



## VILLAGE OF EAST HILLS

INCORPORATED JUNE 24, 1931

209 Harbor Hill Road, East Hills, New York 11576  
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## DRAWING REQUIREMENTS

The Architect or Engineer for the project must provide the following minimum zoning or local code information in a Table on the submitted, sealed drawings for all projects with additions or major alterations:

### 1. Site Data:

- Owner Name, Owner Address & Property Address
- Section, Block and Lot(s)
- Zoning District
- Primary Property Use

### 2. Site Zoning Information (Required/Maximum, Existing and Proposed)

- Front Yard Setback
- Secondary (side) Front Yard Setback (for corner lots)
- Minimum Side Yard Setback
- Aggregate Side Yard Setback
- Rear Yard Setback
- Total Lot Area Square Footage
- Building Area at Grade (including porticos, garages, sheds and other covered structures)
- Total Lot Coverage Percentage (Building Area ÷ Total Lot Area)
- Rear Lot Coverage Percentage (Accessory Structures ÷ Rear Yard Area)
- Height of New Construction from Grade (average grade to highest roof peak)

### 3. Floor Area Information (Required/Maximum, Existing and Proposed)

- First Story Total Floor Area Square Footage (include area for garages, enclosed porches and other enclosed building areas)
- Second Story Total Floor Area Square Footage
- Total Floor Area Square Footage
- Floor Area Ratio (Floor Area ÷ Lot Area)

### Drawings must include (as a minimum):

- Site Plan (minimum 1"=20' scale) showing property line information, streets, distance to nearest intersection, existing buildings, existing accessory structures and pools, existing setbacks, proposed additions and proposed setbacks
- Table and notes with all zoning information, design criteria and material specifications
- Foundation Plans
- Floor Plans
- Elevations (all sides showing Height-Setback lines and maximum heights)
- Full Sections showing proposed work areas
- Detail Sheets (also including hurricane connections and tie downs)
- Electrical Plans (also showing smoke and CO detectors)
- Plumbing Riser Diagrams

### NOTES:

- Plans must show insulation, and include a certification by the R.A. or P.E. that the work will comply with the New York State Energy Law.
- Any deviations from any zoning requirements must be clearly shown and highlighted on the plans. Failure to comply may void any plan approval.
- Additional plan and submittal requirements apply to Major Alterations or New Buildings that require Architectural Review Board (ARB) approval.