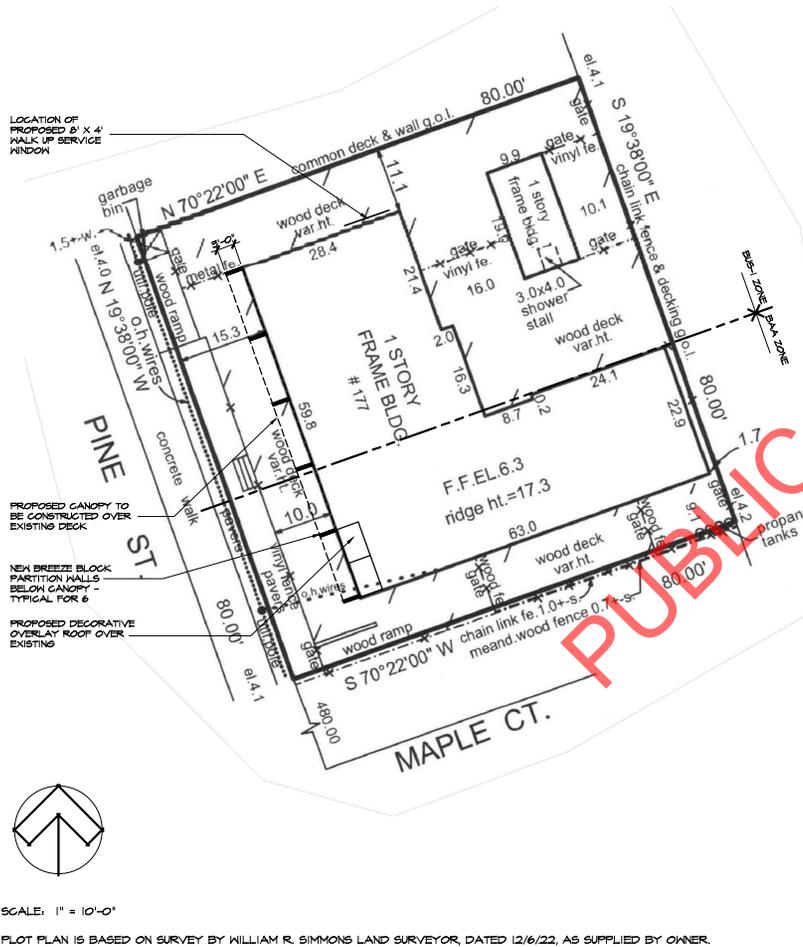


Project
Alterations to:

Moonrise Apartments

177 Pine Street
Kismet, New York

Plot Plan



Location Map



Drawing Index

- T.1 Title Sheet
- A.1 Building Floor Plans / Partial Foundation Plan
- A.2 Building Front and Side Elevations / Details

Code Compliance

DRAWINGS HAVE BEEN PREPARED USING THE 2020 NEW YORK STATE BUILDING CODE, THE 2020 NEW YORK STATE EXISTING BUILDING CODE CHARTER 5, THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AND ALL ASSOCIATED STANDARDS REFERENCED THEREIN.

Building Plan Review Note

TOWN OF ISLIP BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE TOWN OF ISLIP AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETTED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:

- ACCURATE
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VISION TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE
- IS THE RESPONSIBILITY OF THE LICENSEE

Zoning Calculations

ITEM	REQ'D	PROVIDED
FRONT YARD	10'	BLDG: 12.5' PROPOSED DECK: 5.2' EXISTING
SIDE YARD (SOUTH)	10'	BLDG: 4' EXISTING DECK: 0' EXISTING
SIDE YARD (NORTH)	10'	BLDG: 11' EXISTING DECK: 0' EXISTING
REAR YARD	10'	BLDG: 1.7' EXISTING DECK: 0' EXISTING
HEIGHT	55'	15.2 +/- EXISTING/PROP
FAR	.40	LOT AREA: 6400 SF BUILDING AREA: 2584 SF STORAGE SHED AREA: 180 SF DECK AREA: 5244 SF TOTAL EXISTING FAR: .46

General Notes

1. THE A.I.A. GENERAL CONDITIONS (A.I.A. DOC. A201) ARE HEREBY MADE AN ADMINISTRATIVE PART OF THESE DRAWINGS, AS IF HEREIN WRITTEN IN FULL.
2. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. THESE DRAWINGS ARE NOT TO BE SCALED.
3. LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. IT IS THE INTENTION OF THE DRAWINGS TO PROVIDE FOR A COMPLETE JOB IN ALL RESPECTS AND NO ADDITIONS WILL BE ALLOWED FOR MATERIALS AND/OR LABOR REQUIRED TO COMPLETE THE WORK, AS INDICATED.
4. THE CONTRACTOR SHALL INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO THE START OF ANY CONSTRUCTION. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB AND THE ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. PROVIDED DIMENSIONS ARE SUBJECT TO ACTUAL FIELD CONDITIONS AND NO CREDITS OR EXTRA MILLS ARE ALLOWED FOR DISCREPANCIES UP TO 2'-0" IN ANY MEASUREMENT.
6. THE ARCHITECTS SHALL NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION COSTS RESULTING FROM INCORRECT ASSUMPTIONS MADE IN CONNECTION WITH HIDDEN CONDITIONS WHERE CONFIRMATION COULD NOT BE OBTAINED THROUGH STANDARD NON-DESTRUCTIVE FIELD INSPECTION METHODOLOGY.
7. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY PERMITS AND INSPECTIONS INCLUDING THE OCCUPANCY CERTIFICATE.
8. THE WORK SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY TO COMPLETE CONSTRUCTION AS SHOWN ON THE DRAWINGS. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROPER PERFORMANCE OF THEIR WORK. COORDINATION WITH OTHER TRADES, METHODS AND SCHEDULES SHALL BE THE RESPONSIBILITY OF ARCHITECT AND HIS AGENTS ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE AND SHALL BE HELD LIABLE FOR ANY CLAIMS, LOSSES, SUITS OR LEGAL ACTIONS ARISING FROM THE PERFORMANCE OF WORK ON THIS PROJECT.
9. ALL WORK IS TO CONFORM WITH THE ENVIRONMENTAL CONSERVATION CONSTRUCTION CODES OF NEW YORK STATE. GLASS AREAS USED ANYWHERE IN THE WORK SHALL BE DOUBLE GLAZED LOW E HIGH PERFORMANCE GLAZING WITH A MIN 1/4" VALUE U-FACTOR. ALL EXTERIOR DOORS SHALL HAVE INSULATED CORES WITH A MIN 1/4" VALUE OF 40.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND PRACTICES.
11. CONTRACTOR SHALL DISCONNECT CAP AND REROUTE ANY EXISTING WATER, SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATIONS AND SHALL USE HAND DIGGING METHODS TO EXPOSE AND REPAIR UNDERGROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, CONTRACTOR SHALL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK.
12. THE INSTALLATION OF ALL MATERIALS AND PRODUCTS SHALL MEET ALL LOCAL FIRE DEPARTMENT REQUIREMENTS AND REGULATIONS. PROOF OF WHICH SHALL BE FURNISHED TO THE FIRE MARSHALL PRIOR TO THE INSTALLATION OF MATERIALS AND PRODUCTS.
13. MATCH ALL EXISTING CONDITIONS AS THEY RELATE TO FINISHES, LIGHTING, COURSING, DIMENSIONS, HEIGHT, ALIGNMENT, ETC. MOVE AND RELOCATE ANY PARTITIONS, HIRING, PLUMBING AND DUCTWORK THAT MAY BE CONFLICTING WITH NEW OR EXISTING CONDITIONS TO PROVIDE A COMPLETE JOB IN ALL RESPECTS.
14. PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED FOR FRAMING OF NEW AND EXISTING AREAS. INSTALL AND REMOVE (AFTER COMPLETION) ALL TEMPORARY SUPPORTS, BRACINGS AND DUST SCREENS TO ADEQUATELY SUSTAIN ALL LOADS AND PROTECT EXISTING WORK FROM DAMAGES OF ANY KIND, INCLUDING DUST.
15. FLASH, CAULK AND SEAL ALL JUNCTIONS OF NEW AND EXISTING ROOFS, WALLS AND PENETRATIONS TO FORM A WATER TIGHT ASSEMBLY. ALL FLASHING TO BE 6" GAUGE AND EXTEND AT LEAST 8" ABOVE INTERSECTING SURFACES.
16. ALL ELECTRICAL WORK SHALL CONFORM TO RULES AND REGULATIONS OF THE RESIDENTIAL CODE AND ALL GOVERNING APPROVED ELECTRICAL INSPECTOR. THE FINAL UL CERTIFICATE OF APPROVAL MUST BE PRESENTED TO THE OWNER PRIOR TO FINAL PAYMENT.
17. THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS TO THE SATISFACTION OF THE OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
18. REQUEST FOR FINAL PAYMENT MUST BE ACCOMPANIED WITH A WAIVER OF LIENS, SIGNED BY ALL SUB-CONTRACTORS AND MATERIAL SUPPLIERS, IN ADDITION TO THE GENERAL CONTRACTOR.
19. PERMIT FEES FOR ANY AND ALL GOVERNING AGENCIES ARE THE OWNER'S RESPONSIBILITY. THE ARCHITECTS TAKE NO RESPONSIBILITY FOR DELAYS OF GOVERNMENT AGENCIES.
20. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS OR DEVIATIONS FROM THESE CONSTRUCTION DRAWINGS WITHOUT SPECIFIC APPROVAL FROM THE ARCHITECTS PRIOR TO START OF WORK. ANY CONTRACTOR MADE CHANGES (STRUCTURAL MEMBERS, WINDOW CHANGES, ETC) RESULTING IN ANY CODE VIOLATIONS OR CAUSING THE FAILURE OF ANY BUILDING DEPARTMENT INSPECTION WILL RESULT IN THE CONTRACTOR REPLACING THE COMPLETED NON-COMPLIANT WORK TO MEET THE REQUIRED SPECIFICATIONS AT CONTRACTOR'S COST. ARCHITECTS WILL NOT BE RESPONSIBLE FOR ANY CONTRACTOR CAUSED DEVIATIONS FROM THE APPROVED PLANS.
21. UNLESS SUPERCEDED BY A SEPARATE CONSTRUCTION ADMINISTRATION AGREEMENT BETWEEN THE OWNER AND THE ARCHITECT, THE INFORMATION SHOWN ON THESE DRAWINGS CONSTITUTES THE ENTIRETY OF ARCHITECTURAL SERVICES RENDERED TO THE CLIENT. THE ARCHITECT HAS NO FURTHER CONTRACTUAL OBLIGATION TO THE CLIENT BEYOND THE PREPARATION OF CONSTRUCTION DRAWINGS REQUIRED TO OBTAIN A BUILDING PERMIT IN ACCORDANCE WITH ALL APPLICABLE CODES. IN ALL CASES, THE ARCHITECT DISCLAIMS ANY AND ALL RESPONSIBILITY IF THE BUILDING IS CONSTRUCTED WITH DIMENSIONS OR MATERIALS THAT DEVIATE FROM THESE DRAWINGS.

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no.	date	revision / description
1	4/19/23	ISSUED FOR PERMIT FILING

project
Moonrise Apartments
177 Pine Street
Kismet, New York

proposed alterations
drawing
Title Street
General Notes

project no. 23016
project date 02/23
scale AS NOTED
drawn by CL
checked by GBE/CL

seal
George Bagdasarian
Charley Lamb, RA
drawing number

Disclaimer:
The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.