or stuck; moveable parts operate freely.			
Shoes, Non-Slip Feet Not missing, broken, damaged or have anything that would cause slippage.			
General Condition No rust, corrosion, loose/missing pieces; wooden parts NO splinters & cracks/decay			
Stability When placed correctly in use the ladder is not wobbly or loose?			
Other Anything else that might be dangerous for the user; describe below.			

WESTLAW

McKinney's Consolidated Laws of New York Annotated General Municipal Law (Refs & Annos) Chapter 24. Of the Consolidated Laws

§ 809. Disclosure interreligious initiations interest of Municipal Officers and Employees (Refs & Annos)

Mcklinney's Consolidated Laws of New York Annotated General Municipal Law (Approx 2 pages)

McKinney's General Municipal Law § 809

§ 809. Disclosure in certain applications

Currentness

- 1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
- 2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them
- (a) is the applicant, or
- (b) is an officer, director, partner or employee of the applicant, or
- (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
- (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.
- 3. In the county of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four of section two of the election law, 1
- 4. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
- A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

(Added L.1969, c. 646, § 3. Amended L.1970, c. 825, §§ 1, 2.)

Notes of Decisions (19)

Footnotes

Now Election Law § 1-104, subd. 5. McKinney's General Municipal Law § 809, NY GEN MUN § 809 Current through L.2018, chapter 1.

NOTES OF DECISIONS (19)

Attorneys for applicants Collateral estoppei Consultants Curing of conflict Disqualification Exclusive nature of section Failure to disclose Indirect interests Pleadings Summary judgment

VILLAGE OF THOMASTON

100 EAST SHORE ROAD GREAT NECK, NY 11023 (516) 482-3110

clerk@villageofthomaston.org

DENIAL LETTER

May 2, 2024 Revised

Mohammad Ali 9 Valley View Rd Great Neck, NY 11021

Re: Proposed Enclosed Porch on Rear-side of Building

9 Valley View Road

Sec. 2 - Block 175 - Lot 6 - R-7 Zone

Please be advised that your Building Permit Application to construct an enclosed porch in the Residential R-7 Zone, which will exacerbate existing nonconformities is herewith denied based on the following after review of plans dated March 22, 2023 and received by our office on April 5, 2023:

OBJECTION #1 - §203-35 – Minimum lot area and width.

The proposed residence on the lot in question is contrary to §203-35. A and B. The enclosed porch will exacerbate the existing nonconformities.

Minimum lot area	Proposed lot Area
7,000 square feet	5,480.01 square feet

Minimum of lot width	Proposed lot width
60 feet	38.09 feet

<u>OBJECTION #2</u> - §203-37 (C) (2) Yard and setback requirements. In that the enclosed porch will result in the following non-conformities:

C. Side yards. Except as set forth hereinafter, there shall be a side yard, the depth of which shall not be less than 18.5 feet.

Required	Proposed
18.5 feet	13.4 ¾ feet

Re: Proposed Enclosed Porch on Rear-side of Building

9 Valley View Road

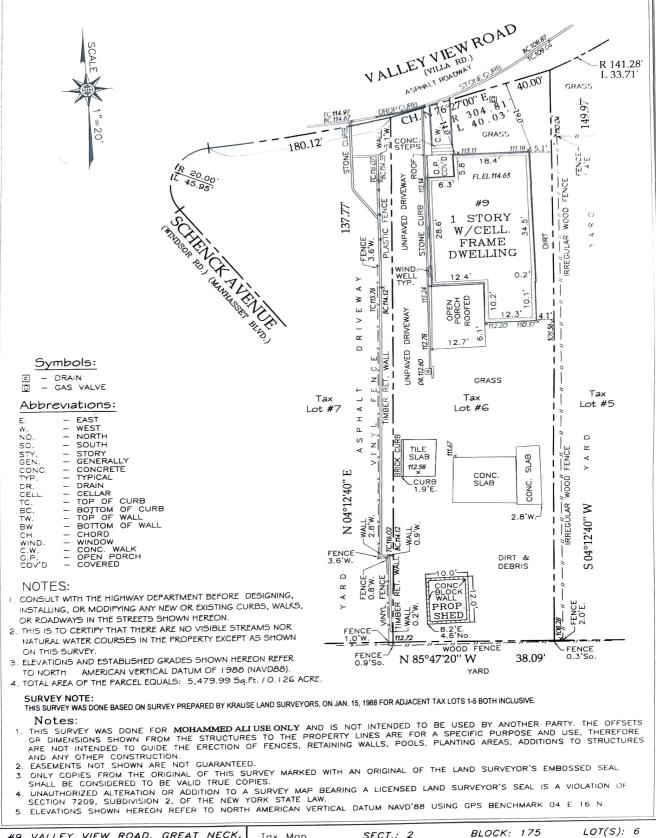
Sec. 2 - Block 175 - Lot 6 - R-7 Zone

You may appeal this determination, or seek relief from the Village zoning regulations, by application to the Board of Zoning Appeals to request a variance from specific village Code Sections as stated above. **Application for appeal shall be made within 60 days of the date of this notice.** Please contact the Village Clerk to obtain the required forms and information about procedures.

Sincerely,

Michael F. McNerney RA Building Inspector

cc: A & A Consulting Engineers. P.C.



#9 VALLEY VIEW ROAD, GREAT NECK, SECT .: 2 Tax Map TOWN OF No. HEMPSTEAD, COUNTY NASSAU, STATE OF NEW YORK. BLOCK: SECT.: Filed Map OFNEW DESCRIBED PROPERTY SURVEY MAP OF SURVEYED ON: 02/26/2022

A POINSZ (1) 0

SOUTHERN COUNTIES MAPPING, LLC CEDAR ROAD, WESTBURY Phone (516) 3\$3-3555 (516) 333-3055



LOT(S):

scsurveyors2020@gmail.com

REVISED ON: 02/18/2024 (UPDATE)

PREPARED BY DERICK NEILLY

CERTIFIED TO:

BUILDING DEPARTMENT TOWN OF NORTH HEMPSTEAD

SURVEY ORDERED BY: ALI

SURVEY OF A MANUES US ARKADIDSZ JUSIEGA, P.L.S STATE LS # 050569

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

e 408
ng with Resme
donne
5496 Grandil. Com
2. [
NO YES
NO YES
•

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			П
b. Consistent with the adopted comprehensive plan?			
			L L
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify:			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?			
		1	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		1	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
			1
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
			1
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district	+	NIO	VEC
which is listed on the National or State Register of Historic Places, or that has been determined by the		NO	YES
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?			
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		110	מכדד
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			·
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
			1000

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:					
☐Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional					
☐Wetland ☐ Urban ☑ Suburban					
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES			
Federal government as threatened or endangered?					
16. Is the project site located in the 100-year flood plan?	NO	YES			
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES			
If Yes,	2				
a. Will storm water discharges flow to adjacent properties?					
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	1				
If Yes, briefly describe:					
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES			
If Yes, explain the purpose and size of the impoundment:					
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES			
management facility? If Yes, describe:					
	1	4			
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES			
If Yes, describe:					
	1				
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE	ST OF				
MY KNOWLEDGE					
Applicant/sponsor/name: MOHAMMED ALI Date:					
Signature:Title:Totale:Totale:					





INDEX	SECTION/DI OCK/LOT	CDOLLDED LOTE		ON - 200' FROM 9 VALLEY	VIEW ROAD GREAT NE	CK, NY 11021		
*1	SECTION/BLOCK/LOT	GROUPED_LOTS	OWNER	HOUSE_NUMBER	UNIT_NUMBER	STREET	CITY	ZIP_CODE
2	02 166 01110		JAPA VENTURES INC	889		NORTHERN BLVD	GREAT NECK	11021
2	02 166 01120		891 REALTY LLC	891		NORTHERN BLVD	GREAT NECK	11021
Δ Δ	02 166 01230		PCHJOLKINA I IDIRI & ELENA	284		SCHENCK AVE	GREAT NECK	11021
4	02 175 00010	1, 2, 3, 4, 5	LIN PETER & LING	11		VALLEY VIEW RD	GREAT NECK	11021
5 C	02 175 00060		ALI MOHAMMED & ALI SHAMINA	9		VALLEY VIEW RD	GREAT NECK	11021
7	02 175 00070	7, 8	MIRANDA ALBAN J	7		VALLEY VIEW RD	GREAT NECK	11021
0	02 175 00090		CHEN SANDY FEN	3		VALLEY VIEW RD	GREAT NECK	11021
*a	02 175 00100		LEE HELEN W & CHENG WILLIAM F	287		SCHENCK AVE	GREAT NECK	11021
	02 175 00120		FRADAM NY LLC	907		NORTHERN BLVD	GREAT NECK	11021
*10	02 175 00190		NINE 25 NORTHERN REALTY CORP	923-925		NORTHERN BLVD	GREAT NECK	11021
*11	02 175 00200		BRAVE TROOPS REALTY INC	917		NORTHERN BLVD	GREAT NECK	11021
12	02 185 00010		CAPURRO CAROLYN MOREY	8		VALLEY VIEW RD	GREAT NECK	11021
13	02 185 00020		SEE LUIS CHEN & XING LIU	6		VALLEY VIEW RD	GREAT NECK	11020
14	02 185 00030		KUSHAY RICHARD & MARGARET	4		VALLEY VIEW RD	GREAT NECK	11023
15	02 185 00040		SIEGEL KAREN L TRUST	2		VALLEY VIEW RD	GREAT NECK	11020
16	02 185 00050		BAHRI PUNIT & BAHRI SHILPA	1		WINDSOR RD	GREAT NECK	11021
10	02 185 00060		SOMECK ALAN & DIANA	5		YORK DR	GREAT NECK	11021
18	02 185 00130		ZHANG ETAL YAN	12		VALLEY VIEW RD	GREAT NECK	11021
19	02 185 01140		MADAN RAJESH	10		VALLEY VIEW RD	GREAT NECK	11021
20	02 189 00010	1, 2	TIAN TIAN & WANG DING	15		VALLEY VIEW RD	GREAT NECK	11021
21	02 189 04550		ANDEER 23 VALLEY LLC	23		VALLEY VIEW RD	GREAT NECK	11021
22	02 189 04560		GARCIA ARMANDO & NELLY	21		VALLEY VIEW RD	GREAT NECK	11021
ARGET LOT	02 175 00060		ALI MOHAMMED & ALI SHAMINA	9		VALLEY VIEW RD	GREAT NECK	11021
INIDEN			SEP	ARATE MAILING ADDRESS	MARKED WITH *			
INDEX *1	SECTION/BLOCK/LOT	GROUPED LOTS	OWNER	HOUSE_NUMBER	UNIT NUMBER	STREET	CITY	ZIP_CODE
*1	02 166 01110		JAPA VENTURES INC	891		NORTHERN BLVD	GREAT NECK	11021
9	02 175 00120		FRADAM NY LLC	10040		EAST HAPPY VALLEY RD 458	SCOTTSDALE (AZ)	85255
*10	02 175 00190		NINE 25 NORTHERN REALTY CORP	134		FIFTH AVE	NEW YORK	10011
*11	02 175 00200	10F	BRAVE TROOPS REALTY INC	183-15		69TH AVE	FLUSHING	11365
			PARCEL INFORMATION - 2	200' RADIUS FROM 9 VALL	EY VIEW ROAD GREAT	VECK. NY 11021		
				NORTH SHORE PROFESSIO				10
INDEX	PARCELKEY	GROUPED LOTS	OWNER	HOUSE_NUMBER	UNIT NUMBER	STREET	CITY	ZIP_CODE
*23	02 175 0022U	22 CA 133 UNIT 100	4LUVS LLC	935	UNIT 100	NORTHERN BLVD UNIT 100	GREAT NECK	11021
*24	02 175 0022U	22 CA 133 UNIT 101	YOSEF CHAIM 26 LLC	935	UNIT 101	NORTHERN BLVD	GREAT NECK	11021
*25	02 175 0022U	22 CA 133 UNIT 102	RADIANT REALTY LLC	935	UNIT 102	NORTHERN BLVD	GREAT NECK	11021
26	02 175 0022U	22 CA 133 UNIT 103	MARMAT BROTHERS LLC	935	UNIT 103	NORTHERN BLVD	GREAT NECK	11021
27	02 175 0022U	22 CA 133 UNIT 104	NEZIROGI I ELIGEN	025	LIBUT 104	MODTHERN BLUE		11021

935

935

935

935

935

UNIT 104

UNIT 107

UNIT 108

UNIT 109

UNIT 110

NORTHERN BLVD

NORTHERN BLVD

NORTHERN BLVD

NORTHERN BLVD

NORTHERN BLVD

02 175 0022U

28

29

*31

22 CA 133 UNIT 104

22 CA 133 UNIT 107

22 CA 133 UNIT 108

22 CA 133 UNIT 109

22 CA 133 UNIT 110

NEZIROGLU FUGEN

LYNN REALTY LLC

PEK ETAL HENRY

NEZIROGLU FUGEN

HELLER MARK & ELINA

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22	02 175 002211	22 64 422 1111 222						
*22	02 175 0022U	22 CA 133 UNIT 200	I O P VIEWPOINT INC	935	UNIT 200	NORTHERN BLVD	GREAT NECK	11021
*33	02 175 0022U	22 CA 133 UNIT 201	LCK INDUSTRIES INC	935	UNIT 201	NORTHERN BLVD	GREAT NECK	11021
*34	02 175 0022U	22 CA 133 UNIT 202	MD SUITES LLC	935	UNIT 202	NORTHERN BLVD	GREAT NECK	11021
35	02 175 0022U	22 CA 133 UNIT 203	PEK & ROSENBERG REALTY LLC	935	UNIT 203	NORTHERN BLVD	GREAT NECK	11021
*36	02 175 0022U	22 CA 133 UNIT 300	KANGPING REALTY LLC	935	UNIT 300	NORTHERN BLVD	GREAT NECK	11021
37	02 175 0022U	22 CA 133 UNIT 301	EAEJ REALTY LLC	935	UNIT 301	NORTHERN BLVD	MANHASSET	162-542 0000000000000000
38	02 175 0022U	22 CA 133 UNIT 302	EAEJ REALTY LLC	935	UNIT 302	NORTHERN BLVD	MANHASSET	11030
39	02 175 0022U	22 CA 133 UNIT 305	MIG REALTY LLC	935	UNIT 305			11030
*40	02 175 0022U	22 CA 133 UNIT 306				NORTHERN BLVD	GREAT NECK	11021
	02 175 00220	22 CA 133 ONT 300	ZHANG AND MOU LLC	935	UNIT 306	NORTHERN BLVD	GREAT NECK	11021
					The state of the s			
INIDEX			SEP	PARATE MAILING ADDRESS	MARKED WITH *			
INDEX	SECTION/BLOCK/LOT	GROUPED LOTS	SEP OWNER	PARATE MAILING ADDRESS HOUSE_NUMBER	MARKED WITH * UNIT NUMBER	STREET	CITY	ZIP CODE
INDEX *23	SECTION/BLOCK/LOT 02 175 0022U	GROUPED LOTS 22 CA 133 UNIT 100			UNIT NUMBER		CITY GREAT NECK	ZIP_CODE
			OWNER		UNIT NUMBER UNIT 100	TIDEWAYST	GREAT NECK	11024
*23	02 175 0022U	22 CA 133 UNIT 100	OWNER 4LUVS LLC		UNIT NUMBER UNIT 100 UNIT 101	TIDEWAY ST CHERRY BROOK PARK	GREAT NECK GREAT NECK	11024 11020
*23 *24	02 175 0022U 02 175 0022U	22 CA 133 UNIT 100 22 CA 133 UNIT 101	OWNER 4LUVS LLC YOSEF CHAIM 26 LLC RADIANT REALTY LLC	HOUSE_NUMBER 4 8 11	UNIT NUMBER UNIT 100 UNIT 101 UNIT 102	TIDEWAY ST CHERRY BROOK PARK DURRY LN	GREAT NECK GREAT NECK GREAT NECK	11024 11020 11023
*23 *24 *25	02 175 0022U 02 175 0022U 02 175 0022U 02 175 0022U	22 CA 133 UNIT 100 22 CA 133 UNIT 101 22 CA 133 UNIT 102 22 CA 133 UNIT 110	OWNER 4LUVS LLC YOSEF CHAIM 26 LLC RADIANT REALTY LLC HELLER MARK & ELINA	HOUSE_NUMBER 4 8 11 935	UNIT NUMBER UNIT 100 UNIT 101 UNIT 102 UNIT 100	TIDEWAY ST CHERRY BROOK PARK DURRY LN NORTHERN BLVD	GREAT NECK GREAT NECK GREAT NECK GREAT NECK	11024 11020 11023 11021
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Copy of Certified Document Request

TITLE #: TLA-5026-N

PREPARED FOR: TRIUMPH LAND ABSTRACT (TRLA)

ORDER ID: 12203862

PREMISES:

9 VALLEY VIEW, GREAT NECK

State: NY County: NASSAU Town: NORTH HEMPSTEAD Village: THOMASTON

Section: 2 Block: 175 Lot: 6

The requested certified document(s) have been obtained and will be forwarded to your office.

PLEASE NOTE: Effective 8/1/2023, DataTrace will revert to pre-Covid searching parameters, disregarding any Covid enacted tolling statutes.

IMPORTANT NOTICE ABOUT SEARCH INFORMATION HEREIN

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I, MAUREEN O'CONNELL, County Clerk of the County of Nassau and the Supreme and County Courts, Courts of Record thereof,

DO HEREBY CERTIFY, that I have compared the annexed with the original

DEED

D 14207

PAGE(S) 168

FILED AND RECORDED in my office 02-16-2022 and the same is a true transcript thereof and of the whole of such original.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed THE OFFICIAL SEAL OF SAID COUNTY AT MINEOLA, N.Y. this 22th day, February 2024.

Maureen O'Connell County Clerk



Nassau County Maureen OConnell County Clerk Mineola, NY 11501

Instrument Number: 2022-00020875

As

D01 - DEED RESIDENTIAL

Recorded On: February 16, 2022 Parties: AREVALO MANUEL

TO ALI MOHAMMED

Billable Pages: 3

Num Of Pages: 4

Comment:

Recorded By: TRIUMPH LAND ABSTRACT LLC

** Examined and Charged as Follows: **

D01 - DEED RESIDENTIAL

60.00

Blocks - Deeds - \$300

300.00

DN - DEED NOTIFICATION

RP5217 Residential

125.00

Tax Affidavit TP 584

5.00

10.00

Recording Charge:

500.00

Consideration

Amount

RS#/CS#

Basic

0.00 Spec ASST

N. HEMPSTEAD

2,560.00

2,560.00

Amount

640,000.00 RE 16966

Local NY CITY

0.00 Spec ADDL SONYMA

0.00 0.00

Additional MTA

0.00 Transfer

2,560.00

Property Description:

Line Section

Tax-Transfer

Tax Charge:

Block

175

Lot

6

Unit

Town Name

N. HEMPSTEAD

** THIS PAGE IS PART OF THE INSTRUMENT **

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

File Information:

Record and Return To:

Document Number: 2022-00020875

LAW OFFICE OF AFFAR BAKSH ESQ

Receipt Number: 2508097

146-06 HILLSIDE AVENUE

Recorded Date/Time: February 16, 2022 11:15:47A

Book-Vol/Pg: Bk-D VI-14207 Pg-168

JAMAICA NY 11435

Cashier / Station: 0 JVR / NCCL-F7YJV42

County Clerk Maureen O'Connell

DO1 3 U40K

THIS INDENTURE, made the 18th of January of 2022

BETWEEN

MANUEL AREVALO and MARIA AREVALO Residing at 9 Valley View Road Great Neck, NY 11021

party of the first part, and

MARIA

MOHAMMED ALI, SHAMINA ALI, MIRZA AND SAMIN M. CHADMUM Residing at 144-03 87th Avenue Jamaica, NY 11435

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in

SEE SCHEDULE A ATTACHED

Premises herein described are and intended to be the same as those described in Deed recorded at Liber 10342 Page 960

SAID PREMISES being known as 9 Valley View Road Great Neck, NY 11021

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF

MANUEL AREYALO.

MARIA AREVALO

. . . -

Acknowledgement taken in New York State

STATE OF NEW YORK, COUNTY OF NASSAU

SS:

On the 18th day of January 2022 before me, the Undersigned, personally appeared

MANUEL AREVALO AND MARIA AREVALO

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

> DAWN L. CHAPMAN NOTARY PUBLIC, State of NY # 01CH4884527

Qualified in Suffolk County Commission Expires Jan. 26, 20 Z 3 Jan, 26, 2033

Acknowledgement by Subscribing Witness taken in New York State

STATE OF NEW YORK, COUNTY OF

SS:

On the day of , before me personally appeared the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say, that he/she/they reside(s) in that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

Title No. TLA-5026-N Triumph Land Abstract Tel: 718.848.5132

BARGAIN AND SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

MANUEL AREVALO-AND MARIA AREVALO -- --

TO

MOHAMMED ALI, SHAMINA ALI MIRZA AND SAMIN M. CHADMUM

Acknowledgement taken in New York State

STATE OF NEW YORK, COUNTY OF

SS:

On the , before me, the undersigned, day of personally appeared and personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Acknowledgement taken outside New York

*State of , County of

* (or insert District of Columbia, Territory, Possession or Foreign Country)

On the day of , in the year , before me, the undersigned, personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken)

SECTION BLOCK 175 LOT COUNTY OR TOWN STREET ADDRESS

NASSAU 9 Valley View Road Great Neck, NY 11021

RETURN BY MAIL TO:

Law office of Affar Baksh, Esq. 146-06 HILLSIDE AVENUE JAMAICA, NY. 11435

Old Republic Title Insurance Company

Title Number: TLA-5026-N

Page 1

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the in the Town of North Hempstead, Nassau County, NY, known and designated on a certain map entitled, "Map 4 of Great Neck Villa, 'Sections 1, 2 and 3 property of the Great Neck Villa Company, situated at Great Neck, L.I. surveyed 4/1909 as Section 1 and 2 by Charles U. Powell, C.E, and April and November, 1910 as Section 3 by W.F. Gates, C.E. and C.S." and filed in the Office of the Clerk of the County of Nassau on 12/2/1910 as Map No. 16, as and by the Lot No. 6. in Block lettered N as laid down on said map, said lot being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Valley View Road, distant 180.12 feet (by chords) easterly as measured along the southerly side of Valley View Road from the eastermost point on the arc of a curve formed by the intersection of the southerly side of Valley View Road and the northeasterly side of Schenck Avenue;

RUNNING THENE along the southerly side of Valley View Road as it curves to the left, said curve having a chord bearing North 76 degrees 27, minutes 00 seconds East and a length of 40.00 feet;

THENCE south 4 degrees 12 minutes 40 seconds West, 149.97 feet;

THENCE North 85 degrees 47 minutes 20 seconds West, 38.09 feet;

THENCE North 4 degrees 12 minutes 40 seconds East, 137.77 feet to a point on the southerly side of Valley View Road, said point or place of BEGINNING.

Sect: 2

Block: 175 Lot: 6

To Whom It May concern

I the undersigned Mohammed Ali, owner of the house of 9 Valley View Road Great Neck NY 11021 do state that I am living in this address for more than 2 years with my family members of five including 3 students. My family size is bigger then my address mentioned house can afford I am seeking permission to expand my residence to enhance the quality of life for my family. My family and I have been living in our home under undesirable conditions. With a family of five, we are struggling with limited storage and living space for ourselves, let alone enough space to accommodate any potential guests. With three children, two of whom are now old enough to require their own bedrooms, an additional bedroom is necessary. Having completed several construction projects on my property, I possess the expertise and understanding to manage future projects while adhering to village regulations and mitigating any potential disruptions to my neighbors.

I did write this for your understanding and kind consideration.

MOHAMMED AIT

GENERAL NOTES:

1- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED DURING THE WORK AND FOR ALL SAFETY PRECAUTIONS.

2- A&A CONSULTING AND PROFESSIONAL ENGINEER ARE NOT RESPONSIBLE FOR SUPERVISION OF ACTUAL CONSTRUCTION. THE SUPERVISION AND CONTROL OF THE WORK ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

3- A&A CONSULTING AND PROFESSIONAL ENGINEER ARE NOT RESPONSIBLE FOR ANY CONTROLLED INSPECTIONS.

4- THE DIMENSIONS AND ELEVATIONS OF EXISTING STRUCTURE GIVEN ON THE DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS (IF AVAILABLE) AND LIMITED FIELD OBSERVATION AND MEASUREMENTS. THE CONTRACTOR SHOULD VERIFY THE DIMENSIONS AND CHECK THE INTEGRITY OF THE EXISTING STRUCTURE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR REPAIR. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO THE EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION ON THE SITE. AND IF THERE IS ANY DISCREPANCY BETWEEN THE ACTUAL CONDITIONS AND INFORMATION GIVEN ON THE PLAN. THE CONTRACTOR SHALL REPORT TO THE ENGINEER IMMEDIATELY.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THIS APPLICATION WORK BEFORE WORK

COMMENCES INCLUDING THE CERTIFICATE OF OCCUPANCY OR SIGN OFF CARD ON COMPLETION OF WORK. THE ENGINEER ARCHITECT OF DESIGN HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTIONS. THE PLANS PRODUCED ARE ONLY FOR ARCHITECTURAL PURPOSE. THE ENGINEER IS NOT RESPONSIBLE FOR VARIOUS EXISTING ELEMENTS OF THE EXISTING BUILDING. THE ENGINEER IN CHARGE IS NOT RESPONSIBLE FOR THE EXISTING STRUCTURAL CONDITIONS OF THE EXISTING BUILDING. THE PLANS AND APPLICATIONS PROVIDED ARE FOR THE DEPARTMENT OF BUILDING FOR REVIEW. THE CONTRACTOR MUST CHECK ALL EXISTING JOIST, BEAMS, COLUMNS, FOOTING, FOUNDATIONS WALLS, ROOF, EXTERIOR INTERIOR WALLS SLAB ETC. AND MUST REPLACE REPAIR WHERE NECESSARY. ALL WORK SHALL COMPLY WITH THE RULES AND REGULATION OF THE DEPARTMENT OF BUILDING AND OTHER MUNICIPAL AGENCIES AND CODES HAVING JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND DEVIATION FROM THE APPROVED PLANS. ALL NOTES. DIMENSIONS. DETAILS AND JOB CONDITIONS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT ENGINEER PRIOR TO COMMENCEMENT OF WORK . ALL MATERIALS, ASSEMBLES AND METHODS OF CONSTRUCTION NOT LISTED AS CONTROLLED INSPECTIONS SHALL BE SUBJECT TO SEMI CONTROLLED INSPECTION BY THE PERSON SUPERINTENDING THE CONSTRUCTION. SIGNED COPIES OF ALL TEST

AND INSPECTION REPORTS SHALL BE FILED THROUGH THE ARCHITECT ENGINEER WITH THE DEPARTMENT. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING BARRICADES, TEMPORARY FENCES, PARTITIONS AND EXCAVATIONS, ETC.. TO ACCOMPLISH ALL THE WORK IN AN APPROVED MANNER, AS PER SECTION C5-120.6. THE CONTRACTOR OR PERSON WHO SUPERVISED OR SUPERINTENDED THE WORK IS REQUIRED TO BE PRESENT AT FINAL INSPECTION WITH THE BUILDING DEPARTMENT INSPECTOR C26-120.6. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING DEPARTMENT AND ITS FACILITIES C26-105.0. EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS WORK. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDING AND WILL BE RESPONSIBLE FOR THE JOINING OF WORK OF ALL TRADES. THE

INFORMATION PROVIDED ON THE PLANS AND DOCUMENTS ARE NOT TO BE COPIED. THE DRAWINGS REFLECT CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITIONS OR FROM DRAWINGS OR INFORMATION FURNISHED BY THE OWNER BUT CAN NOT BE GUARANTEED BY THE ENGINEER. THE DRAWINGS ARE NOT TO BE SCALED, ONLY DIMENSIONS ARE TO BE USED. ALL DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ENGINEER ATTENTION. ALL DIMENSIONS SHALL BE VERIFIED BEFORE STARTING WORK BY THE RESPECTIVE SUBCONTRACTOR WHO SHALL BE HELD RESPONSIBLE FOR HIS PHASE OF WORK. VERIFY EXISTING FRAMING. REVIEW WITH ARCHITECT ALL EXPOSED CONDITIONS WHERE NEW CONSTRUCTION IS SUPPORTED BY EXISTING CONSTRUCTION. THE CONTRACTOR MUST CHECK ALL EXISTING GAS LINE, DUCT, AND ELECTRICAL WIRE ETC. PRIOR TO CONSTRUCTION. ALL EQUIPMENT MUST BE M.E.A APPROVED.

1. NO CONSTRUCTION OR DEMOLITION WORK TO COMMENCE BEFORE BUILDING DEPARTMENT HAVING JURISDICTION ISSUES A BUILDING PERMIT.

2. THE DESIGNER HAS NOT BEEN RETAINED FOR ANY CONSTRUCTION REVIEW AND/OR INSPECTION. HIS RESPONSIBILITY IS LIMITED TO THE CONTENTS OF THESE PLANS ONLY.

3. ALL WORK SHALL CONFORM TO THE RESIDENTIAL CODE OF NEW YORK STATE AND SHALL CONFORM TO ALL THE RECOMMENDATIONS AND REQUIREMENTS OF ANY OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL

OBTAIN AND ARRANGE FOR ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, TESTS AND SURVEYS. 4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING CONSTRUCTION AND SHALL NOTIFY THE DESIGNER OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE BEFORE OR DURING CONSTRUCTION AS TO THE INTENT OR DETAILS OF THE DRAWINGS, THE CONTRACTOR SHALL CALL THE DESIGNER FOR THE FOLLOWING PROCEDURE, HE SHALL ASSUME THE RESPONSIBILITY FOR

THE CONSEQUENCES OF HIS ACTIONS AND/OR DECISIONS. 5. CONTRACTOR IS REQUIRED TO PROVIDE HOMEOWNER WITH ALL REQUIRED LICENSES, INSURANCE CERTIFICATES AND INSURANCE COVERAGE'S.

6. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS AND ACTIONS TO SAFEGUARD THE RESIDENCE AND ITS CONTENTS FROM THE ELEMENTS DURING CONSTRUCTION.

7. CONTRACTOR TO FOLLOW ALL MANUFACTURERS SPECS FOR THE INSTALLATION OF EQUIPMENT, PRODUCTS AND SYSTEM EQUIPMENT.

8. THE OWNER SHALL ARRANGE FOR THE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS.

9. NO DRAWINGS SHALL BE SCALED; WRITTEN DIMENSION SHALL BE USED ONLY. 10. ALL LUMBER FOR JOISTS AND RAFTERS SHALL BE HEM-FIR #2 HAVING A MIN FIBER STRESS OF 850 P.S.I., MARKED PRIOR

TO DELIVERY TO JOB SITE, AND A MIN BEARING OF 4' (UNLESS OTHERWISE NOTED) 11. ALL FLECTRIC WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE

AND ALL APPLICABLE LOCAL CODES.

12. UNDERWRITERS CERTIFICATE SHALL BE OBTAINED AND PRESENTED TO THE OWNER UPON COMPLETION OF ALL ELECTRICAL WORK.

13. ALL PLUMBING WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK

STATE; CHAPTERS AND ALL APPLICABLE LOCAL CODES AND HEALTH DEPARTMENT REQUIREMENTS. 14. ALL AREAS WITHIN BATHROOM TO BE $\frac{1}{2}$ " WATER & MOLD RESISTANT BOARD.

15. INSULATE ALL PIPING AND DUCTWORK IN ATTIC AND CRAWL SPACES WITH 1" INSULATION ON ALL DUCTS, INSULATION ON ALL PIPING, AND INSULATION ON ALL WATER SERVICE SUPPLY PIPING.

16. CAULK AND FINISH ALL WINDOWS AND DOORS AS REQUIRED.

17. INSTALL METAL FLASHING AROUND ALL ROOF PENETRATIONS 18. PROVIDE AND INSTALL ALL MOLDINGS, SILLS, STOOLS, AND TRIM AROUND ALL WINDOWS AND DOORS AS REQUIRED

19. ALL COLORS AND FINISHES ETC, SHALL BE SELECTED BY OWNER.

20. ALL WINDOWS, AS SELECTED BY OWNER, SHALL HAVE HIGH PERFORMANCE INSULATED GLASS.

21. TEMPERED OR SAFETY GLAZING SHALL BE USED IN THE FOLLOWING CONDITIONS:

IN SIDE-HINGED DOORS. IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES IN STORM DOORS. IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWER, WHIRLPOOLS, SAUNAS, AND STEAM ROOMS IN AN INDIVIDUAL PANE GREATER

THAN 9 SQUARE FEET AND GLAZING WITH A BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR. (308.4) 22. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS. EMERGENCY ESCAPE AND RESCUE

OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND SECTION R310.2. (310.2.1) 23. WINDOW WELLS PROVIDED FOR EMERGENCY ESCAPE SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW

THE EMERGENCY ESCAPE AND RESCUE OPENINGS TO BE FULLY OPENED (310.2) 24. THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6 INCHES

(152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL (310.2.1) 25. BARS, GRILLS, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES, OR WINDOW WELLS THAT SERVE SUCH OPENINGS, PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH SECTIONS R310.1.1 TO R310.1.3, AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORGE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING (310.4)

26. ASSEMBLIES CONTAINING PLASTIC FOAM NOT MEETING THE REQUIREMENTS OF SECTIONS R314.1 AND R314.2 SHALL BE APPROVED ON THE BASIS OF ONE OF THE FOLLOWING TESTS: FM 4880, UL 1040, NFPA 286, ASTM E 152, OR UL 1715, OR FIRE TEST RELATED TO ACTUAL END-USE CONFIGURATIONS. (314.3) 27. INSULATION MATERIALS, INCLUDING FACINGS, INSTALLED WITHIN THE RESIDENCE SHALL HAVE A FLAME-SSPREAD

INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84. (316.1) 28. ALL INSULATION, WHICH IS CAPABLE OF ABSORBING WATER SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON

THE WINTER WARM SIDE OF THE INSULATION. INSULATION SHALL BE INSTALLED IN SUCH A MANNER THAT PROVIDES CONTINUITY OF INSULATION AT PLATE LINES AND CORNERS.

29. ALL FOUNDATION SHALL REST ON UNDISTURBED SOIL 2 TONS PER SQUARE FOOT BEARING CAPACITY; CONTRACTOR SHALL HAVE THE LEVEL OF BEARING STRAP VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION 30. ALL CONCRETE WORK SHALL CONFIRM TO THE REQUIREMENTS AND RECOMMENDATIONS OF ACI-301-8

"SPECIFICATIONS FOR STRUCTURAL CO CRETE FOR BUILDING (FC " = 4500 P.S.I); REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. 31. ALL CONCRETE BLOCK SHALL CONFORM TO ASTM-C-9 FOR GRADE "N" UNITS WITH TYPE "M" MORTAR. ALL MASONRY

WORK SHALL CONFORM TO ACI 531-79. PROVIDE DUROWED TRUSS TYPE REINFORCING EVERY OTHER COURSE (16" O.C) PROVIDE MASONRY ANCHORS AT 16' O.C. AT ALL COLUMN, N DOO SPANDREL BEAMS, AND LINES OF BRIDGING. 32. MASONRY CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN CONCRETE INDUSTRY STANDARD 530/ASCE5/TMS 402 (606.1)

33. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AND SHEATHING PAPER AND SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND AN EXTERIOR LAYER. (703.1)

34. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. THEY SHALL NOT BEE LESS THAN $\frac{3}{16}$ INCH IN DIAMETER AND LOCATED IMMEDIATELY ABOVE THE FLASHING. (703.7.6)

35. FLASHING, APPROVED AND CORROSION-RESISTIVE SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS: AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, AND AT WALL AND ROOF INTERSECTIONS.

36. ALL EXTERIOR INSULATION FINISH SYSTEMS (EIFS) SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS. DECORATIVE TRIM SHALL NOT BE FACE NAILED THROUGH THE EIFS. THE EIFS SHALL TERMINATE NOT LESS THAN 6 INCHES ABOVE THE FINISHED GROUND LEVEL. (703.9)

37. ALL EIFS SHALL HAVE A WEATHER-RESISTIVE BARRIER APPLIED BETWEEN THE UNDERLYING WATER-SENSITIVE BUILDING COMPONENTS AND THE EXTERIOR INSULATION, AND A MEANS OF DRAINING WATER TO THE EXTERIOR OF THE VENEER. THIS WEATHER-RESISTIVE BARRIER SHALL BE COMPLIANT WITH ASTM D 226 TYPE 1 ASPHALT SATURATED FELT OR EQUIVALENT, SHALL BE APPLIED HORIZONTALLY WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES, AND SHALL HAVE ALL VERTICAL JOINTS LAPPED NOT LESS THAN 6 INCHES. (703.9.1)

38. ALL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." STEEL SHALL CONFORM TO ASTM A-36 AND A-501. ALL CONNECTIONS SHALL USE A-325 H5 BOLTS OR E70XX WELDS. STEEL JOISTS MANUFACTURERS DESIGN ERECTION SHALL CONFORM TO SJI SPECIFICATIONS

39. SINGLE STATION SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS. THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM WIRING AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH. (317.1.2)

40. PROVIDE CARBON MONOXIDE DETECTOR ON EACH FLOOR AS PER NASSAU COUNTY PUBLIC HEALTH ORDINANCE

41. RAILINGS AND HANDRAILS, BOTH INTERIOR AND EXTERIOR SHALL BE DESIGNED TO RESIST LATERAL IMPACT AT TOP EQUIVALENT TO A MIN. LINEAR LOAD OF 50 LBS. PER FOOT.

42. HANDRAILS HAVING MINIMUM HEIGHT OF 34 INCHES AND A MAXIMUM OF 38 INCHES, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE

HANDRAIL.(315.1) 43. AN EXIT DOOR SHALL BE PROVIDED FOR DIRECT ACCESS FROM THE HABITABLE PORTIONS OF THE DWELLING TO THE EXTERIOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THIS EXIT DOOR SHALL BE A SIDE-HINGED DOOR NOT LESS THAN 3 FEET WIDE. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY.(311.4)

44. THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET. (311.3)

45. HERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY AND ON EACH SIDE OF EACH EXTERIOR DOOR WITH MORE THAN 2 RISERS. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE STAIRWAY OR DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES.(311.5.4) 46. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH HANDRAILS SHALL NOT PROJECT MORE THAN 4.5

INCHES INTO THE STAIRWAY- (311.5.1) 47. THE MAXIMUM RISER HEIGHT SHALL BE 8-1/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES. THE

GREATEST RISER HEIGHT WITHIN ANY FLIGHT O.C. OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ¾ INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN $\frac{3}{2}$ INCH. (311.5.3.1 & 311.5.3.2) 48. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET, 8 INCHES.(311.5.2) 49. ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING

OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW BE PROVIDED WITH CORROSION-RESISTANT MESH. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.(806.1 & 806.3)

50. AN ATTIC ACCESS OPENING W/ DOUBLE PERIMETER FRAMING, NOT BE LESS THAN22 INCHES BY 30 INCHES WITH 30 INCHES HEADROOM SHALL BE PROVIDED TO ALL ATTIC AREAS THAT EXCEED 30 SQUARE FEET (807.1) 51. DOUBLE ALL BEAMS AND JOISTS UNDER PARALLEL PARTITIONS AND AROUND OPENINGS IN FLOORS AND ROOFS AND

UNDER BATHROOM AREAS. 52. PROVIDE SIMPSON STRONG TIE JOIST HANGERS AT FLUSH HEADER CONDITIONS. 53. FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE

CONDITIONS OF THE LISTING. UNITS SHALL BE TESTED AND CERTIFIED IN ACCORDANCE WITH UL 127.(1004.1) 54. FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.(1002.1)

55. FACTORY-BUILT CHIMNEYS FOR USE WITH SOLID FUEL-BURNING APPLIANCES SHALL COMPLY WITH THE TYPE HT

56. FIRE BLOCKING SHALL BE PROVIDED TO FORM AN EFFECTIVE FIRE BARRIER BOTH VERTICAL AND HORIZONTAL BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. AND AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST THE FREE PASSAGE OF FLAME HEAT AND SMOKE.(602.8) 57. CHIMNEY OUTLETS SHALL NOT BE LOWER THAN TOP OF ANY WINDOW WITHIN 20 FEET, NOR LESS THAN 2 FEET ABOVE THE COMBUSTIBLE PART OF THE ROOF OR BUILDING WITHIN 10 FEET. BUT SHALL NOT BE LESS THAN 3'0" ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

58. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING AREAS LEFT EXPOSED AND/OR DAMAGED DUE TO THIS ADDITION WITH SIMILAR MATERIALS OR AS DIRECTED BY OWNER. 59. PLACE HURRICANE CLIPS ON ALL ROOF RAFTERS.

60. PUT DOUBLE HEADERS AND TRIMMERS AROUND ALL STAIR AND SKYLIGHT OPENINGS.

61. ALL SUPPLY AND EXHAUST INTAKE AND OUTLETS TO BE EQUIPPED WITH TIGHT SHUT DAMPER AT BUILDING ENVELOPE TO MINIMIZE AIR LEAKAGE

62. PROVIDE MINIMUM IOOCM MECHANICAL EXHAUST FROM BATHROOMS AND MINIMUM 150CFM MECHANICAL VENTILATION IN KITCHEN AREAS. 63. HEATING FACILITIES SHALL BE PROVIDED CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 F AT A

POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.(303.8) 64. GROUND-FAULT CIRCUIT-INTERRUPTER RECEPTACLES SHALL BE INSTALLED IN ALL BATHROOMS, ALL GARAGES, AT ALL OUTDOOR LOCATIONS, AT ALL CRAWL SPACE & UNFINISHED BASEMENTS AND AT ALL KITCHEN & COUNTERTOP AREAS.

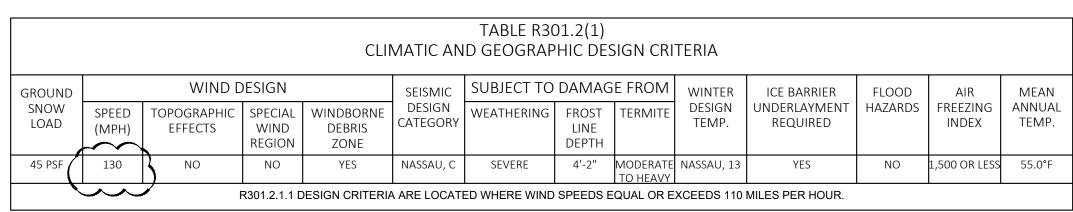
FIRE BLOCKED WITH 1" OF NON-COMBUSTIBLE MATERIAL, SECURELY FASTENED IN PLACE. (1801.9) 66. UNUSED OPENINGS IN ANY VENTING SYSTEM SHALL BE CLOSED OR CAPPED,(1801.10) 67. TWO OR MORE APPROVED APPLIANCES CONNECTED TO A COMMON VENTING SYSTEM SHALL BE LOCATED ON THE SAME FLOOR OF THE DWELLING AND THE INLETS SHALL BE OFFSET SUCH THAT NO PORTION OF AN INLET IS OPPOSITEHTY

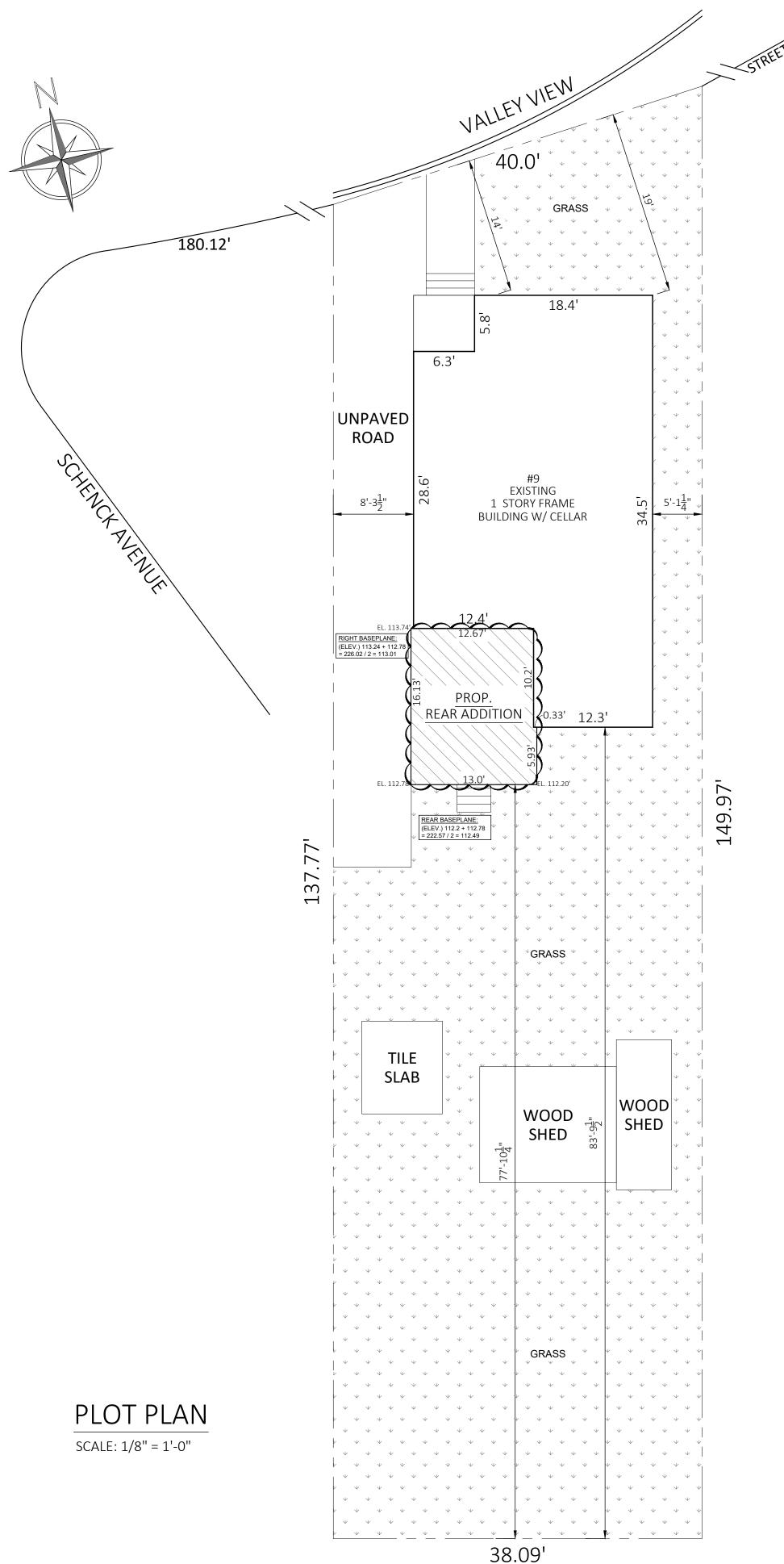
65. VENTS, CHIMNEY AND PREFABRICATED FIREPLACE INSTALLATIONS THROUGH WALLS, CEILINGS AND FLOORS SHALL BE

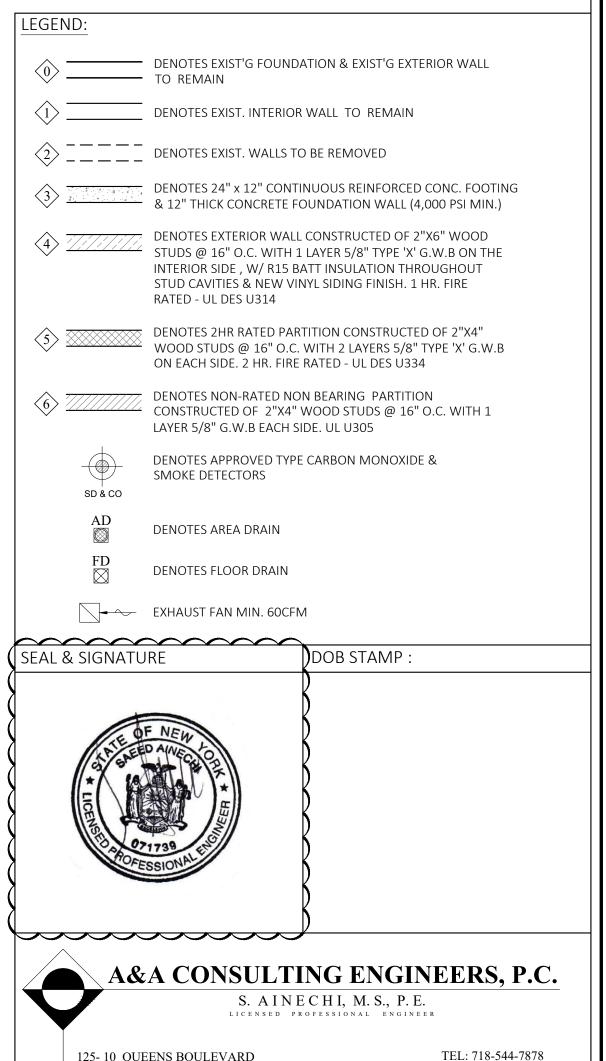
ANOTHER.(1801.11) TO.C 68. THE INSTALLATION OF BOILERS SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS. THE RATING DATA, THE NAMEPLATE AND OPERATING INSTRUCTIONS OF A PERMANENT TYPE SHALL BE ATTACHED TO THE BOILER BOILERS SHALL HAVE ALL CONTROLS SET, ADJUSTED AND TESTED BY THE OPERATING INSTRUCTIONS SHALL BE FURNISHED BY THE INSTALLER BOILERS SHALL BE FURNISHED WITH COMBUSTION AIR (2001.1)

69. FUEL-BURNING APPLIANCES FOR MECHANICAL SERVICE SHALL BE PROVIDED WITH A SUPPLY OF AIR FOR COMBUSTION THROUGH TWO OPENINGS OR DUCTS. ONE OPENING SHALL BE WITHIN 12 INCHES OF THE TOP OF THE MECHANICAL AREA, AND ONE WITHIN 12 INCHES OF THE FLOOR. EACH OPENING SHALL HAVE A FREE AREA OF NOT LESS THAN 1 SQUARE INCH PER 4000 BTU/H OF THE TOTAL INPUT RATINGS OF ALL APPLIANCES IN THE MECHANICAL AREA (1703.2) 70. WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. GAS-FIRED WATER HEATERS SHALL CONFORM TO THE REQUIREMENTS OF NYS CODE. DOMESTIC ELECTRIC WATER HEATERS SHALL CONFORM TO UL 174 OR UL 1453. OILED-FIRED WATER HEATERS SHALL CONFORM TO UL 732. (2005.1).

71. ALL ELECTRICAL WORK TO COMPLY W/ U.L. CERTIFICATION & N.Y.S. BUILDING CODE CHAPTER 38 E3803.3







FAX: 718-544-7884

LOT #: 06

SCALE: AS NOTED

DATE: 03/27/2023

DRAWN BY: S.B.L

LOOR #: 001

RAWING TITLES:

PLOT PLAN, & GENERAL NOTES

ZONING: R-7

125- 10 QUEENS BOULEVARD

BLOCK #: 175

SECTION: 2

G - 001.00

01 OF 03

T IS A VIOLATION OF THE LAW FOR ANY PERSON TO COPY THIS CONTRACT DOCUMENT

PROPOSING ADDITION ON REAR SIDE OF

BUILDING

MOHAMMED, ALI

#9 VALLEY VIEW ROAD,

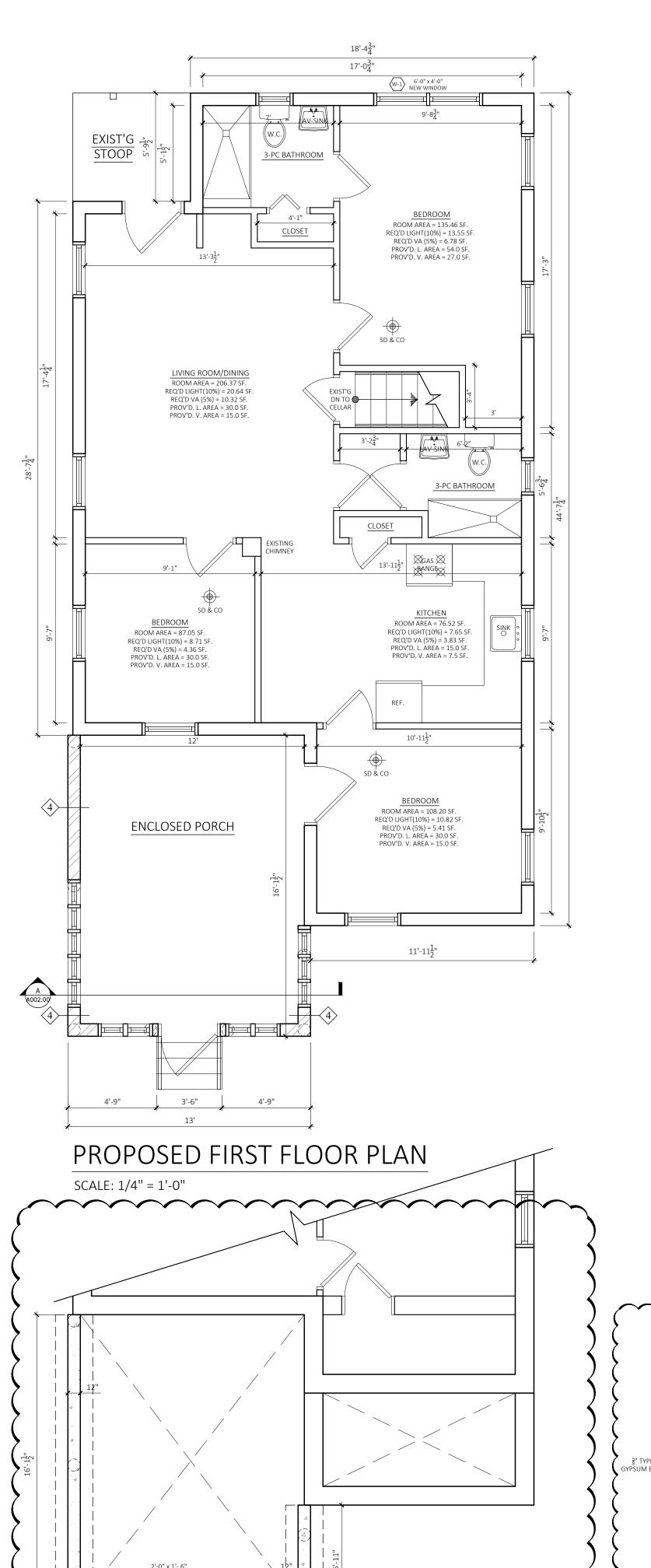
GREAT NECK, LONG ISLAND, NY

IN ANY, WITHOUT THE EXPRESSED $\,$ WRITTEN CONSENT OF SAEED S. AINECHI, M.S., P.E. $\,$

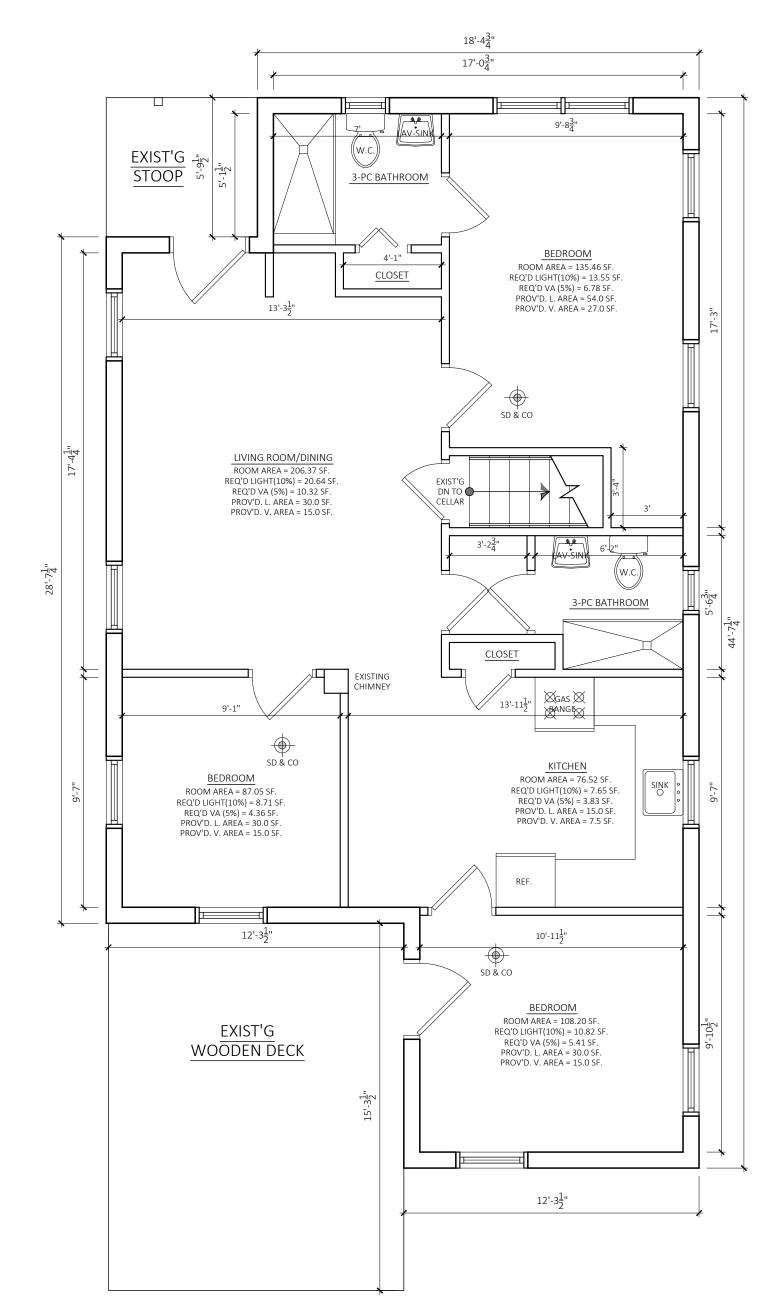
SUITE 318, SILVER TOWERS

KEW GARDENS NY 11415

PROJECT SCOPE:

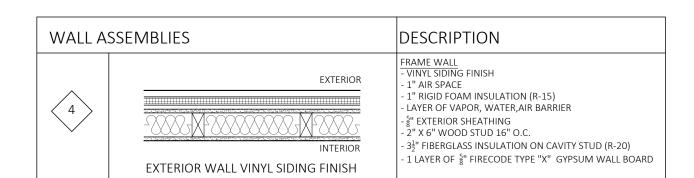


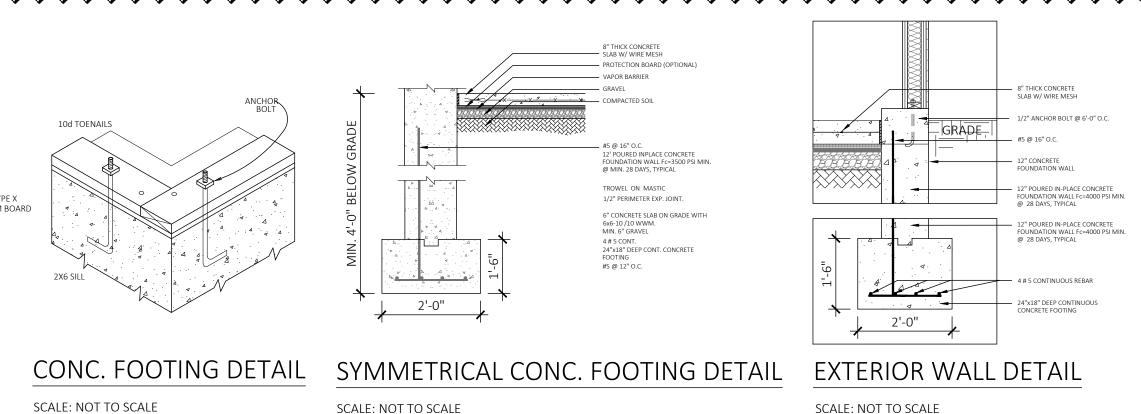
PROPOSED FOUNDATION PLAN

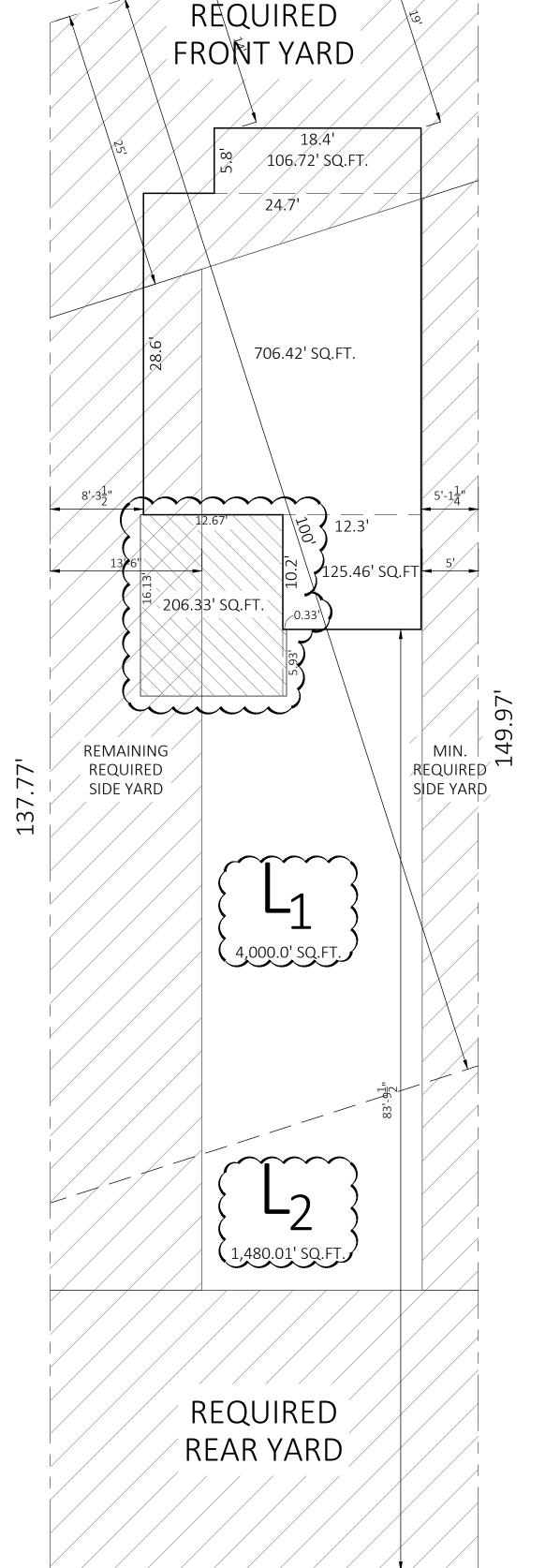


EXISTING FIRST FLOOR PLAN

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







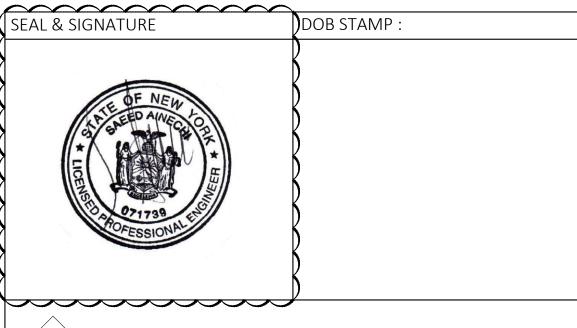
38.09'

REQUIRED YARD DIAGRAM

SCALE: 1/8" = 1'-0"

ZONING ANALYSIS R-7:

							
$(38.09 \times 137.77) + (\frac{38.09 \times 12.2}{2})$	5,480.01 SQ. FT.						
5,480.01 x (0.35)	1,918.0 SQ. FT. 3,562.01 SQ. FT. 2,192.0 SQ. FT.						
5,480.01 - 1,918.0							
5,480.01 x (0.4)							
EXISTING FLOOR AREA							
(18.4' x 5.8') + (24.7x28.6) + (12.3 x 10.2)	938.6 SQ. FT.						
TOTAL EXISTING FLOOR AREA 938 6 SQ. ET. PROPOSED FLOOR AREA							
(12.67' x 16.13')+(0.33 x 1.96) = (204.37) + (1.96) TOTAL PROPOSED FLOOR AREA	206.33 SQ. FT. 206.33 SQ. FT.						
(938.6(EXIST'G) + (206.33(PROP.)	1,144.93 SQ. FT.						
(§VI - §203-36)(B) $ [(4,000 + (1480.01 \times 0.2)] \times (0.4) = 1,718.4 \text{ SQ. FT} $ $ \text{TOTAL F.A. } : (938.6) + (206.33) = 1,144.93 \text{ SQ. FT.} $ $ 1,718.4 \text{ S.F.} \ge 1,144.93 \text{ S.F. } (\text{COMPLIANT}) $							
§VI - §203-36)(A) MAX. LOT COVERAGE: 35% 5,480.01 x (0.35)= 1,918.0 SQ. FT.							
MIN. REQUIRED FRONT YARD: 25' (EXISTING NON - COMPLIANT FRONT YARD)	EXISTING FRONT YARD: 19'-0"						
MIN. REQUIRED REAR YARD: 25' (EXISTING COMPLIANT REAR YARD)	EXISTING REAR YARD: 83'- 9 ½"						
MIN. TOTAL REQUIRED SIDE YARD: 24' EXISTING LOT WIDTH: 38.09 38.09' < 50.0' - SIX INCHES MAY BE DEDUCTED FROM THE REQUIRED AGGREGATE WIDTH OF THE SIDE YARDS FOR EACH FOOT IN WIDTH SUCH LOT SHALL LACK OF SAID 50 FEET WIDTH DIFFERENCE: 50.0' - 38.09' = 11.91' REQUIRED WIDTH DEDUCTION: 11'/2= 5.5' NEW TOTAL REQUIRED SIDE YARD: 24' - 5.5' = 18.5' MIN SIDE YARD: 5'-0"	EXISTING SIDE YARD: 5'- $1\frac{1}{4}$ " & 8'- $3\frac{1}{2}$ " TOTAL SIDE YARD WIDTH: $13'-4\frac{3}{4}$ "						
	5,480.01 × (0.35) 5,480.01 - 1,918.0 5,480.01 × (0.4) EXISTING FLOOR AREA (18.4' × 5.8') + (24.7×28.6) + (12.3 × 10.2) TOTAL EXISTING FLOOR AREA PROPOSED FLOOR AREA (12.67' × 16.13')+(0.33 × 1.96) = (204.37) + (1.96) TOTAL PROPOSED FLOOR AREA (938.6(EXIST'G) + (206.33(PROP.)) [(4,000 + (1480.01 × 0.2)] × (0.4) = 1,718.4 SQ. FT TOTAL F.A. :(938.6) + (206.33) = 1,144.93 SQ. FT. 1,718.4 S.F. ≥ 1,144.93 S.F. (COMPLIANT) MAX. LOT COVERAGE: 35% 5,480.01 × (0.35) = 1,918.0 SQ. FT. MIN. REQUIRED FRONT YARD: 25' (EXISTING NON - COMPLIANT FRONT YARD) MIN. REQUIRED REAR YARD: 25' (EXISTING COMPLIANT REAR YARD) MIN. TOTAL REQUIRED SIDE YARD: 24' EXISTING LOT WIDTH: 38.09						



A&A CONSULTING ENGINEERS, P.C. S. AINECHI, M.S., P.E.

SUITE 318, SILVER TOWERS KEW GARDENS NY 11415

TEL: 718-544-7878 FAX: 718-544-7884

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO COPY THIS CONTRACT DOCUMENT PROJECT SCOPE:

PROPOSING ADDITION ON REAR SIDE OF BUILDING

MOHAMMED, ALI #9 VALLEY VIEW ROAD, GREAT NECK, LONG ISLAND, NY

BLOCK #: 175 SECTION: 2

LOT #: 06 ZONING: R-7

SCALE: AS NOTED DATE: 03/27/2023 DRAWN BY: S.B.L. LOOR #: 001 RAWING TITLES:

A - 001.00

EXISTING/PROPOSED FLOOR PLANS, ZONING ANALYSIS, & DIAGRAMS PAGE: 02 OF 03

