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Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR DECEMBER 14, 2022

RESIDENTIAL CALENDAR

APPEAL #21314 - Edward Valente; 114 Country Club Drive, Manhasset; Section 3, Block 147, Lot 14; Zoned: Residence-A
Variances from §§70-29 and 70-31.A to construct a sunroom and 2nd floor addition that are too close to the side property line, with smaller than required total side yards, and which will make the home too large.

APPEAL #21315 – Jake Froccaro; 63 Fairfield Ave., Port Washington, Section 4, Block 10, Lot 11; Zoned Residence-B
Variances from 70-39.B, 70-40.A, and 70-41.A to construct additions to a home that would be too big, too close to a street, too close to the side property line and with smaller than required total side yards.

APPEAL #21316 – James Gilligan; 62 Murray Ave., Port Washington, Section 5, Block 58, Lot 41; Zoned Residence-A & Port Washington Historic District
Variances from §§ 70-29.C and 70-208.F to construct additions that are too big and will result in the expansion of a non-conforming home.

APPEAL #21317 – Helena Gomez; 65 Burnham Ave., Roslyn Heights, Section 7, Block E, Lot 864; Zoned Residence-C
Variances from §§ 70-49.B, 70-50.C, 70-50.B, 70-208.F to construct additions to a non-conforming home that are too big and too close to the street (both primary and secondary front yard) and to construct a porch/portico that is too close to the street (both primary and secondary front yard).

APPEAL #21318 - Wang Ting; 21 Evans Avenue, Albertson; Section 9, Block 657, Lot 17; Zoned: Residence-C
Variance from §70-100.1(D) to construct a detached garage that is too close to an adjacent dwelling.

COMMERCIAL CALENDAR

APPEAL #21319 – LT Manhasset, LLC (NYU Langone Health); 1440 Northern Boulevard, Manhasset; Section 3, Block 145, Lot 16; Zoned: Business-A
Variances from 70-103.A(1) and 70-103.B to construct interior alterations with not enough parking and parking stall sizes that are too small.

APPEAL #21320 – Halo Veterinary Hospital (Hyunmin Kim); 909 Willis Avenue, Albertson, Section 9, Block 69, Lot 1334; Zoned Business-A
Special Use § 70-127 and Variance from § 70-103(A)(1) to convert an existing commercial space into a veterinary hospital (a special use) with not enough parking.

APPEAL #21321 - OPTYX; 2443 Jericho Turnpike; Garden City Park; Section 9, Block 612, Lot 51; Zoned: Business-A
Variance from §70-103.A(1) to construct interior alterations for conversion of a retail space to a medical office with not enough parking on site.

APPEAL #21232.A – Michael Tobias; 111 Magnolia Ave., Westbury, Section 11, Block 141, Lot 37; Zoned Industrial-B
Special Exception §70-229(A) to redevelop the property not in compliance with a prior BZA decision.

FULFILLMENT CENTER

APPEAL # 21232.A

111 MAGNOLIA AVENUE, WESTBURY, NY 11590
TOWN OF NORTH HEMPSTEAD | COUNTY OF NASSAU

SECTION: 11 | BLOCK: 141 | LOT: 37

DIRECTORY

OWNER:

ADVANCED SURFACE FINISHING, INC.
MICHAEL TOBIAS — Michael@NY-engineers.com
111 MAGNOLIA AVENUE — 516.876.9710
WESTBURY, NY 11590

ARCHITECT:

MOTIF ARCHITECTURE + DESIGN, LLC
DOUGLAS R. GUILFOYLE RA — Douglas.Guilfoyle@MotifAD.com
2 NASSAU BLVD. — 516.725.5955
MALVERNE, NY 11565

CIVIL / STRUCTURAL ENGINEER:

J PONTIERI, PE, DPC
JASON PONTEIRI PE — Jason@JP-ce.com
16 COMMERCIAL BLVD. SUITE 1A — 631.320.1040
MEDFORD, NY 11763

BLDG. DEPT. NOTES

1. IT IS TO THE BEST OF MY KNOWLEDGE, THAT THESE PLANS ARE IN CONFORMANCE WITH THE NYS BUILDING CODE, THE ADA STANDARDS FOR ACCESSIBLE DESIGN, AND THE TOWN OF NORTH HEMPSTEAD ZONING REQUIREMENTS.
2. THESE PLANS AND SPECIFICATIONS MEET OR EXCEED, TO THE BEST OF MY KNOWLEDGE, THE REQUIREMENTS OF THE NYS ENERGY CODE.
3. THE SCOPE OF WORK PROPOSED BY THIS APPLICATION IS FOR THE CONSTRUCTION OF A NEW BUILDING. THE FORMER BUILDING WAS DESTROYED IN A FIRE. THE DEMOLITION OF THE FORMER BUILDING AND CLEARANCE OF DEBRIS IS FILED UNDER A SEPARATE APPLICATION.
4. THE BUILDING SHALL BE USED AS A FULFILLMENT CENTER, WHICH IS A THIRD-PARTY LOGISTICS WAREHOUSE, WHERE INCOMING ORDERS WILL BE RECEIVED, PROCESSED, AND FILLED. CUSTOMER PICK-UP SHALL NOT BE PERMITTED AT THIS BUILDING.
5. THE BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM AS REQ'D. BY BC406.6.3 & BC903.2.10.
6. A FIRE ALARM SYSTEM IS NOT REQ'D. FOR A GROUP S BUILDING PER BC907.2.

SYMBOLS LIST

- KEYNOTE (SEE KEYNOTE LEGEND ON SHEET WHERE FOUND)
- DOOR TAG (SEE DOOR SCHEDULE)
- WINDOW TAG (SEE WINDOW SCHEDULE)
- PARTITION TAG (SEE PARTITION TYPES)
- COLUMN GRID
- ROOM NAME / NUMBER (ROOM NAME 000)
- XX-# — INDICATES NEW FINISH (SEE FINISH MATERIALS LEGEND)
- C-# / X'-X" — INDICATES NEW CEILING FINISH (SEE FINISH MATERIALS LEGEND); ELEVATION ABOVE FINISHED FLOOR
- A00 — ACCESSORY / SPECIALTY TAG (SEE ACCESSORIES / SPECIALTIES SCHEDULE)
- P00 — PLUMBING FIXTURE TAG (SEE PLUMBING FIXTURE SCHEDULE)
- E00 — APPLIANCE / EQUIPMENT TAG (SEE APPLIANCE / EQUIPMENT SCHEDULE)
- # / A-XXX — DETAIL NUMBER; SHEET WHERE DETAIL IS LOCATED
- # / A-XXX — ELEVATION TAG
- A-XXX / # — INTERIOR ELEVATION TAG
- # / A-XXX — SECTION DETAIL
- # / A-XXX — SECTION / PLAN ENLARGEMENT
- +X'-X" — SPOT ELEVATION TAG
  LOCAL FLOOR ELEVATION DIFFERENTIAL FROM ESTABLISHED FLOOR ELEVATION (0'-0" = ESTABLISHED FLOOR ELEVATION) REFER TO SITE PLAN / ELEVATION DRAWINGS FOR ESTABLISHED FLOOR ELEVATIONS.

ABBREVIATIONS

ACT.	ACTUAL	MANUF.	MANUFACTURER
ADA	AMERICANS WITH DISABILITIES ACT	MAX.	MAXIMUM
ALUM.	ALUMINUM	MDF	MEDIUM DENSITY FIBERBOARD
A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
ALT.	ALTERNATE	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MIN.	MINIMUM
ARCH.	ARCHITECT / ARCHITECTURAL	MISC.	MISCELLANEOUS
		M.O.	MASONRY OPENING
B/	BOTTOM OF	MTD.	MOUNTED
BD.	BOARD	MTL.	METAL
BLDG.	BUILDING	MULL.	MULLION
BOT.	BOTTOM		
BR.	BRICK	N.I.C.	NOT IN CONTRACT
		NO.	NUMBER
C.	COURSE(S)	NOM.	NOMINAL
C.J.	CONTROL JOINT	N.T.S.	NOT TO SCALE
CLG.	CEILING		
CLO.	CLOSET	O.A.	OVERALL
C.M.U.	CONCRETE MASONRY UNIT	O.A.I.	OUTSIDE AIR INTAKE
CO.	CARBON MONOXIDE	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OPNG.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONST.	CONSTRUCTION	ORIG.	ORIGINAL
CONT.	CONTINUOUS	O.H.	OVERHEAD
C.T.	CERAMIC TILE		
		PVMT.	PAVEMENT
DET.	DETAIL	P.C.	POURED CONCRETE
DIA.	DIAMETER	P.E.	PASSENGER ELEVATOR
DIM.	DIMENSION	PL.	PLATE
DN.	DOWN	PL. LAM.	PLASTIC LAMINATE
DR.	DOOR	PLYWD.	PLYWOOD
DWG(S).	DRAWING(S)	PNL.	PANEL
		PR.	PAIR
EA.	EACH	PTD.	PAINTED
E.J.	EXPANSION JOINT	PTN.	PARTITION
EL.	ELEVATION		
ELEC.	ELECTRICAL	R.	RISERS
ENCL.	ENCLOSURE	RAD.	RADIUS
EQ.	EQUAL	R.D.	ROOF DRAIN
E.T.R.	EXISTING TO REMAIN	RE.	REFERENCE
EXIST.	EXISTING	REFL.	REFLECTED
EXP.	EXPANSION	REQ.	REQUIRED
		REV.	REVISION
F.A.	FIRE ALARM	R.H.	RIGHT HAND
F.D.	FLOOR DRAIN	RM.	ROOM
F.E.	FIRE EXTINGUISHER	R.O.	ROUGH OPENING
F.E.C.	FIRE EXTINGUISHER CABINET		
FDN.	FOUNDATION	S.A.F.B.	SOUND ATTENUATING FIRE BLANKET
FIN.	FINISH	S.E.	SERVICE ELEVATOR
FL.	FLOOR	SDG.	SIDING
FLUOR.	FLUORESCENT	SECT.	SECTION
FT.	FOOT / FEET	SHT.	SHEET
FTG.	FOOTING	SHWR.	SHOWER
		SIM.	SIMILAR
GA.	GUAGE	SK.	SKETCH
GALV.	GALVANIZED	SMK.	SMOKE
GL.	GLASS	SPECS.	SPECIFICATIONS
GWB	GYPSUM WALL BOARD	SQ.	SQUARE
GYP.	GYPSUM	ST. STL.	STAINLESS STEEL
		STL.	STEEL
H.C.	HANDICAPPED	SW.	SWITCH
HDW.	HARDWARE	SYS.	SYSTEM
H.M.	HOLLOW METAL		
H.P.	HIGH POINT	T/	TOP OF
HT.	HEIGHT	TEL.	TELEPHONE
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	TERR.	TERRAZZO
		THK.	THICK
I.D.	INSIDE DIAMETER	TRANS.	TRANSFORMER
I.G.U.	INSULATED GLASS UNIT	TYP.	TYPICAL
IN.	INCHES		
INCL.	INCLUDING	U/	UNDERSIDE OF
INFO.	INFORMATION	U.L.	UNDERWRITER'S LABORATORY
INSUL.	INSULATION	UNFIN.	UNFINISHED
INV.	INVERT	U.O.N.	UNLESS OTHERWISE NOTED
JT.	JOINT	V.B.	VINYL BASE
		VEST.	VESTIBULE
LAM.	LAMINATE	V.I.F.	VERIFY IN FIELD
LAV.	LAVATORY		
LG.	LONG	W/	WITH
L.H.	LEFT HAND	W.C.	WATER CLOSET
L.P.	LOW POINT	WDW.	WINDOW
LT.	LIGHT	W.F.	WIDE FLANGE
LTG.	LIGHTING	W.I.C.	WALK-IN CLOSET
		W.O.	WINDOW OPENING
		W.P.	WORKING POINT
		WT.	WEIGHT
		W.W.F.	WELDED WIRE FABRIC

DRAWING LIST

GENERAL — *PREPARED BY MOTIF ARCHITECTURE + DESIGN, LLC*

T-001.00 TITLE SHEET

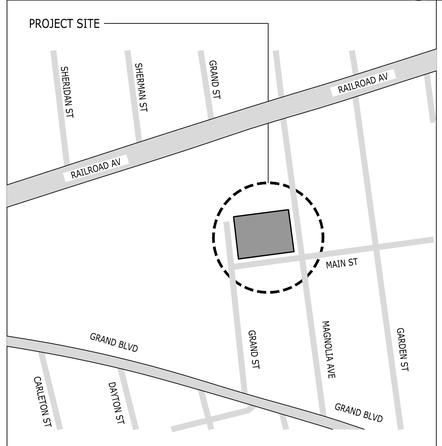
CIVIL — *PREPARED BY J PONTEIRI PE DPC*

C-1 OVERALL SITE PLAN AND CELLAR PLAN
C-2 REMOVALS PLAN
C-3 GRADING, DRAINAGE AND UTILITY PLAN
C-4 SITE DETAILS

ARCHITECTURAL — *PREPARED BY MOTIF ARCHITECTURE + DESIGN, LLC*

A-050.00 SITE & LANDSCAPING PLAN
A-100.00 CELLAR PARTITION PLAN
A-101.00 PARTIAL GROUND & 1ST FLOOR PARTITION PLAN
A-102.00 EQUIP, PLATFORM PARTITION PLAN
A-103.00 ROOF PLAN
A-501.00 CROSS SECTIONS
A-502.00 CROSS SECTIONS
A-521.00 BUILDING ELEVATIONS
A-522.00 BUILDING ELEVATIONS

LOCATION PLAN



BUILDING DEPT. FILING SUMMARY

JOB TYPE:	ALTERATION
LOCAL JURISDICTION:	TOWN OF NORTH HEMPSTEAD
PROPERTY:	111 MAGNOLIA AVENUE, WESTBURY, NY
SECTION:	11
BLOCK:	141
LOT:	37
ZONING DISTRICT:	I-B - INDUSTRIAL B
MAP:	11
OCCUPANCY CLASS:	GROUP S-1 MODERATE -HAZARD STORAGE W/ GROUP S-2 UNDERGROUND, ENCLOSED PUBLIC PARKING GARAGE
CONSTRUCTION CLASS:	TYPE VB (FULL SPRINKLER COVERAGE)
BUILDING AREA:	35,215 SF
OCCUPANT LOAD:	94 OCCUPANTS
BUILDING HEIGHT:	44'-1" (GROUND FL. TO T/ STAIR PENTHOUSE ROOF)
NO. OF STORIES:	1

NO.	DESCRIPTION	DATE
	BLDG. DEPT. SUBMISSION	11.12.2021
	BLDG. DEPT. RESUBMISSION	02.18.2022
	SITE PLAN SUBMISSION SET	08.11.2022
	BLDG. DEPT. RESUBMISSION	08.24.2022
	BLDG. DEPT. RESUBMISSION	09.16.2022

NOTICE
THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECT. INFRINGEMENT OR ANY USE OF THIS DRAWING FOR ANY OTHER PROJECT IS PROHIBITED. ANY ALTERATION OR REPRODUCTION OF THIS DRAWING IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BLDG. DEPT. APPROVAL

PROFESSIONAL SEAL



ENGINEER | CONSULTANT

ARCHITECT

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DOUGLAS R. GUILFOYLE RA — NYS LICENSE NO. 028509

OWNER
111 MAGNOLIA LLC
111 MAGNOLIA AVENUE
WESTBURY, NY 11590
MICHAEL TOBIAS

PROJECT NAME
FULFILLMENT CENTER
111 MAGNOLIA AVENUE
WESTBURY, NY 11590

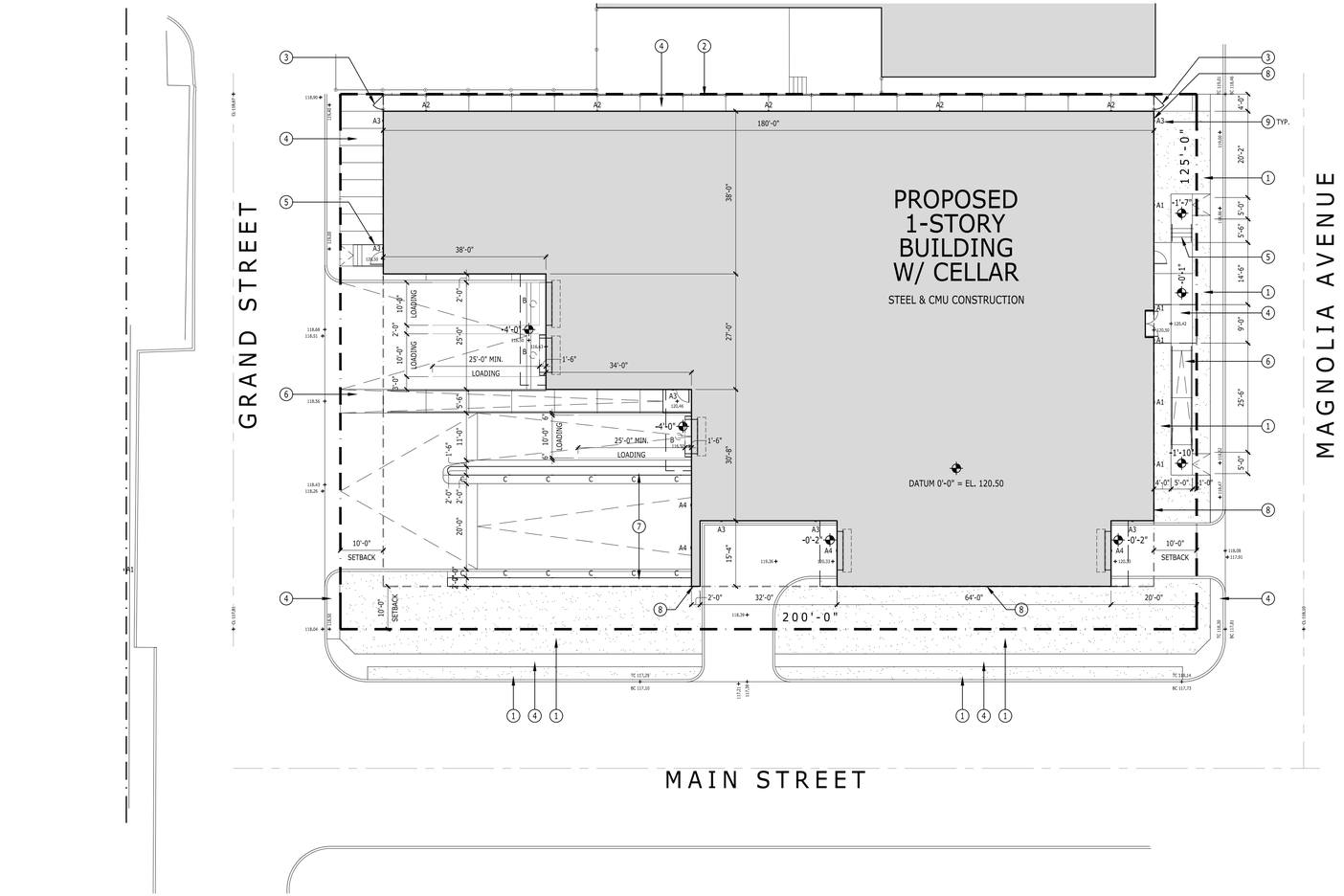
PROJECT NUMBER 038.02

DRAWING TITLE
TITLE SHEET

SCALE	N.T.S.
DATE	11.01.2021
DRAWN BY	DRG
SHEET NO.	

T-001.00

BLDG. DEPT. RESUBMISSION SET 09.16.2022



PLAN NORTH

1 SITE PLAN

1/16"=1'-0"

0' 4' 8' 16'

KEYNOTE LEGEND

1. PROVIDE TALL FESCUE / FINE FESCUE GRASS BLEND PLANTED W/ ENDOPHYTE-ENHANCED SEED.
2. PROVIDE 7'-0" HIGH CHAIN LINK FENCE.
3. PROVIDE 7'-0" HIGH LOCKING CHAIN LINK GATE.
4. PROVIDE CONCRETE PAVEMENT.
5. PROVIDE CONCRETE STEPS.
6. PROVIDE CONCRETE RAMP.
7. PROVIDE CONCRETE RETAINING WALL.
8. LOCKABLE RECESSED WALL HYDRANT BOX FOR GARDEN HOSE CONNECTION.
9. PROVIDE SCHEDULED LIGHT FIXTURE.

GENERAL NOTES

1. THE PROJECT SITE DOES NOT CONTAIN ANY EXISTING LANDSCAPING.
2. -
3. -

ZONING ANALYSIS

SECTION: 11 BLOCK: 141 LOT: 37 (CORNER LOT)

ZONING DISTRICT: ZONING DISTRICT I-B INDUSTRIAL B

PERMITTED USE: WAREHOUSE (NO CUSTOMER PICK-UP)

LOT COVERAGE:
LOT AREA = 25,000 SF
LOT COVERAGE = 80% MAX. = 20,000 SF
BUILDING FOOTPRINT = 14,985 SF
BUILDING / ROOF OVERHANGS = 495 SF
14,985 SF + 495 SF =
PROPOSED LOT COVERAGE = 15,480 SF
LOT COVERAGE = 62% PROPOSED

FLOOR AREA RATIO:
WAREHOUSE, INDUSTRIAL W/ UNDERGROUND PARKING:
MAX. FAR = 0.60
LIMIT IMPOSED W/ APPROVAL OF UNDERGROUND PARKING
25,000 SF LOT AREA x 0.60 FAR =
15,000 SF MAX. GROSS FLOOR AREA ALLOWED

ZONING FLOOR AREA:
CELLAR: 0 GSF (MECHANICAL & STORAGE EXEMPT)
1ST FLOOR: 14,985 GSF
EQUIP. PLATFORM: 0 SF (MECHANICAL EXEMPT)
TOTAL ZONING FLOOR AREA = 14,985 GSF PROPOSED

CELLAR FLOOR AREA = 17,292 GSF
U/SIDE CELLAR CLG. SLAB < 4FT ABOVE GRADE
EXTERIOR GRADE BUILT-UP @ BLDG. PERIMETER
(CELLAR FLOOR AREA EXCLUDED FROM ZONING CALCS.)

1ST FLOOR AREA = 14,985 GSF
INCLUDES 123 SF CONVEYOR FLOOR OPENING TO CELLAR

EQUIP. PLATFORM FLOOR AREA = 2,439 GSF
PROVIDES ACCESS TO SERVICE ROBOTS THAT ONLY SUPPORT THE AUTOMATED STOCK ROOMS BELOW
(EQUIP. PLATFORM AREA EXCLUDED FROM ZONING CALCS.)

SETBACKS:
FRONT YARD SETBACK = 10 FT (STREET LINES)
SIDE YARD SETBACK = 0 FT (NORTH LOT LINE)

VEHICULAR ENTRANCE DOORS FACING A STREET
18 FT. MIN. REQ'D.
LOADING DOCK: > 18 FT. SETBACK PROPOSED
VAN LOADING: > 18 FT. SETBACK PROPOSED
PARKING GARAGE: 10' FT. PROPOSED
UNDERGROUND PARKING GARAGE ENTRANCE OFF OF MAGNOLIA AVENUE IS SETBACK 10 FT.

BUILDING HEIGHT:
40 FT MAX. ABOVE PREEXISTING GRADE ALLOWED
T/ ROOF PARAPET COPING 40'-0" ABOVE GRADE
T/STAIR PENTHOUSE ROOF 44'-1" ABOVE GRADE

1-STORY BUILDING (CELLAR & EQUIP. PLATFORM EXCLUDED PER ZONING §70-231 'STORY' & BC505.3)

UNDERGROUND PARKING:
TOWN BOARD HEARING & APPROVAL REQ'D. FOR UNDERGROUND PARKING PER ZONING §70-203U.

BORINGS:
4 OF 5 SOIL BORINGS PERFORMED. BORING IN MIDDLE OF SITE NOT FEASIBLE AT THIS TIME DUE TO BUILDING DEBRIS FROM FORMER BUILDING FIRE.

4 CORNER SOIL BORINGS SUGGEST HIGHEST GROUNDWATER OBSERVED @ 46.5 FT. BELOW EXISTING GRADE (73.50' NAVD).

MIN. REQ'D. VERTICAL DISTANCE BETWEEN THE BOTTOM OF FOUNDATION SLAB / FOOTING TO GROUNDWATER = 10 FT. = 36.50 FT. BELOW GRADE (83.50' NAVD)

BOTTOM OF PROPOSED FOOTINGS SHALL NOT EXTEND BELOW GRADE BY MORE THAN 22.33 FT. (97.00' NAVD) - *COMPLIES.*

PARKING / LOADING FLOOR AREA:
CELLAR PARKING, STORAGE, NON-SIMULTANEOUS USE LOCKER RM. AREA, AND MECH. RMS. (EXCLUDED)

1ST FLOOR = 14,985 SF TOTAL
AUTOMATED STOCK ROOMS:
FOR ROBOTS & INVENTORY ONLY - NO OCCUPANTS
AUTOMATED STOCK ROOM = 3,423 SF
REFRIGERATED AUTOMATED STOCK ROOM = 1,153 SF
TOTAL AUTOMATED STOCK RM. FL. AREA = 4,576 SF
14,985 SF - 4,576 SF = 10,409 SF OCCUPIABLE

EQUIP. PLATFORM (EXCLUDED)

OFF-STREET PARKING:
INDUSTRIAL / WAREHOUSE =
1 SPACE PER 600 SF OF FLOOR AREA
90° PARKING SPACE SHALL BE
10'W x 20'L (20' AISLE)
14,985 SF / 600 SF =
25 PARKING SPACES REQ'D.
23 PARKING SPACES TOTAL PROPOSED

INCLUDED: (1) ACCESSIBLE VAN SPACE
EXCLUDED: (2) PARKING SPACES IN 1ST FL. VAN LOADING AREA
ALL PARKING SPACES HAVE FREE ACCESS TO ELECTRIC VEHICLE (EV) CHARGING AND NO SPACES ARE DESIGNATED FOR THE EXCLUSIVE USE OF EV CHARGING SINCE ALL SPACES HAVE ACCESS TO A CHARGING STATION.

UP TO 20% OF REQ'D. PARKING MAY BE COMPACT PER §70-103B:
90° PARKING SPACE SHALL BE
9'W x 18'L (24' AISLE)
25 REQ'D. SPACES x 20% = 5
UP TO 5 REQ'D. PARKING SPACES MAY BE COMPACT
NO COMPACT PARKING SPACES PROPOSED

STREET PARKING:
4 PARALLEL PARKING SPACES ON MAGNOLIA ST.
5 PARALLEL PARKING SPACES ON MAIN ST.

OFF-STREET LOADING:
WAREHOUSE =
1 SPACE PER 10,000 SF OF FLOOR AREA
14,985 SF / 10,000 SF = 1.50
2 LOADING AREAS REQ'D. / 3 PROVIDED - *COMPLIES*

LOADING SPACES SHALL BE A MINIMUM OF
10'W x 25'L x 15'H

DRIVEWAYS:
8% MAX. SLOPE ALLOWED
16% SLOPE W/ 8% TRANSITIONS PROPOSED

UNDERGROUND PARKING APPROVAL REQUIREMENTS

§ 70-203 PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

U. BELOW-GRADE PARKING STRUCTURES.

(1) NO PERMITS FOR THE CONSTRUCTION OR ALTERATION OF A BELOW-GRADE PARKING STRUCTURE SHALL BE ISSUED WITHOUT FIRST OBTAINING APPROVAL FROM THE TOWN BOARD AFTER A PUBLIC HEARING.

(2) IN CONSIDERING APPLICATIONS FOR APPROVAL HEREUNDER, THE TOWN BOARD SHALL CONSIDER THE GENERAL STANDARDS SET FORTH HEREIN, AND IN § 70-225B(1) OF THIS CODE, AND SHALL ALSO FOLLOW THE REVIEW PROCEDURES AND REQUIREMENTS LISTED IN § 70-219.

(3) BELOW-GRADE PARKING STRUCTURES SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:

(A) A BELOW-GRADE PARKING STRUCTURE MAY BE PERMITTED, PROVIDED IT IS DEMONSTRATED THAT IT WILL REDUCE ADVERSE VISUAL IMPACTS TO ADJOINING PROPERTIES; THAT THE AMOUNT OF SURFACE PAVING WILL BE REDUCED; OR THAT THE BELOW-GRADE STRUCTURE IS NECESSITATED BY EXISTING TOPOGRAPHICAL CONDITIONS.

(B) THE NUMBER OF LEVELS BELOW GRADE SHALL NOT EXCEED THREE NOR A MAXIMUM DEPTH OF 35 FEET.

(C) THE MINIMUM VERTICAL DISTANCE BETWEEN THE BOTTOM OF THE FOUNDATION SLAB OR FOOTING AND THE GROUNDWATER TABLE SHALL BE NOT LESS THAN 10 FEET. THE GROUNDWATER TABLE ELEVATION SHALL BE DETERMINED BY NOT LESS THAN FIVE SOIL BORINGS, GENERALLY ONE AT EACH CORNER OF THE FOUNDATION AND ONE AT THE CENTER OF THE PARKING STRUCTURE.

(D) VEHICULAR ACCESS RAMPS SHALL NOT FACE ADJOINING RESIDENTIAL PROPERTIES NOR SHALL ACCESS AND EGRESS DRIVES BE LOCATED ON A RESIDENTIAL STREET.

(E) IN THE CASE OF PARTIALLY BELOW-GRADE STRUCTURES, PARKED VEHICLES SHALL BE SHIELDED FROM PUBLIC VIEW BY STRUCTURAL WALLS.

(F) NONRESIDENTIAL BUILDINGS IN WHICH SOME OR ALL OF THEIR REQUIRED PARKING SPACES ARE LOCATED IN BELOW-GRADE STRUCTURES SHALL BE SUBJECT TO THE FOLLOWING MAXIMUM FLOOR AREA RATIOS:

WAREHOUSE, INDUSTRIAL: 0.60

(G) ALL PARKING SPACES SHALL BE CLEAR OF COLUMNS OR OTHER PROJECTIONS AND SHALL CONFORM TO THE MINIMUM DIMENSIONAL STANDARDS SET FORTH IN § 70-103. A MINIMUM VERTICAL CLEARANCE OF SEVEN FEET MUST BE PROVIDED FOR ALL DRIVE AISLES AND PARKING SPACES. IF LOADING AREAS ARE PROVIDED FOR IN A BELOW-GRADE PARKING STRUCTURE, THEN THE MINIMUM VERTICAL CLEARANCE SHALL BE 15 FEET IN ACCORDANCE WITH THE PROVISIONS OF § 70-103F.

(H) PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED A MAXIMUM GRADIENT OF 3%. ACCESS RAMPS TO THE EXTERIOR AND BETWEEN PARKING LEVELS SHALL NOT EXCEED A MAXIMUM GRADIENT OF 8%.

(I) A MECHANICAL VENTILATION SYSTEM IS REQUIRED FOR ALL BELOW-GRADE PARKING STRUCTURES IN ACCORDANCE WITH THE MECHANICAL CODE OF NEW YORK STATE. EXHAUST OPENINGS SHALL NOT BE PERMITTED ON ANY SIDE OF THE PARKING STRUCTURE ADJOINING A RESIDENCE DISTRICT.

(J) BELOW-GRADE PARKING STRUCTURES MUST BE EQUIPPED WITH TWENTY-FOUR-HOUR CLOSED-CIRCUIT TELEVISION (CCTV) SECURITY CAMERAS. SECURITY CAMERAS MAY BE EITHER MONITORED OR RECORDED, BUT MUST COVER ALL PUBLIC ENTRANCES AND EXITS AND AT LEAST HALF THE PARKING AREA. RECORDINGS FROM SECURITY CAMERAS SHALL BE MAINTAINED FOR A MINIMUM OF 30 DAYS AND SHALL BE MADE AVAILABLE TO POLICE IF REQUESTED. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL, MAINTAIN AND OPERATE THE SECURITY CAMERAS; HOWEVER, IT SHALL BE WITHIN THE SOLE DISCRETION OF THE OWNER TO DETERMINE WHETHER PERSONNEL SHALL BE ASSIGNED TO MONITOR THE CAMERAS IN REAL TIME.

(4) WHEN AN APPLICATION FOR A PROPOSED DEVELOPMENT IS SUBJECT TO SITE PLAN REVIEW IN ACCORDANCE WITH THE PROVISIONS OF § 70-219, AN APPLICATION TO PERMIT A BELOW-GRADE PARKING STRUCTURE, AS DEFINED IN § 70-231, SHALL BE FILED SIMULTANEOUSLY AND WILL BE REVIEWED BY THE TOWN BOARD IN CONSOLIDATED PROCEEDINGS WITH THE SITE PLAN APPROVAL.

ELECTRIC VEHICLE CHARGING STATIONS

§ 70-203 PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

X. ELECTRIC VEHICLE CHARGING STATIONS SHALL BE PERMITTED IN ALL COMMERCIAL DISTRICTS, SUBJECT TO THE FOLLOWING:

(1) EACH ELECTRIC VEHICLE CHARGING STATION SHALL INCLUDE VEHICLE IMPACT PROTECTION (BOLLARDS) OR A SIMILAR STRUCTURE.

(2) THE GREATER OF TWO SPACES OR 10% OF THE TOTAL PROVIDED PARKING MAY BE DESIGNATED FOR THE EXCLUSIVE USE AS ELECTRIC VEHICLE CHARGING AND THE SALE OF ELECTRICITY AND COUNTED TOWARDS THE OFF-STREET PARKING REQUIREMENTS SPECIFIED IN § 70-103. WHEN A CHARGING STATION IS INCAPABLE OR PROHIBITED FROM CHARGING VEHICLES FROM MULTIPLE VEHICLE MANUFACTURERS, THOSE DESIGNATED CHARGING SPACES EFFECTED BY THIS LIMITATION WILL NOT BE COUNTED TOWARDS THE OFF-STREET PARKING REQUIREMENT SPECIFIED IN § 70-103.

(3) COMPONENTS FOR ELECTRIC VEHICLE CHARGING STATIONS MAY ENCROACH UP TO 36 INCHES INTO A REQUIRED SETBACK OR BUFFER.

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	BLDG. DEPT. RESUBMISSION	08.24.2022
	BLDG. DEPT. RESUBMISSION	09.16.2022

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BLDG. DEPT. APPROVAL

PROFESSIONAL SEAL

REGISTERED ARCHITECT DOUGLAS R. GUILFOYLE 028509 STATE OF NEW YORK

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DOUGLAS R. GUILFOYLE RA NYS LICENSE NO. 028509

OWNER
111 MAGNOLIA LLC
111 MAGNOLIA AVENUE
WESTBURY, NY 11590
MICHAEL TOBIAS

PROJECT NAME
FULFILLMENT CENTER

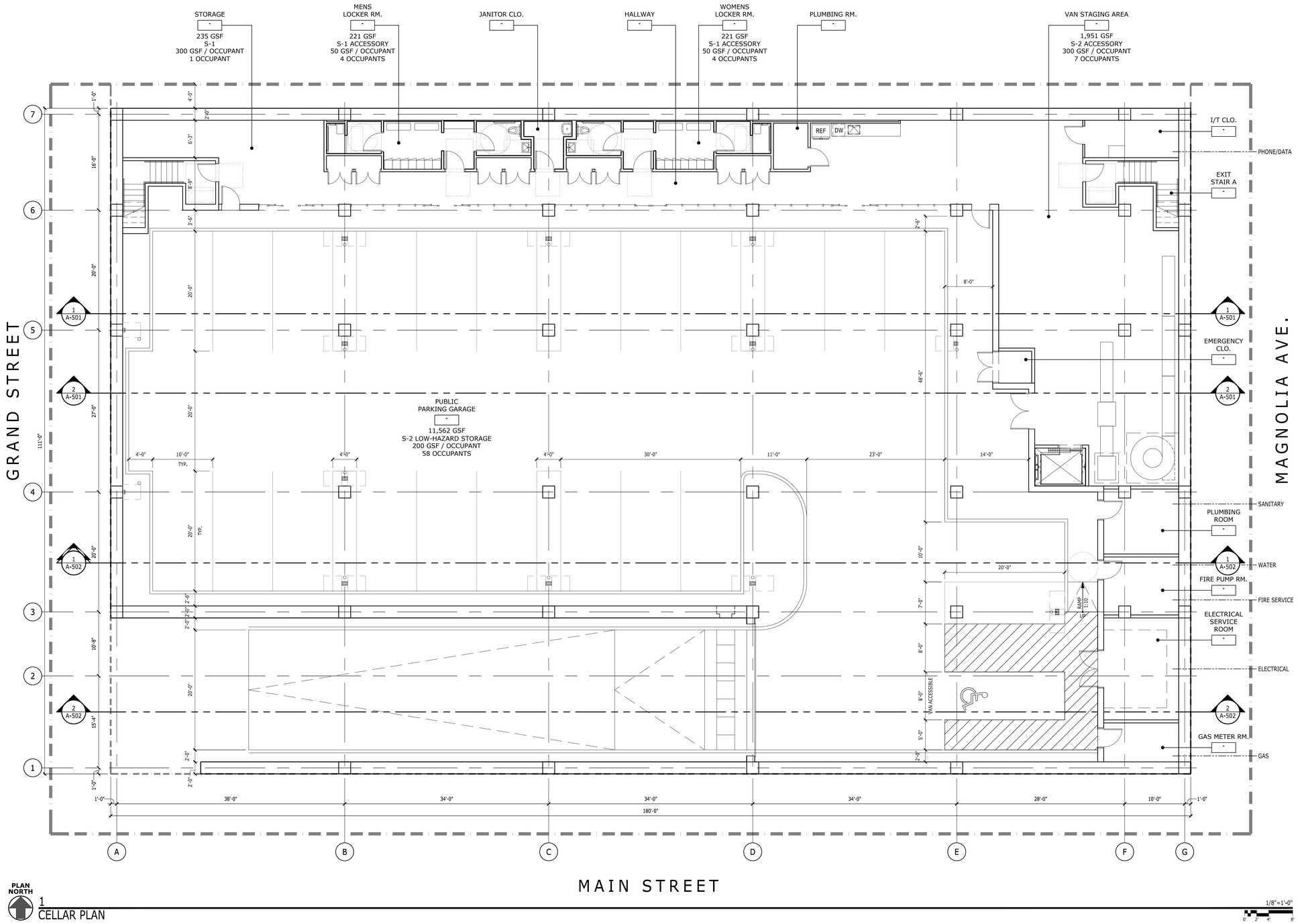
111 MAGNOLIA AVENUE
WESTBURY, NY 11590

PROJECT NUMBER 038.02

DRAWING TITLE
SITE & LANDSCAPING PLAN

SCALE	1/16" = 1'-0"
DATE	11.01.2021
DRAWN BY	DRG
SHEET NO.	

A-050.00



PLAN NORTH

1 CELLAR PLAN

1/8"=1'-0"

0' 2' 4' 8'

FLOOR OCCUPANT LOAD

AREA/ROOM/SPACE	OCCUPANTS
PARKING GARAGE	58
VAN STAGING AREA	7
MENS LOCKER ROOM	4
WOMENS LOCKER ROOM	4
STORAGE	1
SECURED STORAGE	0
TOTAL	**74**

NO.	DESCRIPTION	DATE
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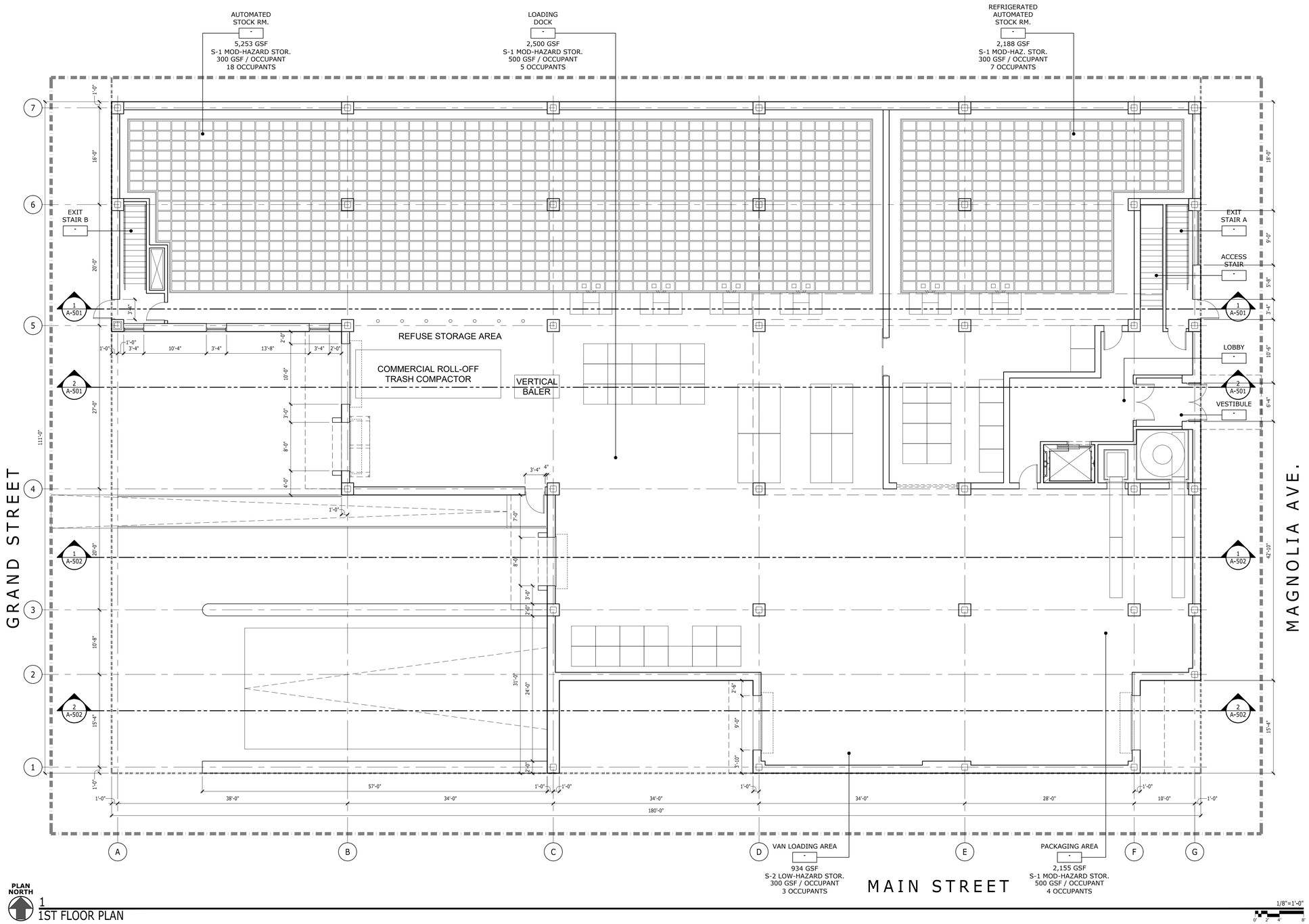
PROJECT NUMBER 038.02

DRAWING TITLE

CELLAR PARTITION PLAN

SCALE	1/8" = 1'-0"
DATE	11.01.2021
DRAWN BY	DRG
SHEET NO.	

A-100.00



PLAN NORTH

1
1ST FLOOR PLAN

1/8"=1'-0"

FLOOR OCCUPANT LOAD

AREA/ROOM/SPACE	OCCUPANTS
AUTOMATED STOCK ROOM	18
REFRIGERATED AUTOMATED STOCK ROOM	7
PACKAGING AREA	4
LOADING DOCK	5
VAN LOADING AREA	3
TOTAL	**37**

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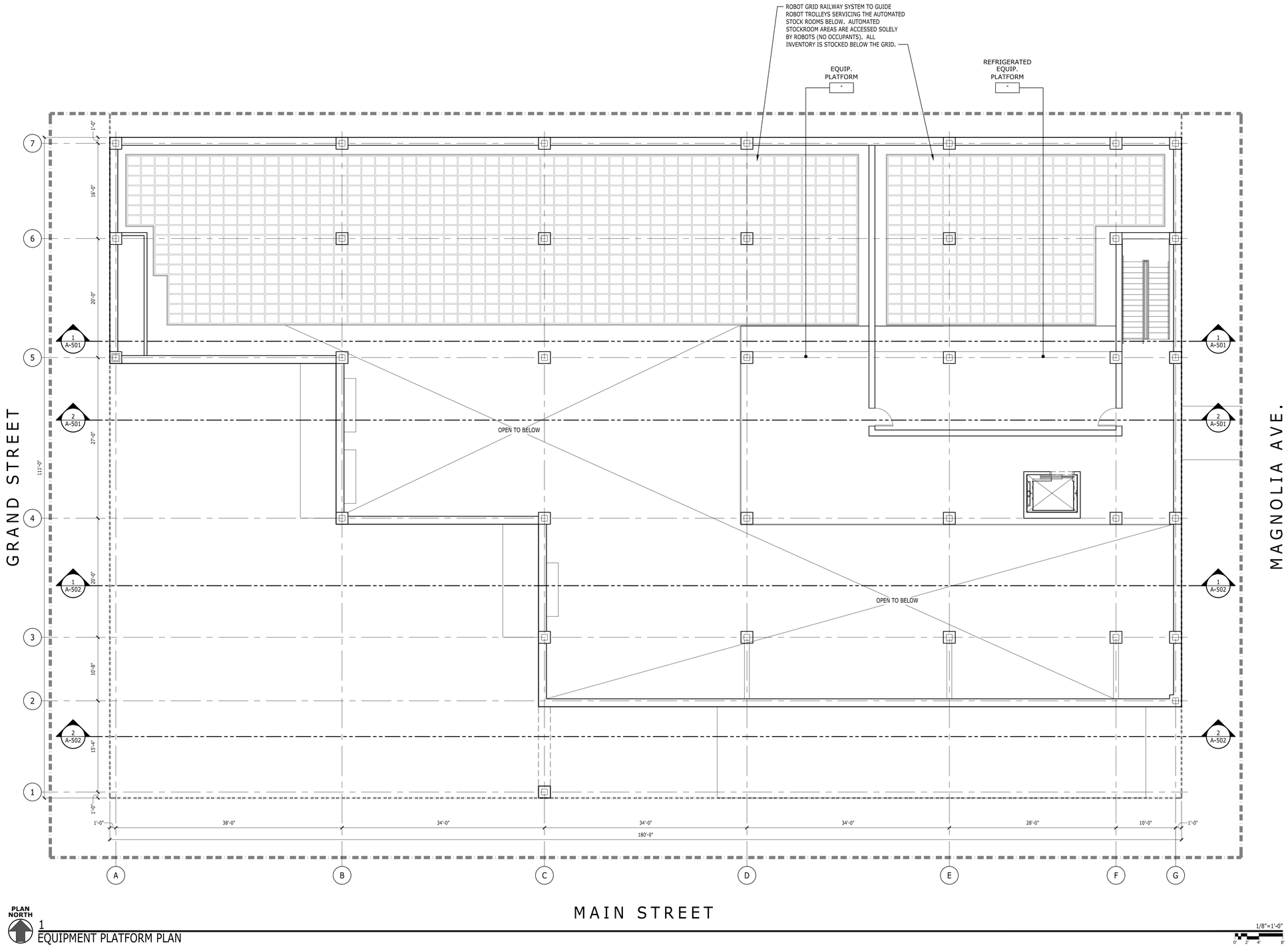
111 MAGNOLIA AVENUE
WESTBURY, NY 11590

PROJECT NUMBER 038.02

DRAWING TITLE
PARTIAL GROUND & 1ST FLOOR PARTITION PLAN

SCALE	1/8" = 1'-0"
DATE	11.01.2021
DRAWN BY	DRG
SHEET NO.	

A-101.00



PLAN NORTH

1 EQUIPMENT PLATFORM PLAN

1/8"=1'-0"

0' 2' 4' 8'

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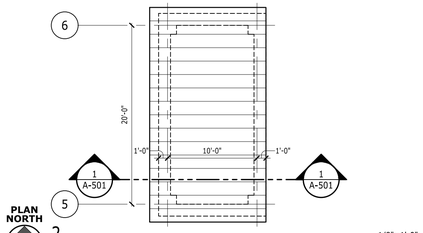
PROJECT NUMBER 038.02

DRAWING TITLE

EQUIP. PLATFORM PARTITION PLAN

SCALE	1/8" = 1'-0"
DATE	11.01.2021
DRAWN BY	DRG
SHEET NO.	

A-102.00

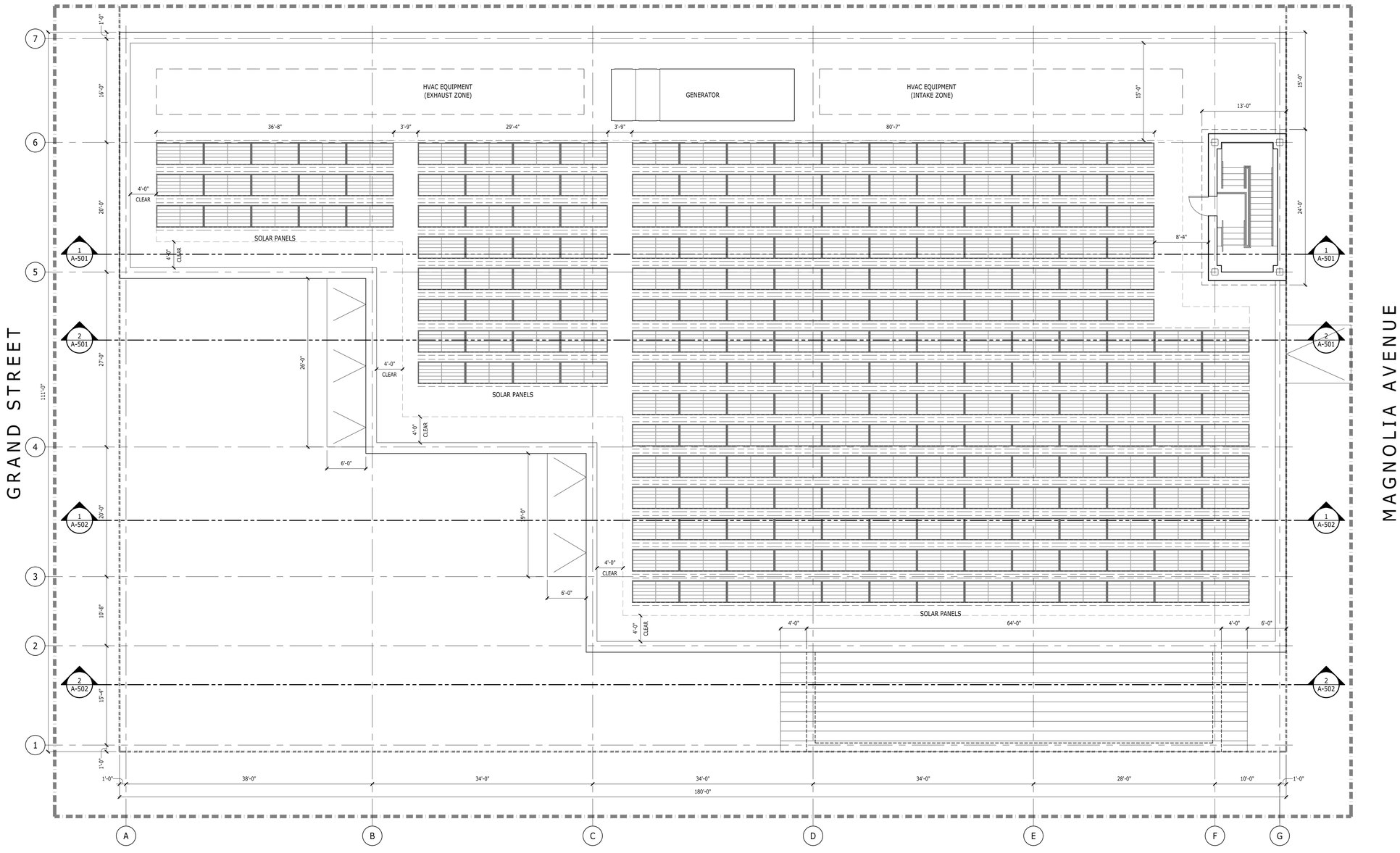


PLAN NORTH

2 STAIR PENTHOUSE ROOF PLAN

1/8"=1'-0"

0' 2' 4' 8'



PLAN NORTH

1 ROOF PLAN

1/8"=1'-0"

0' 2' 4' 8'

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WESTBURY, NY 11590

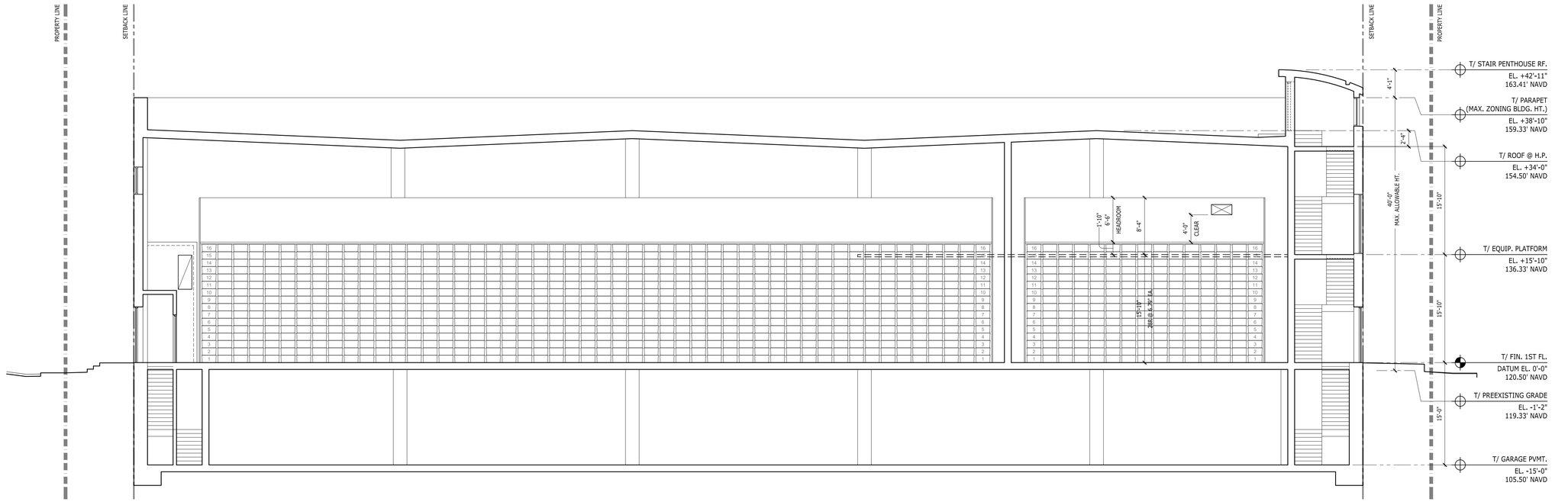
PROJECT NUMBER 038.02

DRAWING TITLE

ROOF PLAN

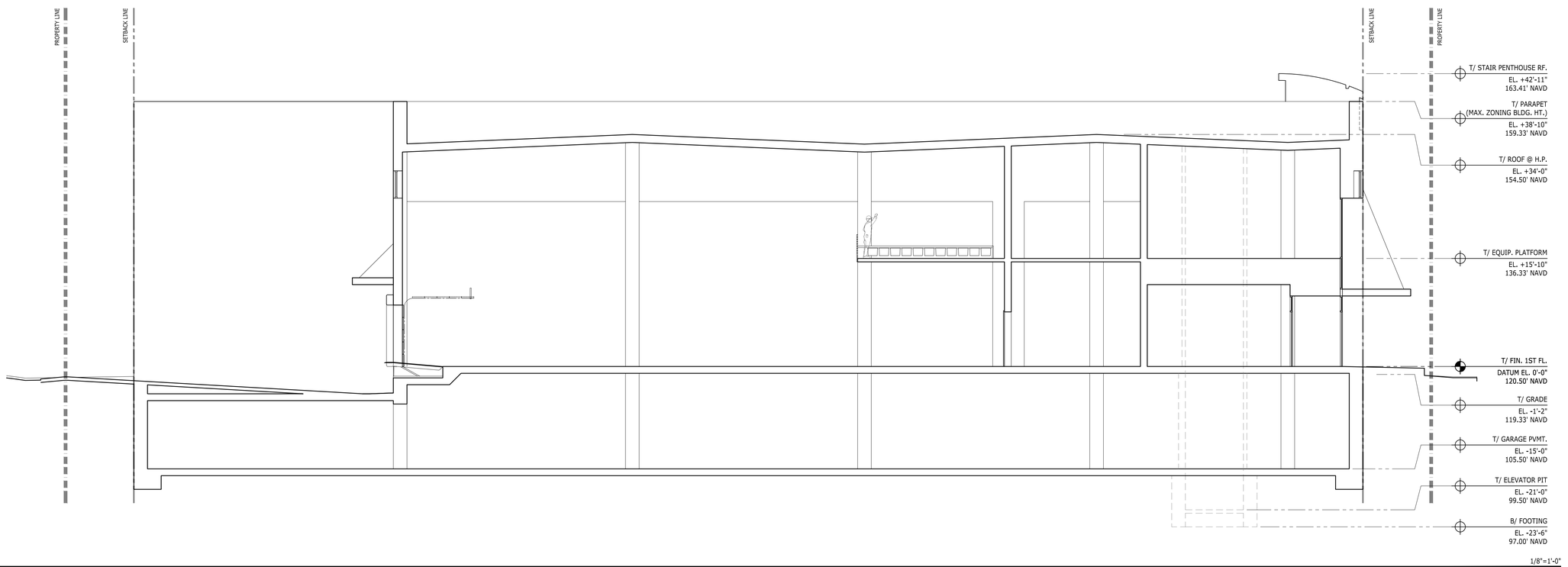
SCALE	1/8" = 1'-0"
DATE	11.01.2021
DRAWN BY	DRG
SHEET NO.	

A-103.00



1 EAST-WEST CROSS SECTION THROUGH EXIT STAIRS

1/8"=1'-0"



2 EAST-WEST CROSS SECTION THROUGH LOBBY

1/8"=1'-0"

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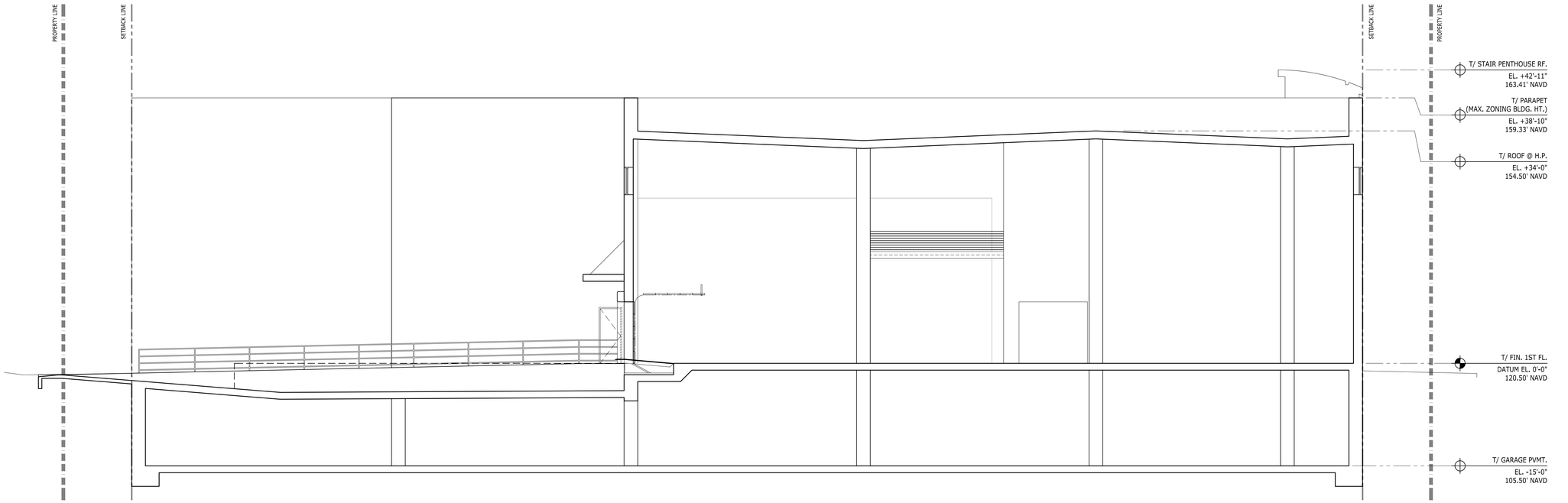
PROJECT NUMBER 038.02

DRAWING TITLE

CROSS SECTIONS

SCALE	1/8" = 1'-0"
DATE	11.01.2021
DRAWN BY	DRG
SHEET NO.	

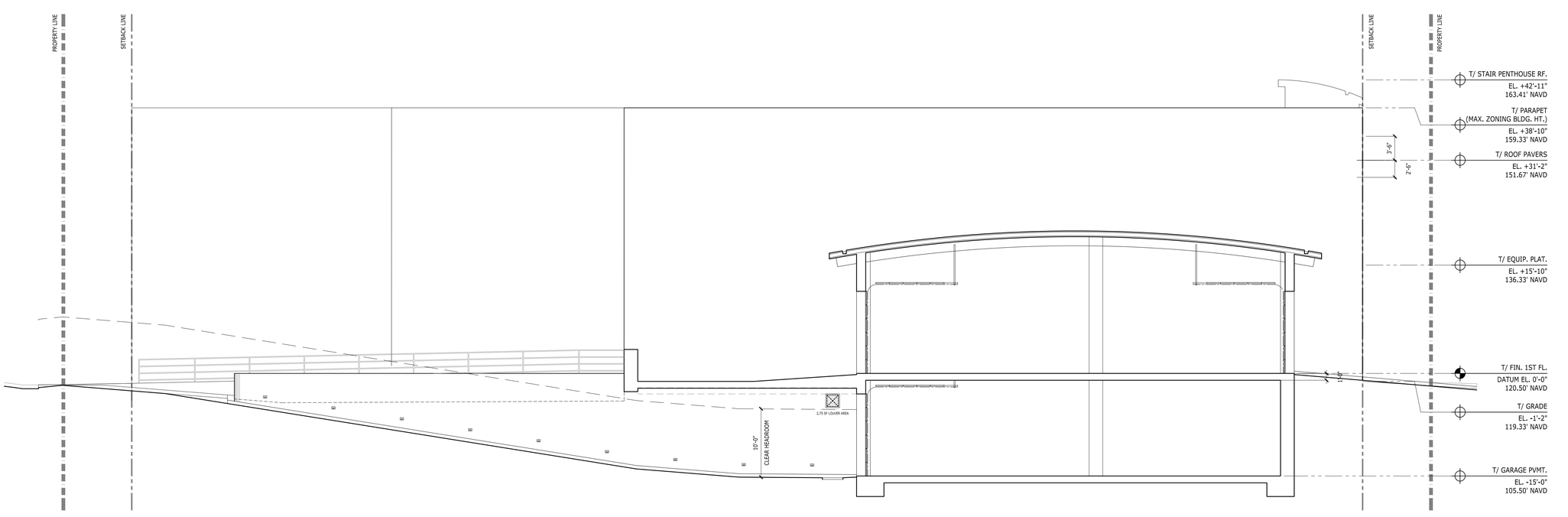
A-501.00



1

EAST-WEST CROSS SECTION THROUGH LOADING DOCK & UNDERGROUND GARAGE RAMP

1/8"=1'-0"



2

EAST-WEST CROSS SECTION THROUGH VAN LOADING AREA

1/8"=1'-0"

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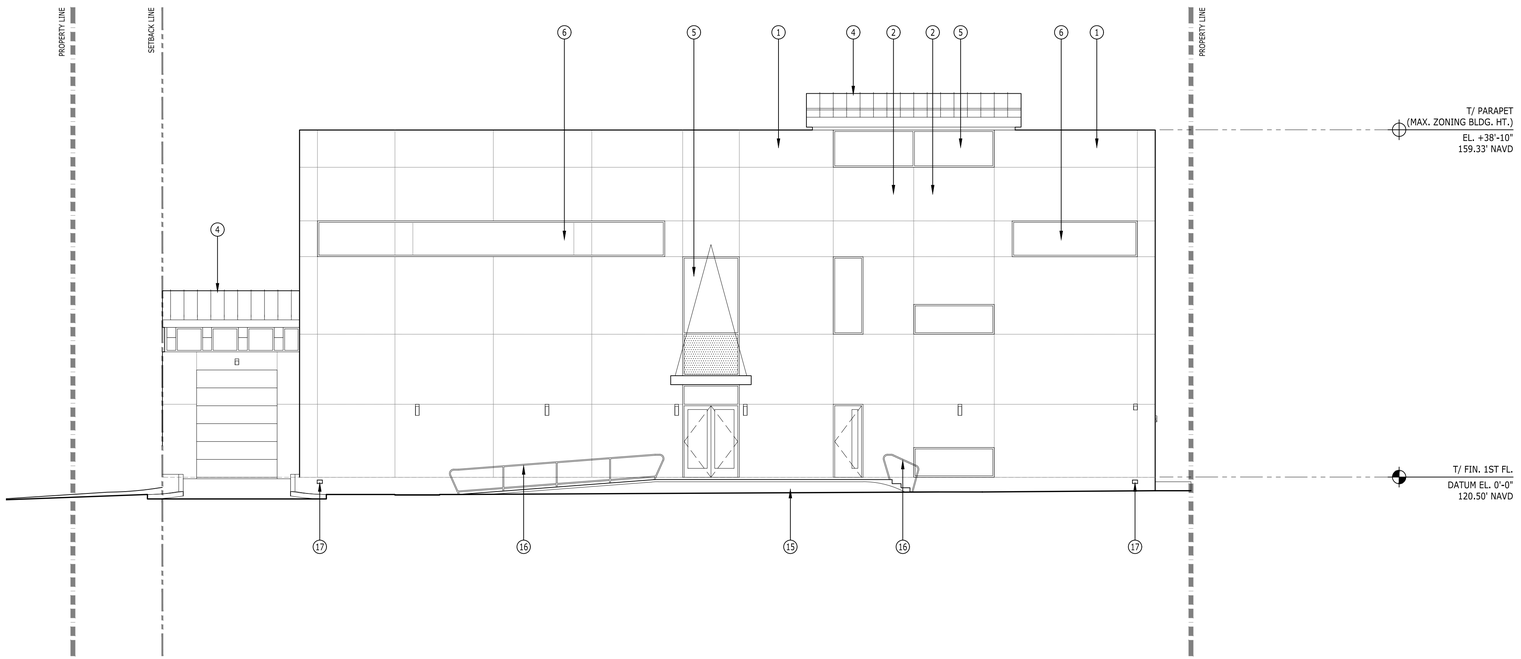
111 MAGNOLIA AVENUE
WESTBURY, NY 11590

PROJECT NUMBER 038.02

DRAWING TITLE
CROSS SECTIONS

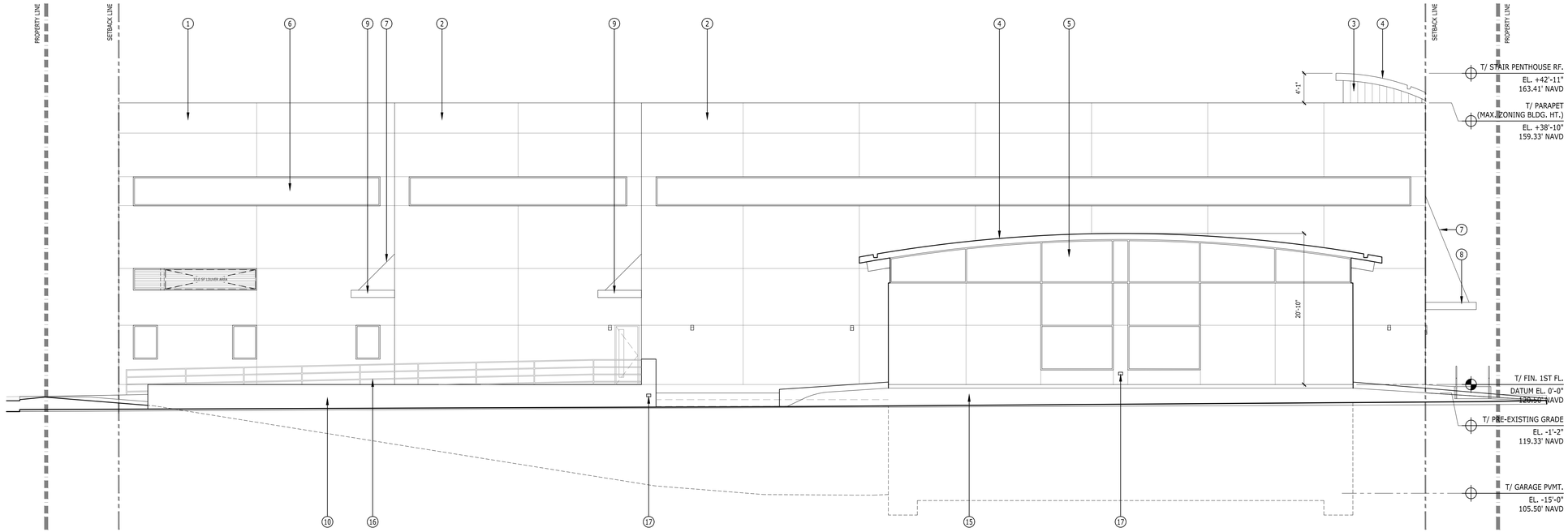
SCALE	1/8" = 1'-0"
DATE	11.01.2021
DRAWN BY	DRG
SHEET NO.	

A-502.00



1
EAST BUILDING ELEVATION

1/8"=1'-0"



2
SOUTH BUILDING ELEVATION

1/8"=1'-0"

KEYNOTE LEGEND

1. ALUM. COMPOSITE PANEL CLADDING SYSTEM - FIELD COLOR TBD
2. ALUM. COMPOSITE PANEL CLADDING SYSTEM - ACCENT COLOR TBD
3. METAL WALL PANEL SYSTEM W/ CONCEALED FASTENERS & VERTICAL SEAMS.
4. CURVED STANDING SEAM METAL ROOF SYSTEM.
5. CURTAIN WALL GLAZING SYSTEM W/ INSULATED LOW-E GLASS UNITS.
6. RIBBON WINDOW SYSTEM W/ INSULATED LOW-E GLASS UNITS.
7. INDUSTRIAL COATED TENSION RODS.
8. INDUSTRIAL CTD. ALUM. PANEL CLAD MARQUEE.
9. INDUSTRIAL CTD. ALUM. PANEL CLAD LOADING DOCK AWNING SHELTER.
10. COLORED CONCRETE W/ ADMIXTURE
11. RETAINING WALL.
12. INTERIOR MTD., INSULATED SECTIONAL DOOR.
13. HEAVY-DUTY TRUCK DOCK SEALS.
14. INTERIOR COLUMN BEHIND GLAZING.
15. GRASS / LANDSCAPING
16. POWDER COATED RAILING SYSTEM.
17. LOCKABLE RECESSED WALL HYDRANT BOX.

GENERAL NOTES

1. -
2. -
3. -

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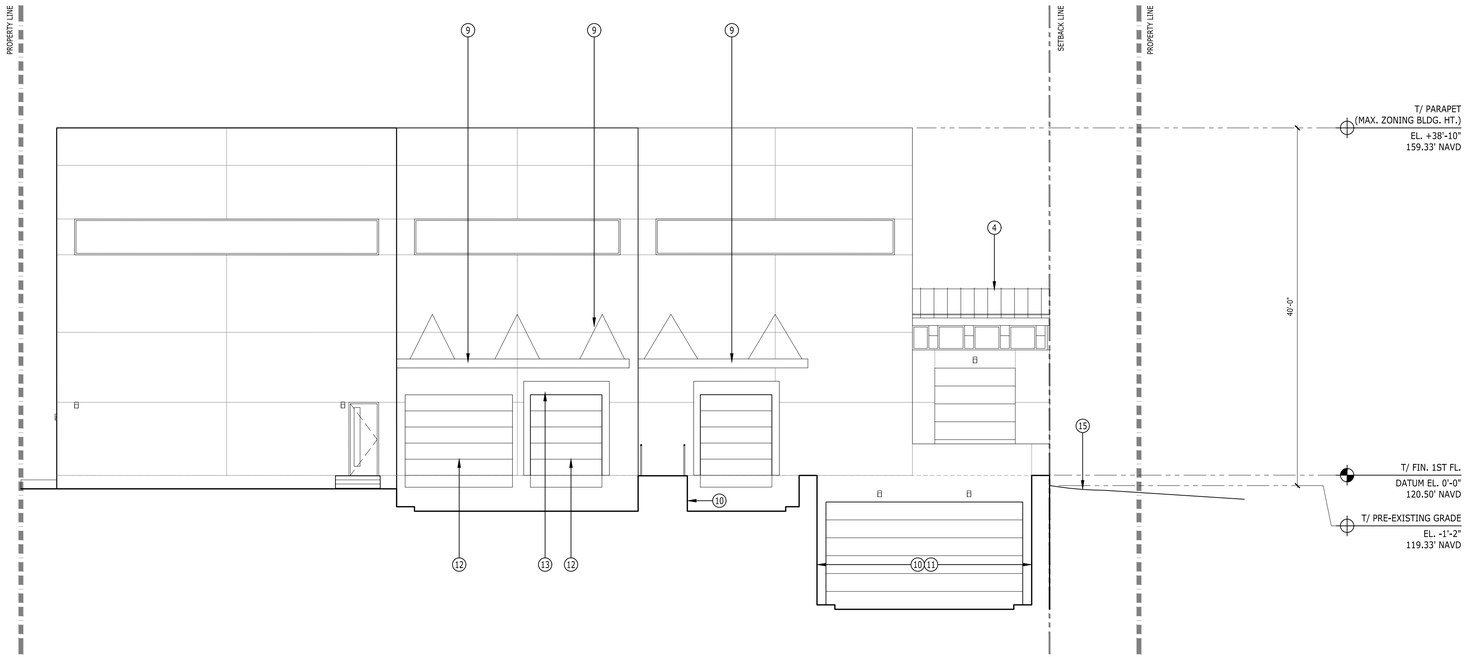
111 MAGNOLIA AVENUE
WESTBURY, NY 11590

PROJECT NUMBER 038.02

DRAWING TITLE
BUILDING ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	11.01.2021
DRAWN BY	DRG
SHEET NO.	

A-521.00



1
WEST BUILDING ELEVATION

1/8"=1'-0"
0 2 4 8

KEYNOTE LEGEND

1. ALUM. COMPOSITE PANEL CLADDING SYSTEM - FIELD COLOR TBD
2. ALUM. COMPOSITE PANEL CLADDING SYSTEM - ACCENT COLOR TBD
3. METAL WALL PANEL SYSTEM W/ CONCEALED FASTENERS & VERTICAL SEAMS.
4. CURVED STANDING SEAM METAL ROOF SYSTEM.
5. CURTAIN WALL GLAZING SYSTEM W/ INSULATED LOW-E GLASS UNITS.
6. RIBBON WINDOW SYSTEM W/ INSULATED LOW-E GLASS UNITS.
7. INDUSTRIAL COATED TENSION RODS.
8. INDUSTRIAL CTD. ALUM. PANEL CLAD MARQUEE.
9. INDUSTRIAL CTD. ALUM. PANEL CLAD LOADING DOCK AWNING SHELTER.
10. COLORED CONCRETE W/ ADMIXTURE
11. RETAINING WALL.
12. INTERIOR MTD., INSULATED SECTIONAL DOOR.
13. HEAVY-DUTY TRUCK DOCK SEALS.
14. INTERIOR COLUMN BEHIND GLAZING.
15. GRASS / LANDSCAPING
16. POWDER COATED RAILING SYSTEM.
17. LOCKABLE RECESSED WALL HYDRANT BOX.

GENERAL NOTES

1. -
2. -
3. -

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MICHAEL TOBIAS

PROJECT NAME
FULFILLMENT CENTER

111 MAGNOLIA AVENUE
WESTBURY, NY 11590

PROJECT NUMBER 038.02

DRAWING TITLE
BUILDING ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	11.01.2021
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SHEET NO.	

A-522.00

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE , ENERGY CODE AND ALL RULES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING THE LATEST EDITIONS OF THE NATIONAL FIRE CODE AND ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.

2. THE CONTRACTOR IS TO CHECK AND VERIFY THESE DOCUMENTS AND BE RESPONSIBLE FOR ALL MEASUREMENTS, DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE A SUBMISSION OF BID. A SUBMISSION OF BID SHALL IMPLY CONTRACTOR'S ACCEPTANCE OF THE DRAWINGS AND THE EXISTING CONDITIONS.

3. COMMENCEMENT OF CONSTRUCTION WILL SIGNIFY THAT THE CONTRACTOR AND TRADE CONTRACTOR WILL HOLD THE ARCHITECT HARMLESS FOR ANY AND ALL ERRORS, OMISSIONS AND PERSONAL LIABILITY.

4. THESE DRAWINGS ARE INTENDED TO CONVEY THE OVERALL DESIGN INTENT AND GENERAL SCOPE OF WORK. ALL CONNECTIONS, ASSEMBLIES AND DETAILS REQUIRED TO CARRY OUT THIS DESIGN INTENT ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.

5. ALL CONDITIONS CONTAINED IN THE LATEST EDITION OF THE A.I.A A107 "GENERAL CONDITIONS OF THE CONTRACT" SHALL BE INCORPORATED INTO THESE SPECIFICATIONS AND SHALL BE BINDING TO THE CONTRACT AS IF WRITTEN HEREIN.

6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UNDERWRITER'S CERTIFICATES, CERTIFICATE OF OCCUPANCY, AND/OR COMPLETION FOR ALL WORK INDICATED FROM ANY AGENCIES HAVING JURISDICTION.

7. IF, IN THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT IMMEDIATELY. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE TO WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.

8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

9. DURING THE COURSES OF CONSTRUCTION, IF MODIFICATION TO THE DESIGN OCCUR AS A RESULT OF EXISTING CONDITIONS, REQUEST OF THE OWNER, DESIGNER, ETC., THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE IMMEDIATELY. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

10. CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY CONSTRUCTION.

11. ALL MATERIALS USED ARE TO BE PERMANENT. MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PREMISES SHALL BE NEW AND UNUSED.

12. THE CONTRACTOR SHALL GUARANTEE THE WORK OF EACH TRADE AND THE ENTIRE WORK OF THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.

13. CONTRACTOR TO SUPPLY TO OWNER IN WRITING A WAIVER OF ALL LIENS FOR HIMSELF AND ALL SUBCONTRACTORS AT TIME OF FINAL PAYMENT.

14. UPON COMPLETION OF WORK, CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.

15. STRUCTURAL LUMBER: SHALL MEET OR EXCEED THE FOLLOWING:
FB = 1,200 PSI
E = 1,760,000 DOUGLAS FIR CONSTRUCTION GRADE 1

16. CONCRETE: SHALL BE F'C = 4,000 PSI @ 28 DAYS SEE STRUCTURAL ENGINEERS NOTE THIS PAGE

17. STRUCTURAL STEEL: SEE STRUCTURAL ENGINEERS NOTES ON THIS PAGE

18. FOOTINGS: SHALL BEAR ON UNDISTURBED SOIL.

19. DRYWALL: ALL DRYWALL PRODUCTS, INCLUDING GYPSUM BOARD, STUDS, SCREW, JOINT COMPOUND, TAPES AND TRIM SHALL BE U.S. GYPSUM CO., OR APPROVED EQUAL. ALL JOINTS SHALL RECEIVE 3 COATS OF JOINT TREATMENT, SAND FINAL COAT TO A UNIFORM SMOOTH SURFACE. ALL WALLS, CEILINGS AND INTERIOR OF CLOSETS TO BE TAPED AND SPACKLED 3 COATS, READY FOR PAINT. ALL GYPSUM BOARD SHALL BE 1/2" UNLESS OTHERWISE NOTED.

20. PAINTING AND FINISHING: ALL WALLS AND SURFACES AS ON THE DRAWINGS ARE TO BE PAINTED WITH 1 COAT PRIMER AND 2 COATS OF FINISH PAINT. REMOVE ALL HARDWARE TRIM, SWITCH PLATES, ETC. PRIOR TO PAINTING AND REPLACE SAME AT COMPLETION OF WORK. WALL COLOR IS TO BE DETERMINED BY OWNER BUT MANUFACTURED BY: BENJAMIN MOORE PAINTS. CEILING COLOR IS TO BE FLAT PAINT IS TO BE USED ON THE WALLS AND CEILINGS AND SEMI-GLOSS IS TO BE USED ON ALL DOORS AND TRIM.

21. CONTRACTOR TO PROVIDE A MINIMUM OF ONE SINGLE STATION SMOKE DETECTOR AT EACH NEW BEDROOMS, HALLWAYS ETC. SEE REFLECTED CEILING PLAN OF THE HOUSE IN COMPLIANCE WITH NYSEC ASIO. DETECTORS SHALL BE ELECTRIC AND SHALL BE DIRECTLY CONNECTED TO LIGHTING CIRCUITS WITH NO INTERVENING SWITCHES.

22. WINDOWS: ALL WINDOWS TO BE NEW, INSULATED GLASS, SIZE AND FUNCTION AS INDICATED ON PLANS AND ELEVATIONS (SEE DRAWINGS FOR DETAILS). PROVIDE INSECT SCREENS AS REQUIRED. ALL GLASS LESS THAN 18" ABOVE FINISHED FLOOR TO BE TEMPERED. ALL CUSTOM GLAZING SHALL BE 1" INSULATED GLASS. EXTERIOR FRAMEWORK TO BE DETERMINED AND COLOR. PROVIDE 3 SETS OF SHOP DRAWINGS ON CUSTOM UNITS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. SEE PLANS AND ELEVATIONS.

23. PLUMBING AND FIXTURES: ALL PLUMBING WORK SHALL BE DONE BY DULY LICENSED PLUMBER. ALL PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR OR OTHERWISE NOTED.

24. DOORS: ALL NEW INTERIOR DOORS SEE DOOR SCHEDULE. ALL CLOSET DOORS TO SEE DOOR SCHEDULE. ALL HARDWARE TO BE SCHLAGE, OR APPROVED EQUAL. FUNCTION AS REQUIRED.

25. INSULATION: INSULATE ALL NEW EXTERIOR WALLS, FLOORS AND CEILINGS AS INDICATED ON PLANS AND SECTIONS. ALL BATT INSULATION IS TO HAVE FOIL SURFACE ONE SIDE, OR AS REQUIRED.

26. INSTALL NEW SOFFIT VENTS AS INDICATED ON PLANS.

27. GENERAL CONTRACTOR SHALL PERFORM ALL THE CUTTING AND PATCHING FOR ALL TRADES.

28. GUTTERS: CONTRACTOR TO INSTALL NEW GUTTERS AND LEADERS THROUGHOUT. GUTTERS AND LEADERS TO BE AS PER PLANS AND DETAILS.

29. CLOSETS: ALL NEW CLOSETS TO BE AS PER PLANS.

30. FLOORING: CONTRACTOR TO SUPPLY AND INSTALL NEW FLOORS AS PER OWNER. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS AS PER OWNER.

31. ROOFING: CONTRACTOR TO SUPPLY AND INSTALL NEW ROOF ON ENTIRE HOUSE. STYLE AND COLOR TO BE SELECTED BY OWNER. PURCHASED AND INSTALLED BY CONTRACTOR

32. ELECTRICAL: ALL ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITERS APPROVED AND TO INCLUDE INSTALLATION OF FIXTURES AND SPECIFICATIONS AS INDICATED. LIGHT FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR EXCEPT WHERE NOTED. GFI OUTLETS REQUIRED AT ALL WET AREAS, EXTERIOR AND STORAGE AREAS. INSTALL ALL OUTLETS AS PER CODE. ALL WORK TO DONE IN STRICT ACCORDANCE WITH THE NEW YORK STATE CODE BY DULY LICENSED ELECTRICIANS. ALL NEW SWITCHES AND OUTLETS TO BE LEVITON, DECOR WHITE, SUPPLIED AND INSTALLED BY CONTRACTOR. OUTLETS AND SWITCHES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO DO ALL HOOK-UPS AS REQUIRED FOR KITCHEN.

33. HEADER: TO BE INSTALLED ABOVE ALL NEW OPENINGS, DOORS AND WINDOWS IN BEARING WALLS. TECO JOIST HANGERS TO BE USED ON ALL FLUSH HEADER CONNECTIONS. ENDS OF HEADERS TO REST FULLY ON (2) 2"X6" JACK STUDS UNLESS OTHERWISE NOTED.

TYPICAL SPAN:	SIZE OF HEADER
0'-4'	2-2"X8"
4'-8'	2-2X10"
8'-12'	2-2X12"

AT ANY OPENING THERE SHOULD BE DOUBLE JACK STUDS. ALL HEADERS ARE TYPICAL UNLESS OTHERWISE NOTED. INSTALL METAL BRIDGING AT 6'-0" O.C.

34. HEATING CONTRACTOR TO PROVIDE NEW HEATING AND COOLING AS REQUIRED IN NEW ADDITIONS

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 BUILDING CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 MECHANICAL CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 FIRE CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 FUEL GAS CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 PLUMBING CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 EXISTING BUILDING CODE OF NEW YORK STATE

STRUCTURAL LOAD CALCULATIONS

UPLIFT
20 PSF X 10' = 200 PSF

ROOF ATTIC
LL= 95 PSF X 10' = 950 PSF
DL= 15 PSF X 10' = 150 PSF

WALL
DL = 80 PSF

FLOOR
LL =40 PSF X 10' = 400 PSF
DL = 10 PSF X 10' = 100 PSF

FOUNDATION/ FOOTING
DL = 600 PSF

TOTAL BEARING LOAD
LL = 1350 PSF
DL = 850 PSF
2200 PSF

THERFORE MIN. 1.5 TON SOIL CAPACITY ACCEPTABLE

SITE AND ZONING DATA

114 COUNTRY CLUB DRIVE, MANHASSET N.Y. 11030

SECTION	3		
BLOCK	147		
LOT(S)	14		
ZONE DESCRIPTION	RESIDENCE A		
LOT AREA	8,124 SF OR .18 ACRE		
ZONING	REQUIRED	PROPOSED	CODE SECTION
MAXIMUM BUILDING HEIGHT	2 1/2-STY / 30.0'	22'-7"	70-26
MINIMUM LOT AREA	8,500 SF	EXTG 8,124	70-27
MINIMUM LOT WIDTH	65.0'	EXTG 75.00'	70-27.1
LOT COVERAGE	25%	20%	70-28
MAXIMUM F.A.R.	NOT TO EXCEED 36%	NEW 3,050 SQ/FT NEW 38%	70-29 VARIANCE — VARIANCE NEEDED FOR GROSS FLOOR AREA SEEKING RELIEF OF 2%
MINIMUM FRONT YARD SETBACK	35'-0"	EXTG 41.2'	70-30A
AVERAGE FRONT YARD SETBACK	34.6'	EXTG 35'-5 1/4" PORTICO	70-30C
MINIMUM SIDE YARD SETBACK	30% LOT WIDTH MIN 10' MIN REQ AGGR = 22.5'	NEW 9'-7 1/4" NEW 8'-10" AGGREGATE = 18'-5 1/4"	70-31 VARIANCE — VARIANCE NEEDED FOR SIDE YARD AND AGGREGATE SEEKING RELIEF OF 4 3/4'-Ø 3/4", 1'-2"
MINIMUM REAR YARD SETBACK	15-0"	EXTG 26'-1 1/4"	70-32
PARKING	MIN. 2	2	70-42.1
SKY EXPOSURE PLANE	2 VERT. 1 HORIZ.	2 VERT. 1 HORIZ.	70-32.3
FRONT YARD PAVING	40%	N/A	70-32.6
EAVE HEIGHT	22'-0"	18'-0"	70-32.7
REAR YARD LOT COVERAGE 40%	40%	N/A	70-100.1A
ACCESSORY STRUCTURES CENTRAL HVAC UNITS	LOCATED IN REAR OR SIDE YARDS ONLY AND NOT LESS THAN 3'-0" FROM REAR AND SIDE PROPERTY	EXTG	70-100.2(H)

PREEXISTING AVERAGE GRADE

210.35 + 210.67 = 421.02/2 = 210.51 x 11.0 = 2315.61	2315.61	11.0
210.67 + 211.03 = 421.7/2 = 210.85 x 12.1 = 2551.28	2551.28	12.1
211.03 + 210.93 = 421.96/2 = 210.98 x 14.4 = 3038.11	3038.11	14.4
210.93 + 211.11 = 422.04/2 = 211.02 x 22.1 = 4663.54	4663.54	22.1
211.11 + 211.52 = 422.63/2 = 211.31 x 22.6 = 4564.40	4564.40	21.6
211.52 + 211.45 = 422.97/2 = 211.48 x 9.9 = 2093.70	2093.70	9.9
211.45 + 211.48 = 422.93/2 = 211.46 x 3.8 = 803.56	803.56	3.8
211.48 + 211.49 = 422.97/2 = 211.48 x 7.1 = 1501.54	1501.54	7.1
211.49 + 211.29 = 422.78/2 = 211.39 x 12.9 = 2726.93	2726.3	12.9
211.29 + 210.37 = 421.66/2 = 210.83 x 18.8 = 3963.60	3963.60	18.8
210.37 + 210.50 = 420.87/2 = 210.45 x 12.9 = 2714.80	2714.80	12.9
210.50 + 209.61 = 420.11/2 = 210.05 x 12.7 = 2667.69	2667.69	12.7
209.61 + 209.77 = 419.38/2 = 209.67 x 10.1 = 2117.86	2117.86	10.1
209.77 + 209.81 = 419.58/2 = 209.79 x 7.7 = 1615.38	1615.38	7.7
209.81 + 210.35 = 420.16/2 = 210.08 x 18.5 = 3886.48	3886.48	18.8
TOTAL	41224.48	195.6

41224.48 / 195.6= 210.75

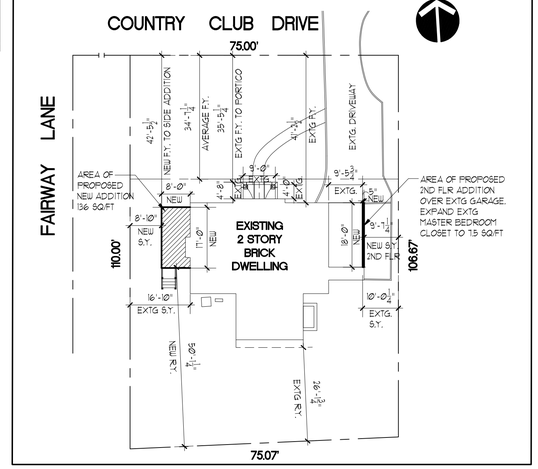
PREEXISTING AVERAGE GRADE = 210.75'

VALENTE RESIDENCE

114 COUNTRY CLUB DRIVE, MANHASSET, NEW YORK 11030

SITE PLAN

SCALE: 1" = 20.0'



2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN: WIND SPEED (MPH)	WIND DESIGN: TOPOGRAPHIC EFFECTS	WIND DESIGN: SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SUBJECT TO DAMAGE FROM: WEATHERING	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH	SUBJECT TO DAMAGE FROM: TERMITE	SUBJECT TO DAMAGE FROM: DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYING REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
45	130	C		YES	SEVERE	3'-0" MIN.	MODERATE / HEAVY	SLIGHT/ MODERATE	15°F	YES / 24"	PER FEMA FLOOD MAP	1500 OR <	52.9°F

APPEAL # 21314

AVERAGE F.Y. CALCULATIONS

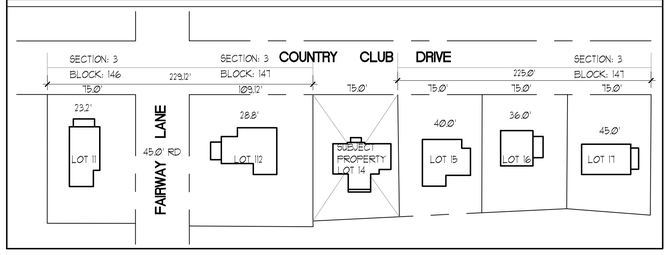
114 COUNTRY CLUB DRIVE
MANHASSET NY 11030 — SECTION: 3

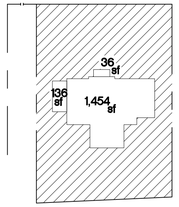
BLOCK	LOT	AVERAGE F.Y.
147	17	45.0'
147	16	36.0'
147	15	40.0'
147	14	SUBJECT PROPERTY
147	112	28.8'
BLOCK	LOT	
146	11	23.2'

173.0' / 5 = 34.6'

AVERAGE FRONT YARD SETBACKS

SCALE: 1" = 60.0'

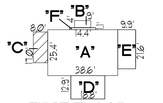




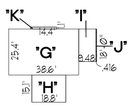
LOT COVERAGE CALCULATIONS

EXTG. LOT AREA	=	8,124 sf
EXTG. FIRST FLR.	=	1,454 sf
EXTG FRONT OPEN PORCH	=	36 sf
NEW 1 STORY SIDE ADDITION	=	136 sf
		1,626 sf

LOT COVERAGE
1,626 / 8,124 = 20% OK



FIRST FLOOR



SECOND FLOOR

GROSS FLOOR AREA CALCULATIONS

EXTG. LOT AREA		=	8,124 sf
"A" EXTG. FIRST FLR.	25.4 X 38.6	=	981 sf
"B" EXTG OPEN PORCH	4 X 9	=	0 sf
"C" NEW 1 STORY SIDE ADDITION	8 X 17	=	136 sf
"D" EXTG FIRST FLOOR	12.9 X 18.8	=	243 sf
"E" EXTG FIRST FLOOR GARAGE	9.9 X 21.6	=	214 sf
"F" EXTG FIRST FLOOR GARAGE	1.1 X 14.4	=	16 sf
TOTAL FIRST FLOOR		=	1,590 sf
"G" EXTG SECOND FLR.	25.4 X 38.6	=	981 sf
"H" EXTG SECOND FLR.	15.1 X 18.8	=	284 sf
"I" EXTG SECOND FLR.	9.48 X 18	=	171 sf
"J" NEW SECOND FLR. ADD.	.416 X 18	=	7.5 sf
"K" EXTG SECOND FLR.	1.1 X 14.4	=	16 sf
TOTAL SECOND FLOOR		=	1,460 sf
TOTAL GROSS FLOOR		=	3,050 sf

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE, IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

No.	REVISION	DATE

DRAWING TITLE: GENERAL NOTES, ZONING

PROJECT NAME: VALENTE RESIDENCE
114 COUNTRY CLUB DRIVE
MANHASSET NY 11030

DATE: 09.27.22
SCALE: AS NOTED
DRAWN BY: ADB
JOB NO.: 22103

REGISTERED ARCHITECT EDWARD PAUL BUTT 017553 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike Suite 100 Mineola, New York 11501
(516)625-6625 Email Address ebutt@ebutarch.com

DRAWING NO.: C-1

NOTE:
NOTE: CONTRACTOR TO PROVIDE ON ALL CORNERS OF THE BUILDING (BETWEEN FLOORS) SIMPSON STRONG TIES CORNER HOLDOWN CONNECTIONS USE SIMPSON HDU W/ 5/8" THREADED RODS

NOTE:
NOTE: CONTRACTOR IS NOT USE PRESSURE TREATED POST ANYWHERE. PRESSURE TREATED IS UNACCEPTABLE .

NOTE:
NOTE: FOR ALL NEW HEADER SIZES AND OPENINGS SEE SHEET A-1 COVER SHEETS GENERAL NOTES TYP.

NOTE:
NOTE: CONTRACTOR TO PROVIDE SOLID BRIDGING AS REQ. IN ALL FLOOR JOISTS TYP.

NOTE:
NOTE: FOR ALL STEEL COLUMNS TO HAVE ¼" TOP AND BOTTOM PLATES TO COVER THE SIZE OF BEAMS DESCRIBED IN THE PLANS TYP.

NOTE:
ALL NEW STEEL COLUMN POST MUST REST ON NEW OR EXTG FOUNDATIONS BELOW

NOTE:
CONTRACTOR TO PROVIDE 4"X6" WOOD POSTS (DBL. JACK STUDS) BETWEEN ALL WINDOWS AND DOORS W/ HEADERS ACROSS TYP. ON ALL WINDOWS UNLESS OTHERWISE NOTED.

NOTE:
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS AND MEANS OF EGRESS SHALL CONFORM TO SECTION 310 THROUGH 315 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW FASCIA BOARDS, RACER BOARDS, TRIMS ETC. AS REQUIRED, MIN. OF ONE COAT OF PRIMER BOTH SIDES TO ALL WOODS PRIOR TO CAPPING OF ANY ALUMINUM

NOTE:
NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW ALUMINUM CAPPING AS REQUIRED THR-OUT ALL WINDOWS, DOORS, FASCIAS, RAKERS, TRIM WORK ETC. AND CAULK AROUND ALL VOIDS EXPOSED TO THE WEATHER AS REQUIRED.

NOTE:
GUARD OPENING LIMITATIONS. ANY OPENING SHALL NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER AS PER SECTION R312 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: ALL GLASS SHOWER ENCLOSURE DOORS AND GLASS SURROUND, GLAZING MUST BE TEMPERED GLASS TYP.

NOTE:
NOTE: FOR ALL NEW LVL MUST BE BOLTED TOGETHER 24" O.C. TYP. UNLESS OTHERWISE NOTED.

NOTE:
ALL HALLWAYS, STAIRWAYS , HEADROOM ETC SHALL CONFORM TO SECTION 311.6, AND 311.7 THROUGH 311.8.3 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: PROVIDE SIMPSON H2 STRAPPINGS ON ALL RAFTER BEAMS AND JOISTS

NOTE:
WINDOWS TO BE TEMPERED GLASS AT ALL LOCATIONS WHERE SILLS THAT ARE 18" OR LESS TO THE FLOOR

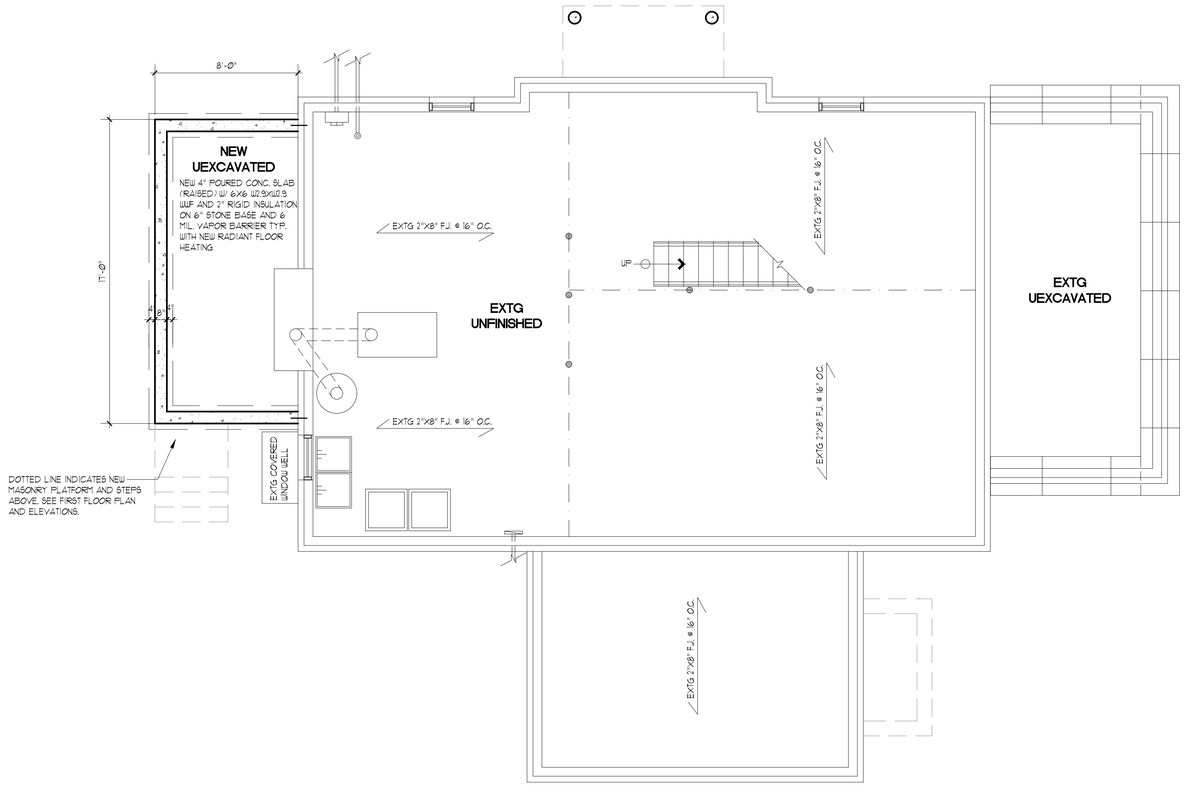
NOTE:
ALL TREADS SHALL BE NOT LESS THAN 9" INCHES AND ALL RISER HEIGHTS SHALL BE NOT MORE THAN 8 ¼" INCHES AS PER SECTION 311.7.5 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: GYPSUM COMPLY WITH SECTION R702.3.5 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: PLUMBING COMPLY WITH SECTION R307 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: PROVIDE STRAPPING AT FIRST FLOOR DECKING TO STUD WALLS TYP.

NOTE:
NOTE: BATHROOM ROOM TO HAVE MARBLE SADDLE



1 / A-0 **FOUNDATION PLAN**

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

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

No.	REVISION	DATE

DRAWING TITLE: FLOUNDATION PLAN

PROJECT NAME: VALENTE RESIDENCE
114 COUNTRY CLUB DRIVE
MANHASSET NY 11030

DATE:	09.27.22
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	22103

REGISTERED ARCHITECT EDWARD PAUL BUTT 017539 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike Suite 100 Mineola, New York 11501
(516)625-6625 Email Address: ebutt@ebutterch.com

DRAWING NO.: A-0

NOTE:
NOTE: CONTRACTOR TO PROVIDE ON ALL CORNERS OF THE BUILDING (BETWEEN FLOORS) SIMPSON STRONG TIES CORNER HOLDOWN CONNECTIONS USE SIMPSON HDU W/ 5/8" THREADED RODS

NOTE:
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NOTE:
NOTE: FOR ALL NEW HEADER SIZES AND OPENINGS SEE SHEET A-1 COVER SHEETS GENERAL NOTES TYP.

NOTE:
NOTE: CONTRACTOR TO PROVIDE SOLID BRIDGING AS REQ. IN ALL FLOOR JOISTS TYP.

NOTE:
NOTE: FOR ALL STEEL COLUMNS TO HAVE ½" TOP AND BOTTOM PLATES TO COVER THE SIZE OF BEAMS DESCRIBED IN THE PLANS TYP.

NOTE:
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NOTE:
CONTRACTOR TO PROVIDE 4"X6" WOOD POSTS (DBL. JACK STUDS) BETWEEN ALL WINDOWS AND DOORS W/ HEADERS ACROSS TYP. ON ALL WINDOWS UNLESS OTHERWISE NOTED.

NOTE:
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS AND MEANS OF EGRESS SHALL CONFORM TO SECTION 310 THROUGH 315 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW FASCIA BOARDS, RACER BOARDS, TRIMS ETC. AS REQUIRED, MIN. OF ONE COAT OF PRIMER BOTH SIDES TO ALL WOODS PRIOR TO CAPPING OF ANY ALUMINUM

NOTE:
NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW ALUMINUM CAPPING AS REQUIRED, THR-OUT ALL WINDOWS, DOORS, FASCIAS, RAKERS, TRIM WORK ETC, AND CAULK AROUND ALL VOIDS EXPOSED TO THE WEATHER AS REQUIRED.

NOTE:
GUARD OPENING LIMITATIONS, ANY OPENING SHALL NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER AS PER SECTION R312 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: ALL GLASS SHOWER ENCLOSURE DOORS AND GLASS SURROUND, GLAZING MUST BE TEMPERED GLASS TYP.

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NOTE: FOR ALL NEW LVL MUST BE BOLTED TOGETHER 24" O.C. TYP. UNLESS OTHERWISE NOTED.

NOTE:
ALL HALLWAYS, STAIRWAYS , HEADROOM ETC SHALL CONFORM TO SECTION 311.6, AND 311.7 THROUGH 311.8.3 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: PROVIDE SIMPSON H2 STRAPPINGS ON ALL RAFTER BEAMS AND JOISTS

NOTE:
WINDOWS TO BE TEMPERED GLASS AT ALL LOCATIONS WHERE SILLS THAT ARE 18" OR LESS TO THE FLOOR

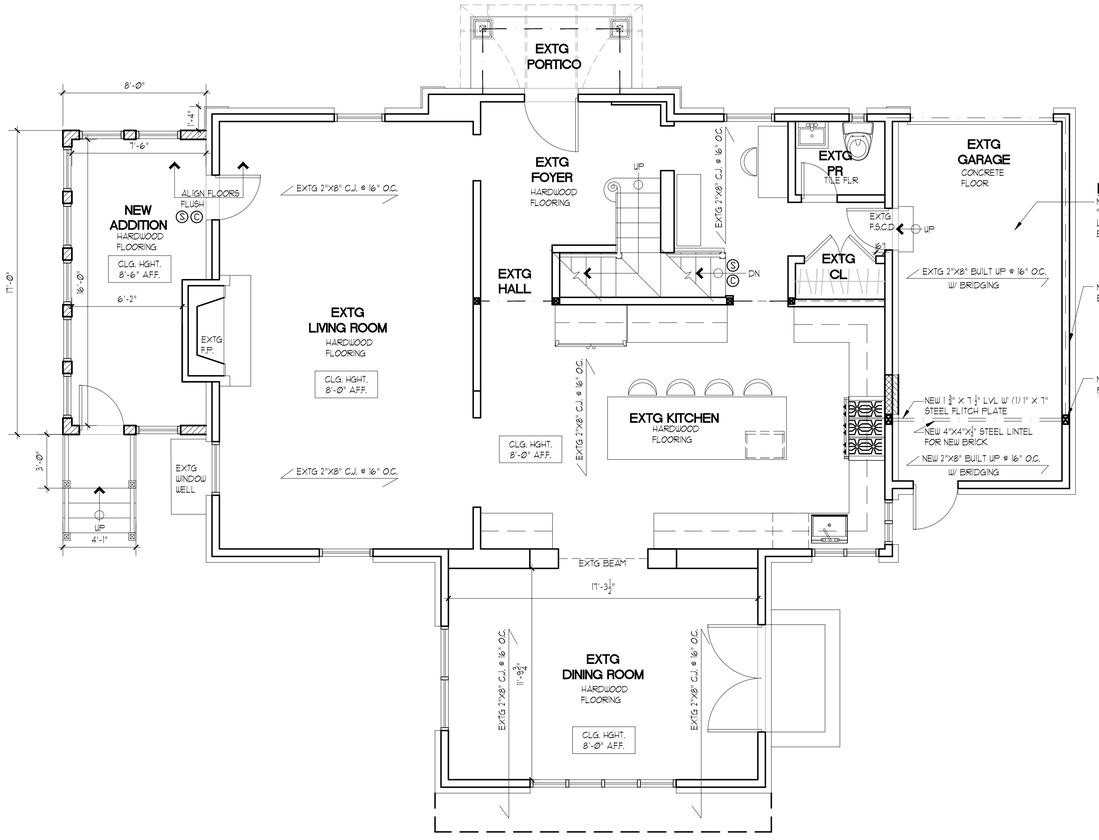
NOTE:
ALL TREADS SHALL BE NOT LESS THAN 9" INCHES AND ALL RISER HEIGHTS SHALL BE NOT MORE THAN 8 ¼" INCHES AS PER SECTION 311.5 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: GYPSUM COMPLY WITH SECTION R702.3.5 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: PLUMBING COMPLY WITH SECTION R307 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: PROVIDE STRAPPING AT FIRST FLOOR DECKING TO STUD WALLS TYP.

NOTE:
NOTE: BATHROOM ROOM TO HAVE MARBLE SADDLE



NOTE:
NEW ADDITIONAL 1 LAYER OF ⅝" TYPE "X" GYP BOARD WITH A MIN OF 1 LAYER TAPE AND SPACKLE TYP IN ENTIRE GARAGE CEILING AND WALLS

FIRST FLOOR LEGEND

- NEW BRICK TO MATCH EXTG ON HOUSE TYP.
- NEW 2"X6" STUD WALLS @ 16" O.C. TYP. AND R-19 BATT INSULATION WITH 1/2" CDX PLYWOOD EXTERIOR SHEATHING, TYVEK HOUSE WRAP TYP.
- EXTG WALLS TO REMAIN
- (S) SMOKE DETECTOR
- (C) CARBON MONOXIDE DETECTOR

1 / A-1 **FIRST FLOOR PLAN**

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

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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

No.	REVISION	DATE

DRAWING TITLE: FIRST FLOOR PLAN

PROJECT NAME: VALENTE RESIDENCE
114 COUNTRY CLUB DRIVE
MANHASSET NY 11030

DATE:	09.27.22
SCALE:	AS NOTED
DRAWN BY:	ADB
JOB NO.:	222103

REGISTERED ARCHITECT EDWARD PAUL BUTT 017503 STATE OF NEW YORK

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Email Address: ebutt@ebutarch.com

DRAWING NO.: A-1

NOTE:
NOTE: CONTRACTOR TO PROVIDE ON ALL CORNERS OF THE BUILDING (BETWEEN FLOORS) SIMPSON STRONG TIES CORNER HOLDOWN CONNECTIONS USE SIMPSON HDU W/ 5/8" THREADED RODS

NOTE:
NOTE: CONTRACTOR IS NOT USE PRESSURE TREATED POST ANYWHERE. PRESSURE TREATED IS UNACCEPTABLE.

NOTE:
NOTE: FOR ALL NEW HEADER SIZES AND OPENINGS SEE SHEET A-1 COVER SHEETS GENERAL NOTES TYP.

NOTE:
NOTE: CONTRACTOR TO PROVIDE SOLID BRIDGING AS REQ. IN ALL FLOOR JOISTS TYP.

NOTE:
NOTE: FOR ALL STEEL COLUMNS TO HAVE ½" TOP AND BOTTOM PLATES TO COVER THE SIZE OF BEAMS DESCRIBED IN THE PLANS TYP.

NOTE:
ALL NEW STEEL COLUMN POST MUST REST ON NEW OR EXTG FOUNDATIONS BELOW

NOTE:
CONTRACTOR TO PROVIDE 4"X6" WOOD POSTS (DBL. JACK STUDS) BETWEEN ALL WINDOWS AND DOORS W/ HEADERS ACROSS TYP. ON ALL WINDOWS UNLESS OTHERWISE NOTED.

NOTE:
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS AND MEANS OF EGRESS SHALL CONFORM TO SECTION 310 THROUGH 315 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW FASCIA BOARDS, RACER BOARDS, TRIMS ETC. AS REQUIRED, MIN. OF ONE COAT OF PRIMER BOTH SIDES TO ALL WOODS PRIOR TO CAPPING OF ANY ALUMINUM.

NOTE:
NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW ALUMINUM CAPPING AS REQUIRED THR-OUT ALL WINDOWS, DOORS, FASCIAS, RAKERS, TRIM WORK ETC. AND CAULK AROUND ALL VOIDS EXPOSED TO THE WEATHER AS REQUIRED.

NOTE:
GUARD OPENING LIMITATIONS. ANY OPENING SHALL NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER AS PER SECTION R312 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: ALL GLASS SHOWER ENCLOSURE DOORS AND GLASS SURROUND, GLAZING MUST BE TEMPERED GLASS TYP.

NOTE:
NOTE: FOR ALL NEW LVL MUST BE BOLTED TOGETHER 24" O.C. TYP. UNLESS OTHERWISE NOTED

NOTE:
ALL HALLWAYS, STAIRWAYS, HEADROOM ETC SHALL CONFORM TO SECTION 311.6, AND 311.7 THROUGH 311.8.3 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: PROVIDE SIMPSON H2 STRAPPINGS ON ALL RAFTER BEAMS AND JOISTS

NOTE:
WINDOWS TO BE TEMPERED GLASS AT ALL LOCATIONS WHERE SILLS THAT ARE 18" OR LESS TO THE FLOOR

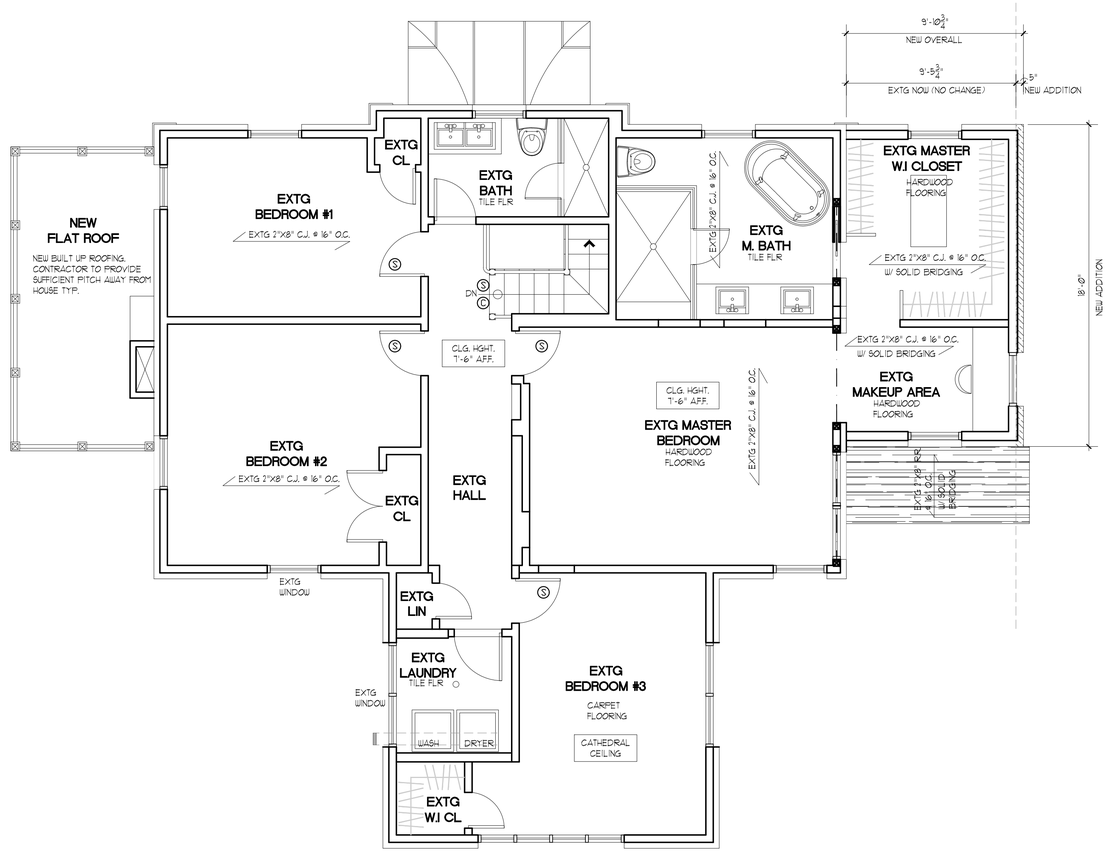
NOTE:
ALL TREADS SHALL BE NOT LESS THAN 9" INCHES AND ALL RISER HEIGHTS SHALL BE NOT MORE THAN 8 ¼" INCHES AS PER SECTION 311.7.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: GYPSUM COMPLY WITH SECTION R702.3.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: PLUMBING COMPLY WITH SECTION P3001 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: PROVIDE STRAPPING AT FIRST FLOOR DECKING TO STUD WALLS TYP.

NOTE:
NOTE: BATHROOM ROOM TO HAVE MARBLE SADDLE



SECOND FLOOR LEGEND

- NEW BRICK TO MATCH EXTG ON HOUSE TYP.
- NEW 2"X6" STUD WALLS @ 16" O.C. TYP. AND R-19 BATT INSULATION WITH 1/2" CDX PLYWOOD EXTERIOR SHEATHING, TYVEK HOUSE WRAP TYP.
- EXTG WALLS TO REMAIN
- (S) SMOKE DETECTOR
- (C) CARBON MONOXIDE DETECTOR

1/A-2 SECOND FLOOR PLAN

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

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No.	REVISION	DATE

DRAWING TITLE: SECOND FLOOR PLAN

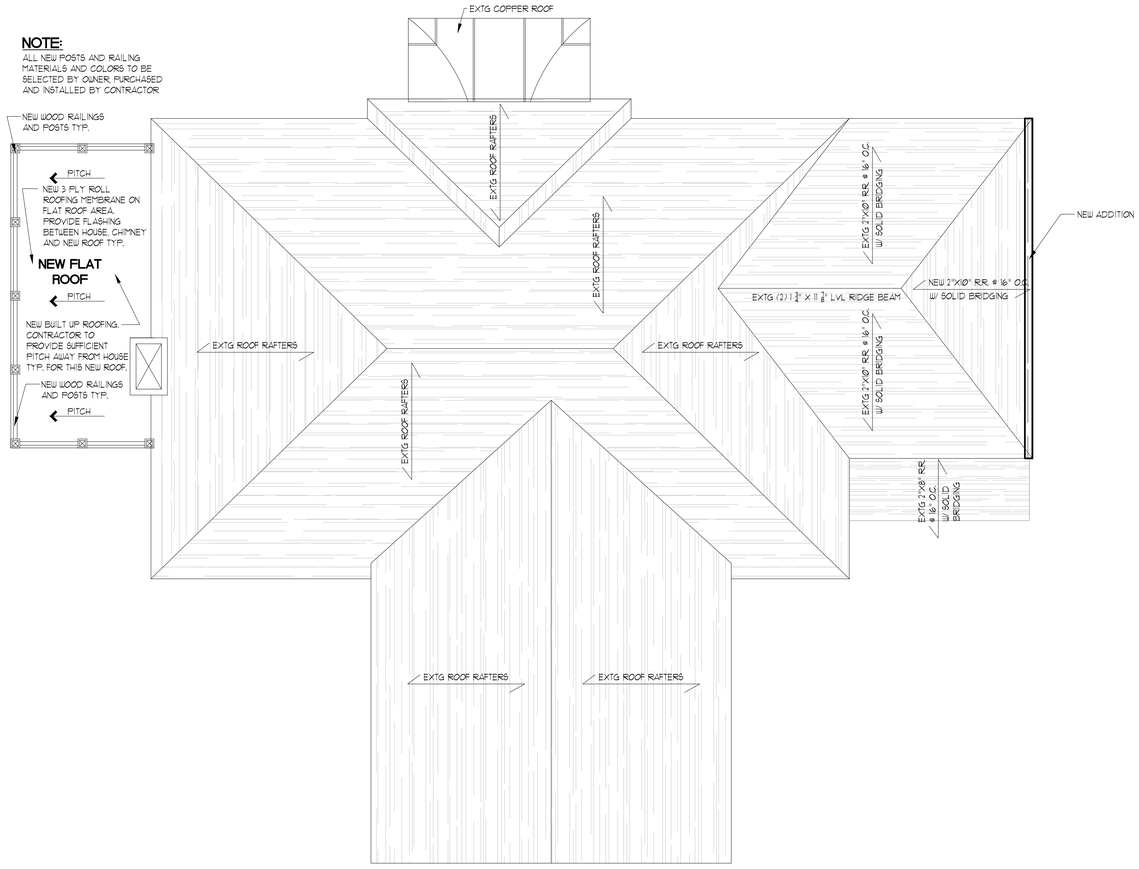
PROJECT NAME: VALENTE RESIDENCE
114 COUNTRY CLUB DRIVE
MANHASSET NY 11030

DATE:	09.27.22
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	22203

REGISTERED ARCHITECT EDWARD PAUL BUTT 017530 STATE OF NEW YORK

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DRAWING NO.: A-2



1 A-3 **ROOF PLAN**

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

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No.	REVISION	DATE

DRAWING TITLE: ROOF PLAN

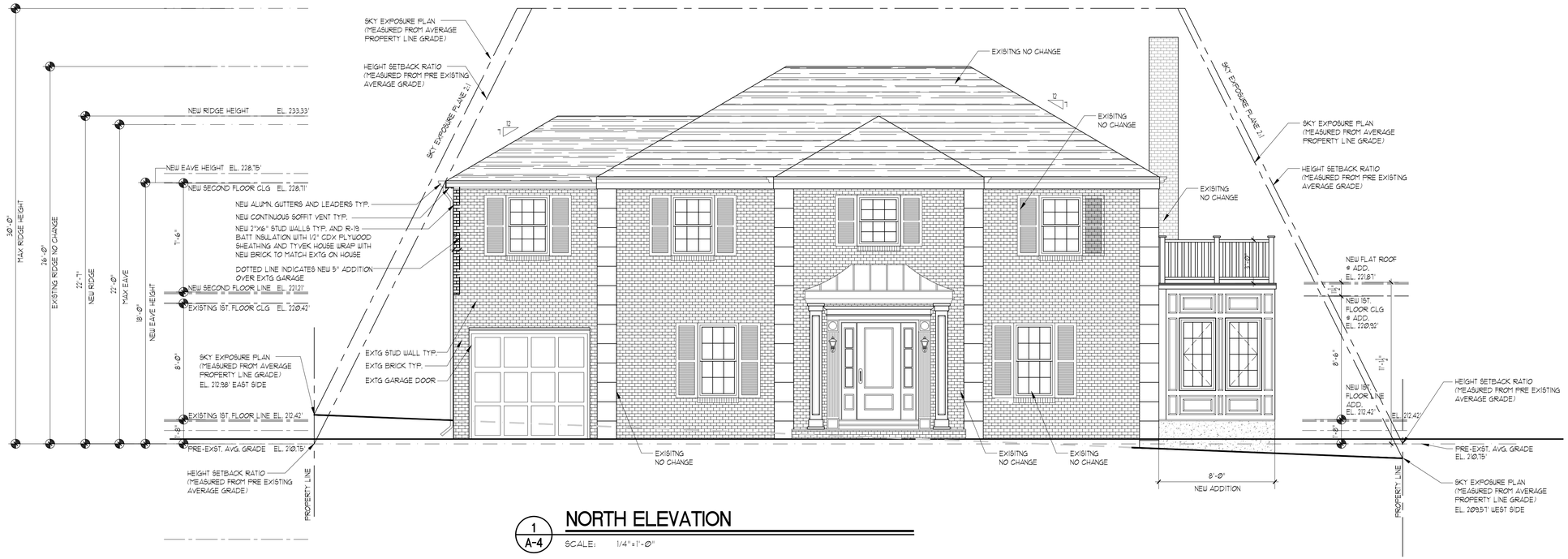
PROJECT NAME: VALENTE RESIDENCE
114 COUNTRY CLUB DRIVE
MANHASSET NY 11030

DATE:	09.27.22
SCALE:	AS NOTED
DRAWN BY:	ADB
JOB NO.:	222103

REGISTERED ARCHITECT EDWARD PAUL BUTT 017537 STATE OF NEW YORK

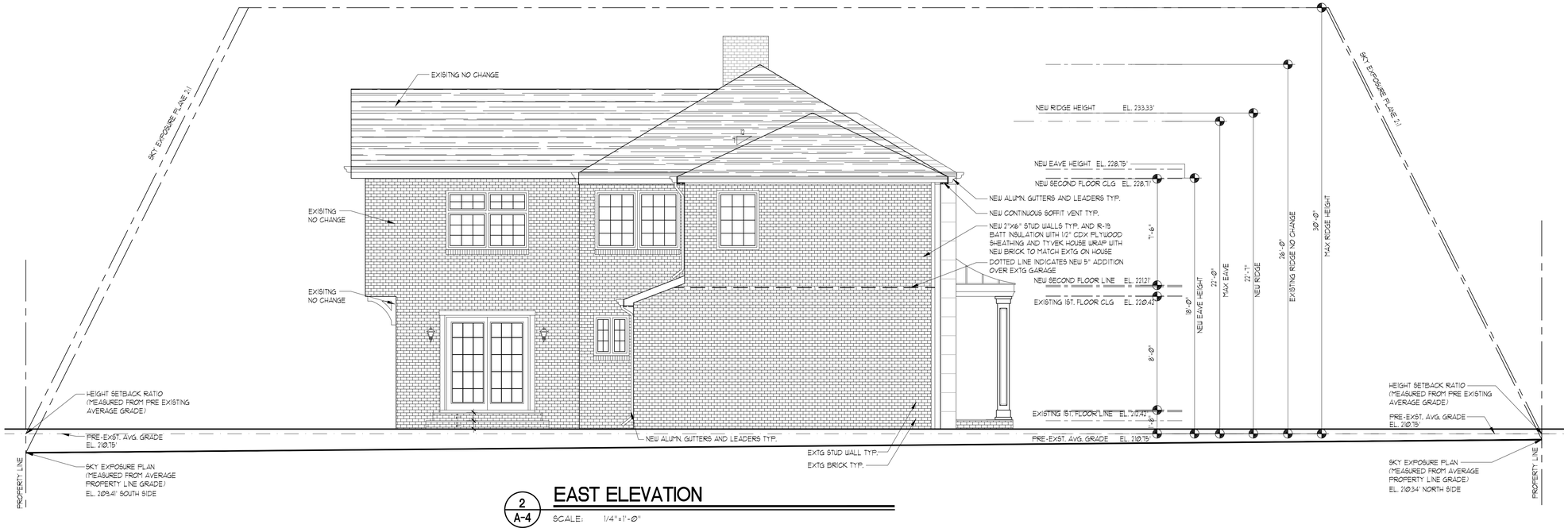
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DRAWING NO.: A-3



1 / A-4 **NORTH ELEVATION**

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



2 / A-4 **EAST ELEVATION**

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

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No.	REVISION	DATE

DRAWING TITLE: NORTH ELEVATION EAST ELEVATION

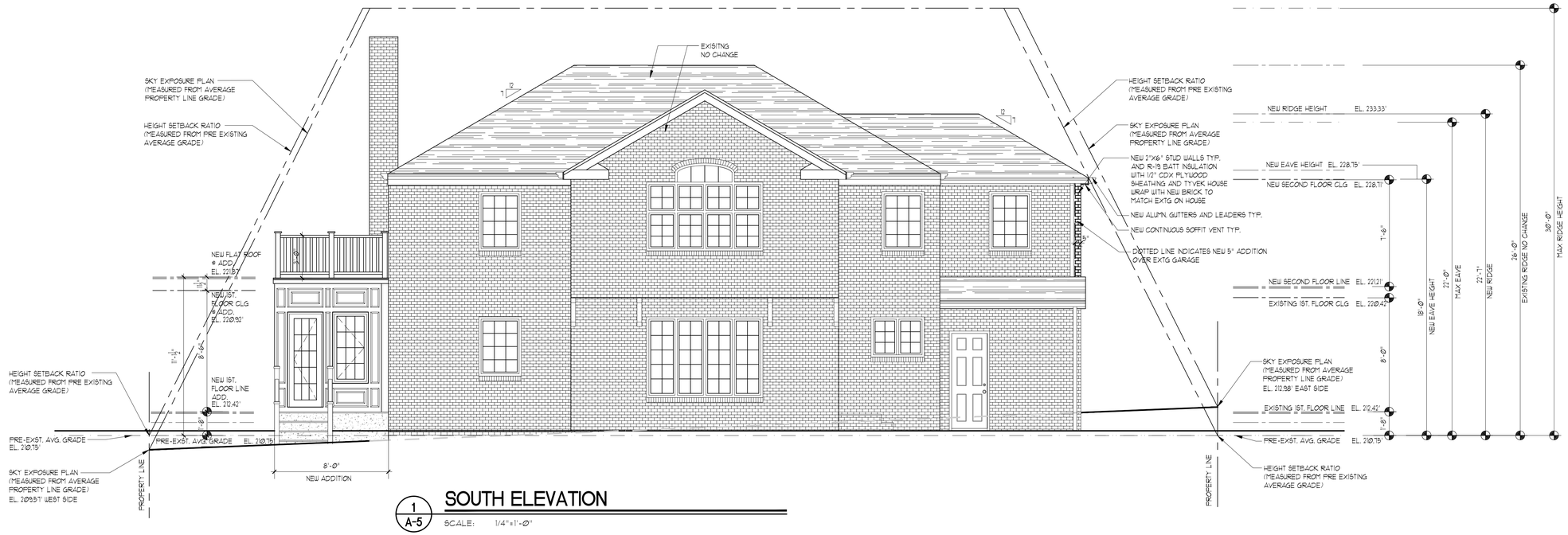
PROJECT NAME: VALENTE RESIDENCE
114 COUNTRY CLUB DRIVE
MANHASSET NY 11030

DATE:	09.27.22
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	222103

REGISTERED ARCHITECT EDWARD PAUL BUTT 017593 STATE OF NEW YORK

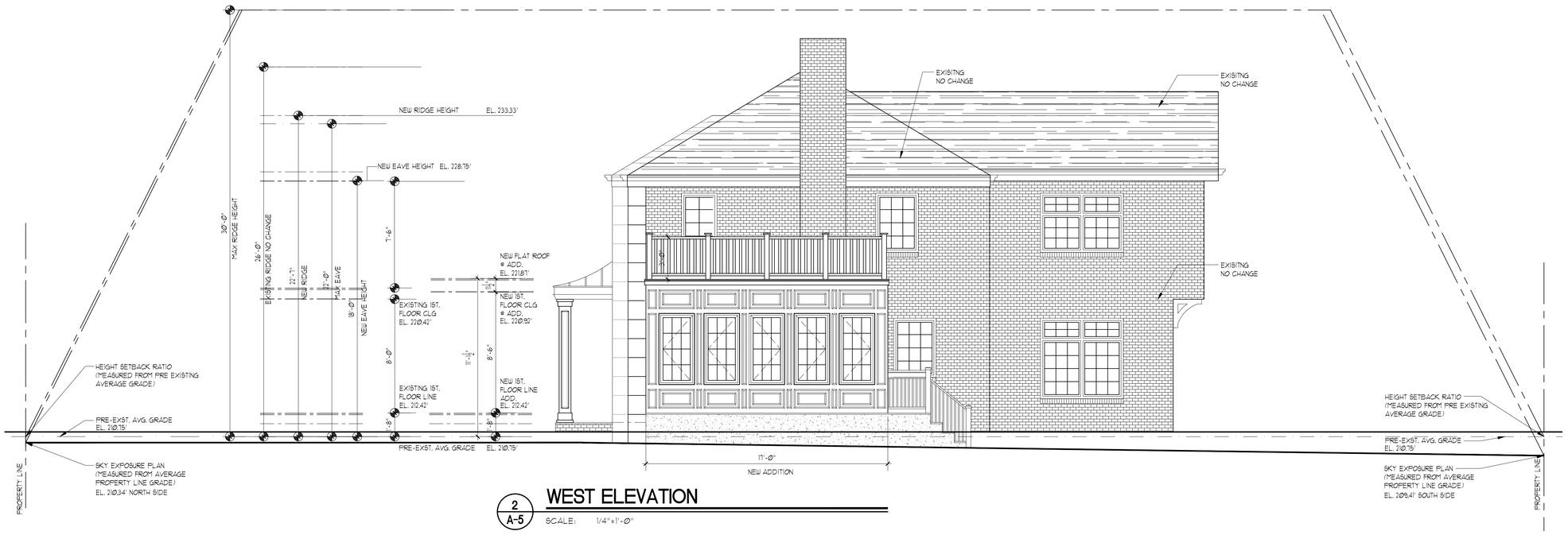
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Email Address: ebutt@optonline.com

DRAWING NO.: A-4



1 / A-5 **SOUTH ELEVATION**

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



2 / A-5 **WEST ELEVATION**

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

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No.	REVISION	DATE

DRAWING TITLE:
SOUTH ELEVATION
WEST ELEVATION

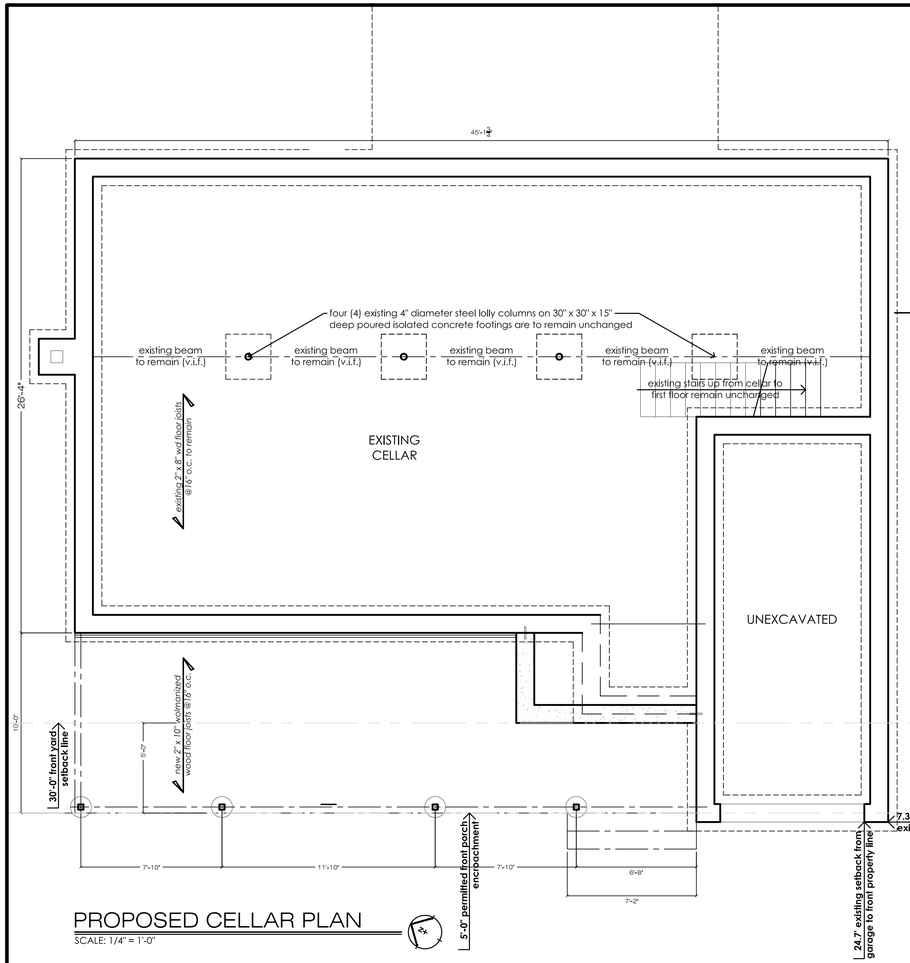
PROJECT NAME:
VALENTE RESIDENCE
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MANHASSET NY 11030

DATE:	09.27.22
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JOB NO.:	222103

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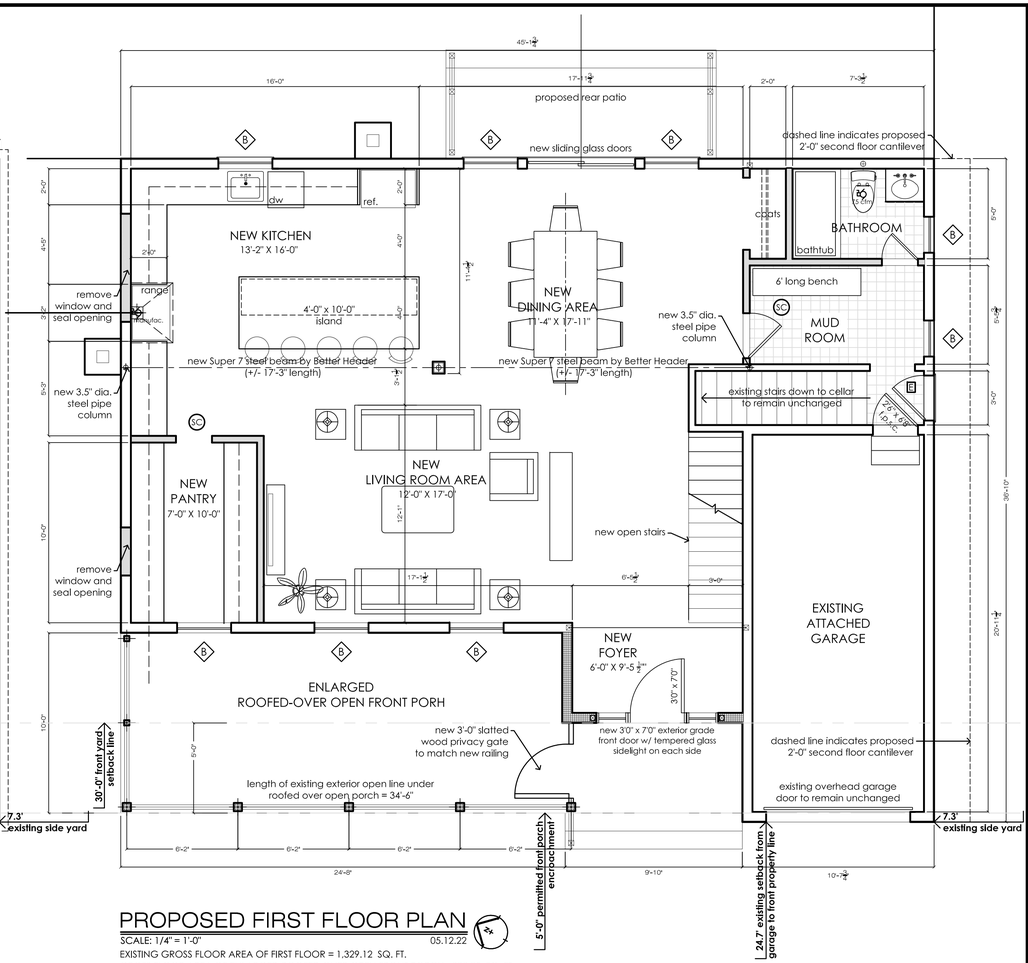
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DRAWING NO.:
A-5



PROPOSED CELLAR PLAN

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



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 05.12.22

EXISTING GROSS FLOOR AREA OF FIRST FLOOR = 1,329.12 SQ. FT.

GROSS FLOOR AREA OF ENLARGED ROOFED OVER OPEN FRONT PORCH - 302.25 SQ. FT.

PROPOSED GROSS FLOOR AREA OF FIRST FLOOR = **1,360.62 SQ. FT.**

APPEAL # 21315

APPLIANCES/FIXTURES

KITCHEN APPLIANCES

- A REFRIGERATOR: New Refrigerator; as selected by owner.
- B RANGE: New Range; as selected by owner.
- C RANGE HOOD: New Range Hood; as selected by owner.
- D DISHWASHER: New Dishwasher; as selected by owner.

PLUMBING FIXTURES

- E KITCHEN SINK: New Sink; as selected by owner.
- F KITCHEN SINK FAUCET: New Faucet and Drain; as selected by owner.

GRAPHIC LEGEND

- New 2" x 4" @ 16" o.c. exterior wall construction; with closed cell blown insulation
- New 2" x 4" or 2" x 6" @ 16" o.c. interior partitions with sound batt insulation
- EXISTING double hung window to remain unchanged; see Proposed Floor Plans
- NEW Andrson 400 Series Window, see Window Schedule & Proposed Floor Plans
- 75 cfm — New First & Second Floor Bathroom Exhaust Fans, minimum 75 cfm
- manufac. — New Kitchen Range Hood Exhaust Fan, size as per manufacturers requirements
- New minimum 4" x 6" Structural Wood Posts @ all new framed openings, see Floor Plans
- gfi — New Ground Fault interrupter Electrical Outlet (GFI) as required by NEC Code
- E — EXISTING Exterior or Interior Doors to remain unchanged
- 36"x80" — New Exterior and/or Interior Doors as selected by owner, sizes as noted

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FILE DATE	TO	BY
00.00.21	Issued to Town of North Hempstead Building Department	J.T.M.
09.28.22	Response to TONH Omission Letter dated August 31, 2022	J.T.M.

NO.	DATE	REVISIONS	BY

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DRAWN BY:	D.M.S.	DATE:	12.15.21
CHKD BY:	J.T.M.	SCALE:	AS NOTED
		PROJECT:	21 - 2049

PROJECT:

PROPOSED SECOND STY. ADDITION ABOVE EXISTING GARAGE & INTERIOR ALTERATIONS AT THE

FROCCARO RESIDENCE

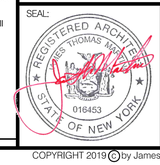
63 FAIRFIELD AVENUE,
PORT WASHINGTON, NY 11050

SECTION: 4 BLOCK: 10 LOT: 11

DRAWING:

PROPOSED CELLAR & FIRST FLOOR PLANS

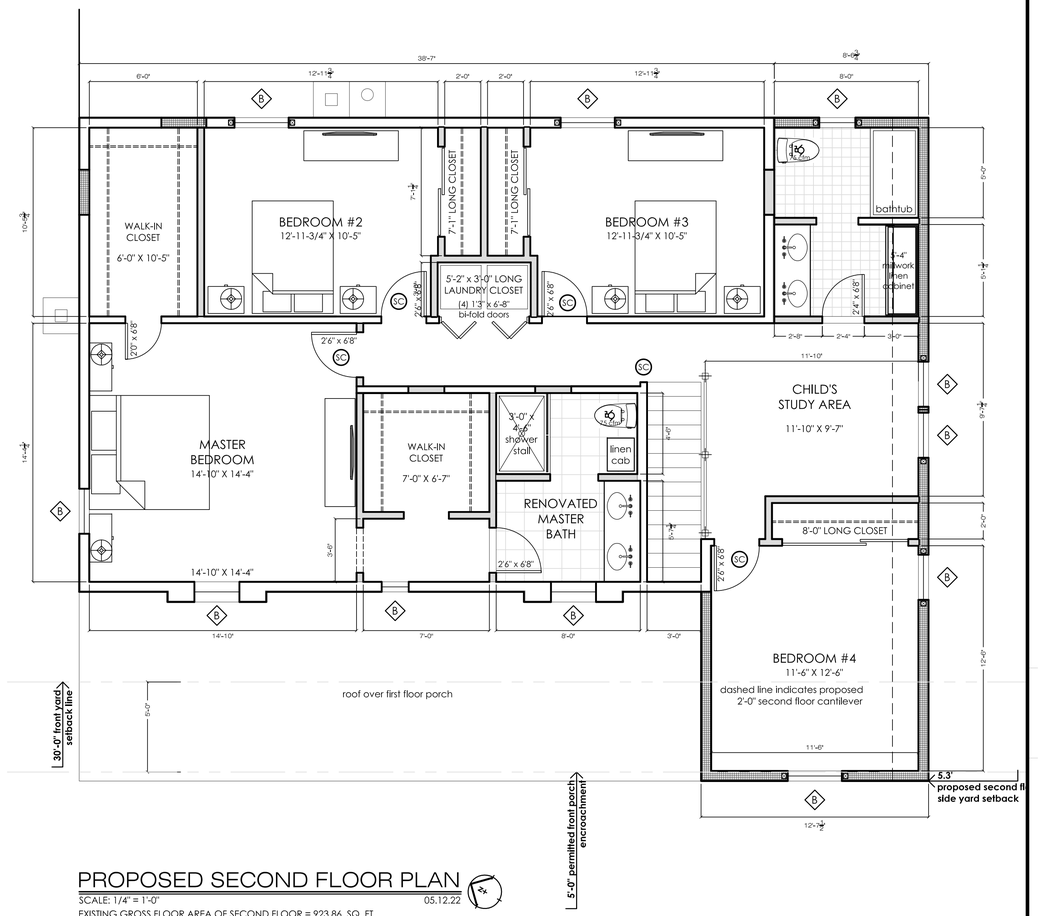
SEAL:



DRAWING: A-1

DWG: 05 OF: 00

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PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 05.12.22

EXISTING GROSS FLOOR AREA OF SECOND FLOOR = 923.86 SQ. FT.

PROPOSED GROSS FLOOR AREA OF SECOND FLOOR = **1,374.07 SQ. FT.**

GRAPHIC LEGEND

- New 2" x 4" @ 16" o.c. exterior wall construction; with closed cell blown insulation
- New 2" x 4" or 2" x 6" @ 16" o.c. interior partitions with sound batt insulation
- EXISTING double hung window to remain unchanged; see Proposed Floor Plans
- NEW Andrson 400 Series Window, see Window Schedule & Proposed Floor Plans
- 75 cfm — New First & Second Floor Bathroom Exhaust Fans, minimum 75 cfm
- manufac. — New Kitchen Range Hood Exhaust Fan, size as per manufacturers requirements
- New minimum 4" x 6" Structural Wood Posts @ all new framed openings, see Floor Plans
- GFI — New Ground Fault interrupter Electrical Outlet (GFI) as required by NEC Code
- EXISTING Exterior or Interior Doors to remain unchanged
- Door size — New Exterior and/or Interior Doors as selected by owner, sizes as noted

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FILE DATE	TO	BY
00.00.21	Issued to Town of North Hempstead Building Department	J.T.M.
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DRAWN BY:	D.M.S.	DATE:	12.15.21
CHKD BY:	J.T.M.	SCALE:	AS NOTED
		PROJECT:	21 - 2049

PROJECT:

PROPOSED SECOND STY. ADDITION ABOVE EXISTING GARAGE & INTERIOR ALTERATIONS AT THE

FROCCARO RESIDENCE

63 FAIRFIELD AVENUE,
PORT WASHINGTON, NY 11050

SECTION: 4 BLOCK: 10 LOT: 11

DRAWING:

PROPOSED SECOND FLOOR PLAN

SEAL:

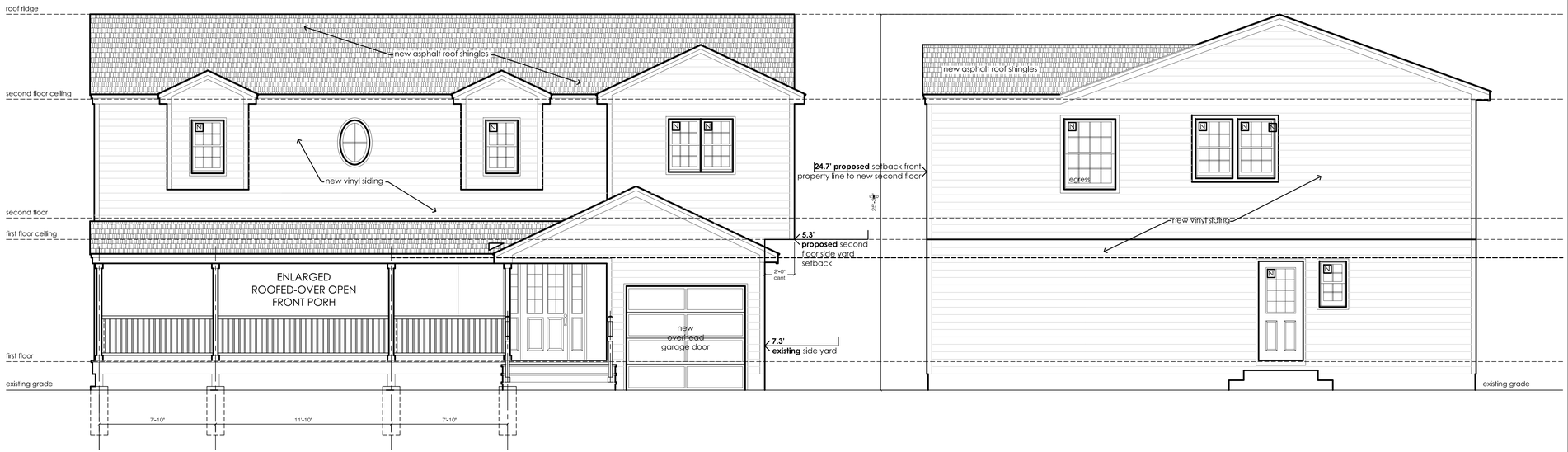


DRAWING:

A-2

DWG: 06 OF: 00

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PROPOSED FRONT ELEVATION

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

PROPOSED RIGHT SIDE ELEVATION

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

new vinyl siding



PROPOSED REAR ELEVATION

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

PROPOSED LEFT SIDE ELEVATION

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

GRAPHIC LEGEND

- New 2" x 4" @ 16" o.c. exterior wall construction; with closed cell blown insulation
- New 2" x 4" or 2" x 6" @ 16" o.c. interior partitions with sound batt insulation
- EXISTING double hung window to remain unchanged; see Proposed Floor Plans
- NEW Andrson 400 Series Window, see Window Schedule & Proposed Floor Plans
- 75 cfm — New First & Second Floor Bathroom Exhaust Fans, minimum 75 cfm
- manufac. — New Kitchen Range Hood Exhaust Fan, size as per manufacturers requirements
- New minimum 4" x 6" Structural Wood Posts @ all new framed openings, see Floor Plans
- GFI — New Ground Fault interrupter Electrical Outlet (GFI) as required by NEC Code
- E — EXISTING Exterior or Interior Doors to remain unchanged
- SIZE VARY — New Exterior and/or Interior Doors as selected by owner, sizes as noted

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		PROJECT:	21 - 2049

PROJECT:

PROPOSED SECOND STY. ADDITION ABOVE EXISTING GARAGE & INTERIOR ALTERATIONS AT THE

FROCCARO RESIDENCE

63 FAIRFIELD AVENUE,
PORT WASHINGTON, NY 11050

SECTION: 4 BLOCK: 10 LOT: 11

DRAWING:

PROPOSED
BUILDING EXTERIOR
ELEVATIONS

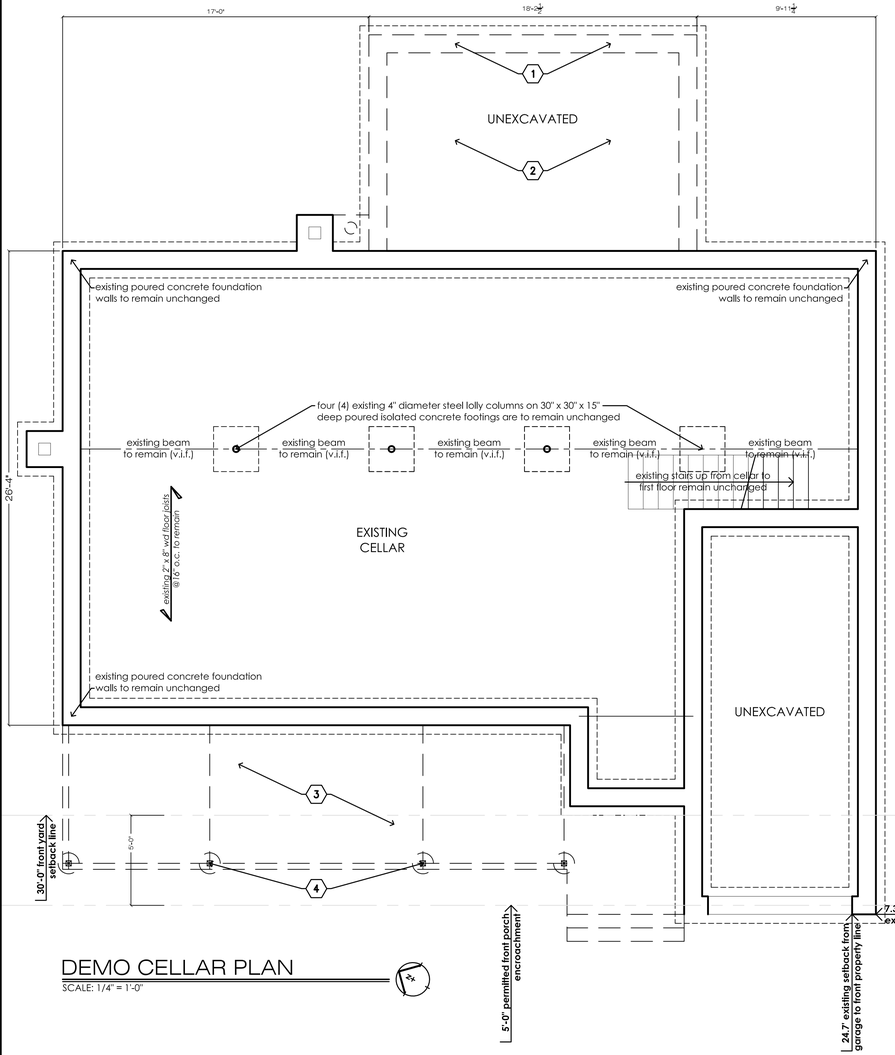
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DRAWING: A-3

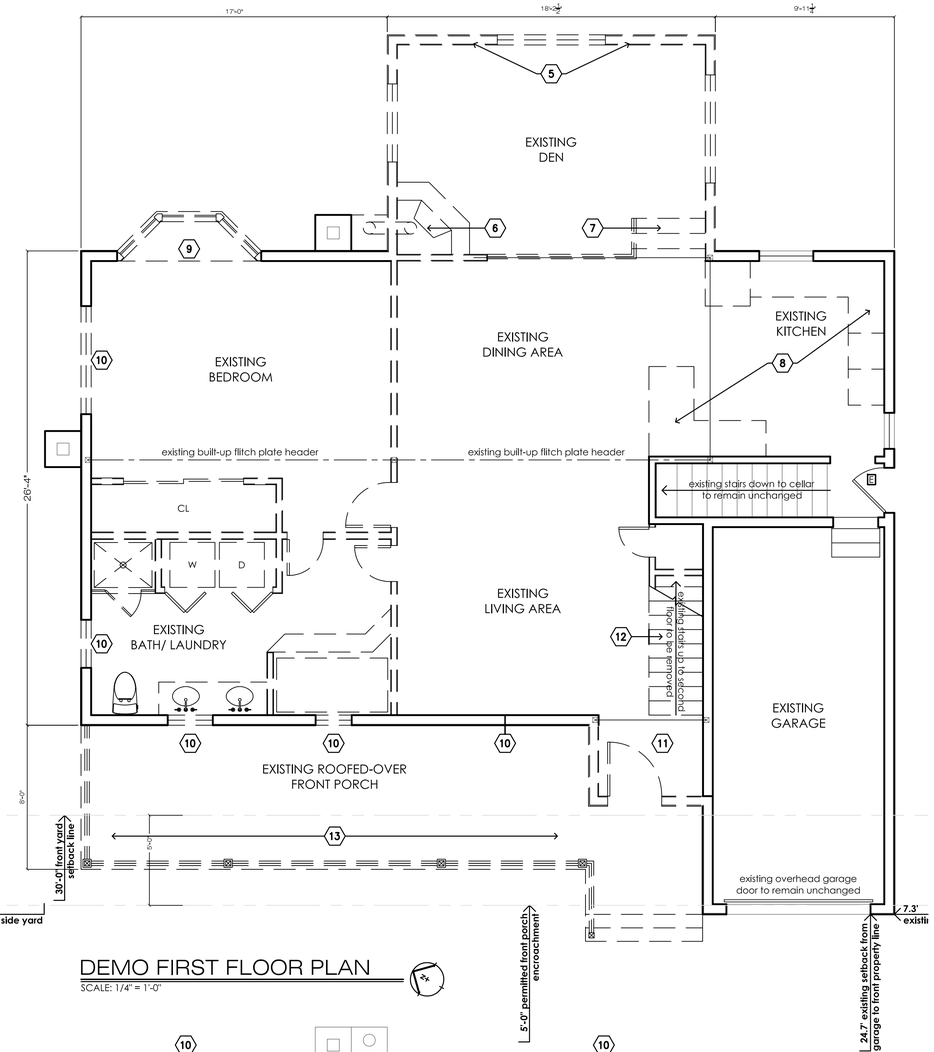
DWG: 06 OF: 00

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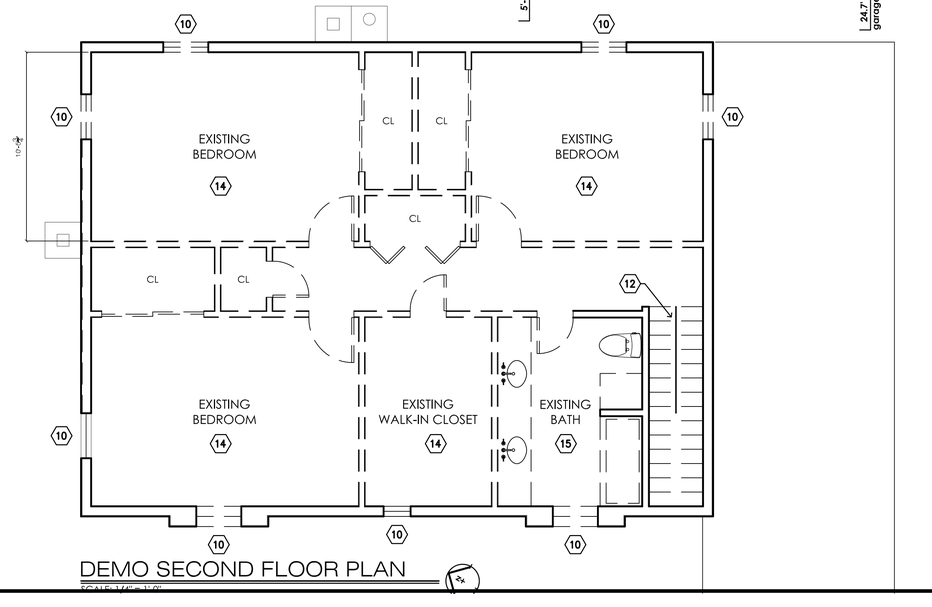
DEMO CELLAR PLAN

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



DEMO FIRST FLOOR PLAN

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



DEMO SECOND FLOOR PLAN

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

1. Existing poured concrete foundation walls to remain unchanged
2. Existing poured concrete floor slab of the den is to be removed
3. Existing framing members of the Existing Roofed-Over Open Front Porch are to be removed completely
4. Exisitng Isolated Concrete Footings of the Existing Roofed-Over Open Front Porch are to be removed completely
5. Exisitng Walls, Ceiling & Roof Construction of the Existing Den are to be removed completely
6. Existing Den Fireplace, Mantel, Hearth & Flue, etc., are to be removed completely.
7. Existing stairs up from the Existing Den to the Existing Living / Dining Room are to be removed completely.
8. Existing Kitchen Cabniets (both upper & lower), Kitchen Countertops, Appliances & Plumbing Fixtures are to be remvoed completely
9. Existing Bay Window is to be removed completely; see the Proposed Floor Plan
10. Existing windows are to be removed & replaced with New Anderson 400 Series Double Hung Window; see the Window Schedule for further information
11. Existing Foyer Walls, Ceiling & Roof Construction are to be removed completely to allow for the construction of a New Larger Foyer; see proposed floor plan
12. Existing stairs to second floor are to be removed; see the proposed floor plan for new stairs location.
13. Existing Roofed-Over Open Front Porch Roof Construction, strcutural posts, railings and floor construction are to be removed completely.
14. A majority of the existing interior partitions on the second floor are to be removed; see the proposed floor plans for further information
15. The existing second floor hall bathroom is to be demolished down to the studs; see the proposed floor plans for further information
16.
17. Remove existing wrought iron railing at dining area and replace with new railing, see; see Drawing A-1 for further information.
18. Remove existing wood risers & treads at this location & frame opening to be flush with dining area finish floor, see Drawing A-1 for further information.
19. Existing Bedroom Level Hall Bathroom is to be gutted down to the studs and re-constructed with new insulation and green board, see Drawing A-1 & A-5 for further information.
20. Existing Master Bathroom is to be gutted down to the studs and re-constructed with new insulation and green board, see Drawing A-1& A-5 for further information.
21. Existing Interior Doors to be Removed & Replaced; see Drawing A-1 for further information.
22. Remove & Replace stairs down to Cellar; see Drawing A-1 for further information.
23. Remove & Replace stairs up to Dining Room with 4'-0" wide set of stairs. Width to be VIF; see Drawing A-1 for further information.

GRAPHIC LEGEND

- New 2" x 4" @ 16" o.c. exterior wall construction; with closed cell blown insulation
- New 2" x 4" or 2" x 6" @ 16" o.c. interior partitions with sound batt insulation
- EXISTING double hung window to remain unchanged; see Proposed Floor Plans
- NEW Andrson 400 Series Window, see Window Schedule & Proposed Floor Plans
- 75 cfm — New First & Second Floor Bathroom Exhaust Fans, minimum 75 cfm
- manufac. — New Kitchen Range Hood Exhaust Fan, size as per manufacturers requirements
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- gfi — New Ground Fault interrupter Electrical Outlet (GFI) as required by NEC Code
- EXISTING Exterior or Interior Doors to remain unchanged
- exterior door — New Exterior and/or Interior Doors as selected by owner, sizes as noted

JAMES THOMAS MARTINO
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Email: info@jtmarchitect.com www.jtmarchitect.com

FILE DATE	TO	BY
00.00.21	Issued to Town of North Hempstead Building Department	J.T.M.
09.28.22	Response to TONH Omission Letter dated August 31, 2022	J.T.M.

NO.	DATE	REVISIONS	BY

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DRAWN BY:	D.M.S.	DATE:	12.15.21
CHKD BY:	J.T.M.	SCALE:	AS NOTED
		PROJECT:	21 - 2049

PROJECT:

PROPOSED SECOND STY. ADDITION ABOVE EXISTING GARAGE & INTERIOR ALTERATIONS AT THE

FROCCARO RESIDENCE

63 FAIRFIELD AVENUE,
PORT WASHINGTON, NY 11050

SECTION: 4 BLOCK: 10 LOT: 11

DRAWING:

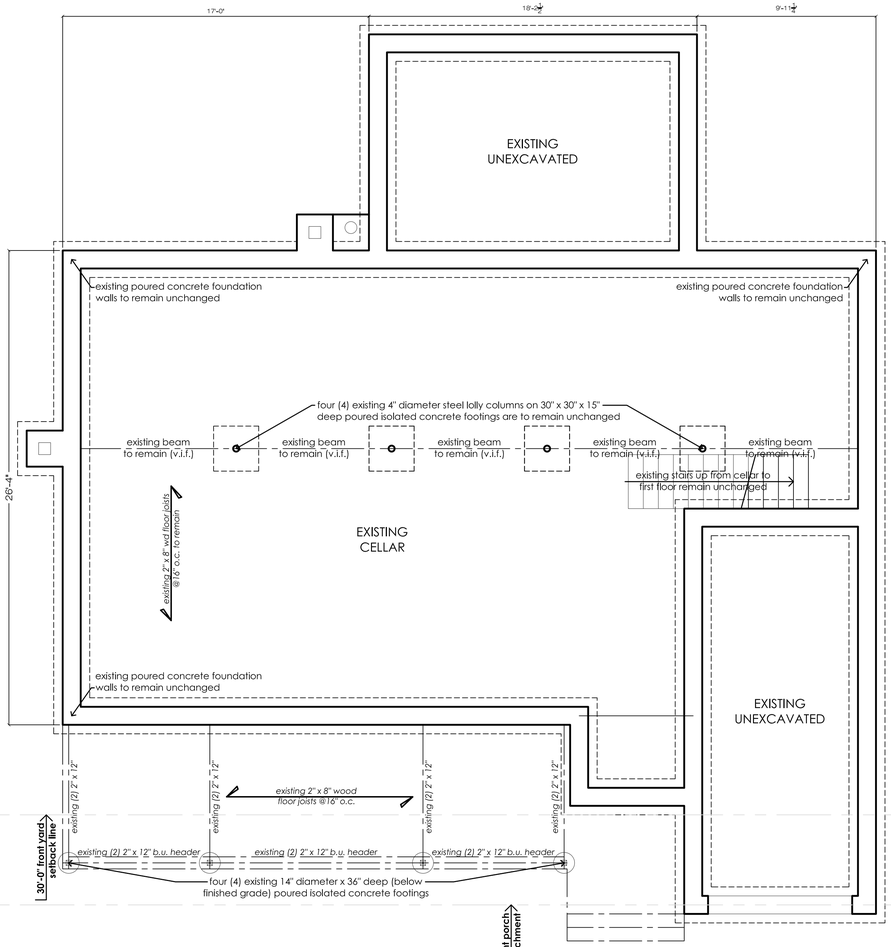
DEMO FLOOR PLANS

SEAL: JAMES THOMAS MARTINO — REGISTERED ARCHITECT — 016453 — STATE OF NEW YORK

DRAWING: D-1

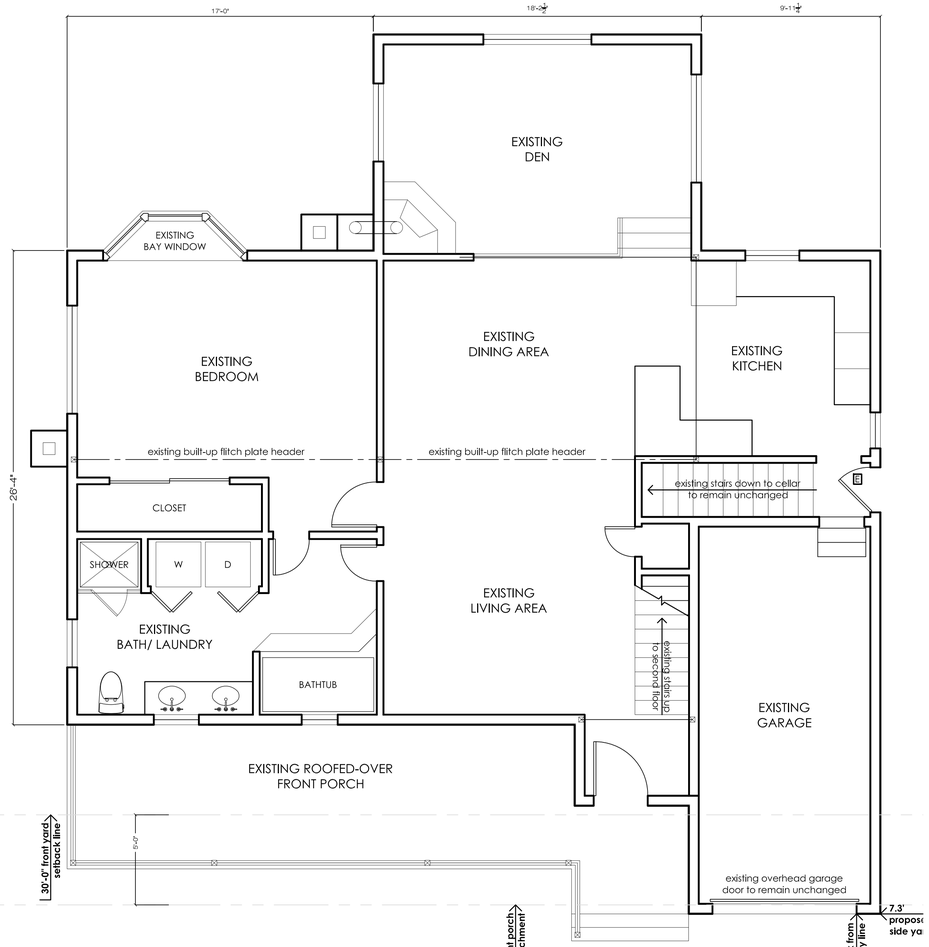
DWG: 04 OF: 00

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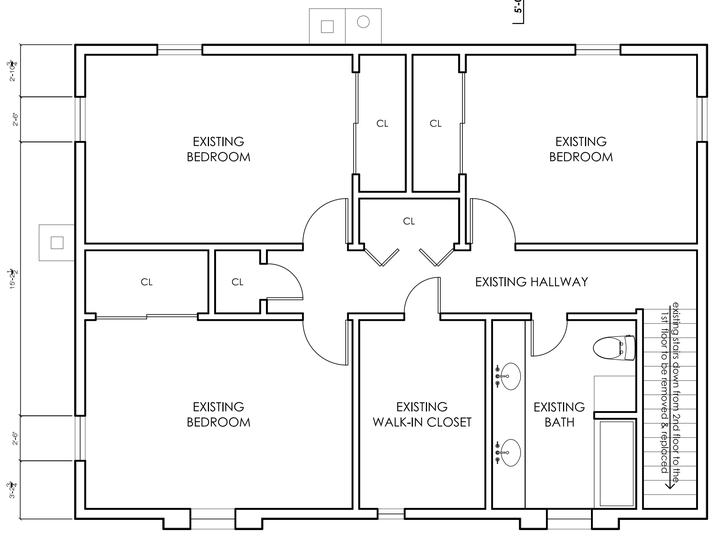
EXISTING CELLAR PLAN

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



EXISTING FIRST FLOOR PLAN

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



EXISTING SECOND FLOOR PLAN

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

1. The GENERAL CONTRACTOR certifies to the property owner that he is LICENSED in Nassau County to perform the scope of work indicated on these documents and will submit written proof to the Town of North Hempstead Building Department.

2. The GENERAL CONTRACTOR certifies to the property owner that he is FULLY INSURED as required by the Inc. Town of North Hempstead to perform the scope of work indicated on these documents and will submit written proof to the Town of North Hempstead Building Department.

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7. No work shall commence until such time as the Town of North Hempstead Building Department issues a Building Permit.

8. The GENERAL CONTRACTOR will visit the site and familiarize himself with the existing conditions prior to submitting a Construction Bid.

9. All work shall be in strict accordance with the 2020 Residential Code of New York State; the 2020 Plumbing Code of New York State; the National Electrical Code (latest edition) and the 2020 Energy Conservation Code of New York State.

GRAPHIC LEGEND

- New 2" x 4" @ 16" o.c. exterior wall construction: with closed cell blown insulation
- New 2" x 4" or 2" x 6" @ 16" o.c. interior partitions with sound batt insulation
- EXISTING double hung window to remain unchanged; see Proposed Floor Plans
- NEW Andrson 400 Series Window, see Window Schedule & Proposed Floor Plans
- New First & Second Floor Bathroom Exhaust Fans, minimum 75 cfm
- New Kitchen Range Hood Exhaust Fan, size as per manufacturers requirements
- New minimum 4" x 6" Structural Wood Posts @ all new framed openings, see Floor Plans
- New Ground Fault interrupter Electrical Outlet (GFI) as required by NEC Code
- EXISTING Exterior or Interior Doors to remain unchanged
- New Exterior and/or Interior Doors as selected by owner, sizes as noted

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DRAWN BY:	D.M.S.	DATE:	12.15.21
CHK'D BY:	J.T.M.	SCALE:	AS NOTED
		PROJECT:	21 - 2049

PROJECT:

PROPOSED
SECOND STY. ADDITION ABOVE
EXISTING GARAGE & INTERIOR
ALTERATIONS AT THE

FROCCARO RESIDENCE

63 FAIRFIELD AVENUE,
PORT WASHINGTON, NY 11050

SECTION: 4 BLOCK: 10 LOT: 11

DRAWING:

EXISTING
FLOOR PLANS

SEAL:

REGISTERED ARCHITECT JAMES THOMAS MARTINO 016453 STATE OF NEW YORK

DRAWING:

EX-1

DWG: 03 OF: 00

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EXISTING FRONT ELEVATION

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



EXISTING RIGHT SIDE ELEVATION

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



EXISTING REAR ELEVATION

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



EXISTING LEFT SIDE ELEVATION

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

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CHKD BY:	J.T.M.	SCALE:	AS NOTED
		PROJECT:	21 - 2049

PROJECT:

PROPOSED
SECOND STY. ADDITION ABOVE EXISTING GARAGE & INTERIOR ALTERATIONS AT THE

FROCCARO RESIDENCE

63 FAIRFIELD AVENUE,
PORT WASHINGTON, NY 11050

SECTION: 4 BLOCK: 10 LOT: 11

DRAWING:

EXISTING EXTERIOR BUILDING ELEVATIONS

SEAL:



DRAWING:

EX-2

DWG: 03 OF: 00

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PROPOSED SECOND FLOOR ADDITION & INTERIOR ALTERATIONS TO THE FROCARRO RESIDENCE

63 FAIRFIELD AVENUE, PORT WASHINGTON, NY 11050

CHAPTER 70. ZONING - ARTICLE V. RESIDENCE B DISTRICT (R-B)

§ 70-33. Application of provisions. The provisions of this article shall apply in a Residence B District.

§ 70-34. Permitted uses. A building may be erected, altered or used and a lot or premises may be used for any of the purposes set forth in this article and for no other:
A. All permitted uses set forth in Article II applicable to R-AAA Districts and Article III applicable to R-AA Districts.

§ 70-35. Conditional uses. A building may be erected, altered or used and a lot or premises may be used for any of the purposes set forth in this article when authorized by the Board of Zoning and Appeals pursuant to the provisions of Article XXIV and for no other.
A. All conditional uses authorized in Article III applicable to R-AA Districts and Article IV applicable to R-A Districts.

§ 70-36. Height. In the case of a single-family dwelling, no building shall exceed 2 1/2 stories, with a maximum height of 30 feet.
[Amended 12-14-1999 by L.L. No. 14-1999]
B. In the case of a building other than a single-family dwelling, no building or part thereof shall exceed three stories, with a maximum height of 45 feet, except a church spire or belfry.

§ 70-37. Plot area. [Amended 1-3-2006 by L.L. No. 1-2006]
No dwelling or other building shall be constructed on a lot containing an area of less than 6,000 square feet.

§ 70-37.1. Lot width. [Added 1-3-2006 by L.L. No. 1-2006; amended 8-5-2021 by L.L. No. 16-2021]
No dwelling or other building shall be constructed on a lot unless it has a minimum lot width of 50 feet at the required front setback line. A minimum lot width of 40 feet shall be maintained at all points between the property line at the street and the front setback line.

§ 70-38. Lot coverage. [Amended 12-14-1999 by L.L. No. 14-1999]
The lot coverage shall not exceed 30% of the lot area.

§ 70-39. Floor area. [Amended 12-14-1999 by L.L. No. 14-1999; 3-11-2003 by L.L. No. 1-2003]
A. No dwelling shall be erected unless it has a habitable floor area of at least 1,000 square feet.
B. The gross floor area shall not exceed 45% of the lot area.
C. The gross floor area (residential) on a lot shall not exceed 3,400 square feet. [Amended 8-5-2021 by L.L. No. 16-2021]
(1) For lots greater than 8,500 square feet, development exceeding 3,400 square feet of gross floor (residential) area shall comply with the regulations of Article IV, R-A.
D. In no case shall the limitations of this section prohibit a dwelling of less than 2,500 square feet on a lot held in single and separate ownership as of December 31, 1999, so long as the building conforms to all other restrictions of this chapter.

§ 70-40. Front yard.
A. Unless the main building on the lot is controlled by § 70-40C, there shall be a front yard, the depth of which shall be not less than 30 feet from the front property line.
B. On a corner lot, a front yard shall be required on each street and, unless the building is controlled by § 70-40C, the front yard on the narrower street frontage shall be not less than 30 feet in depth and the other front yard shall be not less than 25 feet in depth; and if the street frontages are equal, a minimum front yard of 30 feet shall be required on each street front.
C. The minimum front yard depth for detached dwellings shall be the same as the average front yard depth of the existing primary buildings used as dwellings within 200 feet on each side of the lot on the same side of the street and within the same zoning district, or 30 feet, whichever is greater. No front yard shall be required to have a depth greater than 45 feet. On a lot with multiple street fronts, the average front yard setback shall only apply to the primary front yard.
[Amended 4-28-1987 by L.L. No. 10-1987; 7-10-2012 by L.L. No. 11-2012; 8-5-2021 by L.L. No. 16-2021]

§ 70-41. Side yards. [Amended 12-14-1999 by L.L. No. 14-1999]
A. On an interior lot, a single-family dwelling shall have two side yards, one on each side of the main building, the aggregate width of which shall be not less than 30% of the width of the lot, but in no case shall any side yard be less than seven feet in width.
(1) The foregoing requirements for aggregate side yards shall not apply to alterations to existing single-family dwellings, provided that:
(a) The existing dwelling has either a valid certificate of occupancy or a valid certificate of existing use effective as of December 31, 1999; and
(b) The proposed alteration does not decrease the width of any existing side yard; and
(c) The alteration does not include demolition of more than 40% of the building's perimeter as it existed on December 31, 1999; and
(d) The maximum height to the ridge does not exceed 30 feet; and
(e) After alteration, the lot will have two side yards, one on each side of the main building, each side yard having a width of at least seven feet and both side yards together having an aggregate width of not less than 25% of the width of the lot.
B. On a corner lot, a single-family dwelling shall have only one side yard. Said yard shall be on the side adjoining the interior lot opposite the front yard having the greater street frontage. Said side yard shall have a minimum width of seven feet. The two yards fronting on streets shall be considered front yards as provided under § 70-39B. The remaining yard shall be considered the rear yard and shall conform to the provisions of § 70-42.
C. On an interior lot, a main building other than a single-family dwelling shall have two side yards, each having a minimum of 20 feet in width.
D. On a corner lot, a building other than a single-family dwelling shall have only one side yard. Said yard shall be on the side adjoining the interior lot opposite the front yard having the greater street frontage. Said side yard shall have a minimum width of 20 feet. The remaining yard shall be considered the rear yard and shall conform to the provisions of § 70-42.
E. Where a garage door(s) faces a side property line, a setback of 25 feet shall be provided between the side property line and the closest point of the garage structure.
[Added 1-3-2006 by L.L. No. 1-2006]
F. An areaway may extend into the required side yard, provided that, for any areaway projecting closer than four feet to a side property line, the entire areaway must be protected by a horizontal grating constructed in conformance with the requirements of the Building Code.
[Added 1-3-2006 by L.L. No. 1-2006]

§ 70-42. Rear yard. [Amended 12-14-1999 by L.L. No. 14-1999]
There shall be a rear yard, the depth of which shall be not less than 15 feet for all single-family residence buildings. For all other buildings, the rear yard shall be not less than 20 feet.

§ 70-42.1. Parking requirements. [Added 3-25-1986 by L.L. No. 3-1986; amended 3-11-2003 by L.L. No. 1-2003]
Parking shall be provided in accordance with the requirements set forth in § 70-103.

§ 70-42.2. (Reserved). [1]Editor's Note: Former § 70-42.2, Floor area ratio (FAR), added 2-19-1991 by L.L. No. 5-1991, as amended, was repealed 12-14-1999 by L.L. No. 14-1999.

§ 70-42.3. Sky exposure planes. [Added 12-14-1999 by L.L. No. 14-1999]
All new construction and alterations shall be contained within the area defined by the required sky exposure planes.
A. There shall be a sky exposure plane projecting inward from the front and side property lines at a ratio of three feet vertical to one foot horizontal.
B. At no point may a structure be built higher than three times the horizontal distance from a lot line.
C. The foregoing requirements for sky exposure plane shall not apply to alterations to existing single-family dwellings, provided that:
(1) The existing dwelling has either a valid certificate of occupancy or a valid certificate of existing use effective as of December 31, 1999; and
(2) The alteration does not include demolition of more than 40% of the building's perimeter as it existed on December 31, 1999; and
(3) The maximum height to the ridge does not exceed 30 feet.

§ 70-42.4. Minimum slope requirements for attached garages. [Added 12-14-1999 by L.L. No. 14-1999; amended 1-3-2006 by L.L. No. 1-2006]
For construction of new dwellings or alterations to existing structures, the floor elevation of new attached garages may be located no lower than a 4% slope below the adjacent curb elevation.

§ 70-42.5. Detached garages, accessory buildings and accessory structures. [Added 12-14-1999 by L.L. No. 14-1999]
Detached garages, accessory buildings and accessory structures must comply with the requirements of § 70-100.1, Accessory buildings, and § 70-100.2, Accessory structures.

§ 70-42.6. Front yard paving. [Added 12-14-1999 by L.L. No. 14-1999]
For all new construction, alterations or landscaping changes, a front yard may not be covered more than 45% by any impervious material or paving. Water flow from paved areas must be controlled to alleviate excessive runoff onto adjacent properties.

§ 70-42.7. Eave height. [Added 12-14-1999 by L.L. No. 14-1999]
The maximum height to the uppermost eave shall be 22 feet, as measured from the preexisting average grade at the perimeter of the building.

§ 70-42.8. Site lighting. [Added 12-14-1999 by L.L. No. 14-1999]
Site lighting must comply with the requirements of § 70-217, Light fixtures.

ZONING CODE COMPLIANCE

TOWN OF NORTH HEMPSTEAD ZONING ANALYSIS INFORMATION

ADDRESS: 63 FAIRFIELD AVENUE, PORT WASHINGTON, NY 11050
North East side of Fairfield Avenue, 260.00' South East of Harbor Hills Drive
Section: 4 Block: 10 Lot: 11

Code Section — Zoning District Classification: R-B — Total Lot Area: 60.00' X 100.00' = 6,000.00 sq. ft.

		PERMITTED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
§ 70-34	**PERMITTED USES.**				
§ 70-34.	One Family Dwelling	One Family Dwelling	One Family Dwelling	One Family Dwelling	Yes, Complies
§ 70-35	**CONDITIONAL USES.**				
§ 70-35.	Not applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-36	**HEIGHT.**				
§ 70-36.A.	Maximum Height to Ridge:	2 ½ Stories, 30.00 ft.	2 Stories, 23.33 ft.	2 Stories, 25.33 ft.	Yes, Complies
§ 70-37	**PLOT AREA.**				
§ 70-37.A.	Minimum Plot Area:	6,000.00 sq. ft.	6,000.00 sq. ft.	Existing - No Change	Yes, Complies
§ 70-37.1	**LOT WIDTH.**				
§70-37.1.A.	Minimum Lot Width:	50.00 ft.	60.00 ft.	Existing - No Change	Yes, Complies
§ 70-38	**LOT COVERAGE.**				
§ 70-38	Maximum Permitted Coverage (sq. ft.):	1,800.00 sq. ft.	1,856.14 sq. ft.	**1,488.28 sq. ft.**	Yes, Complies
§ 70-38	Maximum Permitted Coverage (%):	30.00% of 6,000	30.09%	**24.80%**	Yes, Complies
§ 70-39	**FLOOR AREA.**				
§ 70-39.B.	Maximum Permitted Gross Floor Area (%):	45.00% (2,700.00 sq. ft.)	41.19%	**45.75%**	**Variance Req'd**
§ 70-39.C.	Maximum Permitted Gross Floor Area (sq. ft.):	2,700.00 sq. ft.	2,471.48 sq. ft.	**2,745.06 sq. ft.**	**Variance Req'd**
§ 70-40	**FRONT YARD.**				
§ 70-40.B.	Front Yard Required Narrow Street:	30.00 ft.	24.70 ft. to face of garage	**24.70 ft. to proposed 2nd floor**	**Variance Req'd**
§ 70-40.C.	Average Front Yard Setback:	**25.30 ft.**	24.70 ft. to face of garage	**24.70 ft. to proposed 2nd floor**	**Variance Req'd**
§ 70-41	**SIDE YARDS.**				
§ 70-41.A.	Aggregate Side Yard Permitted (%):	30% (18.00 ft.)	7.4' + 7.3' = 14.70 ft.	Existing FIRST FLOOR - No Change	Pre-Existing
§ 70-41B.	Minimum Side Yard #1 Permitted:	7.00 ft.	7.40 ft. existing	Existing FIRST FLOOR - No Change	Yes, Complies
§ 70-41B.	Minimum Side Yard #2 Permitted:	7.00 ft.	5.25 ft. proposed	New Second Floor Side Yard	**Variance Req.**
§ 70-42	**REAR YARD.**				
§ 70-42	Rear Yard Required:	15.00 ft.	26.70 ft.	38'8" after demolition	Yes, Complies
§ 70-42.3	**SKY EXPOSURE PLANE.**				
§ 70-42.3A.	Sky Exposure Plane Required:	3 ft. vert./ 1 foot horizontal	3 ft vert./1 foot horizontal	Proposed Addition Encroaches	**Variance Req.**
§ 70-42.5	**DETACHED GARAGES, ACCESSORY BUILDINGS & ACCESSORY STRUCTURES.**				
§ 70-100.1	Not applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-42.6	**FRONT YARD PAVING.**				
§ 70-42.6	**Maximum Permitted Paving**	45%	Not Applicable	Not Applicable	Not Applicable
§ 70-42.7	**EAVE HEIGHT.**				
§ 70-42.7	Maximum Height to Eaves:	22.00 ft.	18'-10"	18'-10"	Yes, Complies

LOT COVERAGE:

EXISTING FIRST FLOOR (26.4' x 45.2')	= 1,193.28 SQ. FT.
EXISTING ONE STORY REAR ADDITION (12.0' X 18.2')	= 218.40 SQ. FT.
ENLARGED FRONT PORCH	= 295.00 SQ. FT.
TOTAL LOT COVERAGE	= 1,706.68 SQ. FT.
DEDUCT ONE STORY REAR ADDITION TO BE REMOVED	= (-218.52 SQ. FT.)
TOTAL LOT COVERAGE MINUS ONE STORY REAR ADDITION	= 1,488.28 SQ. FT.

ALLOWABLE LOT COVERAGE = 1,800.00 SQ. FT.
1,488.28 SQ. FT. < 1,800.00 SQ. FT. UNDER BY 311.72 SQ. FT., THEREFORE, OKAY

GROSS FLOOR AREA:

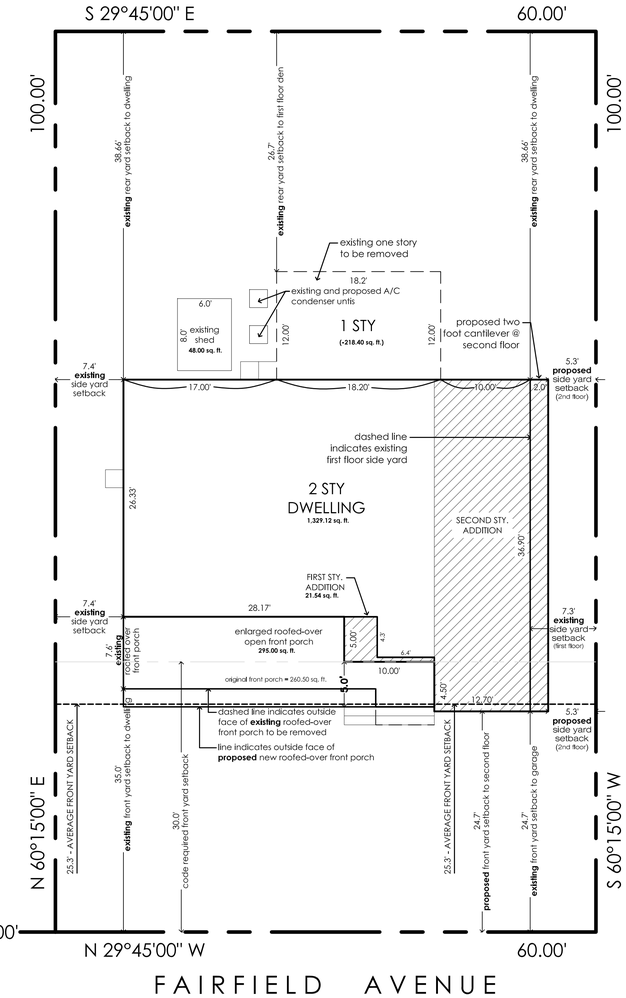
GROSS FLOOR AREA OF FIRST FLOOR	= 26.4' x 45.2' = 1,193.28 sq. ft.
EXISTING ONE STORY REAR ADDITION	= 12.0' x 18.2' = 218.40 sq. ft.
FRONT PORTION OF GARAGE	= 10.5' x 10.7' = 112.35 sq. ft.
FIRST FLOOR ADDITION	= 6.0' x 10.0' = 60.00 sq. ft.
TOTAL GROSS FLOOR AREA OF FIRST FLOOR	= 1,584.03 sq. ft.
deduct the existing one story rear addition	= (-218.40 sq. ft.)
TOTAL GROSS FLOOR AREA FIRST FLOOR	**= 1,365.63 sq. ft.**
GROSS FLOOR AREA OF SECOND FLOOR	= 26.4' x 47.2' = 1,246.08 sq. ft.
SECOND FLOOR FRONT ADDITION OVER GARAGE	= 10.5' X 12.7' = 133.35 sq. ft.
TOTAL GROSS FLOOR AREA SECOND FLOOR	**= 1,379.43 sq. ft.**
TOTAL PROPOSED GROSS FLOOR AREA	**= 1,365.63 + 1,379.43 = 2,745.06 sq. ft.**

ALLOWABLE GFA = 2,700.00 SQ. FT.
2,745.06 sq. ft. > 2,700.00 SQ. FT. by 45.06 SQ. FT., therefore a BZA Variance is required

DRAWING INDEX

SHEET NO.	SHEET INFORMATION
	GENERAL
G-0	SITE PLAN, ZONING ANALYSIS & GENERAL NOTES
G-1	GROSS FLOOR AREA CALCS.
	ARCHITECTURAL
EX-1	EXISTING FLOOR PLANS
EX-2	EXISTING BUILDING EXTERIOR ELEVATIONS
D-1	DEMO FLOOR PLANS
A-1	PROPSOED CELLAR AND FIRST FLOOR PLANS
A-2	PROPOSED SECOND FLOOR PLAN
A-3	PROPOSED BUILDING EXTERIOR ELEVATIONS

SITE PLAN



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

NOTE: All Metes & Bounds Information has been taken from a Survey prepared by:

PETER J. BRABAZON PLS, P.C.
License No. 050083
430 West Old Country Road,
Hicksville, New York 11801
Phone: (516) 822-5111 Fax: (516) 822-4395
Survey Last dated November 25, 2020
Section: 4; Block: 10; Lot: 11

JAMES THOMAS MARTINO
A R C H I T E C T, P. C.
75 Nassau Avenue
Manhasset, New York 11030
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FILE DATE	TO	BY
00.00.21	Issued to Town of North Hempstead Building Department	J.T.M.
09.28.22	Response to TONH Omission Letter dated August 31, 2022	J.T.M.

NO.	DATE	REVISIONS	BY

09.28.22

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DRAWN BY:	D.M.S.	DATE:	12.15.21
CHKD BY:	J.T.M.	SCALE:	AS NOTED
		PROJECT:	21 - 2049

PROJECT:
PROPOSED SECOND STY. ADDITION ABOVE EXISTING GARAGE & INTERIOR ALTERATIONS AT THE
FROCCARO RESIDENCE

63 FAIRFIELD AVENUE,
PORT WASHINGTON, NY 11050

SECTION: 4 BLOCK: 10 LOT: 11

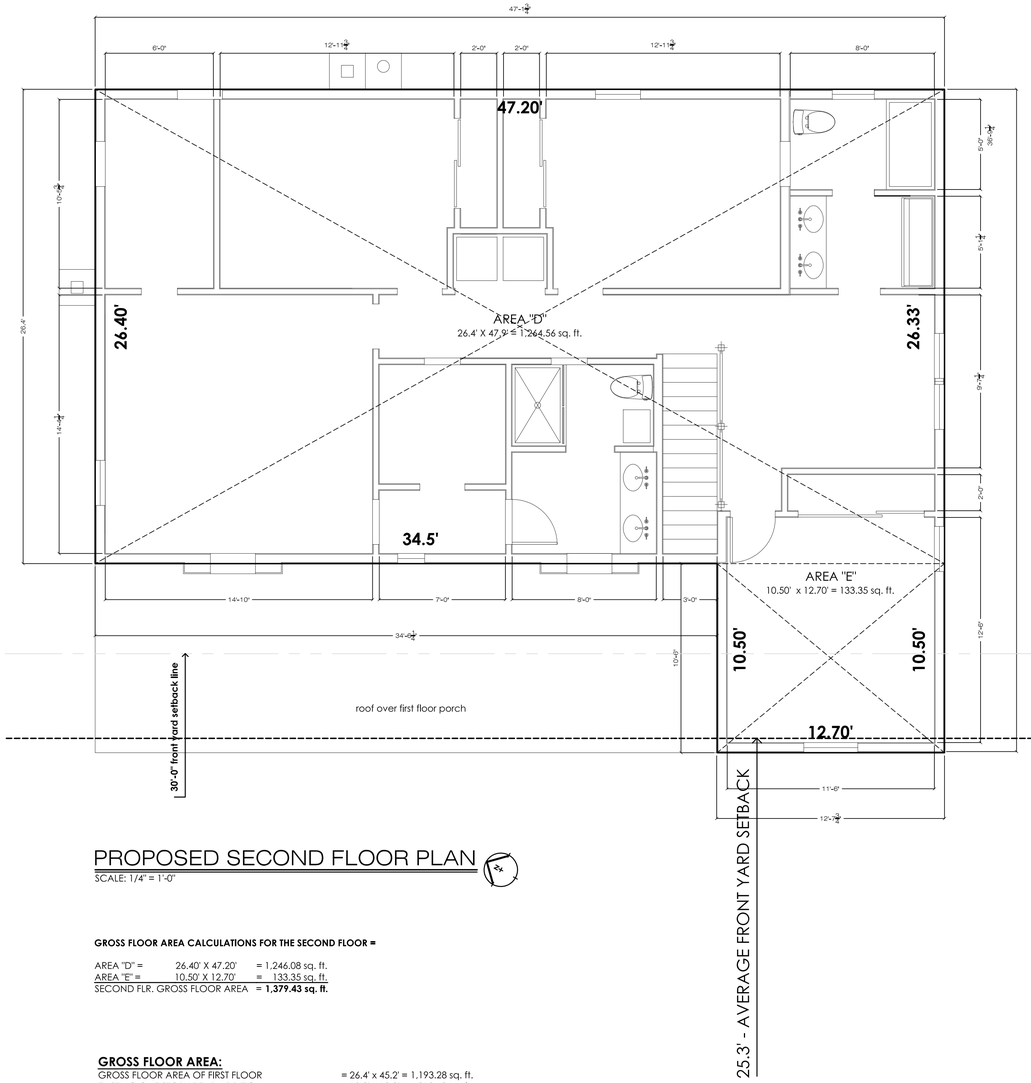
DRAWING:
SITE PLAN,
GENERAL NOTES, &
ZONING ANALYSIS

SEAL:
REGISTERED ARCHITECT JAMES THOMAS MARTINO 016453 STATE OF NEW YORK

DRAWING:
G-0

DWG: 01 OF: 00

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PROPOSED SECOND FLOOR PLAN

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

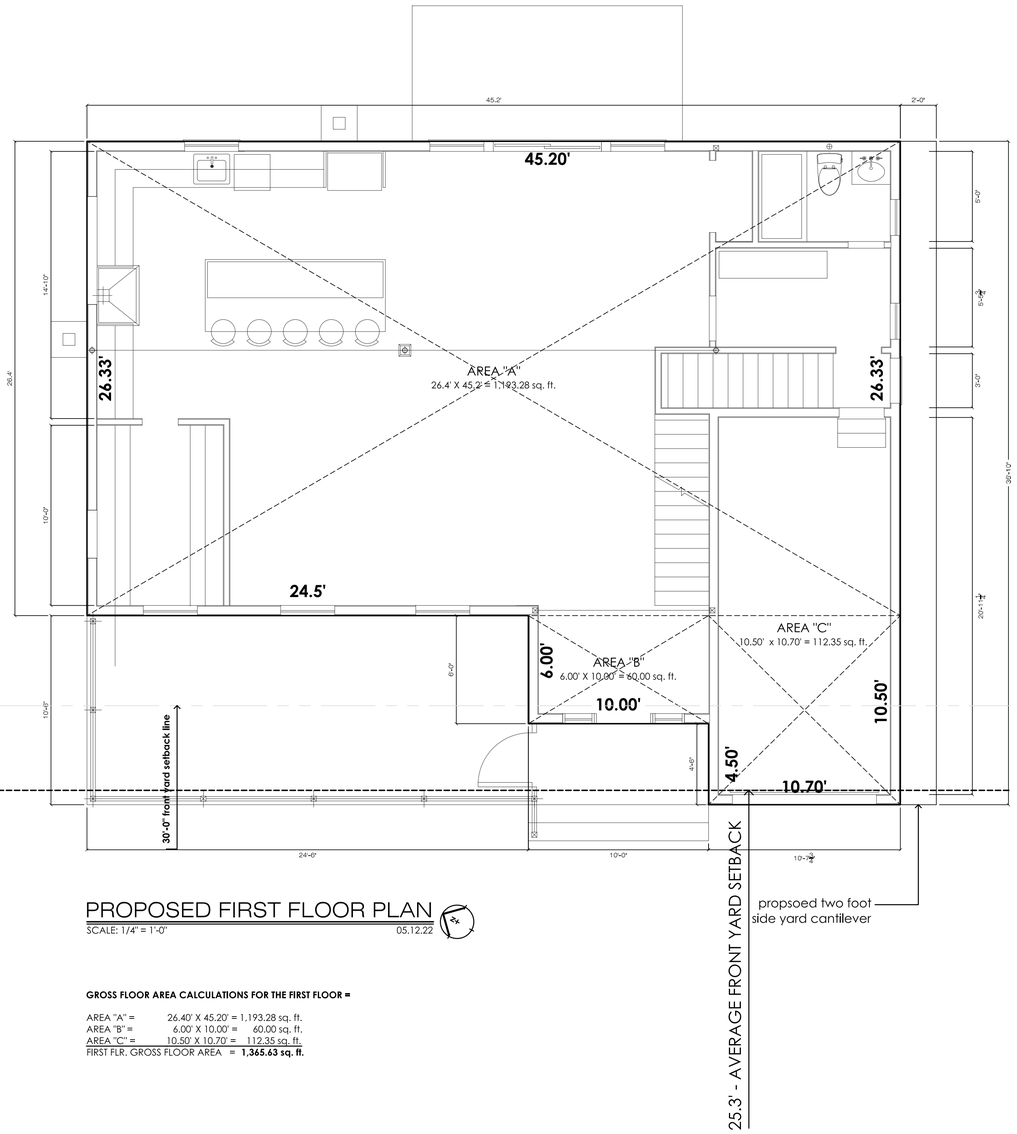
GROSS FLOOR AREA CALCULATIONS FOR THE SECOND FLOOR =

AREA "D" = 26.40' X 47.20' = 1,246.08 sq. ft.
AREA "E" = 10.50' X 12.70' = 133.35 sq. ft.
SECOND FLR. GROSS FLOOR AREA = **1,379.43 sq. ft.**

GROSS FLOOR AREA:

GROSS FLOOR AREA OF FIRST FLOOR	= 26.4' x 45.2' = 1,193.28 sq. ft.
EXISTING ONE STORY REAR ADDITION	= 12.0' x 18.2' = 218.40 sq. ft.
FRONT PORTION OF GARAGE	= 10.5' x 10.7' = 112.35 sq. ft.
FIRST FLOOR ADDITION	= 6.0' x 10.0' = 60.00 sq. ft.
TOTAL GROSS FLOOR AREA OF FIRST FLOOR	= 1,584.03 sq. ft.
deduct the existing one story rear addition	= (-218.40 sq. ft.)
TOTAL GROSS FLOOR AREA FIRST FLOOR	**= 1,365.63 sq. ft.**
GROSS FLOOR AREA OF SECOND FLOOR	= 26.4' x 47.2' = 1,246.08 sq. ft.
SECOND FLOOR FRONT ADDITION OVER GARAGE	= 10.5' X 12.7' = 133.35 sq. ft.
TOTAL GROSS FLOOR AREA SECOND FLOOR	**= 1,379.43 sq. ft.**

TOTAL PROPOSED GROSS FLOOR AREA **= 1,365.63 + 1,379.43 = 2,745.06 sq. ft.**
ALLOWABLE GFA = 2,700.00 SQ. FT.
2,745.06 sq. ft. > 2,700.00 SQ. FT. by 45.06 SQ. FT., therefore a BZA Variance is required



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 05.12.22

GROSS FLOOR AREA CALCULATIONS FOR THE FIRST FLOOR =

AREA "A" = 26.40' X 45.20' = 1,193.28 sq. ft.
AREA "B" = 6.00' X 10.00' = 60.00 sq. ft.
AREA "C" = 10.50' X 10.70' = 112.35 sq. ft.
FIRST FLR. GROSS FLOOR AREA = **1,365.63 sq. ft.**

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DRAWN BY:	D.M.S.	DATE:	12.15.21
CHK'D BY:	J.T.M.	SCALE:	AS NOTED
		PROJECT:	21 - 2049

PROJECT:

PROPOSED SECOND STY. ADDITION ABOVE EXISTING GARAGE & INTERIOR ALTERATIONS AT THE

FROCCARO RESIDENCE

63 FAIRFIELD AVENUE,
PORT WASHINGTON, NY 11050

SECTION: 4 BLOCK: 10 LOT: 11

DRAWING:

GROSS FLOOR AREA CALCULATIONS

SEAL:

REGISTERED ARCHITECT JAMES THOMAS MARTINO 016453 STATE OF NEW YORK

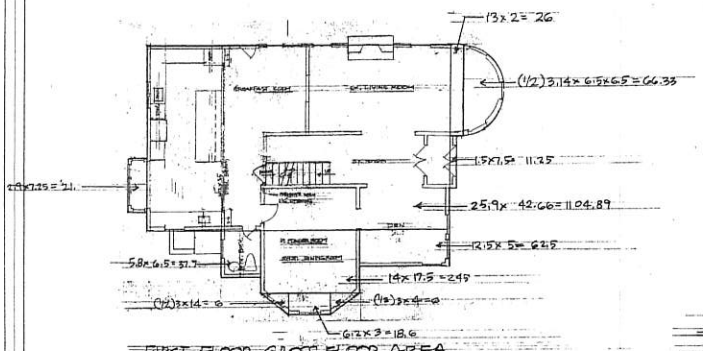
DRAWING:

G-1

DWG: 02 OF: 00

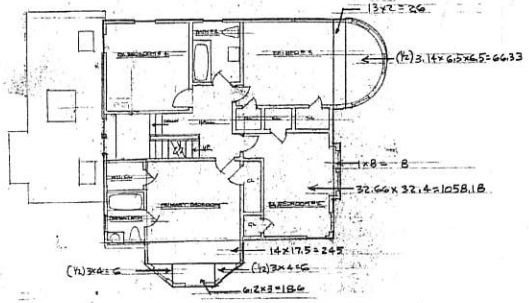
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APPEAL # 21316



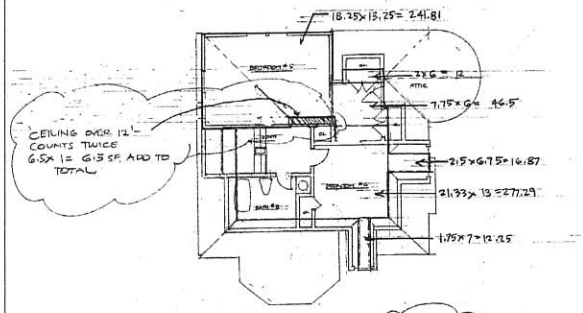
FIRST FLOOR GROSS FLOOR AREA

26+66.33+11.25+1104.89+62.5+245+6+18.6+18+37.71=1605.27



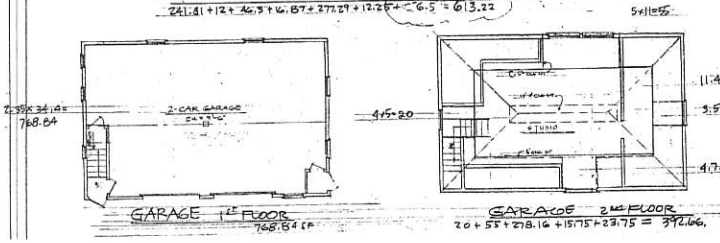
SECOND FLOOR GROSS FLOOR AREA

26+66.33+8+1058.18+245+6+18.6+6=1433.93



THIRD FLOOR GROSS FLOOR AREA

241.81+12+46.5+16.87+277.29+12.25+6.5=613.22



GARAGE 1ST FLOOR 768.84 SF

GARAGE 2ND FLOOR

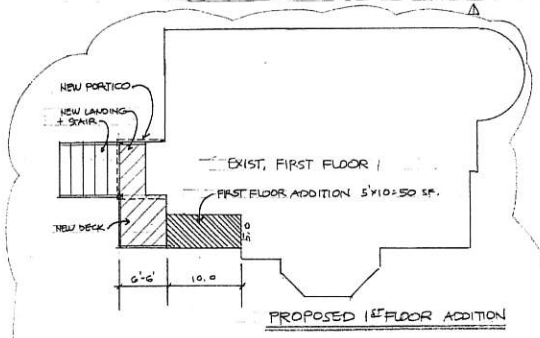
20+55+278.16+15.75+23.75=392.66

136.31 + 138.68 = 274.99 /2 =	137.49 x 58 =	7,974.42
138.68 + 137.6 = 276.28 /2 =	138.14 x 35 =	4,834.9
137.6 + 137.6 = 275.2 /2 =	137.6 x 6.3 =	866.88
137.6 + 137.7 = 275.35 /2 =	137.68 x 3.1 =	426.71
137.7 + 137.7 = 275.4 /2 =	137.7 x 3.7 =	509.49
137.7 + 137.75 = 275.45 /2 =	137.72 x 3.4 =	468.24
137.75 + 137.7 = 275.45 /2 =	137.72 x 5.8 =	798.77
137.7 + 137.7 = 275.4 /2 =	137.7 x 3.0 =	413.1
137.7 + 137.65 = 275.35 /2 =	137.67 x 5.2 =	715.88
137.65 + 137.5 = 275.15 /2 =	137.57 x 6.2 =	852.93
137.52 + 137.29 = 274.81 /2 =	137.4 x 5.0 =	687.
137.29 + 137.27 = 274.56 /2 =	137.28 x 30 =	4,118.4
137.27 + 136.71 = 273.98 /2 =	136.99 x 25 =	3,424.75
136.71 + 136.5 = 273.21 /2 =	136.6 x 8 =	1,092.8
136.5 + 136.21 = 272.81 /2 =	136.4 x 44 =	6,001.6
TOTALS	241.7	33,185.87

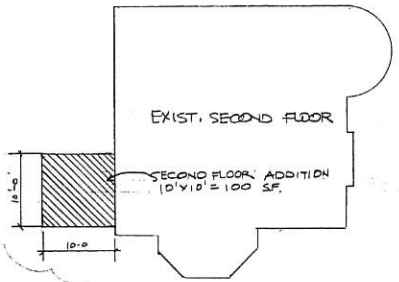
PRE-EXISTING AVERAGE GRADE 33,185.87 / 241.7 = 137.3

EXISTING GROSS FLOOR AREA

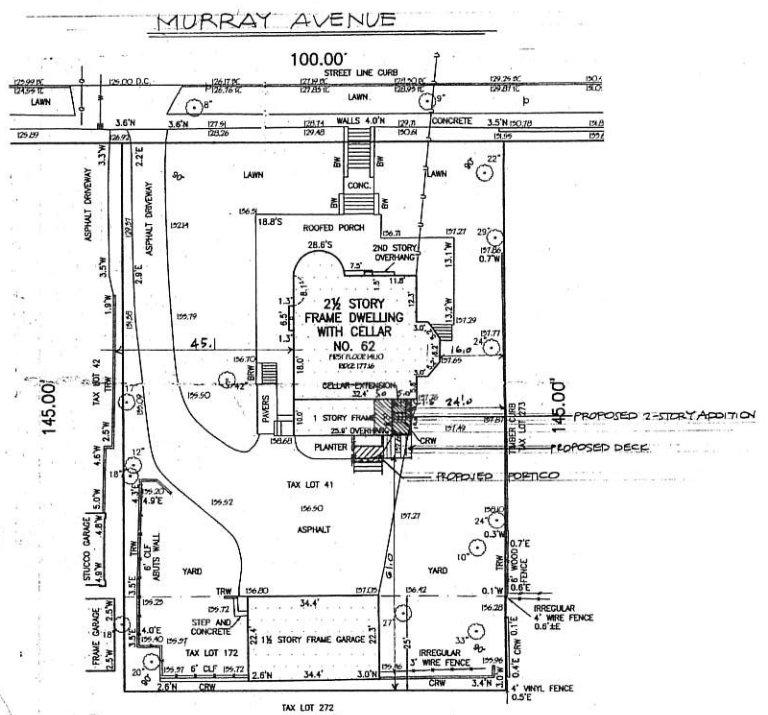
		CUMULATIVE TOTAL	
1ST FLOOR =	1605.27		
2ND FLOOR =	1433.93	(3039.2)	
3RD FLOOR =	613.22	(3652.42)	
GARAGE 1ST FLR =	768.84	(4421.26)	
GARAGE 2ND FLR =	392.66	(4813.92)	
TOTAL	4,813.92 SF		



PROPOSED 1ST FLOOR ADDITION



PROPOSED SECOND FLOOR ADDITION



SITE PLAN 1"=15'-0"

BASED ON SURVEY BY: DONAL A. O'BUCKLEY 7-22-21

ZONING DATA

ZONE:	RES. A
LOT SIZE:	14,500
LOT COVERAGE (EXISTING):	
HOUSE (1605.27) + GARAGE (768.84) =	2,374.11 16.37%
GROSS FLOOR AREA (EXISTING)	= 4,813.92 33.44%
PROPOSED LOT COVERAGE	
EXIST (2,374.11) + ADDITION (50)	= 2,424.11 16.71%
PROPOSED GROSS FLOOR AREA	
EXIST (4,813.92) + 1ST FLR ADD (50) + 2ND FLR ADD (100) =	4963.92 34.23% VARIANCE REQ'D: MAX 4000 SF

NOTE: FLOOR AREA WITHOUT GARAGE = 3802.42

62 MURRAY AVE
PORT WASHINGTON
SITE PLAN, ZONING

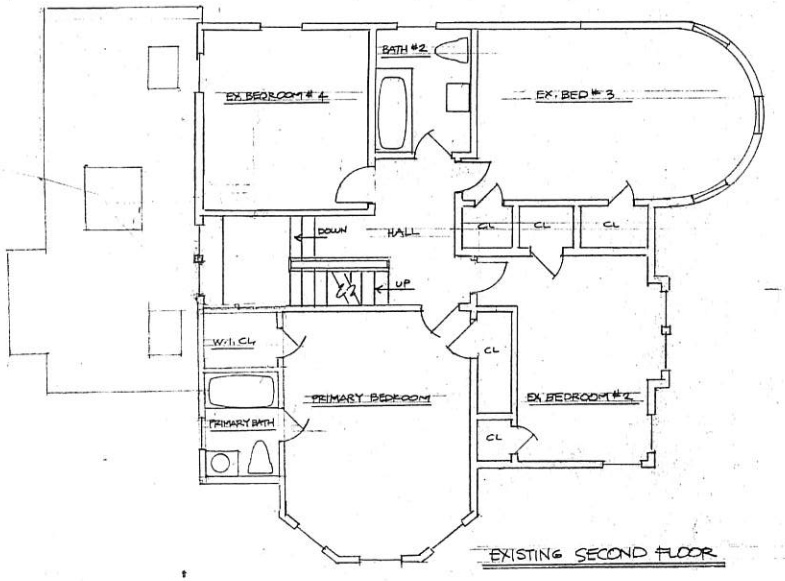
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68 Highland Avenue
Port Washington, N.Y. 11050
Office 516-883-1204
Cell 516-527-2482
Fax 516-883-1338
albertodonald@yahoo.com

A-1 | PA | SCALE | JOB NO. 21-44 | DATE 8-19-21

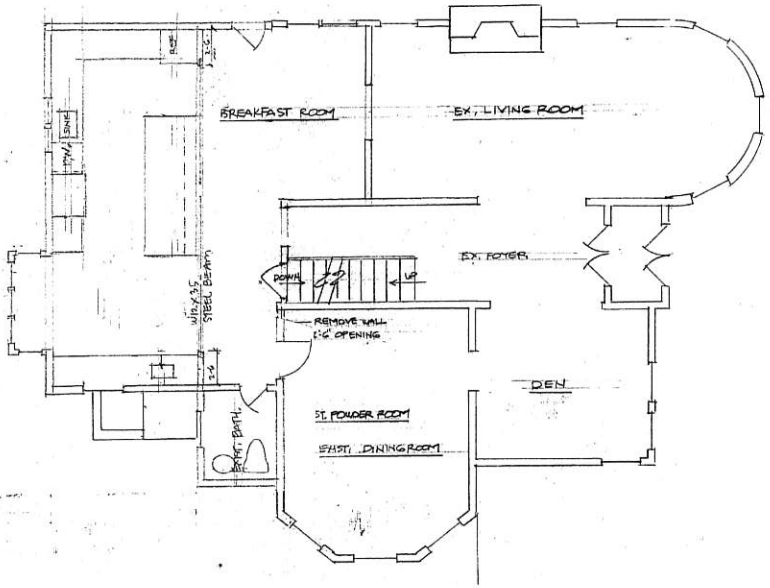
A 5-23-22

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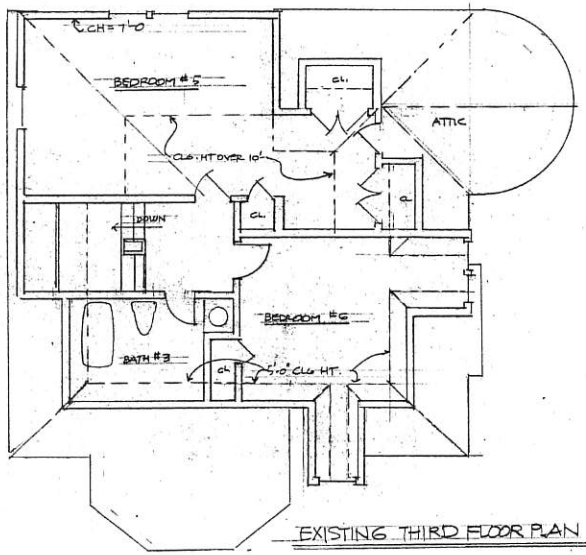
DONALD ALBERTO LICENSED ARCHITECT STATE OF NEW YORK



EXISTING SECOND FLOOR

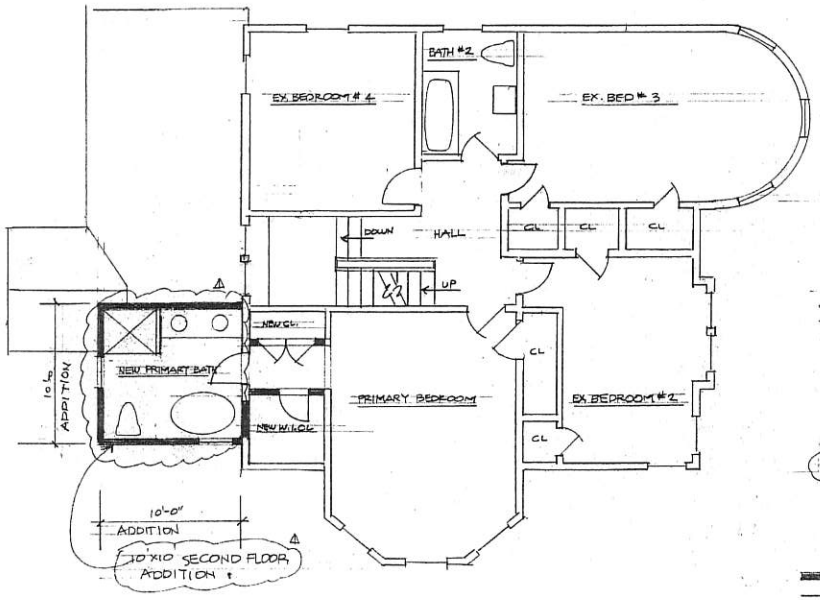


EXISTING FIRST FLOOR PLAN 1/4"=1'-0"



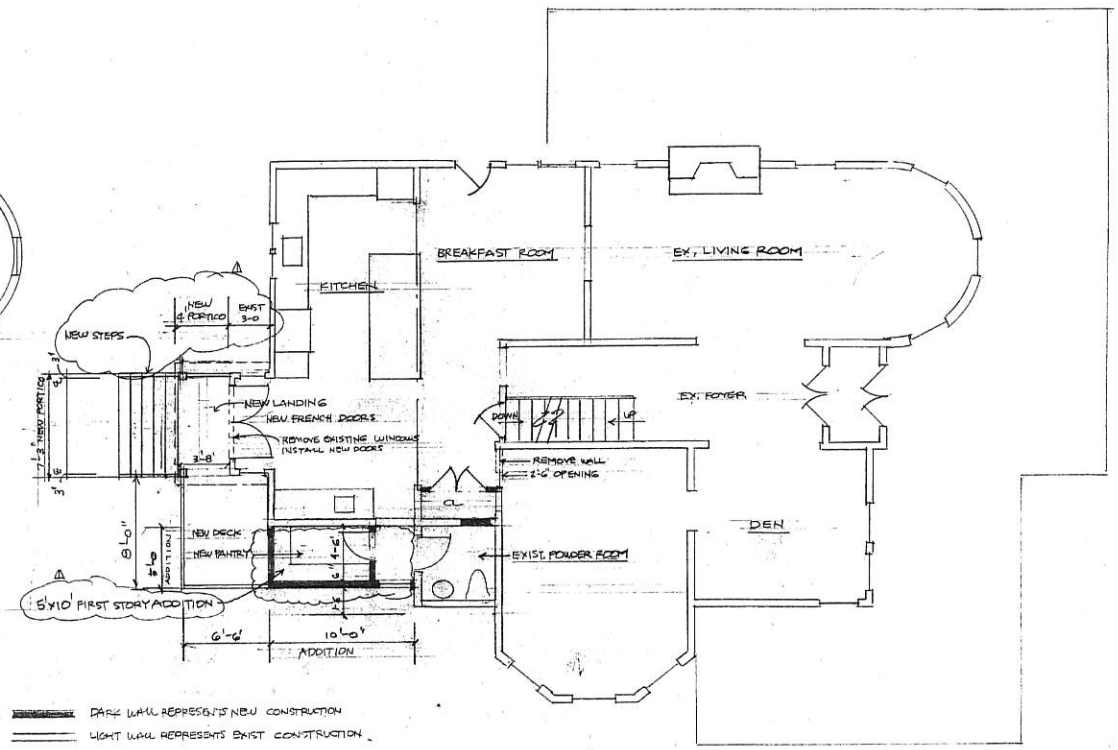
EXISTING THIRD FLOOR PLAN

project: 62 MURRAY AVE. PORT WASHINGTON	Donald Alberto Architect P.C. 68 Highland Avenue Port Washington, N.Y. 11050 Office 516-883-1290 Cell 516-727-2402 Fax 516-883-3334 allenriadonald@yahoo.com	invisions 5-23-22
drawing: EXISTING PLANS		
number A-2 / drawn by RA / date 11-19-21		© Copyright. All rights reserved. The design and plans are property of the architect. Unauthorized use or copy will be prosecuted to the full extent of the law.
job no. 21-44 / date		



PROPOSED SECOND FLOOR PLAN

PROPOSED ADDITION = 100 SF



PROPOSED FIRST FLOOR PLAN

PROPOSED ADDITION = 50 SF

1/4"=1'-0"

SCOPE OF WORK: ① 5'x10' FIRST FLOOR ADDITION
② 4'x7'-3 PORTICO OVER REAR DOOR
③ 6'-6"x8'-0" REAR DECK
④ 10'x10' 2ND FLOOR ADDITION

project	62 MURRAY AVE PORT WASHINGTON
drawing	PROPOSED PLANS
number	A-3
drawn by	PM
scale	11-19-21
job no.	21-44
date	

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revisions
Δ 5-23-22

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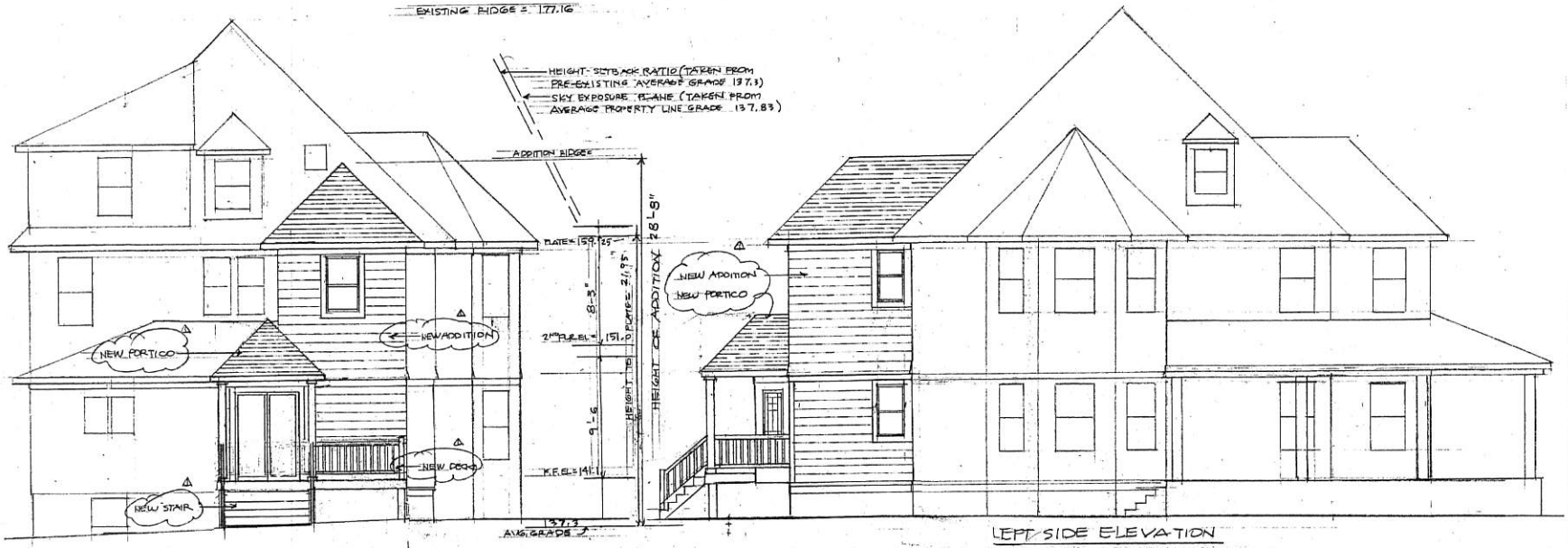
REGISTERED ARCHITECT DONALD ALBERTO STATE OF NEW YORK



EXISTING REAR (SOUTH) ELEVATION



EXISTING LEFT-SIDE (EAST) ELEVATION 1/8"=1-0"



PROPOSED REAR (SOUTH) ELEVATION

LEFT SIDE ELEVATION

PROPOSED LEFT-SIDE (EAST) ELEVATION 1/4"=1-0"

project
62 MURRAY AVE
PORT WASHINGTON

drawing
LEFT-SIDE + REAR ELEVATION

Number A-4 | Sheet No. 24 | scale 11-19-21. | job no. 21-44 | date

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△ 5-23-22

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REGISTERED ARCHITECT DONALD ALBERTO STATE OF NEW



EXISTING RIGHT-SIDE (WEST) ELEVATION 1/8"=1'-0"



PROPOSED RIGHT (WEST) ELEVATION 1/4"=1'-0"

project
62 MURRAY AVE.
PORT WASHINGTON

drawing
RIGHT (WEST) ELEV.

number A-5 | sheet by BA | scale
job no. 21-44 | date 11-19-21

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Δ 5-13-22

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REGISTERED ARCHITECT DONALD ALBERTO 026844 STATE OF NEW YORK

21 EVANS AVENUE, ALBERTSON, NY 11507
SECTION 9, BLOCK 657, LOT 17
TING RESIDENCE
PROPOSED TWO CAR DETACHED GARAGE

DRAWING LIST

A-100.00 COVER PAGE, GENERAL NOTES, PLOT PLAN, FLOOR PLANS, ELEVATIONS, SECTION

GENERAL NOTES

1. ALL WORK IS TO CONFORM TO THE RULES AND REGULATIONS OF THE 2020 NEW YORK STATE RESIDENTIAL CODE.
2. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK.
3. THESE PLANS ARE IN GENERAL COMPLIANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COMPLIANCE WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS AND SHALL PROVIDE ALL REQUIRED CRITERIA AS OUTLINED IN THE CODE AS PERTAINS TO ALL RELATED EQUIPMENT, MATERIALS, AND THEIR INSTALLATION AT THE JOB SITE.
5. THESE PLANS ARE SUBJECT TO REVIEW OF ALL CITY AGENCIES HAVING JURISDICTION OVER THEM.
6. THE CONTRACTOR SHALL PROCURE AND PAY ALL COSTS ASSOCIATED WITH SECURING ALL NECESSARY WORK PERMITS, INSPECTIONS TESTS, AND APPROVALS FOR ALL TRADES REQUIRED BY ALL CITY DEPARTMENTS. HE IS ALSO TO OBTAIN ALL REQUIRED INSPECTOR'S SIGN-OFFS FROM THE DEPARTMENT OF BUILDINGS.
7. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS NOTES, WORK, HEREIN SHOWN AND CONDITIONS AT THE SITE BEFORE ANY CONSTRUCTION IS STARTED. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT. DO NOT SCALE DRAWINGS.
8. THE CONTRACTOR IS TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO FURNISH AND INSTALL ALL OF THE WORK AS SHOWN AND DESCRIBED ON THESE CONTRACT DOCUMENTS.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR THE COORDINATION OF ALL PORTIONS OF THE WORK.
10. THE CONTRACTOR IS TO INCLUDE IN HIS SCOPE OF WORK OTHER AREAS NOT SPECIFICALLY OUTLINED ON THE DRAWINGS, AS PRESCRIBED BY FIELD CONDITIONS OR AS REQUIRED FOR PROPER EXECUTION OF THE WORK INDICATED.
11. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR HAVING ALL SUB-CONTRACTORS REVIEW ALL DOCUMENTS FOR THEIR COMPLETE SCOPE OF WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKING, COLLAPSE, DISTORTION, AND MISALIGNMENT IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODES, STANDARDS, AND GOOD PRACTICE.
13. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. THE CONTRACTOR OR PERSON WHO SUPERVISED OR SUPERINTENDED THE WORK IS REQUIRED TO BE PRESENT AT FINAL INSPECTION WITHE BUILDING DEPARTMENT INSPECTOR.
15. THE ARCHITECT/ENGINEER HAS NOT BE RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT.
16. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES.
17. THE GENERAL NOTES CONTAINED HEREIN ARE PART OF THE PLANS AND SPECIFICATIONS, AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES SPECIFIED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THOSE LISTED HERE.

21 EVANS AVENUE, ALBERTSON, NY 11507
ZONING / BUILDING CODE DATA:

ZONING DISTRICT: RESIDENTIAL C
LOT AREA: 5,000 SF
MAX ALLOWABLE LOT COVERAGE:
35% OF 5,000 SF = 1,750 SF
847+380+95 = 1,322 SF < 1,750 SF = OK

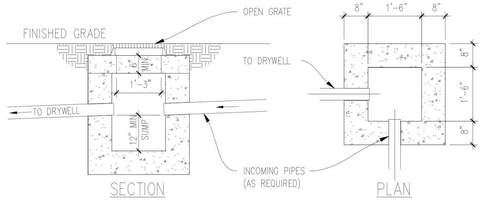
SCOPE OF WORK:

NEW TWO CAR DETACHED GARAGE AS SHOWN ON PLANS.

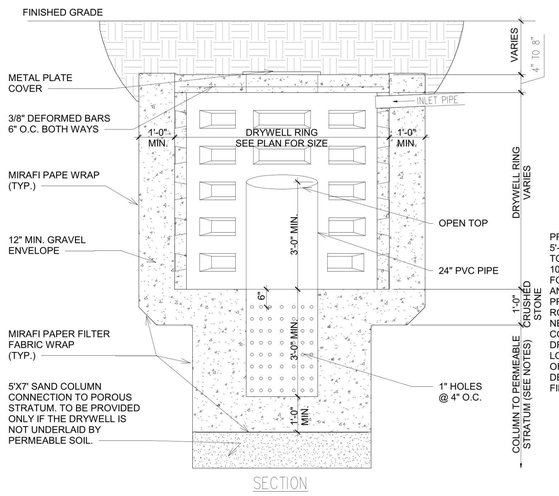
BUILDING DEPARTMENT NOTES:

1. FILING FOR NEW TWO CAR GARAGE IN REAR YARD AS SHOWN ON PLANS.
2. EXISTING DRIVEWAY TO REMAIN.
3. ALL WORK TO BE DONE ENTIRELY WITHIN THE PROPERTY LINES.
4. PROPOSED WORK IN NO WAY AFFECTS THE ADJACENT PROPERTY.
5. GENERAL CONTRACTOR TO OBTAIN CONSTRUCTION PERMIT BEFORE COMMENCING WORK.
6. ALL WORK TO COMPLY WITH THE NEW YORK STATE BUILDING CODE AND ALL APPLICABLE REGULATIONS.
7. THE ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE THE CONSTRUCTION WORK.
8. THE MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE OWNER IS RESPONSIBLE FOR MAINTAINING A SAFE AND HABITABLE BUILDING.
10. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE APPROVED PLAN.

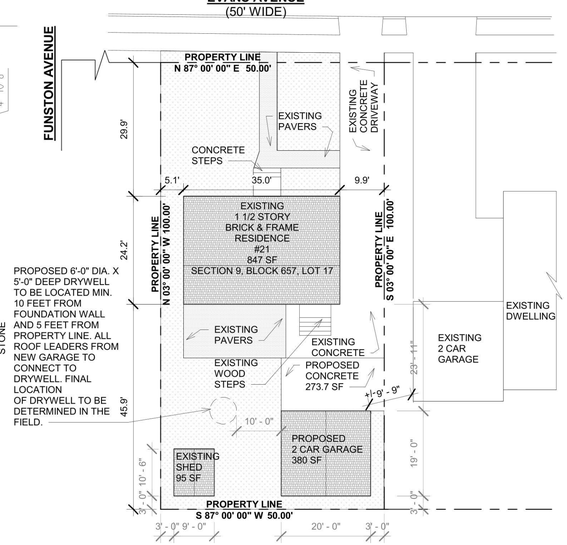
GRIT CHAMBER DETAIL



DRYWELL DETAIL



EVANS AVENUE
(50' WIDE)



9 DRYWELL DETAIL
1/2" = 1'-0"

1 PLOT PLAN
1/16" = 1'-0"

NEW LOT COVERAGE AREA TO BE DRAINED =
380.0 S.F. GARAGE ROOF + 273.7 S.F. CONCRETE DRIVEWAY = 653.7 S.F.
REQ'D STORAGE= 653.7 x 2.5/12 = **136.2 C.F.**

PROVIDE ONE 6'-0" x 5'-0" HIGH PRE-CAST RING LISTED CAPACITY = 111.65 C.F.
VOLUME of GRAVEL= (8x8x6)-(3.14x3²x5) = 384.0-141.3 = 242.7 C.F.
CAPACITY of GRAVEL VOIDS = 25% x 242.7 = 60.68 C.F.
ACT. STORAGE CAPACITY= 111.65 + 60.68 = 172.33 C.F.

172.33 C.F. > 136.2 C.F. = O.K.

(2.5/12 BASED ON RAINFALL OF 2.5" AS REQUIRED IN ACCORDANCE WITH 70-202.2 EROSION CONTROL AND STORMWATER MANAGEMENT OF THE TOWN OF NORTH HEMPSTEAD ZONING CODE).

LOT AREA = 5,000 SF (0.115 ACRE)
MAX BUILDING LOT COVERAGE = 35% OF 5,000 SF = 1,750 SF
847+380+95 = 1,322 SF = OK

TOWN OF NORTH HEMPSTEAD ZONE RESIDENCE C
INFO FROM SURVEY BY STRANDBERG LLS
DATED 8/2/2019

SECTION 9, BLOCK 657, LOT 17

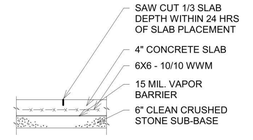
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS (R 602.3)		
DESCRIPTION	FASTERNER	SPACING
Joist to sill or girders, toe nail	3- 8d	
1" x 6" subfloor or less to each joist, face nail	2- 8d	
2" subfloor to joist or girder, blind and face nail	2-16d	
Sole plate to joist or blocking, face nail	16d	16" o.c.
Top or sole plate to stud, end nail	2- 16d	
Stud to sole plate, toe nail	3- 8d or 2-16d	
Double studs, face nail	10d	24" o.c.
Double top plates, face nail	10d	24" o.c.
Sole plate to joist or blocking at braced wall panels	8- 16d	
Double top plates, min. 24" offset of end joints, face nail in lapped area	8- 16d	
Blocking between joists or rafters to top plate, toe nail	3- 8d	
Rim joist to top plate, toe nail	8d	6" o.c.
Top plates, laps at corners and intersections, face nail	2- 10d	
Built-up headers, two pieces with 1/2" spacer	16d	16" o.c. along edge
Continued header, two pieces	16d	16" o.c. along edge
Ceiling joists to top plate, toe nail	3- 8d	
Continuous header to stud, toe nail	4- 8d	
Ceiling joist, laps over partitions, face nail	3- 10d	
Ceiling joists to parallel rafters, face nail	3- 10d	
Rafter to plate, toe nail	2- 16d	
1" brace to each stud and plate, face nail	2- 8d	
1"x6" sheathing to each bearing, face nail	2- 8d	
1"x8" sheating to each bearing, face nail	2- 8d	
Wider than 1"x8" sheathing to each bearing, face nail	3- 8d	32" o.c. top & bot. & staggered. (2) @ ends & each splice
Built-up corner studs	10d	24" o.c.
Built-up girders and beams, 2" lumber layers	10d	
2" planks	2- 16d	at each bearing
Roof rafters to ridge, valley or hip rafters: Toe nail / Face nail	4- 16d / 3- 16d	
Rafter ties to rafters, face nail	3- 8d	
Collar tie to rafter, face nail, or 1-1/4" x 20 gauge ridge strap	3- 19d	

WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING			
DESCRIPTION	FASTERNER	SPACING	
		EDGE (In.)	INTERMEDIATE
5/16" - 1/2"	6d (subfloor,wall) 8d (roof)	6	12
19/32" - 1"	8d	6	12
1-1/8" - 1-1/4"	10d	6	12
1/2" structural cellulosic fiberboard shea.	1-1/2" galvanized roofing nail 8d	3	6
25/32" structural cellulosic fiberboard she.	1-3/4" galvanized roofing naile 8d	3	6
1/2" gypsum sheathing	1-1/2" galvanized roofing nails 6d	4	8
5/8" gypsum sheathing	1-3/4" galvanized roofing nail 8d	4	8

WOOD STRUCTURAL PANEL WALL SHEATHING		STUD SPACING	
PANEL SPAN RATING	PANEL NOMINAL THICKNESS	SIDING NAILED TO: STUD	SHEATHING
12/0, 16/0, 20/0, wall 16" o.c.	5/16", 3/8"	16	16
24/0, 24/16, 32/16, or wall 24" o.c.	3/8", 7/16", 15/32", 1/2"	24	24

2 GARAGE FOUNDATION PLAN
1/4" = 1'-0"

3 GARAGE FLOOR PLAN
1/4" = 1'-0"

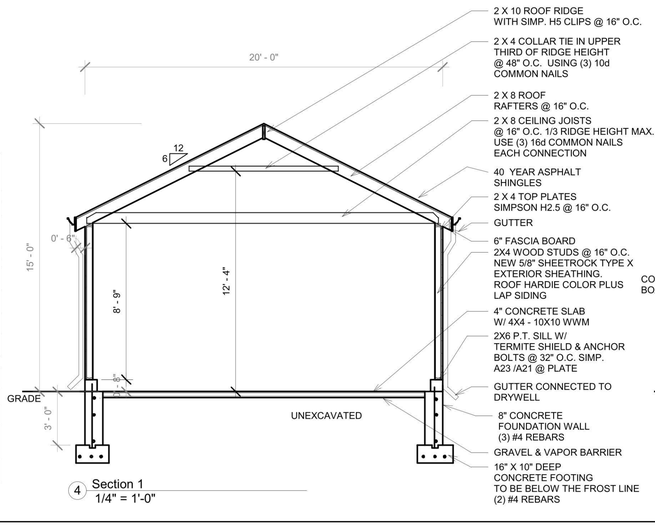


7 TYPICAL CONTROL JOINT @ SLAB ON GRADE
1/2" = 1'-0"

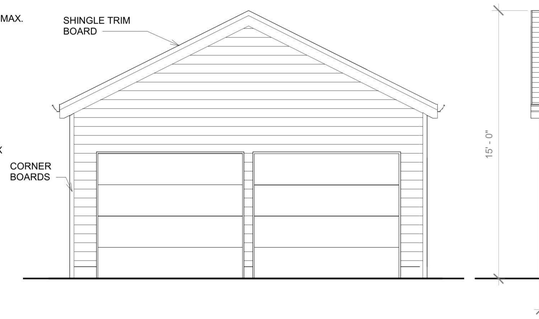


PARTITION TYPE 1
NEW EXTERIOR WALL
2 X 4 @ 16" O.C. NOM. 5" WALL (4-3/4" ACTUAL)
1HR RATED BOTH SIDES, UL DESC. U314

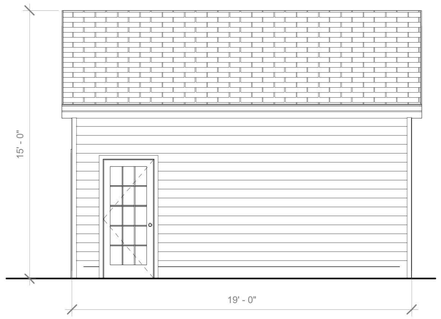
8 PARTITION TYPES
1" = 1'-0"



4 Section 1
1/4" = 1'-0"



5 NORTH ELEVATION
1/4" = 1'-0"



6 WEST ELEVATION
1/4" = 1'-0"

APPEAL # 21318

DISAPPROVED
Carlos Reyes
10/27/2022

BLOCK: 657	**LOT:** 17
MAP:	
OCCUPANCY: RESIDENTIAL	**ZONE:** C

REVISION

No.	Description	Date

JOSE ADAMES, RA
NY STATE LICENSE # 038272
NJ STATE LICENSE # 21AI02013400
315 52ND STREET
WEST NEW YORK, NJ 07093
CELL: 646.642.5537
EMAIL: PROGZMAN@HOTMAIL.COM

PROJECT
NEW DETACHED TWO CAR GARAGE
21 EVANS AVE, ALBERTSON, NY 11507

CLIENT
WANG MING TING

DRAWING
SITE PLAN / GARAGE PLANS

A-100.00

SHEET	1 OF 1
SCALE	As indicated
ISSUE DATE	10/07/2022
DRAWN BY	J. ADAMES
CHECKED BY	J. ADAMES
PROJECT NUMBER	2022.09.05

SEAL
REGISTERED ARCHITECT JOSE ADAMES 38272 STATE OF NEW YORK

BSCAN STICKER

DOB APPROVAL STAMP

10/7/2022 10:57:06 PM

NYU LANGONE HEALTH
MANHASSET AMBULATORY CARE CENTER

1440 NORTHERN BLVD. MANHASSET, NY 11030

APPEAL # 21319



BUILDING INFORMATION

ADDRESS:	1440 NORTHERN BLVD MANHASSET, NY 11030
JURISDICTION:	TOWN OF NORTH HEMPSTEAD (BUILDING) INC. VILLAGE OF NORTH HILLS (PARKING LOT)
BLOCK #:	145
LOTS:	16&17
ZONING:	BUSINESS A DISTRICT (NORTH HEMPSTEAD)
OCCUPANCY GROUP:	BUSINESS
CONSTRUCTION CLASS:	TYPE 1B (EXISTING)
SCOPE OF WORK:	EXTERIOR RENOVATIONS, INTERIOR RENOVATIONS
FIRE PROTECTION:	FULLY SPRINKLERED AS REQUIRED BY CODE (EXISTING)
FIRE ALARM	FULLY AUTOMATIC, ADDRESSABLE FIRE ALARM SYSTEM (EXISTING)

PROJECT DESCRIPTION

CHANGE IN USE	YES
CHANGE IN OCCUPANCY	YES
CHANGE IN EGRESS	NO
LEVEL 3 ALTERATION	WORK AREA EXCEEDS 50% OF THE BUILDING AREA

DRAWING LIST FOR PERMIT

Sheet Number	Sheet Name	Issue 01 - Building Permit
CS1.1	COVER SHEET	X
CP1.1	SIGNED / SEALED SURVEY	X
CP1.2	SITE PLAN	X
A1.2.1	FLOOR PLAN - LEVEL 1	X
A1.2.2	FLOOR PLAN - LEVEL 2	X
A1.2.3	FLOOR PLAN - LEVEL 3	X
A3.1.1	BUILDING ELEVATIONS	X

LOCATION PLAN



APPLICABLE CODES

THE STATE UNIFORM FIRE PREVENTION AND BUILDING CODE GOVERNS CONSTRUCTION PROJECTS IN THE TOWN OF NORTH HEMPSTEAD, NEW YORK AND INCORPORATES THE FOLLOWING CODES APPLICABLE TO THE PROJECT:

- 2020 BUILDING CODE OF NEW YORK STATE
- 2020 FIRE CODE OF NEW YORK STATE
- 2020 MECHANICAL CODE OF NEW YORK STATE
- 2020 PLUMBING CODE OF NEW YORK STATE
- 2017 NATIONAL ELECTRIC CODE
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE
- 2018 INTERNATIONAL ENERGY CODE (IECC 2018)
- 2016 NASSAU COUNTY FIRE PREVENTION ORDINANCE

2010 AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADA)
2009 A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

SPECIAL INSPECTIONS

SPRAYED FIRE-RESISTANT MATERIALS
SMOKE CONTROL SYSTEMS
SPRINKLER SYSTEMS
HEATING SYSTEMS
FIRE-RESISTANT PENETRATIONS AND JOINTS

WJ Architecture & Engineering D.P.C. Doing Business As EWING COLE

14 Penn Plaza
14th Floor
225 West 34th Street
New York, NY 10122
Tel: 212-897-4033 Fax: 212-967-1470

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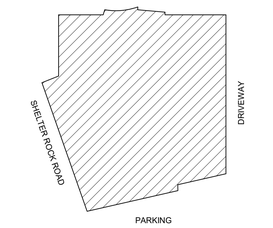
VHB
100 MOTOR PARKWAY SUITE 350
HAUPPAUGE, NY 11788

COSENTINI ASSOCIATES
498 7TH AVE
NEW YORK, NY 10018

LERA
40 WALL ST
NEW YORK, NY 10005

LERCH BATES
1430 BROADWAY SUITE 908
NEW YORK, NY 10018

KEY PLAN



PRINCIPAL
MARY FRAZIER
PROJECT MANAGER
SOPHIE BUTTIENS
PROJECT ARCHITECT
ALEENA MAJUMDAR
PROJECT DESIGNER
XIAO CHEN

REGISTERED ARCHITECT SOPHIE E. BUTTIENS 040376 STATE OF NEW YORK

SIGNATURE / SEAL

REVISIONS

NO.	BY	DESCRIPTION	DATE
		ISSUED TO BOARD OF ZONING APPEALS	10/12/2022
		ISSUED FOR BUILDING PERMIT (ZONING ONLY)	08/12/2022

NYU LANGONE HEALTH

MANHASSET AMBULATORY CARE CENTER

1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK

DRAWN BY Author DATE 08/11/2022

PROJECT NO. Project Number SCALE 1/8" = 1'-0"

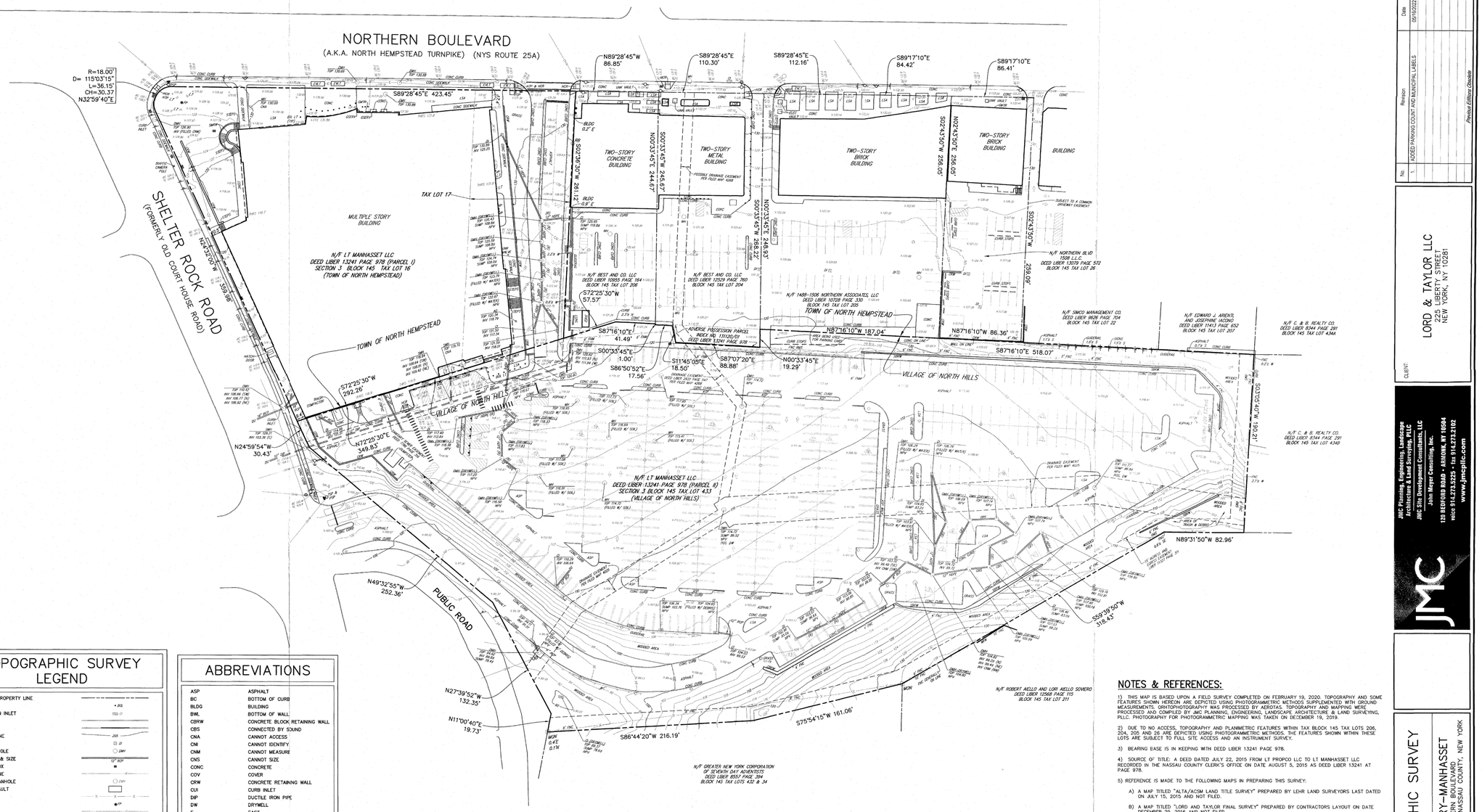
DRAWING NAME

COVER SHEET

FLOOR/SECTION PHASE DRAWING NO.

N/A - CS1.1

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TOPOGRAPHIC SURVEY LEGEND

ADJACENT PROPERTY LINE
BOLLARD
COMBINATION INLET
CURB
CURB CUT
CONTOUR LINE
DRAIN INLET
DRAIN MANHOLE
DRAIN PIPE & SIZE
ELECTRIC BOX
ELECTRIC LINE
ELECTRIC MANHOLE
ELECTRIC VAULT
FENCE
FLAG POLE
GAS LINE
GUIDERAIL
GUY WIRE
HANDICAP TRACTION PAD
HYDRANT
LOOP DETECTOR LINE
LIGHT
LIGHT POST
MANHOLE
MONUMENT
OVERHEAD WIRE
PEDESTRIAN SIGNAL POLE
PROPERTY LINE
ROOF OVER
SANITARY SEWER MANHOLE
SANITARY SEWER PIPE & SIZE
SIGN
SPOT GRADE
TELECOMMUNICATIONS BOX
TELECOMMUNICATIONS MANHOLE
TELECOMMUNICATIONS LINE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL LINE
TRAFFIC SIGNAL POLE
UTILITY POLE
UTILITY POLE WITH LIGHT
VENT PIPE
WALL
WATER LINE
WATER MANHOLE
WATER VALVE

ABBREVIATIONS

ASP	ASPHALT
BC	BOTTOM OF CURB
BLDG	BUILDING
BWL	BOTTOM OF WALL
CBRW	CONCRETE BLOCK RETAINING WALL
CBS	CONNECTED BY SOUND
CNA	CANNOT ACCESS
CNI	CANNOT IDENTIFY
CNM	CANNOT MEASURE
CNS	CANNOT SIZE
CONC	CONCRETE
COV	COVER
CRW	CONCRETE RETAINING WALL
CUI	CURB INLET
DIP	DUCTILE IRON PIPE
DW	DRYWELL
E	EAST
ESERV	ELECTRICAL SERVICE
FFE	FINISHED FLOOR ELEVATION
FNC	CHAIN LINK FENCE
FNM	METAL FENCE
FNPVC	POLYVINYL CHLORIDE FENCE
GSERV	GAS SERVICE
HCR	HANDICAP RAMP
HDPE	HIGH-DENSITY POLYETHYLENE
HDR	HANDRAIL
INV	INVERT
LSA	LANDSCAPED AREA
N	NORTH
NPV	NO PIPES VISIBLE
POS.	POSSIBLE
RCP	REINFORCED CONCRETE PIPE
RMS	REMAINS
RO	ROOF OVER
S	SOUTH
SBC	STONE BLOCK CURB
SBRW	STONE BLOCK RETAINING WALL
STB	STOP BAR
STN	STONE
SWLK	SIDEWALK
TC	TOP OF CURB
THRS	THRESHOLD
TWL	TOP OF WALL
TYP	TYPICAL
UNK	UNKNOWN
UBX	UNKNOWN BOX
W	WEST

GRAPHIC SCALE
40 0 40 80 160
(IN FEET)
1 inch = 40 ft.

PARKING SPACE COUNT

REGULAR SPACES	503
HANDICAP ACCESSIBLE SPACES	9
TOTAL PARKING SPACES	512

NOTES & REFERENCES:

1) THIS MAP IS BASED UPON A FIELD SURVEY COMPLETED ON FEBRUARY 19, 2020. TOPOGRAPHY AND SOME FEATURES SHOWN HEREON ARE DEPICTED USING PHOTOGRAMMETRIC METHODS SUPPLEMENTED WITH GROUND MEASUREMENTS. ORTHOPHOTOGRAPHY WAS PROCESSED BY AEROTAS. TOPOGRAPHY AND MAPPING WERE PROCESSED AND COMPILED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC. PHOTOGRAPHY FOR PHOTOGRAMMETRIC MAPPING WAS TAKEN ON DECEMBER 19, 2019.

2) DUE TO NO ACCESS, TOPOGRAPHY AND PLANIMETRIC FEATURES WITHIN TAX BLOCK 145 TAX LOTS 205, 204, 205 AND 26 ARE DEPICTED USING PHOTOGRAMMETRIC METHODS. THE FEATURES SHOWN WITHIN THESE LOTS ARE SUBJECT TO FULL SITE ACCESS AND AN INSTRUMENT SURVEY.

3) BEARING EASE IS IN KEEPING WITH DEED LIBER 13241 PAGE 978.

4) SOURCE OF TITLE: A DEED DATED JULY 22, 2015 FROM LT PROPCO LLC TO LT MANHASSET LLC RECORDED IN THE NASSAU COUNTY CLERK'S OFFICE ON DATE AUGUST 5, 2015 AS DEED LIBER 13241 AT PAGE 978.

5) REFERENCE IS MADE TO THE FOLLOWING MAPS IN PREPARING THIS SURVEY:

A) A MAP TITLED "ALTA/ACSM LAND TITLE SURVEY" PREPARED BY LEHR LAND SURVEYORS LAST DATED ON JULY 15, 2015 AND NOT FILED.

B) A MAP TITLED "LORD AND TAYLOR FINAL SURVEY" PREPARED BY CONTRACTORS LAYOUT ON DATE DECEMBER 29, 2016 AND NOT FILED.

C) A MAP TITLED "LORD & TAYLOR EXPANSION" PREPARED BY VHB ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, PC DATED MARCH 1, 2013 AND NOT FILED.

D) A MAP TITLED "EASEMENTS TO BE ACQUIRED FOR MANHASSET DRAIN SEC. 2 FOR THE RELIEF OF OLD COURT HOUSE ROAD" FOR THE DEPARTMENT OF PUBLIC WORKS NASSAU COUNTY NY PREPARED BY JOHN H. WHITTLE DATED JUNE, 1939 FILED IN THE NASSAU COUNTY CLERK'S OFFICE ON FEBRUARY 19, 1940 AS MAP NO. R-136 (MAP NO. 4025).

E) A MAP TITLED "MAP SHOWING PROPERTY TO BE ACQUIRED FOR MANHASSET DRAIN" FOR THE DEPARTMENT OF PUBLIC WORKS NASSAU COUNTY NY DATED MARCH, 1945 FILED IN THE NASSAU COUNTY CLERK'S OFFICE AS MAP NO. 4268.

6) THE PREMISES SURVEYED IS DESIGNATED AS SECTION 3 BLOCK 145 LOTS 16 AND 17 ON THE TOWN OF NORTH HEMPSTEAD TAX ROLLS, AND SECTION 3 BLOCK 145 LOT 433 ON THE TOWN OF NORTH HEMPSTEAD TAX ROLLS (VILLAGE OF NORTH HILLS). THE TOTAL LOT AREA = 9.31237 ACRES OR 405,647± SQ FT

7) THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.

8) CONTOUR INTERVAL IS (2) TWO FEET. VERTICAL DATUM IS REFERENCED TO NAVD 1988 WHICH WAS OBTAINED BY GPS METHODS.

9) THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION. SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE. PIPE CONNECTIONS SHOWN AS (R) ARE AS SHOWN ON A MAP REFERENCE 5C.

10) UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUB-DIVISION 2.

11) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. UNAUTHORIZED REPRODUCTION OF THIS MAP IS A VIOLATION APPLICABLE LAWS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THOMAS M. SCHMIDT-NYS. LICENSE NO. 50221

08/09/2022
DATE

No.	Revision	Date	By
1.	ADDED PARKING COUNT AND MUNICIPAL LABELS	08/09/2022	TS

Previous Editions Obsolete

CLIENT
LORD & TAYLOR LLC
225 LIBERTY STREET
NEW YORK, NY 10281

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

TOPOGRAPHIC SURVEY
YORK FACTORY-MANHASSET
1440 NORTHERN BOULEVARD
HAMLET OF MANHASSET, NASSAU COUNTY, NEW YORK

Drawn:	TH
Approved:	TS
Scale:	1" = 40'
Date:	03/03/2020
Project No:	18150-15
18150-15 - CONTROL.dwg	TS-1.tab
Drawing No:	TS-1

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WJE Architecture & Engineering D.P.C. Doing Business As EWING COLE
14 Penn Plaza
14th Floor
225 West 34th Street
New York, NY 10122
Tel: 212-897-4033 Fax: 212-967-1470

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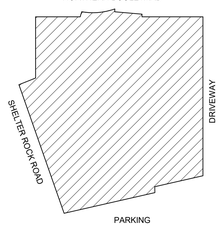
VHB
100 MOTOR PARKWAY SUITE 350
HAUPPAUGE, NY 11788

COSENTINI ASSOCIATES
498 7TH AVE
NEW YORK, NY 10018

LERA
40 WALL ST
NEW YORK, NY 10005

LERCH BATES
1430 BROADWAY SUITE 908
NEW YORK, NY 10018

KEY PLAN



PRINCIPAL
MARY FRAZIER
PROJECT MANAGER
SOPHIE BUTTIENS
PROJECT ARCHITECT
ALEENA MAJUMDAR
PROJECT DESIGNER
XIAO CHEN

REFER TO
THOMAS M. SCHMIDT
SIGNATURE & SEAL
ON DRAWING

SIGNATURE / SEAL

REVISIONS

NO.	BY	DESCRIPTION	DATE
		ISSUED TO BOARD OF ZONING APPEALS	10/12/2022
		ISSUED FOR BUILDING PERMIT (ZONING ONLY)	08/12/2022

NYU LANGONE HEALTH

MANHASSET AMBULATORY CARE CENTER

1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK

DRAWN BY Author DATE 10/12/2022

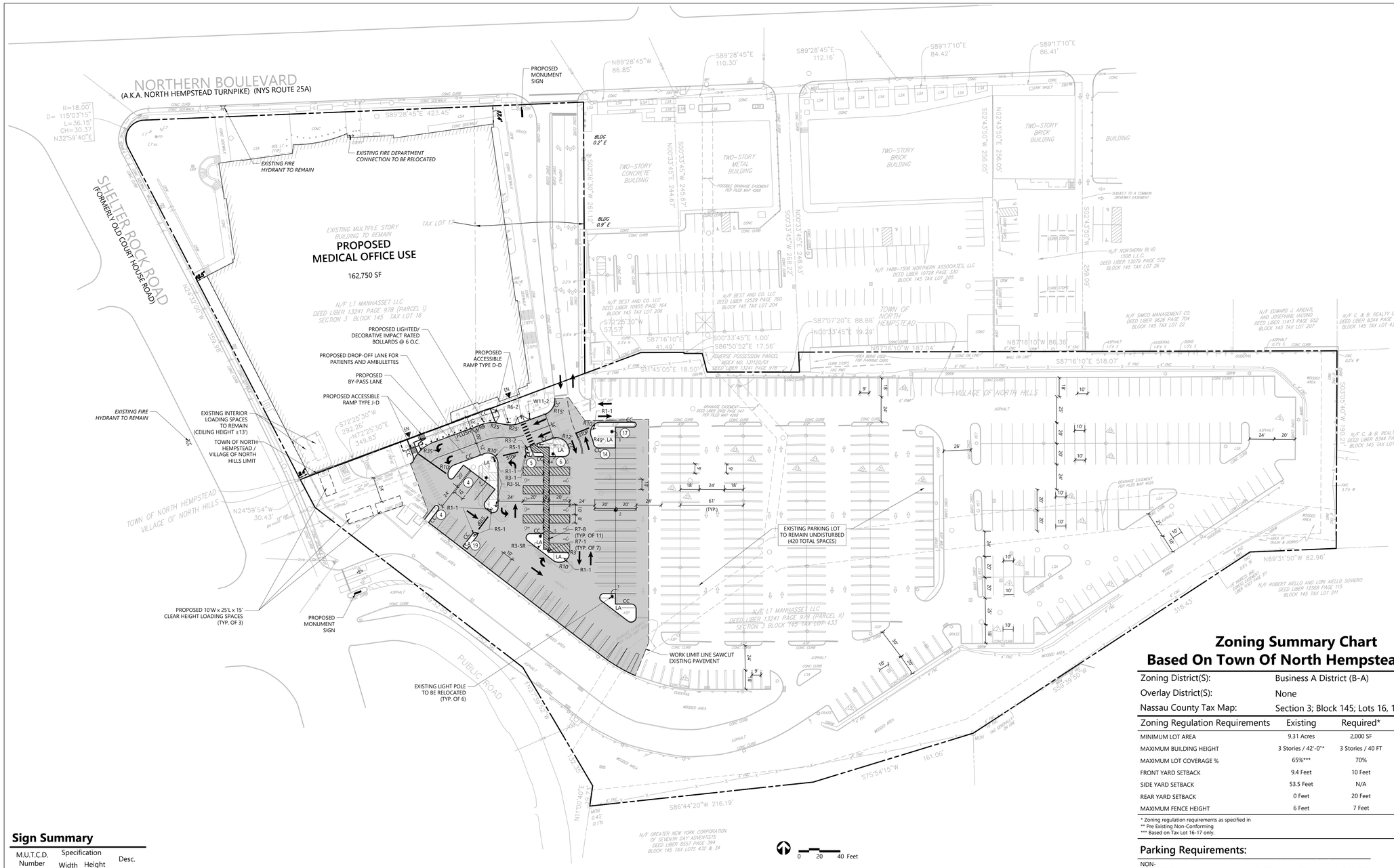
PROJECT NO. Project Number SCALE

DRAWING NAME

SIGNED / SEALED SURVEY

FLOOR/SECTION PHASE -

DRAWING NO. CP1.1

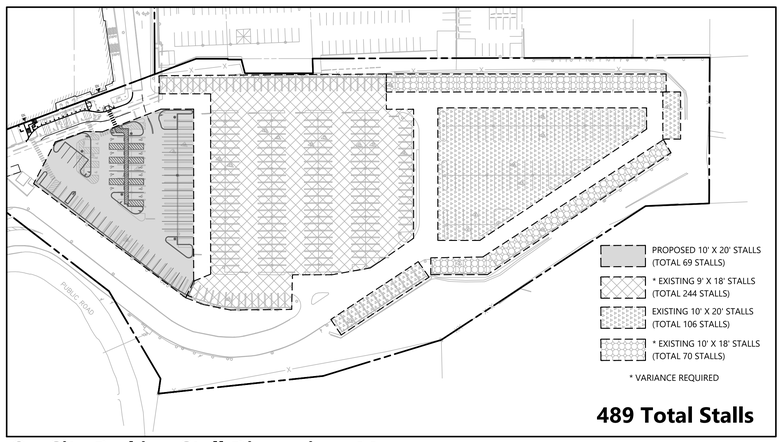


Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R3-1	24"	24"	
R3-2	24"	24"	
R6-2	18"	24"	ONE WAY
R3-5L	30"	36"	ONLY
R3-5R	30"	36"	ONLY
R7-1	12"	18"	NO PARKING ANY TIME
R7-8	12"	18"	RESERVED PARKING
W11-2	30"	30"	

Total Existing Parking = **512**
9'x18' = 336
10'x18' = 70
10'x20' = 106

Total Proposed Parking = **489**
9'x18' = 244
10'x18' = 70
10'x20' = 175



On-Site Parking Stall Dimensions Map

General Notes:

1. THIS PLAN WAS PREPARED FOR ISSUANCE TO THE TOWN OF NORTH HEMPSTEAD FOR DENIAL TO ALLOW THE APPLICANT TO MAKE AN APPLICATION FOR VARIANCE TO THE BOARD OF ZONING APPEALS.
2. THIS PLAN REFERENCES A SURVEY BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC. COMPLETED FEBRUARY 19, 2020.
3. BUILDING MODIFICATIONS REFERENCE ARCHITECTURAL PLANS PREPARED BY EWING COLE DATED AUGUST, 2022.

Zoning Summary Chart
Based On Town Of North Hempstead Code

Zoning District(S):	Business A District (B-A)
Overlay District(S):	None
Nassau County Tax Map:	Section 3; Block 145; Lots 16, 17, and 433

Zoning Regulation Requirements	Existing	Required*	Provided
MINIMUM LOT AREA	9.31 Acres	2,000 SF	9.31 Acres
MAXIMUM BUILDING HEIGHT	3 Stories / 42'-0"*	3 Stories / 40 FT	NO CHANGE **
MAXIMUM LOT COVERAGE %	65%***	70%	NO CHANGE **
FRONT YARD SETBACK	9.4 Feet	10 Feet	NO CHANGE **
SIDE YARD SETBACK	53.5 Feet	N/A	NO CHANGE
REAR YARD SETBACK	0 Feet	20 Feet	NO CHANGE **
MAXIMUM FENCE HEIGHT	6 Feet	7 Feet	NO CHANGE

* Zoning regulation requirements as specified in
** Pre Existing Non-Conforming
*** Based on Tax Lot 16-17 only.

Parking Requirements:

NON-SIMULTANEOS SPACE	2,775 SF	x	1 SPACES	/ 600	=	5 SPACES
STORAGE	19,805 SF	x	1 SPACES	/ 600	=	33 SPACES
OTHER OFFICES	13,197 SF	x	1 SPACES	/ 200	=	66 SPACES
MEDICAL OFFICES	45,388 SF	x	1 SPACES	/ 150	=	303 SPACES
CLINIC BEDS	76 BEDS	x	1 SPACES	/ 2 BEDS	=	38 SPACES
CLINIC EMPLOYEES	151 EMP	x	1 SPACES	/ 1 EMP	=	151 SPACES
			TOTAL PARKING REQUIRED		=	596 SPACES

Parking Summary Chart

Description	Size[1] Required	Size[1] Provided	Spaces[2] Existing	Spaces[2] Required	Spaces[2] Provided
STANDARD SPACES	10' x 20'	VARIES [3,4]	503	587	478
STANDARD ACCESSIBLE SPACES [5]	10' x 20'	10' x 20'	9	9	11
TOTAL SPACES			512 [7]	596	489
LOADING SPACES [6]	10'W x 25'L x 15' Clear	10'W x 25'L x 15' Clear	2 [8]	3 [9]	5 [9]

[1] PARKING SPACE SIZES ARE PER TOWN OF NORTH HEMPSTEAD AND VILLAGE OF NORTH HILLS ZONING CODE.
[2] PARKING SPACE REQUIREMENTS AS PER TOWN OF NORTH HEMPSTEAD ZONING CODE.
[3] ALL PROPOSED PARKING SPACE SIZES SHALL MEET TOWN OF NORTH HEMPSTEAD AND VILLAGE OF NORTH HILLS CODE. EXISTING ON-SITE PARKING SPACES VARY FROM 9' x 18', 10' x 18', and 10' x 20'.
[4] EXISTING 9'X18' AND 10' X 18' PARKING SPACES - VARIANCE REQUIRED (REFER TO ON-SITE PARKING STALL DIMENSION MAP THIS SHEET FOR VARIANCE QUANTITIES).
[5] BETWEEN 401-500 PROVIDED SPACES - 9 STALLS REQUIRED.
[6] LOADING BAYS: OFFICE/HOTEL/ALL OTHER BUSINESSES ONE BAY PER 40,000 SF (IN NO CASE SHALL MORE THAN 3 SPACES BE REQUIRED).
[7] EXISTING ON-SITE PARKING COUNT TAKEN FROM JMC SURVEY DATED 5/16/22 , REV 1.
[8] EXISTING NON CONFORMING, INTERIOR LOADING SPACES - CEILING HEIGHT OF ±13'.
[9] THREE CODE COMPLIANT LOADING SPACES PROVIDED / PROPOSED ON-SITE. TWO ADDITIONAL, INTERIOR LOADING SPACES EXIST ON SITE AND ARE TO REMAIN BUT ARE UNDER THE 15' CLEAR HEIGHT CODE REQUIREMENT; SEE PLAN FOR LOCATION.

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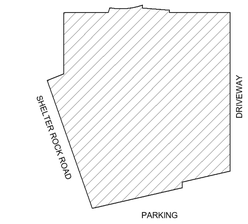
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REVISIONS

NO.	BY	DESCRIPTION	DATE
3	CS	ISSUED TO BOARD OF ZONING APPEALS	10/12/2022
2	CS	REVISED PER TOWN COMMENTS	10/03/2022
1	CS	ISSUED FOR BUILDING PERMIT (ZONING ONLY)	08/12/2022

NYU LANGONE HEALTH

MANHASSET AMBULATORY CARE CENTER

1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK

DRAWN BY	CS	DATE	8/10/2022
PROJECT NO.	22040.00	SCALE	1" = 40'

DRAWING NAME

LAYOUT AND MATERIALS PLAN (SITE PLAN)

FLOOR/SECTION PHASE

DRAWING NO.

CP1.2

FUNCTION OF USE LEGEND

- Medical, dental and similar offices
- All other offices
- Storage

NOTE : LEGEND DENOTES FUNCTION OF USE REQUIRED FOR PARKING CALCULATIONS

PARKING CALCULATION AREAS	
FUNCTION OF USE (PER FLOOR PLAN)	**AREA (SF) OR SPACES**
MEDICAL & DENTAL OFFICES	41,750 SF
CLINIC	0 BEDS
ALL OTHER OFFICES	8,952.28 SF
STORAGE	5416 SF
LOADING DOCK & BUILDING SUPPORT	N/A

OCCUPANT LOAD CALCULATION (BASED ON TABLE 1004.5 OF 2020 B.C. NYS)					
FUNCTION OF SPACE (PER BUILDING CODE)	**AREA (SF)**	**OCCUPANT LOAD FACTOR**	**OCCUPANT LOAD**		
BUSINESS AREAS	45,799 sf	150 gsf	306	100 gsf	458
UNCONCENTRATED TABLES & CHAIRS	8,000 sf	15 nsf	533		
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	6,936 sf	300 gsf	23		
		TOTAL = 862			**1014**


NORTHERN BLVD
SHELTER ROCK RD
PARKING LOT
Storage Spaces below grade
Line indicates start of area 50% below grade
MEDICAL OFFICE ENTRANCE
CLINIC / PROCEDURE ENTRANCE
DASHED LINE INDICATES PROPOSED CANOPY FOR MEDICAL OFFICE ENTRANCE
10'-0"
20'-0"
12'-0"
BOILER ROOM 774 SF
LOADING DOCK 1197 SF
RECEIVING 1613 SF
CONFERENCE ROOM 394 SF
WAITING 3803 SF
WAITING 709 SF
WAITING 602 SF
WAITING 811 SF
WAITING 296 SF
WAITING 701 SF
SECURITY 91 SF
RECEPTION / CONCIERGE 225 SF
CONCIERGE 97 SF
ELEVATOR LOBBY 427 SF
VESTIBULE 127 SF
SERVICE ELEVATOR LOBBY 782 SF
STAIR 137 SF
STAIR 137 SF
STAIR 137

FUNCTION OF USE LEGEND

- Medical, dental and similar offices
- Clinic Beds
- Clinic Support
- Clinic Circulation

NOTE : LEGEND DENOTES FUNCTION OF USE REQUIRED FOR PARKING CALCULATIONS

PARKING CALCULATION AREAS	
FUNCTION OF USE (PER FLOOR PLAN)	**SPACES**
MEDICAL, DENTAL & SIMILAR OFFICES	3638 SF
CLINIC BEDS	76 BEDS

CLINIC BED COUNT

ORS	0
PROCEDURE ROOMS	0
PREP/POST BAYS	48
HOT LAB	0
HOT LAB PREP	1
MRI	0
MRI PREP	9
PET CT	0
PET CT PREP	2
CT	0
CT PREP	3
XRAY	0
XRAY PREP	2
FLUORO PREP/IMAGING	1
MAMMO	0
ULTRASOUND	0
DEXA	0
BREAST US	0
WOMEN'S IMAGING PREP	10
TOTAL	**76**

OCCUPANT LOAD CALCULATION
(BASED ON TABLE 1004.5 OF 2020 B.C. NYS)

FUNCTION OF SPACE (PER BUILDING CODE)	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
OUTPATIENT AREAS	71,718 sf	100 gsf	717
LOCKER AREAS	971 sf	50 gsf	19

TOTAL = 736



1 FEASIBILITY FLOOR PLAN - LEVEL 2
SCALE: 1/16" = 1'-0"

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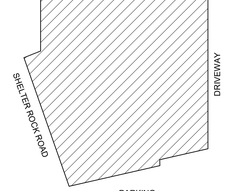
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KEY PLAN



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XIAO CHEN
SIGNATURE / SEAL

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NO.	BY	DESCRIPTION	DATE
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		ISSUED FOR BUILDING PERMIT (ZONING ONLY)	08/12/2022

NYU LANGONE HEALTH

MANHASSET AMBULATORY CARE CENTER

1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK

DRAWN BY Author
DATE 10/12/2022
PROJECT NO. Project Number
SCALE As indicated
DRAWING NAME
FLOOR PLAN - LEVEL 2
FLOOR/SECTION PHASE -
DRAWING NO. A1.2.2

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FUNCTION OF USE LEGEND

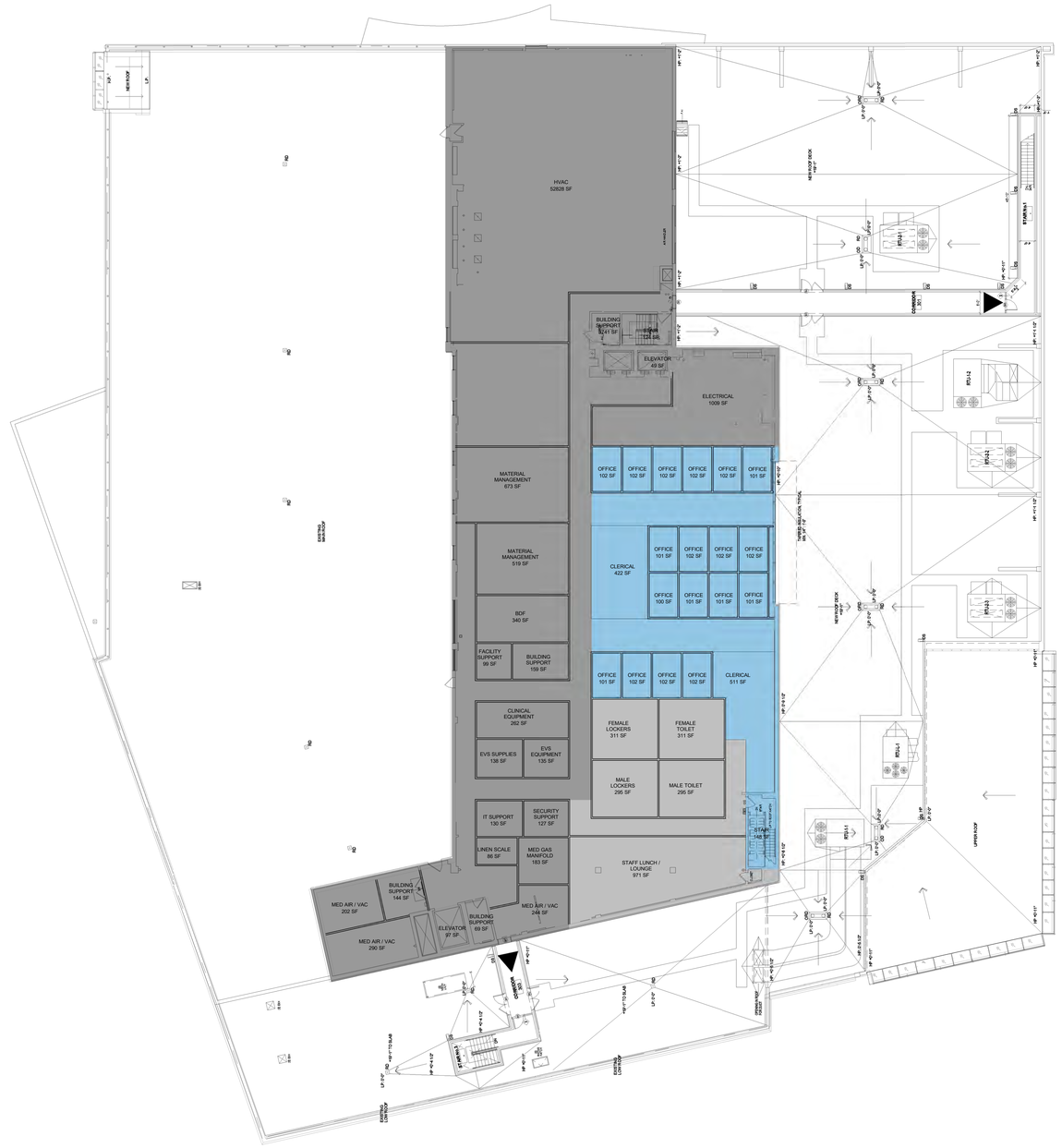
- All other offices
- Storage
- Non-Simultaneous Space

NOTE : LEGEND DENOTES FUNCTION OF USE REQUIRED FOR PARKING CALCULATIONS

PARKING CALCULATION AREAS	
FUNCTION OF USE (PER FLOOR PLAN)	**AREA (SF)**
ALL OTHER OFFICES	4248 sf
STORAGE	14,389 sf
NON-SIMULTANEOUS SPACES	2775 sf

FUNCTION OF SPACE (PER BUILDING CODE)	**AREA (SF)**	**OCCUPANT LOAD FACTOR**	**OCCUPANT LOAD**
BUSINESS AREAS	6389 sf	150 gsf	42
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	14,389 sf	300 gsf	48
LOCKER AREAS	634 sf	50 gsf	13

TOTAL = 103



1 FEASIBILITY FLOOR PLAN - LEVEL 3
SCALE: 1/16" = 1'-0"

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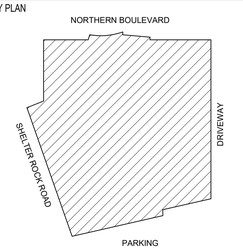
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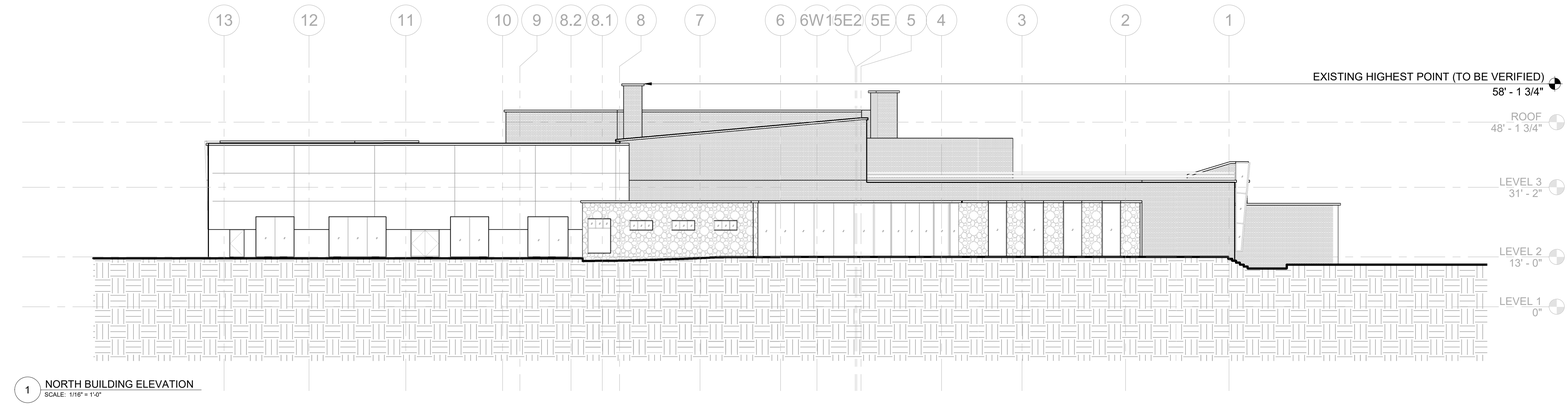
MANHASSET AMBULATORY CARE CENTER

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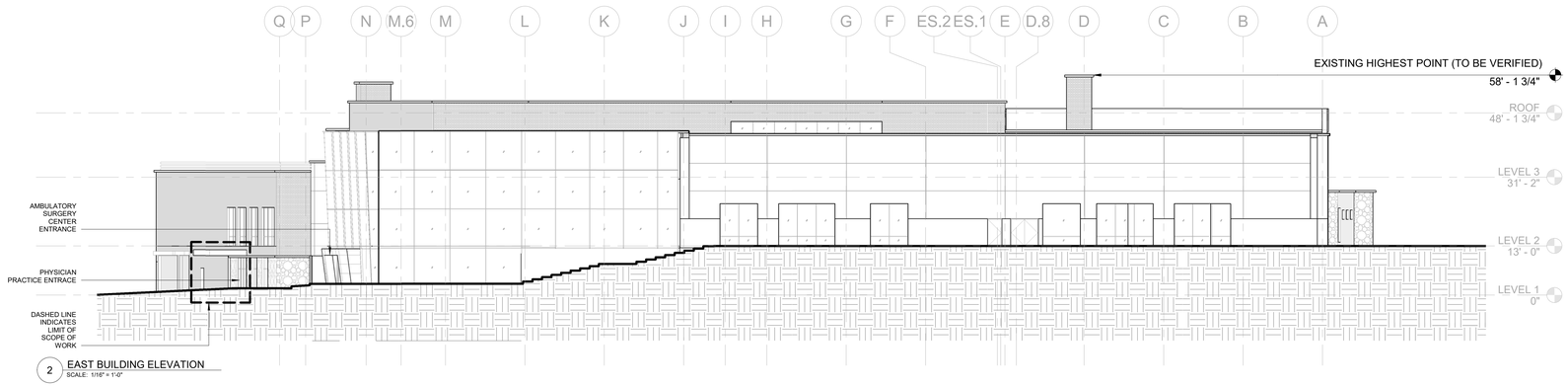
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PROJECT NO. Project Number SCALE As indicated
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FLOOR PLAN - LEVEL 3

FLOOR/SECTION PHASE DRAWING NO.
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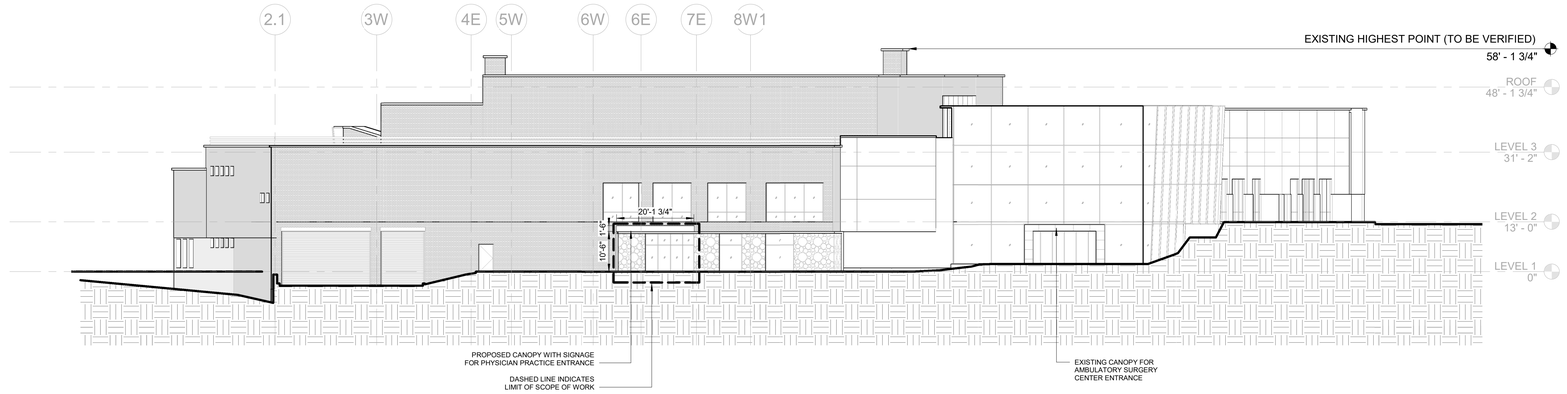
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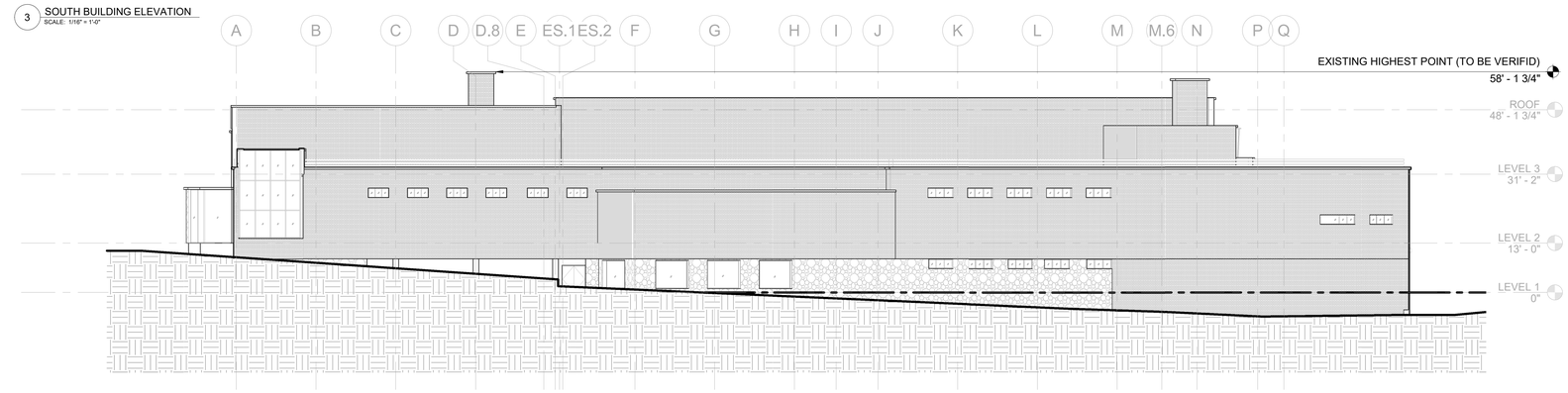
1 NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

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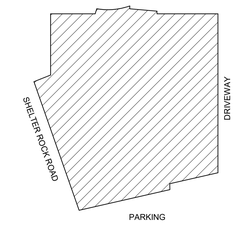
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NYU LANGONE HEALTH

MANHASSET AMBULATORY CARE CENTER

1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK

DRAWN BY	Author	DATE	10/12/2022
PROJECT NO.	Project Number	SCALE	1/16" = 1'-0"

DRAWING NAME

BUILDING ELEVATIONS

FLOOR/SECTION	PHASE	DRAWING NO.
-		A3.1.1

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BUILDING PLAN REVIEW NOTE

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

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

NOTE:

ALL DOCUMENTS AND WRITTEN CERTIFICATION AS REQUIRED BY THE CONSTRUCTION AND ENERGY CODES OF THE STATE OF NEW YORK, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR OCCUPANCY OR COMPLIANCE. THIS IS INTENDED TO INCLUDE ANY CERTIFICATION, QUALITY ASSURANCE AND ALL SPECIAL INSPECTIONS.

GOVERNING AGENCIES

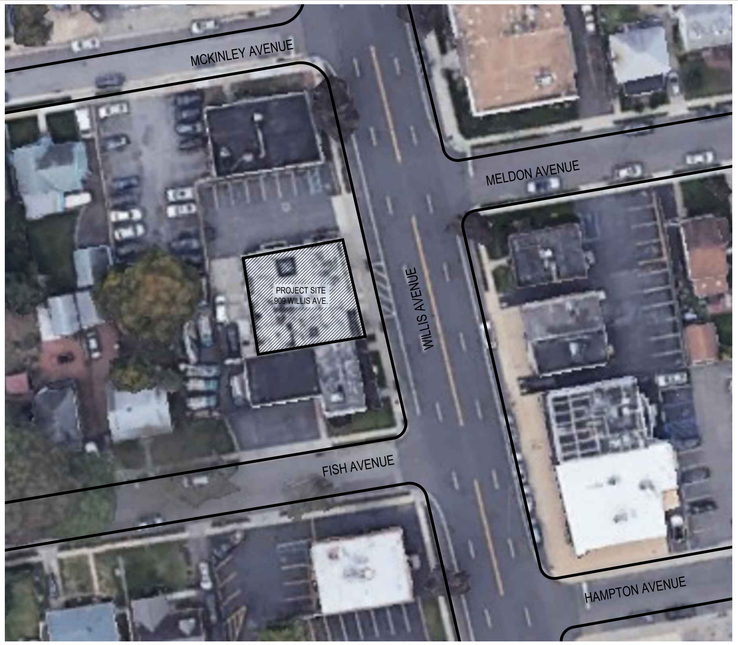
TOWN OF NORTH HEMPSTEAD
176 PLANDOME ROAD
MANHASSET, NY 11030 - 2326

BUILDING DEPARTMENT
(516) 869-6311

PROPOSED INTERIOR ALTERATIONS FOR:

HALO VETERINARY HOSPITAL

909 WILLIS AVE.
ALBERTSON, NY 11507



N

LOCATION MAP
SCALE: N.T.S.

APPEAL # 21320

PROJECT SCOPE:

CHANGE OF OCCUPANCY CLASSIFICATION & CHANGE OF USE.

LEVEL 2 INTERIOR ALTERATIONS (SECT. 504) TO CONVERT EXISTING "OFFICE" TO "HALO VETERINARY HOSPITAL".

VETERINARY PRACTICE WITH NO OVERNIGHT STAY. SAME GENERAL CHARACTER AS A PET SHOP.

LEGEND
R - REQUIRED
C - CONFORMS
N/A - NOT APPLICABLE
P - PROVIDED
E - EXISTING
N/R - NOT REQUIRED
N/P - NOT PROVIDED

PROPERTY INFORMATION

	I.B.C. CODE SECTION	ACTUAL /PROPOSED
TYPE OF CONSTRUCTION EXISTING	602	TYPE: III B
USE CLASSIFICATION FOR EXISTING BUILDING	304/309	M - MERCANTILE
USE CLASSIFICATION FOR PROPOSED USE	304/309	M - MERCANTILE / B - BUSINESS
NUMBER OF STORIES		1 / 1
NO. OF OCCUPANTS @ AREA OF WORK	602	1 PERSON / 150 S.F. TOTAL = 12 PERSONS
AUTOMATIC SPRINKLER SYSTEM	903	N/R N/R
FIRE ALARM / FIRE & SMOKE DETECTORS	907	FIRST FLOOR & BASEMENT TO HAVE SMOKE & FIRE DETECTORS

CHAPTER 5 - CLASSIFICATION OF WORK

CODE SECTION TOPIC	REQUIRED/ ALLOWED BY CODE	ACTUAL (PROPOSED)
501.2 WORK AREA	TO BE DEFINED ON THE CONSTRUCTION DOCUMENTS	2284 S.F.
SECTION 503 ALTERATION -LEVEL 1	REPLACEMENT OR COVERING OF EXISTING MATERIALS, ELEMENTS OR EQUIPMENT THAT SERVE THE SAME PURPOSE	PROPOSED NEW MATERIALS, ELEMENTS, EQUIP. FIXTURES REPLACED TO SERVE SAME PURPOSE (COMPLY W/CHAPTER 7)
SECTION 504 ALTERATION -LEVEL 2	INCLUDES THE RECONFIGURATION OF EXISTING SPACE.	SEE PROJECT SCOPE ABOVE, COMPLY WITH CHAPTERS 7 AND 8 OF THE I.E.B.C.
SECTION 506 CHANGE OF OCCUPANCY	CHANGES OF OCCUPANCY SHALL COMPLY WITH CHAPTER 10	SEE CHAPTER 10 ANALYSIS HERE-IN

EXIT REQUIREMENTS:

DEAD END LIMIT-MAX CONDITION:
20 FT. ALLOWED- NONE EXIST

TRAVEL DISTANCE TO EXITS-MAX CONDITIONS: TABLE 1017.2
200 FT. ALLOWED- 73'-8" PROVIDED

NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 2

LIFE SAFETY SYSTEM:

EMERGENCY LIGHTING: ☒ YES ☐ NO
EXIT SIGNS: ☒ YES ☐ NO
FIRE ALARM/SMOKE DETECTION SYSTEM: ☒ YES ☐ NO
PANIC HARDWARE: ☒ YES ☐ NO
FIRE SPRINKLER: ☐ YES ☒ NO

SEE C-1 EGRESS PLAN FOR ADDITIONAL CODE INFORMATION & TABULATIONS
SCOPE OF WORK:

INTERIOR RENOVATIONS AND ALTERATIONS
(INCLUDING, BUT NOT LIMITED TO THE FOLLOWING)

- ALTERATION OF PARTITIONS, FINISHES & DOORS - AS PER PLAN.
- INSTALLATION OF PLUMBING FIXTURES, KITCHEN EQUIPMENT & MILLWORK.
- INSTALLATION OF PROPOSED ADA COMPLIANT TOILET.
- ALTERATION & INSTALLATION OF CEILING(S)
- ALTERATION & INSTALLATION OF EGRESS & GENERAL LIGHTING.
- ALTERATION OF HVAC SYSTEMS DEVICES.
- INSTALLATION OF FIRE ALARM DEVICES

NO CHANGE IN OCCUPANCY CLASSIFICATION
NO CHANGE IN BUILDING BULK OR BUILDING ENVELOPE
NO CHANGE IN BUILDING CONSTRUCTION CLASSIFICATION.

N.Y.S. EXISTING BUILDING CODE: (NYS 2020)

CHAPTER 6 - CLASSIFICATION OF WORK
PROVISIONS OF THIS CHAPTER SHALL BE USED IN CONJUNCTION WITH CHAPTERS 6 THRU 13 AND SHALL APPLY TO THE REPAIR, ALTERATION, ADDITION, AND CHANGE OF OCCUPANCY OF EXISTING STRUCTURES.

SECTION 603 - ALTERATION - LEVEL 2.
603.1 SCOPE. LEVEL 2: ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.
603.2 APPLICATION. LEVEL 2: ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 FOR LEVEL 1 ALTERNATIONS AS WELL AS THE PROVISIONS OF CHAPTER 8.

SECTION 605 - CHANGE OF OCCUPANCY.
NO CHANGE IN OCCUPANCY.

SECTION 802 - BUILDING ELEMENTS & MATERIALS.
802.4 INTERIOR FINISHES. ALL NEWLY INSTALLED INTERIOR WALL AND CEILING FINISHES SHALL COMPLY NEW YORK STATE BUILDING CODE.
802.4.1 SUPPLEMENTAL WHERE THE WORK AREA ON ANY FLOOR EXCEEDS 50 PERCENT OF THE FLOOR AREA, SECTION 802.4 SHALL APPLY TO THE INTERIOR FINISHES IN EXITS AND CORRIDORS SERVING THE WORK AREA THROUGHOUT THE FLOOR
802.5 EVERY PORTION OF FLOOR OVER 30" ABOVE THE FLOOR OR GRADE SHALL BE PROVIDED WITH GUARDS.

SECTION 803 - FIRE PROTECTION.
803.1 GENERAL. ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED.

SECTION 804 - CARBON MONOXIDE DETECTION
804.1 CARBON MONOXIDE DETECTION AND NOTIFICATION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 503.15 THROUGH 503.15.1 FOR BUILDINGS THAT UNDERGO AN ALTERATION.

SECTION 805 MEANS OF EGRESS.
805.1 SCOPE. THE REQUIREMENTS OF THIS SECTION SHALL BE LIMITED TO WORK AREAS IN WHICH LEVEL 2 ALTERATIONS ARE BEING PERFORMED, AND WHERE SPECIFIED THEY SHALL APPLY THROUGHOUT THE FLOOR ON WHICH THE WORK AREAS ARE LOCATED OR OTHERWISE BEYOND THE WORK AREA.

805.2 GENERAL. THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

805.3 NUMBER OF EXISTS. AS PER NYS BUILDING CODE. # OF EXITS IS COMPLAINT @ 1 PER UNIT

805.4 EGRESS DOORWAYS.

805.4.1 (1) EXITS PROVIDED. (OCCUPANCY < 50) (TRAVEL DISTANCE < 75')

805.4.3 DOOR CLOSING. IN ANY WORK AREA, ALL DOORS OPENING TO AN EXIT PASSAGE WAY TO GRADE OR AN EXIT SHALL BE SELF-CLOSING BY LISTED CLOSING DEVICE. (2) EXIT DOORS ARE FPSC .

805.6 DEAD-END CORRIDORS. AS PER NEW YORK STATE BUILDING CODE, NONE PROPOSED.

805.7 MEANS OF EGRESS LIGHTING REQUIRED AS PER NEW YORK STATE BUILDING CODE.

05.7.1 ARTIFICIAL LIGHTING REQUIREMENTS. AS PER NEW YORK STATE BUILDING CODE. - EMERGENCY EGRESS LIGHTING POWER PROVIDED - SEE RCP.

805.8 EXIT SIGNS.

805.8.1 WORK AREAS. AS PER NEW YORK STATE BUILDING CODE. - PROPOSED EXIT SIGNS COMPLY - SEE RCP.

SECTION 810 - ENERGY CONSERVATION.
810.1 MINIMUM REQUIREMENTS. LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE OR RESIDENTIAL CODE OF NEW YORK STATE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

NEW YORK STATE ENERGY CONSERVATION CODE 2020 (IECC 2018)

C501.2 EXISTING BUILDINGS. EXCEPT AS SPECIFIED IN THIS CHAPTER, THIS CODE SHALL NOT BE USED TO REQUIRE THE REMOVAL, ALTERATION OR ABANDONMENT OF, NOR PREVENT THE CONTINUED USE AND MAINTENANCE OF , AN EXISTING BUILDING OR BUILDING SYSTEM LAWFULLY IN EXISTENCE AT THE TIME OF ADOPTION OF THIS CODE.

C501.4 COMPLIANCE. ALTERATION, REPAIR, ADDITIONS AND CHANGES OF OCCUPANCY TO, OR RELOCATION OF, EXISTING BUILDING AND STRUCTURES SHALL COMPLY WITH THE PROVISIONS FOR ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY OR RELOCATION, RESPECTIVELY, IN THE INTERNATIONAL BUILDING CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE AND NFPA 70.

CODE COMPLIANCE CODE
TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THESE DOCUMENTS IS IN COMPLIANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE AND 2020ENERGY CONSERVATION CODE OF NEW YORK STATE.

INTERIOR FINISH NOTES
R702.1 General. Interior coverings or wall finishes shall be installed in accordance with this chapter and Table R702.1(1), Table R702.1(2), Table R702.1(3) and Table R702.3.5. Interior finishes and materials shall conform to the flame spread and smoke-development requirements of Section R302.9.

R702.3.1 Materials. Gypsum board and gypsum panel product materials and accessories shall conform to ASTM C22, C475, C514, C1002, C1047, C1177, C1178, C1278, C1396, C1658 or C1766 and shall be installed in accor-dance with the provisions of this section. Maximum screw spacing to be 12".

R702.3.2 Wood framing. Wood framing supporting gyp-sum board and gypsum panel products shall be not less than 2 inches (51 mm) nominal thickness in the least dimension except that wood furring strips not less than 1-inch by 2-inch (25 mm by 51 mm) nominal dimension shall be permit-ted to be used over solid backing or framing spaced not more than 24 inches (610 mm) on center.

R702.3.7 Water-resistant gypsum backing board. Gyp-sum board used as the base or backer for adhesive applica-tion of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C1178, C1278 or C1396.

R702.4.1 General. Ceramic tile surfaces shall be installed in accordance with ANSI A108.1, A108.4, A108.5, A108.6, A108.11, A118.1, A118.3, A136.1 and A137.1.

FLAME SPREAD INDEX
(MAXIMUM ALLOWABLE FRAME SPREAD INDEX IS 200)
GYPSUM WALL BOARD - 15
ACOUSTIC CEILING TILE - CLASS A (0-25)
OAK PLYWOOD - 125
DOUGLAS FUR - 90
STAINLESS STEEL BACKER - 0



GENERAL NOTES:

DO NOT SCALE PLANS. COPYING, PRINTING, SOFTWARE AND OTHER PROCESSES REQUIRED TO PREPARE THE DESIGN PLANS CAN STRETCH OR SHRINK THE ACTUAL PAPER THEREFORE AFFECTING THE LAYOUT. THEREFORE, SCALING OF THE DESIGN PLANS MAY RESULT IN INACCURACIES. CONTACT THE ARCHITECT OF RECORD WITH ANY NEED FOR ADDITIONAL DIMENSIONS OR CLARIFICATIONS.

THESE GENERAL NOTES PROVIDED HEREIN ARE INTENDED TO SUPPLEMENT THE NOTES AND OR SPECIFICATIONS PROVIDED ELSEWHERE IN THESE CONTRACT DOCUMENTS AND ANY CODES, RULES, REGULATIONS, AND OR LAWS CONSTITUTED BY APPLICABLE GOVERNING JURISDICTIONS. CONTRACTORS ARE MADE FULLY AWARE THAT THIS GENERAL NOTES SHEET IS PART OF THE ENTIRE CONTRACT DOCUMENTS AND SHALL NOT BE OMITTED IN ANY PARTIAL TRANSMISSIONS OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ANY PARTIAL TRANSMISSION OR RECEIPT OF THE CONTRACT DOCUMENTS INCLUDING THIS GENERAL NOTES SHEET.

ARCHITECT OF RECORD IS NOT RESPONSIBLE OR RETAINED FOR JOB SITE SAFETY OR CONSTRUCTION SUPERVISION, NOR IS THE ENGINEER OF RECORD FOR SAME. CONTRACTOR SHALL PERFORM ALL ITS ACTIVITIES IN A SYSTEMATIC AND SAFE MANNER IN ACCORDANCE WITH OSHA REQUIREMENTS, AND ANY CODES, RULES, REGULATIONS, AND OR LAWS OF THE APPLICABLE GOVERNING JURISDICTIONS TO ENSURE THE PROTECTION AND SAFETY OF THE PUBLIC AND THE JOB SITE.

WHEN WORK IS INDICATED ON THE DRAWINGS BUT IS NOT CALLED FOR IN THE OTHER CONTRACT DOCUMENTS, OR IS CALLED FOR IN THE OTHER CONTRACT DOCUMENTS BUT IS NOT INDICATED ON THE DRAWINGS, AND THE NATURE OF THE WORK IS SUCH THAT IT SHOULD BE PERFORMED BY WORKERS EMPLOYED BY THIS CONTRACTOR, OR IF STANDARD BUILDING PRACTICES IN THE LOCALE OF THE PROJECT WOULD REQUIRE SUCH WORK TO BE PERFORMED BY THIS CONTRACTOR, THEN SUCH WORK SHALL BE DEEMED A PART OF THE WORK COVERED BY THIS CONTRACT AND SHALL BE PERFORMED BY THIS CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

THE ARCHITECT OF RECORD SHALL NOT SUPERVISE, DIRECT OR HAVE CONTROL OVER THE CONTRACTOR'S WORK NOR HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES SELECTED NEITHER BY THE CONTRACTOR NOR FOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THESE RIGHTS AND RESPONSIBILITIES ARE SOLELY THOSE OF THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE ARCHITECT OF RECORD SHALL NOT BE RESPONSIBLE FOR ANY ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, AND ANY ENTITY PERFORMING ANY PORTIONS OF THE WORK, OR ANY AGENTS OR EMPLOYEES OF ANY OF THEM. THE ARCHITECT OF RECORD DOES NOT GUARANTEE THE PERFORMANCE OF THE CONTRACTOR AND SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR ANY APPLICABLE LAWS, CODES, RULES OR REGULATIONS.

PRIOR TO STARTING ANY CONSTRUCTION RELATED ACTIVITIES, THE CONTRACTOR SHALL ENSURE THAT ANY AND ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED, AND/OR WILL OBTAIN THOSE THAT ARE TO BE OBTAINED DURING CONSTRUCTION, BY AND/OR FROM THE APPROPRIATE GOVERNING JURISDICTIONS' LEGAL REQUIREMENTS. CONTRACTOR WILL ALSO RENEW ANY SUCH PERMITS AS REQUIRED. THE CONTRACTOR ASSUMES ALL RISK ASSOCIATED WITH THE COMMENCEMENT OF CONSTRUCTION WITHOUT SATISFYING ALL OF THE LEGAL REQUIREMENTS.

CONTRACTOR SHALL BE LIABLE FOR ANY COSTS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF THE VIOLATION OF ANY SUCH LEGAL REQUIREMENTS BY THE CONTRACTOR, ANY SUBCONTRACTORS OR ANYONE FOR WHOM THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR SHALL INDEMNIFY, DEFEND AND SAVE HARMLESS THE OWNER AND ARCHITECT OF RECORD FROM AND AGAINST ANY SUCH COSTS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY FEES AND DISBURSEMENTS, ATTRIBUTABLE TO ANY SUCH VIOLATION OR NONCOMPLIANCE BY CONTRACTOR OR ANY SUBCONTRACTOR, AS WELL AS ANY DELAY IN THE COMPLETION OF THE WORK. NO CONSTRUCTION RELATED ACTIVITIES SHOULD COMMENCE UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED THE ENTIRE CONTRACT DOCUMENTS AND THOROUGHLY REVIEWED THE APPROVALS AND PERMITS OBTAINED FROM THE APPROPRIATE GOVERNING JURISDICTIONS. CONTRACTOR SHALL MAINTAIN ALL SUCH PERMITS AND APPROVALS AT THE JOB SITE AT ALL TIMES AND MAKE SAME AVAILABLE UPON REQUEST.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CONTRACTOR MUST INSPECT THE SITE, SATISFY THEMSELVES AS TO THE CONDITION OF THE SITE INCLUDING, BUT NOT LIMITED TO, ALL STRUCTURAL, SURFACE AND SUBSURFACE CONDITIONS, FAMILIARIZE THEMSELVES WITH THE SITE AND THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATE THEIR OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR IS AWARE THAT THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE VARIOUS RESOURCES, WHICH MAY BE IN A FORMAT OTHER THAN DRAWING DOCUMENTS. SUCH RESOURCES MAY INCLUDE, BUT ARE NOT LIMITED TO, SOIL MECHANICS STUDIES; ENVIRONMENTALLY RELATED INVESTIGATIONS, STUDIES, MAPPING, RECOMMENDATIONS; LAND SURVEYS; TITLE REPORTS; ARCHITECTURAL DOCUMENTS INCLUDING STRUCTURAL MECHANICAL ELECTRICAL AND PLUMBING; TESTING REPORTS; ETC. ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL SUCH ITEMS PRIOR TO COMMENCEMENT OF CONSTRUCTION RELATED ACTIVITIES. ANY REQUIRED CLARIFICATION BY THE CONTRACTOR SHALL BE IN WRITING TO THE OWNER AND ARCHITECT OF RECORD PRIOR TO COMMENCING CONSTRUCTION RELATED ACTIVITIES.

ALL CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AS WELL AS IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE APPROPRIATE GOVERNING JURISDICTIONS. THE CONTRACTOR SHALL PROMPTLY REPORT TO THE OWNER AND ARCHITECT OF RECORD ANY ERROR, OMISSION, INCONSISTENCY, CONFLICT, AMBIGUITY OR SIMILAR DEFECT THAT MAY BE APPARENT FROM CONTRACTOR'S REVIEW OF THE CONSTRUCTION DOCUMENTS, THE CONTRACT DOCUMENTS, AND/OR EXISTING CONDITIONS AT THE PROJECT SITE. CONTRACTOR SHALL IMMEDIATELY UPON DISCOVERY BRING SUCH ERROR OMISSION, INCONSISTENCY, CONFLICT, AMBIGUITY OR SIMILAR DEFECT TO THE ATTENTION OF THE OWNER AND ARCHITECT OF RECORD FOR RESOLUTION. IT IS EXPRESSLY UNDERSTOOD AN AGREED THAT OWNER, IN CONSULTATION WITH ARCHITECT OF RECORD, SHALL BE THE INTERPRETER OF THE CONTRACT DOCUMENTS AND SHALL RESOLVE ANY SUCH CONFLICTS AND AMBIGUITIES.. IN ADDITION, IN THE EVENT THERE IS ANY SUCH ERROR, OMISSION INCONSISTENCY, CONFLICT, AMBIGUITY OR SIMILAR DEFECT, WHICH RESULT IN A CHOICE BETWEEN DIFFERENT MEANS AND METHODS TO PERFORM THE WORK AFTER THE RESOLUTION OF THE CONFLICT OR AMBIGUITY, CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM THE WORK WITHOUT ADDITIONAL COMPENSATION FOR USING THE COSTLIER MEANS AND METHODS, IF THE CONTRACTOR PERFORMS ANY SUCH WORK BEFORE THE OWNER AND THE ARCHITECT OF RECORD HAVE HAD A REASONABLE TIME TO RESPOND, THE CONTRACTOR SHALL SOLELY BEAR THE RISK OF PERFORMING SUCH WORK CONTRARY TO THE RESOLUTION THEREOF BY OWNER.

THE CONTRACTOR SHALL BE FAMILIAR WITH AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT AND SCHEDULING OF ANY AND ALL CERTIFICATIONS, TESTING, INSPECTIONS, ETC., INCLUDING THOSE THAT SHALL BE PERFORMED BY THIRD PARTIES, REQUIRED BY THE APPROPRIATE GOVERNING JURISDICTIONS DURING THE COURSE OF CONSTRUCTION OR FOR THE PURPOSES OF PROCURING SIGNOFFS, CERTIFICATE OF COMPLETIONS OR CERTIFICATE OF OCCUPANCY. IF THE CONTRACT DOCUMENTS OR ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY FEDERAL, STATE OR LOCAL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE WORK REQUIRE THAT ANY WORK BE INSPECTED OR TESTED, CONTRACTOR SHALL GIVE SUCH GOVERNING ENTITIES TIMELY NOTICE OF READINESS OF THE WORK FOR INSPECTION OR TESTING, COORDINATE AND FIX THE DATE FOR SUCH INSPECTION OR TESTING BY SUCH JURISDICTIONAL ENTITIES AND PROCURE THE NECESSARY MEANS TO HAVE SUCH INSPECTION OR TESTING PERFORMED TO THE SATISFACTION OF THE GOVERNING JURISDICTIONAL ENTITIES.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE SITE PLAN DOCUMENTS AND THE ARCHITECTURAL DOCUMENTS FOR REFERENCE TO EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS AND DETAILS, ENTRY AND EXIT LOCATIONS, FINISHED FLOOR ELEVATIONS AND EXTERIOR GRADING, ETC. THE UTILITY SERVICE SIZES SHALL BE DETERMINED BY THE ARCHITECT.

ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS. UNSUITABLE MATERIALS, CONSTRUCTION DEBRIS, EXCESS SOIL, ETC., SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL CODES, ORDINANCES, AND LAWS OF THE APPLICABLE GOVERNING JURISDICTIONS. ALL FILL, COMPACTION AND BACKFILL MATERIALS AND PLACEMENT METHODS REQUIRED FOR THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED IN THE SOIL MECHANICS STUDIES. THE CONTRACTOR SHALL PLACE ASPHALT WITH SUITABLE GRADES TO PREVENT PONDING.

THE CONTRACTOR SHALL BE RESPONSIBLE TO USE APPROPRIATE DUST CONTROL AND EROSION CONTROL MEASURES IN ACCORDANCE WITH FEDERAL STATE AND OR LOCAL STANDARDS, RULES, REGULATIONS OF THE APPROPRIATE GOVERNING JURISDICTIONS. AFTER CONSTRUCTION IS COMPLETE, ADJACENT STRUCTURES AND AREAS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE CONSTRUCTION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR PRE-CONSTRUCTION CONDITIONS.

THE CONTRACTOR SHALL SAFEGUARD THE PROJECT SITE IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL CODES AS NECESSARY TO PERFORM THE CONSTRUCTION IN SUCH A MANNER AS TO PREVENT ENTRY BY UNAUTHORIZED PERSONS AT ANY AND ALL TIMES.

THE CONTRACTOR SHALL NOT USE AREAS OUTSIDE THE PROPERTY LINE AND OR WORK LIMITS WITHOUT WRITTEN PERMISSION FROM THE OWNER AND OR THE APPROPRIATE GOVERNING JURISDICTIONS, WHICH MAY BE IN THE FORM OF PERMITS.

PROPOSED WATER SERVICE MATERIALS, BURIAL DEPTH AND COVER REQUIREMENT SHALL BE IN ACCORDANCE WITH THE LOCAL UTILITY COMPANIES' REQUIREMENTS. CONTRACTOR SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE LOCAL UTILITY COMPANIES TO PROVIDE THE OWNER WITH A COMPLETE WORKING WATER SERVICE. ALL TOPOGRAPHY SHOWN IN THESE CONSTRUCTION DOCUMENTS DEPICT THE EXISTING CONDITIONS AT THE TIME OF THE CONTRACT DOCUMENTS' PREPARATION. CONTRACTOR SHALL OBSERVE THE CONDITIONS OF THE PROJECT PRIOR TO COMMENCING CONSTRUCTION RELATED ACTIVITIES AND NOTIFY THE OWNER AND THE ARCHITECT OF RECORD IN WRITING IF ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS ARE OBSERVED.

CONTRACTOR MUST CARRY STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). CONTRACTOR MUST HAVE THEIR CGL POLICY ENDORSED NAMING THE ARCHITECT OF RECORD AND ITS AFFILIATES AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO ENSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTOR. THE CONTRACT SHALL FURNISH CERTIFICATES TO THE ARCHITECT OF RECORD AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND WITHIN THIRTY (30) DAYS UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. CONTRACTOR MUST HAVE ITS INSURANCES IN FULL FORCE THROUGHOUT THE CONSTRUCTION. IN ADDITION, THE CONTRACTOR WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS GRAHAM ASSOCIATES AND ITS AFFILIATES FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR.

UNLESS OTHERWISE AGREED TO IN WRITING SIGNED BY AN OFFICER OF THE ARCHITECT OF RECORD, UNDER NO CIRCUMSTANCE IS ANY PERSON A THIRD PARTY BENEFICIARY OF THE AGREEMENT BETWEEN THE ARCHITECT OF RECORD AND THE OWNER.

EMAIL:
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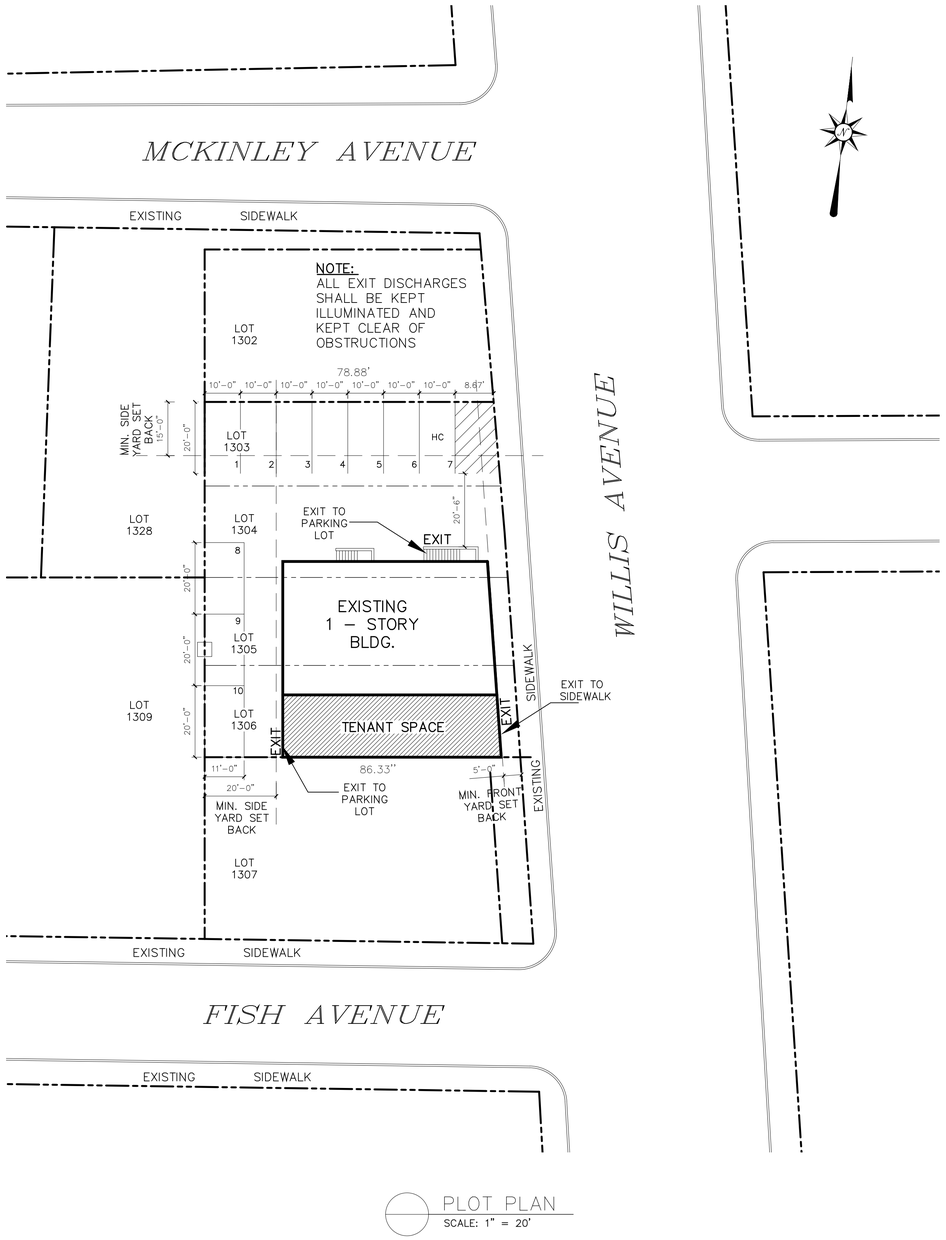
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REVISED 9-23-22 DCU
REVISED 10-12-22 DCU
REVISED 10-20-22 DCU

HALO VETERINARY HOSPITAL
909 WILLIS AVENUE
ALBERTSON, NY 11507

DRAWING TITLE SHEET
SCALE: NONE

JOB# 22-96
DRAWN BY DCU
DATE 8/23/22
SHEET# 1 / 7



PLOT PLAN
SCALE: 1" = 20'

EXISTING PARKING CALCULATIONS

AS PER 2019 PLANS FOR SCHOOL OF ROCK
PERMIT # 17-109113

- SCHOOL OF ROCK	1814 S.F.	OCCUPANCY B
- PREVIOUS TENANT	1120 S.F.	OCCUPANCY M
- ALLOWABLE DEDUCTION	1000 S.F	
- TOTAL	1934 S.F.	
1934 S.F. / 300 S.F. =	**6.45** SPACES REQUIRED	

PLACE OF ASSEMBLY SPACES IN EXISTING SCHOOL OF ROCK

- ASSEMBLY AREAS	
16.5 OCCUPANTS /4=	4.125 (PUBLIC)
- 2 EMPLOYEES	2
- 4.125 + 2	**6.125** SPACES REQUIRED
- TOTAL REQ'D	
6.45+6.125 =	12.575
	13 SPACES
- PROVIDED	**10 SPACES**

PROPOSED PARKING CALCULATIONS

- EXISTING		
SCHOOL OF ROCK		
NOT INCLUDING ASSEMBLY AREAS	1814 S.F.	OCCUPANCY B
1814 S.F. / 300 S.F. =	**6.0467** SPACES	
ASSEMBLY AREAS		
16.5 OCCUPANTS /4 = 4.125		
4.125 + 2 (EMPLOYEES) =	**6.125** SPACES	
- PROPOSED		
HALO VETERINARY HOSPITAL	2284 S.F.	OCCUPANCY B
- ALLOWABLE DEDUCTION	1000 S.F	
2284-1000 = 1284 S.F.		
1284 S.F. / 150 S.F. =	**8.56** SPACES	
- TOTAL REQ'D		
SCHOOL OF ROCK BUSINESS	6.0467 SPACES	
SCHOOL OF ROCK ASSEMBLY	6.125 SPACES	
HALO VETERINARY	8.56 SPACES	
6.0467+ 6.0125 + 8.56 =	20.7317	
	21 SPACES REQUIRED	
- PROVIDED =	**10 SPACES**	

REGISTERED ARCHITECT
CHRISTOPHER GARTEN
No. 18489
STATE OF NEW YORK

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REVISED 9-23-22 DCU
REVISED 10-12-22 DCU
REVISED 10-20-22 DCU

HALO VETERINARY HOSPITAL
909 WILLIS AVENUE
ALBERTSON, NY 11507

DRAWING
PLOT PLAN & PARKING CALCULATIONS.
SCALE: 1" = 20'

JOB#
22-96

DRAWN BY
DCU

DATE
8/23/22

SHEET#
2
7

GENERAL NOTES

THE FOLLOWING NOTES SHALL APPLY THROUGHOUT.
EXCEPTIONS ARE SPECIFICALLY NOTED ON EACH DRAWING.

1. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND/OR BUILDING.
2. THE CONTRACTOR SHALL, UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, SECURE AND PAY FOR THE REQUIRED CONSTRUCTION PERMIT(S), FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. APPLICATION FOR CONSTRUCTION PERMITS SHALL BE PROCESSED THRU THE BUILDING CODE COMPLIANCE DIVISION OF THE AUTHORITY.
3. COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.
4. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
6. ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED AND MAINTAINED BY NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEAN SERVICE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY.
7. THE TERM "FINISH FLOOR" SHALL MEAN THE NORMAL FINISHED SURFACE OF THE FLOOR LEVEL.ALL ELEVATIONS GIVEN FOR EXISTING BUILDINGS ARE TO FINISHED FLOOR. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS FOR EXISTING STRUCTURES PRIOR TO THE COMMENCEMENT OF WORK.
8. THE CONTRACTOR SHALL CORRECT ANY VARIATIONS IN FLOOR ELEVATIONS CREATED BY THE REMOVAL OF PARTITIONS AND/OR FOR THE INSTALLATION OF NEW DOOR OPENINGS.
9. THE CONTRACTOR SHALL NOT CONSTRUCT, UNLESS OTHERWISE NOTED, INTERIOR CMU PARTITION WALLS TO FULL HEIGHT UNTIL ALL PIPES, DUCTS, ETC.. ARE IN PLACE.
10. THE CONTRACTOR SHALL INSTALL SUSPENDED CEILINGS, TO MEET THE CEILING HEIGHT REQUIREMENTS INDICATED IN THE CEILING SCHEDULE.
11. THE CONTRACTOR SHALL PATCH AND REPAIR ALL FLOORS, WALLS CEILINGS, ETC.. DAMAGED OR EXPOSED DUE TO WORK OR REMOVALS AND FINISH TO MATCH ADJOINING SURFACES.
12. FLOORS IN SPACES WITH MULTIPLE FLOOR DRAINS SHALL BE PITCHED TO THE FLOOR DRAIN.
13. AT TOILET AREAS AND OTHER LOCATIONS WITH ONE DRAIN ONLY, PROVIDE DRAIN ¼" BELOW FINISH FLOOR AND PROVIDE A TWO (2) FEET SWALE IN CONCRETE TO DRAIN.
14. THE CONTRACTOR SHALL NOT INSTALL SUSPENDED OR FURRED CEILINGS IN AREAS WHERE PIPES ARE TO BE CONCEALED (HEATING,PLUMBING) UNTIL THE PIPING HAS BEEN TESTED.
15. ALL VERTICAL SHAFTS SHALL HAVE A MINIMUM FIRE RATING OF 2–HOURS UNLESS REQUIRED OTHERWISE BY CODES DUE TO OCCUPANCY ADJACENCIES.
16. ALL UNSUPPORTED LINTELS GREATER THAN 4'–0" SHALL BE FIREPROOFED AS PER BUILDING CODE.
17. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF PLUMBING FIXTURES PRIOR TO THE CONSTRUCTION OF PARTITIONS BEHIND SUCH FIXTURES.
18. THE DISTANCE FROM DOOR JAMBS TO ADJACENT PARTITIONS, BUILT–IN FURNITURE OR OTHER FURNISHINGS SHALL NOT BE LESS THAN 6" UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL INSTALL FLOORING MATERIAL INTO ALL WARDROBES AND CLOSETS.
20. ALL ELECTRICAL INDICATIONS ON ARCHITECTURAL DRAWINGS ARE FOR LOCATION PURPOSES ONLY.
21. THE CONTRACTOR SHALL COORDINATE OPENINGS IN THE FOUNDATION AND EXTERIOR WALLS FOR THE INSTALLATION OF CONDUITS AND BOXES FOR ELECTRICAL EQUIPMENT.
22. WHERE MANUFACTURES' NAMES AND PRODUCT NUMBERS ARE INDICATED ON THE DRAWINGS, IT SHALL BE CONSTRUED TO MEAN THE ESTABLISHING OF QUALITY AND PERFORMANCE STANDARDS OF SUCH ITEMS. ALL OTHER PRODUCTS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE THEY SHALL BE DEEMED EQUAL.
23. FIRESTOPPING SHALL BE INSTALLED AT ALL PENETRATIONS OF FIRE–RATED CONSTRUCTION AS PER SPECIFICATIONS. FIRESTOPPING MATERIALS ARE TO BE APPROPRIATE FOR, AND BE PART OF A LISTED AND LABELED ASSEMBLY IN ACCORDANCE WITH THE BUILDING CODE OR HAVE OTCR OR MEA APPROVAL.
24. LOCATIONS AND DIMENSIONS OF CONCRETE EQUIPMENT PADS IN THESE DRAWINGS ARE APPROXIMATE. FINAL LOCATIONS AND SIZES MUST BE COORDINATED WITH THE EQUIPMENT MANUFACTURER AND ARE SUBJECT TO APPROVAL WITH THE EQUIPMENT SHOP DRAWINGS. THERE SHALL BE NO ADDITIONAL MONIES PAID FOR INCREASE IN SIZE OF PAD DUE TO DIFFERENCE IN SIZE OF THE EQUIPMENT CHOSEN BY THE CONTRACTOR FROM THAT OF MODEL NUMBER/SIZE INDICATED IN CONTRACT DOCUMENTS.
25. ALL RAMPS TO HAVE NON–SLIP SURFACE.
26. THE CONTRACTOR SHALL COORDINATE AND INSTALL ALL CLEANOUT AND ACCESS DOORS IN PARTITIONS AND HUNG CEILINGS AS REQUIRED BY THE CONTRACT DOCUMENTS.
27. DIMENSIONS ON PLANS ARE INDICATED FROM SURFACE TO SURFACE BETWEEN WALLS, PARTITIONS AND OTHER ITEMS EXCLUSIVE OF FINISHES.
28. SIZE OF MASONRY UNITS AND WOOD MEMBERS ON PLANS, BUILDING ELEVATIONS AND SECTIONS ARE SHOWN AS NOMINAL SIZE.
29. PROVIDE DEPRESSED SLABS AND MEMBRANE WATERPROOFING IN WET AREAS WITH MULTIPLE FLOOR DRAINS SUCH AS KITCHENS, SHOWER AREAS, POOL LOCKER ROOMS, ETC.
30. DEPRESSED SLABS ARE REQUIRED IN AREAS TO RECEIVE FOOT GRILLE, FLOATING CONCRETE FLOOR AND/OR WOOD FLOORING, SUCH AS: MAIN LOBBY VESTIBULE.
31. ADDITIONAL NOTES THAT ARE APPLICABLE TO THIS PROJECT MAY BE FOUND THROUGHOUT THE CONTRACT DRAWINGS.

ACCESSIBILITY CODE ANALYSIS

1103.1 SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT SHALL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES.

1103.2.2 SPACES AND ELEMENTS WITHIN EMPLOYEES WORKING AREAS SHALL BE DESIGNED AND CONSTRUCTED SO THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER AND EXIT THE WORK AREA.

1103.2.7 SPACES ACCESSED ONLY BY LADDERS, CATWALKS, CRAWL SPACES, FREIGHT ELEVATORS OR VERY NARROW PASSAGEWAYS ARE NOT REQUIRED TO COMPLY.

1103.2.9 SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT ARE NOT REQUIRED TO COMPLY.

1104.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
SEE SHEET C1.0 SHOWING ACCESSIBLE ROUTE AND ACCESS TO REQUIRED ELEMENTS.

1104.3.1 COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE ROUTES.
SEE SHEET C1.0 SHOWING ACCESSIBLE ROUTE AT EMPLOYEE AREAS.

1104.5 ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH. WHERE THE CIRCULATION PATH IS INTERIOR, THE ACCESSIBLE ROUTE SHALL ALSO BE INTERIOR. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, THE ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHEN, STORAGE ROOMS, RESTROOMS, CLOSETS OR SIMILAR SPACES.
THE ACCESSIBLE IS SHOWN ON SHEET C1.0 IT OCCURS AT THE MAIN ENTRANCE WAY INTO THE EAT IN AREA OF THE SPACE.

1105.1.6 TENANT SPACES
AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH TENANT FACILITY.
SEE SHEET C1.0 SHOWING ACCESSIBLE ENTRANCE LOCATION.

1107.3 ROOMS AND SPACES AVAILABLE TO THE GENERAL PUBLIC OR AVAILABLE FOR USE BY RESIDENTS AND SERVING ACCESSIBLE UNITS SHALL BE ACCESSIBLE. ACCESSIBLE SPACES SHALL INCLUDE TOILET AND BATHING ROOMS KITCHEN, LIVING AND DINING AREAS AND ANY EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND BALCONIES
TOILET ROOMS ARE ACCESSIBLE SEE C1.0 SHOWING ACCESSIBILITY.

1107.4 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCE WITH THE PRIMARY ENTRANCE OF EACH ACCESSIBLE UNIT.
SEE SHEET SP1 FOR ACCESSIBLE WALKWAY INTO SPACE.

1108.2.9.1 WHERE DINING SURFACES FOR THE CONSUMPTION OF FOOD OR DRINK ARE PROVIDED, AT LEAST 5 PERCENT, BUT NOT LESS THAN ONE, OF THE DINING SURFACES FOR THE SEATING AND STANDING SPACES SHALL BE ACCESSIBLE AND BE DISTRIBUTED THROUGHOUT THE FACILITY AND LOCATED ON A LEVEL ACCESSED BY AN ACCESSIBLE ROUTE.
5 PERCENT OF DINING SURFACE WILL BE ACCESSIBLE SEE C1.0 FOR SEATING.

1109.2 EACH TOILET ROOM AND BATHING ROOM SHALL BE ACCESSIBLE. WHERE A FLOOR LEVEL IS NOT REQUIRED TO BE CONNECTED BY AN ACCESSIBLE ROUTE, THE ONLY TOILET ROOMS OR BATHING ROOMS PROVIDED WITHIN THE FACILITY SHALL NOT BE LOCATED ON THE INACCESSIBLE FLOOR. AT LEAST ONE OF EACH TYPE OF FIXTURE, ELEMENT , CONTROL OR DISPENSER IN EACH ACCESSIBLE TOILET ROOM AND BATHING ROOM SHALL BE ACCESSIBLE.
TOILET ROOMS ARE ACCESSIBLE SEE C1.0 SHOWING ACCESSIBILITY.

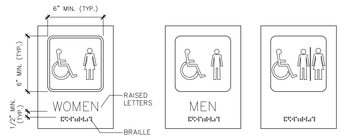
1109.2.1.6 WHERE DOORS SWING INTO A FAMILY OR ASSISTED–USE TOILET OR BATHING ROOM, A CLEAR FLOOR SPACE NOT LESS THAN 30 INCHES BY 48 INCHES SHALL BE PROVIDED, WITHIN THE ROOM, BEYOND THE AREA OF THE DOOR SWING.
TOILET ROOMS ARE ACCESSIBLE SEE C1.0 SHOWING ACCESSIBILITY.

1109.2.2 WHERE WATER CLOSET COMPARTMENTS ARE PROVIDED IN A TOILET ROOM OR BATHING ROOM, AT LEAST 5 PERCENT IF THE TOTAL NUMBER OF COMPARTMENTS SHALL BE WHEELCHAIR ACCESSIBLE. WHERE THE COMBINED TOTAL WATER CLOSER COMPARTMENTS AND URINALS PROVIDED IN A TOILET ROOM OR BATHING ROOM IS SIX OR MORE, AT LEAST 5 PERCENT OF THE TOTAL NUMBER OF COMPARTMENTS SHALL BE AMBULATORY ACCESSIBLE, PROVIDED IN ADDITION TO THE WHEELCHAIR–ACCESSIBLE COMPARTMENT.
NOT APPLICABLE

1109.2.3 WHERE LAVATORIES ARE PROVIDED, AT LEAST 5 PERCENT, BUT NOT LESS THAN ONE, SHALL BE ACCESSIBLE. WHERE AN ACCESSIBLE LAVATORY IS LOCATED WITHIN THE ACCESSIBLE WATER CLOSET COMPARTMENT AT LEAST ONE ADDITIONAL LAVATORY SHALL BE PROVIDED IN THE MULTICOMPARTMENT TOILET ROOM OUTSIDE THE WATER CLOSET COMPARTMENT. WHERE THE TOTAL LAVATORIES PROVIDED IN A TOILET ROOM OR BATHING FACILITY IS SIX OR MORE, AT LEAST ONE LAVATORY WITH ENHANCED REACH RANGES SHALL BE PROVIDED.
ACCESSIBLE LAVATORY ARE PROVIDED IN BOTH TOILET ROOMS SEE SHEET C1.0 & A3.0 FOR INFORMATION.

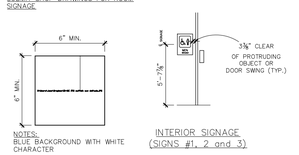
1109.3 WHERE SINK ARE PROVIDED, AT LEAST 5 PERCENT BUT NOT LESS THAN ONE PROVIDED IN ACCESSIBLE SPACE SHALL BE ACCESSIBLE.
ACCESSIBLE LAVATORY ARE PROVIDED IN BOTH TOILET ROOMS SEE SHEET C1.0 & A3.0 FOR INFORMATION.

SIGNAGE SHOWN FOR REFERENCE ONLY.
SIGNAGE TO BE PURCHASED BY NORTHWELL & INSTALLED BY NORTH VENDORS



SIGN #1 SIGN #2 SIGN #3

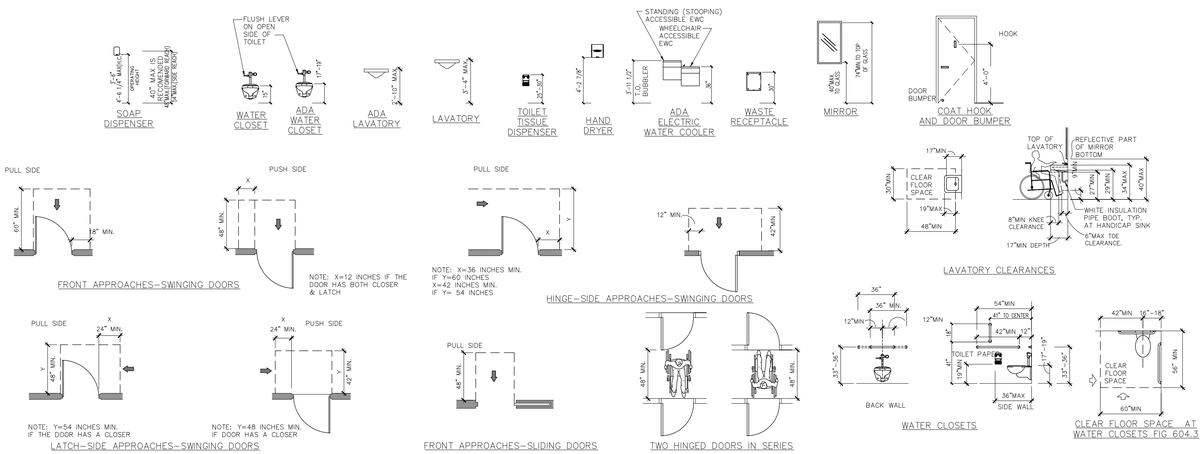
NOTE:
ALL LETTERS AND NUMERALS ARE TO BE RAISED 1/32 INCHES, UPPER CASE, SANS SERIF OR SIMPLE SERIF AT LEAST 5/8" HIGH BUT NO HIGHER THAN 2". BRAILLE IS TO BE GRADE 2.
SUBMIT SHOP DRAWINGS FOR ROOM SIGNAGE

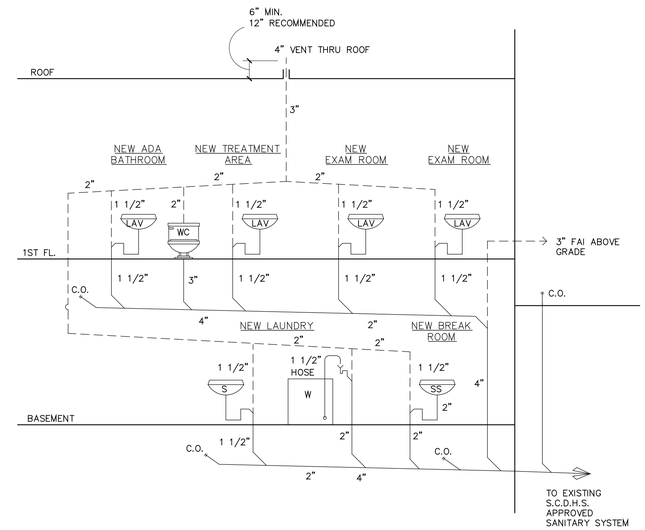


NOTES:
BLUE BACKGROUND WITH WHITE CHARACTER

INTERIOR SIGNAGE
(SIGNS #1, 2 and 3)

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MUST BE DISPLAYED AT ALL ENTRANCES TO THE BUILDING, PUBLIC TOILETS, PUBLIC TELEPHONES AND DRINKING FOUNTAINS. SEE SIGNAGE SCHEDULE FOR ADDITIONAL SIGNAGE REQUIREMENTS AT PERMANENT ROOMS AND SPACES REQUIRING RAISED TEXT, BRAILLE AND PICTOGRAM. SIGNAGE AT ENTRY CAN BE A STICKER MOUNTED DIRECTLY TO DOOR.





RISER DIAGRAM
SCALE: N.T.S.

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DRAWING
ADA NOTES, ADA DIAGRAMS & RISER DIAGRAM
SCALE: AS NOTED

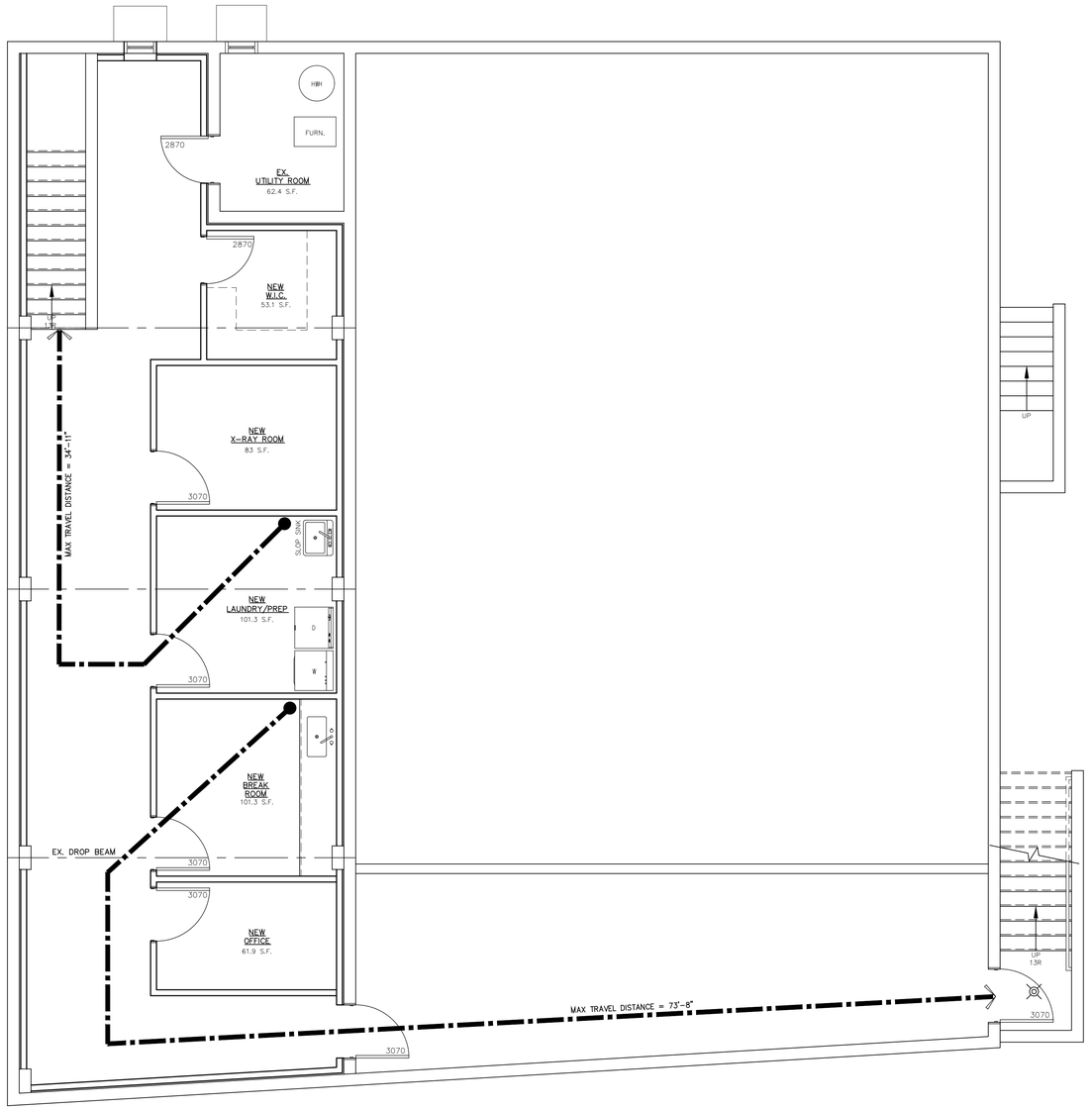
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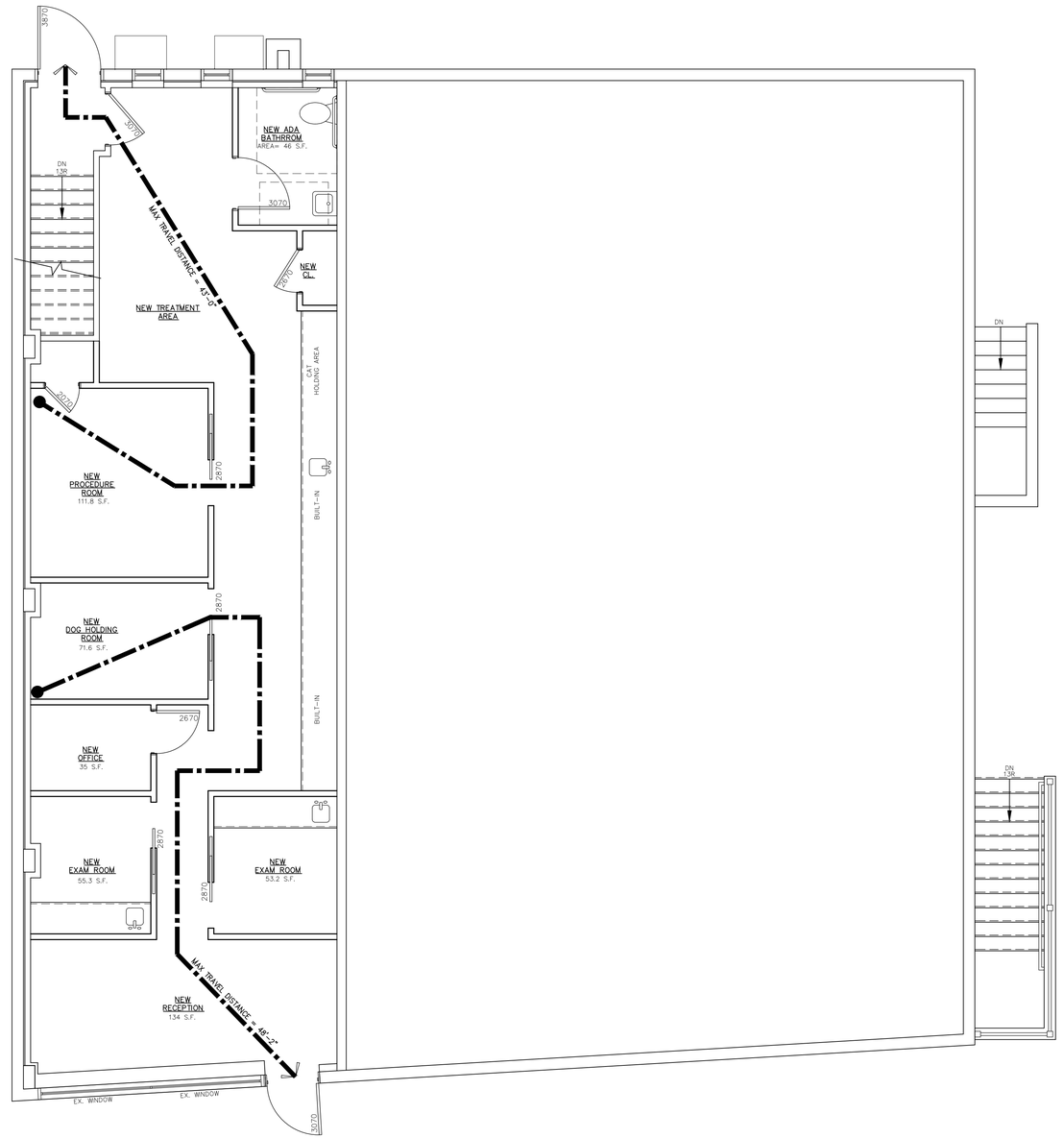
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REGISTERED ARCHITECT
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No. 18483
STATE OF NEW YORK



PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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

2020 NEW YORK STATE EXISTING BUILDING CODE ANALYSIS

CODE ANALYSIS

VETERINARY OFFICE
BASEMENT = 951 SQ. FT. GROSS FLOOR AREA
FIRST FLOOR = 990 SQ. FT. GROSS FLOOR AREA

EXISTING BUILDING CODE CHAPTER 8 - ALTERATIONS LEVEL 2
† OCCUPANCY CLASSIFICATION SECTION 303 ASSEMBLY GROUP B - BUSINESS
2. CONSTRUCTION CLASSIFICATION TYPE II-A AS PER SECTION 601
3. FIRE RESISTANCE RATING: (TABLE 601)

TABLE 601 FIRE - RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
BUILDING ELEMENT	A	B	A	B	A	B	HT	A	B
STRUCTURAL FRAME *	3	2	1	0	1	0	HT	1	0
Bearing walls Exterior	3	2	1	0	2	2	2	1	0
Bearing walls interior	3	2	1	0	2	0	1/HT	1	0
Nonbearing walls and partitions	See Table 602								
Exterior									
Nonbearing walls and partitions interior	0	0	0	0	0	0	see section 602.4.6	0	0
Floor construction including supporting beams and joists	2	2	1	0	1	0	HT	1	0
Roof construction including supporting beams and joists	1 1/2	1 but	1 but	0	1 but	0 but	HT	1 but	0

PER 2020 NYSBC TABLE 508.4, NO SEPARATION (HOURS) BETWEEN A & A OCCUPANCIES REQ'D

4. TABLE 602 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H	OCCUPANCY GROUP F-1,M, S-1	OCCUPANCY GROUP A,B,E,F-2,I,R, S-2,†
X< 5	ALL	3	2	1
5≤X< 10	IA	3	2	1
	Others	2	1	1
10≤X< 30	IA, IB	2	1	1c
	IIB, VB	1	0	0
	Others	1	1	1c
X > 30	ALL	0	0	0

5. DETERMINATION OF EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
TABLE 1017.3 EXIT ACCESS TRAVEL DISTANCE*

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F- 1, M, R, S -1	200	250b
I-1	Not Permitted	250b
B	200	300b
F - 2, S -2, U	300	400b
H - 1	Not Permitted	75a
H - 2	Not Permitted	100a
H - 3	Not Permitted	150a
H - 4	Not Permitted	175a
H - 5	Not Permitted	200b
I - 2, I - 3, I - 4	Not Permitted	200b

MAXIMUM TRAVEL DISTANCE 74'-5" < 200' ALLOWED FOR OCCUPANCY B

6. OCCUPANCY CALCULATIONS

OCCUPANCY CALCULATIONS AS PER TABLE 1004.5				
AREA	SQ. FT.		OCCUPANT LOAD FACTOR	OCCUPANTS
BUSINESS AREAS				
BASEMENT	1142	S.F.	150 GROSS	7.6 OCCUPANTS
FIRST FLOOR	1142	S.F.	150 GROSS	7.6 OCCUPANTS
TOTAL	2284	S.F.		15.2 OCCUPANTS 16 OCCUPANTS

7. DETERMINATION OF EGRESS WIDTH (SECTION 1005 MEANS OF EGRESS SIZING)
EGRESS WIDTH PER OCCUPANT SERVED

	WITHOUT SPRINKLER SYSTEM		WITH SPRINKLER SYSTEM	
OCCUPANCY	Stairways (inches per occupant)	Other egress components (inches per occupant)	Stairways (inches per occupant)	Other egress components (inches per occupant)
Occupancies other than those listed below	0 . 3	0 . 2	0 . 2	0 . 15
Hazardous: H-1,H-2, H-3, H-4 & H-5	NA	NA	0 . 3	0 . 2
Institutional: I-2	NA	NA	0 . 3	0 . 2

OCCUPANT LOAD: TABLE 1004.5,
SEE TABLE ABOVE, TOTAL OCCUPANTS = 12
0.2" x 12 OCCUPANTS = 2.4" < 3 - 36" WIDE DOORS WIDTH PROVIDED

8. MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY (TABLE 1006.3.1)

OCCUPANT LOAD (persons per story)	MINIMUM NUMBER OF EXITS (per story)
1 - 500	2
501 - 1,000	3
More than 1,000	4

9. MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)
IN EACH SPACE

	REQUIRED	PROVIDED
WATER CLOSETS:	1 PER 75 MALE, 1 PER 75 FEMALE	5
LAVATORIES:	1 PER 200 MALE, 1 PER 200 FEMALE	2
WATER FOUNTAIN:	1 PER 500	0*
SERVICE SINK:	1	5

PER 2020 NYSBC TABLE 508.4,

NO FIRE SEPARATION REQUIRED

NOTES:
FIRE CODE SECTION 906 PORTABLE FIRE EXTINGUISHERS
SECTION 906.1 WHERE REQUIRED
1. IN NEW & EXISTING GROUP A, B, E, F, H, I, M, R-1, R-2, R-4 & S OCCUPANCIES
2. WITHIN 30' OF COMMERCIAL COOKING EQUIPMENT
3. IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED OR DISPENSED
4. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION, EXCEPT GROUP R-3 OCCUPANCIES, IN ACCORDANCE w/ SECTION 3315.1
5. WHERE REQUIRED BY THE SECTIONS INDICATED IN TABLE 906.1
6. SPECIAL HAZARD AREAS, INCLUDING BUT NOT LIMITED TO, LABORATORIES, COMPUTER ROOMS AND GENERATOR ROOMS, WHERE REQUIRED BY THE FIRE CODE OFFICIAL

FIRE ALARM AND DETECTION SYSTEM:
EXISTING MANUAL AND AUTOMATIC FIRE ALARM SYSTEM BE MODIFIED AS REQUIRED FOR THE PROPOSED INTERIOR ALTERATIONS. MODIFICATION'S DESIGN, SHOP DRAWINGS AND PERMITTING SHALL BE UNDER SEPARATE APPLICATION BY CONTRACTOR TO TOWN OF NORTH HEMPSTEAD.

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ALBERTSON, NY 11507

DRAWING
EGRESS PLAN & CODE REQUIREMENTS
SCALE: 1/4" = 1'-0"

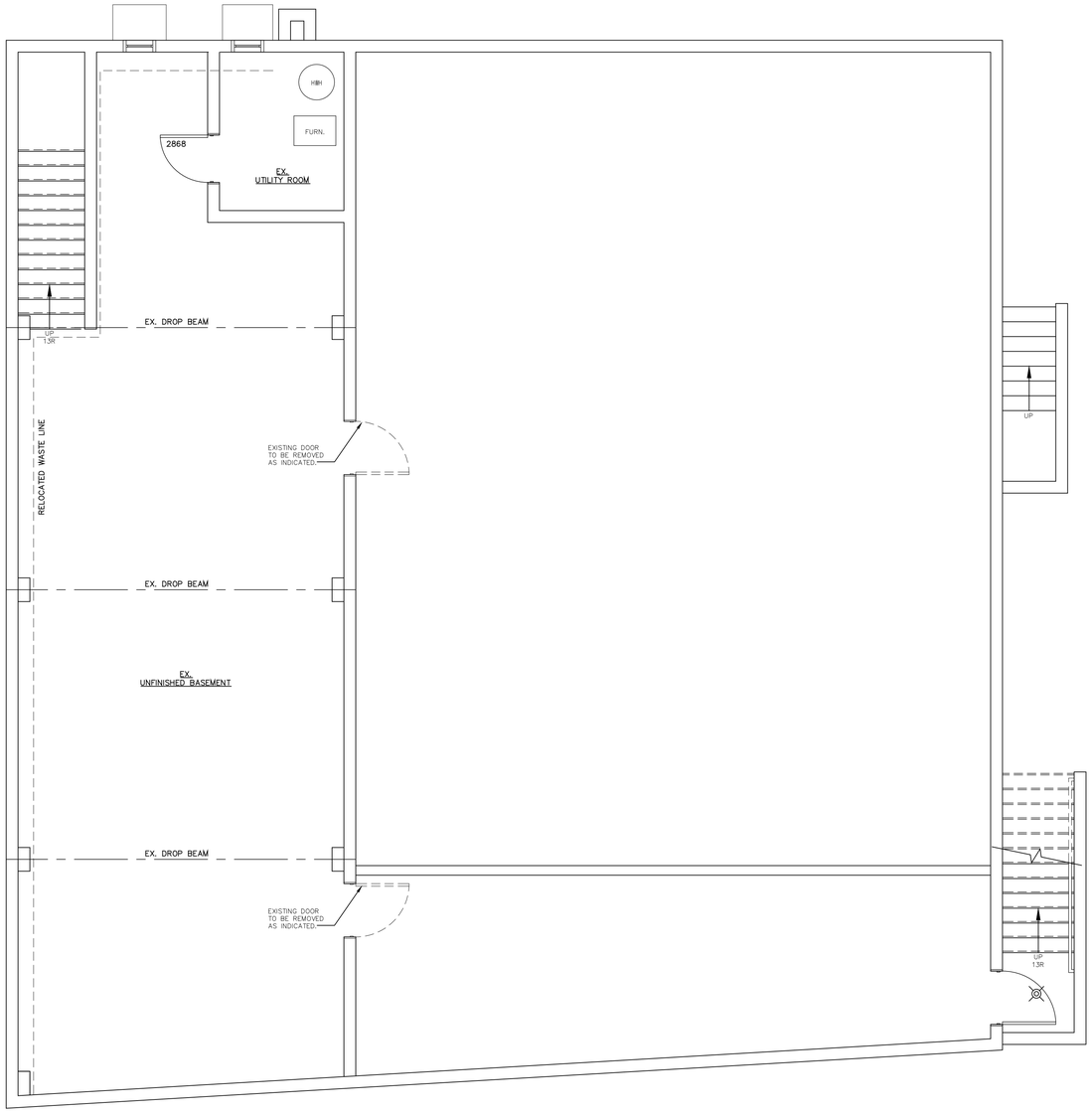
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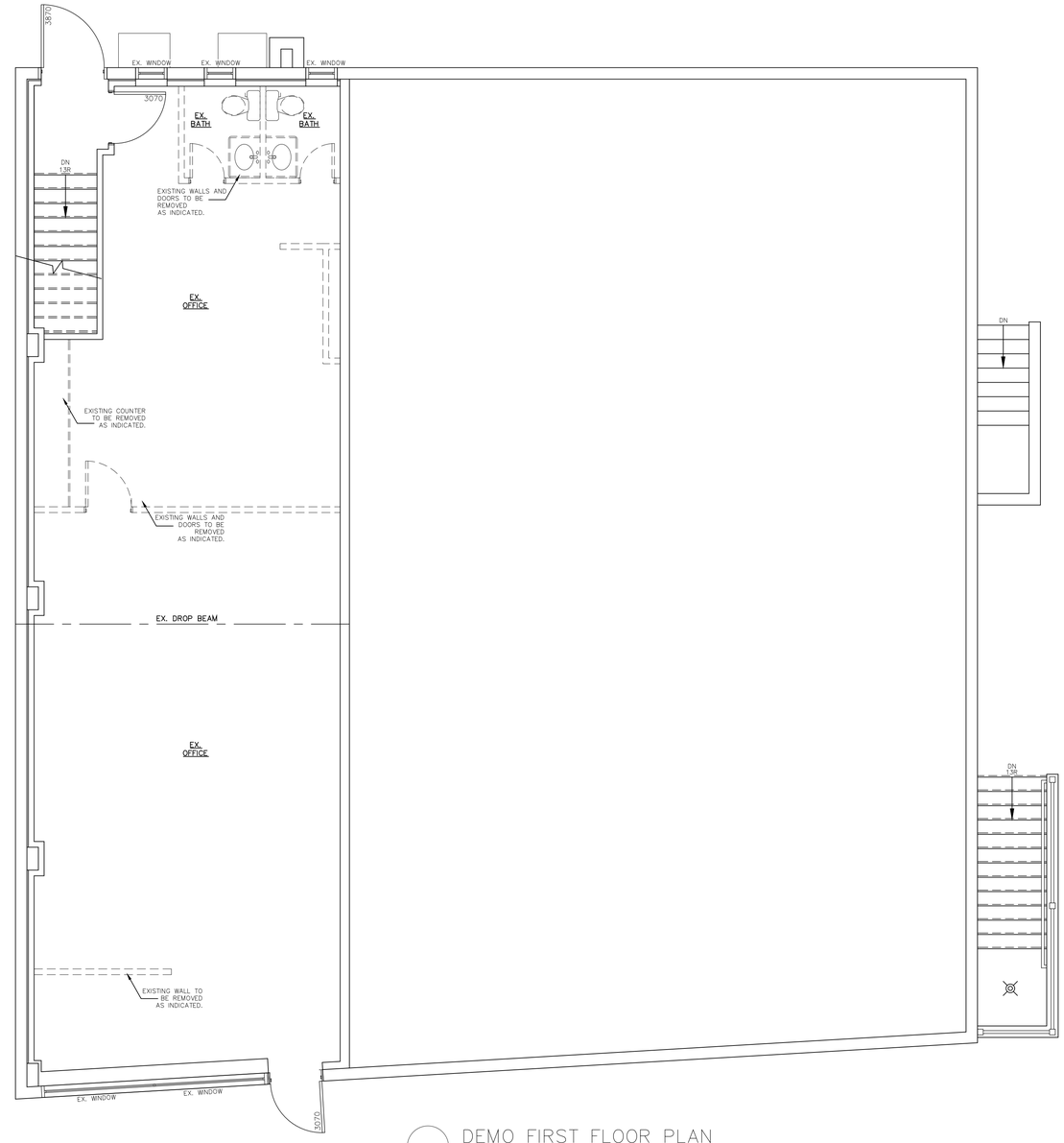
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REGISTERED ARCHITECT
CHRISTOPHER GARTEN
No. 018483
STATE OF NEW YORK



DEMO BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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

LEGEND

HVAC SUPPLY	TRACK LIGHTING (ADJUSTABLE)	HARD WIRED SMOKE ALARMS	XX — CEILING HEIGHT ABOVE FINISH FLOOR
HVAC RETURN	GYPSUM BOARD CEILING	HARD WIRED CO2 DETECTOR	XX — DENOTES SUBSTRATE (GYP) GYP. BD. (GWB) MR GYP. BD. (SL) SHIP LAP (ACT) ACOUSTICAL CLG TILE
2 x 2 LAY-IN FLUORESCENT LIGHT	EXISTING WALL OR PARTITION TO REMAIN	WALL MOUNTED FIRE EXTINGUISHER	EXHAUST FAN VENTED TO AMBIENT AIR
WALL MOUNTED LIGHT	EXISTING WALL OR PARTITION TO BE REMOVED	CEILING OR WALL MOUNTED EXIT SIGN W/EMERGENCY LIGHTS & BATTERY PACK BACK UP	
RECESSED 6" DIMMABLE LED	NEW INTERIOR DRYWALL PARTITION CONSISTING OF 2x3 8' STEEL STUDS 16"O.C. TO EXTEND TO BOTTOM OF ROOF DECK AND GYPSUM BOARD BOTH SIDES.	WALL MOUNTED EMERGENCY LIGHT FIXTURE W/BATTERY	
STRIP 8' 40W DOUBLE TUBE 4K LED FIXTURE			

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DRAWING
BASEMENT & FIRST FLOOR
DEMO PLANS
SCALE: 1/4" = 1'-0"

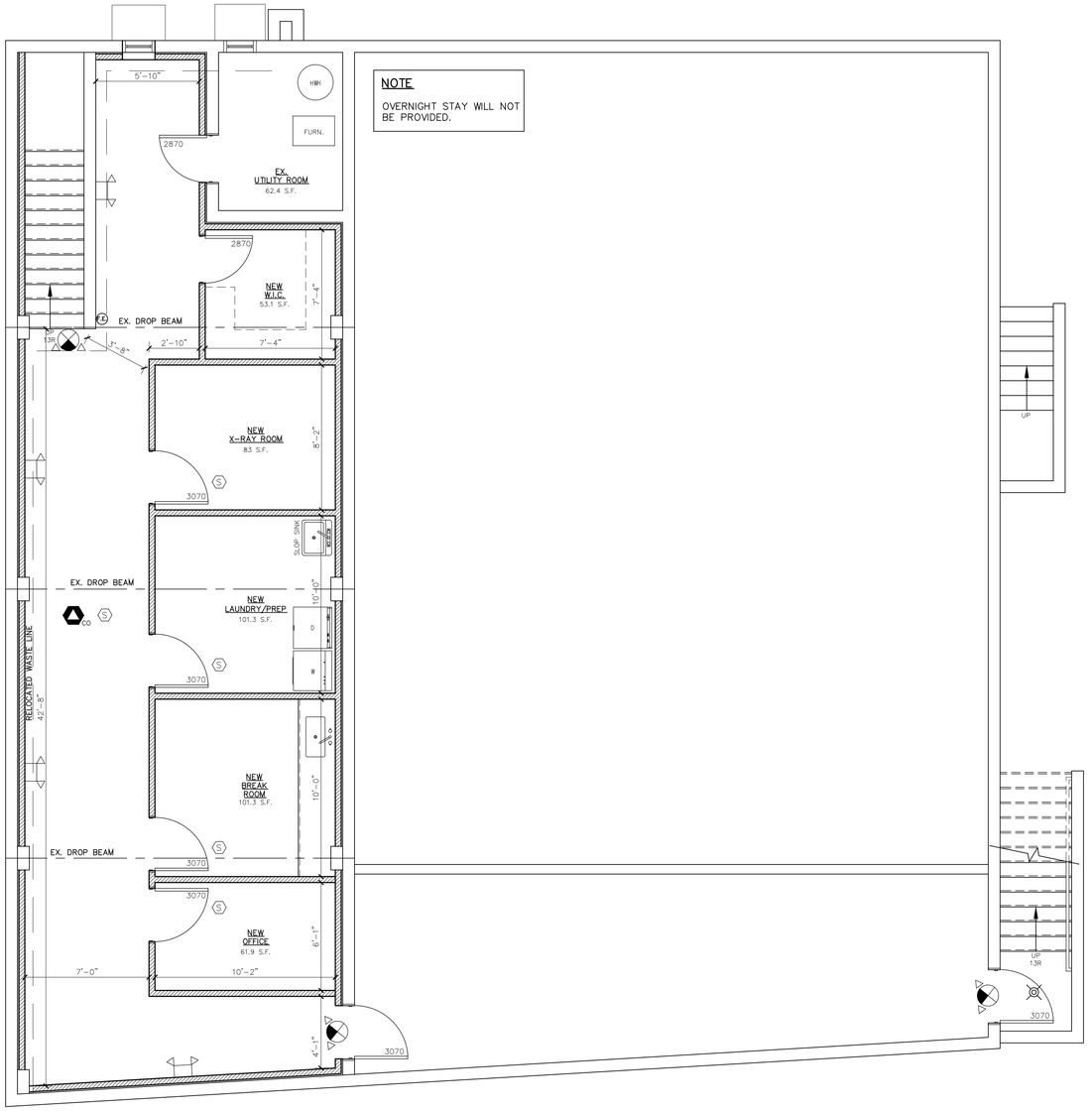
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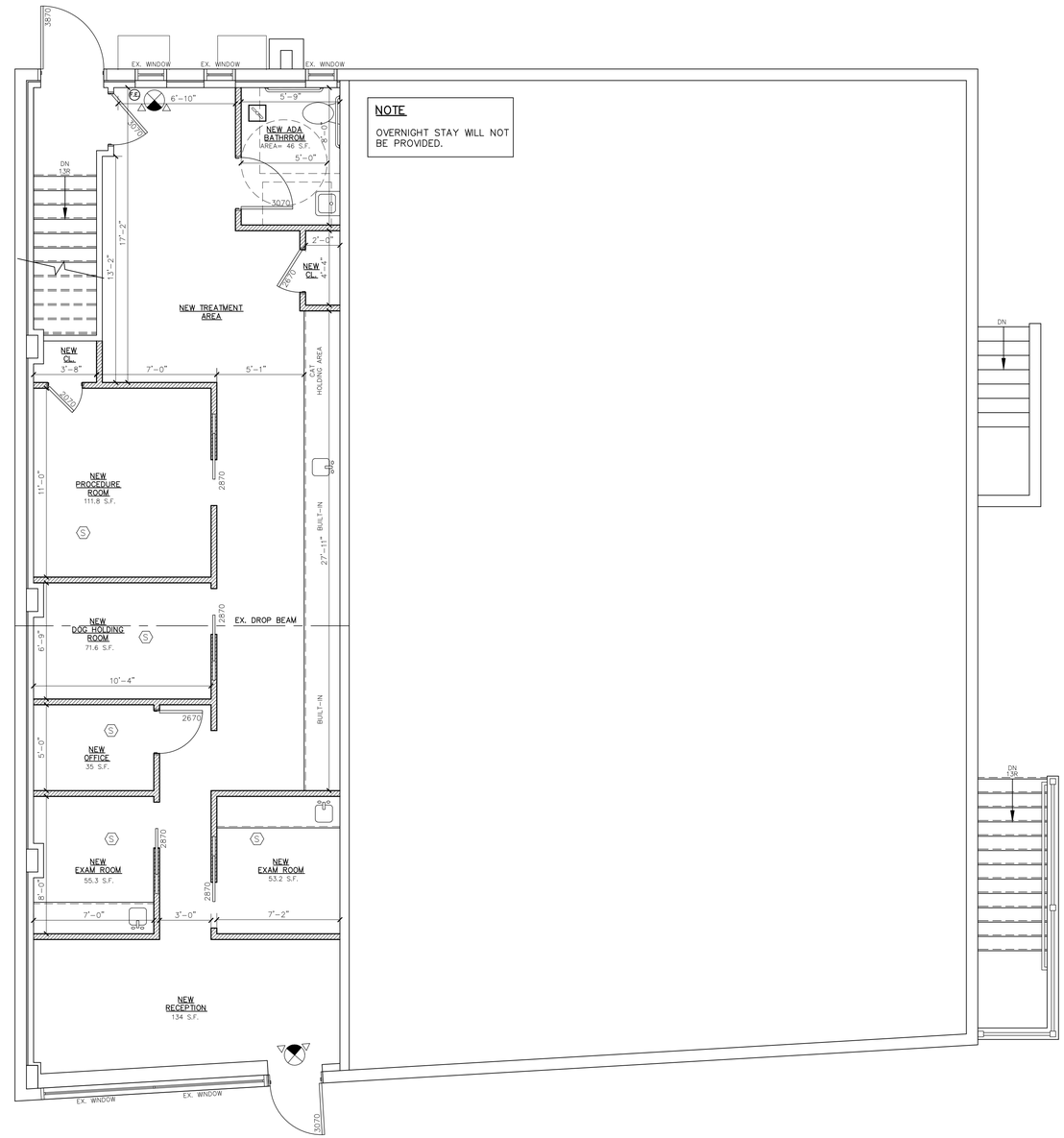
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REGISTERED ARCHITECT
CHRISTOPHER GARTEN
No. 18489
STATE OF NEW YORK



PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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

LEGEND

- HVAC SUPPLY
- HVAC RETURN
- 2 x 2 LAY-IN FLUORESCENT LIGHT
- WALL MOUNTED LIGHT
- RECESSED 6" DIMMABLE LED
- STRIP 8' 40W DOUBLE TUBE 4K LED FIXTURE
- TRACK LIGHTING (ADJUSTABLE)
- GYPSUM BOARD CEILING
- EXISTING WALL OR PARTITION TO REMAIN
- EXISTING WALL OR PARTITION TO BE REMOVED
- NEW INTERIOR DRYWALL PARTITION CONSISTING OF 2x3 & STEEL STUDS 16"O.C. TO EXTEND TO BOTTOM OF ROOF DECK AND GYPSUM BOARD BOTH SIDES.
- HARD WIRED SMOKE ALARMS
- HARD WIRED CO2 DETECTOR
- WALL MOUNTED FIRE EXTINGUISHER
- CEILING OR WALL MOUNTED EXIT SIGN w/EMERGENCY LIGHTS & BATTERY PACK BACK UP
- WALL MOUNTED EMERGENCY LIGHT FIXTURE w/BATTERY
- CEILING HEIGHT ABOVE FINISH FLOOR
- DENOTES SUBSTRATE (GYP) GYP. BD. (GWB) MR GYP. BD. (SL) SHIP LAP (ACT) ACOUSTICAL CLG TILE
- EXHAUST FAN VENTED TO AMBIENT AIR

GROSS AREA

BASEMENT =	1142 S.F.
FIRST FLOOR =	1142 S.F.
TOTAL =	2284 S.F.

ALTERATION NOTE:
AS PER SECTION 305.7 ALTERATIONS AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION. – WHERE AN ALTERATION AFFECTS THE ACCESSIBILITY TO, OR CONTAINS AN AREA OF PRIMARY FUNCTION, THE ROUTE TO THE PRIMARY FUNCTION AREA SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION SHALL INCLUDE TOILET FACILITIES AND DRINKING FOUNTAINS SERVING THE AREA OF PRIMARY FUNCTION.

EXCEPTIONS:
1. THE COSTS OF PROVIDING THE ACCESSIBLE ROUTE ARE NOT REQUIRED TO EXCEED 20 PERCENT OF THE COSTS OF THE ALTERATIONS AFFECTING THE AREA OF PRIMARY FUNCTION.

ANTICIPATED CONSTRUCTION COST: $120,000

ESTIMATED COST OF ELEVATOR INSTALLATION: $80,000

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DRAWING
PROPOSED BASEMENT & FIRST FLOOR PLANS
SCALE: 1/4" = 1'-0"

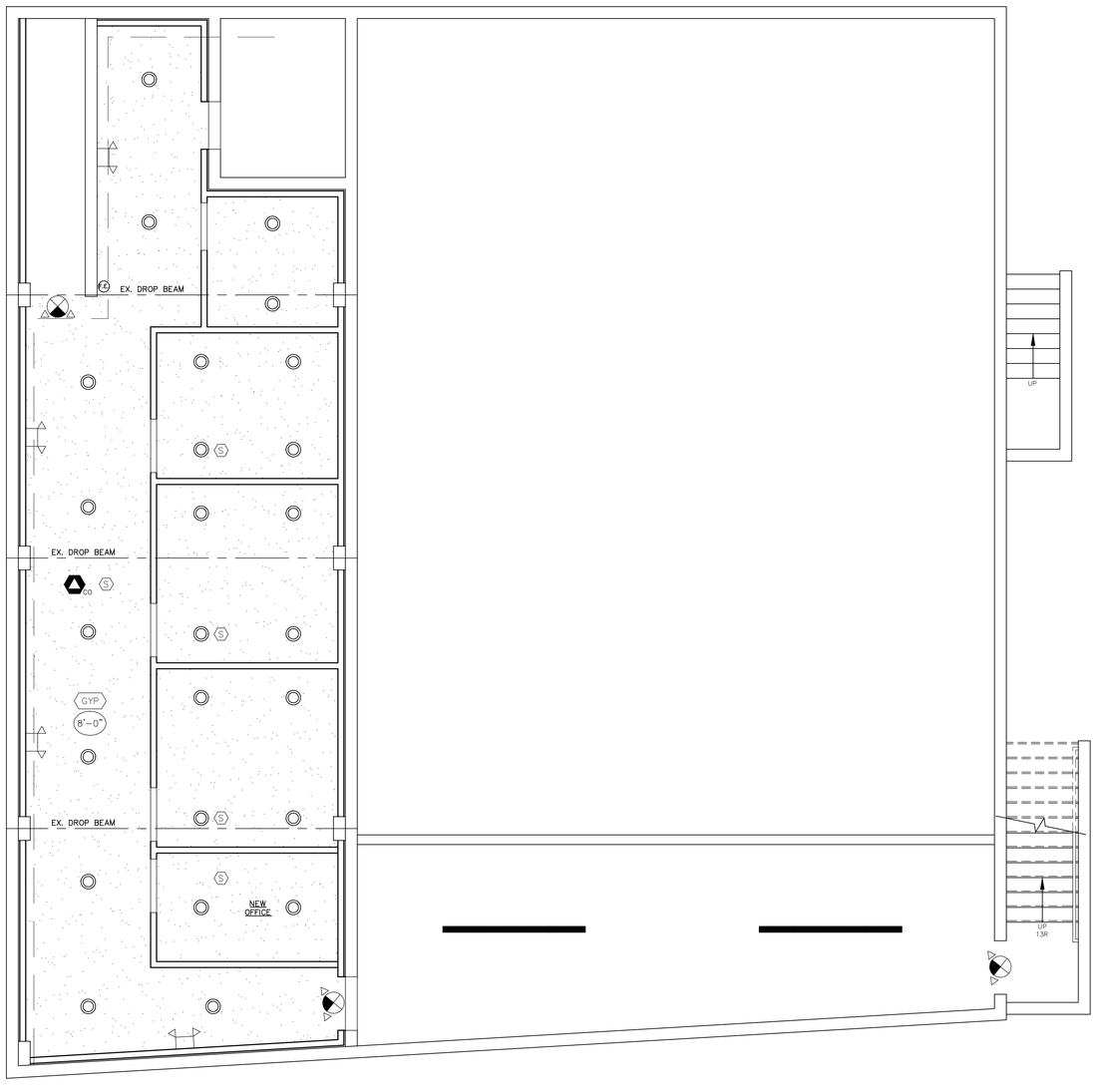
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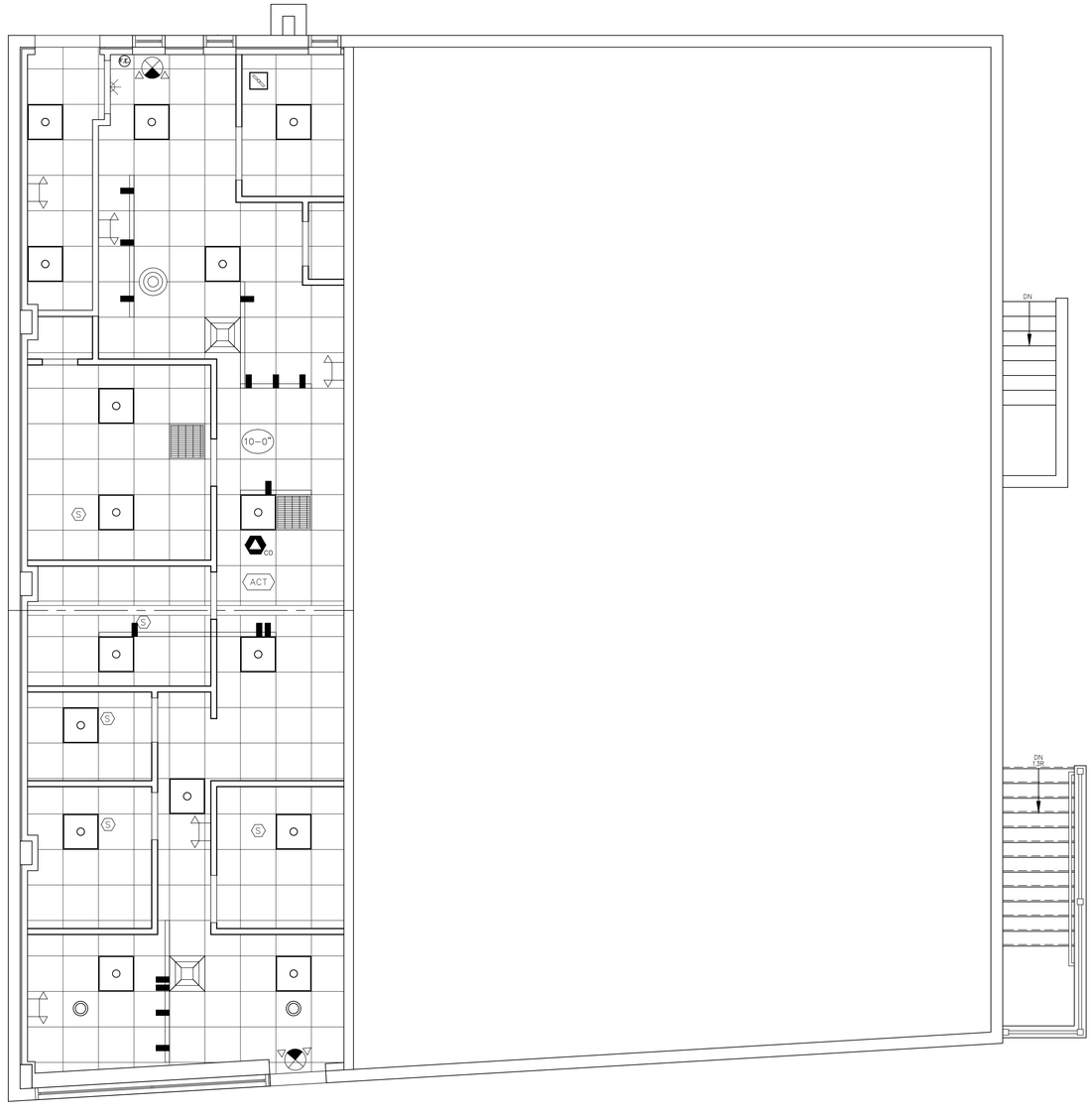
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REGISTERED ARCHITECT
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BASEMENT REFLECTIVE CEILING PLAN
SCALE: 1/4" = 1'-0"



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

LEGEND

- HVAC SUPPLY
- HVAC RETURN
- 2 x 2 LAY-IN FLUORESCENT LIGHT
- WALL MOUNTED LIGHT
- RECESSED 6" DIMMABLE LED
- STRIP 8' 40W DOUBLE TUBE 4K LED FIXTURE
- TRACK LIGHTING (ADJUSTABLE)
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- EXISTING WALL OR PARTITION TO REMAIN
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- NEW INTERIOR DRYWALL PARTITION CONSISTING OF 2x3 3 STEEL STUDS 16"O.C TO EXTEND TO BOTTOM OF ROOF DECK AND GYPSUM BOARD BOTH SIDES.
- HARD WIRED SMOKE ALARMS
- HARD WIRED CO2 DETECTOR
- WALL MOUNTED FIRE EXTINGUISHER
- CEILING OR WALL MOUNTED EXIT SIGN W/EMERGENCY LIGHTS & BATTERY PACK BACK UP
- WALL MOUNTED EMERGENCY LIGHT FIXTURE W/BATTERY
- XX — CEILING HEIGHT ABOVE FINISH FLOOR
- XX — DENOTES SUBSTRATE (GYP) GYP BD. (GWB) MR GYP. BD. (SL) SHIP LAP (ACT) ACOUSTICAL CLG TILE
- EXHAUST FAN VENTED TO AMBIENT AIR

ALTERATION NOTE:
AS PER SECTION 305.7 ALTERATIONS AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION. – WHERE AN ALTERATION AFFECTS THE ACCESSIBILITY TO, OR CONTAINS AN AREA OF PRIMARY FUNCTION, THE ROUTE TO THE PRIMARY FUNCTION AREA SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION SHALL INCLUDE TOILET FACILITIES AND DRINKING FOUNTAINS SERVING THE AREA OF PRIMARY FUNCTION.

EXCEPTIONS:
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ANTICIPATED CONSTRUCTION COST: $120,000

ESTIMATED COST OF ELEVATOR INSTALLATION: $80,000

REGISTERED ARCHITECT CHRISTOPHER GARTEN No. 018483 STATE OF NEW YORK

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DRAWING
BASEMENT & FIRST FLOOR
REFLECTIVE CEILING PLANS
SCALE: 1/4" = 1'-0"

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CONSTRUCTION DOCUMENTS FOR THE TENANT SPACE ALTERATIONS AT CITY PARK PLAZA

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2020 BUILDING CODE OF NEW YORK STATE. CONTRACTOR SHALL COORDINATE ANY AND ALL INSPECTIONS AS REQUIRED TO OBTAIN CERTIFICATE OF OCCUPANCY ON BEHALF OF THE OWNER.

2. ALL WORK SHALL COMPLY WITH THE NEW YORK STATE ENERGY CONSERVATION CODE. SEE NOTE 5.

3. ALL ELECTRIC WORK SHALL COMPLY WITH THE NATIONAL ELECTRICE CODE. ELECTRICIAN SHALL OBTAIN FIRE UNDERWRITERS CERTIFICATE FOR ALL ELECTRIC WORK AND SHALL SUBMIT TO OWNER. PROVIDE ALL OUTLETS AND JUNCTION BOXES REQUIRED FOR ALL APPLIANCES, PUMPS, EQUIPMENT, ETC. CONTRACTOR SHALL REVIEW SERVICE REQUIREMENTS, ALL LIGHTING, OUTLETS, FIXTURES, PHONE JACKS, T.V. CABLE JACKS, ETC. WITH OWNER AS REQUIRED FOR THE FULL INSTALLATION AND SATISFACTION OF OWNERS REQUIREMENTS AND CODE COMPLIANCE AND SHALL PROVIDE SAME. ARCHITECT IS NOT RESPONSIBLE FOR ELECTRICAL DESIGNS FOR THIS PROJECT IN ANY CAPACITY.

4. ALL PLUMBING WORK SHALL COMPLY WITH THE NATIONAL PLUMBING CODE AND ALL LOCAL CODES. CONTRACTOR SHALL REVIEW WITH THE OWNER THE REQUIREMENTS FOR PLUMBING INSTALLATIONS INCLUDING BUT NOT LIMITED TO FIXTURES, TRIM, ACCESSORIES, ETC. AND REQUIREMENTS FOR WATER SERVICE AND DOMESTIC HOT WATER. ARCHITECT IS NOT RESPONSIBLE FOR ANY PLUMBING SYSTEMS IN ANY CAPACITY. CONTRACTOR SHALL PROVIDE SANITARY SYSTEM IN ACCORDANCE WITH THE OWNERS APPROVED SITE PLAN AND SHALL COORDINATE ALL INSPECTIONS REQUIRED FOR APPROVAL OF SAME. AND SURVEYS INDICATING FINAL TANK LOCATIONS SHALL BE BY OWNERS SURVEYOR. CONTRACTOR SHALL PROVIDE SURVEYOR WITH INFORMATION AS REQUIRED.

5. ALL H.V.A.C. WORK SHALL COMPLY WITH ARTICLE 10 OF THE N.Y.S. UNIFORM FIRE PREVENTION AND BUILDING CODE AND ENERGY CODE. CONTRACTOR SHALL REVIEW ALL MECHANICAL SYSTEMS WITH OWNER FOR TYPE OF SYSTEM TO BE PROVIDED (I.E. OIL, GAS, OR ELECTRIC HOT WATER OR AIR, ETC.) INCLUDING AIR CONDITIONING REQUIREMENTS. ARCHITECT IS NOT RESPONSIBLE FOR HEATING OR AIR CONDITIONING SYSTEMS IN ANY CAPACITY.

6. OWNER SHALL OBTAIN ANY AND ALL REQUIRED PERMITS PRIOR TO ALLOWING CONTRACTORS TO PROCEED WITH ANY OF THE WORK.

7. ALL SITE WORK INCLUDING SANITARY SYSTEM, UTILITIES, EASEMENTS, SETBACKS, ELEVATIONS, DRAINAGE, RETAINING WALLS, ETC. SHALL BE IN ACCORDANCE WITH A SITE PLAN PREPARED BY THE OWNERS SURVEYOR. THE ARCHITECT IS NOT RESPONSIBLE FOR SITE DESIGNS OF ANY TYPE IN ANY CAPACITY.

8. ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS WHOM ARE EXPERIENCED WITH THE TYPE OF WORK BEING PERFORMED. ALL CONTRACTORS SHALL MAINTAIN LIABILITY INSURANCE AND WORKERS COMPENSATION INSURANCE IN CONNECTION WITH ALL WORK BEING PERFORMED IN PROJECT.

9. ALL MATERIALS, SYSTEMS, EQUIPMENT, FIXTURES, ETC. SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS INCLUDING ALL CLEARANCES FOR SERVICE, ETC.

10. ALL CONTRACTORS SHALL WARRANT THEIR WORK IN WRITING TO THE OWNER FOR A MINIMUM PERIOD OF TWO YEARS.

11. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PROGRAMS IN CONNECTION WITH THE WORK, OR FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS IN THAT SAID RESPONSIBILTY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

12. ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO WALLS, FLOORING, TILE, ETC. SHALL BE REVIEWED WITH AND APPROVED BY OWNER.

13. ALL MISCELLANEOUS INTERIOR ITEMS INCLUDING BUT NOT LIMITED TO DOORS, TRIM, CLOSET SHELVING, CABINETS, SHELVING, HARDWARE, ETC. SHALL BE REVIEWED WITH AND APPROVED BY OWNER.

14. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. ANY DISCREPENCIES IN DIMENSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

BUILDING DATA:

BUILDING DESIGN AS PER THE 2020 BUILDING CODE OF NEW YORK STATE AND RELATED CODES

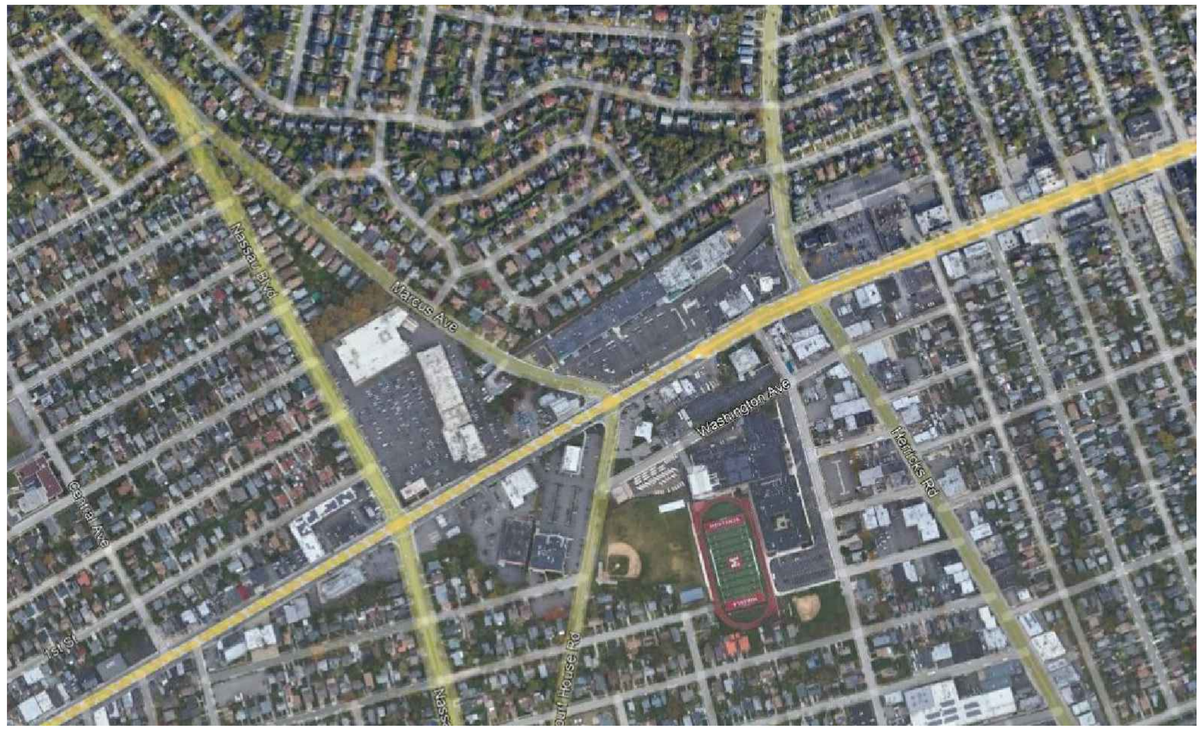
APPLICANT :

OPTYX, LLC
312 SPRINGFIELD AVE, SUITE 103
BERKELEY HEIGHTS, NJ 07922

CHANGE OF USE
CLASSIFICATION OF WORK : ALTERATION - LEVEL 2
OCCUPANCY : MERCANTILE, GROUP M
OCCUPANCY LOAD MERCANTILE / 60 GROSS
FIRST FLOOR: 1,350.90 SF
1,350.90 / 60 = 22.52 = 23 OCCUPANTS
MIXED OCCUPANCY : NO
CONSTRUCTION TYPE: TYPE IIB
FIRE DISTRICT : GARDEN CITY FIRE DISTRICT
BUILDING HEIGHT : 18'-0"
OF STORIES : ONE
LOWER LEVEL : NO
GROSS TENANT AREA : 1,350.90 S.F.

LIFE SAFETY SYSTEM

EMERGENCY LIGHTING:	YES ✓	NO ____
EXIST SIGNS:	YES ✓	NO ____
MANUAL FIRE ALARM:	YES ✓	NO ____
FIRE DETECTION:	YES ✓	NO ____
PANIC HARDWARE:	YES ✓	NO ____
FIRE SPRINKLER:	YES ✓	NO ____

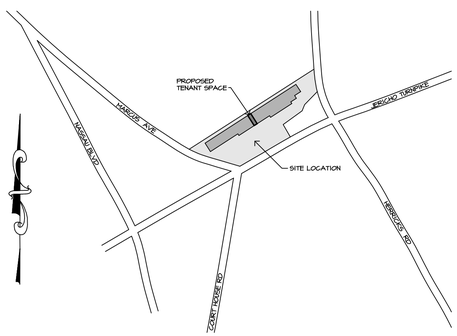


1 AERIAL PLAN
SCALE: 1" = 3500'

2443 JERICHO TURNPIKE GARDEN CITY, NY 11040

FEBRUARY 9, 2022

APPEAL # 21321



2 LOCATION MAP
SCALE: 1" = 600'

DRAWING INDEX

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T-1	TITLE SHEET & SITE PLAN	2-9-22	1 7-5-22
N-1	SCHEDULES, NOTES & DETAILS	2-9-22	
N-2	EXISTING FLOOR PLANS/DEMO PLAN	2-9-22	1 7-5-22
LS-1	LIFE SAFETY PLAN	7-5-22	
A-1	FLOOR PLAN & BASEMENT PLAN	2-9-22	
A-2	CEILING PLAN & DETAILS	2-9-22	
A-3	SCHEDULES & ELEVATIONS	2-9-22	
A-4	CASEWORK DETAILS	2-9-22	
A-5	HANDICAP BATHROOM DETAILS	2-9-22	
A-6	PLUMBING SCHEDULE & NOTES	2-9-22	

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JEFF A. ZAHN, A.I.A.
ARCHITECT
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RIVERHEAD, NY 11901
631.727.8656

SEAL:

REGISTERED ARCHITECT Jeff A. Zahn No. 028516 STATE OF NEW YORK

ISSUE:

2-9-22 ISSUED FOR PERMITS AND CONSTRUCTION.

1 7-5-22 REVISED PER TOWN COMMENTS.

PROJECT: OPTYX
CITY PARK PLAZA
2443 JERICHO TURNPIKE
GARDEN CITY, NEW YORK 11040

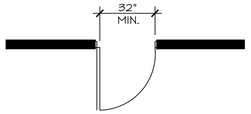
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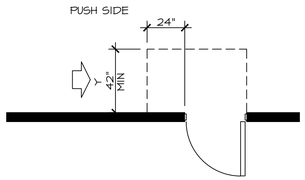
PROJECT#: 2159

CAD FILE: PROJECTS-2159 T-1.DWG

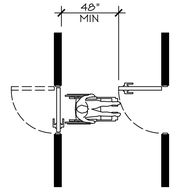
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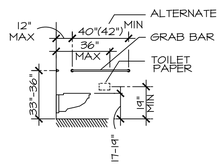
SHEET NO.: 1 OF 10

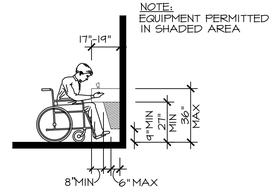


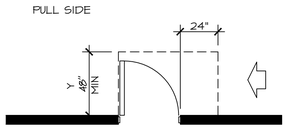


NOTE: Y = 48" MIN. IF DOOR HAS CLOSER

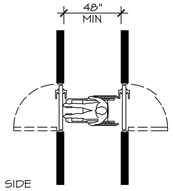


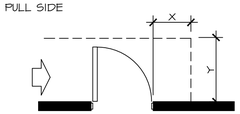




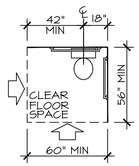


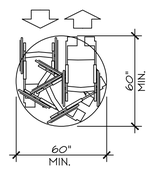
NOTE: Y = 54" MIN. IF DOOR HAS CLOSER

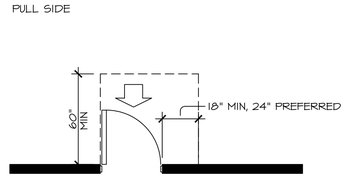


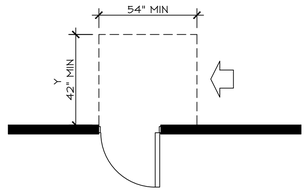


NOTE: X=36" MIN. IF Y=60" X=42" MIN. IF Y=54"
PUSH SIDE

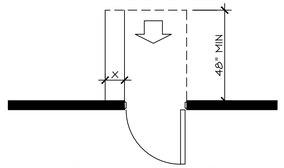




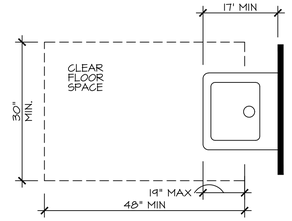


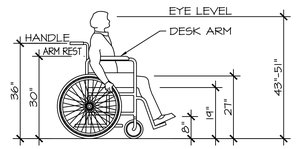


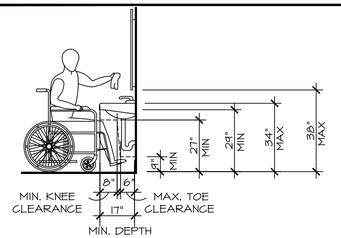
NOTE: Y = 48" MINIMUM IF DOOR HAS BOTH
A LATCH AND A CLOSER

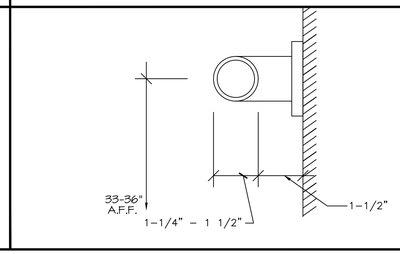


NOTE: X = 12" IF DOOR HAS BOTH
A LATCH AND A CLOSER









ANSI-ACCESSIBILITY NOTES:

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.
2. FLOOR SURFACES SHALL BE SLIP-RESISTANT.
3. EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH.
4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2.
5. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE. PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE THE OPENING HARDWARE MOUNT. DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FLOOR FINISH.
6. CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE THE FLOOR.
7. MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATOR MAY BE UTILIZED TO MEET THE ABOVE STANDARDS MAXIMUM EFFORT TO OPERATE FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
8. THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.
9. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
10. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
12. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
13. FLOORS OR LANDINGS SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
14. TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR WITH A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE , PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
15. CENTRAL ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.
16. SANITARY FACILITIES LOCATED ON AN ACCESSIBLE FLOOR OF A BUILDING SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.
17. ENTRY TO SANITARY FACILITIES:
    A. 44" CLEAR AISLES OR CORRIDORS WHERE OCCUPANT LOAD IS 10 OR MORE.
    B. DOORWAYS HAVE A 32" CLEAR OPENING.
    C. ON APPROACH SIDE, PROVIDE A 60" CLEAR LEVEL SPACE WHEN DOOR SWINGS WAY FROM APPROACH.
18. TOILET ROOM ACCESSORIES
    A. MOUNT BOTTOM EDGE OF MIRRORS NO HIGHER THAN 40" FROM THE FLOOR.
    B. MOUNT TOILET TISSUE DISPENSERS WITHIN 12" FROM THE FRONT EDGE OF THE TOILET SEAT.
    C. MOUNT DISPENSING AND DISPOSAL FIXTURES (TOWEL, SANITARY NAPKINS, WASTE, COIN SLOTS, ETC.) WITH OPERATING PARTS NO HIGHER THAN 40" FROM THE FLOOR.
19. SINGLE ACCOMMODATION TOILET FACILITY
    A. WATER CLOSET TO HAVE A 28" CLEARANCE FROM A FIXTURE AND 32" FROM A WALL.
    B. MINIMUM CLEAR SPACE IN FRONT OF WATER CLOSET TO BE 48".
    C. A SPACE 36" X 48" IS PERMITTED IN FRONT OF EXISTING WATER CLOSET ACCESSIBLE TO THE HANDICAPPED.
20. THE HEIGHT OF THE WATER CLOSET (TOP OF SEAT) SHALL BE BETWEEN 17" AND 19".
21. MOUNT FLUSH VALVE CONTROL NO MORE THAN 44" ABOVE THE FLOOR, ON THE SIDE OF THE TOILET WITH THE GREATEST SEPARATION FROM ADJACENT WALL OR OTHER SURFACE.
22. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCES REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING ARE ALLOWED FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
23. PROVIDE GRAB BARS ON EACH SIDE, OR ONE SIDE AND BACK OF WATER CLOSET.
    A. GRAB BARS TO BE 33" ABOVE AND PARALLEL TO THE FLOOR.
    B. SIDE BARS TO BE 42" LONG AND PROJECT 24" IN FRONT OF WATER CLOSET STOOL. GRAB BAR AT BACK TO BE 36" LONG.
    C. DIAMETER OF GRAB BARS TO BE 1-1/4" TO 1-1/2" LONG.
    D. PROVIDE 1-1/2" CLEARANCE BETWEEN GRAB BARS AND WALL.
    E. GRAB BARS (INCLUDING CONNECTORS, FASTENERS, SUPPORT BACKING, ETC.) SHALL SUPPORT A 250 POUND LOAD.
    F. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
    G. GRAB BARS AND ANY ADJACENT SURFACE SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
    H. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".
24. PROVIDE A CLEAR FLOOR SPACE 30" X 48" IN FRONT OF LAVATORY TO PERMIT A FORWARD APPROACH.
25. MOUNT LAVATORIES WITH A MINIMUM CLEARANCE OF 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON. PROVIDE KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH WITH 8" MINIMUM WIDTH, AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY.
26. INSULATE OR OTHERWISE COVER HOT WATER AND DRAIN PIPES UNDER LAVATORIES.
27. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES
28. HAND ACTIVATED DOOR OPENING HARDWARE TO BE MOUNTED 30" TO 44" ABOVE THE FLOOR AND TO BE OPENABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
31. MAXIMUM HEIGHT OF THRESHOLD TO BE 1/2". MAXIMUM VERTICAL CHANGE AT EDGE IS 1/4" WITH A MAX. BEVEL OF 45.
32. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL.
33. PROVIDE EXIT SIGNS PER BUILDING CODE @ EACH EXIT.
34. PROVIDE APPROVED EXITING ILLUMINATION AND ILLUMINATED EXIT SIGNS / TITLE 24.
35. SEE DRAWINGS THIS SHEET FOR ANSI DETAILS.

ADA NOTES:

ADA COMPLIANCE NOTES

ALL AREAS WILL COMPLY WITH THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.

1. ALL WALKWAYS, HALLS, CORRIDORS, ISLES AND OTHER SPACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH ARTICLES 4.2 AND 4.3.
2. SPACE ALLOWANCES AND REACH RANGES AT ALL ROOMS AND SPACES SHALL COMPLY WITH REFERENCE STANDARD 4-6 4.2. REACH RANGES TO BE:
   FORWARD REACH HEIGHT: 15" MINIMUM, 48" MAXIMUM
   SIDE REACH HEIGHT: 9" MINIMUM, 54" MAXIMUM
3. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ROOMS AND SPACES INCLUDING FLOORS, WALKWAYS, RAMPS, CORRIDORS STAIRS AND CURB RAMPS SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH ARTICLE 4.8.
4. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH ARTICLE 4.8.
5. ALL THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ½" AND SHALL COMPLY WITH THE REQUIREMENTS IN ARTICLE 4.3.8.
6. ALL DOORS TO BE ACCESSIBLE AND SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 4.13.
7. ALL HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES AT ENTRANCE SPACES SHALL COMPLY WITH ARTICLE 4.13.9.
8. ALL ACCESSIBLE STORAGE FACILITIES, SUCH AS CABINETS AND CLOSETS, SHALL COMPLY WITH ARTICLE 4.13.9.
9. ALL CONTROLS AND OPERATING MECHANISMS FOR LIGHT SWITCHES AND ALARMS SHALL BE ACCESSIBLE AND SHALL COMPLY WITH ARTICLE 4.27.
10. ALL EMERGENCY WARNING SYSTEMS SHALL COMPLY WITH ARTICLE 4.28.
11. ALL EXIT SIGNS, EMERGENCY SIGNAGE, CIRCULATION DIRECTION SIGNAGE SHALL COMPLY WITH ARTICLE 4.30.
12. ALL CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OF THE WRIST. SEE 4-25.4.

GENERAL NOTE:

ALL DIMENSIONS INDICATED ARE TO BE IN ACCORDANCE WITH A.N.S.I. STANDARDS. ANY DIMENSION, NOTE OR OTHERWISE INDICATED WITH A DISCREPANCY OR A CONFLICT WITH THOSE REQUIRED BY A.N.S.I. SHALL BE VERIFIED BY THE CONTRACTOR. A.N.S.I. CODES, RULES AND REGULATIONS SHALL GOVERN. THE CONTRACTOR SHALL VERIFY THAT ALL FIXTURES ARE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS AND REGULATIONS.

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ARCHITECT
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RIVERHEAD, NY 11901
631.727.8656

SEAL:



ISSUE:

2-9-22 ISSUED FOR PERMITS AND CONSTRUCTION.

PROJECT: OPTYX
CITY PARK PLAZA
2443 JERICHO TURNPIKE
GARDEN CITY, NEW YORK 11040

TITLE: ACCESSIBILITY DETAILS AND NOTES

PROJECT#: 1829

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DRAWING#: N-1

SHEET NO.: 2 OF 10

GENERAL CONDITIONS

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 BUILDING CODE OF NEW YORK STATE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AS WELL AS ALL AUTHORITIES HAVING JURISDICTION.
2. ALL WORK SHALL BE PERFORMED IN THE BEST TRADE PRACTICES AND IN ACCORDANCE WITH THE BUILDING STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS, AND THE WORK DEFINED IN THESE DOCUMENTS. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
3. THE TERMS "CONTRACTOR", "GENERAL CONTRACTOR", "GC", "CONSTRUCTION CONTRACTOR", "TRADE CONTRACTOR" AND "CONSTRUCTION MANAGER" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.
4. PROVIDE ALL MATERIALS AND LABOR FOR A COMPLETE, WORKING INSTALLATION, GUARANTEED FOR TWO YEARS FROM THE DATE OF ISSUED CERTIFICATE OF OCCUPANCY
5. THE CONTRACTOR SHALL REVIEW AND FAMILIARIZE HIMSELF WITH THE GENERAL NOTES AND SPECIFICATIONS ON THE DRAWINGS AND DETERMINE WHICH NOTES APPLY DIRECTLY TO HIS RESPONSIBILITY. EACH SUB TRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR INFERRED ON DRAWINGS WILL BE DEEMED AND INCLUDED IN ALL CONTRACTORS WORK.
6. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE CONTRACTOR, AND HE SHALL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL DRAWINGS.
7. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
8. THE TRADE CONTRACTORS SHALL VERIFY THE EXISTING SITE CONDITIONS AND FAMILIARIZE THEMSELVES WITH THE PROJECT DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NO ADDITIONAL COSTS WILL BE ALLOWED FOR ANY CHANGE ARISING FROM THE CONTRACTORS FAILURE TO MAKE A THOROUGH INSPECTION OF THESE CONDITIONS.
9. PRIOR TO THE START OF ANY AND ALL WORK, THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND INFORM THE ARCHITECT OF ANY OMISSIONS OR DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS WHICH COULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
11. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
12. THE CONTRACTOR SHALL HAVE HAD EXPERIENCE ON AT LEAST (3) PROJECTS OF QUALITY AND COMPLEXITY AT LEAST EQUAL TO THOSE REQUIRED UNDER ALL DIVISIONS DETAILED IN THESE DRAWINGS. ALL WORKERS PERFORMING UNDER THIS WORK SHALL BE SKILLED WORKMEN IN THEIR RESPECTIVE TRADES. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR RESPECTIVE TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
13. THE WORK OF EACH TRADE SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND WITH THE OTHER WORK OF OTHER TRADES FOR CLEARANCE, FIT AND ACCESSIBILITY AS REQUIRED.
14. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIR WORK REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THESE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
15. ALL ABANDONED PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED CLOSED.
16. NO DRAWING SHALL BE SCALED, USE NOTED DIMENSIONS ONLY. ALL LOCATIONS FOR EQUIPMENT, ELECTRICAL, HVAC AND PLUMBING DEVICES SHALL BE COORDINATED BETWEEN ARCHITECTURAL AND MECHANICAL DOCUMENTS. LOCATIONS SHOWN ON ARCHITECTURAL PLANS AND ELEVATIONS SHALL GOVERN.
17. THE TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING ALL WORK SHOWN OR CALLED FOR ON DRAWINGS OR SPECIFICATIONS. HE WILL COORDINATE WITH THE CONSTRUCTION MANAGER AND WITH OTHER TRADES AND EXECUTE THE JOB IN ACCORDANCE WITH THE ACCEPTED STANDARD PRACTICE PREVAILING IN THE BOROUGH OF MANHATTAN. THE TRADE CONTRACTOR WILL INFORM THE ARCHITECT AND OBTAIN APPROVAL FOR ANY DEVIATION, ADDITION OR OMISSION TO THE WORK DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS BEFORE PROCEEDING.
18. THE TRADE CONTRACTORS SHALL MAINTAIN ALL THE APPROPRIATE INSURANCE REQUIRED BY THE OWNER, FROS CO.,LLC, THE CONSTRUCTION MANAGER AND BY LAW, SUCH AS WILL PROTECT HIM FROM CLAIMS WHICH MAY ARISE OUT OF HIS OPERATIONS OR THE OPERATIONS OF HIS SUBORDINATES. THE TRADE CONTRACTOR SHALL HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF HIS SUBCONTRACTORS DURING THE COURSE OF THE CONSTRUCTION.
19. SHOP DRAWINGS, SAMPLES, BROCHURES, ETC., SHALL BE REQUIRED. SUBMIT SHOP DRAWINGS, ETC. FOR DUCTWORK, METAL WORK, PANELING, CABINETRY AND OTHER ITEMS AS NOTED. SUBMIT SAMPLES FOR PAINT COLORS, FLOORING, WALL COVERING AND OTHER FINISH MATERIALS TO ARCHITECT FOR APPROVAL BEFORE PROCEEDING.
20. ALL WOODWORK TO BE FIRE-RETARDANT IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE. ALL FINISHES TO MEET FLAME SPREAD REQUIREMENTS PER NEW YORK STATE BUILDING CODE. CERTIFICATION OF THE MATERIALS FIRE RETARDANT CHARACTERISTICS SHALL BE SUBMITTED TO THE OWNER IN A MANNER SATISFACTORY TO THE OWNER.
21. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL APPLY AND ARRANGE FOR REQUIRED DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS. THE CONTRACTOR SHALL PROVIDE ALL THE AS-BUILT DRAWINGS, COMPLETED PAPERWORK, AND CERTIFICATES OF INSPECTION, AND SHALL PERMIT ALL THE CONTROLLED INSPECTIONS AS REQUIRED FOR BUILDING DEPARTMENT APPROVAL.
22. CONTROLLED INSPECTIONS (MECHANICAL VENT., FIRESTOPPING, FINAL)
23. ALL BUILDING MATERIALS IN THE CONSTRUCTION AREA ARE TO BE SECURED IN A LOCKED AREA. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE SAFE KEEPING OF BUILDING MATERIALS.

OWNER COMMENTS

1. AT THE BEGINNING OF EVERY ALTERATION, CONTRACTOR TO COORDINATE WITH THE BUILDING MANAGEMENT OFFICE, THE CONTRACTOR AND THE FIRE SAFETY DIRECTOR OF THE BUILDING SHALL CHECK THE FIRE ALARM EQUIPMENT, WITHIN THE ALTERATION SITE, TO ASCERTAIN THE CONDITION OF SAME.
2. ALL CONSTRUCTION MATERIALS SHALL BE DELIVERED TO THE JOB IN PROPER CONTAINERS AND STORED IN THE WORK AREA. WASTE, EXCESS-BUILDING MATERIALS, TOOLS OR EQUIPMENT SHALL NOT BE STORED OR ALLOWED TO ACCUMULATE IN CORRIDORS OR STAIRWELLS.
3. PERMITS MUST BE POSTED AT JOB SITE IN A CONSPICUOUS LOCATION AND KEPT IN THE BUILDING OFFICE AT ALL TIMES.
4. ALL FIRE EXITS SHALL BE KEPT CLEAR AND ACCESSIBLE AT ALL TIMES.
5. ANY WELDING, SOLDERING, OR OTHER ACTIVITIES REQUIRING EXCESSIVE HEAT OR OPEN FLAME SHALL BE PERFORMED BY PERSON HAVING A VALID NEW YORK CERTIFICATE OF FITNESS FOR WELDING ON HIS PERSON. DURING ALL WELDING OPERATIONS THERE MUST BE A PERSON, IN THE CAPACITY OF A FIRE WATCHER, HAVING A FIRE EXTINGUISHER AND PROTECTIVE BLANKETS. PRIOR TO ANY WELDING IN THE BUILDING, THE CONTRACTOR IS TO CONTACT THE BUILDING OFFICE TWENTY-FOUR (24) HOURS IN ADVANCE TO HAVE THE CLASS 'E' SYSTEM TEMPORARILY TAKEN OFF-LINE.
6. ALL FIREPROOFING ON STEEL MUST BE REPAIRED IF DAMAGED OR MISSING. CONTACT THE CHIEF ENGINEER/ SUPERINTENDENT THROUGH THE BUILDING MANAGERS OFFICE FOR INSPECTIONS AND APPROVAL BEFORE INSTALLING CEILINGS. ALL OPENINGS MADE IN CEILINGS, COLUMNS, WALLS, FLOORS, ETC., MUST BE PROPERLY SEALED (FIRE STOPPED).
7. ALL ABANDONED DUCTWORK, CONDUIT HIRING OR PIPING NOT NECESSARY FOR NEW CONSTRUCTION USE MUST BE REMOVED FROM HUNG CEILING AREAS AND FLOOR DUCTS.
8. ALL WORK TO BE PERFORMED BY THE CONTRACTOR SHALL BE DONE IN A MANNER, WHICH WILL NOT INTERFERE WITH OR DISTURB OTHER FLOORS AND OCCUPANTS OF THE BUILDING.
9. ALL WORK THAT INCONVENIENCES OR DISTURBS OTHER FLOORS MUST BE SCHEDULED, THE BUILDING MANAGER RESERVES THE RIGHT TO STOP ANY WORK DURING NORMAL WORKING HOURS, THAT CAUSES A DISTURBANCE, AT NO COST TO THE OWNER.
10. THE USE OF ELEVATORS FOR HOISTING CONTRACTORS MATERIAL, EQUIPMENT, RUBBISH, MUST BE ARRANGED WITH THE BUILDING MANAGER AND SUPERINTENDENT TO AVOID CONFLICT WITH REGULAR BUILDING OPERATIONS.
11. WALLS AND FLOORS IN CORRIDORS ADJACENT TO CONSTRUCTION AREAS AND LEADING TO THE FREIGHT ELEVATORS ARE TO BE PROTECTED WITH MASONITE OR EQUIVALENT WITH SPECIAL PROTECTION FOR CORNERS.
12. DO NOT LOCATE EQUIPMENT, PARTITIONS, FIXED INSTALLATIONS OR OTHER FACILITIES IN AREAS THAT MIGHT BLOCK OR INTERFERE WITH NECESSARY ACCESS, ENTRANCES OR EXITS.
13. SMOKING IS PROHIBITED AT ALL TIMES THROUGHOUT PROPERTY.
14. ANY RULE, REGULATION, LAW OR OTHER ORDINANCE REQUIRING THE FILING OF PROPOSED ALTERATIONS, IMPROVEMENTS, RENOVATIONS OR ANY WORK REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES HAVING JURISDICTION SHALL BE PROPERLY FILED AND PERMITTED AS REQUIRED AT THE OWNERS SOLE COST AND LIABILITY.
15. THE PROJECT ARCHITECT AND/OR ENGINEER MUST CERTIFY AT THE PROJECT COMPLETION THAT THE IMPROVEMENTS HERE BUILT IN ACCORDANCE WITH THE PLANS.

FAILURE TO COMPLY WITH THESE GUIDELINES WILL RESULT IN IMMEDIATE WORK STOPPAGE AND POTENTIAL DISMISSAL OF THE OFFENDING PARTY FROM THE PROJECT.

GENERAL NOTES FOR CONSTRUCTION

1. INFORMATION SHOWN ON THESE DRAWINGS IS FOR DESIGN INTENT ONLY. VERIFY EXISTING CONDITIONS AND DIMENSIONS IN FIELD. REPORT DISCREPANCIES TO THE ARCHITECT IN WRITING. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.
2. REMOVAL OF ALL V.A.T. ENCOUNTERED THROUGHOUT SHALL BE PERFORMED BY A PROFESSIONAL ASBESTOS CONTRACTOR. REMOVE EXISTING FLOORING TO SLAB, WHERE INDICATED ON THE DRAWINGS. PATCH VOIDS IN SLAB FOR APPLICATION OF NEW FLOORING.
3. DETECTION OF ASBESTOS AND ITEMS RELATING TO ASBESTOS SHALL BE HANDLED DIRECTLY BETWEEN THE CONTRACTOR AND THE OWNER.
4. ESTABLISH LINES, GRADES AND BENCHMARKS NECESSARY FOR PROPER WORK BASED ON THE FURNISHED SURVEY.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR QUANTITIES OF WORK. FURNISH LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE WORK.
6. SUBMIT PROOF OF WORKMAN'S COMPENSATION INSURANCE AND DISABILITY INSURANCE COVERAGE REQUIRED BY GOVERNING STATE LAW PRIOR TO START OF WORK.
7. COORDINATE DRYWALL WORK WITH OTHER TRADES. IF DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, OR WORK PERFORMED BY OTHER TRADES, NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY.
8. FURNISH AND INSTALL BRIDGING AND BRACING TO SECURE DRYWALL AND MAINTAIN FIRE OR SOUND RATING WHERE INDICATED ON THE DRAWINGS.
9. FURNISH AND INSTALL METAL CORNER BEADS AT VERTICAL AND HORIZONTAL OUTSIDE CORNERS AND METAL "J" MOLDS AT EXPOSED EDGE CONDITIONS OF GYPSUM BOARD CONSTRUCTION, SPACKLE AND FINISH TO FORM STRAIGHT AND SMOOTH WALLS. REFER TO DETAILS ON DRAWINGS.
10. FURNISH AND INSTALL WATER RESISTANT GYPSUM BOARD FOR PARTITIONS ADJACENT TO PLUMBING LINES OR FIXTURES.
11. ENCASE BUILT-IN CABINET WORK IN CLASS "B" LAMINATED PLASTIC FINISH. CONSTRUCT EXPOSED FACE OF CABINETS WITH FIRE RETARDANT WOOD MATERIAL. USE PRESSURE TREATED WOOD BLOCKING WITH FIRE RETARDANT. SEAL, SAND, AND PRIME NEW WOOD SURFACES TO RECEIVE FINISH COAT.
12. SET CEILING HEIGHTS AS INDICATED ON THE DRAWINGS, MEASURED FROM FINISHED FLOOR UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE.
13. NOTIFY THE ARCHITECT IMMEDIATELY, IN WRITING AND PRIOR TO PROGRESS OF WORK, IF UNFORESEEN FIELD CONDITIONS PREVENT THE CEILING AND/OR LIGHT FIXTURES FROM BEING INSTALLED AT THE INDICATED HEIGHT.
14. IN GENERAL, EXECUTE THE CEILING WORK TO PROVIDE A SMOOTH, CONTINUOUS, MATCHING, TIGHT AND ALIGNED CEILING. THE FINAL CEILING INSTALLATION SHALL BE FREE OF VISUAL DEFECTS. REPLACE CEILING TILES DAMAGED BY THE WORK OF THIS WITH NEW CEILING TILES.
15. THE CEILING GRID SUSPENSION SYSTEM SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S STANDARD SPECIFICATIONS AND METHODS OF INSTALLATION. THE SUSPENDED CEILING GRID AND RUNNER CHANNELS SHALL BE SECURELY SUPPORTED BY HANGERS FASTENED TO STRUCTURAL SUPPORTS AND PROPERLY SPACED TO SUPPORT LIGHTING FIXTURES AND ACOUSTIC CEILING ASSEMBLY. NEW CEILING DIFFUSERS AND AIR RETURN GRILLES SHALL BE NATURAL ANODIZED OR EXTRUDED ALUMINUM AND RECEIVE A BAKED ENAMEL WHITE FINISH. LIGHTING FIXTURES SHALL BE FASTENED TO THE STRUCTURE ABOVE AND SAFETY CHAINS INDEPENDENTLY OF THE CEILING SYSTEM. REFER TO DETAILS ON THE DRAWINGS.
16. PERFORM CUTTING AND/OR BRIDGING FOR LIGHT FIXTURES AND AIR DIFFUSERS.
17. FURNISH AND INSTALL RESILIENT WALL BASE STRAIGHT AND TRUE, TERMINATE IT AGAINST OUTER EDGES OF DOOR FRAMES. FURNISH AND INSTALL RESILIENT PREMOLDED EXTERIOR BASE CORNER SECTIONS. ALL CORNER SECTIONS SHALL BE PROVIDED IN LENGTHS NOT LESS THAN (-0") MEASURED FROM THE CORNER. REFER TO SPECIFICATIONS.
18. COMPLETELY SEAL ABOVE CEILING PENETRATION CORES THROUGH FLOOR AND ROOF DECKS TO MAINTAIN EXISTING FIRE RATINGS TYPICAL. UTILIZE "3M" FIRE-STOPPING PRODUCTS AND ASSEMBLIES. REFER TO SPECIFICATIONS.
19. WHERE DUCTS OR PART OF DUCTS RUNNING PARALLEL OVER FIRE RATED PARTITIONS, EXTEND PARTITIONS AROUND DUCTS TO EFFECT COMPLETE FIRE RATED ASSEMBLIES.
20. WHERE A DUCT OR PART OF A DUCT PENETRATES A FIRE RATED PARTITION AT AN ANGLE, SO THAT A FIRE DAMPER CANNOT BE INSTALLED AT CENTERLINE OF RATED PARTITION, CONSTRUCT A PARTITION AROUND FIRE DAMPER TO COMPLETE FIRE RATED ASSEMBLY.
21. WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATE FIRE RATED OR SOUND RATED ENCLOSURES SUCH AS WALL OR SLAB, THE SPACES AROUND SUCH PENETRATIONS SHALL NOT EXCEED 1/2" IN DIAMETER. SOLID WITH MINERAL WOOL OR APPROVED FIRE-STOPPING OR EQUAL, ON BOTH SIDES OF THE RATED ENCLOSURE, TO ENSURE FULL FIRE/SOUND RATING IN COMPLIANCE WITH THE LOCAL BUILDING CODE.
22. FURNISH AND INSTALL 24 HOUR TEMPORARY LIGHTING, INCLUDING TEMPORARY LIGHTING FOR INSTALLATION OR DELIVERY OF GOODS OR MATERIALS.
23. PARTITION THICKNESS SHOWN ON CONSTRUCTION PLAN(S) OR ENLARGED PLANS ARE NOMINAL DIMENSIONS. PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED. SEE PARTITION TYPE DETAIL FOR ACTUAL DIMENSIONS.
24. ALIGN AND SAND SMOOTH GYPSUM BOARD SURFACES. PREPARE GYPSUM BOARD SURFACE TO RECEIVE FINISH AS INDICATED OR SCHEDULED IN THE DRAWINGS.
25. WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.
26. REMOVE MISCELLANEOUS APPURTENANCES, FROM EXISTING WALLS, THAT ARE NOT USED FOR NEW ALTERATIONS AND AS DIRECTED BY THE OWNER. PATCH WALLS THAT ARE INDICATED TO RECEIVE NEW FINISHES.
27. INTERIOR WALLS SHALL RECEIVE (1) COAT OF PRIMER AND (2) FINISH COATS OF A FINISH PAINT. INTERIOR TRIM (DOORS AND FRAMES) SHALL RECEIVE (1) COAT OF PRIMER AND (2) FINISH COATS OF A SEMI-GLOSS PAINT. PAINTED CEILINGS SHALL RECEIVE A STAIN KILLER/PRIMER AND (2) COATS SUPER-WHITE CEILING FINISH. REFER TO FINISH SCHEDULE FOR MORE INFORMATION.
28. FURNISH AND INSTALL TEMPORARY (TP) / DUST (DP) PROTECTION AS INDICATED ON DRAWINGS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. "DP/C" PROTECTION SHALL CONSIST OF: FULL HEIGHT, 4 MIL FIRE RETARDANT, ANTI-STATIC PLASTIC BY REEGO, OR EQUAL. "TP/B" PROTECTION SHALL BE 8'-0" H. TEMPERED MASONITE ON FIRE RETARDANT WOOD IN ALL SWITCHES OR OTHER RELATED TELCO EQUIPMENT AREAS. METAL STUDS MAY BE USED IN OFFICE AREAS ONLY, AT 24" O.C. WITH 4" O.C. WITH PLASTIC DUST PROTECTION FROM TOP OF MASONITE TO UNDERSIDE OF CEILING. TP/A" SHALL BE SAME AS "TP/B" EXCEPT THE MASONITE SHALL BE FULL HEIGHT. ALL PROTECTION TO BE SEALED TIGHT AT EDGES. ACCESS OPENINGS IN PLASTIC PROTECTION MAY BE OVERLAPPED AT EDGES OF 18" MIN. ACCESS OPENINGS IN "TP" PROTECTION SHALL BE FUNCTIONAL 3' X 7' HINGED DOORS. ALL PROTECTION IN USE DURING ALTERATIONS SHALL BE MAINTAINED AND SEALED FOR MAXIMUM DUST CONTROL FOR TEMPORARY SAFETY PROTECTION.

    ELEVATION 0'-0" IS A REFERENCE FROM THE EXISTING FINISHED FLOOR HEIGHT, RELATION TO HEIGHTS ARE FROM THIS ELEVATION, UNLESS OTHERWISE NOTED. REFER TO DRAWINGS.

    SPACE NUMBERS ARE FOR REFERENCE TO THIS ALTERATION DURING CONSTRUCTION ONLY.

    PERFORM WORK PRODUCING EXCESSIVE NOISE DURING OFF-HOURS. (I.E. CORE DRILLING, JACK HAMMERING AND EXCESSIVE BANGING).
32. SEAL PENETRATIONS THROUGH WALLS AND TOP AND BOTTOM PERIMETER OF WALLS WITH APPROVED "3M" FIRESTOP PRODUCTS. SURVEY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IN WRITING OF EXISTING PENETRATIONS THAT REQUIRE NEW FIRE-STOPPING.
33. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION BETWEEN TRADES FOR DAY TO DAY WORK ACTIVITIES. IN THE EVENT A CONSTRUCTION MANAGER IS NOT UTILIZED FOR THE SPECIFIC PROJECT, THE GENERAL CONTRACTOR SHALL ASSUME THIS DUTY.
34. LARGE SCALE DRAWINGS TAKE PRECEDENT OVER SMALL SCALE DRAWINGS. DETAIL DRAWINGS TAKE PRECEDENT OVER LARGE AND SMALL SCALE DRAWINGS.
35. IN THE EVENT OF A DISCREPANCY IN DRAWINGS AND SPECIFICATIONS, NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY.
36. VERIFY FIELD CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT DISCREPANCIES TO THE ARCHITECT IN WRITING. IN THE EVENT THE CONTRACTOR DISCOVERS A DISCREPANCY AND DOES NOT REPORT THE DISCREPANCY TO THE ARCHITECT, THE CONTRACTOR SHALL PAY FOR THE EXTRA WORK INVOLVED.
37. FIELD CONDITIONS MAY REQUIRE MODIFICATIONS TO THE DETAILS OF THE DRAWINGS AND QUANTITIES OF WORK INVOLVED. THE WORK SHALL BE CARRIED OUT TO MEET THESE FIELD CONDITIONS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
38. TAKE NO ADVANTAGE OF ANY APPARENT ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS. IF THE INTERPRETATION OF THE CONTRACTOR RESULTS IN THE DISCOVERY OF AN ERROR OR OMISSION IN THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT IMMEDIATELY. THE ARCHITECT WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.
39. REMOVE COMBUSTIBLE DEBRIS FROM THE WORKPLACE AT THE END OF EACH DAY. SUPPLY AND UTILIZE CONSTRUCTION DUMPSTERS THROUGH FINAL SIGNOFF OF THIS PROJECT. AT NO TIME SHALL THE CONTRACTOR OR HIS EMPLOYEES UTILIZE THE OWNER'S TRASH RECEPTACLES AND/OR DUMPSTERS.
40. ASSUME EXISTING CONDUIT, PIPING, SUPPORTING SUPERSTRUCTURE AT CEILING TO REMAIN UNLESS INDICATED FOR REMOVAL ON DRAWINGS. DO NOT ABANDON UNUSED OR DEACTIVATED ITEMS IN WORK SPACE. IF ABANDONED OR DEACTIVATED ITEMS ARE REMOVED, THEN REMOVE TO POINTS WHERE THE ITEMS ENTER THE WORK SPACE AND CAP THEM OFF.
41. REPAIR CONCRETE SURFACES OF CEILING AND WALLS, DAMAGED BY DUCTWORK, PIPING AND CEILING HANGER REMOVAL. PREPARE THESE SURFACES TO RECEIVE NEW FINISH.
42. ENSURE THAT FLOOR AND WALL PENETRATIONS, WITHIN THE ALTERATION AREA AND CREATED BY THIS WORK OR DISCOVERED IN THE PROCESS, BE TEMPORARILY FIRE-STOPPED AT THE BEGINNING AND END OF EACH DAY. PROTECT PERMANENT FIRE STOPPING DURING THE GENERAL CONSTRUCTION PHASE OF THIS PROJECT.
43. FURNISH ELEVATOR FLOOR AND WALL PROTECTION. PROTECTION SHALL BE TEMPERED MASONITE, TAPED AT ALL EDGES. REMOVE PROTECTION AT END OF JOB COMPLETION AND CLEAN AND MOP FLOOR. TOUCH-UP PAINT ON WALLS DAMAGED FROM TAPE REMOVAL. FLOOR SHALL BE PROFESSIONALLY CLEANED AND WAXED.
44. FURNISH FULL-TIME CLEAN-UP LABORER ON SITE EVERYDAY, LABORER TO ENSURE A CLEAN AND SAFE ENVIRONMENT. LABORER SHALL VACUUM AND MOP CONSTRUCTION AREA EVERY DAY AFTER WORK COMPLETION.
45. EACH TRADE SHALL HAVE A PROFESSIONAL ENGLISH SPEAKING LABOR FOREMAN ON SITE AT ALL TIMES WHEN THAT TRADE IS ON SITE.
46. CONTRACTOR / CONSTRUCTION MANAGER IS RESPONSIBLE FOR COORDINATION BETWEEN EACH TRADE, THE DRAWINGS AND THE SPECIFICATIONS.
47. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
48. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
49. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
50. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
51. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "N.I." UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
52. COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.
53. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
54. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
55. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH OWNER TO ENSURE SECURITY.
56. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
57. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.
58. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
59. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.
60. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY ¼" UNLESS OTHERWISE NOTED.
61. EACH TRADE SHALL MAKE SITE VISIT PRIOR TO THE SUBMITTAL OF BIDS TO ENSURE THAT EXISTING CONDITIONS HAVE BEEN OBSERVED.
62. CONSTRUCTION TO COMPLY WITH BUILDING STANDARDS DOCUMENT AVAILABLE FROM BUILDING MANAGER. ALL WORK IS TO BE STRAIGHT, LEVEL, PLUMB AND TRUE TO DIMENSION.
63. SUPPLY AND INSTALL ACCESS DOORS IN WALLS AND AT CEILINGS AS MAY BE REQUIRED FOR MECHANICAL TRADES AND BUILDING MANAGEMENT.
64. FLOORS TO BE COMPLETELY PATCHED SMOOTH AND PREPARED FOR INSTALLATION OF CARPET. REPAIRED FLOORING AREAS TO MATCH ADJACENT AREAS AS REQUIRED.
65. PROVIDE 4" COVE OR STRAIGHT VINYL BASE THROUGHOUT, U.O.N. AND AT EXISTING WALLS WHERE BASE REMOVAL IS REQUIRED BY NEW WORK.
66. PROVIDE WOOD OR METAL GROUNDS (FIRE RETARDANT LUMBER) AT LOCATIONS WHERE CASEWORK, TOILET ACCESSORIES, EQUIPMENT OR OTHER ITEM IS WALL MOUNTED.
67. TRADE CONTRACTORS TO INSTALL VARIOUS ITEMS OF OWNER SUPPLIED EQUIPMENT AND EXHIBIT ITEMS AS DIRECTED BY ARCHITECT OR CONSTRUCTION MANAGER.

GENERAL NOTES FOR REMOVAL

(NOTE: THESE NOTES ARE APPLICABLE THROUGHOUT AREAS OF WORK)

WORK INCLUDED FOR DEMOLITION AND REMOVAL SHALL INCLUDE, BUT IS NOT LIMITED TO, REMOVAL OF:

A. INTERIOR PARTITIONS AS INDICATED ON DRAWINGS.

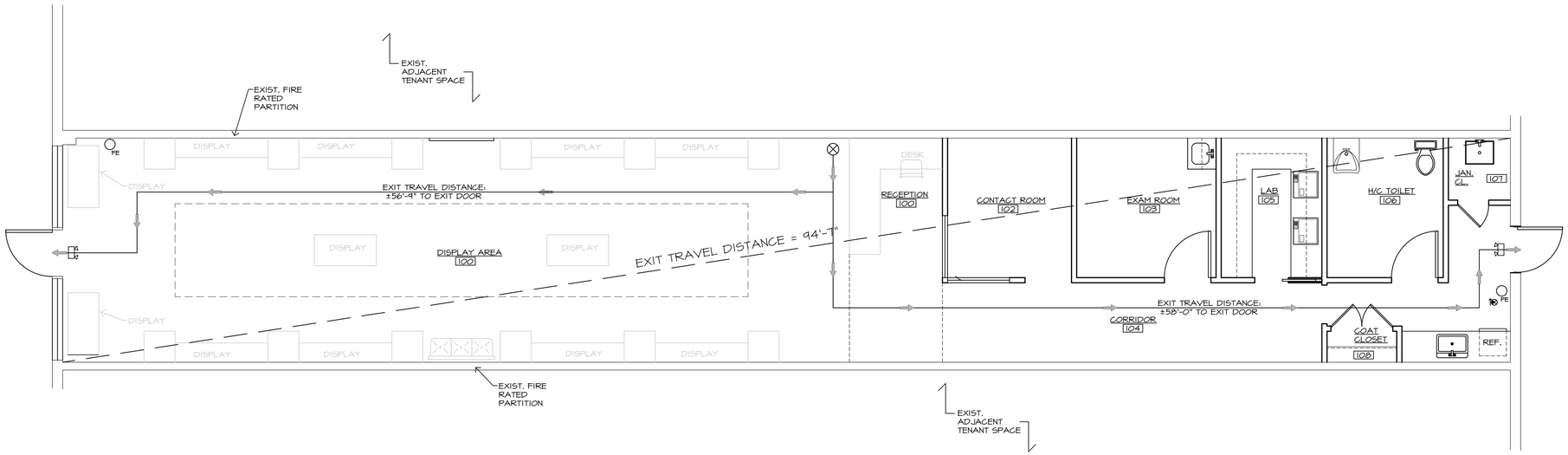
B. CARPET ANF FINISHED FLOORING IN AREAS INDICATED FOR REMOVAL.

C. INTERIOR PARTITION FINISHES INDICATED ON THE DRAWINGS.

D. EXISTING ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES U.O.N. ON THE DRAWINGS.

E. EXISTING DAMAGED CEILING TILES.

1. INDICATE PROPOSED SEQUENCE OF OPERATIONS FOR DEMOLITION WORK TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO START OF WORK. INCLUDE COORDINATION FOR SHUT-OFF, CAPPING AND CONTINUATION OF UTILITY SERVICES IN AREAS OF WORK. INDICATE DETAILS FOR DUST AND NOISE CONTROL PROTECTION, TO ENSURE UNINTERRUPTED PROGRESS OF OWNERS ON-SITE OPERATION. COORDINATE WITH OWNER'S CONTINUING OCCUPANCY OF PORTIONS OF EXISTING BUILDING AND WITH OWNER'S PARTIAL OCCUPANCY OF COMPLETED WORK.
2. OWNER WILL OCCUPY PORTIONS OF THE BUILDING IMMEDIATELY ADJACENT TO AREAS OF DEMOLITION. CONDUCT DEMOLITION WORK IN MANNER THAT WILL MINIMIZE NEED FOR DISRUPTION OF UTILITY SERVICES TO OTHER OCCUPANTS. PROVIDE MINIMUM OF 72 HOURS ADVANCE NOTICE TO OWNER, OF DEMOLITION ACTIVITIES THAT WILL AFFECT OWNER'S NORMAL OPERATIONS. OWNER DOES NOT ASSUME RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURE TO BE DEMOLISHED.
3. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC IN OCCUPIED PORTIONS OF BUILDING.
4. PROTECT FROM DAMAGE, EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE, BUT BECOMES EXPOSED DURING DEMOLITION OPERATION. PROTECT EXISTING FLOORS, WALLS AND CEILINGS WITH SUITABLE COVERINGS WHEN DEMOLITION WORK CAN CAUSE DAMAGE TO THEM.
5. PROVIDE TEMPORARY WEATHER PROTECTION, DURING INTERVALS BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION, TO ENSURE THAT WATER LEAKAGE OR DAMAGE DOES NOT OCCUR TO STRUCTURE OR INTERIOR AREAS OF EXIS



1 LIFE SAFETY PLAN

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

MEANS OF EGRESS ANALYSIS

(AS PER EBCNYS, CHAPTER 7 -ALTERATIONS LEVEL 2, AND NYSBC)

1. TENANT AREA:
TOTAL FLOOR AREA= 1,350.90 S.F.

OCCUPANT LOAD CALCULATION:
MERCANTILE GROUP M:
1,350.90 S.F./60 = 22.52 = 23 OCC.
TOTAL OCCUPANTS 23 OCCUPANTS

3. EXIT ACCESS (REMOTENESS):
ARRANGEMENT OF EXITS SHALL FOLLOW THE ½" DIAGONAL RULE"
SECTION 1014.2.1 (NYSBC)

OCCUPANCY MERCANTILE GROUP M : DIAGONAL DIMENSION = 94'-7"
1/2 DIAGONAL DIMENSION = 47'-3½"

DISTANCE BETWEEN DOORS MUST BE GREATER THAN 47'-3½"
ACTUAL DISTANCE = ±101'-6"

4. NUMBER OF EXITS:
AS PER SECTION 1006 (NYSBC)

OCCUPANCY:MERCANTILE GROUP M
MINIMUM NUMBER OF EXITS REQUIRED = 1 EXIT
PROVIDED = 2 EXITS (OK)

5. TRAVEL DISTANCE:
AS PER SECTION 1017 (NYSBC)

OCCUPANCY MERCANTILE GROUP M
TRAVEL DISTANCE NOT TO EXCEED 250 FEET FOR A BUILDING WITH AN AUTOMATIC SPRINKLER SYSTEM.
ACTUAL MAXIMUM TRAVEL DISTANCE = 94'-7" FEET (OK)

FIRE EXTINGUISHER NOTES:

PROVIDE PORTABLE FIRE EXTINGUISHER (FE) IN ACCORDANCE WITH THE FOLLOWING NOTES.

1. TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET.
2. FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW.
3. FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF A FIRE, PREFERABLY THEY SHALL BE LOCATED ALONG THE NORMAL PATHS OF TRAVEL, INCLUDING EXIT AREAS.
4. THE TOP OF FIRE EXTINGUISHERS SHALL BE AT 42" A.F.F.
5. COORDINATE WITH FIRE MARSHALL BEFORE INSTALLING.

FIRE ALARM NOTES:

1. THIS BUILDING WILL BE EQUIPPED WITH A FIRE ALARM SYSTEM THAT SHALL MEET ALL REQUIREMENTS OF NFPA 72.
2. REFER TO FIRE ALARM DRAWINGS AND SPECIFICATIONS SUBMITTED BY OTHERS FOR FULL FIRE ALARM DESIGN CRITERIA.

LEGEND:

⊗ DISTANCE START POINT

DIRECTION OF TRAVEL

EMERGENY DIRECTIONAL EXIT SIGN

EMERGENY LIGHT

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1 7-5-22 REVISED PER TOWN COMMENTS.

PROJECT: OPTYX
CITY PARK PLAZA
2443 JERICHO TURNPIKE
GARDEN CITY, NEW YORK 11040
SCM#

TITLE: LIFE SAFETY PLAN

PROJECT#: 2159

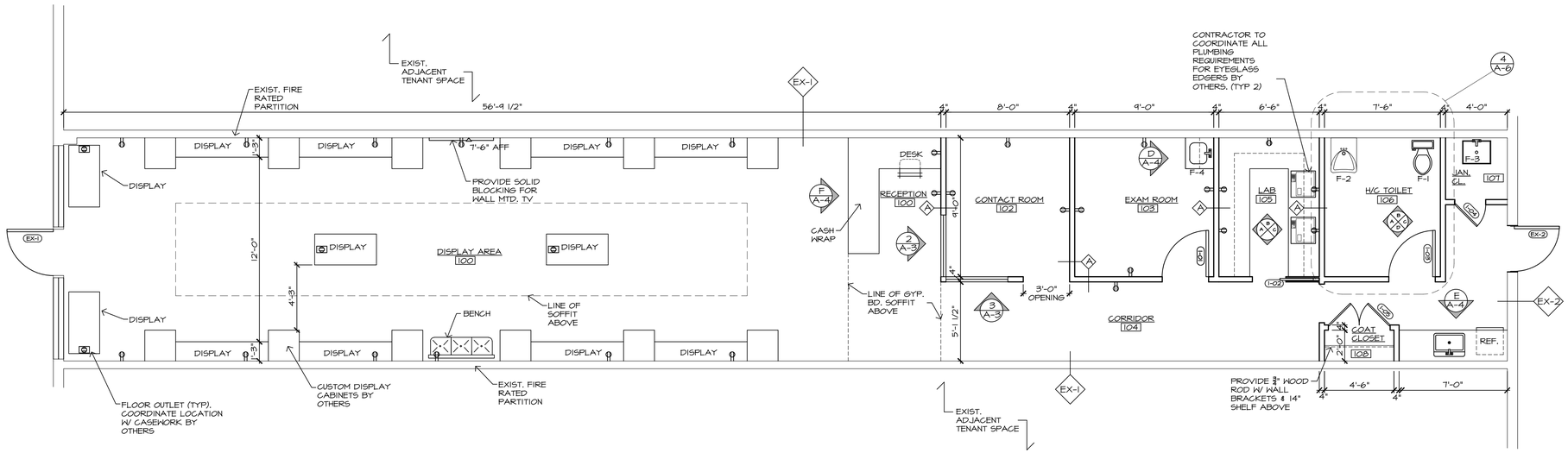
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SHEET NO.: 4 OF 10



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



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

GENERAL REMOVAL NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ANY AND ALL EXISTING UTILITIES, PIPING, WIRING, GAS LINES, PLUMBING LINES, ETC. THAT ARE AFFECTED BY ANY AND ALL AREAS OF DEMOLITION. SAID UTILITIES SHALL BE TERMINATED IN ACCORDANCE WITH APPLICABLE CODE PROVISIONS PRIOR TO PROCEEDING WITH DEMOLITION WORK.
2. ANY AND ALL REQUIREMENTS INCLUDING BUT NOT LIMITED TO OSHA AND NEW YORK STATE BUILDING CODE REQUIREMENTS FOR DEMOLITION WORK SHALL BE ADHERED TO FOR ALL WORK PERFORMED IN CONJUNCTION WITH THIS PROJECT.
3. CONTRACTOR SHALL VERIFY ANY AND ALL BEARING PARTITIONS PRIOR TO CONSTRUCTION. SHOULD ANY BEARING PARTITIONS BE REMOVED AS PART OF THIS PROJECT, CONTRACTOR SHALL PROVIDE TEMPORARY BRACING UNTIL NEW WALLS OR SUPPORTING MEMBERS ARE IN PLACE. NOTIFY ARCHITECT OF ANY AND ALL BEARING PARTITIONS THAT ARE TO BE REMOVED SO THAT ADEQUATE ENGINEERING SUPPORT MAY BE PROVIDED AS PART OF NEW CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY AMOUNT OF EXISTING WALL FINISHES TO BE REMOVED FROM WALLS THAT ARE TO REMAIN. SAID FINISHES TO BE REMOVED MAY INCLUDE EXISTING VINYL WALL COVERING, PANELING, ETC.
5. ALL MATERIAL AND DEBRIS REMOVED FROM THE SITE SHALL BE LEGALLY DISPOSED OF BY G.C.
6. ALL PLUMBING WORK SHALL BE REMOVED AND CAPPED IN ACCORDANCE WITH THE PROVISIONS OF THE NATIONAL PLUMBING CODE AND ANY AND ALL LOCAL REQUIREMENTS.
7. ALL ELECTRIC WORK SHALL BE REMOVED AND TERMINATED IN ACCORDANCE WITH THE PROVISIONS OF THE NATIONAL ELECTRIC CODE AND THE NEW YORK BOARD OF FIRE UNDERWRITERS.
8. G.C. SHALL PROVIDE TEMPORARY SUPPORT OF ANY & ALL UTILITIES, PIPING, CONDUITS, THAT IS AFFECTED BY THEIR WORK.
9. CONTRACTOR SHALL COORDINATE W/ OWNER THE REMOVALS OF EXISTING ITEMS THAT OWNER MAY WISH TO RELOCATE/REUSE.

DEMOLITION / REMOVAL NOTES:

D-1 EXISTING MTL. FRAMED WALLS AND FINISHES SHALL BE REMOVED AND DISCARDED IN THEIR ENTIRETY INCLUDING BUT NOT LIMITED TO ANY AND ALL ELECTRICAL DEVICES, MECHANICAL, PLUMBING, GYP. BD. & MISC. FINISHES ETC.

D-2 EXISTING PLUMBING FIXTURES TO BE REMOVED IN THEIR ENTIRETY.

D-3 EXISTING FLOOR FINISHES SHALL BE REMOVED AND DISCARDED IN THEIR ENTIRETY DOWN TO EXISTING CONCRETE AND PREP TO RECIEVE NEW FINISHES.

D-4 EXISTING LAY IN CEILING TILE & GRID TO BE REMOVED AND DISCARDED IN THEIR ENTIRETY.

D-5 EXISTING DOOR, FRAME AND HARDWARE SHALL BE REMOVED AND DISCARDED IN THEIR ENTIRETY.

D-6 EXISTING WALLS SHALL BE SCRAPED, TPED AND SPACKLED AND PREPARED FOR NEW WALL FINISHES.

* CONTRACTOR SHALL COORDINATE AND VERIFY REMOVAL OF ANY EXISTING CONSTRUCTION THAT IS NECESSARY TO COMPLETE NEW WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL LIMITS OF ALL EXISTING CONDITIONS THAT INTERFERES WITH THE CONSTRUCTION OF NEW WORK.

WALL LEGEND:

EX-1 — EXISTING METAL STUD WALL TO REMAIN.

EX-2 — EXISTING MASONRY WALL W/ MTL. FURRING & GYP. BD. TO REMAIN.

EXIST. WAL TO BE REMOVED — EXISTING* MTL. FRAMED WALL TO BE REMOVED AND DISCARDED.

A — NEW 4" MTL. STUD WALL @ 16" O.C. W/ 5/8" GYP. BD. EACH SIDE. WALL TO EXTEND FULL HEIGHT TO BOTTOM OF DECK.

B — NEW 4" MTL. STUD WALL @ 16" O.C. W/ 5/8" GYP. BD. EACH SIDE, WALL TO EXTEND MIN. 6" ABOVE LAY IN CLG.

NOTE:
DIAGONAL BRACE ALL WALLS ABOVE CEILING W/ 24 GA 4" STUDS AT 45 DEG. FASTEN TO FRAMING ABOVE IN BOTH DIRECTIONS @ 8'-0" O.C. MAX.

LEGEND:

- DUPLEX RECEPTACLE GROUNDING TYPE (MOUNTED AT 24" TO TOP OF RECEPTACLE UNLESS NOTED OTHERWISE).
- FLOOR MOUNTED DUPLEX RECEPTACLE GROUNDING TYPE. PROVIDE BRASS COVER PLATE.
- CABLE TV OUTLET, MTD. @ 7'-6" AFF, WIRE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- DUPLEX REPECTICLE (GROUND FAULT INTERRUPTER TYPE)
  C+ DENOTES COUNTER HEIGHT (VERIFY HEIGHT W/ ARCHITECT.)

** COORDINATE ALL ELECTRICAL REQUIREMENTS, LOCATIONS AND DEVICES W/ END USER.

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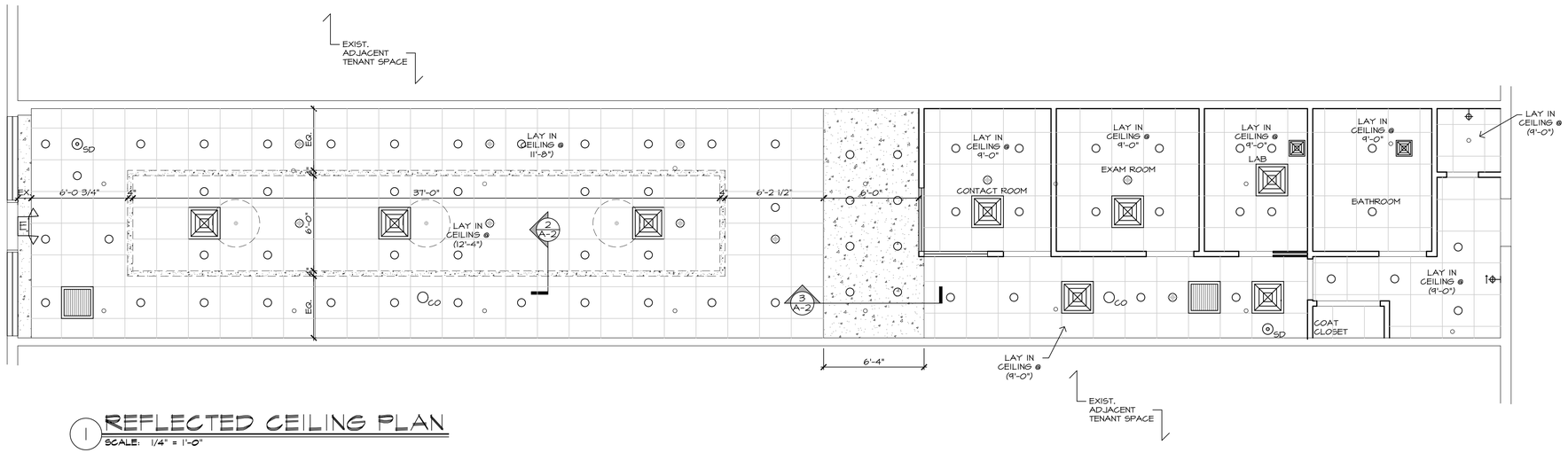
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PROJECT#: 2159

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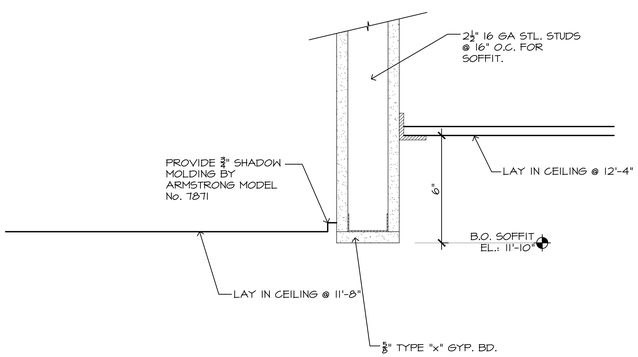
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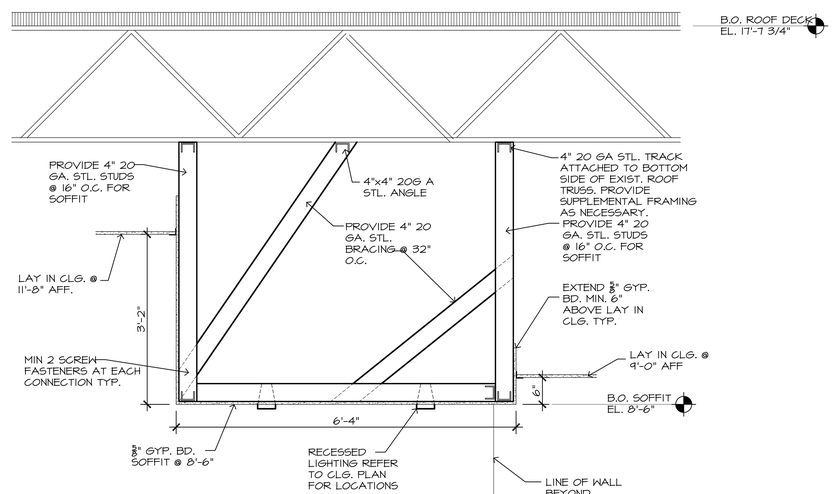
1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

LEGEND:

- 2x2 LAY IN CLG. ARMSTRONG 1203.
- LED PENDANT LIGHTING FIXTURE AS SELECTED BY OWNER.
- 6" LED RECESSED DOWNLIGHT WITH WHITE TRIM, STEPPED BAFFLE AS SELECTED BY OWNER.
- EXIT SIGN W/ EMERGENCY LIGHT & BATTERY BACKUP.
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- 75 CFM EXHAUST FAN TO EXTERIOR
- SPRINKLER HEAD TO BE REMOVED/RELOCATED
- EXISTING CONCEALED PENDANT SPRINKLER HEAD
- CONSEALED PENDANT SPRINKLER HEAD
- 2' VANITY LIGHT FLOORESCENT # DP24L12.0-120-BN
- EXIT SIGN
- 2'x2' SUPPLY AIR DIFFUSER TO BE CONNECTED TO EXIST. MAIN RETURN TRUNK LINE W/ FLEX ROUND PIPE
- 2'x2' RETURN AIR GRILLE TO BE CONNECTED TO EXIST. MAIN RETURN AIR TRUNK LINE



2 SOFFIT DETAIL
SCALE: 3" = 1'-0"



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

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GARDEN CITY, NEW YORK 11040

TITLE: CEILING PLAN & DETAILS

PROJECT#: 2159

CAD FILE: PROJECTS-2159 A-2.DWG

DRAWING#: A-2

SHEET NO.: 6 OF 10

FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR		BASE		WALLS								CEILING				NOTES	WAINSCOTT	
						NORTH		EAST		SOUTH		WEST								
		MATERIAL	FINISH	MAT.	HT.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	TYPE	HEIGHT		MAT.	HT.
100	DISPLAY AREA	CONC.	CT	WD	6"	GB	PNT	GB	PNT	GB	PNT	GB	PNT	ACT	FF	1	11'-8"			
101	RECEPTION AREA	CONC.	CT	WD	6"	GB	PNT	GB	PNT	GB	PNT	GB	PNT	GB	PNT	-	8'-6"			
102	CONTACT ROOM	CONC.	CT	WD	6"	GB	PNT	GB	PNT	GB	PNT	GB	PNT	ACT	FF	1	9'-0"			
103	EXAM ROOM	CONC.	CT	WD	6"	GB	PNT	GB	PNT	GB	PNT	GB	PNT	ACT	FF	1	9'-0"			
104	CORRIDOR	CONC.	CT	WD	6"	GB	PNT	GB	PNT	GB	PNT	GB	PNT	ACT	FF	1	9'-0"			
105	LAB	CONC.	CT	WD	6"	GB	PNT	GB	PNT	GB	PNT	GB	PNT	ACT	FF	1	9'-0"			
106	H/C TOILET	CONC.	CT	CT	6"	GB	PNT	GB	PNT	GB	PNT	GB	PNT	ACT	FF	1	9'-0"	3		
107	JANITOR CLOSET	CONC.	CT	CT	6"	GB	PNT	GB	PNT	GB	PNT	GB	PNT	ACT	FF	1	9'-0"	3		
108	COAT CLOSET	CONC.	CT	WD	6"	GB	PNT	GB	PNT	GB	PNT	GB	PNT	ACT	FF	1	9'-0"			

LEGEND:

ACT	ACOUSTICAL CEILING TILE
CONC	CONCRETE
CPT	CARPET
QT	QUARRY TILE
CT	CERAMIC/ PORCELAIN TILE
EX	EXISTING
EPOXY	EPOXY PAINT
FRP	FIBERGLASS FRP PANELS FULL HT.
FIN.	FINISH
FF	FACTORY FINISH
FL	FLOOR
FT	FLOOR TILE
GB	GYPSUM BOARD
HT.	HEIGHT
N/A or SL	NOT APPLICABLE SEAMLESS LENOLIUM
SSP	STAINLESS STEEL PANELS, FULL HT.
WD	WOOD
WR	WATER RESISTANT
MICA	PLASTIC LAMINATE
VCT	VINYL COMPOSITION TILE
VNC	VINYL WALL COVERING
WB	WONDER BOARD
VB	4" HIGH ROPPE VINYL BASE. USE FORMED CORNERS TYPICAL
PNT	PAINT

NOTES:

(1) REPAIR EXIST. GYP. BD. WALLS, SKIM COAT IF NECESSARY PRIOR TO PAINTING

(2) PROVIDE 5/8" DUROCK WALLBOARD BEHIND ANY AND ALL CERAMIC TILE WALL FINISHES.

(3) ALL GYP. BD. IN TOILET ROOMS TO BE WATER RESISTANT TYPE.

CEILING TYPES:

1. ARMSTRONG 2'x2' TEGULAR EDGE MODEL 1203

DOOR SCHEDULE

DOOR NO.	INFORMATION QTY.	TYPE	SIZE WIDTH	HEIGHT	THK.	MATERIAL DOOR	MATERIAL FRAME	FINISH DOOR	FINISH FRAME	DETAILS HEAD	DETAILS JAMB	DETAILS THRES	FRAME TYPE	HARDWARE GROUP	RATING LABEL DR & FRAME	REMARKS
EX-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
EX-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
1-01	1	A	3'-0"	7'-0"	1 3/4"	BIR	MTL	VAR	PNT	B	B	6	1	1,23	C LABEL	1
1-02	1	A	3'-0"	7'-0"	1 3/4"	BIR	MTL	VAR	-	-	-	6	-	26	C LABEL	2
1-03	1	A	3'-0"	7'-0"	1 3/4"	BIR	MTL	VAR	PNT	B	B	2	1	1,24	C LABEL	
1-04	1	A	2'-0"	7'-0"	1 3/4"	BIR	MTL	VAR	PNT	B	B	2	1	1,25	C LABEL	
1-05	2	A	2'-0"	7'-0"	1 3/4"	BIR	MTL	VAR	PNT	B	B	6	1	1,26	C LABEL	

HARDWARE GROUP: SCHLAGE (PROVIDE MASTER KEY & SEPERATE KEY /EA. LOCK)

1. HARDWARE SHALL BE HANDICAPPED LEVER TYPE HANDLES, RHODES D-SERIES
2. HARDWARE SHALL BE CHROMIUM 626 UNLESS NOTED OTHERWISE
3. LOCK FUNCTION (KEY LOCK D60 PD)
4. LOCK FUNCTION (PRIVACY LOCK D40S)
5. LOCK FUNCTION (STOREROOM LOCK D80 PD)
6. PASSAGE (NON LOCKING D10S)
7. CLOSER NORTON SERIES 1600 ALUM. FINISH(ADA TYPE)

REMARKS:

1. COORDINATE KEYING INFORMATION WITH THE OWNER
2. PROVIDE POCKET DOOR FRAME AND HARDWARE W/ SOFT OPEN & CLOSE BY JOHNSON HARDWARE

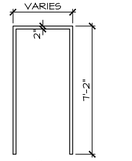
INDEX OF TERMS:

OAK -OAK (STAIN/VAR AS REQ'D) MAHAGANY-MAHAGANY	ST/VAR -STAIN AND VARNISH F/OAK-FIRE RATED OAK DOOR
H/M -HOLLOW METAL	F/H/M -ALUMINUM
MTL -METAL	ALUM -FIRE RATED H/M DOOR
PNT -PAINT	WHT -ANODIZE WHITE FINISH
I/H/M -INSULATED HOLLOW METAL	RDWD-REDWOOD COLORED FINISH
BIR -BIRCH (STAIN/ VARAS REQUIRED)	

THRESHOLD NOTE: (ADA APPROVED)

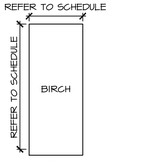
1. CARPET TO VINYL TILE DIVIDER STRIP
2. MARBLE SADDLE
3. BUTT TYPES TOGETHER
4. MTL FINISHING STRIP (REESE S 564D)
5. MTL WEATHER SEAL TYPE (REESE S 248D N))
6. NONE
7. ALUM FLAT TYPE
8. VINYL RAMP THRESHOLD

FRAME TYPES

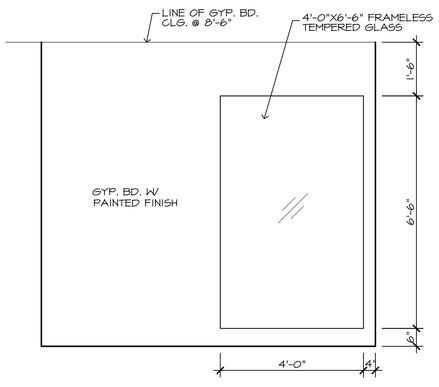


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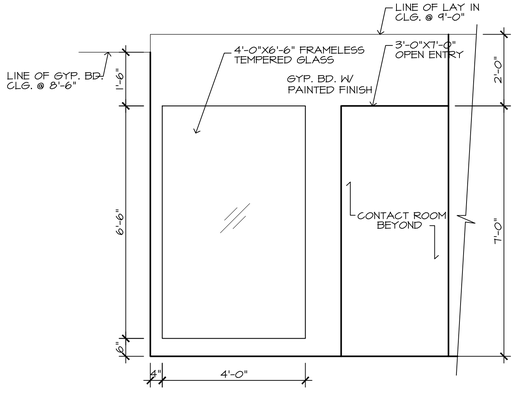
DOOR TYPES



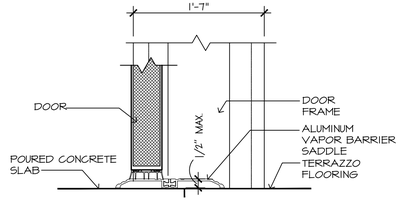
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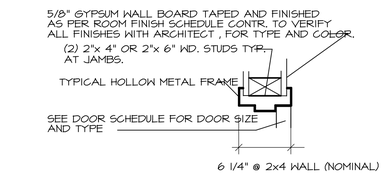
1 CONTACT ROOM ELEVATION
SCALE: 1/2" = 1'-0"



2 CONTACT ROOM ELEVATION
SCALE: 1/2" = 1'-0"



B TYPICAL THRESHOLD DETAIL
SCALE: N.T.S.



C TYPICAL HEAD/JAMB DETAIL
SCALE: N.T.S.

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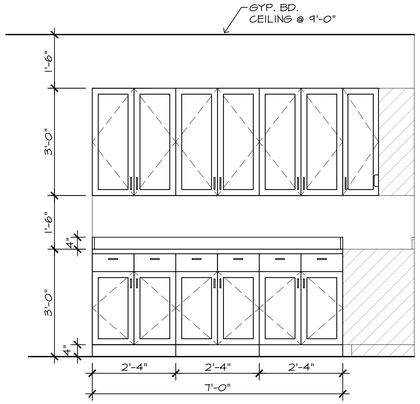
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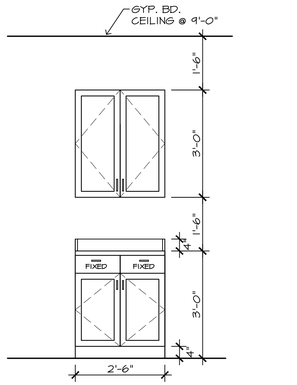
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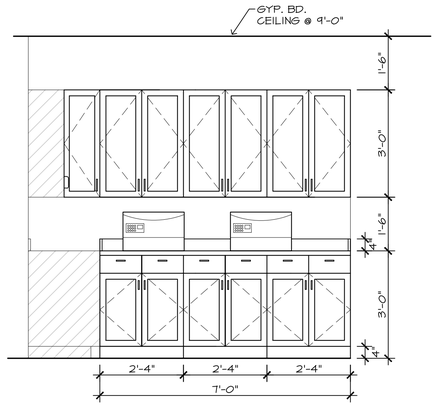
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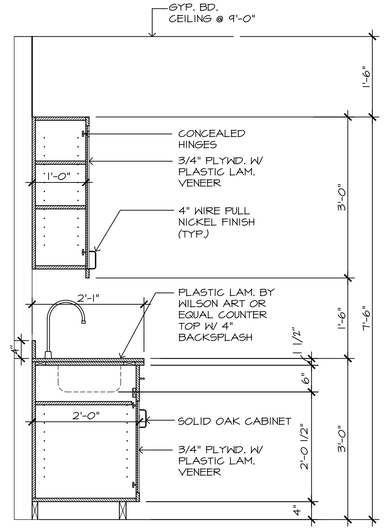
A LAB ELEVATION
SCALE: 1/2" = 1'-0"



B LAB ELEVATION
SCALE: 1/2" = 1'-0"



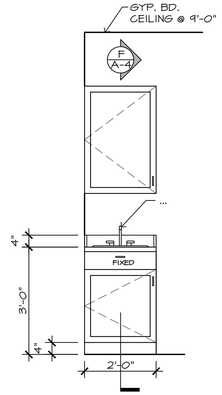
C LAB ELEVATION
SCALE: 1/2" = 1'-0"



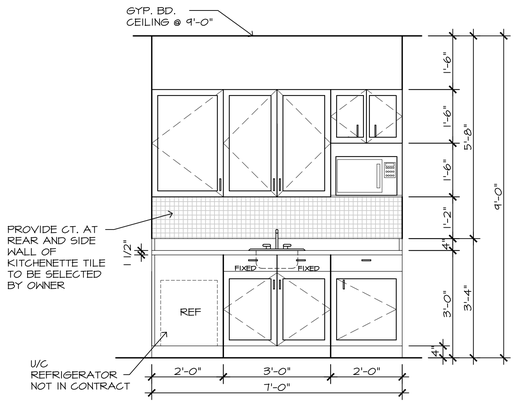
F SECTION
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NOTE:

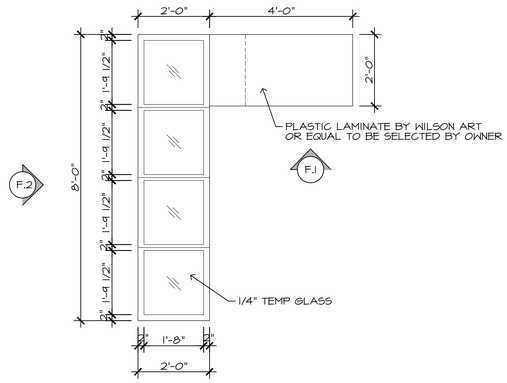
1. ALL CABINETS TO BE CONSTRUCTED OF CABINET GRADE PLYWOOD COLOR AS SELECTED BY OWNER
2. ALL FILLER PIECES 3/4" PLYWD. WITH PLASTIC LAMINATE VENEER.
3. ALL COUNTERTOPS TO BE ¾" PLYWD. CORE WITH STANDARD LAMINATE FINISH.
4. ALL CABINET DOORS AND DRAWERS TO BE FLUSH AND ALL WIRE PULLS SHALL HAVE NICKEL FINISH



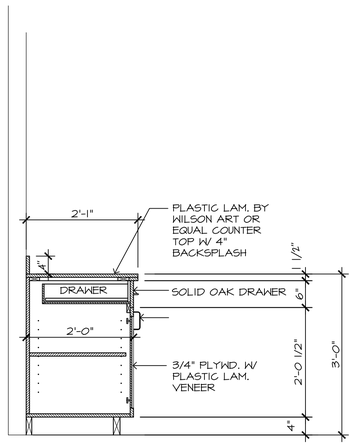
D EXAM ROOM ELEVATION
SCALE: 1/2" = 1'-0"



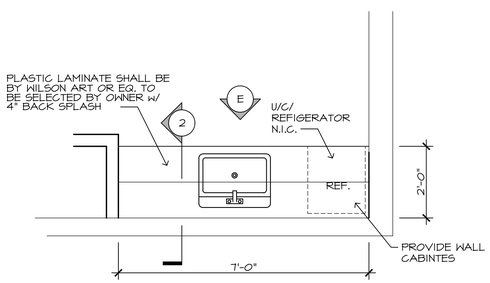
E KITCHENETTE ELEVATION
SCALE: 1/2" = 1'-0"



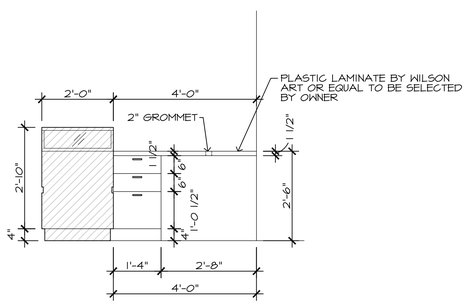
F CASH WRAP ELEVATION
SCALE: 1/2" = 1'-0"



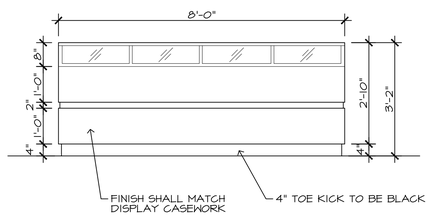
G SECTION
SCALE: 3/4" = 1'-0"



G KITCHENETTE PLAN
SCALE: 1/2" = 1'-0"



F.1 DESK ELEVATION
SCALE: 1/2" = 1'-0"



F.2 CASH WRAP ELEVATION
SCALE: 1/2" = 1'-0"

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PROJECT: OPTYX
CITY PARK PLAZA
2443 JERICHO TURNPIKE
GARDEN CITY, NEW YORK 11040

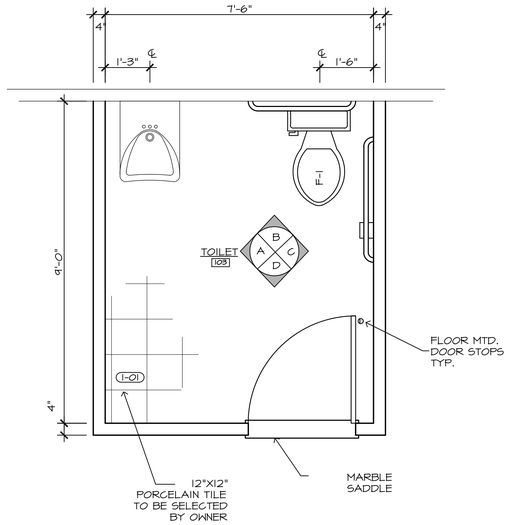
TITLE: CASEWORK DETAIL

PROJECT#: 2159

CAD FILE: PROJECTS-2159 A-4.DWG

DRAWING#: A-4

SHEET NO.: 8 OF 10



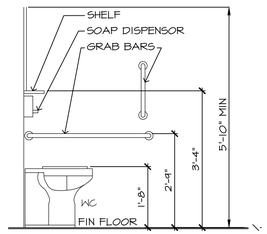
1 BATHROOM
SCALE: 1/2" = 1'-0"

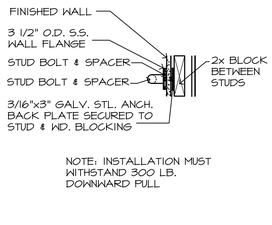
TOILET ROOM NOTES:

HANDICAP PROTECTION:
-PROVIDE "LAVGUARD" PROTECTION ON HOT AND COLD WATER SUPPLY AND WASTE.

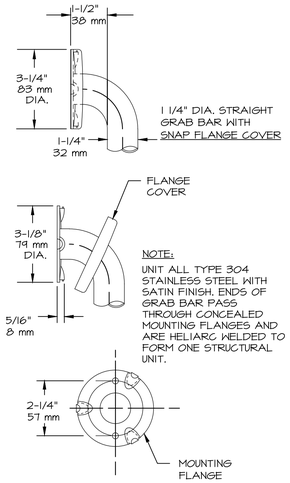
HANDICAP ACCESSIBILITY NOTE:
-REFER TO SHEET A-1 FOR ADDITIONAL NOTES AND ADA REQUIREMENTS. CONTRACTOR SHALL ENSURE THAT ALL NEW PLUMBING FIXTURES AND ACCESSORIES ARE INSTALLED IN ACCORDANCE ADA GUIDELINES, ANSI A-117.1-1998 REQUIREMENTS AND NEW YORK STATE REQUIREMENTS.

NOTE:
-PROVIDE ANY AND ALL WOOD BLOCKING/BACKING OR 14 GA. GALV. FLAT STOCK BACKING AS REQUIRED TO ENSURE PROPER AND ADEQUATE SUPPORT (IN COMPLIANCE WITH NEW YORK STATE BUILDING CODE MINIMUM LOADING REQUIREMENTS WHERE APPLICABLE) OF VARIOUS ITEMS INCLUDING, BUT NOT LIMITED TO, HANDRAILS, COUNTERTOPS, SHELVING, GRAB BARS, TOILET FIXTURES, TOILET ACCESSORIES, ETC.





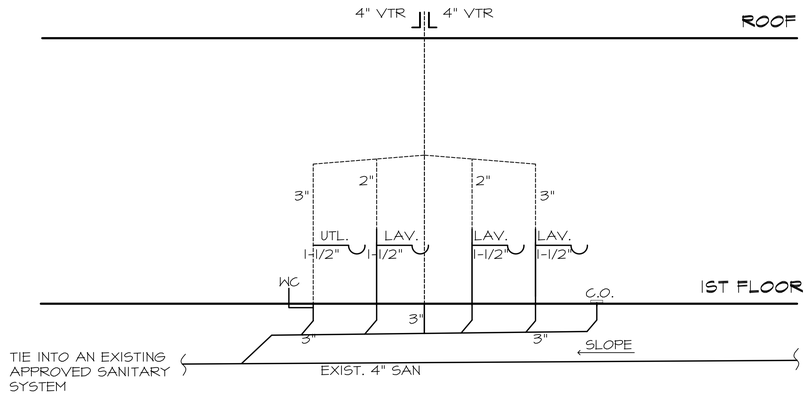
NOTE: INSTALLATION MUST WITHSTAND 300 LB. DOWNWARD PULL



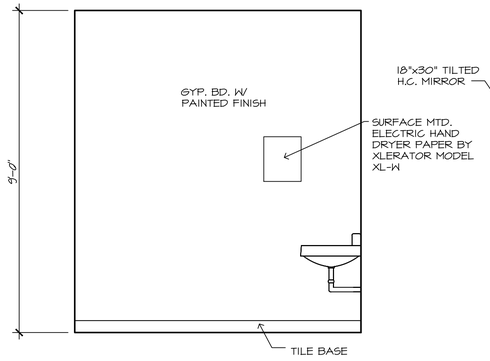
ACCESSORY SCHEDULE:

AC-1 *	RECESSED DUAL ROLL TOILET PAPER DISPENSER MODEL 0031
AC-2*	ELECTRIC HAND DRYER BY XLERATOR MODEL XL-W
AC-3*	WALL MOUNTED SOAP DISPENSER BY SLOAN MODEL SJS-1050
AC-4*	24"x36" STAINLESS STL. MIRROR W/ TEMP. GLASS MODEL 20650-B

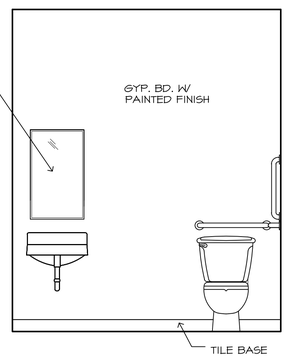
* MANUFACTURED BY AMERICAN SPECIALTIES, INC.



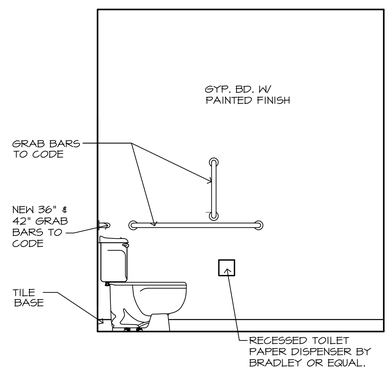
2 PLUMBING RISER DIAGRAM
SCALE: 1/4" = 1'-0"



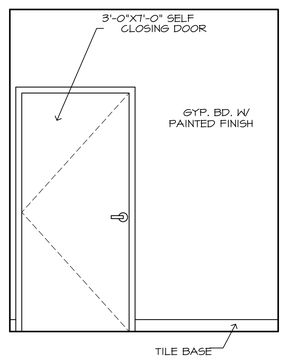
A ELEVATION
SCALE: 1/2" = 1'-0"



B ELEVATION
SCALE: 1/2" = 1'-0"



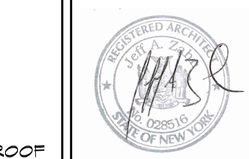
C ELEVATION
SCALE: 1/2" = 1'-0"



D ELEVATION
SCALE: 1/2" = 1'-0"

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SEAL:



ISSUE:

2-9-22 ISSUED FOR PERMITS AND CONSTRUCTION.

PROJECT: OPTYX
CITY PARK PLAZA
2443 JERICHO TURNPIKE
GARDEN CITY, NEW YORK 11040

TITLE: HANDICAP BATHROOM DETAILS

PROJECT#: 2159

CAD FILE: PROJECTS-2159 A-5.DWG

DRAWING#: A-5

SHEET NO.: 9 OF 10

GENERAL PLUMBING NOTES

1. ALL PLUMBING WORK PERFORMED AND EQUIPMENT INSTALLED UNDER THIS CONTRACT SHALL CONFORM TO ALL LOCAL PLUMBING CODES HAVING JURISDICTION.
2. ALL EQUIPMENT AND MATERIALS INSTALLED SHALL BE NEW UNLESS NOTED OTHERWISE ON DRAWINGS.
3. PLUMBING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR HEATING CONTRACTOR, ELECTRICAL CONTRACTOR, SPRINKLER CONTRACTOR, ETC. IN ORDER TO AVOID CONFLICTS.
4. THE PLUMBING CONTRACTOR SHALL PREPARE ALL FORMS AND DRAWINGS, PAY ALL FEES INCLUDING BUT NOT LIMITED TO THOSE REQUIRED FOR DRAWING PREPARATION, PERMITS, AND APPLICATIONS TO AUTHORITIES. THE PLUMBING CONTRACTOR SHALL FILE ALL REQUIRED DRAWINGS, PLANS AND PERMITS TO OBTAIN APPROVAL. THE CONTRACTOR SHALL OBTAIN ALL WORK PERMITS AND APPROVED SIGN-OFFS AS REQUIRED TO EXECUTE THIS WORK IN A SAFE LEGAL MANNER.
5. THE PLUMBING CONTRACTOR SHALL PERFORM ALL TESTS AND PAY ALL ASSOCIATED FEES REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION AND ARRANGE FOR ALL INSPECTIONS REQUIRED TO OBTAIN APPROVAL OF SYSTEMS AND EQUIPMENT INSTALLED UNDER THIS CONTRACT.
6. THE PLUMBING CONTRACTOR SHALL FURNISH ALL CERTIFICATES OF INSURANCE AND ALL LICENSES AS REQUIRED BY LOCAL AUTHORITIES.
7. THE PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO ALL PLUMBING EQUIPMENT WITHOUT ANY ADDITIONAL COSTS TO THE OWNER, WHETHER OR NOT IT IS SPECIFICALLY INDICATED IN THESE DOCUMENTS.
8. THE PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS, INCLUDING SIZES AND LOCATION OF CONNECTIONS BEFORE SUBMITTING A QUOTATION FOR THE WORK HEREIN.
9. PLUMBING CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR AND MATERIALS REQUIRED TO PERFORM ALL CUTTING, TRENCHING, EXCAVATION, BACKFILLING ETC, NECESSARY FOR THE PROPER INSTALLATION OF THE WORK OF THIS CONTRACT. THIS CONTRACTOR SHALL PERFORM ALL FINAL WALL, CEILING, & PENETRATION PATCHING TO BRING AREA OF WORK BACK TO ORIGINAL STATE UNLESS NOTED OTHERWISE.
10. ALL CONNECTIONS TO EQUIPMENT AND SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES AND THE EQUIPMENT MANUFACTURERS RECOMMENDATIONS.
11. PLUMBING CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL NEW PLUMBING FIXTURES AND EQUIPMENT TO ARCHITECT/ ENGINEER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. NO FIXTURES OR EQUIPMENT ARE TO BE INSTALLED WITHOUT ARCHITECT / ENGINEER APPROVAL.
12. THE PLUMBING CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL LABOR AND MATERIALS INSTALLED UNDER THIS CONTRACT AND SHALL GUARANTEE THE WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION OF HIS WORK.
13. PLUMBING CONTRACTOR SHALL COORDINATE LOCATION OF ALL ROUGHING WITH RESPONSIBLE CONTRACTOR PRIOR TO INSTALLATION AND SHALL MAKE ALL FINAL CONNECTIONS AS REQUIRED. DRAWINGS DEPICT DESIGN INTENT AND SHALL NOT BE SCALED FOR DIMENSIONS.

SPECIALTY SCHEDULE

FD - 1 FLOOR DRAIN

DESCRIPTION: DUCO CAST IRON BODY, WITH FLASHING COLLAR AND 6" DIAMETER GRATE ADJUSTABLE STRAINER HEAD, CAULKED OUTLET ROUND TOP AND DEEP SEAL TRAP WITH REMOVABLE SEDIMENT BUCKET. MANUFACTURED BY JAY R. SMITH OR EQUAL FIGURE NO. 2005-P050

FN - 1 FUNNEL DRAIN

DESCRIPTION: OVAL INDIRECT WASTE FUNNEL DRAIN, DUCO CAST IRON WITH ACID RESISTANT COATED INTERIOR, ALUMINUM DOME BOTTOM STRAINER, CAULKED OUTLET.JR SMITH OR EQUAL MODEL NO. 3660-F

CO - 3 FLOOR CLEANOUT

DESCRIPTION: USED FOR TERRAZZO AND SIMILAR POURED FLOORS, RECESS IN COVER IS FILLED WITH THE FLOOR MATERIAL. DUCO CAST IRON CLEANOUT 5 3/4" DIAMETER COVER. ADJUSTABLE SECURED NICKEL BRONZE TOP WITH 1/2" TERRAZZO RECESS. MANUFACTURED BY JAY R. SMITH FIGURE NO. 4185 C.

CO - 2 WALL CLEANOUT

DESCRIPTION: DUCO CAST IRON SPIGOT FERRULE WITH CAST BRONZE TAPER THREADED PLUG. CHROME PLATED BRONZE ROUND FRAME AND SECURED COVER. JR SMITH OR EQUAL MODEL NO. 4436C

WHA - 1 WATER HAMMER ARRESTOR

DESCRIPTION: ALL STAINLESS STEEL CONSTRUCTION, HEAVY DUTY BALANCED EXPANSION BELLOWS, HYDRAULIC FLUID NON-TOXIC MINERAL OIL, & THREADED NPT ENDS JAY R. SMITH OR EQUAL "HYDROTROL" SERIES 5000.

AG-1 AIR GAP FITTING

DESCRIPTION- EPOXY COATED CAST IRON BODY, NO-HUB OUTLET, FOR INLET AND OUTLET PIPE SIZE SEE DRAWINGS, WATTS OR EQUAL MODEL NO. 909ASF FOR 2" 909QT, & NO 909ASK FOR 6" 904RPDA

TCV-1 DOMESTIC HOT WATER MIXING VALVE

DESCRIPTION: CORROSION RESISTANT WITH A REPLACEABLE THERMOSTATIC SHUTTLE, A PRE-LOADED SPRING ASSEMBLY WHICH SHALL ACT AS AN OVER-TRAVEL MECHANISM. VALVE BODY CAST BRONZE, BRASS RETAINER AND ADJUSTING SCREW, SHALL BE NORYL, THERMAL ELEMENT SHALL BE BRONZE/STAINLESS STEEL, "O" RINGS BUNA-N, AND STAINLESS STEEL RETURN AND OVER-TRAVELSPRING. MAXIMUM WORKING PRESSURE 150 PSIG, OPERATING TEMPERATURE RANGE 33 DEG. F.-180 DEG. F. THE HOT WATER INLET TEMPERATURE SHALL BE BETWEEN 120°F AND 180°F. THE COLD WATER INLET TEMPERATURE SHALL BE BETWEEN 41°F AND 70°F. THE MIXED WATER TEMPERATURE SHALL BE 110 DEG. F. CONBRACO OR EQUAL MODEL NO. 34C SERIES.

DOMESTIC HOT AND COLD WATER NOTES

1. ALL ABOVEGROUND HOT AND COLD WATER PIPING SHALL BE TYPE "L" COPPER TUBING WITH CAST BRASS OR WROUGHT COPPER FITTINGS ASTM B75 & ASTM B88 AND SOLDERED JOINTS , AS PER THE N.Y.S. UNIFORM PLUMBING CODE TABLE 605.5
2. ALL HOT AND COLD WATER PIPING SHALL BE INSULATED WITH A MINIMUM OF ONE (1") INCH MOLDED FIBERGLASS PIPE INSULATION WITH A MAXIMUM "K" FACTOR OF .24 AT A TEMPERATURE OF 75 DEGREES F. FITTINGS, VALVES, AND APPURTANCES SHALL BE INSULATED WITH MOLDED FITTINGS WITH THE SAME THERMAL CHARACTERISTICS. PER N.Y.S. ENERGY CONSERVATION CODE.
3. ALL PIPE HANGERS, SUPPORTS, AND CLAMPS SHALL BE FABRICATED OF APPROVED MATERIALS, AND INSTALLED IN ACCORDANCE WITH THE N.Y.S. UNIFORM PLUMBING CODE SECTION 308 & TABLE 308.5.
4. ALL NEW PLUMBING FIXTURES INSTALLED UNDER THIS CONTRACT SHALL BE INSTALLED WITH ANGLE STOP VALVES IN THE SUPPLY LINES BELOW THE FIXTURES. N.Y.S. UNIFORM PLUMBING CODE SECTIONS 606.1 & 606.2
5. ALL NEW FIXTURE SUPPLY PIPING INSTALLED OUTSIDE THE WALL SHALL BE CHROME PLATED AND SHALL HAVE CHROME PLATED ESCUTCHEONS INSTALLED AT ALL PENETRATIONS THROUGH THE WALLS. N.Y.S. STATE UNIFORM PLUMBING CODE SECTION 304.4
6. ALL VALVES SHALL BE RATED AT 125 PSIG, WOG. UNLESS OTHERWISE NOTED.
7. HOSE BIBBS SHALL BE FROST PROOF TYPE AND SUPPLIED WITH VACUUM BREAKERS. N.Y.S. UNIFORM PLUMBING CODE SECTIONS 608.13.5, 608.13.6, 608.15.4.2
8. PIPE SLEEVES SHALL BE INSTALLED AT ALL PENETRATIONS THROUGH CONCRETE AND MASONRY WALLS AND FLOORS. N.Y.S. UNIFORM PLUMBING CODE SECTION 307, & 305.4
9. WATER HAMMER ARRESTORS SHALL BE INSTALLED ON LONG PIPE RUNS & ALL DROPS ON THE WATER LINES SERVICING TOILETS, KITCHENS,AND OTHER AREAS. N.Y.S. UNIFORM PLUMBING CODE SECTION 604.9
10. SHUTOFF VALVES SHALL BE ACCESSABLE INSTALLED AT ALL PIECES OF EQUIPMENT TO FACILITATE SERVICING. N.Y.S. UNIFORM PLUMBING CODE SECTION 606.1, 604.10.2
11. BALL VALVES FOR THE DOMESTIC WATER SYSTEM SHALL BE BRONZE BODY WITH CHROME PLATED BRONZE BALL, STAINLESS STEEL HANDLE, DURAFILL SEATS AND SEALS RATED @ 125 PSIG W.O.G.
12. PROVIDE FLANGED VALVED CONNECTIONS AT EACH CONNECTION TO ALL MECHANICAL EQUIPMENT. WHERE A CHECK VALVE IS PROVIDED AT EQUIPMENT INSTALL IT BETWEEN THE EQUIPMENT AND ADJACENT HAND VALVE.
13. LEAVE VALVED WATER CONNECTIONS IN EQUIPMENT SPACES AND OTHER LOCATIONS WHERE INDICATED FOR THE USE OF OTHER TRADES. ON EACH VALVED OUTLET FOR EQUIPMENT WITH SUBMERGED INLETS AND/OR WHERE INDICATED ON THE DRAWINGS, PROVIDE A SWING CHECK VALVE AND A VACUUM BREAKER AFTER THE SHUTOFF VALVE.
14. ALL UNDERGROUND DOMESTIC COLD WATER PIPING MATERIAL SHALL BE DUCTILE IRON CEMENT LINED AWWA C151, AWWA C115, AWWA C104 WITH CAST OR DUCTILE IRON FITTINGS WITH MECHANICAL JOINT ENDS PER THE N.Y.S. UNIFORM PLUMBING CODE TABLE 605.4
15. COPPER TUBING IN THE VERTICAL POSITION SHALL BE SUPPORTED AT EACH STORY HEIGHT, COPPER TUBING IN THE HORIZONTAL POSITION 1-1/4" AND BELOW AT 6' - 0" INTERVALS, AND 1-1/2" AND OVER, SHALL BE SUPPORTED AT 10' - 0" INTERVALS. COPPER & COPPER ALLOY PIPING SHALL BE SUPPORTED AT 12'-0" INTERVALS, VERTICAL EVERY 10'-0" PER N.Y.S. UNIFORM PLUMBING CODE SECTION 308, & TABLE 308.5
16. ALL DOMESTIC WATER MAINS, RISERS, AND HEADERS SHALL NOT EXCEED A MAXIMUM VELOCITY OF 8 F.P.S. (FEET PER SECOND) AND HAVE A MINIMUM SUPPLY PRESSURE OF 8 PSI. FOR SUPPLYING FLUSH VALVES THE MINIMUM SHALL BE 15 PSI, WITH THE EXCEPTION OF EQUIPMENT REQUIRING HIGHER PRESSURE WHICH THE MINIMUM SHALL BE WHAT IS REQUIRED FOR SATISFACTORY PERFORMANCE. PER N.Y.S. UNIFORM PLUMBING CODE SECTION 604 & APPENDIX "E" 103.1
17. ALL COPPER TUBE SOLDER JOINTS ASTM B828 SHALL BE CLEANED BRIGHT, PROPERLY FLUXED, AND THE JOINT MADE WITH SOLDER APPROVED FOR SUCH USE. LEAD CONTENT IN SOLDER ASTM B32 OR FLUX SHALL BE LIMITED TO 0.20% PERCENT PER N.Y.S. UNIFORM PLUMBING CODE SECTION 605.16.4
18. CONTRACTOR SHALL INSTALL DIELECTRIC UNIONS AT ALL CONNECTIONS OF DISSIMILAR PIPE MATERIAL. WATTS OR EQUAL MODEL NO.31005 BRONZE. N.Y.S. UNIFORM PLUMBING CODE SECTION 605.24
19. ALL DOMESTIC WATER SYSTEMS UPON COMPLETION SHALL BE FLUSHED AND DISINFECTED WITH APPROVED CHEMICALS AND CLEAN POTABLE WATER. PER N.Y.S. UNIFORM PLUMBING CODE SECTION 602.3, & 610.1
20. ALL PIPE SIZES SHOWN ARE MINIMUM UNLESS OTHERWISE NOTED. ALL PIPE SIZES SHALL BE IN ACCORDANCE WITH N.Y.S. UNIFORM PLUMBING CODE SECTION 604, & APPENDIX "E"
21. WHERE A RELIEF OUTLET DISCHARGES INTO A PLUMBING FIXTURE A MINIMUM AIR BREAK SHALL BE PROVIDED PER N.Y.S. UNIFORM PLUMBING CODE SECTION 504.6, 608, & TABLE 608.15
22. ANY DOMESTIC WATER SYSTEM WHICH FEEDS HEATING OR AIR CONDITIONING EQUIPMENT SHALL BE SUPPLIED THRU A FIXED AIR GAP OR INJECTOR. N.Y.S. UNIFORM PLUMBING CODE SECTIONS 608.13.1 & 608.15
23. THE DOMESTIC WATER SYSTEM SHALL HAVE A MAXIMUM VELOCITY OF 4 FT. PER SECOND IN BRANCH PIPING FROM MAINS, HEADERS, AND RISERS, TO WATER OUTLETS WHICH SUPPLY QUICK CLOSING VALVES (FLUSHOMETERS) FAUCETS, OR OTHER SIMILAR DEVICES. N.Y.S. STATE UNIFORM PLUMBING CODE SECTION 604
24. DOMESTIC HW TEMPERATURE SHALL BE MAINTAINED WITHIN 100'-0" OF FIXTURES REQUIRING HOT WATER, AND WHERE THE DEVELOPED LENGTH OF HOT WATER PIPING FROM THE SOURCE OF HOT WATER TO THE FARTHEST FIXTURE EXCEEDS 100'-0" PER N.Y.S. UNIFORM PLUMBING CODE SECTION 607.2.1
25. NO DOMESTIC WATER SHALL BE LOCATED IN STAIRWELLS, ELEVATOR PITS, OR HOISTWAYS PER N.Y.S. UNIFORM PLUMBING CODE SECTION 301.6
26. AN APPROVED TYPE GATE VALVE OR GROUND KEY STOP COCK SHALL BE INSTALLED IN THE WATER SERVICE PIPE NEAR THE CURBLINE,& BETWEEN THE PROPERTY LINE AND THE CURBLINE. SUCH CONTROL VALVE SHALL BE PROVIDED WITH AN APPROVED CURB VALVE BOX AND SHALL NOT BE LOCATED UNDER A DRIVEWAY. PER NEW YORK STATE UNIFORM PLUMBING CODE SECTION 606.1 PARAGRAPH 1
27. AN OS&Y GATE VALVE WITH RESILIENT SEATS SHALL BE INSTALLED IN THE WATER SERVICE PIPE INSIDE OF THE BUILDING NEAR THE POINT OF ENTRY PER NEW YORK STATE UNIFORM PLUMBING CODE SECTION 606.1 PARAGRAPH 2
28. UNDERGROUND DOMESTIC WATER SUPPLY PIPING RUNNING HORIZONTAL AND PARALLEL TO WALLS SHALL BE LOCATED A MINIMUM OF 3' - 0" FROM FOOTINGS OR BEARING WALLS, WHERE PIPING IS INSTALLED PARALLEL TO AND DEEPER THAN FOOTINGS IT SHALL BE NO DEEPER THAN 3' - 0" EXCEPT WHERE A GREATER DEPTH TO DISTANCE RATIO IS DEEMED MORE SAFE. PER NEW YORK STATE UNIFORM PLUMBING CODE SECTION 305.5
29. UNDERGROUND DOMESTIC WATER SUPPLY PIPING SHALL NOT BE INSTALLED WITHIN 5' - 0" HORIZONTALLY OF, BUILDING SEWER. DOMESTIC WATER SHALL NOT BE LOCATED IN, UNDER OR ABOVE CESSPOOLS, SEPTIC TANKS, SEPTIC TANK DRAINAGE FIELDS, OR SEEPAGE PITS. THE BOTTOM OF THE DOMESTIC WATER SUPPLY PIPING WHEN CROSSING SEWAGE LINES SHALL BE AT LEAST 12" ABOVE THE TOP OF THE SEWAGE PIPING HIGH GROUNDWATER, & CONTAMINATED SOIL. PER NEW YORK STATE UNIFORM PLUMBING CODE SECTIONS 603.2, 603.2.1, & 605.2
30. ALL COLD AND HOT WATER PIPING HAS BEEN SIZED IN ACCORDANCE WITH N.Y. STATE PLUMBING CODE APPENDIX "E" "DEMAND LOAD OF FIXTURES". IF THE OWNER OR THE PLUMBING CONTRACTOR REDUCE ANY PIPE SIZES BECAUSE OF A MINIMUM AMOUNT OF OCCUPANTS WITHIN THE BUILDING AT ANY GIVEN TIME THE ENGINEER SHALL NOT BE RESPONSIBLE FOR NON COMPLIANCE WITH THE N.Y.S. PLUMBING CODE.

SANITARY DRAINAGE NOTES

1. ALL NEW WASTE PIPING INSTALLED OUTSIDE THE WALL SHALL BE CHROME PLATED AND SHALL HAVE CHROME PLATED ESCUTCHEONS INSTALLED AT ALL PENETRATIONS THRU THE WALLS. N.Y.S. UNIFORM PLUMBING CODE SECTION 304.4
2. ALL UNDERGROUND SANITARY WASTE , SOIL, AND VENTS SHALL BE CONSTRUCTED OF EXTRA HEAVY CAST IRON SOIL PIPE AND BELL & SPIGOT FITTINGS ASTM A74, C.I.S.P.I. 301 N.Y.S. UNIFORM PLUMBING CODE TABLE 702.2 -702.4
3. ALL SANITARY WASTE, SOIL, VENTS, AND PIPING INSTALLED ABOVEGROUND SHALL BE CAST IRON ASTM A74, & C.I.S.P.I. 301, WITH NO - HUB JOINTS , OR GALVANIZED STEEL DRAINAGE PATTERN FITTINGS FOR SANITARY WASTE, AND SOIL PIPING WITH WITH MALLEABLE IRON FITTINGS FOR VENT PIPING. N.Y.S. UNIFORM PLUMBING CODE TABLE 702.1, & 702.4
4. STEEL PIPE SLEEVES SHALL BE INSTALLED AT ALL PENETRATIONS THROUGH WALLS, AND FLOORS. N.Y.S. UNIFORM PLUMBING CODE SECTION 305.4
5. FIXTURE INSTALLATIONS SHALL COMPLY WITH NEW YORK STATE UNIFORM PLUMBING CODE SECTION 405, & ANSI A117.1, (AMERICAN NATIONAL STANDARD SPEC. IN BUILDINGS AND FACILITIES FOR PHYSICALLY HANDICAPPED PEOPLE) INCLUDING ALL OTHER AGENCIES HAVING JURISDICTION.
6. ALL PLUMBING MATERIALS SHALL CONFORM TO NEW YORK STATE UNIFORM PLUMBING CODE SECTION 303, & 702, AND ALL OTHER AGENCIES HAVING JURISDICTION.
7. JOINTS FOR CAST IRON SOIL PIPE SHALL BE COMPRESSED ELASTOMERIC, CAULKED, THREADED, OR MECHANICAL JOINT PER N.Y.S. UNIFORM PLUMBING CODE SECTION 705.5, 705.5.1, 705.5.2, 705.5.3, & 705.7.1
8. ALL SANITARY WASTE , SOIL, AND VENT PIPING SHALL BE SUPPORTED PER N.Y.S, UNIFORM PLUMBING CODE TABLE 308.5 AS FOLLOWS;
   A. VERTICAL CAST IRON PIPING AT THE BASE AND AT EACH STORY HEIGHT WITH A MAXIMUM OF 15' - 0".
   B. HORIZONTAL CAST IRON PIPING AT 5'-0" INTERVALS, BEHIND ALL JOINTS EXCEPT WHERE 10' - 0" PIPE LENGTHS ARE USED 10' - 0"SUPPORT INTERVALS ARE ACCEPTABLE.
   C. BASE OF CAST IRON STACKS ON CONCRETE OR BRICK LAID IN CEMENT MORTAR ATTACHED BY METAL BRACKETS TO BUILDING CONSTRUCTION.
9. CLEANOUTS SHALL BE INSTALLED AT EVERY CHANGE OF DIRECTION GREATER THAN 45 DEGREES, HORIZONTAL DRAINAGE SHALL BE PROVIDED WITH A CLEANOUT NOT MORE THAN 40'-0", HORIZONTAL DRAINS WITHIN BUILDINGS 100'-0" APART, & BUILDING SEWER NOT MORE THAN 100'-0" A CLEANOUT IS REQUIRED AT THE BASE OF ALL WASTE OR SOIL STACKS LOCATED 6" ABOVE THE FLOOD LEVEL RIM OF THE LOWEST FLOOR. N.Y.S. UNIFORM PLUMBING CODE SECTIONS 708.3.1, 708.3.4
10. ALL CLEANOUTS SHALL BE ACCESSIBLE FROM FLOOR, GRADE,OR WALLS AND BE PROVIDED WITH A MINIMUM OF 18" CLEARANCE IN FRONT FOR RODDING FOR PIPING SIZES 6" & SMALLER, A MINIMUM OF 24" INCHES ON PIPE SIZES 8" & LARGER. PER N.Y.S. UNIFORM PLUMBING CODE SECTION 708.8
11. BUILDING HOUSE TRAPS SHALL BE PROHIBITED, EXCEPT WHERE LOCAL CONDITIONS NECESSITATES SUCH TRAPS AS REQUIRED BY LOCAL CODE ENFORCEMENT OFFICIAL. (CONTRACTOR SHALL VERIFY PRIOR TO INSTALLATION) IF BUILDING TRAP IS REQUIRED A CLEANOUT AND FRESH AIR INLET ON THE INLET SIDE OF TRAP SHALL BE INSTALLED, FRESH AIR INTAKE SHALL NOT BE LESS THAN 1/2 THE DIAMETER OF THE DRAINLINE AND TERMINATE ABOVE GRADE, AND HAVE A SCREENED INLET LOCATED OUTSIDE THE BUILDING. N.Y.S. UNIFORM PLUMBING CODE SECTION 1002.6
12. ALL FIXTURE TRAP SIZES SHALL CONFORM TO THE NEW YORK STATE UNIFORM PLUMBING CODE SECTION 709 & TABLE 709.1, & 709.2, AND ALL OTHER AGENCIES HAVING JURISDICTION.
13. ALL SANITARY, WASTE, AND SOIL, PIPING SHALL BE SIZED IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM PLUMBING CODE SECTION 710, TABLES 709.1 - 709.2, 710.1 (1), & 710.1 (2) AND ALL OTHER AGENCIES HAVING JURISDICTION.
14. ALL VENT PIPING AND STACKS SHALL BE SIZED IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM PLUMBING CODE SECTION 916, TABLE 916.1, 916.5.1, & 912.3 AND ALL OTHER AGENCIES HAVING JURISDICTION.
15. EVERY PLUMBING FIXTURE SHALL BE SEPARTELY TRAPPED BY A WATER SEAL TRAP AS CLOSE AS POSSIBLE TO THE FIXTURE OUTLET, BUT NOT MORE THAN TWO (2) FEET VERTICAL DEVELOPMENT LENGTH FROM THE FIXTURE OUTLET. PER N.Y.S. UNIFORM PLUMBING CODE SECTION 1002.01
16. ALL HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED IN UNIFORM ALIGNMENT AT UNIFORM SLOPES PER N.Y.S. UNIFORM PLUMBING CODE SECTION 704, & TABLE 704.1 AS FOLLOWS;
   A. 2-1/2" DIAMETER OR LESS MINIMUM SLOPE 1/4" PER FOOT
   B. 6" DIAMETER OR OVER MINIMUM SLOPE 1/8" PER FOOT
   C. 8" DIAMETER OR OVER MINIMUM SLOPE 1/16" PER FOOT
17. ALL MAIN VENTS OR VENT STACKS SHALL CONNECT FULL SIZE AT THEIR BASE TO BUILDING DRAIN OR TO THE SOIL OR WASTE STACK BELOW THE LEVEL OF THE LOWEST DRAINAGE CONNECTION. PER N.Y.S. UNIFORM PLUMBING CODE SECTION 903.1, 903.2, & 903.4
18. ALL BUILDINGS SHALL HAVE AT LEAST ONE VENT STACK THE SIZE OF WHICH SHALL NOT BE LESS THAN 1/2 OF THE REQUIRED SIZE OF THE BUILDING DRAIN. THE VENT STACK SHALL RUN UNDIMINISHED IN SIZE AND AS DIRECT AS POSSIBLE FROM THE BUILDING DRAIN THRU TO OPEN AIR, OR TO A VENT HEADER THAT EXTENDS TO THE OPEN AIR. N.Y.S. UNIFORM PLUMBING CODE SECTION 903.1
19. ALL VENT AND BRANCH VENT PIPES SHALL BE SLOPED AND CONNECTED AS TO DRAIN BACK TO THE SOIL OR WASTE PIPING. N.Y.S. UNIFORM PLUMBING CODE SECTION 905.2
20. EVERY VENT EXTENSION THROUGH THE ROOF SHALL BE A MINIMUM OF 3" DIAMETER, ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE INSIDE THE BUILDING USING A LONG INCREASER A MINIMUM OF ONE (1) FOOT BELOW THE ROOF. PER N.Y.S. UNIFORM PLUMBING CODE SECTION 904.1, & 904.2
21. VENT PIPING CONNECTED TO A SOIL OR WASTE PIPE SHALL RISE TO A LEVEL AT LEAST 6" ABOVE THE FLOOD RIM OF THE HIGHEST FIXTURE DISCHARGING INTO SUCH SOIL OR WASTE PIPE BEFORE CONNECTING TO A BRANCH VENT, VENT STACK, OR STACK VENT. THE VENT CONNECTION TO A HORIZONTAL SOIL OR WASTE PIPE SHALL BE MADE TO THE UPPER HALF OF THE PIPE PER N.Y.S. UNIFORM PLUMBING CODE SECTION 905.4
22. THE VENT EXTENSION THRU ROOFS SHALL TERMINATE AT LEAST 6" ABOVE ROOFS, EXCEPT WHERE A ROOF IS USED FOR OTHER THAN INCIDENTAL ACCESS, SUCH VENT EXTENSION SHALL TERMINATE 7'-0" MINIMUM ABOVE THE ROOF PER N.Y.S. UNIFORM PLUMBING CODE SECTION 904.1
23. NO VENT TERMINAL SHALL BE TERMINATED WITHIN 10'-0" DIRECTLY BENEATH ANY DOOR, WINDOW, OR VENTILATION OPENING. VENT TERMINALS SHALL NOT BE LOCATED WITHIN 10'-0" HORIZONTALLY OF SUCH OPENINGS UNLESS THE VENT TERMINAL IS AT LEAST 2'-0" ABOVE THE TOP OF THE OPENING PER N.Y.S. UNIFORM PLUMBING CODE SECTION 904.5
24. DRAINAGE PIPING FOR FUTURE FIXTURES SHALL TERMINATE WITH AN APPROVED CAP OR PLUG. N.Y.S. UNIFORM PLUMBING CODE SECTION 704.4

FIXTURE SCHEDULE

F-1 FLOOR MOUNTED WATER CLOSET (HANDICAPPED):

FIXTURE: FLOOR MOUNTED, 10" ROUGHING, 16-1/2" HIGH FOR HANDICAPPED WATER SAVER (1.6 GPF), WHITE VITREOUS CHINA, ELONGATED BOWL, SIPHON JET, 11/2" TOP SPUD, AMERICAN STANDARD "MADERA" MODEL NO. 3043.102 OR EQUAL COLOR BY ARCHITECT.

SEAT WHITE, OPEN FRONT, ELONGATED HEAVY DUTY INJECTION MOLDED PLASTIC, LARGE MOLDEDIN BUMPERS, 300 SERIES STAINLESS STEEL HARDWARE & CHECK HINGE BEMIS OR EQUAL MODEL NO.1055SSC

SUPPLY 1" IPS SWEAT TYPE

FLUSH VALVE EXPOSED DIAPHRAGM TYPE CHROME PLATED WATER CLOSET FLUSHOMETER FOR EITHER LEFT OR RIGHT HAND SUPPLY AT 1.6 G.P.F. (GALLONS PER FLUSH) THE VALVE SHALL BE FURNISHED WITHSYNTHETIC RUBBER DIAPHRAGM WITH DUAL FILTERED FIXED BY-PASS FLEX TUBE DIAPHRAGM DESIGNED FOR IMPROVED LIFE AND REDUCED MAINTENENCE. ADA COMPLIANT, BATTERY POWERED INFRARED SENSOR FOR "NO HANDS OPERATION". THE INFRARED SENSOR IS FURNISHED WITH LOBULAR SENSING FIELDS FOR HIGH AND LOW TARGET DETECTION, ISOLATED LATCHING SOLENOID OPERATOR, ISOLATED MAGNETIC COMPONENTS FROM WATER CONTACT. FURNISHED WITH A METAL COVER AND REPLACEABLE LENS WINDOW. THREE (3) SECOND FLUSH DELAY AND COURTESY FLUSH OVERRIDE BUTTON. REQUIRES FOUR (4) "AA" BATTERIES FLUSH VALVE SHALL INDICATE LOW BATTERY, FLASHING LED, INFRARED SENSOR RANGE, ADJUSTMENT SCREEN, SET-UP RANGE AND INDICATOR LIGHT, 1" IPS SCREW DRIVEN BAK-CHEK ANGLE STOP, VANDAL RESISTANT STOP CAP BUTTON HEX COUPLING NUT, SPUD COUPLING AND FLANGE FOR 1-½" TOP SPUD, SWEAT COPPER ADAPTOR WITH COVER TUBE AND CAST SET SCREW WALL FLANGE, FIXED METERING BY-PASS WITH NO EXTERNAL WATER VOLUME ADJUSTMENT, AND A DIAPHRAGM STOP SEAT WITH A VACUM BREAKER. VALVE SHALL CONFORM TO ASTM ALLOY CLASSIFICATION, AND COMPLIANCE WITH ASSE 1037, ANSI/ASME A112.18.6 FINISH COATING BY ARCHITECT. SLOAN VALVE OR EQUAL, "OPTIMA PLUS" MODEL No. 8111

F-2 WALL MOUNTED LAVATORY (HANDICAPPED)

FIXTURE: VITREOUS CHINA, SELF RIMMING, REAR OVERFLOW WALL HUNG SINK 20"x27"x8-1/2" DEEP BOWL. FAUCET HOLES 4" ON CENTER. CONCEALED ARM SUPPORT MOUNTING HT. 34" A.F.F. WHEELCHAIR ACCESSIBLE AMERICAN STANDARD OR EQUAL MODEL NO. 9141.011.

TRAP - 1 1/4" CHROME PLATED "P" - TRAP, TRAP NIPPLE AND ESCUTCHEON PLATE.

SUPPLY - 3/8" NIPPLES AND ESCUTCHEONS WITH 3/8" ANGLE STOPS.

FAUCET: TWO HANDLED CENTERSET LAVATORY FAUCET WITH CONVENTIONAL SPOUT AND POP-UP DRAIN. HANDLES TO BE METAL LEVER TYPE. AMERICAN STANDARD "HERITAGE" MODEL #5401.142H OR EQUAL.

SUPPORT - CONCEALED ARM TYPE SUPPORT JR SMITH OR EQUAL FIGURE NO. 0700-27-M31

F-3 FLOOR MOUNTED MOP SINK

FIXTURE: FLOOR MOUNTED, MOLDED STONE 24"x24"x10" MOP BASIN, 2" I.P.S. DRAIN. AMERICAN STANDARD MODEL No. 24 EFS W/ HOSE & HOSE BRACKET (832-AA), MOP HANGER (884-CC) COLOR BY ARCHITECT.

TRAP - 2" TRAP, W/ REMOVABLE STAINLESS STEEL COMBINATION DOME STRAINER AND LINT BASKET.

SUPPLY - 1/2" I.P.S. W/ NIPPLES AND ESCUTCHEONS AND ANGLE STOPS.

FAUCET: SERVICE FAUCET (830-AA) CHROME PLATED W/ VACUUM BREAKER, INTEGRAL STOPS, ADJUSTABLE WALL BRACE, PAIL HOOK AND 3/4" HOSE THREAD ON SPOUT, 30" HOSE.

F-4 DROP IN HAND SINK

FIXTURE: STAINLESS STEEL 19" x 17"x 6 1/8" DROP IN SINK, FAUCET HOLES 4" ON CENTER. ELKAY MODEL No. PSLVR1917.

TRAP - 1 1/4" CHROME PLATED "P" TRAP, TRAP NIPPLE AND ESCUTHEON PLATE.

SUPPLY - 3/8" NIPPLES AND ESCUTHEONS WITH ANGLE STOPS.

FAUCET: TWO HANDLED CENTER SET LAVATORY FAUCET WITH CONVENTIONAL SPOUT AND POP-UP DRAIN. HANDLES TO BE METAL LEVER TYPE. AMERICAN STANDARD "HERITAGE" MODEL No. 7400.172H.002 OR EQ.

NOTE: ALL MODEL NUMBERS SHOWN ARE BASED ON INFORMATION GATHERED DURING DESIGN, AND ARE SUBJECT TO CHANGE BY MANUFACTURER. CONTRACTOR SHALL NOT RELY ON THE MODEL NUMBER ALONE BUT, SHALL RELY ON SPECIFICATIONS SHOWN ON SCHEDULES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR REVISED MODEL NUMBERS.

JAZ

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SEAL:

REGISTERED ARCHITECT
Jeff A. Zahn
028516
STATE OF NEW YORK

ISSUE:

2-4-22 ISSUED FOR PERMITS AND CONSTRUCTION.

PROJECT: OPTYX
CITY PARK PLAZA
2443 JERICHO TURNPIKE
GARDEN CITY, NEW YORK 11040

TITLE: SCHEDULE & NOTES

PROJECT#: 2159

CAD FILE: PROJECTS-2159 A-6.DWG

DRAWING#: A-6

SHEET NO.: 10 OF 10

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
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NOTICE OF DECISION

APPEAL #21279 – GN Auto Sales, Inc.; 120 Northern Blvd., Great Neck; Section 2, Block 69, Lots 6 -10; Zoned Business-A
Conditional Use §70-126(D) and Variances from §§ 70-103(A)(1) and 70-103(F) to construct interior alterations to convert an existing commercial building to a new used automobile dealership (parking space for the parking storage and sale of used automobiles) which is a conditional use, with not enough parking or loading zones.

Whereas, an application (CBP22-000192, BZA22-00094) 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 **December 14, 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 Luigi Gileno, R.A. dated May 24, 2022 and revised through October 25, 2022 **SUBJECT TO THE FOLLOWING CONDITIONS:**

- ***There shall be no test driving of automobiles within the surrounding residential neighborhood.***
- ***All vehicles for sale shall be individually driven to the site. There shall be no loading or off-loading of car carriers at the property.***
- ***There shall be no servicing of vehicles at the property.***

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: Vice Chairman Francis
Ayes:	Member Goodsell, Member Hernandez, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Donatelli	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21279

APPEAL #21279 – GN Auto Sales, Inc.; 120 Northern Blvd., Great Neck; Section 2, Block 69, Lots 6 -10; Zoned Business-A

Conditional Use §70-126(D) and Variances from §§ 70-103(A)(1) and 70-103(F) to construct interior alterations to convert an existing commercial building to a new used automobile dealership (parking space for the parking storage and sale of used automobiles) which is a conditional use, with not enough parking or loading zones.

Variances

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. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, the Board finds the following with respect to these criteria:

1. The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variances. The Board gave careful consideration to the applicant's Traffic Engineering Report prepared by Mulryan Engineering, P.C. dated July 27, 2022, which concluded that there is adequate street parking along the front and side of the subject site along Northern Boulevard and Arcadia Lane to accommodate the use of the building for automobile sales and storage. Mulryan's opinion was based in part on observations of parking demand and availability conducted at the site on Thursday, July 14, 2022, and again on Saturday, July 16, 2022 over a period of several hours during different times of the day. Mulryan considered parking restrictions in place along the surrounding residential roadways which act to protect residents from any spill over parking from businesses along Northern Boulevard. In addition to having available street parking, the applicant modified its lease after the public hearing for this appeal, to allow for the use of the parking area on the adjacent property. The Board finds that this modification together with the availability of street parking will allow for sufficient parking for this business and will not cause a detriment to neighboring properties. With respect to the requested variance related to the lack of a required loading zone, the Board also gave weight to

Mulryan's finding that existing ordinances prohibit commercial traffic on both Arcadia Lane and Westiminister Road. This restriction would make access to the rear of the property (the only possible location for a loading zone) impossible for delivery vehicles. The Board notes that the prior business occupying the site any other businesses which might occupy the site would have the same issue with providing a loading zone.

While the Board heard the concerns of neighbors in the surrounding community, these concerns were generalized in nature and not supported by any data other than one resident's reference to looking at traffic data from a national database which indicates that the two-block radius surrounding the subject property is one of the busiest stretches of Northern Boulevard. The neighbors failed to present any evidence to show that the granting of the requested parking variance would exacerbate or make worse this already existing condition.

2. The Board does not find that the benefit to the applicant can be achieved by any other method than the requested variances. The existing building is not being expanded and therefore, any use of the site/building would require a parking variance. In fact, other uses of the site could possibly require more parking than the proposed use. There is no room on the property to provide any compliant parking spaces regardless of the use. Subsequent to the public hearing for this appeal the applicant was able to modify their lease in order to allow for the use of the parking area on the adjacent property. The Board finds that this modification, along with the applicant's Traffic Engineering Report which concludes that there is adequate street parking in order to accommodate the use of the building for automobile sales and storage, provides the minimum relief necessary which will achieve the benefit to the applicant.

3. While the request appears substantial, the Board notes that any business occupying the existing building would require a similar or potentially greater variance from the parking requirements. Based on this fact and the finding by applicant's expert that there is sufficient street parking to accommodate the proposed use, the Board is not convinced that the substantial nature of the requested variance mandates a denial.

4. The Board finds that granting the requested variances would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The Board bases this determination on several factors, including: 1) the amount of traffic generated by the proposed use is not any greater than other permitted uses, 2) Delivery vehicles will not be used to transport the used cars to the site, 3) there will be no vehicle service provided at the site and 4) no test drives will be permitted at or immediately surrounding the site.

5. The difficulty is partially self-created since the applicant chooses to locate a car dealership at a site where there is no on-site parking. However, as stated above, almost any use of the property would require a parking variance.

Conditional Use

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 of the Town Code permits, inter alia, "parking space for the parking, storage and sale of automobiles" as a conditional use requiring approval by the Board of Zoning Appeals.

(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. The subject site is located on Northern Boulevard, a commercial strip, and is located in close proximity to an abundance of other commercial uses including other car dealerships.

(c) The Board finds that the proposed used automobile dealership will occupy a vacant storefront/tenant space and as such will contribute to the proper growth and development of the community.

(d) As stated above with respect to the requested variances, 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.

(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. The conditions imposed as part of this decision are anticipated to mitigate these impacts.

(f) Together with the conditions imposed as part of this decision, the proposed use is not anticipated to discourage the appropriate use and development of adjacent uses or impair the value thereof. Therefore, the Board finds that the proposed use will be a harmonious use within this district.

(g) As stated above, based on the Traffic Engineering Report prepared by Mulryan Engineering, P.C. dated July 27, 2022, based on the testimony of the applicant's traffic expert Sean Mulryan, P.E. at the public hearing, and based on the supplemental plans showing the ability of automobiles to enter the building, no impacts are anticipated as a result of increased traffic or as a result of traffic flow in and out of the project site.

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
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NOTICE OF DECISION

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.

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 **December 14, 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, P.E. dated July 22, 2022 and revised through August 5, 2022.

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

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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Daniel Donatelli, Esq.
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Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21314 - Edward Valente; 114 Country Club Drive, Manhasset; Section 3, Block 147, Lot 14; Zoned: Residence-A
Variances from §§70-29 and 70-31.A to construct a sunroom and 2nd floor addition that are too close to the side property line, with smaller than required total side yards, and which will make the home too large.

Whereas, an application (RBP22-000854, BZA22-000155) 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 **December 14, 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 Edward Paul Butt, R.A. dated September 27, 2022.

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21314

APPEAL #21314 - Edward Valente; 114 Country Club Drive, Manhasset; Section 3, Block 147, Lot 14; Zoned: Residence-A

Variances from §§70-29 and 70-31.A to construct a sunroom and 2nd floor addition that are too close to the side property line, with smaller than required total side yards, and which will make the home too large.

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 granting the variances sought by the applicant to allow the reconstruction of a sunroom and the construction of a second floor addition are the minimum variances necessary which will achieve the benefit to the applicant. The Board finds there will be minimal impact to the character of the neighborhood especially since a sunroom already exists where the new sunroom is proposed and the second story addition is only encroaching approximately 5" further into the side yard.

THIS IS NOT A BUILDING PERMIT

Chairman
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Vice Chairman
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Members
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Jay Hernandez
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Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21316 – James Gilligan; 62 Murray Ave., Port Washington, Section 5, Block 58, Lot 41; Zoned Residence-A & Port Washington Historic District
Variances from §§ 70-29.C and 70-208.F to construct additions that are too big and will result in the expansion of a non-conforming home.

Whereas, an application (RBP21-000997, BZA22-000156) 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 **December 14, 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 Donald Alberto, R.A. dated November 19, 2021 and revised through May 23, 2022.

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21316

APPEAL #21316 – James Gilligan; 62 Murray Ave., Port Washington, Section 5, Block 58, Lot 41; Zoned Residence-A & Port Washington Historic District

Variances from §§ 70-29.C and 70-208.F to construct additions that are too big and will result in the expansion of a non-conforming home.

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 granting the variances sought by the applicant to allow 150 s.f. of additions to the rear of a home on a large property are the minimum variances necessary which will achieve the benefit to the applicant. Due to the location of the additions to the rear of the home and the fact that the home is situated on an oversized property, the Board finds there will be minimal impact to the character of the neighborhood. In making this determination the Board has also taken into consideration the size of the existing 1,161.5 s.f. garage which is required to be included in the gross floor area calculations. If the garage was not included in the gross floor area calculations, the gross floor area of the home itself, including the proposed additions, would be compliant with the Code.

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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 #21318 - Wang Ting; 21 Evans Avenue, Albertson; Section 9, Block 657, Lot 17; Zoned: Residence-C
Variance from §70-100.1(D) to construct a detached garage that is too close to an adjacent dwelling.

Whereas, an application (RBP22-000791, BZA22-000153) 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 **December 14, 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 Jose Adames dated October 7, 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, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Donatelli	

VIRGINIA M. WAGNER
SECRETARY

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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

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NOTICE OF DECISION

APPEAL #21321 - OPTYX; 2443 Jericho Turnpike; Garden City Park; Section 9, Block 612, Lot 51; Zoned: Business-A
Variance from §70-103.A(1) to construct interior alterations for conversion of a retail space to a medical office with not enough parking on site.

Whereas, an application (CBP22-000112, BZA22-000149) 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 **December 14, 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 Jeff A. Zahn, R.A. dated February 9, 2022 and revised through July 5, 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, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Donatelli	

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
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NOTICE OF DECISION

APPEAL #21232.A – Michael Tobias; 111 Magnolia Ave., Westbury, Section 11, Block 141, Lot 37; Zoned Industrial-B
Special Exception §70-229(A) to redevelop the property not in compliance with a prior BZA decision.

Whereas, an application (CBP21-000273, BZA22-000048) 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 **December 14, 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 Douglas R. Guilfoyle, R.A. dated November 1, 2021 and revised through September 16, 2022.

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

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

VIRGINIA M. WAGNER
SECRETARY

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 Hernandez
Ayes:	Member Goodsell, Member Hernandez, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Donatelli	

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
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CORRECTED NOTICE OF DECISION

APPEAL #21288 – Manhasset 1577, LLC.; 1577-1595 Northern Blvd., Manhasset; Section 3, Block 181, Lots 171, 401 & 402; Zoned Business-A & Residence B
Conditional Uses §§ 70-126(A) and 70-126(H) and Variances from §§ 70-34, 70-103(A)(1), 70-103(B), 70-103(F), 70-103(O), 70-202.1(C), 70-203(G), 70-196.J(1)(a), 70-196.J(1)(b), and 70-196.J(2)B for parking spaces in a residence district (a conditional use), to construct interior alterations for a new restaurant (a conditional use) and site work requiring variances for a trash enclosure in a residence district (not a permitted use), not enough parking, parking spaces that are too small, no loading/unloading areas, parking aisles that are too small, retaining walls exceeding the permitted height, elimination of a required landscaped buffer, too many signs on a wall, a wall sign that is too big, and a ground sign that is too big.

Whereas, an application (CBP22-000143, CBP22-000172, CBP22-000144, SGP22-000085, SGP21-000103, SGP21-000104, SGP21-000105, SGP21-000106, SGP21-000107, BZA22-000105) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; and
Whereas, a review was undertaken pursuant to the State Environmental Quality Review Act, and the Board of Zoning Appeals hereby establishes itself as "lead agency" and hereby determines that this Unlisted Action will not result in any significant adverse environmental impacts, therefore, at a meeting of the Board held on **December 14, 2022** the appeal in the above-entitled matter was decided as follows:

The variance sought under **§§ 70-34** to locate a trash enclosure in a residence district is **DENIED as moot** based on revised plans and the conditional uses sought under **§§ 70-126(A) and 70-126(H)** and variances sought under **§§ 70-103(A)(1), 70-103(B), 70-103(F), 70-103(O), 70-202.1(C), 70-203(G), 70-196.J(1)(a), 70-196.J(1)(b), and 70-196.J(2)B** are **GRANTED** of the dimension and in the location as shown on drawings prepared by Dale E. Koch, P.E. dated July 15, 2021 and revised through October 18, 2022 (Site Plan), on drawings prepared by Mary Margaret Langan, R.A. dated June 1, 2020 and revised through June 8, 2022 (Sweetgreen's), on drawings prepared by Ruggles Sign dated September 7, 2021 and revised through September 22, 2021, on drawings prepared by Luigi Gileno, R.A. dated November 16, 2021 and revised through August 2, 2022 (Floor

plans and elevations), on drawings prepared by Luigi Gileno, R.A. dated October 13, 2021 and revised through October 19, 2021 (Pylon Sign Drawings) and on drawings prepared by Nicholas C. Wong, P.E. dated November 24, 2021 and revised through April 29, 2022 (Retaining Wall Plans) **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 Hernandez Seconded by: Member Goodsell
Ayes:	Member Goodsell, Member Hernandez, Vice Chairman Francis, Chairman Mammina
Nays:	None
Absent:	Member Donatelli

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21288

APPEAL #21288 – Manhasset 1577, LLC.; 1577-1595 Northern Blvd., Manhasset; Section 3, Block 181, Lots 171, 401 & 402; Zoned Business-A & Residence B

Conditional Uses §§ 70-126(A) and 70-126(H) and Variances from §§ 70-34, 70-103(A)(1), 70-103(B), 70-103(F), 70-103(O), 70-202.1(C), 70-203(G), 70-196.J(1)(a), 70-196.J(1)(b), and 70-196.J(2)B for parking spaces in a residence district (a conditional use), to construct interior alterations for a new restaurant (a conditional use) and site work requiring variances for a trash enclosure in a residence district (not a permitted use), not enough parking, parking spaces that are too small, no loading/unloading areas, parking aisles that are too small, retaining walls exceeding the permitted height, elimination of a required landscaped buffer, too many signs on a wall, a wall sign that is too big, and a ground sign that is too big.

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 **63** as depicted on the drawings prepared by Mary Margaret Langan, R.A. dated June 1, 2020 and revised through June 8, 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.

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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.

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

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Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21288

APPEAL #21288 – Manhasset 1577, LLC.; 1577-1595 Northern Blvd., Manhasset; Section 3, Block 181, Lots 171, 401 & 402; Zoned Business-A & Residence B

Conditional Uses §§ 70-126(A) and 70-126(H) and Variances from §§ 70-34, 70-103(A)(1), 70-103(B), 70-103(F), 70-103(O), 70-202.1(C), 70-203(G), 70-196.J(1)(a), 70-196.J(1)(b), and 70-196.J(2)B for parking spaces in a residence district (a conditional use), to construct interior alterations for a new restaurant (a conditional use) and site work requiring variances for a trash enclosure in a residence district (not a permitted use), not enough parking, parking spaces that are too small, no loading/unloading areas, parking aisles that are too small, retaining walls exceeding the permitted height, elimination of a required landscaped buffer, too many signs on a wall, a wall sign that is too big, and a ground sign that is too big.

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, proposed plans, a traffic/parking study, an acoustical evaluation of the retaining wall, and an engineer's report on the retaining wall. The Board also considered letters and testimony from neighbors opposing the application. Finally, the Board also considered revised plans submitted to the Board after the hearing and a letter from the applicant describing the changes to the plans.

Variances

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. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, the Board finds the following with respect to these criteria:

Variances sought under 70-103(A)(1), 70-103(B), 70-103(F), 70-103(O),

1. The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variances. This determination is supported by the conclusions in the applicant's

traffic and parking study prepared by Creighton Manning, dated July 20,2022 and by the following:

The applicant is proposing to renovate an existing shopping center by removing 7,059 s.f. of leasable tenant space and by reconfiguring and enlarging the parking lot. The proposed improvements also involve the addition of a curb cut onto Northern Blvd. in order to provide an ingress only driveway. The existing driveway will be modified to be an egress only driveway onto Northern Blvd. The enlarged parking lot will provide more parking (a total of 65 spaces which includes 4 spaces for exclusive use for take-out) than is currently provided at the site. Even though more parking is being provided for less building area, the change in use of portions of the building from retail to restaurant, and from retail to medical office, triggers the necessity of the parking variances. Also, although the enlarged parking area does not have enough depth to provide the required aisle width within the eastern portion of the parking area, the proposed changes will bring the site more into compliance with parking stall sizes and aisle widths than what currently exists at the property. There is also not enough space within the enlarged parking lot to provide the required number of parking spaces, to provide the required number of loading spaces or to provide parking spaces which are compliant with the required size. The applicant claims that the loading spaces are not necessary because loading can take place within the parking lot before the businesses open. The Board finds that the variances requested under 70-103(B), 70-103(F) and 70-103(O), of the Code are necessary in order to minimize the magnitude of the variance requested under 70-103(A)(1) of the Code and finds that granting these variances will result in an overall better design of the parking area at the site. The Board also finds that granting these variances is preferable to having less number of parking spaces provided on the subject property and that because the property does not front on any residential streets, there is no possibility that a lack of parking or a lack of loading spaces will impact any neighboring residential properties.

2. The Board does not find that the benefit to the applicant can be achieved by any other method than the requested variances. The applicant is already removing approximately 7,000 s.f. of leasable space from the property and is relocating the retaining wall in order to improve the site conditions and in order to minimize the magnitude of the variance being requested under 70-103(A)(1) for lack of parking. Therefore, the Board finds that the benefit to the applicant cannot be achieved by any other method than the requested variances.

3. Given the above the Board does not find the substantiality of the variances to weigh in favor of denial.

4. As stated above, the property is self-contained in that it is does not have access to or from any residential streets and is separated by the adjacent commercial property to the east by a fence. Therefore, the Board finds that granting the requested parking variances would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. The difficulty self-created only because the applicant is proposing to make improvements to the site and to use portions of the existing buildings for purposes which differ from the existing uses. The property already contains two buildings so any re-use of these buildings could potentially trigger the requirement of a variance(s).

Variance sought under 70-202.1(C)

1. The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variance. As stated in the report from Titan Engineers, dated October 12, 2022, the retaining walls on the subject property are failing (the retaining wall on the western side of the property is damaged by tree roots and the retaining wall on the northeastern side of the property (1577 Northern Blvd) does not have proper drainage and has cracks in some places) and require replacement regardless of whether or not any other changes to the property are made. If the applicant is not able to renovate the property in order to make it more marketable, there is a potential that the retaining would fail. The proposed height of the retaining wall which exceeds the permitted height and thus requires a variance, is necessary to match the adjacent property grade and mitigates the possibility of destabilization of the neighboring grade.

2. The Board finds that the benefit to the applicant cannot be achieved by any other method than the requested variances because the retaining wall needs to be replaced as proposed. If the proposed retaining wall were any lower it would not match the grade of the neighboring properties.

3. Given the above the Board does not find the requested variances to be substantial.

4. The Board finds that granting the requested parking variances would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The applicant's engineer states in their report that the increased height of the retaining wall will mitigate the possibility that the neighboring grade could destabilize. The construction methods proposed will also mitigate disturbance to the neighboring properties.

5. The difficulty is not self-created because the retaining walls need to be replaced. Although, the removal of a portion of the building on the 1575 portion of the property exacerbates the need for the replacement of the retaining wall, this wall would eventually need to be replaced anyway.

Variances sought under 70-203(G)

1. The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variance. There is already an insufficient buffer/setback provided between the subject property and the neighboring residential properties to the north. The proposed development will reduce this buffer/setback to 4' (this represents an increase from the original proposed plan). The buffer was increased to 4' in order to partially address the concerns of the neighbors (raised in letters submitted to the Board and also at the public hearing). The Board notes that the adjoining residential properties to the north are at a much higher elevation than the subject property and therefore any size landscaped buffer would not provide much of an advantage to these neighbors since they would most likely be able to look over the vegetation/trees onto any development on the subject property regardless.

2. The Board does not find that the benefit to the applicant can be achieved by any other method than the requested variances. As stated above, the retaining walls are in danger of failing and will need to be replaced anyway. To reconstruct them in their current location would not allow for the expansion of the parking lot which is needed to create better on-site circulation and to allow for the addition of parking spaces at the site. Therefore, moving the retaining walls further north, which will result in a reduction in the width of the landscaped buffer, is needed in order to achieve the site improvements.

3. The Board finds that although this variance could be considered substantial (provision of a 4' buffer where 15' is required and non-compliance with the planting requirements of the 15' buffer), for the reasons stated above, and in this instance, the Board does not find this fact to weigh in favor of denial.

4. For the reasons stated above, the Board finds that granting the requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. The difficulty is self-created only because the applicant is proposing to make improvements to the site.

70-196.J(1)(a), 70-196.J(1)(b), and 70-196.J(2)B

The Board finds that granting the requested sign variances will not produce an undesirable change in the character of the neighborhood, that the requested variances are not substantial nor that a detriment to nearby properties will be created.

First, variance from 70-196.J(1)(b) is required as the proposed sign facing the parking lot is considered oversized solely because one of the lowercase letters is longer than the other letters. Although only one letter makes the height dimension greater, this dimension is considered when

calculating the entire area of the sign. If it were not for this one letter, the sign would be in compliance with the size requirements of the code.

Second, a variance from 70-196.J(1)(a) is also required because the small blade signs are considered to be on the same wall as the larger wall sign even though they actually project from the wall of the building. The blade signs are small and are of a more ornamental nature than a wall sign.

Finally, a variance from 70-196.J(2)B is required as the proposed ground sign exceeds the maximum allowance of 24 square feet. The proposed ground sign is 30 square feet. Within the context of this application, the Board finds that this is not a substantial variance.

Conditional Uses

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):

§ 70-126(A)

(a) The property is located within the Business-A Zoning District. which in accordance with Section § 70-126(A) of the Town Code permits, inter alia, a "restaurant" as a conditional use requiring approval by the Board of Zoning Appeals. Therefore, the Board finds that this use is consistent with 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) 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. The proposed restaurant will be located inside of an existing space which was previously used for retail purposes. The rear portion of the restaurant which faces the parking lot will not contain any outdoor seating and will only have one door opening to the parking lot. All outdoor seating will be located on the side of the building and the front of the building so as to minimize impacts to the residential areas to the north (behind the rear parking lot).

(c) The Board finds that the proposed restaurant will provide a desirable service (a fast casual healthy food restaurant) and will contribute to the proper growth and development of the community.

(d) The Board finds that the proposed use will not 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 stated above, the proposed redevelopment of the site which will involve the expansion of the parking area, will add parking spaces at the site and will improve site circulation. The addition of an ingress only driveway and the modification of the existing driveway to be an egress only driveway will also improve traffic conditions at the site. These findings are supported by the applicant's Traffic and Parking Study prepared by Creighton Manning Engineering, LLP, dated July 20, 2022.

(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. It is anticipated that the standard restaurant conditions and other conditions which will be imposed as part of this decision will mitigate any of these potential impacts. These conditions include but are not limited to; a requirement for refrigerated garbage (will minimize odors and potential for attracting rodents), a requirement that all doors remain closed (will minimize odors and noise impacts), and a requirement that the applicant arrange for indoor carry-out pick-up with a licensed sanitation collector and that all pick-up of sanitation shall be performed after 8:00 a.m.

(f) 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.

(g) As stated above in (d) above, the proposed use is not anticipated to create traffic that will be more hazardous than the normal traffic of the district.

§ 70-126(H)

Pursuant to Section 70-126(H), where a plot in a Business A District in single ownership at the effective date of the ordinance extends in depth beyond said district into a greater restricted district, the rear portion of said plot extending into the greater restricted district may be used, as a conditional use, for accessory parking for the building erected and the use maintained on the front portion of said plot. Here, the applicant proposes parking spaces on the property located within the Residence B District. The Board finds that this is a pre-existing condition, and the increase the parking area in the Residence B District as proposed by the applicant will result in improved safety, site circulation, and aesthetics in the rear of the property. In addition, the Board further finds that because of the substantial grade differential between the subject site and the residential properties to the rear, this additional encroachment will have no negative impact on the surrounding area nor any effect on the homes to the rear.

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
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CORRECTED NOTICE OF DECISION

APPEAL #21303 – 76 Hillside Avenue; 76 Hillside Avenue, Manhasset, Section 3, Block 48, Lot 13; Zoned Business-B
Variances from § 70-103(P) and 70-203(G) to convert a residence to an office with parking spaces which are not "open air" spaces and with no provision of a required landscaped buffer.

Whereas, an application (RFP22-000224, BZA22-000139) 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 **December 14, 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 Donald Alberto, R.A. dated June 11, 2022 and revised through December 19, 2022.

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 Hernandez	Seconded by: Member Goodsell
Ayes:	Member Goodsell, Member Hernandez. Vice Chairman Francis	
Nays:	None	
Absent:	Member Donatelli, Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21303

APPEAL #21303 – 76 Hillside Avenue; 76 Hillside Avenue, Manhasset, Section 3, Block 48, Lot 13; Zoned Business-B

Variances from § 70-103(P) and 70-203(G) to convert a residence to an office with parking spaces which are not "open air" spaces and with no provision of a required landscaped buffer.

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. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created.

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 by the applicant and the proposed plans. The Board also considered letters and testimony from neighbors opposing the application. Finally, the Board also considered revised plans submitted to the Board after the hearing (plans prepared by Donald Alberto, R.A. dated June 11, 2022 and revised through December 18, 2022) showing a 4' landscape buffer along the western property line), a letter from the applicant describing the changes to the plans and additional letters of opposition submitted after the hearing. After careful consideration of the above, the Board finds the following with respect to these criteria:

Variances sought under § 70-103(P) and 70-203(G)

1. The subject property is a 100' x 100' parcel having frontage on both Hillside Avenue and Locust Street in Manhasset. The property is presently improved with a 2 ½ story residence and a detached building containing a garage and a separate residence which were constructed circa 1938. The property is located at the western boundary of the Business-B zoning district which extends to the north, south and northeast of the subject property. The property/parcel located across the street from the subject property on Locust Street (across from the proposed parking lot) is developed with what appears to be an office building and parking lot and is located within the Industrial-B zoning district. The property/parcel which immediately abuts the subject property to the south is developed with a residence but is also located within the Business-B zoning district. The property/parcel which immediately abuts the subject property to the west is developed

with a residence and is located at the eastern boundary of the Residence-C zoning district. The properties/parcel which are located across the street from the subject property on Hillside Avenue are developed with residences but are also located within the Business-B zoning district. These properties are also located at the western boundary of the Business-B zoning district. Generally speaking, the neighborhood is characterized by a mixture of businesses, offices, light industrial uses and residential homes.

The applicant is proposing to convert the existing buildings to office space for a law office, to maintain a garage, and to construct an eight space parking lot on the eastern side of the property. There are no changes proposed to the size or configuration of the buildings. The only changes proposed are for the use of the buildings (along with improvements to the appearance of the buildings) and for the construction of a parking lot. The existing conditions at the property give rise to the requested variances. The location of the driveway, which provides access to the garage in the rear of the property, prevents the ability to provide a 15' landscape buffer on that side of the property. Using the garage for the one additional parking space that is needed eliminates the need for a parking variance due to insufficient parking but requires a variance from 70-203.G for a parking space which is not considered "open-air" parking. Subsequent to the hearing the applicant submitted a revised plan which demonstrates a 4' landscape buffer along a portion of the western property line. Given the above, the Board finds the following:

- Although the buildings have been used for residential purposes in the past, the property has been zoned for commercial purposes since at least 1940. Therefore, the use of the property for an office is a permitted use and is not the subject of the requested variances. Many of the neighbors opposed the application because of the change in use of the property. However, the Board notes that by converting the property to office use, the applicant is bringing the use of the property more into conformance with the requirements of the Business-B zoning district.

- The use of the buildings will change from residential to office, however, the main building will still have the appearance and character of a residential home and the garage/detached building and driveway will still appear the same. Although the development of the property with a parking lot will change the character of the property from a residential property to a commercial property, the Board notes that this change is not the subject of the requested variances. As pointed out by the applicant at the hearing, if he chose to demolish the existing residence and the detached garage/residence he could construct a new office building and parking lot which while arguably having a greater impact on the surrounding residential properties, would not require any variances. However, since the applicant chooses to preserve the residential character of the existing buildings thereby limiting the impact to the residential neighbors, he is required to obtain the requested variances.

- As it exists currently, the driveway is used to access the garage for parking and there is no buffer between the driveway and the adjacent residential home. The proposed

use of the driveway to access the garage for parking is not changing, however the applicant is proposing to create a 4-foot landscape buffer between the driveway and the adjacent residential home. Therefore, the Board finds that the continued use of the driveway and garage without the 15 ft. buffer will not have a negative impact on the neighborhood, and in fact the neighbor to the west of the subject site will most likely experience less of an impact from the continued use of the driveway and garage than is currently experienced due to the addition of a 4 ft. landscape buffer. In making this determination the Board gave weight to the fact that the exterior of the buildings on site are not changing, and will still appear outwardly as homes, as opposed to a commercial building.

For these reasons the Board finds that granting the requested variances will not have a negative impact on the character of the neighborhood or be a detriment to nearby properties. The provision of a 4' landscape buffer as shown on the revised plans prepared by Donald Alberto, R.A. dated June 11, 2022 and revised through December 18, 2022 will serve to mitigate any potential negative impacts.

2. The Board considered whether the benefit sought by the applicant could be achieved by an alternative that did not require an area variance. The Board considered two alternatives to the requested variances. First, the applicant could demolish the existing homes to construct a compliant commercial building. While it's possible that this could be done without requiring any area variances, the Board finds that this would result in a greater impact to the neighborhood. Based upon its familiarity with the subject site and surrounding neighborhood, the Board determined that keeping the existing home and driveway in their current configuration on the site (both of which have existed on the site for at least 80 years), would have much less of an impact on the neighborhood than the demolition of the home and driveway, and the construction of a commercial building, even with a 15 ft. landscape buffer. While the proposed use is commercial, the current buildings on the site will give the outward appearance of residential structures. Conversely, a newly constructed commercial building on the site would give the appearance of extending the surrounding commercial uses further west down Hillside Avenue. Second, the Board considered the possibility of eliminating the driveway to install the required 15 ft. buffer. By doing this, the applicant would lose the parking space in the garage triggering the need for a parking variance. Because this plan would still require an area variance, the Board finds that this is not a viable alternative pursuant to the criteria of Town Law § 267-b(2). For the reasons outlined above, the Board finds that the applicant does not have any alternative other than the requested variances.

3. Although the requested variances could be considered substantial the Board does not find the substantiality of the variances to weigh in favor of denial. The lack of a landscape buffer on the western side of the property is an existing condition due to the location of the driveway in this area. Per the revised plans the applicant is proposing to add landscaping along a portion of this area which is an improvement over the existing

situation, thus reducing the substantiality of this variance. The variance requested under 70-203.G involves the parking of a car within an existing garage. Since this situation already exists at the property, granting the requested variance, will not change the conditions at the site.

4. For the reasons stated above, the Board finds that granting the requested variances would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Utilizing the existing residential structures at the property will minimize disturbance to neighboring properties that might otherwise occur if a new commercial building were proposed.

5. The difficulty is not self-created. The applicants purchased a commercial property which has an existing non-conforming situation with respect to the lack of a landscape buffer between the residential property to the west. The variance for required for the parking space which is not considered "open-air" is required in order to park in a garage that already exists at the site. In order to utilize the property for a purpose which is permitted in the Business-B zoning district the above cited variances are required.

   Therefore, based on a balancing of the criteria above, the relief sought under § 70-103(P) and 70-203(G) is GRANTED because it has been determined that the benefit to the applicant outweighs any detriment to the health, safety and welfare of the neighborhood or community.

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
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CORRECTED NOTICE OF DECISION

APPEAL #21320 – Halo Veterinary Hospital (Hyunmin Kim); 909 Willis Avenue, Albertson, Section 9, Block 69, Lot 1334; Zoned Business-A
Special Use § 70-127 and Variance from § 70-103(A)(1) to convert an existing commercial space into a veterinary hospital (a special use) with not enough parking.

Whereas, an application (CBP22-000276, BZA22-000148) 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 **December 14, 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 Christopher Garten, R.A. dated August 23, 2022 and revised through October 20, 2022 **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. ***There shall be no overnight boarding of animals***
2. ***No dog walking shall be permitted outside of the building.***
3. ***All pet waste and biohazard materials shall be picked up from inside of the building by a waste removal service/garbage carter.***
4. ***Any animal corpses which are stored inside of the building shall be removed by a service which removes deceased animals.***

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

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Motioned by: Member Goodsell Seconded by: Member Hernandez

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

Nays: None

Absent: Member Donatelli

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