Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

CALENDAR FOR NOVEMBER 30, 2022

RESIDENTIAL CALENDAR

APPEAL #21305 - Janet Makhani; 2 Parkwood Drive, Great Neck; Section 2, Block 365, Lot 6; Zoned: Residence-A
Variances from §§70-30.C and 70-30.B to construct additions and a covered terrace that are too close to the street.

APPEAL #21260 – Anastasios Chrisoforidis; 76 Avenue C, Port Washington, Section 4, Block 25, Lot 249; Zoned Residence-B
Variance from § 70-100.1.A to legalize a gazebo located within in a side yard (not permitted).

APPEAL #21306 - Angelo Bovis; 5 Derby Road, Port Washington; Section 5, Block J03, Lot 123; Zoned: Residence-B
Variance from 70-100.2(A)(2) to install fencing in a front yard.

APPEAL #21307 - Madison Park Owners, Corp.; 99 Madison Street, Port Washington; Section 5, Block 133, Lots 402 and 409; Zoned: Residence-C
Variances from §§70-50.A, 70-52.5, 70-103.B, and 70-208.G to construct a parking lot expansion in a Residence-C district with parking spaces located within the required front yard setback, too much front yard paving, parking spaces that are too small and expansion of the non-conforming use of the property.

APPEAL #21308 - Stephen Edelson; 36 Plymouth Road, Port Washington; Section 6, Block 46, Lot 31; Zoned: Residence-B
Appeal for determination, or in the alternative, variances from §§70-39.B, 70-41.A and 70-103.A to construct a replacement addition to a dwelling that is too big, does not have enough parking on site and with smaller than required aggregate side yards.

APPEAL #21309 – Tasadaq Khakwani; 204 Aster Dr., New Hyde Park, Section 8, Block 302, Lot 32; Zoned Residence-B
Variance from §70-40.A to construct an addition that is too close to the street and to construct a portico that also would be too close to the street.

APPEAL #21310 – Jennifer Nobrega; 15 Garson Rd., Carle Place, Section 9, Block 596, Lot 9; Zoned Residence-B
Variance from 70-40.C to construct a front portico that is too close to the street.

COMMERCIAL CALENDAR

APPEAL #21311 - Shachar Malka; 333 Great Neck Road, Great Neck; Section 2, Block 42, Lot 9; Zoned: Business-A
Variance from §70-103.A(1) to construct an addition to a veterinary clinic with not enough parking on site.

APPEAL #21312 – Zegna; 2024 Northern Blvd., Manhasset, Section 3, Block 183, Lot 12; Zoned Business-A/Parking District
Variances from 70-196.J(1) and 70-196.J(1)(a) to construct canopy signs that do not face a street or parking area, and a second canopy sign (more than one sign) facing the street.

APPEAL #21301 – Floral Park Centre Fire Co # 1; 94 McKee St., Floral Park, Section 8, Block 78, Lot 13; Zoned Residence-C
Variances from § 70-48, 70-49(B), 70-50(A), and 70-51(C) to construct an addition to an existing fire house that would cover too much of the lot, would be too big, would be too close to the street and too close to the side property lines.

ABBREVIATIONS

&	And	GA.	Gauge	SPEC.	Specification
L	Angle	GALV.	Galvanized	SQ.	Square
@	At	G.B.	Grab Bar	S.S.	Stainless Steel
℄	Centerline	G.C.	General Contractor	S.SK.	Service Sink
Ø	Diameter	GL.	Glass/glazing	STA.	Station
⊥	Perpendicular	GND.	Ground	STD.	Standard
⊏	Channel	GR.	Grade	STL.	Steel
#	Pound or Number	GYP.	Gypsum	STOR.	Storage
(E)	Existing			STRL.	Structural
ACOUS.	Acoustical	H.B.	Home Bid	SUSP.	Suspended
A.D.	Area Drain	H.C.	Hollow Cab	SYM.	Symmetrical
ADJ.	Adjustable	HDWD.	Hardwood		
A.F.F.	Above Finish Floor	HDWE.	Hardware	TRD.	Tread
AGGR.	Aggregate	H.M.	Hollow Metal	T.B.	Towel Bar
AL.	Aluminum	HORIZ.	Honzontal	T.C.	Top of Curb
APPROX.	Approximate	HR.	Hour	TEL.	Telephone
ARCH.	Architectural	HGT.	Height	TER.	Terrazzo
ASB.	Asbestos			T.&G.	Tongue and Groove
ASPH.	Asphalt	I.D.	Inside Diameter (Dim.)	THK.	Thick
				T.P.	Top of Pavement
BD.	Board	INSUL.	Insulation	T.P.D.	Toilet Paper Dispenser
BITUM.	Bituminous	INT.	Interior	T.V.	Television
BLDG.	Building			T.W.	Top of Wall
BLK.	Block	JAN.	Janitor	TYP.	Typical
BLKG.	Blocking	JT.	Joint		
BM.	Beam			UNF.	Unfinished
BOT.	Bottom	KIT.	Kitchen	U.O.N.	Unless Otherwise Noted
B.T.B.	Back TO Back			UR.	Urinal
		LAB.	Laboratory		
CAB.	Cabinet	LAM.	Laminate	V.C.T.	Vinyl Composition Tile
C.B.	Catch Basin	LAV.	Lavatory	VERT.	Vertical
CEM.	Cement	LKR.	Locker	VEST.	Vestibule
CER.	Ceramic	LT.	Light	V.I.F.	Verify in Field
C.I.	Cast Iron				
CLG.	Ceiling	MAX.	Maximum	W.	West
CLO.	Closet	M.C.	Medicine Cabinet	W/	With
CLR.	Clear	MECH.	Mechanical	W.C.	Water Closet
COL.	Column	MEMB.	Membrane	WD.	Wood
CONC.	Concrete	MTL.	Metal	W/O	Without
CONSTR.	Construction	MFR.	Manufacturer	WP.	Waterproof
CONT.	Continuous	MH.	Manhole	WSCT.	Wainscot
CORR.	Corridor	MIN.	Minimum	WT.	Weight
CTSK.	Countersunk	MIR.	Mirror		
CNTR.	Counter	MISC.	Miscellaneous		
CTR.	Center	M.O.	Masonry Opening		
		MTD.	Mounted		
DBL.	Double	MUL.	Mullion		
DEPT.	Department				
D.F.	Drinking Fountain	N.	New		
DET.	Detail	N.I.C.	Not in Contract		
DIA.	Diameter	NO. or #	Number		
DIM.	Dimension	NOM.	Nominal		
DISP.	Dispenser	N.T.S.	Not to Scale		
DN.	Down				
D.O.	Door Opening	O.A.	Overall		
DR.	Door	OBS.	Obscure		
DWR.	Drawer	O.C.	On Center		
DS.	Downspout	O.D.	Outside Diameter (Dim.)		
D.S.P.	Dry Standpipe	OFF.	Office		
DWG.	Drawings	OPNG.	Opening		
		OPP.	Opposite		
E	Existing				
EA.	Each	PRCST.	Precast		
E.J.	Expansion Joint	PL.	Plate		
EL.	Elevation	P.LAM.	Plastic Laminate		
ELEC.	Electrical	PLAS.	Plaster		
ELEV.	Elevator	PLYWD.	Plywood		
EMER.	Emergency	PR.	Pair		
ENCL.	Enclosure	PT.	Point		
E.P.	Electrical Panel	P.T.D.	Paper Towel Dispenser		
EQ.	Equal	P.T.D/R	Combination Paper Towel		
EQPT.	Equipment		Dispenser & Receptacle		
E.W.C.	Electric H20 Cooler				
(E)	Existing	Q.T.	Quarry Tile		
EXIST.	Existing	R	Relocate		
EXPO.	Exposed	RAD.	Radius		
EXP.	Expansion	R.D.	Roof Drain		
EXT.	Exterior	REF.	Reference		
		REFR.	Refrigerator		
F.A.	Fire Alarm	RGTR.	Register		
F.B.	Flat Bar	REINF.	Reinforced		
F.D.	Floor Drain	REQ'D.	Required		
FDN.	Foundation	RESIL.	Resilient		
F.E.	Fire Extinguisher	RM.	Room		
F.E.C.	Fire Extinguisher Cab	R.O.	Rough Opening		
F.H.C.	Fire Hose Cabinet	RWD.	Redwood		
FIN.	Finish	R.W.L.	Rain Water Leader		
FL.	Floor	S.	South		
FLASH.	Flashing	S.C.	Solid Core		
FLUOR.	Fluorescent	S.C.D.	Seat Cover Dispenser		
F.O.C.	Face of Concrete	SCHED.	Schedule		
F.O.F.	Face of Finish	S.D.	Soap Dispenser		
F.O.S.	Face of Studs	SECT.	Section		
FPRF.	Fireproof	SH.	Shelf		
F.S.	Full Size	SHR.	Shower		
FT.	Foot or Feet	SHT.	Sheet		
F.T.	Fire Treated	SIM.	Similar		
FTG.	Footing	S.N.D.	Sanitary Napkin Dispense		
FURR.	Furring	S.N.R.	Sanitary Napkin Receptacle		
F&I	Furnish and Install	SNT.	Sealant		
FUT.	Future				

GENERAL NOTES

1. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS, AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED ASSEMBLY.
2. NO WORK DEFECTIVE IN WORKMANSHIP OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECTS FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
3. PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. FIREPROOF AS REQUIRED BY CODE ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
4. DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS OF CONSTRUCTION ITEMS DENOTED IN THE CONSTRUCTION DOCUMENTS SHALL BE INDICATED TO SCALE, IN CONTRASTING INK, ON THE DRAWINGS FOR ALL RUNS OF MECHANICAL, SPRINKLER, PLUMBING AND ELECTRICAL WORK; INCLUDING SITE UTILITIES AND CONCEALED DEVIATIONS FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT THE ARCHITECT WILL PROVIDE THE CONTRACTOR W A REPRODUCIBLE SET OF ORIGINAL DOCUMENTS FOR "AS-BUILT" DOCUMENTATION. THIS SET SHALL BE CONSPICUOUSLY MARKED "AS-BUILTS" AND DELIVERED TO THE ARCHITECT.
5. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.
6. SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE, FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.
7. THROUGHOUT THE DURATION OF THE PROJECT REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF CLAIMS OF LIEN BY SUBCONTRACTORS, SUPPLIERS OF MATERIALS, LABOR, SERVICE, EQUIPMENT OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS REASONABLE AND JUSTIFIABLE CAUSE CAN BE SHOWN. APPROVAL FOR PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTORS OBTAINING AND FURNISHING TO THE ARCHITECT SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR SHALL SUBMIT THEM, IN WRITING, TO THE ARCHITECT AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
9. EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, FEDERAL CODES, MANUFACTURER'S RECOMMENDATIONS, TRADE AND REFERENCE STANDARDS INCLUDING BUT NOT LIMITED TO: UBC, SEISMIC CODES, NEC, NFPA, ASMC, UMC, LATEST ENFORCED EDITIONS.
10. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS SHALL GOVERN OVER ALL.
11. CLARIFY ALL DISCREPENCIES RELATIVE TO CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND FIELD CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.
12. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
14. DO NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
15. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
16. UPON NOTIFICATION OF COMPLETION OF THE WORK AND DELIVERY OF THE CONTRACTOR'S PUNCHLIST, THE ARCHITECT SHALL PREPARE A PUNCH-LIST OF CORRECTIONS, UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
17. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, U.O.N.
18. THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE PUBLIC CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
19. COORDINATE ALL WORK WITH BUILDING OWNER SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY TENANT IN THE BUILDING. INTERFERENCE WITH NORMAL BUILDING OPERATIONS INTERFERENCE WITH NORMAL BUILDING OPERATIONS BUILDING'S REGULATIONS REGARDING SCHEDULING AND USE OF ELEVATOR AND LOADING DOCK FOR DELIVERIES, HANDLING OF MATERIALS, EQUIPMENT, AND DEBRIS.
20. VERIFY IN THE FIELD, THAT NO CONFLICTS EXIST WHICH WOULD PROHIBIT THE LOCATION OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL REQUIRED PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
21. PROVIDE PROTECTION TO ALL EXISTING FINISHES IN ALL SPACES WITHIN OR ADJACENT TO THE SCOPE OF WORK AND THE TENANT'S SPACE. THE CONTRACTOR SHALL PATCH AND REPAIR ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS. MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
22. CORRECT ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION WHICH AFFECT THE SCOPE OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD OR DAMAGED FIREPROOFING. PATCH AND REPAIR SURFACES TO MATCH ADJACENT, ADJOINING SURFACES.
23. "TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS U.O.N.
24. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
25. "VERIFY" OR "VER." MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH ARCHITECT.
26. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
27. ALL CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ALL WORK SHOWN OR REFERRED TO ON ANY CONTRACT DOCUMENT SHALL BE PROVIDED AS THOUGH THEY ARE ON ALL RELATED DOCUMENTS.
28. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LIST OF DRAWINGS:

ARCHITECTURAL

T.001.00	GEN. NOTES
T.002.00	GEN. NOTES
T.003.00	GEN. NOTES, BUILDING CODE CHECKLIST,DOOR & WINDOW SCHEDULE
A.001.00	FIRST FLOOR PLAN & FOUNDATION PLAN
A.002.00	FIRST FLOOR FLOORING PLAN AND LIGHTING PLAN
A.003.00	ELEVATION & EXTERIOR DETAIL
A.004.00	SECTIONS & CONNECTION DETAILS

EXISTING BUILDING CODE NOTES & CHECKLIST

ADDITION

SECTION		ACTION
506	CHANGE IN OCCUPANCY	NO CHANGE
507	ADDITIONS	YES
1102.1	HEIGHTS LIMITATIONS	WE WILL COMPLY WITH SECTION-508.4
1102.2	AREA LIMITATIONS	WE WILL COMPLY WITH SECTION-508.4
1102.3	FIRE PROTECTION SYSYTEM	NA
1103.3.2	STRUCTURAL	WE WILL COMPLY
1105	ACCESSIBILTY	ACCESSIBILITY REQ. WILL BE PROVIDED
1106	ENERGY CONSERVATION	WE WILL COMPLY

INTERNATIONAL BUILDING CODE NOTES:

LOT AREA- 4000 SQFT
BUILDING LOT COVERAGE- 2863 SQFT
EXISTING BUILDING- 2323.8 SQFT
PROPOSED EXTENSION- 540 SQFT
ALTERATION TYPE LEVEL 3
OCCUPANCY: GROUP S-2 & GROUP-A3
OCCUPANT LOAD AS PER SECTION 1004:

TABLE 1004.1.2

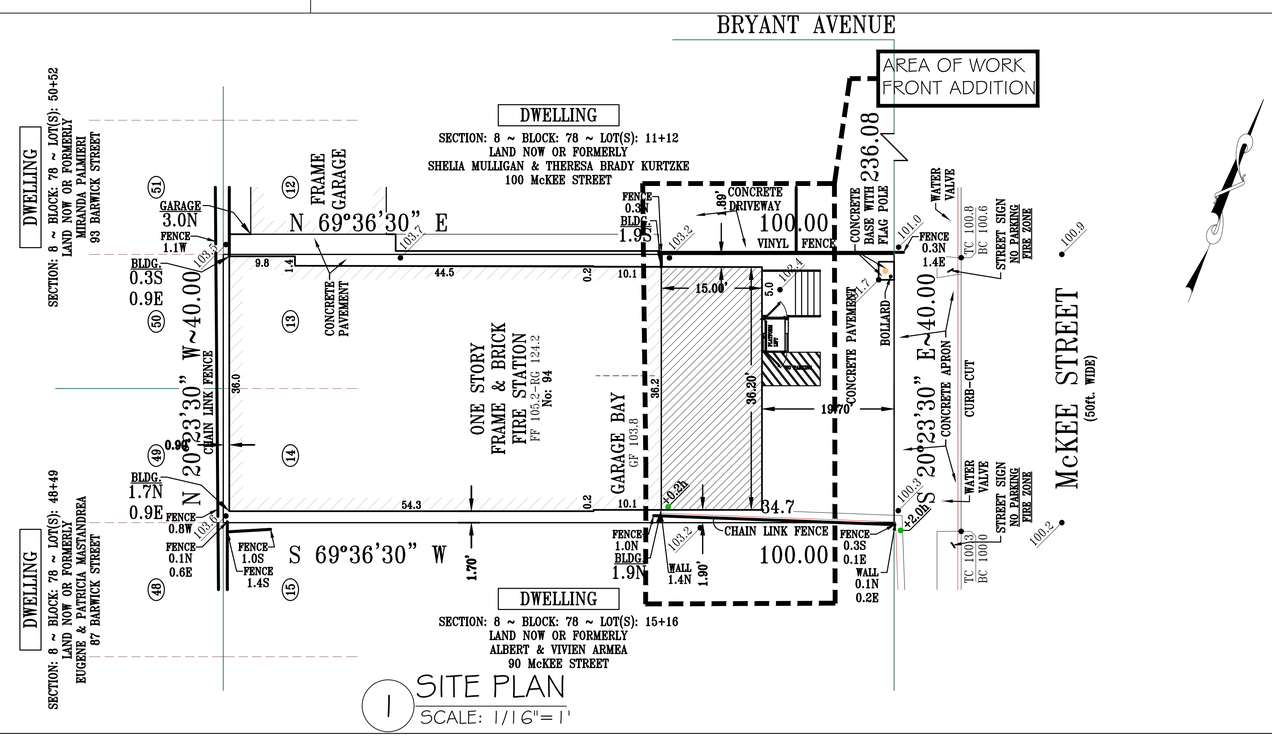
ASSEMBLY - 1/15 = 65.5
PARKING GARAGE- 1/200 = 5.32

PROPOSED CONSTRUCTION TYPE AS PER SECTION 602- 3B

ZONING	TOWN OF NORTH HEMPSTEAD			
ZONING DISTRICT: R-C			MAP DISTRICT:	
ZONING ITEM	REQUIRED		EXISTING	PROPOSED
LOT SIZE	4000 S.F.	MIN.	4000 S.F.	✓
LOT COVERAGE (BUILDING)	35%	MAX	58.95%	72.69% ✗
LOT COVERAGE (SQ.FT)	1400 SQFT	MAX	2359 SQFT	2907.7 SQFT ✗
HEIGHT (4 STORIES)	45'	MAX	17.0'	21.0' ✓
FRONT YARD SETBACK	25'	MIN.	34.70'	19.70' ✗
SIDE YARD	15'	MIN.	1.90'	1.90' ✗
REAR YARD	25'	MIN.	.90'	.90' ✗
GROSS FLOOR AREA	50%	MAX	55%	69.2% ✗
FRONT YARD PAVING	55%	MAX	100%	100% ✗

PARKING CALCULATIONS

USE	AREA (SQFT)	REQ. PARKING	PARKING PROVIDED
ASSEMBLY	983.5	16	0
FIRE ENGINE GARAGE	908	0	0
SERVER ROOM	36	0	0
BOARD ROOM	92	0	0
KITCHEN	106	0	0
OFFICE	164	1 (-1000 SF EXEMPTION)	0



1 SITE PLAN
SCALE: 1/16"=1'

Appeal #21301

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING DEPARTMENT AS PER OBJECTIONS	02-23-22

JOSEPH GABRIEL, AIA
ARCHITECTS, PC
4250 Veterans Memorial Hwy,
Suite 280E, Holbrook NY
PHONE: 631-648-0880
EMAIL: JGABRIEL@JGARCHITECTS.BIZ

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

APPROVALS

STICKER

PROJECT

94 McKEE STREET
FLORAL PARK, NY 11001

GENERAL NOTES

SEAL & SIGNATURE

REGISTERED ARCHITECT JOSEPH GABRIEL No. 016388 STATE OF NEW YORK

DATE:	04-15-20
PROJECT No:	2020-
DRAWING BY:	AC
CHK BY:	JG
DWG No:	T001.00

DIVISION 1: GENERAL REQUIREMENTS :

1.) WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

A. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.

B. DESIGN CRITERIA IN REGIONS WHERE THE BASIC WIND SPEEDS EQUAL OR EXCEED 130 MILES PER HOUR SHALL BE DESIGNED IN ACCORDANCE WITH "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES" BY THE AMERICAN SOCIETY FOR CIVIL ENGINEERS (ASCE 7).

C. THIS PROJECT COMPILES WITH THE 2015 ICC BUILDING CODE AND THE 2016 NYS CODE SUPPLEMENT

D. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.

E. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODICALLY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.

2.) ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS.

3.) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. NEVER SCALE DIRECTLY FROM DRAWINGS. CONTRACTOR SHOULD CONSULT ARCHITECT IN CASE OF QUESTIONS.

4.) THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.

5.) DISCREPANCIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. WHERE IN THE OPINION OF THE CONTRACTOR, A DISCREPANCY EXISTS, HE SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK OR HE SHALL BE RESPONSIBLE FOR THE SAME AND ANY INDIRECT RESULTS OF HIS ACTION.

6.) OMISSIONS: ARCHITECTURAL DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONDITIONS FOR THE WORK. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, CURRENT NATIONAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS OR AGREEMENTS AS WELL AS CURRENT ACCEPTABLE BUILDING PRACTISES SHALL GOVERN, AND THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.

7.) THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS, IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUB-CONTRACTORS, OR ANYONE PERFORMING ANY OF THE WORK TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPROVED CONTRACT DOCUMENT.

8.) ANY AND ALL DRAWINGS AND SPECIFICATIONS FOR SITEWORK, PLUMBING SUPPLY OR WASTE, ELECTRICAL CIRCUITRY, AND HEATING, VENTILATING, FIRE / BURGLERY SYSYTEMS, CABLE / TELEPHONE, FABRICATED TRUSSES, AND AIR CONDITIONING SYSTEMS ARE NOT A PART OF THE PROFESSIONAL SERVICES PROVIDED TO THE CLIENT BY THE ARCHITECT UNLESS INCLUDED UNDER THEIR AGREEMENT. ANY DISCREPANCIES WITH THESE DOCUMENTS BY ANY OF THE ABOVE LISTED SERVICES AS SHOWN IN DOCUMENTS PREPARED BY OTHERS SHOULD BE INDICATED IN WRITING TO THE ARCHITECT IMMEDIATELY.

9.) PRIOR TO APPLICATION FOR BUILDING PERMIT, THE CONTRACTOR WILL FURNISH THE ARCHITECT WITH TWO SETS OF SHOP DRAWINGS OF ALL PREFABRICATED COMPONENTS, ONE SET TO BE RETAINED BY ARCHITECT, THE OTHER SET TO BE RETURNED TO CONTRACTOR AFTER REVIEW. ITEMS REQUIRING SHOP DRAWINGS INCLUDE BUT ARE NOT LIMITED TO ROOF TRUSSES, FLOOR TRUSSES, STAIRS, CABINETS, VANITIES, ETC. SHOULD THE DESIGN OR CONFIGURATION OF ANY PREFABRICATED COMPONENT BE MODIFIED DURING CONSTRUCTION FROM PREVIOUSLY APPROVED SHOP DRAWING, THE ARCHITECT SHALL BE FURNISHED, PRIOR TO FABRICATION, WITH REVISED SHOP DRAWINGS INCORPORATING THE REVISION. IF THE ARCHITECT IS NOT PROVIDED WITH THE ABOVE INFORMATION, THE CLIENT SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO, ALL PAYMENTS, EXPENSES OR COSTS INCLUDED, ARISING OR ALLEGED TO HAVE ARISEN FROM PREFABRICATED ITEMS.

10.) USE OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE ARCHITECT IS FORBIDDEN. COPYRIGHT

11.) THE CONDITIONS AND ASSUMPTIONS STATED IN THESE SPECIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR FOR CONFORMANCE TO LOCAL CODES AND CONDITIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THESE SPECIFICATIONS AND LOCAL RULES OR CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF THE DISCREPANCY AND SPECIAL ENGINEERING REQUIREMENTS SHALL BE APPLIED TO INSURE THE BUILDING'S STRUCTURAL INTEGRITY.

12.) THESE REQUIREMENTS MAY BE SUPERSEDED BY MORE STRINGENT INFORMATION CONTAINED WITHIN THE DRAWINGS. THE MORE STRINGENT SHALL BE FOLLOWED.

13.) SOIL CONDITIONS SHALL CONFORM TO OR EXCEED THE FOLLOWING CONDITIONS:

BEARING CAPACITY : MIN. 2000 PSF, FIELD VERIFIED BY A LICENSED SITE ENGINEER, UNDER ALL FOOTINGS AND UNREINFORCED SLABS.

WATER TABLE : MIN. 2'-0" BELOW BOTTOM OF ALL CONCRETE SLABS AND FOOTINGS. FOOTINGS, FOUNDATIONS. WALLS, AND SLABS, SHALL NOT BE PLACED ON OR IN MARINE CLAY, PEAT AND OTHER ORGANIC MATERIALS.

14.) DESIGN LOADS:

LIVE LOADS: ROOF: 30 PSF (BASED UPON A GROUND SNOW LOAD OF 45 PSF WITH AN ALLOWED REDUCTION FOR SLOPED ROOFS AND THERMAL FACTORS WHICH REDUCE THE ROOF LIVE LOAD TO 28.35 PSF SO WE WILL USE 30 PSF.) FLOORS: 40 PSF (EXCEPT SLEEPING ROOMS: 30 PSF); BALCONIES: 60 PSF; STAIR LANDINGS: 40 PSF, WIND LOAD: 46 PSF; GARAGE: 50PSF; MAXIMUM FOUNDATION LATERAL PRESSURE 40 PSF.

DEAD LOADS: FLOOR 15 PSF; ROOF: 12 PSF.

(UNKNOWN LOADS ARE TO BE DETERMINED BY ASCE 7 - 95 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES")

15.) BOTTOM OF ALL FOOTINGS SHALL EXTEND BEYOND FROST LINE OF THE LOCALITY AND MINIMUM 36" BELOW EXISTING GRADE TO UNDISTURBED SOIL OR SOIL COMPACTED TO 95% MODIFIED PROCTOR DENSITY HAVING A LOAD CARRYING CAPACITY AS SPECIFIED IN NOTE 13, AS VERIFIED BY A SOILS ENGINEER LICENSED IN THE LOCALITY WHERE PROJECT IS BEING BUILT.

16.) ALL FOUNDATION WALL BACKFILL UNDER SLABS WHERE DISTANCE FROM EDGE OF WALL TO EDGE OF UNDISTURBED SOIL EXCEEDS 1'6" BUT LESS THAN 4'-0" SHALL CONSIST OF CLEAN, POROUS, SOIL COMPACTED IN 6" LAYERS TO 95% MODIFIED PROCTOR DENSITY OR PROVIDE #4 REBAR AT 2'-0" O.C. 1'-0" BEYOND EDGE OF UNDISTURBED SOIL AND 1'-0" INTO FOUNDATION WALL.

17.) FREE DRAINING GRANULAR BACKFILL (SM OR BETTER) SHALL BE USED AGAINST FOUNDATION WALLS CONSISTENT WITH THE ARCHITECTURAL PLANS AND RELATED DETAILS, EQUIVALENT FLUID PRESSURE OF BACKFILL NOT TO EXCEED 40PCF (POUNDS PER CUBIC FEET). IF BACKFILL PRESSURES EXCEED 40 PCF, THEN WALLS MUST BE DESIGNED FOR ACTUAL PRESSURES BY A REGISTERED PROFESSIONAL ENGINNER LICENSED IN THE LOCALITY WHERE PROJECT IS BEING BUILT.

18.) UNBALANCED FILL NOT TO EXCEED 7'-0" UNLESS OTHERWISE NOTED AND SUBSTANTIATED BY ENGINEERING CALCULATIONS. BACKFILL SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS-ON-GRADE AND FRAMED FLOORS ARE IN PLACE AND HAVE REACHED THEIR DESIGN STRENGTH. PROPER PRECAUTIONS SHALL BE TAKEN TO BRACE FOUNDATION WALLS WHEN BACKFILLING. WHERE BACKFILL IS REQUIRED ON BOTH SIDES, BACKFILL BOTH SIDES SIMULTANEOUSLY.

19.) CONTRACTOR IS RESPONSIBLE FOR ALL REMOVAL OF DEBRIS AS PER LOCAL ORDINANCES & DISPOSE OF LEGALLY OFF SITE.

20.) THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE STARTING CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE BEFORE OR DURING CONSTRUCTION AS TO THE INTENT OR DETAILS OF THE DRAWINGS, THE CONTRACTOR SHALL CALL THE ARCHITECT FOR CLARIFICATION AND/OR INSTRUCTIONS. IF THE CONTRACTOR FAILS TO FOLLOW THE ABOVE PROCEDURE, HE SHALL ASSUME ALL RESPONSIBILITY FOR THE CONSEQUENCES OF HIS ACTIONS AND/OR DECISIONS.

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

22.) THE ARCHITECT HAS NOT BEEN RETAINED FOR THE DESIGN OF THE ELECTRICAL, HEATING, A.C., OR PLUMBING SYSTEMS. CONTRACTOR IS TO PROVIDE AS PER STATE, COUNTY, AND LOCAL ORDINANCES.

DIVISION 3: CONCRETE

A.) GENERAL :

1.) THE CONCRETE PROPERTIES SHALL BE AS FOLLOWS :

ITEM	MIN. COMP. STRENGTH @ 28 DAYS (PSI)	MIN. AGGREGATE SIZE	S LUMP
FOOTINGS	3500	Y-1/2	4"± 1"
SLAB-ON-GRADE	3500	Y-1/2	4"± 1/2"
WALLS	3500	Y-1/2	4"± 1"
GARAGE SLABS & EXTERIOR SLABS	3500	Y-1/2	4"- W/5" AIR ENTRAINMENT

2.) CONCRETE WORK SHALL CONFORM TO ALL REQUIRMENTS OF ACI-318-LATEST EDITION AND ASTM C1157. SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

3.) ALL REINFORCEMENT, ANCHOR BOLTS, PIPE SLEEVES AND OTHER INSERTS SHALL BE POSITIVELY SECURED IN PLACE AND LOCATED ACCORDING TO THE APPROPRIATE ARCHITECTURAL DRAWINGS AND DETAILS BEFORE CONCRETE IS PLACED.

B.) REINFORCING STEEL :

1.) REINFORCING STEEL SHALL BE INTERMEDIATE GRADE NEW BILLET DEFORMED BARS GRADE 60 CONFORMING TO ASTM A 615. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SEE ARCHITECTURAL DRAWINGS FOR SIZES AND LOCATION.

2.) DETALING, FABRICATING AND PLACING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI-315 MANUAL OF STANDARD PRACTICE FOR DETALING REINFORCED CONCRETE STRUCTURES. FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH CRSI STANDARDS.

3.) ALL REINFORCING BARS WHICH INTERCEPT PERPENDICUIAR ELEMENTS SHALL TERMINATE IN HOOKS, PLACED TWO (2) INCHES CLEAR FROM SIDES & TOP OF ELEMENT & (3) INCHES FROM BOTTOM.

4.) THE CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EACH CONCRETE POUR. NO CONCRETE SHALL BE POURED INTO FOOTINGS CONTAINING STANDING WATER OR MUD. FOOTINGS SHALL BE DEWATERED PRIOR TO PLACEMENT OF CONCRETE. NO CONCRETE SHALL BE PLACED UNTIL ALL REINFORCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE BUILDING OFFICAL.

5.) MINIMUM PROTECTIVE COVER FOR REINFORCING STEEL SHALL BE AS PER ACI 318 AS FOLLOWS:

	MINIMUM COVER
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.	3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER:	
NO. 6 THROUGH NO. 18 BARS.	2"
NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER.	1 1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS:	
NO. 14 AND NO. 18 BARS.	1 1/2"
NO. 11 BAR AND SMALLER.	3/4"
BEAMS, COLUMNS:	
PRIMARY REINFORCEMENT, TIES STIRRUPS, SPIRALS.	1 1/2"
SHELLS, FOLDED PLATE MEMBERS:	
NO. 6 BAR AND LARGER.	3/4"
NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER.	1/2"

C.) FOUNDATION :

1.) FOOTING DEPTHS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS. FOOTINGS SHALL BEAR A MINIMUM OF 1'-0" INTO ORIGINAL UNDISTURBED SOIL AND A MINIMUM OF 48" BELOW FINISHED GRADE. WHERE REQUIRED, STEP FOOTINGS TO RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

2.) WHERE CONDITIONS DEVELOP REQUIRING CHANGES IN EXCAVATIONS,SUCH CHANGES SHALL BE MADE AS DIRECTED BY THE ARCHITECT.

3.) ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICAL. PRIOR TO THE PLACING OF ANY CONCRETE. THE BUILDING OFFICIAL SHALL BE GIVEN FORTY-EIGHT (48) HOURS NOTICE FOR THIS OBSERVATION.

4.) SOIL INVESTIGATION AND REPORT : ALL EARTH WORK COMPACTION AND SUPERVISIONS SHALL BE DONE ACCORDING TO THE RECOMMENDATIONS OF THE SOIL INVESTIGATION REPORT PREPARED BY A LICENSED GEOTECHNICAL ENGINEER. CONCRETE SLAB AND FOOTING CALCULATIONS ARE BASED ON A 2,000 PSF VALUE. IF ON-LITE TEST BORING INDICATE LESSER VALUES, NOTIFIY ARCHITECT, IN WRITING SO THAT NECESSARY STRUCTURAL MODIFICATIONS CAN BE MADE.

5.) SLAB -ON-GRADE SHALL BE 4" THICK REINFORCED WITH 6x6 W1.4 x W1.4 MMF AND SHALL BE PLACED ON 6 MIL. VAPOR BARRIER ON 4" CRUSHED STONE UNLESS OTHERWISE NOTED.

6.) SLAB -ON-GRADE AT PORCHES SHALL BE 4" THICK UNLESS OTHERWISE NOTED.

7.) INSTALL 1/2" DIA. X 18" LONG HOOKED ANCHOR BOLTS AS PER MANUFACTURER'S RECOMMENDATIONS; 12" FROM CORNERS/ENDS AND INTERVALS OF NOT MORE THAN 6'-0" O.C. MINIMUM EMBEDMENT FOR ANCHOR BOLTS/STRAPS SHALL BE AS SPECIFIED BY MFG.

8.) BEAM POCKETS SHALL BE FORMED INTO CONCRETE WALLS TO PROVIDE A CONTINOUS LEVEL FLAT SOLID BEARING SURFACE FOR ALL BEAMS WITH A MINIMUM BEARING OF 4".

DIVISION 4: MASONRY

A.) GENERAL :

1.) MATERIALS

A) MORTAR SHALL BE TYPE "M" OR "S" ASTM C-270- 84
B) HOLLOW CMU SHALL MEET ASTM C-90-75
C) FACE BRICK SHALL MEET ASTM C-216-85

2.) ALL MASONRY SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION AND SHALL NOT BE CONSTRUCTED BELOW 35 DEGREES FAHRENHEIT WITHOUT PRECAUTIONS NECESSARY TO PREVENT FREEZING. NO ANTIFREEZE ADMIXTURES SHALL BE ADDED TO THE MORTAR.

3.) BRICK VENEER SHALL BE ATTACHED TO WOOD FRAME WITH MINIMUM #22 GALVANIZED SHEET GAUGE CORROSION-RESISITIVE CORRUGATED METAL TIES MIN. 7/8" WIDE AT 16" VERTICAL INTERVALS MIN. AND 16" HORIZONTAL INTERVALS. PROVIDE 15O ASPHALT FELT OVER SHEATHING AS A MOISTURE BARRIER. PROVIDE DRAINAGE FOR ONE OPEN VERTICAL BRICK JOINT @ 2'-0" O.C.. AT LOWEST COURSE ABOVE FINISHED GRADE.

4.) ALL MASONRY REQUIRED WORKMANSHIP SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF ACI 530-99, ASCE 5-99, TMS 402-99, ASCE 6-99, TMS 602-99 BUILDING CODE REQUIREMENTS & SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARY.

DIVISION 5: METALS.

A.) GENERAL :

1.) STRUCTURAL STEEL SHALL CONFORM TO THE REQUIRMENTS OF THE A.I.S.C. MANUAL OF STEEL CONSTRUCTION, LATEST EDITION. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36-84A. STEEL FOR PIPE COLUMNS SHALL BE OF EQUIVALENT CAPACITY AND WELDABILITY TO ASTM A-500. ALL WELDING SHALL BE IN ACCORDANCE TO THE AMMRICAN WELDING SOCIETY CODE AND BE PERFORMED BY WELDERS QUALIFIED IN ACCORDANCE WITH AWS PROCEDURES. ELECTRODES SHALL CONFORM TO ASTM A-233 E70 SERIES.

2.) PROVIDE BASE PLATE FOR ALL STRUCTURAL STEEL BEAMS BEARING ON CONCRETE OR MASONRY. PROVIDE STANDARD ANGLE ANCHORS AND INSERTS, TIES, CLIPS, ANCHORS, STRAPS, HANGERS, BOLTS, BEARING PLATES AND OTHER HARDWARE AND FASTENING DEVICES AS MAY BE REQUIRED OR INDICATED ON THE ARCHITECTURAL DRAWINGS.

3.) ALL CONNECTIONS SHALL BE AISC STANDARD.

DIVISION 6:

A.) LUMBER GRADE :

1.) ALL LUMBER SHALL BE, UNLESS OTHERWISE NOTED, NO. 2 GRADE . HEM-FIR WITH THE FOLLOWING UNIFORM STRUCTURE VALUES. GRADING SHALL COMPLY WITH PS 20-94 "AMERICAN SOFTWOOD LUMBER STANDARD" AND APPLICABLE WESTERN WOOD PRODUCTS ASSOCIATION STANDARDS, INCLUDING ALL APPLICABLE ADJUSTMENT FACTORS.

A. EXTREME FIBER BENDING STRESS: Fb=850 PSI (REPETITIVE NUMBER USE)
B. HORIZENTAL SHEAR : 75PSI
C. COMPRESSION PERPENDICULAR TO GRAIN Fct= 405 PSI
D. COMPRESSION PARALLEL TO GRAIN FC 1300 PSI
E. MODULUS OF ELASTICITY : E = 1,300.000 PSI
E. MOISTURE CONTENT : 19% MAXMIUM.

2.) OTHER SPECIES MAY BE USED PROVIDED SUBSTITUTED SPCECIES SHALL MEET OR EXCEED REQUIREMENTS NOTED ABOVE.

3.) MOISTURE CONTENT: ALL LUMBER 4" AND DEEPER SHALL HAVE A MOISTURE CONTENT NOT GREATER THAN 19%. AIR DRIED LUMBER IS DESIRED BUT NOT NECESSARY. LUMBER MAY BE KILN DRIED. HOWEVER DRYING PROCESS MUST BE SLOW AND REGULATED TO CAUSE A MINIMUM AMOUNT OF CHECKING. COMPARABLE WITH AIR DRIED STOCK.

4.) ALL EXTERIOR LUMBER AND LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH AMPA STANDARDS AND STAMPED "GROUND CONTACT 0.40 LBS./ CUBIC FEET".

5.) GRADE STAMPS SHALL APPEAR ON ALL LUMBER

6.) STORE ALL LUMBER ABOVE GRADE AND PROTECT FROM EXPOSURE TO WEATHER.

B.) FLITCH BEAMS :

1.) FLITCH BEAMS SHALL HAVE A MINIMUM Fb- 1500, E-1.4 WITH MIN. 1/2" BOLTS LOCATED NOT CLOSER THAN 2" FROM THE TOP AND BOTTOM EDGE UNLESS OTHER WISE NOTED. THERE SHALL BE A BOLT TOP AND BOTTOM 2" FROM EACH END (SEE TYPICAL FLITCH PLATE BOLT PATTERN DETAIL).

C.) JOIST HANGERS:

1.) ALL PURLINS, JOISTS AND BEAMS NOT FRAMED OVER SUPPORTING MEMBERS SHALL BE SUPPORTED BY MEANS OF METAL HANGERS.

2.) JOIST HANGERS SHALL BE PRIME QUALITY STEEL WHICH CONFORMS TO ASTM-A526. MIN. 20 GAUGE. PRODUCTS ACCEPTABLE SHALL BE SIMPSON, KANT-SAG, OR EQUIVALENT.

D.) BOLTS IN WOOD FRAMING:

1.) ALL BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS OR STEEL PLATE WASHERS.

2.) STEEL PLATE WASHER SIZES SHALL BE AS FOLLOWS:

a. 1/2" AND 5/8" DIAM. BOLTS - 2-1/4" Sq. X 5/16"
b. 3/4" DIAM. BOLTS-2-5/8" Sq. X 5/16".

3.) EACH BOLT HOLE IN WOOD SHALL BE DRILLED 1/16" LARGER THAN DIAMETER OF BOLT.

4.) FOR SILL ANCHORS, SEE TYPICAL DETAILS ON ARCHITECTURAL DRAWINGS

E.) LAG BOLTS:

1.) SHALL BE OF STRUCTURAL GRADE STEEL CONFORMING TO ASTM A307.

2.) WASHERS SHALL BE PLACED UNDER THE HEAD OF LAG BOLTS BEARING ON WOOD. LENGTH OF LAG BOLTS SHALL BE MINIMUM 2/3 DEPTH OF MEMBERS BEING BOLTED TOGETHER.

F.) ALTERING STRUCTURAL MEMBERS:

1.) NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL BY THE ARCHITECT. DO NOT ALTER SIZES OF MEMBERS NOTED WITHOUT APPROVAL OF ARCHITECT.

G.) BUILT-UP BEAMS:

1.) BUILT-UP BEAMS OR JOISTS FORMED BY A MULTIPLE OF 2 X MEMBERS SHALL BE INTERCONNECTED AS FOLLOWS:

a. MEMBERS 9-1/4" AND LESS IN DEPTH: GLUE AND INTERNAIL W/2 ROWS 16d AT 32" O.C. STAGGERED
b. MEMBERS GREATER THAN 9-1/4" IN DEPTH OR MULTIPLE 3X6: GLUE AND THROUGH BOLT WITH 1/2" DIAMETER MACHINE BOLTS AT 24" O.C. STAGGERED.

H.) CUTTING OF BEAMS, JOIST AND RAFTERS:

1.) CUTTING OF WOOD BEAMS, JOISTS AND RAFTERS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN 1/6 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. NOTCH DEPTH OF THE ENDS AT THE MEMBER SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. HOLES BORED OR CUT INTO JOIST SHALL NOT BE CLOSER THAN 2 INCHES TO THE TIP OR BOTTOM OF THE JOISTS AND THE DIAMETER OF THE HOLE SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF 4 INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.

I.) PIPES IN STUD BEARING WALLS OR EXTERIOR WALLS:

1.) NOTHCHES MUST NOT EXCEED 25% OF STUD DEPTH. BORED HOLES IN STUDS CAN HAVE A MAXIMUM DIAMETER OF 40% OF STUD DEPTH. THE NEAREST TO THE EDGE OF A STUD FOR A NOTCH OR BORED HOLE IS 5/8".

J.) BRIDGING AND BLOCKING:

1.) THERE SHALL BE NOT LESS THAN ONE LINE OF BRIDGING IN EVERY EIGHT FEET OF SPAN IN FLOOR, ATTIC AND ROOF FRAMING. THE BRIDGING SHALL CONSIST OF NOT LESS THAN ONE BY THREE INCH LUMBER DOUBLE NAILED AT EACH END OR OF EQUIVALENT METAL BRACING OF EQUAL RIGIDITY. MIDSPAN BRIDGING IS NOT REQUIRED FOR FLOOR, ATTIC OR ROOF FRAMING WHERE JOIST DEPTH DOSE NOT EXCEED TWELVE INCHES NOMINAL. BLOCK SOLID AT ALL BEARING SUPPORTS WHERE ADEQUATE LATERAL SUPPORT IS NOT OTHERWISE PROVIDED. BLOCK ALL STUD WALLS AT MAXIMUM INTERVALS OF EIGHT FEET WITH A MINIMUM OF 2 X SOLID MATERIAL WITH TIGHT JOINTS. PROVIDE 2 FIRESTOPS AT MID-POINT VERTICALLY OF STUD WALL.

2.) PROVIDE DOUBLE TRIMMERS UNDER ALL HEADERS 4 X 6 OR LARGER. ALL SUCH MEMBERS SHALL BE GLUED AND SPIKED TOGETHER.

K.) LINTEL SCHEDULE:

1.) UNLESS OTHERWISE SHOWN, PROVIDE 1 LINTEL WITH 6" MINIMUM BEARING FOR EACH 4" OF WALL THICKNESS.

2.) LINTEL SIZES ARE TO BE SIZED TO ACCOMDATE THE SPECIFIC LOAD.

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING DEPARTMENT AS PER OBJECTIONS	02-23-22

JOSEPH GABRIEL,AIA
ARCHITECTS,PC
4250 Veterans Memorial Hwy,
Suite 280E, Holbrook NY
PHONE: 631-648-0880
EMAIL: JGABRIEL@JGARCHITECTS.BIZ

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

APPROVALS

STICKER

PROJECT

94 McKEE STREET
FLORAL PARK, NY 11001

GENERAL NOTES

SEAL & SIGNATURE

REGISTERED ARCHITECT JOSEPH GABRIEL No. 016388-1 STATE OF NEW YORK

DATE:	04-15-20
PROJECT No:	2020-
DRAWING BY:	AC
CHK BY:	JG
DWG No:	T002.00

L.) PLYWOOD:

1.) ALL PLYWOOD SHALL BE DOUGLAS FIR AND SHALL BE MANUFACTURED AND GRADED IN ACCORDANCE WITH U.S. PRODUCT STANDARD PS 1-83 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD".

2.) EACH PLYWOOD SHEET SHALL BEAR THE "APA" GRADE TRADEMARK.

3.) ALL END JOINTS SHALL BE STAGGERED AND SHALL BUTT ALONG THE CENTER LINES OF FRAMING MEMBERS.

4.) THE FACE GRAIN OF THE PLYWOOD SHALL BE LAID AT RIGHT ANGLES TO THE JOISTS AND TRUSSES AND PARALLEL TO THE STUDS.

5.) NAILS SHALL BE PLACED 3/8" MINIMUM FROM THE EDGE OF THE SHEETS. THE MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS SHALL BE 1" FOR 8d NAILS END 1-3/8" FOR 10d NAILS.

6.) ALL FLOORS SHALL BE GLUED AND NAILED WITH APA APPROVED ELASTOMERIC STRUCTURAL ADHESIVE AND 8D COMMON, SMOOTH, OR RING SHANK NAILS SPACED 6" O.C. AT PANEL EDGES AND 10" O.C. AT INTERMEDIATE SUPPORTS.

M.) CORNER BRACING:

1.) UNLESS OTHERWISE NOTED, BRACE EXTERIOR CORNERS OF BUILDING WITH 1 x 1 DIAGONALS, LET INTO STUDS, OR WITH 4 X 8 PLYWOOD SHEET OF THICKNESS TO MATCH THAT OF SHEATHING, OR WITH METAL STRAP DEVICES INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS (16 GA. COMPRESSION TENSION).

2.) LAP PLATES AT ALL CORNERS.

N.) NAILING

3.) ALL NAILING SHALL BE IN ACCORDANCE WITH SECTIONS R602.3(1) AND R602.3(2) AS WELL AS TABLES R602.3(1) THROUGH R602.3(4) OF THE RESIDENTIAL CODE OF NEW YORK STATE OR IN ACCORDANCE WITH ASCE 7. (REFER TO THE "FASTENER SCHEDULE FOR STRUCTURAL MEMBERS" ON DRAWING C-2 FOR FURTHER INFORMATION)

O.) FIRE STOPPING:

1.) FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) WITH 2" NOMINAL LUMBER OR 2 THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER APPROVED MATERIAL.

P.) ALIGNMENT:

1.) ALL RAFTERS AND JOIST FRAMING FROM OPPOSITE SIDES SHALL LAP AT LEAST SIX (6) INCHES AND BE SPIKED TOGETHER.

2.) WHEN FRAMING END TO END JOISTS SHALL BE SECURED TOGETHER BY METAL STRAPS.

Q.) PARTITIONS:

1.) GENERAL:

a. DOUBLE JOISTS CENTERED UNDER ALL PARALLEL PARTITIONS FOR FLOOR TRUSSES. FOLLOW MANUFACTURER'S INSTRUCTION.

b. PROVIDE SOLID BLOCKING AT 4'-0" O.C. BETWEEN THE JOIST AND FIRST INTERIOR PARALLEL JOIST.

c. SPLICES OF THE TOP AND BOTTOM PORTION OF DOUBLE TOP PLATES MUST BE STAGGERED A MINIMUM OF 4'-0".

d. SPLICES SHALL OCCUR ONLY DIRECTLY OVER STUDS.

e. STRUTURAL VARIATIONS ARE ALLOWED IF SUBSTANTIATED BY ENGINEERING CALCULATIONS, STAMPED BY PROFESSIONAL ENGINEER LICENSED TO PRACTISE IN THE JURISDICTION WHERE CONSTRUCTION IS TAKING PLACE. ONE SET OF CALCULATIONS TO BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

f. LAP TOP PLATES AT CORNERS AND INTERSECTIONS.

2.) BEARING WALLS SUPPORTING ONE FLOOR OR MORE:

a. PARTITIONS MUST BE CONSTRUCTED OF MINIMUM 2 X 4 STUDS SPACED 16" O.C. OF TYPE LUMBER SPECIFIED.

b. BY A DOUBLE TOP PLATE OF LESS THAN 2-2 X 6' S OR 3-2 X 4' S IS USED, FLOOR JOISTS SHALL BE CENTERED DIRECTLY OVER AND BELOW BEARING WALL STUDS WITH A TOLERANCE OF NO MORE THAN 1" UNLESS SUBSTANTIATED BY ENGINEERING CALCULATIONS.

c. BEARING STUD WALLS MUST BE SHEATHED WITH A MINIMUM 1/2" SYSTEM BOARD FASTENED ACCORDING TO DRYWALL MANUFACTURER RECOMMENDATION.

R.) WOOD ROOF TRUSSES:

1.) TIMBER TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ANSI / TPI 1 STANDARDS, CALCULATIONS. JOINT STRENGTH INFORMATION (ALLOWABLE LOAD PER SQUARE INCH OR PER WALL, ALLOWABLE EDGE DISTANCE, ALLOWABLE END DISTANCES) LOAD TEST DATA AND OTHER INFORMATION AS NECESSARY SHALL BE SUBMITTED TO LOCAL AUTHORITIES FOR APPROVAL PRIOR TO FABRICATION. EACH TRUSS SHALL BE SECURED AT BEARING WITH ONE "RAFTER ETC" METAL TYPE ANCHOR AT EACH END.

2.) SCISSOR TRUSSES: MANUFACTURER TO CALCULATE HORIZONTAL THRUST OF TRUSSES SUBJECTED TO DESIGN LOADS AND TO INCLUDE THIS INFORMATION WITH SHOP DRAWINGS. EACH TRUSS TO BE SECURED AT ONE END WITH A METAL "RAFTER TIE" TYPE ANCHOR AND A SCISSORS TRUSS CONNECTOR, "CLEVELAND" OR APPROVED EQUAL, AT THE OTHER END TO TIE DOWN THE TRUSS WHILE PERMITTING THE TRUSS TO MOVE OUTWARD WITHOUT DEFLECTING THE WALL.

3.) TRUSS DIAGRAMS AND TRUSS LAYOUT PLAN SHOW DESIGN INTENT ONLY. TRUSS MANUFACTURER SHALL VERIFY ALL SPANS, DIMENSIONS, HEEL HEIGHTS, PITCHES, ETC. FABRICATOR MUST SUBMIT TWO SETS OF COMPONENT SHOP DRAWINGS AND TRUSS LAYOUT PLAN, EACH SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION WHERE THE CONSTRUCTION IS TAKING PLACE, TO ARCHITECT PRIOR TO FABRICATION, ONE FOR ARCHITECTS RECORDS AND ONE TO BE RETURNED TO CONTRACTOR AFTER REVIEW.

4.) TRUSS SHOP DRAWINGS INDICATING CALCULATIONS, LOADING, LOAD TEST DATA, HORIZONTAL THRUST AND ANY OTHER INFORMATION REQUIRED SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION WHERE CONSTRUCTION IS TAKING PLACE AND BE SUBMITTED TO BUILDING OFFICIALS PRIOR TO FABRICATION.

5.) STORE TRUSSES ABOVE GRID ON WOOD STICKING IN SUCH A WAY TO PREVENT BENDING, WARPING OR DEFLECTION OF TRUSSES.

6.) ROOF TRUSS BRACING: INSTALL PERMANENT BRACING FOR ALL WOOD ROOF TRUSSES AS SPECIFIED BELOW. FOLLOW ALL RECOMMENDATIONS SPECIFIED IN BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS AWT-76 PUBLISHED BY THE TRUSS PLATE INSTITUTE, INC.

a. TOP CHORD PLANE: PROPERLY INSTALLED PLYWOOD SHEATHING WITH STAGGERED JOINTS AND CORRECT NAILING SHOULD ADEQUATELY BRACE THE TOP CHORD PLAN. HOWEVER, WHEN GABLE END TRUSSES ARE USED, CONTINUOUS 2X4 BRACES SHOULD BE INSTALLED AT A 45° ANGLE TO THE TRUSS FRAMING. THESE BRACES SHOULD OCCUR AT 3 POINTS ON EACH GABLE END: MIDSPAN BETWEEN ROOF CENTER-LINE AND WALL ON EACH SIDE OF CENTER-LINE AND AT CENTER-LINE OF ROOF.

b. WEB MEMBER PLANS: PROVIDE CONTINUOUS 2 - 4 BRACES AT 45° ANGLE FROM THE BOTTOM CHORD OF THE TRUSS. THIS BRACE SHOULD CROSS AT LEAST 2 ADJACENT TRUSSES AND TERMINATE AT THE TRUSS RIDGE. SECURELY NAIL THIS BRACE TO ALL MEMBERS IT CROSSES. INSTALL THIS BRACING AT ALL GABLE OR END WALL CONDITIONS AND AT 1 FOOT MINIMUM INTERVALS THROUGHOUT THE TRUSS SYSTEM.

c. BOTTOM CHORD PLANE: PROVIDE CONTINUOUS 2 X 4 BRACES ON TOP OF THE BOTTOM CHORD OF ALL ROOF TRUSSES. THREE ROWS MINIMUM ARE REQUIRED LOCATED AT THE 1/4 POINTS OF THE TRUSS SPAN. SECURELY NAIL THESE BRACES TO ALL MEMBERS THAT IT CROSSED.

5.) WOOD FLOOR TRUSSES :

1.) FLOOR TRUSSES TO BE MANUFACTURED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. ALL SPANS, JOIST DEPTH AND SPACING TO BE VERIFIED BY MANUFACTURER'S. SHOP DRAWINGS INDICATING CALCULATIONS, LOADING, LOAD TEST DATA AND ANY OTHER INFORMATION REQUIRED SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION WHERE CONSTRUCTION IS TAKING PLACE. TRUSS MANUFACTURER SHALL VERIFY ALL SPANS,DIMENSIONS, BEARING POINTS SPACING, ETC. FABRICATOR MUST SUBMIT TWO SETS OF COMPONENT SHOP DRAWINGS AND TRUSS LAYOUT PLAN, EACH SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION WHERE THE CONSTRUCTION IS TAKING PLACE, TO ARCHITECT PRIOR TO FABRICATION, ONE FOR ARCHITECTS RECORDS AND ONE TO BE RETURNED TO CONTRACTOR AFTER REVIEW.

2.) STORE TRUSSES ABOVE GRADE ON WOOD STACKING TO PREVENT CONTACT WITH BARE EARTH. COVER WITH TARPAULINS TO PREVENT EXPOSURE TO THE ELEMENTS. ALWAYS STORE UPRIGHT ESPECIALLY IF STACKING.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

A.) ROOFING:

1.) ASPHALT SHINGLES: TWENTY - FIVE (25) YEAR SELF SEALING SHINGLES OVER 1 LAYER OF 15# ASPHALT SATURATED FELT UNDERLAYMENT UNLESS OTHERWISE NOTED. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

2.) ICE PROTECTION: PROVIDE A SELF ADHERING POLYMER MODIFIED BITUMEN SHEET (ICE SHIELD) THAT IS TO EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

3.) CEDAR SHAKES : #2 GRADE RED-LABEL CEDAR SHAKES (18" 1 X .45"T) OVER ONE LAYER 150 A.S.F. UNDERLAYMENT. INSTALL WITH 4/2" WEATHER EXPOSURE. APPLY AN 18" WIDE STRIP OF 150 A. S. F. OVER EACH COURSE OF SHADES, 9" FROM BOTTOM EDGE OF SHADE EXTENDING OVER TOP OF SHADES AND OVER SHEATHING.

4.) EAVE FLASHING: SEE NOTE B-4, BELOW.

5.) EXTERIOR WALLS SHALL HAVE AN R-20 RATING OR R13+5 BY USING EXTERIOR WALLS SHALL HAVE R-13 (3-1/2") KRAFT FACED FIBERGLASS INSULATION PLUS R-5 INSULATION BOARD AND ROOF SHALL HAVE R-38 (12") KRAFT FACED FIBERGLASS INSULATION. THE VAPOR BARRIER IS TO FACE THE HEATED SURFACE.

B.) FLASHING:

1.) ALL FLASHING, COUNTER FLASHING, AND COPING WHEN OF METAL SHALL BE OF NOT LESS THAN NO. 26 U.S. GAUGE CORROSION-RESISTANT METAL.

2.) FLASH ALL EXTERIOR OPENINGS AND ALL BUILDING CORNERS WITH APPROVED MATERIAL TO EXTEND AT LEAST 4" BEHIND WALL COVERING. COVER ALL EXPOSED PLYWOOD AT BUILDING CORNERS WITH WATERPROOF BUILDING PAPER.

3.) STEP FLASH AT ALL ROOF TO WALL CONDITIONS. FLASH AND CAULK WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS OR ROOF SURFACES.

4.) EAVE FLASHING WHEN REQUIRED SHALL CONSIST OF TWO LAYERS OF 150 A.S.F. CEMENTED TOGETHER IN ADDITION TO REQUIRED NAILING FROM THE EDGE OF THE EAVE UP THE ROOF TO OVERLAY A POINT 24 INCHES INSIDE THE INTERIOR WALL LINE OF THE BUILDING.

C.) ATTIC VENTILATION:

1.) ENCLOSED ATTIC TRUSS SPACES AND ENCLOSED ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPERATE SPACE WITH SCREENED VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF MOISTURE AND RAIN IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. SEE DETAILS ON ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS.

DIVISION 8: DOORS AND WINDOWS

A.) GENERAL:

1.) ALL WINDOWS SHALL HAVE INSULATING GLASS, OR SINGLE GLASS WITH STORM WINDOWS OR EQUAL. SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER TO CONSULT WITH WINDOW MANUFACTURER TO DETERMINE EXACT SIZES, ROUGH OPENING, ETC. AT LEAST ONE WINDOW FROM EACH BEDROOM AREA SHALL HAVE A NET CLEAR OPENING AREA OF 5.7 SQ. FT. WITH A NET CLEAR-HEIGHT OF 24", A NET CLEAR OPENING WIDTH OF 20", AND A SILL HEIGHT OF 44" OR LESS ABOVE THE FLOOR FOR EGRESS PURPOSES. GLAZING IN DOORS AND FIXED GLAZED PANELS IMMEDIATELY ADJACENT TO DOORS OR WITHIN 18" OF THE FLOOR, WHICH MAY BE SUBEJECT TO FREQUENT AND RECURRENT ACCIDENTAL HUMAN IMPACT SHALL BE TEMPERED AS PER STATE AND LOCAL CODES AND ORDINANCES.

DIVISION 9: FINISHES

A.) GENERAL:

1.) ALL GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE BOCA, CABO, OSU LATEST EDITION AND, STATE AND LOCAL CODES AND ORDINANCES (AS APPLICABLE).

2.) GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED. STORAGE SHOULD BE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

3.) ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMING MEMBERS EXCEPT THOSE EDGES WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES OF GYPSUM WALLBOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTIVE CONSTRUCTION IS NOT REQUIRED.

4.) THE SIZES AND SPACING OF FASTENERS SHALL COMPLY WITH BOCA, CABO AND STATE AND LOCAL CODES AND ORDINANCES (AS APPLICABLE).

5.) PROVIDE MOISTURE RESISTANT DRYWALL CEMENT BOARD AT TUBS AND SHOWERS AS SHOWN ON DETAILS IN ARCHITECTURAL DRAWINGS.

6.) FIRE-RESISTIVE CONSTRUCTION: GARAGE CEILINGS AND WALLS WHEN ADJACENT TO A DWELLING UNIT SHALL BE OF RATED CONSTRUCTION ACCORDING TO SECTION R302.6 OF THE RESIDENTIAL CODE OF N.Y.S.

TABLE R302.6	
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE GARAGE	NOT LESS THAN ⅝" TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/ CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THE SECTION	NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

DIVISION 15: MECHANICAL

A.) HEATING VENTILATON AND AIR CONDITIONING:

1.) ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CURRENT CODES, AND REGULATONS OF THE GOVERNING AGENCIES.

2.) MECHANICAL SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS INDICATING DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. TO ARCHITECT PRIOR TO INSTALLATION. MECHANICAL SUBCONTRACTOR TO REVIEW STRUCTURAL SHOP DRAWINGS AND NOTIFY THE ARCHITECT OF ANY MECHANICAL AND STRUCTURAL AND DESIGN INTENT CONFLICTS PRIOR TO CONSTRUCTION.

3.) ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND SO AS TO NOT NEEDLESSLY HAMPER THAT PORTION OF THE WORK PERFORMED BY OTHERS.

B.) PLUMBING:

1.) ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CURRENT CODE, AND REGULATIONS OF THE GOVERNING AGENCIES.

2.) ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND SO AS TO NOT NEEDLESSLY HAMPER THAT PORTION OF THE WORK PERFORMED BY OTHERS.

3.) PLUMBING SUBCONTRACTOR TO REVIEW STRUCTURAL AND MECHANICAL DRAWINGS AND NOTIFY THE ARCHITECT OF ANY PLUMBING, HVAC, STRUCTURAL, AND DESIGN INTENT CONFLICTS PRIOR TO CONSTRUCTION.

DIVISION 16: ELECTRICAL

1.) ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CURRENT CODES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.

2.) ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND SO AS TO NOT NEEDLESSLY HAMPER THAT PORTION OF THE WORK PERFORMED BY OTHERS.

3.) INSTALLATION:

A.) ALL EQUIPMENT INSTALLED OUTDOOR AND EXPOSED TO WEATHER SHALL BE WEATHERPROOF.

B.) BOTTOM OF RECEPTACLES AND SWITCHES SHALL BE LOCATED 5" ABOVE COUNTER TOP UNLESS OTHERWISE NOTED ON DRAWINGS.

C.) RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12" ABOVE FINISH FLOOR(18" IN BASEMENTS) AND 12'-0" O.C. HORIZONTALLY. ALL RECEPTACLES WITHIN 6'-0" HORIZONTALLY OF A SINK LAVATORY OR TUB SHALL BE WIRED TO A GROUND FAULT INTERRUPTED CIRCUIT.

D.) WALL SWITCHES TO BE 48" ABOVE FLOOR.

E.) ALL SMOKE DETECTORS TO BE WIRED IN A MANNER SUCH THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL.

NUMBER	DOOR & WINDOW						REMARKS
	TYPE	MATL	WIDTH	HEIGHT	SILL (FFL)	FIN	
01	SOLID	MTL/GLASS	6'-0"	8'-0"	-	PAINTED	
02	SOLID	MTL/GLASS	13'-0"	11'-0"	-	PAINTED	OVERHEAD DOOR
03	SOLID	HM	3'-0"	6'-8"	-	PAINTED	1HR FIRE RATED
04	SOLID	WOOD	3'-0"	6'-8"	-		
W	SOLID	MTL/GLASS	4'-2"	6'-4"	2'-9"	PAINTED	1HR FIRE RATED

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING DEPARTMENT AS PER OBJECTIONS	02-23-22

JOSEPH GABRIEL, AIA
ARCHITECTS, PC
4250 Veterans Memorial Hwy, Suite 280E, Holbrook NY
PHONE: 631-648-0880
EMAIL: JGABRIEL@JGARCHITECTS.BIZ

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

APPROVALS

STICKER

PROJECT

94 McKEE STREET
FLORAL PARK, NY 11001

GENERAL NOTES, BUILDING CODE NOTES CHECKLIST & DOOR WINDOW SCHEDULE

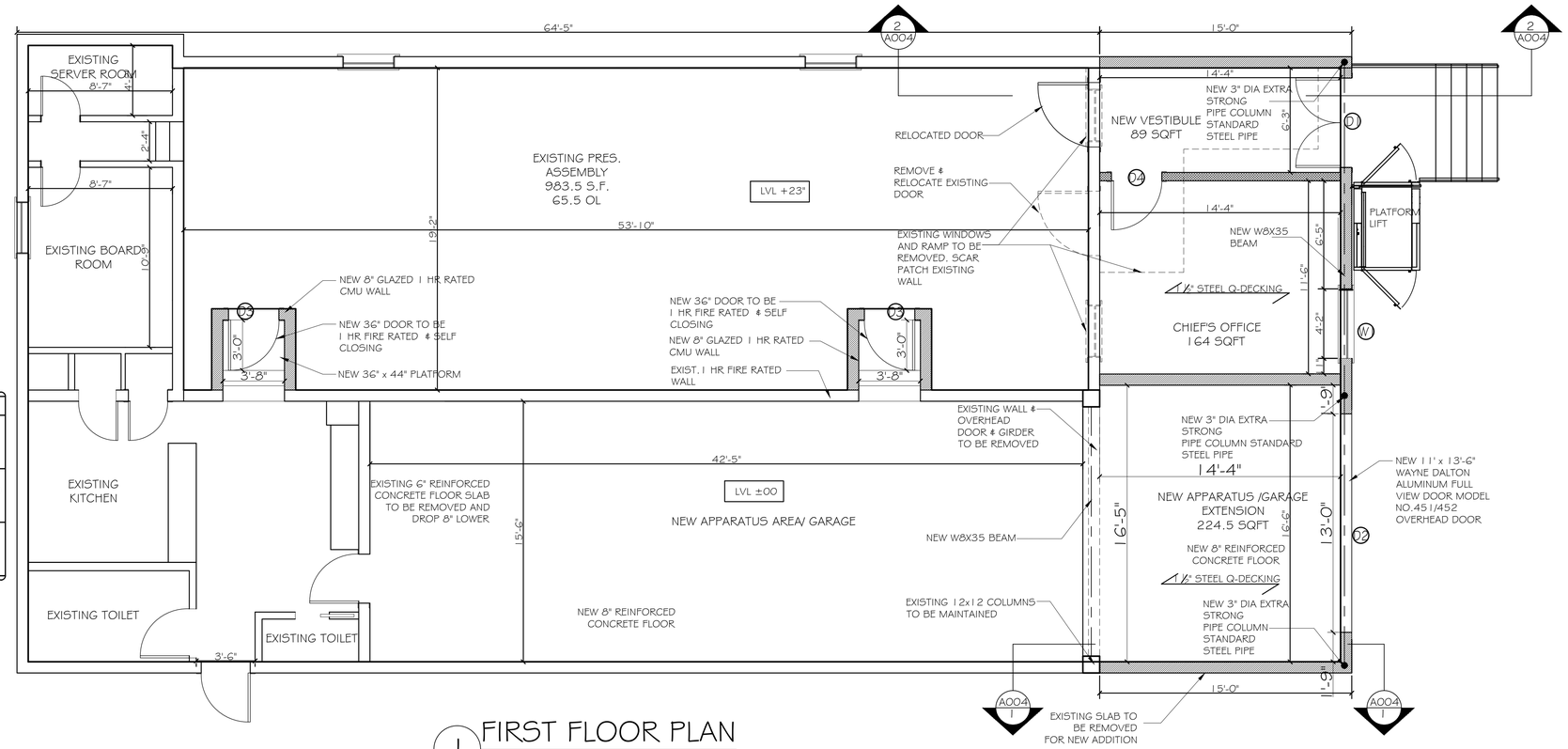
SEAL & SIGNATURE

REGISTERED ARCHITECT JOSEPH GABRIEL No. 016388 STATE OF NEW YORK

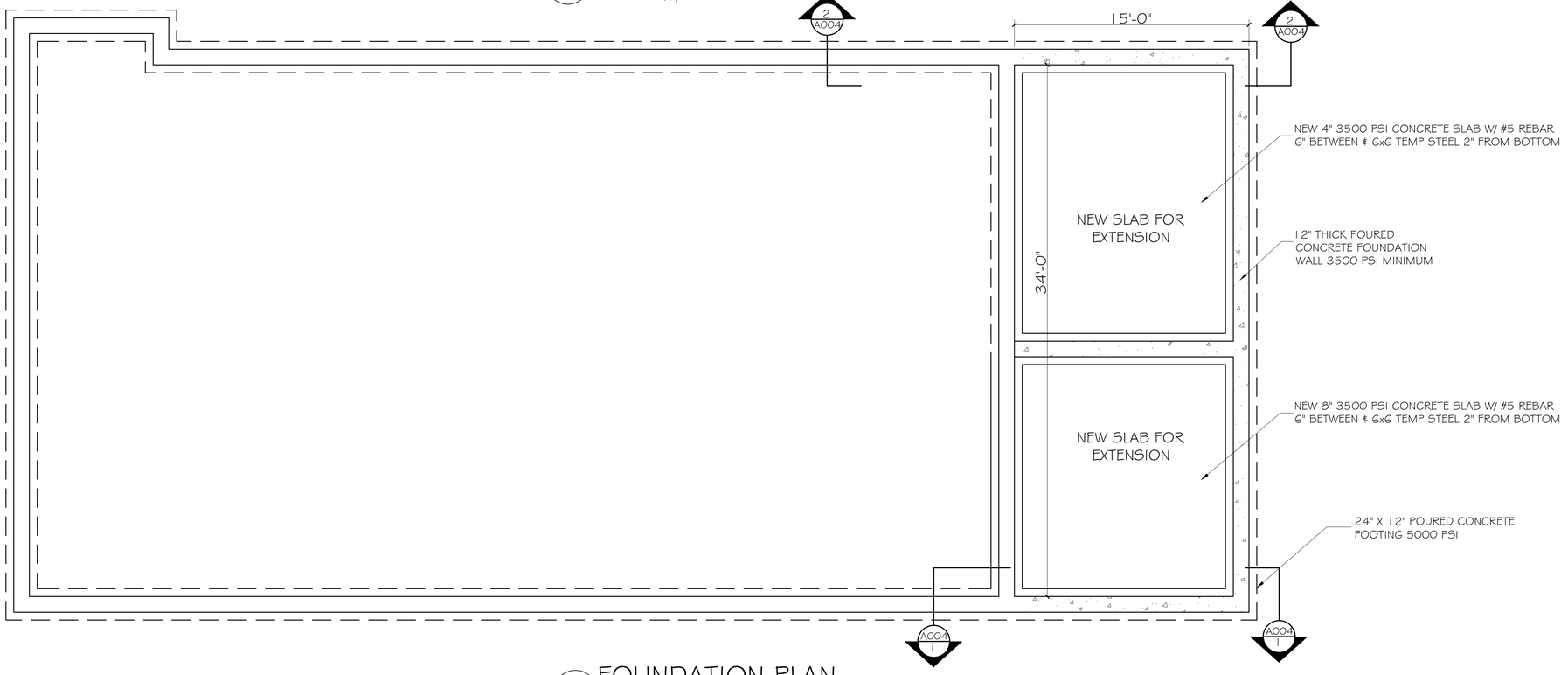
DATE:	04-15-20
PROJECT No:	2020-
DRAWING BY:	AC
CHK BY:	JG
DWG No:	T003.00

WALL LEGEND

S.NO.	SYMBOL	DESCRIPTION
1.		NEW 1HR RATED WALL
2.		WALL TO BE DEMOLISHED
3.		NEW INTERIOR WALL



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING DEPARTMENT AS PER OBJECTIONS	02-23-22

JOSEPH GABRIEL, AIA
ARCHITECTS, PC
4250 Veterans Memorial Hwy,
Suite 280E, Holbrook NY
PHONE: 631-648-0880
EMAIL: JGABRIEL@JGARCHITECTS.BIZ

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

APPROVALS

STICKER

PROJECT

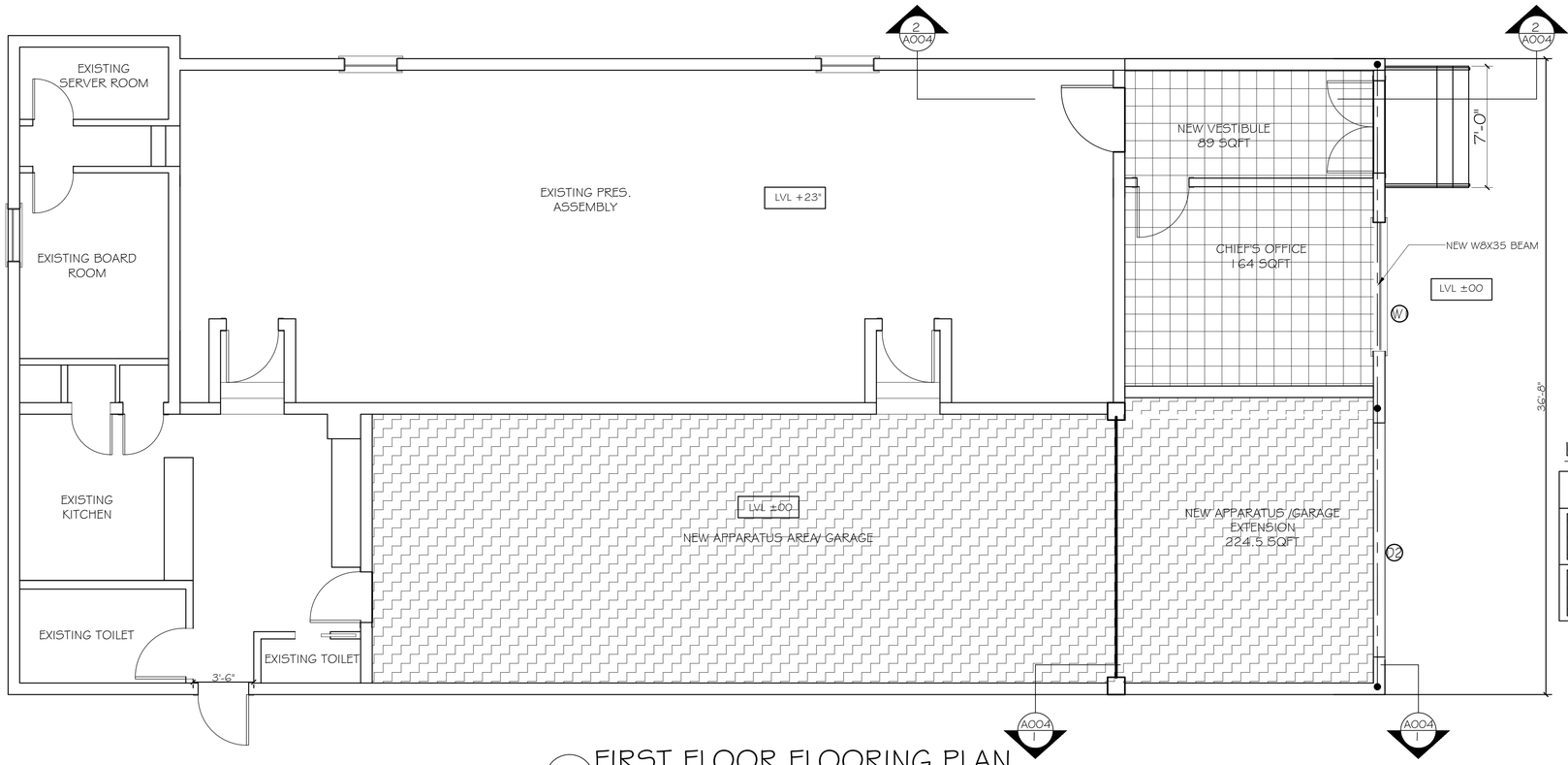
94 McKEE STREET
FLORAL PARK, NY 11001

FIRST FLOOR PLAN & FOUNDATION PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT JOSEPH GABRIEL NO. 016388 STATE OF NEW YORK

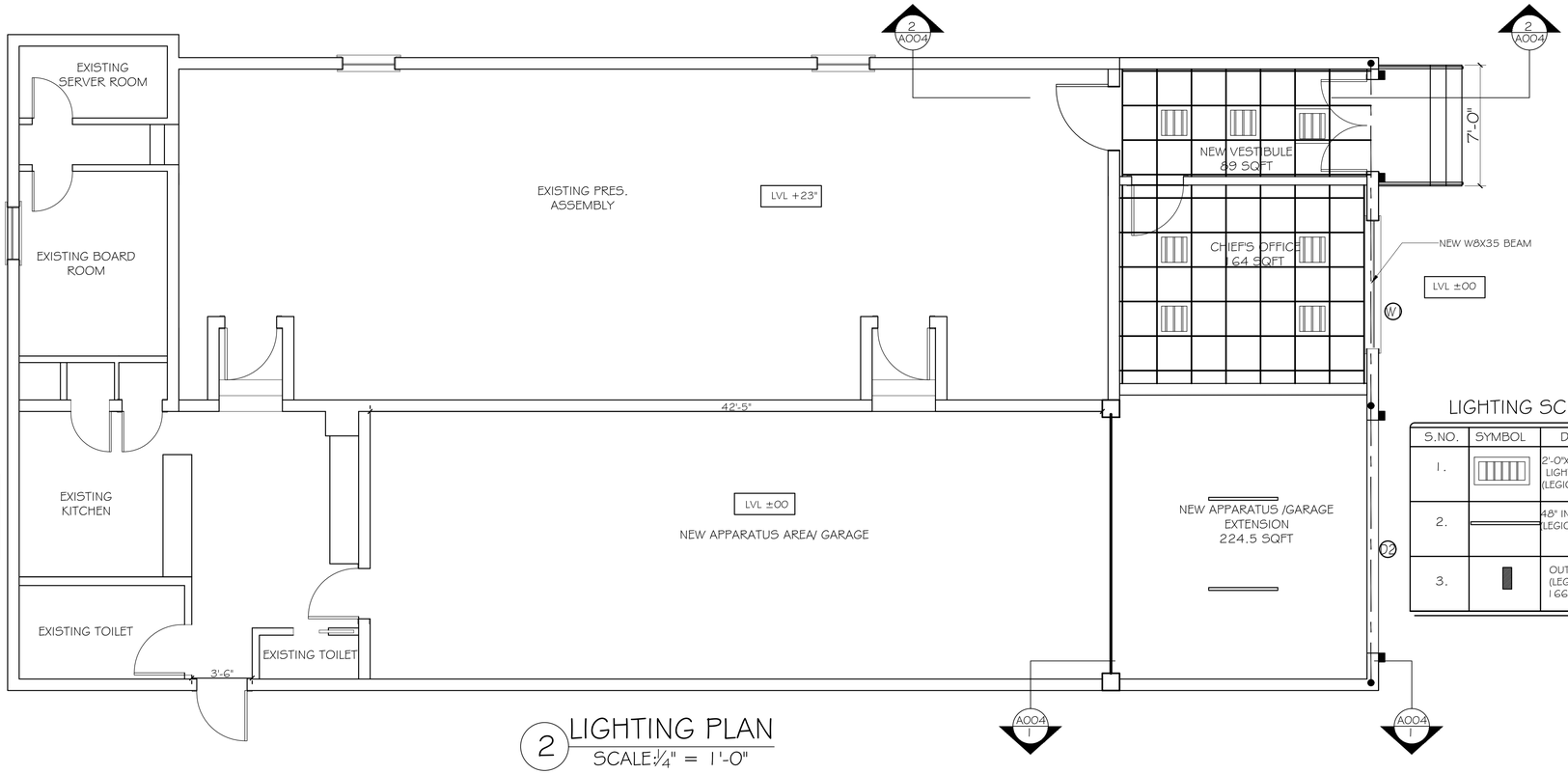
DATE:	04-15-20
PROJECT No:	2020-
DRAWING BY:	AC
CHK BY:	JG
DWG No:	A001.00



1 FIRST FLOOR FLOORING PLAN
SCALE: 1/4" = 1'-0"

LEGEND

SYMBOL	DESCRIPTION
	EPOXY FLOORING
	VCT FLOORING COLOR & SPECS BY OWNER



R.C.P. NOTES

1. EXISTING WIRES TO BE EXTENDED TO CONNECT TO NEW LIGHTING.

LIGHTING SCHEDULE

S.NO.	SYMBOL	DESCRIPTION
1.		2'-0"X2'-0" LED TROFFER LIGHT FIXTURE (LEGION LIGHTING SKYLUME3- SERIES 3122L)
2.		48" IN LENGTH PENDANT LIGHTING (LEGION LIGHTING MOD2-SERIES 222L)
3.		OUTDOOR LIGHTING (LEGION LIGHTING SILO II EXTERIOR- SERIES 16GDID)

2 LIGHTING PLAN
SCALE: 1/4" = 1'-0"

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING DEPARTMENT AS PER OBJECTIONS	02-23-22

JOSEPH GABRIEL, AIA
ARCHITECTS, PC
4250 Veterans Memorial Hwy, Suite 280E, Holbrook NY
PHONE: 631-648-0880
EMAIL: JGABRIEL@JGARCHITECTS.BIZ

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

APPROVALS

STICKER

PROJECT

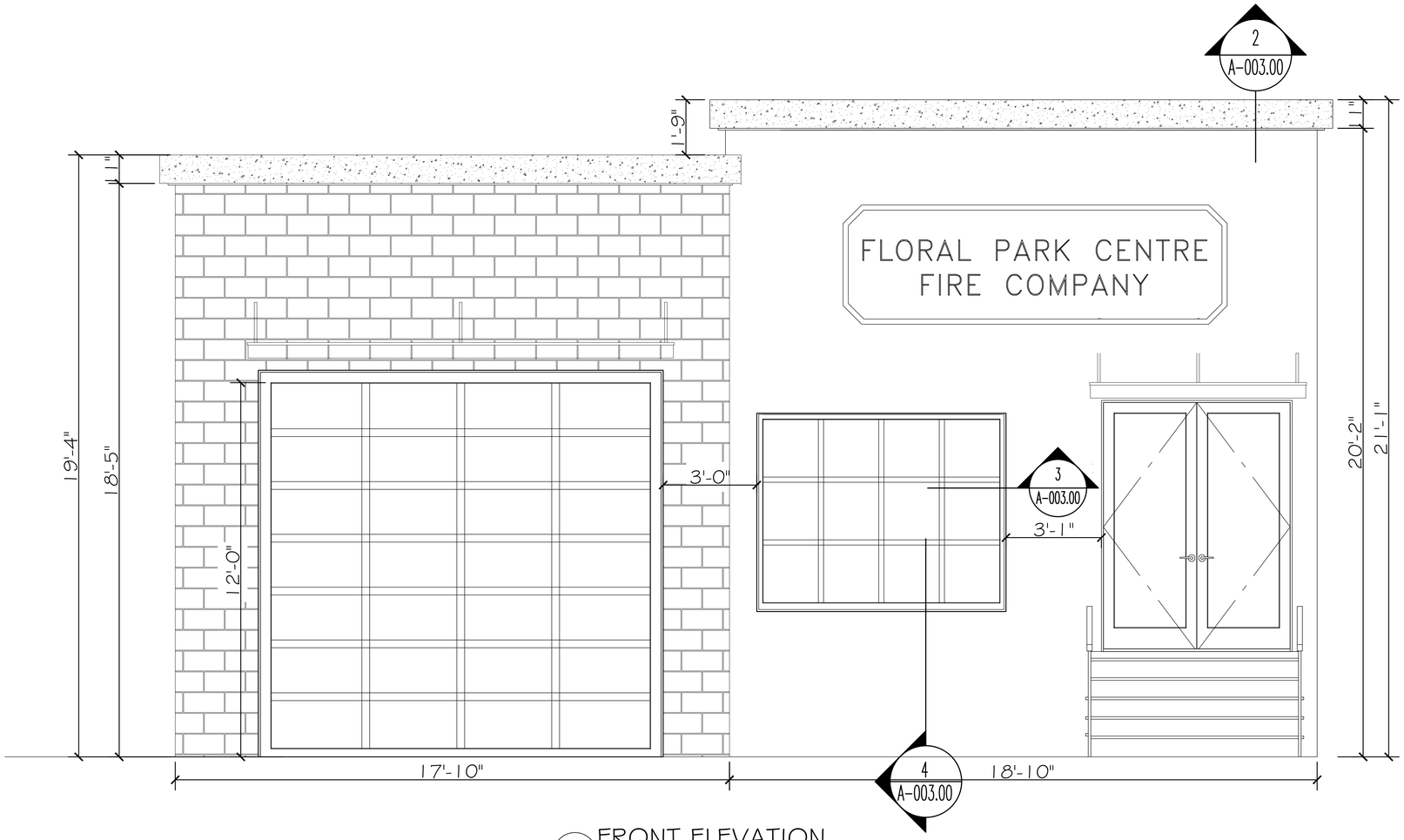
94 McKEE STREET
FLORAL PARK, NY 11001

FIRST FLOOR PLAN & FOUNDATION PLAN

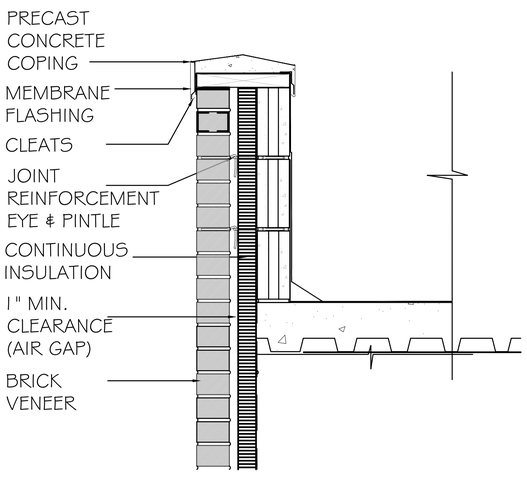
SEAL & SIGNATURE

REGISTERED ARCHITECT JOSEPH GABRIEL NO. 016388 STATE OF NEW YORK

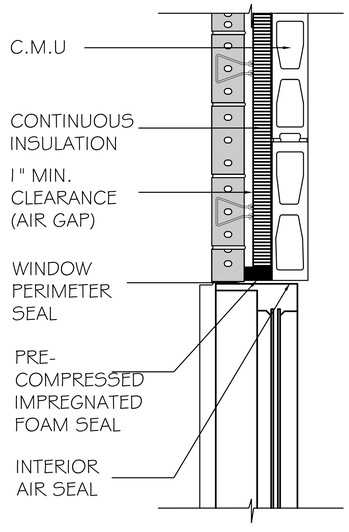
DATE:	04-15-20
PROJECT No:	2020-
DRAWING BY:	AC
CHK BY:	JG
DWG No:	A002.00



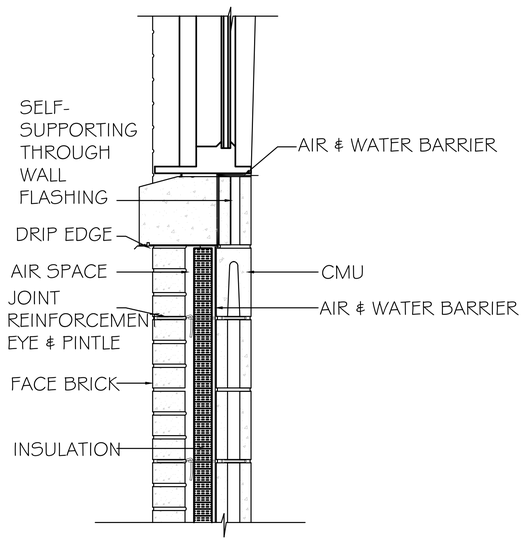
1 FRONT ELEVATION
SCALE: ½" = 1'-0"



2 PARAPET DETAIL
SCALE: N.T.S.



3 JAMB DETAIL
SCALE: N.T.S.



4 SILL DETAIL
SCALE: N.T.S.

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING DEPARTMENT AS PER OBJECTIONS	02-23-22

JOSEPH GABRIEL, AIA
ARCHITECTS, PC
4250 Veterans Memorial Hwy,
Suite 280E, Holbrook NY
PHONE: 631-648-0880
EMAIL: JGABRIEL@JGARCHITECTS.BIZ

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

APPROVALS

STICKER

PROJECT

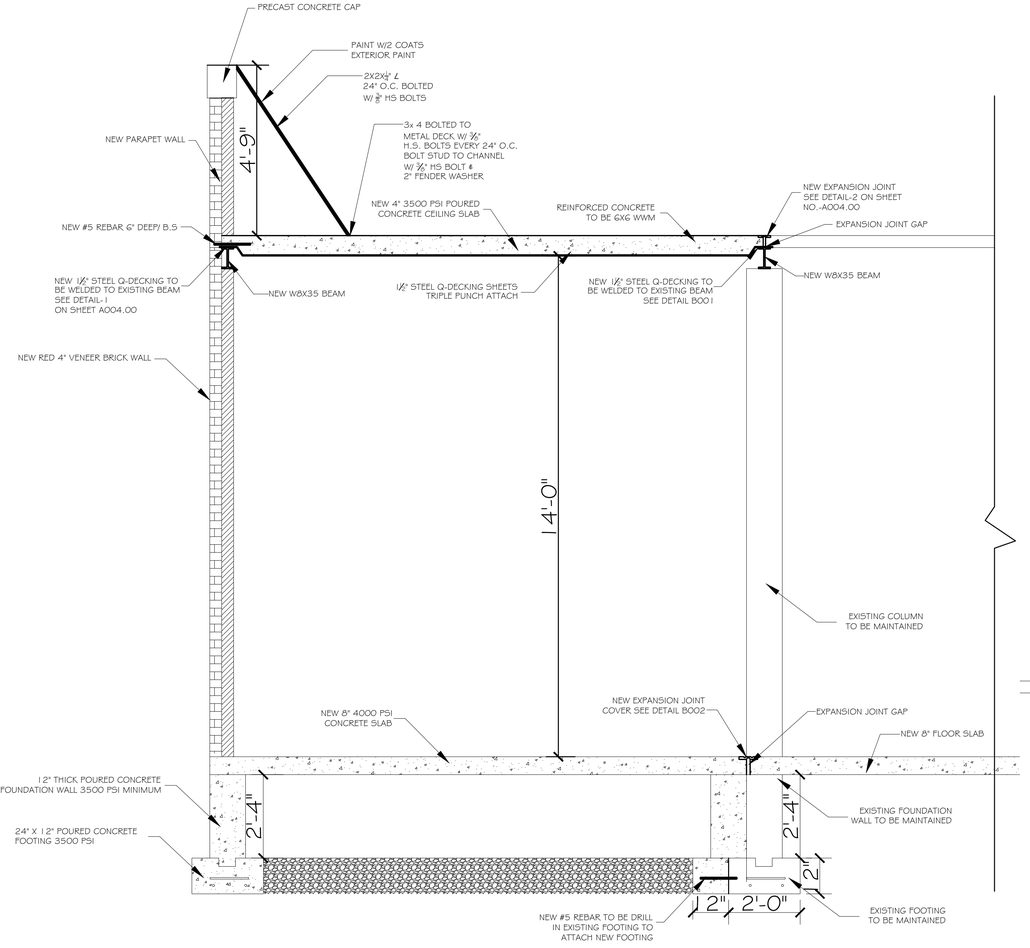
94 McKEE STREET
FLORAL PARK, NY 11001

ELEVATION
EXTERIOR DETAILS

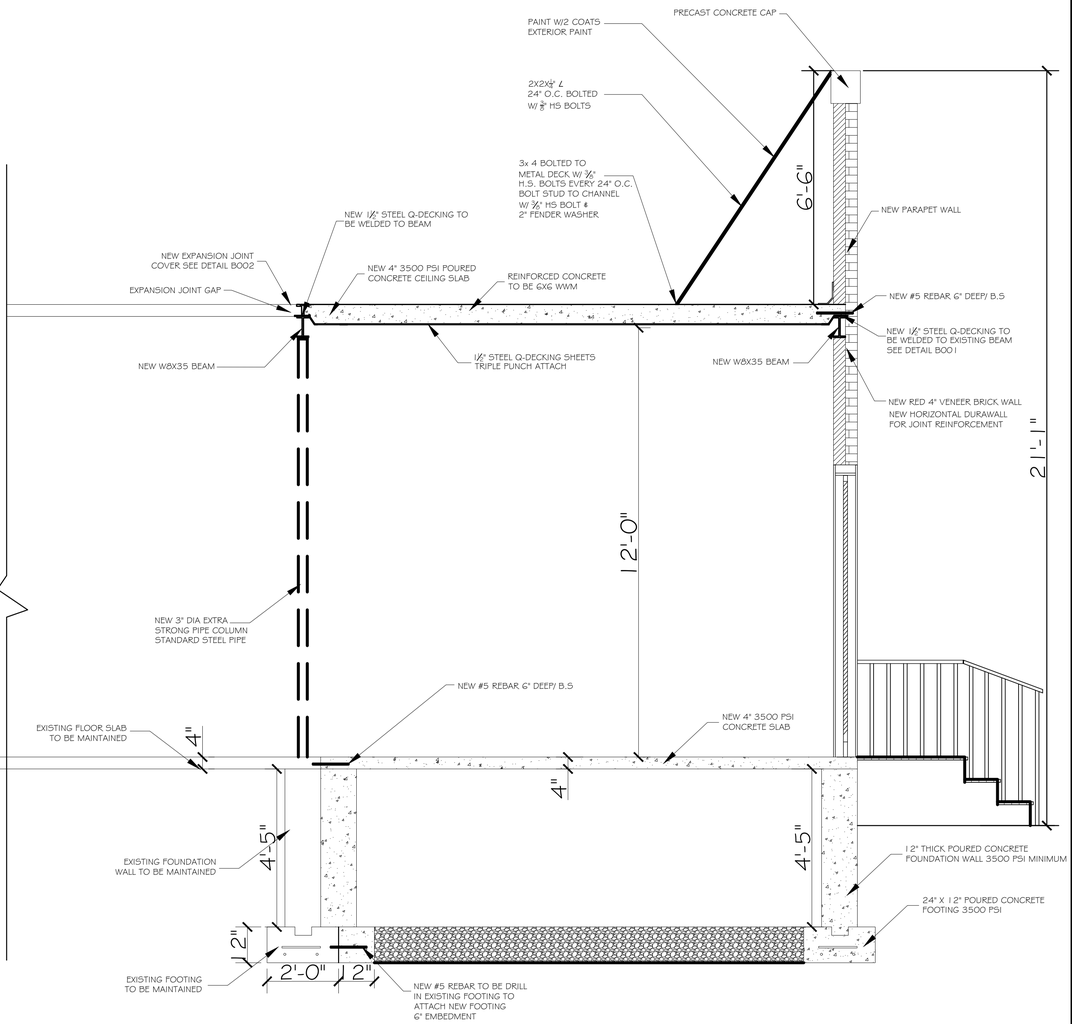
SEAL & SIGNATURE

REGISTERED ARCHITECT
JOSEPH GABRIEL
No. 016388
STATE OF NEW YORK

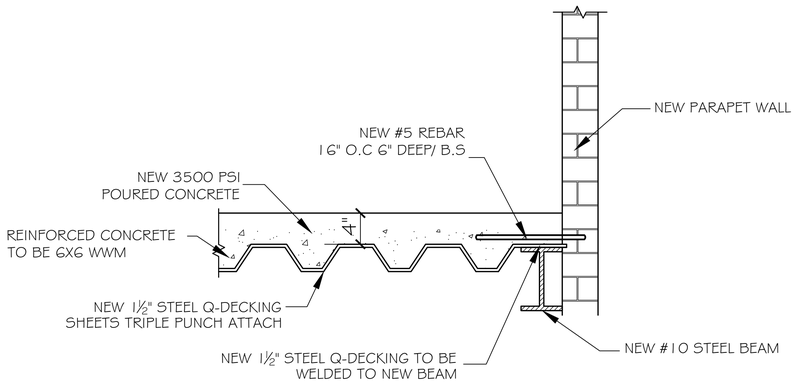
DATE:	04-15-20
PROJECT No:	2020-
DRAWING BY:	AC
CHK BY:	JG
DWG No:	A003.00



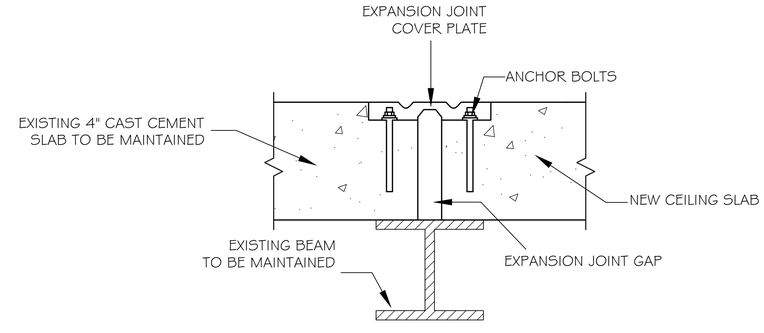
1 SECTION-1
SCALE: ½" = 1'-0"



2 SECTION-2
SCALE: ½" = 1'-0"



3 CONNECTION DETAIL
SCALE: N.T.S.



4 CONNECTION DETAIL
SCALE: N.T.S.

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR BUILDING DEPARTMENT AS PER OBJECTIONS	02-23-22

JOSEPH GABRIEL, AIA
ARCHITECTS, PC
4250 Veterans Memorial Hwy, Suite 280E, Holbrook NY
PHONE: 631-648-0880
EMAIL: JGABRIEL@JGARCHITECTS.BIZ

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

APPROVALS

STICKER

PROJECT

94 McKEE STREET
FLORAL PARK, NY 11001

SECTIONS & CONNECTION DETAILS

SEAL & SIGNATURE

REGISTERED ARCHITECT JOSEPH GABRIEL No. 016386-1 STATE OF NEW YORK

DATE:	04-15-20
PROJECT No:	2020-
DRAWING BY:	AC
CHK BY:	JG
DWG No:	A004.00

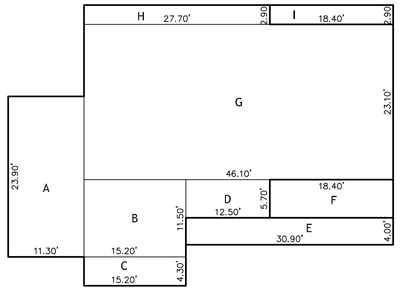
FLOOR AREA CALCULATIONS

AREA A:	11.30' x 23.90'=	+ 270.07 Sq Ft
AREA B:	15.20' x 11.50'=	+ 174.80 Sq Ft
AREA C:	15.20' x 4.30'=	+ 65.36 Sq Ft
AREA D:	12.50' x 5.70'=	+ 71.25 Sq Ft
AREA E:	30.90' x 4.0'=	+ 123.6 Sq Ft
AREA F:	18.40' x 5.70'=	+ 104.88 Sq Ft
AREA G:	46.10' x 23.10'=	+1,064.91 Sq Ft
AREA H:	27.70' x 2.90'=	+ 80.33 Sq Ft
AREA I:	18.40' x 2.90'=	+ 53.36 Sq Ft
TOTAL 1st FLOOR AREA:		2008.56 Sq Ft
AREA J:	46.10' x 26.00'=	+1,198.60 Sq Ft
AREA K:	27.70' x 5.70'=	+ 157.89 Sq Ft
AREA L:	18.40' x 5.70'=	+ 104.88 Sq Ft
AREA M:	30.90' x 4.0'=	+ 123.6 Sq Ft
TOTAL 2nd FLOOR AREA:		1,584.97 Sq Ft
AREA N:	19.60' x 19.65'	+ 385.14 Sq Ft
DETACHED GARAGE FLOOR AREA:		385.14 Sq Ft

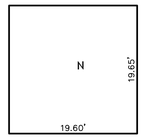
TOTAL GROSS FLOOR AREA:
2,008.56 (1st Fl.) + 1,584.97 (2nd Fl.) + 385.14 (GARAGE)= 3,979.67 Sq Ft

LOT COVERAGE AREA

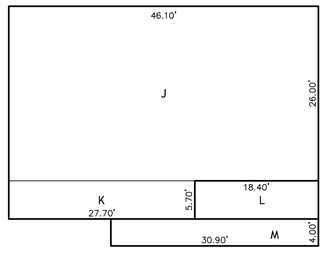
FIRST FLOOR:	+2,008.56Sq Ft
DETACHED GARAGE:	+ 385.14 Sq Ft
TOTAL LOT COVERAGE AREA:	2,393.7 Sq Ft



PROPOSED FIRST FLOOR
SCALE: 3/32" = 1'-0"



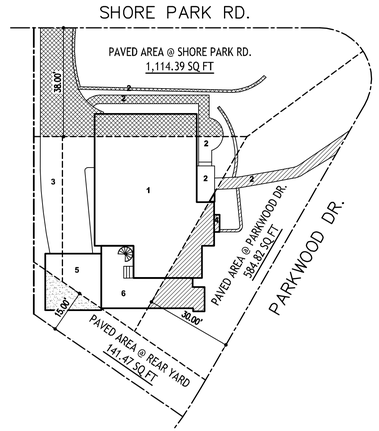
GARAGE
SCALE: 3/32" = 1'-0"



PROPOSED SECOND FLOOR
SCALE: 3/32" = 1'-0"

IMPERVIOUS DIAGRAM

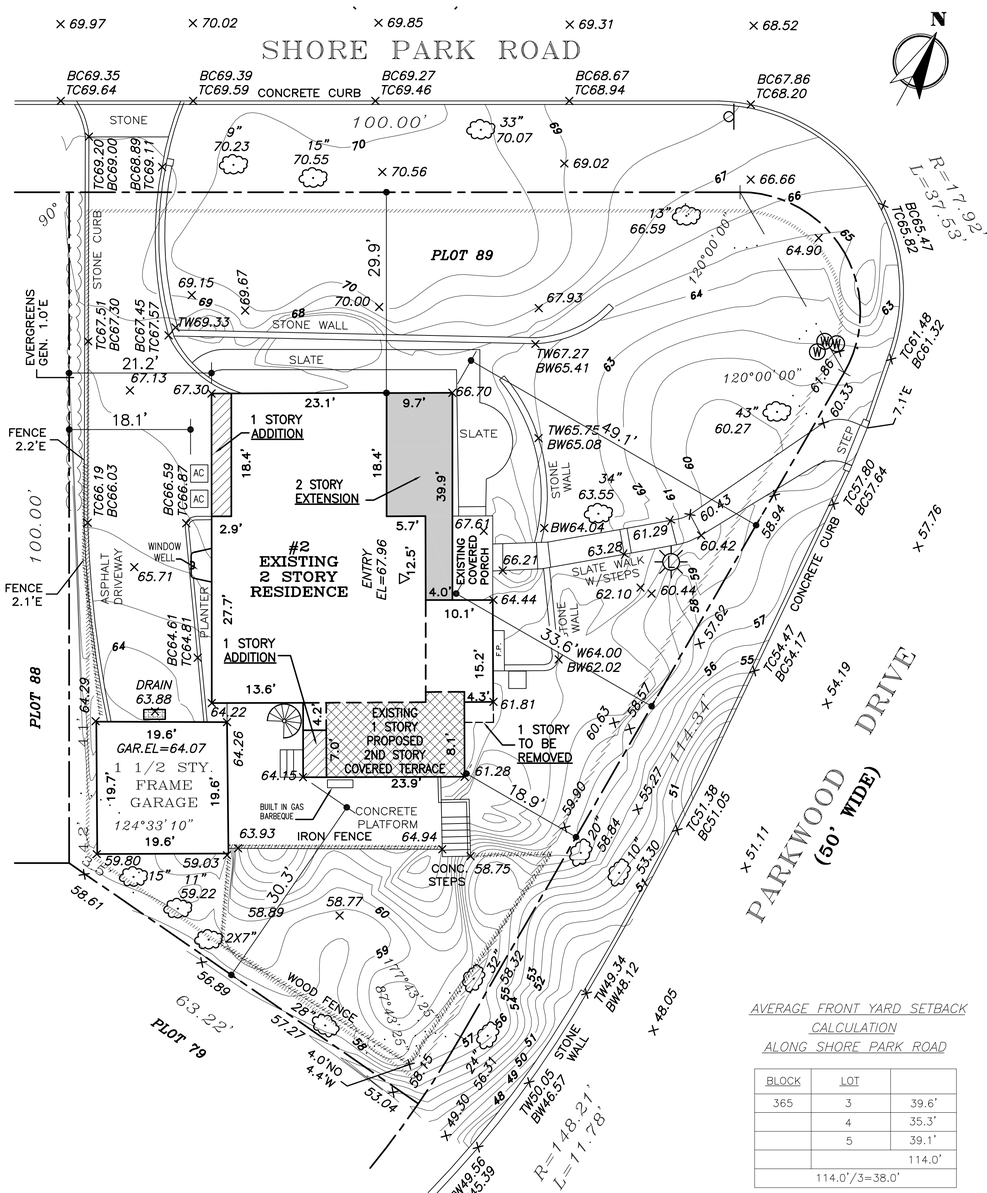
AREA 1:	(main dwelling)	+ 2,008.56 Sq Ft
AREA 2:	(stone walkway+steps)	+ 600.88 Sq Ft
AREA 3:	(asphalt driveway)	+ 1220.21 Sq Ft
AREA 4:	(fireplace)	+ 28.26 Sq Ft
AREA 5:	(detached garage)	+ 385.14 Sq Ft
AREA 6:	(stone patio)	+ 498.16 Sq Ft
TOTAL IMPERVIOUS AREA:		**4483.54 Sq Ft**



ZONING ANALYSIS

ADDRESS: 2 PARKWOOD DRIVE, GREAT NECK, NY 11021
TOWN OF NORTH HEMPSTEAD
LOT SIZE: 11,319 Sq Ft (Corner Lot)
SECTION: 2
BLOCK: 365
LOT(s): 6
ZONING DISTRICT: RESIDENCE "A" (R-A)

70-26	**HEIGHT**	
	MAX. HEIGHT PERMITTED:	2½ STORIES WITH A MAX. HEIGHT OF 30.0'
	BUILDING HEIGHT PROVIDE:	2 STORIES WITH HEIGHT OF 27.92
70-27	**PLOT AREA**	
	MIN. PLOT AREA REQUIRED:	8,500.00 Sq Ft
	PLOT AREA PROVIDED:	11,319.30 Sq Ft
70-27.1	**LOT WIDTH**	
	MIN. LOT WIDTH REQUIRED:	65.00'
	LOT WIDTH PROVIDED:	100.00'
70-28	**LOT COVERAGE**	
	MAX. LOT COVERAGE PERMITTED:	25% of Lot Area (2,829.83 Sq Ft)
	LOT COVERAGE EXISTING:	18.59% (2,104.25 Sq Ft)
	LOT COVERAGE PROPOSED:	21.14% (2,393.7 Sq Ft) < 25% (OK)
70-29C	**FLOOR AREA**	
	MAX. FLOOR AREA PERMITTED:	36% of Lot & Not More Than 4,000.00 Sq Ft
	FLOOR AREA EXISTING:	30.16% (3,414.61 Sq Ft)
	FLOOR AREA PROPOSED:	35.16% (3,979.67 Sq Ft) < 36% (OK)
70-30B	**FRONT YARD**	
	MIN. PRIMARY FRONT YARD PERMITTED:	38.00'
	AVERAGE FRONT YARD @ SHORE PARK RD.:	38.00'
	EXISTING FRONT YARD @ SHORE PARK RD.:	29.90'
	PROPOSED FRONT YARD @ SHORE PARK RD.:	29.90' (Variance Required)
	MIN. SECONDARY FRONT YARD PERMITTED:	30.00'
	EXISTING FRONT YARD @ PARKWOOD DR.:	18.90'
	PROPOSED FRONT YARD @ PARKWOOD DR.:	18.90' (Variance Required)
70-31B	**SIDE YARD**	
	MIN. SIDE YARD PERMITTED:	10.00'
	SIDE YARDS PROVIDED:	21.2' > 10.0' (OK)
70-32	**REAR YARD**	
	MIN. REAR YARD PERMITTED:	15.0'
	REAR YARD PROVIDED:	30.3' > 15.0' (OK)
70-32.1	**PARKING REQUIREMENTS**	
	ONE SPACE FOR ½ DWELLING UNIT:	2 SPACES REQUIRED
	OFF-STREET PARKING SPACES PROVIDED:	3 SPACES
70-32.7	**EAVE HEIGHT**	
	MAX. EAVE HEIGHT PERMITTED:	22.0'
	EAVE HEIGHT PROVIDE:	21.8'
70-32.6	**FRONT YARD PAVING**	
	MAX. OF 40% PERMITTED:	
	MAX. PERMITTED @ PARKWOOD DR:	.4 x 3,266.79 = 1,306.71 Sq Ft
	PAVING @ PARKWOOD DR:	17.90% (584.82 Sq Ft) < 40% (OK)
	MAX. PERMITTED @ SHORE PARK RD:	.4 x 3,727.88 = 1,491.15 Sq Ft
	PAVING @ SHORE PARK RD:	29.89% (1,114.39 Sq Ft) < 40% (OK)
70-100.1	**ACCESSORY BUILDINGS**	
	MAX. 40% OF REAR YARD CONVERGE:	.4 x 1,021.93 = 408.77 Sq Ft
	EXISTING REAR YARD CONVERGE:	141.47 Sq Ft (Detached Garage)
		141.47 Sq Ft (13.84%)< 408.77 Sq Ft (40%)



AVERAGE FRONT YARD SETBACK CALCULATION ALONG SHORE PARK ROAD

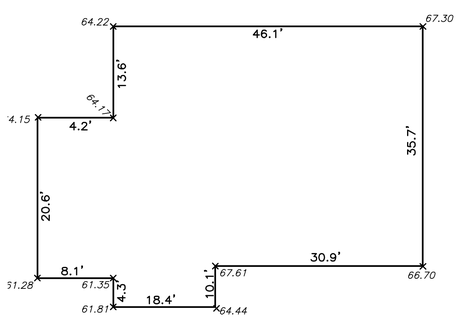
BLOCK	LOT	
365	3	39.6'
	4	35.3'
	5	39.1'
		114.0'
114.0'/3=38.0'		

SITE PLAN

3/32" = 1'-0"

SCALE: 3/32"=1'-0" (IN FEET)
0 5' 10' 20'

PRE-EXISTING AVERAGE GRADE CALCULATION



CALCULATION

67.30 + 66.70 = 134.00 / 2 = 67.00 X 35.70 = 2,391.90
66.70 + 67.61 = 134.31 / 2 = 67.15 X 30.90 = 2,074.93
67.61 + 64.44 = 132.05 / 2 = 66.03 X 10.10 = 666.90
64.44 + 61.81 = 126.25 / 2 = 63.13 X 18.40 = 1,161.50
61.81 + 61.35 = 123.16 / 2 = 61.58 X 04.30 = 264.79
61.35 + 61.28 = 122.63 / 2 = 61.32 X 08.10 = 496.69
61.28 + 64.15 = 125.43 / 2 = 62.71 X 20.60 = 1,291.82
64.15 + 64.17 = 128.32 / 2 = 64.16 X 04.20 = 269.47
64.17 + 64.22 = 128.39 / 2 = 64.20 X 13.60 = 873.12
64.22 + 67.30 = 131.52 / 2 = 65.76 X 46.10 = 3,031.54

192 12,522.66

12,522.66/192 = 65.22

THE PRE-EXISTING AVERAGE GRADE = 65.22'

APPEAL #21305

ALL RIGHTS RESERVED 8.5.2022

HN ENGINEERING, PC
15 Canterbury Road #AB
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com
Seal
STATE OF NEW YORK
HOSSEIN NEAMATI
LICENSED PROFESSIONAL ENGINEER
073604
Consultants

Project name:
Proposed One Story Extension & 2nd Story Addition
2 Parkwood Drive
Great Neck, NY 11023

No.	Date	Issue
1	08.05.22	Issued For Filing

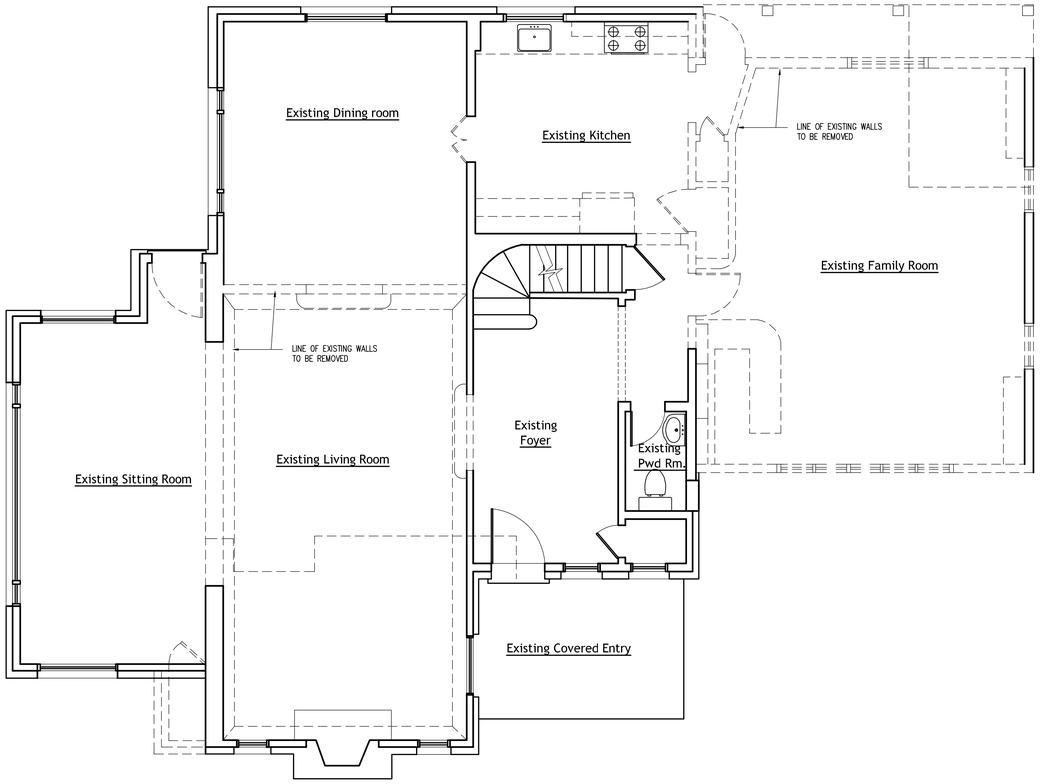
No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect or P.E., to alter any item on these drawings in any way.

Drawing name:
SITE PLAN, NOTES & DIAGRAMS

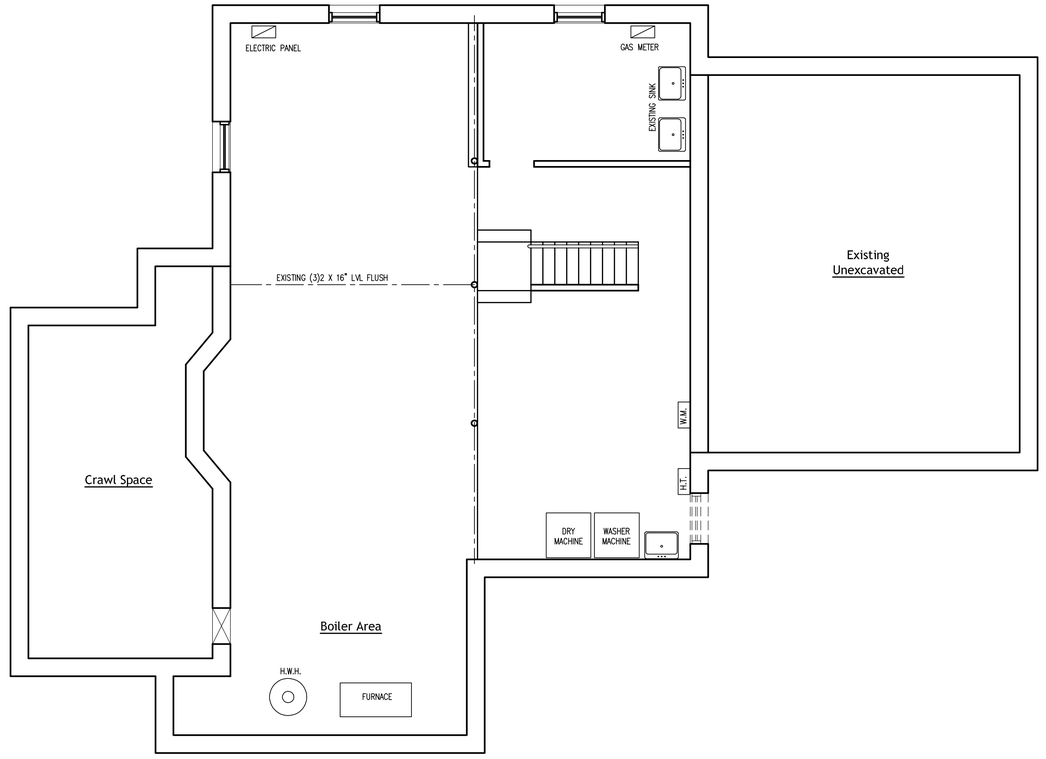
Job No: 2114
Date: 7/22/2022
Scale: as shown
Drawn By: ER

Drawing Number:
A-01
1 of 9



1 EXISTING FIRST FLOOR DEMO PLAN

1/4" = 1'-0"



1 EXISTING CELLAR PLAN

1/4" = 1'-0"

HN ENGINEERING, PC
15 Canterbury Road #AB
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal

STATE OF NEW YORK HONGMING NEAHAVEN WANG 073460 LICENSED PROFESSIONAL ENGINEER

Consultants

Project name:

Proposed One Story Extension & 2nd Story Addition

2 Parkwood Drive
Great Neck, NY 11023

No.	Date	Issue
1	08.05.22	Issued For Filing

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect or P.E., to alter any item on these drawings in any way.

Drawing name:

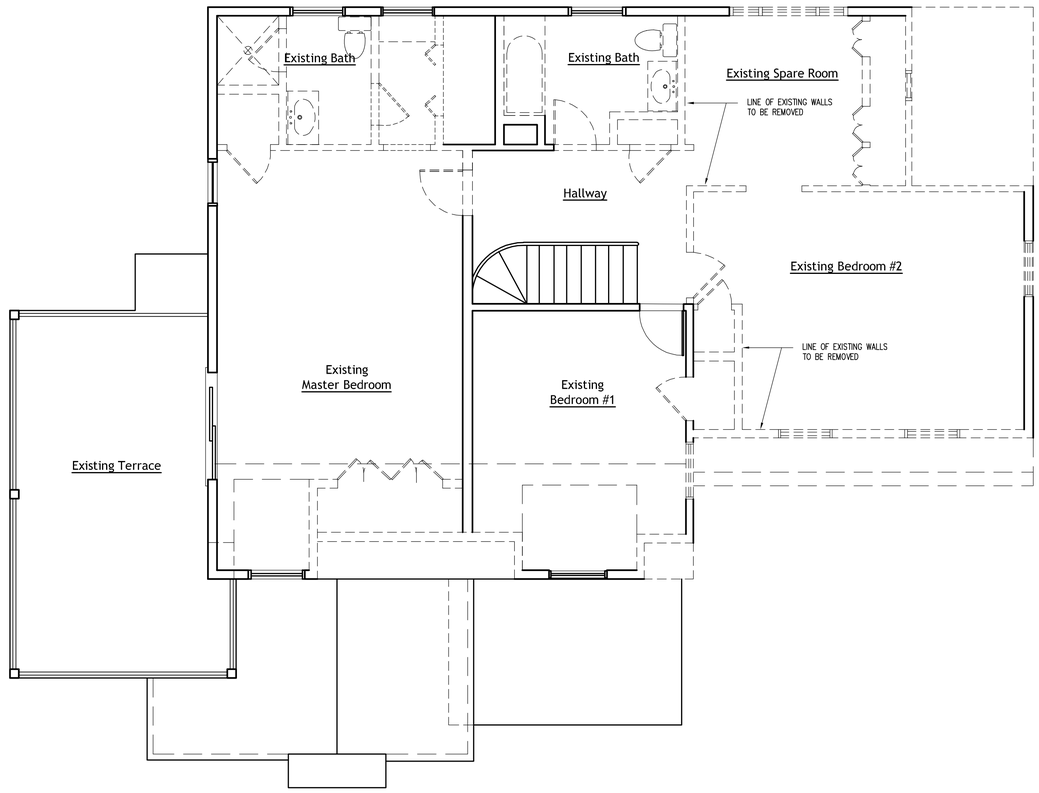
DEMOLITION FLOOR PLANS

Job No: 2114
Date: 7/22/2022
Scale: as shown
Drawn By: ER

Drawing Number:

A-02

ALL RIGHTS RESERVED 8.5.2022



2 EXISTING SECOND FLOOR DEMO PLAN

1/4" = 1'-0"

HN ENGINEERING, PC
15 Canterbury Road #AB
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal

Consultants

Project name:

Proposed One Story Extension & 2nd Story Addition

2 Parkwood Drive
Great Neck, NY 11023

No.	Date	Issue
1	08.05.22	Issued For Filing

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect or P.E., to alter any item on these drawings in any way.

Drawing name:

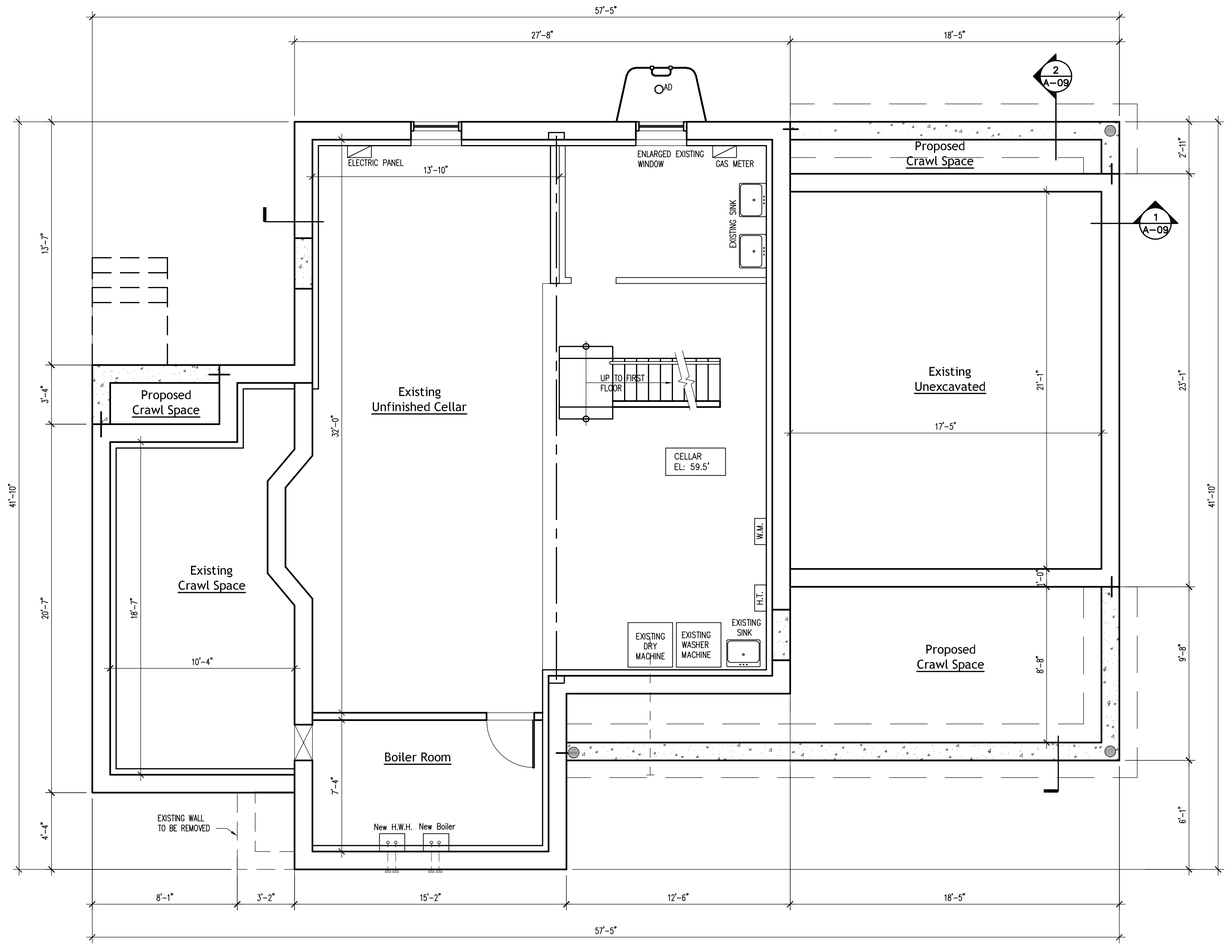
DEMOLITION FLOOR PLAN

Job No: 2114
Date: 7/22/2022
Scale: as shown
Drawn By: ER

Drawing Number:

A-03

ALL RIGHTS RESERVED 8.5.2022



1 PROPOSED CELLAR PLAN

1/4" = 1'-0"

HN
ENGINEERING, PC

15 Canterbury Road #A8
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal



Consultants

Project name:

Proposed One Story Extension & 2nd Story Addition
2 Parkwood Drive
Great Neck, NY 11023

No.	Date	Issue
1	08.05.22	Issued For Filing

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect or P.E., to alter any item on these drawings in any way.

Drawing name:

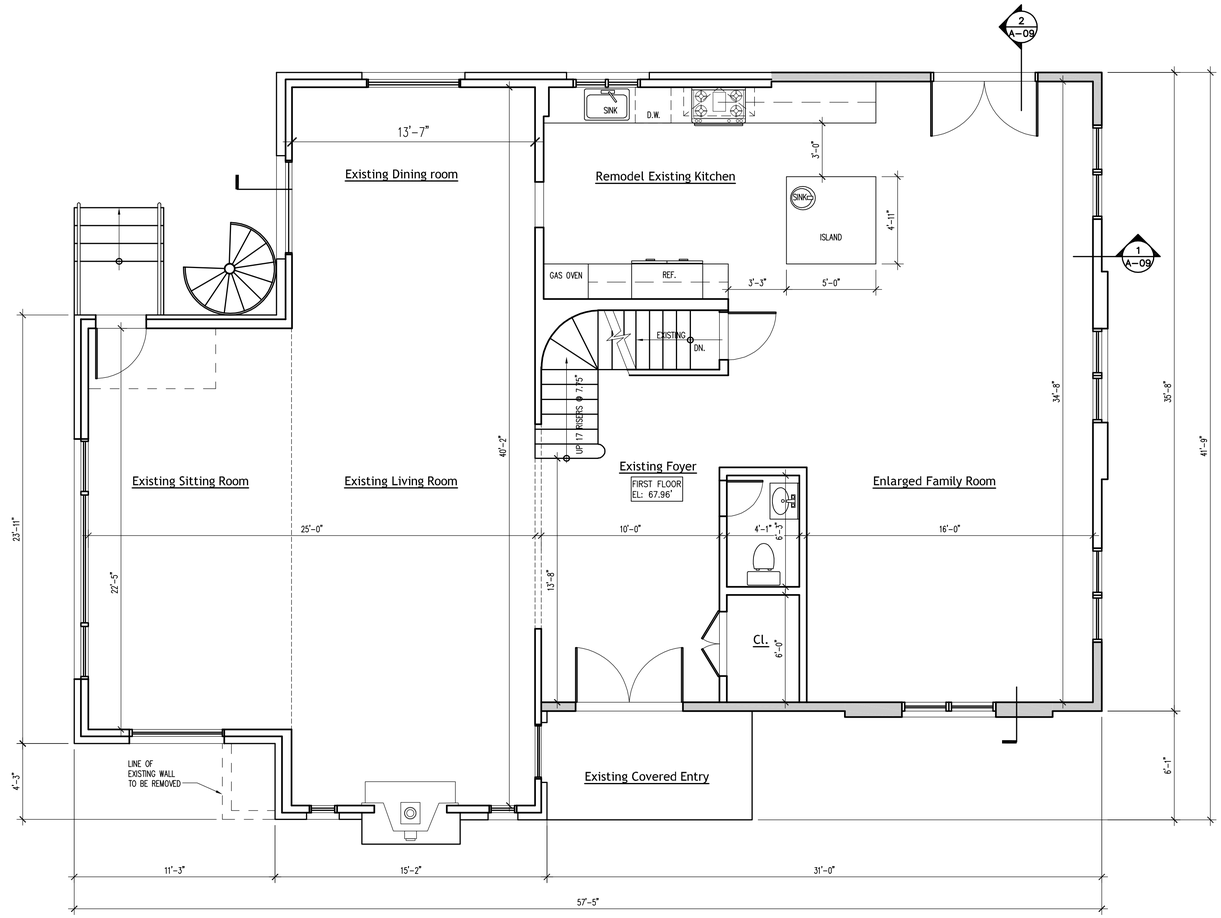
PROPOSED
CELLAR PLAN

Job No: 2114
Date: 7/22/2022
Scale: as shown
Drawn By: ER

Drawing Number:

A-04

ALL RIGHTS RESERVED 8.5.2022



1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

HN
ENGINEERING, PC
15 Canterbury Road #A8
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal

Consultants

Project name:

Proposed One Story Extension & 2nd Story Addition
2 Parkwood Drive
Great Neck, NY 11023

No.	Date	Issue
1	08.05.22	Issued For Filing

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect or P.E., to alter any item on these drawings in any way.

Drawing name:

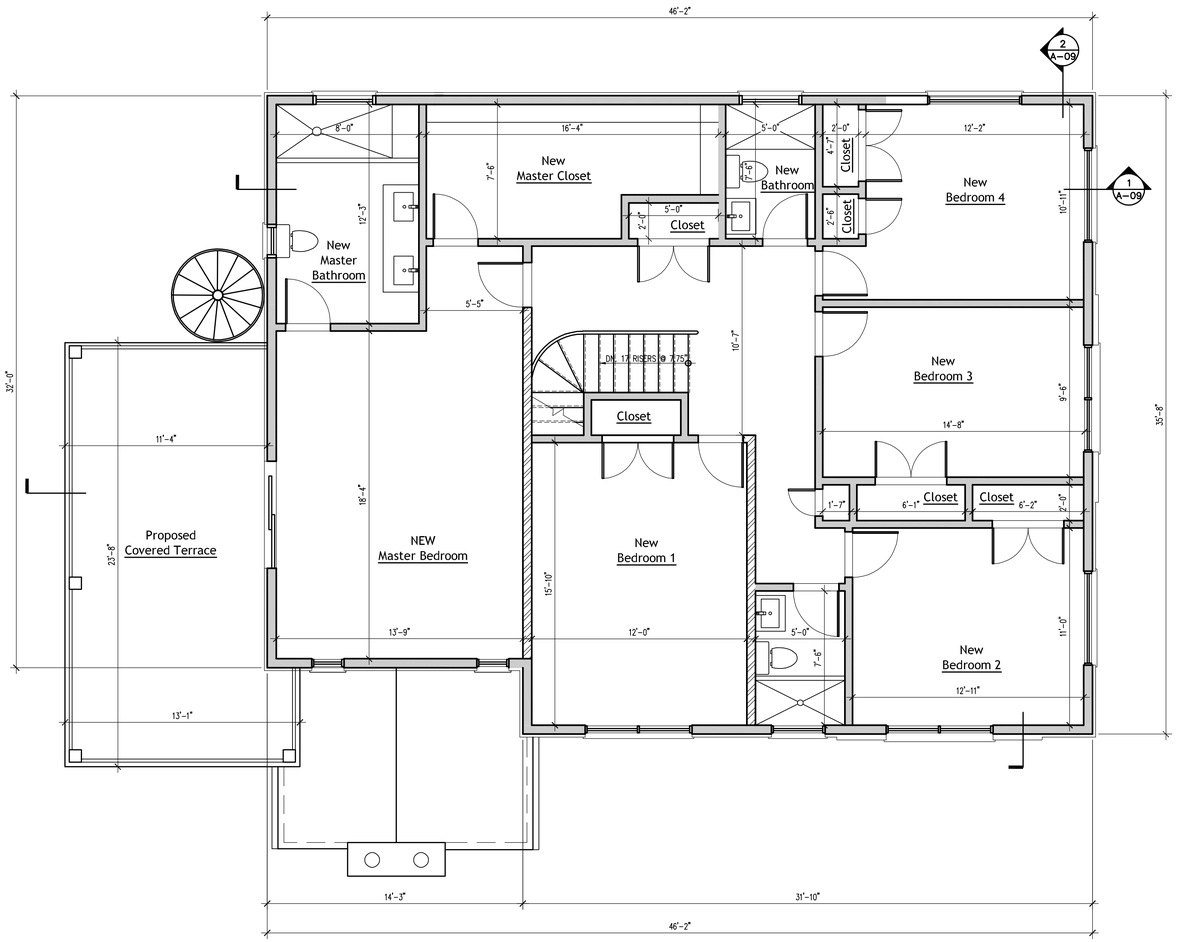
PROPOSED FIRST FLOOR PLAN

Job No: 2114
Date: 7/22/2022
Scale: as shown
Drawn By: ER

Drawing Number:

A-05

ALL RIGHTS RESERVED 8.5.2022



1 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

HN
ENGINEERING, PC

15 Canterbury Road #A8
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal

Consultants

Project name:

Proposed One Story Extension & 2nd Story Addition

2 Parkwood Drive
Great Neck, NY 11023

No.	Date	Issue
1	08.05.22	Issued For Filing

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect or P.E., to alter any item on these drawings in any way.

Drawing name:

PROPOSED
SECOND FLOOR PLAN

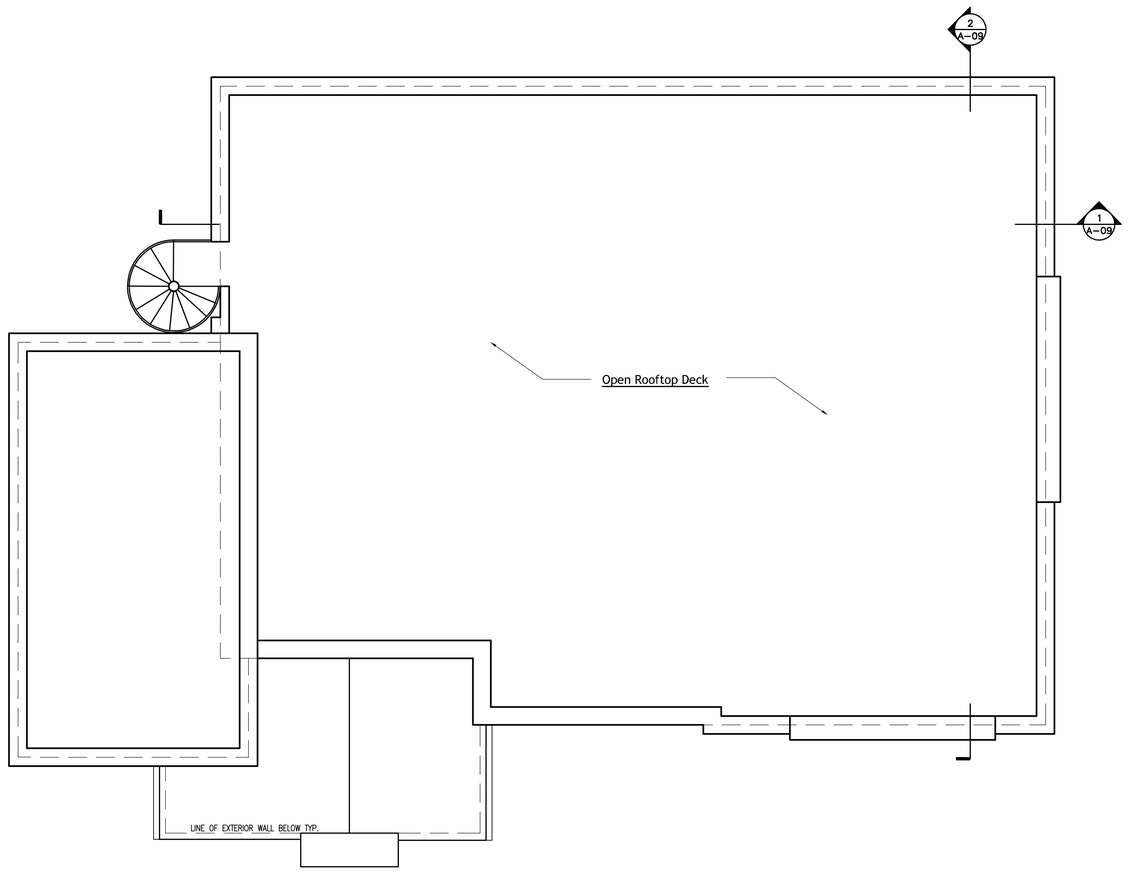
Job No: 2114
Date: 7/22/2022
Scale: as shown
Drawn By: ER

Drawing Number:

A-06

6 of 9

ALL RIGHTS RESERVED 8.5.2022



1 PROPOSED ROOF PLAN

1/4" = 1'-0"

HN
ENGINEERING, PC

15 Canterbury Road #A8
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal

STATE OF NEW YORK
HONGMING NEARMAN
ENGINEER
072960

Consultants

Project name:

Proposed One Story Extension & 2nd Story Addition

2 Parkwood Drive
Great Neck, NY 11023

No.	Date	Issue
1	08.05.22	Issued For Filing

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect or P.E., to alter any item on these drawings in any way.

Drawing name:

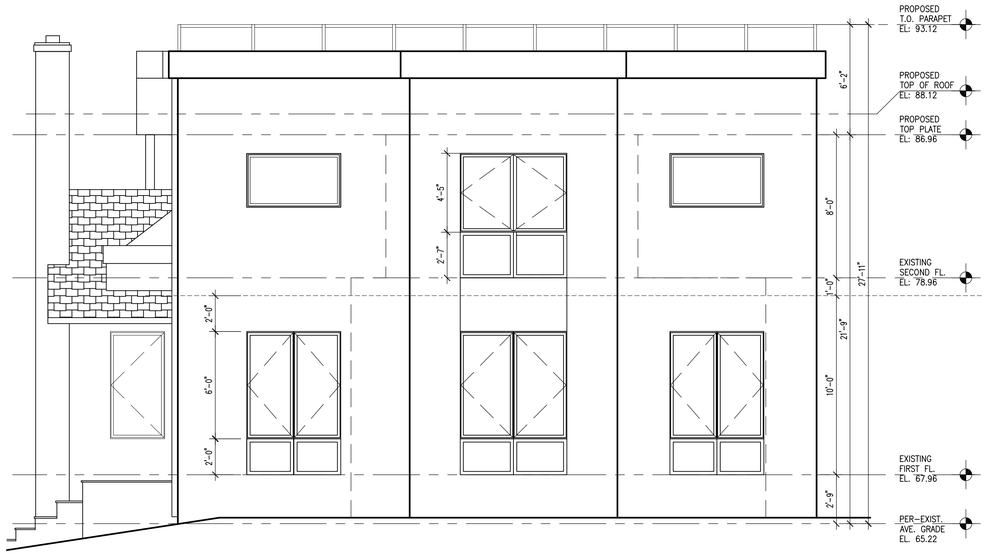
PROPOSED ROOF PLAN

Job No: 2114
Date: 7/22/2022
Scale: as shown
Drawn By: ER

Drawing Number:

A-07

ALL RIGHTS RESERVED 8.5.2022



PROPOSED FRONT ELEVATION @ SHORE PARK RD.

1/4" = 1'-0"



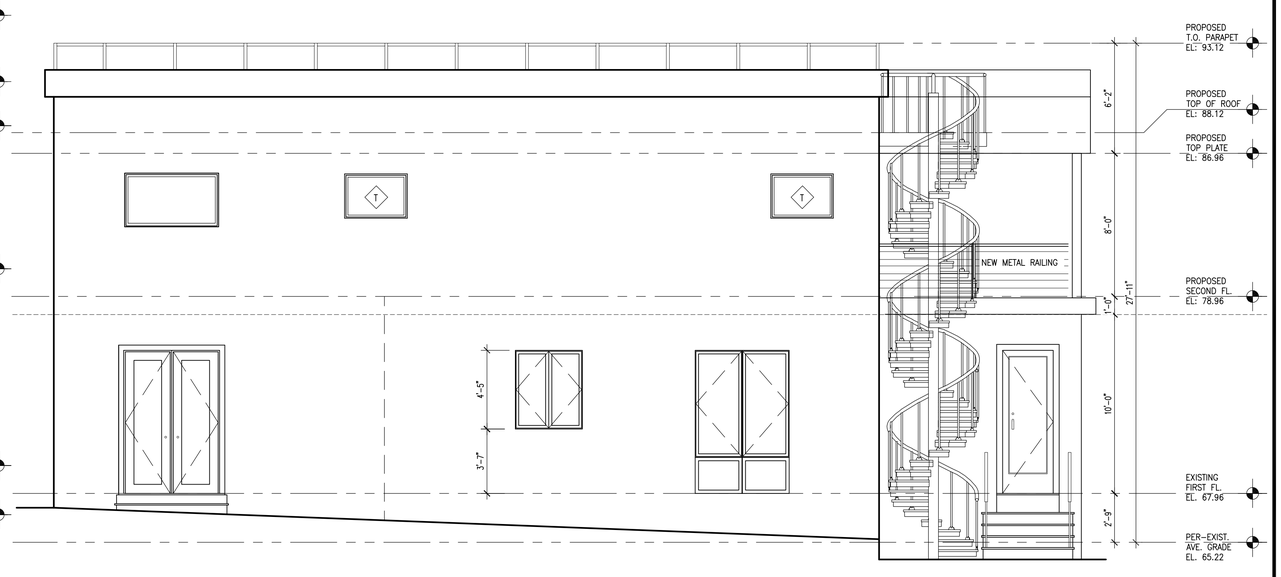
PROPOSED FRONT ELEVATION @ PARKWOOD DR.

1/4" = 1'-0"



PROPOSED SIDE ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

1/4" = 1'-0"

HN
ENGINEERING, PC

15 Canterbury Road #A8
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal



Consultants

Project name:

Proposed One Story Extension & 2nd Story Addition

2 Parkwood Drive
Great Neck, NY 11023

No.	Date	Issue
1	08.05.22	Issued For Filing

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect or P.E., to alter any item on these drawings in any way.

Drawing name:

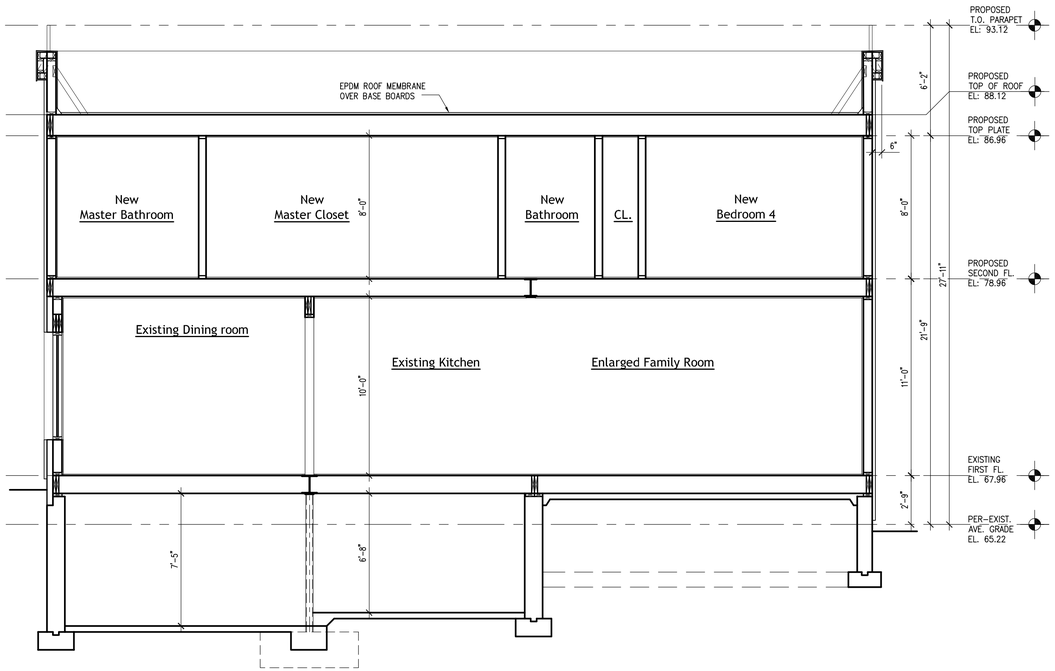
ELEVATIONS

Job No: 2114
Date: 7/22/2022
Scale: as shown
Drawn By: ER

Drawing Number:

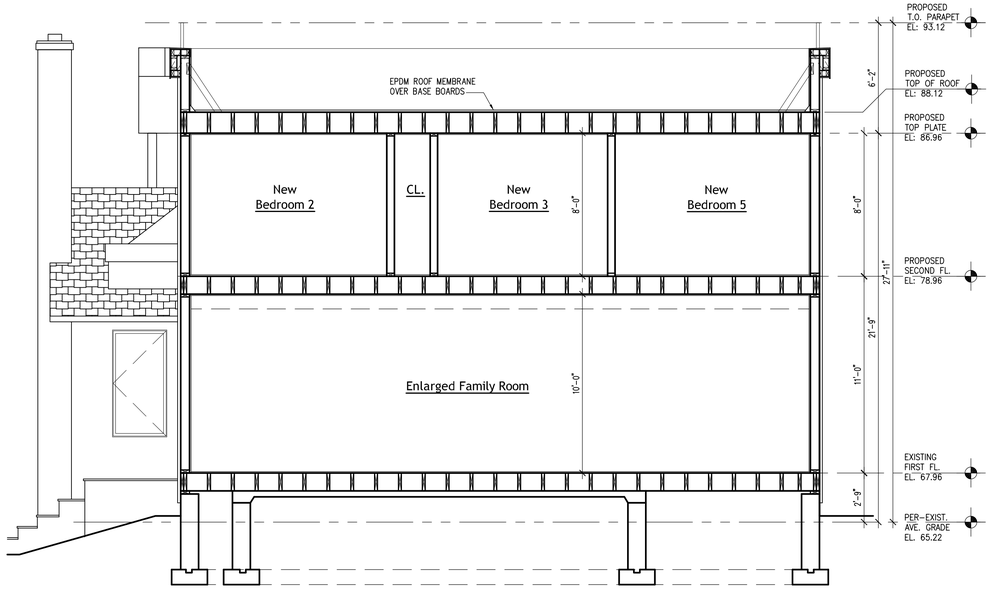
A-08
8 of 9

ALL RIGHTS RESERVED 8.5.2022



1 LONGITUDINAL SECTION

1/4" = 1'-0"



2 CROSS SECTION

1/4" = 1'-0"

HN
ENGINEERING, PC

15 Canterbury Road #AB
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal



Consultants

Project name:

Proposed One Story Extension & 2nd Story Addition

2 Parkwood Drive
Great Neck, NY 11023

No.	Date	Issue
1	08.05.22	Issued For Filing

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect or P.E., to alter any item on these drawings in any way.

Drawing name: SECTIONS

Job No: 2114
Date: 7/22/2022
Scale: as shown
Drawn By; ER

Drawing Number:

A-09

9 of 9

ALL RIGHTS RESERVED 8.5.2022

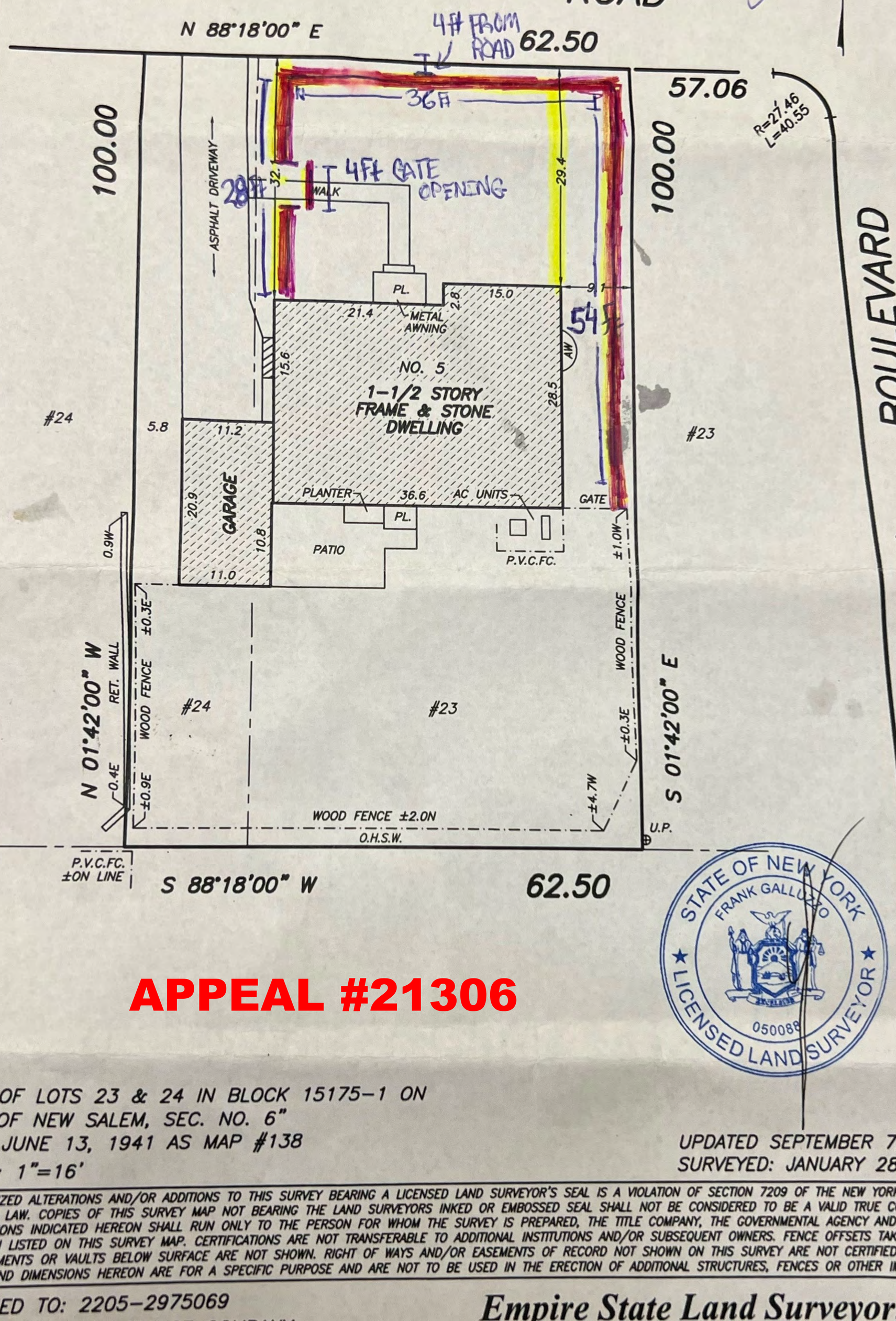
REF. NO. N5-J3-123

10/26/2022
12:12 PM
Timothy Foley Construction, LLC.

MAP OF PROPERTY SITUATED IN
PORT WASHINGTON
NASSAU COUNTY, N.Y.
TAX SECT.: 5 TAX BLOCK: J3 TAX LOT(S): 123

Timothy Foley

DERBY ROAD



APPEAL #21306

STATE OF NEW YORK
FRANK GALLUZZO
050088
LICENSED LAND SURVEYOR

PART OF LOTS 23 & 24 IN BLOCK 15175-1 ON
"MAP OF NEW SALEM, SEC. NO. 6"
FILED JUNE 13, 1941 AS MAP #138
SCALE: 1"=16'

UPDATED SEPTEMBER 7, 2022
SURVEYED: JANUARY 28, 2014

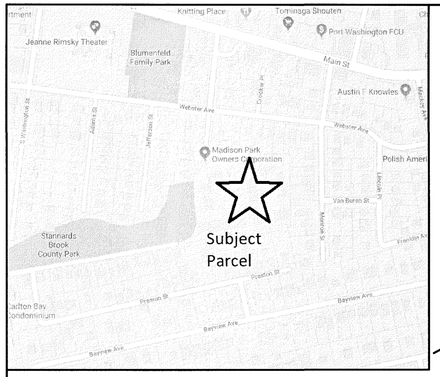
UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, THE TITLE COMPANY, THE GOVERNMENTAL AGENCY AND THE LENDING INSTITUTION LISTED ON THIS SURVEY MAP. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS AND/OR SUBSEQUENT OWNERS. FENCE OFFSETS TAKEN AT POSTS. ENCROACHMENTS OR VAULTS BELOW SURFACE ARE NOT SHOWN. RIGHT OF WAYS AND/OR EASEMENTS OF RECORD NOT SHOWN ON THIS SURVEY ARE NOT CERTIFIED. OFFSETS AND DIMENSIONS HEREON ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED IN THE ERECTION OF ADDITIONAL STRUCTURES, FENCES OR OTHER IMPROVEMENTS.

CERTIFIED TO: 2205-2975069
STEWART TITLE INSURANCE COMPANY
OMNI TITLE AGENCY
JPMORGAN CHASE BANK, N.A., ISAOA/ATIMA
ANGELO BOVIS

© 2022 ALL RIGHTS RESERVED

Empire State Land Surveyor, P.C.
Frank I. Galluzzo Professional Land Surveyor
Records of Albert A. Bianco - Robert B. Holzman
Stephen J. Reid - M. Berry Carman - G. W. Haviland
Vandewater & Lapp - Robert E. Carlin - William J. Daly
1005 Glen Cove Avenue, Glen Head, NY, 11545
empiresurveys@aol.com | (516)-240-6901

APPEAL #21307



ATLAS LOCATION

LEGEND:
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING SPOT ELEVATION: 98.82
- PROPOSED SPOT ELEVATION: 98.82
- LIMITS OF DISTURBANCE
- SILT FENCE
- AREA WITHIN DISTURBANCE LIMIT: 0.10 ACRES
- TREES TO BE PROTECTED SHOWN AS:
- TREES TO BE REMOVED SHOWN AS:
- NUMBER OF TREES TO BE REMOVED: 5

FRONT YARD PAVING AREA

Front Yard Area = 21580.3 Sq.Ft.

Existing Area:
Existing Parking Lot Area = 17403.0 Sq. Ft.

Proposed Area:
Proposed Parking Lot Area = 1397.4 Sq. Ft.

Total Front Yard Paving Area: 18800.4 Sq.Ft.

Percent Coverage = Total Coverage / Front Yard Area x 100% = Percent Coverage

Percent Coverage = 18800.4 Sq.Ft. / 21580.3 Sq.Ft. x 100% = Percent Coverage

Percent Coverage = 87.12% > 55.0% M.C.

TOTAL EXISTING PARKING SPACES: 56
TOTAL PROPOSED PARKING SPACES: 63 (3 HANDICAP SPACES)

NOTE: SITE AND CONSTRUCTION DETAILS FOR AREA OF WORK ON SHEET 2
NOTE: ALL SUBSURFACE UTILITIES TO BE MARKED AND LOCATED PRIOR TO THE START OF ANY CONSTRUCTION

GRAPHIC SCALE
20 0 20 40 80 120
(IN FEET)
SCALE: 1" = 20'

REVISED: 12/29/2021
REVISED: 3/4/2021
REVISED: 9/10/2021

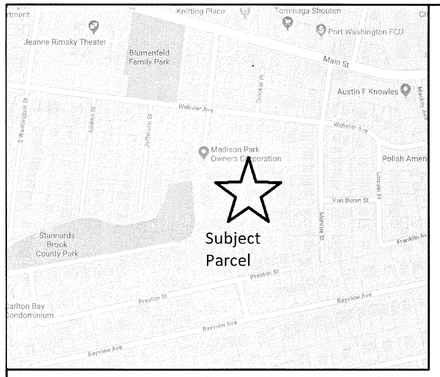
1/2

PROJECT INFORMATION	
DATE	8/19/2020
DRAWN BY:	ATE
CHECKED BY:	MJR
SCALE:	1"=20'
AREA:	3.497 ACRES
	152,366 SQ.FT.
DATUM:	NAVD'88

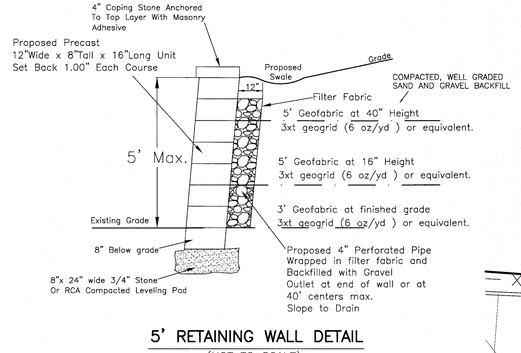
PROJECT
OVERALL PARKING LOT EXPANSION SITE PLAN
SITUATED: PORT WASHINGTON
NCTM: 5-133-402 & 409

SEAL
STATE OF NEW YORK · MICHAEL J. RAU · LICENSED PROFESSIONAL ENGINEER

Northcoast Civil
LAND SURVEYING & CIVIL ENGINEERING
23 SPRING STREET
OYSTER BAY, NY 11771
P:(516)922-3031 | F:(516)922-7475

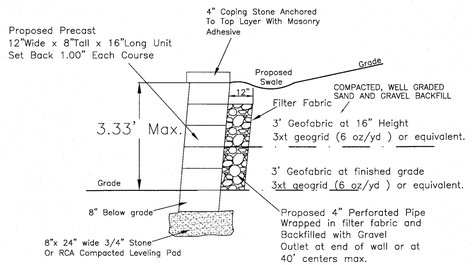


ATLAS LOCATION



5' RETAINING WALL DETAIL

(NOT TO SCALE)

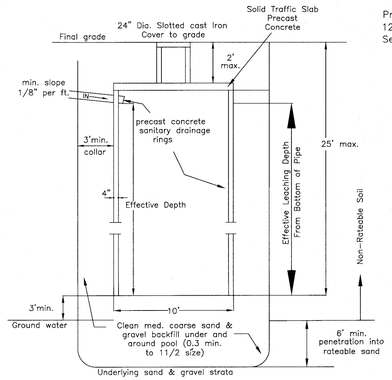


3.33' RETAINING WALL DETAIL

(NOT TO SCALE)

WALL NOTES:

1. Min. 1 block below grade
2. Backfill with clean sand and gravel
3. Open area of unit to be filled with bankrun
4. All sand and gravel backfill to be compacted in 6" lifts, to 95% stndard proctor test
5. Wall to be set back 1.00" every course
6. All disturbed and regraded areas to be stabalized and revegetated.
7. Geofabric to be set at elevations shown and to be 3xt geogrid (6 oz/yd) or equivalent.
8. Use 12"x8"x16" precast interlocking block wall units.



DRYWELL DETAIL

(NOT TO SCALE)

DRAINAGE CALCULATIONS FOR 3" RAINFALL EVENT:

Proposed Parking Expansion = 3058.2 s.f.
Runoff = 3058.2 s.f. x 3"/12 = 764.6 cu.f.

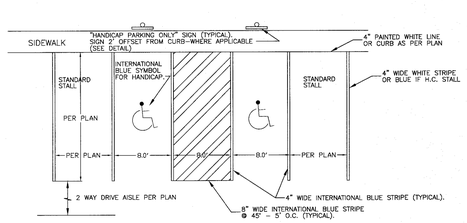
Tributary Area = 2500.0 s.f.
Runoff = 2500.0 s.f. x 3"/12 x .3 = 187.5 cu.f.

TOTAL VOLUME REQUIRED FOR 3" RAINFALL: 952.1 cu.f.

Proposed Drywell 14'X10' Diameter Total Volume: 959.0 cu.f.

TOTAL STORAGE VOLUME REQUIRED: 952.1 cu.f.

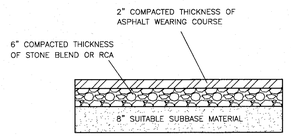
TOTAL STORAGE VOLUME PROVIDED: 959.0 cu.f.



PARKING AREA STRIPING & ALIGNMENT DETAIL

(NOT TO SCALE)

1. HANDICAP PARKING STALLS AND ACCESS RAMPS SHALL BE IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAN 101-336 EFFECTIVE JANUARY 26, 1992
2. ALL PARKING STALLS TO BE STRIPED WITH DOUBLE LINE AS PER TOWN OF NORTH HEMPSTEAD.
3. ALL PARKING LOT STRIPING TO BE WHITE SHERWIN-WILLIAMS A-100 ACRYLIC EXTERIOR FLAT LATEX SERIES AB PAINT OR EQUAL, EXCEPT HANDICAP STRIPING COLOR.

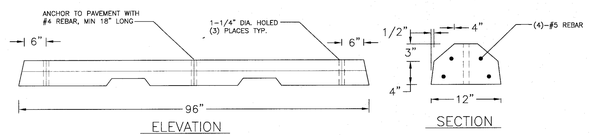


CATCH BASIN DETAIL

(NOT TO SCALE)

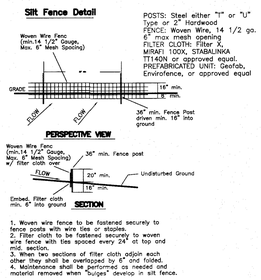
ASPHALT PAVEMENT DETAIL

(NOT TO SCALE)



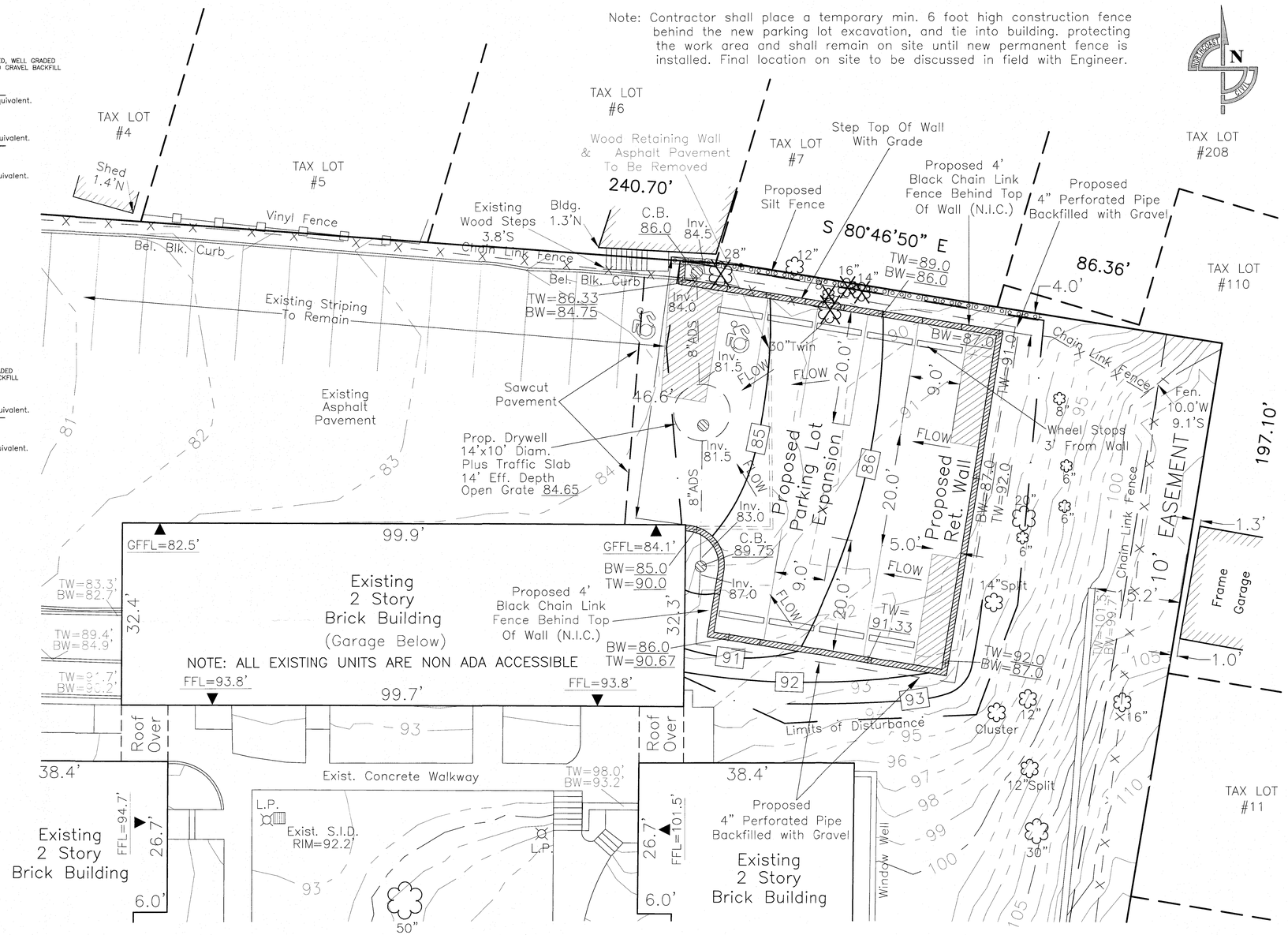
CONCRETE WHEEL STOP DETAIL

(NOT TO SCALE)



1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section
3. When two sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in silt fence.

Note: Contractor shall place a temporary min. 6 foot high construction fence behind the new parking lot excavation, and tie into building. protecting the work area and shall remain on site until new permanent fence is installed. Final location on site to be discussed in field with Engineer.



GENERAL NOTES

1. THE CONTRACTOR MUST NOTIFY THE BUILDING DEPARTMENT FOR ALL NECESSARY SITE INSPECTIONS.
2. ALL WORK SHALL CONFORM TO THE LATEST TOWN OF NORTH HEMPSTEAD SPECIFICATIONS AND STANDARDS.
3. ALL UTILITIES SHALL BE MARKED PRIOR TO THE START OF CONSTRUCTION.
4. ALL ELEVATIONS ARE ON NAVD'88 DATUM.
5. ALL SITE WORK CONCRETE SHALL BE MIN. 3500 PSI AT THE END OF 28 DAYS.
6. THE CONTRACTOR MUST NOTIFY THE TOWN BUILDING DIVSION 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY ONSITE DRAINAGE, CURB, OR PAVING WCRK.
7. ALL LEACHING BASINS SHALL BE CLEANED OF ALL SILT & DEBRIS AFTER CONSTRUCTION IS COMPLETE.
8. CONTRACTOR MUST COMPLY WITH APPROVED WORKING DRAWINGS & REQUIREMENT SHEETS, NO DEVIATION PERMITTED EXCEPT BY WRITTEN APPROVAL OF THE TOWN BUILDING DEPARTMENT.
9. ALL SOLID MANHOLE COVERS SHALL BE BROUGHT TO FINISHED GRADE.

LEGEND:

EXISTING CONTOUR LINE	
PROPOSED CONTOUR LINE	
EXISTING SPOT ELEVATION:	98.82
PROPOSED SPOT ELEVATION:	98.82
LIMITS OF DISTURBANCE	
SILT FENCE	
TO BE REMOVED	
AREA WITHIN DISTURBANCE LIMIT:	0.10 ACRES
TREES TO BE PROTECTED SHOWN AS:	
TREES TO BE REMOVED SHOWN AS:	
NUMBER OF TREES TO BE REMOVED:	5

GRAPHIC SCALE

10 0 10 20 40 60

(IN FEET)

SCALE: 1" = 10'

REVISED: 12/29/2021
REVISED: 3/4/2021
REVISED: 9/10/2020

2/2

PROJECT INFORMATION	
DATE	8/19/2020
DRAWN BY:	ATE
CHECKED BY:	MJR
SCALE:	1"=10'
AREA:	3.497 ACRES
	152,366 SQ.FT.
DATUM:	NAVD'88

PROJECT

PARTIAL PARKING LOT EXPANSION SITE PLAN

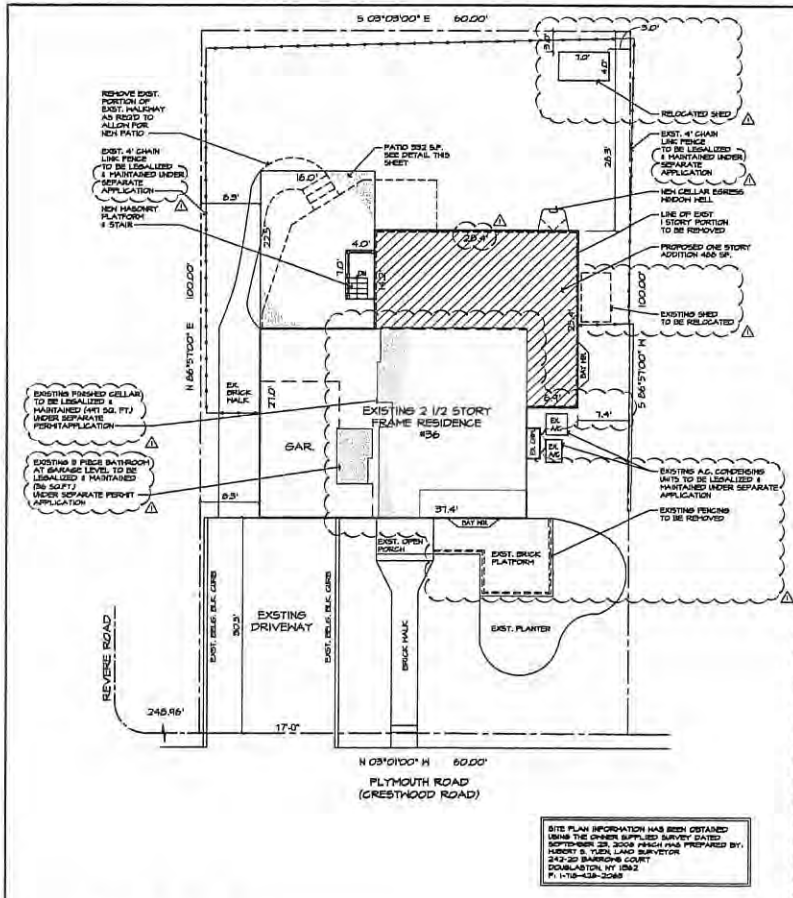
SITUATED: PORT WASHINGTON
NCTM: 5-133-402 & 409

SEAL



Northcoast Civil
LAND SURVEYING & CIVIL ENGINEERING
23 SPRING STREET
OYSTER BAY, NY 11771
P:(516)922-3031 | F:(516)922-7475

APPEAL #21308



1 SITE PLAN
A1.2 SCALE: 1/8" = 1'-0"

ZONING ANALYSIS

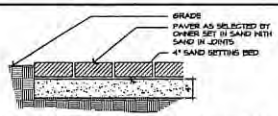
SECTION # 8 ZONE - R-8
BLOCK # 46 USE - RESIDENCE
LOT # 31 LOT SIZE - 8,000 SQ.FT.

SETBACKS AND RESTRICTIONS:	PERMITTED:	PROPOSED/ EXISTING:
MIN. LOT AREA	8,000 S.F.	8,000 S.F. (EXISTING)
LOT COVERAGE	30% OF LOT AREA = 1,200 S.F.	20.5% / 1,648 S.F.
GROSS FLR. AREA	45% OF LOT AREA = 2,700 S.F.	42.7% / 2,148 S.F.
FRONT YARD:	30'-0" MIN. OR AVERAGE FRONT YARD OF EX. BLDGS WITHIN 200 FT. ON EACH SIDE OF LOT & ON SAME SIDE OF STREET & DISTRICT	30.3' (NO CHANGE)
SIDE YARD	7'-0" MIN/ 15'-0" AGG. (AGG = 20'-0" LOT WIDTH X 25%)	7.4'/ 13.1' AGG. 20.5' (PROPOSED)
REAR YARD	15'-0" MIN.	NO CHANGE
BLDG. HT.	30'-0" / 2 1/2 STORY MAX.	NO CHANGE
EAVE HT.	22'-0" MAX.	NO CHANGE
FRONT YD PAVING	45%	NO CHANGE

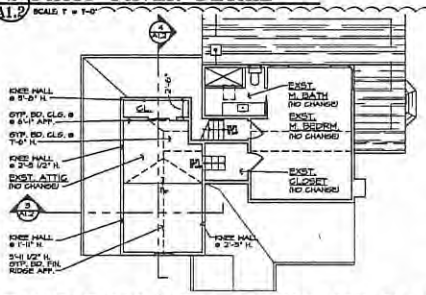
LOT COVERAGE:
RESIDENCE: 1,492 S.F.
EXIST. OPEN PORCH: N.C.
TOTAL LOT COVERAGE: 1,492 S.F.

GROSS FLOOR AREA:
LOWER LEVEL GARAGE/LAUND. FLOOR AREA: 421 S.F.
FIRST FLOOR: 1,490 S.F.
SECOND FLOOR & ATTIC (INCL. INACCESSIBLE): 852 S.F.
TOTAL GROSS FLOOR AREA: 2,148 S.F.

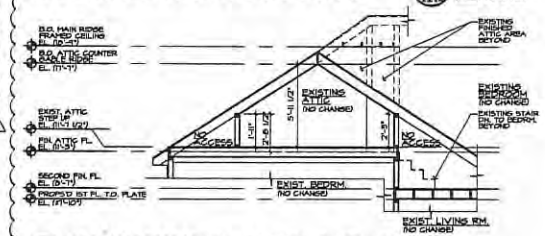
NOTE: PROPOSED ROOF AREA IS EQUAL TO AREA OF ROOF BEING REMOVED THEREFORE NO NEW DRYWELLS WILL BE REQUIRED



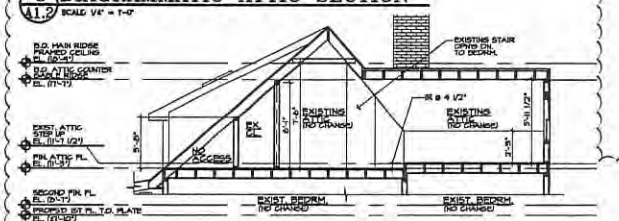
2 PATIO PAVER DETAIL
A1.2 SCALE: 1" = 1'-0"



5 2ND FLOOR/ATTIC SECTION KEY PLAN
A1.2 SCALE: 1/8" = 1'-0"



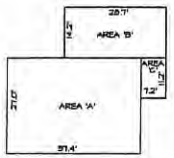
3 DIAGRAMMATIC ATTIC SECTION
A1.2 SCALE: 1/4" = 1'-0"



4 DIAGRAMMATIC ATTIC SECTION
A1.2 SCALE: 1/4" = 1'-0"

NOTE: DIAGRAMATIC SECTIONS ARE FOR ZONING PURPOSES ONLY & NOT FOR CONSTRUCTION - INSULATION & OTHER ITEMS OMITTED FOR CLARITY

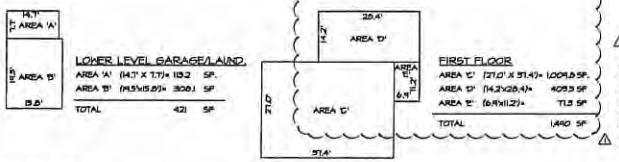
LOT COVERAGE CALCULATIONS



FIRST FLOOR

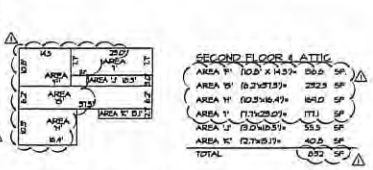
FIRST FLOOR		
AREA 'A'	(21.0' X 31.4')=	1,004.5 SF.
AREA 'B'	(14.2'X28.7')=	407.3 SF.
AREA 'C'	(7.2'X11.2')=	80.6 SF.
TOTAL		1,492 SF.

GROSS FLOOR AREA CALCULATIONS



LOWER LEVEL GARAGE/LAUND.		
AREA 'A'	(14.7' X 7.7')=	113.2 SF.
AREA 'B'	(15.5'X15.8')=	308.1 SF.
TOTAL		421 SF.

FIRST FLOOR		
AREA 'C'	(21.0' X 31.4')=	1,004.5 SF.
AREA 'D'	(14.2'X28.7')=	407.3 SF.
AREA 'E'	(6.9'X11.2')=	77.5 SF.
TOTAL		1,492 SF.



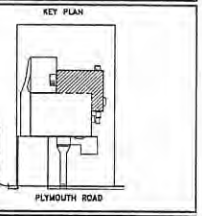
SECOND FLOOR & ATTIC

SECOND FLOOR & ATTIC		
AREA 'F'	(10.0' X 14.3')=	150.0 SF.
AREA 'G'	(8.2'X31.3')=	252.3 SF.
AREA 'H'	(10.3'X16.4')=	164.0 SF.
AREA 'I'	(7.7'X23.0')=	177.1 SF.
AREA 'J'	(3.0'X18.3')=	55.3 SF.
AREA 'K'	(2.7'X5.7')=	40.5 SF.
TOTAL		852 SF.

NO.	DATE	REVISION
1	8-16-22	REV. PER BLDG. DEPT. 8-24-22 COMMENTS
3	8-18-22	REVISION 1
2	4-14-22	ISSUED FOR BUILDING PERMIT
1	3-29-22	ISSUED FOR OWNER'S REVIEW
NO.	DATE	ISSUED

OWNERSHIP OF DOCUMENTS
THESE DRAWINGS, SPECIFICATIONS, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN PREPARED BY THE ARCHITECT ARE THE SUBJECTS OF PROFESSIONAL SERVICES AND ARE THE SOLE PROPERTY OF LUIGI GILENO ARCHITECT PC AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR PURPOSES AND FOR THE COMPLETION OF THIS PROJECT BY OTHERS, WITHOUT THE WRITTEN AUTHORIZATION OF LUIGI GILENO ARCHITECT PC

KEY PLAN



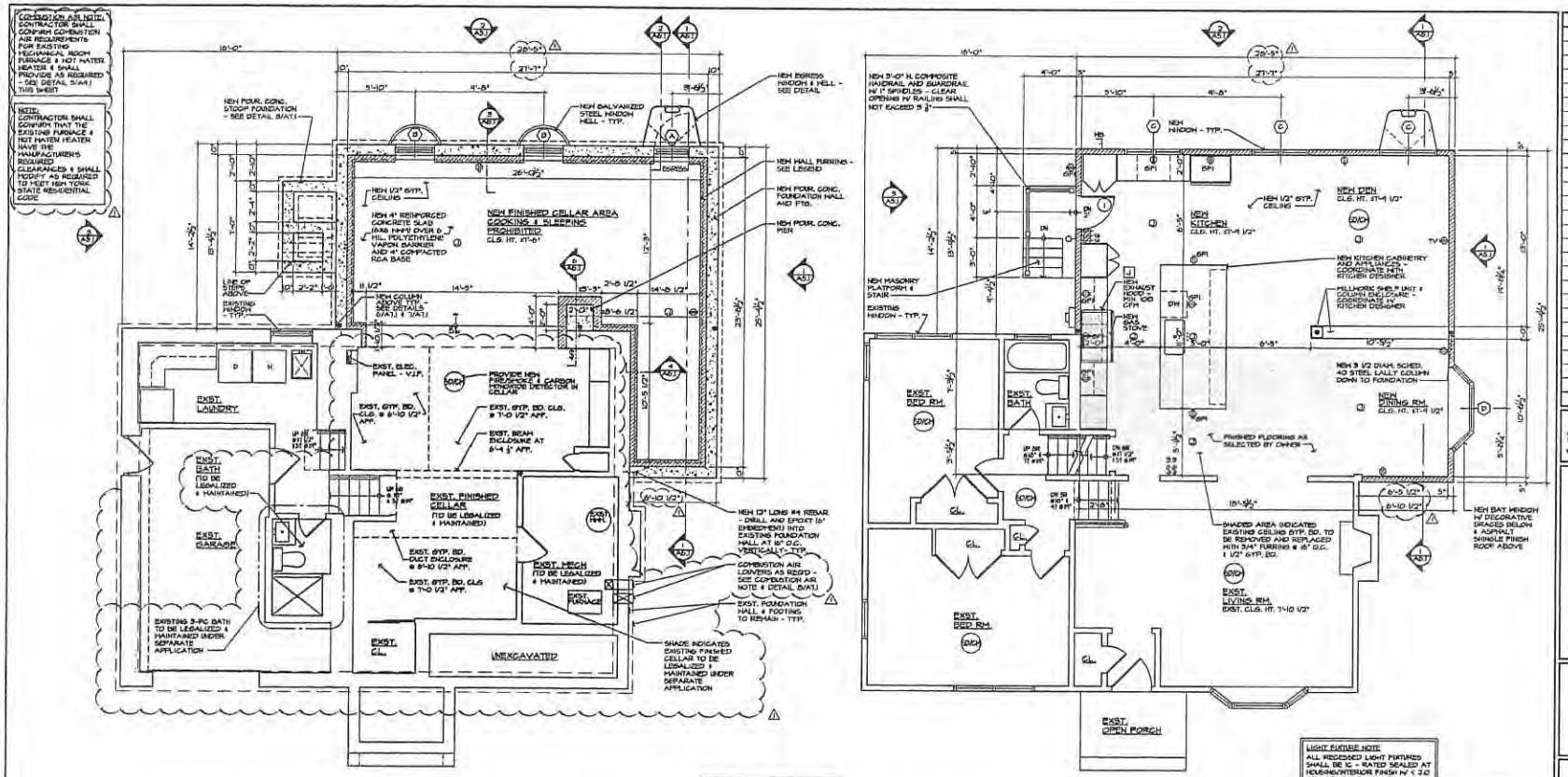
CONSULTANT

ARCHITECT
LUIGI GILENO ARCHITECT PC
ARCHITECTURE PLANNING INTERIORS URBAN & REGIONAL DESIGN PROJECT MANAGEMENT
409 UNIONDALE BLVD. • SUITE 304 • STEWART, NY 11575
PH. 516 561 6467 • F. 516 561 6592
EMAIL: LGARCH@OPTONLINE.NET

PROJECT
PROPOSED ADDITIONS & ALTERATIONS
EDELSON RESIDENCE
36 PLYMOUTH RD.
PORT WASHINGTON, NY

DRAWING TITLE
SITE PLAN, ZONING ANALYSIS, DRYWELL CALCS. & DETAILS

DATE: MARCH 29, 2022	DWN. BY: DC
JOB NO.: 21118	SCALE: AS SHOWN
SEAL	DWG. No. A-1.2



1 CELLAR FLOOR PLAN
A4.1 SCALE: 1/4" = 1'-0"

2 FIRST FLOOR PLAN
A4.1 SCALE: 1/4" = 1'-0"

NOTE: PROVIDE ALL REQUIRED SLEEVES THROUGH FOUNDATION WALL AS REQUIRED FOR ALL UTILITIES AND SERVICES.

LIGHTING NOTE: ALL LIGHT FIXTURES SHALL BE 100% HIGH EFFICIENCY LIGHTING (CFL'S OR LED'S)

SEE DWG. A4.2 FOR DOOR & WINDOW SCHEDULE

FLAME SPREAD AND SMOKE DENSITY NOTE: INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH SECTION R302.9 OF THE NY STATE RESIDENTIAL CODE FOR FLAME SPREAD AND SMOKE DEVELOPED INDEX

LIGHT FIXTURE NOTE: ALL RECESSED LIGHT FIXTURES SHALL BE IC - RATED SEALED AT HOUSING/INTERIOR FINISH W/ < 2.0 CFM LEAKAGE AT 75 PA.

GENERAL NOTES:

1. ALL HABITABLE ROOMS AND CORRIDORS SHALL BE SUPPLIED WITH INTERWIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NYS 13 AND N.Y.S. BUILDING CODE SEC. R314 & 315
2. ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
3. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR.
4. AS PER N.Y.S. CODE SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-0" A.F.F.
5. ALL WET/ TILED HALL AREAS IN KITCHEN, BATHROOMS, & LAUNDRY ROOMS SHALL RECEIVE 1/2" CEMENT BD. IN LIEU OF GYP. BD. ALL OTHER WALLS IN SAID LOCATIONS SHALL RECEIVE 1/2" MOISTURE & MOLD RESISTANT GYP. BD.
6. ALL NEW DOORS & WINDOW HEADS TO BE MAINTED AT 6'-8" A.F.F. UNLESS OTHERWISE NOTED
7. PROVIDE AND INSTALL 5 1/2" BASE MOLDING, 5" CROWN MOLDING AND 3 1/2" WINDOW AND DOOR CASINGS AND SILLS THROUGHOUT (STYLES OR EQUAL AS SELECTED BY OWNER)
8. LOCATION OF ALL ELECTICAL DEVICES ARE SHOWN FOR GENERAL INTENT CONTRACTOR SHALL VERIFY AND COORDINATE WITH OWNER THE FINAL TYPES, QUANTITIES AND LOCATIONS OF ALL ELECTRICAL DEVICES.
9. ALL LIGHT FIXTURES AND APPLIANCES SHALL BE ENERGY STAR RATED

LIGHT & VENT CALCULATIONS

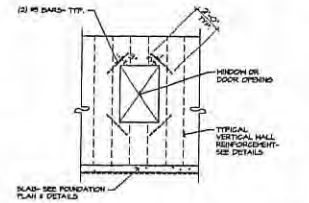
KITCHEN / DEN / DINING ROOM

TOTAL AREA = 675 SQ. FT.
- 4% NATURAL VENT OPENING REQ'D = 27 SQ. FT.
  WINDOW & DOOR NATURAL VENT PROVIDED = 54.36 SQ. FT.
- 8% NATURAL LIGHT OPENING REQ'D = 54 SQ. FT.
  WINDOW & DOOR NATURAL LIGHT PROVIDED = 54.33 SQ. FT.

FINISHED CELLAR

TOTAL AREA = 352 SQ. FT.
- 4% NATURAL VENT OPENING REQ'D = 14.1 SQ. FT.
  WINDOW NATURAL VENT PROVIDED = 15.90 SQ. FT.
- 8% NATURAL LIGHT OPENING REQ'D = 28.2 SQ. FT.
  WINDOW NATURAL LIGHT PROVIDED = 31.1 SQ. FT.

SECTION R303.1 EXCEPTION #2
- 6 FOOT CANDLES X 352 SQ. FT. = 2112 LUMENS REQ'D
- (1) 14W MATT LED LUMINAIRE = 1100 LUMENS
- (2) LUMINAIRES MINIMUM REQ'D



3 TYP. FND. WALL OPENING DETAIL
A4.1 SCALE: NOT TO SCALE

FOUNDATION NOTES:

1. THD (2) TON SOIL BEARING CAPACITY TO BE VERIFIED BY CONTRACTOR
2. MODIFY ANY EXISTING FOOTING OR STORM WATER DRAINS THAT MAY EXIST AS REQUIRED TO ALLOW PROPER DRAINAGE. CONNECT NEW AS REQUIRED
3. COORDINATE ELEVATION OF TOP OF FOUNDATION WALL AS REQUIRED TO ACHIEVE A LEVEL, SMOOTH FINISH FLOOR BETWEEN NEW ADDITION AND EXISTING CONSTRUCTION
4. BOTT. OF NEW FOOTINGS TO ALIGH WITH BOTTOM OF EXISTING FOOTINGS

LEGEND

NEW DOOR DESIGNATION- SEE DOOR SCHEDULE. CONTRACTOR TO COORDINATE ALL ROUGH OPENINGS.

EXISTING DOOR TO REMAIN

NEW 10" HIDE POURED CONCRETE FOUNDATION WALL ON 1'-6" WIDE x 10" DEEP FOOTING BELOW (U.O.N.)

NEW EXTERIOR WALLS CONSTRUCTED OF 2x4 WOOD STUDS @ 16" O.C. WITH R-15 KRAFT FACED BATT INSULATION 1/2" EXTERIOR PLYWOOD SHEATHING, AIR INFILTRATION BARRIER (TYVEK OR APPROVED EQUAL) 1/2" R-2 RIGID INSULATION BOARD BEHIND AND SIDING AS SHOWN ON ELEVATIONS. PROVIDE MOISTURE RESISTANT INTERIOR GYP. BD. AT ALL BATHROOMS AND KITCHEN LOCATIONS AND CEMENT BOARD AT ALL SHOWER, TUB AND SINK AREAS

EXISTING FOUNDATION WALL & FOOTING. PROVIDE NEW 2 5/8"x 20 GA. METAL STUD FURRING @ 16" O.C. WITH R-13 KRAFT FACED BATT INSULATION AND ONE LAYER OF 5/8" TYPE 'X' MOISTURE RESISTANT GYP. BD. APPLY ONE COAT OF LATEX BASE WATERPROOFING PAINT (DRYLOK OR EQUAL) TO INTERIOR FACE OF FOUNDATION WALL. PROVIDE 6 MIL. POLYETHYLENE VAPOR BARRIER OVER FOUNDATION WALL (OVERLAP 6" SEAL SEAMS) FULL HEIGHT - SEE DETAIL 4/A6.1

NEW 10" (U.O.N.) HIDE POURED CONCRETE FOUNDATION WALL ON 1'-6" WIDE x 10" DEEP FOOTING BELOW U.O.N. FURRED W/ 2 5/8"x 20 GA. METAL STUD FURRING @ 16" O.C. WITH R-15 KRAFT FACED BATT INSULATION AND ONE LAYER OF 5/8" MOISTURE RESISTANT GYP. BD. APPLY ONE COAT OF LATEX BASE WATERPROOFING PAINT (DRYLOK OR EQUAL) TO INTERIOR FACE OF FOUNDATION WALL. PROVIDE 6 MIL. POLYETHYLENE VAPOR BARRIER OVER FOUNDATION WALL (OVERLAP 6" SEAL SEAMS) FULL HEIGHT - SEE DETAIL 5/A6.1

FIRE/SMOKE AND CARBON MONOXIDE - INSTALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM WITH A TUB OR SHOWER UNLESS IT WOULD PREVENT PLACEMENT OF AS REQUIRED BY R314.3- SEE GENERAL NOTE #1

NEW WINDOW- SEE WINDOW SCHEDULE - CONTRACTOR SHALL COORDINATE ALL ROUGH OPENINGS

NEW DUPLEX RECEPTACLE

NEW GROUND FAULT INTERUPT DUPLEX RECEPTACLE

NEW TV OUTLET - VERIFY MOUNTING HT. W/ OWNER

NEW JUNCTION BOX FOR LIGHT FIXTURE AS SELECTED BY OWNER- VERIFY QUANTITY AND LOCATIONS WITH OWNER

NEW JUNCTION BOX FOR APPLIANCES AS SELECTED BY OWNER- VERIFY QUANTITY AND LOCATIONS WITH OWNER

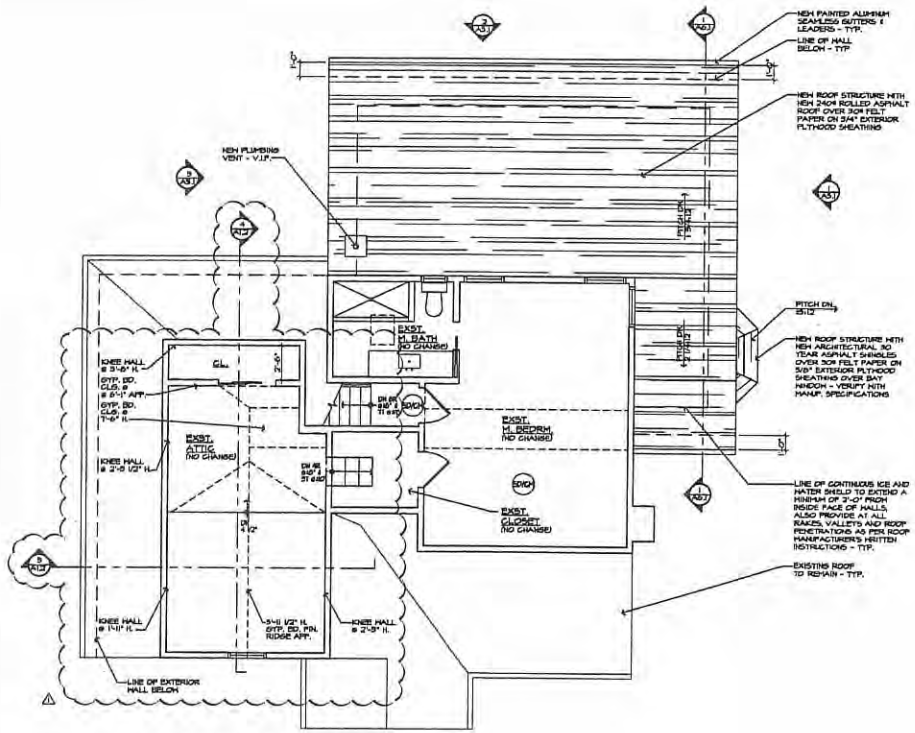
NEW LIGHT SWITCH

NEW 3-WAY LIGHT SWITCH

NEW EXTERIOR LIGHT FIXTURE AS SELECTED BY OWNER

NEW FROST PROOF HOSEBIB

NO.	DATE	REVISION
1	8-16-22	REV. PER BLDG. DEPT. 8-24-22 COMMENTS



N 1 A4.2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEE DWG. A4.1 FOR LEGEND & GENERAL NOTES

DOOR SCHEDULE				
SYMBOL	SIZE	TYPE/ MODEL #	MANUFACTURER	REMARKS
1	2'-6"x 8'-0"	INSULATED / HINGED PMH2180	AS SELECTED BY OWNER	PROPS'D KITCHEN - EXTERIOR

NOTES:
1. ALL HARDWARE TO BE SELECTED BY OWNER
2. ALL GLASS DOORS SHALL BE DOUBLE PANE HP LOW-E4 INSULATED GLASS AND SHALL HAVE A MAXIMUM U-FACTOR OF .30
3. ALL ANDERSEN DOORS SHALL BE WHITE IN COLOR (CONFIRM WITH OWNER)
4. COORDINATE & CONFIRM ALL DOOR TYPES & SIZE WITH OWNER PRIOR TO THE START OF WORK & BID
5. ALL INTERIOR DOORS SHALL BE PAINTED PINE DOORS (CONFIRM W/ OWNER)
6. SEE FLOOR PLAN FOR HANDISHING OF DOOR

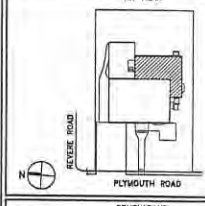
WINDOW SCHEDULE							
SYMBOL	MODEL #	TYPE	GLASS AREA	VENT.	U-FACTOR	SHGC	REMARKS
A	CX14	CASEMENT	3.10	7.80	0.29	0.29	EGRESS
B	6814	GLIDING	8.00	4.16	0.30	0.26	
C	TWH30210	TILT WASH DOUBLE HUNG	7.36	4.16	0.30	0.31	UNITS TO BE MULLED TOGETHER
D	TW8-5442-B	45° BAY, PICTURE & D.H.	22.47	5.4	0.27 & 0.30	0.34 & 0.31	

NOTES:
1. ALL WINDOWS TO BE ANDERSEN 400-SERIES (UNLESS OTHERWISE NOTED). EXTERIOR COLOR: WHITE INTERIOR: PREFINISHED WHITE. ESTATE HARDWARE AS SELECTED BY OWNER (SASH LOCK & KEEPER), EXTENSION JAMBS PREFINISHED TO MATCH WINDOW INTERIOR. LOW-E-4 GLASS THROUGHOUT. HALF SCREENS ON DH/GLIDING UNITS. FULL SCREENS ON CASEMENT AND AWNING UNITS- TRUSCENE INSECT SCREEN- COLOR: WHITE. CONFIRM ALL OF ABOVE WITH OWNER PRIOR TO PLACING ORDER.
2. ALL WINDOWS SHALL BE DOUBLE PANE LOW-E INSULATED GLASS AND SHALL HAVE A MAXIMUM U-FACTOR OF .30 AND A MAXIMUM SHGC OF .30
3. ANY OPERABLE WINDOW WHERE THE TOP OF THE SILL IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL HAVE A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F 2090. THE WINDOW OPENING CONTOL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULL OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1

NO.	DATE	REVISION
1	8-16-22	REV. PER BLDG. DEPT. 8-24-22 COMMENTS
3	8-18-22	REVISION 1
2	4-14-22	ISSUED FOR BUILDING PERMIT
1	3-29-22	ISSUED FOR OWNER'S REVIEW
NO.	DATE	ISSUED

OWNERSHIP OF DOCUMENTS
THESE DRAWINGS, SPECIFICATIONS, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF PROFESSIONAL SERVICES AND ARE THE SOLE PROPERTY OF LUIGI GILENO ARCHITECT PC AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR PURPOSES, OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS, WITHOUT THE WRITTEN AUTHORIZATION OF LUIGI GILENO ARCHITECT PC

KEY PLAN



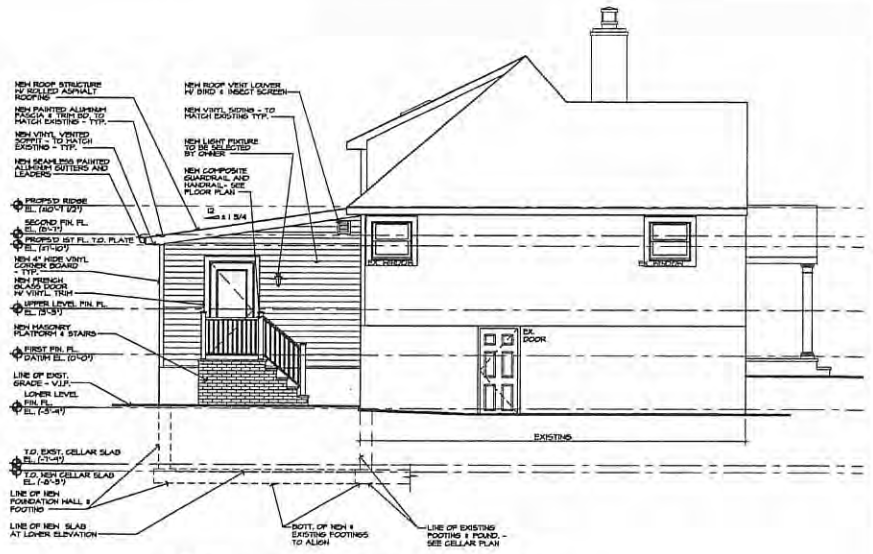
CONSULTANT

ARCHITECT
LUIGI GILENO ARCHITECT PC
ARCHITECTURE PLANNING INTERIORS URBAN & REGIONAL DESIGN PROJECT MANAGEMENT

PROJECT
PROPOSED ADDITIONS & ALTERATIONS
EDELSON RESIDENCE
36 PLYMOUTH RD.
PORT WASHINGTON, NY

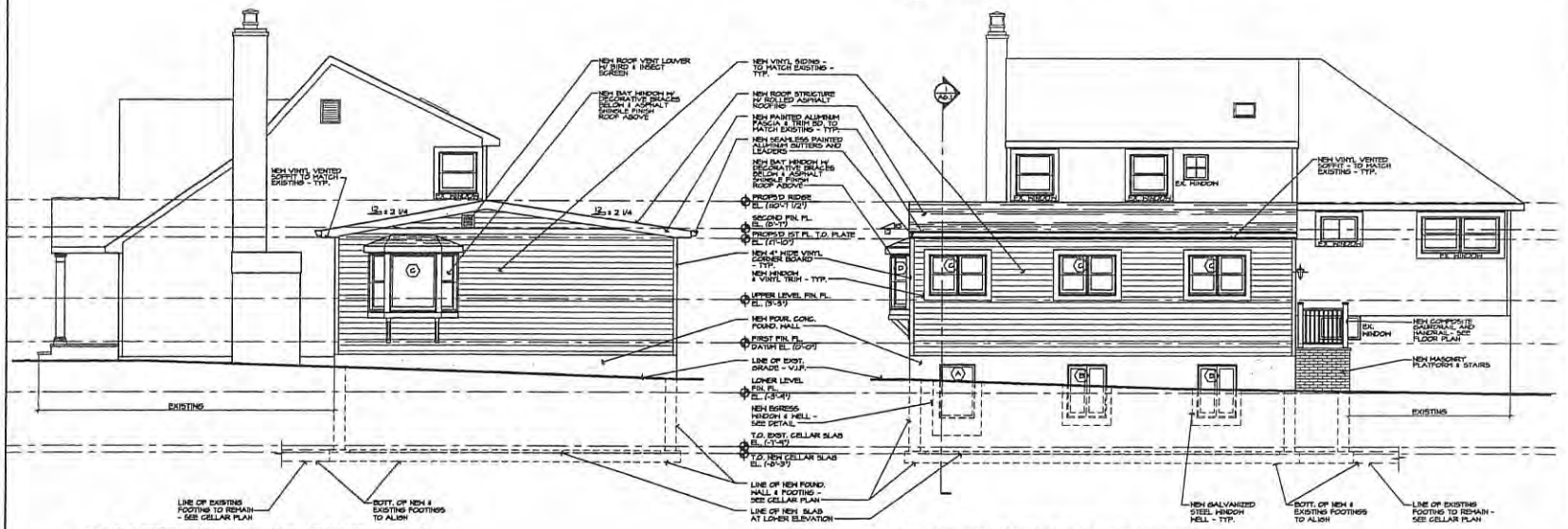
DRAWING TITLE
SECOND FLOOR PLAN, SCHEDULES & NOTES

DATE: MARCH 29, 2022	DWN. BY: DC
JOB NO.: 21118	SCALE: AS SHOWN
SEAL	DWG. No. A-4.2



3 A5.1 NORTH BUILDING ELEVATION

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



1 A5.1 SOUTH BUILDING ELEVATION

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

2 A5.1 EAST BUILDING ELEVATION

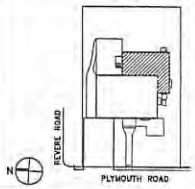
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION
1	8-18-22	REV. PER BLDG. DEPT. 8-24-22 COMMENTS
3	8-18-22	REVISION 1
2	4-14-22	ISSUED FOR BUILDING PERMIT
1	3-29-22	ISSUED FOR OWNER'S REVIEW
NO.	DATE	ISSUED

OWNERSHIP OF DOCUMENTS

THESE DOCUMENTS, SPECIFICATIONS, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN PROVIDED BY LUIGI GILENO ARCHITECT ARE INSTRUMENTS OF PROFESSIONAL SERVICES AND ARE THE SOLE PROPERTY OF LUIGI GILENO ARCHITECT PC. AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR PURPOSE, EXCEPT FOR THE COMPLETION OF THIS PROJECT BY OTHERS, WITHOUT THE WRITTEN AUTHORIZATION OF LUIGI GILENO ARCHITECT PC

KEY PLAN



CONSULTANT

ARCHITECT

LUIGI GILENO ARCHITECT PC

ARCHITECTURE PLANNING INTERIORS URBAN & REGIONAL DESIGN PROJECT MANAGEMENT

455 LINCOLNELL BLVD. • SUITE 204 • STONEY, NY 11731
P: 516 621 4447 • F: 516 625 3537
EMAIL: LGARCHITECT@AOL.NET

PROJECT

PROPOSED ADDITIONS & ALTERATIONS

EDELSON RESIDENCE

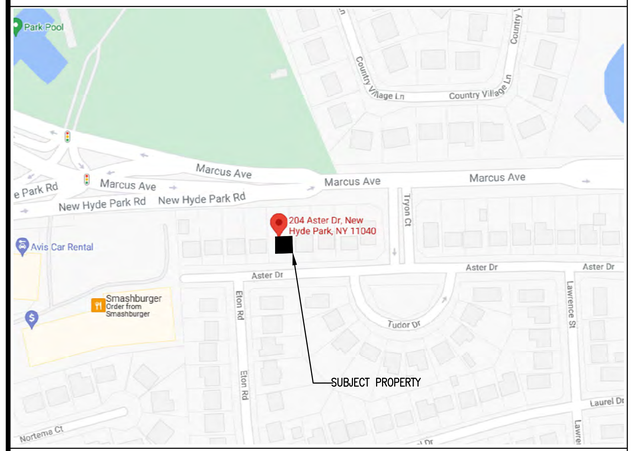
36 PLYMOUTH RD.
PORT WASHINGTON, NY

DRAWING TITLE

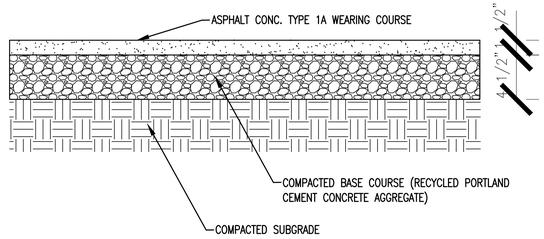
BUILDING ELEVATIONS

DATE: MARCH 29, 2022	DWN. BY: DC
JOB NO.: 21118	SCALE: AS SHOWN
SEAL	DWG. No. A-5.1

KEY MAP



ASPHALT PAVEMENT DETAIL :



NOTE :

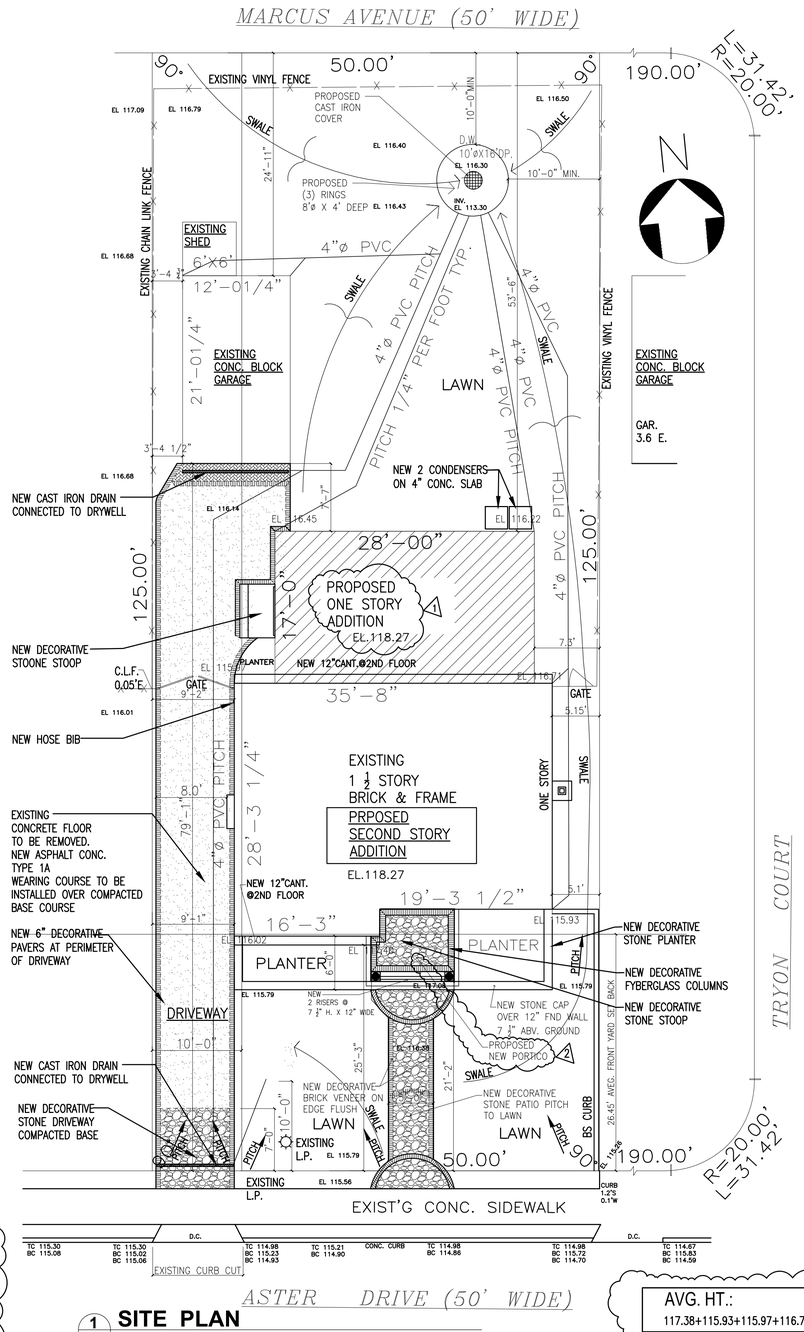
– GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL GRADE INFORMATION PRIOR TO NEW CONSTRUCTION. THE ARCHITECT OR SURVEYOR MUST BE NOTIFIED OF ANY DISCREPANCY.

– ANY FENCING WILL BE REQUIRED SEPARATE PERMITS.

DRAWING LIST

#	PAGE	NAME
1	Z–001.00	SITE PLAN / ZONING NOTES
2	G–001.00	GENERAL NOTES
3	A–001.00	CELLAR FLOOR PLAN, BUILDING SECTION, PLUMBING RISER
4	A–002.00	FIRST FLOOR PLAN, PROPOSED SECOND FLOOR PLAN, AND SIMPSON DETAILS
5	A–003.00	PROPOSED ELEVATIONS
6	A–004.00	PROPOSED FLOOR AREA COMPUTATION
7	E–001.00	PROPOSED ELECTRICAL PLANS
8	M–001.00	PROPOSED MECHANICAL PLANS
9	L–001.00	LANDSCAPE PLAN

ZONING	EXISTING YARD SET BACK	PROPOSED YARD SET BACK	REQUIRED YARD SET BACK
FRONT YARD SET BACK	26.3' FRONT YARD SET BACK	25.25' FRONT YARD SET BACK	30.0' FRONT YARD SET BACK
REAR YARD SET BACK	70.40' REAR YARD SET BACK	53.5' REAR YARD SET BACK	17.0' REAR YARD SET BACK
SIDE YARD SET BACK	5.1' SIDE YARD SET BACK	7.3' SIDE YARD SET BACK	7.0' SIDE YARD SET BACK
SIDE YARD SET BACK	9.1' SIDE YARD SET BACK	0.0' SIDE YARD SET BACK	8.0' SIDE YARD SET BACK



1 SITE PLAN (A-001)
SCALE: 1/8" = 1'-0"

AVERAGE FRONT YARD SET BACK = 26.45' AVG.

AVG. HT.:
117.38+115.93+115.97+116.71 = 465.99 / 4 = 116.49

AVERAGE FRONT YARD SET BACK CALCULATION :

LOT 3 ------- 26.625' AND 25.66667 = 51.29167' / 2 = 25.64583 FRONT YARD SET BACK
LOT 5 ------- 26.25' AND 26.20833 = 52.45833' / 2 = 26.22917 FRONT YARD SET BACK
LOT 7 ------- 26.07' AND 28.22 = 54.29' / 2 = 27.145 FRONT YARD SET BACK
LOT 8 ------- 26.0' AND 26.3125 = 52.3125' / 2 = 26.15625 FRONT YARD SET BACK
LOT 9 ------- 25.9375' + 26.25 + 28.5625 = 80.75 / 3 = 26.91' FRONT YARD SET BACK
LOT 31 ------- 26.81' AND 26.90' = 53.71 / 2 = 26.85' FRONT YARD SET BACK
LOT 33 ------- 26.3' AND 26.2' = 52.5 / 2 = 26.25' FRONT YARD SET BACK
TOTAL = 185.18625 / 7 = 26.45' AVG. FRONT YARD SET BACK

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SHOW LOAD	WIND SPEED[e] (MPH)	SEISMIC DESIGN CATEGORY[g]	SUBJECT TO DAMAGE FROM 1,2 WEATHERING[a]	FROST LINE DEPTH[b]	TERMITE[c]	DECAY[d]	WINTER DESIGN TEMP[f]	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS[h]
45 p.s.f.	120	D1	SEVERE	3 FT.	MODERATE	SLIGHT TO	13 F.	YES	9/15/83
					TO HEAVY	MODERATE			4/2/97

ZONING INFORMATION

ADDRESS	204 ASTER DRIVE, NEW HYDE PARK
ZONE	R–B
SECTION	8
BLOCK	302
LOT	32

SCOPE OF WORK:

PROPOSED SECOND STORY ADDITION
PROPOSED FIRST FLOOR RENOVATION
PROPOSED ONE STORY ADDITION AT REAR OF BUILDING.
PROPOSED NEW DRIVEWAY AND NEW STONE WALK

SITE DATA :

204 ASTER DRIVE, NEW HYDE PARK, NEW YORK
SITE PLAN BASED ON SURVEY BY ARKADIUSZ JUSIEGA, PROFESSIONAL LICENSED LAND SURVEYOR, DATED : 11 – 03 – 2021

SITE ANALYSIS

EXISTING FIRST FLOOR FOOT PRINT ---------- 964 SQ.FT.
EXISTING GARAGE ---------- 253 SQ.FT.
PROPOSED FIRST FLOOR ADDITION ---------- 476 SQ.FT
PROPOSED NEW SECOND FLOOR ADDITION ---------- 1,029 SQ.FT

TOTAL FLOOR AREA EXT'G. AND PROPOSED 1ST & 2ND FLOOR --- 2,469 SQ.FT.
EXISTING GARAGE ---------- 253 SQ.FT.

TOTAL FLOOR AREA ---------- 2,722 SQ.FT.
ALLOWABLE FAR --- 2,500 SQ.FT. / PROPOSED 2,469 SQ.FT. TOTAL LIVING SPACE 2,469 S.FT.

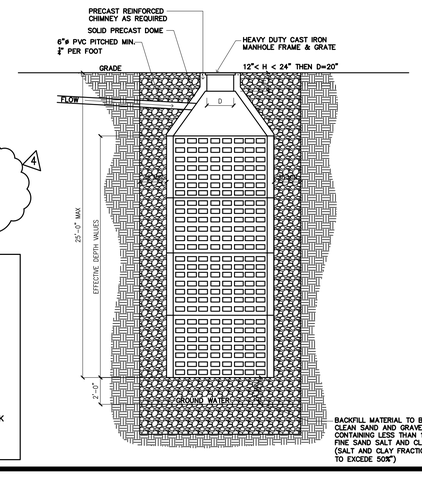
FAR ALLOWED :

EXISTING LOT AREA ---------- 6,250 SQ.FT.
EXISTING FIRST FLOOR AREA ---------- 964 SQ.FT.
EXISTING GARAGE FLOOR AREA ---------- 253 SQ.FT.
TOTAL FOOT PRINT ---------- 1,217 SQ.FT.
EXISTING LOT COVERAGE ---------- 1,217 SQ.FT. / 6,250 = 19.47 %
PROPOSED LOT COVERAGE ---------- 1,693 SQ.FT. / 6,250 = 27.08 %
F.A.R.
PROPOSED FIRST FLOOR ADDITION ---------- 476 SQ.FT
PROPOSED NEW SECOND FLOOR ADDITION ---------- 1,029 SQ.FT
EXISTING FIRST FLOOR AREA ---------- 964 SQ.FT.
TOTAL FLOOR AREA ---------- 2,469 SQ.FT.
(2,469 SQ.FT. BLDG. / 6,250 LOT) = 39.50% < 40%

STORM DRAINAGE CALCULATIONS :

IMPERVIOUS AREA OF ROOF ---------- 1,691 SQ.FT.
1,691 X (1) X .25 (3" RAIN FALL) ---------- 423 CU.FT. [3]
AREA OF LAWN ---------- 3,539 SQ.FT.
3,539 X (1) X .25 (3" RAIN FALL) ---------- 291 CU.FT. [3]
IMPERVIOUS AREA OF DRIVEWAY ---------- 767 SQ.FT.
767 X (1) X .25 (3" RAIN FALL) ---------- 192 CU.FT. [3]
IMPERVIOUS AREA OF WALK ---------- 209 SQ.FT.
209 X (1) X .25 (3" RAIN FALL) ---------- 53 CU.FT.
TOTAL C.F. REQUIRED ---------- 959 CU.FT. [3]
10'–0"ø RING @ 68.42 CF/FT
959 C.F. / 68.42 C.F. ---------- 16.0 FT. DEEP REQUIRED
16.0 FT. DEEP PROVIDED
PROVIDE (4) RINGS 10'–0"ø X 4'–0" DEEP W/ DOME & GRATE TO GRADE

DRYWELL DETAIL :



Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

Appeal #21309

No.	Issue Description	Date
1	REVISED PLANS AS PER PLAN EXAMINER OBJECTIONS	7–5–2022

Project:
PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION
204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

Drawing title:
SITE PLAN
ZONING NOTES, STORM DRAIN DETAIL

Seal & Signature
REGISTERED ARCHITECT SUNG-HO SHIN STATE OF NEW YORK 028848

Date: 07/13/2021
Project No.:
Drawn By: JB
Checked by: S.S.
Dwg No: Z - 001.00
CAD FILE No: 001 OF 014

Seal & Signature

Application No:
PERMIT #
RBP22-000235

PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE

TABLE I – RESIDENTIAL BUILDINGS, 1RCNY§5000-01

	INSPECTION/TEST	FREQUENCY (MINIMUM)	REFERENCE STANDARD	ECC OR OTHER CITATION
IA	ENVELOPE INSPECTIONS			
IA1	PROTECTION OF EXPOSED FOUNDATION INSULATION: INSULATION SHALL BE VISUALLY INSPECTED TO VERIFY PROPER PROTECTION WHERE APPLIED TO THE EXTERIOR OF BASEMENT OR CELLAR WALLS, CRAWL-SPACE WALLS AND/OR THE PERIMETER OF SLAB-ON-GRADE FLOORS.	PRIOR TO BACKFILL	APPROVED CONSTRUCTION DOCUMENTS	303.2.1
IA2	INSULATION PLACEMENT & R-VALUES: INSULATION FOR EACH COMPONENT OF THE CONDITIONED SPACE ENVELOPE AND AT JUNCTIONS BETWEEN COMPONENTS SHALL BE VISUALLY INSPECTED TO ENSURE THAT THE R-VALUES ARE MARKED, THAT SUCH R-VALUE CONFORM TO THE R-VALUES IDENTIFIED IN THE CONSTRUCTION DOCUMENTS AND THAT THE INSULATION IS PROPERLY INSTALLED. CERTIFICATIONS FOR UNMARKED INSULATION SHALL BE SIMILARLY VISUALLY INSPECTED.	AS REQUIRED TO VERIFY CONTINUOUS ENCLOSURE WHILE WALLS, CEILINGS & FLOORS ARE OPEN	APPROVED CONSTRUCTION DOCUMENTS	303.1, 303.1.1, 303.1.2, 402.1, 402.2, 402.4.2.2, TABLE 402.4.2
IA3	FENESTRATION AND DOOR U-FACTOR & PRODUCT RATINGS: U-FACTORS OF INSTALLED FENESTRATION SHALL BE VERIFIED BY VISUAL INSPECTION FOR CONFORMANCE WITH THE U-FACTORS IDENTIFIED IN THE CONSTRUCTION DRAWINGS, EITHER BY VERIFYING THE MANUFACTURER'S NFRC LABELS OR, WHERE NOT LABELED, USING THE RATINGS IN ECC TABLES 303.1.3(1) AND (2)	AS REQUIRED DURING INSTALLATION	APPROVED CONSTRUCTION DOCUMENTS; NFRC 100	303.1, 303.1.3, 402.1, 402.3, 402.6
IA4	FENESTRATION AIR LEAKAGE: WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS, EXCEPT SITE-BUILT WINDOWS, SKYLIGHTS AND DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT INSTALLED ASSEMBLIES ARE LISTED AND LABELED TO THE REFERENCE STANDARD.	AS REQUIRED DURING INSTALLATION	NFRC 400, AAMA/WDMA/CSA 101/I.S.2/A440	402.4.4
IA5	FENESTRATION AREAS: DIMENSIONS OF WINDOWS, DOORS AND SKYLIGHTS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	402.3
IA6	AIR BARRIER-VISUAL INSPECTION: OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE, INCLUDING SITE-BUILT FENESTRATION AND DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT THEY ARE PROPERLY SEALED, IN ACCORDANCE WITH TABLE 402.4.2.	AS REQUIRED DURING ENVELOPE CONSTRUCTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E283; ASTM 84; RCNYS	402.4.1, 402.4.2.2, 402.4.3
IB	MECHANICAL AND SERVICE WATER HEATING INSPECTIONS			
IB3	HVAC-R AND SERVICE WATER HEATING EQUIPMENT: HEATING AND COOLING EQUIPMENT SHALL BE VERIFIED BY VISUAL INSPECTION FOR PROPER SIZING. POOL HEATERS AND COVERS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL PLUMBING & CONSTRUCTION INSPECTION	ACCA MANUAL J; APPROVED CONSTRUCTION DOCUMENTS, INCLUDING ENERGY ANALYSIS	403.6, 403.7, 403.9, C403
IB4	HVAC-R AND SERVICE WATER HEATING SYSTEM CONTROLS: SYSTEM CONTROLS SHALL BE INSPECTED TO VERIFY THAT EACH DWELLING IS PROVIDED WITH AT LEAST ONE INDIVIDUAL PROGRAMMABLE THERMOSTAT WITH CAPABILITIES AS DESCRIBED IN ECC 403.1.1, AND THAT SUCH CONTROLS ARE SET AND OPERABLE AS SPECIFIED IN ECC 403.1.1. CONTROLS FOR SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT PUMPS SHALL BE INSPECTED TO VERIFY THAT SUCH CONTROLS PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD. CONTROLS FOR NOW- AND ICE-MELTING SYSTEMS AND POOLS SHALL BE INSPECTED FOR PROPER OPERATION. NOT LESS THAN 20% OR ONE OF EACH CONTROL TYPE, WHICHEVER IS MORE, SHALL BE INSPECTED. CONTROLS FOR TURNING OFF CIRCULATING HOT WATER PUMPS WHEN NOT IN USE SHALL BE INSPECTED FOR AN AUTOMATIC OR MANUAL SWITCH.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES	403.1, 403.4, 403.7, 403.8, 403.9
IB5	HVAC-R SERVICE WATER PIPING DESIGN AND INSULATION: INSTALLED DUCT AND PIPING INSULATION SHALL BE VISUALLY INSPECTED TO VERIFY CORRECT INSULATION PLACEMENT AND VALUES. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE VISUALLY INSPECTED FOR PROPER SEALING.	PRIOR TO CLOSING CEILING & WALLS & PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; RCNYS M1601.3.1	403.2.1, 403.2.2, 403.3, 403.4, 403.7; MC 603.9
IB6	DUCT LEAKAGE TESTING, INSULATION AND DESIGN: ALL DUCTWORK AND AIR HANDLERS MUST BE INSPECTED TO VERIFY THAT THE SYSTEM IS ENTIRELY WITHIN CONDITIONED SPACE. DUCTS MUST BE VERIFIED BY VISUAL INSPECTION FOR PROPER SIZING. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS MUST BE VISUALLY INSPECTED FOR PROPER SEALING. FOR ALTERATIONS, WHERE THE AIR HANDLER AND/OR SOME DUCTWORK IS IN UNCONDITIONED SPACE, DUCT-LEAKAGE TESTING MUST BE PERFORMED EITHER AFTER ROUGH-IN OR POSTCONSTRUCTION TO ENSURE COMPLIANCE WITH ECC R403.3.3 AND R403.3.4. NOT LESS THAN 20% OF SUCH DUCTWORK MUST BE TESTED.	PRIOR TO CLOSING CEILINGS & WALLS & PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; ASHRAE 193; ASHRAE MANUAL D	R403.3, C403; MC603.9

AIR SEALING NOTE

BLOWER DOOR TEST @50 PA. A WRITTEN REPORT OF THE RESULTS OF THE TEST IS PREPARED AND SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.
FOR BUILDINGS WITH TWO OR MORE DWELLING UNITS AIR LEAKAGE RATE MUST NOT EXCEED 0.3 CFM/FT2 OF ENCLOSURE SURFACE AREA WITHIN THE TESTING AREA. SAMPLING IS ALLOWED FOR BUILDINGS WITH OVER 7 DWELLING UNITS. ALL OTHER BUILDINGS HAVE AIR LEAKAGE RATE NOT EXCEEDING 0.2 CF./FT2. THE WRITTEN REPORT INCLUDES:

1. THE NAME AND PLACE OF BUSINESS OF THE PARTY CONDUCTING THE TEST;
2. THE ADDRESS OF THE BUILDING WHICH WAS TESTED;
3. THE CONDITIONED FLOOR AREA OF DWELLING, CALCULATED IN ACCORDANCE WITH ANSI Z65, EXCEPT THAT CONDITIONED FLOOR AREA SHALL INCLUDE AREA WHERE THE CEILING HEIGHT IS LESS THAN 5 FEET;
4. MEASUREMENT OF THE AIR VOLUME LOST AT AN INTERNAL PRESSURIZATION OF 0.2 INCHES W.G.(50 PASCALS)
5. THE DATE(S) OF THE TEST;
6. A CERTIFICATION BY THE PARTY CONDUCTING THE TEST OF THE ACCURACY OF THE TEST RESULTS; AND
7. THE SIGNATURE OF THE PARTY CONDUCTING THE TEST.

AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS IS INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER.
	BREAKS OR JOINTS IN THE AIR BARRIER ARE FILLED OR REPAIRED.
	AIR-PERMEABLE INSULATION IS NOT USED AS A SEALING MATERIAL.
	AIR-PERMEABLE INSULATION IS NOT USED AS A SEALING MATERIAL.
	AIR-PERMEABLE INSULATION IS INSIDE OF AN AIR BARRIER.
CEILING / ATTIC	AIR BARRIER IN ANY DROPPED CEILING/SOFFIT IS SUBSTANTIALLY ALIGNED WITH INSULATION AND ANY GAPS ARE SEALED.
	ATTIC ACCESS (EXCEPT UNVENTED ATTIC), KNEE WALL DOOR, OR DROP DOWN STAIR IS SEALED.
WALLS	CORNERS AND HEADERS ARE INSULATED.
	JUNCTION OF FOUNDATION AND SILL PLATE IS SEALED.
WINDOWS AND DOORS	SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING IS SEALED.
RIM JOISTS	RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)	INSULATION IS INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING.
	AIR BARRIER IS INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWL SPACE WALLS	INSULATION IS PERMANENTLY ATTACHED TO WALLS.
	EXPOSED EARTH IN UNVENTED CRAWL SPACES IS COVERED WITH CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, KNEE WALLS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE ARE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES ARE CUT TO FIT, OR NARROW CAVITIES ARE FILLED BY SPRAYED/BLOWN INSULATION.
GARAGE SEPARATION	SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING IS SEALED.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES ARE AIR TIGHT, IC RATED, AND SEALED TO DRYWALL. EXCEPTION – FIXTURES IN CONDITIONED SPACE.
PLUMBING AND WIRING	INSULATION IS PLACED BETWEEN OUTSIDE AND PIPES.
	BATT INSULATION IS CUT TO FIT AROUND WIRING AND PLUMBING, OR SPRAYED/BLOWN INSULATION EXTENDS BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	AIR BARRIER EXTENDS BEHIND BOXES OR AIR SEALED-TYOE BOXES ARE INSTALLED.
COMMON WALL	AIR BARRIER IS INSTALLED IN COMMON WALL BETWEEN DWELLING UNITS.
HVAC RESISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING ENVELOPE ARE SEALED TO SUBFLOOR OR DRYWALL.

IC	ELECTRICAL POWER & LIGHTING SYSTEMS			
IC2	INTERIOR LIGHTING POWER: LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE VISUALLY INSPECTED TO VERIFY COMPLIANCE WITH HIGH-EFFICACY REQUIREMENTS.	PRIOR TO FINAL ELECTRICAL & CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	404.1
ID	OTHER			
ID2	PERMANENT CERTIFICATE: THE INSTALLED PERMANENT CERTIFICATE SHALL BE VISUALLY INSPECTED FOR LOCATION, COMPLETENESS AND ACCURACY.	PRIOR TO FINAL PLUMBING, ELECTRICAL AND/OR CONSTRUCTION INSPECTION AS APPLICABLE	APPROVED CONSTRUCTION DOCUMENTS	401.3; 1RCNY 5000-01(g)(5)
ID3	ELECTRIC VEHICLE SERVICE EQUIPMENT REQUIREMENTS: Electric vehicle outlet or conduit and electrical service reserved space must be visually inspected to verify compliance. Location must be noted on the permanent certificate	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	R404.3

Architect:

Sung-Ho Shin Architect, P.C.

194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	DATE
1	OBJECTIONS AS PER D.O.B. NOW	4-25-2022

Project:

PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION
204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

Drawing title:

2021 ECC TABULAR ANALYSIS

Seal & Signature

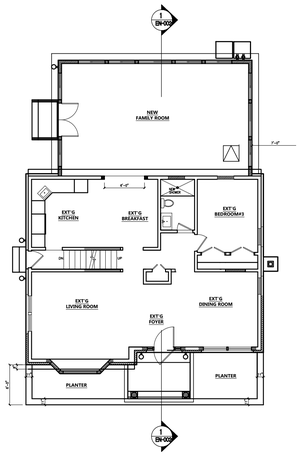
REGISTERED ARCHITECT SUNG-HO SHIN 026848 STATE OF NEW YORK

Date: 09/13/2021
Project No.:
Drawn By: JB
Checked by: S.S.
Dwg No: EN - 001.00
CAD FILE No:
002 OF 014

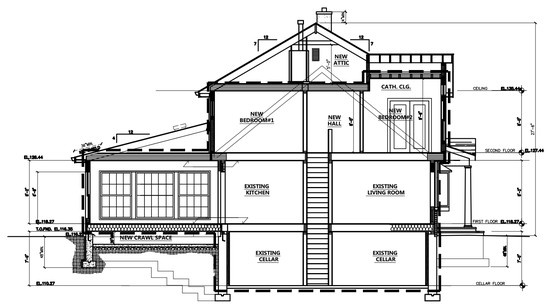
Seal & Signature

Application No:

PERMIT #
RBP22-000235



1ST FLOOR PLAN



A–A

1 THERMAL BARRIER DIAGRAM

SCALE: N.T.S.

ENERGY CODE COMPLIANCE

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE NYCECC 2020, CHAPTER R4 & R5.

ENERGY ANALYSIS FOR NEW BUILDING - CLIMATE ZONE 4

ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE & CITATION	SUPPORTING DOCUMATATION
REPLACE WINDOW / NEW WINDOW	U–FACTOR = 0.26 to 0.27 SHGC = 0.19 to 0.27 FENESTRATION AIR LEAKAGE <0.2 CFM PER S.F.	MAXIMUM U–0.27 AND SHGC 0.40 FENESTRATION AIR LEAKAGE 0.3 CFM PER S.F. [TABLE 402.1.2]	A–004, A–005 (ELEVATION) EN–002 (WINDOW SCHEDULE)
REPLACE DOOR / NEW DOOR	N/A opaque door assembly not greater than 24 square feet	MAXIMUM U–0.27 [TABLE 402.1.2]	A–004, A–005 (ELEVATION), EN–002
NEW EXTERIOR WOOD FRAME WALL	R–13 CAVITY, R–10 CONTIN.	MINIMUM R–13 CAVITY, R–10 CONTIN. [TABLE 402.1.2]	A–006 (BLDG SECTION & DETAILS)
EXISTING EXTERIOR WOOD FRAME WALL	N/A	R503.1.1	DM–001(DEMO. PLANS)
NEW FLOOR FOR EXTENSION (WOOD JOIST)	R–30 INSULATION	MINIMUM R–30 [TABLE 402.1.2]	A–006 (BUILDING & SECTION)
NEW ROOF (WOOD JOIST)	R–50 INSULATION	MINIMUM R–49 [TABLE 402.1.2]	A–006 (BLDG SECTION & DETAILS)
AIR LEAKAGE TESTING	3 ACH	3 ACH (R402.4, R402.4.1.2)	EN–001, EN–002
CIRCULATING HOT WATER PIPING	RESIDENCE	MIN. R–3 (403.5.3)	N/A
NEW LIGHT FIXTURE	100 % AT LEAST 65 LUMENS/WATT	MIN. 90% OF THE LAMP HIGH–EFFICACY (TABLE 404.1)	EN–002, E–007, E–008
MECHANICAL VENTILATION SYSTEM FAN EFFICACY Bathroom, utility room	AIR FLOW RATE: 100 (CFM) EFFICACY: 3.6 CFM/ WATT	AIR FLOW RATE MIN.: 90 (CFM) MIN. EFFICACY: 2.8 CFM/ WATT (TABLE 403.6.1)	EN–002
MECHANICAL VENTILATION SYSTEM FAN EFFICACY Range hoods	AIR FLOW RATE: 900 (CFM) EFFICACY: 4.1 CFM/ WATT	AIR FLOW RATE MIN.: ANY (CFM) MIN. EFFICACY: 2.8 CFM/ WATT (TABLE 403.6.1)	EN–002

FAN & ENERGY RECOVERY (BALANCED) VENTILATOR SCHEDULE

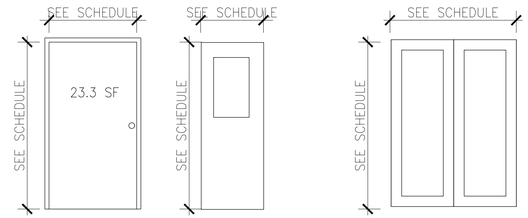
UNIT NO.	SERVICE AREA	MANUFACTURER	MODEL NO.	CFM	WATT	EFFICACY (CFM/ WATT)	COMMENT
EF–1	BATHROOMS	AIR KING	AK90	100	25	3.6	4" DUCT W/ GRAVITY DAMPER
EF–2	KITCHEN	AIR KING	AK90	100	25	3.6	W/ GRAVITY DAMPER

NOTE:
ALL EXHAUSTED AND FRESH AIR INTAKE LOUVERS WITH GRAVITY DAMPER AS PER NYCECC 403.5
– SIZE AND LOCATION AS PER MECHANICAL CODE 703

EXTERIOR DOOR AND FRAME SCHEDULE

DOOR NO.	DOOR SIZE WDT.	DOOR SIZE HGT.	DOOR SIZE THK.	DOOR MATL.	FRAME u-factor	FRAME SHGC	FRAME MATL.	FRAME FNSH	NOTES
E01	3'–0"	6'–8"	1¾"	WD	.25	.26	WD	PTD	ENTRANCE DOOR
E02	2'–6"	6'–8"	1¾"	WD	.25	.26	WD	PTD	SIDE DOOR
E03	5'–0"	6'–8"	1¾"	WD/GLASS	.25	.26	WD/GLASS	PTD	SIDE DOOR

R402.3.4 OPAQUE DOOR EXEMPTION_OPAQUE DOOR ASSEMBLY NOT GREATER THAN 24 SQUARE FEET (2.22 M2) IN AREA SHALL BE EXEMPT FROM THE U–FACTOR REQUIREMENT IN SECTION R402.1.4.

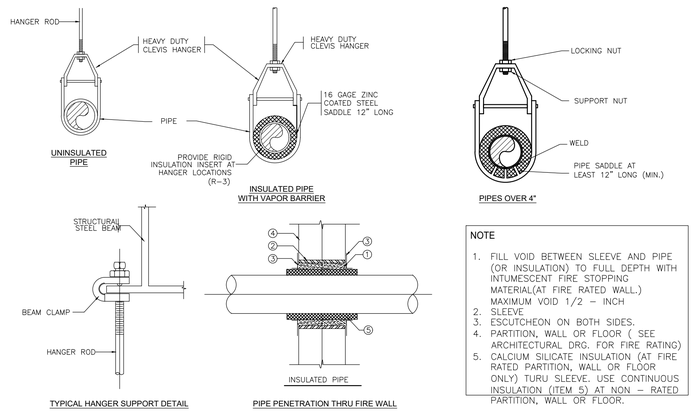


TYPE: A TYPE: B TYPE: C

AIR LEAKAGE RATE
0.3 CFM/FT².

WINDOW SCHEDULE ANDERSON 400 SERIES OR APPROVED EQUAL

MARK	SIZE WIDTH (R.O.)	SIZE HEIGHT (R.O.)	HEAD HT	ELEVATIONS N.T.S.	TYPE	ROOM	UNIT AREA	QUANTATY	MANUFACTURER
A	3'–0 1/8"	3'–0 1/8"	6'–8"HT.	WDH210410	DOUBLE HUNG 400 SERIES	BEDROOM		10	ANDERSEN
B	2'–10 1/8"	3'–0 1/8"	6'–8"HT.	WDH28410	DOUBLE HUNG 400 SERIES	BEDROOM		1	ANDERSEN
C	3'–2 1/8"	5'–0 7/8"	6'–8"HT.	WDH30410	DOUBLE HUNG 400 SERIES	DINING ROOM		2	ANDERSEN
D	2'–6 1/8"	5'–0 7/8"	6'–8"HT.	WDH24410	DOUBLE HUNG 400 SERIES	BEDROOM		2	ANDERSEN
E	3'–10 1/8"	6'–0 7/8"	6'–8"HT.	WDH38510	DOUBLE HUNG 400 SERIES	FAMILY ROOM		8	ANDERSEN
F	4'–11 7/8"	6'–0 7/8"	6'–8"HT.	DHP410510	PICTURE WINDOW 400 SERIES	FAMILY ROOM		2	ANDERSEN
G	9'–2 1/2"	4'–6 3/4"	6'–8"HT.	45–5642–20	BAY WINDOW 400 SERIES	LIVING ROOM		1	ANDERSEN
H	2'–10 1/8"	1'–7 3/4"	8'–4"HT.	CTN28	SPECIALTY WINDOW 400 SERIES	BEDROOM		1	ANDERSEN
I	2'–8"	2'–4 7/8"	6'–8"HT.	CX125	CASEMENT 400 SERIES	BATHROOM		2	ANDERSEN



NOTE
1. FILL VOID BETWEEN SLEEVE AND PIPE (OR INSULATION) TO FULL DEPTH WITH INTUMESCENT FIRE STOPPING MATERIAL(AT FIRE RATED WALL.) MAXIMUM VOID 1/2 – INCH
2. SLEEVE
3. ESCUTCHEON ON BOTH SIDES.
4. PARTITION, WALL OR FLOOR (SEE ARCHITECTURAL DRG. FOR FIRE RATING)
5. CALCIUM SILICATE INSULATION (AT FIRE RATED PARTITION, WALL OR FLOOR ONLY) TURU SLEEVE. USE CONTINUOUS INSULATION (ITEM 5) AT NON – RATED PARTITION, WALL OR FLOOR.

NOTE:
R403.5 SERVICE HOT WATER SYSTEMS ENERGY CONSERVATION MEASURES FOR SERVICE HOT WATER SYSTEMS SHALL BE IN ACCORDANCE WITH SECTIONS R403.5.1 THROUGH R403.5.5

ALSO, IT SHALL BE SPECIFIED ON SEPARATE PLUMBING FILING.

2 TYP. PLUMBING PIPING DETAIL

SCALE : N.T.S

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	DATE
1	OBJECTIONS AS PER D.O.B. NOW	4–25–2022

Project:
PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION
204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

Drawing title:
2021 ECC TABULAR ANALYSIS

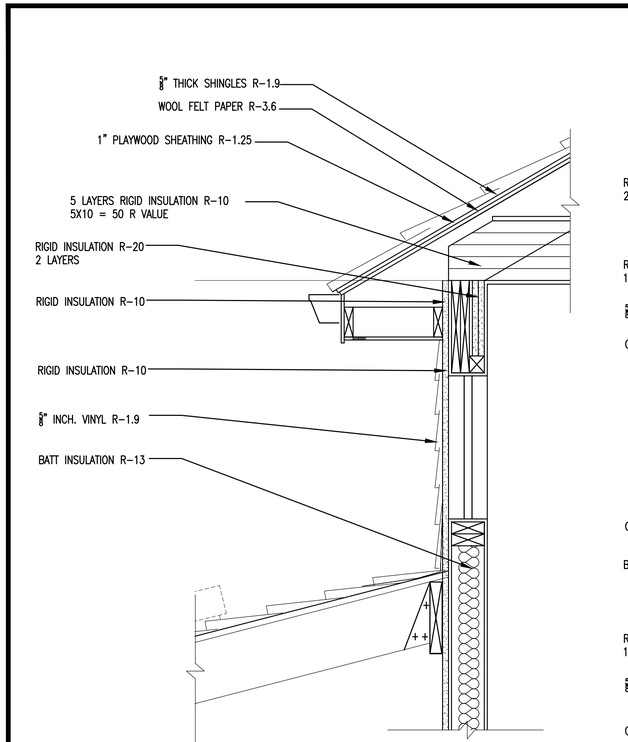
Seal & Signature

REGISTERED ARCHITECT SUNG-HO SHIN 020848 STATE OF NEW YORK

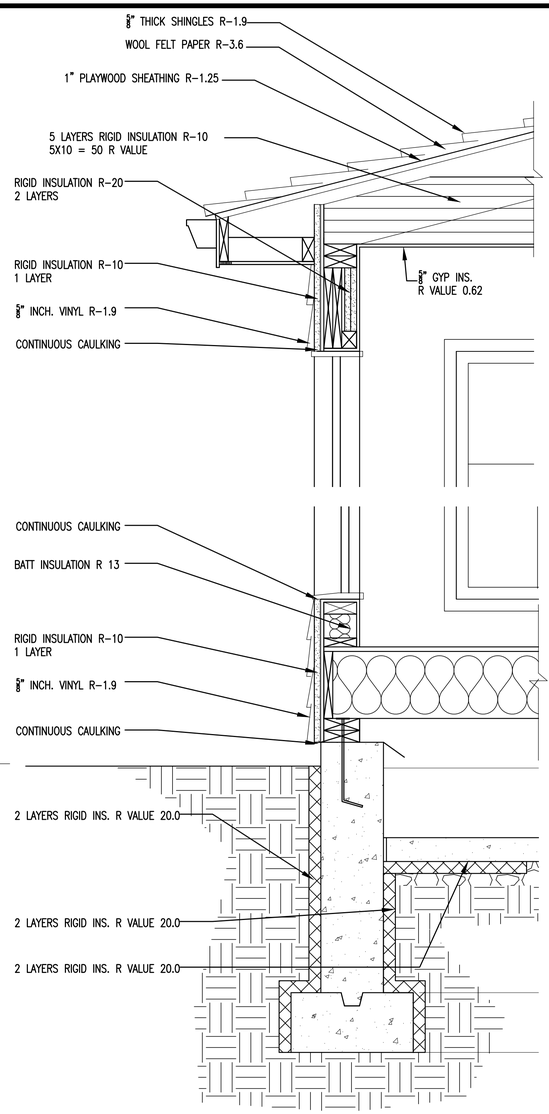
Date: 09/13/2021
Project No.:
Drawn By: JB
Checked by: S.S.
Dwg No: EN - 002.00
CAD FILE No:
003 OF 014

Seal & Signature

Application No:
PERMIT #
RBP22-000235



1 A-004 ROOF & WALL THERMAL VALUES (EN-2020)
SCALE: 1/4" = 1'-0"



1 A-004 WALL & ROOF THERMAL VALUES (EN-2020)
SCALE: 1/4" = 1'-0"

Section # & Req ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
404.1.1 [FI35]*	Exterior lighting for multifamily buildings shall comply with Section C405.4.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.2 [FI36]*	Permanent interior lighting shall be controlled with either a dimmer, occupancy sensor or other control built into the fixture.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.3 [FI37]*	Exterior lighting >= 30 watts shall have the following controls: manual on/off switch with automatic shut-off; automatic shut-off in daylight hours, and automatic shut-off with motion sensor shutoff that returns to automatic control within 24 hours.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
401.3 [FI7]*	Compliance certificate posted with building specifications and compliance path and results.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
303.3 [FI18]*	Manufacturer manuals for mechanical and water heating systems have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Section # & Req ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6 [FI26]*	Hot water boilers supplying heat through one- or two-pipe heating systems have automatic outdoor setback control to lower boiler water temperature based on outdoor temperature or indoor temperature or water temperature sensing.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1.1 [FI28]*	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulation pump or system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when the water in the circulation is at set-point temperature and no demand for hot water exists.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1.2 [FI29]*	Electric heat trace systems comply with IEEE 513.1 or UL 515 and are capable of and adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.3 [FI31]*	Hot water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to more than two showers.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6.2 [FI25]*	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table 403.6.2.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6.3 [FI33]*	Mechanical ventilation systems are capable of being verified to the minimum flow rates required by Section R403.6.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1.1 [FI32]*	Demand recirculation water systems have automatic controls to start pump when hot water is requested.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1 [FI40]*	100% of permanent fixtures have high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1.2 [FI23]*	Fuel gas lighting systems have no continuous pilot light.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Section # & Req ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1, 402.2.1, 402.2.2, 402.2.6 [FI1]*	Ceiling insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2]*	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-001
402.2.3 [FI22]*	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-001
402.2.4 [FI3]*	Attic access hatch and door insulation air/R-value of the adjacent assembly.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-002
402.4.1.3 [FI17]*	Blower door test @ 50 Pa. <=5.0 ach in Climate Zones 1-2, and <=3.0 ach in Climate Zones 3-8.	ACH 50 =____	ACH 50 =____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-002
403.3.5 [FI27]*	Ducts are pressure tested in accordance with ANEURESNETICC 380 or ASTME1554 to determine air leakage with either: Rough-in test: Total duct leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at the time of the test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.6 [FI4]*	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. Duct tightness <= 8 cfm/100 ft2 for ducts within the conditioned space. Where tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.4.1 [FI24]*	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.1 [FI9]*	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1 [FI11]*	Circulating service hot water systems have controls and accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Generated by RES*check-Web* Software

Compliance Certificate

Project PROPOSED FIRST FLOOR ADDITION AND SECOND FLOOR ADDITION

Energy Code: **2021 IECC**
Location: **New Hyde Park, New York**
Construction Type: **Single-family**
Project Type: **Addition**
Orientation: **Bldg. Faces 180 deg. from North**
Climate Zone: **4 (5314 HDD)**
Permit Date:
Permit Number: **RPD22-000087**

Construction Site:
204
ASTER DRIVE
NEW HYDE PARK, NEW YORK 11040

Owner/Agent:
SUNG HO SHIN
SUNG HO SHIN ARCHITECT, PC
194-02 (SUITE 216)
NORTHERN BLVD
FLUSHING, NY 11358
718-428 2882
shiarch98@gmail.com

Designer/Contractor:
SUNG HO SHIN
SUNG HO SHIN ARCHITECT, PC
194-02 (SUITE 216)
NORTHERN BLVD
FLUSHING, NY 11358
718-428 2882
shiarch98@gmail.com

Compliance: Passes using UA trade-off
Compliance: **30.3% Better Than Code** Maximum UA: **165** Your UA: **115** Maximum SHGC: **0.40** Your SHGC: **0.00**
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
Zero or negative numbers indicate compliance; positive numbers indicate violations.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	1,505	10.0	50.0	0.016	0.024	24	36
Wall: Wood Frame, 16" o.c. Orientation: Front	652	4.0	23.0	0.033	0.045	22	29
Wall 1: Wood Frame, 16" o.c. Orientation: Right side	625	4.0	23.0	0.033	0.045	21	28
Wall 2: Wood Frame, 16" o.c. Orientation: Left side	625	4.0	23.0	0.033	0.045	21	28
Wall 3: Wood Frame, 16" o.c. Orientation: Unspecified	639	4.0	23.0	0.033	0.045	21	29
Crawl Wall: Solid Concrete or Masonry Wall height: 4.0' Depth below grade: 4.0' Insulation depth: 4.0'	476	10.0	30.0	0.024	0.065	6	15

RES*check* Software Version : REScheck-Web

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 38.0% were addressed directly in the REScheck software
Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req ID	Pre-inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PI1]*	Construction drawings and documentation demonstrate energy code compliance for the building envelope, mechanical, envelope and energy compliance path represented on construction documents.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** EN-001 AND EN-002
103.1, 103.2, 403.8 [PI3]*	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Dwelling units shall demonstrate compliance with the IECC Commercial Provisions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
302.1, 403.7 [PI12]*	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Section # & Req ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.4.1.1 [FR23]*	Air barrier and thermal barrier installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-001
402.4.3 [FR20]*	Fenestration that is not site built shall be tested by an approved lab per AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code maximum.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.5 [FR16]*	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** E-001
403.3.1 [FR12]*	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.4 [FR13]*	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with mastic/tape per code or International Residential Code, as applicable.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.7 [FR15]*	Building cavities are not used as ducts or plenums.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FR17]*	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4.1 [FR24]*	Protection of insulation on HVAC piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.6 [FR29]*	Electrical and communication boxes installed in the thermal envelope of the building are sealed to limit air leakage between conditioned and unconditioned spaces.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-002
403.3.2 [FR18]*	Hot water pipes are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6 [FR19]*	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts for mechanical ventilation systems.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M-001
403.6.1 [FR30]*	Ventilation systems in climate zones 7 & 8 shall utilize heat or energy recovery			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M-001

Additional Comments/Assumptions:

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Additional Efficiency Package(s)

Not applicable

Compliance Statement: The proposed building described here is complete with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements in the REScheck Inspection Checklist.

Name - Title Signature Date



Section # & Req ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.2.10 [FO7]*	Unvented crawl space wall insulation R-value.	R-____ R-____	R-____ R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
303.2 [FO8]*	Unvented crawl space wall insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-001
402.2.10 [FO9]*	Unvented crawl space continuous vapor retarder installed over exposed earth, joints overlapped by 6 in. and sealed, extending at least 6 in. up and attached to the wall.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-001
402.2.10 [FO10]*	Unvented crawl space wall insulation depth of burial or distance from top of wall.	____ in.	____ in.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11]*	A protective covering is installed on the exposed perimeter insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-001
403.9 [FO12]*	Snow and ice-melting system controls installed such that system when pavement temperature > 50F and no precipitation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Section # & Req ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13]*	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1.1, 402.2.5, 402.2.6 [IN3]*	Wall insulation R-value. If this is a wood framed wall, the depth of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-____ ☐ Wood ☐ Mass ☐ Steel	R-____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4]*	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** EN-3 AND A-001

Additional Comments/Assumptions:

1 | High Impact (Tier 1) | 2 | Medium Impact (Tier 2) | 3 | Low Impact (Tier 3)

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	Date
1	REVISED PLANS AS PER PLAN EXAMINER OBJECTIONS	7-5-2022

Project:

PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION
204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

Drawing title:

2021 ECC TABULAR ANALYSIS

Seal & Signature



Date: 09/13/2021
Project No.:
Drawn By: JB
Checked by: S.S.
Dwg No: EN - 003.00
CAD FILE No: 004 OF 014

Seal & Signature

Application No:

PERMIT #
RBP22-000235

GENERAL ADMINISTRATION NOTES:

1. GENERAL NOTES CONTAINED HEREIN ARE PART OF THE PLANS AND SPECIFICATIONS AND ARE TO BE COMPLIED WITH IN ALL PROSPECTS. MORE RESTRICTIVE NOTES SPECIFIED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THOSE LISTED BELOW.
2. ALL NOTES, DIMENSIONS, DETAILS AND JOB CONDITIONS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO COMMENCEMENT OF WORK.
3. ALL REQUIRED AND NECESSARY PERMITS SHALL BE SECURED FROM ALL MUNICIPAL AGENCIES HAVING JURISDICTION AT THE COST AND EXPENSE OF THE CONTRACTOR AND PRIOR TO START OF WORK AND SHALL OBTAIN APPROVAL OF ALL COMPLETED WORK AS REQUIRED BY NEW YORK CITY ADMINISTRATIVE CODE AND ALL REQUIRED AGENCIES.

   EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDING AND WILL BE RESPONSIBLE FOR JOINING WORK OF ALL TRADES.
5. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION NOT LISTED AS CONTROLLED INSPECTIONS SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION BY THE PERSON SUPERINTENDING THE CONSTRUCTION. SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED THROUGH ENGINEER WITH THE DEPARTMENT.
6. THE CONTRACTOR SHALL FAMILIARIZE WITH THE REQUIREMENTS OF ARTICLE 19, SAFETY OF PUBLIC AND PROPERTY, DURING CONSTRUCTION AND SHALL BE HELD RESPONSIBLE FOR SAFE MAINTENANCE AS PRESCRIBED THEREIN UNTIL COMPLETION OF ALL WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, BARRICADES, TEMPORARY FENCES, PARTITION AND EXCAVATION, ETC. TO ACCOMPLISH ALL OF THE WORK IN AN APPROVED MANNER AS PER SECTION C26-1903.2.
8. NO DRAWINGS TO BE SCALED. DIMENSIONS ARE TO BE USED.
9. THE CONTRACTOR OR PERSON WHO SUPERVISE OR SUPERINTENDED THE WORK IS REQUIRED TO BE PRESENT AT ALL FINAL INSPECTION WITH BUILDING DEPARTMENT INSPECTOR (C26-120.6).
10. THE CONTRACTOR SHALL, UPON COMPLETION OF THE WORK, SEE THAT THE JOB SITE IS BROOM SWEPT AND AT HIS OWN COST DELIVER A CERTIFICATE OF OCCUPANCY TO THE OWNER AS ISSUED BY DEPARTMENT OF BUILDING.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF NEW YORK CITY BUILDING CODE.
12. ENGINEER HAS NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT.
13. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES (C26-105.0).
14. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
    - (A) IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE, OR
    - (B) SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE AND TEST METHODS BY THE COMMISSIONER, OR
    - (C) SHALL BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS (C26-106.2).
15. ALL ELEVATIONS REFER TO U.S. COAST AND GEODESIC SURVEY MEAN SEA LEVEL DATUM OF 1929 (C26-110.3).
16. AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK (C26.118.5).
17. FIVE DAYS PRIOR NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNER AFFECTED BY FOUNDATION, EARTHWORK AND DEMOLITION WORK (C26.112.3 & C26.113.3)
18. AN ACCURATE AND COMPLETE LOT SURVEY MADE BY LICENSED SURVEYOR SHALL BE SUBMITTED AFTER COMPLETION OF THE WORK SHOWING THE LOCATION OF ANY NEW BUILDING AND/OR EXTENSION TO AN EXISTING BUILDING SHOWING ELEVATION OF FIRST FLOOR, FINISHED GRADES OF OPEN SPACES, ESTABLISHED CURB LEVEL, LOCATION OF OTHER STRUCTURE ON LOT, LOCATION AND BOUNDARIES OF LOT (C26.121.7).
19. OCCUPANCY AND USE OF BUILDING SHALL BE POSTED WITH A SIGN IN FORM PRESCRIBED BY THE DEPARTMENT, PERMANENTLY AFFIXED, PLACED IN A CONSPICUOUS LOCATION IN PUBLIC HALL OR CORRIDORS STATING LIVE LOADS AND OCCUPANT LOADS IN THE BUILDING AND ALL PARTS THEREOF (C26.122.1).

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS, DETAILS AND JOB CONDITIONS PRIOR TO COMMENCING ANY WORK, AND REPORT ANY DISCREPANCY TO ATTENTION OF ENGINEER.
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE REQUIREMENTS OF SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION, AND SHALL BE HELD RESPONSIBLE FOR SAFE MAINTENANCE UNTIL COMPLETION OF ALL WORK.
3. NO DRAWINGS TO BE SCALED. DIMENSIONS ARE TO BE USED.
4. ARCHITECT/ENGINEER HAS NOT BEEN RETAINED FOR THE FULL SUPERVISION OF WORK AND IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR ARCHITECT/ENGINEER OF ANY DISCREPANCY OR CHANGE ON THE APPROVED PLANS AND OF ANY UNFORESEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION. ANY DEVIATION FROM THE APPROVED PLANS REQUIRE AN AMENDMENT AND APPROVAL OF SAME BY THE BUILDING DEPARTMENT.
5. LOCATIONS OF EQUIPMENT SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENT AS NECESSARY.
6. ALL WIRING, OUTLETS APPURTENANCES TO COMPLY WITH THE REQUIREMENTS OF THE N.Y.C. ELECTRICAL CODE. ALL OUTLETS, SWITCHES, BELL SYSTEMS, ETC. TO BE LOCATED AS DIRECTED BY THE OWNER IF NOT SHOWN ON PLANS.
7. CEILING OPENINGS FOR ELECTRICAL OUTLET BOXES AND RECESSED LIGHTING FIXTURE MAY NOT EXCEED 16 SQ. FT. FOR EACH 90 SQ. FT. OF CEILING AREA.
8. PIPING AND EQUIPMENT ARE INDICATED IN SCHEMATIC FORM. THE CONTRACTOR SHALL PROVIDE NECESSARY OFFSETS, TRANSITIONS, BENDS, AND ADJUSTMENT IN LOCATION SUBJECT APPROVAL OF ENGINEER.
10. SUSPENDED CEILING SHALL COMPLY WITH SECTION C26.504.12 OF BUILDING CODE, WITH METAL HANGERS, PURING AND RUNNERS AS REQUIRED.
11. WALKS OR OTHER SURFACES WILL NOT EXCEED A PITCH OF ONE INCH PER FOOT. WALKS AT BUILDING ENTRANCES TO HAVE A MAXIMUM GRADE OF 4%. GROSS SLOPE OF STREET SIDEWALKS WILL BE 3% OR AS INDICATED ON APPROVED HIGHWAY PLAN.

GENERAL STRUCTURE NOTE

1. PROVIDE TEMPORARY BRACING AS REQUIRED TO RESIST LATERAL FORCES ADN AS REQUIRED TO PROPERLY ALIGN MEMBERS. IF STRAPS ARE USED AS "X" BRACING. THESE MAY REMAIN IN PLACE AS LONG AS THEY DO NOT INTERFERE WITH FINISHES OR OR WORK OF OTHER TRADES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE "A.I.S.I. SPECIFICATION FOR DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS."
3. ALL MATERIALS SHALL CONFORM TO ASTM A 570-79 GRADE 50 MINIMUM YIELD STRESS OF 50 KSI.
4. ALL WELDING SHALL BE IN ACCORDANCE WITH THE A.W.S WELDING CODE AND SHALL BE PERFORMED BY LICENSED WELDERS.
5. ALL WELDS SHALL BE MINIMUM ONE-EIGHTH OF AN INCHFILLET, PLUG BUTT OR STEAM WELDS USING E 60 ELECTRODES.
6. ALL MATERIAL AFFECTED BY WELDING OPERATIONS OR OTHERWISE DAMAGED AND ALL WELDS SHALL RECEIVE AN APPLICATION OF RUST PROHIBITIVE SPRAY PAINT COMPATIBLE WITH THE PRIME COAT.
7. PROVIDE "4T16" BRIDGING FOR ALL FRAMING AT A MAXIMUM SPACING OF 6 FEET ON CENTER.
8. ALL BRIDGING SHALL BE WELDED TO EACH FLOOR JOIST.

ELECTRICAL NOTES

1. ALL WORK TO BE DONE BY ELECTRICAL LICENSED IN THE NEW YORK STATE.
2. ALL WORK TO COMPLY TO THE STANDARD OF THE NEW YORK STATE BUILDING CODE, AND ALL OTHER AGENCIES HAVING JURISDICTION
3. ALL ELECTRIC CODE, LOCAL AUTHORITIES AND BE BOARD OF FIRE UNDERWRITERS APPROVED.

GENERAL CONDITIONS NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO PROVIDE THE OWNER WITH A COMPLETE AND FULLY OPERATIONAL SYSTEMS.
2. CODES AND REGULATIONS
   - A. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES
   - B. ALL APPLICABLE OSHA PROVISIONS SHALL BE COMPLIED WITH FOR THE DURATION OF THE PROJECT.
3. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND PAY ALL PERMIT FEES.
4. ALL SIZES, DIMENSIONS, EQUIPMENT MOUNTING HEIGHTS LAND LOCATIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. THE DRAWINGS SHALL NOT BE SCALED.
5. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK, SCHEDULES AND REQUIREMENTS OF ALL TRADES.
6. SCHEDULING OF WORK
   THE CONTRACTOR SHALL PREPARE A PROPOSED CONSTRUCTION SCHEDULE NOTING ANY WORK OCCURRING IN OCCUPIED AREAS. THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE APPROVED SCHEDULE.
7. ALL CONSTRUCTION SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER KEEPING ALL NOISE AND DUST PRODUCED TO MINIMUM LEVEL. THE GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY AND BROOM-CLEAN CONDITION AT ALL TIMES. CLEAN-UP AND DEBRIS REMOVAL SHALL BE DONE AT THE END OF EACH WORKING DAY.
8. ALL WORKMEN WILL OBSERVE SANITARY WORK RULES AT ALL TIMES ESPECIALLY NOTING THAT SMOKING IS NOT PERMITTED IN THE BUILDING.
9. ALL WALLS, CEILINGS AND FLOORS FROM WHICH PARTITIONS, EQUIPMENT, PIPES AND CONDUITS, ETC. HAVE BEEN REMOVED AND SHALL BE PATCHED. ALL SURFACES WHICH HAVE BEEN DAMAGED DUE TO PATCHING, EXTENSIONS AND REPLACEMENTS, ETC. SHALL MATH AND BE ALIGNED WITH ALL EXISTING WORK AND SURFACES.
10. SPECIAL REQUIREMENTS
    - A. ALL WORK DONE SHALL BE INCLUSIVE AND ANY WORK NOT SPECIFICALLY INDICATED BUT REASONABLY IMPLIED SHALL BE INCLUDED.
    - B. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES TO ENGINEER FOR REVIEW. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL SPECIFICATIONS FOR ALL ITEMS REQUIRING SUB-CONTRACTORS, FOR A PERIOD REQUIRED FOR SUBMISSION ARE AS FOLLOWS:
      1) SHOP DRAWINGS : 3 PRINTS
      2) SAMPLES/CATALOG-CUTS : 3 SAMPLES
    - C. TEMPORARY POWER, LIGHTING AND SANITARY REQUIREMENTS SHALL BE COORDINATED WITH THE OWNER.
    - D. ALL WORK SHALL BE DONE IN ACCORDANCE WITH OWNER GENERAL AND SPECIAL CONDITIONS.
    - E. THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL SUPPLIED, BY HIM AND HIS SUB-CONTRACTORS, FOR A PERIOD OF ONE(1) YEAR FROM THE DATE OF THE OWNER ACCEPTANCE OF THE COMPLETED PROJECT.
11. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL AND ELECTRICAL, ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTRACT AWARD.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY WALL OR FLOOR PENETRATIONS FOR NEW DUCT OR PIPING WORK AND SHALL PATCH AND REPAIR ALL HOLES, ACCESS OPENINGS, ETC. REQUIRED BY OTHER TRADES.
13. ALL ROUGH-IN SPECIFICATIONS ON EQUIPMENT PLAN, ELECTRICAL AND PLUMBING SIZES AND MOUNTING HEIGHT AND LOCATIONS TO BE VERIFIED BY CONTRACTOR WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS AS SUPPLIED BY OWNER OR EQUIPMENT SUPPLIER. INDICATIONS ON DRAWINGS ARE FOR INFORMATION ONLY- NOT FOR CONSTRUCTION.
14. THE GENERAL CONTRACTOR IS TO REVIEW THIS ENTIRE SET OF DOCUMENTS WITH EACH SUB AND ACKNOWLEDGE ALL CONDITIONS PERTINENT TO WORK. EACH CONTRACTOR SHALL FULLY COORDINATE THEIR WORK WITH THE INSTALLATION WORK OF OTHER TRADES AND MAKE NECESSARY FIELD ADJUSTMENTS AS REQUIRED TO ACCOMMODATE THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

BOILER, BOILER FLUE AND VENT NOTES

1. FIXED VENT FOR BOILER COMBUSTION AIR TO BE PROVIDED AT A RATE OF 1 SQ. INCH PER 1000 B.T.U. OF BOILER INPUT.
2. BOILER TO BE MEW/BSA APPROVED AND OF A CAPACITY TO MEET REQUIREMENTS OF N.Y.S.
3. ALL GAS BURNING EQUIPMENT THAT PRODUCES FLUS GAS TEMPERATURES IN EXCESS OF 480 DEGREE SHALL PROVIDE CHIMNEY.
4. DUCTS PASSING THROUGH TWO OR MORE FLOORS OR THROUGH ROOF AND HAVING CROSS-SECTIONAL AREA OF MORE THAN 2 SQ. FT. SHALL BE ENCLOSED IN SHAFT WITH NON-COMBUSTIBLE MATERIALS HAVING 2 HOUR FIRE RESISTANCE.
5. FLUE DAMPERS - DAMPERS IN FLUES SHALL BE CONSTRUCTED SO THAT THEY CANNOT COMPLETELY CUT OFF THE PASSAGE OF THE FLUE GASES AT ANY TIME. TIGHT CLOSING DAMPERS MAY BE INSTALLED WITH APPROVED AUTOMATIC DRAFT AND COMBUSTION.

STR. FRAMING NOTES (HOUSE)

1. PROVIDE SOLID BLOCKING AND/OR DOUBLE JOISTS UNDER ALL PERPPENDICULAR AND PARALLEL PARTITIONS AND AT FIREPLACE HEARTH AND STAIR OPENINGS.
2. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 STUDS. REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH 2X4 STUDS UNLESS OTHERWISE NOTES
3. ALL FRAMING TO BE IN CONFORMANCE WITH THE NATIONAL FOREST PRODUCTS, "MANUAL FOR HOUSE FRAMING"
4. CONTINUOUS BEARING FROM POINT OF LOAD TO FOUNDATION SHALL BE PROVIDED BY MEANS OF COLUMNS AND SOLID BLOCKING AT FLOORS
5. ALL OPENINGS IN FLOOR, CEILING, OR ROOF TO HAVE DOUBLE HEADERS TRIMMERS UNLESS OTHERWISE NOTED
6. PROVIDE METAL BRIDGING (SIMPSON 'TB' TENSION BRIDGING) AT MID SPANS OF FLOOR JOISTS OR AT 8'-0" O.C. MAX.
7. ALL WINDOW AND DOOR HEADERS TO BE (2) 2"X12" UNLESS OTHERWISE NOTED
8. ALL BEAMS AND JOISTS FRAMING INTO FLUSH BEAMS TO HAVE METAL HANGERS OF PROPER SIZE AND LOADING CAPACITY
9. INSTALL HURRICANE TIES AT ALL RAFTERS WHERE VAULTED CEILOINGS OCCUR.

SHEATHING NOTES

1. ROOF SHEATHING:
5/8" THICK, APA SPAN RATED, EXTERIOR GRADE, MAX. RAFTER OR TRUSS SPACING 16" O.C.; EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORTS; EXTERIOR TYPE SHALL BE USED WHEN EXPOSED TO WEATHER; FACE GRAIN PARALLEL TO SUPPORTS.

2. FLOOR SHEATHING:
APA STURD-I-FLOOR, 3/4" T&G - INTERIOR GRADES; MAX. JOISTS SPACING 16" O.C.; EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORTS; EXTERIOR TYPE SHALL BE USED WHEN EXPOSED TO WEATHER ; FACE GRAIN PARALLEL TO SUPPORTS. PROVIDE ADDITIONAL 1/2" PLYWOOD SUBFLOOR AT CERAMIC TILE LOCATIONS.

3. WALL SHEATHING:
1/2" THICK, APA SPAN RATED, EXTERIOR GRADE, MAX. WALL FRAMING SPACING 16" O.C.; EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORTS; FACE GRAIN PARALLEL TO SUPPORTS

CARBON MONOXIDE DETECTORS

Carbon monoxide detecting devices; where required, a. Every dwelling unit In a building within occupancy groups J-1. J-2 or J-3 where a fossil fuel-burning furnace or boiler Is located, and every dwelling unit In a building that Is In closproximity to a source of carbon monoxide, as such proximity is established by the rules promulgated by the commissioner In consultation with the fire department and the department of health and mental hygiene, shall be equipped with an operational carbon monoxide detecting device approved In accordance with the rules promulgated by the commissioner In consultation with the fire department and the department of health and mental hygiene, provided that there shall be installed at least one approved and operational carbon monoxide detecting device within fifteen feet of each room lawfully sleeping purposes. Such carbon monoxide detecting device : may be combined with a smoke detecting device that complies with the provisions of and any applicable rules promulgated thereunder.

SMOKE DETECTOR NOTES

1. DWELLING UNITS SHALL BE EQUIPPED WITH SMOKE DETECTING DEVICES RECEIVING THEIR PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVERCURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.
2. ALL SMOKE DETECTING DEVICES REQUIRED TO BE PROVIDED AND INSTALLED EITHER BE ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR BE LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT MAINTAINS PERIODIC INSPECTIONS OR PRODUCTION OF LISTED EQUIPMENT AND THOSE LISTING STATES THAT THE EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS.
3. NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE UNLESS IT IS OF EITHER THE IONIZATION CHAMBER OR PHOTO ELECTRIC TYPE. SUCH DEVICES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF REFERENCE STANDARD RS 17-1.

GENERAL EXCAVATION & FORMING NOTES

1. THE CONTRACTOR SHALL DETERMINE THE EXACT DEPTH OF FOUNDATION & FOOTINGS IN FIELD. AFTER EXCAVATION, COORDINATE WITH ARCHITECT/ENGINEER. THE DEPTH OF FOUNDATION & FOOTINGS SHALL BE MIN. 4'-0" BELOW CLEAN SOIL CONDITION.
2. THE CONTRACTOR SHALL 95% COMPACTION AFTER BACKFILL
3. THE CONTRACTOR SHALL SUBMIT THE REPORT OF SOIL CONDITION WHICH IS INSPECTED BY SOIL MECHANIC ENGINEER TO ARCHITECT/ENGINEER

EXCAVATION NOTES

1. DEPARTMENT BUILDINGS/ARCHITECT/ENGINEER TO BE NOTIFIED AE LEAST 2 WORKING DAYS PRIOR TO FOOTING PLACEMENT AND SUB GRADE IS READY FOR INSPECTION AS PER SECTION 27-723.
2. WHEN EXCAVATION IS 5'-0" OT GREATER IN DEPTH FROM THE LEVEL OF ADJACENT GROUND, SIDES TO BE SHORED AS PER SECTION 27-1032(a).
3. PROVIDE GUARD RAILS OR FENCE AT EXCAVATION AS PER 27-1032
4. EXCAVATION TO BE KEPT SUBSTANTIALLY FREE OF WATER DURING FOUNDATION CONSTRUCTION AS PER SECTION 27.867(c).
5. SOIL AT THE LEVEL OF FOUNDATION OR FOOTING DESIGNED TO SUSTAIN 2 TON/ SQUARE FEET SUBJECT TO VERIFICATION BY INSPECTING PRIOR TO FOOTING PLACEMENT.

REINFORCED CONCRETE NOTES

1. DESIGN, MATERIALS AND METHOD OF CONSTRUCTION SHALL COMPLY WITH BUILDING REQUIREMENTS FOR REINFORCED CONCRETE ACI 318-71 OF AMERICAN CONCRETE INSTITUTE
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI IN 28TH DAYS
4. SAMPLE TO BE TAKEN DIRECTLY FROM THE MIXER AS PER ASTM C174-1964, CURED AS PER ASTM C31-1966 AND TESTED AT THE TESTED AT THE AGE OF 28 DAYS PER ASTM C-39-1966.
5. TEST SHALL BE PERFORMED BY LICENSED TESTING LABORATORY, REPORT POURING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR CHAIRS SHALL BE PROVIDED BY CONTRACTOR TO FURNISH SUPPORT FOR ALL REINFORCEMENTS. (CONCRETE CYLINDER TEST - TR-2 - TO BE SUBMITTED TO ARCHITECT/ENGINEER)
6. CONCRETE SHALL BE PROPORTIONED, BATCHED, AND MIXED BY METHOD III THE TOTAL YARDAGE PLACED WILL NOT EXCEED 50 CUBIC YARD AND THE LEVEL OF CALCULATED STRESS WILL NOT EXCEED 70% OF THE BASIC ALLOWABLE STRESSES.

MECHANICAL NOTES

1. CONTRACTOR WILL BE HELD RESPONSIBLE TO HAVE VISITED AND EXAMINED THE PREMISES PRIOR TO SUBMITTING HIS PROPOSAL IN ORDER TO UNDERSTAND THE EXISTING CONDITIONS RELATED TO HIS WORK.
2. WORK IN THIS BUILDING SHALL BE DONE WHEN AND AS DIRECTED AND SHALL BE PERFORMED SO AS TO CAUSE THE LEAST POSSIBLE INCONVENIENCE AND DISTURBANCE TO ITS OCCUPANTS. PLAN INSTALLATION OF NEW WORK AND CONNECTIONS TO EXISTING WORK TO AVOID INTERFERENCE WITH REGULAR OPERATION OF EXISTING FACILITIES.
3. MATERIALS, DOCUMENTATION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS, LOCAL CODES MD AS SPECIFIED.
4. DUCTWORK AND PIPING SHOWN IS DIAGRAMMATIC AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISERS OF RUNS. CONTRACTOR SHALL ALLOW IN HIS PRICE THE ROUTING OF DUCTWORK AND PIPING TO AVOID OBSTRUCTIONS. EXACT RELOCATIONS ARE SUBJECT TO
5. REMOVE AND RELOCATION OF CERTAIN EXISTING WORK WILL BE NECESSARY FOR THE PERFORMANCE OF THE WORK. EXISTING CONDITIONS ARE NOT COMPLETELY DETAILED ON THE DRAWINGS. CONTRACTOR SHALL SURVEY THE SITE AND INCLUDE ALLOWANCE FOR SUCH REMOVALS AND RELOCATIONS.
6. DISCONNECT, REMOVE AND/OR RELOCATE EXISTING MATERIALS, EQUIPMENT AND OTHER WORK AS NOTED OR REQUIRED FOR PROPER INSTALLATION OF NEW WORK.
7. FIREPROOFING AND INSULATION DISTURBED BY NEW CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.
8. SUPPORT ALL DUCTWORK AND PIPING FROM BUILDING,STRL)CTURE MD/OR FRAMING IN AN APPROVED MANNER. WHERE OVERHEAD CONSTRUCTION DOES NOT PERMIT FASTENING OF SUPPORTS FOR EQUIPMENT, FURNISH ADDITIONAL FRAMING.
9. EXACT LOCATIONS OF ALL WALL MOUNTED THERMOSTATS AND FAN SWITCHES SHALL BE SUBJECT TO ARCHRTECT'S APPROVAL

PAINT GYP.BD. SURFACEES NOTES

1. CONTRACTOR IS TO SUPPLY PAINT IN THE COLOR, TYPE, FINISH AND MANUFACTURES SPECIFIED ON THE DRAWINGS. ALL PAINT AND MATERIALS ARE DELIVERED TO THE JOB SITE IN CONTAINERS.
2. PAINT IS TO APPLIED AS PER MANUFACTURE'S SPECIFICATIONS.
3. ALL SURFACES RECIEVING PAINT ARE TO BE PREPARED AS REQUIRED TO RECEIVE THE SPECIFIED FINISH.
4. EXISTING TO REMAIN SURFACES SCHEDULED FOR PAINTING ARE TO BE PREPARED AND MADE READY FOR PAINTING AS IF THEY WERE NEW SURFACES. THIS INCLUDES BUT ARE NOT PEELING AND SCALING PAINT,CLEANIG THE SURFACE, AND PATCHING ALL HOLES AND CRACKS.
5. SURFACES ARE TO RECEIVE ON PRIMER COAT SOON AFTER SURFACE PREPARATION HAS BEEN COMPLETED.
6. SURFACES ARE TO RECEIVE THREE FINISH COATS.
7. CONTRACTOR IS TO SUBMIT PAINT COLOR SAMPLE TO ARCHITECT OR OWNER FOR APPROVAL.

CONCRETE NOTES

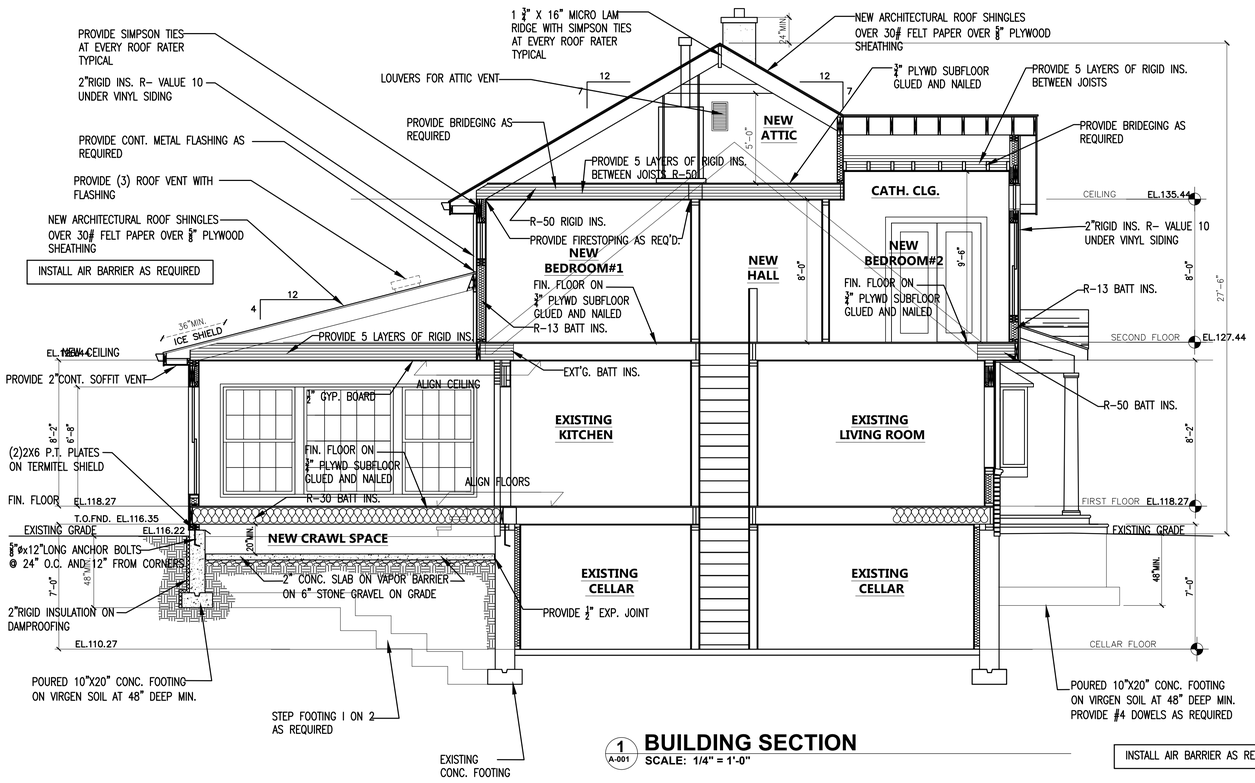
1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. CONCRETE WORK SHALL CONFORM TO THE A.C.I. 318 LATEST EDITION AND THE BUILDING CODE OF THE CITY OF NEW YORK. IN CASE OF CONFLICT THE BUILDING CODE SHALL GOVERN. DESIGN IS IN ACCORDANCE WITH A.C.I. 318-17.
3. ALL STRUCTURAL CONCRETE SHALL BE CONTROLLED CONCRETE HAVING A MINIMUM ULTIMATE STRENGTH AT 28 DAYS AS LISTED BELOW FOR USE INDICATED:
   - A. 3000 PSI STONE CONCRETE: FOR FOUNDATION, WALLS, PIERS, PILE CAPS, AND SLAB ON GRADE.
   - B. 3000 PSI LT. WT. CONCRETE: FOR SLAB ON METAL DECK.
4. ALL BAR REINFORCING SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM SPEC. A615 GRADE 60. WELDED WIRE MESH SHALL CONFORM TO ASTM SPEC. A185-90.
5. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
   - SLAB 3/4" EXCEPT WWF 1"
   - BEAMS 1-1/2"
   - WALLS: 1-1/2" FOR #5 OR SMALLER BARS
   - COLUMNS: 1-1/2" CLEAR OVER TIES
6. SLABS AND BEAMS SHALL BE CAST MONOLITHICALLY EXCEPT WHERE OTHERWISE SHOWN AND SHALL BE FINISHED AS INDICATED IN THE SPECIFICATION.
7. CONSTRUCTION JOINTS SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS, AND LOCATED IN CENTER OF BAY BETWEEN COLUMNS. FOR ADDITIONAL REINFORCING AT JOINTS, SEE DETAIL ON THIS DRAWING. LOCATION OF CONSTRUCTION JOINTS TO BE SUBMITTED FOR APPROVAL BY CONTRACTOR TO THE ENGINEER.

FOUNDATION NOTES

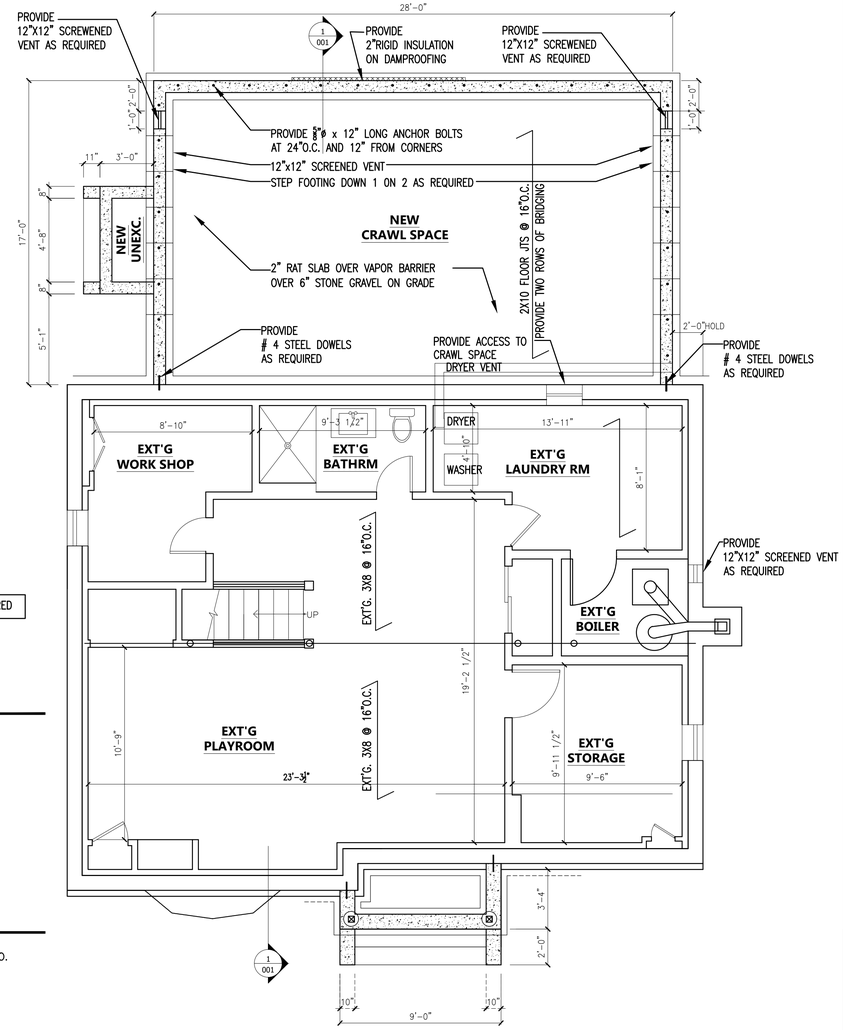
1. FOUNDATIONS CONSIST OF SPREAD FOOTINGS, GRADE BEAMS, STRIP FOOTINGS UNDER BLOCK WALLS AND SLAB ON GRADE WHERE NECESSARY.
2. NO RESPONSIBILITY IS ASSUMED BY THE ARCHITECT OR ENGINEER FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, SPECIFICATIONS, TEST BORINGS OR TEST PITS AND SOIL REPORT. THIS DATA IS INCLUDED ONLY TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION AND REPRESENT CONDITIONS ONLY AT SPECIFIC LOCATIONS AT THE TIME THEY WERE MADE.
3. ALL EXISTING FOOTINGS AND FOUNDATIONS AS SHOWN ON THE DRAWINGS ARE INDICATIVE AND MAY NOT REPRESENT THE ACTUAL CONDITIONS OF THE STRUCTURE.
4. ALL NEW FOUNDATIONS ARE BEAR AT LEVEL EQUAL TO THE EXISTING BUILDING FOUNDATIONS. AS PER THE GEOTECHICAL SOILS REPORT, THIS LEVEL IS ESTIMATED TO BE 15'-0" BELOW EXISTING GRADE THE CONTRACTOR IS TO PROVIDE UNIT COSTS AND/OR CREDITS FOR ADDITIONAL EXCAVATION AND FOOTING DEPTH AS REQUIRED FOR FINAL CONSTRUCTION.
5. BUILDING FOUNDATIONS SHALL REST ON UNDISTURBED SOIL OR ROCK OF MINIMUM BEARING CAPACITY: 4000 PSF. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN THE FILED PRIOR TO POURING CONCRETE.
6. DO NOT PLACE BACKFILL AGAINST BASEMENT WALLS UNTIL ALL FLOORS BRACING THESE WALLS ARE IN PLACE.
7. PIERS AND FOOTING SHALL BE CENTERED ABOUT CENTERLINES OF PIERS, COLUMNS OR WALLS UNLESS ARE IN PLACE.
8. EXTERIOR CONSTRUCTION SHALL BE CARRIED DOWN BELOW FINISHED EXTERIOR GRADE TO A MINIMUM DEPTH OF 4'-0" UNLESS OTHERWISE INDICATED.
9. CARRY OUT CONTINUOUS CONTROL OF SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION SO THE FOUNDATION WORK IS DONE ON DRY AND UNDISTURBED SUBGRADE MATERIAL AS APPLICABLE.

CARPENTRY NOTES

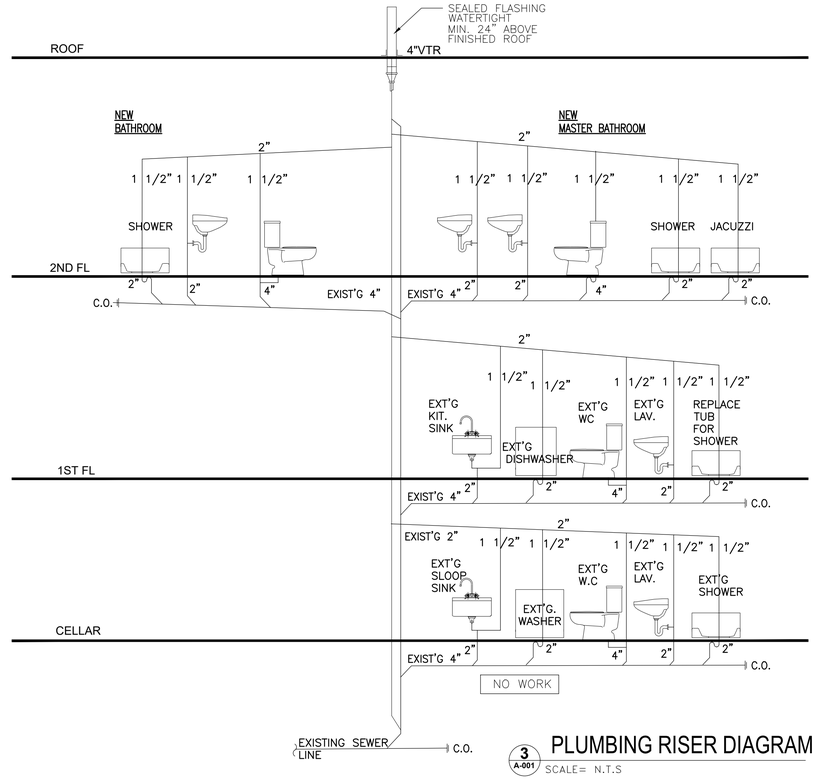
1. (A) NO SHEET ROCK TO BE INSTALLED UNTIL ARCHITECT IS NOTIFIED. NOTIFY ARCHITECT AT LEAST 3 DAYS PRIOR TO INSTALLATION OF ANY SHEET ROCK OR INSULATION.
   (B) LUMBER AND TIMBER AS PER NLMA 1962, NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS AND MODIFIED BY CODE.
   (C) PLYWOOD SHALL COMPLY WITH APA 1966, PLYWOOD DESIGN SPECIFICATION.
2. ALL WOOD USED FOR STRUCTURAL ELEMENTS SHALL BE IDENTIFIED AS TO GRADE MARK AND SHALL BEAR AND IDENTIFYING MARK OF APPROVED GRADING BUREAU AND AGENCY, AFFIXED PRIOR DELIVERY.
3. WOOD JOIST, UNLESS OTHERWISE SHOWN ON PLANS SHALL BE ONE OF THE FOLLOWING SPECIES:
   (A) DOUGLAS FIR, COAST REGION, CONSTRUCTION GRADE F'=1500
   HEM ROCK, WEST COAST, CONSTRUCTION GRADE F'=1500
   (B) ALL NEW WOOD STUD PARTITIONS, WHERE SHOWN. ARE TO #2 COMMON HEM ROCK OR D.FIR(F'=1200#), STANDARD(INTERIOR PARTITIONS.)
   (A) ALL NEW PARTITIONS TO COMPLY WITH BUILDING DEPARTMENT REQUIREMENT.
4. END OF WOOD BEAMS, JOISTS AND RAFTERS RESTING ON MASONRY OR CONCRETE WALL SHALL BE FIRE CUT TO A LEVEL OF 3 INCHES IN THEIR DEPTH.
5. PROVIDE MIN.1/2" AIR SPACE TOP, SIDE AND END OF WOOD GIRDERS ENTERING MASONRY OF CONCRETE WALLS.
6. CROSS BRIDGING FOR JOIST TO BE WOOD (C-D FIR,1 1/2"X3") IN ROWS NOT MORE THAN 8'-0" ON CENTER BETWEEN JOISTS AND AT SUPPORTS OR EQUIVALENT METAL BRIDGING POINT.
7. DOUBLE UP FLOOR JOIST UNDER PARTITIONS RUNNING PARALLEL TO JOINTS.
8. ANCHOR MASONRY WALL TO EACH TO TIER OF JOIST WITH 1/4"X1 1/2"W.1. SHARP "I" ANCHOR AS FOLLOWS;
   (A) WOOD JOIST BEARING ON MASONRY WALL SHALL BE SECURELY ANCHORED WITH 1/4"X1 1/2"X 16" LONG W.I. SHARP "I" ANCHORS, 4'-0" O.C.



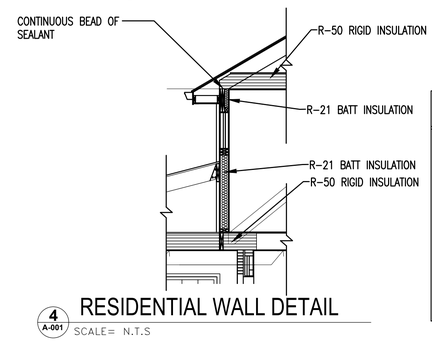
1 A-001 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 A-001 EXISTING CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A-001 PLUMBING RISER DIAGRAM
SCALE= N.T.S



4 A-001 RESIDENTIAL WALL DETAIL
SCALE= N.T.S

WALL LEGEND
- EXISTING WALL TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALL CONSTRUCTION
- NEW CONC. FOUNDATION WALL
- CONCRETE FOOTING

PLUMBING NOTES

1. ALL WORK TO BE DONE BY A PLUMBER LICENSED IN THE CITY OF NEW YORK.
2. ALL PLUMBING WORK SHALL CONFORM TO THE STANDARDS OF 2014 THE NEW YORK CITY PLUMBING CODE AND THE NEW YORK CITY DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY.
3. PLUMBER SHALL FILE FOR ALL ADDITIONAL WORK NOT COVERED UNDER THIS APPLICATION WITH THE PROPER AUTHORITY AND SHALL PAY FOR ALL FEES AND PERMITS.
4. THE PLUMBER SHALL PAY FOR AND OBTAIN ALL PERMITS, INSPECTION. ETC. RELATED TO HIS WORK UNDER THIS APPLICATION, AS REQUIRED FOR THE COMPLETION OF THIS APPLICATION.
5. CONTRACTOR SHALL PERFORM ALL PLUMBING WORK AS REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE AND AS SPECIFIED HEREIN.
6. CONTRACTOR SHALL REMOVE ALL UNUSED AND UNNECESSARY PIPING AND SHALL PROVIDE NEW AS SHOWN ON PLANS.
7. ALL PIPING IS TO BE CONCEALED IN WALLS, SOFFITS OR HUNG CEILINGS AND SHALL NOT BE EXPOSED TO VIEW UNLESS SO NOTED.
8. EXISTING PIPING SHALL BE MODIFIED AS REQUIRED TO PROVIDE A COMPLETE SYSTEM.
9. PLUMBER SHALL PERFORM ALL WORK AS REQUIRED TO PROVIDE A COMPLETE SYSTEM INCLUDING FIXTURES IN ACCORDANCE WITH REQUIREMENTS OF 2014 THE NEW YORK CITY PLUMBING CODE.

PLUMBING INSULATION

1. FLAME SPREAD: 25 OR LESS, SMOKE DEVELOPED: 50 OR LESS
2. FIRE RETARDANT JACKET ON PIPE INSULATION.
3. VALVES AND FITTINGS: PREMOLDED FIBERGLASS FITTINGS OR RADIAL MITERED SEGMENTS OF PIPE INSULATION, INSULATING CEMENT, FIBERGLASS REINFORCING CLOTH, AND MASTIC. VAPOR SEAL INSULATION ON CW PIPING.
4. CW PIPING: 1/2" THICK FIBERGLASS SECTIONAL PIPE COVERING WITH VAPOR BARRIER JACKET. NO STAPLES PERMITTED.
5. HW PIPING: 1" FIBERGLASS SECTIONAL PIPE COVERING. IN ACCORDANCE WITH NEW YORK CITY ENERGY CODE.
6. FITTINGS: MANVILLE ZESTON 2000 PVC FITTING COVERS WITH FIBERGLASS INSULATION INSERT.

NOTE

1. ALL PIPING (HW., CW., DRAIN & VENT. FIXTURES, FAUCETS, SHOWER HEADS, FLOOR DRAINS, CLEAN OUTS) INDICATED ON THIS PLAN SHALL BE FURNISHED & INSTALLED BY CONTRACTOR
2. CONTRACTOR TO ROUTE NEW HOT & COLD WATER PIPING AS REQUIRED FOR ALL NEW FIXTURES TYP.
3. CONTRACTOR TO SAWCUT EXISTING CONC. FLOORS, EXCAVATE AND BACKFILL AS REQUIRED FOR ALL UNDERSLAB WORK.
4. CONTRACTOR SHALL PROVIDE TYPE "B" GAS VENT. AND ROOF FLASHING FOR ALL AS FIELD HEATERS.

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	Date
1	REVISED PLANS AS PER PLAN EXAMINER OBJECTIONS	7-5-2022

Project:
PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION
204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

Drawing title:
EXISTING CELLAR

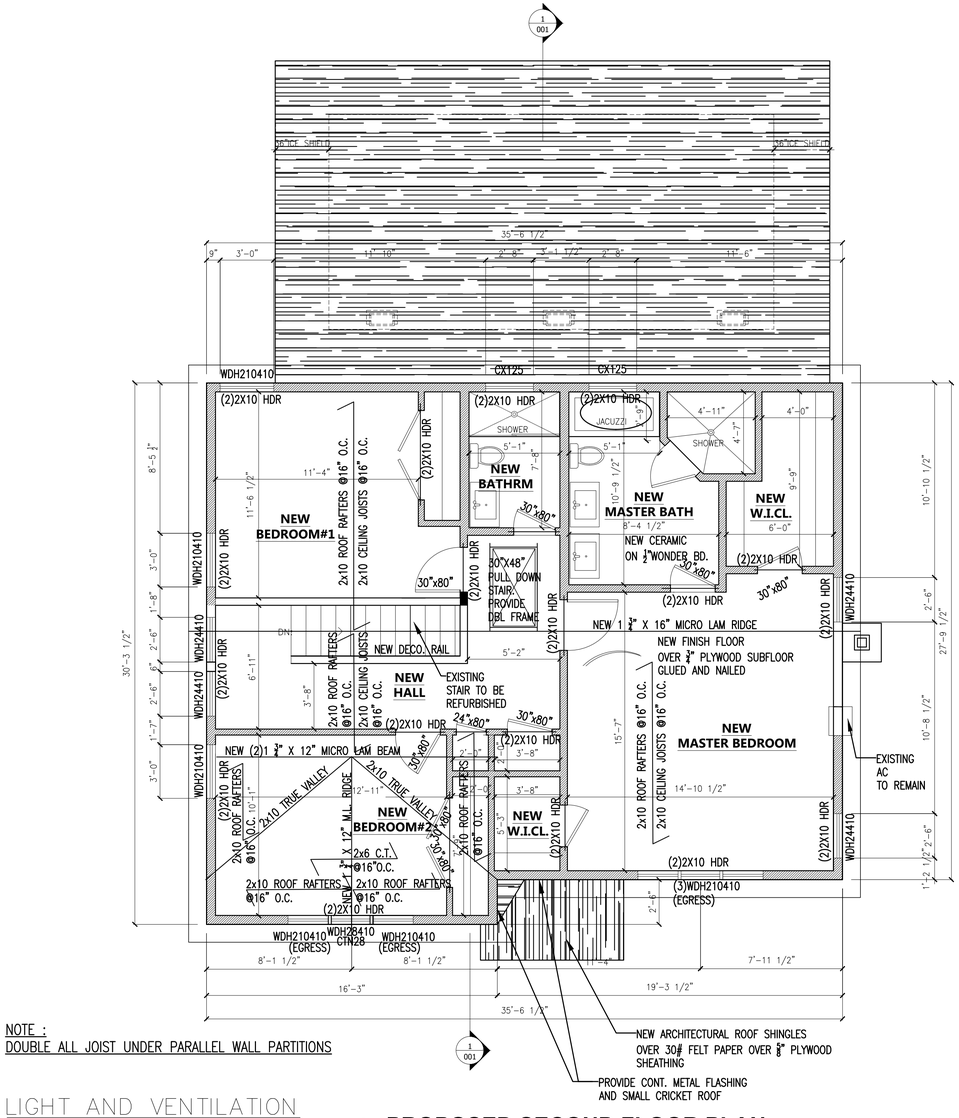
Seal & Signature

REGISTERED ARCHITECT SUNG-HO SHIN 026848 STATE OF NEW YORK

Date:	09/13/2021
Project No.:	
Drawn By:	JB
Checked by:	S.S.
Dwg No:	A - 001.00
CAD FILE No:	006 OF 014

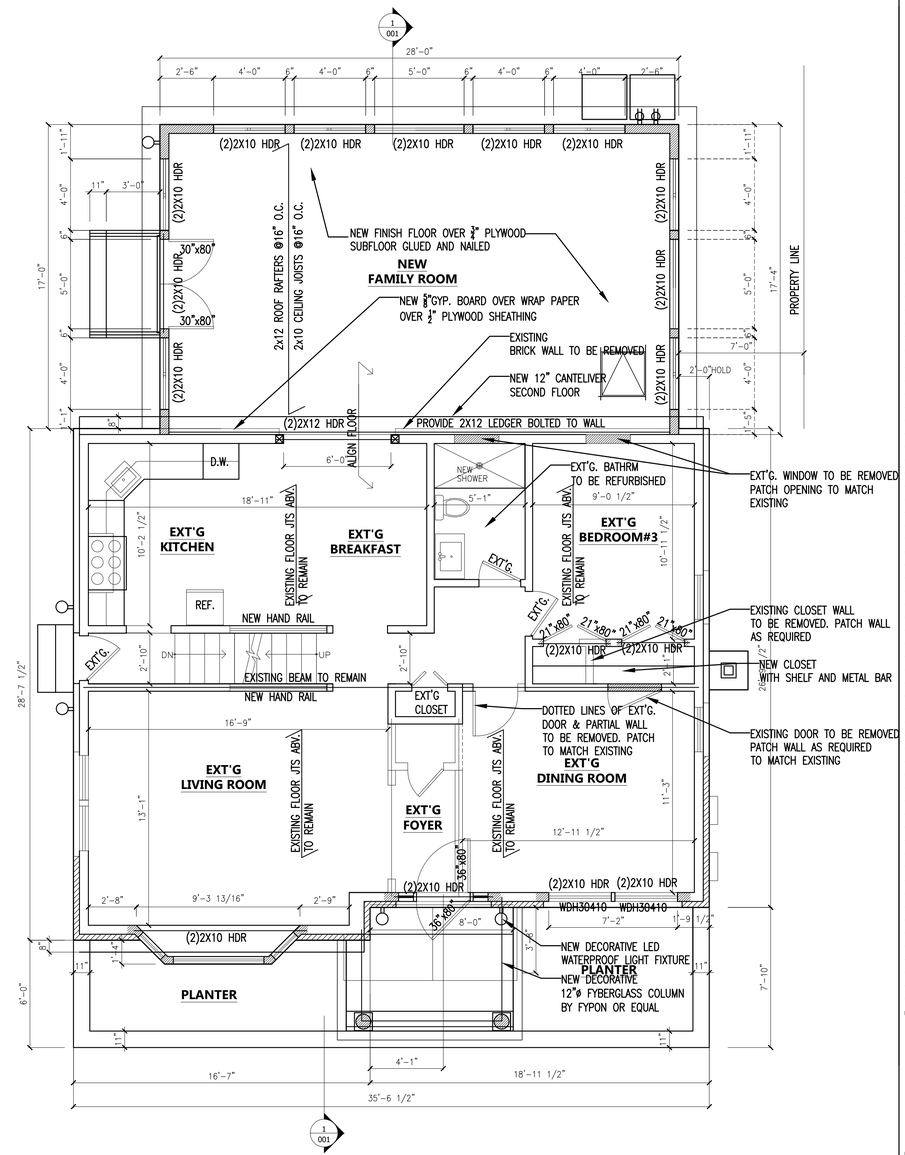
Seal & Signature

Application No:
PERMIT #
RBP22-000235



NOTE :
DOUBLE ALL JOIST UNDER PARALLEL WALL PARTITIONS

1 A-002 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A-002 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

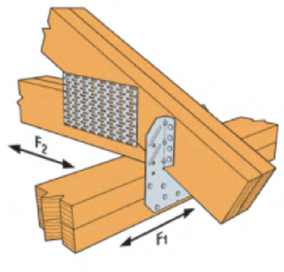
LIGHT AND VENTILATION CALCULATIONS :

BEDROOM #1
AREA OF ROOM = 140 SF
VENT = 140 X 5% = 7.00 SF
LIGHT = 140 X 10% = 14.00 SF
PROVIDED
VENT = 5.83 X 2 = 11.66 SF
LIGHT = 10.45 X 2 = 20.9 SF

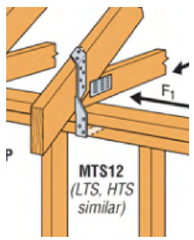
BEDROOM #2
AREA OF ROOM = 130 SF
VENT = 130 X 5% = 6.50 SF
LIGHT = 130 X 10% = 13.00 SF
PROVIDED
VENT = 5.83 X 4 = 23.32 SF
LIGHT = 10.45 X 4= 41.80 SF

MASTER BEDROOM
AREA OF ROOM = 238 SF
VENT = 238 X 5% = 11.90 SF
LIGHT = 238 X 10% = 23.80 SF
PROVIDED
VENT = 5.83 X 5 = 29.16 SF
LIGHT = 10.45 X 5 = 52.25 SF

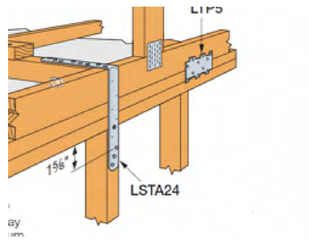
BEDROOM #3
AREA OF ROOM = 99 SF
VENT = 99 X 5% = 4.95 SF
LIGHT = 99 X 10% = 9.90 SF
PROVIDED
VENT = 5.83 X 1 = SF
LIGHT = 9.90 X 1= 9.90 SF



5 A-002 SIMPSON HURRICANE TIES
SCALE: 1/4" = 1'-0"



4 A-002 SIMPSON HURRICANE TIES
SCALE: 1/4" = 1'-0"



3 A-002 SIMPSON HURRICANE STRAPS
SCALE: 1/4" = 1'-0"

NOTE :
FLOOR DESIGN LOAD : L & D = 40# PER SQ.FT.
ROOF DESIGN LOAD L & D = 45 # PER SQ. FT.
ROOF DESIGN LOAD L & D = 10 # PER SQ FT DEAD LOAD

WALL LEGEND
- EXISTING WALL TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALL CONSTRUCTION
- NEW CONC. FOUNDATION WALL
- CONCRETE FOOTING

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	Date
1	REVISED PLANS AS PER EXAMINER OBJECTIONS	7-5-2022

Project:
PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION
204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

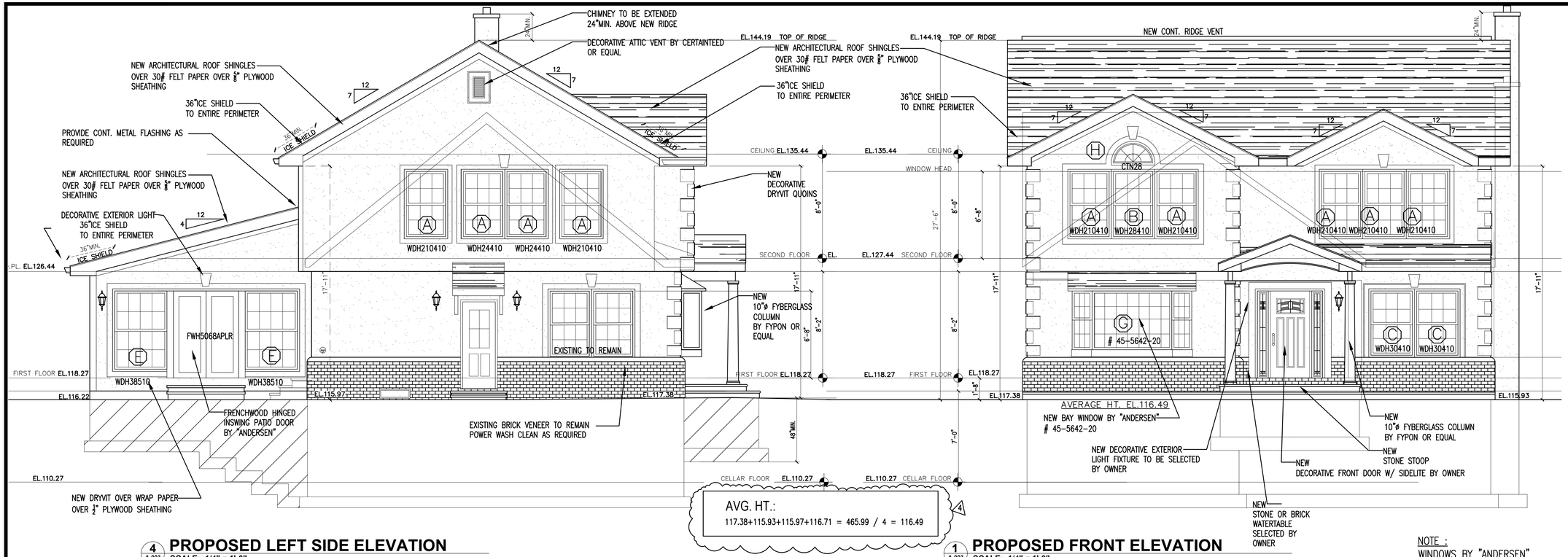
Drawing title:
PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION

Seal & Signature
REGISTERED ARCHITECT SUNG-HO SHIN 028848 STATE OF NEW YORK

Date: 09/13/2021
Project No.:
Drawn By: JB
Checked by: S.S.
Dwg No: A - 002.00
CAD FILE No:
007 OF 014

Seal & Signature

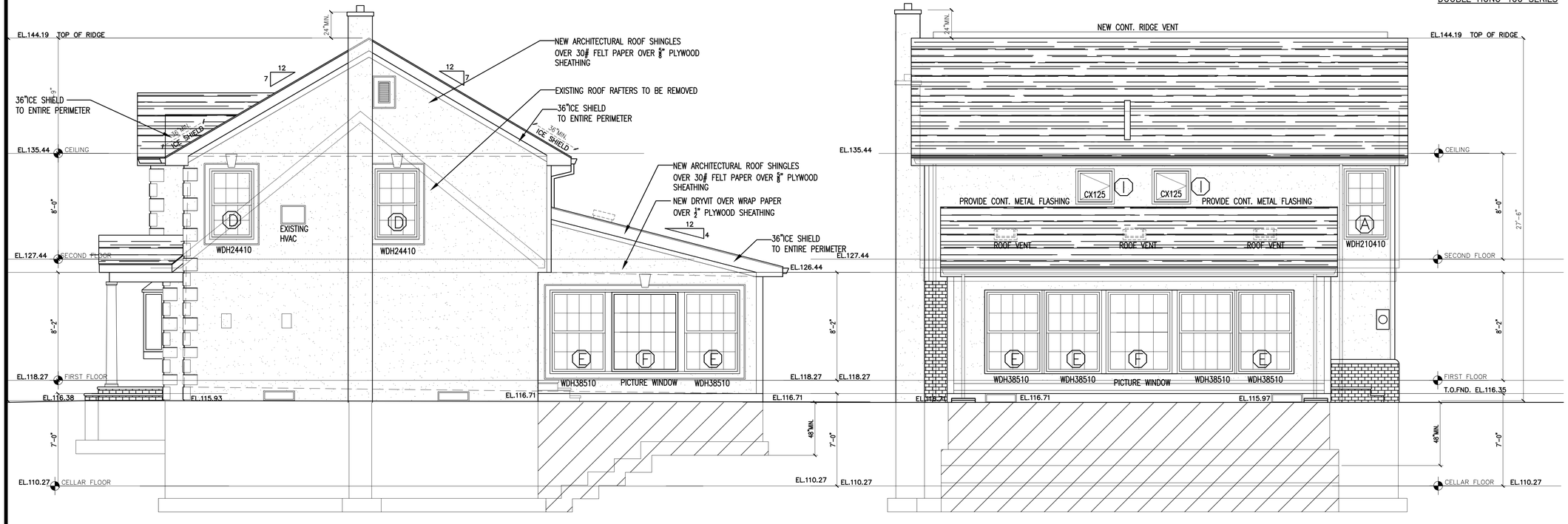
Application No:
PERMIT #
RBP22-000235



4 A-003 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1 A-003 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE :
WINDOWS BY "ANDERSEN"
DOUBLE HUNG 400 SERIES



3 A-003 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE :
NEW WINDOWS DOUBLE HUNG 400 SERIES
BY "ANDERSEN"

2 A-003 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	Date
1	REVISED PLANS AS PER PLAN EXAMINER OBJECTIONS	7-5-2022

Project:
PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION
204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

Drawing title:
PROPOSED
ELEVATIONS

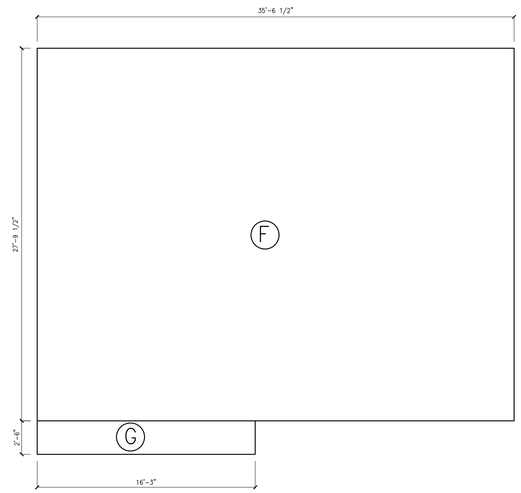
Seal & Signature

REGISTERED ARCHITECT SUNG-HO SHIN STATE OF NEW YORK 026848

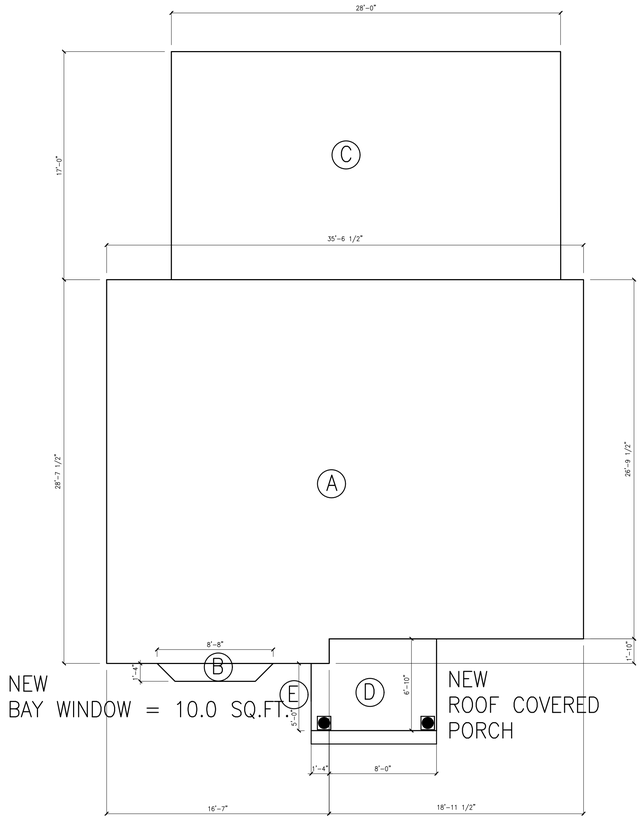
Date: 09/13/2021
Project No.:
Drawn By: JB
Checked by: S.S.
Dwg No: A - 003.00
CAD FILE No:
008 OF 014

Seal & Signature

Application No:
PERMIT #
RBP22-000235



1 A-002 **PROPOSED SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



2 A-002 **PROPOSED FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

Ⓐ 35.54' X 26.79' = 952.00 SQ.FT.

Ⓑ 8.7' X 1.4' = 12.18 SQ.FT.

Ⓒ 28.0' X 17.0' = 476 SQ.FT.

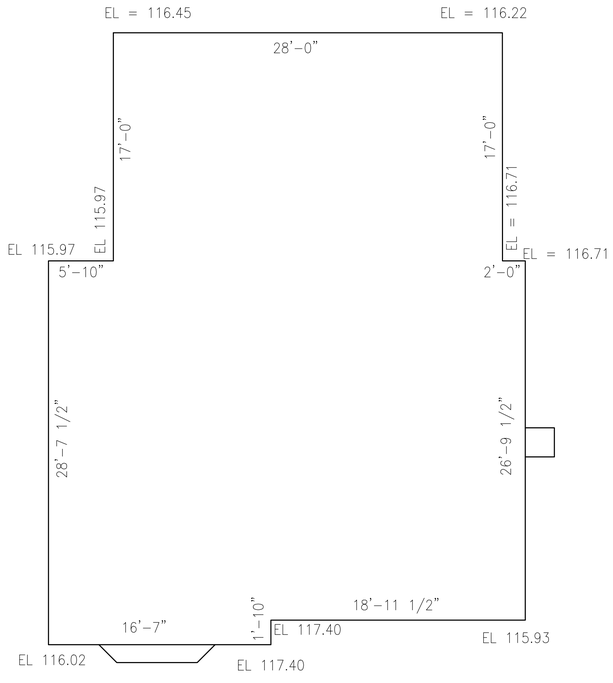
Ⓓ 8.0' X 6.9' = 55.2 SQ.FT.

Ⓔ 1.4' X 5.0' = 7.0 SQ.FT.

Ⓕ 35.54' X 27.79' = 988 SQ.FT.

Ⓖ 2.5' X 16.25' = 40.625 SQ.FT.

TOTAL FLOOR AREA = 2,531.981 SQ.FT.



3 A-002 **PRE-EXISTING AVERAGE GRADE**
SCALE: 3/16" = 1'-0"

CALCULATION

115.93 + 117.40 = 233.33 / 2 = 116.66 X 18.95 = 2211.67
117.40 + 116.02 = 233.42 / 2 = 116.71 X 16.58 = 1935.05
116.02 + 115.97 = 231.99 / 2 = 115.99 X 28.62 = 3320.21
115.97 + 116.45 = 232.42 / 2 = 116.21 X 17.0 = 1975.57
116.45 + 116.22 = 232.67 / 2 = 116.33 X 28.0 = 3257.38
116.22 + 116.71 = 232.93 / 2 = 116.46 X 17.0 = 1979.90
116.71 + 115.93 = 232.64 / 2 = 116.32 X 26.79 = 3116.21
152.94 17,795.99

17,795.99 / 152.94 = 116.35

THE PRE-EXISTING AVERAGE GRADE = 116.35'

AVERAGE FRONT YARD SET BACK CALCULATION :

LOT 3 ------ 26.625' AND 25.66667 = 51.29167' / 2 = 25.64583 FRONT YARD SET BACK
LOT 5 ------ 26.25' AND 26.20833 = 52.45833' / 2 = 26.22917 FRONT YARD SET BACK
LOT 7 ------ 26.07' AND 28.22 = 54.29' / 2 = 27.145 FRONT YARD SET BACK
LOT 8 ------ 26.0' AND 26.3125 = 52.3125' / 2 = 26.15625 FRONT YARD SET BACK
LOT 9 ------ 25.9375' + 26.25 + 28.5625 = 80.75 / 3 = 26.91' FRONT YARD SET BACK
LOT 31 ------ 26.81' AND 26.90' = 53.71 / 2 = 26.85' FRONT YARD SET BACK
LOT 33 ------ 26.3' AND 26.2' = 52.5 / 2 = 26.25' FRONT YARD SET BACK

TOTAL = 185.18625 / 7 = 26.45' AVG. FRONT YARD SET BACK

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	Date
1	REVISED PLANS AS PER PLAN EXAMINER OBJECTIONS	7-5-2022

Project:
PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION
204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

Drawing title:
PROPOSED
FLOOR AREA COMPUTATION
RES. CHECK & PRE-EXISTING
AVERAGE GRADE AND
AVERAGE FRONT YARD

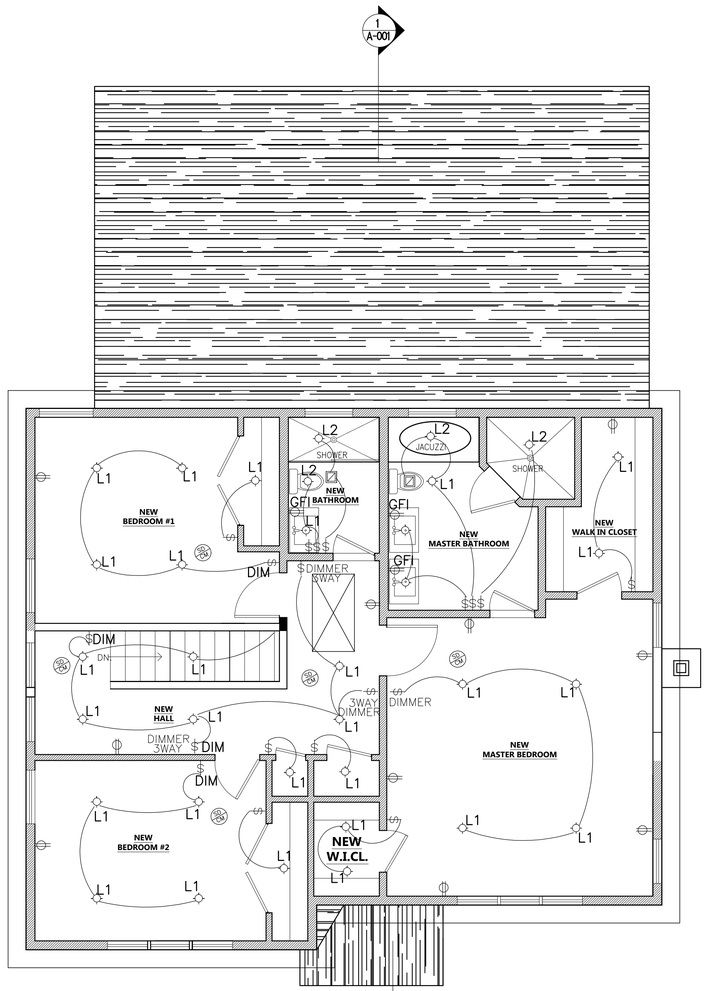
Seal & Signature

REGISTERED ARCHITECT SUNG-HO SHIN 026848 STATE OF NEW YORK

Date: 09/13/2021
Project No.:
Drawn By: JB
Checked by: S.S.
Dwg No: A - 004.00
CAD FILE No:
009 OF 014

Seal & Signature

Application No:
PERMIT #
RBP22-000235



2 A-002 PROPOSED SECOND FLOOR PLAN (ELECTRICAL)

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

LIGHTING FIXTURE SCHEDULE

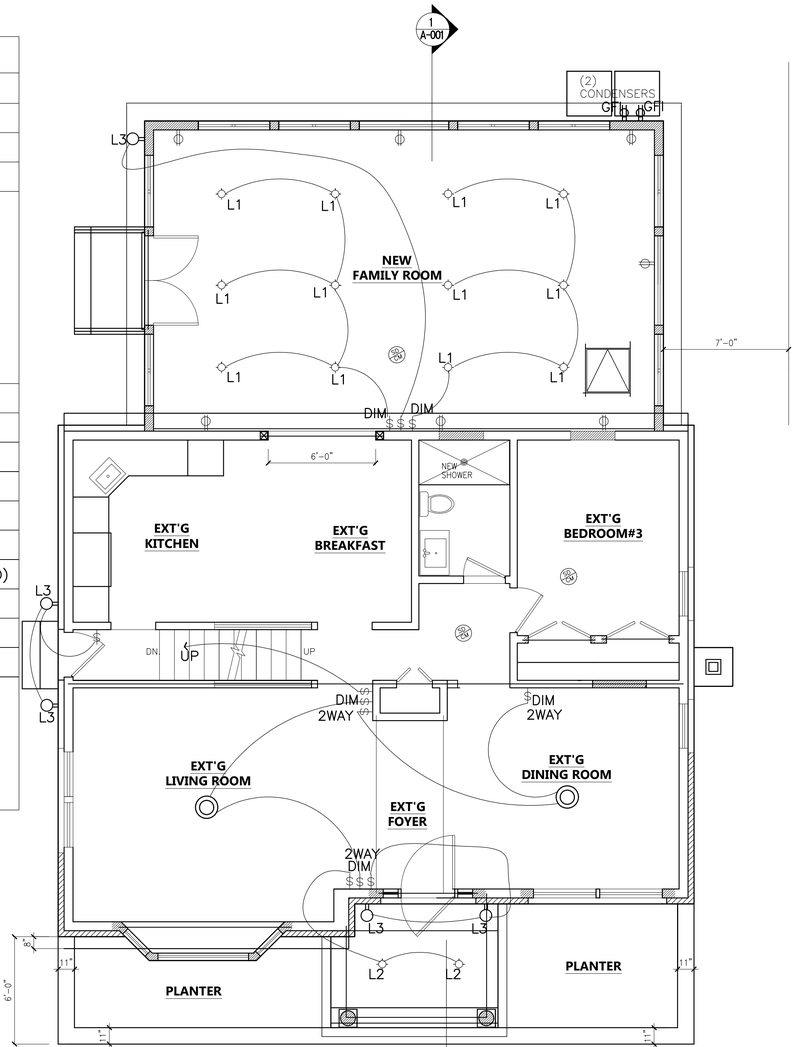
QTY	MARK	TYPE	DESCRIPTION	TOTAL WATTS
30	L1	○	SURFACE MOUNTED LIGHT FIXTURE–LED BULB 15W	450W
3	L2	○	WATERPROOF LIGHT FIXTURE BATHROOM	45W
5	L3	○	WATERPROOF DECORATIVE LIGHT FIXTURE	45W

NOTE : PROVIDE THERMAL KIT TO ALL LIGHT FIXTURES AS REQUIRED.

ELECTRICAL SYMBOLS

SYMBOL	FIXTURE TYPE
$DIM	SWITCH W/ DIMMER
$3WAY	THREE WAY SWITCH
⏚	DUPLEX OUTLET
⏚GFI	GROUND FAULT INTERRUPT DUPLEX OUTLET
⏚REF	SINGLE OUTLET (OR OTHER APPLIANCE DEDICATED)
▨	100 CFM EXHAUST FAN DUCTED TO EXTERIOR
SD	SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/ BATTERY BACK UP

NOTE : ALL FIXTURE LOCATIONS, QUANTATIES, FIXTURES, SUITABILITY AND CLEARANCES TO BE IN FIELD BY LICENSED ELECTRICIAN PRIOR TO ORDER. THE ELECTRICIAN IS RESPONSIBLE FOR THE INSTALLATION OF ALL ELECTRICAL FIXTURES, LOCATIONS, ROUGH–INS, AND ALL NECESSARY WIRING FOR LIGHTING, ELECTRICAL MOTORS.



2 A-002 PROPOSED FIRST FLOOR PLAN (ELECTRICAL)

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

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALL CONSTRUCTION
- NEW CONC. FOUNDATION WALL
- CONCRETE FOOTING

Architect:

Sung-Ho Shin Architect, P.C.

194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	Date
1	REVISED PLANS AS PER PLAN EXAMINER OBJECTIONS	7-5-2022

Project:

PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION

204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

Drawing title:

PROPOSED
ELECTRICAL PLANS

Seal & Signature

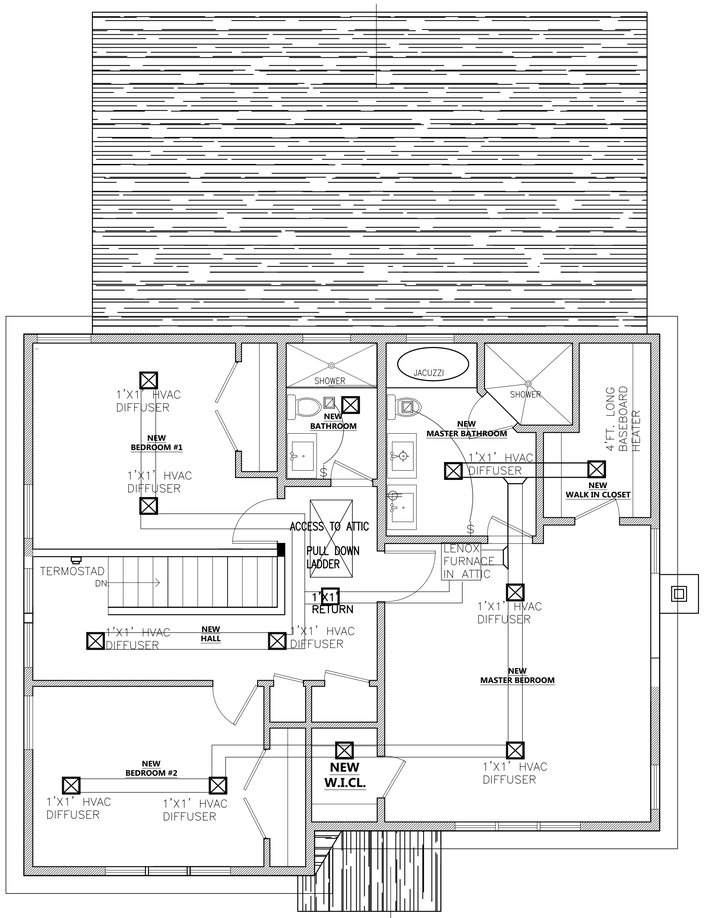
REGISTERED ARCHITECT SUNG-HO SHIN 026848 STATE OF NEW YORK

Date: 09/13/2021
Project No.:
Drawn By: JB
Checked by: S.S.
Dwg No: E - 001.00
CAD FILE No: 010 OF 014

Seal & Signature

Application No:

PERMIT #
RBP22-000235



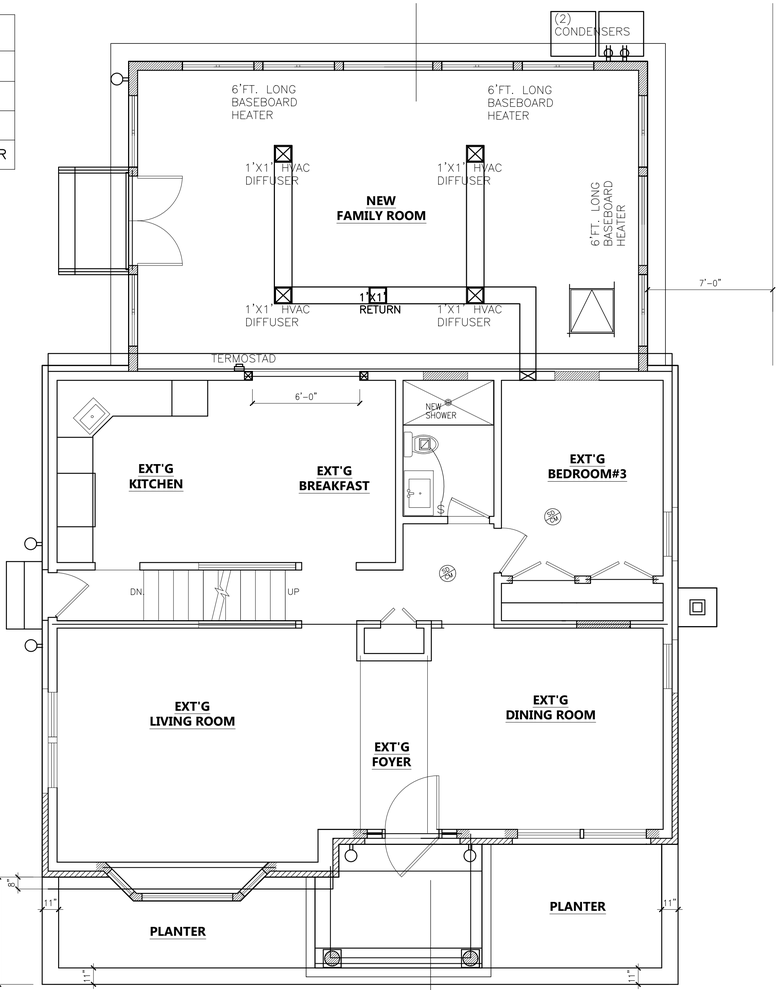
4 PROPOSED SECOND FLOOR PLAN (MECHANICAL)
M-001 SCALE: 1/4" = 1'-0"

MECHANICAL SCHEDULE			
QTY	MARK	TYPE	DESCRIPTION
11		⊠	1'X1' DIFUSSER
2		□	1'X1' AIR RETURN
3		▨	100 CFM EXHAUST FAN DUCTED TO EXTERIOR

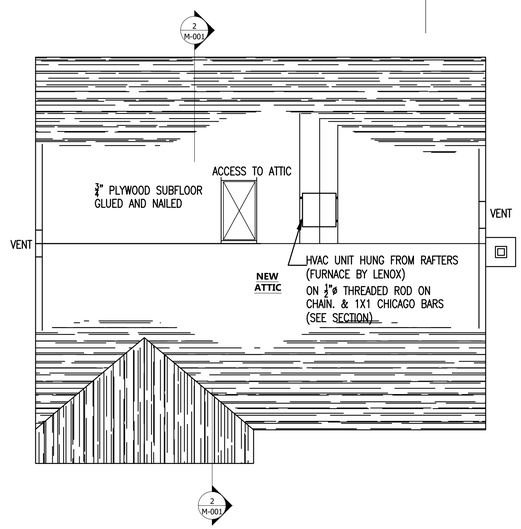
SECOND FLOOR AREA = 1,029 SQ FT

MECHANICAL NOTES

1. DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. WHATEVER IS CALLED FOR IN EITHER IS BINDING AS THOUGH CALLED FOR IN BOTH.
2. DUCT AND PIPE SIZE DIMENSIONS ARE IN INCHES UNLESS NOTED OTHERWISE.
3. THE EQUIPMENT SPECIFIED ON THE DRAWINGS HAVE BEEN SELECTED AS THE BASIS OF DESIGN. THE USE OF REVIEWED OR SPECIFIED EQUALS SHALL BE COORDINATED BY THE CONTRACTOR AS TO SPACE REQUIREMENTS, EQUIPMENT DIMENSIONS AND PERFORMANCE. ANY ADDITIONAL COSTS EITHER DIRECTLY OR INDIRECTLY CAUSED BY EQUALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. COORDINATE ALL DIFFUSER AND GRILLE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN, FIRE PROTECTION, AND ELECTRICAL DRAWINGS.
5. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL DESIGN INTENT, ARRANGEMENT AND EXTENT OF SYSTEMS. DO NOT SCALE DRAWINGS NOR USE AS SHOP DRAWINGS. WHERE ALTERNATE ROUTING, OFFSETS AND TRANSITIONS ARE REQUIRED FOR FIELD COORDINATION OF ALL TRADES, THIS CONTRACTOR SHALL MAKE CHANGES WITHOUT ADDITIONAL COSTS.
6. CONTRACTOR SHALL NOT SHUT-OFF/PUT OUT OF SERVICE ANY SYSTEMS/SERVICES WITHOUT FIRST COORDINATING ALL DOWNTIME WITH OWNER'S PERSONNEL. CONTRACTOR SHALL PROVIDE A DETAILED M.O.P. AS REQUIRED. DO NOT BEGIN WORK WITHOUT WRITTEN APPROVAL.
7. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY DIRECTED OTHERWISE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND INSTALLING SLEEVES, INSERTS AND SUPPORTS AS REQUIRED FOR THIS SCOPE OF WORK AND/OR CORE DRILL REQUIREMENTS. COORDINATE WITH G.C. AND STRUCTURAL ENGINEER AS REQUIRED.
9. CONTRACTOR SHALL CLOSELY COORDINATE NEW MECHANICAL WITH ALL NEW AND EXISTING MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, ARCHITECTURAL AND STRUCTURAL MEMBERS. REFER TO DIVISION 23 FOR CEILING SPACE ALLOCATION PRIORITIES.
10. CONTRACTOR SHALL FIELD VERIFY ALL MECHANICAL ITEMS PRIOR TO COMMENCING NEW WORK. NO ADDITIONAL COST WILL BE ALLOWED FOR CONTRACTOR'S FAILURE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
11. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 VERSION OF INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL FIRE CODE OR NFPA, 2015 INTERNATIONAL MECHANICAL CODE, AND 2015 INTERNATIONAL PLUMBING CODE; INCLUDING LOCAL AMENDMENTS. REFER TO ARCHITECTURAL CODE PLAN.
12. CONTRACTOR SHALL PROVIDE SUBMITTALS ON ITEMS LISTED IN THE MECHANICAL SCHEDULES AND AS REQUIRED IN EACH SECTION OF SPECIFICATION TO THE ENGINEER FOR REVIEW PRIOR TO THE ORDER, PURCHASE OR INSTALLATION OF THESE SAME ITEMS.
13. CONVENTIONS USED IN THE PRESENTATION OF THE CONTRACT DOCUMENTS:
    - A. CFM IS AT ALTITUDE OF PROJECT.
    - B. STATIC PRESSURES AND AIR PRESSURE DROPS ARE AT SEA LEVEL.
    - C. HEATING AND COOLING CAPACITIES ARE AT ALTITUDE OF PROJECT.
14. ALL EXISTING EQUIPMENT TO BE REMOVED SHALL HAVE ALL RELATED HOUSEKEEPING PADS, PIPING, CONTROLS, GAUGES, ELECTRICAL SERVICE, HANGERS, SUPPORTS AND ANY MISCELLANEOUS RELATED SERVICE OR PARTS REMOVED COMPLETELY.
15. PROVIDE MANUAL AIR VENTS ON CLOSED SYSTEM WATER PIPING AT ALL CHANGES IN ELEVATION DOWNWARD IN DIRECTION OF WATER FLOW.
16. CONTRACTOR SHALL CONSTRUCT AND INSTALL DUCTWORK ACCORDING TO SMACNA STANDARDS AS A MINIMUM REQUIREMENT. ALL DUCT DIMENSIONS ARE OUTSIDE DIMENSIONS. WHERE DUCT LINER IS USED, THE THICKNESS OF THE LINER TO MAINTAIN THE CLEAR INSIDE DIMENSION HAS BEEN INCLUDED. REFER TO DUCT INSULATION / LINER SCHEDULE AND/OR DIVISION 23 OF THE SPECIFICATIONS.
17. SPIN-IN FITTINGS TO VAV BOXES AND DIFFUSERS SHALL BE CONICAL TYPE (EXCEPT LOCATIONS WHERE LISTED DUCT HEIGHT DOES NOT ACCOMMODATE). SPIN-IN FITTINGS TO DIFFUSERS SHALL INCLUDE AN INTEGRAL MANUAL VOLUME DAMPER.
18. RIGID INLET DUCTS TO VAV BOXES AND OUTLET DUCTS FOR EXHAUST TERMINALS] SHALL BE THE SAME SIZE AS THE VAV BOX INLET CONNECTION UNLESS NOTED OTHERWISE FOR A MINIMUM OF THREE DIAMETERS OF STRAIGHT DUCT.
19. MOUNT THERMOSTAT AT 54" ON CENTER ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. ADA REQUIREMENT.
20. PROVIDE REDLINE MARK-UPS FOR ANY FIELD CHANGES OR MODIFICATIONS ON THE CONSTRUCTION DOCUMENTS. REDLINE DRAWINGS SHALL BE PROVIDED WHETHER COORDINATION DRAWINGS ARE REQUIRED OR NOT.

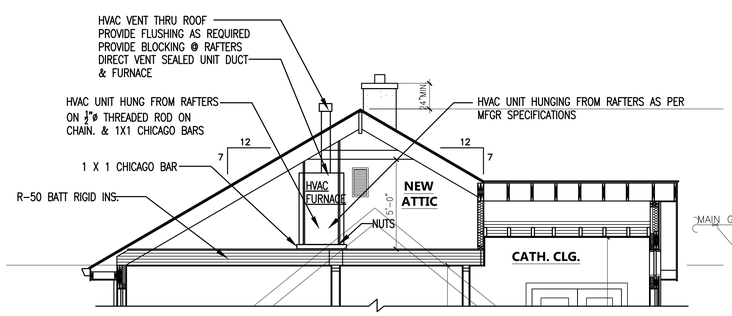


1 PROPOSED FIRST FLOOR PLAN (MECHANICAL)
M-001 SCALE: 1/4" = 1'-0"

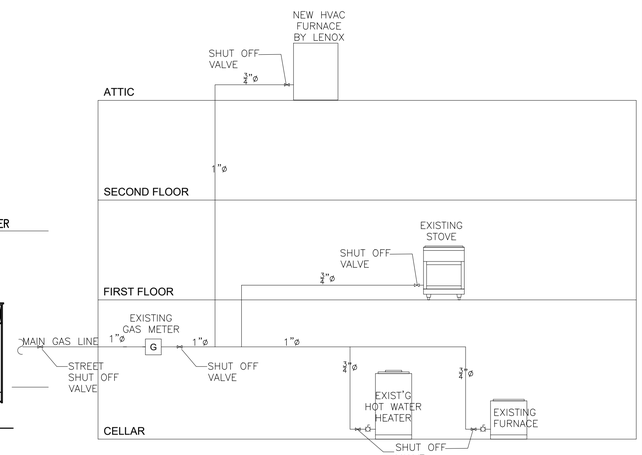


3 PROPOSED ATTIC FLOOR PLAN (MECHANICAL)
M-001 SCALE: 3/16" = 1'-0"

WALL LEGEND
- EXISTING WALL TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALL CONSTRUCTION
- NEW CONC. FOUNDATION WALL
- CONCRETE FOOTING



2 PARTIAL SECTION AT ATTIC (MECHANICAL)
M-001 SCALE: 1/4" = 1'-0"



5 GAS RISER DIAGRAM
M-001 SCALE : N.T.S

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	Date
1	REVISED PLANS AS PER EXAMINER OBJECTIONS	7-5-2022

Project:
PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION
204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

Drawing title:
PROPOSED
MECHANICAL PLANS

Seal & Signature
REGISTERED ARCHITECT SUNG-HO SHIN 026848 STATE OF NEW YORK

Date: 09/13/2021
Project No.:
Drawn By: JB
Checked by: S.S.
Dwg No: M - 001.00
CAD FILE No:
011 OF 014

Seal & Signature

Application No:
PERMIT #
RBP22-000235

Town of North Hempstead
Department of Building Safety, Inspection & Enforcement
210 Plandome Road, Manhasset, NY 11030-2326
www.northhempsteadny.gov

Residential Zoning Analysis Sheet

Required for submission with all Residential Building Permit Applications

All fields must be completed. If not applicable to the application put N/A. Incomplete applications will not be accepted.

Property Address: 204 ASTER DRIVE, N.H.P. N.Y.11040 Owner: TASADAQ KHAKWAN

Section: 8 Block: 302 Lot(s): 32

Zoning District Classification:	R-B		Total Lot Area:	6,250	sq. ft.
Max. Permitted Coverage:	1,875	sq. ft.	Proposed Coverage:	1,693	sq. ft.
Max. Permitted Coverage %:	45	%	Proposed Coverage %:	39.50	%
Max Permitted Gross Floor Area:	3,400	sq. ft.	Proposed Gross Floor Area:	2,469	sq. ft.
Max. Permitted Gross Floor Area %:	45	%	Proposed Gross Floor Area %:	39.50	%
Front Yard Required:	30	ft.	Front Yard Proposed:	25.25	ft.
Front Yard Required (Corner Lot):	N/A	ft.	Front Yard Proposed (Corner Lot):	N/A	ft.
Avg. Front Yard	26.45	ft.	Avg. Front Yard (Corner Lot):	26.45	ft.
Min. Side Yard Required:	5.1	ft.	Side Yard Proposed:	7.3	ft.
Min. Side Yard Required:	8.0	ft.	Side Yard Proposed:	14.7	ft.
Aggregated Side Yard Required:	7.0	ft.	Aggregate Side Yard Proposed:	7.3	ft.
Rear Yard Required:	15.0	ft.	Rear Yard Proposed:	53.5	ft.
Max. Height to Ridge:	30.0	ft.	Height to Ridge Proposed:	27.5	ft.
Max. Height to Eaves:	22.0	ft.	Height to Eaves Proposed:	17.11	ft.
Max. Front Yard Paving:	45	sq. ft.	Front Yard Paving Proposed:	32.68	sq. ft.
Max Rear Yard Coverage:	N/A	sq. ft.	Rear Yard Coverage Proposed:	N/A	sq. ft.
Preexisting Average Grade:	116.49	ft.	Sky Exposure Plane Ratio Required:	3 : 1	
Req. for Other Code: 7b.	N/A		Proposal for Other Code:	N/A	

Last Updated 10/14/2020 Page 1 of 2

Town of North Hempstead
Department of Building Safety, Inspection & Enforcement
210 Plandome Road, Manhasset, NY 11030-2326
www.northhempsteadny.gov

Residential Zoning Analysis Sheet

Required for submission with all Residential Building Permit Applications

Licensed Design Professional

Business / Corporation: SUNG HO SHIN ARCHITECT, PC

Name: Last: SHIN First: SUNG HO

License Number: 026846

Address: Street: 194-02 NORTHERN BLVD City: FLUSHING

State: NEW YORK Zip: 11358

Phone: 718-428 2882 Email: shsarch98@gmail.com

By my stamp and signature I certify that I have read and understand the relevant sections of the Town of North Hempstead Zoning Code and that the information provided on this form is accurate and based upon Chapter 70 of the Town of North Hempstead Code. I understand that the Town of North Hempstead Building Department relies on the accuracy of this information in determining the zoning compliance of the subject application.

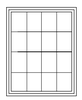
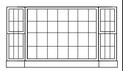
REGISTERED ARCHITECT SUNG-HO SHIN STATE OF NEW YORK 026846

Licensed Professional Engineer or Registered Architect Stamp

Original Signature Required. Must appear here

Last Updated 10/14/2020 Page 2 of 2

WINDOW SCHEDULE

MARK	SIZE WIDTH (R.O.)	SIZE HEIGHT (R.O.)	HEAD HT	ELEVATIONS N.T.S.	TYPE	ROOM	UNIT AREA	QUANTATY	MANUFACTURER
A	3'-0 1/8"	3'-0 1/8"	6'-8"HT.	 WDH210410	DOUBLE HUNG 400 SERIES	BEDROOM		10	ANDERSEN
B	2'-10 1/8"	3'-0 1/8"	6'-8"HT.	 WDH28410	DOUBLE HUNG 400 SERIES	BEDROOM		1	ANDERSEN
C	3'-2 1/8"	5'-0 7/8"	6'-8"HT.	 WDH30410	DOUBLE HUNG 400 SERIES	DINING ROOM		2	ANDERSEN
D	2'-6 1/8"	5'-0 7/8"	6'-8"HT.	 WDH24410	DOUBLE HUNG 400 SERIES	BEDROOM		2	ANDERSEN
E	3'-10 1/8"	6'-0 7/8"	6'-8"HT.	 WDH38510	DOUBLE HUNG 400 SERIES	FAMILY ROOM		8	ANDERSEN
F	4'-11 7/8"	6'-0 7/8"	6'-8"HT.	 DHP410510	PICTURE WINDOW 400 SERIES	FAMILY ROOM		2	ANDERSEN
G	9'-2 1/2"	4'-6 3/4"	6'-8"HT.	 45-5642-20	BAY WINDOW 400 SERIES	LIVING ROOM		1	ANDERSEN
H	2'-10 1/8"	1'-7 3/4"	8'-4"HT.	 CTN28	SPECIALTY WINDOW 400 SERIES	BEDROOM		1	ANDERSEN
I	2'-8"	2'-4 7/8"	6'-8"HT.	 CX125	CASEMENT 400 SERIES	BATHROOM		2	ANDERSEN

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	Date
1	REVISED PLANS AS PER PLAN EXAMINER OBJECTIONS	7-5-2022
2	ZONING ANALYSIS EXAMINER OBJECTIONS	8-25-2022

Project:

PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION
204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

Drawing title:

WINDOW SCHEDULE

Seal & Signature

REGISTERED ARCHITECT SUNG-HO SHIN STATE OF NEW YORK 026846

Date: 07/13/2021
Project No.:
Drawn By: JB
Checked by: S.S.
Dwg No: W - 001.00
CAD FILE No:
012 OF 014

Seal & Signature

Application No:

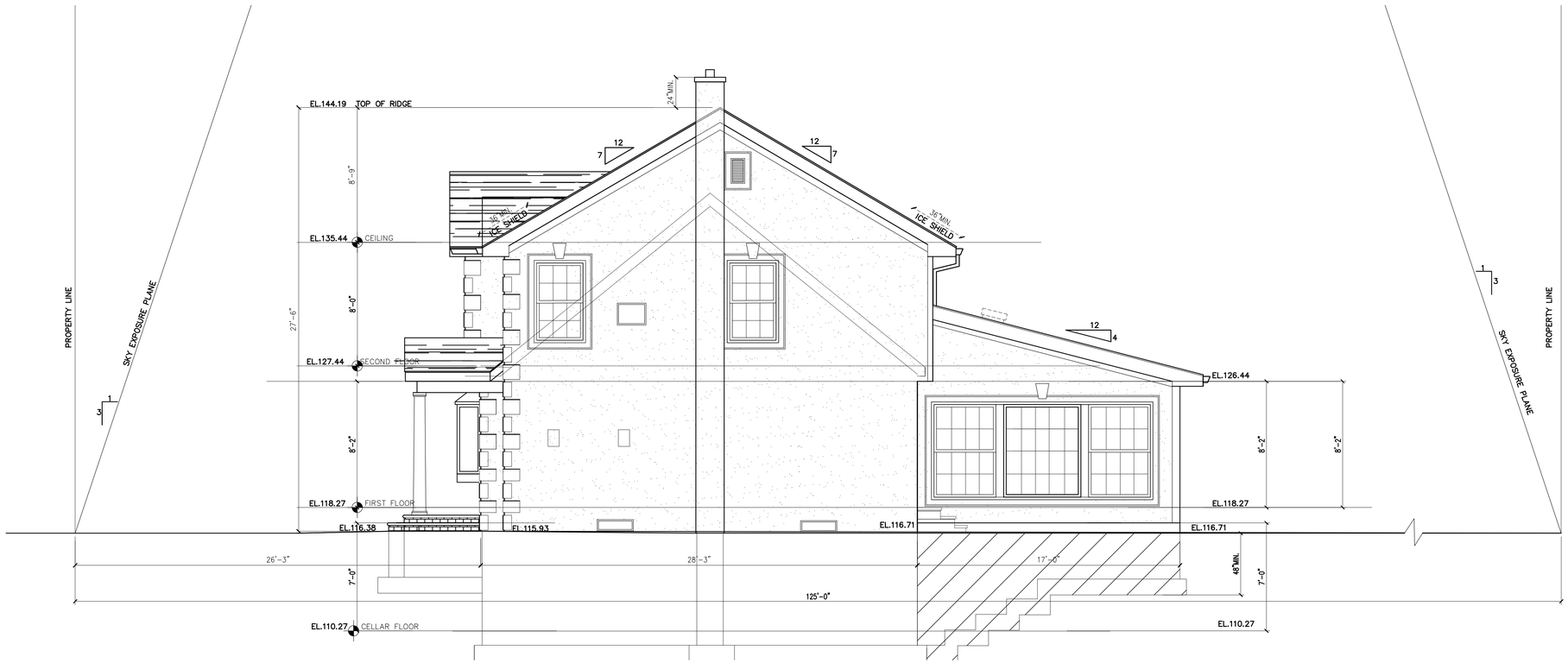
PERMIT # RBP22-000235



3 SK-001 PROPOSED REAR ELEVATION (SKY EXPOSURE PLANE)
(N.T.S)



1 SK-001 PROPOSED FRONT ELEVATION (SKY EXPOSURE PLANE)
(N.T.S)



2 SK-001 PROPOSED RIGHT SIDE ELEVATION (SKY EXPOSURE PLANE)
(N.T.S)

Architect:

Sung-Ho Shin Architect, P.C.

194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	Date
1	REVISED PLANS AS PER PLAN EXAMINER OBJECTIONS	7-5-2022

Project:

PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION
204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

Drawing title:

SKY-EXPOSURE PLANE

Seal & Signature

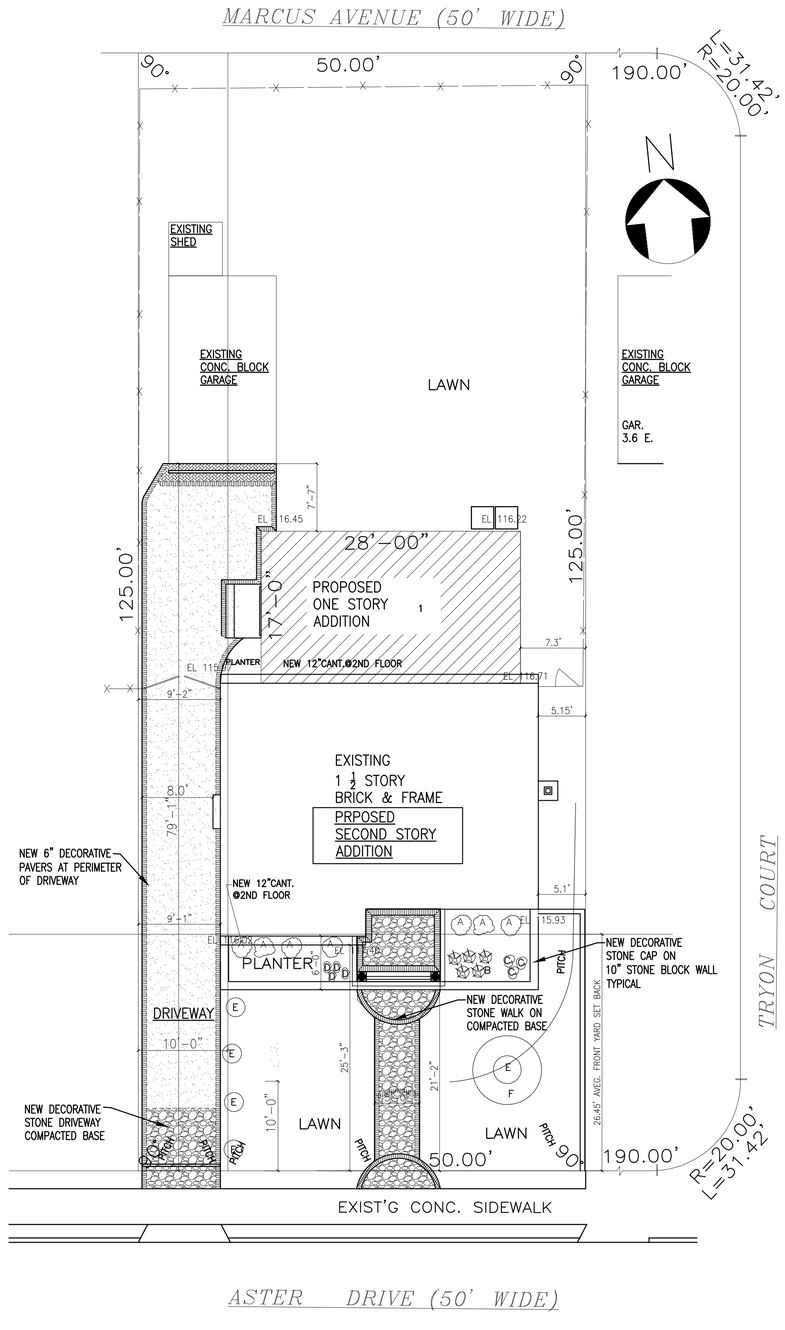
REGISTERED ARCHITECT SUNG-HO SHIN STATE OF NEW YORK 026848

Date:	07/13/2021
Project No.:	
Drawn By:	JB
Checked by:	S.S.
Dwg No:	SK - 001.00
CAD FILE No:	013 OF 014

Seal & Signature

Application No:

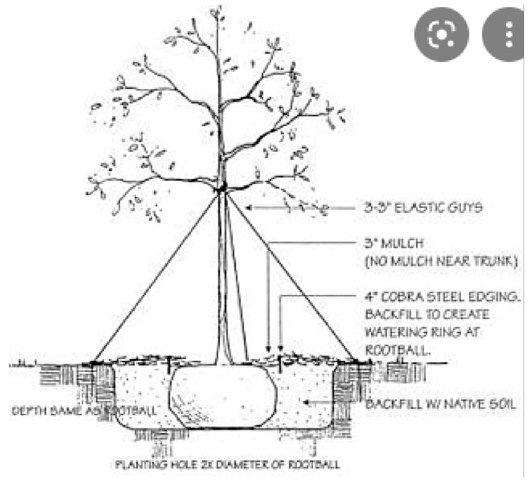
PERMIT #
RBP22-000235



1 L-001 LANDSCAPE PLAN

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

PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	TYPE
A	7	HAKONECHLOA MACRA	GOLDEN JAPANESE FOREST GRASS	SMALL SHRUBS
B	5	BUXUS SEMPERVIRENS	BOX WOOD BUXUS	MEDIUM SHRUBS
C	3	RHODODENDRON FERRUGINEUM	RHODODENDRON	SHRUB OR SMALL TREE
D	4	ERYNGIUM ROSTRATUM	BONNY BLUE PLANTS	EVERGREEN PYRAMIDAL SHAPE
E	5	JAPANESE BOXWOOD	BUXUS MICROPHYLLA	EVERGREEN SHRUB
F	5	RHODODENDRON	AZALEAS PINK	SMALL SHRUBS



2 L-001 PLANTING DETAIL

(N.T.S)

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #216
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	Date
1	REVISED PLANS AS PER PLAN EXAMINER OBJECTIONS	7-5-2022

Project:
PROPOSED
SECOND FLOOR ADDITION
ONE STORY ADDITION
AND INTERIOR RENOVATION
204 ASTER DRIVE,
NEW HYDE PARK, N.Y.

Drawing title:
SITE PLAN
PROPOSED LANDSCAPE PLAN

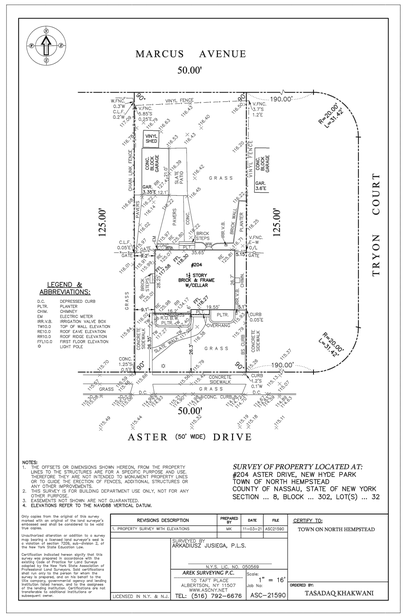
Seal & Signature

REGISTERED ARCHITECT SUNG-HO SHIN STATE OF NEW YORK 026848

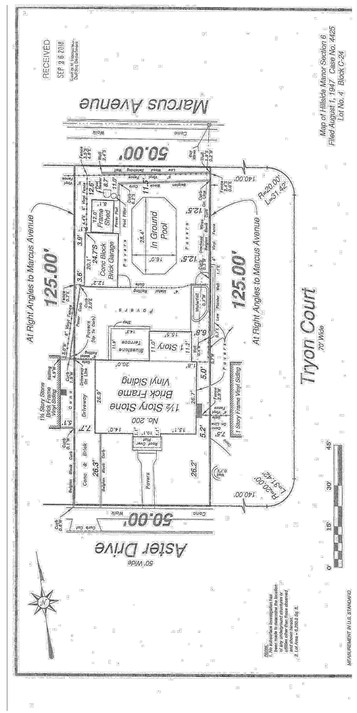
Date: 07/13/2021
Project No.:
Drawn By: JB
Checked by: S.S.
Dwg No: L - 001.00
CAD FILE No:
014 OF 014

Seal & Signature

Application No:
PERMIT #
RBP22-000235



SUBJECT PROPERTY


RECEIVED
SEP 2 8 2018
Map of Hillside Manor Section 6
Filed March 1, 1926 Case 1405
Lot No. 4 Block C-24
Marcus Avenue
50.00'
At Right Angles to Marcus Avenue
125.00'
125.00'
At Right Angles to Marcus Avenue
Tryon Court
70' Wide
Aster Drive
50.00'
50' Wide
#204
1½ Story Stone
Brick Frame
Vinyl Siding
No. 200
In Ground Pool
Existing Frame Shed
Existing Frame Garage
Existing Brick Garage
Cond. Block Block Garage
Pk Stone Stone Retaining Wall
Pk Stone Stone Retaining Wall
1½ Story Frame Vinyl Siding
Existing Concrete Driveway
Existing Concrete Walk
Existing Concrete Walk
Existing Concrete Walk

PROPOSED:
- INTERIOR ALTERATIONS
- FRONT PORTICO ON EXISTING R/O PORCH

MAINTAIN:
- EXISTING REAR R/O PORCH

ZONING INFORMATION
TOWN OF NORTH HEMPSTEAD
SECTION: 07 BLOCK: 269 LOT(S): 18

ZONE: RES. B	REQUIRED	EXISTING	PROPOSED
LOT AREA	6,000 SQ.FT.	6,228 SQ.FT.	NO CHANGE
FRONTAGE	40 FT.	63 FT.	NO CHANGE
FRONT YARD	30 FT.	24.5 FT.	NO CHANGE
REAR YARD	15 FT.	30.9 FT.	NO CHANGE
SIDE YARD (MIN)	7 FT.	7.3 FT.	NO CHANGE
SIDE YARD (AGG)	18 FT.	14.7 FT.	NO CHANGE
BUILDING HEIGHT	30 FT./2.5 STRY	N/A	NO CHANGE
LOT COVERAGE	30 %	25.9 %	26.36 %
GROSS FLOOR AREA	36 %	33.4 %	NO CHANGE
GROSS FLOOR AREA	4,000 SQ.FT.	2,080.2 SQ.FT.	NO CHANGE
SKY EXPOSURE	3V: 1H	N/A	NO CHANGE
FRONT YARD PAVING	45 %	18.8 %	NO CHANGE
EAVE HEIGHT	22 FT.	N/A	NO CHANGE

ZONING CALCULATIONS

ZONE: RES. B	SQ. FOOTAGE
LOT AREA	6,228 SQ.FT.
DWELLING	1273
REAR PORCH W/STEPS	201.8
FRONT PORCH W/STEPS	167
TOTAL	1,641.8 SQ.FT.
TOTAL	26.36 %

DRAWING SCHEDULE

A.1	PLOT PLAN, ZONING & NOTES
A.2	FOUNDATION & FIRST FLOOR PLAN
A.3	SECOND FLOOR & ROOF PLAN
A.4	ELEVATIONS
A.5	PLUMBING RISER, SECTIONS, AND DETAILS
A.6	GENERAL NOTES
A.7	NOTES & CHARTS

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE FOLLOWING:

2020 RESIDENTIAL CODE OF NEW YORK STATE PUBLICATION NOVEMBER 2019

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 12-23 FOR MECHANICAL SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 24 FOR FUEL & GAS SYSTEMS

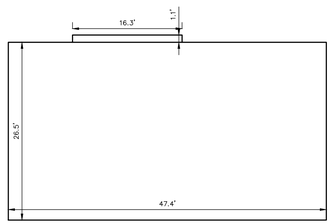
2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 25-33 FOR PLUMBING SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 34-42 FOR ELECTRICAL SYSTEMS

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE AS ADOPTED WITH THE 2018 IECC

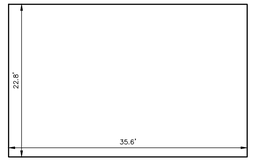
THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RESCHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS.

FIRST FLOOR GROSS FLOOR AREA

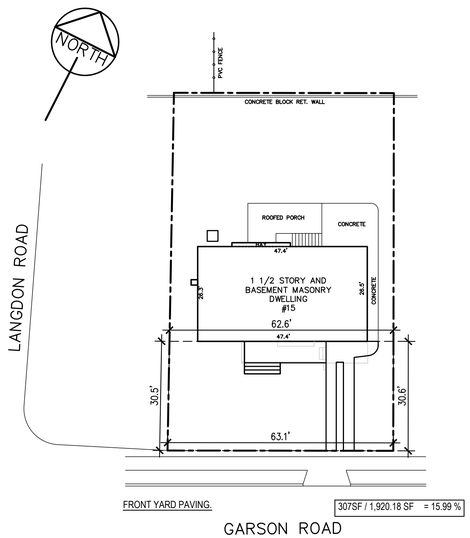


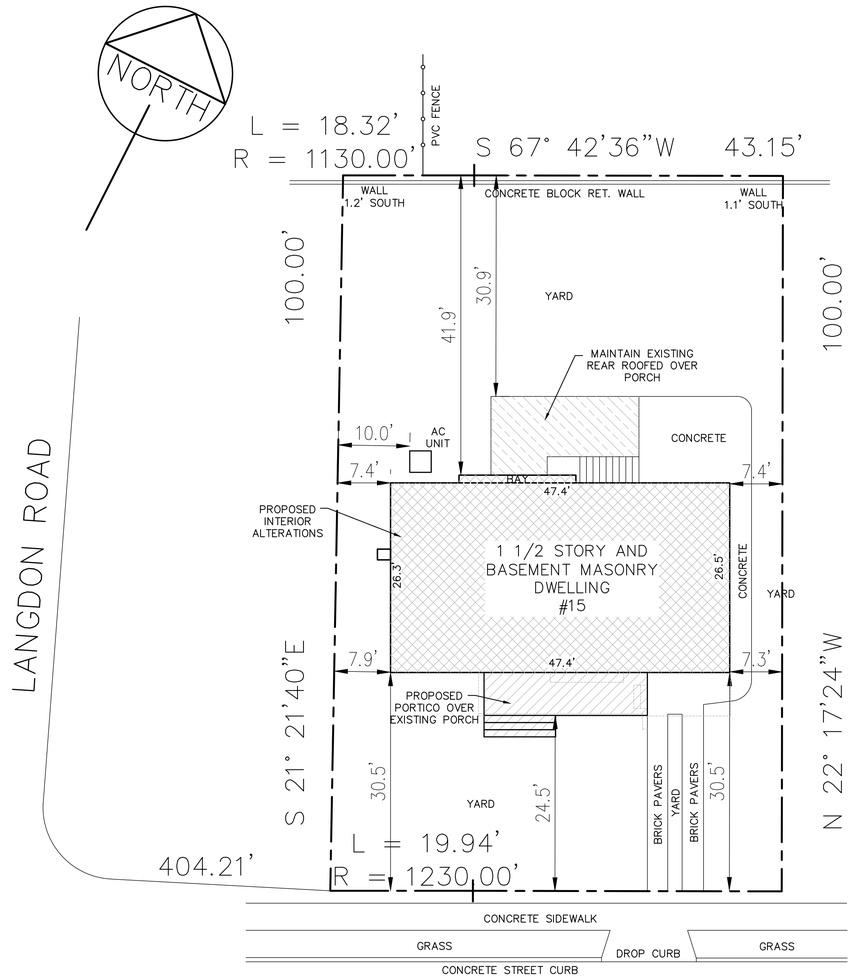
26.5	x	47.4	=	1,256.1
16.3	x	1.1	=	17.93
TOTAL			=	1,274.03

SECOND FLOOR GROSS FLOOR AREA



22.8	x	35.6	=	811.68
TOTAL			=	811.68





PLOT PLAN

SCALE: 1" = 10'-0"

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

GROUND SNOW LOAD	WIND DESIGN: SPEED d (MPH)	TOPOG RAPHIC EFFECTS k	SPECIAL WIND REGION l	WIND BORN DEBRIS ZONE m	SEISMIC DESIGN CATEGORY f	SUBJECT TO DAMAGE FROM: WEATHERING a	FROST LINE DEPTH b	TERMITE c	WINTER DESIGN TEMP e	ICE BARRIER REQUIRED h	FLOOD HAZARDS g	AIR FREEZING INDEX i	MEAN ANNUAL TEMP j
30	130mph	NO	NO	1 MILE FROM COAST	B	SEVERE	80F 3 FT 8FO	MOD TO HEAVY	15	YES	FEMA FLOOD MAP PANEL#	1500 OR LESS	55.4

MANUAL J DESIGN CRITERIA n

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HIGH TEMPERATURE DIFFERENCE
_____	_____	_____	_____	_____	_____	_____	_____
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
_____	_____	_____	_____	_____	_____	_____	

Appeal
#21310

TODD O'CONNELL, AIA
1200 Veterans Memorial Highway
Suite 120
Hauppauge, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 658-0325
www.tocarchitects.com
todd@tocarchitects.com

REGISTERED ARCHITECT
TODD O'CONNELL
027935
STATE OF NEW YORK

CONSULTANTS:

NYS LIC #027935

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES, INCLUDING REPRODUCIBLE COPIES, OF THE ARCHITECT'S SPECIFICATIONS AND OTHER DOCUMENTS FOR THE PROJECT. THESE DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS.

CHECKED BY: TOC

DRAWN BY: JC

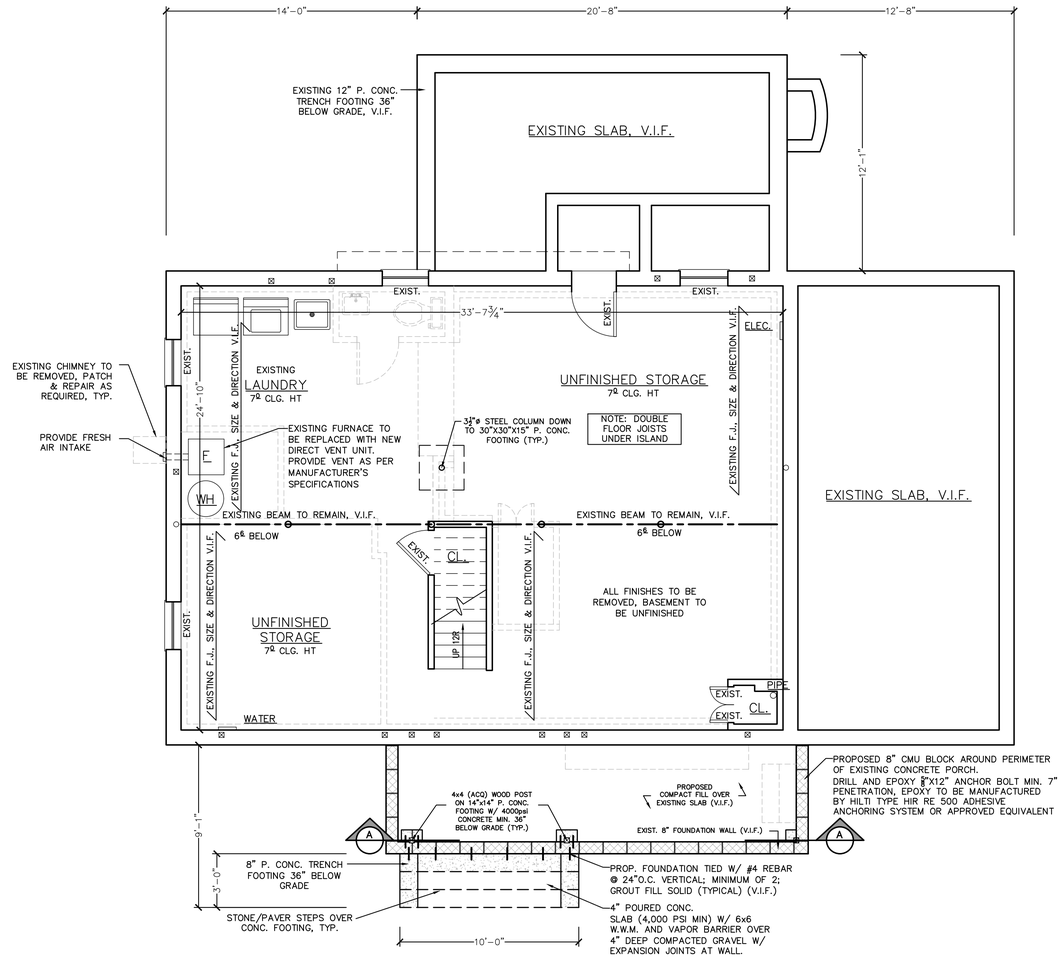
REV #	DATE:	NOTE:	BY:
	09/15/22	REVISED PER OBJECTION	JC
	06/14/22	CONSTRUCTION DOCUMENTS (UPDATE FRAMING)	JC
	05/31/22	CONSTRUCTION DOCUMENTS (UPDATE WINDOWS)	JC
	05/04/22	CONSTRUCTION DOCUMENTS	JC

INTERIOR ALTERATIONS
NOBREGA RESIDENCE
15 GARSON RD.
CARLE PLACE, NY 11514

DRAWING:

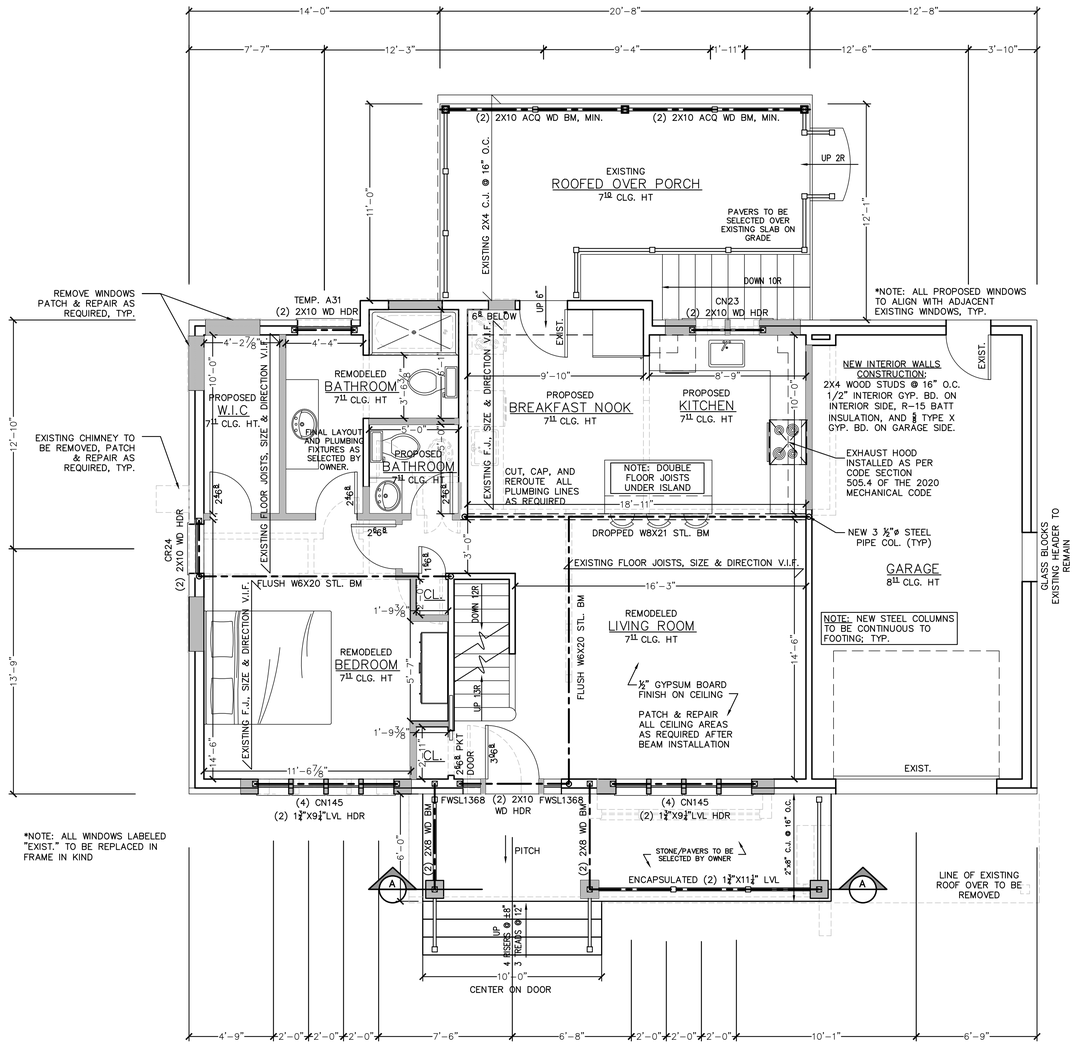
JOB#: NC-21-694
DATE: 05/18/2022
SCALE: AS NOTED

DRAWING NUMBER
A.1



FOUNDATION PLAN

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



FIRST FLOOR PLAN

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

NOTE: CONDITIONS DRAWN AND NOTED AS EXISTING ARE TO BE CONFIRMED AT START OF CONSTRUCTION. ARCHITECT IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES

NOTE: UPGRADE EXISTING CONDITIONS TO MATCH CONDITIONS INDICATED ON PLANS.

NOTE: COORDINATE ALL FINISH MATERIALS WITH CLIENT PRIOR TO CONSTRUCTION– FLOOR, CEILING, WALLS, ETC.

NOTE: ALL ASSUMED EXISTING STRUCTURE SHALL BE VERIFIED IN FIELD. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY.

NOTE– PROVIDE ELECTRIC TO ALL APPLIANCES TO MANUFACTURE SPECIFICATIONS

LEVEL CEILINGS AS REQUIRED

LEVEL FLOORS AS REQUIRED

NOTE: DOUBLE ALL FLOOR JOISTS UNDER PARALLEL PARTITIONS

ALL EXISTING PLUMBING, ELECTRICAL, MECHANICAL, ETC. THAT INTERFERES WITH NEW WORK TO BE REROUTED, MODIFIED, REMOVED, ETC. AS REQUIRED TO ESTABLISH PROPER WORKING CONDITION– VERIFY ALL CONDITIONS IN FIELD

EX. HOUSE TRAP AND SEWER LINE TO REMAIN– MODIFY AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION– VERIFY IN FIELD

NOTE: HIGH EFFICACY LAMPS TO BE INSTALLED.

NOTE: WINDOW FALL PROTECTION TO BE PROVIDED FOR ALL WINDOWS AS PER R312.2

RELOCATE & REUSE EXITING WINDOWS AS REQUESTED BY HOME OWNER

OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4–INCH–DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. AS PER SECTION 1013.3 OF NYS RESIDENTIAL CODE (TYP)

NOTE: ALL WINDOWS TO BE 400 SERIES WOODRIGHT WITH LOW E4.
- U–FACTOR: ≤0.30
- SHGC: ≤0.30
- ≥ 100% HIGH EFFICIENCY LIGHTING (CFL'S OR LED'S)
- ≤ AIR CHANGES PER HOUR
- ² ALL APPLIANCES MUST BE ENERGY STAR CERTIFIED.

NOTE: SMOKE DETECTORS TO BE PROVIDED IN ALL BEDROOMS AS PER CODE.

SECTION R312:

R312.1 GUARDS. GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1 THROUGH R312.1.4.

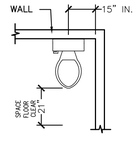
R312.1.1 WHERE REQUIRED. GUARDS SHALL BE LOCATED ALONG OPEN–SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

NOTE: PROVIDE (2)2"x10" HDR ABOVE ALL NEW WINDOWS AND DOOR, UNLESS OTHERWISE NOTED.

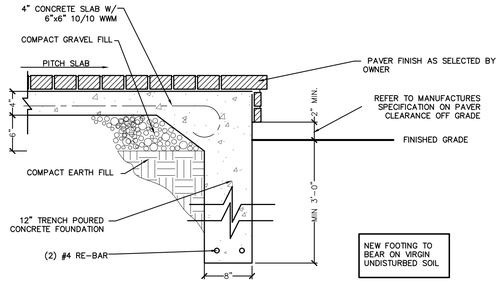
PROP. WASH MACHINE AND DRYER WITH ALL CONNECTS, ELECTRIC, ETC. –DRYER EXHAUST TO EXTERIOR AS REQUIRED WITH HARD DUCT AS PER MANUFACTURES INSTRUCTIONS & PER 2015 INTERNATIONAL MECHANICAL CODE CHAPTER 5–SECTION 504 & 913 AND SECTION G2438 & G2439 AND 2015 INTERNATIONAL PROPERTY MAINTAIN CODE 403.5 & 2015 INTERNATIONAL RESIDENTIAL CODE CHAPTER 15 SECTION M1502

NOTE: FINAL ELECTRIC TO BE DETERMINED IN FIELD BY LICENSED ELECTRICIAN

NOTE: FINAL HVAC TO BE DETERMINED IN FIELD BY MECHANICAL CONTRACTOR



ALL BATHROOM SHALL BE PROVIDE WITH ADEQUATE PLUMBING FIXTURES TO ALLOW FOR MIN. CLEAR SPACE DISTANCE THROUGHOUT ROOMS– TOILET, SINK, TUB– AS PER 2020 INTERNATIONAL RESIDENTIAL CODE SECTION R307.1



FOUNDATION DETAIL

SCALE: 1" = 1'-0"

WALL KEY
- EXIST TO BE REMOVED
- EXIST TO REMAIN
- NEW WOOD FRAME CNST
- NEW POURED CONCRETE
- ⊠ 4"x4" POST UNLESS OTHERWISE NOTED
- ■ HOLD DOWN AS NOTED
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK–UP
- 80 CFM FAN TO EXTERIOR
- HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK–UP MIN 12" A.F.F. AS PER 2020 RESIDENTIAL CODE OF NYS
- ✱ DENOTES EGRESS WINDOW

TOC ARCHITECTS
TODD O'CONNELL ARCHITECT P.C.
TODD O'CONNELL, AIA
1200 Veterans Memorial Highway
Suite 120
Hauppauge, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 658-0325
www.tocarchitects.com
todd@tocarchitects.com

REGISTERED ARCHITECT TODD O'CONNELL 027935 STATE OF NEW YORK

CONSULTANTS:

NYS LIC #027935

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE CHANGED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT, THE OWNER SHALL BE PERMITTED TO RETAIN COPIES, INCLUDING REPRODUCIBLE COPIES OF THE DRAWINGS AND SPECIFICATIONS AND OTHER DOCUMENTS FOR THE PROJECT. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. THE OWNER SHALL INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY REUSE, EXTENSIONS OR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS.

CHECKED BY: TOC

DRAWN BY: JC

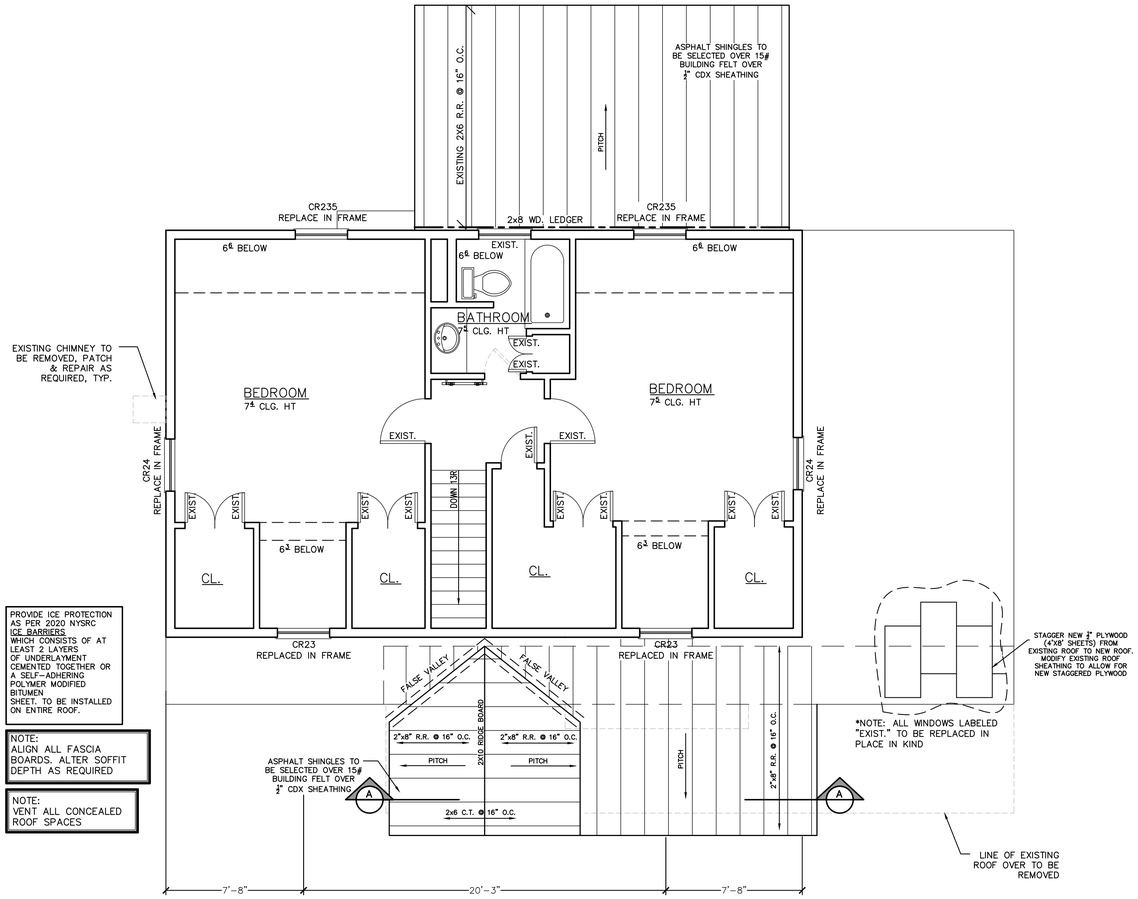
REV #	DATE:	NOTE:	BY:
	09/15/22	REVISED PER OBJECTION	JC
	06/14/22	CONSTRUCTION DOCUMENTS (UPDATE FRAMING)	JC
	05/31/22	CONSTRUCTION DOCUMENTS (UPDATE WINDOWS)	JC
	05/04/22	CONSTRUCTION DOCUMENTS	JC

INTERIOR ALTERATIONS
NOBREGA RESIDENCE
15 GARSON RD
CARLE PLACE, NY 11514

DRAWING:

JOB#: NO-21-694
DATE: 03/18/2022
SCALE: AS NOTED

DRAWING NUMBER
A.2



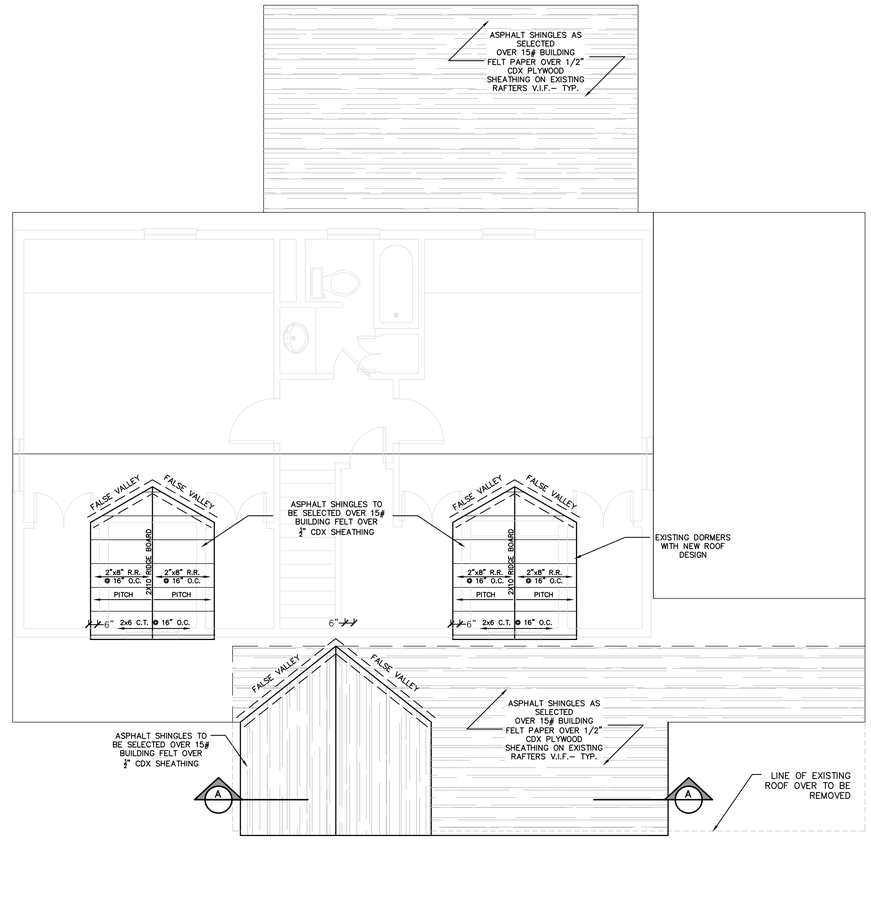
SECOND FLOOR PLAN

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

PROVIDE ICE PROTECTION AS PER 2020 NYSRC ICE BARRIERS WHICH CONSISTS OF AT LEAST 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET. TO BE INSTALLED ON ENTIRE ROOF.

NOTE: ALIGN ALL FASCIA BOARDS. ALTER SOFFIT DEPTH AS REQUIRED

NOTE: VENT ALL CONCEALED ROOF SPACES



PROVIDE ICE PROTECTION AS PER 2020 NYSRC ICE BARRIERS WHICH CONSISTS OF AT LEAST 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET. TO BE INSTALLED ON ENTIRE ROOF.

NOTE: ALIGN ALL FASCIA BOARDS. ALTER SOFFIT DEPTH AS REQUIRED

NOTE: VENT ALL CONCEALED ROOF SPACES

ROOF PLAN

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

NOTE: CONDITIONS DRAWN AND NOTED AS EXISTING ARE TO BE CONFIRMED AT START OF CONSTRUCTION. ARCHITECT IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES

NOTE: UPGRADE EXISTING CONDITIONS TO MATCH CONDITIONS INDICATED ON PLANS.

NOTE: COORDINATE ALL FINISH MATERIALS WITH CLIENT PRIOR TO CONSTRUCTION– FLOOR, CEILING, WALLS, ETC.

NOTE: ALL ASSUMED EXISTING STRUCTURE SHALL BE VERIFIED IN FIELD. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY.

NOTE– PROVIDE ELECTRIC TO ALL APPLIANCES TO MANUFACTURE SPECIFICATIONS

LEVEL CEILINGS AS REQUIRED

LEVEL FLOORS AS REQUIRED

NOTE: DOUBLE ALL FLOOR JOISTS UNDER PARALLEL PARTITIONS

ALL EXISTING PLUMBING, ELECTRICAL, MECHANICAL, ETC. THAT INTERFERES WITH NEW WORK TO BE REROUTED, MODIFIED, REMOVED, ETC. AS REQUIRED TO ESTABLISH PROPER WORKING CONDITION– VERIFY ALL CONDITIONS IN FIELD

EX. HOUSE TRAP AND SEWER LINE TO REMAIN– MODIFY AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION– VERIFY IN FIELD

NOTE: HIGH EFFICACY LAMPS TO BE INSTALLED.

NOTE: WINDOW FALL PROTECTION TO BE PROVIDED FOR ALL WINDOWS AS PER R312.2

RELOCATE & REUSE EXITING WINDOWS AS REQUESTED BY HOME OWNER

OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4–INCH–DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. AS PER SECTION 1013.3 OF NYS RESIDENTIAL CODE (TYP)

NOTE: ALL WINDOWS TO BE 400 SERIES WOODRIGHT WITH LOW E4.
- U–FACTOR: ≤0.30
- SHGC: ≤0.30
- ≥ 100% HIGH EFFICIENCY LIGHTING (CFL'S OR LED'S)
- ≤ AIR CHANGES PER HOUR
- ≥ ALL APPLIANCES MUST BE ENERGY STAR CERTIFIED.

NOTE: SMOKE DETECTORS TO BE PROVIDED IN ALL BEDROOMS AS PER CODE.

SECTION R312:

R312.1 GUARDS. GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1 THROUGH R312.1.4.

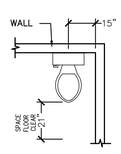
R312.1.1 WHERE REQUIRED. GUARDS SHALL BE LOCATED ALONG OPEN–SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

NOTE: PROVIDE (2)2"x10" HDR ABOVE ALL NEW WINDOWS AND DOOR, UNLESS OTHERWISE NOTED.

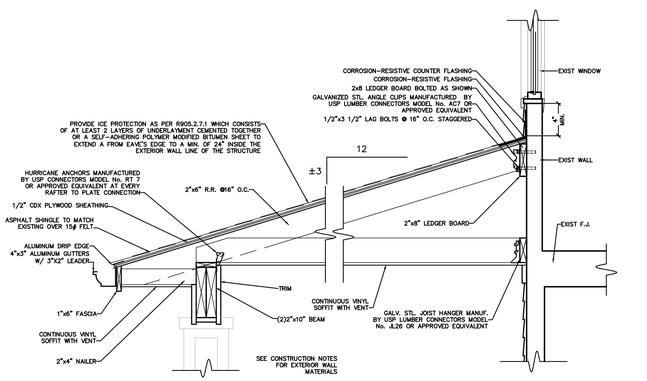
PROP. WASH MACHINE AND DRYER WITH ALL CONNECTS, ELECTRIC, ETC. –DRYER EXHAUST TO EXTERIOR AS REQUIRED WITH HARD DUCT AS PER MANUFACTURES INSTRUCTIONS & PER 2015 INTERNATIONAL MECHANICAL CODE CHAPTER 5–SECTION 504 & 913 AND SECTION G2438 & G2439 AND 2015 INTERNATIONAL PROPERTY MAINTAIN CODE 403.5 & 2015 INTERNATIONAL RESIDENTIAL CODE CHAPTER 15 SECTION M1502

NOTE: FINAL ELECTRIC TO BE DETERMINED IN FIELD BY LICENSED ELECTRICIAN

NOTE: FINAL HVAC TO BE DETERMINED IN FIELD BY MECHANICAL CONTRACTOR



ALL BATHROOM SHALL BE PROVIDE WITH ADEQUATE PLUMBING FIXTURES TO ALLOW FOR MIN. CLEAR SPACE DISTANCE THROUGHOUT ROOMS– TOILET, SINK, TUB– AS PER 2020 INTERNATIONAL RESIDENTIAL CODE SECTION R307.1



REAR PORCH ROOF DETAIL

SCALE: 3/4" = 1'-0"

WALL KEY

- EXIST TO BE REMOVED
- EXIST TO REMAIN
- NEW WOOD FRAME CNST
- NEW POURED CONCRETE
- 4"x4" POST UNLESS OTHERWISE NOTED
- HOLD DOWN AS NOTED
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK–UP
- 80 CFM FAN TO EXTERIOR
- HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK–UP MIN 12" A.F.F. AS PER 2020 RESIDENTIAL CODE OF NYS
- DENOTES EGRESS WINDOW

TOC ARCHITECTS
TODD O'CONNELL ARCHITECT P.C.
TODD O'CONNELL, AIA
1200 Veterans Memorial Highway
Suite 120
Hauppauge, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 658-0325
www.tocarchitects.com
todd@tocarchitects.com

REGISTERED ARCHITECT TODD O'CONNELL 027935 STATE OF NEW YORK

CONSULTANTS:

NYS LIC #027935

CHECKED BY: TOC

DRAWN BY: JC

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES, INCLUDING REPRODUCIBLE COPIES, OF THE SPECIFICATIONS AND OTHER DOCUMENTS FOR THE PROJECT. THE SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OWNERS OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS.

REV #:	DATE:	NOTE:	BY:
	05/04/22	CONSTRUCTION DOCUMENTS	JC
	05/31/22	CONSTRUCTION DOCUMENTS (UPDATE WINDOWS)	JC
	06/14/22	CONSTRUCTION DOCUMENTS (UPDATE FRAMING)	JC
	09/15/22	REVISED PER OBJECTION	JC

INTERIOR ALTERATIONS
NOBREGA RESIDENCE
15 GARSON RD
CARLE PLACE, NY 11514

DRAWING:

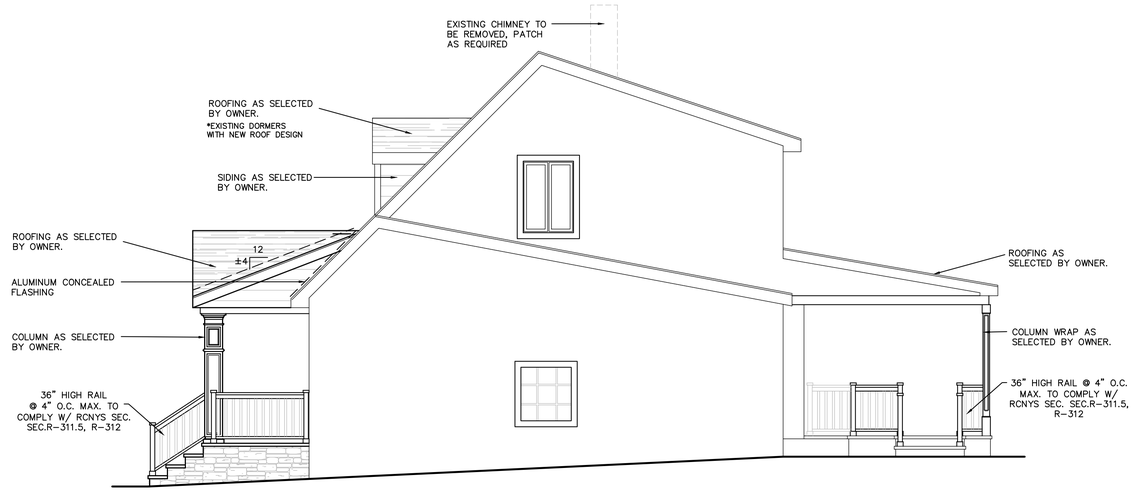
JOB#: NO-21-694
DATE: 03/18/2022
SCALE: AS NOTED

DRAWING NUMBER
A.3



FRONT ELEVATION

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



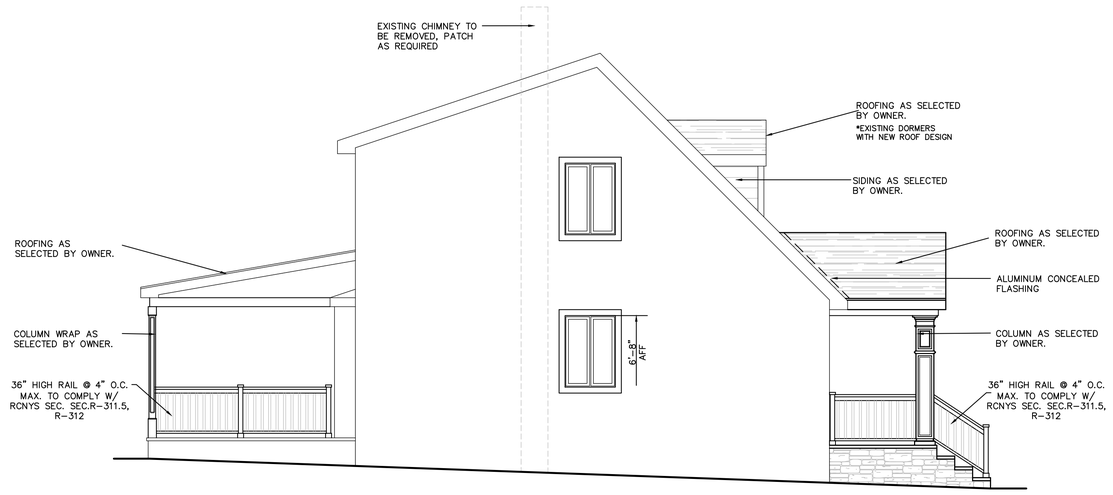
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

TODD O'CONNELL, AIA
1200 Veterans Memorial Highway
Suite 120
Hauppauge, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 658-0325
www.tocarchitects.com
todd@tocarchitects.com

REGISTERED ARCHITECT TODD O'CONNELL 027935 STATE OF NEW YORK

CONSULTANTS:

NYS LIC #027935

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES, INCLUDING REPRODUCIBLE COPIES, OF THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR THE PROJECT FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS. ALL COPYRIGHT AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES, INCLUDING REPRODUCIBLE COPIES, OF THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR THE PROJECT FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS.

CHECKED BY: TOC

DRAWN BY: JC

REV #	DATE:	NOTE:	BY:
	09/15/22	REVISED PER OBJECTION	JC
	06/14/22	CONSTRUCTION DOCUMENTS (UPDATE FRAMING)	JC
	05/31/22	CONSTRUCTION DOCUMENTS (UPDATE WINDOWS)	JC
	05/04/22	CONSTRUCTION DOCUMENTS	JC

INTERIOR ALTERATIONS
NOBREGA RESIDENCE
15 GARSON RD.
CARLE PLACE, NY 11514

DRAWING:

JOB#: NC-21-694
DATE: 03/16/2022
SCALE: AS NOTED

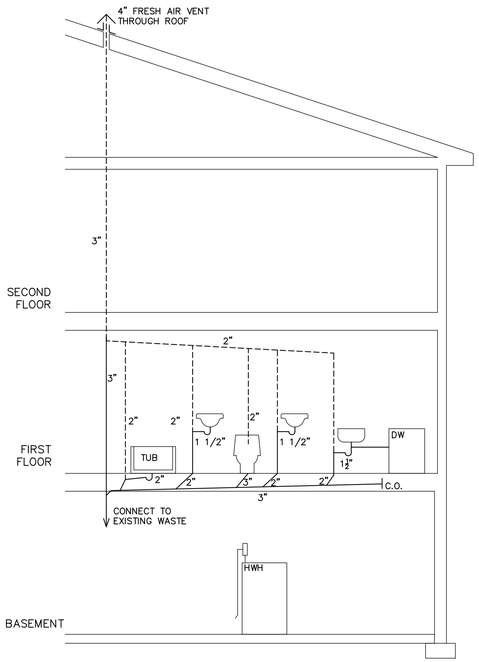
DRAWING NUMBER
A. 4

P3103.1 ROOF EXTENSION
OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6 INCHES ABOVE THE ROOF OR 6 INCHES ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER, WHERE A ROOF IS TO BE USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK OR SUNBATHING DECK OR FOR SIMILAR PURPOSES , OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7 FEET ABOVE THE ROOF.

P3103.2 FROST CLOSURE
WHERE THE 97.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

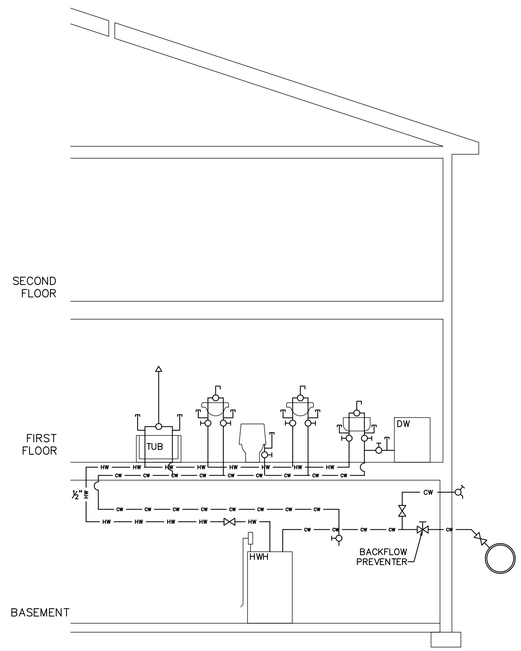
TABLE P3201.7
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OF WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 1/2
BIDET	1 1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAVATORY	1 1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS) FLOW RATE:	
5.7 GPM AND LESS	1 1/2
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.8 GPM	3
MORE THAN 25.8 GPM UP TO 55.6 GPM	4



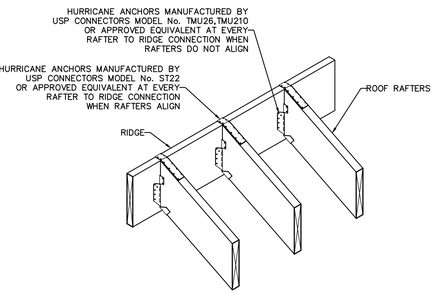
PLUMBING WASTE DIAGRAM

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



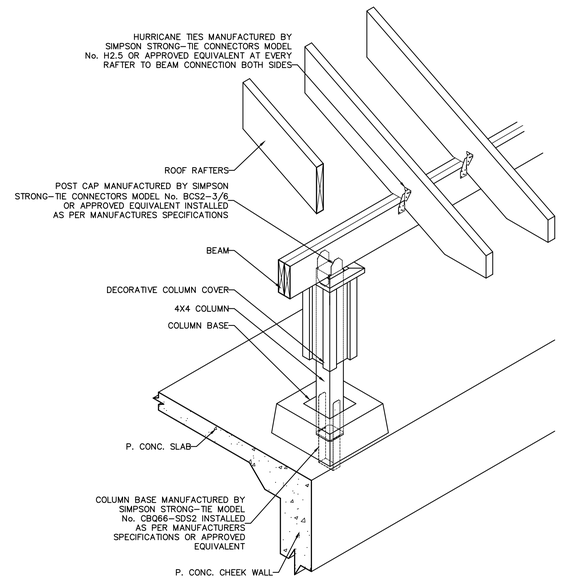
PLUMBING SUPPLY DIAGRAM

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



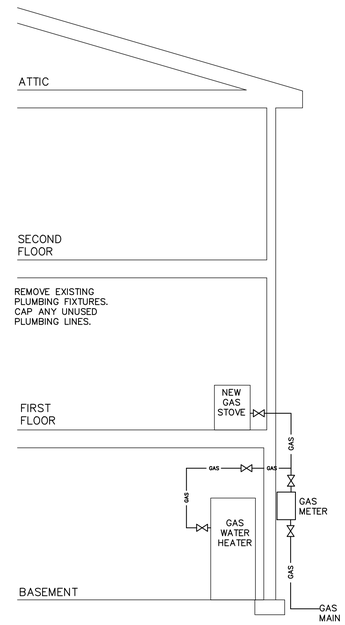
RIDGE STRAPPING DETAIL

SCALE: 3/4" = 1'-0"



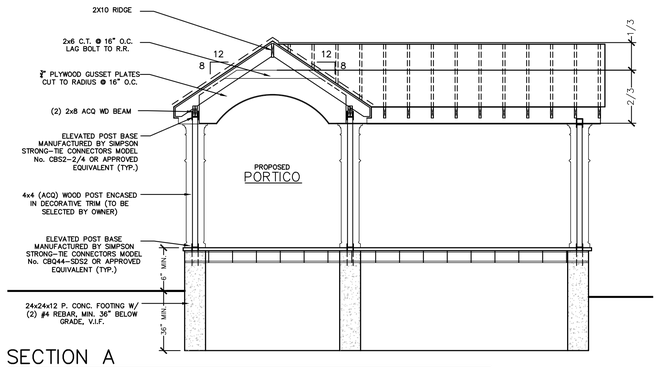
PORCH STRAPPING DETAIL

SCALE: 3/4" = 1'-0"



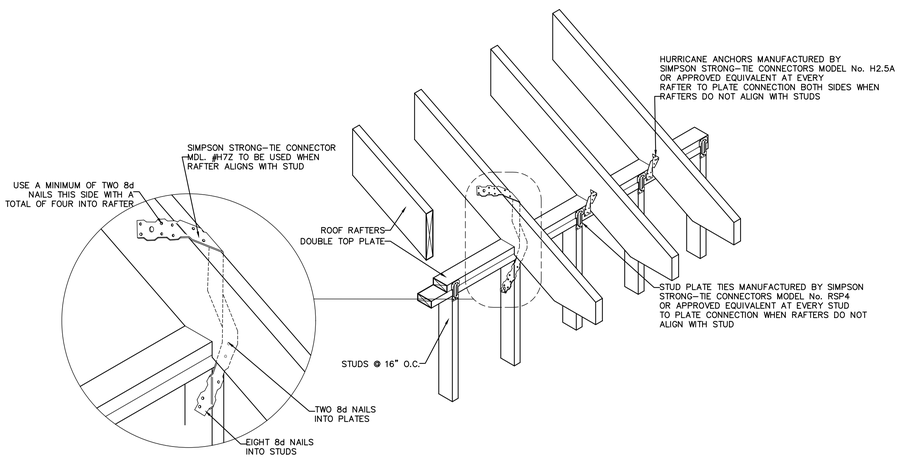
GAS RISER DIAGRAM

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



SECTION A

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



ROOF STRAPPING DETAIL

SCALE: 3/4" = 1'-0"

TOC ARCHITECTS
TODD O'CONNELL ARCHITECT P.C.
TODD O'CONNELL, AIA
1200 Veterans Memorial Highway
Suite 120
Hauppauge, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 658-0325
www.tocarchitects.com
todd@tocarchitects.com

REGISTERED ARCHITECT TODD O'CONNELL 027935 STATE OF NEW YORK

CONSULTANTS:

NYS LIC #027935

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE AND ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS OTHERWISE PROVIDED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES, INCLUDING REPRODUCIBLE COPIES, OF THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR THE PROJECT. THESE DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS.

CHECKED BY: TOC

DRAWN BY: JC

REV #	DATE:	NOTE:	BY:
	09/15/22	REVISED PER OBJECTION	JC
	06/14/22	CONSTRUCTION DOCUMENTS (UPDATE FRAMING)	JC
	05/31/22	CONSTRUCTION DOCUMENTS (UPDATE WINDOWS)	JC
	05/04/22	CONSTRUCTION DOCUMENTS	JC

INTERIOR ALTERATIONS
NOBREGA RESIDENCE
15 GARSON RD.
CARLE PLACE, NY 11514

DRAWING:

JOB#: NC-21-694
DATE: 03/18/2022
SCALE: AS NOTED

DRAWING NUMBER
A. 5

GENERAL CONDITIONS

UNLESS OTHERWISE NOTED, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201 4/87 SHALL APPLY. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTIONS SHOULD NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC., CLEAN GLASS AND LEAVE WORK BROOM CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THERE FROM). (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION.

SITE WORK

STAKEOUT IS TO BE PERFORMED BY A LICENSED SURVEYOR. STAKING AND LAYOUT ARE TO ESTABLISH ALL LINES AND BENCHMARKS. VERIFY ALL GIVEN DATA ON DRAWINGS. IN CASE OF DISCREPANCY, RECEIVE CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING. EXCAVATE AND BACK FILL FOR WORK INDICATED ON DRAWINGS. STOCKPILE TOPSOIL OBTAINED FROM STRIPPING DRIVEWAY AND BUILDING SITE. STOCKPILE ALL EXCAVATED MATERIAL. NEW AND EXISTING BACK FILL MATERIAL AND TOPSOIL ARE TO BE FREE OF WEEDS, TREE ROOTS, ROCKS AND DEBRIS. ALL SURPLUS MATERIAL THAT IS UNSUITABLE FOR BACK FILL MATERIAL SHALL BE REMOVED FROM THE SITE. PROTECT ALL TREES WITHIN EIGHT FEET OF THE BUILDING. PROPER APPROVALS MUST BE OBTAINED BEFORE COVERING ANY EXCAVATED WORK.

CONCRETE BLOCK

ALL CONCRETE BLOCK IS TO HAVE "DUR-O-WALL" REINFORCING EVERY THIRD COURSE. FILL TOP COURSE SOLID. MORTAR MIX TO BE ONE PART PORTLAND CEMENT, ONE PART LIME PUTTY, AND SIX PARTS SAND, OR ONE PART MASONRY CEMENT AND THREE PARTS SAND.

CONCRETE

NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT ALL CONCRETE IS TO BE MIN. 3,500 P.S.I. AT 28 DAYS & 4,000 PSI FOR GARAGE SLAB. PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY NYS CODE, UNLESS INDICATED, ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 8" DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6X6 10/10 WELDED WIRE REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 5/8" X 12" AT MAX. 3' O.C. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

FIREPLACE

FIREPLACE OPENING AND FLUE SIZE TO BE AS INDICATED ON DRAWINGS. PROVIDE OUTSIDE COMBUSTION AIR WITH 6" DUCT AND DAMPER EACH SIDE FOR A TOTAL RECOVERY CAPACITY OF 150 CFM MIN. MAINTAIN MAXIMUM 20 CFM INFILTRATION THROUGH THE FLUE WHEN NOT IN USE PROVIDE FIREPLACE OPENING WITH GLASS DOORS TO CONFORM TO THE 2020 NYSECC. FIREBOX TO BE COMPLETELY LINED WITH FIREBRICK. PROVIDE MIN. 8" FIREPLACE WALL THICKNESS WITH 4" NON COMBUSTIBLE FIRE STOPPING BETWEEN COMBUSTIBLE WOOD FRAME CONSTRUCTION.

FOUNDATION WATERPROOFING

INSTALL TWO LAYERS OF TOWELED ON FIBERGLASS MASTIC. (FED. SPEC. S.S.C. 153 TYPE-1) MEMBRANE TO BE CONTINUOUS FROM TOP OF FOUNDATION AND EXTEND TO LAP EDGE OF FOOTING.

FIRE BLOCKING

FIRE BLOCKING SHALL BE PROVIDED, AS PER SECTION R502.13 OF THE RESIDENTIAL CODE OF NEW YORK STATE, TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL). PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVALS NOT EXCEEDING 10 FEET.

PLUMBING

CONTRACTOR SHALL INSTALL WATER SUPPLY AND SANITARY SYSTEM AS INDICATED. PROVIDE HOT AND COLD SHUT-OFF VALVES AT ALL FIXTURES. ALL WATER PIPING TO HAVE CLEANOUTS AT ALL CHANGES OF DIRECTION AND AT BASE OF VERTICAL WASTES. USE 4" CAST IRON THROUGH FOUNDATION WALL PITCHED MIN. 1/8" PER FOOT.

TRAP/WASTE SIZES FOR FIXTURES SHALL BE AS FOLLOWS:

DISH WASHER	1 1/2"
KITCHEN SINK	1 1/2"
LAVATORY	1 1/4"
SHOWER	2"
TOILET	3"

ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK INCREASED TO 4" THROUGH THE ROOF. PROVIDE FROST PROOF HOSE-BIBS AS INDICATED ON PLANS WITH EASILY ACCESSIBLE DRAIN DRAIN-COCKS. THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM SHALL COMPLY TO THE APPLICABLE COUNTY DEPARTMENT OF HEALTH STANDARDS AND REGULATIONS. APPROVAL OF ALL PLUMBING MUST BE OBTAINED FROM APPROPRIATE LOCAL AUTHORITIES PRIOR TO CONCEALMENT. PRIOR TO ORDERING, CONTRACTOR SHALL SUPPLY CUTS OF FIXTURES FOR OWNERS APPROVAL. IN THE EVENT THAT THE OWNER CHANGES, THE CONTRACTOR SHALL CREDIT THE OWNER FOR THE FULL SUBCONTRACTORS COST FOR THE CHANGED UNIT.

HVAC

SYSTEM TO BE DESIGNED BY OTHERS. PROVIDE PROPER SUPPLY TO ALL ROOMS & CONFORM WITH ALL STATE AND LOCAL CODES.

FRAMING AND ROUGH CARPENTRY

JOISTS RAFTERS AND STUDS SHALL BE CONSTRUCTION GRADE DOUGLAS FIR-SOUTH SELECT STRUCTURAL. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY SHALL BE ACQ. ALL EXTERIOR SHEATHING SHALL BE 1/2 CDX DOUGLAS FIR PLYWOOD. SUB-FLOORS TO BE 3/4" CDX PLYWOOD EXTERIOR SHEATHING TO BE COVERED WITH "TYVEK" HOUSE WRAP OR APPROVED EQUAL. BLOCK STUD WALLS AT 1/2 STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF PLYWOOD. PROVIDE SOLID BLOCKING AND DIAGONAL BRACING OF FLOOR JOISTS AT 8' O.C. MAXIMUM AND SOLID BLOCKING UNDER ALL UNSUPPORTED EDGES OF PLYWOOD. ALL CAP PLATES TO BE DOUBLED AND NAILED BOTTOM CAP PLATED TO END OF STUDS. LAP CAP PLATES AT CORNERS. WHERE FLUSH FRAMING OCCURS, USE MIN. 16GA SHEET METAL JOIST HANGERS BY "TECO" OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM 3/2X4 STUDS. HEADERS SHALL BE MINIMUM 2/2X6 UNLESS NOTED ON PLANS. MINIMUM BEARING FOR STUDS, JOISTS AND BEAMS SHALL BE 3 1/2". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH.

NOTE:
FOUNDATIONS CHAPTER 4 DESIGN BASED UPON PRESUMPTIVE LOAD BEARING VALUES OF SANDY GRAVEL AND/OR GRAVEL AT 2000 LBS PER SQUARE FOOT. CONTRACTOR TO CONSULT ENGINEER IF DIFFERENT SOIL MATERIALS ARE FOUND UPON EXCAVATION OR TEST HOLE, FOR ALTERNATIVE FOOTING AND FOUNDATION WALL DESIGN

NOTE: ALL NON-ENGINEERED LUMBER TO BE DOUGLAS FIR #2 OR BETTER

ASPHALT ROOF SHINGLES

INSTALLED AS PER SECTION R905.2 OF THE NEW YORK STATE RESIDENTIAL CODE ALL SLOPED ROOF SHINGLES SHALL BE GAF-CLASS-A ASPHALT ROOF SHINGLES OR APPROVED EQUAL. SHINGLES SHALL BE APPLIED OVER 15# ASPHALT FELT WITH GAF-WEATHER-WATCH ICE AND WATER BARRIER APPLIES AT EAVES, VALLEYS AND FLASHING. ROOFING CONTRACTOR TO PROVIDE ALL FLASHING NECESSARY FOR A WATERTIGHT, WEATHERPROOF JOB. ROOFING IS TO BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS. CONTRACTOR SHALL SUPPLY COLOR SAMPLES OF THE SHINGLES FOR OWNER'S APPROVAL, PRIOR TO INSTALLATION.

INSULATION

ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED WITH FOIL FACED FIBERGLASS BATT INSULATION BY JOHN MANVILLE OR APPROVED EQUAL, FOIL TO BE PLACED TOWARD WARM SIDE. PROVIDE 11/2" RIGID FOAM INSULATION ON ALL EXTERIOR FOUNDATION WALLS FROM FOOTING TO 6"BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED. CARE SHOULD BE TAKEN NOT TO DAMAGE FOUNDATION WATERPROOFING.

GLASS WINDOWS AND DOORS

TO BE INSTALLED AS PER SECTION R308 OF THE RESIDENTIAL CODE OF NYS. ALL GLASS IS TO BE INSULATED LOW-E UNLESS OTHERWISE SPECIFIED. GLASS SUBCONTRACTOR SHALL NOT INSTALL GLASS UNTIL PROPER CLEARANCES ARE PROVIDED. ALL SLIDING GLASS DOORS, SKYLIGHTS AND/OR WINDOWS AS REQUIRED BY CODE, SHALL BE INSULATED TEMPERED GLASS. ALL GLASS DOORS AND WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS. ALL WINDOWS ARE TO BE CAULKED AND SEALED AS PER 2020 NYSECC REQUIREMENTS. PROVIDE FLASHING PANS UNDER ALL SLIDER, DOORS, AND WINDOWS WITHIN A 6" OF AN EXTERIOR SURFACE. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED. PROVIDE ALL SCREENS AND HARDWARE AS REQUIRED. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS AND GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF NO LESS THAN 5 YEARS. ALL WINDOWS TO BE ANDERSEN UNLESS INDICATED OTHERWISE.

PAINTING AND STAINING

THE FOLLOWING IS INCLUDED FOR THE CONVENIENCE OF THE PAINTING CONTRACTORS AND ONLY AS AN INDICATION OF THE TYPES OF PAINTS REQUIRED FOR VARIOUS SURFACES. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE FINISH. ALL PAINTED SURFACES MUST BE FULLY COVERED IN A UNIFORM MANNER TO BE ACCEPTABLE.
INTERIOR WOOD SURFACES-APPLY TO LIGHTLY SANDED SURFACES, WALLS, DOORS, FRAMES, TRIM, AND BASES, ONE COAT WOOD FILLER OR STAIN AND TWO COATS MCKLUSKY'S EGGSHELL FINISH NON-YELLOWING POLYURETHANE.
GYPSUM BOARD- MINIMUM ONE COAT PRIMER AND TWO COATS FLAT PAINT.
EXTERIOR WOOD SURFACES- TWO COATS EXTERIOR GRADE STAIN.
EXTERIOR EXPOSED METAL- MINIMUM ONE COAT ZINC CHROMATE AND TWO COATS EXTERIOR ENAMEL.
ALL MATERIAL SHALL BE OF BEST QUALITY PITTSBURGH, PRATT & LAMBERT, DUTCH BOY. CABOTS, MCKLUSKYS, OR APPROVED EQUAL. CONTRACTOR IS TO PROVIDE SAMPLES OF ALL PAINTS AND STAINS FOR ARCHITECT'S AND/OR OWNERS APPROVAL.

GYPSUM WALL BOARD

INSTALLED AS PER SECTION R702.3.2. THROUGH R702.3.6 OF THE NEW YORK STATE RESIDENTIAL CODE. GYPSUM WALLBOARD APPLICATION SHALL BE TAPE JOINT SYSTEM. ALL GYPSUM BOARD TO BE 1/2" ON WALLS AND 1/2" ON CEILINGS UNLESS OTHERWISE INDICATED. FINISH JOINTS, J-BEADS. NAIL DIMPLES, CORNERS AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND. ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH. METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL OPENINGS.

ELECTRICAL

ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL, AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUITS SHALL BE MINIMUM 15 AMP. POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCHED TO BE LOCATED 36" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES.

2020 NYSECC -AIR LEAKAGE:
-JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDINGS ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE SEALED.
-RECESSED LIGHTS MUST BE TYPE 1C RATED AND INSTALLED WITH NO PENETRATIONS, OR TYPE 1C OR NON-1C RATED INSTALLED INSIDE AN APPROPRIATE AIR-TIGHT ASSEMBLY WITH 0.5" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" CLEARANCE FROM INSULATION

VAPOR RETARDER:
-REQUIRED ON THE WARM-IN-WINTER SIDE OF ALL NON-VENTED FRAMED CEILINGS, WALLS, AND FLOORS.

MATERIALS IDENTIFICATION:
-MATERIALS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
-MATERIALS AND EQUIPMENT MUST IDENTIFIED SO THAT THE COMPLIANCE CAN BE DETERMINED.
-MANUFACTURER MANUALS FOR ALL INSTALLED HEATING AND COOLING EQUIPMENT AND SERVICE WATER HEATING EQUIPMENT MUST BE PROVIDED.
-INSULATION R-VALUES AND GLAZING U-FACTORS MUST BE CLEARLY MARKED ON THE BUILDING PLANS OR SPECIFICATIONS.

DUCT INSULATION:
-SUPPLY DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-8.
-RETURN DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-4.
-SUPPLY DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED TO R-8.
-RETURN DUCTS IN UNCONDITIONED SPACES (EXCEPT BASEMENTS) MUST BE INSULATED TO R-2.
-INSULATION IS NOT REQUIRED ON RETURN DUCTS IN BASEMENTS.

DUCT CONSTRUCTION:
-ALL JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC, OR TAPES. DUCT TAPE IS NOT PERMITTED.
EXCEPTION: CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTS OPERATING AT LESS THAN 2" w.g. (500 PA.)
-DUCTS SHALL BE SUPPORTED EVERY 10 FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
-COOLING DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR RETARDER.
-AIR FILTERS ARE REQUIRED IN THE RETURN AIR SYSTEM.
-THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS.

TEMPERATURE CONTROLS:
-EACH DWELLING UNIT HAS AT LEAST ONE THERMOSTAT CAPABLE OF AUTOMATICALLY ADJUSTING THE SPACE TEMPERATURE SET POINT OF THE LARGEST ZONE.

ELECTRIC SYSTEMS:
-SEPARATE ELECTRIC METERS ARE REQUIRED FOR EACH DWELLING UNIT.

FIREPLACES:
-FIREPLACES MUST BE INSTALLED WITH TIGHT FITTING NON-COMBUSTABLE FIREPLACE DOORS
-FIREPLACES MUST BE PROVIDED WITH A SOURCE OR COMBUSTION AIR, AS REQUIRED BY THE FIREPLACE CONSTRUCTION PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE, THE RESIDENTIAL CODE OF NEW YORK STATE OR THE NEW YORK CITY BUILDING CODE, AS APPLICABLE.

SERVICE WATER HEATING:
-WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE A HEAT TRAP ON BOTH THE INLET AND THE OUTLET UNLESS THE WATER HEATER HAS AN INTEGRAL HEAT TRAP OR IS PART OF A CIRCULATING SYSTEM.
-INSULATE CIRCULATING HOT WATER PIPES TO THE LEVELS ON TABLE 1.

CIRCULATING HOT WATER SYSTEMS:
-INSULATE CIRCULATING HOT WATER PIPES TO THE LEVELS ON TABLE 1.

HEATING AND COOLING PIPING INSULATION:
-HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F MUST BE INSULATED TO THE LEVELS IN TABLE 2.

NOTES:
1. OBTAIN ALL PERMITS PRIOR TO THE START OF WORK.

2. ALL BEDROOM TO BE PROVIDED WITH ROD & SHELF, ALL LINEN CLOSETS TO BE PROVIDED WITH 5 ROWS OF SHELVES.

3. DOOR TRIM AND BASE MOLDING TO MATCH EXISTING

4. ALL BATHROOM FIXTURES AND FAUCETS TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR

5. FINISHES TO BE SUPPLIED BY OWNER

2020 ECC OF NEW YORK STATE:
R401.3: PERMANENT CERTIFICATE - SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED IN THE UTILITY ROOM OR OTHER APPROVED LOCATION INSIDE THE BUILDING.

R402.2.4: ATTIC OR CRAWL SPACE ACCESS - SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

R402.4: AIR LEAKAGE - BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE TO ≤ 3 AIR CHANGES PER HOUR.

R402.4.1.1: INSTALLATION - THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA LISTED IN TABLE 402.4.1.1. WHERE REQUIRED BY CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

R402.4.1.2: TESTING - BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING ≤ 3 ACH50 IN CZ4A, 5, A6A. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.

R402.4.4: COMBUSTION CLOSETS - ROOMS CONTAINING FUEL-BURNING APPLIANCES REQUIRE SPECIAL CARE.
EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE

R403.3.2: DUCT SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED.

R403.3.3: DUCT TESTING - DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE.
EXCEPTION: DUCT LEAKAGE TEST IS NOT REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

R403.3.5: BUILDING CAVITIES - SHALL NOT BE USED AS DUCTS OR PLENUMS

R403.4: MECHANICAL SYSTEM PIPING INSULATION - CARRYING FLUIDS >105°F OR <55°F, INSULATE TO R-3 MIN.

R403.6: MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF 2020 NYS RESIDENTIAL CODE

THE MECHANICAL VENTILATION RATE SHALL BE NO GREATER THAN
0.01 X CFA + 7.5 X (# OF BEDROOMS + 1)
*CFA = CONDITIONED FLOOR AREA

R403.7: EQUIPMENT SIZING - PER ACCA MANUEL S, BASED ON LOADS CALCULATED PER ACCA MANUEL J.

R404.1: LIGHTING - A MINIMUM OF 90% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICIENCY LAMPS.
LOW-VOLTAGE LIGHTING EXEMPT

2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R308- GLAZING

- EXCEPT AS INDICATED IN SECTION R308.1.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURE'S DESIGNATION SPECIFYING WHO 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 A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURE'S DESIGNATION
R308.4 HAZARDOUS LOCATIONS - THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING
R308.4.1- GLAZING IN DOOR- GLAZING IN FIXED AND OPERABLE PANEL OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION
R308.4.2- GLAZING ADJACENT TO DOOR- GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING-
- GLAZING IS WITH 24" OF EITHER SIDE OF THE DOOR
-GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGED SIDE OF AN IN-SWING DOOR
R308.4.3- GLAZING IN WINDOW
- EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ.FT.
-BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR
- TOP EDGE OF GLAZING IS MORE THAN 36 " ABOVE FLOOR AND ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF GLAZING
308.4.4- GLAZING IN GUARDS AND RAILINGS
R308.4.5- GLAZING AND WET SURFACES- BATHTUBS, SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WAL;KING SURFACE
- R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS- GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAY, LANDING BETWEEN FLIGHTS OR STAIRS OR RAMPS
-GLAZING 36" OR LESS MEASURED HORIZONTALLY FROM THE WALKING SURFACE
R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING
- WHERE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARE LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING

NOTE: WINDOW FALL PROTECTION TO BE PROVIDED FOR ALL WINDOWS AS PER

2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R312.2

- IN DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES ABOVE FINISH GRADE OR SURFACE BELOW THE EXTERIOR OF THE BUILDING
-THE OPERABLE WINDOW SHALL COMPLY WITH:
OPERABLE WINDOW THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SEC. R312.2.2

R312.2.2 WINDOW OPENING CONTROL DEVICES- SHALL COMPLY WITH ASTM F2090
THE WINDOW OPENING 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

MINIMUM DESIGN DEAD LOADS* AS PER ASCE 7-16 - CHAPTER 3 TABLE C3.1

COMPONENT	LOAD (psf)
CEILINGS	
ACOUSTICAL FIBER BOARD	1.0
GYPSUM BOARD (per ¾ INCH thickness) (1/2 INCHES) (5/8 INCHES)	0.55 (2.2) (2.75)
MECHANICAL DUCT ALLOWANCE	4.0
SUSPENDED STEEL CHANNEL SYSTEM	2.0
WOOD FURRING SUSPENSION SYSTEM	2.5
COVERINGS, ROOF, AND WALL	
ASPHALT SHINGLES	2.0
GYPSUM SHEATHING, 1/2-in.	2.0
INSULATION, ROOF BOARDS (per inch thickness) FIBERBOARD PERLITE POLYSTYRENE FOAM URETHANE WITH FOAM FOAM	1.5 0.8 0.2 0.5
PLYWOOD (per 1/8-in. THICKNESS)	0.4
RIGID INSULATION, 1/2-in.	0.75
SKYLIGHT, METAL FRAME, ⅜" WIRE GLASS	8.0
WOOD SHEATHING (PER INCH THICKNESS)	3.0
WATERPROOFING MEMBRANE BITUMINOUS, SMOOTH SURFACE SINGLE-PLY SHEET WATERPROOFING MEMBRANE	1.5 0.7
FLOOR FILL	
LEIGHT WEIGHT CONCRETE, PER INCH	8.0
SAND, PER INCH	8.0
STONE CONCRETE, PER INCH	12.0
FLOORS AND FLOOR FINISHES	
CERAMIC OR QUARRY TILE (3/4-in.) ON 1/2-in. MORTAR BED	16.0
CERAMIC OR QUARRY TILE (3/4-in.) ON 1-in. MORTAR BED	23.0
CONCRETE FILL FINISH (PER INCH THICKNESS).	1.0
HARDWOOD FLOORING, 7/7-in.	4.0
LINOLEUM OR ASPHALT TILE, 1/4-in.	1.0
MARBLE AND MORTAR ON STONE-CONCRETE FILL	33.0
SLATE (PER mm THICKNESS)	15.0
SOLID FLAT TILE ON 1-in. MORTAR BASE	23.0
SUBFLOORING, 3/4-in.	3.0

FLOORS, WOOD JOIST (no plaster) JOIST SIZES (in.)	12-in. O.C. (LB/FT²)	16-in. O.C. (LB/FT²)
2x6	6	5
2x8	6	6
2x10	7	6
2x12	8	7

FRAME PARTITIONS	(psf)
WOOD OR STEEL STUDS, 1/2-in. GYP. BOTH SIDES	8.0
WOOD STUDS, 2x4, UNPLASTERED	4.0
FRAME WALLS	
EXTERIOR STUD WALLS: 2x4 @ 16-in., 5/8-in. GYPSUM, INSULATED, 3/8-in. SIDING	11.0
2x6 @ 16-in., 5/8-in. GYPSUM, INSULATED, 3/8-in. SIDING	12.0
EXTERIOR STUD WALLS WITH BRICK VENEER	48.0
WINDOWS, GLASS, FRAME AND SASH	8.0
CLAY BRICK WYTHES: 4 IN 8 IN 12 IN 16 IN	39.0 79.0 115.0 155.0

HOLLOW CONCRETE MASONRY UNIT WYTHES:

WYTHES THICKNESS (IN INCHES)	4	6	8	10
12				
DENSITY OF UNIT (105 PCF) NO GROUT	22.0	24.0	31.0	37.0	43.0
(GROUT SPACING)				
48 IN. O.C.		29.0	38.0	47.0	55.0
40 IN. O.C.		30.0	40.0	49.0	57.0
32 IN. O.C.		32.0	42.0	52.0	61.0
24 IN. O.C.		34.0	46.0	57.0	67.0
16 IN. O. C.		40.0	53.0	66.0	79.0
FULL GROUT		55.0	75.0	95.0	115.0

DENSITY OF UNIT (125 PCF)- SEE ASCE STANDARD - MINIMUM DESIGN
DENSITY OF UNIT (135 PCF) LOAD FOR BUILDING STRUCTURES AND
different dead load OTHER STRUCTURES -ASCE7-16
values for differ (PCF)

SOLID CONCRETE MASONRY UNIT WYTHES:

WYTHES THICKNESS (IN mm)	4	6	8	10
12				
DENSITY OF UNIT (105 PCF)	32.0	51.0	69.0	87.0	105.0
DENSITY OF UNIT (125 PCF)	38.0	60.0	81.0	102.0	124.0
DENSITY OF UNIT (135 PCF)	41.0	64.0	87.0	110.0	133.0

* WEIGHTS OF MASONRY INCLUDE MORTAR BUT NOT PLASTER. FOR PLASTER, ADD 5 lb/ft² FOR EACH FACE PLASTERED. VALUES GIVEN REPRESENT AVERAGES. IN SOME CASES THERE IS A CONSIDERABLE RANGE OF WEIGHT FOR THE SAME CONSTRUCTION.

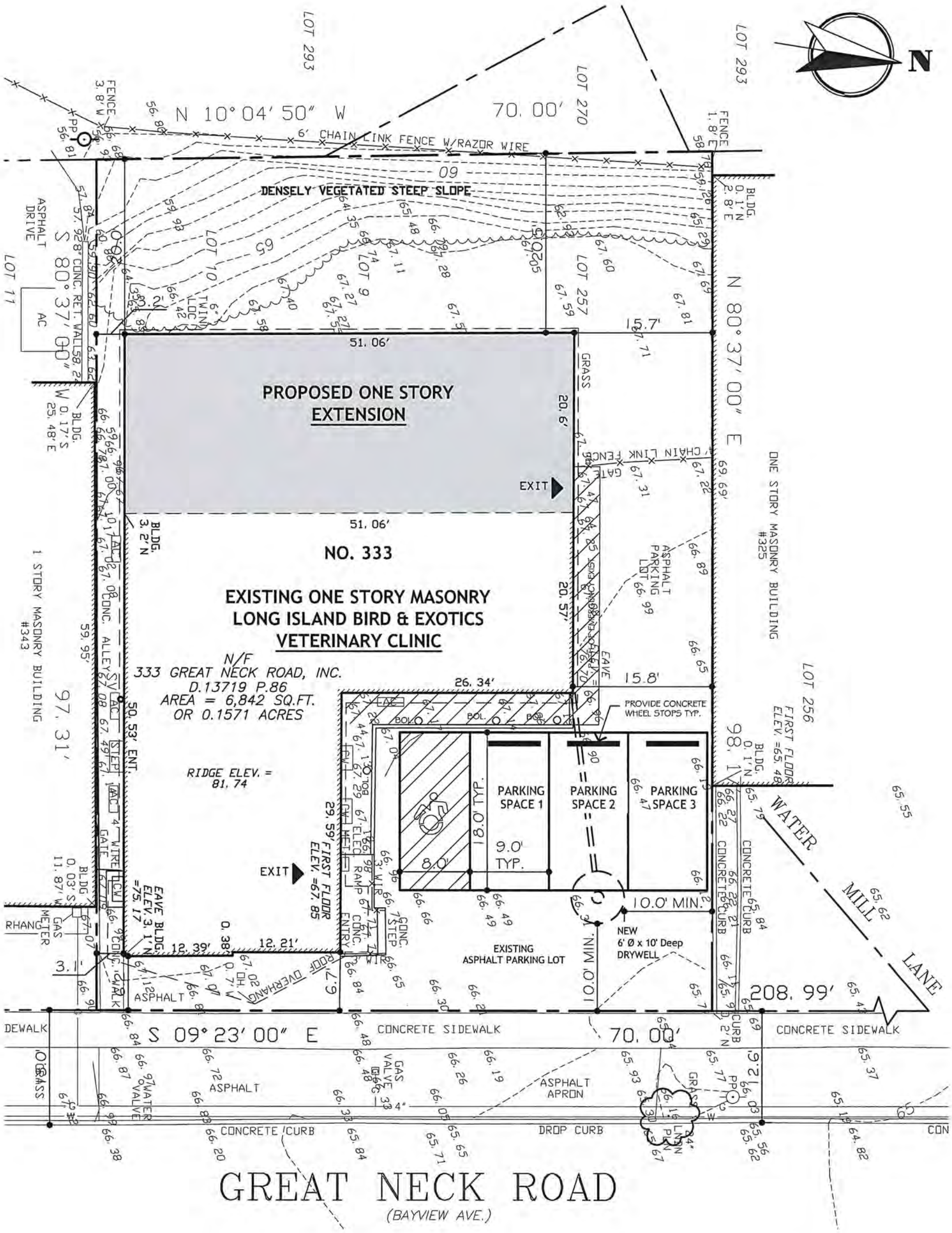
TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [a,b,c]	SPACING AND LOCATION
	ROOF		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4–8d BOX (2 ½"X0.113"); OR 3–8d COMMON (2 ½"X0.131"); OR 3–10d BOX (2 ½"X0.128"); OR 3"X0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4–8d BOX (2 ½"X0.113") OR 3–8d COMMON (2 ½"X0.131"); OR 3–10d BOX (2 ½"X0.128"); OR 3"X0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (see Section R802.5.2 and Table 802.5.2)	4–10d BOX (3"X0.128") OR 3–16d COMMON (3 ½"X0.162"); OR 4"X0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (see Section R802.5.2, and Table R802.5.2)	TABLE R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 ¼" X 20ga. RIDGE STRAP TO RAFTER	4–10d BOX (3"X0.128") OR 3–10d COMMON (3 ½"X0.148"); OR 4"X0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3–16d BOX NAILS (3 ½"X0.135") OR 3–10d COMMON NAILS (3"X0.148"); OR 4–10d BOX (3"X0.128"); OR 4–3"X0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS [i]
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTERS TO MINIMUM 2" RIDGE BEAM	4–16d (3 ½"X0.135") OR 3–10d COMMON (3"X0.148"); OR 4–10d BOX (3"X0.128"); OR 4–3"X0.131" NAILS	TOE NAIL
		3–16d BOX (3 ½"X0.135") OR 2–16d COMMON (3 ½"X0.162"); OR 3–10d BOX (3"X0.128"); OR 3–3"X0.131" NAILS	TOE NAIL
	WALL		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 ½"X0.162")	24" O.C. FACE NAIL
		10d (3"X0.128"); OR 3"X0.131") NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3 ½"X0.135"); OR 3"X0.131" NAILS	12" O.C. FACE NAIL
		16d COMMON (3 ½"X0.162")	16" O.C. FACE NAIL
10	BUILT–UP HEADER (2" TO 2" HEADER WITH ½" SPACER)	16d COMMON (3 ½"X0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX (3 ½"X0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5–8d BOX (2 ½"X0.113"); OR 4–8d COMMON (2 ½"X0.131"); OR 4–10d BOX (3"X0.128"	TOE NAIL
		16d COMMON (3 ½"X0.162")	16" O.C. FACE NAIL
12	TOP PLATE TO TOP PLATE	10d BOX (3"X0.128"); OR 3"X0.131") NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8–16d COMMON (3 ½"X0.162"); OR 12–16d BOX (3 ½"X0.135"); OR 12–10d BOX (3"X0.128"); OR 12–3"X0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
		16d COMMON (3 ½"X0.162")	16" O.C. FACE NAIL
14	BOTTOM PLATE TO JOINT, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d BOX (3 ½"X0.135"); OR 3"X0.131") NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOINT, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3–16d BOX (3 ½"X0.135"); OR 2–16d COMMON (3 ½"X0.162"); OR 4–3"X0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4–8d BOX (2 ½"X0.113"); OR 3–16d BOX (3 ½"X0.135"); OR 4–8d COMMON (2 ½"X0.131"); OR 4–10d BOX (3"X0.128"); OR 4–3" X 0.131 NAILS	TOE NAIL
		3–16d BOX (3 ½"X0.135"); OR 2–16d COMMON (3 ½"X0.162"); OR 3–10d BOX (3"X0.128"); OR 3–3"X0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3–10d BOX (3"X0.128"); OR 2–16d COMMON (3 ½"X0.162"); OR 3–3"X0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3–8d BOX (2 ½"X0.113"); OR 2–8d COMMON (2 ½"X0.131"); OR 2–10d BOX (3"X0.128"); OR 2 STAPLES 1 ¾"	FACE NAIL
19	1" X 6" SHEATHING TO EACH BEARING	3–8d BOX (2 ½"X0.113"); OR 2–8d COMMON (2 ½"X0.131"); OR 2–10d BOX (3"X0.128"); OR 2 STAPLES, 1"CROWN, 16ga.,1 ¾" LONG	FACE NAIL
20	1" X 8" AND WIDER SHEATHING TO EACH BEARING	3–8d BOX (2 ½"X0.113"); OR 3–8d COMMON (2 ½"X0.131"); OR 3–10d BOX (3"X0.128"); OR 3 STAPLES, 1"CROWN, 16ga.,1 ¾" LONG	FACE NAIL
		WIDER THAN 1" X 8" 4–8d BOX (2 ½"X0.113"); OR 3–8d COMMON (2 ½"X0.131"); OR 3–10d BOX (3"X0.128"); OR 4 STAPLES, 1"CROWN, 16ga.,1 ¾" LONG	FACE NAIL
	FLOOR		
21	JOIST TO SILL, TOP PLATE OR GIRDER	4–8d BOX (2 ½"X0.113"); OR 3–8d COMMON (2 ½"X0.131"); OR 3–10d BOX (3"X0.128"); OR 3–3"X0.131" NAILS	TOE NAIL
		8d BOX (2 ½"X0.113")	4" O.C. TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d COMMON (2 ½"X0.131"); OR 10d BOX (3"X0.128"); OR 3"X0.131" NAILS	6" O.C. TOE NAIL
23	1" X 6" SUBFLOOR OR LESS TO EACH JOIST	3–8d BOX (2 ½"X0.113"); OR 2–8d COMMON (2 ½"X0.131"); OR 2–10d BOX (3"X0.128"); OR 2 STAPLES, 1"CROWN, 16ga.,1 ¾" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3–16d BOX (3 ½"X0.135"); OR 2–16d COMMON (3 ½"X0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM – FLOOR & ROOF)	3–16d BOX (3 ½"X0.135"); OR 2–16d COMMON (3 ½"X0.162")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3–16d COMMON (3 ½"X0.162") 4–10 BOX (3"X0.128"); OR 4–3"X0.131" NAILS ; OR 4–3"X 14ga. STAPLES, 7/16" CROWN	END NAIL
27	BUILT–UP GIRDERS AND BEAMS, 2–INCH LUMBER LAYERS	20d COMMON (4"X0.192"); OR	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED
		10d BOX (3"X0.128"); OR 3"X0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND: 2–20d COMMON (4"X0.192"); OR 3–10d BOX (3"X0.128"); OR 3–3"X0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4–16d BOX (3 ½"X0.135");OR 3–16d COMMON (3 ½"X0.162"); OR 4–10d BOX (3"X0.128"); OR 4–3"X0.131 NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2–10d (3"X0.128") or 2–8d common (2 ½" X 0.131"; or 2–3" X 0.131") nails	EACH END, TOE NAIL

TABLE R602.3(1)
FASTENING SCHEDULE CONTINUED

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [a,b,c]	SPACING OF FASTENERS: EDGES [k] (INCHES)	SPACING OF FASTENERS: INTERMEDIATE SUPPORTS [c,e] (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]			
30	⅜" – ½"	6d COMMON (2 ⅛"X0.113") NAIL [SUBFLOOR, WALL] 8d COMMON (2 ½"X0.131")NAIL (roof); or RSRS–01 (2 ⅜" X 0.113") nail (roof).	6	12[f]
31	19/32" – 1"	8d COMMON NAIL (2 ½"X0.131"); or RSRS–01; (2 ⅜" X 0.113") nail (roof)	6	12[f]
32	1 ⅛" – 1 ¼"	10d COMMON (3"X0.148") NAIL; OR 8d (2 ½"X0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING [g]			
33	½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ½" GALVANIZED ROOFING NAIL, ⅞" HEAD DIAMETER, OR 1 ¼" LONG 16 ga. STAPLE WITH ⅞" OR 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ¾" GALVANIZED ROOFING NAIL, ⅞" HEAD DIAMETER, OR 1 ¾" LONG 16 ga. STAPLE WITH ⅞" OR 1" CROWN	3	6
35	½" GYPSUM SHEATHING [d]	1 ½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 ½" LONG; 1 ¼" SCREWS, TYPE W OR S	7	7
36	⅝" GYPSUM SHEATHING [d]	1 ¾" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 ⅝" SCREWS, TYPE W OR S	7	7
	WOOD STRUSTRUAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	¾" AND LESS	6d DEFORMED (2"X0.120") NAIL; OR 8d COMMON (2 ½"X0.131") NAIL	6	12
38	⅞" – 1"	8d COMMON (2"X0.131") NAIL; OR 8d DEFORMED (2 ½"X0.120") NAIL	6	12
39	1 ⅛" – 1 ¼"	10d COMMON (3"X0.148") NAIL; OR 8d DEFORMED (2 ½"X0.120") NAIL	6	12

FOR SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s; 1 MILE PER HOUR = 0.447 m/s; 1 MILE PER HOUR = 0.447 m/s;



SITE PLAN

3/32" = 1'-0"

SCALE: 3/32"=1'-0" (IN FEET)

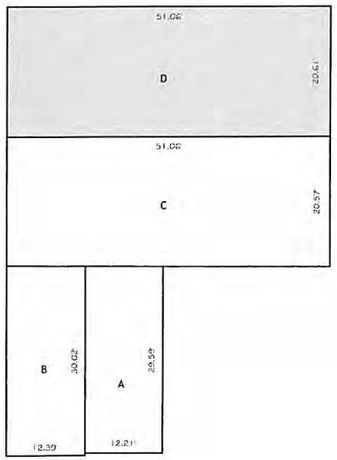
0 5' 10' 20'

APPEAL #21311

FLOOR AREA CALCULATIONS

AREA A:	12.21' x 29.59' =	+ 361.29 Sq Ft
AREA B:	12.39' x 30.02' =	+ 371.94 Sq Ft
AREA C:	20.57' x 51.06' =	+ 1050.30 Sq Ft
TOTAL EXISTING 1st FLOOR AREA:		1,783.53 Sq Ft
AREA D:	20.61' x 51.06' =	1,052.36 Sq Ft
TOTAL PROPOSED 1st FLOOR AREA:		1,052.36 Sq Ft

TOTAL GROSS FLOOR AREA:
1,783.53 (EXISTING) + 1,052.36 (PROPOSED) = 2,835.89 Sq Ft



SITE DRAINAGE CALCULATIONS

RAINFALL INTENSITY (as per 70-202.2.A): 2.5"
PROPOSED IMPERVIOUS AREA: 1,052.36 SQ.FT (SEE FLOOR AREA DIAGRAM)

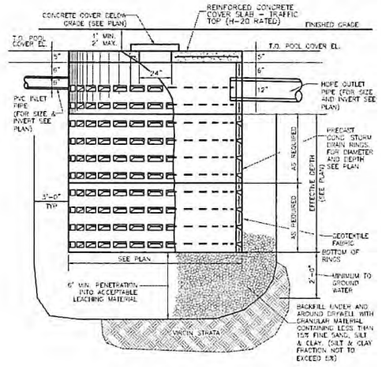
$V_{req} = A \times 2.5/12$
$V_{req} = 1,052.36 \times .208 = 219$ cu ft

DRYWELL CALCULATIONS:
219 cu ft / 22.34 (6' Ø ring) = 10.0'
PROVIDE 10 lin.ft. : 2 DRYWELLS 6' Ø RING @ 10' DEEP

NOTES:

1. BASEMAP DATA SHOWN BASED ON "SURVEY AND TOPOGRAPHIC MAP" PREPARED BY NEIL GRANGE LAND SURVEYOR COMPANY DATED: OCTOBER.01.2021
2. ANY EXISTING STRUCTURES TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE.
3. ALL ROOF DRAINAGE TO BE PIPED DIRECTLY TO DRYWELLS WITH MIN. 4" Ø PVC PIPE.
4. DRYWELLS MUST MAINTAIN CLEAR DISTANCE OF 10.0' TO BUILDING WALL, SANITARY SEWER LINES OR OTHER DRYWELLS AND A MINIMUM OF 10.0' CLEAR FROM PROPERTY LINES.

TYPICAL DRYWELL DETAIL



GENERAL NOTES

SPECIFICATIONS:

1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 NEW YORK STATE UNIFORM CODE AND THE 2020 THE NEW YORK STATE ENERGY CONSERVATION CODE.
2) DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS ONLY. CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS AT JOB SITE. ANY DISCREPANCIES OR OMISSIONS FROM PLANS AND/OR SPECIFICATIONS MUST BE CALLED TO THE ATTENTION OF THE RECORD ARCHITECT/ENGINEER AND SAME CORRECTED WITHIN (5) DAYS AFTER CONTRACT HAS BEEN AWARDED OTHERWISE CONTRACTOR WILL BE HELD RESPONSIBLE.
3) NO WORK TO COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED FROM TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS PERMITS HAVE BEEN SECURED.
4) CONTRACTOR AND/OR RESPECTIVE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL COLLAPSES, DISTORTIONS AND MISALIGNMENT ACCORDING TO ALL APPLICABLE CODES, STANDARDS AND GOOD CONSTRUCTION PRACTICES.
5) ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF ASTM SPECIFICATIONS WHERE APPLICABLE AND SHALL CONFORM INSTITUTES (ACI, AISC, SJI, ETC.) ARE APPLICABLE. ALL MATERIALS USED IN CONNECTION WITH THIS PROJECT MUST BE NEW MATERIALS UNLESS SPECIFIED OTHERWISE.
6) ALL BRICK AND FRAMED WALLS SHALL BE TIED TOGETHER WITH STAINLESS STEEL H&B SEISMIC VENEER ANCHORS, #345 SV, 12 GA. AT EVERY 16" O.C. VERTICALLY AND 48" O.C. HORIZONTALLY.
7) ALL CONCRETE SHALL BE 3,500 PSI, 28 DAY TEST MINIMUM
8) FOUNDATIONS AND FOOTINGS SIZED FOR BEARING ON VIRGIN SOIL AT MINIMUM BEARING CAPACITY OF 2 TONS PER SQUARE FOOT WITH A MINIMUM OF 3'-0" OF COVER
9) ALL WOOD FRAMING INCLUDING JOISTS, BEAMS, POSTS, STUDS, ETC. TO BE DOUGLAS FIR NO.2 OR BETTER WITH:
   Fb = 850 PSI, SINGULAR
   Fb = 1150 PIS, REPETITIVE
   NOTE: PROVIDED SEISMIC AND HURRICANE TIES FOR ALL EXTERIOR FRAMING CONNECTIONS, SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
10) ALL HEADERS TO BE SUPPORTED BY 4" X 4" POST (TYP.)
11) PROVIDE DOUBLE HEADERS AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS AND UNDER ALL POSTS AND PARTITIONS RUNNING PARALLEL TO SAME.
12) BRIDGING TO BE EITHER SOLID OR 1" X 3" OR 18 GA. CROSS BRIDGING
13) ALL HEADERS TO BE (2) 2" X 8" UNLESS OTHERWISE NOTED.
14) ALL TOP AND BOTTOM EDGES OF JOISTS MAY BE NOTCHED NOT TO EXCEED 2".
15) ALL WINDOWS AND EXTERIOR DOOR OPENINGS WHERE BRICK VENEER OCCURS MUST BE PROVIDED WITH GALV. 3-1/2" X 5" X 5/16" STEEL LINTEL AT HEADER.
16) JOISTS HANGERS, ETC. TO BE "TECO", "SIMPSON" OR EQUAL FOR ALL FLUSH STRUCTURAL CONNECTIONS.
17) THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS BELOW GRADE (EXCEPT SLAB AREAS) SHALL BE WATERPROOFED WITH AN ELASTIC COAL TAR BASE, SELF PRIMING BITUMINOUS PLASTIC CEMENT.
18) FOUNDATION DRAIN TILE, 4" ø MIN. SET IN GRAVEL MUST BE PROVIDED AROUND THE EXTERIOR PERIMETER SIDE OF ALL FOOTING, ± 4" BELOW CONCRETE SLAB.
19) SMOKE-DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION 1060.10 OF NYS BUILDING CODE SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA, IN EACH SLEEPING SPACE AND ON EACH FLOOR LEVEL.
20) PROVIDE EXPANDABLE SPRAY-APPLIED POLYURETHANE FOAM SEALANT, CONTINUOUS @ WINDOW AND DOOR ROUGH OPENINGS.
21) RECESSED LUMINAIRES IN THE ROOF & GARAGE CEILING ASSEMBLY SEALED TO 1CFM AIR MOVEMENT.
22) PROVIDE WEATHER STRIPPING ON ALL EXTERIOR DOORS.

CONSTRUCTION NOTES:

1) ALL DIMENSIONS ARE TO FACE OF GYP. BD. AND CENTERLINE COLUMNS, UNLESS SPECIFICALLY OTHERWISE NOTED.
2) FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE. ALL VERTICAL DIMENSIONS ARE REFERENCED FROM TOP OF CONCRETE, UNLESS NOTED OTHERWISE.
3) WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTIONS SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS AND CASES OF CONSTRUCTION ON THIS PROJECT.
4) CONTRACTOR TO VERIFY THE STRUCTURE BEFORE COMMENCING ANY WORK AND NOTIFY ARCHITECT OR P.E. OF ANY DISCREPANCY

1. BUILDING PLANNING & DESIGN CRITERIA
01 - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (R301.2)

TABLE R301.2 (1)

GROUND SNOW LOAD	WIND DESIGN SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITES	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
45	130	C	SEVERE	3'-0"	MOD/HEAVY	YES	VARIES

THIS INFORMATION HAS BEEN OBTAINED FROM THE CODE ENFORCEMENT OFFICIAL OF THE LOCAL JURISTICTION AND THE NYS CODE MANUAL.

333 GREAT NECK RD, GREAT NECK, NY

SEC. 2, BLOCK 42, LOT(S) 257,10 & 9, LOT AREA 6,842 Sq Ft
ZONING DISTRICT BUSINESS "A"
OCCUPANCY CLASSIFICATION- BUSINESS "GROUP B"
CONSTRUCTION CLASSIFICATION V-B

SECTION	REQUIREMENT	ACTUAL	COMPLIANCE
T.N.H. 70-103.A.1	EXISTING PARKING REQUIREMENT FOR MEDICAL OFFICES = 150 Sq. Ft. OF FLOOR AREA IN EXCESS OF 1,000 Sq. Ft. 1,783.53 - 1,000 = 783.53/150 = 5 PARKING SPACES REQUIRED	EXISTING 3 PARKING SPACES	EXISTING NON-CONFORMING
	PROPOSED PARKING REQUIREMENT FOR MEDICAL OFFICES = 150 Sq. Ft. OF FLOOR AREA IN EXCESS OF 1,000 Sq. Ft. 2,835.89 -1,000 = 1,835.89/150 = 12 PARKING SPACES REQUIRED	PROPOSED PARKING= 3 SPACES 12 REQUIRED - 3 PROVIDED = 9 (REQUIRED VARIANCE FOR 9 SPACES)	VARIANCE REQUIRED
T.N.H. 70-125	PERMITTED USES - OFFICES	EXISTING USE - ANIMAL HOSPITAL NO CHANGE TO EXISTING USE	OK
T.N.H. 70-130	MAXIMUM BUILDING HEIGHT= 3 STORIES OR 40'	EXISTING BUILDING HEIGHT= 1 STORY, 17'-8" PROPOSED BUILDING HEIGHT = 1 STORY, 17'-8"	OK
T.N.H. 70-131	MAXIMUM LOT COVERAGE = 70% 6,842 X 0.70 = 4,789.4 Sq Ft	EXISTING LOT COVERAGE = 1,783.53 Sq Ft BUILDING AREA / 6,842 Sq Ft LOT AREA = 26% PROPOSED LOT COVERAGE = 2,835.89 Sq Ft BUILDING AREA / 6,842 LOT AREA = 41.44%	OK
T.N.H. 70-132	10' FRONT YARD REQUIRED	EXISTING FRONT YARD 6.2'	EXISTING NON-CONFORMING
T.N.H. 70-133	NO SIDE YARD REQUIRED	EXISTING SIDE YARDS 3.1' & 15.7' PROPOSED SIDE YARDS 3.2' & 15.8'	OK
T.N.H. 70-134	20' REAR YARD REQUIRED	EXISTING REAR YARD 40.6' PROPOSED REAR YARD 20.0'	OK

BUILDING ANALYSIS

SCOPE OF WORK:

RENOVATION AND ONE STORY EXTENSION OF EXISTING BUILDING WITH LEVEL 2 ALTERATION WITH NO CHANGE IN USE GROUP B (ANIMAL HOSPITAL) ON FIRST FLOOR.

EXISTING BUILDING CONSTRUCTION & CLASSIFICATION:

ANIMAL HOSPITAL (GROUP B) TOTALING 2,835.89 SF WITH AN EXISTING CELLAR USED AS STORAGE (GROUP S-2) WITH 651.12 SF OF FLOOR AREA IN A NON-SPRINKLERED BUILDING WITH TYPE VB CONSTRUCTION WITH 1 STORY ABOVE GRADE PLANE.

FIRE RESISTANCE RATING REQUIREMENTS OF BUILDING ELEMENTS:

AS PER TABLE 1012.6 & 1012.6.2 OF THE NYSBC2020 THE EXISTING EXTERIOR WALLS, INCLUDING OPENINGS, SHALL BE ACCEPTABLE SINCE THERE IS NO CHANGE IN OCCUPANCY CLASSIFICATION, OR IT IS EQUAL TO OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.6.
AS PER TABLE 601 OF THE NYSBC2020: BUILDING TYPE VB = PRIMARY STRUCTURAL FRAME, INTERIOR BEARING WALLS & NONBEARING WALLS AND PARTITIONS, FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS, AND ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS TO ALL TO HAVE NO FIRE- RESISTANCE RATING.
AS PER TABLE 602: BUILDING TYPE VB FOR EXTERIOR WALLS FOR GROUPS B & S-2: EXTERIOR WALLS AND FOR GROUPS B & S-2: EXTERIOR WALLS AND PARTITIONS REQUIRED TO HAVE AT LEAST 1 HR. FIRE- RESISTANCE RATING FOR ANYTHING LESS THAN 10 FT AWAY, AND NO FIRE-RESISTANCE RATING FOR ANYTHING EQUAL TO OR GREATER THAN 10 FT.

WALL AND CEILING FINISHES:

ALL NEW WORK TO BE PERFORMED OR AREAS TOUCH NEED TO COMPLY WITH TABLE 803.13 OF THE NYSBC2020 IF POSSIBLE:
FOR GROUP B NONSPRINKLERED:
- INTERIOR EXIT STAIRWAYS & EXIT PASSAGEWAYS TO BE CLASS A
- CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS TO BE CLASS B
- ROOMS & ENCLOSED SPACES TO BE CLASS C

FOR GROUP S NONSPRINKLERED:
- INTERIOR EXIT STAIRWAYS & EXIT PASSAGEWAYS TO BE CLASS B
- CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS TO BE CLASS B
- ROOMS & ENCLOSED SPACES TO BE CLASS C

WHERE CLASS A HAS A FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450, AND CLASS B HAS A FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450, AND CLASS C HAS A FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450

MAX. FLOOR AREA ALLOWANCES PER OCCUPANT:

AS PER TABLE 1004.5 OF THE NYSBC2020:
INSTITUTIONAL AREAS (OUTPATIENT) = 100 S.F. GROSS PER OCCUPANT
BUSINESS (B) = 2,835.89 S.F. / 100 S.F. = 28 OCCUPANTS
(ACCESSORY STORAGE & MECHANICAL AREAS = 300 S.F. GROSS PER OCCUPANT)
CELLAR (S-2) = 651.12 S.F. / 300 S.F. = 2 OCCUPANTS
TOTAL = 30 OCCUPANTS
PROVIDE & INSTALL OCCUPANCY SIGN FOR SPACES IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES

EGRESS WIDTH:

AS PER 1005.3 OF THE NYSBC2020: WITHOUT SPRINKLER SYSTEM
STAIRWAYS: 0.3" X 2 = 0.6" AS PER SECTION 1011.2 MINIMUM WIDTH TO BE 36"
OTHER EGRESS COMPONENTS: 0.2"x 30 = 6" AS PER 1010.1 OF THE NYSBC2020: MINIMUM CLEAR OPEN WIDTH OF A DOOR SHALL NOT BE LESS THAN 32" INCHES.
AS PER 1020.2 OF THE NYSBC2020: 36" MINIMUM CORRIDOR REQ'D, WITH OCCUPANT LOAD LESS THAN 50 OR LESS IF IT IS TO PROVIDE ACCESS TO AND UTILIZATION OF MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OR EQUIPMENT THAN MINIMUM IS 24".

EXIT TRAVEL DISTANCE:

AS PER TABLE 1017.2 OF THE NYSBC2020: WITHOUT SPRINKLER SYSTEM, THE MAX. TRAVEL DISTANCE IS 200 FT. FOR GROUP B AND 300 FT. FOR GROUP S-2

AUTOMATIC SPRINKLER SYSTEMS:

AS PER SECTION 803.2.2 EXISTINGNYSBC2020 & 904.1 OF THE NYSBC2020: AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED & BUILDING DOES NOT HAVE ONE.

FIRE ALARM SYSTEMS:

AS PER SECTION 907.2.2 MANUAL FIRE ALARM SYSTEM REQUIRED FOR BUSINESS GROUP "B" WITH MORE THAN 100 OCCUPANTS OF LOWEST LEVEL OF EXIT DISCHARGE. NUMBER OF TOTAL OCCUPANTS IS 30 AND FIRE ALARM SYSTEM IS NOT REQUIRED.

PORTABLE FIRE EXTINGUISHERS REQUIREMENTS:

AS PER SECTION 3315.1 OF THE IFC: DURING CONSTRUCTION PROVIDE ONE PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOORS LEVELS WHERE COMBUSTIBLE MATERIAL HAVE ACCUMULATED, IN EVERY STORAGE AND CONSTRUCTION SHED. PROVIDE AN ADDITIONAL PORTABLE FIRE EXTINGUISHER WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. TENANT TO PROVIDE FIRE EXTINGUISHERS AS REQUIRED PER APPLICABLE CODES AND SHALL COORDINATE LOCATION AND TYPE WITH THE FIRE MARSHALL PRIOR TO INSTALLATION.

EXIST SIGNS REQUIREMENTS:

AS PER 1013.1 OF THE 2020 NYSBC: EXIT SIGNS REQ'D. AT ALL EXITS AND EXIT CORRIDORS & AISLES FOR PATH OF EGRESS AS PER 1013.6 OF THE2020 NYSBC: EXIT SIGNS SHALL BE ILLUMINATED WIT A MIN. OF 5 FOOT-CANDLES AND BE PROVIDED WITH A BATTERY BACKUP WITH MIN. OF 90 MINUTES OF DURATION TIME

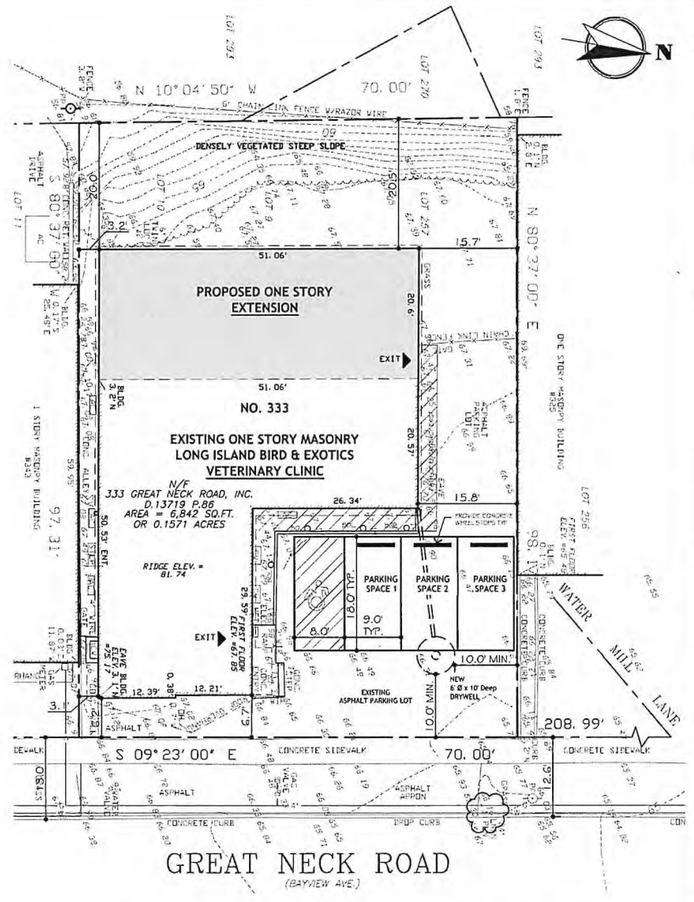
MEANS OF EGRESS ILLUMINATION REQUIREMENTS:

AS PER 1008.2.1 OF THE 2020 NYSBC: EGRESS ILLUMINATION SHALL BE A MIN. OF 1 FOOT CANDLE AT FLOOR LEVEL AS PER 1008.3 OF THE 2020 NYSBC: POWER SUPPLY TO EGRESS LIGHTS TO BE BATTERY BACKUP W/ MIN. OF 90 MINUTES OF DURATION TIME

MEANS OF EGRESS ILLUMINATION REQUIREMENTS:

AS PER SECTION 403.2.1 OF THE IPC WHERE THE TENANT SPACE REQUIRES A SEPARATE TOILET FACILITY FOR EACH SEX AND EACH FACILITY IS REQUIRED TO HAVE ONLY ONE WATER CLOSET, TWO FAMILY OR ASSISTED-USE TOILET FACILITIES SHALL BE PERMITTED TO SERVE AS THE REQUIRED SEPARATE FACILITIES AND SHALL NOT BE REQUIRED TO BE IDENTIFIED.
AS PER TABLE 2902.1 OF THE IBC:
GROUP B: 30 OCCUPANTS TOTAL

1 WATER CLOSET PER 25 OCCUPANTS FOR THE FIRST 50 OCCUPANTS	30 / 25 = 1.2	2 WATER CLOSET PROVIDED
1 LAVATORY PER 40 OCCUPANTS FOR THE FIRST 80 OCCUPANTS	30/ 40 = 0.75	2 LABORATORY PROVIDED
1 DRINKING FOUNTAIN PER 100 OCCUPANTS	30 / 100 = 0.3	1 DRINKING FOUNTAIN PROVIDED
1 SERVICE SINK	= 1	1 SERVICE SINK PROVIDED



SITE PLAN
3/32" = 1'-0"

SCALE: 3/32"=1'-0" (IN FEET)
0 5' 10' 20'

LEGEND

- EXISTING WALLS TO REMAIN
- NEW EXTERIOR WALLS
- NEW INTERIOR PARTITIONS
- EXIT — CEILING OR WALL MOUNTED ILLUMINATED EXIT SIGN WITH 90 MIN. BATTERY BACKUP
- DUAL EMERGENCY EGRESS LIGHT FIXTURE ILLUMINATED WITH 90 MIN. BATTERY BACKUP
- F — 20 lbs DRY CHEMICAL FIRE EXTINGUISHER TYPE A SIZE II BY "KIDDE" OR APPROVED EQUAL. ABC-4A:60B:C
- 60 CFM EXHAUST FAN DUCTED TO OUTSIDE
- S/M — INTERCONNECTED HARDWIRED SMOKE & CARBON MONOXIDE ALARM.

APPEAL #21307

ALL RIGHTS RESERVED 3.18.2022

HN ENGINEERING, PC
15 Canterbury Road #A8
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal

Consultants

Project name:
Proposed One Story Extension
Long Island Bird & Exotics
Veterinary Clinic
333 Great Neck Road
Great Neck, NY 11021

No.	Date	Issue
1	03.04.22	Issued For Filing

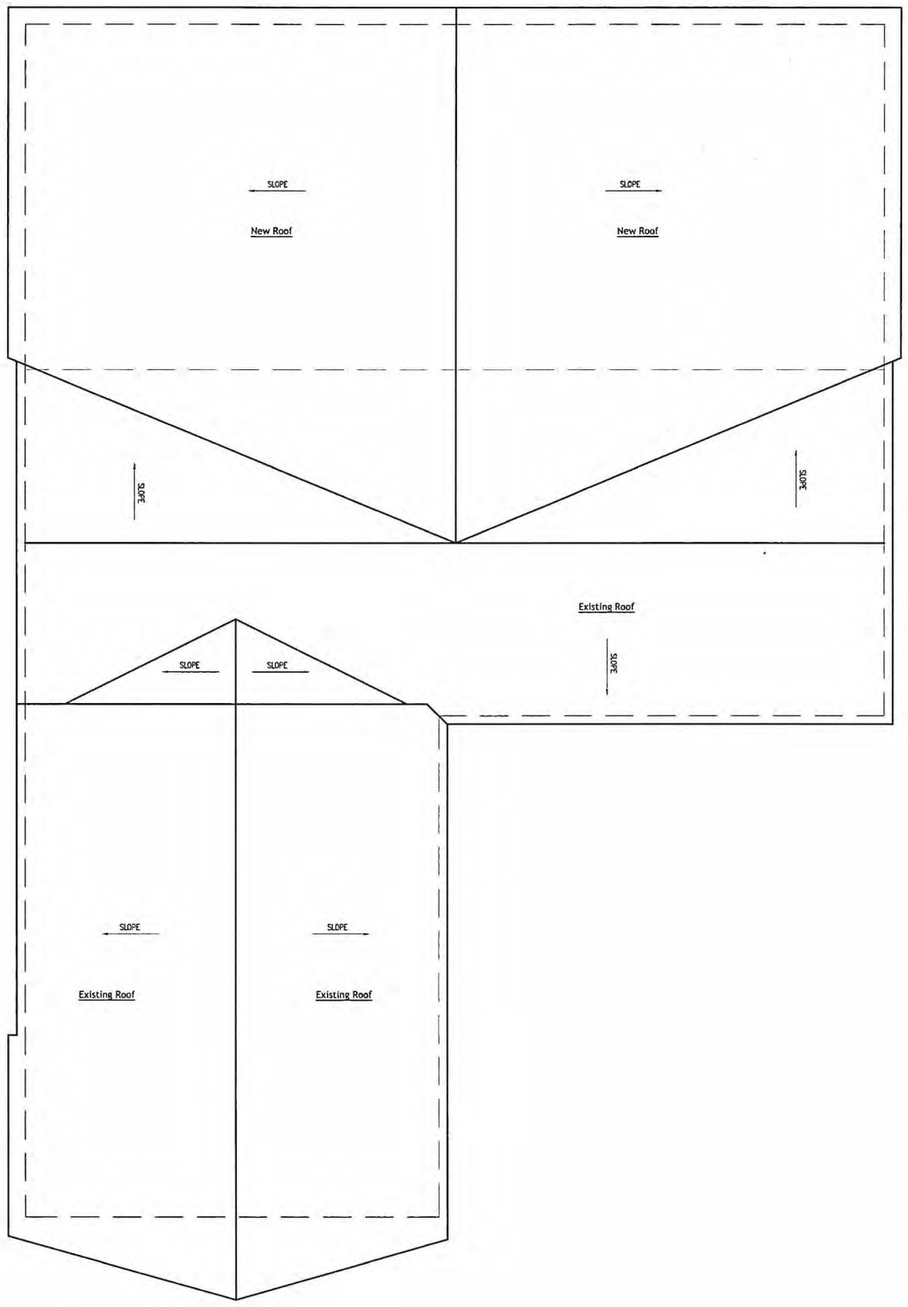
No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect, to alter any item on these drawings in any way.

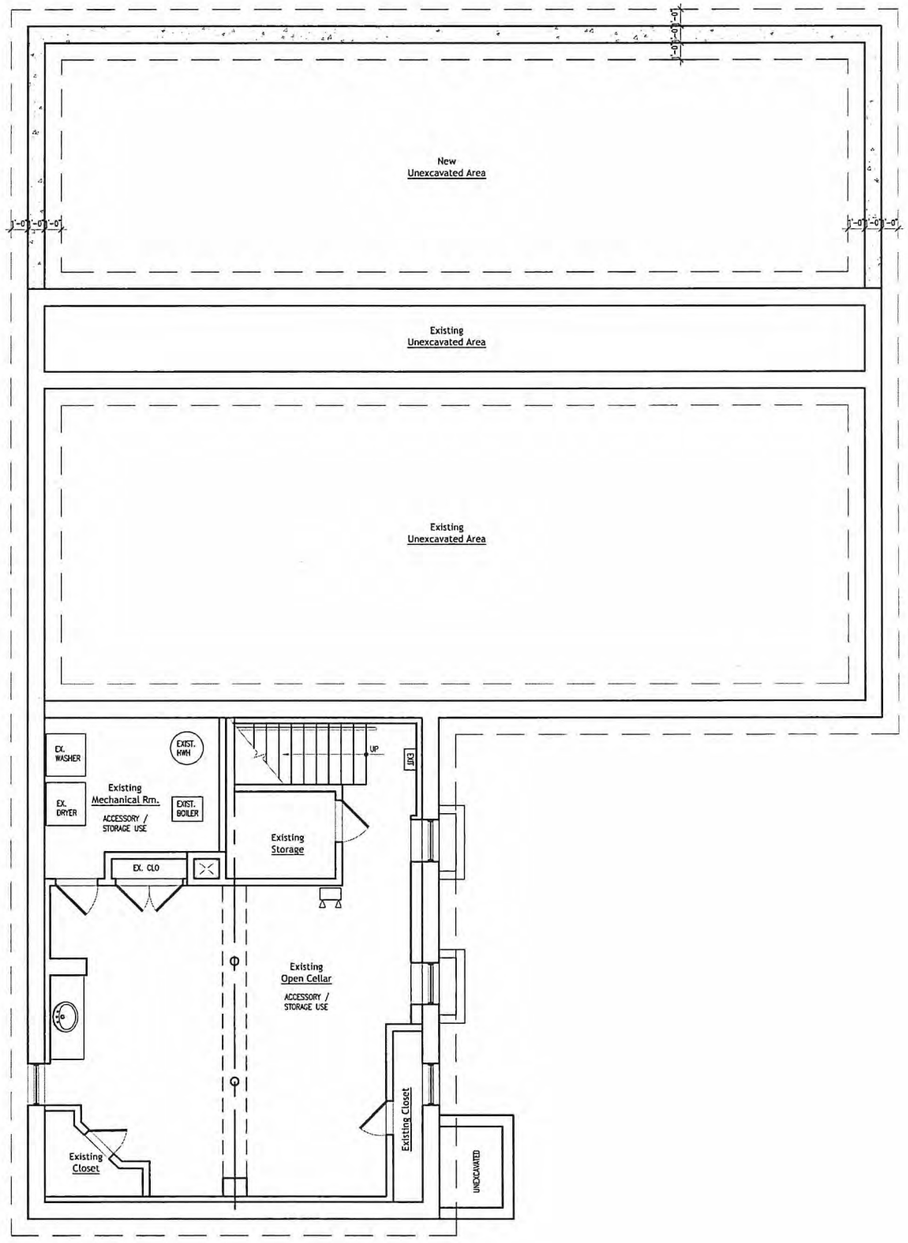
Drawing name:
SITE PLAN, NOTES & DETAILS

Job No: 2132
Date: 2/20/22
Scale: as shown
Drawn By: ER

Drawing Number:
A-01
1 of 4



PROPOSED ROOF PLAN



EXISTING CELLAR PLAN / PROPOSED FOUNDATION PLAN

HN
ENGINEERING, PC
15 Canterbury Road #A8
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal

Consultants

Project name:

Proposed One Story Extension

Long Island Bird & Exotics
Veterinary Clinic
333 Great Neck Road
Great Neck, NY 11021

No.	Date	Issue
1	03.04.22	Issued For Filing

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect, to alter any item on these drawings in any way.

Drawing name: FLOOR PLANS

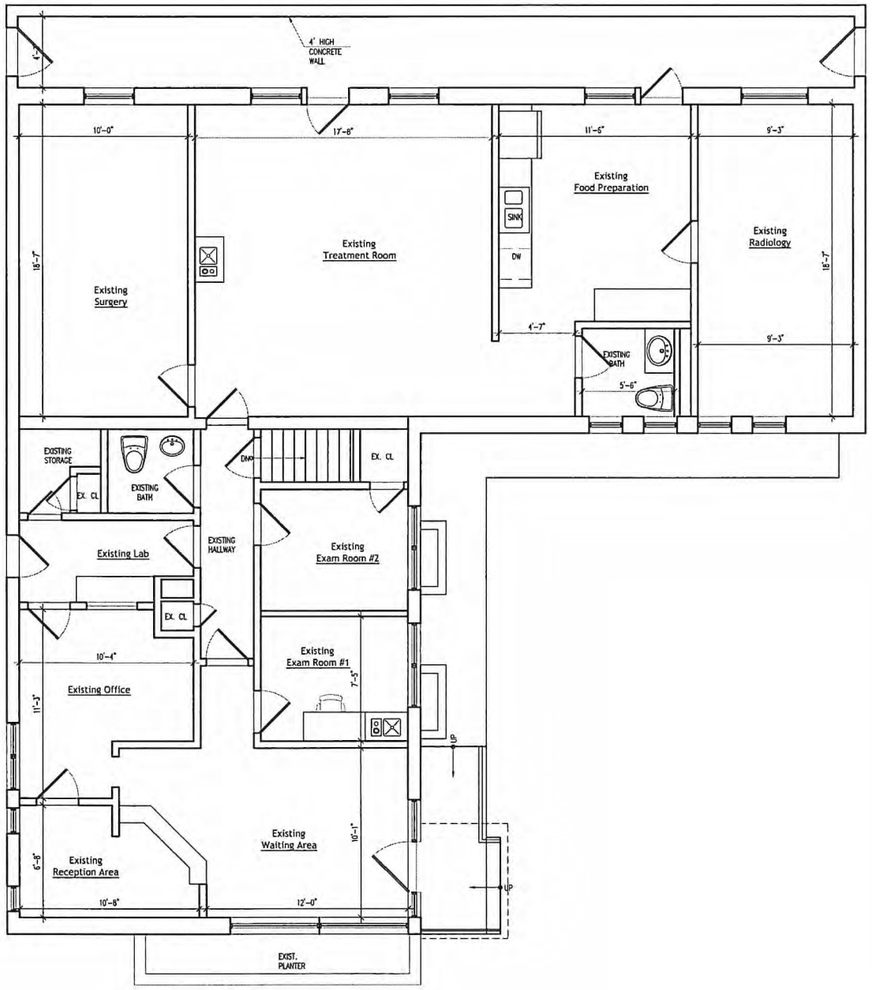
Job No: 2132
Date: 2/20/22
Scale: as shown
Drawn By: ER

Drawing Number:

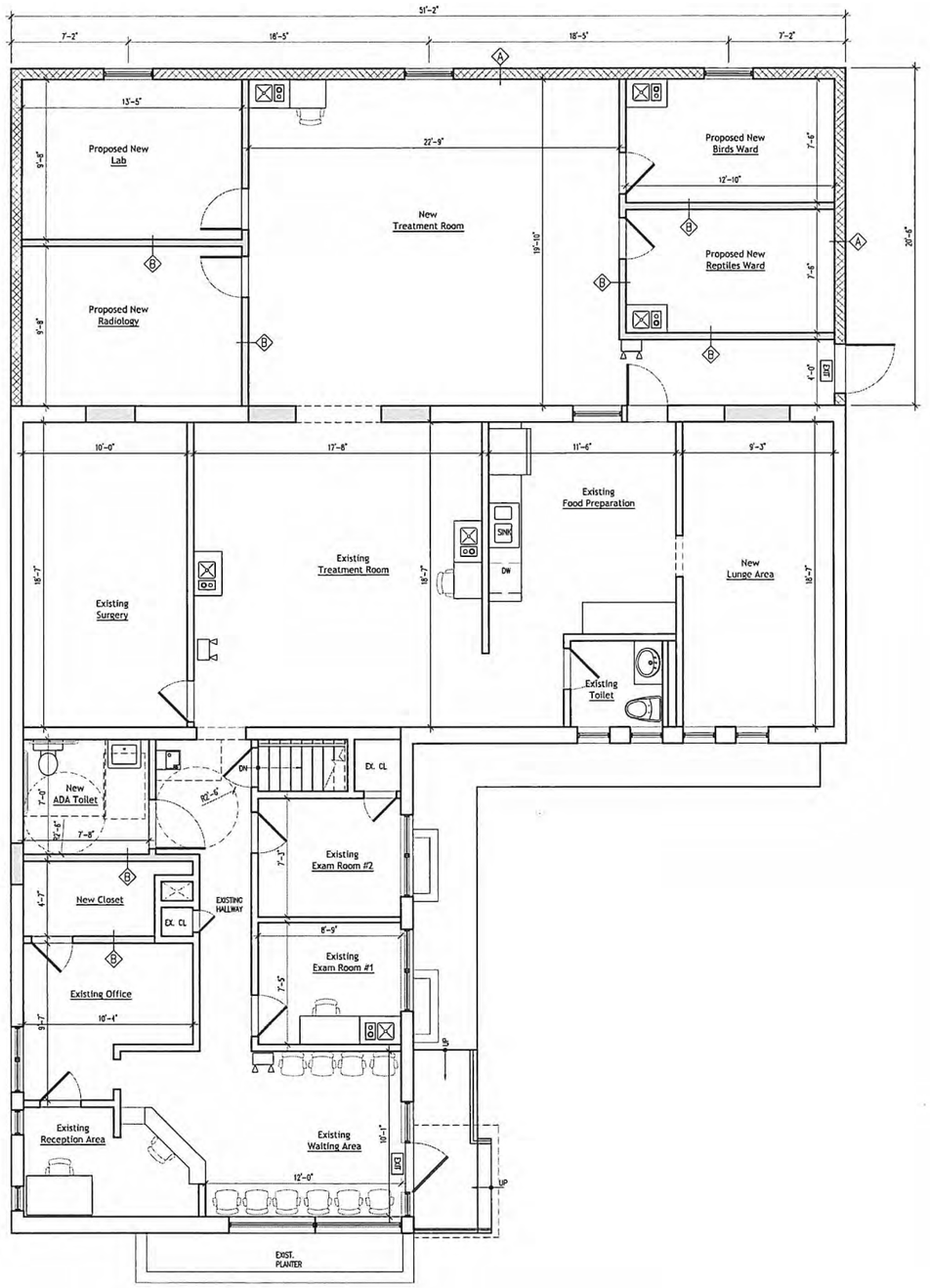
A-02

2 of 4

ALL RIGHTS RESERVED 3.18.2022



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

HN ENGINEERING, PC
15 Canterbury Road #A8
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal

Consultants

Project name:

Proposed One Story Extension

Long Island Bird & Exotics
Veterinary Clinic
333 Great Neck Road
Great Neck, NY 11021

No.	Date	Issue
1	03.04.22	Issued For Filing

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect, to alter any item on these drawings in any way.

Drawing name: FLOOR PLANS

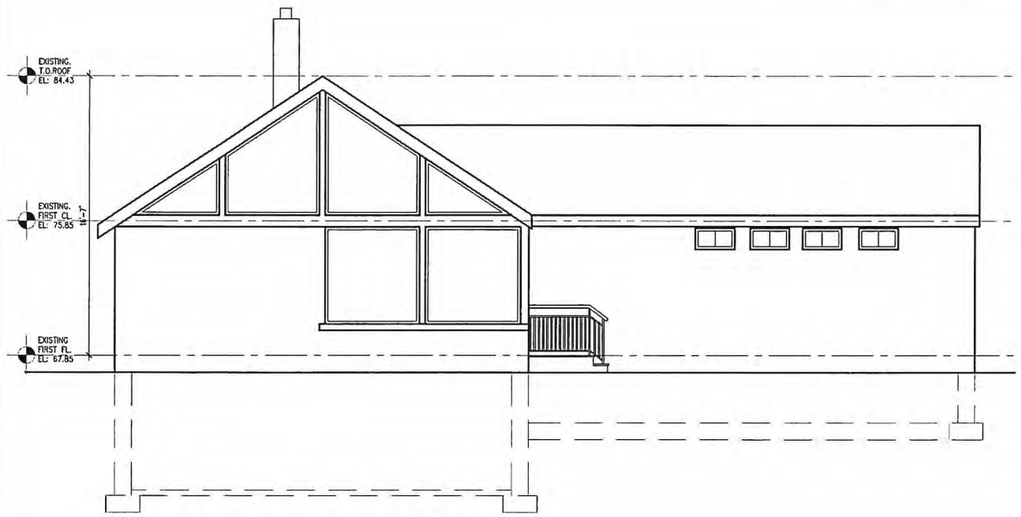
Job No: 2132
Date: 2/20/22
Scale: as shown
Drawn By: ER

Drawing Number:

A-03

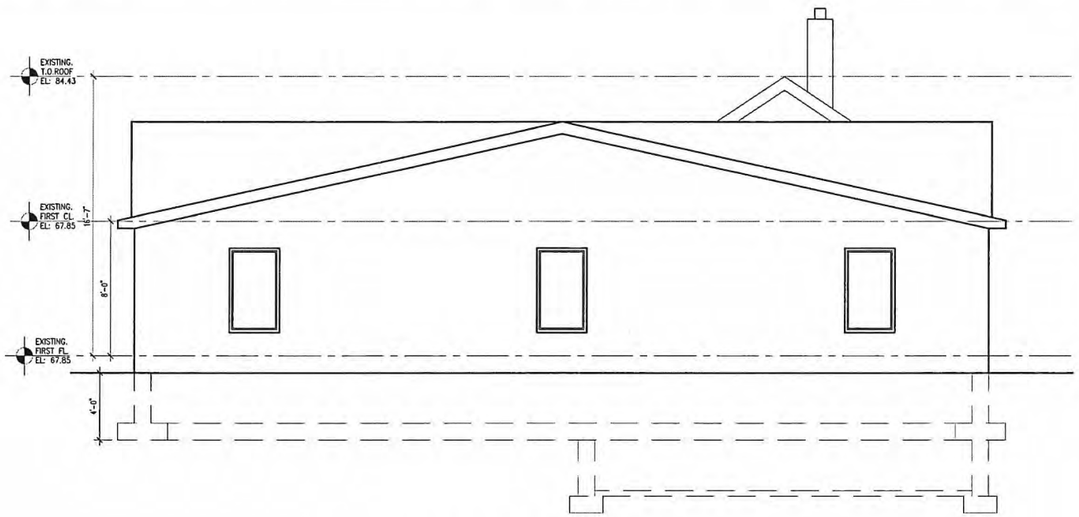
3 of 4

ALL RIGHTS RESERVED 3.18.2022



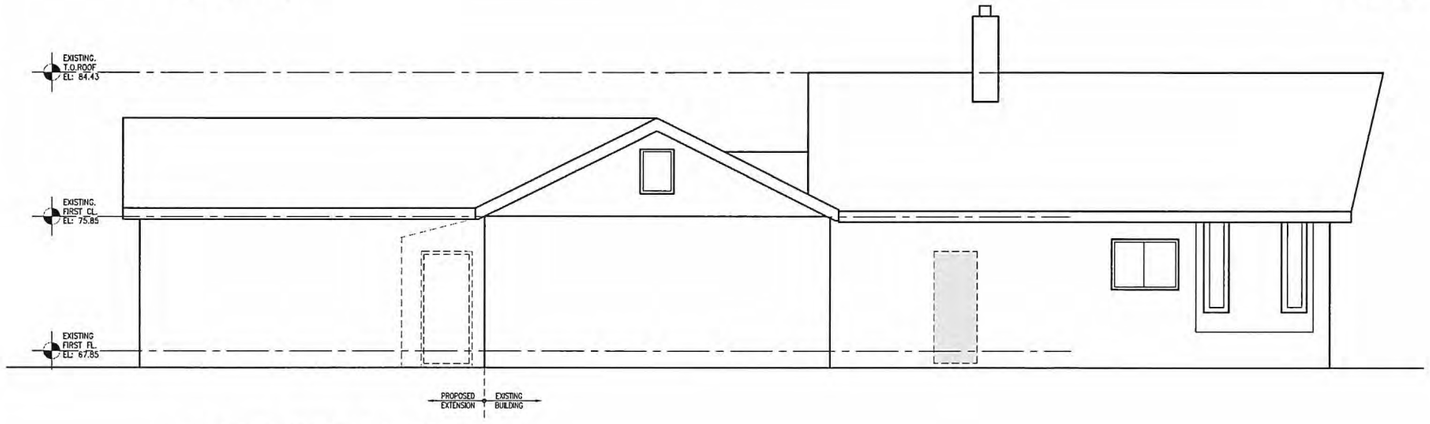
FRONT ELEVATION

1/4" = 1'-0"



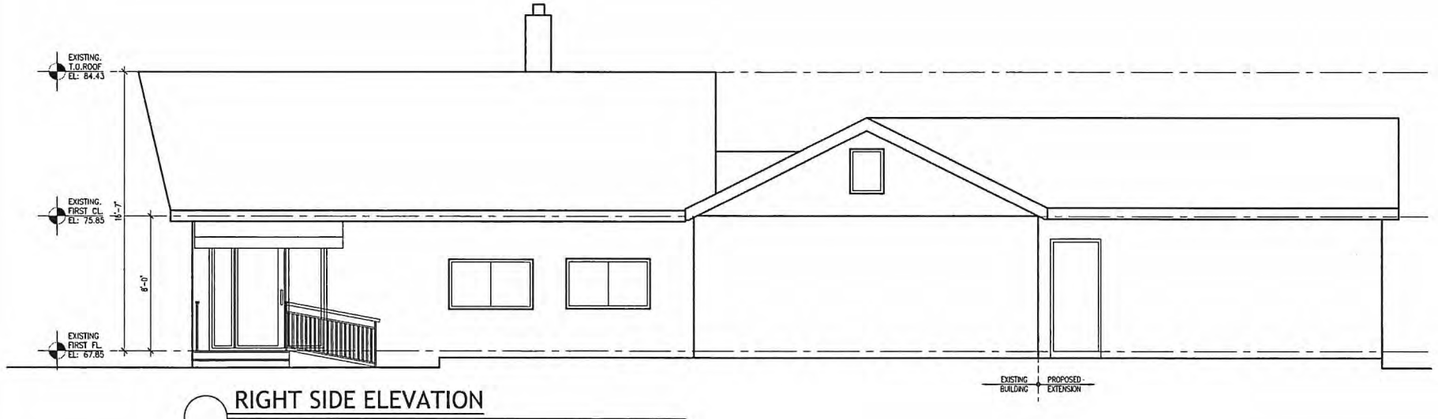
REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

ALL RIGHTS RESERVED 2.18.2022

HN
ENGINEERING, PC
15 Canterbury Road #A8
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal

Consultants

Project name:

Proposed One Story Extension

Long Island Bird & Exotics
Veterinary Clinic
333 Great Neck Road
Great Neck, NY 11021

No.	Date	Issue
1	03.04.22	Issued For Filing

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect, to alter any item on these drawings in any way.

Drawing name:

ELEVATIONS

Job No: 2132
Date: 2.20.22
Scale: as shown
Drawn By: ER

Drawing Number:

A-04

PROJECT SCHEDULE

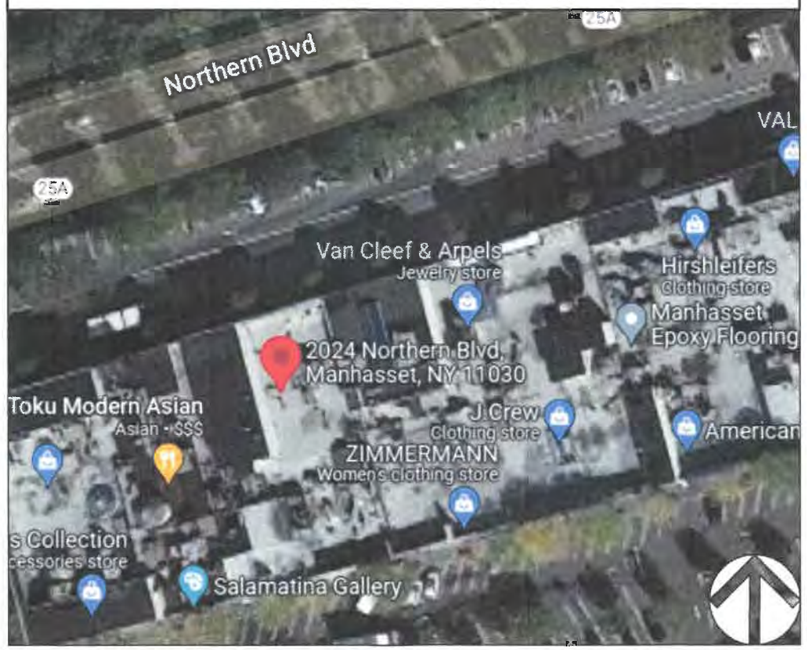
SIGN #	SIGN TYPE/ DESCRIPTION	QTY.
K	REPLACEMENT FACE W/ PUSH THRU	THREE (3)

PROJECT:

ZEGNA

AMERICANA MANHASSET
2024 NORTHERN BLVD
MANHASSET, NY 11030

VICINITY MAP



REVISIONS

#	DATE	DB	NOTES
R1	00/00/2022	00	R1-

Appeal
#21312

STATE OF NEW YORK
LEON SKVIRSKY
LICENSED PROFESSIONAL ENGINEER
076071

SEP 21 2022

TRIANGLE SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944

Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION
ZEGNA
AMERICANA MANHASSET
2024 NORTHERN BLVD
MANHASSET, NY 11030

LEAD NO.	DATE	REVIEWED BY	SHEET NO.
206975	6/22/2022		1 OF 5
SM - PM: SA - BT	DRAWN BY: JM	SEG. NO.	

SIGN TYPE K

CANOPY ELEVATION
SCALE: N.T.S.

EXISTING







PROPOSED









SEP 21 2022

TRIANGLE SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944

Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

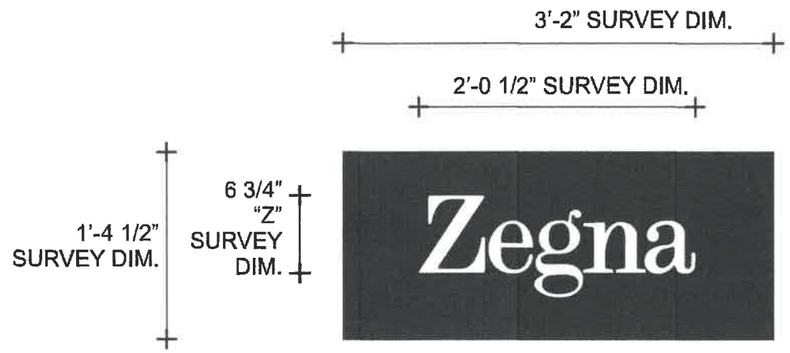
ZEGNA

AMERICANA MANHASSET
2024 NORTHERN BLVD
MANHASSET, NY 11030

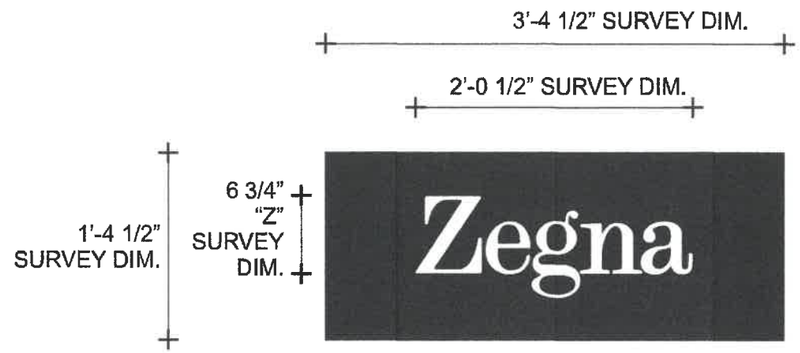
LEAD NO.	DATE	REVIEWED BY	SHEET NO.
206975	6/22/2022		2 OF 5
SM - PM: SA - BT	DRAWN BY: JM	SEQ. NO.	

SIGN TYPE K

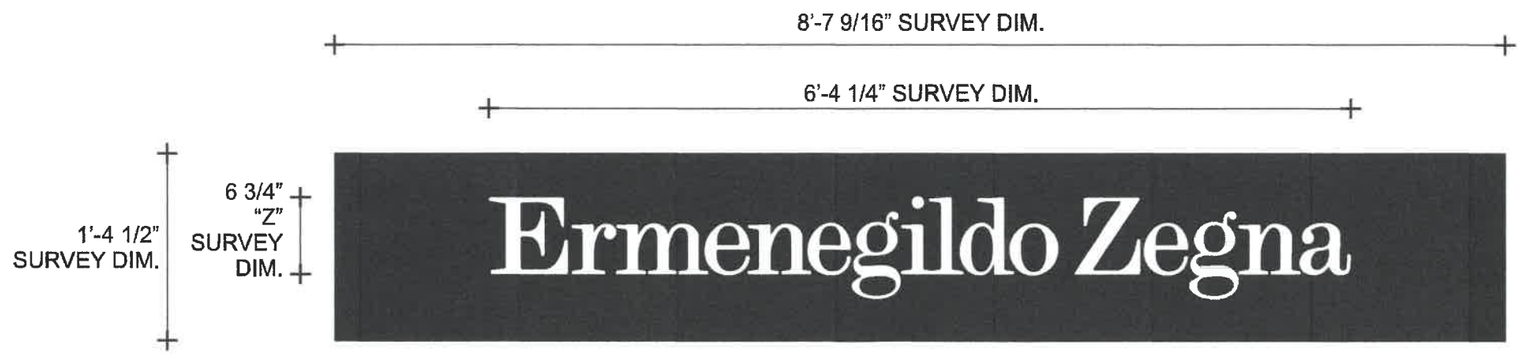
EXISTING SIGN ELEVATION - SURVEY
SCALE: 3/4" = 1'-0"



FACE VIEW - LEFT SIDE



FACE VIEW - RIGHT SIDE



FACE VIEW - FRONT

STATE OF NEW YORK
LEONID SKLIPSKY
LICENSED PROFESSIONAL ENGINEER

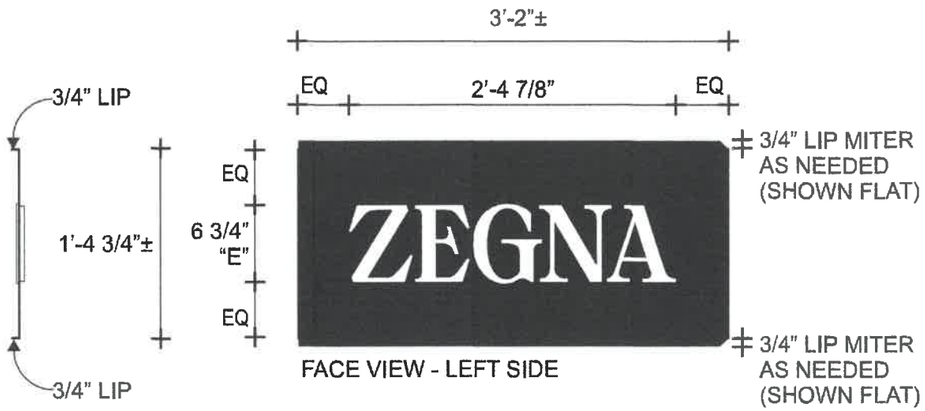
SEP 21 2022

TRIANGLE SIGN SERVICES	11 Azar Court • P.O. Box 24186 Baltimore, Maryland 21227 T: 410-247-5300 • F: 410 247-1944 Reproduction In Whole or Part Prohibited without Express Permission of Triangle S & S © TSS	CLIENT & LOCATION ZEGNA AMERICANA MANHASSET 2024 NORTHERN BLVD MANHASSET, NY 11030	LEAD NO. 206975	DATE 6/22/2022	REVIEWED BY	SHEET NO. 3 OF 5
			SM - PM SA - BT	DRAWN BY JM	SEG. NO.	

SIGN TYPE K

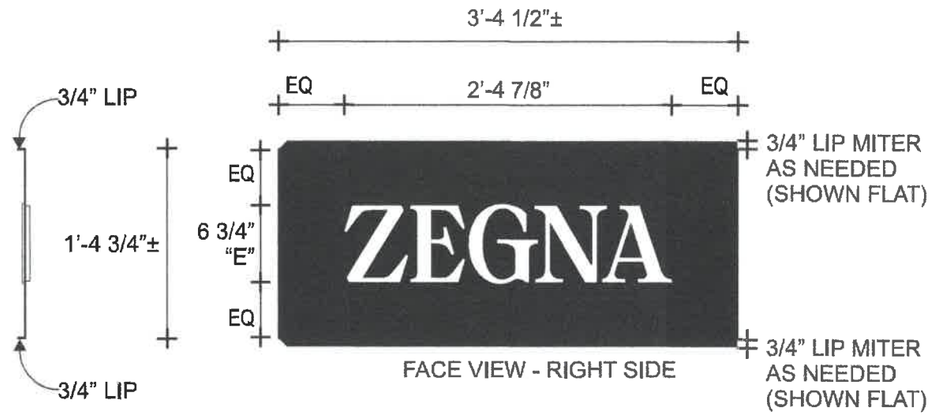
PROPOSED SIGN ELEVATION
SCALE: 3/4" = 1'-0"

QTY.: ONE (1) REPLACEMENT FACE FOR EXISTING
INTERNALLY ILLUM. SIGN DISPLAY @ CANOPY



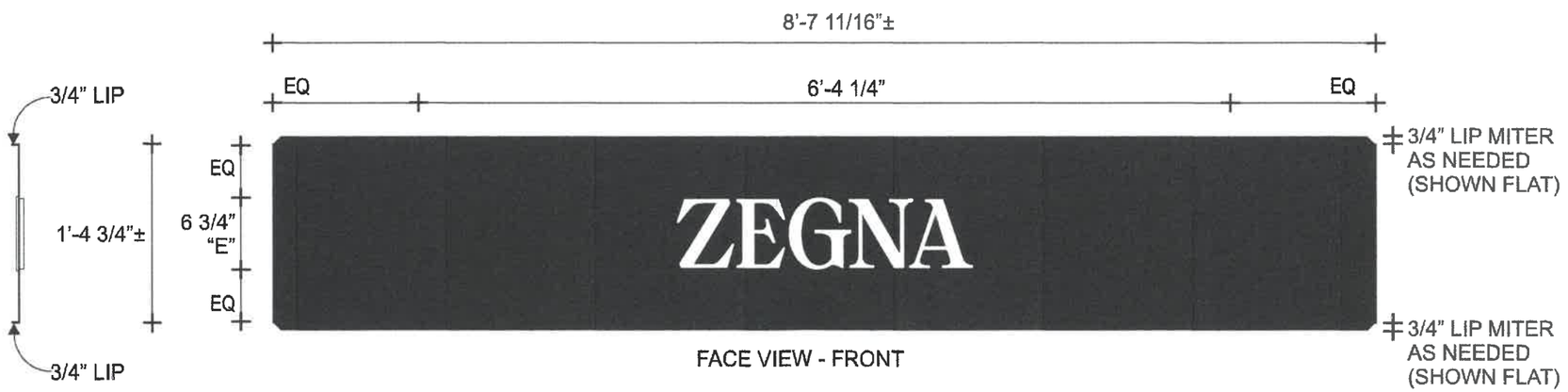
FACE VIEW - LEFT SIDE

QTY.: ONE (1) REPLACEMENT FACE FOR EXISTING
INTERNALLY ILLUM. SIGN DISPLAY @ CANOPY



FACE VIEW - RIGHT SIDE

QTY.: ONE (1) REPLACEMENT FACE FOR EXISTING
INTERNALLY ILLUM. SIGN DISPLAY @ CANOPY



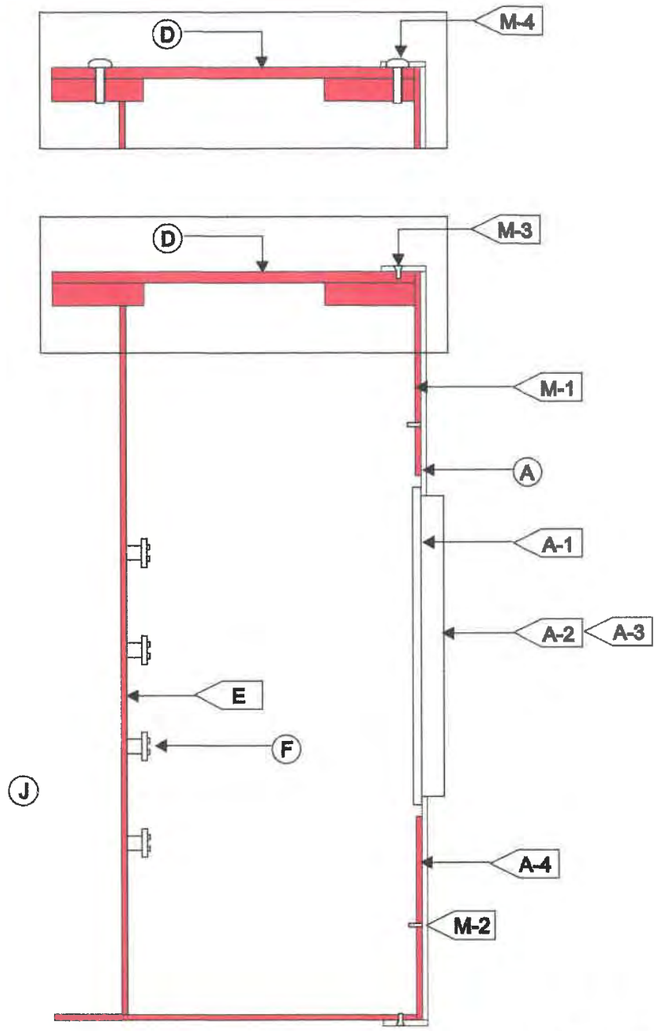
FACE VIEW - FRONT

STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
076707-1

SEP 21 2022

TRIANGLE SIGN SERVICES	11 Azar Court • P.O. Box 24186 Baltimore, Maryland 21227 T: 410-247-5300 • F: 410 247-1944 Reproduction In Whole or Part Prohibited without Express Permission of Triangle S & S © TSS	CLIENT & LOCATION ZEGNA AMERICANA MANHASSET 2024 NORTHERN BLVD MANHASSET, NY 11030	LEAD NO. 206975	DATE 6/22/2022	REVIEWED BY	SHEET NO. 4 OF 5
			SM - PM SA - BT	DRAWN BY JM	SEG. NO.	

SIGN TYPE K



SECTION IS APPROX. OF EXISTING CONDTIONS

LIGHT BOX / LED ILLUM. / EXTERIOR INSTALL / PIN MOUNTED

(A) FACE	**NEW**
MATERIAL:	1/8" PANEL W/ 3/4" LIP @ TOP & BOTTOM, PANEL TO
	BE ROUTED W/ LOGO
FINISH:	B.M. 2134-30 IRON MOUNTAIN
A-1:	ACRYLIC MOUNTS WITH SILICONE.
A-2 PUSH THRU:	1/2" CLEAR ACRYLIC
A-3 VINYL	TRANS. WHITE APPLIED 2ND SURFACE
A-4	EXISTING ALUM. FACE TO BE ROUTED TO REMOVE
	EXISTING LOGO
(D) ACCESS	**EXISTING**
	PANELS AT TOP REMOVABLE FOR ACCESS
(E) LIGHT BOX:	**EXISTING**
MATERIAL:	EXISTING PANEL INSIDE SIGN
(F) ILLUMINATION:	LEDS TO BE RETRO FITTED W/ 4000K WHITE LEDS
	MOUNT TO EXISTING PANEL
	ALL WIRES TO BE TERMINATED W/ A MECHANICAL UL LISTED FASTENER

(I) WIRING	
I-S	U/L APPROVED CLASS II LOW VOLTAGE WIRE.
I-C	COORDINATE ELECTRICAL REQUIREMENTS WITH G.C.
(J) POWER SUPPLY	**SUPPLY NEW**
TYPE:	LED POWER SUPPLY
	LOCATE IN CABINET
VOLTAGE;	120V
(M) MOUNTING	
M-1	**EXISTING CANOPY SHOWN IN RED**
M-2	NEW FACE MOUNTS W/ STUDS & ADHESIVE
M-3	FLUSH MOUNTING FASTENERS @ LIP AS NEEDED
M-4	DRILL HOLES IN LIP TO ACCESS EXISTING FASTENERS
	IN ACCESS PANELS

STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
LEON SKVIRSKY
SEP 21 2022

120V INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120w/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

TRIANGLE SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944

Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

ZEGNA

AMERICANA MANHASSET
2024 NORTHERN BLVD
MANHASSET, NY 11030

LEAD NO.	DATE	REVIEWED BY	SHEET NO.
206975	6/22/2022		5 OF 5
SM - PM: SA - BT	DRAWN BY: JM	SEG. NO.	

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #20995.A - Lucid Group, USA, Inc.; 1950 Northern Boulevard, Manhasset; Section 3, Block 219, Lot 9; Zoned Business-A
Special exception §70-229.A to amend a conditional use under §70-126.D to relocate transformers and other electrical equipment for electric vehicle charging, and to relocate parking spaces for the charging of electric vehicles along with the electric vehicle charging station units not in compliance with prior Appeal #20995.

Whereas, an application (RFP22-000226, BZA22-000124) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **November 30, 2022**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Jason L. Coats, R.A. dated January 8, 2021 and revised through November 23, 2022 (Sheet A-112) and on plans prepared by David W. Leddy, P.E. dated January 8, 2021 and revised through May 20, 2022 (Sheet E-203) **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. ***The equipment area shall be screened with 6' arborvitae to be planted as shown on drawings prepared by Jason L. Coats, R.A. dated January 6, 2021 and revised through November 23, 2022 (Sheet A-112)***

2. ***Irrigation shall be provided to the arborvitae in a manner which is sufficient to maintain the health of the vegetation.***

THIS IS NOT A BUILDING PERMIT

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Hernandez Seconded by: Member Donatelli

Ayes: Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21287 – Benvenuti Salumeria, Inc.; 15 Colonial Parkway, Manhasset; Section 3, Block 28, Lot 299; Zoned Business-A
Conditional Use § 70-126(F) to convert an existing retail space into a new deli, which is food use requiring a conditional use permit.

Whereas, an application (CBP22-000134, BZA22-000123) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **November 30, 2022**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Rudolph S. Shatarah, P.E. dated February 16, 2022 and revised through May 18, 2022 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

IN REACHING THIS DETERMINATION, THE BOARD CONSIDERED THE FACTORS SET FORTH IN THE ATTACHED FINDINGS OF FACT

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Donatelli	Seconded by: Member Goodsell
Ayes:	Member Goodsell, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Abstain:	Member Hernandez	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21287

APPEAL #21287 – Benvenuti Salumeria, Inc.; 15 Colonial Parkway, Manhasset; Section 3, Block 28, Lot 299; Zoned Business-A

Conditional Use § 70-126(F) to convert an existing retail space into a new deli, which is food use requiring a conditional use permit.

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to approval and/or issuance of a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, and at every subsequent inspection following the issuance of said Place of Assembly or Place of Public Assembly License. All pick-up of sanitation shall be performed after 8:00 a.m.

2. That all exterior doors (with the exception of the primary customer entrance door) shall be of solid construction in a material permitted under the New York State Fire Prevention and Building Code, shall be equipped with self-closing hardware, and shall remain closed at all times except for ingress and egress.

3. At no time may the number of seats on the premises exceed **0** as depicted on the drawings prepared by Rudolph S. Shatarah, P.E. dated February 16, 2022 and revised through May 18, 2022. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.

4. That the applicant shall obtain a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.

5. That the applicant shall comply with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the premises and that no Certificate of Occupancy or Completion shall be issued until absolute compliance has been proven to the Commissioner of the Buildings.

THIS IS NOT A BUILDING PERMIT

6. That the applicant and or its successor shall comply with Code §70-225B(7)(a). Any restaurant or retail food use must apply to the board of Zoning and Appeals if any of the following occurs:

    [1]. an increase in the size of an approved kitchen by 20% of floor area of said kitchen, or 250 square feet, whichever is less, inclusive of prep areas, is proposed.

    [2]. The addition or removal of counter/kiosk service for the placement of a food order.

7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

8. Applicant shall install an "upblast" exhaust fan on the roof of the building. No exhaust shall be vented through the side of the building.

9. All lighting shall be shielded and directed away from residential areas and lighting shall not exceed 0.5 footcandles at the property line.

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21287

APPEAL #21287 – Benvenuti Salumeria, Inc.; 15 Colonial Parkway, Manhasset; Section 3, Block 28, Lot 299; Zoned Business-A

Conditional Use § 70-126(F) to convert an existing retail space into a new deli, which is food use requiring a conditional use permit.

The Board is familiar with the subject property and surrounding area based upon personal inspection. The Board has given a great deal of consideration to the evidence presented at the hearing, including but not limited to, testimony (including testimony in support of the project), proposed plans, and a traffic generation report. The Board also considered letters, testimony and several accident reports from neighbors opposing the application and a response from the applicant addressing the concerns raised in these letters and stated at the hearing. Finally, the Board considered a traffic report prepared by a traffic expert retained by the neighbors and the written response to that report by the applicant's traffic expert.

This is an appeal for a Conditional Use under §70-126.F to convert a vacant commercial space to a new Italian delicatessen/specialty food store.

Pursuant to Section 70-225.B of the Code, this Board is empowered to grant conditional use permits to applicants. In so doing, the Board shall consider the following general standards under 70-225.B(1): (a) the purposes of zoning as set forth in the Town Law of the State of New York and uses permitted in the district in which the property is located; (b) whether the proposed use is of such character, size, location, design and site layout as to be appropriate to and in harmony with the surrounding properties; (c) whether the proposed use will provide a desirable service, facility or convenience to the area or otherwise contribute to the proper growth and development of the community and to its general welfare; (d) whether the proposed use will be hazardous, conflicting or incongruous to the immediate neighborhood by reason of excessive traffic, assembly of person or vehicles, proximity to travel routes or congregations of children or pedestrians; (e) whether the proposed use will be of such nature as to be objectionable to nearby residential dwellings by reason of noise, lights, vibration or other factors of impact; (f) whether the proposed use will be a harmonious use in the district in which it is to be situated and not hinder or discourage the appropriate use and development of adjacent uses or impair the value thereof; (g) in addition to the foregoing, the location and size of a proposed use in an business or industrial district, the nature and intensity of the operations proposed, the site layout and its relation to access streets shall be considered by the board having jurisdiction of the application to determine whether the vehicular traffic resulting from such use will be more hazardous than the normal traffic of the district, taking into account such factors as street intersection, traffic flow, sight distances and pedestrian traffic.

The Board finds the following with respect to the criteria set forth under § 70-225.B(1):

(a) The property is located within the Business-A Zoning District which in accordance with Section § 70-126.F of the Town Code permits, inter alia, retail food uses as a conditional use requiring approval by the Board of Zoning Appeals. Contrary to the assertion of many of the residents (letters of opposition and testimony at the public hearing) that Colonial Parkway is not zoned for commercial purposes, it is clear from the zoning map that the Business-A zoning district extends into the portion of Colonial Parkway which contains the subject parcel. Given its location entirely within the Business A zoning district, the Board finds that the proposed use of the site for a delicatessen/specialty food store is consistent with the purposes of zoning as set forth in the Town Law of the State of New York and is consistent with the other permitted uses and uses permitted by conditional use approval within this zoning district.

(b) The Board finds that the proposed use is of such character, size, location, design and site layout as to be appropriate to and in harmony with the surrounding properties.

Many of the neighbors oppose the proposed delicatessen/specialty food store due to the lack of parking and due to the location of the storefront on Colonial Parkway (letters of opposition submitted to the Board and testimony at the public hearing). At the outset, the Board notes that while Colonial Parkway is primarily a residential street, the tenant space with an address of 15 Colonial Parkway, and the building within which it is located exists at the top of this street at the intersection of a commercial strip (Plandome Road). In addition, this commercial building and tenant space has existed at this location for approximately 70 years. In 1947, Under Appeal #1240, a prior Board granted a variance to permit the "construction of a commercial building extending beyond the boundary line of the business district and with one store fronting on residential street." Some years later, in recognition of the difficulties presented by the siting of the building at this location, and the lack of parking associated with the uses within the buildings, a prior Board made the following statement in association with Appeal #12151 (which granted apportionment of the building that formerly contained the subject parcel):

> "Furthermore, the Board finds that the applicant has shown that this hardship is due to the unique circumstances of the subject property and not as a result of the general character of the neighborhood, specifically the fact that the subject parcel and its surrounding retail stores are existing with insufficient space to provide the required number of off-street parking spaces"

Appeal 12151 allowed for the apportionment of the building without the provision of any customer/client parking in association with any of the newly apportioned buildings. The findings for this appeal concluded that adequate parking existed in the municipal parking lot across from the subject property and along Plandome Road.

During the public hearing for appeal #12151, some residents complained about the fact that there were two storefronts located along Colonial Parkway at the time. In an effort to address their concerns, the prior Board imposed a condition as part of granting the appeal (Condition #9) which required that the two stores at 11 and 15 Colonial Parkway be combined into one unit. There were no conditions imposed regarding the use of the newly combined space. Therefore, it is this Board's opinion that the prior Board already attempted to address at least some of the concerns regarding the use of the property by eliminating at least one storefront along this road. The storefront/business entrance at 15 Colonial Parkway, which is the subject of this application, is currently the only storefront/business entrance along this street.

Given the above, the Board finds that the conversion of retail space into an Italian specialty store at 15 Colonial Parkway meets the criteria set forth under 70-225.B(1)(b) (especially with respect to any other use that would be permitted at this site either with or without a conditional use).

(c) The Board finds that the proposed Italian delicatessen/specialty food store will provide a desirable service and will contribute to the proper growth and development of the community.

Many of the neighbors stated (in opposition letters and during testimony at the public hearing) that they were not necessarily opposed to the store itself, however, they were opposed to the location of the store at 15 Colonial Parkway. In fact some of the neighbors stated that they felt the Italian specialty store would provide a valuable service and that they would welcome this use within the community (although they opposed the location of the store along Colonial Parkway). In stating their concerns, they cited the many empty storefronts located along Plandome Road that they felt would be a better location for the proposed use. In concluding that the proposed store will provide a valuable service to the community, the Board notes that the location of the proposed business is also a vacant storefront which, if occupied by the proposed specialty food store will contribute to the proper growth and development of the community. The Board would also like to point out that it must confine its analysis to the suitability of the subject property for the proposed conditional use. Therefore, whether or not there are other properties available which may be better locations for the proposed specialty food store is not a criterion to be evaluated by this Board under§ 70-225.B(1).

(d) The Board does not find that the proposed use will be hazardous, conflicting or incongruous to the immediate neighborhood by reason of excessive traffic, assembly of person or vehicles, proximity to travel routes or congregations of children or pedestrians.

As part of their appeal, the applicants submitted a traffic report prepared by Mulryan Engineering, P.C. and dated August 16, 2022 (the "Mulryan Report"). The Mulryan Report indicates that counts and observations of the municipal parking lot (located across the street from the subject property) demonstrates that more than adequate capacity is available to accommodate the proposed development. The Mulryan Report also indicated that the proposed delicatessen is not anticipated to generate a significant number of new vehicle trips into or out of the general area, especially when compared to other uses which would be permitted as-of-right or permitted as a conditional use within this zoning district. The report notes that the subject site and the adjoining properties (to the north) have been fully developed with retail stores for over 70 years, and the proposed delicatessen would be replacing an existing retail store which has been in operation for numerous years. The Mulryan Report concludes that 1) the proposed improvements are not anticipated to impact the level of service or capacity of the surrounding roadway network and 2) "the granting of this application will not have an adverse impact on the traffic or parking conditions in the area surrounding the subject site." However, many of the neighbors dispute the conclusions of the traffic study (letters of opposition and testimony at the public hearing) and claim that Colonial Parkway is a dangerous road with excessive amounts of traffic. They also claim that the proposed use would exacerbate this situation. In support of these claims the neighbors have submitted a traffic study prepared by Schneider Engineering PLLC dated October 10, 2022 (the "Schneider Report") which contradicts the findings and conclusions contained in the Mulryan Report. Some of the neighbors also submitted police reports for accidents occurring on Colonial Parkway and some of the neighbors have submitted photographs (and a video) of dangerous traffic movements. The applicant's attorney, Michael Sahn submitted a letter to the Board dated October 19, 2022 which responded to the concerns of the neighbors. This letter includes a Traffic Engineering Memorandum prepared by Mulryan Engineering dated October 17, 2022 (the "Mulryan Memorandum"). Below is a summary of the concerns raised in the Schneider Report and the response to these concerns as stated in the Mulryan Memorandum:

1. *Schneider Report*: "Using the industry standard ITE Trip Generation Manual and other official publications, the delicatessen can generate as much as 13 times more traffic with as many as 171 daily trips."
Mulryan Memorandum: The Schneider Report does not specify what ITE Land Use Codes were used in its comparison. It relies on Trip Generation Manual in San Diego Association of Governments which is based on

studies from 30 years ago based in San Diego. ITE data which Mulryan used in its analysis is widely accepted and was updated in 2021. ITE data indicates the proposed use will generate 10 to 12 trips during peak hours so "13 times more traffic" is just not supported by the data.

2. *Schneider Report*: Based on Nassau County analysis intersection experiences 'C' and 'D' levels of service. With deli in place levels of service can be expected to decrease to unacceptable levels of 'E' or 'F'.
   Mulryan Memorandum: No capacity analysis was provided to support this claim. The subject application was reviewed by Nassau County under section 239-L&M of the GML and had no comments, even though the county recently conducted counts and analysis of these roadways.
3. *Schneider Report*: There are existing signs aimed at deterring traffic from entering Colonial Parkway in place on the north side of Colonial Parkway at Locust Place, including a NO U-TURN sign, two DEAD END signs and a NO OUTLET sign which do not prevent vehicles from entering and having to find a method to turn around.
   Mulryan Memorandum: The Town and County are actively working to mitigate traffic and parking issues along Plandome Rd. and at the subject intersection. The proposed use will generate less traffic than other permitted uses. Nassau County is actively reviewing and yet had no comment with respect to the proposed development.
4. *Schneider Report*: The delicatessen will be associated with traffic coming and going to the site at a more frequent rate compared to the previous permitted uses at the site.
   Mulryan Memorandum: The report did not provide any data or calculations to support this conclusion. With respect to the prior tutoring center located at the subject site, the report did not address the number of students being picked up or dropped off. The ITE trip generation analysis shows the proposed food use will generate.less traffic than other permitted uses.
5. *Schneider Report*: The additional and more frequent delicatessen traffic will be more disruptive to the traffic flow and traffic patterns on Colonial Parkway, considering most of these vehicles will be making U-turns or 3-point-turns in front of the residences while creating longer queues at the intersections with Locust Place and Plandome Road.
   Mulryan Memorandum: The ITE data shows that the proposed food use will generate less traffic than other uses permitted in the Business A zone which do not require a conditional use permit.
6. *Schneider Report*: Cars to UPS park illegally on street.
   Mulryan Memorandum: these issues are existing and not in control of the applicant.

7. *Schneider Report*: Trucks and trailers often have to back up on Colonial Parkway.
   Mulryan Memorandum: This is an existing condition not in the control of applicant.
8. *Schneider Report*: Northbound traffic on Locust Place does not stop at the stop sign. This is currently a hazardous, conflicting, and incongruous situation for traffic entering the intersections from opposite approaches, which will worsen with the high amount of new traffic.
   Mulryan Memorandum: The report references the Nassau County traffic safety study but does not provide any supporting data from the study. The proposed use will generate less traffic than other permitted uses. Nassau County is actively reviewing traffic improvement measures near the site and had no comment on the proposed project.
9. *Schneider Report*: Traffic turning right from Locust Place onto Colonial Parkway frequently blocks the way for eastbound Colonial Parkway traffic and also blocks the crosswalk. This is a hazardous and conflicting situation for pedestrians. This situation will worsen with the high amount of new traffic.
   Mulryan Memorandum: The report references the Nassau County traffic safety study but does not provide any supporting data from the study. The proposed use will generate less traffic than other permitted uses. Nassau County is actively reviewing traffic improvement measures near the site and had no comment on the proposed project.
10. *Schneider Report*: Cars and trucks using employee only parking lot to make U-turns. More cars and delivery trucks associated with the delicatessen will be attempting to make these maneuvers and imposing this hazard more frequently.
    Mulryan Memorandum: Circulating through the employee parking lot is not illegal. Traffic issues are due to the existing configuration of Colonial Parkway.
11. *Schneider Report*: UPS trucks have been observed daily backing up on the sidewalk to the building perpendicular to Colonial Parkway to drop off and pick up packages. This is significantly hazardous, conflicting and incongruous to all traffic travelling on Colonial Parkway that has to maneuver around the UPS truck.
    Mulryan Memorandum: UPS store is a permitted use and its operations are not within the control of applicant.
12. *Schneider Report*: Trucks illegally park on-street on Locust Place and hazardously reduce the effective roadway width for regular traffic to pass.
    Mulryan Memorandum: This issue is not in the control of applicant.

The Mulryan Memorandum also analyzed the latest 3 years of accident data from New York State Department of Transportation along Colonial Parkway from Plandome Road to terminus,

as well as intersection of Colonial Parkway and Locust Place and Plandome Road. It determined that based on that data a total of 14 accidents occurred at intersections of Plandome Road, Locust Place and Colonial Parkway. Of the accidents, 13 involved only property damage and 1 involved minor injury.

The Board finds that the Schneider Report contained insufficient evidence to counter the empirical data relied on by the applicant's expert as set forth in the Mulryan Report and Mulryan Memorandum. In addition, the generalized complaints from neighbors relating to existing traffic conditions in the area were insufficient to counter an expert opinion based on industry standards that the proposed food use will not have an adverse impact on the traffic or parking conditions in the area surrounding the subject site.

(e) The Board finds that the proposed use will not be of such nature as to be objectionable to nearby residential dwellings due to noise, lights, vibration or other factors of impact.

In regard to this criteria many of the neighbors stated the following concerns regarding the proposed delicatessen:

- That it will cause objectionable odors to the nearby residential properties because it is a food use.
- That garbage being disposed of at the site could attract rodents.
- That there will be light pollution caused by an increase in traffic visiting the property and using the roadway.
- That there will be an increase in traffic and that there will be an increase in the potential for accidents due to traffic movements (this issue is addressed in subsection (d) above).
- That there is a lack of parking at the property (this issue is also addressed in subsection (d) above).

The Board finds that the conditions imposed as part of this decision will serve to mitigate these potential impacts as follows:

- In an effort to minimize odors, condition #2 requires that all exterior doors (with the exception of the primary customer door) be of solid construction, that they be equipped with self-closing hardware, and that they remain closed at all times except for ingress and egress. This will minimize odors from escaping the building while cooking is taking place. Additionally, condition #8 requires that the applicant install an "upblast" exhaust fan on the roof of the building to ensure that exhaust from the kitchen equipment is forced out vertically from the roof of the building. This will minimize odors from within kitchen exhaust from being directed towards the residential neighborhood.
- Condition #1 requires that the applicant install a refrigerated garbage locker within the building. The Board notes that this is also a requirement of Section § 70-203W of the Town Code and that a refrigerated garbage locker

is already proposed and shown on the plans for the proposed delicatessen. It is anticipated that keeping food wastes inside of the building will reduce the attraction of rodents to the site.

- Condition #9 requires that all lighting be shielded and directed away from residential properties. The Board notes that any use which is considered a permitted use within this zoning district, could install lighting which would not be regulated by the Board.

(f) For the reasons stated above, the proposed use is considered to be harmonious within the district and will not hinder or discourage the appropriate use and development of adjacent uses or impair the value thereof. This finding is made despite a claim by Real Estate Broker Irene Rallis, Esq. (letter dated October 12,2022) that the proposed use would substantially decrease the value of the homes on Colonial Parkway. This letter cites the same impacts which were raised by the neighbors in their opposition to the project. Notwithstanding, Ms. Rallis does not submit any evidence or data to support her claims of decreased property value. As to the rest of her concerns, as addressed in subsection (e) above, the Board finds that the conditions imposed as part of this decision will mitigate these impacts and therefore, does not find that the value of homes in the neighborhood will be negatively impacted by the use of the property as proposed. Moreover, the use of this property for commercial purposes has been well established for over 70 years (including an A & P supermarket (a food use) when the subject property was combined with the adjacent property to the north). Therefore, the continued use of the property for commercial purposes should not negatively impact property values.

(g) As stated above, based on the traffic study prepared by Mulryan Engineering, P.C. dated August 16, 2022, the Mulryan Memorandum dated October 17, 2022, and the testimony of the applicant's traffic expert Sean Mulryan, P.E. at the public hearing, when compared to other permitted uses of the property, no impacts are anticipated as a result of increased traffic or as a result of traffic flow or movements.

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21292 – National Maintenance, Inc./Steel OCR, LLC; 393 Old Country Rd., Carle Place; Section 10, Block 288, Lot 44; Zoned Business-A
Variances from §§ 70-196.J(1)(b) and 70-196.J(1)(f) to construct signs that are too tall and too big and too high off the ground.

Whereas, an application (SGP22-000100, SGP22-000101, SGP22-000102, BZA22-000114) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **November 30, 2022**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by National Sign and Lighting dated August 20, 2021 and revised through October 12, 2022 ***as amended by the Board*** SUBJECT TO THE FOLLOWING CONDITONS/AMENDMENTS:

1. *The sign proposed facing Old Country Road (Elevation A, drawing 1 of 5) shall be lowered on the building so that the top height of the sign does not exceed an elevation of 28' 6" above grade.*
2. *The sign proposed facing Carle Rd. (Elevation C, drawing 2 of 5) shall be lowered on the building so that the top height of the sign does not exceed an elevation of 27' 10" above grade.*

IN REACHING THIS DETERMINATION, THE BOARD CONSIDERED THE FACTORS SET FORTH IN THE ATTACHED FINDINGS OF FACT

THIS IS NOT A BUILDING PERMIT

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Goodsell	Seconded by: Member Donatelli
Ayes:	Member Goodsell, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Hernandez	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21292

APPEAL #21292 – National Maintenance, Inc./Steel OCR, LLC; 393 Old Country Rd., Carle Place; Section 10, Block 288, Lot 44; Zoned Business-A

Variances from §§ 70-196.J(1)(b) and 70-196.J(1)(f) to construct signs that are too tall and too big and too high off the ground.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. The Board finds that the variances requested under §70-196.J(1)(f) are substantial (39'6" and 37'9" where 18' is allowed, which would represent variances of over 100%). Therefore, the Board grants these variances at a lower height of 28'6" and 27'10" which is the lowest height on the building where the signs would still be visible and would achieve the benefit of the applicant. Granting the variances as requested would also set a negative precedent for granting similar variances in the future. *Pecoraro v. Bd. of Appeals of Town of Hempstead*, 2 N.Y.3d 608, 613 (2004).

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21299 – Benjamin Wang; 38 South Drive, Manhasset, Section 3, Block 91, Lot 5; Zoned Residence-B
Variances from § 70-100.2.A(2) to construct pool barrier fencing in secondary front yard forward of the effective building line.

Whereas, an application (RFP22-000226, BZA22-000124) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **November 30, 2022**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings (Site Plan) received by the Board dated September 13, 2022 **SUBJECT TO THE FOLLOWING CONDITION**:

> ***The applicant shall plant arborvitae in front of the fence (facing South Drive) in a manner which is sufficient to screen the fence from view.***

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Donatelli	Seconded by: Member Goodsell
Ayes:	Member Goodsell, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Hernandez	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21301 – Floral Park Centre Fire Co # 1; 94 McKee St., Floral Park, Section 8, Block 78, Lot 13; Zoned Residence-C
Variances from § 70-48, 70-49(B), 70-50(A), and 70-51(C) to construct an addition to an existing fire house that would cover too much of the lot, would be too big, would be too close to the street and too close to the side property lines.

Whereas, an application (CBP21-000248, BZA22-000133) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **November 30, 2022**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Joseph Gabriel, R.A. dated April 15, 2020 and revised through February 23, 2022.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Donatelli	Seconded by: Member Goodsell
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21307 - Madison Park Owners, Corp.; 99 Madison Street, Port Washington; Section 5, Block 133, Lots 402 and 409; Zoned: Residence-C
Variances from §§70-50.A, 70-52.5, 70-103.B, and 70-208.G to construct a parking lot expansion in a Residence-C district with parking spaces located within the required front yard setback, too much front yard paving, parking spaces that are too small and expansion of the non-conforming use of the property.

Whereas, an application (CBP21-000039, BZA22-000097) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **November 30, 2022**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Michael Rant, PE dated August 19, 2022 and revised through December 29, 2021 and on the landscape/planting plan Prepared by Michael Spitzer dated September 20, 2022.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Donatelli	Seconded by: Member Hernandez
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21308 - Stephen Edelson; 36 Plymouth Road, Port Washington; Section 6, Block 46, Lot 31; Zoned: Residence-B
Appeal for determination, or in the alternative, variances from §§70-39.B, 70-41.A and 70-103.A to construct a replacement addition to a dwelling that is too big, does not have enough parking on site and with smaller than required aggregate side yards.

Whereas, an application (RBP22-000349, BZA22-000145) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **November 30, 2022**, the appeal in the above-entitled matter was decided as follows:

The **appeal for determination** to review the decision of the Building Official with respect to the variance sought under §§70-39.B is **GRANTED** and the variances sought under 70-41.A and 70-103.A are **GRANTED** of the dimension and in the location as shown on drawings prepared by Luigi Gileno, R.A. dated March 29, 2022 and revised through August 16, 2022.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Donatelli	Seconded by: Vice Chairman Francis
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21309 – Tasadaq Khakwani; 204 Aster Dr., New Hyde Park, Section 8, Block 302, Lot 32; Zoned Residence-B
Variance from §70-40.A to construct an addition that is too close to the street and to construct a portico that also would be too close to the street.

Whereas, an application (RBP22-000235, BZA22-000142) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **November 30, 2022**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Sung-Ho Shin, R.A. dated July 13, 2021 and revised through July 5, 2022.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Goodsell Seconded by: Member Donatelli
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina
Nays:	None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21310 – Jennifer Nobrega; 15 Garson Rd., Carle Place, Section 9, Block 596, Lot 9; Zoned Residence-B
Variance from 70-40.C to construct a front portico that is too close to the street.

Whereas, an application (RBP22-000424, BZA22-000146) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **November 30, 2022**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Todd'OConnell, R.A. dated March 18, 2022 and revised through September 15, 2022.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Vice Chairman Francis	Seconded by: Member Hernandez
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21311 - Shachar Malka; 333 Great Neck Road, Great Neck; Section 2, Block 42, Lot 9; Zoned: Business-A
Variance from §70-103.A(1) to construct an addition to a veterinary clinic with not enough parking on site.

Whereas, an application (CBP22-000118, BZA22-00076) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **November 30, 2022**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Hooshang Nejathaim, R.A. dated February 20, 2022 and revised through March 4, 2022.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Goodsell	Seconded by: Vice Chairman Francis
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis	
Nays:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21312 – Zegna; 2024 Northern Blvd., Manhasset, Section 3, Block 183, Lot 12; Zoned Business-A/Parking District
Variances from 70-196.J(1) and 70-196.J(1)(a) to construct canopy signs that do not face a street or parking area, and a second canopy sign (more than one sign) facing the street.

Whereas, an application (SGP22-000173, SGP22-000174, SGP22-000157, BZA22-000140) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **November 30, 2022**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Leon Skvirsky, P.E. dated June 22, 2022 and revised through September 21, 2022.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Hernandez	Seconded by: Member Donatelli
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT