

PUBLIC HEARING NOTICE

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

Agency: Board of Appeals, Village of Thomaston
Date and Time: September 25, 2025 at 6:00 pm
Place: 100 E. Shore Road, Thomaston, New York

Subject: Case 25-02. Application of Chen Shoshani and Rachel Uhr, 20 Avalon Road, Great Neck, New York 11021, seeking the following variances for a proposed addition to an existing residence in the Residence R-7 District: (a) Village Code §203-36(A), to permit building area of 2,967.99 square feet, where a maximum of 2, 136 square feet is permitted, (b) Village Code §203-36(B), to permit a floor area ratio of 0.43, where a maximum of 0.40 is permitted, (c) Village Code §203-37(C)(2), to permit side yards with width of 6.8 feet where a minimum of 10 feet, and aggregate minimum width of 14.8 feet, where a minimum of 24 is required. Subject premises are 20 Avalon Road, Thomaston, New York, also known as Section 2, Block 262, Lot 519 on the Nassau County Land and Tax Map.

The subject application is a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA), which requires no environmental impact review.

The Village complies with the Americans with Disabilities Act. Disabled persons with special needs should contact the Village Clerk's office at least three business days prior to the hearing, so that reasonable efforts may be made to accommodate attendance and participation.

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

Dated: August 28, 2025

BY ORDER OF THE BOARD OF APPEALS
Nick Toumbekis, Chair

Receipt # 19622 \$ 500 FEE
Receipt# 19454 \$ 3000 DEP

RECEIVED BY

AUG - 4 2025

VILLAGE OF THOMASTON
ZONING BOARD OF APPEALS

Village of Thomaston

APPLICATION # _____

In the matter of the application of Chen Shoshani & Rachel Uhr 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) NA

1. Name of Owner: same as above

2. Owner's Address: 20 Avalon Rd, Great Neck
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): Arnold S. Montag, Architect

4. The property which is the subject of this application is located at: 20 Avalon
Road, Thomaston, New York, and is also known as Section 2,

Block 262, Lot(s) 519 on the Nassau County Land and Tax Map.

5. The full name and residence address of all owners of the property (if the applicant is not the sole owner) are:

Chen Shoshani & Rachel Uhr
20 Avalon Rd, Great Neck, NY 11021

6. The property is located in the R-7 zoning district of the Village of Thomaston

7. The subject property is located on the North side of Avalon Rd at the end of the street

8. The date on which the owner(s) acquired the property was 8/18/2017.

9. The approximate dimensions of the property are 75 feet by 110 feet, and the total acreage of the property is .2 acres. (Irregular)

10. The property is presently used for 1 family residence

11. Are there existing buildings on the property? ☒ Yes ☐ No

If so, of what type of construction Wood frame & metal frame

12. The present assessed valuation of the property is Land 544,000

Building(s) 736,000

13. Are there any unpaid village taxes on the property? ☐ Yes ☒ No

If yes, for what years? NA

14. The applicant or owner(s) wish to make use of the property for the purpose of _____

expanding the Kitchen & interior alterations

15. The Building Department of the Village of Thomaston denied an application for the proposed use on June 3, 2025 because the proposed use of the property violated the (date)

following sections of the Village Code: ① 203-36A, Maximum bldg area

② Maximum floor area ratio, 203-36B, & ③ 203-37C (2) side yards

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.) These variances are being requested to maintain the non-conforming existing bldg area, floor area & setbacks for the proposed expansion to the Kitchen at an existing enclosed porch/sunroom. The existing footprint size or configuration is not being changed. This non-conforming residence that is adjacent to commercial property on 2 sides was not built parallel to the property lines in order to allow access to the irregular lot at the end of a dead-end street; therefore making it more difficult to meet the required setbacks to accommodate the proposed kitchen expansion at its present location.

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: Arnold S Montag

Signature of applicant: _____

Title of signer: Architect

Date: 7/29/25

AFFIDAVIT OF PROPERTY OWNER

STATE OF NEW YORK:

COUNTY OF NASSAU:

The undersigned, Chen Shoshani & Rachel Uhr being duly sworn deposes and says that the undersigned is the ~~owner or an officer or member of the owner~~ of the subject property, and resides at: 20 Avalon Rd, Great Neck in the State of New York; that the owner in fee of the property which is the subject of this application is as stated in the application; that if the owner is an entity the undersigned is — and as such is an officer or member of the owner authorized 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.

X Chen Shoshani X Rachel Uhr

Sworn to before me this 29 day of July, 2025

Celia Montag
Notary Public

CELIA MONTAG
Notary Public, State of New York
No. 01MO6157938
Qualified in Suffolk County
Commission Expires Dec. 11, 2026

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK:

COUNTY OF NASSAU:

Arnold S. Montag being duly sworn, deposes and says: that the undersigned resides at 350 Northern Blvd, Suite 322 Great Neck, NY 11021 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 Deponent's own knowledge.

X [Signature]

Sworn to before me this 29 day of July, 2025

Celia Montag
Notary Public

AFFIDAVIT OF OWNER DESIGNATING AGENT:

STATE OF NEW YORK:

COUNTY OF NASSAU:

The undersigned, being duly sworn, deposes and says; I am the ~~(owner, authorized officer or member of the owner)~~ of the property which is the subject of this application; On behalf of the owner of the property I hereby authorize

Arnold S. Montag with address at 350 Northern Blvd, Great Neck to act as 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 by the owner.

X Chen Shoshani X Rachel Uhr

Sworn to before me this 29 day of July, 2025

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BOARD OF APPEALS
VILLAGE OF THOMASTON

DISCLOSURE AFFIDAVIT
General Municipal Law § 809

In the Matter of the Application of

Chen Shoshani & Rachel Uhr

STATE OF NEW YORK:
COUNTY OF NASSAU

Chen Shoshani & Rachel Uhr 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
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None

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.

x Chen Shoshani, x Rachel Uhr
Signature

Sworn to before me on

This 29 day of July, 2025

Celia Montag
Notary Public

CELIA MONTAG
Notary Public, State of New York
No. 01MO6157938
Qualified in Suffolk County
Commission Expires Dec. 11, 2026

BOARD OF APPEALS
VILLAGE OF THOMASTON

DISCLOSURE AFFIDAVIT
General Municipal Law § 809

In the Matter of the Application of

Chen Shoshani & Rachel Uhr

STATE OF NEW YORK:
COUNTY OF NASSAU

Arnold S. Montag 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
<u>None</u>			
<u></u>			

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.

X [Signature]
Signature

Sworn to before me on

This 29 day of July, 2025

Celia Montag
Notary Public

CELIA MONTAG
Notary Public, State of New York
No. 01MO6157938
Qualified In Suffolk County
Commission Expires Dec. 11, 2026

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): 20 Avalon Road, Great Neck, NY 11021 at the end of Avalon Rd on the North-side.			
Brief Description of Proposed Action: Proposed Kitchen Addition & Interior Alterations			
Name of Applicant or Sponsor: Chen Shoshani		Telephone: 646-872-7165 E-Mail: Chen@laserammo.com	
Address: 20 Avalon Rd			
City/PO: Great Neck		State: NY	Zip Code: 11021
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 2 acres b. Total acreage to be physically disturbed? _____ .003 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .2 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: The existing Sunroom to be removed and new gutters and leaders to grade are to be installed on the new addition.		
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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Chen Shoshani</u> Date: <u>7/29/25</u> Signature: <u><i>Chen Shoshani</i></u> Title: <u>owner</u>		

VILLAGE OF THOMASTON
100 EAST SHORE ROAD
GREAT NECK, NY 11023
PHONE: (516) 482-3110
www.villageofthomaston.org

June 3, 2025

Arnold Montag Architect
AM / PM Design & Consulting, P.C.
350 Northern Boulevard – Suite 322
Great Neck, NY 11021

**Re: 20 Avalon Road, Great Neck, NY 11021
Proposed Kitchen Addition & Interior Alterations
Sect. 2, Block 262, Lot 519, Zone R-7**

Dear Mr. Montag:

Please be advised that your application for a proposed kitchen addition and interior alterations is herewith denied based on the following zoning code citations.

Village of Thomaston Code

§ 203-36 A. Maximum building area and floor area ratio

Building Area Permitted:	25% Max - 2,136.58 sf	Proposed: 34.7% - 2,967.99 sf
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§ 203-36 B. Maximum building area and floor area ratio

Floor Area Ratio Permitted:	0.40 - 3,118.25 sf	Proposed: 0.4354 - 3,721.51 sf
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§ 203-37 C (2) Side Yards

Minimum Width Permitted:	10'	Proposed: 6.8'
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Minimum Aggregate Width Permitted:	24'	Proposed: 14.8'
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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 the specific Village Code sections as indicated above.

Application for appeal must be made within 60 days of the date of this notice.

Sincerely,



Mark Vincent Kruse, Architect, AIA
Building Official

New York Abstract Services, Inc.

394 Old Country Road, Suite 202, Garden City, NY 11530 • Phone No. 516-248-8115 • Fax No. 516-248-8140

SEARCH ORDER CONFIRMATION

Title Number: CTSY-16905 Application Date: 07/21/2025 Due Date: 08/08/2025
Applicant: Chen Shoshani Phone: 646-872-7165
Fax:
Email: chen@laserammo.com

Reference: Shoshani and Uhr

Application: Covenants and Restrictions Search

Premises: 20 Avalon Road, Great Neck, NY 11021
County: Nassau Town: North Hempstead Village: Great Neck
Tax ID Sec. 2 Block 262 Lot 519

Parties: Owner(s): Chen Shoshani and Rachel Uhr

Services: Covenants and Restrictions Search, Last Deed of Record

<u>Copy To</u>	<u>Copy To</u>
Chen Shoshani	Kathryn A. Taborda
646-872-7165	516-829-7939
Email: chen@laserammo.com	Email: KTaborda@ampmdesign.com

This is to confirm your application for a non-title insurance search as herein set forth. The examination is in progress and the report will be forwarded to you in accordance with your instructions. Please review the above information for accuracy and if you have any questions, do not hesitate to contact this company. We thank you for the opportunity to be of service to you. All rates and charges are subject to change and are due and payable within 30 days of the invoice date.

New York Abstract Services, Inc.

394 Old Country Road, Suite 202
Garden City, NY 11530
Tel (516) 248-2420
Fax (516) 248-8140

Title Number: CTSY-16905

Dated: 7/23/2025

In consideration of the fees and charges paid to it, New York Abstract Services, Inc. hereby certifies to the applicant named below that it has caused a search to be made in the public records of the Nassau County Clerk's Office in the State of New York in which the premises is situated and that the following deed and covenants and restrictions were found effective 6/30/2025.

THE LIABILITY OF THIS COMPANY FOR THIS SEARCH IS LIMITED TO FEES PAID and such liability extends only to the applicant named herein.

This is not a policy of title insurance.

PREPARED FOR (APPLICANT): Chen Shoshani

PREMISES: 20 Avalon Road, Great Neck NY 11021

COUNTY: Nassau

SECTION: 2 BLOCK: 262 LOT: 519

LAST DEED OF RECORD:

Miriam Chatinover, as Surviving Co-Trustee of The Marilyn Ratner Trust, Grantor

TO

Chen Shoshani and Rachel Uhr, as husband and wife, Grantees

Dated: 8/18/2017 Recorded: 8/28/2017 Liber: 13551 Page: 402

COVENANTS AND RESTRICTIONS OF RECORD:

1. Covenants and Restrictions in Liber 1986 Page 19
2. Modification of Covenants and Restrictions in Liber 1985 Page 335
3. Electric Easement in Liber 1779 Page 458 (affects Southerly and Easterly lines)

New York Abstract Services, Inc.

BY: 
Alan Schmidlin, Counsel

**** Electronically Filed Document ****

Instrument Number: 2017-85058

Recorded As: EX-D01 - DEED

Recorded On: August 28, 2017

Recorded At: 10:53:49 am

Receipt Number: 786281

Number of Pages: 3

Processed By: 001 AAR

Book-VII/Pg: Bk-D VI-13551 Pg-402

Total Rec Fee(s): \$4,085.00

** Examined and Charged as Follows **

01 - DEED	\$ 65.00	EX-Blocks - Deeds - \$300	\$ 300.00	EX-RP6217 Residential Fee	\$ 125.00
EX-TP-384 Affidavit Fee	\$ 5.00				

	Tax Amount	Consid Amt	RS# / CG#		
Tax-Transfer	\$ 3000.00	\$ 900000.00	RE 2202	Basic	\$ 0.00
N. HEMPSTEAD				Local NY CITY	\$ 0.00
				Additional MTA	\$ 0.00
				Spec ASST	\$ 0.00
				Spec ADDL GONYMA	\$ 0.00
				Transfer	\$ 3000.00

Tax Charge: \$ 3000.00

Property Information:

Section	Block	Lot	Unit	Town Name
2	282	510		N. HEMPSTEAD

*****THIS PAGE IS PART OF THE INSTRUMENT*****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



Maureen O'Connell
County Clerk Maureen O'Connell

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

SST
13,600-

THIS INDENTURE, made the 18th day of August, in the year 2017

BETWEEN

MIRIAM CHATINOVER, as Surviving Co-Trustee of The Marilyn Ratner Trust, residing at 20 Avalon Road, Great Neck, New York 11021

party of the first part, and

MW

CHEN SHOSHANI and RACHEL UHR, residing at 24 Glamford Road, Great Neck, New York 11023 as husband and wife

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Nine Hundred Thousand (\$900,000.00) dollars

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 the Incorporated Village of Thomaston, Great Neck, Town of North Hempstead, County of Nassau, and State of New York, known and designated on a certain map entitled, "Avalon, Property of Walter W. Davis and Hallie K. Davis, situated at Great Neck, L.I., New York" and filed in the Office of the Clerk of the County of Nassau on May 14, 1927 as Map Number 871 and on a certain map entitled "Revised Map of Avalon, Property of Walter W. Davis and Hallie K. Davis, situated at Great Neck, L.I., New York" and filed in the Office of the Clerk of the County of Nassau on June 4, 1931 as Map N. 1078, New Number 2916, as and by part of "Avalon Gardens" and being more particularly bounded and described as follows:

BEGINNING at a point on the easterly end of Avalon Road which point of beginning is 25.21 feet south of the extreme northerly end of Avalon Road, which extreme easterly end of Avalon Road, is 116.19 feet easterly from the corner formed by the intersection of the northerly side of Avalon Road and the westerly side of North Avalon Road;
RUNNING THENCE South 07 degrees 42 minutes 00 seconds West, 25.21 feet;
THENCE running South 85 degrees 39 minutes 30 seconds East, 9.91 feet;
THENCE running South 07 degrees 42 minutes 00 seconds West, 61.95 feet;
THENCE running South 82 degrees 18 minutes 00 seconds East, 110.11 feet;
THENCE running North 07 degrees 42 minutes 00 seconds East, 75.00 feet;
THENCE North 82 degrees 18 minutes 00 seconds West, 93.00 feet;
THENCE North 59 degrees 05 minutes 10 seconds West, 29.38 feet to the extreme easterly end of Avalon Road, the point or place OF BEGINNING.

Premises known as 20 Avalon Road, Great Neck, New York.

Section 2
Block 262
Lot 519

Being and intended to be the same premises conveyed to the decedent, Marilyn Darrow Ratner, who took title by deed dated 1/6/1995, recorded 1/6/1995 in Liber 10504 Page 419.

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:

Miriam Chatinover

MIRIAM CHATINOVER, as Surviving Co-Trustee of
The Marilyn Ratner Trust

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Nassau, ss:

On the 18 day of August in the year 2017, before me, the undersigned, personally appeared MIRIAM CHATINOVER, 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.

NOTARY PUBLIC

Richard Zimmer
 RICHARD ZIMMER
 Notary Public, State of New York
 No. 01215088347
 Qualified in Nassau County
 Commission Expires November 17, 2017

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, 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 _____ (if the place of residence is in a city, include the street and street number if any, thereof); 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.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

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), 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.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of _____, County of _____, ss:

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 make 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).

NOTARY PUBLIC

**Bargain & Sale Deed
 With Covenants**

MIRIAM CHATINOVER, as Surviving Co-Trustee
 TO

CHEN SHOSHANI and RACHEL UHR

Title No. Stewart Title Insurance Co. by Class
 Abstract Services, Inc. #CLC23207N

COUNTY: Nassau

TOWN/CITY: North Hempstead

PROPERTY ADDRESS: 20 Avalon Road, Great Neck

SECTION: 2

BLOCK: 262

LOT: 519

RETURN BY MAIL TO:

CLASS ABSTRACT SERVICES, INC.
 72 JERICHO TURNPIKE
 MINEOLA, NEW YORK 11501
 T 516-294-4141 F 516-294-4600

MARJORIE SASSON, ESQ.
 ZACCARIA & SASSON, ESQS.
 175 EAST SHORE ROAD
 GREAT NECK, NEW YORK 11023

of and adjoining said premises to the centre line thereof.

Together with all fixtures and articles of personal property attached to, or used in connection with said premises, all of which were declared to be covered by said mortgage; together with the appurtenances and all the estate and rights of the parties to said action in and to said premises.

To have and to hold the premises herein granted unto the grantee, her heirs and assigns forever.

In witness whereof, the grantor has hereunto set his hand and seal, the day and year first above written.

In presence of

Emanuel Levy (LS) Referee.

State of New York)

County of Nassau) SE On the 6th day of May, nineteen hundred and thirty-eight, before me came Emanuel Levy, to me known and known to me to be the individual described in, and who executed, the foregoing instrument, and acknowledged to me that he executed the same, as Referee aforesaid:

J.
Harry Wellebil, Notary Public, Nassau County : Certificate #1383:
Recorded in Nassau County on May 11, 1938, at 10:18 A. M.

RE

COMPARED BY

VH AND SW

Liber 1986 page 19

DEED #8784

Hallie K. Davis

to

Avalon-Thomaston Association, Inc.

----- existing under and by virtue of the laws of the
State of New York, having its principal place of business at 4 Avalon Road, Great Neck, N.Y., party of the second part,

WITNESSETH, that the party of the first part, in consideration of the covenants hereinafter contained, does hereby grant and release unto the party of the second part,

ALL those certain lots pieces or parcels of land, with improvements thereon, situate, lying and being in the Village of Thomaston, at Great Neck, County of Nassau, State of New York, being a part of the ground shown on a certain map entitled, "Avalon, Property of Walter W. Davis and Hallie K. Davis, Great Neck, Long Island, N.Y.," and filed as Map No. 271 and as Revised Map No. 1078 in the Office of the Clerk of Nassau County on the 14th day of May, 1927, and the 4th day of June, 1931, respectively, shown and referred to on said map as "Avalon Garden" and particularly described as follows, to wit:-

BEGINNING at a point or monument designated as No. 23, distant 119 feet, more or less, from the easterly side of North Avalon Road, running thence for the first course, south 82° 18' 00" east 120 feet along the land of Davis and along the southerly boundary line of the land now or formerly of Van Siclen to that certain monument designated as No. 21; thence for the second course, south 7° 42' 00" west 150 feet along the westerly boundary line of the land now or formerly of McAllister to that certain monument designated No. 20; thence, for the third course, North 82° 18' 00" west 110.11 feet to that certain monument designated as No. 18; thence for the fourth course, northeasterly 61.96 feet to that certain monument designated as No. 26; thence, for the fifth course, westerly 10.11 feet to the southeasterly corner of Avalon Road; thence, for the sixth course, northeasterly 90 feet more or less to that certain monument hereinbefore designated as No. 23, being the point or place of beginning said land being known as "Avalon Garden" and containing 17,381.14 square feet, more or less.

first part, in and to said premises, and all the estate and rights of the party of the first part, in and to said premises.

To have and to hold the above granted premises unto the party of the second part, forever, subject to the limitation contained hereinafter in paragraph numbered "5".

AND the party of the second part, in consideration of this conveyance, covenants and agrees, for itself, its successors, and assigns, as follows:-

1. That it will not sell, convey, lease, mortgage or otherwise encumber the premises above-granted;

2. That it will promptly pay all taxes, water rates and assessments on the premises above-granted as the same become due.

3. That it will, at all times, admit to its membership upon the same terms and conditions, as, and upon an equal footing with, its other members, any or all owners of premises shown on said map of Avalon and members of their immediate families residing in Avalon, or tenants of such owners and members of the immediate families of such tenants, residing in Avalon, and that no other persons will be admitted to membership.

4. That it will maintain the premises above granted as first class tennis courts and garden for the exclusive use of its members and their guests and no others:

5. That in the event a majority of its members shall within five years from the date hereof, vote to discontinue the maintenance of the premises above granted as first class tennis courts and garden, or in the event that it shall breach any or all of the covenants numbered 1, 2, 3 and 4 above within five years from the date hereof, then, and in either or both of such events, all the right, title and interest of the party of the second part, in and to the premises above conveyed shall thereupon immediately revert to the party of the first part, her heirs distributees, executors, administrators, successors or assigns; but if none of the aforesaid contingencies shall take place within five years from the date hereof, then this conveyance shall thereupon become absolute and not subject to the limitation contained herein:

6. That in the event of the happening of any or all of the contingencies referred to in covenant numbered 5 above, it will immediately, upon request, execute and deliver a bargain and sale deed, in statutory short form sufficient for recording, conveying the above granted premises to the party of the first part, her heirs, distributees, executors, administrators, successors, or assigns. Nothing in this paragraph contained, and/or the failure or refusal of the party of the second part upon request to deliver such deed shall, however, in any way affect the limitation contained in the habendum clause hereof, or any provision of paragraph numbered 5 above.

7. The covenants contained herein in paragraphs numbered 1 to 6 inclusive shall run with the land, and may be altered, amended, added to or repealed, in whole or in part, by agreement, in writing, in form sufficient for recording, between the party of the first part, her heirs, distributees, executors, administrators, successors, or assigns and the party of the second part, its successors, or assigns:

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal, the day and year first above written.

Hallie K. Davis (LS)

State of New York)

County of Nassau) SS

On this 29th day of January, in the year nineteen hundred and thirty-eight, before me personally came Hallie K. Davis, to me known and known to me to be the individual described in, and who executed, the foregoing instrument, and she duly acknowledged to me that she executed the same.

Soal. Jessie B. Moffatt, Notary Public, Nassau County Clerk's No. 1645.
My commission expires March 30, 1938.

Recorded in Nassau County on May 11, 1938, at 10:34 A. M.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year first above written.
Corporate seal.

J. T. SULLIVAN LUMBER CO. INC.

BY: Isidor Cohen (LS) Vice-President,

STATE OF NEW YORK)

COUNTY OF QUEENS) SS.:

On the 24th day of May, 1938, before me came ISIDOR COHEN, to me known who being by me duly sworn, did depose and say that he resides in 114-01 116th Street, Richmond Hill, Borough of Queens, City of New York, that he is the Vice President of J. T. SULLIVAN LUMBER CO. INC., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

PAUL R. SILVERSTEIN, Notary Public: Queens Co. Clks. #5313, Reg. #7829. Cert. filed Nassau Co. Clks. #9 8 79. Term Expires March 30, 1939.

Recorded in Nassau County June 6, 1938 at 3:44 P.M.

EES

COMMANDED BY

K.D. AND V.B.

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AGREEMENT #12144

MODIFICATION OF RESTRICTIONS.

In accordance with the provisions of paragraph

Twelfth of deed from WALTER W. DAVIS and HALLIE K. DAVIS to the undersigned property owners, covering property situate, lying and being in the Village of Thomaston, at Great Neck, County of Nassau, State of New York, and shown on a certain map entitled "Avalon, Property of Walter W. Davis and Hallie K. Davis, Great Neck, Long Island, N.Y.," and filed as Map No. 871 and as Revised Map No. 1078 in the office of the Clerk of Nassau County on the 14th day of May, 1927 and the 4th day of June, 1931, respectively, which said paragraph Twelfth sets forth as follows:

"The covenants included in said Restrictions Numbered One to Eleventh inclusive, shall run with the premises hereby conveyed and shall be binding thereon, and upon the party of the second part, his heirs, assigns and successors forever; Provided, however, that the record owners of eighty per cent of the total area of the building plots, exclusive of streets and park, as shown on the said map, may, at any time, execute and acknowledge an agreement or agreements in writing, adding to, altering, changing, amending or repealing all or any of the said foregoing Restrictions Numbered One to Eleventh inclusive, and upon the recording of any such agreement in the Clerk's Office of Nassau County, the said agreement shall become binding upon all of the land hereby restricted."

IT IS HEREBY AGREED by the said property owners, for and in consideration of One (\$1.00) Dollar paid to each of the property owners joining in this agreement, that paragraphs numbered One to Twelfth inclusive shall be modified to read as follows:

FIRST. The Property shall be used for private one family high class residence purposes only, and no permanent buildings shall be erected or maintained thereon except private dwelling houses with cellars, of not over two and one-half stories above the ground, private garages, not more than one and one-half story in height, and private horse stables not exceeding one and one-half stories in height, and which shall be constructed only on building plots south of Avalon Road; but nothing herein is intended to prevent the grantor from erecting and maintaining on the property suitable offices and erecting appropriate signs for carrying on the development of the property.

SECOND. Residences on the corner of two streets shall be designed to face both streets; and the rear or side of any plot or residence adjacent to "Avalon Garden" which shall lie in the direction thereof shall present an attractive appearance appropriate to

be viewed from a high class park, flower garden or tennis courts; and no outbuilding shall be constructed north of Avalon Road within twenty feet of "Avalon Garden", nor within fifty feet of Avalon Road. No portion of any house (except bay or oriel windows or piazzas, or overhanging projections not over one story in height) shall stand within twenty feet of any street, and there shall be two side yards with an aggregate width of eighteen feet. In no case shall any portion of any house, including any garage constructed as a part of a residence building (except bay or oriel windows or piazzas, or overhanging projections not over one story in height) be erected closer than eighteen feet of the house on any adjoining plot; and no residence building shall cost less than Nine thousand (\$9,000.00) Dollars, nor be located on a plot of less than five thousand square feet in area.

THIRD. No detached garage or stable shall cost less than One Thousand (\$1,000.00) Dollars, nor stand within the front half of the building plot; and although a garage may be constructed as a part of a residence building if located at the side or rear thereof, and of material and workmanship and finish not inferior to the residence, all designs and plans shall be such that the entrance of any garage shall be so designed with reference to the driveway, trees, shrubbery or other screens, as to break, if practicable, a direct unobstructed view from the street into the interior of the garage.

FOURTH. No fences other than hedges shall be over four feet in height, or constructed within less than thirty feet of any street line.

FIFTH. No live poultry, hogs, cattle or other live stock, (except horses where stables are permitted) shall be kept on said premises. And no animals shall run at large on said property; and no sign of any character; and no cattle yard, hog-pen, fowl yard or house, dog kennel, cesspool, privy vault, or any other nuisance, or object or thing detrimental to health, or unsightly or otherwise repulsive to the human senses, or not in good taste in a high class residence neighborhood, shall be permitted. Any act or omission in violation of this or any other restriction may be abated as a nuisance and such remedy shall be deemed cumulative and not exclusive.

SIXTH. Any improvements to be erected upon said premises, including all buildings or other structures, as well as the general landscape architecture, shall be according to the grantee's taste and judgment, provided, however, that the same shall always be in harmony with approved practice for architecture and landscape gardening; which shall take into consideration the adjacent surroundings. After the expiration of three (3) months after the completion of any building or structure referred to in this paragraph, such building or structure shall, in favor of purchasers and encumbrancers from the owner, be deemed to comply with all the provisions of these restrictions unless legal proceedings shall have been instituted to enforce such compliance.

SEVENTH. To the end of maintaining the property hereby conveyed as high class residence property, the grantee agrees to perform the provisions of the following restrictions numbered Eighth, Ninth and Tenth, except any part thereof that may hereafter be waived by the owners of eighty per cent of the total area of building plots, exclusive of streets and park, as shown on the said map, duly acknowledged and recorded in the office of the Clerk of the County of Nassau.

EIGHTH. Whenever it is desired to expose articles of a conspicuous nature, such as laundry, in the open air upon said premises, provision shall be made by the owner for a suitable enclosure, preferably by means of lattice work, shrubbery, vines or trees, for obscuring the same from public view as much as practicable, and so as not to mar the general appearance of the premises as high-class residence property.

NINTH. The said Premises shall at all times be kept orderly and free from unnecessary litter, weeds and garbage; and, so far as practicable, all surfaces of the property

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(except walks and drives and pavements for tennis courts and other pavements), not devoted to the cultivation of shrubs, flowers, garden, or other useful or ornamental purpose, shall be covered with grass or vines, to the end that all areas, and especially the areas near the boundaries of the property, the areas next to the foundations of buildings and adjacent to walks and drives, shall present an attractive appearance. And, unless there be some public association or general or municipal agency which shall take care of the street parkings, this provision shall extend likewise to the parkings adjacent to any street or streets upon which said property may abut, and in such event this provision shall include the maintenance in suitable condition of that part of the sidewalk adjacent to such premises along any such street upon which the property abuts.

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TENTH. Any outbuilding erected in accordance with the restrictions must be erected contemporaneously with or after the residence on said premises is planned and constructed, and the architecture of such outbuilding must be in harmony with the architecture of the said residence. If any excavation or construction be begun and then abandoned, the premises must be again restored to their original condition after such abandonment.

ELEVENTH. No dwelling house on the premises shall be used or occupied except by white people. This restriction shall not prevent the employment and maintenance of other than white servants.

TWELFTH. The covenants included in said Restrictions Numbered One to Eleventh inclusive, shall run with the premises hereby conveyed and shall be binding thereon, and upon the party of the second part, his heirs, assigns and successors forever; Provided, however, that the record owners of eighty per cent of the total area of the building plots, exclusive of streets and park, as shown on the said map, may, at any time, execute and acknowledge an agreement or agreements in writing, adding to, altering, changing, amending or repealing all or any of the said foregoing Restrictions Numbered One to Eleventh inclusive, and upon the recording of any such agreement in the clerk's Office of Nassau County, the said agreement shall become binding upon all of the land hereby restricted.

AND IT IS FURTHER AGREED that the above paragraphs First to Twelfth inclusive shall take the place of the existing paragraphs First to Twelfth inclusive in the above described deeds to property owners in "Avalon," which said paragraphs First to Twelfth inclusive are as follows: *

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FIRST. The Property shall be used for private one family high class residence purposes only, and no permanent buildings shall be erected or maintained thereon except private dwelling houses with cellars, of not over two and one-half stories above the ground; private garages, not more than one and one-half story in height; and private horse stables not exceeding one and one-half stories in height, and which shall be constructed only on building plots south of Avalon Road; but nothing herein is intended to prevent the grantor from erecting and maintaining on the property suitable offices and erecting appropriate signs for carrying on the development of the property and for promulgating rules and regulations for the use of streets and parkings, tennis courts, and for the maintenance of "Avalon."

SECOND. Residences on the corner of two streets shall be designed to face both streets; and the rear or side of any plot or residence adjacent to "Avalon Garden" which shall lie in the direction thereof shall present an attractive appearance appropriate to be viewed from a high class park, flower garden or tennis court; and no outbuilding shall be constructed north of Avalon Road within twenty feet of "Avalon Garden," nor within fifty feet thereof except with the consent of the Landscape Architect of "Avalon Association" (hereinafter defined), which consent shall be in writing and shall also specify the general landscape treatment to be adopted in connection therewith and the resulting appearance to be presented from said "Avalon Garden." No portion of any house (except bay or oriel windows, or piazzas, or overhanging projections not over one story in height) shall stand within twenty feet of any street, as shown on said map of "Avalon." No

residence or outbuilding shall, without the consent of the "Avalon Association" or its landscape architect, stand within ten feet of any boundary line of the plot on which it is located; and no residence shall cost less than Nine thousand (\$9,000.00) Dollars, nor be located on a plot of less than five thousand square feet in area, unless with the same consent of the "Avalon Association."

THIRD. No detached garage or stable shall cost less than One thousand (\$1,000.00) Dollars, nor stand within the front half of the building plot; and although a garage may be constructed as a part of a residence building if located at the side or rear thereof, and of material and workmanship and finish not inferior to the residence, all designs and plans shall be such that the entrance of any garage, whether detached or not, shall stand at least two feet farther from its facing street than the line of the dwelling nearest to such street; and the opening of the garage shall be so designed with reference to the driveway, trees, shrubbery or other screens, as to break, if practicable, a direct unobstructed view from the street into the interior of the garage.

FOURTH. The grantor reserves the right, in the interest of adjacent property owners, to require that hedges and fences along property lines shall be subject to the approval of the landscape architect of the grantor. No fences other than hedges shall be over four feet in height, or constructed within less than thirty feet of any street line.

FIFTH. No live poultry, hogs, cattle or other live stock, (except horses where stables are permitted) shall be kept on said premises without the consent of the "Avalon Association." And unless with the consent of the "Avalon Association," no animals shall run at large on said property; and no sign of any character; and no cattle yard, hog-pen, fowl yard or house, dog kennel, cesspool, privy vault, or any other nuisance, or object or thing detrimental to health, or unsightly or otherwise repulsive to the human senses, or not in good taste in a high class residence neighborhood, shall be permitted. Any act or omission in violation of this or any other restriction may be abated as a nuisance by the "Avalon Association" and such remedy shall be deemed cumulative and not exclusive.

SIXTH. Any improvements to be erected upon said premises, including all buildings or other structures, as well as the general landscape architecture, shall be according to the grantee's taste and judgment, provided, however, that the same shall always be in harmony with approved practice for architecture and landscape gardening, which shall take into consideration the adjacent surroundings. To aid in carrying out the latter clause, it is understood that the "Avalon Association" may appoint a competent architect or art commission for the purpose of passing upon plans, and thereafter no structure of any character shall be erected on the property hereby conveyed until detailed drawings showing the elevation of same and the position of the same on the property and the landscape plan for the premises, and any other details, such as the color scheme, if requested, shall have received the written approval of said "Avalon Association" based upon the opinion of such architect or art commission. After the expiration of three (3) months after the completion of any building or structure referred to in this paragraph, such building or structure shall, in favor of purchasers and encumbrancers from the owner, be deemed to comply with all the provisions of these restrictions unless legal proceedings shall have been instituted to enforce such compliance.

SEVENTH. All of the land shown on said map, whether owned by the "Avalon Association" or otherwise, except streets and roads, and excepting the areas marked "Avalon Park", or "Avalon Garden," shall, beginning with January 1, 1929, be subject to an annual charge or assessment of Ten mills (0.010) per square foot of area, to be paid by the owners of property subject thereto to the "Avalon Association" annually in ad

on the first day of January in each and every year, on which date said charge or assessment shall become a lien upon the land and so continue until fully paid. Said charge or assessment shall, with the consent in writing of the "Avalon Association" be subordinate to the lien of any mortgage or mortgages on the property subject thereto. Upon collection, said assessment shall be placed on deposit in some reputable Bank or Trust Company and known as the Avalon "Improvement Fund," and said "Improvement Fund", shall be devoted to building or maintaining throughout "Avalon" Development (where some other association or municipality shall not be procured to do the same) pavements, drains, sidewalks, and sewers; and electricity and gas for light and heat; and planting and improving the parks and parkings; spraying or removing of pests from trees; and to cutting grass and removing weeds and unsightly objects or nuisances from vacant lots and other parts of "Avalon," and to collecting and removing garbage, ashes and rubbish; all under reasonable and appropriate rules to be imposed by the "Avalon Association," which may include policing, regulation of athletics in "Avalon Garden," and the regulation of traffic and the imposing of suitable penalties for the violation of said rules. Said funds need not be all expended each year, but may be allowed to cumulate for special expenditures. And said "Avalon Association" shall have the right in expending said funds to do all and everything necessary or desirable, in its opinion, according to approved artistic and business practice, to maintain the region of "Avalon" as a high class residence neighborhood. Said "Improvement Fund" may also be used in the payment of taxes and assessments, if any, which may be levied by any authority upon the streets and parks now or hereafter laid out, or on account of sewers or storm drains in the "Avalon" Development; and to the payment of expenses incident to the enforcement of the restrictions and charges herein contained. The said assessments herein provided for shall include the reasonable estimated costs from year to year of the construction and maintenance of "Avalon Park" and tennis courts in "Avalon Garden," unless assessments for either or both of said purposes shall be stopped as hereinafter provided; in which event plots may be sold and conveyed for building purposes by the "Avalon Association" from either or both of said regions, for which no further assessments are to be made; and assessments made on a square foot basis shall, after such sale, apply to and become a lien upon the ground thus sold. For the purpose of determining, in case of doubt, whether the property owners in "Avalon" desire to continue the construction and maintenance of either a park or tennis courts in "Avalon," a notice, setting forth and requesting the approval of the reasonable disbursement necessary to beautify and keep up "Avalon Park" and a reasonable disbursement necessary to construct and maintain a beautiful flower garden and two first class tennis courts in "Avalon Garden" may be mailed to each property owner in "Avalon" at any time the "Avalon Association" shall so desire; and if, thereafter, within thirty days, property owners representing ninety per cent or more of that portion of the area of "Avalon" not owned by the "Avalon Association" shall fail to sign and deliver to said "Avalon Association" a written approval of the proposed disbursement for either or both of said purposes, then there shall be no further assessments or disbursements for either or both of the said purposes for which the approval may be withheld.

The grantor herein agrees to pay into said "Improvement Fund" its assessment on any lands owned by it herein made subject to said assessment.

The said annual charge or assessment may be adjusted from year to year by the "Avalon Association" as the needs of the property may, in its judgment, require, by lowering or raising the said assessment per square foot within the maximum herein prescribed. And the grantee herein by the acceptance of this deed hereby vests in the "Avalon Association" the right and power to bring all actions for the collection of all charges and assessments, and the enforcement of all liens hereinbefore or hereinafter provided for in this Restriction Seventh.

At the rights and powers of the "Avalon Association" under this Restriction

Numbered Seventh may be exercised by any corporation or association which may hereafter be organized under the auspices of property owners owning more than one-half of the area of "Avalon," and which will assume the duties of the "Avalon Association" hereunder pertaining to the particular rights and powers assigned, and upon any such corporation or association evidencing its consent in writing to accept such assignment, and to assume such duties, it shall, to the extent of such assignment, have the same rights and powers and be subject to the same obligations and duties as are given to and assumed by the "Avalon Association" herein. (Such proposed new corporation or association may receive any appropriate name its organizers may select.)

In the event that the "Avalon Association" shall file a subdivided plat of the "Avalon" Development, it is understood that there may be repaid to said "Avalon Association" by the Sewer Commission of the Great Neck Sewer District and the Board of Water Commissioners of the Manhasset-Lakeville Water District, the cost of certain sewers and water mains, and it is agreed that upon such payment the said money, less any expense or costs incident to the collection thereof, shall be passed into the "Improvement Fund" herein provided for, and shall be thereafter disbursed as provided in this Restriction "Seventh." X

In the event that the Assessor for the Town of North Hempstead, or the municipality in which "Avalon" is located, shall, by reason of "Avalon" being assessed on an acreage basis, levy a legal assessment in a single amount against property in "Avalon" not entirely owned by one individual, the "Avalon Association" agrees to pay the amount thus assessed out of the "Improvement Fund" and apportion said amount among the several owners, and assess each individual owner his pro rata share based upon the respective areas (or, where based upon improvements in proportion to the relative cost thereof); and each such assessment, based on such apportionment, shall be paid by the respective owner into said "Improvement Fund" and the same shall, as soon as made, become a lien upon the land of such owner, until fully paid.

To the end of maintaining the property hereby conveyed as high class residence property, the grantee agrees to perform the provisions of the following restrictions numbered Eighth, Ninth and Tenth, except any part thereof that may hereafter be waived by the grantors herein in writing, duly acknowledged and recorded in the office of the Clerk of the County of Nassau.

EIGHTH. Whenever it is desired to expose articles of a conspicuous nature, such as laundry, in the open air upon said premises, provision shall be made by the owner for a suitable enclosure, preferably by means of lattice work, shrubbery, vines or trees, for obscuring the same from public view as much as practicable, and so as not to mar the general appearance of the premises as high-class residence property.

NINTH. The said premises shall at all times be kept orderly and free from unnecessary litter, weeds and garbage; and, so far as practicable, all surfaces of the property (except walks and drives and pavements for tennis courts and other pavements), not devoted to the cultivation of shrubs, flowers, garden, or other useful or ornamental purpose, shall be covered with grass or vines, to the end that all areas, and especially the areas near the boundaries of the property, the areas next to the foundations of buildings and adjacent to walks and drives, shall present an attractive appearance. And, unless there be some public association or general or municipal agency which shall take care of the street parkings, this provision shall extend likewise to the parkings adjacent to any street or streets upon which said property may abut, and in such event this provision shall include the maintenance in suitable condition of that part of the sidewalk adjacent to such premises along any such street upon which the property abuts.

TENTH. Any outbuilding erected in accordance with the restrictions must be erected contemporaneously with or after the residence on said premises is planned and constructed; and the architecture of such outbuilding must be in harmony with the architecture of the said residence. If any excavation or construction be begun and then abandoned, the premises must be again restored to their original condition after such abandonment.

13 ELEVENTH. The said "Avalon Association" through its agents shall have the right to enter upon any property in the "Avalon" Development as to which any violation or breach of the foregoing ten Restrictions shall or may at any time exist, and summarily abate and remove, at the expense of the owner thereof, any erection, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof, and such entry, abatement or removal shall not be deemed a trespass; but failure to enforce any restriction as aforesaid shall, in no event, be deemed a waiver of the right to do so thereafter.

In order that the duties of the said "Avalon Association" may be at all times performed, it is hereby stipulated that in the absence of the formation of the said "Avalon Association," as herein provided, and prior to the organization thereof, the Great Neck Improvement Company, a corporation owning and developing Great Neck Hills, near Great Neck Station, shall be empowered and authorized and directed to exercise all of the functions of the said "Avalon Association," and said corporation is hereby fully empowered and authorized to do and to act in any manner that the "Avalon Association" would be empowered to act were it organized. In such an event, however, the said Great Neck Improvement Company shall first, through its chief executive officer, notify all of the property owners in Avalon, calling the attention of each to this clause.

14 TWELFTH. The covenants included in said Restrictions Numbered One to Eleventh inclusive, shall run with the premises hereby conveyed and shall be binding thereon, and upon the party of the second part, heirs, assigns and successors forever; Provided, however, that the record owners of eighty per cent of the total area of the building plots, exclusive of streets and park, as shown on the said map, may, at any time, execute and acknowledge an agreement or agreements in writing, adding to, altering, changing, amending or repealing all or any of the said foregoing Restrictions Numbered One to Eleventh inclusive, and upon the recording of any such agreement in the Clerk's Office of Nassau County, the said agreement shall become binding upon all of the land hereby restricted.

This instrument may be executed in two or more counterparts, and all of them taken together shall constitute one agreement.

IN WITNESS WHEREOF, the undersigned property owners have hereunto set their hands and seals this 29th day of January, 1938:

Hallie K. Davis

Individually and as Executrix of the Last
Will & Testament of Walter W. Davis,
deceased.

Clifford B. Marshall

Fritz Kortzenbeutel

Elsie A. Kortzenbeutel

H. J. Stellmann

Louis Wm. Brown

Morton H. Geber

Fredericks Venzke

Paul E. Roth

Alice Roth

Lorena A. Brown

STATE OF NEW YORK)

COUNTY OF NASSAU) SS.: On this 29th day of January, 1938, before me personally came HALLIE K. DAVIS, to me known and known to me to be the individual described in and who executed the foregoing instrument, and duly acknowledged to me that she executed the same.

JESSIE B. MOFFATT, Notary Public, Nassau County Clerk's No. 1645. My Commission Expires March 30, 1938. Seal.

STATE OF NEW YORK)

COUNTY OF NASSAU) SS.: On this 29th day of January, 1938, before me personally came HALLIE K. DAVIS, to me known and known to me to be the executrix of the Last Will and Testament of Walter W. Davis, deceased, and duly acknowledged to me that she executed the foregoing instrument as such executrix.

JESSIE B. MOFFATT, Notary Public, Nassau County Clerk's No. 1645. My Commission Expires March 30, 1938. Seal.

STATE OF NEW YORK)

COUNTY OF QUEENS.) SS.: On this 4th day of February, 1938, before me personally came CLIFFORD B. MARSHALL, to me known and known to me to be one of the individuals described in and who executed the foregoing instrument and duly acknowledged to me that he executed the same.

MILDRED E. SIEBERT, Notary Public, Queens County. Clerk's No. 3611, Reg. No. 8207. Commission expires March 30, 1939.

STATE OF NEW YORK) No. 5130.

COUNTY OF QUEENS) SS.: I, PAUL LIVOTI, Clerk of the County of Queens, and also Clerk of the Supreme and County Courts in and for the said County, the same being Courts of Record, having a seal,

DO HEREBY CERTIFY, that MILDRED E. SIEBERT whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment, a Notary Public in and for such County, duly commissioned and sworn, and authorized by the laws of said State, to take depositions and to administer oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds, of conveyances for land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Courts at the City of New York, in the County of Queens, this 4th day of June, 1938.
Seal,

Paul Livoti, Clerk.

STATE OF NEW YORK)

COUNTY OF NASSAU) SS.: On this 9th day of February, 1938, before me personally came FRITZ KORTENBEUTEL and ELSIE A. KORTENBEUTEL, his wife, to me known and known to me to be the individuals described in and who executed the foregoing instrument and duly acknowledged to me that they executed the same.

JESSIE B. MOFFATT, Notary Public, Nassau County Clerk's No. 1645. My Commission Expires March 30, 1938. Seal.

STATE OF NEW YORK)

COUNTY OF NASSAU) SS.: On this 11th day of February, 1938, before me personally came H. J. STELLMANN to me known and known to me to be the individual described in and who executed the foregoing instrument and duly acknowledged to me that he executed the same.

JESSIE B. MOFFATT, Notary Public. Nassau County Clerk's No. 1645. My Commission Expires March 30, 1938. Seal;

STATE OF NEW YORK)

COUNTY OF NASSAU) SS.:

On this 16th day of February, 1938, before me personally came LOUIS WM. BROWN to me known and known to me to be the individual described in and who executed the foregoing instrument and duly acknowledged to me that he executed the same.

MORTON H. GOBER, Notary Public, Nassau County No. 2197. Certificate filed in New York County. Clerk's No. 1189, Register No. 9 G 663. Commission expires March 30, 1939.

STATE OF NEW YORK)

COUNTY OF NASSAU) SS.:

On this 16th day of February 1938, before me personally came MORTON H. GOBER to me known and known to me to be the individual described in and who executed the foregoing instrument and duly acknowledged to me that he executed the same.

JESSIE B. MOFFATT, Notary Public. Nassau County Clerk's No. 1645. My Commission Expires March 30, 1938. Seal;

STATE OF NEW YORK)

COUNTY OF NASSAU) SS.:

On this 17th day of February, 1938, before me personally came FREDERICKA VENZKE to me known and known to me to be the individual described in and who executed the foregoing instrument and duly acknowledged to me that he executed the same.

JESSIE B. MOFFATT, Notary Public. Nassau County Clerk's No. 1645. My Commission Expires March 30, 1938. Seal;

STATE OF NEW YORK)

COUNTY OF NASSAU) SS.:

On this 19th day of February, 1938, before me personally came PAUL E. ROTH and ALICE ROTH, his wife, to me known and known to me to be the individual described in and who executed the foregoing instrument and duly acknowledged to me that he executed the same.

JESSIE B. MOFFATT, Notary Public. Nassau County Clerk's No. 1645. My Commission Expires March 30, 1938. Seal;

STATE OF NEW YORK)

COUNTY OF NASSAU) SS.:

On this 25th day of March, 1938, before me personally came LORENA A. BROWN to me known and known to me to be the individual described in and who executed the foregoing instrument and duly acknowledged to me that she executed the same.

JESSIE B. MOFFATT, Notary Public. Nassau County Clerk's No. 1645. My Commission Expires March 30, 1938. Seal;

Recorded in Nassau County June 6, 1938 at 3:44 P.M.

EES

W.D. J.B.

DEED #12152

ROSI SAGGIONE

to

LOUIS P. GERLACH

THIS INDENTURE, made the third day of June, in the year nineteen hundred and thirty-eight,

BETWEEN ROSI SAGGIONE, Residing at 124

-----Elsie Avenue, Merrick, Long Island, herein-

after described as the party of the first part, and LOUIS P. GERLACH, residing at 128

Thelma Avenue, Merrick, Long Island, party of the second part,

WITNESSETH, that

party of the first part, in consideration of One Dollar, lawful

Paul J. Leach

Ethel Ross Welsby,

L.S.

State of New York,)

County of Nassau.)SS:

On the seventh day of April, nineteen hundred and thirty four, before me came Ethel Ross Welsby, to me known, who, being by me duly sworn, did depose and say that she resides in Baldwin, County of Nassau, State of New York, that she is the person who executed the foregoing instrument, and that she signed her name thereto.

Paul J. Leach,

Notary Public, Nassau County, New York.

Notary Public, number 1612, Commission

expires March 30, 1936.

Recorded in Nassau County, N. Y., Apr. 9, 1934, at 9:36 A. M.

HV

Liber 1779 page 458

EASEMENT # 6443

Walter W. Davis, et al.,

to

Long Island Lighting Company.

This Agreement, made this 8th day of March, 1934.

BETWEEN - Walter W. Davis, and

Hallie K. Davis, his wife, both

residing at Great Neck, Nassau County, New York, and Boehm, Schlossman & Warmers, Inc., a corporation organized and existing under the laws of the State of New York, and having its principal place of business at #96-04 Jamaica Avenue, Woodhaven, Queens County, New York, parties of the first part, hereinafter referred to as the "Property Owners", and the Long Island Lighting Company, a corporation duly organized and existing under and by virtue of the Laws of the State of New York, having its principal place of business at Northport, Suffolk County, New York, party of the second part, hereinafter referred to as the "Lighting Company".

WHEREAS, the said Property Owners, the parties of the first part are owners in fee simple, of certain plots or tracts of land situate in the Incorporated Village of Thomaston, Nassau County, New York, as shown upon a map and survey thereof, by D. C. Will, Great Neck, N. Y., dated May, 1931, and entitled "Revised Map of Avalon, Property of Walter W. & Hallie K. Davis, situated at Great Neck, Long Island, N. Y.", which said map was filed in the office of the Clerk of the County of Nassau on June 4, 1931, as Map #1078, and

WHEREAS, the said Walter W. Davis, and Hallie K. Davis, his wife, parties of the first part, are the owners in fee simple, of plots designated on said map hereinabove described, as Numbers 15, 20, 26 and portions of plot designated as Number 10, and

WHEREAS, Boehm, Schlossman & Warmers, Inc., parties of the first part, are owners in fee of a certain tract fronting on Avalon Road, as set forth on said map, and having a depth of approximately one hundred twenty five (125) feet and the rear line of which tract borders on tract designated as Number 11, on said map, and

WHEREAS, the said Walter W. Davis and Hallie K. Davis, his wife, are owners of plots on either side of same and fronting on said Avalon Road, and

WHEREAS, Boehm, Schlossman & Warmers Inc. are owners of another certain tract fronting on Avalon Road, as set forth on said map, and having a front-

age of about sixty (60) feet and having an average depth of about one hundred three (103) feet, and

WHEREAS, the said Boshm, Schlossman & Warmers Inc. also have an option agreement to purchase from said Walter W. Davis, and Hallie K. Davis, his wife, a certain tract adjacent to the westerly boundary of Plot #11, as set forth on said map, which said tract is about one hundred twenty five (125) feet in depth and fronts upon Manhasset Avenue.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

That for and in consideration of the premises and covenants herein contained, and of the sum of One Dollar (\$1.00) by each party to the other in hand paid, the receipt of which is hereby acknowledged the said Walter W. Davis and Hallie K. Davis, his wife, Boshm, Schlossman & Warmers, Inc. and the Long Island Lighting Company for themselves, their respective successors and assigns hereby agree as follows:

FIRST: The Property owners hereby grant unto the Lighting Company, its successors and assigns, the easement and right of way, in so far as they affect the right, title and interest of the property owners herein to the land lying within the bounds of said easement, to construct, reconstruct, relocate, operate, repair, maintain and at its pleasure remove single lines, of poles including so many poles and such cross-arms, guys, stubs, anchors, cables, wires, fixtures and other apparatus on said poles as said Lighting Company may now and from time to time deem necessary for the maintenance of electric single pole transmission lines over and along the following strips of land:

Easement #1.

Beginning at a point formed by the intersection of the easterly boundary line of the Plot designated as #26 and the southerly boundary line of said Plot, situate in the Incorporated Village of Thomaston, Great Neck, Nassau County, New York, as set forth on said map hereinabove referred to; running thence from said point of beginning in a northerly direction and along the said easterly boundary of said Plot #26 for a distance of fifty nine and 07/100ths (59.07) feet to a point in the southerly boundary line of the Plot designated as #20 on said map; running thence in an easterly direction and along the southerly boundary line of said Plot #20 for a distance of one hundred (100) feet; running thence in a northerly direction and along the easterly boundary line of said Plot designated as #20 and the westerly boundary line of land now or formerly of McAllister, for a distance of one hundred fifty (150) feet; running thence in a westerly direction and along the northerly boundary line of said Plot #20 for a distance of one hundred (100) feet; running thence in a northerly direction and along the easterly boundary line of Plot #15 as set forth on said map for a distance of one hundred sixty five and 31/100ths (165.31) feet; running thence in a westerly direction and along the southerly boundary of land now or formerly of Livingston for a distance of thirty nine and 03/100ths (39.03) feet; running thence in a northerly direction and along the easterly boundary of said Plot #15 on said map and the westerly boundary of land now or formerly of Livingston for a distance of Forty eight (48) feet to a point in the southerly boundary line of the Plot designated as #16 on said map; running thence in a westerly direction and along the southerly boundary of said Plot #16 for a distance of five (5) feet; running thence in a southerly direction and parallel with the easterly boundary line of Plot #15 for a distance of fifty three (53) feet; running thence in an easterly direction and parallel with the southerly boundary of land now or formerly of Livingston for a distance of thirty nine and 03/100ths (39.03) feet; ~~thence~~ running thence in a southerly direction and parallel with the easterly boundary

line of Plot #15 for a distance of one hundred sixty and $31/100$ ths (160.31) feet; running thence in a westerly direction and along the northerly boundary line of Plot designated as #20 for a distance of fifteen (15) feet; running thence in a southerly direction and along the westerly boundary line of Plot #20 for a distance of five (5) feet; running thence in an easterly direction and parallel with the northerly boundary line of Plot #20 for a distance of one hundred fifteen (115) feet; running thence in a southerly direction and parallel with the easterly boundary line of the Plot designated as #20 for a distance of One hundred forty (140) feet; running thence in a westerly direction and parallel with the southerly boundary line of Plot #20 for a distance of one hundred five and $11/100$ ths (105.11) feet to a point in the easterly boundary line of Plot #26; running thence in a southerly direction and along the westerly boundary line of Plot #20 for a distance of five (5) feet; running thence in an easterly direction and along the southerly boundary line of said Plot #20 for a distance of five and $11/100$ ths (5.11) feet; running thence in a southerly direction and parallel with the easterly boundary line of Plot #26 for a distance of fifty nine and $7/100$ ths (59.07) feet to a point in the southerly boundary line of said Plot #26; running thence in an easterly direction and along the southerly boundary of said Plot #26 for a distance of five (5) feet to the point or place of beginning.

EASEMENT #2

Beginning at a point in the westerly boundary of a certain private road, known as North Avalon Road, as set forth on said map hereinabove referred to, which said point of beginning is one hundred twenty five (125) feet southerly as measured along said westerly boundary of said North Avalon Road, from the point formed by the intersection of the southerly boundary of Manhasset Avenue, and westerly boundary of North Avalon Road; running thence from said point of beginning on a course N $85^{\circ} 39' 50''$ W for a distance of two hundred (200) feet; running thence on a course N $51^{\circ} 57' 30''$ W for a distance of forty six (46) feet; running thence on a line perpendicular to the last mentioned course for a distance of five (5) feet; running thence on a course S $51^{\circ} 57' 30''$ E for a distance of forty six (46) feet; running thence on a course S $85^{\circ} 39' 50''$ E for a distance of two hundred (200) feet to a point in the westerly boundary of North Avalon Road, as set forth on said map; running thence in a northerly direction along the westerly boundary of North Avalon Road, for a distance of five (5) feet to the point or place of beginning.

EASEMENT #3.

Beginning at a point in the southerly boundary of Manhasset Avenue as set forth on said map hereinabove referred to, which said point of beginning is one hundred eighty (180) feet westerly as measured along the southerly boundary of said Manhasset Avenue, from the point formed by the intersection of the southerly boundary of Manhasset Avenue, and the westerly boundary of North Avalon Road; running thence from said point of beginning in a southerly direction along the westerly boundary of said Plot #11 for a distance of one hundred twenty five (125) feet; running thence in a westerly direction on a line drawn parallel with the southerly boundary of Manhasset Avenue, for a distance of five (5) feet; running thence in a northerly direction and parallel with and five (5) feet distant westerly from the westerly boundary of Plot #11 for a distance of one hundred twenty five (125) feet to the southerly boundary of Manhasset Avenue; running thence in an easterly direction along the southerly boundary of said Manhasset Avenue, for a distance of five (5) feet to the point or place of beginning.

The strips of land and easements are more particularly set

forth and described on a diagram hereto annexed and marked "Exhibit A" which is made a part hereof, for reference only.

SECOND. It is understood and agreed that the Lighting Company shall have the right to trim from time to time any trees along said lines so that the lines and wires thereon may be cleared by at least forty eight (48) inches on either side.

THIRD. It is understood and agreed that the Lighting Company shall have the right to attach to the trees on said property on said rights-of-way such guy wires and supports as the said Lighting Company may now and from time to time deem necessary.

FOURTH. The Lighting Company shall permit the attachment of telephone service wires to any, or all of the poles erected under this agreement, provided satisfactory arrangements are made between the Lighting Company and the Telephone Company for such attachments.

FIFTH. The poles erected by the Lighting Company, shall be of standard stock and not higher than the Lighting Company may now and from time to time deem necessary to properly operate and maintain their wires, cables and fixtures, to provide space for telephone service wire attachments and to comply with such municipal ordinances as may now and from time to time be enacted. The details of construction shall be in accordance with such standard specifications as may now or hereafter be provided for by the Lighting Company.

SIXTH. The poles, cross-arms, guys, anchors, cables, wires, fixtures and other apparatus as from time to time constructed, reconstructed and maintained by the Lighting Company, shall at all times be and remain the property and subject to the control of the Lighting Company, or its successors and assigns.

SEVENTH. The Property Owners for themselves, their legal representatives, heirs and assigns, will warrant and defend the grants and easements herein granted to the said Long Island Lighting Company, its successors and assigns forever, against all lawful claims and demands, in so far as they affect the right, title and interest of the Property owners of the property set forth on said map hereinabove referred to.

EIGHTH. It is understood and agreed by and between the parties hereto, that this grant and deed of easement shall be binding upon and in favor of the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed on the day and year first above written.

In the presence of:

M. Glens Morrill

Florence E. Pierce

Attest:

By David Schlossman,

Secretary.

Corporate Seal

Walter W. Davis,

L.S.

Hallie K. Davis,

L.S.

Boehm, Schlossman & Warmers, Inc.,

By Jacob Schlossman,

President.

Attest:

By Henry R. Frost, Secretary.

Corporate Seal

State of Florida.)

County of Pinellas) SS:

On this 5th day of March, 1934, before me personally came Walter W. Davis, to me known and known to me to be the individual described in

Long Island Lighting Company,

By Fred. H. Maidment,

Vice President.

and who executed the foregoing instrument, and he duly acknowledged to me that he executed the same.

M. Glene Morrill,

Notary Public, State of Florida at Large.

My commission expires Oct. 20, 1957.

Seal

State of Florida,)

County of Pinellas)

SS: I, K. B. O'Quinn, Clerk of the County of Pinellas and also Clerk of the Circuit Court of the said County, the same being a Court of Record,

DO HEREBY CERTIFY, that M. Glene Morrill, whose name is subscribed to the certificate of the proof or acknowledgment of the annexed instrument and thereon written, was at the time of taking such proof and acknowledgment a Notary Public, in and for said County, residing therein, duly commissioned and sworn, and authorized by the laws of said State to take the acknowledgments and proofs of Deeds or conveyances for land, tenements or hereditaments in said State to be recorded therein. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said certificate of proof or acknowledgment is genuine.

I further certify that impressions of notarial seals are not required to be filed in this office.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the said Court, and County the 9th day of March, 1954.

K. B. O'Quinn,

Clerk Circuit Court.

Seal

State of New York,)

County of Nassau.)

SS: On this 15th day of March, 1954, before me personally came Jacob Schlossman, to me known, who, being by me duly sworn, did depose and say that he resides at 145 Lincoln Road, Borough of Brooklyn, State of New York, that he is the President of Boehm, Schlossman & Walters, Inc., the corporation described in, and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

Elizabeth J. Nelson,

Notary Public, Nassau County, N. Y.

Commission expires March 30, 1955.

Seal

State of New York,)

County of Nassau.)

SS: On this 3rd day of April, 1954, before me personally came Fred. H. Maidment, to me known, who, being by me duly sworn, did depose and say that he resides in Sea Cliff, Nassau County, New York, that he is a Vice President of the Long Island Lighting Company, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

H. E. Larson,

Notary Public, Nassau County, N. Y.

#673:

State of New York,)

County of Nassau.)

SS: On this 12th day of March, 1954, before me personally came Hallie K. Davis, to me known and known to me to be the individual

xxx described in, and who executed the foregoing instrument, and she duly acknowledged to me that she executed the same.

Seal

Florence E. Pierce,
Notary Public, Nassau County, N. Y.
Recorded in Nassau County, N. Y., Apr. 9, 1934, at 9:47 A. M.

HV

DEED # 6444

Gus Courreas,

to

George Herides.

This Indenture, made the _____ day
of June, nineteen hundred and thirty
three,

Nassau County, New York, party of the first part, and George Herides, of 55 No. 7th
Street, Newark, New Jersey, party of the second part,

Witnesseth, that the party of the first part, in consideration of
One hundred (\$100.00) Dollars, lawful money of the United States, and other good and
valuable considerations, paid by the party of the second part, does hereby grant and
release unto the party of the second part, his heirs and assigns forever.

ALL those certain lots, pieces or parcels of land, situate, lying
and being at Port Washington, Nassau County, New York, known and designated on a
certain map on file in the office of the Clerk of the County of Nassau, entitled: "Sub-
division Map of Brookhaven, belonging to Fleming Land and Development Corporation,
situated at Port Washington, Nassau County, New York, Scale 1" - 50 ft., April 8th, 1927
sub-divided by Bertram F. Allen, Civil Engineer, and Surveyor, 277 Main Street, Port
Washington, Nassau County, New York", as and by the lot numbers seventy two (72) and
seventy three (73) in block number two (2) on said map.

Subject, however to the following covenants and restrictions which
shall be binding upon the parties hereto, their respective heirs, successors, legal
representatives and assigns.

A. That the following lots shall be unrestricted, to wit:

Block No. 1	Lots 79 to 83
Block No. 2	Lots 1 to 10, 87 to 94, 174, 175, 176,
Block No. 3,	Lots 1 to 17,
Block No. 4,	Lots 1 to 9,
Block No. 6,	Lots 1 to 4,

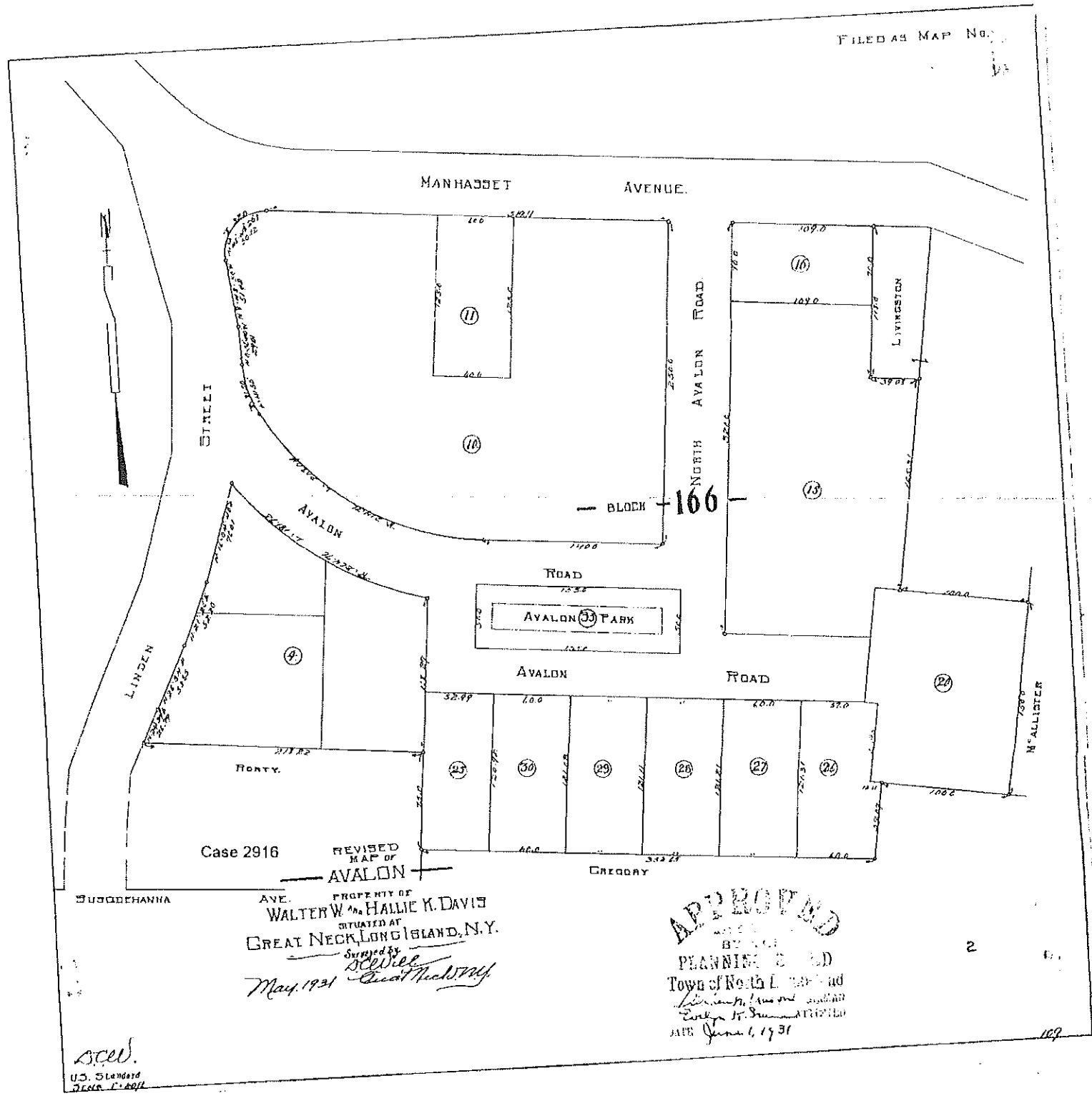
ALL other lots shown on the said map shall be reserved for residential
purposes only and shall not be used for business or manufacturing purposes of any
kind nor for apartment sites.

B. That neither the party of the second part, his heirs or assigns,
shall or will erect or permit upon any portion of the premises so reserved for
residential purposes any building except a detached dwelling house and the usual out
building pertaining thereto.

C. That only one house shall be erected upon forty feet frontage
on all lots reserved for residential purposes, which house shall cost not less than five
thousand dollars,

D. No house shall be erected upon any portion of the said premises
reserved for residential purposes less than two stories in height nor without a
cellar; said house shall be designed to accommodate not be exceed one family.

E. In Block No. 1, lots 1 to 53 inclusive, the following covenants



Case 2916

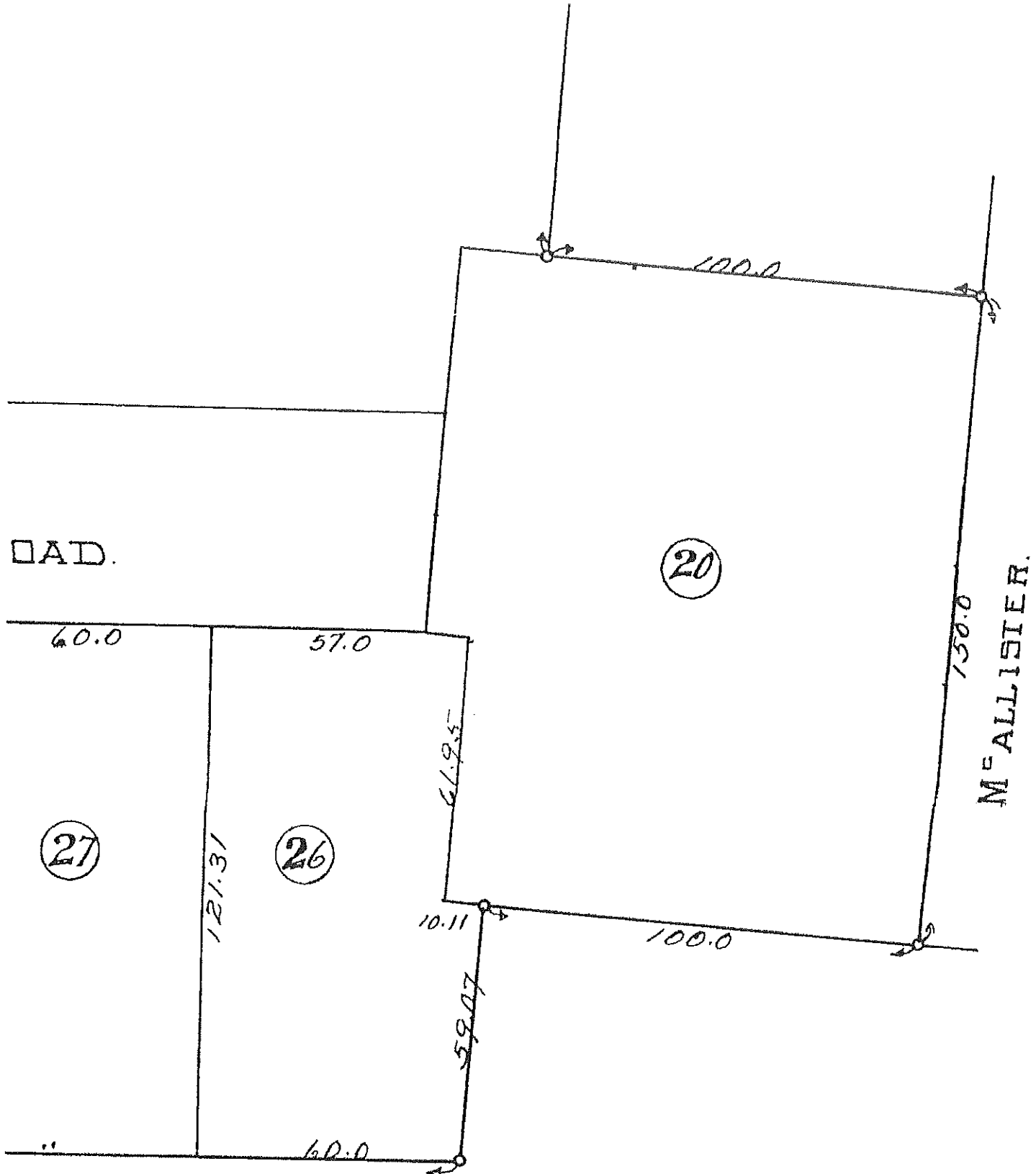
REVISED
MAP OF
AVALON

PROPERTY OF
WALTER W. & HALLIE K. DAVIS
SITUATED AT
GREAT NECK, LONG ISLAND, N.Y.

Surveyed by
Scovel
May 1931

APPROVED
BY
PHANNIE E. D.
Town of North Hempstead
Licensing, Planning and Building
Evelyn H. Sumner
JUNE 6, 1931

Scovel
U.S. Standard
DEPT. OF COMMERCE



20 VED

THE

E 2,080,150

527

SUSQUEHANNA

AVE

NORTHERN

LOT NO: 35
VILLAGE of THOMASTON

ST

RD
AVALON
9/1/62

AVAILON

RD

NO. AVALON

RD

SCHENCK

AVENUE
Rosa = 192.31
Act = 192.31

58.05

AVE

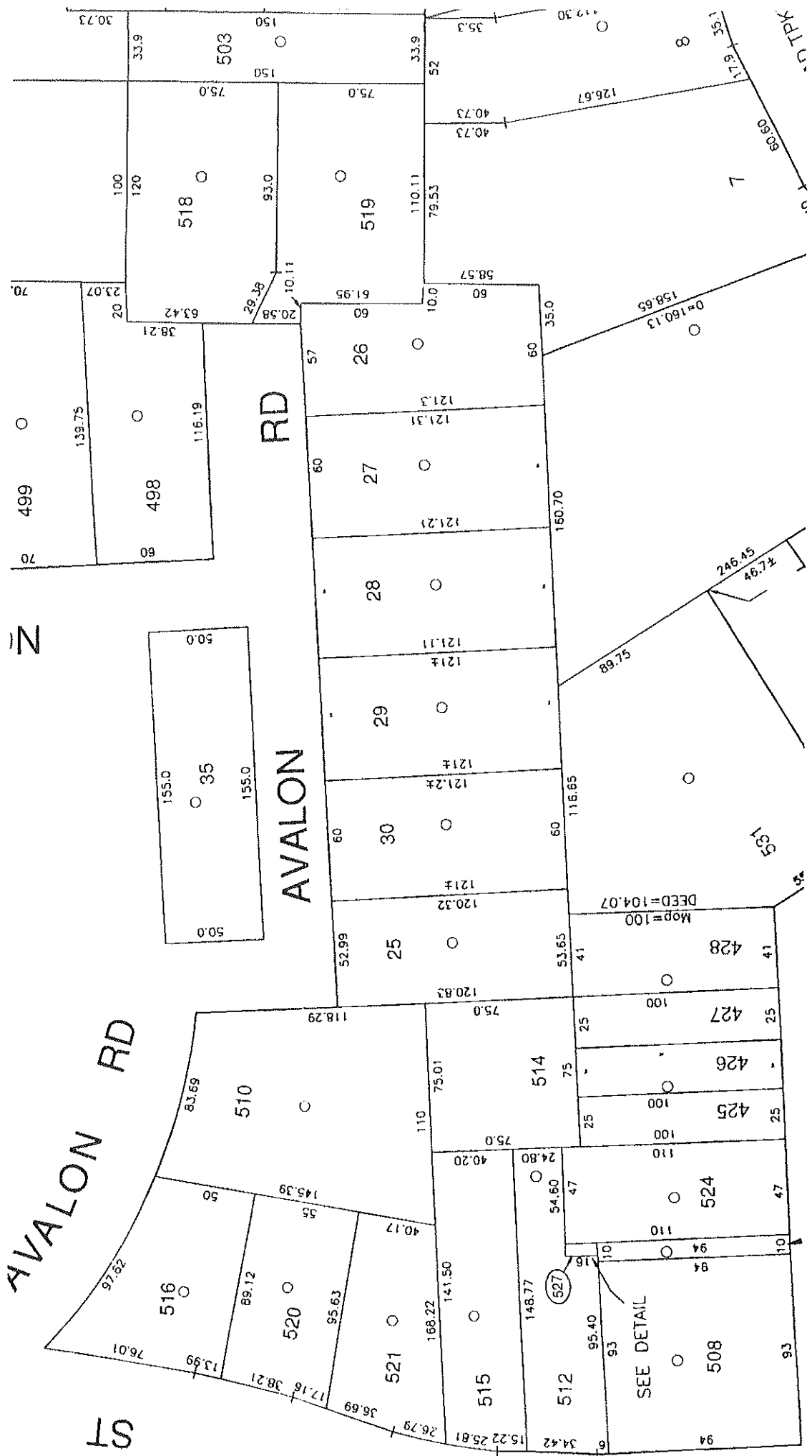
LEE

NY PLANE COORDINATE SYSTEM

SCALE:

60' 30' 0





CERTIFICATE OF COMPLETION

**Village Of Thomaston
100 East Shore Road
Great Neck, N.Y. 11023**

PHONE (516) 482-3110

FAX (516) 829-5011

No: 21-013

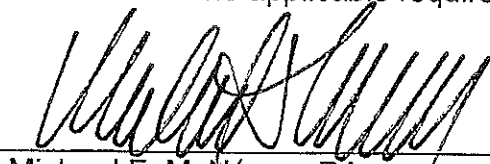
Date: 01/27/2021

**Applicant: Chen Shoshani
Address: 20 Avalon Road
Great Neck, NY 11021**

**Location: Same
Section: 2
Block 262
Lot(s): 519**

This certifies that the work done at the above premises in connection with the **Plumbing Permit No. 20-136 dated 12/23/2020 for a ductless hvac** is complete and conforms to the applicable requirements of the Village of Thomaston.

Approved



Michael F. McNérney RA
Building Inspector

Electrical Certificate Certification Number 21-72081 dated 01/13/2021
Issued by Certified Electrical Inspections, Inc., 188 Park Avenue,
Amityville, NY 11701

This certificate is null and void if building, structure or use is altered or used for any purpose other than which is certified.

CERTIFICATE OF COMPLETION

**Inc. Village of Thomaston
100 East Shore Road
Great Neck, N.Y. 11023
PHONE (516) 482-3110
FAX (516) 829-5011**

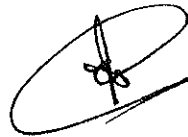
No: 11-092

Date: 11/23/11

**Applicant: Marilyn Ratner
Address: 20 Avalon Road
Great Neck, NY 11021**

**Location:
Section: 2
Block 262
Lot(s): 519**

This certifies that the work done at the above premises in connection with the **Building Permit No. 11-105 dated 10/26/11 for a new roof** is complete and conforms to the applicable requirements of the Village of Thomaston.



Approved _____

Joseph Chearmonte, AIA, CEO
Building Inspector

This certificate is null and void if building, structure or use is altered or used for any purpose other than which is certified.

CERTIFICATE OF COMPLETION

**Inc. Village Of Thomaston
100 East Shore Road
Great Neck, N.Y. 11023**

PHONE (516) 482-3110

FAX (516) 829-5011

No: 07- 110

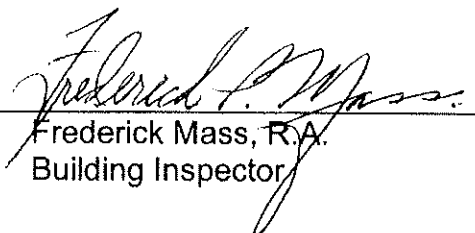
Date: 12/05/07

**Applicant: Mrs. Marilyn Rattner
Address: 20 Avalon Road
Great Neck, NY 11021**

**Location:
Section: 2
Block 262
Lot(s): 519**

This certifies that the work done at the above premises in connection with the **Building Permit No. 2335 dated 11/20/07 for a new driveway** is complete and conforms to the applicable requirements of the Village of Thomaston.

Approved _____


Frederick Mass, R.A.
Building Inspector

This certificate is null and void if building, structure or use is altered or used for any purpose other than which is certified.

CERTIFICATE OF COMPLETION

Inc. Village Of Thomaston
100 East Shore Road
Great Neck, N.Y. 11023
PHONE (516) 482-3110
FAX (516) 829-5011

No: 07- 36

Date: June 28, 2007

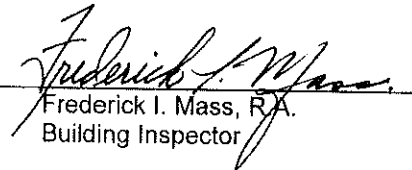
Applicant: Marilyn Ratner

Address: 20 Avalon Road
Great Neck, NY 11021

Location 20 Avalon Road
Section: 2
Block: 262
Lot(s): 519

This certifies that the work done at the above premises in connection with **Permit #169 dated 5/29/07 to install Air Conditioning Units** is complete and conforms to the applicable requirements of the Village of Thomaston.

Approved


Frederick I. Mass, R.A.
Building Inspector

Electrical certificate Number 03035267 has been issued by The New York Board of Fire Underwriters, 40 Fulton Street, New York, NY 10038.

This certificate is null and void if building, structure or use is altered or used for any purpose other than which is certified.

Nº 767

VILLAGE OF THOMASTON
Nassau County, New York

CERTIFICATE OF OCCUPANCY

VILLAGE OF THOMASTON

THIS WILL CERTIFY that an inspection of theBuilding.....
..... erected upon the premises known
as Lot No.519..... of Block No.262.....
in accordance with Building Permit No.835..... shows that these
buildings conform in all respects to this permit and with the Building Zone
Restrictions and the Building Code Ordinance as enacted by the Board of Trustees.

Therefore, this certificate is hereby granted for the occupancy of these build-
ings asOne Family Dwelling.....
Underwriters Cert. No N447674 & N 447449

Dated: GREAT NECK, NEW YORK

.....July 15,....., 19 65

.....[Signature].....
Village Clerk

OFFICE OF THE
BOARD OF COMMISSIONERS
OF

GREAT NECK SEWER DISTRICT
236 EAST SHORE ROAD, GREAT NECK, N. Y.

ADDRESS ALL COMMUNICATIONS
TO THE COMMISSION

TELEPHONE HUNTER 2-0238


June 7, 1965

Building Department,
Village of Thomaston,
Great Neck, N. Y.

Dear Sirs,

This is to certify that the building owned by Terrance Mc Neil, located on the East side of Avalon Rd. and fifty feet from North Avalon Rd., and shown on the Nassau County Tax Map as Lot 519, Block 262, Section 2, has made a sewer service connection to the lines of the Great Neck Sewer District and has complied with all the rules and regulations of the District.

Very truly yours,


Thomas Keevan,
Superintendent

WJB (Permit #2029)

NO. AVALON ROAD

JOB NO.: 07-27681

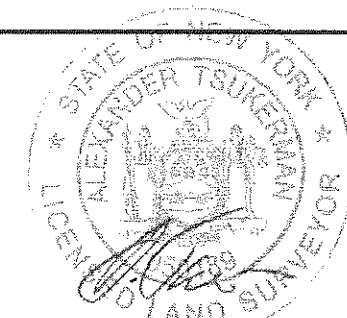
FINAL SURVEY

"AVALON, PROPERTY OF WALTER W. DAVIS & HALLIE K. DAVIS",
FILED MAY 14, 1927, MAP NO. 871 & ON A MAP ENTITLED
"REVISED MAP OF AVALON, PROPERTY OF WALTER W. DAVIS &
HALLIE K. DAVIS", FILED JUNE 4, 1931 AS MAP NO. 1078, NEW
NO. 2916 AS AND BY PART OF "AVALON GARDENS"

LOCATED AT:
GREAT NECK, TOWN OF NO. HEMPSTEAD,
COUNTY OF NASSAU, STATE OF NEW YORK

TAX DESIGNATION:
SECTION: 2, BLOCK: 262, LOT: 519

SURVEYED ON : JULY 28, 2017
AMENDED ON : DECEMBER 9, 2024 (FINAL SURVEY)
JANUARY 16, 2025 (ADJACENT BUILDINGS ADDED)
APRIL 11, 2025 (BUILDING DIMENSIONS ADJUSTED)



ALEXANDER TSUKERMAN N.Y.S. L.S. No. 050189



Scale 1" = 20'

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS
OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES
ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE
THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS,
ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION
7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL
OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE
SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL
AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE
LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS.

DRAWN BY: MJD/AH/ZS

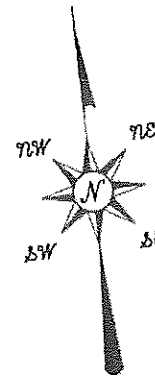
CHECKED BY: AT



LEONARD J. STRANDBERG AND ASSOCIATES,
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.

32 SMITH STREET, FREEPORT, NY 11520
516-378-2064 • 212-213-4090 • FAX 516-378-6649

ONE EDGEWATER PLAZA, STATEN ISLAND, NY 10305
Suite 205 • 718-420-9693 • FAX 718-420-9673



AVALON ROAD

S 07° 42' 00" W
25.21'
20.58' (TAX MAP)
BC186.97
TC187.19

S 85° 39' 30" E
9.91' (DEED, CALC.)
10.11' (TAX MAP)

2 STORY
BRICK & STONE
RESIDENCE

2 STY. FRAME
& BRICK RESIDENCE

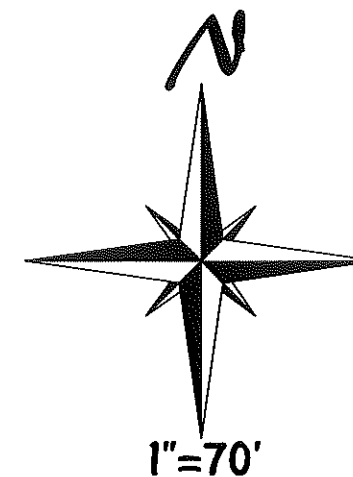
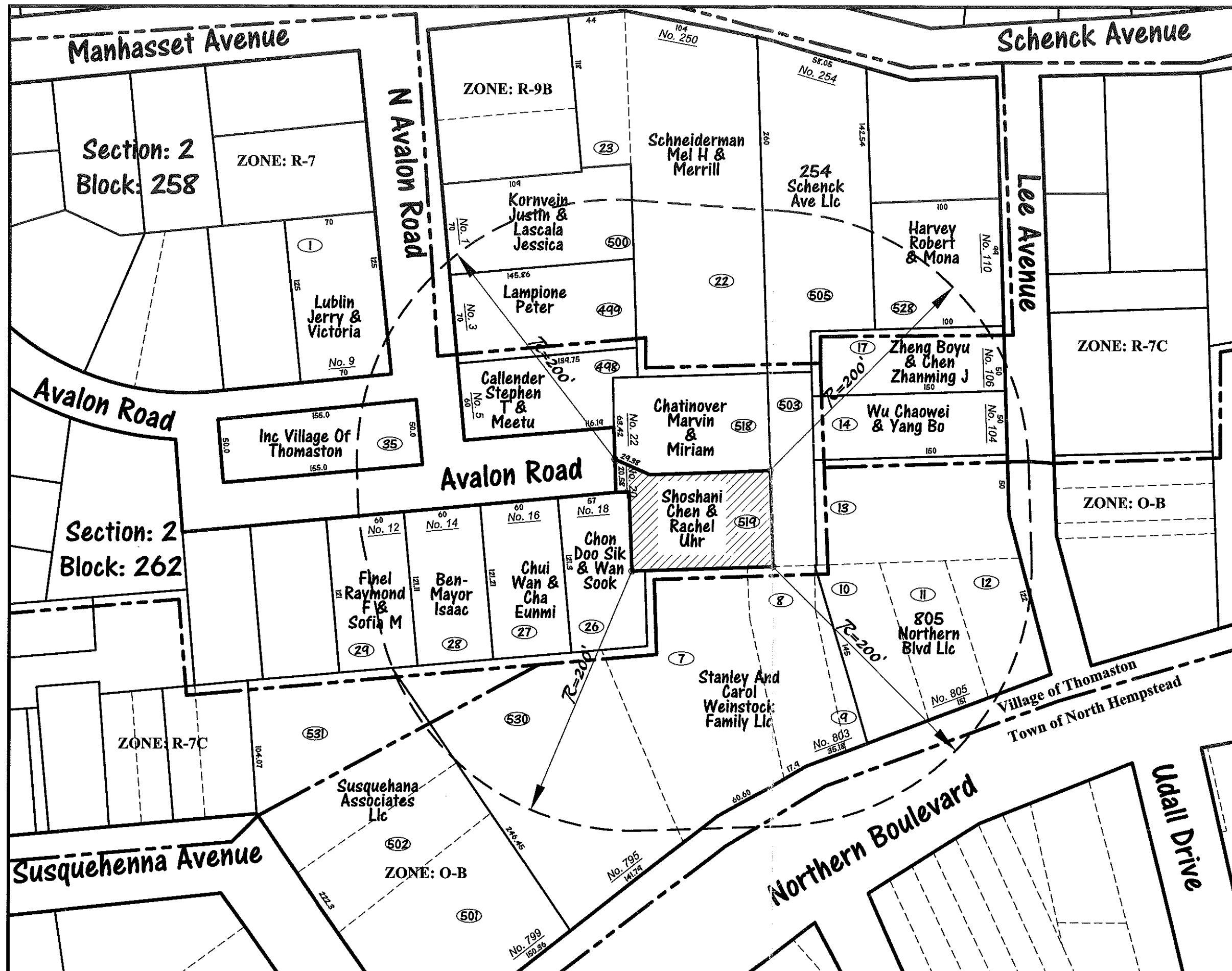
2 STY. FRAME
RESIDENCE
NO. 20
F.F.L. EL. 188.85
RIDGE EL. 210.61

S 82° 18' 00" E

110.11'

HIGH 1 STORY
STUCCO
BUILDING

TOTAL AREA OF THE PARCEL= 8,546.38 SQ.FT.= 0.196 ACRE



LEGEND

- PARCEL LINE
- LOT LINE
- ZONING DISTRICT LINE
- 27 LOT NUMBER
- 100 PARCEL LINE LENGTH
- No. 60 ADDRESS NUMBER.
NOTE: FACES STREET THAT IT IS ON.

Radius Map

20 Avalon Rd, Great Neck, NY 11021

Section: 2
Block: 262
Lot: 519

Prepared By:

Long Island Expeditors
121 Newbridge Road
Hicksville, NY 11801
Phone 516-698-0005

DATE: July 7, 2025

List of Names

Within 200 feet of 20 Avalon Road, Great Neck, NY 11021

Sec	Block	Lot	Owner Name	Address	Town
2	258	1	Lublin Jerry & Victoria	9 Avalon Rd	Great Neck, NY 11021
2	262	7-9, 503, 530	Stanley And Carol Weinstock Family Llc	795 Northern Blvd	Great Neck, NY 11021
2	262	10-13	805 Northern Blvd Llc	501 Fifth Ave Ste 1605	New York, NY 10017
2	262	14	Wu Chaowei & Yang Bo	104 Lee Ave	Great Neck, NY 11021
2	262	17	Zheng Boyu & Chen Zhanming J	106 Lee Ave	Great Neck, NY 11021
2	262	22-23	Schneiderman Mel H & Merrill	250 Schenck Ave	Great Neck, NY 11021
2	262	26	Chon Doo Sik & Wan Sook	18 Avalon Rd	Great Neck, NY 11021
2	262	27	Chui Wan & Cha Eunmi	16 Avalon Rd	Great Neck, NY 11021
2	262	28	Ben-Mayor Isaac & Ben-Mayor Ilana	14 Avalon Rd	Great Neck, NY 11021
2	262	29	Finel Raymond F & Sofia M	12 Avalon Rd	Great Neck, NY 11021
2	262	35	Inc Village Of Thomaston	100 E. Shore Rd	Great Neck, NY 11023
2	262	498	Callender Stephen T & Meetu	5 N Avalon Rd	Great Neck, NY 11021
2	262	499	Lampione Peter	3 N Avalon Rd	Great Neck, NY 11021
2	262	500	Kornvein Justin & Lascala Jessica	1 N Avalon Rd	Great Neck, NY 11021
2	262	501-502, 531	Susquehana Associates Llc	799 Northern Blvd	Great Neck, NY 11021
2	262	505	254 Schenck Ave Llc	254 Schenck Ave	Great Neck, NY 11021
2	262	518	Chatinover Marvin & Miriam	22 Avalon Rd	Great Neck, NY 11021
2	262	528	Harvey Robert & Mona	110 Lee Ave	Great Neck, NY 11021
Boundary Within 300 Feet			Town of North Hempstead	220 Plandome Rd	Manhasset, NY 11030

GENERAL NOTES (NYS 2020)

- 9.21.2021
- CONTRACTORS SHALL VERIFY ALL JOB AND FIELD CONDITIONS AFFECTING ALL WORK, AND OBTAIN ALL DIMENSIONS TO INSURE THE PROPER STRENGTH, FIT AND LOCATION OF WORK. REPORT TO THE ARCHITECT AND ENGINEER ANY AND ALL DISCREPANCIES WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT, THE PROPER EXECUTION AND COMPLETION OF THE WORK.
 - ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE RESIDENTIAL CODE.
 - ALL REQUIREMENTS SPECIFIED IN THE CODE SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR, OR SHOWN, ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE FOR THE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE.
 - DO NOT SCALE THE DRAWINGS, ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE ARCHITECT FOR CLARIFICATION.
 - GENERAL CONTRACTOR SHALL COORDINATE FOR EASE AND RAPIDITY OF CONSTRUCTION THE WORK OF ALL TRADES, ALL SLOTS, SLEEVES AND/OR OTHER OPENINGS TO BE COORDINATED AND SET BEFORE POURING CONCRETE, ETC.
 - CONTRACTOR SHALL PROVIDE ALL THE NECESSARY SUPPORT, BRACING, SHORING, ETC. (TEMPORARY AND/OR PERMANENT) AS REQUIRED FOR THE SAFE INSTALLATION OF CONSTRUCTION.
 - ALL BATHROOMS AND POWDER ROOMS WITHOUT NATURAL VENTILATION TO BE EQUIPPED WITH A SWITCH CONTROLLED EXHAUST FAN TO PROVIDE A MINIMUM OF 50 CFM INTERRUPT OF EXHAUST AS PER SECTION 7 TABLE M105.4.4 OF THE RESIDENTIAL CODE OF NEW YORK STATE
 - UNLESS SPECIFICALLY STATED OTHERWISE, ALL APPLICABLE PORTIONS OF THE GENERAL CONDITIONS (AIA #201, 2011 LATEST EDITION) SHALL APPLY TO ALL PORTIONS OF THIS CONTRACT.
 - THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FIXTURES, EQUIPMENT, AND SERVICES NECESSARY AND REQUIRED TO COMPLETE ALL WORK AS INDICATED ON THE DRAWINGS AND/OR SPECIFIED HEREIN.
 - THE CONTRACTOR SHALL ORDER ALL SPECIFIED MATERIAL AND FABRICATED ITEMS WITH SUFFICIENT LEAD TIMES TO NOT DELAY WORK IN ANY MANNER.
 - SUBMISSION OF PROPOSAL BY CONTRACTOR(S) WILL BE CONSTRUED AS EVIDENCE THAT A CAREFUL AND THOROUGH EXAMINATION OF PREMISES HAS BEEN MADE AND LATER CLAIMS FOR LABOR MATERIALS OR EQUIPMENT REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE WILL NOT BE RECOGNIZED. IT SHALL ALSO CONSTITUTE A REPRESENTATION THAT THE CONTRACTOR HAS CHECKED AND VERIFIED ALL QUANTITIES, WORK AND MATERIALS INVOLVED AND THAT HE SHALL TAKE RESPONSIBILITY FOR ANY DEFICIENCIES THEREIN.
 - CONTRACTOR(S) SHALL BEAR RESPONSIBILITY FOR THE REPAIR OF ANY WORK, ALREADY IN PLACE THAT IS DAMAGED BY HIM/HER WHILE COMPLETING HIS/HER CONTRACT.
 - MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS SHALL BE ADHERED TO FOR ALL MATERIALS AND PROCESSES USED.
 - THE CONTRACTOR SHALL CARRY AND SUBMIT EVIDENCE OF INSURANCE AS REQUIRED.
 - ALL DIMENSIONS GIVEN ARE TO THE FINISHED FACE OF STUD UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND MANUFACTURER'S CUTS AND SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF SUCH WORK.
 - UPON COMPLETION OF WORK CONTRACTOR SHALL COMPLETELY CLEAN THE CONSTRUCTION AND SUITABLE FOR OWNER'S USE, AS DETERMINED BY THE ARCHITECT (AFTER ARCHITECT'S INSPECTION) CLEANING OF ALL EQUIPMENT, CONSTRUCTION WORK, AND OTHER WORK.
 - GUARANTEE, THE CONTRACTOR SHALL GUARANTEE ALL THE WORK UNDER THIS CONTRACT FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. HE SHALL BE RESPONSIBLE FOR AND MAKE GOOD, WITHOUT EXPENSE TO THE OWNER, ANY AND ALL DEFECTS ARISING DURING THIS PERIOD THAT BECAUSE OF DEFECTIVE MATERIAL AND APPLIANCES AND/OR POOR WORKMANSHIP, ETC.
 - MINOR ITEMS OF WORK SUCH AS PATCHING, BLOCKING, ETC. SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE WHETHER SHOWN OR NOTED ON THE CONTRACT DOCUMENTS OR NOT.
 - BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK EACH TRADE SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON ANY DRAWING. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 - ALL THE ARCHITECT'S DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL SPECIFIC AND/OR SHOWN ON THE DRAWINGS BY DETAIL OR REFERENCE IT SHALL BE CONSIDERED TYPICAL FOR ANY OTHER ITEMS WHICH ARE OBVIOUSLY INTENDED TO BE THE SAME EVEN THOUGH THEY DO NOT SERVE THE SAME FUNCTION.
 - THE CONTRACTOR SHALL ABIDE BY AND COMPLY WITH THE TRUE INTENT AND MEANING OF THE DRAWINGS AND NOTES TAKEN AS A WHOLE AND SHALL NOT AVOID HIMSELF OF ANY OBVIOUS ERRORS OR OMISSIONS SHOULD ANY EXIST. SHOULD ANY ERROR OR DISCREPANCY APPEAR OR ANY DOUBT ARISE AS TO THE TRUE MEANING OF THE DRAWING OR NOTES, THE CONTRACTOR SHALL BRING SUCH ITEMS TO THE ATTENTION OF THE ARCHITECT BEFORE SUBMISSION OF PROPOSAL HEREIN WILL BE HELD RESPONSIBLE FOR ALL SUCH ITEMS.
 - THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS AND NOTES. TO INTERPRET AND OBTAIN THE DRAFTER'S INTENT AND MEANING DEEMED NECESSARY BY THE ARCHITECT AND WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK AND IT IS TO BE UNDERSTOOD THAT SAID ADDITIONAL INFORMATION OR DRAWINGS ARE TO BE OF EQUAL FORCE WITH THESE DRAWINGS.
 - CONTRACTOR TO FOLLOW ARCHITECTS/ENGINEERS SPECIFICATION FOR ALL MATERIALS, FINISHES AND FINISH PROCESSES WITH NO SUBSTITUTION UNLESS APPROVED BY ARCHITECT OR ENGINEER, IN WRITING.
 - THE STANDARD SPECIFICATIONS OF THE MANUFACTURERS APPROVED FOR USE IN THE PROJECT ARE HEREBY MADE A PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH HEREIN WRITTEN OUT IN FULL EXCEPT THAT HOWEVER THE DRAWINGS REQUIRE BETTER QUALITY MATERIALS THESE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
 - THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT FOR ANY REASON COMPLY WITH ALL THE REQUIREMENTS OF THESE NOTES, DRAWINGS, BUILDING CODES AND GOOD TRADE PRACTICE.
 - THE CONTRACTOR SHALL KEEP THE ARCHITECT INFORMED OF PROGRESS OF WORK. NO WORK SHALL BE CLOSED OR COVERED UNTIL IT HAS BEEN INSPECTED AND APPROVED. SHOULD UNINSPECTED WORK BE COVERED THE CONTRACTOR SHALL AT HIS OWN EXPENSE UNCOVER ALL SUCH WORK SO THAT IT CAN BE PROPERLY INSPECTED AND AFTER INSPECTION HE SHALL PROPERLY REPAIR AND REPLACE ALL WORK INTERFERED WITH, AT HIS/HER COST.
 - SMOKE ALARMS & HEAT DETECTION DEVICES AND CARBON MONOXIDE ALARM DEVICES ARE HEREBY MADE A PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH HEREIN WRITTEN OUT IN FULL EXCEPT THAT HOWEVER THE DRAWINGS REQUIRE BETTER QUALITY MATERIALS THESE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
 - ALL PLUMBING WORK SHALL CONFORM TO THE LATEST 2020 N.Y.S. RESIDENTIAL CODE.
 - ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER.
 - ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
 - ELECTRICIAN SHALL OBTAIN ELECTRICAL PERMITS AND NECESSARY SIGN OFFS
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 NEW YORK STATE INTERNATIONAL ENERGY CONSERVATION CODE AND CHAPTER II OF THE RESIDENTIAL CODE OF NEW YORK STATE.
 - PROVIDE E.A.I. AND TEMPERED GLASS DOOR FOR FIREPLACE AS PER 2020 N.Y.S. ENERGY CONSERVATION CODE SECTION R402.4.2 AND CHAPTER 10 OF THE RESIDENTIAL CODE OF NEW YORK STATE
 - ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION OF CONSTRUCTION.
 - A FINAL SURVEY MUST BE SUBMITTED AT COMPLETION OF JOB BY OWNER OR CONTRACTOR
 - FOR EXISTING CONDITIONS SEE "EXISTING CONDITION NOTES"
 - GENERAL CONTRACTOR TO PROVIDE DOUGHNUTS AND COFFEE AT INITIAL SITE MEETING, "DUNKIN DONUTS" OR APPROVED EQUAL.

SITE WORK

- CLEAR AND GRADE SITE TO ELEVATIONS SHOWN ON APPROVED SITE PLAN DRAWINGS. COORDINATE FOR PROPER DRAINAGE
- EXCAVATE FOR FOOTINGS TO MINIMUM DEPTHS SHOWN ON DRAWINGS. VERIFY MINIMUM DEPTHS WITH BORN HOLE LOGS. EXCAVATED SOIL TO BE REDISTRIBUTED VIRGIN SOIL WITH AN ALLOWABLE BEARING CAPACITY OF NOT LESS THAN ONE (1) TON PER SQUARE FOOT UNLESS OTHERWISE INDICATED.
- STEP FOOTINGS, WHERE ELEVATION CHANGES, 1 VERTICAL TO 2 HORIZONTAL. MAX PER CODE AS SHOWN ON DRAWINGS OR WHERE ENCOUNTERED SOIL OR FIELD GRADE CONDITIONS REQUIRE CHANGES IN FOOTING ELEVATIONS.
- CONTRACTOR MAY BACK FILL, AGAINST FOUNDATION WALLS, ONLY AFTER SEVEN (7) DAYS OF CONCRETE CURE TIME, USING PROPER CONSTRUCTION METHODS, MATERIAL AND EQUIPMENT TO AVOID DAMAGING THE WALLS AND WATERPROOFING MEMBRANE. ADEQUATELY BRACE WALLS, PRIOR TO BACKFILL. BRACING IS NOT REQUIRED FOR WALLS SUPPORTING LESS THAN 4 FEET (1219 MM) OF UNBALANCED BACKFILL AND AFTER FLOOR SYSTEM IS INSTALLED. AS PER SECTION R404.1.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE.
- REMOVE TOPSOIL AND OTHER SURFACE MATERIALS IN PREPARATION FOR POURING CONCRETE SLABS. INTERIOR SLABS ON GRADE TO BE POURED ON COMPACTED POROUS FILL OR SUITABLE ON SITE MATERIAL.

CONCRETE WORK

- ALL CONCRETE SHALL BE AIR ENTRAINED STONE CONCRETE (UNLESS OTHERWISE NOTED) AND SHALL BE BELIEVED INTO UNDISTURBED SOIL TO BEAT A MINIMUM OF 28 DAYS OF 3500 PSI. CONCRETE SLABS ON GRADE TO BE REINFORCED WITH WWP, 6-6-10/10, UNLESS NOTED OTHERWISE. AS PER SECTION R402.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE
- ROD REINFORCEMENT SHALL BE INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A618-60. REINFORCING TIEB SHALL CONFORM TO ASTM A618 AND A62.
- DETAILS AND GENERAL PROVISIONS, FOR CONCRETE CONSTRUCTION, SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ACI BUILDING CODE, ACI 318, AND MANUAL ACI 318.
- FOUNDATION WALLS AND FOOTINGS TO BE POURED CONCRETE OF THICKNESS SHOWN ON DRAWINGS. AS PER SECTION R403 OF THE RESIDENTIAL CODE OF NEW YORK STATE
- ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE 7.1. FOUNDATIONS TO BEAR A MINIMUM OF 4 INCHES (102 MM) BELOW GRADE IN ACCORDANCE WITH NY STATE BUILDING CODE. EXTERIOR FOOTINGS TO BE 3'-0" MINIMUM BELOW FINISHED GRADE.
- A 6 MIL THICK POLYETHYLENE VAPOR BARRIER SHEET TO BE LAID UNDER BASEMENT OR CELLAR SLABS ON GRADE.
- AS PER SECTION R404.1.6 HEIGHT ABOVE FINISHED GRADE, CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE AT LEAST ADJACENT TO ALL POINTS A MINIMUM OF 4 INCHES (102 MM) WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES (152 MM) ELSEWHERE.

MASONRY

- ALL CONCRETE MASONRY UNITS SHALL CONFORM TO THE SPECIFICATIONS OF ASTM C-90, AND SHALL BE HOLLOW LOAD BEARING CONCRETE BLOCK, GRADE N. ALL MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1000 PSI. MORTAR SHALL CONFORM TO THE SPECIFICATIONS FOR MORTAR FOR UNIT MASONRY ASTM C-270 AND SHALL BE TYPE S MORTAR. ALL MASONRY WALLS AND CORNERS TO BE PROPERLY BONDED.
- CONCRETE MASONRY WALL REINFORCEMENT SHALL BE OF NON-CORROSIVE TRUSS TYPE METAL APPROVED BY THE ARCHITECT. HORIZONTAL CONTINUOUS TRUSS REINFORCEMENT SHALL BE PROVIDED AND INSTALLED AT EVERY 2ND COURSE. VERTICAL SPACING OF REINFORCING MUST NOT EXCEED 16 INCHES. WALLS SHOWN TO BE BRICK OR CONSTRUCTION SHALL BE CONSTRUCTED TO BE ADEQUATELY ANCHORED TO THE FLOOR AND ROOF SYSTEMS ACCORDING TO DETAILS.
- ALL CONCRETE MASONRY UNIT WALLS TO BE LAID UP IN RUNNING BOND SET IN FULL MORTAR BEDDING. 4. FURNISH AND INSTALL MASONRY VENEER METAL TIES OF APPROVED DESIGN AT THE RATE OF ONE (1) TIE FOR EACH 256 SQUARE INCHES OF WALL SURFACE WITH SPACING NOT TO VERTICAL DIMENSIONS EXCEED 16 INCHES IN HORIZONTAL OR BRICK WALL SHALL BE ANCHORED TO WALL FRAMING WITH 20 GAUGE CORRUGATED, GALVANIZED TIES 16" EACH WAY.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL BE NEW AND CONFORM TO ASTM A36.
- THE DESIGN, FABRICATION AND ERECTION OF ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATION.
- SHOP AND FIELD CONNECTIONS SHALL BE WELDED, OR MACHINE BOLTED, WITH ASTM 233 E10 STEEL ELECTRODES AND A307 BOLTS, WITH LOCK WASHERS.
- PAINT ALL STEEL ONE SHOP COAT OF RUST INHIBITIVE PAINT AND FIELD TOUCH UP EXCEPT FOR AREAS TO BE WELDED. COLOR TO BE GRAY UNLESS OTHERWISE DIRECTED BY THE ARCHITECT.
- ALL STRUCTURAL WELDING SHALL BE PERFORMED, BY CERTIFIED WELDING SOCIETY'S WELDERS, IN COMPLIANCE WITH THE AMERICAN STANDARD QUALIFICATION PROCEDURE.
- ALL WALL BEARING BEAMS TO HAVE STANDARD ANGLES, ANCHORS AND BEARING PLATES, UNLESS OTHERWISE NOTED ON DRAWINGS.

CARPENTRY AND LUMBER

- ALL LUMBER AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE 2020 CODE OF NEW YORK STATE, THE WOOD FRAME CONSTRUCTION MANUAL (WFCM) AND WITH THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS. LUMBER IS TO BE FURNISHED AND INSTALLED COMPLETE WITH ALL FASTENERS, ANCHORS, BLOCKING, BRIDGING, SADDLES, HANGERS, ETC. REQUIRED TO COMPLETE THE JOB. ALL STEEL BOLTS CONNECTING WOOD MEMBERS SHALL BE SUPPLIED WITH AND TIGHTENED AGAINST STEEL WASHERS OR PLATES. JOIST HANGERS AND CONNECTORS AND HARDWARE MUST BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE REQUIREMENTS. WHERE FASTENERS A NOT SPECIFICALLY INDICATED OR SPECIFIED THEY SHALL BE FURNISHED IN ADEQUATE NUMBER AND SIZE AND SHALL COMPLY WITH THE "RECOMMENDED NAILING SCHEDULE"
- ALL STRUCTURAL FRAMING LUMBER SHALL BE #1 OR BETTER HEM-FIR FB-250 PSI #1 E-1300/2000 PSI UNLESS OTHERWISE INDICATED OR SELECTED FROM TABLES OF THE NATIONAL FOREST PRODUCTS ASSOCIATION MANUAL AND/OR SHOWN ON COMPANY'S STRUCTURAL CALCULATIONS. ALL HEADERS SHALL BE HEM-FIR WITH FB-1000 PSI, UNLESS OTHERWISE SHOWN ON DETAILS.
- ALL ROOF AND WALL PLYWOOD PANELS SHALL BE EXTERIOR CDX GRADE, WITH EXTERIOR GLUE. SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-1, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL ROOF PLYWOOD TO BE 3/4" MINIMUM THICKNESS AND ALL WALL PLYWOOD TO BE 1/2" MINIMUM THICKNESS.
- ALL WOOD POSTS, RESTING ON TOP OF CONCRETE WALLS, SHALL HAVE CLIP ANGLE ANCHORAGE TO CONCRETE BASE. ALL POSTS, RESTING ON TOP OF STEEL BEAM, SHALL HAVE CLIP ANGLES BOLTED OR WELDED TO THE FLANGES OF THE STEEL BEAM.
- WOOD STRUCTURAL MEMBERS IN CONTACT WITH MASONRY, CONCRETE OR EXPOSED TO THE ELEMENTS MUST BE PRESERVE TREATED TO DEFINITE RETENTION AND PENETRATIONS IN ACCORDANCE WITH THE AIA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. (COMMODITY SPECIFICATION USE CATEGORY 45 AND SECTION 52) FOR WATER BORNE PRESERVATIVE TREATMENT. AS PER SECTION RG-643 OF THE RESIDENTIAL CODE OF NEW YORK STATE.
- WHERE RAFTERS AND JOISTS FRAME INTO OTHER WOOD MEMBERS, TECO U-GRIIP IS GAGE GALVANIZED STEEL JOIST AND BEAM HANGERS ARE TO BE PROVIDED. STAINLESS WHERE PROXIMITY OF WATER CONDITION.
- PROVIDE APPROVED WOOD BRIDGING AT WOOD FLOOR JOISTS, 8'-0" O.C. MAXIMUM SPACING. SECURE BOTTOM OF BRIDGING AGAIN SUBFLOOR HAS BEEN NAILED.
- ALL CARPENTRY MATERIALS TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL EXTERIOR STRUCTURAL WOOD FRAMING, STAIR STRUCTURE, GUARDRAILS, HANDRAILS AT PORCHES, DECKS, BALCONIES, GAZEBOS CANOPIES, TO BE CONSTRUCTED OF A.C.G. LUMBER AND STAINLESS STEEL FASTENERS.

- ALL INTERIOR SURFACES OF PARTITIONS, WALLS AND CEILINGS, SHALL BE COVERED WITH 5/8" THICK GYPSUM WALL BOARD, 5/8" THICK FIRECODE GYPSUM WALL BOARD, WALLS AND CEILINGS IN GARAGES AND 5/8" THICK MOISTURE RESISTANT AND GUM WALL BOARD WHERE MOLD-RESISTANT, CERAMIC OR STONE FINISHES OCCUR AT BATHRU AND SHOWER AREAS. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED, AND OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 3/4-HOUR FIRE-PROTECTION-RATED ASSEMBLIES EQUIPPED WITH SELF-CLOSING DEVICES, AS PER SECTION R302 (FIRE RESISTANT CONSTRUCTION) OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- PROVIDE FIRE-STOPPING AT ALL WALLS, PARTITIONS, FIREPLACES, CHIMNEYS AND ALL OTHER CONCEALED SPACES, MAKE ALL JOINTS SMOKE TIGHT AS PER NEW YORK STATE BUILDING CODE REQUIREMENTS.
- INSULATION IN ALL EXTERIOR FRAME WALLS SHALL BE FIBERGLASS BATTS EQUAL TO TRADE TERM R-10 (MINIMUM). INSULATION IN ROOF CEILINGS SHALL BE FIBERGLASS BATTS EQUAL TO TRADE TERM R-49 (MINIMUM). INSULATION AT LIVING SPACE ABOVE GARAGE TO BE R-49 (MINIMUM). INSULATION IN EXISTING 2x8 JOISTS TO BE FIBERGLASS BATTS EQUAL TO TRADE TERM R-30C, OR AS PER RES CHECK SPECIFICATIONS.
- MAXIMUM RISER HEIGHT OF ALL STAIRS SHALL BE 8-1/4" AND MINIMUM TREAD SHALL BE 9" PLUS 1/4" NOSING, ALL IN ACCORDANCE WITH STATE BUILDING CODE OR AS SHOWN ON DRAWINGS. EXISTING STAIR WIDTH BETWEEN HABITABLE SPACES AT DIFFERENT FLOOR LEVELS, SHALL NOT BE LESS THAN 4'-0" BETWEEN HANDRAILS OR BETWEEN HANDRAIL AND A WALL. EXISTING STAIRS TO A BASEMENT OR CELLAR, SHALL NOT BE LESS THAN 2'-6" WIDE.
- ALL CARPENTRY WORK SHALL BE PERFORMED IN CONFORMANCE WITH GOOD TRADE PRACTICE, RECOMMENDATIONS OF MANUFACTURERS AND IN CONFORMANCE WITH THE NEW YORK STATE BUILDING CODE, INCLUDING THE FOLLOWING:
 - FASTEN SECURELY ALL PARTS OF CARPENTRY WORK IN THEIR PROPER PLACE. BRACE, PLUMB AND LEVEL ALL MEMBERS AND SECURE WITH SUFFICIENT NAILS, SPIKES AND BOLTS TO INSURE RIGIDITY.
 - LAFFED JOISTS OR TRUSSES OVER ANY BEARING TO BE SECURED TOGETHER, SECURE BUTTED JOISTS WITH 1-INCH WIDE BY 16 INCH METAL STRIPS AND TWO 20 NAILS TO EACH JOIST.
 - COVER SOLID SURFACES AT ALL CORNERS AT LEAST 1 AND 1/4 INCHES WIDE, IN BOTH DIRECTIONS, FOR SECURING SUBFLOORING, DRYWALL, ETC. FORM SURFACES WITH FRAMING MEMBERS, OR WITH 2-INCH WOOD BLOCKING SECURED WITH AT LEAST TWO 8D NAILS AT EACH END.
 - PROVIDE DOUBLE JOISTS, TRUSSES AND HEADERS AT WATER CLOSET DRAIN BENDS, AT ALL VENT AND MECHANICAL OPENINGS OR MORE IN WIDTH, SKYLIGHT AND ATTIC FULL DOWN STAIR OR HATCH OPENINGS UNLESS OTHERWISE DIRECTED BY ARCHITECT.
 - TAIL JOISTS OVER 4 FEET LONG, AND HEADER JOISTS SHALL BE HUNG IN APPROVED METAL STIRRUPS OR HANGERS, AND SPIKED SECURELY UNLESS SUPPORTED ON A WALL OR GIRDER.
 - ALL STUDS SHALL BE PROVIDED AND SECURED TO SUPPORTING MEMBERS IN STRICT ACCORDANCE WITH "RECOMMENDED NAILING SCHEDULE" INCLUDED IN THESE SPECIFICATIONS OR AS HEREAFTER NOTED.
 - SECURE SOLE PLATES WITH 16d NAILS 16" O.C. THROUGH SUB-FLOORING AND INTO FRAMING OR BLOCKING, AND PROVIDE SUITABLE SPLICE PLATE AT END, SECURELY NAILED IN PLACE.
 - STUDS NOT LESS THAN 14" X 16" O.C. DOUBLED AROUND OPENINGS AND TRIPLED AT CORNERS.
 - PLATES AND BLOCKING SAME WIDTH AS RELATED STUDS OR WIDER.
 - FLASHING TO SUIT WORK OF OTHER TRADES.
 - PROVIDE (2) 2x4 JACK STUDS UNDER THE END OF HEADERS UNLESS OTHERWISE NOTED ON DRAWINGS.
 - PROVIDE SOLID BEARING FOR FULL WIDTH OF TRUSSES, JOISTS, RAFTERS, GIRDERS, ETC.
 - SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN ACROSS SUPPORTS. NAIL WITH 6d CORNERS 6 INCHES O.C. ALONG ALL SUPPORTED EDGES AND 10 INCHES O.C. AT INTERMEDIATE SUPPORTS. BREAK JOINTS IN ADJACENT COURSES. LOCATE END JOINTS OVER GLUED SUPPORTS AND DRIVE NAILS FLUSH OR SLIGHTLY BELOW SURFACE. INCHES AT JUNCTIONS WHERE REQUIRED. SHALL BE SIMILARLY INSTALLED USING CONSTRUCTION ADHESIVE.
 - ROOF SHEATHING SHALL BE LAID WITH FACE GRAIN AT RIGHT ANGLES TO SUPPORTS. LOCATE END JOINTS OVER SUPPORTS. STAGGER JOINTS. PROVIDE METAL "H" CLIP AT JOINTS AT SIDES OF PANELS WHEN SPACING OF SUPPORTS IS 24" O.C. OR 16" O.C. (HURRICANE)
- FURRING, WHERE REQUIRED, TO BE TRUE TO LINE, NOT OVER 16" O.C. AND FASTENED SECURELY TO SUPPORTING SURFACE.
- ALL FLOORS TO BE COVERED WITH CARPET SHALL HAVE ONE (1) LAYER 3/4" UNDERLAYMENT BOARD OR OTHER APPROVED EQUAL, OVER SUB-FLOOR FLOORS TO BE COVERED WITH OAK FLOORING, QUARRY TILE OR CERAMIC TILE SHALL HAVE ONE (1) LAYER OF 7/32" PLYWOOD SUB-FLOORING.

MOISTURE PROTECTION AND ASSOCIATED WORK

- FOUNDATION WALL, EXTERIOR SURFACES TO BE PROTECTED FROM BOTTOM OF FOOTING TO WITHIN 1" OF GRADE WITH THE APPLICATION OF TWO TROUOL COATS OF BITUMINOUS MASTIC SEPARATED BY A LAYER OF ASPHALT SATURATED MESH.
- ALTERNATE MATERIAL FOR FOUNDATION WALL PROTECTION TO BE A RUBBERIZED ASPHALT IN FULLY REINFORCED POLYETHYLENE SHEET, BUTYLTHANE, AS MANUFACTURED BY US, GRADE COMPLY OR APPROVED EQUAL. INSTALLATION TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. EXTRA PRECAUTIONS OR PROVISIONS ARE REQUIRED DURING INCLEMENT WEATHER AND SITE CONDITIONS TO ENSURE SATISFACTORY PERFORMANCE OF THE WORK.
- TERMITE PROTECTION OF APPROVED TYPE SHALL BE PROVIDED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL CONSTRUCTION CODE.
- FLASHING TO BE PROVIDED AT ALL HEADS AND SILLS OF DOORS AND WINDOWS, CHIMNEYS, GRAVEL STOPS, INCLUDING ALL INTERSECTIONS OF ROOFS WITH VERTICAL OR SLOPING SURFACES SUCH AS VALLEYS, HIPs, RIDGES AND OTHER ROOF PENETRATIONS. MATERIALS FOR BASE AND CAP FLASHING AT MASONRY TO BE 16 OZ COPPER AND SILL FLASHING AT DOORS AND WINDOWS TO BE 3 OZ COPPER. FABRIC MATERIAL UNLESS OTHERWISE APPROVED. BLIND FLASH WITH APPROVED MATERIALS ALL INTERSECTING ROOF JUNCTURES. COORDINATE INSTALLATION OF ALL FLASHING WITH CARPENTRY, MASONRY AND ROOFING TRADES.
- SKYLIGHTS TO BE OF SIZE SHOWN ON DRAWINGS, DOUBLE INSULATED, SELF FLASHING WITH INTEGRAL CURBS RAISED A MIN OF 8" ABOVE FLAT ROOF OR PITCHED ROOFS.
- CAULK AND SEAL WITH APPROVED MATERIAL ALL JOINTS AND INTERSECTIONS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF MOISTURE AND AIR AT ALL DOORS, WINDOWS AND OTHER OPENINGS TO THE EXTERIOR.
- ICE BARRIERS (R 309.2.1.1 & R 309.12) IN AREA WHERE THE AVERAGE DAILY TEMPERATURE IN JANUARY IS 29" OR LESS OR WHEN TABLE R302(1) CRITERIA SO DESIGNATES, AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CENTENTED TOGETHER OR OF A SELF-ADHERING POLYETHER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EVE'S EDGE TO A POINT AT LEAST 36 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- ALL MOISTURE RESISTANT GYP. BD. TO BE "WU-TITEK" MOLD RESISTANT SHEET ROCK BRAND OR APPROVED EQUAL AT CELLARS, BASEMENTS, BELOW GRADE UTILITY ROOMS, CRAWL SPACES, BULKHEADS & OTHER AREAS SUBJECT TO MOISTURE, ETC.

PROPOSED KITCHEN ADDITION AND INTERIOR ALTERATIONS
20 AVALON ROAD
GREAT NECK, NY 11021

EXISTING CONDITION GENERAL NOTES:-

THE PURPOSE OF THESE PLANS IS TO DESCRIBE THE EXISTING PHYSICAL CONDITIONS OF THE BUILDING. OUR WALKTHROUGH MAY OR MAY NOT AID IN CHECKING FOR GENERAL CODE CONFORMANCE TO ASSESS THE CURRENT FIELD CONDITIONS. IT SHOULD ALSO BE NOTED THAT THESE FINDINGS ARE BASED ON A LIMITED FIELD VISIT AND THAT TESTING, PROBING AND ADDITIONAL INFORMATION WILL BE REQUIRED TO REACH FULL CONCLUSIONS. ALL RECOMMENDATIONS OR SUGGESTIONS ARE PROVIDED TO ASSIST THE CLIENT IN FINDING AND CORRECTING THE NOTED DESCRIBED DEFICIENCIES. OUR SUGGESTIONS ARE NOT TO BE MISCONSTRUED AS FORMAL INSTRUCTION OR SPECIFICATIONS. FURTHERMORE OUR FIELD VISIT WAS OF LIMITED VISUAL EXAMINATION OF CERTAIN READILY ACCESSIBLE SYSTEMS AND COMPONENTS. IT SHOULD ALSO BE NOTED THAT AN ARCHITECT IS A GENERALIST AND IS NOT AN EXPERT IN ANY SPECIFIC CRAFT OR TRADE AND THEREFORE IF AN ARCHITECT RECOMMENDS FURTHER ACTION INCLUDING (BUT NOT LIMITED TO) CONSULTING WITH A SPECIALIZED EXPERT(S), YOU MUST DO SO AT YOUR EXPENSE OR OTHERWISE ASSUME ALL RISKS ASSOCIATED WITH FAILURE TO DO SO. THIS INSPECTION IS NOT TECHNICALLY EXHAUSTIVE. THE ARCHITECT IS NOT RESPONSIBLE FOR DISCOVERING OR RECORDING ON THE PRESENCE OF MOLD OR MILDEW, LEAD, ASBESTOS, RADON, OR ANY OTHER HAZARDOUS SUBSTANCES.

IT IS NOT THE INTENTION OF THESE PLANS TO COMPLETELY DOCUMENT THE EXISTING "AS BUILT" CONDITIONS OF EVERY ELEMENT, NOR TO DEFINE THE CONSTRUCTION MEANS AND METHODS, OR EVALUATE DEFECTS. THESE PLANS ARE SIMPLY TO EVALUATE THE BASIC CONDITION OF THE BUILDING BASED ON OUR VISUAL OBSERVATIONS BY THE NAKED EYE. WE HAVE NOT UNCOVERED ANY FINISH MATERIALS, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DEFECTS, DISCREPANCIES, OMISSIONS, DANGEROUS CONDITIONS, ETC. THESE PLANS ARE NOT A GUARANTEE OR WARRANTY ON THE PHYSICAL CONDITION OF THE PROJECT, ITS BUILDING COMPONENTS, OR ITS FUTURE PERFORMANCE.

WINDOW NOTES

- GENERAL CONTRACTOR / CONTRACTOR / OWNER / DEVELOPER IS RESPONSIBLE FOR COORDINATION OF QUANTITIES OF WINDOWS. THEY SHALL ALSO VERIFY ALL NECESSARY CLEARANCES FROM BRICK QUINS, STUCCO DETAILING, ROOF OVERHANGS, LOW ROOFS BELOW AND ANY OTHER EXTERIOR DETAILS. GENERAL CONTRACTOR / OWNER / DEVELOPER SHALL COORDINATE WINDOWS WITH INTERIOR DETAILS SUCH AS: CASES, BUT NOT LIMITED TO HVAC DUCTING, SORFITS, A/C SLEEVES, BASEBOARD HEATING, HEADERS, STAIRWAYS, INTERIOR CASING & CHIMNEY ENCLOSURES.
- ALL WINDOWS IN ONE & TWO FAMILY DWELLINGS TO BE SET AT A HEIGHT OF 6'-8", UNLESS OTHERWISE NOTED. ALL WINDOWS IN COMMERCIAL SPACES & MULTIPLE DWELLINGS TO BE SET AT A HEIGHT OF 1'-0" UNLESS OTHERWISE NOTED. OWNER AND/OR CONTRACTOR TO CONTACT ARCHITECT IF THERE IS ANY CONFLICTS.
- WINDOWS AND DOORS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS, AND TO MEET PENETRATION U FACTOR OF U FACTOR U32 MAX AS PER TABLE R402.12 OF NY'S RESIDENTIAL ENERGY CODE.
- WINDOW SIZES ON DRAWINGS ARE GENERAL. SIZES ONLY CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES WITH WINDOW MANUFACTURER.
- ALL WINDOWS LOCATED IN A STAIR WELLS, BATHTUBS OR HAS A SILL OF LESS THAN 8" MUST BE CONSTRUCTED WITH TEMPERED GLASS. EXCEPT AS INDICATED IN SECTION R302.11 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R302.8A SHALL BE PROVIDED WITH A MANUFACTURERS DESIGNATION IDENTIFYING AND APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE WHICH CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.
- AS PER SECTION R302.12 (PROTECTION OF OPENINGS) OF THE RESIDENTIAL BUILDING CODE OF NEW YORK STATE, WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF AN APPROVED IMPACT RESISTING STANDARD OR ASTM E 1996 AND ASTM E 1886 REFERENCED THEREIN. EXCEPTION: WOOD STRUCTURAL PANELS WITH A MINIMUM OF 1 1/2 (11 MM) AND A MAXIMUM SPAN OF 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS. PANELS SHALL BE PRECUT SO THAT THEY SHALL BE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH TABLE R302.12. ATTACHMENT IN ACCORDANCE WITH TABLE R302.12 IS PERMITTED FOR BUILDINGS WITH A FINISHED ROOF HEIGHT OF 45 FEET (13748 MM) OR LESS WHERE WIND SPEEDS DO NOT EXCEED 100 MPH PER HOUR (730 KPH).
- AS PER SECTION R310 (EMERGENCY ESCAPE & RESCUE OPENINGS) - BASEMENTS, HABITABLE ATTIC AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY AND RESCUE OPENING. SUCH OPENING SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A STREET, YARD OR COURT THAT OPENS TO A PUBLIC WAY, WHERE BASEMENTS OR SLEEPING ROOMS ARE LOCATED. EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL MEET SECTION R310.3. 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. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A BULKHEAD ENCLOSURE. THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION R310.3. 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. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. INSTALLATION AND SIZE OF EGRESS WINDOWS SHALL COMPLY WITH ALL SPECIFICATIONS OF SECTION R310 OF THE RESIDENTIAL BUILDING CODE OF NEW YORK STATE.

ROOF GUTTERS AND DOWNSPOUTS

ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF ALUMINUM. ALL JOINTS SHALL BE WATERTIGHT; ROOF GUTTER SHALL SLOPE CONTINUOUSLY TOWARD LEADERS AND SHALL BE FREE OF LEAKS. GUTTERS AND DOWNSPOUTS SHALL HAVE A SLOPE NOT LESS THAN 1/8" PER FOOT ALONG THEIR ENTIRE LENGTH AND BE INSTALLED SO THAT NO WATER DOES ACCUMULATE AT ANY POINT. PROVIDE FLASH BLOCKS AT THE BASE OF ALL DOWNSPOUTS TO EXTEND A MINIMUM OF 1'-6" PAST THE OUTLET AT GRADE.

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 147 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED REGISTERED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.

LIST OF DRAWINGS

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NEW YORK STATE CODE REQUIREMENTS:

ALL WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, (IRC 2018 ADOPTED WITH AMENDMENTS) AND THE NYS RESIDENTIAL ENERGY CONSERVATION CONSTRUCTION CODE, PLUMBING CODE 2020 NYC MECHANICAL CODE & 2018 UFGM. WOOD FRAME CONSTRUCTION MANUAL AND ALL APPLICABLE LOCAL ZONING AND CONSTRUCTION CODES.

FIREBLOCKING REQUIREMENTS

AS PER R-302.11 FIREBLOCKING REQUIRED. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SORFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.9.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R102.19
- FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

GUARDRAILS AND RAILINGS

- PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864 MM) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. AS PER R312) GUIDES, OF THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
- PORCHES AND DECKS WHICH ARE ENCLOSED WITH INSECT SCREENINGS SHALL BE EQUIPPED WITH GUARDS WHERE THE WALKING SURFACE IS LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW.
- GUARD OPENING LIMITATIONS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102MM) OR MORE IN DIAMETER.

EXCEPTIONS:

 - THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152 MM) CANNOT PASS THROUGH.
 - OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 1/8 INCHES (107 MM) TO PASS THROUGH.
- ALL DECKS PORCHES, BALCONIES, ETC., 4'-0" ABOVE THE ADJACENT GRADE, FLOOR, ETC., TO HAVE A GUARDRAIL (RAILING) A MINIMUM OF 42" HIGH.
- HANDRAILS AND GUARDS ARE TO BE ABLE TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS THROUGH THE SUPPORTS TO THE STRUCTURE SUPPORTING THE RAIL OR GUARD.
- HANDRAIL ASSEMBLIES ARE ALSO TO BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. THIS LOAD CAN BE CONSIDERED INDEPENDENTLY OF THE UNIFORM LOAD NOTED PREVIOUSLY.

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REVISIONS	BY
11/21/24 PRELIMINARY	CK
3/05/25 INITIAL FILING	CK
5/15/25 FOR CLIENT REVIEW	JPB
5/15/25 ANSWER COMMENTS	JPB
8/1/25 Submitted to Zoning Board	KT

VILLAGE OF THOMASTON, NY
DEPARTMENT OF BUILDINGS
APPLICATION NUMBER

GENERAL NOTES

PROPOSED ADDITION & ALTERATION
TO ONE FAMILY DWELLING

20 AVALON ROAD
GREAT NECK, NY 11021
SECTION: 2 BLOCK 262 LOT: 519

JOB#: 2024-4-45
DRN BY: CK
CKD BY: ASM/KT
DATE: 11/20/24
SCALE: AS NOTED

SHOSHANI

DWG 1 OF 11

GARGES AND CARPORTS NOTES:

SHALL BE AS PER SECTION R309

R309.1 FLOOR SURFACE

GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.

THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

R309.2 CARPORTS

CARPORTS SHALL BE OPEN ON NOT LESS THAN TWO SIDES. CARPORT FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. CARPORTS NOT OPEN ON TWO OR MORE SIDES SHALL BE CONSIDERED TO BE A GARAGE AND SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION FOR GARAGES.

THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

EXCEPTION: ASPHALT SURFACES SHALL BE PERMITTED AT GROUND LEVEL IN CARPORTS.

R309.3 FLOOD HAZARD AREAS

FOR BUILDINGS LOCATED IN FLOOD HAZARD AREAS AS ESTABLISHED BY TABLE R302(1), GARAGE FLOORS SHALL BE ONE OF THE FOLLOWING:

ELEVATED TO OR ABOVE THE DESIGN FLOOD ELEVATION AS DETERMINED IN ACCORDANCE WITH SECTION R322.

LOCATED BELOW THE DESIGN FLOOD ELEVATION PROVIDED THAT THE FLOORS ARE AT OR ABOVE GRADE ON NOT LESS THAN ONE SIDE, ARE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE, MEET THE REQUIREMENTS OF SECTION R322 AND ARE OTHERWISE CONSTRUCTED IN ACCORDANCE WITH THIS CODE.

R309.4 AUTOMATIC GARAGE DOOR OPENERS

AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.

R309.5 FIRE SPRINKLERS

PRIVATE GARAGES SHALL BE PROTECTED BY FIRE SPRINKLERS WHERE THE GARAGE WALL HAS BEEN DESIGNED BASED ON TABLE R302(1,2). NOTE: A SPRINKLER IN GARAGES SHALL BE CONNECTED TO AN AUTOMATIC SPRINKLER SYSTEM THAT COMPLIES WITH SECTION P304. GARAGE SPRINKLERS SHALL BE RESIDENTIAL SPRINKLERS OR QUICK-RESPONSE SPRINKLERS, DESIGNED TO PROVIDE A DENSITY OF 0.09 GPM/FT². GARAGE DOORS SHALL NOT BE COVERED OR OBSTRUCTED WITH RESPECT TO SPRINKLER PLACEMENT.

GUARDS AND WINDOW FALL PROTECTIONS NOTES:

SECTION R312 GUARDS AND WINDOW FALL PROTECTION

R312.1 GUARDS

GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4.

R312.1.1 WHERE REQUIRED

GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

R312.1.2 HEIGHT

REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.

EXCEPTIONS:

GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34 INCHES (864 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.

WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.

R312.3 OPENING LIMITATIONS

REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

EXCEPTIONS:

THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.

GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 43/8 INCHES (111 MM) IN DIAMETER.

R312.4 EXTERIOR PLASTIC COMPOSITE GUARDS

PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R311.4.

R312.2 WINDOW FALL PROTECTION

WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.

R312.2.1 WINDOW SILLS

INDUELLING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES (305 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.

OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

R312.2.2 WINDOW OPENING CONTROL DEVICES

WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE, ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

MEANS OF EGRESS NOTES:

AS PER SECTION R311

R311.1 MEANS OF EGRESS

DUELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DUELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R311.2 EGRESS DOOR

NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DUELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (157 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 18 INCHES (457 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READY TO OPERABLE FROM INSIDE THE DUELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

EXCEPTION: EXTERIOR BALCONIES LESS THAN 60 SQUARE FEET (5.6 M²) AND ONLY ACCESSIBLE FROM A DOOR ARE PERMITTED TO HAVE A LANDING THAT IS LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

3/4 INCH (19.15) FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS

LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD.

EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 8/16 INCHES (203 MM) BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R318 OR A STAIRWAY IN ACCORDANCE WITH SECTION R317.

R311.3 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS

DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 13/4 INCHES (36 MM) BELOW THE TOP OF THE THRESHOLD.

EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.

R311.3.3 STORM AND SCREEN DOORS

STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER EXTERIOR STAIRS AND LANDINGS.

R311.4 VERTICAL EGRESS

EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTICS AND BASEMENTS THAT ARE NOT PROVIDED WITH AN EGRESS DOOR IN ACCORDANCE WITH SECTION R312 SHALL BE BY A RAMP IN ACCORDANCE WITH SECTION R318 OR A STAIRWAY IN ACCORDANCE WITH SECTION R317.

R311.5 LANDING, DECK, BALCONY AND STAIR CONSTRUCTION AND ATTACHMENT

EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TONNALS OR NAILS SUBJECT TO WITHDRAWAL.

R311.6 HALLWAYS

THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET (914 MM).

R311.7 STAIRWAYS

R311.1.1 WIDTH

STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEIGHT AND BELOW THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 21 INCHES (533 MM) WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.

EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.10.1.

R311.1.2 HEADROOM

THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

EXCEPTIONS:

WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL NOT PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM MORE THAN 43/4 INCHES (121 MM).

THE HEADROOM FOR SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.10.1.

R311.1.3 VERTICAL RISE

A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 15 INCHES (3835 MM) BETWEEN FLOOR LEVELS OR LANDINGS.

R311.1.5 STAIR TREADS AND RISERS

STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION FOR THE PURPOSES OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

3/4 INCH (19.15) RISERS

THE RISER HEIGHT SHALL BE NOT MORE THAN 8/16 INCHES (203 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.52 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES (762 MM) AS MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

EXCEPTIONS:

THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.

THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.10.1.

3/4 INCH (19.15) TREADS

THE TREAD DEPTH SHALL BE NOT LESS THAN 9 INCHES (229 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

R311.1.5.3 NOSINGS

NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 9/16 INCH (14 MM) OR A BEVEL NOT GREATER THAN 1/2 INCH (12.7 MM). NOSING PROJECTION NOT LESS THAN 3/4 INCH (19.15 MM) AND NOT MORE THAN 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) WITHIN A STAIRWAY.

EXCEPTION: NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES (279 MM).

R311.3.4 EXTERIOR PLASTIC COMPOSITE STAIR TREADS

PLASTIC COMPOSITE EXTERIOR STAIR TREADS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION AND SECTION R302.1.2.

R311.1.6 LANDINGS FOR STAIRWAYS

THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. FOR LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR, THE DEPTH AT THE WALK LINE AND THE TOTAL AREA SHALL BE NOT LESS THAN 1/2 THE AREA OF THE ADJACENT FLIGHT. THE DEPTH OF THE REQUIRED LANDING SHALL BE NOT LESS THAN 36 INCHES (914 MM).

EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THAT A DOOR DOES NOT SWING OVER THE STAIRS.

R311.1.1 STAIRWAY WALKING SURFACE

THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN ONE UNIT VERTICAL IN 48 INCHES HORIZONTAL (2 PERCENT SLOPE).

R311.1.8 HANDRAILS

HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

R311.1.8.1 HEIGHT

HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

EXCEPTIONS:

THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

WHERE HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS, TRANSITIONS AT UNDER TREADS, THE TRANSITION FROM HANDRAIL TO GUARD, OR USED AT THE START OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED 38 INCHES (965 MM).

R311.1.8.2 HANDRAIL PROJECTION

HANDRAILS SHALL NOT PROJECT MORE THAN 4/12 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY.

EXCEPTION: WHERE NOSINGS OF LANDINGS, FLOORS OR PASSING FLIGHTS PROJECT INTO THE STAIRWAY REDUCING THE CLEARANCE AT PASSING HANDRAILS, HANDRAILS SHALL PROJECT NOT MORE THAN 6/12 INCHES (165 MM) INTO THE STAIRWAY, PROVIDED THAT THE TREADS AND HANDRAIL CLEARANCE ARE NOT REDUCED TO LESS THAN THAT REQUIRED.

R311.1.8.3 HANDRAIL CLEARANCE

HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

R311.1.8.4 CONTINUITY

HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEUEL POSTS OR SAFETY TERMINALS.

EXCEPTIONS:

HANDRAIL CONTINUITY SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN IN A FLIGHT WITH HANDERS, AT A LANDING, OR OVER THE LOWEST TREAD.

A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED TO TERMINATE OVER THE LOWEST TREAD.

R311.1.8.5 GRIP SIZE

REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

TYPE 1: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) AND A CROSS SECTION OF NOT MORE THAN 2 1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

TYPE 1: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PART OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN 1/16 INCH (1.6 MM) WITHIN 1/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 3/4 INCHES (48 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1/4 INCHES (32 MM) AND NOT MORE THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

R311.1.8.6 EXTERIOR PLASTIC COMPOSITE HANDRAILS

PLASTIC COMPOSITE EXTERIOR HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R302.1.2.

R311.1.9 ILLUMINATION

STAIRWAYS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTIONS R303.1 AND R303.8.

SMOKE AND HEAT DETECTION NOTES:

SECTION R314 SMOKE ALARMS AND HEAT DETECTION

NYS, R314.1 GENERAL

SMOKE ALARMS AND HEAT DETECTION SHALL COMPLY WITH NFPA 72 AND SECTION R314.

NYS R314.1.1 LISTINGS

SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. HEAT DETECTION SHALL BE LISTED IN ACCORDANCE WITH UL 521 OR UL 539, AS APPROPRIATE FOR THE INTENDED APPLICATION. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

NYS R314.2 WHERE REQUIRED

SMOKE ALARMS AND HEAT DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION.

NYS R314.2.1 NEW CONSTRUCTION

SMOKE ALARMS SHALL BE PROVIDED IN DUELLING UNITS. HEAT DETECTION SHALL BE PROVIDED IN NEW ATTACHED GARAGES.

R314.2.2 ALTERATIONS, REPAIRS AND ADDITIONS

NYS R314.2.2 SMOKE ALARMS IN EXISTING BUILDINGS

EXISTING DUELLINGS UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY APPENDIX J.

NYS R314.2.3 ATTACHED GARAGES

HEAT DETECTION RATED FOR THE AMBIENT OUTDOOR TEMPERATURES SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED WITHIN NEW AND EXISTING DUELLINGS. HEAT DETECTION SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. EXCEPTION: HEAT DETECTION SHALL NOT BE REQUIRED IN DUELLINGS WITHOUT COMMERCIAL POWER.

R314.3 LOCATION

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

IN EACH SLEEPING ROOM.

OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

ON EACH ADDITIONAL STORY OF THE DUELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DUELLINGS OR DUELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

R314.3.1 INSTALLATION NEAR COOKING APPLIANCES

SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.

IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

NYS R314.4 INTERCONNECTION

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DUELLING UNIT IN ACCORDANCE WITH SECTION R314.3, 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 DUELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. EXCEPTION: SMOKE ALARMS AND ALARMS INSTALLED TO SATISFY SECTION R314.1 SHALL NOT BE REQUIRED TO BE INTERCONNECTED TO EXISTING SMOKE ALARMS WHERE SUCH EXISTING SMOKE ALARMS ARE NOT INTERCONNECTED OR WHERE SUCH NEW SMOKE ALARM OR ALARMS IS NOT CAPABLE OF BEING INTERCONNECTED TO THE EXISTING SMOKE ALARMS.

NYS R314.4.1 HEAT DETECTION INTERCONNECTION

HEAT DETECTION SHALL BE CONNECTED TO AN ALARM OR SMOKE ALARM THAT IS INSTALLED IN THE SAME UNIT AS THE HEAT DETECTION DEVICE. HEAT DETECTION FOR THIS PURPOSE SHALL BE LOCATED IN A HALLWAY, ROOM OR OTHER LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

R314.5 COMBINATION ALARMS

COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

NYS R314.6 POWER SOURCE

SMOKE ALARMS AND HEAT DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION.

EXCEPTIONS:

SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.

SMOKE ALARMS INSTALLED IN ACCORDANCE WITH SECTION R314.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED.

AUTOMATIC FIRE AND SPRINKLER NOTES:

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

3/4 INCH (19.15) TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEMS

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN TOWNHOUSES WHERE SUCH TOWNHOUSES HAVE A HEIGHT OF THREE STORIES ABOVE GRADE PLANE.

R313.1 DESIGN AND INSTALLATION

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS FOR TOWNHOUSES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION F2034 OR NFPA 13D.

3/4 INCH (19.15) ONE- AND TWO-FAMILY DUELLINGS AUTOMATIC FIRE SPRINKLER SYSTEMS

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DUELLINGS WHERE SUCH DUELLINGS HAVE A HEIGHT OF THREE STORIES ABOVE GRADE PLANE.

R313.2 DESIGN AND INSTALLATION

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION F2034 OR NFPA 13D.

CARBON MONOXIDE DETECTION NOTES:

SHALL BE INSTALLED AS PER SECTION 915 OF NYS FIRE CODE

GLAZING AND SAFETY GLASS NOTES:

AS PER SECTION R308 GLAZING

R308.1 IDENTIFICATION

NEW YORK STATE CODE REQUIREMENTS:

ALL WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, (IRC 2018 ADOPTED WITH AMENDMENTS) AND THE 2020 NYS RESIDENTIAL ENERGY CONSERVATION CODE 2020, - PLUMBING CODE 2020, MECHANICAL CODE & 2018 UPCM - WOOD FRAME CONSTRUCTION MANUAL AND ALL APPLICABLE LOCAL ZONING AND CONSTRUCTION CODES.

NOTE #2:

1. TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE CODE AS STIPULATED

2. THESE PLANS ARE IN COMPLIANCE WITH THE 2020 NY STATE RESIDENTIAL CODE & THESE PLANS ARE IN COMPLIANCE WITH THE 2020 NY STATE ENERGY CONSERVATION CODE

HVAC NOTES:

1)- EXISTING HVAC UNITS INSTALLATION FILED UNDER PERMIT #163 DATED 5.29/07

2)- EXISTING HVAC UNITS INSTALLATION FILED UNDER PERMIT #20-136 DATED 12.23/20

INFO TAKEN FROM:

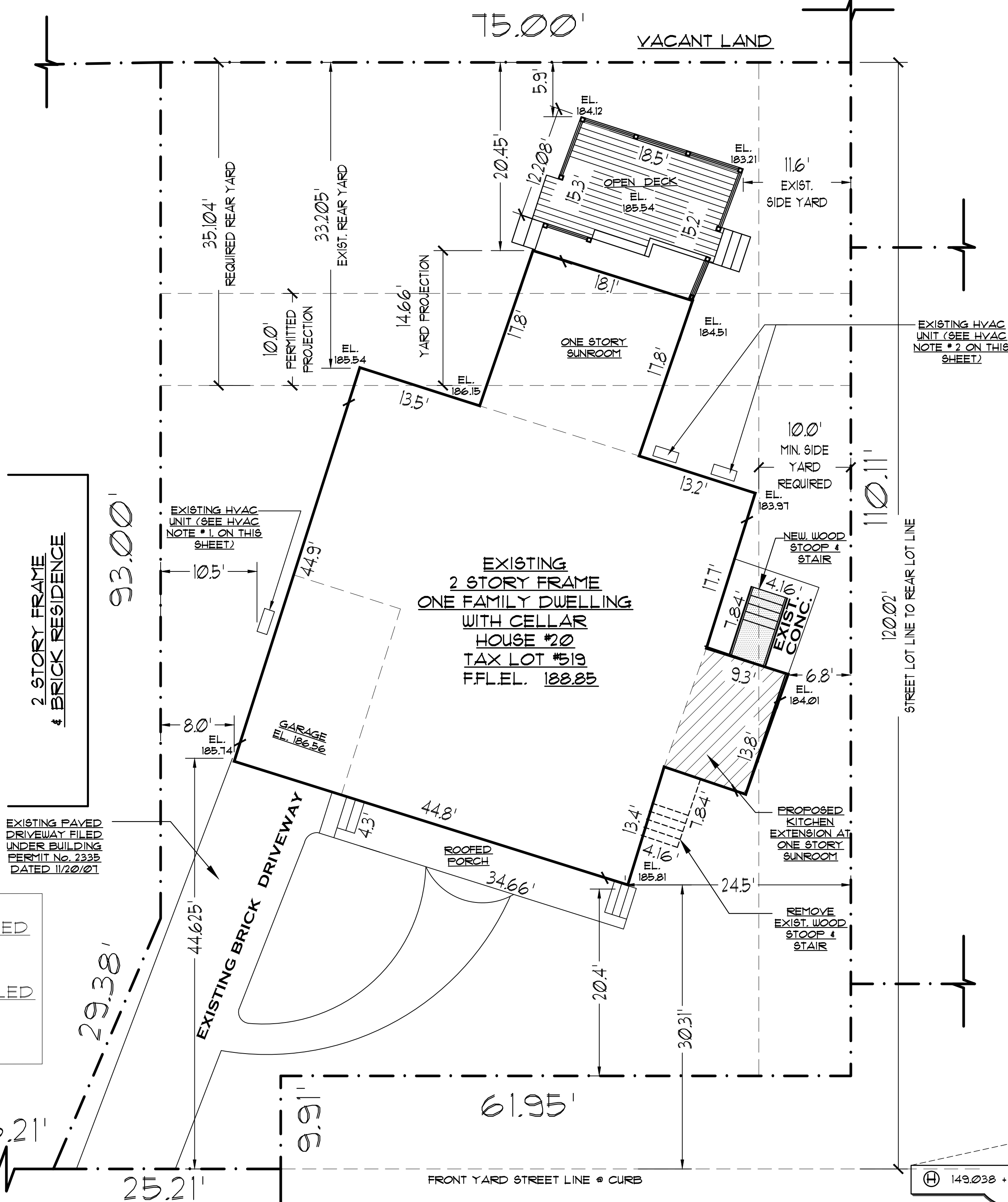
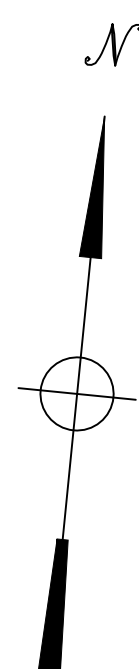
LEONARD J. STRANDBERG & ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYING, P.C.
LICENSE N°. 049244
DATE: JANUARY 16, 2025, UPDATED: 4/11/25
SURVEY N°. 07-27681

NO. AVALON ROAD

SCALE
0 5' 10' 20'

SITE PLAN

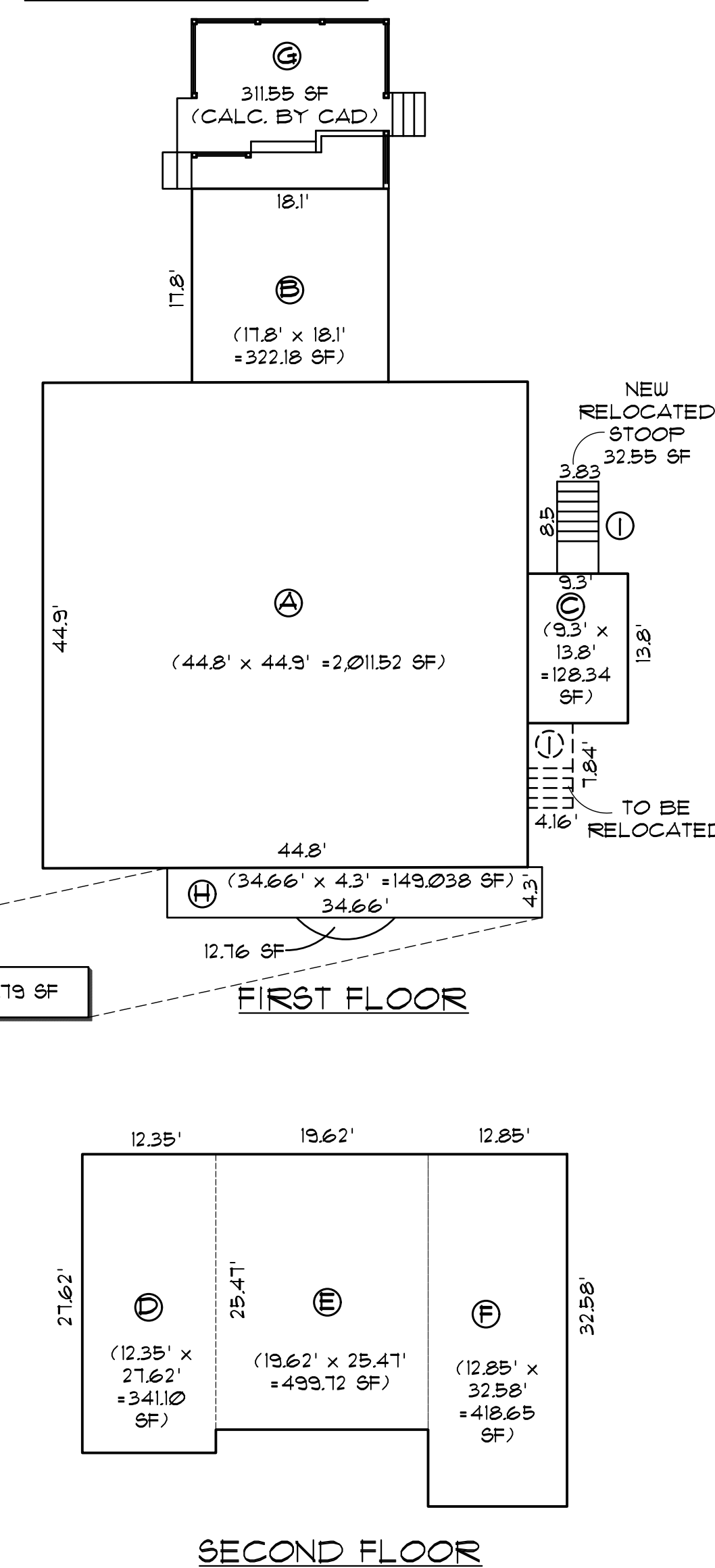
SCALE: 1/8" = 1'-0"



EXISTING HVAC UNIT (SEE HVAC NOTE #2 ON THIS SHEET)

STREET LOT LINE TO REAR LOT LINE
120.02'

ZONING DIAGRAMS:



NOTE #1

PERMITTED FLOOR AREA CALCULATIONS:

LOT AREA = 8546.38 SQ.FT.

FIRST 1000' FROM STREET = 1,044.88 SQ.FT. X 40% = 2,811.95 SQ.FT.

REMAINDER OF YARD = 1501.5 SQ.FT. (15' X 20.02') X 20% = 300.3 SQ.FT.

MAX. PERMITTED FLOOR AREA = 2,811.95 + 300.3 = 3,112.25 SQ. FT.

NOTE #2

BREAKDOWN FLOOR AREA CALCULATIONS:

FIRST FLOOR

A. 44.8' x 44.9' = 2,011.52 SQ.FT.

B. 17.8' x 18.1' = 322.18 SQ.FT.

C. 9.3' x 13.8' = 128.34 SQ.FT.

TOTAL 1ST FLOOR = 2,462.04 SQ.FT.

SECOND FLOOR

D. 27.62' x 12.35' = 341.10 SQ.FT.

E. 25.47' x 19.62' = 499.72 SQ.FT.

F. 32.58' x 12.25' = 418.65 SQ.FT.

TOTAL 2ND FLOOR = 1,259.47 SQ.FT.

TOTAL FLOOR AREA = 2,462.04 (1ST FL.) + 1,259.47 (2ND FL.) = 3,721.51 SQ.FT. EXIST. 3,721.51 / 8546.38 (LOT AREA) = 0.4354 = 43.54%

NOTE #3

BREAKDOWN BUILDING AREA CALCULATIONS:

BUILDING AREA

A. 44.8' x 44.9' = 2,011.52 SQ.FT.

B. 17.8' x 18.1' = 322.18 SQ.FT.

C. 9.3' x 13.8' = 128.34 SQ.FT.

G. REAR OPEN DECK = 311.55 SQ.FT.

H. FRONT OPEN PORCH = 161.79 SQ.FT.

I. NEW RELOCATED STOOP (EXIST. 32.61 SF) = 32.55 SQ.FT.

TOTAL EXISTING BUILDING AREA = 2,961.93 SQ.FT.

2,961.93 / 8546.38 = 0.347 = 34.7%

NOTE #4

GRADE LEVEL IS ESTABLISHED AS PER MEAN LEVEL OF EXISTING TOP CURB EACH FRONTING THE PROPERTY:

187.15 + 186.93 / 2 = 187.02

NOTE #5

MIN. REAR YARD SET BACK REQUIRED = 25' + 1/2 OF THE LOT IN EXCESS OF 1000' = 25' + 1/2 X 20.02' (10.01) = 35.104' MIN. REQ'D

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REVISIONS	BY
11/21/24 PRELIMINARY	CK
3/05/25 INITIAL FILING	CK
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5/19/25 ANSWER COMMENTS	JPB
8/1/25 Submitted to Zoning Board	KT

VILLAGE OF THOMASTON, NY
DEPARTMENT OF BUILDINGS
APPLICATION NUMBER

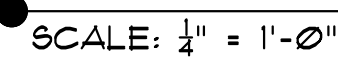
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PLOT PLAN & ZONING DATA	JOB#: 2024-45
DRYWELL DETAILS	DRN BY: CK
PROPOSED ADDITION & ALTERATION TO ONE FAMILY DWELLING	CKD BY: ASM/KT
20 AVALON ROAD	DATE: 11/2024
GREAT NECK, NY 11021	SCALE: AS NOTED
SECTION: 2 BLOCK 262 LOT: 519	

SHOSHANI

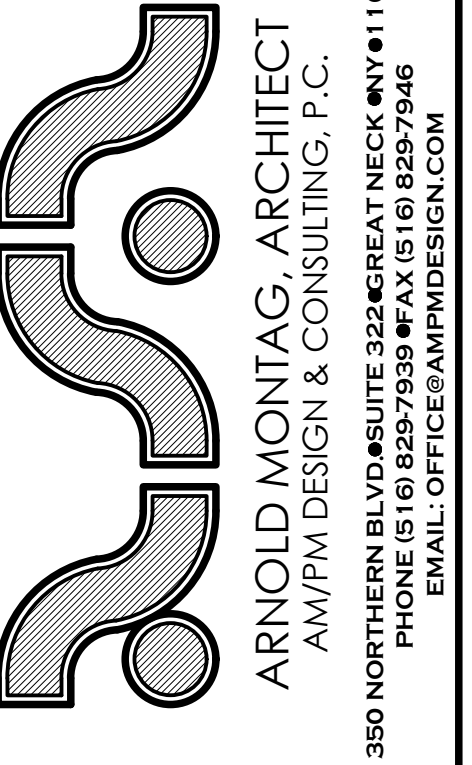
Z = 1

DWG 3 OF 11



NOTE:
PRIOR TO REPLACING/ REMOVING
ANY WALLS , COLUMNS OR POSTS,
CONTRACTOR TO PROPERLY
SUPPORT & VERIFY THE STRUCTURAL
INTEGRITY OF THE EXISTING
STRUCTURE IN PREPARATION FOR THE
NEW STRUCTURE, AS NOTED ON THE
DRAWINGS, CONTRACTOR TO REPORT
ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO REMOVING ANY
EXISTING STRUCTURAL ELEMENTS

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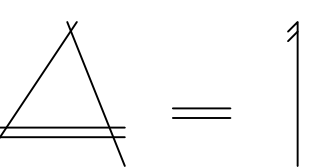
REVISIONS	BY
1/12/24 PRELIMINARY	CK
3/05/25 INITIAL FILING	CK
5/15/25 FOR CLIENT REVIEW	JPB
5/19/25 ANSWER COMMENTS	JPB
8/1/25 Submitted to Zoning Board	KT

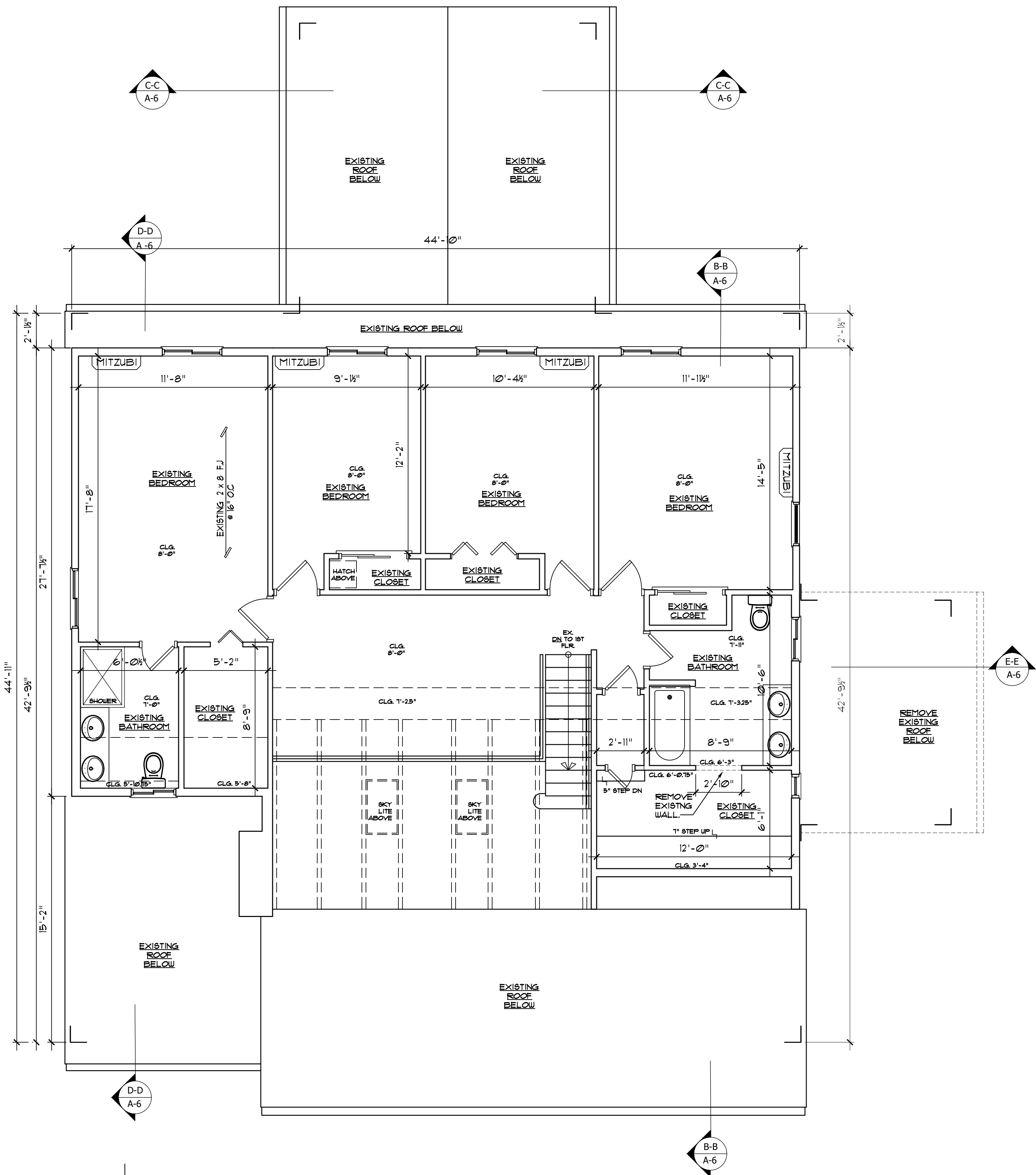
VILLAGE OF THOMASTON, NY
DEPARTMENT OF BUILDINGS
APPLICATION NUMBER

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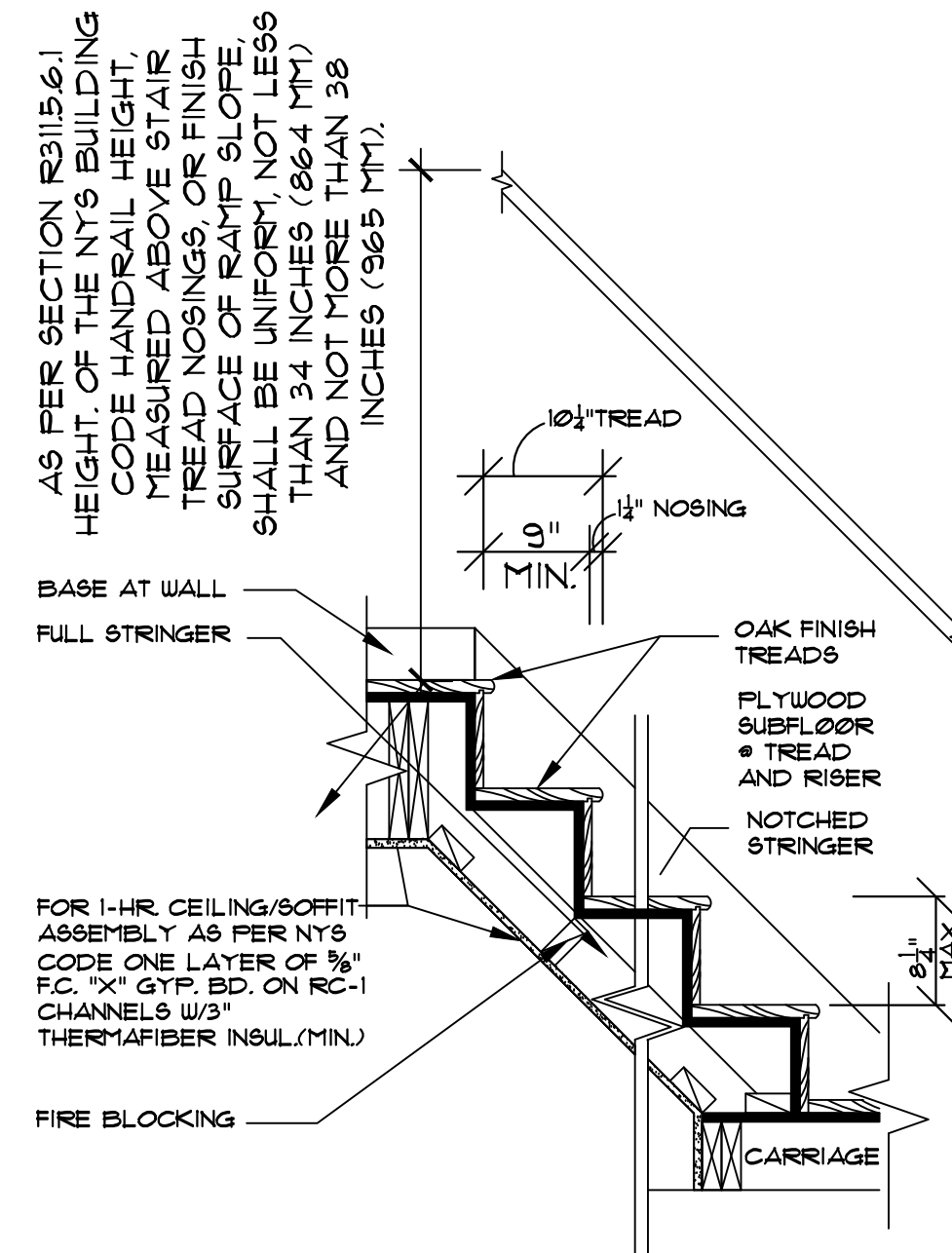
EXISTING PLANS/NOTES	<div> <div>PROPOSED ADDITION & ALTERATION TO ONE FAMILY DWELLING</div> <div>202 AVALON ROAD</div> <div>GREAT NECK, NY 11021</div> <div>SECTION: <u>2</u> BLOCK: <u>262</u> LOT: <u>519</u></div> </div>
JOB#: 2024-45	
DRN BY: CK	
CKD BY: ASM/KT	
DATE: 11/2024	
SCALE: AS NOTED	

GOSHANI





EXISTING 2ND FLOOR PLAN- DEMOLITION
SCALE: 1/4" = 1'-0"



INTERIOR STAIR DETAIL
SCALE: 1" = 1'-0"

- HANDRAILS AND GUARDS ARE TO BE ABLE TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE SUPPORTING THE RAIL OR GUARD.
- HANDRAIL ASSEMBLIES ARE ALSO TO BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. THIS LOAD CAN BE CONSIDERED INDEPENDENTLY OF THE UNIFORM LOAD NOTED PREVIOUSLY.

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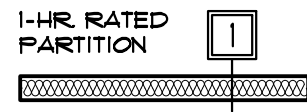


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5/15/25 FOR CLIENT REVIEW	JPB
5/15/25 ANSWER COMMENTS	JPB
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VILLAGE OF THOMASTON, NY DEPARTMENT OF BUILDINGS APPLICATION NUMBER

EXISTING PLANS/ DETAILS	JOB# 2024-45
PROPOSED ADDITION & ALTERATION TO ONE FAMILY DWELLING	DRN BY: CK
20 AVALON ROAD	CKD BY: ASM/KT
GREAT NECK, NY 11021	DATE: 11/2024
SECTION: 2 BLOCK 262 LOT 519	SCALE: AS NOTED

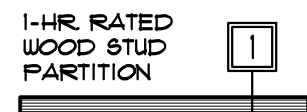
EXTERIOR WALLS



EXTERIOR WALL - 2x6 WOOD STUDS @ 16" O.C. WITH RB PAPER FACED BATT INSULATION (PAPER TO FACE HEATED INTERIOR SPACE) 3/4" TYPE 'X' FIRE-RATED GYPSUM WALL BOARD AT INTERIOR SIDE. 3/4" MINIMUM THICKNESS EXTERIOR GRADE (CDX) PLYWOOD WITH TYVEK BUILDING WRAP. (SEE DETAILS) (UL #33xx - 1-HR. RATED)

POURED CONCRETE FOUNDATION, REFER TO DRAWINGS AND DETAILS

INTERIOR PARTITIONS AND WALLS



TYPICAL INTERIOR PARTITION (NON-BEARING) - 2x4 WALL STUDS w/ 3/8" GYPSUM WALL BOARD ON BOTH SIDES (UL #331 - 1-HR. RATED)

(xxx)

EXHAUST VENT TO THE OUTSIDE (xxx CFM)

BATHROOMS 150CFM MIN AND KITCHENS 150CFM

SMOKE DETECTOR - HARDWIRED & INTERCONNECTED AS PER CODE WITH BATTERY BACKUP - CAN BE COMBINATION UNIT WITH CARBON MONOXIDE DETECTOR (SEE GENERAL NOTES FOR SPECIFIC INFORMATION)

CARBON MONOXIDE DETECTOR - HARDWIRED & INTERCONNECTED AS PER CODE WITH BATTERY BACKUP - CAN BE COMBINATION UNIT WITH SMOKE DETECTOR (SEE GENERAL NOTES FOR SPECIFIC INFORMATION)

INDICATES CENTER LINE OF WINDOW, COORDINATE MASONRY OPENINGS WHEN APPLICABLE

DOOR SIZE - X=FEET Y=INCHES

FIRE PROOF SELF CLOSING DOOR MINIMUM 1/2 HOUR RATED TO BE UL RATED

NOTE: ALL PLUMBING WALLS TO BE 6" MINIMUM

STAIR NOTES:

NOTE #1:
ALL GYP. BD ON GROUND LEVEL MUST BE 5/8" TYPE 'X', FIRE RATED, MOISTURE AND MOLD RESISTANCE, INCLUDING UNDER ALL STAIR THROUGH-OUT (TYPICAL)

NOTE #2:
PROVIDE INTERIOR STAIR TREADS AND RISERS TO MEET NEW YORK STATE BUILDING CODE, SECTION R-311.1.1. MAX. RISERS = 8-1/4" HIGH. 3/16.2 MIN. TREADS = 9" WIDE + R-311.5.3 MAX. NOISING = 1-1/4" AND NOT LESS THAN 3/4"

NOTE #3:
PROVIDE HANDRAILS AND GUARDS ARE TO BE ABLE TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE SUPPORTING THE RAIL OR GUARD.

HANDRAIL ASSEMBLIES ARE ALSO TO BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. THIS LOAD CAN BE CONSIDERED INDEPENDENTLY OF THE UNIFORM LOAD NOTED PREVIOUSLY.

RAILING NOTES:

ALL GUARDRAILS & HANDRAIL TO BE INSTALLED AND TO MEET NYS BUILDING CODE SEE DETAIL NOTES ON DRAWING # T-1, & A-2 MIN. 42" HIGH, AS SELECTED BY OWNER

PROPOSED NEW FOUNDATION TO BE ATTACHED TO EXIST. FOUNDATION WITH 3/4" DOUELS AT 16" VERTICALLY O.C. DOUELS TO BE BONDED TO FOUNDATION WITH EPOXY (TYPICAL)

EXISTING FOUNDATION AND FOOTINGS TO REMAIN

EXISTING UNEXCAVATED AREA TO REMAIN

EXISTING CELLAR FLOOR PLAN WITH PROPOSED CRAWLSPACE ADDITION

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

EXISTING 1ST FLOOR PLAN WITH PROPOSED ALTERATIONS / ADDITION

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

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REVISIONS

REVISIONS	BY
11/21/24 PRELIMINARY	CK
3/05/25 INITIAL FILING	CK
5/15/25 FOR CLIENT REVIEW	JPB
5/15/25 ANSWER COMMENTS	JPB
8/1/25 Submitted to Zoning Board	KT

VILLAGE OF THOMASTON, NY
DEPARTMENT OF BUILDINGS
APPLICATION NUMBER

PROPOSED FLOOR PLANS

PROPOSED ADDITION & ALTERATION TO ONE FAMILY DWELLING

20 AVALON ROAD

GREAT NECK, NY 11021

SECTION: 2 BLOCK 262 LOT 519

JOB# 2024-45

DRN BY: CK

CKD BY: ASM/KT

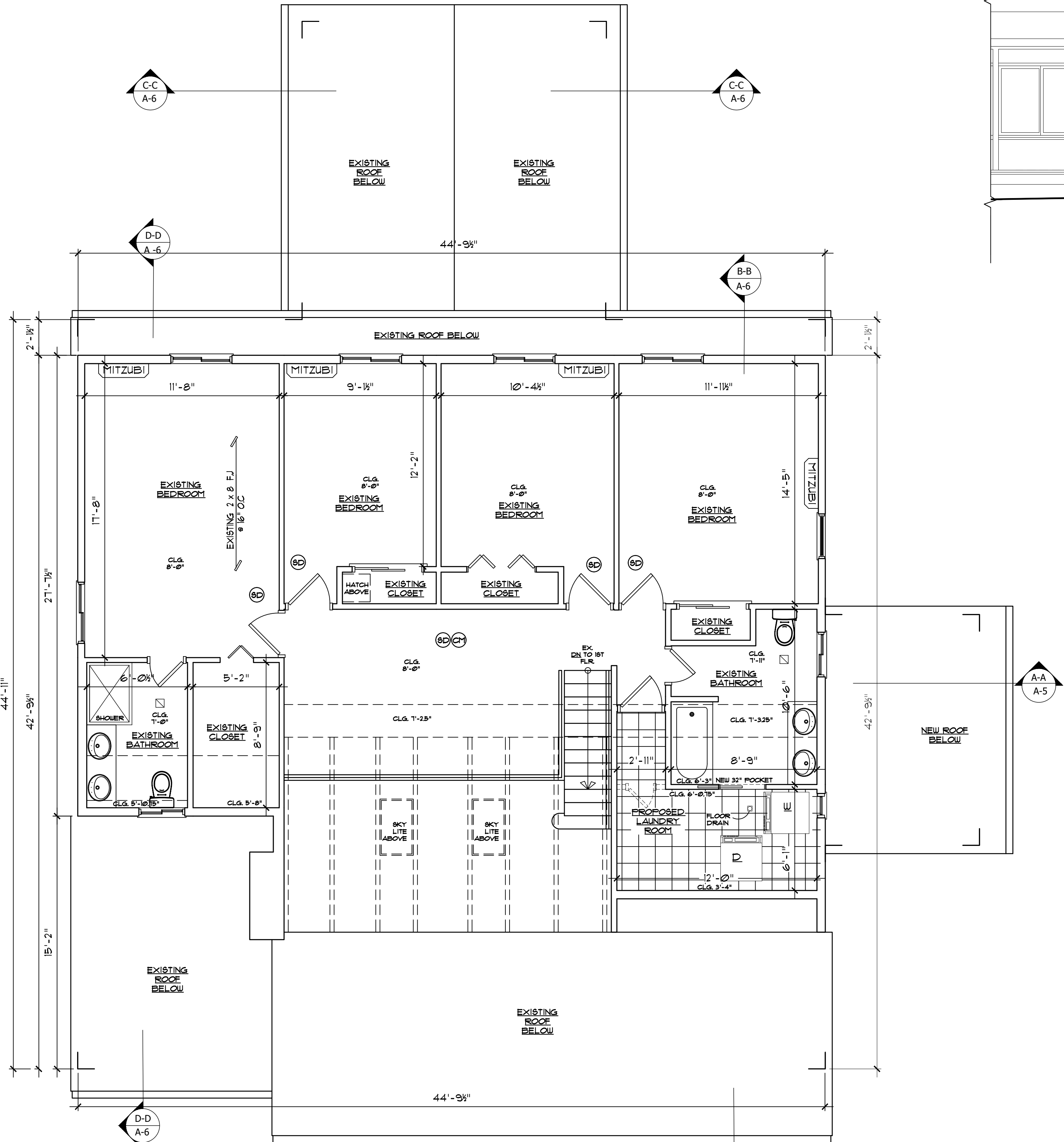
DATE: 11/20/24

SCALE: AS NOTED

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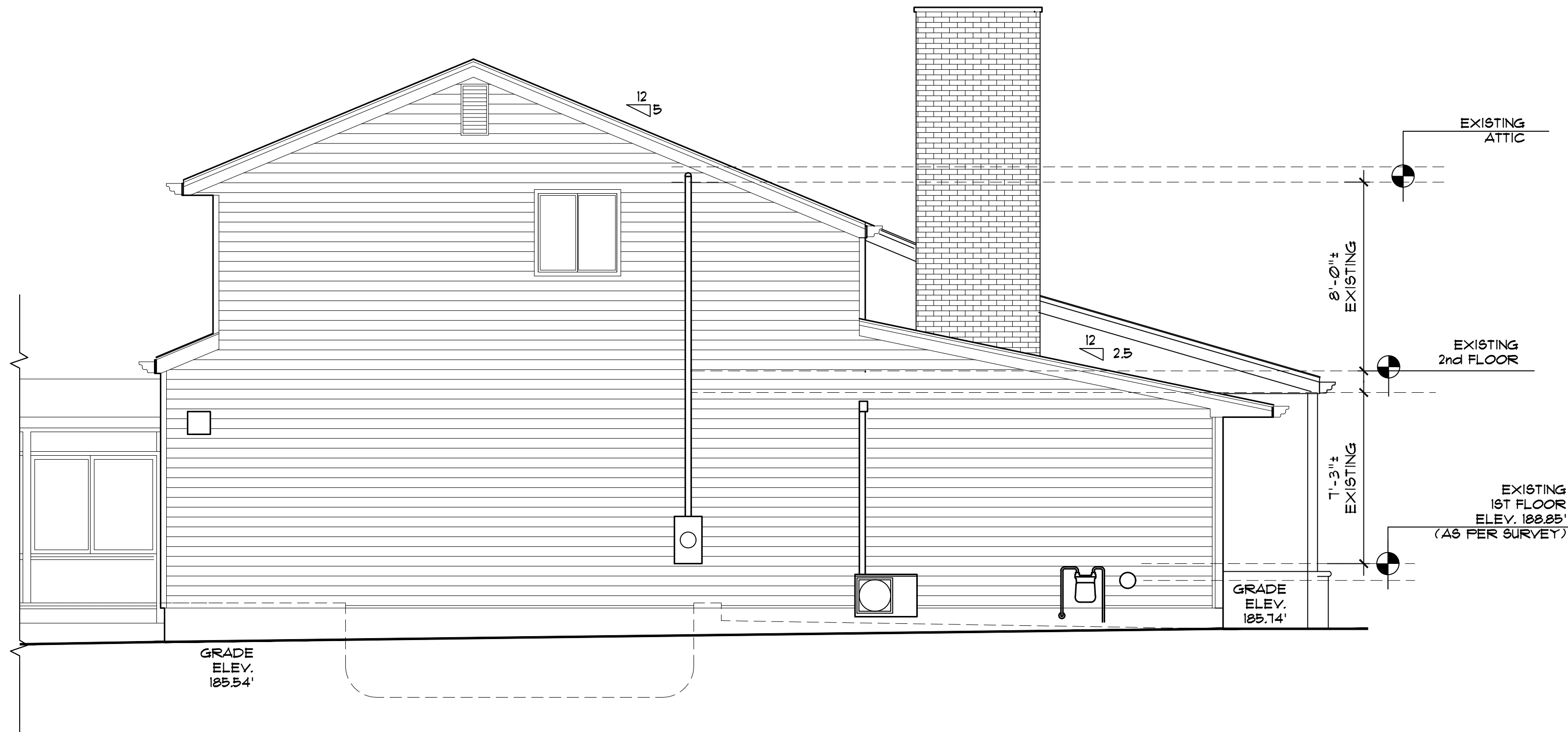
DWG 6 OF 11

GAS DRYER NOTE:
INSTALL RIGID METAL VENT TO OUTSIDE AS PER 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE SECTION M1802.4 DRYER EXHAUST DUCTS.
EXHAUST DUCTS SHALL BE CONSTRUCTED OF MINIMUM THICKNESS OF 0.0151 INCHES (NO. 28 GAUGE), 4 INCH NOMINAL IN DIAMETER, HAVING A SMOOTH INTERIOR FINISH. EXHAUST DUCTS SHALL NOT BE CONNECTED WITH SHEET-METAL SCREWS OR FASTENING MEANS WHICH EXTEND INTO THE DUCT.



EXISTING 2ND FLOOR PLAN WITH PROPOSED ALTERATIONS / ADDITION

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



EXISTING LEFT SIDE (WEST) ELEVATION

(NO WORK)

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

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VILLAGE OF THOMASTON, NY DEPARTMENT OF BUILDINGS APPLICATION NUMBER

PROPOSED PLANS & ELEVATION	JOB# 2024-45
PROPOSED ADDITION & ALTERATION TO ONE FAMILY DWELLING	DRN BY: CK
20 AVALON ROAD	CKD BY: ASM/KT
GREAT NECK, NY 11021	DATE: 11/2024
SECTION: 2 BLOCK 262 LOT 519	SCALE: AS NOTED

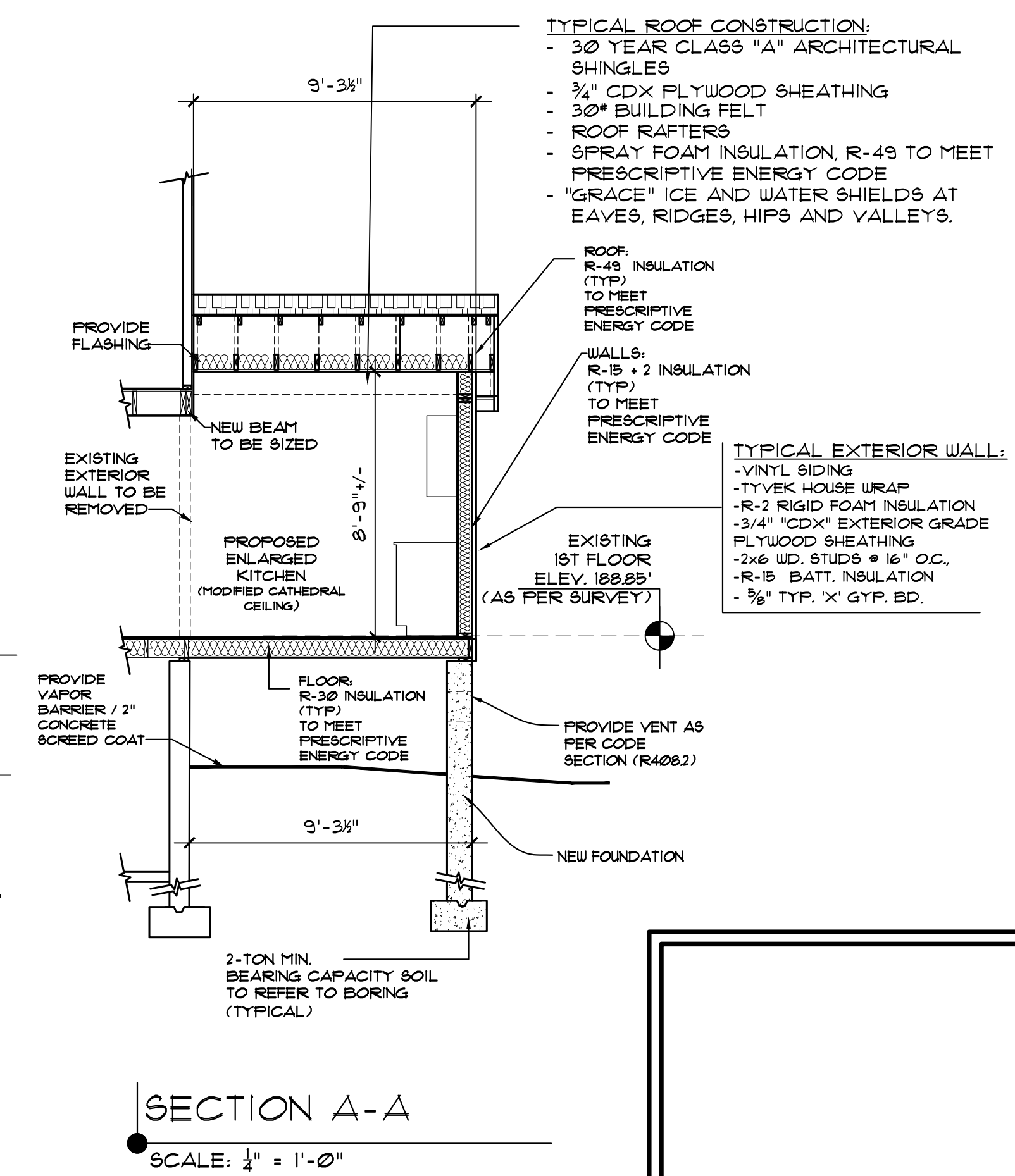
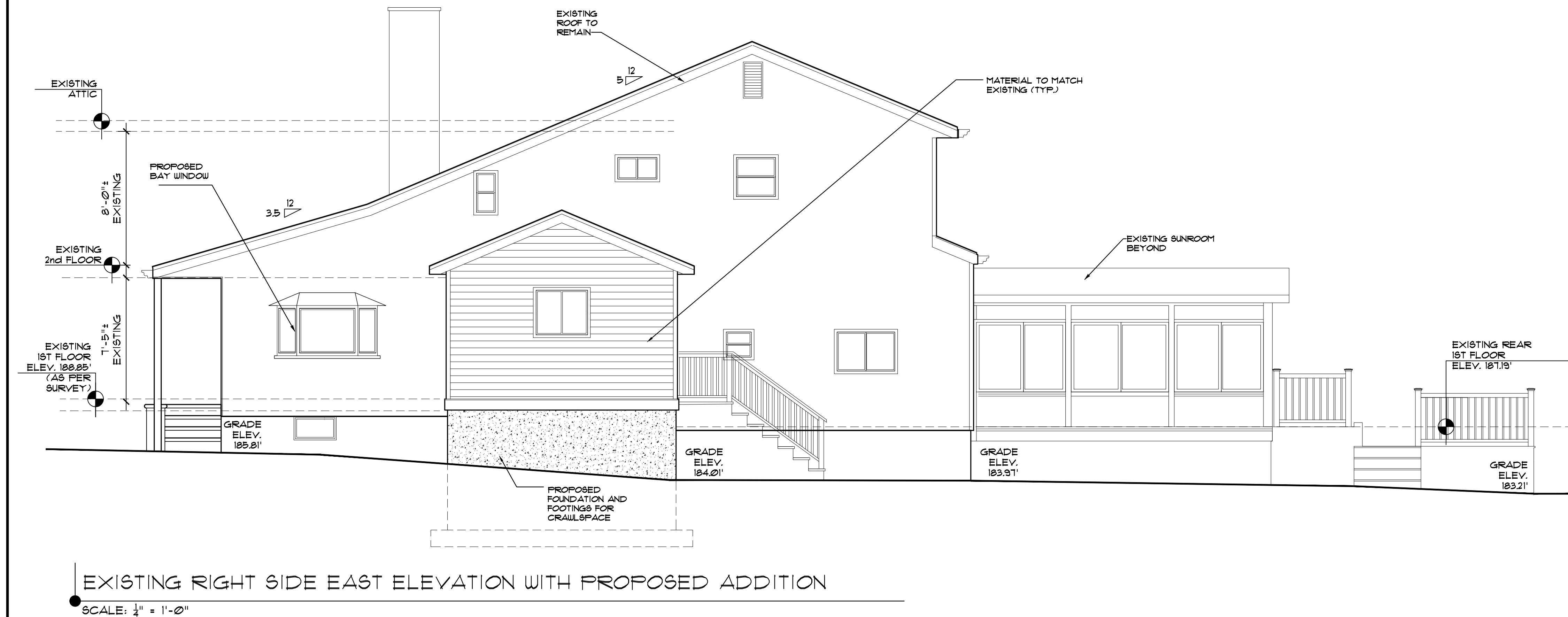
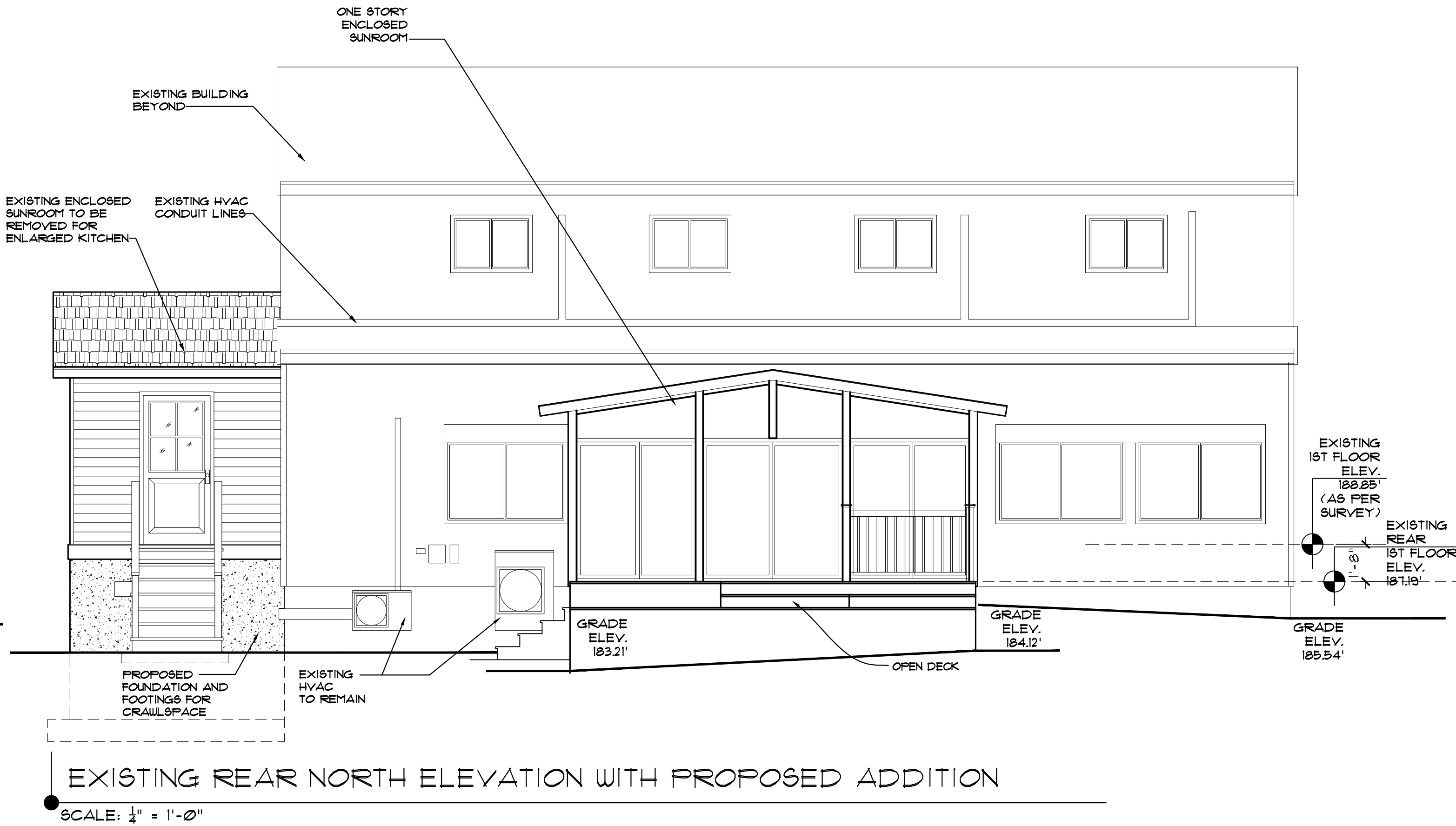
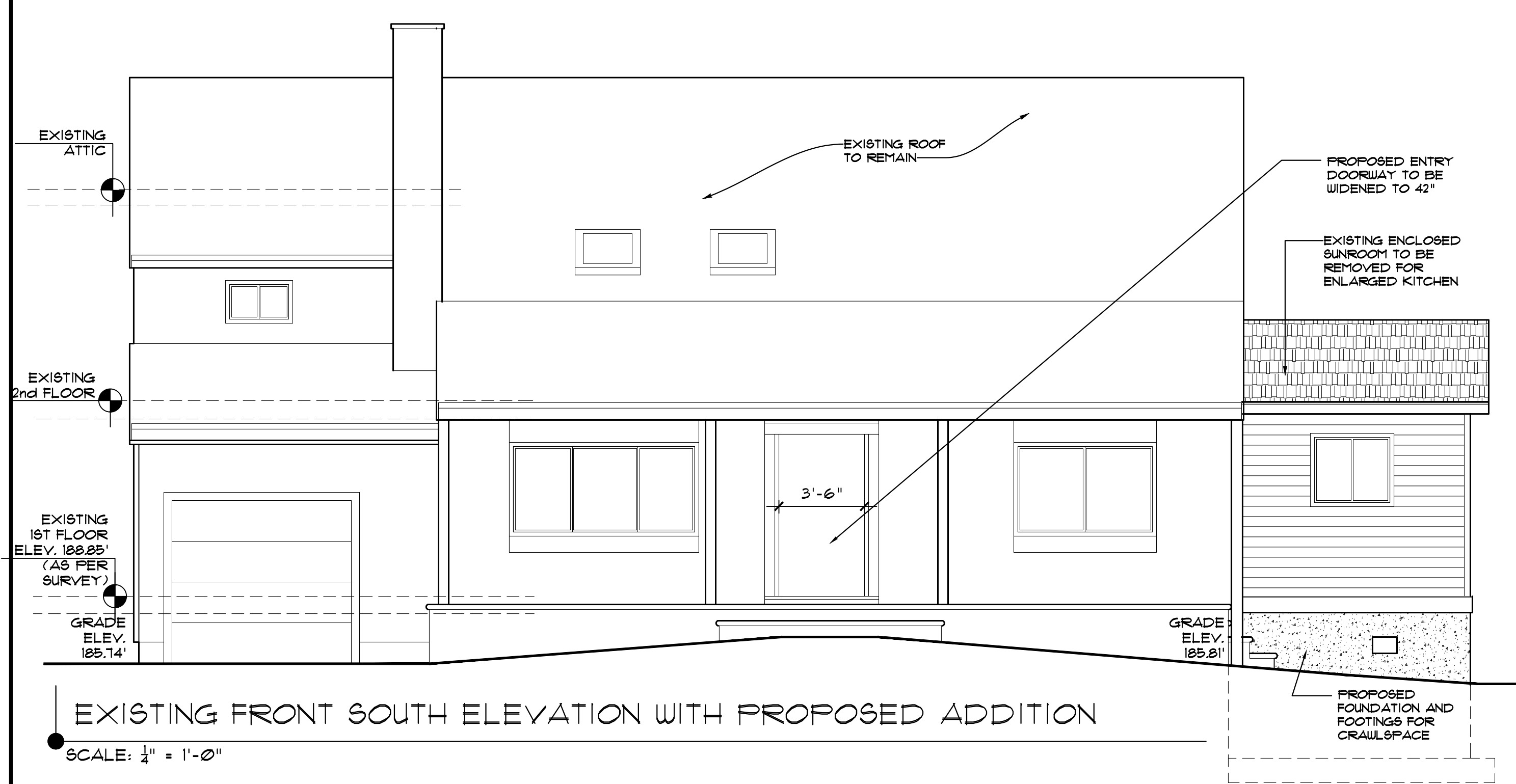
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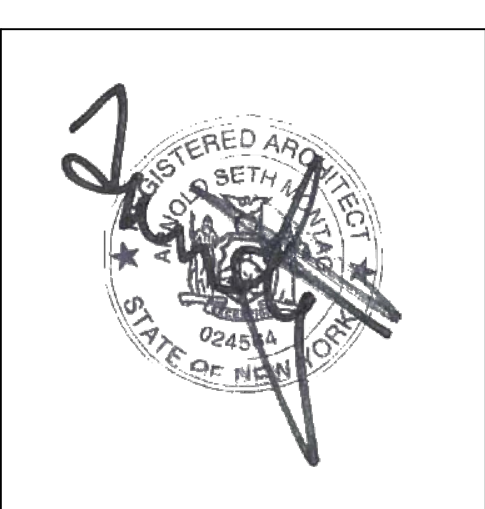
DWG 7 OF 11

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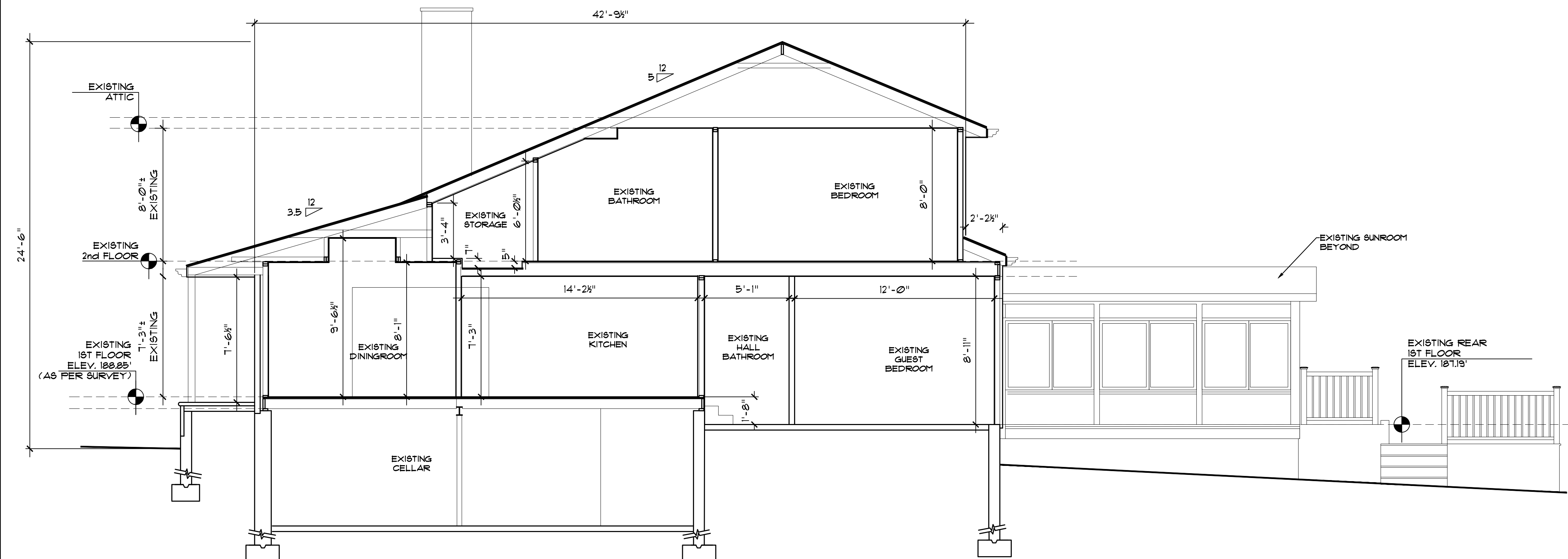
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8/1/25 Submitted to Zoning Board	KT

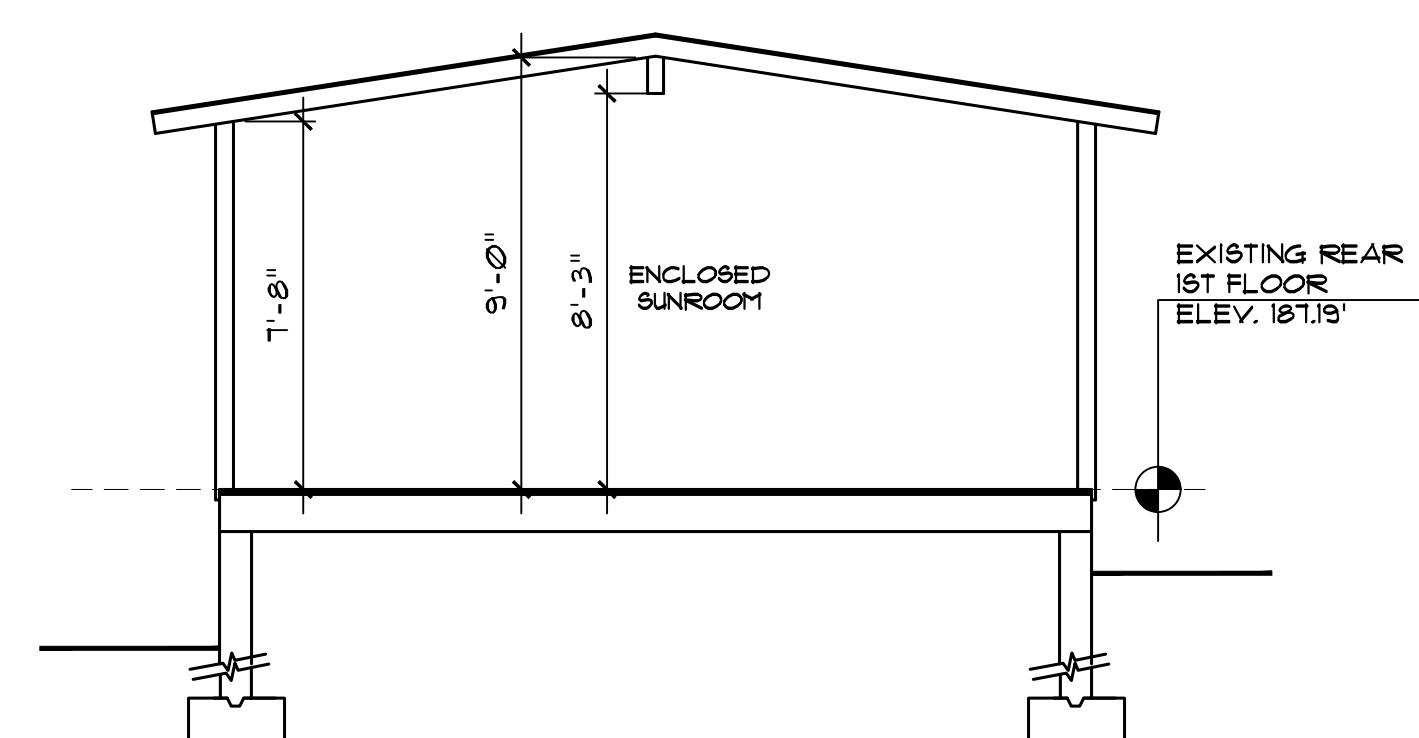
VILLAGE OF THOMASTON, NY
DEPARTMENT OF BUILDINGS
APPLICATION NUMBER

PROPOSED ADDITION & ALTERATION TO ONE FAMILY DWELLING 20 AVALON ROAD GREAT NECK, NY 11021 SECTION: 2 BLOCK 262 LOT 519	JOB#: 2024-45 DRN BY: CK CKD BY: ASM/KT DATE: 11/2024 SCALE: AS NOTED
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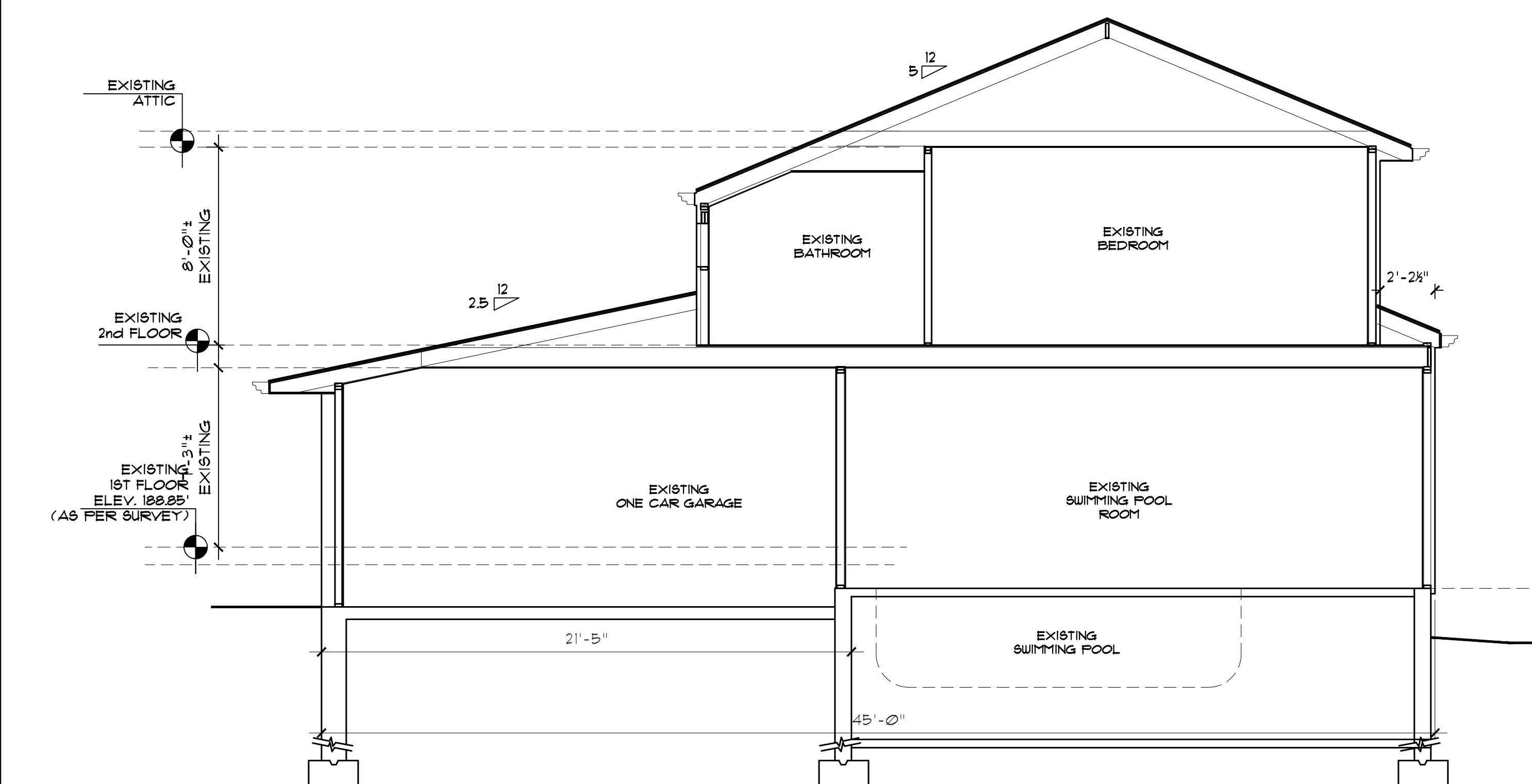
SECTION B-B

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



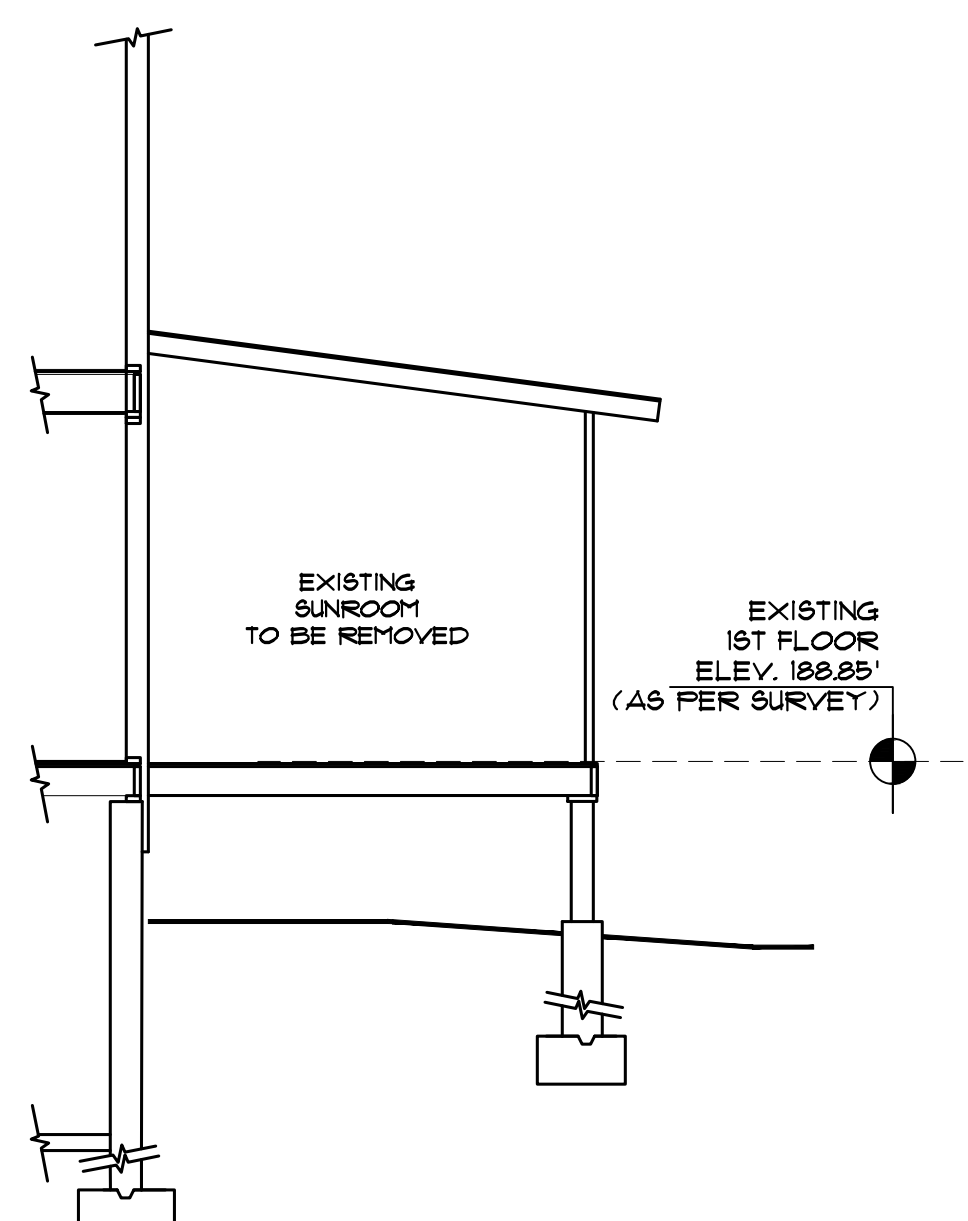
SECTION C-C

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



SECTION D-D

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



SECTION E-E

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

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REVISIONS	BY
11/21/24 PRELIMINARY	CK
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8/1/25 Submitted to Zoning Board	KT

VILLAGE OF THOMASTON, NY
DEPARTMENT OF BUILDINGS
APPLICATION NUMBER
...

EXISTING SECTIONS	JOB# 2024-45
	PROPOSED ADDITION & ALTERATION TO ONE FAMILY DWELLING
	DRN BY: CK
	CKD BY: ASM/KT
20 AVALON ROAD	DATE: 11/2024
GREAT NECK, NY 11021	SCALE: AS NOTED
SECTION: 2 BLOCK 262 LOT 519	

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NAILING SCHEDULE(EXPOSURE "B")			
(AS PER TABLE 3.1 WFCM 2018 EDITION)			
JOINT DESCRIPTION	NUMBER OF COMMON OR 10d/BOX NAILS	NAIL SPACING	
R O O F F R A M I N G			
RAFTER AND/OR CEILING JOIST TO TOP PLATE (TOE-NAILED)	2,3 OR 4 – 8d AS PER TABLE 3.4 A	PER RAFTER / JOIST	
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED) (HEEL JOINT) RAFTER SLOPE: 3:12 4:12 5:12 7:12 9:12 AND GREATER	AS PER TABLE 3.9 A	EACH LAP	
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED) RAFTER SLOPE: 3:12 4:12 5:12 7:12 9:12 AND GREATER	AS PER TABLE 3.9 A	EACH LAP	
COLLAR TIE TO RAFTER (FACE-NAILED) RAFTER SLOPE: 3:12 4:12 5:12 6:12 AND GREATER	AS PER TABLE 3.6	PER TIE	
BLOCKING TO RAFTER (TOE-NAILED)	2 – 8d / 2 10d	EACH END	
RIM BOARD TO RAFTER (END-NAILED)	2 – 16d / 3 10d	EACH END	
W A L L F R A M I N G			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2 –16d ¹	PER FOOT	
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4–16d / 5 – 16d	JOINTS –EACH SIDE	
STUD TO STUD (FACE-NAILED)	2 –16d	24" O.C.	
HEADER TO HEADER (FACE-NAILED)	16d	16" OC ALONG EDGES	
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	(AS PER TABLE 3.5 A)	PER STUD	
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST OR BLOCKING (FACE-NAILED)	2 – 16d ^{1,2}	PER FOOT	
F L O O R F R A M I N G			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4 – 8d / 4–10d	PER JOIST	
BRIDGING TO JOIST (TOE-NAILED)	2 – 8d / 2–10d	EACH END	
BLOCKING TO JOIST (TOE-NAILED)	2 – 8d / 2–10d	EACH END	
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3 – 16d / 4–16d	EACH BLOCK	
LEDGER STRIP TO BEAM (FACE-NAILED)	3 – 16d / 4–16d	EACH JOIST	
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3 – 8d / 3–10d	PER JOIST	
BAND JOIST TO JOIST (END-NAILED)	3 – 16d / 4–16d	PER JOIST	
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2 – 16d / 3–16d	PER FOOT	
R O O F S H E A T H I N G			
WOOD STRUCTURAL PANELS: (AS PER TABLE 3.10)		PANEL EDGES	INTERMEDIATE SUPPORTS
	8d / 10d	SEE TABLE 3.10	
GABLE ENDWALL RAKE OR RAKE TRUSS WITH UP TO 9" (INCHES) RAKE OVERHANG	SEE TABLE 3.10 PER FASTENERS SPACING AND UP LIFT LOAD PER NAIL		
C E I L I N G S H E A T H I N G			
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD	
W A L L S H E A T H I N G			
WOOD STRUCTURAL PANELS/HARDBOARD		PANEL EDGES	INTERMEDIATE SUPPORTS
	8d / 10d	SEE TABLE 3.10	
STRUCTURAL FIBERBOARD PANELS: 1 1/2" 25/32"	11 GA. GALV. ROOFING NAIL (0.120" x 1–1/2" LONG x 7/16" HEAD) (0.120" x 1–3/4" LONG x 3/8" HEAD) NOT APPLICABLE WITH BOX NAILS	3" EDGE / 6" FIELD 3" EDGE / 6" FIELD	
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD	
PARTICLE BOARD PANELS	8d	SEE MANUFACTURER	
F L O O R S H E A T H I N G			
WOOD STRUCTURAL PANELS: 1" OR LESS GREATER THAN 1"			
	8d / 10d 10d / 16d	6" EDGE / 12" FIELD 6" EDGE / 6" FIELD	

NAILING NOTES

- NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" ON CENTER AT THE PANEL EDGE. ALTERNATIVE NAILING SCHEDULES SHALL BE USED WHERE WALL SHEATHING NAILING IS REDUCED FOR EXAMPLE, IF WALL SHEATHING IS NAILED 3" ON CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SHALL BE USED TO MAINTAIN THE LOAD PATH.
- WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1 - 16d NAIL PER FOOT.

CODE ANALYSIS

OCCUPANCY:

REFERENCE STANDARDS:
RESIDENTIAL CODE OF 2020 EDITION NEW YORK STATE
BUILDING CODE
WOOD FRAME CONSTRUCTION MANUAL AF 4 PA
CLIMATE ZONE: 4 EXCEPT MARINE
DEGREE DAYS:

DESIGN LOAD:
DECKS/EXTERIOR BALCONIES: 40 PSF
ATTIC: 20 PSF (SEE TABLE R 301.5 ON THIS SHEET)
ROOMS OTHER THAN SLEEPING ROOMS: 40 PSF
SLEEPING ROOMS: 30 PSF
STAIRS: 40 PSF
HANDRAILS: 200 SQ. FT.
ROOF: 30 PSF +/- GROUND SNOW LOAD 30 PSF
BASIC WIND SPEED: 120 MPH
UPLIFT: 22 PSF
DEAD LOADS: 10 PSF

DEFLECTION LIMITS:
RAFTERS WITH NO FINISHED CEILING ATTACHED: L / 180
FLOORS: L / 360

GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RESIDENTIAL BUILDING CODE OF NEW YORK STATE. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ANY OTHER CODES AND AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL REQUIRED PERMITS, INSPECTION, CERTIFICATES AND TESTS.
- ALL FOUNDATIONS SHALL REST ON UNDISTURBED SOIL OF 1 TBF BEARING CAPACITY. AND CONTRACTOR SHALL HAVE A LEVEL OF ACCEPTABLE BEARING STRATA VERIFIED IN THE FIELD.
- CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-02 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE. ALL CONCRETE WORK SHALL CONFORM TO REQUIREMENTS AND RECOMMENDATIONS OF ACI-301-99. SPECIFICATIONS FOR STRUCTURAL CONCRETE SHALL BE 3500 PSI AIR ENTRAINED, REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60.
- ALL FRAMING MEMBERS SHALL BE HEM-FIR #1 (FO x 9TS PSI) +/- PROVIDED (2) 2 X 8 HEADER OVER ALL WALL OPENINGS, UNLESS OTHERWISE NOTED.
- MICRO-LAM GIRDERS (ML) SHALL BE LAMINATED VENEER LUMBER WITH E x 1300,000 PSI, FO x 2600 PSI, AS MEASURED BY TRUSS-JOIST MILLMAN.
- DOUBLE FRAME AROUND ALL OPENINGS, UNDER PARALLEL WALLS AND UNDER BATHTUBS. PROVIDE SIMPSON HANGER CONNECTIONS AT ALL FLUSH STRUCTURAL LOAD BEARING CONDITIONS.
- ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C 90 +/- MORTAR SHALL BE TYPE M.
- ALL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AISC. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. STEEL SHALL CONFORM TO ASTM A-572 (GRADE 50) AND A-501.
- ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL NEC AND UNDERWRITERS LABORATORY REQUIREMENTS.
- FIRE-FABRICATED FIREPLACES AND FLUES SHALL BE UL APPROVED.
- INSTALL SMOKE DETECTORS, HEAT DETECTORS AND CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH ALL NEW YORK STATE AND LOCAL CODE REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE STARTING CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCESSING 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 ARCHITECT FOR CLARIFICATION AND/OR INSTRUCTIONS. IF THE CONTRACTOR FAILS TO FOLLOW THE ABOVE PROCEDURES, HE SHALL ASSUME ALL RESPONSIBILITY FOR THE CONSEQUENCES OF HIS ACTIONS AND/OR DECISIONS.
- THE OWNER SHALL ARRANGE FOR SUPERVISION ON THE CONSTRUCTION WORK TO ISSUE COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- WHEN USING ACQ PRESSURE TREATED LUMBAR ALL NAILS, SCREWS, SILL PLATES AND WIND STRAPS MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS.

NOTES:

PLACEMENT OF FILL, INSTALLATION OF WALLS, DUMPING OF MATERIALS, EXCAVATING, MINING, OR OTHER SIMILAR DISTURBANCE OF LAND REQUIRES A SITE PLAN. COMMENCEMENT OF ANY ACTION OF THE ABOVE WITHOUT APPROVAL IS PROHIBITED AND SUBJECT TO LEGAL ACTION.

SITE PLAN TO BE PREPARED BY OTHERS AND SHALL INCLUDE THE FOLLOWING INFORMATION:

- ROOF DRAINAGE SHALL BE INSTALLED FOR 3" RAINFALL CAPACITY.
- ROOF DRAINAGE SHALL BE CONNECTED WITH 4" PVC SDR 35
- DRAINAGE SHALL BE INSTALLED A MINIMUM OF 2'-0" ABOVE GROUNDWATER.

ATTIC ACCESS NOTES:

SHALL BE AS PER SECTION SECTION R301

R301.1 ATTIC ACCESS

BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M²). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH), WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1509.13 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

NOTES:

- THE MECHANICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 12-24 OF THE RESIDENTIAL CODE OF NEW YORK STATE.
- ELECTRICAL EQUIPMENT & WIRING SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 34-41 OF THE RESIDENTIAL CODE OF NEW YORK STATE.
- THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 28-33 OF RESIDENTIAL CODE OF NEW YORK.
- EXTERIOR WINDOWS AND DOORS SHALL BE INSTALL IN ACCORDANCE WITH SECTION 6 609 & MAX U-FACTOR OF .32 TO MEET ENERGY CODE REQUIREMENTS.
- IN ALL FRAMED WALLS, FLOORS AND ROOF / CEILING CHIMNEY ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A MOISTURE VAPOR RETARDER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R 316
- WALLS AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 WITH A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 IN ACCORDANCE WITH SECTION R 315
- INSULATION SHALL HAVE A FLAME-SPREAD INDEX OF NOT GREATER THAN 25 WITH A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 50 IN ACCORDANCE WITH SECTION R 315
- INTERIOR WALL COVERING SHALL BE IN ACCORDANCE WITH SECTION R 102 AND EXTERIOR WALL COVERING SHALL BE IN ACCORDANCE WITH SECTION 102 AND EXTERIOR WALL COVERING SHALL BE IN ACCORDANCE WITH SECTION R 103

SOURCE: WFCM 2018 EDITION				
Table 3.9A Rafter/Ceiling Joist Heel Connection Requirements for 30 psf Roof Live Load				
		Roof Span (ft.)		
		12	24	36
Rafter Slope	Rafter Spacing (in.)	* of 16d Common nails per Heel Joint Connection (OR 40d BOX NAILS)		
3:12	12 16 24	3 4 6	8 12 18	9 12 18
4:12	12 16 24	3 3 5	5 9 13	7 9 13
5:12	12 16 24	3 3 4	4 5 7	6 7 11
7:12	12 16 24	3 3 3	3 4 5	4 5 8
9:12	12 16 24	3 3 3	3 4 6	3 4 6
12:12	12 16 24	3 3 3	3 3 3	3 3 5

Table 3.2B Sill or Bottom Plate to Foundation; 3/4" Ø Anchor Bolt max spacing 48"
Table 3.2C Connections Resisting Lateral Uplift & Shear Loads (120mph)
(Prescriptive Alternative to Table 3.2)

Plate Size	Foundation Supporting	Zone	Maximum Anchor Bolt Spacing (in.)
2x4	1–3 Story	8' End Zones	71"
2x6			72"
2x4	1–3 Stories	Interior zone	72"
2x6			72"

Table 3.6 Ridge "Exposure B" Connection Requirements (120mph wind)

Roof Pitch	Roof Span(ft.)	Required capacity of Ridge Connection (plf)
3:12	12 16 20 24 28 32 36	105 141 176 211 245 281 316
4:12	12 16 20 24 28 32 36	88 118 147 176 206 235 264
5:12	12 16 20 24 28 32 36	69 92 115 138 161 184 190
6:12	12 16 20 24 28 32 36	63 85 106 127 148 169 185
7:12–12:12	12 16 20 24 28 32 36	62 82 103 123 144 164 185

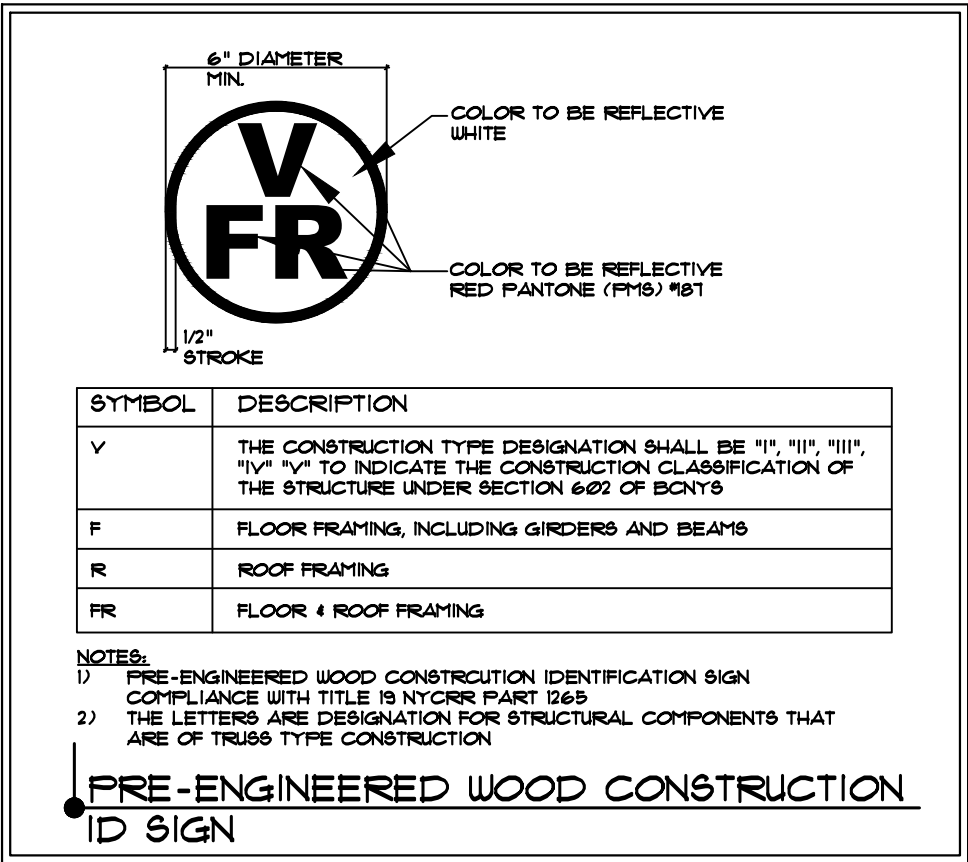


Table R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)	
USE	LIVE LOAD
Uninhabitable attics without storage	10
Uninhabitable attics with limited storage ^{1a}	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) ² and decks ³	40
Fire Escapes	40
Guards and handrails ⁴	200 ¹
Guard in-fill components ¹	50 ²
Passenger Vehicle garages ²	50 ²
Rooms other than sleeping room	40
sleeping rooms	30
Stairs	40 ⁵

Note: see code section R301.5 for footnotes

Table 3.4A Rafter/Ceiling Joist to Top Plate Lateral and Shear Connection Requirements (120mph) Exposure B (Prescriptive Alternative to Table 3.4)		
Rafter Ceiling Joist Spacing (in.)	Wall Height (ft.)	Number of 8d Common nails (Toenailed) Required in each Rafter and/or Ceiling Joist to Top Plate Connection
12	8–10	2
16	8 10	3 3
24	8 10	4 4

ENERGY NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE NYC 2020 RESIDENTIAL ENERGY CONSERVATION CODE, FOR NEW BUILDINGS AND APPENDIX J OF THE RESIDENTIAL CODE FOR EXISTING BUILDINGS AND STRUCTURES. THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO DETERMINE AN ENERGY EFFICIENCY PROGRAM TO EXCEED THE ENERGY EFFICIENCY REQUIRED BY THIS CODE.
 - A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND POSTED ON A WALL IN THE GARAGE. THE CERTIFICATE SHALL BE LOCATED, CERTIFICATE SHALL COMPLY WITH RESIDENTIAL CODE SECTION R4013 CERTIFICATE (MANDATORY).
 - ATTIC OR CRAWL SPACE ACCESS SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
 - INSTALLATION- THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA LISTED IN TABLE R402.12 WHERE REQUIRED BY CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.
 - TESTING- AS REQUIRED BY CODE BUILDING OR DUELLING UNIT SHALL BE TESTED AND VERIFIED HAVING LESS THAN OR EQUAL TO 3 AIR CHANGES/HOUR (ACH). TESTING AS REQUIRED SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.
 - DUCTS- SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 • DUCTS 3" OR GREATER IN DIAMETER, AND R-6 • DUCTS LESS THAN 3" IN DIAMETER.
 - DUCT SEALING- DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED.
 - DUCT TESTING- DUCTS SHALL BE PRESSURE TESTED WHERE LOCATED IN NON-CONDITIONED SPACE TO DETERMINE AIR LEAKAGE BY AN APPROVED THIRD PARTY.
 - BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR FLENUMS.
 - MECHANICAL SYSTEM PIPING INSULATION CARRYING FLUIDS GREATER THAN 105 F DEGREES OR LESS THAN 55 F DEGREES SHALL BE INSULATED WITH R-3 MINIMUM.
 - MECHANICAL VENTILATION- SHALL MEET THE REQUIREMENTS OF THE RESIDENTIAL/MECHANICAL CODE
 - EQUIPMENT SIZING- PER ACCA MANUAL S, BASED ON LOADS CALCULATED PER ACCA MANUAL J AS PROVIDED BY A THIRD PARTY HERS RATER
 - LIGHTING- A MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS.
 - ALL HVAC, PLUMBING & ELECTRICAL SYSTEMS SHALL MEET THE 2020 RESIDENTIAL CODE CHAPTER 11 ENERGY EFFICIENCY, MECHANICAL CODE, ENERGY CONSERVATION CODE, THE DESIGN, CALCULATIONS, DRAWINGS, WRITTEN STATEMENTS OF THE MECHANICAL, AIR CONDITIONING, VENTILATION HEATING SYSTEMS (NEW EXISTING OR UPGRADED) STAMPED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE OWNER OR BUILDING DEPT.
 - ADDITIONS, ALTERATIONS OR RENOVATION: SHALL COMPLY WITH NYC 2020 ENERGY CONSERVATION CODE UNALTERED PORTIONS OF THE EXISTING BUILDING IS NOT REQUIRED TO COMPLY WITH THIS CODE.
 - MINIMUM ONE PROGRAMMABLE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM IN ACCORDANCE WITH SECTION R403.11
 - ALL EXTERIOR WALL/ FLOOR/ CEILING JOISTS SHALL BE AIR SEALED AND INSULATED IN ACCORDANCE WITH TABLE R402.4.11. AIR BARRIER AND INSULATION APPLY A FRESH BEAD OF CAULK TO THE TOP AND BOTTOM PLATE IMMEDIATELY PRIOR TO INSTALLING INTERIOR WALL BOARD.
- (SEE ADDITIONAL AIR SEALING NOTES BELOW ON THIS SHEET.)

AIR SEALING NOTES:

AS PER NYC 2020 /ECC & AS CONFIRMED BY BLOWER DOOR TEST WITH A MAXIMUM 3 AIR CHANGES/HOUR. AS MAY BE REQUIRED.

AIR BARRIER INCLUDES TYVEK BUILDING WRAP AND OTHER SEALING PRODUCTS ALL INSTALLED ACCORDING TO EACH MANUFACTURE SPECIFIC INSTRUCTIONS AND SPECIFICATIONS. SEAL ALL OPENINGS BETWEEN CONDITIONED AND UNCONDITIONED SPACE TO INCLUDE THE FOLLOWING LOCATIONS MINIMALLY:

- BETWEEN WALL AND ROOF OR CEILINGS, WALL AND FLOORS, BETWEEN WALL PANELS, "DRAFTSTOP" BLOCKING
- AT ALL PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, CEILINGS, ROOF AND WALLS PLATES, AT ALL PLUMBING, ELECTRICAL, DUCT AND CHIMNEY CHASES.
- AT ALL DOORS AN WINDOWS FRAMES- ROUGH OPENINGS- SEAL WITH LOW EXPANSION FOAM, CAULKING OR BACKER ROD AND CAULK
- AT FOUNDATION/SILL WITH FOAM "SILL SEAL" BETWEEN THE TOP OF FOUNDATION WALL AND TOP PLATE
- AROUND AND BEHIND TUBS AND SHOULERS ON EXTERIOR WALLS AT BATHROOMS, AND OVER GARAGE AND OVERHANGS TO PREVENT HEAT LOSS AND/OR FREEZING PIPES.
- AT THE ATTIC AND CRAWL SPACES, INCLUDING ATTIC SCUTTLES, PULL DOWN STAIRS, ACCESS DOORS, THROUGH KNEE WALLS INTO UNHEATED SPACES AND ACCESS FROM A CONDITIONED BASEMENT/CELLAR SPACE INTO A CRAWL SPACE TO BE FULLY INSULATED AND WEATHER STRIPPED.
- AT ALL RECESSED LIGHTS AND ALL OTHER AREA AS PER TABLE R402.4.11 AIR BARRIER AND INSULATION INSTALLATION.

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 147
FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A
LICENSED REGISTERED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.



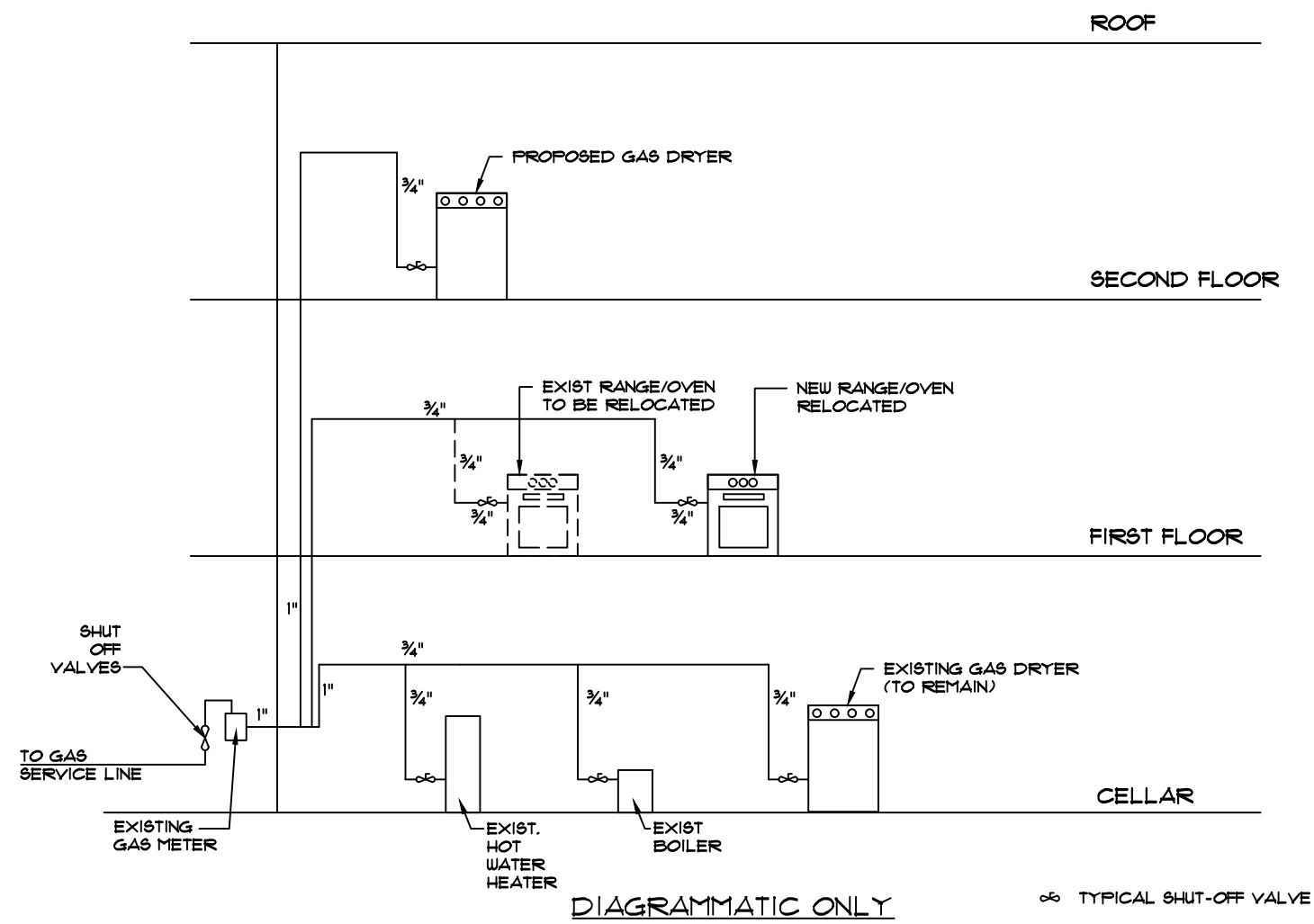
REVISIONS	BY
11/21/24 PRELIMINARY	CK
3/05/25 INITIAL FILING	CK
5/15/25 FOR CLIENT REVIEW	JPB
5/19/25 ANSWER COMMENTS	JPB
8/1/25 Submitted to Zoning Board	KT

VILLAGE OF THOMASTON, NY DEPARTMENT OF BUILDINGS APPLICATION NUMBER
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NAILING SCHEDULE	JOB#: 2024-415	DRN BY: CK	CKD BY: ASM/KT	DATE: 11/2024	SCALE: AS NOTED
PROPOSED ADDITION & ALTERATION TO ONE FAMILY DWELLING	20 AVALON ROAD	GREAT NECK, NY 11021	SECTION: 2 BLOCK 262 LOT: B19		

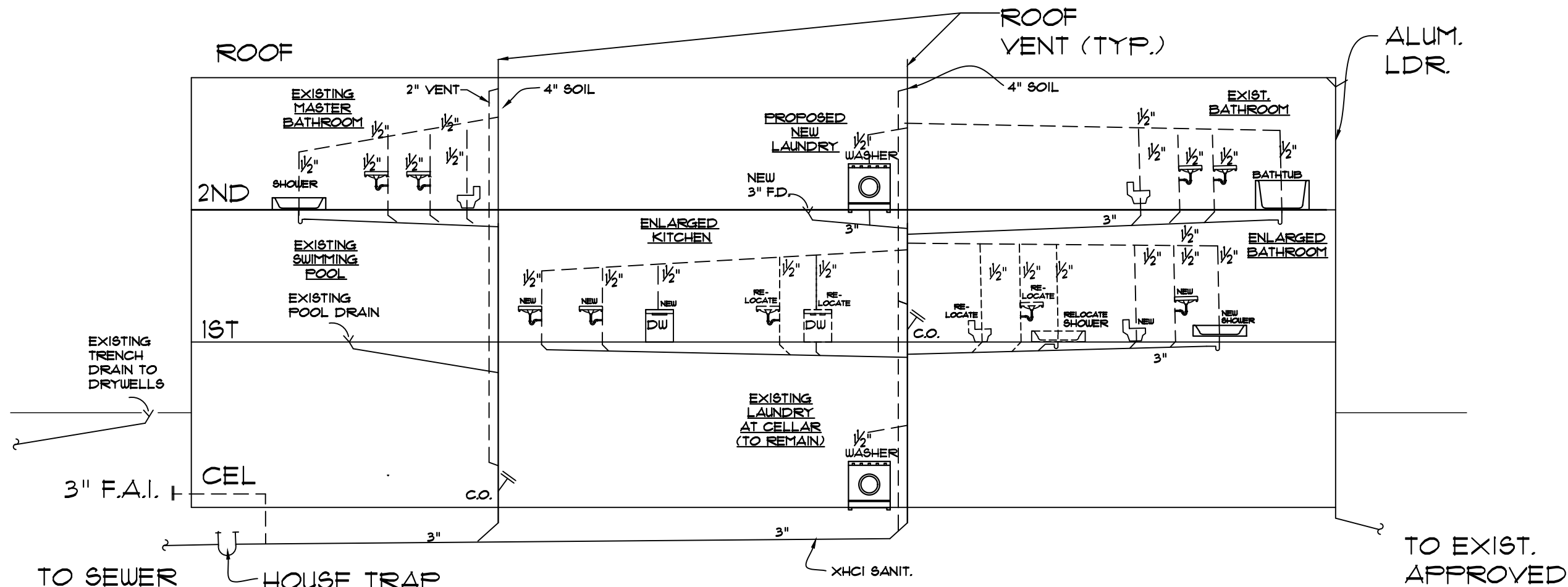
SHOSHANI

DWG 10 OF 11



THIS DRAWING IS FOR GENERAL DESIGN ONLY. APPLICABLE NASSAU COUNTY / VILLAGE OF THOMASTON APPROVED LICENSED & INSURED PLUMBER TO FOLLOW ALL CODES AND COORDINATE WITH ALL UTILITY COMPANY RULES.

GAS RISER DIAG.
N.T.S. SCALE



PLUMBING RISER DIAG.

N.T.S. SCALE

PLUMBING NOTES:

- THIS DRAWING IS FOR GENERAL DESIGN ONLY. NASSAU COUNTY/VILLAGE OF THOMASTON LICENSED MASTER PLUMBER TO FOLLOW ALL CODES AND COORDINATE WITH ALL UTILITY COMPANY RULES.
- ALL PLUMBING FIXTURES SHALL COMPLY WITH CHAPTER 21 OF THE 2020 NY'S RESIDENTIAL BUILDING CODE
- INSTALL TEMPERATURE ACTUATED MIXING VALVES AT THE HOT WATER SOURCE AS PER SECTION P2124 SPECIALITY TEMPERATURE CONTROL DEVICES AND VALVES OF THE 2020 NY'S PLUMBING CODE
- ALL PLUMBING TRAPS SHALL BE SELF-PRIMING TYPE TRAPS AS PER CODE.



REVISIONS	BY
11/21/24 PRELIMINARY	CK
3/05/25 INITIAL FILING	CK
5/15/25 FOR CLIENT REVIEW	JPB
5/19/25 ANSWER COMMENTS	JPB
8/1/25 Submitted to Zoning Board	KT

VILLAGE OF THOMASTON, NY DEPARTMENT OF BUILDINGS APPLICATION NUMBER

PLUMBING RISER DIAGRAMS	JOB#: 2024-45
PROPOSED ADDITION & ALTERATION TO ONE FAMILY DWELLING	DRN BY: CK
20 AVALON ROAD	CKD BY: ASM/KT
GREAT NECK, NY 11021	DATE: 11/2024
SECTION: 2 BLOCK, 262 LOT: 519	SCALE: AS NOTED

SHOSHANI

A = 8