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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 MARCH 22, 2023**

#### **RESIDENTIAL CALENDAR**

**APPEAL #21358 - Uri Rosin; 19 Robin Way, Great Neck; Section 2, Block 48, Lot 68;  
Zoned: Residence-A**

Variances from §§ 70-28, 70-29.B, and 70-31.A to legalize additions and a garage conversion that make the dwelling too large, cover too much of the lot, and create smaller than required aggregate side yards.

**APPEAL #21260 – Anastasios Chrisoforidis; 76 Avenue C, Port Washington, Section 4, Block 25, Lot 249; Zoned Residence-B**

Variances from §§ 70-100.1.A, 70-202.1E and 70-101.B to legalize a gazebo located within in a side yard (not permitted), a retaining wall exceeding the height of the adjoining grade, and a portico located too close to a street.

**APPEAL #21359 – Scott Trimarchi; 10 New St., Port Washington, Section 5, Block 46, Lot 54; Zoned Residence-A**

Variance from § 70-100.2(A)(4) to construct a fence that is too tall.

**APPEAL #21360 – Angel Villalona; 110 Yale St., Roslyn Heights, Section 7, Block 311, Lot 40; Zoned Residence-B**

Variances from §§ 70-100.2.C(1) and 70-41.A(1) to construct a roofed-over patio that is too close to the side property line.

**APPEAL #21343 – Rajiv & Gayatri Lodaya; 426 Old Courthouse Road, New Hyde Park; Section 8, Block 266, Lot 54; Zoned: Residence-A**

Variances from 70-30.C, 70-31.A and 70-208.F to construct additions to a non-conforming dwelling that are too close to the side property line, too close to the street and will have less than required total side yards.

**APPEAL #21361 - Michael & Angela Mastrototaro; 1 Wilton Street, New Hyde Park; Section 8, Block 335, Lot 25; Zoned: Residence-C**

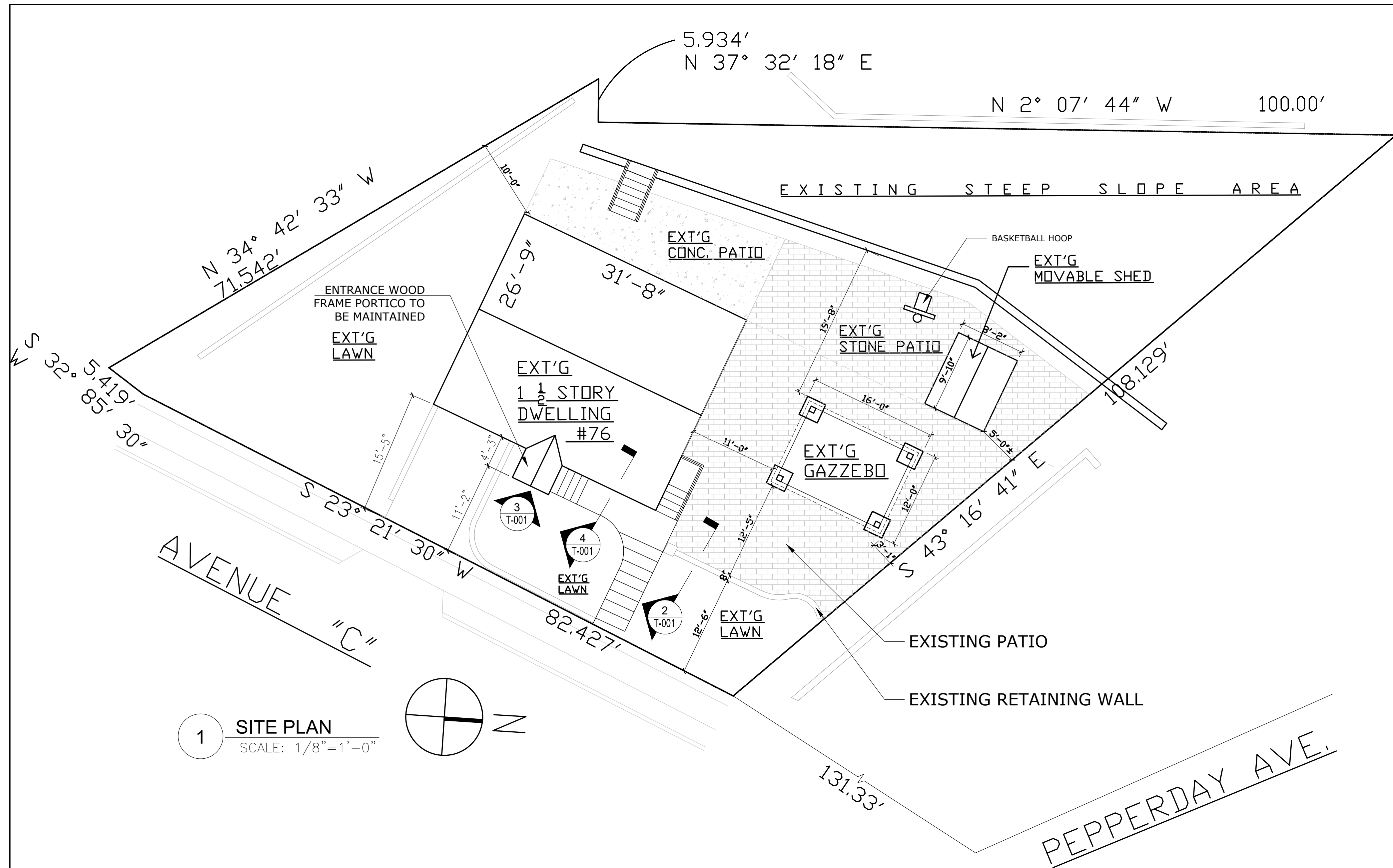
Variances from §§70-50.B, 70-52, and 70-100.2(A)(2)(b)[2] construct an addition and to legalize a raised porch that are too close to the street (primary front yard), construct an addition that is too close to the rear property line, and legalize fencing in a front yard.

COMMERCIAL CALENDAR

**APPEAL #21281 – 12 Irma Ave Realty, LLC; 12 Irma Ave., Port Washington; Section 5, Block D, Lots 509(I) and 510(J); Zoned Business-B**

Conditional Use § 70-139J(1) and Variances from §§ 70-143(B) & 70-103(Q)(1) to build a new three-story multi-family senior independent-living facility (a conditional use) that is on a lot that is too small; that would be located too close to a street; and with parking spaces that are located too close to a side property line, a rear property line, and a front property line



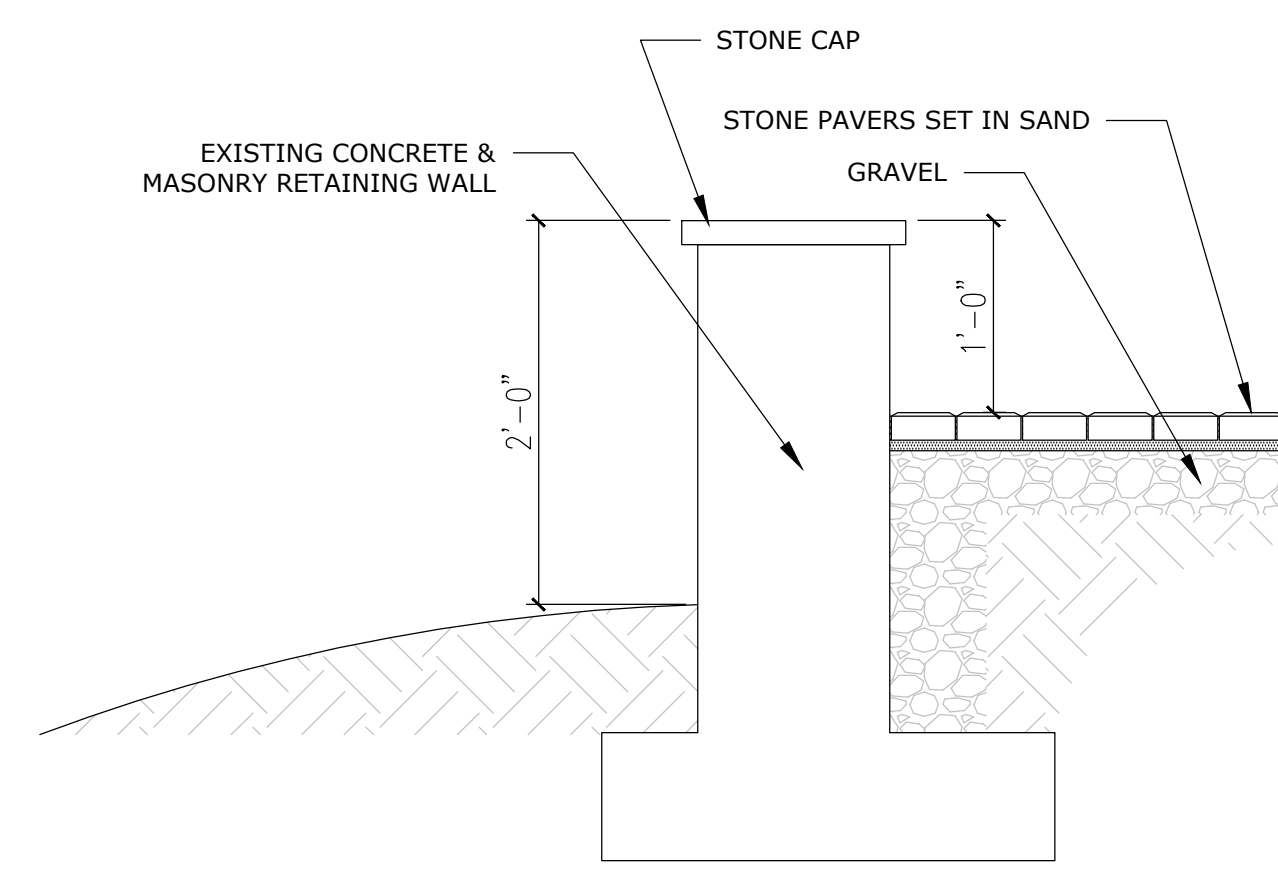


1 SITE PLAN  
SCALE: 1/8"=1'-0"

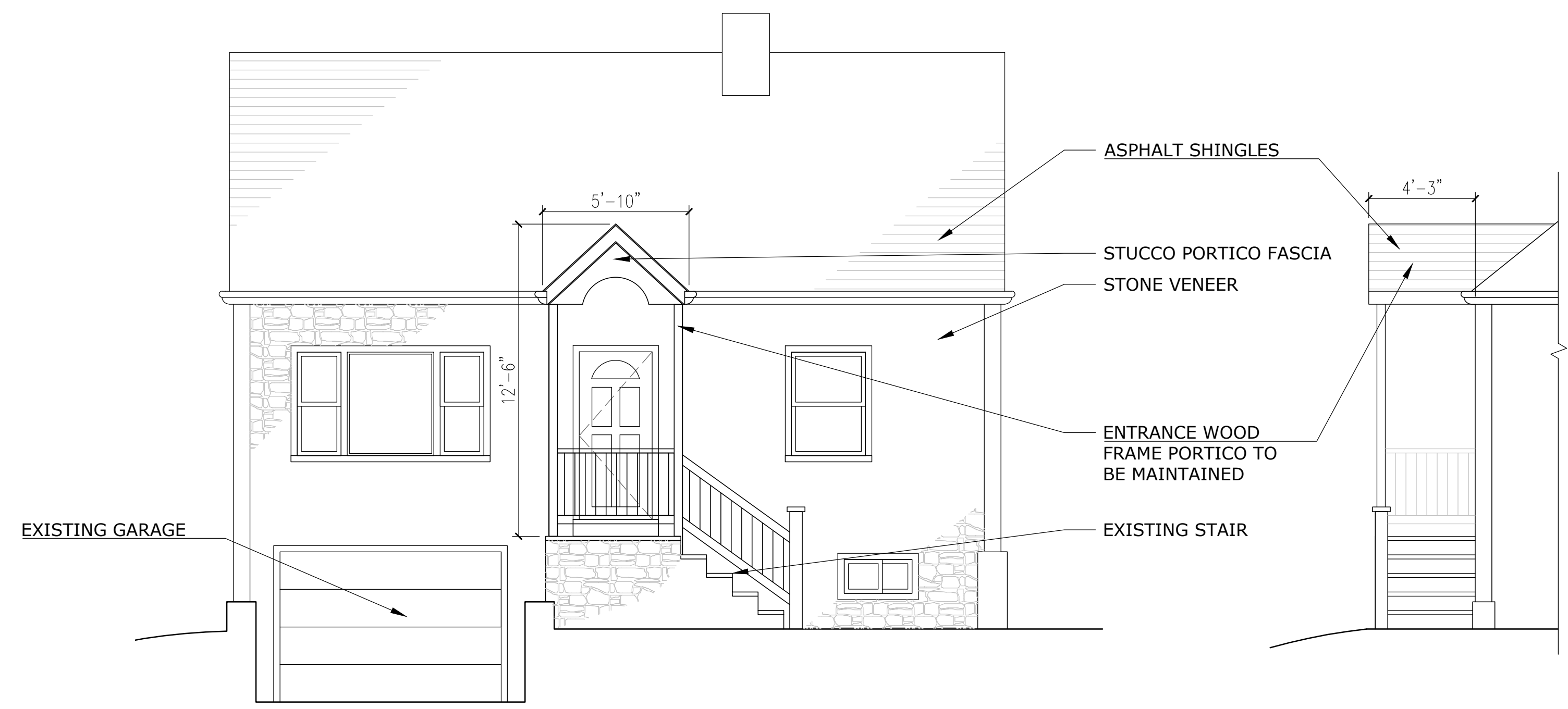
# MAINTAIN RETAINING WALL, PATIO AND ENTRANCE PORTICO

76 AVENUE C, PORT WASHINGTON, NY 11050,  
SECTION: 4, BLOCK: 25, LOT: 249

SITE INFORMATION  
BUILDING LOCATION :  
76 AVENUE C, PORT WASHINGTON, N.Y. 11050  
SECTION: 4, BLOCK: 25, LOT: 249  
  
ZONE: R-B  
LOT AREA: 6,225 SF  
BLDG. FOOTPRINT: 812 SF  
  
SCOPE OF WORK  
MAINTAIN EXISTING RETAINING WALL, PATIO (PAVERS ON-GRADE), AND ENTRANCE PORTICO



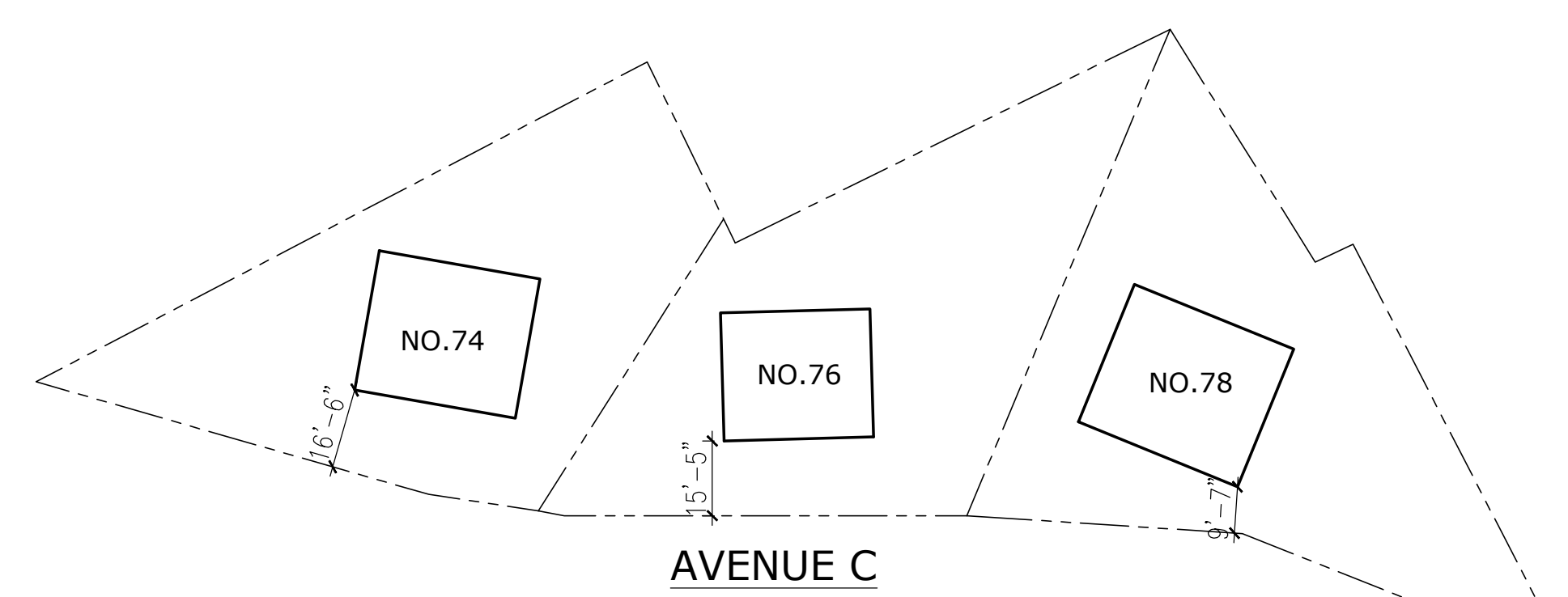
2 RETAINING WALL / PATIO SECTION  
SCALE: 1"=1'-0"



3 FRONT BUILDING ELEVATION  
SCALE: 1/4"=1'-0"

4 PARTIAL SIDE ELEVATION  
SCALE: 1/4"=1'-0"

MINIMUM FRONT YARD PER 70-30C  
THE MINIMUM FRONT YARD DEPTH SHALL BE THE SAME AS THE AVERAGE FRONT YARD DEPTH OF THE EXISTING PRIMARY BUILDINGS WITHIN 200 FEET ON EACH SIDE OF THE LOT ON THE SAME SIDE OF THE STREET AND WITHIN THE SAME ZONING DISTRICT, OR 35 FEET, WHICHEVER IS GREATER. *NO FRONT YARD SHALL BE REQUIRED TO HAVE A DEPTH GREATER THAN 50 FEET.* ON A LOT WITH MULTIPLE STREET FRONTS, THE AVERAGE FRONT YARD SETBACK SHALL ONLY APPLY TO THE PRIMARY FRONT YARD.  
  
AVERAGE FRONT YARD SETBACK: 16.5' + 15.42' + 9.58' = 41.5' / 3 = 13.83'  
  
FRONT YARD SETBACK = 13'-10"  
SETBACK PROVIDED = 15'-5"



5 AVG. FRONTYARD SETBACK DIAGRAM  
SCALE: 1/4"=1'-0"

#21260

| ISSUES & REVISIONS: |      |          |                |
|---------------------|------|----------|----------------|
| REV#                | ISS# | DATE     | PURPOSE        |
| 1                   | 1    | 10/20/22 | INITIAL FILING |
| 2                   | 2    | 12/21/22 | PORTICO        |

CLIENT:  
**TASO CHRSTOFORIDES**  
76 AVENUE C  
PORT WASHINGTON, NY 11050

PROJECT:  
**RETAINING WALL & PATIO**  
76 AVENUE C  
PORT WASHINGTON, NY 11050  
SECTION: 4, BLOCK: 25, LOT: 249

DRAWING NAME:

TITLE SHEET

SEAL AND SIGNATURE:

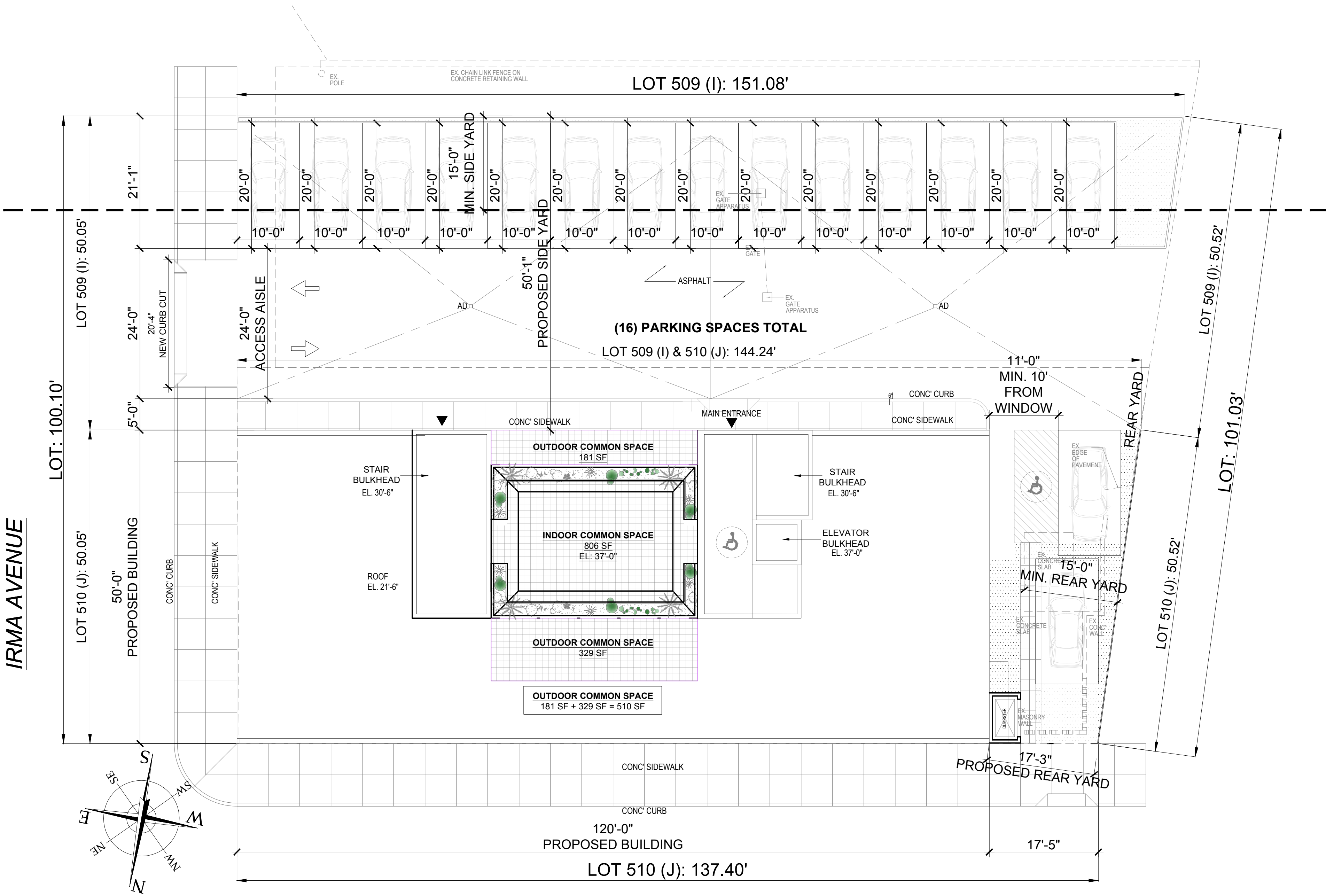


DATE: 9/2/2021  
PROJECT No: 67.01  
DWG BY: PC  
CHK BY:  
DWG No:

T-001.00



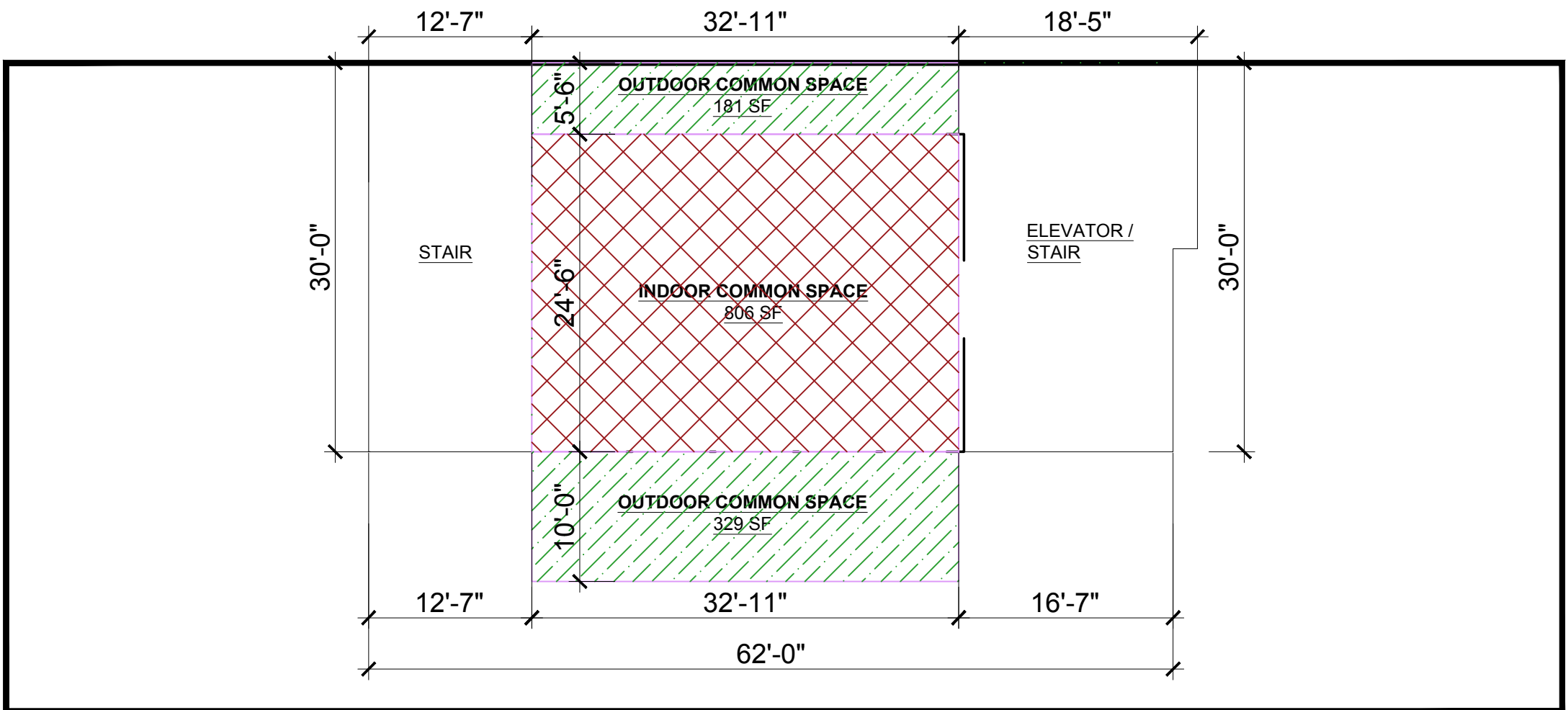
#21281



|                   |                 |
|-------------------|-----------------|
| LOT AREA          | 14,440 SF       |
| BUILDING COVERAGE | 6,000 SF<br>42% |

| SITE AND ZONING DATA    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                                                                    |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------------------------------------------|
| SECTION                 | TOWN OF NORTH HEMPSTEAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                                                                    |
| BLOCK                   | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                                                                    |
| LOT(S)                  | D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                                                                    |
| ZONE DESCRIPTION        | BUSINESS B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                                                                    |
| LOT AREA                | 14,440 SF (0.33 ACRE) EXISTING -- NO CHANGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                                                                    |
| ZONING                  | REQUIRED/ PERMITTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PROPOSED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CODE SECTION                         | VARIANCES REQUIRED                                                                 |
| PERMITTED USES          | SENIOR CITIZEN FACILITIES AS CONDITIONAL USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SENIOR INDEPENDENT LIVING FACILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 70-139 (J)(1)                        | CONDITIONAL USE                                                                    |
| MAXIMUM BUILDING HEIGHT | 3 STORIES<br>45'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 3 STORIES<br>37'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 70-142 (B)                           | NA                                                                                 |
| MINIMUM LOT AREA        | 40,000 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | EXISTING<br>14,440 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 70-143 (B)                           | 25,560 SF                                                                          |
| MINIMUM LOT WIDTH       | 100 FT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | EXISTING<br>100.10 FT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 70-143 (B)                           | NA                                                                                 |
| MINIMUM FRONT SETBACK   | 25 FT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0 FT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 70-143 (B)                           | 25 FT                                                                              |
| MAXIMUM DENSITY         | 32 UNITS / ACRE<br>(32 X 0.33 = 10.56 UNITS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10 UNITS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 70-143 (B)                           | NA                                                                                 |
| LOT COVERAGE            | 85% (14,440 SF) = 12,274 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 6,000 SF (42%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 70-144                               | NA                                                                                 |
| FLOOR AREA              | MIN. 600 SF / UNIT<br>MAX. 1,600 SF / UNIT<br>MIN. 40% OF UNITS SHALL BE 1 BEDROOM<br>NO UNIT SHALL CONTAIN MORE THAN 2 BEDROOMS<br>(18 UNITS X 0.40 = 7.2 UNITS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TOTAL 10 UNITS:<br>6 (1 BEDROOM) &<br>4 (2 BEDROOMS)<br>6 (1 BEDROOM) > 4 MIN. REQ'D<br>(1 BEDROOM): COMPLIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 70-144.1(A)<br>70-144.1(C)           | NA                                                                                 |
| MINIMUM FRONT YARDS     | NO FRONT YARD REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0 FT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 70-145                               | NA                                                                                 |
| MINIMUM REAR YARDS      | 15'-0" ONE SIDE CORNER LOT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 17'-3"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 70-146 (A)                           | NA                                                                                 |
| MINIMUM SIDE YARDS      | 15'-0" ONE SIDE CORNER LOT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 50'-1"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 70-146 (B)                           | NA                                                                                 |
| SEPARATION OF BUILDINGS | MIN. 25'-0"<br>BETWEEN TWO BUILDINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | APPROX. 70'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 70-146.1                             | NA                                                                                 |
| OPEN SPACE + AMENITY    | 80 SF INDOOR COMMON SPACE / UNIT<br>(80 X 10 = 800 SF)<br>50 SF OUTDOOR COMMON SPACE / UNIT<br>(50 X 10 = 500 SF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 806 SF INDOOR SPACE (WINTER GARDEN)<br>510 SF OUTDOOR SPACE (GREEN ROOF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 70-146.2                             | NA                                                                                 |
| FENCES                  | MAX. HEIGHT: 7'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 6'-0" HIGH FENCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 70-147                               | NA                                                                                 |
| PARKING                 | SENIOR INDEPENDENT-LIVING:<br>1 / 0.67 UNIT<br>(10 / 0.67 = 15 SPACES)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (16) PARKING SPACES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 70-103 (A)(1)                        | NA                                                                                 |
|                         | MIN. PARKING SPACE SIZE:<br>10'X20'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 70-141.1<br>70-103 (B)<br>70-103 (O) | NA                                                                                 |
|                         | NO PARKING IN ANY REQ'D YARD OR BUFFER EXCEPT LANDBANKING PROVISIONS<br>NO PARKING AREA WITHIN 10' OF ANY WINDOW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | (14) PARKING SPACES LOCATE IN SIDE YARD<br>(2) PARKING SPACE LOCATES IN REAR YARD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 70-103 (O)                           | (14) PARKING SPACES LOCATED IN SIDE YARD<br>(2) PARKING SPACE LOCATED IN REAR YARD |
| DESIGN FEATURES         | A. A CALL BUTTON MONITORING OR EQUIVALENT SYSTEM WITHIN EACH DWELLING UNIT FOR EMERGENCY CALLS TO ON- OR OFF-SITE EMERGENCY PERSONNEL.<br>B. EXTERIOR ACCESS, MIN. 2 LOCATIONS WITHOUT STEPS<br>C. GRAB BARS IN ALL TUB AND SHOWER STALLS.<br>D. CORRIDOR LENGTH AND DESIGN TO FACILITATE WAYFINDING<br>E. ELEVATORS REQ'D FOR ACCESS TO ALL UNITS ABOVE THE FIRST STORY.<br>F. NON-SKID FLOORS<br>G. HANDLE-TYPE SPIGOTS AND DOORKNOBS.<br>H. IN ALL ROOMS, DOORS OF SUFFICIENT WIDTH TO ACCOMMODATE WHEEL CHAIRS.<br>I. SEPARATION OF VEHICULAR CIRCULATION DRIVE FROM PEDESTRIAN WALKS.<br>J. CHANGES IN GRADE ON WALK SYSTEMS TO BE ACCOMPLISHED BY RAMPS.<br>K. PASSENGER DROP-OFF FOR OCCUPANTS AND VISITORS NEAR ENTRANCE AND ELEVATOR HALLS OF BUILDINGS. | A. A CALL BUTTON MONITORING OR EQUIVALENT SYSTEM WITHIN EACH DWELLING UNIT FOR EMERGENCY CALLS TO ON- OR OFF-SITE EMERGENCY PERSONNEL WILL BE PROVIDED.<br>B. 2 ENTRANCES WITHOUT STEPS PROVIDED<br>C. GRAB BARS IN ALL TUB AND SHOWER STALLS<br>D. 48" WIDTH CORRIDOR WIDTH WITH 60" TURNING CIRCLE PROVIDED AT ALL FLOORS<br>E. ELEVATORS ACCESS TO ALL UNITS AT ALL FLOORS<br>F. NON-SKID FLOORS TO BE INSTALLED<br>G. HANDLE-TYPE SPIGOTS AND DOORKNOBS TO BE INSTALLED<br>H. IN ALL ROOMS, 36" DOORS INSTALLED TO ACCOMMODATE WHEEL CHAIRS<br>I. PROVIDED SEPARATED VEHICULAR CIRCULATION DRIVE FROM PEDESTRIAN WALKS<br>J. RAMPS PROVIDED IN THE SIDEWALK<br>K. PASSENGER DROP-OFF FOR OCCUPANTS AND VISITORS NEAR ENTRANCE AND ELEVATOR HALLS OF BUILDINGS. | 70-146.3A<br>70-77.1                 | NA                                                                                 |

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

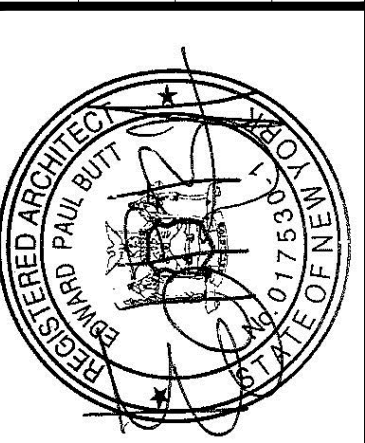


2 INDOOR / OUTDOOR SPACE DIAGRAM - ROOF PLAN  
SCALE: 3/32" = 1'-0"

| 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 NEGLIGENCE ON HIS PART. |                                               |          |
| NO.                                                                                                                                                                                                                          | REVISION                                      | DATE     |
| 1                                                                                                                                                                                                                            | SUBMISSION FOR BUILDING DEPT.                 | 12/27/21 |
| 2                                                                                                                                                                                                                            | RE-SUBMISSION FOR BUILDING DEPT.              | 02/08/22 |
| 3                                                                                                                                                                                                                            | INDOOR/OUTDOOR COMMON SPACE REVISED IN ZONING | 05/12/22 |
| 4                                                                                                                                                                                                                            | ADDED ONE PARKING SPACE                       | 07/27/22 |
| 5                                                                                                                                                                                                                            | REVISED REAR YARD                             | 08/31/22 |
| 6                                                                                                                                                                                                                            | REVISED TO 3-STORY BUILDING & 10 UNITS        | 01/23/23 |

|                    |                 |
|--------------------|-----------------|
| SITE PLAN & ZONING |                 |
| 12 IRMA AVENUE     | PORT WASHINGTON |

|          |          |           |          |
|----------|----------|-----------|----------|
| DATE:    | SCALE:   | DRAWN BY: | JOB NO.: |
| 01/23/23 | AS NOTED |           |          |

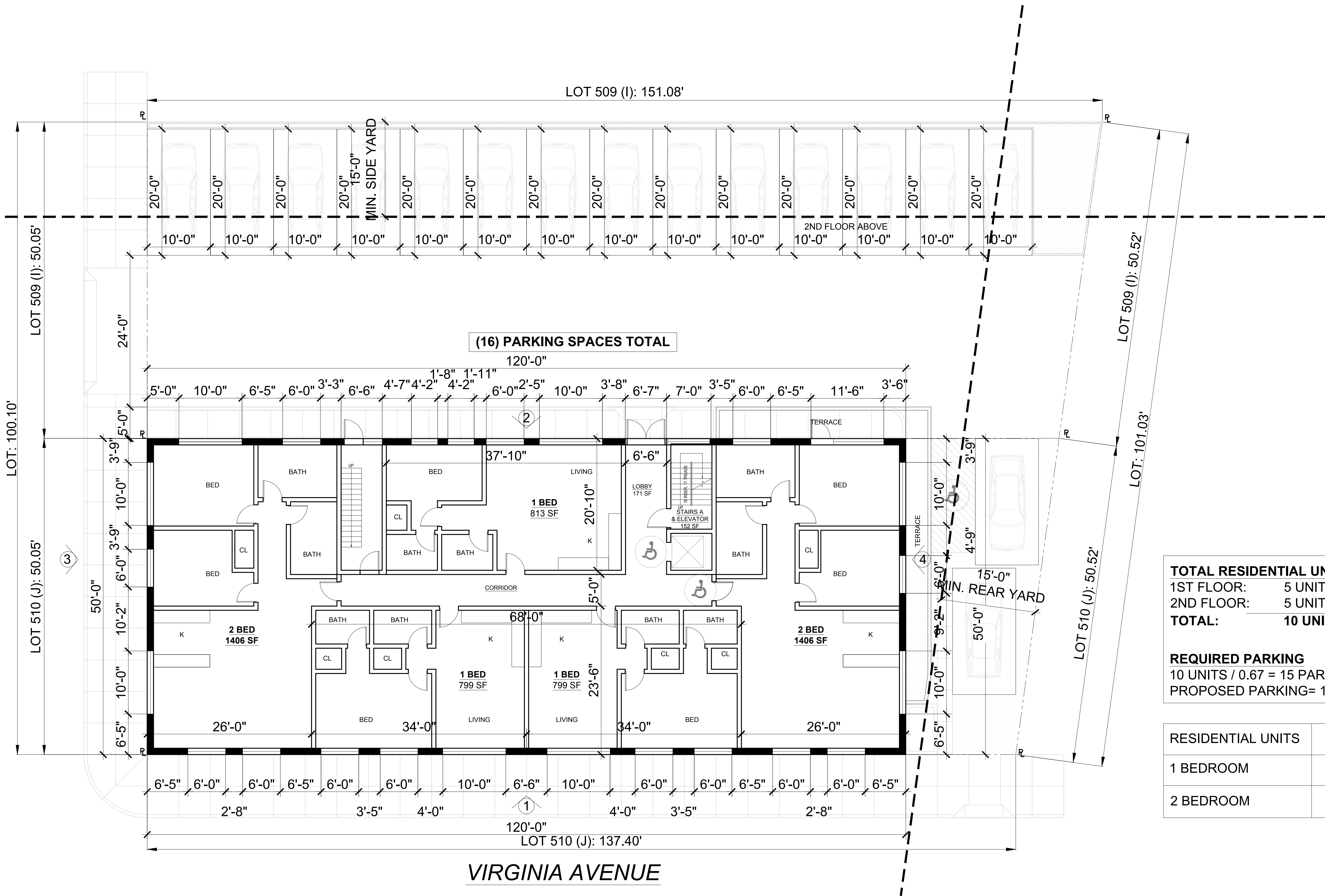


EDWARD PAUL BUTT  
Architect, AIA

New Hyde Park, New York 11040  
P.O. Box 2009  
(516) 625-6625



IRMA AVENUE



**TOTAL RESIDENTIAL UNITS**  
1ST FLOOR: 5 UNITS  
2ND FLOOR: 5 UNITS  
**TOTAL: 10 UNITS**

**REQUIRED PARKING**  
10 UNITS / 0.67 = 15 PARKING  
PROPOSED PARKING= 16 PARKING

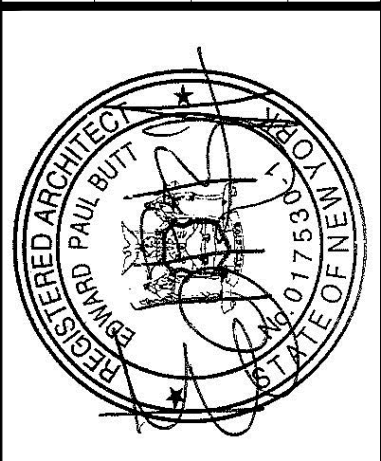
| RESIDENTIAL UNITS | 5 UNITS |
|-------------------|---------|
| 1 BEDROOM         | 3       |
| 2 BEDROOM         | 2       |

1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 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 NEGLIGENCE ON HIS PART. |                                               |          |
| No.                                                                                                                                                                                                                          | REVISION                                      | DATE     |
|                                                                                                                                                                                                                              | SUBMISSION FOR BUILDING DEPT.                 | 12.27.21 |
|                                                                                                                                                                                                                              | RE-SUBMISSION FOR BUILDING DEPT.              | 02.08.22 |
|                                                                                                                                                                                                                              | INDOOR/OUTDOOR COMMON SPACE REVISED IN ZONING | 05.12.22 |
|                                                                                                                                                                                                                              | ADDED ONE PARKING SPACE                       | 07.27.22 |
|                                                                                                                                                                                                                              | REVISED REAR YARD ADDED IN RAUP               | 08.31.22 |
|                                                                                                                                                                                                                              | REVISED TO 3-STORY BUILDING & 10 UNITS        | 01.23.23 |

|                                   |  |
|-----------------------------------|--|
| DRAWING TITLE                     |  |
| PROPOSED 1ST FLOOR PLAN           |  |
| PROJECT NAME                      |  |
| 12 IRMA AVENUE<br>PORT WASHINGTON |  |

|           |          |
|-----------|----------|
| DATE:     | 01.23.23 |
| SCALE:    | AS NOTED |
| DRAWN BY: |          |
| JOB NO.:  |          |



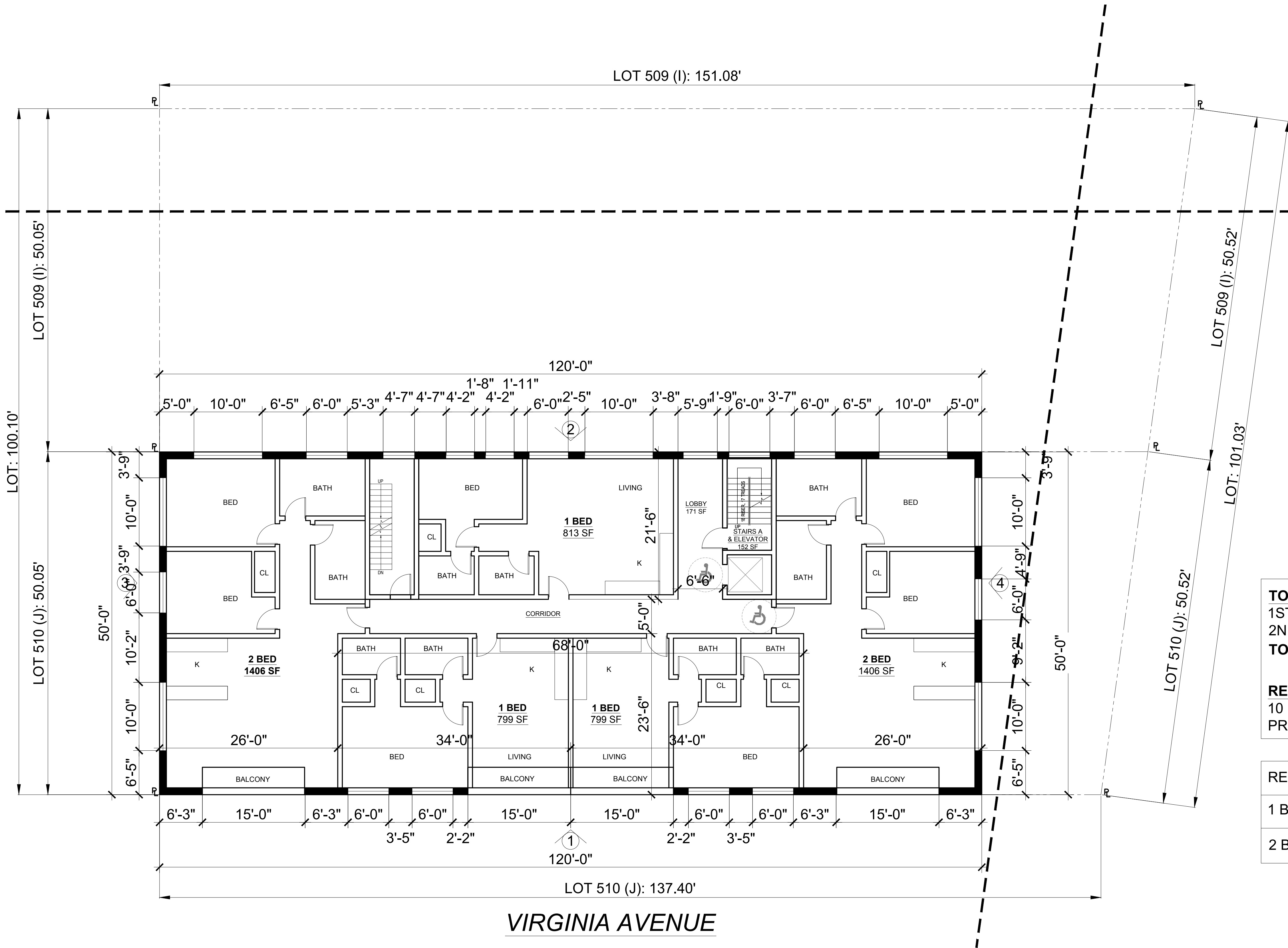
EDWARD PAUL BUTT  
Architect, AIA

New Hyde Park, New York 11040  
P.O. Box 2009  
(516) 625-6625

DRAWING NO.:  
A-1



IRMA AVENUE



**TOTAL RESIDENTIAL UNITS**  
1ST FLOOR: 5 UNITS  
2ND FLOOR: 5 UNITS  
**TOTAL: 10 UNITS**

**REQUIRED PARKING**  
10 UNITS / 0.67 = 15 PARKING  
PROPOSED PARKING= 16 PARKING

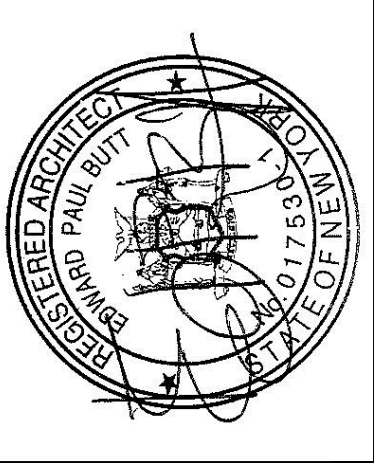
| RESIDENTIAL UNITS | 5 UNITS |
|-------------------|---------|
| 1 BEDROOM         | 3       |
| 2 BEDROOM         | 2       |

1 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8" = 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 NEGLIGENCE ON HIS PART. |                                               |          |
| No.                                                                                                                                                                                                                          | REVISION                                      | DATE     |
|                                                                                                                                                                                                                              | SUBMISSION FOR BUILDING DEPT.                 | 12.27.21 |
|                                                                                                                                                                                                                              | RE-SUBMISSION FOR BUILDING DEPT.              | 02.08.22 |
|                                                                                                                                                                                                                              | INDOOR/OUTDOOR COMMON SPACE REVISED IN ZONING | 05.12.22 |
|                                                                                                                                                                                                                              | ADDED ONE PARKING SPACE                       | 07.27.22 |
|                                                                                                                                                                                                                              | REVISED REAR YARD ADDED IN RAUP               | 08.31.22 |
|                                                                                                                                                                                                                              | REVISED TO 3-STORY BUILDING & 10 UNITS        | 01.23.23 |

|               |                                   |
|---------------|-----------------------------------|
| DRAWING TITLE | PROPOSED 2ND FLOOR PLAN           |
| PROJECT NAME  | 12 IRMA AVENUE<br>PORT WASHINGTON |

|           |          |
|-----------|----------|
| DATE:     | 01.23.23 |
| SCALE:    | AS NOTED |
| DRAWN BY: |          |
| JOB NO.:  |          |



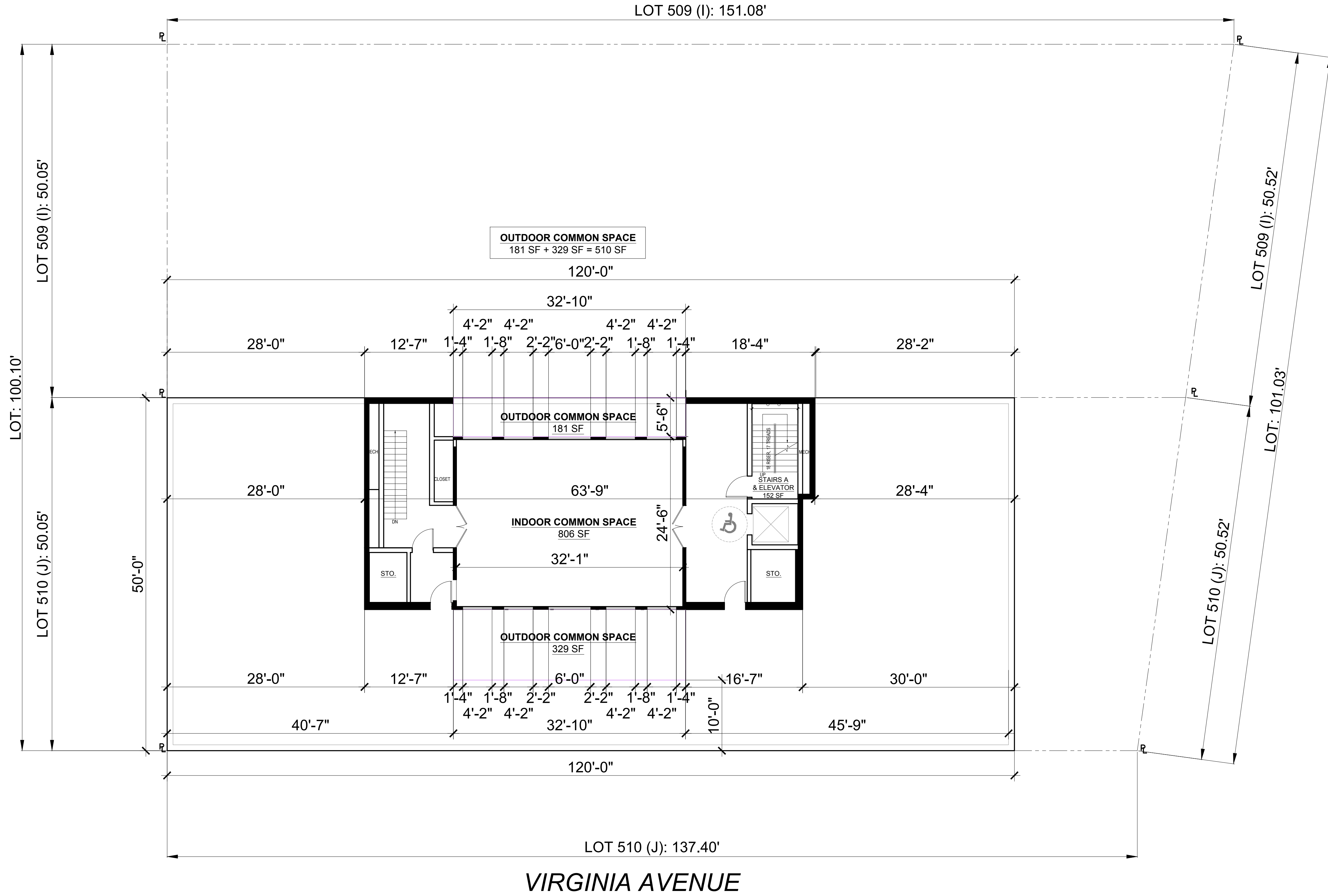
EDWARD PAUL BUTT  
Architect, AIA

New Hyde Park, New York 11040  
P.O. Box 2009  
(516) 625-6625

DRAWING NO.:  
A-2



IRMA AVENUE



VIRGINIA AVENUE

1

## PROPOSED ROOF PLAN

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

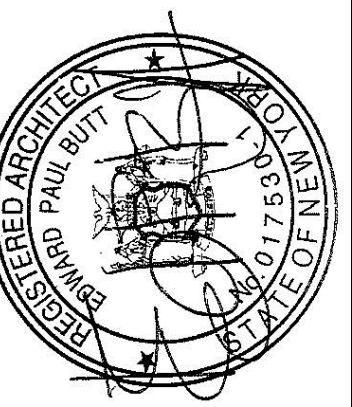
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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

| No. | REVISION                                      | DATE     |
|-----|-----------------------------------------------|----------|
|     | SUBMISSION FOR BUILDING DEPT.                 | 12.27.21 |
|     | RE-SUBMISSION FOR BUILDING DEPT.              | 02.08.22 |
|     | INDOOR/OUTDOOR COMMON SPACE REVISED IN ZONING | 05.12.22 |
|     | ADDED ONE PARKING SPACE                       | 07.27.22 |
|     | REVISED REAR YARD ADDED IN RAUP               | 08.31.22 |
|     | REVISED TO 3-STORY BUILDING & 10 UNITS        | 01.23.23 |

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|---------------|-----------------------------------|
| DRAWING TITLE | PROPOSED ROOF PLAN                |
| PROJECT NAME  | 12 IRMA AVENUE<br>PORT WASHINGTON |

|           |          |
|-----------|----------|
| DATE:     | 01.23.23 |
| SCALE:    | AS NOTED |
| DRAWN BY: |          |
| JOB NO.:  |          |



EDWARD PAUL BUTT  
Architect, AIA

New Hyde Park, New York 11040  
P.O. Box 2009  
(516) 625-6025

01716500  
FAX (516) 625-6029

DRAWING NO.:  
A-3



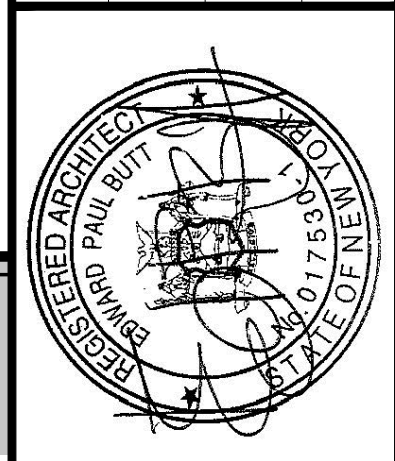


1 NORTH ELEVATION (VIRGINIA STREET)  
SCALE: 3/16" = 1'-0"

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| DRAWING TITLE   | PROJECT NAME                      |
| NORTH ELEVATION | 12 IRMA AVENUE<br>PORT WASHINGTON |

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| DATE:     | 01.23.23 |
| SCALE:    | AS NOTED |
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EDWARD PAUL BUTT  
Architect, AIA

P.O. Box 2009  
(516) 625-6625

New Hyde Park, New York 11040  
FAX (516) 625-6629



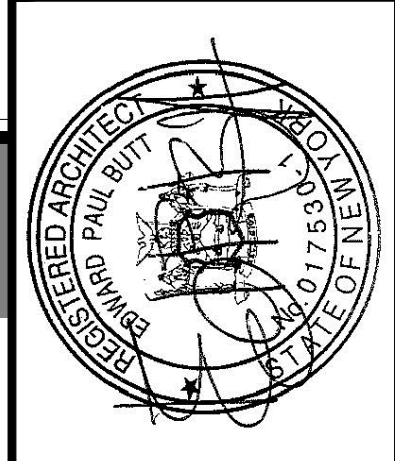


2 SOUTH ELEVATION (IRMA AVENUE)  
SCALE: 3/16" = 1'-0"

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| DRAWING TITLE  | SOUTH ELEVATION                   |  |
|                | 12 IRMA AVENUE<br>PORT WASHINGTON |  |
| ARCHITECT NAME |                                   |  |

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EDWARD PAUL BUTT  
Architect, AIA

P.O. Box 2009  
(516) 625-6625

New Hyde Park, New York 11040  
FAX (516) 625-6629

DRAWING NO.:  
A-11





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

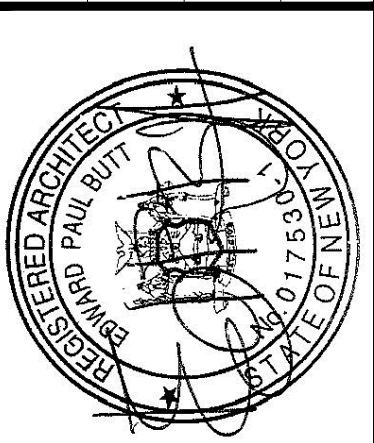
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|     | SUBMISSION FOR BUILDING DEPT.                 | 12.27.21 |
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| DRAWING TITLE | WEST ELEVATION                    |
| PROJECT NAME  | 12 IRMA AVENUE<br>PORT WASHINGTON |

|           |          |
|-----------|----------|
| DATE:     | 01.23.23 |
| SCALE:    | AS NOTED |
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| JOB NO.:  |          |



EDWARD PAUL BUTT  
Architect, AIA

P.O. Box 2009  
(516) 625-6025

New Hyde Park, New York 11040  
FAX (516) 625-6029

DRAWING NO.:  
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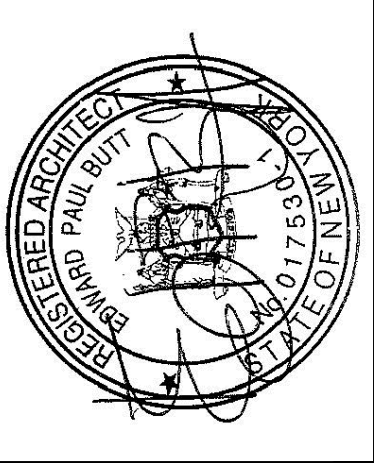


4 EAST ELEVATION (IRMA AVENUE)  
SCALE: 3/16" = 1'-0"

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| ⚠                                                                                                                                                                                                                            | RE-SUBMISSION FOR BUILDING DEPT.              | 02.08.22 |
| ⚠                                                                                                                                                                                                                            | INDOOR/OUTDOOR COMMON SPACE REVISED IN ZONING | 05.12.22 |
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| DRAWING TITLE | EAST ELEVATION                    |
| PROJECT NAME  | 12 IRMA AVENUE<br>PORT WASHINGTON |

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|-----------|----------|
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EDWARD PAUL BUTT  
Architect, AIA

P.O. Box 2009  
(516) 625-6625

New Hyde Park, New York 11040  
FAX (516) 625-6629







CONSTRUCTION NOTES  
ALL REFERENCES STANDARDS AND CHAPTERS AS NOTED ARE PER THE 2020 NYCRC FOR ONE AND TWO FAMILY DWELLINGS.

- ALL ARCHITECTURAL PLANS AND CONSTRUCTION MEANS AND METHODS MUST BE REVIEWED AND INSPECTED BY A NEW YORK CODE ENFORCEMENT OFFICIAL PURSUANT TO TITLE 19 NYCRR PARTS 434 & 1208.
- EACH RESIDENTIAL APPLICATION FOR A NEW STRUCTURE AND EACH ADDITION TO OR REHABILITATION TO AN EXISTING RESIDENTIAL STRUCTURE THAT UTILIZES TRUSS TYPE CONSTRUCTION, FIRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION SHALL BE IDENTIFIED BY A SIGN IN ACCORDANCE WITH THE PROVISIONS OF TITLE 19 NYCRR (PART 1265). A SIGN MUST BE AFFIXED TO THE ELECTRONIC BOX, IF THERE IS ONE, ON THE EXTERIOR OF THE STRUCTURE. IF NO ELECTRONIC BOX EXISTS, THEN A CONSPICUOUS LOCATION ON THE STRUCTURE THAT IS APPROVED BY THE AUTHORITY HAVING JURISDICTION AND BY FIRST RESPONDERS.
- ALL EXISTING CONDITIONS ARE ASSUMED AND SHALL BE VERIFIED IN THE FILED BY THE CONTRACTOR. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY TO MODIFY THE STRUCTURAL PLANS. IF CONTRACTOR PROCEEDS WITHOUT NOTIFYING THE ARCHITECT, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY ILLEGAL CONSTRUCTION. THE EXISTING FIRST FLOOR JOISTS ARE ASSUMED TO BE 2"x10" @ 16" O.C. AND ALL EXISTING EXTERIOR AND INTERIOR WALLS ARE ASSUMED TO BE 2"x4" @ 16" O.C. WITH INTERMEDIATE BLOCKING AT ALL BEARING PARTITIONS WITH (2) 2"x4" WOOD PLATES, THE FOUNDATION WALL AND FOOTINGS ARE ASSUMED TO BE CONCRETE (APPROXIMATELY 8" THICK WITH "I" SHAPED 16"Wx8" DEEP FOOTING (36" MINIMUM BELOW ADJACENT GRADE).
- A16 ALTERATIONS - LEVEL 2:**  
**A16013 COMPLIANCE - ALL NEWLY CONSTRUCTED ELEMENTS, COMPONENTS, SYSTEMS AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THIS CODE.**

EXCEPTIONS:

- SPACES CREATED IN BASEMENTS MAY HAVE A CEILING THAT PROJECTS TO WITHIN 6 FEET, 0 INCHES OF THE FINISHED FLOOR. GIRDERS AND DUCTS IN SUCH SPACE OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 16 FEET, 0 INCHES OF THE FINISHED FLOOR. EXISTING FINISHED CEILING HEIGHTS IN SPACES SHALL NOT BE REDUCED.
- EXISTING STAIRS NOT OTHERWISE BEING ALTERED SHALL BE PERMITTED TO REMAIN THEIR CURRENT CLEAR WIDTH AT, ABOVE, AND BELOW EXISTING HANDRAILS.
- EXISTING STAIRS NOT OTHERWISE BEING ALTERED SHALL BE PERMITTED TO MAINTAIN THEIR CURRENT RISER HEIGHTS AND TREAD DEPTHS.
- HEADROOM HEIGHT ON EXISTING STAIRS BEING ALTERED SHALL NOT BE REDUCED BELOW THE EXISTING STAIRWAY FINISHED HEADROOM. EXISTING STAIRS NOT OTHERWISE BEING ALTERED SHALL BE PERMITTED TO MAINTAIN THE CURRENT FINISHED HEADROOM.
- LANDINGS FOR EXISTING STAIRS NOT OTHERWISE BEING ALTERED SHALL BE PERMITTED TO MAINTAIN THEIR CURRENT WIDTHS.
- TOILET, BATH AND SHOWER SPACES - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307J AND IN ACCORDANCE WITH REQUIREMENTS OF P210B1, BATHTUB AND SHOWER FLOOR AND WALLS ABOVE TUBS AND INSTALLED SHOWER HEADS AND IN SHOWER COMPONENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE AND SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET, 0 INCHES ABOVE AN AREA OF NOT LESS THAN 30 INCHES X 30 INCHES AT THE SHOWER HEAD.
- EXTERIOR STAIRS SHALL BE FIELD MEASURED TO VERIFY THE NUMBER OF RISERS AND TREADS AS PER R3115. MAXIMUM RISER = 8 1/4" AND MINIMUM TREAD = 9" + 1 1/4" (MINIMUM) NOSING.
- SMOKE/CARBON MONOXIDE DETECTOR ALARMS SHALL BE HARD WIRED W/ BATTERY BACKUP, INTERCONNECTED AND INSTALLED AS REQUIRED AS PER SECTION R314 43B OF BUILDING CODE OF NEW YORK STATE. SMOKE ALARMS/CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BATTERY OPERATED WHERE PERMITTED IN ACCORDANCE WITH APPENDIX J. (SEE CODE COMPLIANCE NOTES FOR ADDITIONAL INFORMATION).
- LEVEL AND REINFORCE ANY EXISTING FLOOR JOISTS THAT IS SLOPED AND NOT LEVEL.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTIONS AND SERVICE LOCATIONS (IE, DOMESTIC WATER, GAS, ELECTRIC, STORM AND SANITARY DRAIN AND/OR UNDERGROUND TANKS AND WELLS) LOCATIONS BEFORE EXCAVATION.
- THE CONTRACTOR SHALL CAREFULLY INSPECT THE POINT OF CONTACT AT FOUNDATION SUPPORTING COLUMNS AND POINT TRANSFERRING LOADS FOR CRACKS OR OTHER DEFICIENCIES, AND ADVISE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL INSPECT THE EXISTING WOOD FRAMING FOR ANY INSECT OR WATER DAMAGE THAT WOULD EFFECT THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE. NOTIFY THE ARCHITECT AND OWNER IF DAMAGE IS ENCOUNTERED.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF THE EXISTING STRUCTURE AS REQUIRED DURING THE OPERATION OF WORK. PROVIDE SUFFICIENT SHORING OF EXISTING WALL REMOVALS BEFORE ANY ENLARGEMENT OF OPENINGS AND/OR WALL REMOVALS. DO NOT MOVE SHORING FURTHER FROM WALL REMOVAL THAN THE ACTUAL DEPTH OF THE JOIST SUPPORT.
- THE CONTRACTOR SHALL VERIFY IF ANY WALLS TO BE REMOVED ARE BEARING PARTITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF CONDITIONS VARY.
- SISTER NEW FLOOR JOISTS WHERE SHOWN ON PLAN. EXTEND JOISTS TO OVERLAP UNDER BEARING PARTITION AND BOLT JOISTS WITH (2) 3/4" DIAMETER GALV. BOLTS OR WITH (2) SIMPSON TIMBERLOCK STRUCTURAL WOOD SCREWS @ 16" O.C. AND STAGGERED.
- FIREBLOCKING INSTALLATION AND CONSTRUCTION SHALL COMPLY AS PER R602B.
- DRAFTSTOPPING SHALL BE REQUIRED AT CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY AS PER R502J3. DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING MATERIALS SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS WITH MATERIALS TO COMPLY WITH R-502J2.1.
- NEW MASONRY PATIO AND ALL WALKS SHALL BE SET ON SAND BASE.
- PROVIDE METAL CONNECTORS TO THE EXISTING PORTION OF DWELLING TO REMAIN AS PER THE REQUIREMENTS OF THE NEW ADDITION.
- ENGINEERED LUMBER SHALL BE AS FOLLOWS:  
A. LAMINATED WOOD BEAMS SHALL BE SIMILAR TO GEORGIA PACIFIC 'GP' - 2.0ELVL, BUILT UP MEMBERS SHALL BE BOLTED WITH 2-3/4" DIAM. STEEL BOLTS AT 16" O.C. AT TOP AND BOTTOM (STAGGER BOLTS).  
B. FLOOR JOISTS SHALL BE W 80 SERIES 11 7/8" DEPTH WOOD I-BEAMS @ 16" O.C. WITH 3 1/2" FLANGE WIDTH BY 'GEORGIA PACIFIC' OR EQUAL. ( MAX. SPAN = 22'-8"). JOISTS SHALL EXTEND WHERE POSSIBLE OVER BEARING WALLS FOR MULTIPLE SPANS TO IMPROVE PERFORMANCE. ALL SPANS SHALL HAVE BLOCKING PANEL AND CROSS BRIDGING AT 8'-0" O.C.  
C. ALL JOISTS SHALL BEAR ON WOOD STUD OR BEARING PARTITIONS OR FLUSH TO BEAMS, PROVIDE TOP FLANGE JOIST HANGERS.  
D. PROVIDE BLOCKING PANELS FOR A MINIMUM 4'-0" AT EACH BUILDING CORNER, AT EXTERIOR END WALLS, AT CANTILEVER OVERHANGS AND AT BEARING WALLS. SEE MANUFACTURERS SPECIFICATIONS FOR ADDITIONAL LOCATIONS.
- PROVIDE FILLER BLOCK WHERE BUILT UP MEMBERS ARE SPECIFIED.
- WHERE JOISTS CANTILEVER INTERIOR BEARING WALLS, DOUBLE FLOOR JOISTS WITH LENGTH AS FOLLOWS (CANTILEVER + 2 x CANTILEVER.
- PROVIDE FILLER BLOCKING FOR FULL LENGTH, BEARING STIFFENERS AND BLOCKING PANELS.
- INSTALLATION AND CONSTRUCTION SHALL BE AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS.
- PROVIDE COPPER CRICKET, STEPPED FLASHING AND COUNTER FLASHING AS REQUIRED WHERE ROOF MEETS EXTERIOR WALLS.
- ALL LEADERS AND DRAINS SHALL DRAINS TO 6" DIAMETER PLASTIC "SCHEDULE" - 40" PLASTIC PIPE TO DRYWELLS.
- CONSULT WITH OWNER FOR ALL ELECTRICAL OUTLETS, SWITCHES, CEILING FANS AND EXTERIOR LIGHTING.
- CONSULT WITH OWNER FOR TYPE OF ARCHITECTURAL STYLE ASPHALT ROOF SHINGLES.
- ALL FLITCH BEAMS SHALL BE AS PER FLOOR PLANS. PROVIDE (2) 5/8" DIAM. STEEL BOLTS AT TOP AND BOTTOM, 16" O.C. AND STAGGERED OR 'BETTER HEADER' AS PER NUMBER SHOWN. PROVIDE APPROVED TYPE SIMPSON GALV. JOISTS HANGERS A EACH SUPPORTING JOISTS, RAFTERS AND GIRDER CONNECTION.
- UNEXCAVATED AREAS UNDER MASONRY PORCHES AND STEPS SHALL HAVE 4" THICK (MIN) CONCRETE SLAB WITH #4 REBARS AT 6" O.C. (EACH WAY) OVER COMPACTED SOIL. PROVIDE BRICK PAVERS OVER AT PORCH AND STEPS.
- FURR-OUT CEILING AS REQUIRED FOR SHEETROCK TO BE FLUSH WITH STEEL BEAM.
- THE EXISTING ACCESS TO ATTIC SHALL REMAIN - EX. STAIR TO ATTIC FROM SECOND FLOOR.
- PROVIDE ACCESS TO ATTIC WITH FULL DOWN STAIR (30"x20"). CONSULT WITH OWNER FOR LOCATION, FRAME OPENING AS PER MANUFACTURER SPECIFICATIONS. ACCESS SHALL COMPLY AS PER R807J1.
- NEW STAIRS FROM FIRST FLOOR SHALL BE AS PER R311 AND AS FOLLOWS. ALL HANDRAILS AND GUARDS SHALL BE 36" HIGH AND CONFORM TO R311 & 312. MAINTAIN 6'-8" (MINIMUM) CLEAR HEADROOM AT ALL STAIRS AS PER R3115.2. (VERIFY ALL DIMENSIONS IN THE FIELD.)

FIRST FLOOR TO SECOND FLOOR:

15 RISERS @ 1 1/4" (VERIFY IN FIELD)

14 TREADS @ 9" + 1 1/4" NOSING

FIRST FLOOR TO CELLAR

13 RISERS @ 1 3/16" (VERIFY IN FIELD)

12 TREADS @ 9" + 1 1/4" NOSING

- ENCLOSED ACCESSIBLE SPACE UNDER STAIR STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH SHEETROCK FINISH.
- ALL DOOR AND TRIMMED OPENINGS WITHIN BEARING WALLS SHALL HAVE DOUBLE WOOD HEADERS, 2-2"x10" MIN. UNLESS OTHERWISE NOTED.
- ALL BEAMS AND BUILT-UP GIRDERS SHOULD BE FLUSH UNLESS OTHERWISE NOTED.
- CONSULT WITH OWNER FOR EXACT SIZE AND LOCATION OF ATTIC FAN. PROVIDE ELECTRIC OUTLET.
- INSULATE PERIMETER WALLS OF FIRST AND SECOND FLOOR CELLAR STAIRS AND UNDERSIDE OF STAIRS TO BE INSULATED WITH R-15 BATT INSULATION WHERE EXPOSED TO UNFINISHED CELLAR OR ATTIC SPACES.
- PROVIDE WINDOW WELLS FOR ANY WINDOWS OR CRAWL SPACE VENT OPENINGS LOCATED AT GRADE. WELLS SHALL EXTEND BELOW GRADE WITH 12 INCH (MIN) GRAVEL AT BASE.
- WHERE RAFTERS HAVING VARIOUS ROOFS, INSTALL NEW WOOD SLEEPER (SEE ROOF PLAN FOR SIZE) AT VALLEY TO PROVIDE ADEQUATE SUPPORT, UNLESS NOTED OTHERWISE. SEE ROOF PLAN.
- CONSULT WITH OWNER FOR TYPE OF FINISH FLOORING, ALL WOOD BASE, WINDOW, DOOR AND CROWN MOLDINGS.

- WHERE EXISTING EXTERIOR WALLS ARE TO BE CONVERTED INTO INTERIOR WALLS, CAREFULLY REMOVE ALL EXISTING SIDING, BUILDING PAPER AND INSTALL N32 5/8" SHEETROCK FINISH.
- ALL CRAWL SPACES SHALL HAVE A TWO-INCH THICK CONCRETE RAT SLAB OVER A 6 MIL VAPOR BARRIER. PROVIDE VENTILATION WITH WELL AS REQUIRED. CONSULT WITH OWNER FOR LOCATION OF ACCESS TO CRAWL SPACE. VENTILATION AND ACCESS OPENING SHALL COMPLY AS PER SECTION R408.
- PRECAST COLUMNS SHALL BE "H843", 12" x 8" DIAMETER (LOAD BEARING), DORIC STYLE COLUMN WITH TUSCAN CAPITAL AND BASE. PROVIDE METAL CONNECTOR (1 1/4" WIDE x 20 GA. STEEL STRAP) NAILED TO WOOD HEADER AND RUN THROUGH INSIDE OF COLUMN TO WOOD GIRDER SUPPORT AT FLOOR W/ 6-8d COMMON NAILS OR ANCHORED INTO MASONRY FOUNDATION WITH 2 GALVANIZED EXPANSION BOLTS. WRAP OVER TOP OF BEAM AND NAIL W/ 6-8d COMMON NAILS IN EACH END.
- FIREPLACE CONSTRUCTION, INSULATION AND INSPECTIONS SHALL COMPLY WITH THE PROVISIONS OF THE NEW YORK STATE CONSERVATION AND BUILDING CODES. GAS FIREPLACE UNITS SHALL BE UL RATED WITH DIRECT VENT EXHAUST OR ZERO CLEARANCE METAL FLUE WITH ANTI-DOWN DRAFT CAP AS PER MANUFACTURER SPECIFICATIONS. UNITS SHALL BE ANSI Z1150 OR ANSI Z1188 COMPLIANT IN ACCORDANCE WITH G2434.1/G2435.1/M18012.5 DIRECT VENT TERMINATIONS OF THE NYC RESIDENTIAL CODE. CONSULT OWNER FOR MODEL NUMBER AND EXACT SIZE AND LOCATION. FIREBLOCK AS REQUIRED.
- CONSULT WITH OWNER INSTALLATION OF CENTRAL AIR CONDITIONING.
- PROVIDE POCKET IN NEW FOUNDATION FOR STEEL BEAM, IF REQUIRED ALONG WITH STEEL PLATE, LEVELING NON-SHRINK GROUT AND 1" AIR SPACE.
- ALL CONCRETE FOOTINGS AT UNEXCAVATED AREAS SHALL BE STEPPED DOWN AS PER R403J1 (10-PERCENT SLOPE) TO MATCH THE ELEVATION OF THE CELLAR FOUNDATION. ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES BELOW UNDISTURBED GROUND SURFACES.
- LAUNDRY CLOSET FLOOR SHALL HAVE RUBBEROID WATERPROOF MEMBRANE BASE WITH 3/4" TH. (MIN.) PORTLAND CERAMIC TILE FLOOR FINISH AND WATERPROOF GROUT PITCHED TO FLOOR DRAIN WITH TRAP PRIMER.
- FIRE RETARD ALL CEILING AND ALL WALLS AT BOILER WITH 5/8" TYPE "X" SHEETROCK. PROVIDE 3/4 HOUR FIRE-RATED SELF-CLOSING METAL DOOR AND FRAME.
- PROVIDE 5/8" TYPE "X" SHEETROCK AT ALL GARAGE WALL AND CEILING SURFACES @ 5/8" TYPE "X" SHEETROCK FINISH AT OPPOSITE WALL SURFACE (AT LIVING AREA), CONSTRUCTION SHALL COMPLY WITH SECTIONS R3025 TRU R3025.3, R1023 & R809J1. EXTEND SHEETROCK ALONG FIRE-RATED WALL ADJACENT TO DWELLING TO UNDERSIDE OF JOISTS IF REQUIRED FOR (1-HOUR RATED ENCLOSURE).
- PROVIDE DAMPROOFING AT NEW FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR SPACES AND FLOORS BELOW GRADE FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE WITH TROUELED OR SPRAYED-ON POLYMER ENHANCE ASPHALT LIQUID-APPLIED MEMBRANE (OR APPROVED EQUAL) TO COMPLY WITH THE REQUIREMENTS OF R461. A RUBBEROID MEMBRANE SHALL BE REQUIRED WHERE SOIL CONDITIONS INDICATE A HIGH WATER TABLE OR OTHER SEVER SOIL-WATER CONDITIONS ARE KNOWN TO EXIST TO COMPLY WITH THE REQUIREMENTS OF R406.2 FOR FOUNDATION WATERPROOFING. NOTIFY ARCHITECT IMMEDIATELY SHOULD POOR SOIL CONDITIONS EXIST AND CONSULT WITH OWNER FOR ADDITIONAL EXISTING FOUNDATIONS TO BE DAMPROOFED.
- EXTEND EXISTING MASONRY AND FIRE CLAY FLUE TO BOILER OR FURNACE AS SHOWN ON DRAWINGS AND AS PER SECTION R1003. PROVIDE CEMENT WASH, COPPER CRICKET, FLASHING AND COUNTER FLASHING AS REQUIRED.
- NEW GAS FIRED BOILER AND HOT WATER HEATER WITH INSTALLATION AS PER THE MANUFACTURER SPECIFICATIONS AND TO COMPLY WITH THE REQUIREMENTS FOR HEATING AS PER R303J0.
- ALL EXTERIOR TRIM SHOWN AS 'AZEK' AND/OR 'TYTON' ARE GIVEN AS A GUIDE. ALL SHAPES SHALL MATCH THE EXISTING TRIM AND PROFILES. THE CONTRACTOR SHALL VERIFY ALL SIZES AND SHAPES AT LOCATIONS SHOWN ON DRAWINGS. CONSULT WITH OWNER AND ARCHITECT FOR ANY DISCREPANCIES.

FOUNDATION NOTES:

- COMPLIANCE TO R405 FOUNDATION DRAINAGE IS WITH REGARDS TO EXCEPTION: A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS AS DETAILED IN TABLE R405.1. THE SOIL CONDITIONS SHALL BE OF WELL DRAINED SAND-GRADULAR SOIL COMPOSITION CONSISTENT WITH GROUP 1 AS PER TABLE 405.1. PLEASE ADVISE ARCHITECT IMMEDIATELY SHOULD CONDITIONS VARY.
- SANITARY WASTE , TRAP AND LINES FROM DWELLING TO THE SEWER DISPOSAL SYSTEM, WATER, GAS SERVICES AND ELECTRICAL PANELS ARE SHOWN FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHOULD VERIFY ALL UTILITY SERVICE CONNECTIONS.
- SEE FIRST FLOOR PLAN FOR LOCATION OF SHEARWALL HOLDDOWS.
- THE CONTRACTOR SHALL CAREFULLY INSPECT THE POINT OF CONTACT AT FOUNDATION SUPPORTING COLUMNS FOR CRACKS OR OTHER DEFICIENCIES, AND ADVISE ARCHITECT IMMEDIATELY.
- THE BOTTOM SURFACE OF STEPPED FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING A 10% SLOPE AS PER THE REQUIREMENTS OF R403J5.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND SURFACE AS PER 403J4.
- EXTEND THE TOP OF FOOTING TO AT LEAST 12 INCHES BELOW THE SANITARY WASTE LINE.
- PROVIDE SHELF IN THE FOUNDATION WALLS FOR MASONRY SHELVES AND METAL DECKING AS PER PLANS.
- THE CONTRACTOR SHALL VERIFY WITH THE DEPARTMENT OF PUBLIC WORKS FOR LOCATION OF GAS & WATER SERVICE AND SANITARY SEWER LOCATIONS.
- WHERE TOP OF CELLAR WINDOWS ARE LOCATED BELOW THE TOP OF FOUNDATION WALL, PROVIDE (4) #5 HORIZONTAL REBARS ABOVE THE OPENING. BAR LENGTH SHALL BE 12 INCHES WIDER THAN OPENING.
- UNEXCAVATED AREAS UNDER MASONRY PORCHES AND STEPS SHALL HAVE 4" THICK (MIN) CONCRETE SLAB WITH #4 REBARS AT 6" O.C. (EACH WAY) OVER COMPACTED SOIL. PROVIDE PAVERS OVER AT PORCH AND STEPS WHERE SHOWN ON DRAWINGS.
- WHERE A SLAB ON GRADE IS SUPPORTED ON BACKFILL, THE FILL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING EIGHT INCHES TO AT LEAST NINETY FIVE PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FILL MATERIAL SHALL BE LIMITED TO WELL GRADED SAND OR SAND AND GRAVEL MIXTURE WITH LESS THAN TEN TO FIFTEEN PERCENT FINES PASSING THE No. 200 SIEVE AND A MAXIMUM GRAVEL SIZE OF THREE INCHES.
- PROVIDE 1/2" THICK EXPANSION JOINT PREMOLDED FILLER WITH JOINT SEALER WHERE SLAB MEETS FOUNDATION WALL.
- PROVIDE #4 HOOKED DOWELS 1'-6" LONG, EMBEDDED 6" INTO EXISTING FOUNDATION WALL AT 12" O.C. (VERT.). SECURE WITH HIGH STRENGTH, NON SHRINK EPOXY GROUT. TYPICAL WHERE NEW AND EXISTING FOUNDATIONS MEET.
- ALL INTERIOR CONCRETE SLABS SITTING ON SOIL SHALL HAVE A 6 MIL VAPOR BARRIER BENEATH.

STAIR NOTES:

RISERS: THE RISER HEIGHT SHALL BE NOT MORE THAN 8 1/4" (196MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" (9.5MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD. ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (@51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDE THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIAMETER (102MM) SPHERE.

TREADS: THE TREAD DEPTH SHALL BE NOT LESS THAN 9" (234MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5MM).

WOOD TO BE PRESSURE TREATED WITHIN AREAS OF THE NEW WORK THAT IS:  
-WOOD STRUCTURAL FLOOR CLOSER THAN 18 INCHES AND WOOD GIRDERS CLOSER THAN 12"  
-ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY  
-ENDS OF WOOD ENTERING CONC.  
-WALL FRAMING ON EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND  
-ALL DECKING MATERIAL/COLUMNS

AREAS FAVORABLE TO TERMITE DAMAGE SHALL BE PROTECTED BY CHEMICAL SOIL TREATMENT, NATURALLY TERMITE RESISTANT WOOD, PHYSICAL BARRIERS OR PRESSURE PRESERVATIVELY TREATED WOOD

ALL SMOKE/CARBON MONOXIDE DETECTORS TO MEET THE REGULATIONS STATED IN SECTION R314 OF THE RCNY'S 2020

ALL BEAM AND POST SIZES TO BE VERIFIED W/ ARCHITECT UPON DEMOLITION

CONTRACTOR TO VERIFY DIRECTION OF JOISTS PRIOR TO REMOVAL OF WALLS. BRACE AS REQUIRED TO SUPPORT JOISTS BELOW. BEARING WALLS TO BE REMOVED PRIOR TO INSTITUTION OF BEAM SPECIFICATION.

ALL WINDOW AND DOOR HEADER TO BE (2) 2X8 UNLESS OTHERWISE SPECIFIED ON PLANS.

PROVIDE AT LEAST ONE EXTERIOR LIGHTING OUTLET CONTROLLED BY THE INSIDE WALL SWITCH FOR ALL ENTRANCES, AS PER RCNY'S 2020

SMOKE/CARBON MONOXIDE ALARMS TO BE INSTALLED:  
- IN EACH SLEEPING ROOM  
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS  
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS.  
- SMOKE ALARM TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL THE INTERVENING DOORS CLOSED.  
- CO DETECTOR MUST PROVIDE DIFFERENT SOUND THAN SMOKE DETECTOR.

VERIFY THERE IS SUFFICIENT PROTECTION AGAINST DECAY AND TERMITES AS PER 2304.12 OF THE RCNY'S 2020

-ALL EXTERIOR LIGHTING ON PREMISES SHALL BE DIRECTED AWAY FROM ADJOINING RESIDENCES OR PUBLIC RIGHTS OF WAY AND SHALL NOT EXCEED A HEIGHT OF 20 FT ABOVE GRADE OF THE PREMISES. THE LOCATION, CANDLEPOWER AND TYPE OF FIXTURES TO BE INSTALLED SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL AS PER 10-52.1

NOTES

SUBMISSIONS

| # | DATE     | DESCRIPTION        |
|---|----------|--------------------|
| 1 | 08-30-22 | INITIAL SUBMISSION |
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| 3 | 11-17-22 | RESUBMISSION       |
| 4 | 01-03-23 | BZA SUBMISSION     |
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EST. - 2009

JM

JARED MANDEL  
ARCHITECTS

25 HILLSIDE AVE.  
WILLISTON PARK - N.Y.

P: 516 - 629-9060  
F: 516 - 750-9008  
Email : Info@Mandelarchitects.com



PRIVATE RESIDENCE  
426 OLD COURTHOUSE ROAD  
NEW HYDE PARK, NY 11040

PAGE CONTENTS:

GENERAL NOTES

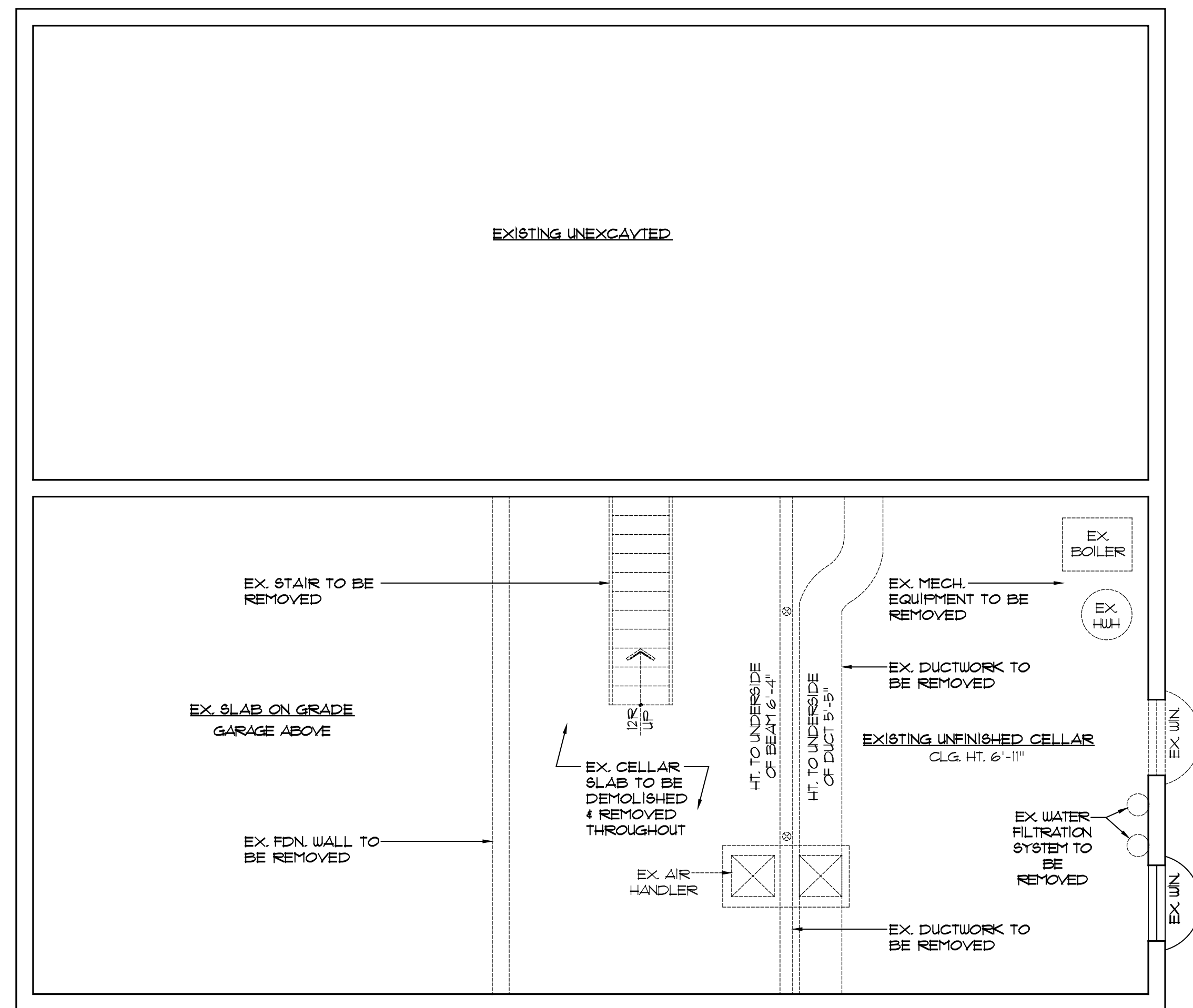
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|----------------|------------|--------------|-------------|------|
| APPLICATION #: |            | -----        |             |      |
| DRAWN BY:      |            | R.H.         | CHECKED BY: | J.M. |
| PROJECT #:     | 22039      | SHEET NUMBER |             | GN-1 |
| DATE:          | 08.30.2022 |              |             |      |
| SCALE:         | AS NOTED   |              |             |      |

GN-1

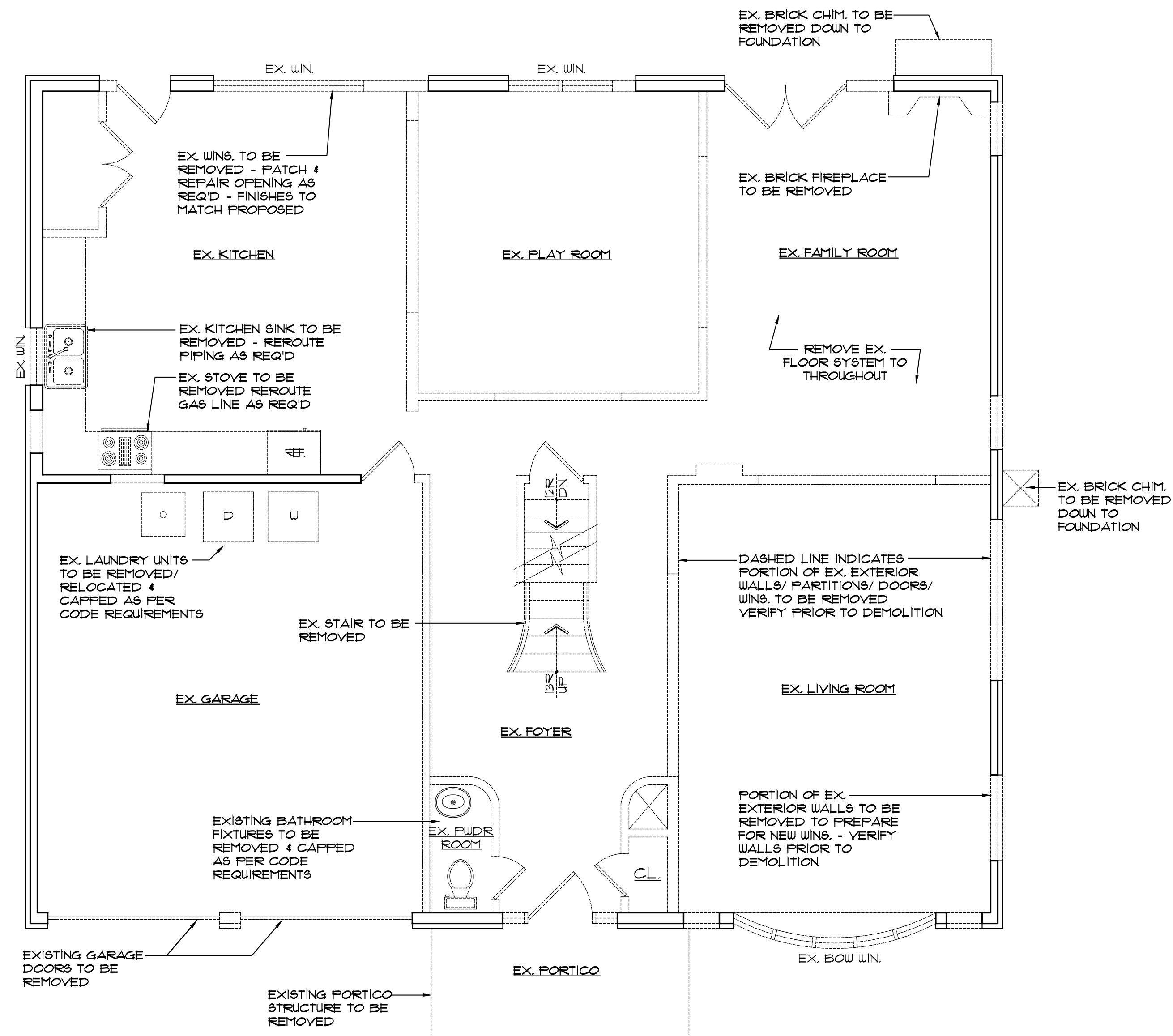






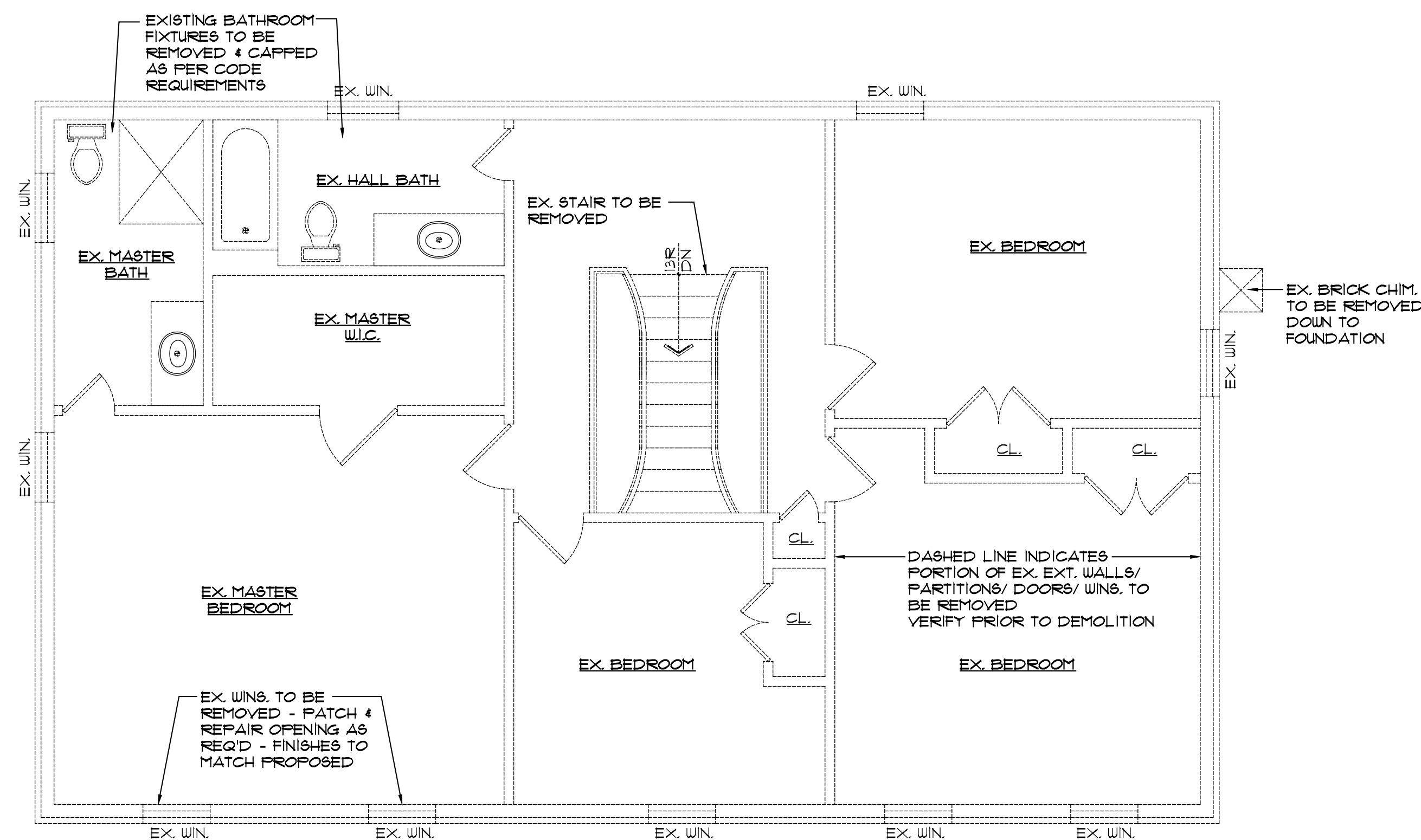


1 EX. CELLAR DEMOLITION PLAN  
D-1 SCALE : 1/4" = 1'-0"



2  
D-1

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



3 EX. SECOND FLOOR DEMOLITION PLAN  
D-1 SCALE : 1/4" = 1'-0"

### EXISTING CONDITION GENERAL NOTES

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

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

# DEMOLITION NOTES

1. ALL REMOVALS SHALL BE PERFORMED IN KEEPING WITH THE BEST SAFETY PRACTICES IN ACCORDANCE WITH ALL LOCAL VILLAGE, CITY, STATE AND/OR FEDERAL LAWS GOVERNING THE SAME.
2. ALL EXISTING CONSTRUCTION, SUCH AS COLUMNS, PIERS AND STRUCTURAL (BEARING) PARTITIONS, WHERE DISTURBED DUE TO ADJUSTMENT/DEMOLITION, ARE TO BE REPLACED AND REPAIRED WITH MATERIAL TO MATCH EXISTING CONSTRUCTION. MASONRY OPENINGS MUST BE FILLED WITH SAME MATERIAL.
3. THE CONTRACTOR SHALL VERIFY ALL FLOOR JOIST SPACING AND FRAMING INDICATED ON DRAWINGS. NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IF CONDITIONS VARY.
4. THE WATER SUPPLY MUST BE DISCONNECTED PRIOR TO THE DEMOLITION OF ALL PLUMBING AND EQUIPMENT PIPING, FLOOR DRAINS AND PLUMBING FIXTURES. OBTAIN PROPER PERMITS PRIOR TO COMMENCEMENT OF WORK.
5. ALL UNUSED PIPING AND EQUIPMENT LINES MUST BE REMOVED AND CAPPED AT THE MAIN RISER OR BRANCH CONNECTION.
6. REMOVE ALL UNUSED ELECTRICAL LIGHTING FIXTURES, CEILING FANS, OUTLETS, SWITCHES, RECEPTACLES, PANELS, WIRING, CABLEING, CONDUIT AND OTHER EQUIPMENT BACK TO THE SOURCE BY A LICENSED ELECTRICIAN WITH PROPER PERMITS AND INSURANCE.
7. GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO COMPLETE THE WORK. THE WORKMANSHIP OF THE DRAWINGS AND/OR SPECIFICATIONS HEREIN, IN GENERAL, THE WORK SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO WORK SPECIFIED HEREIN.
8. REMOVE ALL EXISTING ROOF STRUCTURE ABOVE DWELLING, RAFTERS, WALLS, CEILINGS, WOOD FLOORING AND MOULDINGS AT ENTIRE SECOND FLOOR. REMOVE ALL CEILING AND WALL SURFACES, FLOORING AND WOOD MOULDINGS AT ENTIRE FIRST FLOOR.
9. REMOVE ALL EXISTING INTERIOR WALLS, WINDOWS AND DOORS AS SHOWN ON PLANS.
10. REMOVE ALL EXISTING STAIRS. PROVIDE NEW STAIR FRAME OPENING WITH DOUBLE JOISTS AROUND PERIMETER. SEAL OPENING WITH FLOOR JOISTS AND FLOORING TO MATCH PROPOSED.
11. REMOVE EXISTING FRONT OPEN PORCH ROOF STRUCTURE, SOFFIT, COLUMNS AND FOUNDATION.

### CLEAN UP-SAFETY

1. ALL DEBRIS RESULTING FROM OPERATIONS UNDER THIS CONTRACT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL NOT BE STORED OR PERMITTED TO ACCUMULATE ON THE SITE.
2. UPON COMPLETION OF WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT, MATERIALS, APPARATUS, ETC. AND SHALL BROOM SWEEP.
3. CONTRACTOR PERFORMING THE WORK SHALL BE LICENSED, INSURED, HAVE KNOWLEDGE AND EXPERIENCE WITH SIMILAR DEMOLITION JOBS.

## NOTES

## SUBMISSIONS

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|---|----------|--------------------|
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| 4 | 01-03-23 | BZA SUBMISSION     |
|   |          |                    |
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EST. - 2009

The logo consists of the letters 'J' and 'M' in a stylized, bold, serif font. The 'J' has a thick, curved tail that loops back towards the left. The 'M' is composed of two vertical strokes and a central 'V' shape, all rendered in a dark gray color.

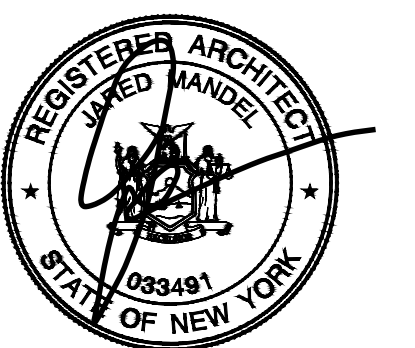
JARED MANDEL  
ARCHITECTS

25 HILLSIDE AVE.  
WILLISTON PARK - N.Y.

P: 5 1 6 - 6 2 9 - 9 0 6 0

F: 5 1 6 - 7 5 0 - 9 0 0 8

Email : [Info@Mandelarchitects.com](mailto:Info@Mandelarchitects.com)



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426 OLD COURTHOUSE ROAD  
NEW HYDE PARK, NY 11040

PAGE CONTENTS:

EXISTING FLOOR PLANS,  
DEMOLITION PLANS, NOTES

APPLICATION #: \_\_\_\_\_

DRAWN BY: R.H. CHECKED BY: J.M.

PROJECT #: 22039

DATE: 08.30.2022

SCALE: AS NOTED

EET NUMBER

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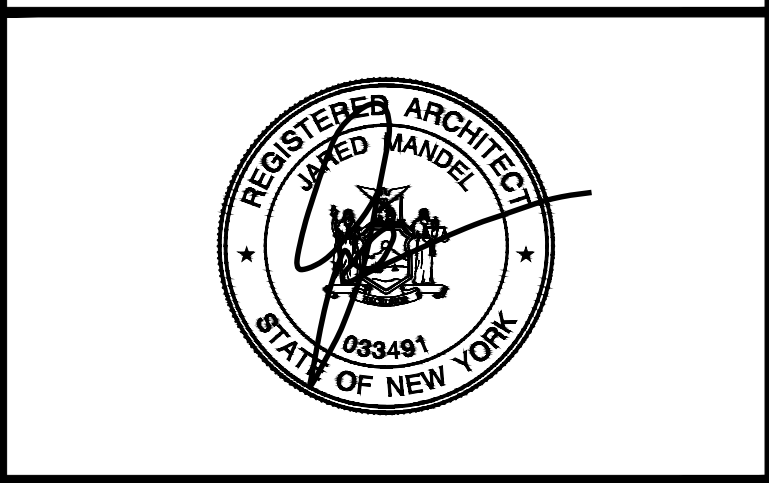
JARED MANDEL  
ARCHITECTS

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25 HILLSIDE AVE.  
WILLISTON PARK - N.Y.

P: 516 - 629-9060  
F: 516 - 750-9008

Email : [Info@Mandelarchitects.com](mailto:Info@Mandelarchitects.com)



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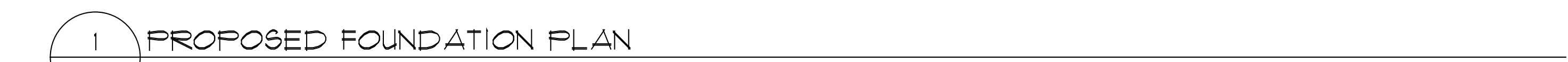
PROPOSED FOUNDATION PLAN

|                      |                  |
|----------------------|------------------|
| APPLICATION #: _____ |                  |
| DRAWN BY: R.H.       | CHECKED BY: J.M. |

|            |       |              |
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| DATE:  | 08.30.2022 |
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- 1/ THE CONTRACTOR SHALL COMPLY WITH THE ALL RELEVANT PROVISIONS OF THE NYS BUILDING CODE.
- 2/ ALL FOUNDATIONS AND EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYS BUILDING CODE AND ALL LOTS, BUILDINGS, AND SERVICE FACILITIES ADJOINING THE FOUNDATION AND EARTHWORK AREAS SHALL BE PROTECTED AND SUPPORTED.
- 3/ ALL TEST PITS, BORINGS, AND UNDERPINNING OPERATIONS ARE SUBJECT TO CONTROLLED INSPECTION
- 4/ THE OWNER SHALL RETAIN A LICENSED SURVEYOR TO SURVEY ALL LOAD BEARING WALLS, PIERS AND COLUMNS TO BE UNDERPINNED.
- 5/ THE CONTRACTOR AND/OR SUB-CONTRACTOR HAVE COMPLETED NO LESS THAN FIVE (5) UNDERPINNING PROJECTS OF A COMPARABLE SIZE AND TYPE TO THIS PROJECT, AND MUST HAVE AT LEAST FIVE (5) YEARS EXPERIENCE IN THE WORK AND/OR APPLICABLE TRADE. SUBMIT EVIDENCE OF SUCH EXPERIENCE FOR REVIEW.
- 6/ THERE SHALL BE A PRECONSTRUCTION MEETING WITH THE OWNER, ARCHITECT, ENGINEER OF RECORD, GENERAL CONTRACTOR AND SUB-CONTRACTORS) PRIOR TO WORK COMMENCING.
- 7/ ALL ADJACENT PROPERTIES, INCLUDING BUT NOT LIMITED TO EXTERIOR WALLS AND FOOTING ARE TO BE OBSERVED BY THE ENGINEER OF RECORD PRIOR TO WORK COMMENCING.
- 8/ THE UNDERPINNING FOUNDATIONS SHALL BEAR ON SUBGRADE HAVING A BEARING CAPACITY EQUAL TO OR GREATER THAN THE SUBGRADE OF THE EXISTING FOUNDATION. THE SUBGRADE AT THE LEVEL OF THE EXISTING FOUNDATION SHALL BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER RETAINED BY THE OWNER TO VERIFY THE BEARING CAPACITY, AND DEFICIENCIES BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
- 9/ DO NOT TRANSFER THE BUILDING LOAD ONTO NEW UNDERPINNING WALLS UNTIL ALL WALLS HAVE ATTAINED 50% OF THE DESIGN STRENGTH, AS CONFIRMED BY THE CYLINDER TESTS OR 96 HOURS
- 10/ DO NOT PLACE BACKFILL AGAINST NEW UNDERPINNING WALLS UNTIL WALLS HAVE ATTAINED MOST OF THE CONCRETE DESIGN STRENGTH, AS CONFIRMED BY THE CYLINDER TESTS OR 96 HOURS.
- 11/ ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- 12/ ALL GROUT SHALL BE NONSHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI.
- 13/ ALL BACKFILL SHALL BE A MIXTURE OF 1 PART CEMENT AND 2 PARTS DAMP SAND, WITH 0 SLUMP.
- 14/ ALL UNDERPINNING SHEETING AND BRACING TO REMAIN SHALL BE PRESSURE TREATED LUMBER AND/OR OTHER APPROVED MATERIAL.
- 15/ THE EXTENT OF THE UNDERPINNING SHALL BE DETERMINED UPON REVIEW OF THE SOILS REPORT, TEST PIT DATA AND EXISTING CONDITIONS BY A LICENSED PROFESSIONAL ENGINEER RETAINED AS REVIEWED AND REPORTED UPON TO THE ENGINEER OF RECORD.
- 16/ EXCAVATION BELOW THE WATER TABLE SHOULD BE AVOIDED, IF POSSIBLE DEWATER THE SITE PRIOR TO EXCAVATION. EXCAVATION MAY ONLY PROCEED AFTER REVIEW BY THE ENGINEER OF RECORD.
- 17/ IF WATER IS ENCOUNTERED ON THE PIT, PROVIDE A WELL POINT NEAR THE PIT. THE CONTRACTORS LICENSED PROFESSIONAL ENGINEER SHALL DETERMINE THE LOCATIONS OF THE WELL POINTS AND THE METHODS OF REMOVING WATER FROM THE PIT.
- 18/ ALL SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE INSPECTED AFTER RAINSTORMS.
- 19/ EXCAVATED MATERIAL AND SUPERIMPOSED LOADS SUCH AS EQUIPMENT AND TRUCKS SHALL NOT BE PLACED CLOSER TO THE EDGE OF THE EXCAVATION THAN A DISTANCE EQUAL TO ONE AND ONE-HALF TIMES THE DEPTH OF SUCH EXCAVATION.
- 20/ THE UNDERPINNING SHALL BE INSTALLED IN A MANNER SUCH THAT THE EXPOSED FACE OF THE CONCRETE IS DOWNSIDE OR AS OTHERWISE SPECIFIED CLEAN AND NEAT.
- 21/ ALL VERTICAL OR AS OTHERWISE SPECIFIED UNDERPINNING SHALL BE A MAXIMUM OF ONE LIFT. THE LIFT SHALL BE WITHOUT INTERMEDIATE HORIZONTAL CONSTRUCTION JOINTS (COLD JOINTS MULTIPLE (VERTICAL) LEVELS OF UNDERPINNING SHALL NOT BE PERMITTED.



MIN. 34"-38" HT. CONTINUOUS HANDRAIL FOR ALL BALCONIES & ENTIRE LENGTH OF STAIRS. GUARDS REQ'D ON OPEN SIDES OF STAIR WHICH DO NOT ALLOW THE PASSAGE OF A SPHERE OF 4" OR MORE IN DIAMETER. AS PER RCNYS 2020 (TYPICAL)

ALL NEW WINDOWS SPECIFIED ARE ANDERSEN 400 SERIES. ANY CHANGES IN SPECIFICATIONS OR MANUFACTURER, CONTRACTOR TO REVIEW AND SPECIFY COMPARABLE PRODUCT W/ OWNER

24" x 36" FULL DOWN ATTIC STAIR INSULATE AND SEAL  
ALL PENETRATIONS AS REQ.

**GARAGE FIRE PROTECTION NOTES**

RQNT'S R302.0.1 OFFERING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE FIRE-PROTECTION-RATED ASSEMBLIES EQUIPPED WITH SELF-CLOSING DEVICES

RQNT'S DUELLING GARAGE SEPARATION: WHERE HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM THE LIVING SPACE OR ITS ATTIC, SUCH CONSTRUCTION SHALL BE PROTECTED WITH ONE LAYER OF 5/8" THICK TYPE-X GYPSUM BOARD INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF SECTION R102.3.5. OPENINGS IN HORIZONTAL SEPARATIONS SHALL NOT BE PERMITTED EXCEPT WHERE THE RESIDENCE IS OTHERWISE PROTECTED BY VERTICAL SEPARATIONS. WHERE THE HORIZONTAL SEPARATION IS FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE CEILING SHALL ALSO BE PROTECTED BY NO LESS THAN 5/8" TYPE-X GYPSUM BOARD OR EQUIVALENT

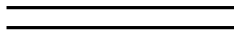
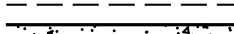
RCNYS R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE FIRE-PROTECTION-RATED ASSEMBLIES EQUIPPED WITH SELF-CLOSING DEVICES

GENERAL NOTE 5

INSULATE ALL EXISTING EXTERIOR WALLS W/ MIN. R-21  
BATT INSULATION OR SPRAY FOAM EQUIVALENT.

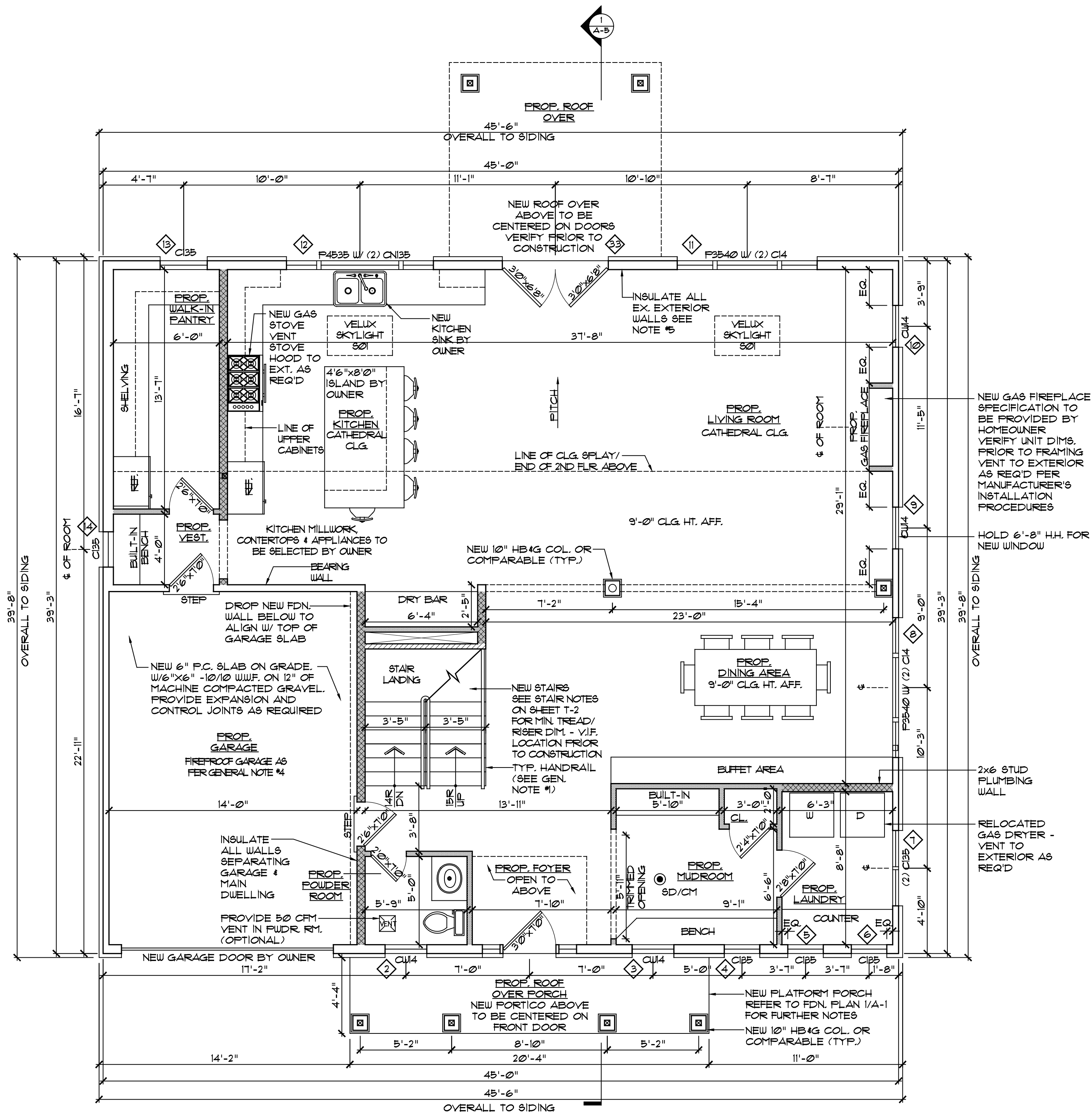
INSULATE ALL EXISTING EXTERIOR WALLS W/ MIN. R-21  
BATT INSULATION OR SPRAY FOAM EQUIVALENT.

SEE STRUCTURAL PLANS FOR BEAM/ FLOOR, CEILING  
& ROOF SYSTEM SPECIFICATIONS & POST LOCATIONS.

|                                                                                       |                                                                                   |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|  | PORTION OF EXISTING WALL TO REMAIN                                                |
|  | NEW 2"x4" STUD WALL @ 16" O.C.<br>W/ 5/8" GYP. BD. (UON)                          |
|  | NEW 2"x6" INT. STUD WALL @ 16"<br>O.C. W/ 5/8" GYP. BD.                           |
|  | NEW 2"x6" EXT. STUD WALL 16"<br>O.C. W/ 5/8" GYP. BD. (UON) W/<br>R-21 INSULATION |
|  | 2"x BEARING WALL                                                                  |
|  | NEW 10" P.C. FDN. WALL ON A<br>20"x10" DEEP FTG. (SIZES<br>VARY AS PER PLAN)      |

|       |                                                           |
|-------|-----------------------------------------------------------|
| ①     | SMOKE DETECTOR/CARBON MONOXIDE DETECTOR AS PER R314, R315 |
| 9D/CM |                                                           |
| ☑     | STRUCTURAL POST SHOWN TO BELOW VARIES AS PER PLAN         |
| ☐     | STRUCTURAL POST SHOWN ABOVE                               |
| ○     | STRUCTURAL STEEL POST                                     |
| ⊗     | STRUCTURAL BEAM IDENTIFIER                                |





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

GENERAL NOTE #1

MIN. 34"-38" HT. CONTINUOUS HANDRAIL FOR ALL BALCONIES & ENTIRE LENGTH OF STAIRS. GUARDS REQ'D ON OPEN SIDES OF STAIR WHICH DO NOT ALLOW THE PASSAGE OF A SPHERE OF 4" OR MORE IN DIAMETER, AS PER RCNY'S 2020 (TYPICAL)

GENERAL NOTE #2

ALL NEW WINDOWS SPECIFIED ARE ANDERSEN 400 SERIES. ANY CHANGES IN SPECIFICATIONS OR MANUFACTURER, CONTRACTOR TO REVIEW AND SPECIFY COMPARABLE PRODUCT W/ OWNER

GENERAL NOTE #3

24" x 36" FULL DOWN ATTIC STAIR INSULATE AND SEAL ALL PENETRATIONS AS REQ.

GENERAL NOTE #4

GARAGE FIRE PROTECTION NOTES

RCNY'S R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE FIRE-PROTECTION-RATED ASSEMBLIES EQUIPPED WITH SELF-CLOSING DEVICES

RCNY'S R302.5.1 OPENING PROTECTION. WHERE HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM THE LIVING SPACE OR ITS ATTIC, SUCH CONSTRUCTION SHALL BE PROTECTED WITH ONE LAYER OF 5/8" THICK TYPE-X GYPSUM BOARD, INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF SECTION R102.3.5. OPENINGS IN HORIZONTAL SEPARATIONS SHALL NOT BE PERMITTED EXCEPT WHERE THE RESIDENCE IS OTHERWISE PROTECTED BY VERTICAL SEPARATIONS. WHERE THE HORIZONTAL SEPARATION IS FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NO LESS THAN 5/8" TYPE-X GYPSUM BOARD OR EQUIVALENT

GENERAL NOTE #5

INSULATE ALL EXISTING EXTERIOR WALLS W/ MIN. R-21 BATT INSULATION OR SPRAY FOAM EQUIVALENT.

GENERAL NOTE #6

SEE STRUCTURAL PLANS FOR BEAM/ FLOOR/ CEILING & ROOF SYSTEM SPECIFICATIONS & POST LOCATIONS.

WALL LEGEND

|  |                                                                               |
|--|-------------------------------------------------------------------------------|
|  | PORTION OF EXISTING WALL TO REMAIN                                            |
|  | NEW 2"x4" STUD WALL @ 16" O.C. W/ 5/8" GYP. BD. (UON)                         |
|  | NEW 2"x6" INT. STUD WALL @ 16" O.C. W/ 5/8" GYP. BD.                          |
|  | NEW 2"x6" EXT. STUD WALL @ 16" O.C. W/ 5/8" GYP. BD. (UON) W/ R-21 INSULATION |
|  | 2"x BEARING WALL                                                              |
|  | NEW 10" P.C. FDN. WALL ON A 20"x10" DEEP FTG. (SIZES VARY AS PER PLAN)        |

- SD/CM SMOKE DETECTOR/CARBON MONOXIDE DETECTOR AS PER R314, R315
- STRUCTURAL POST SHOWN BELOW VARIES AS PER PLAN
- STRUCTURAL POST SHOWN ABOVE
- STRUCTURAL STEEL POST
- ⊗ STRUCTURAL BEAM IDENTIFIER

NOTES

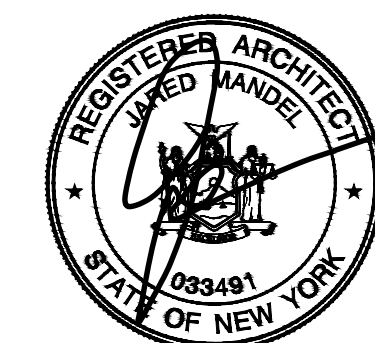
SUBMISSIONS

| # | DATE     | DESCRIPTION        |
|---|----------|--------------------|
| 1 | 08-30-22 | INITIAL SUBMISSION |
| 2 | 10-06-22 | RESUBMISSION       |
| 3 | 11-17-22 | RESUBMISSION       |
| 4 | 01-03-23 | BZA SUBMISSION     |

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**JM**  
JARED MANDEL  
ARCHITECTS

25 HILLSIDE AVE.  
WILLISTON PARK - N.Y.  
P: 516 - 629-9060  
F: 516 - 750-9008  
Email : Info@Mandelarchitects.com



PRIVATE RESIDENCE  
426 OLD COURTHOUSE ROAD  
NEW HYDE PARK, NY 11040

PAGE CONTENTS:

PROPOSED FLOOR PLANS

APPLICATION #: \_\_\_\_\_

DRAWN BY: R.H. CHECKED BY: J.M.

PROJECT #: 22039

SHEET NUMBER

DATE: 08.30.2022

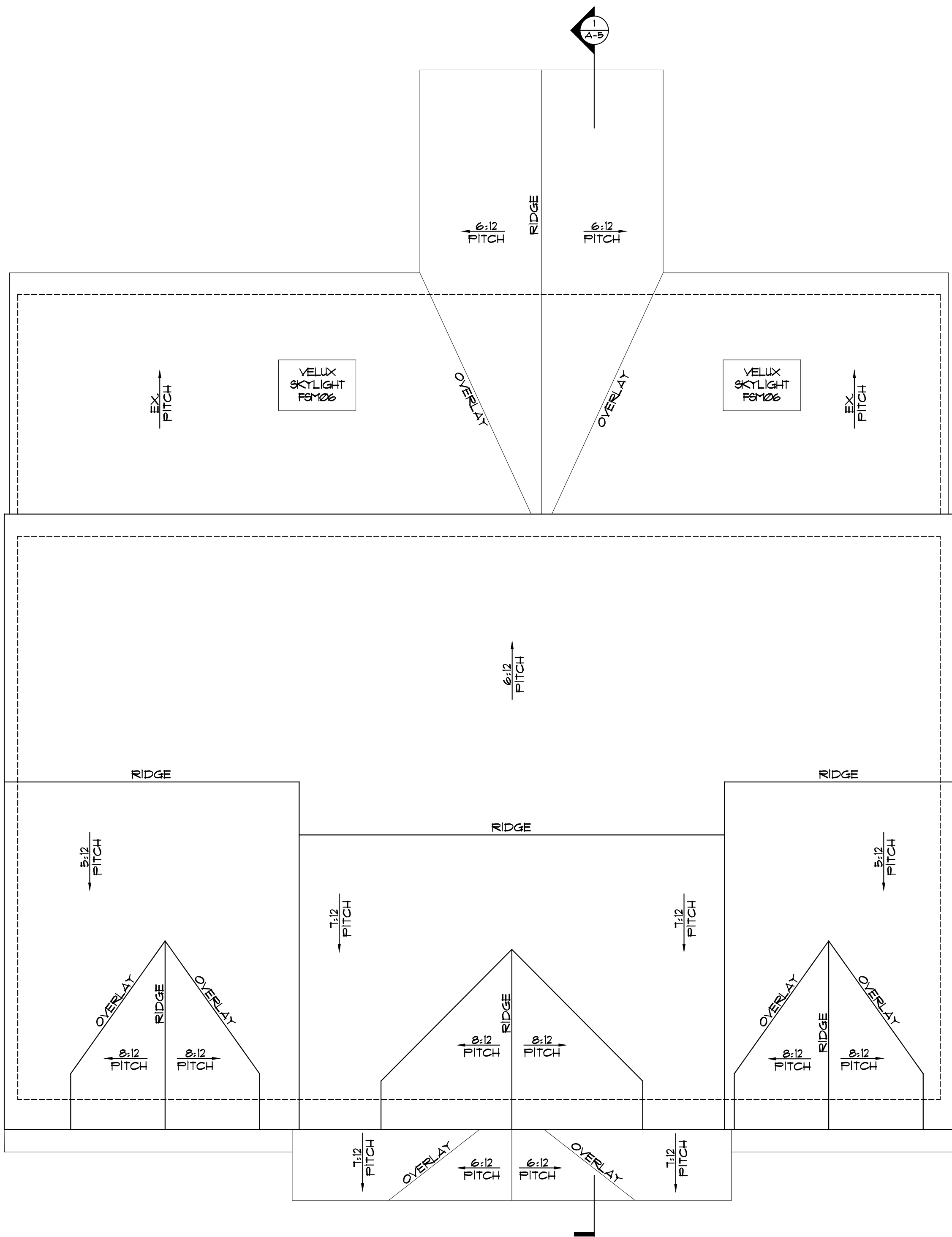
SCALE: AS NOTED

A-2









1  
A-4

PROPOSED ROOF PLAN

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

GENERAL NOTE #1

MIN. 34"-38" HT. CONTINUOUS HANDRAIL FOR ALL BALCONIES & ENTIRE LENGTH OF STAIRS. GUARDS REQ'D ON OPEN SIDES OF STAIR WHICH DO NOT ALLOW THE PASSAGE OF A SPHERE OF 4" OR MORE IN DIAMETER. AS PER RCNY'S 2022 (TYPICAL)

GENERAL NOTE #2

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GENERAL NOTE #3

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GENERAL NOTE #4

GARAGE FIRE PROTECTION NOTES

RCNY'S R202.5.1 OPENING PROTECTION: OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE FIRE-PROTECTION-RATED ASSEMBLIES EQUIPPED WITH SELF-CLOSING DEVICES

RCNY'S DWELLING GARAGE SEPARATION: WHERE HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM THE LIVING SPACE OR ITS ATTIC, SUCH CONSTRUCTION SHALL BE PROTECTED WITH ONE LAYER OF 5/8" THICK, TYPE-X, GYPSUM BOARD, INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF SECTION R102.3.5. OPENINGS IN HORIZONTAL SEPARATIONS SHALL NOT BE PERMITTED EXCEPT WHERE THE RESIDENCE IS OTHERWISE PROTECTED BY VERTICAL SEPARATIONS. WHERE THE HORIZONTAL SEPARATION IS FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NO LESS THAN 5/8" TYPE-X GYPSUM BOARD OR EQUIVALENT

GENERAL NOTE #5

INSULATE ALL EXISTING EXTERIOR WALLS W/ MIN. R-21 BATT INSULATION OR SPRAY FOAM EQUIVALENT.

GENERAL NOTE #6

SEE STRUCTURAL PLANS FOR BEAM/ FLOOR, CEILING & ROOF SYSTEM SPECIFICATIONS & POST LOCATIONS.

ROOF PLAN LEGEND

|  |                             |
|--|-----------------------------|
|  | LINE OF EXISTING ROOF       |
|  | LINE OF PROPOSED ROOF       |
|  | LINE OF PROPOSED ROOF BELOW |
|  | LINE OF EXTERIOR WALL BELOW |

- STRUCTURAL POST SHOWN TO BELOW VARIES AS PER PLAN
- STRUCTURAL BEAM IDENTIFIER

NOTES

SUBMISSIONS

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**JM**

JARED MANDEL  
ARCHITECTS

25 HILLSIDE AVE.  
WILLISTON PARK - N.Y.

P: 516 - 629-9060  
F: 516 - 750-9008  
Email : Info@Mandelarchitects.com



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PAGE CONTENTS:

PROPOSED ROOF PLAN

APPLICATION #: \_\_\_\_\_

DRAWN BY: R.H.      CHECKED BY: J.M.

PROJECT #: 22039      SHEET NUMBER

DATE: 08.30.2022

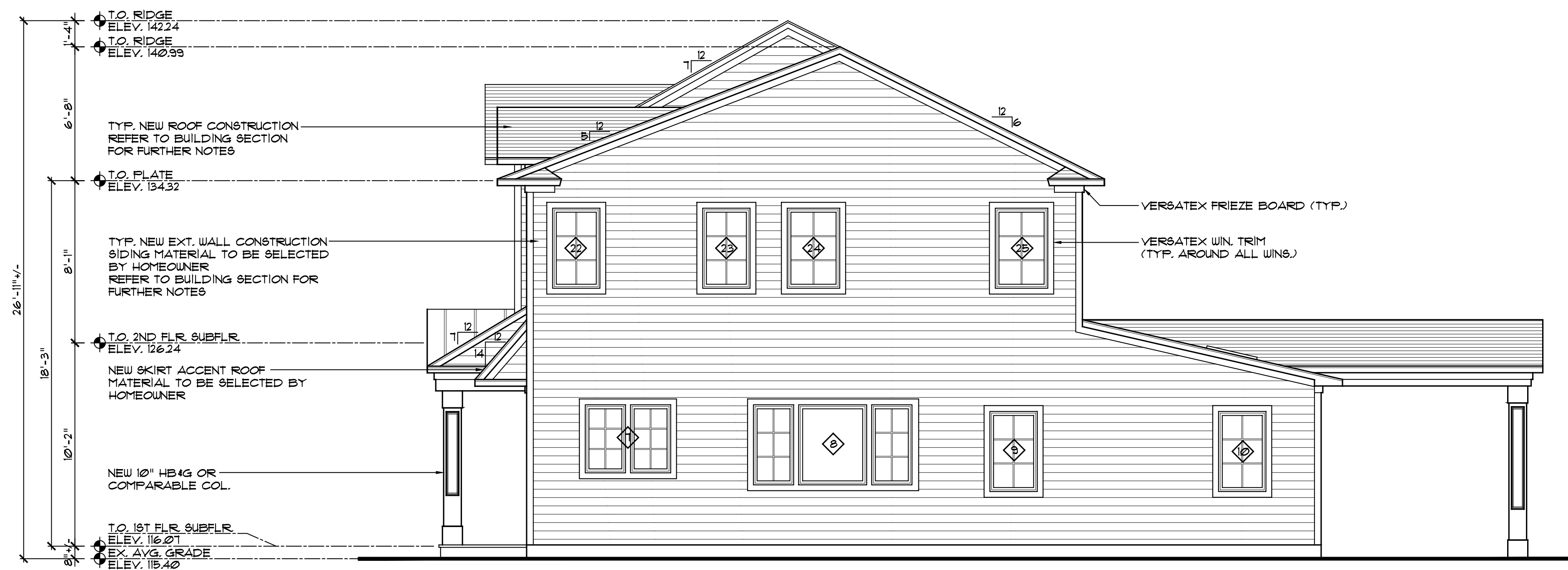
SCALE: AS NOTED

A-4





1 PROPOSED FRONT ELEVATION  
A-5 SCALE : 1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION  
A-5 SCALE : 1/4" = 1'-0"

## NOTES

## SUBMISSIONS

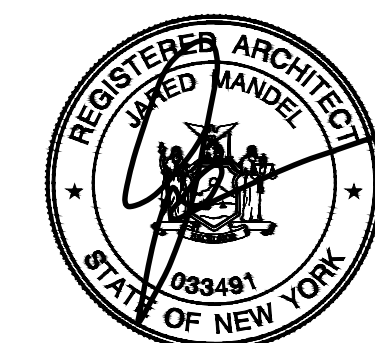
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PAGE CONTENTS:

EXTERIOR ELEVATIONS

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PROJECT #: 22039

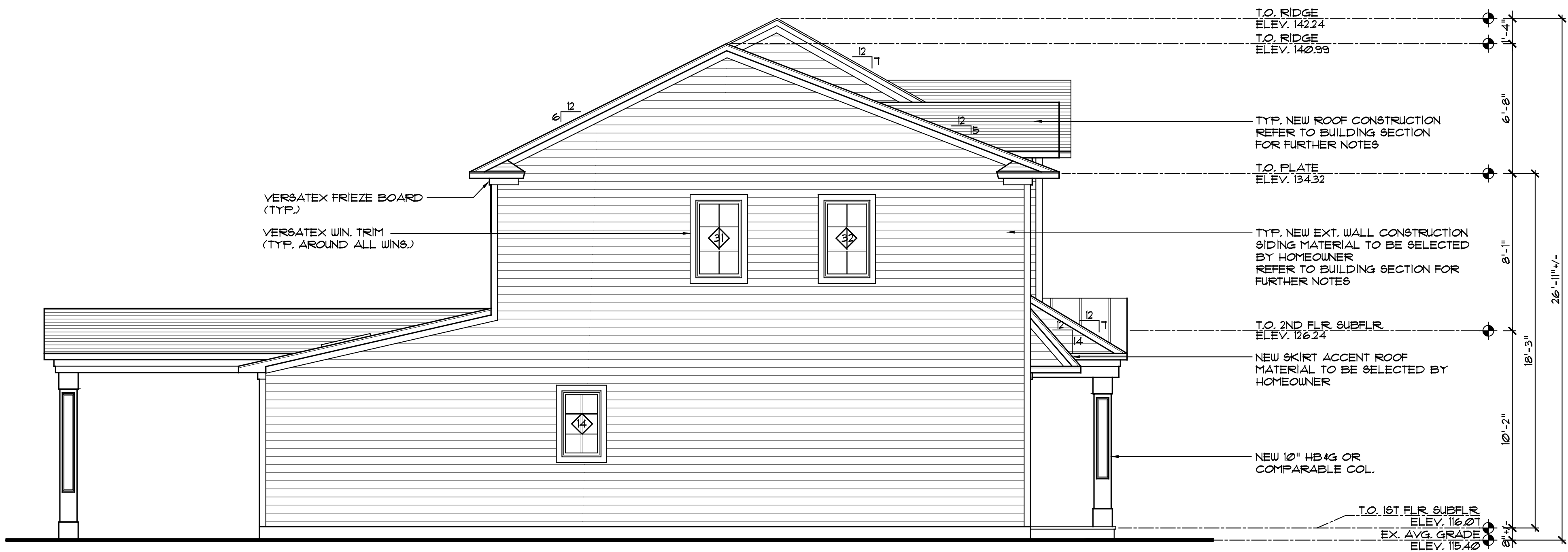
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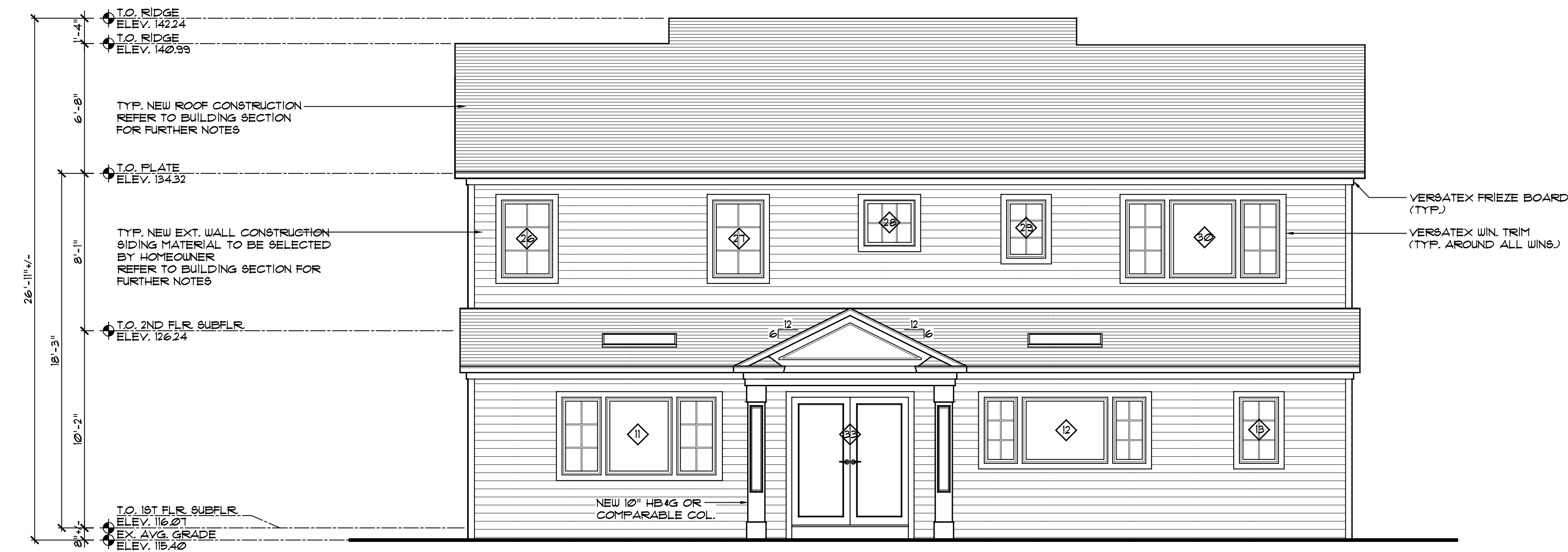
SHEET NUMBER

A-5





1 PROPOSED LEFT ELEVATION  
A-6 SCALE : 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION  
A-6 SCALE : 1/4" = 1'-0"

NOTES

SUBMISSIONS

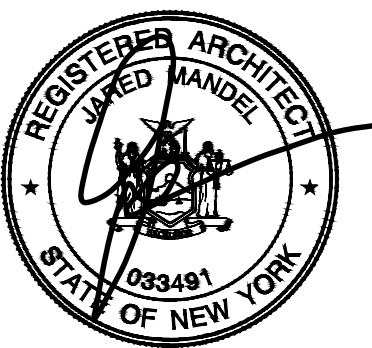
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25 HILLSIDE AVE.  
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P: 516 - 629-9060  
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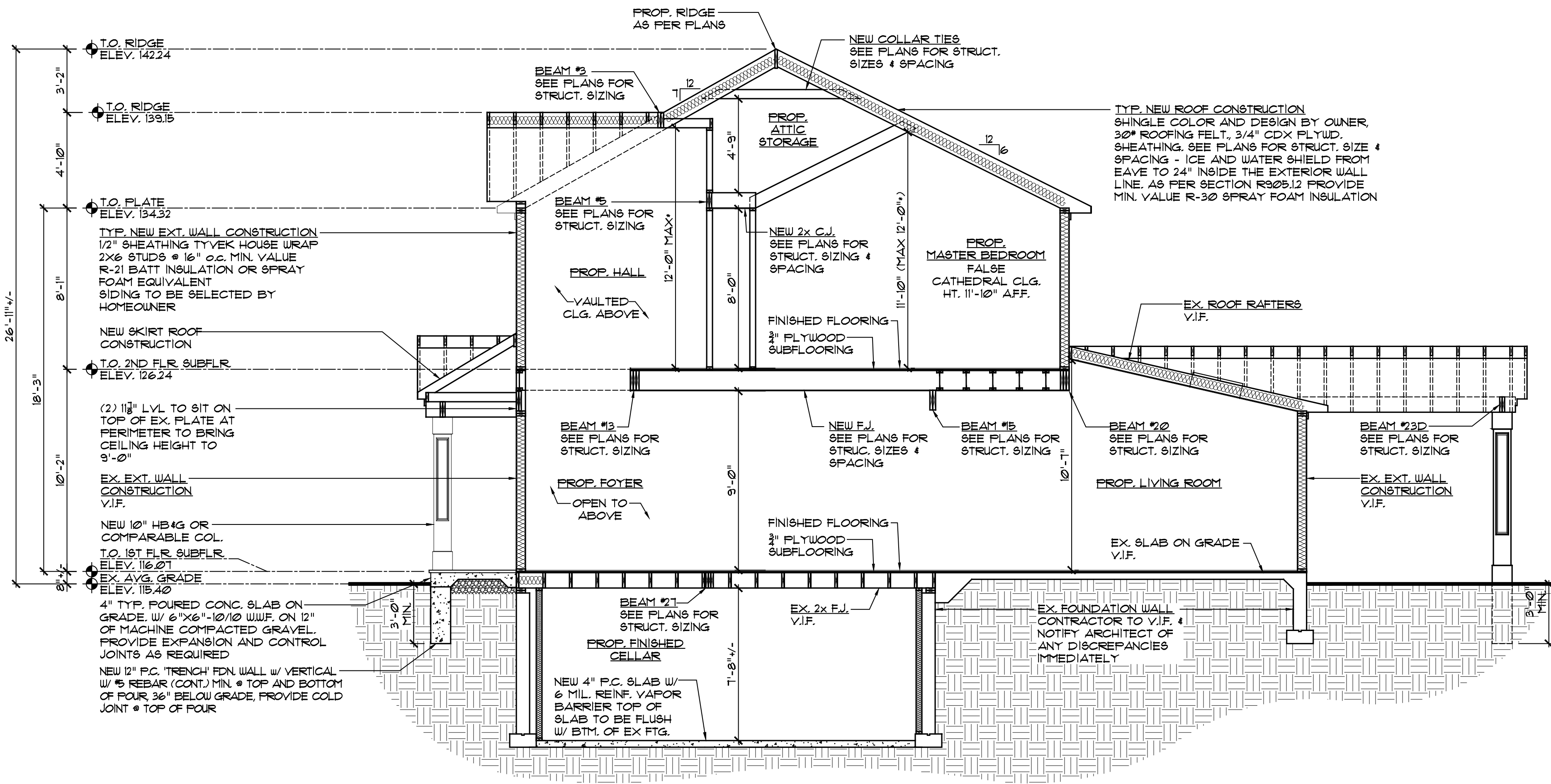
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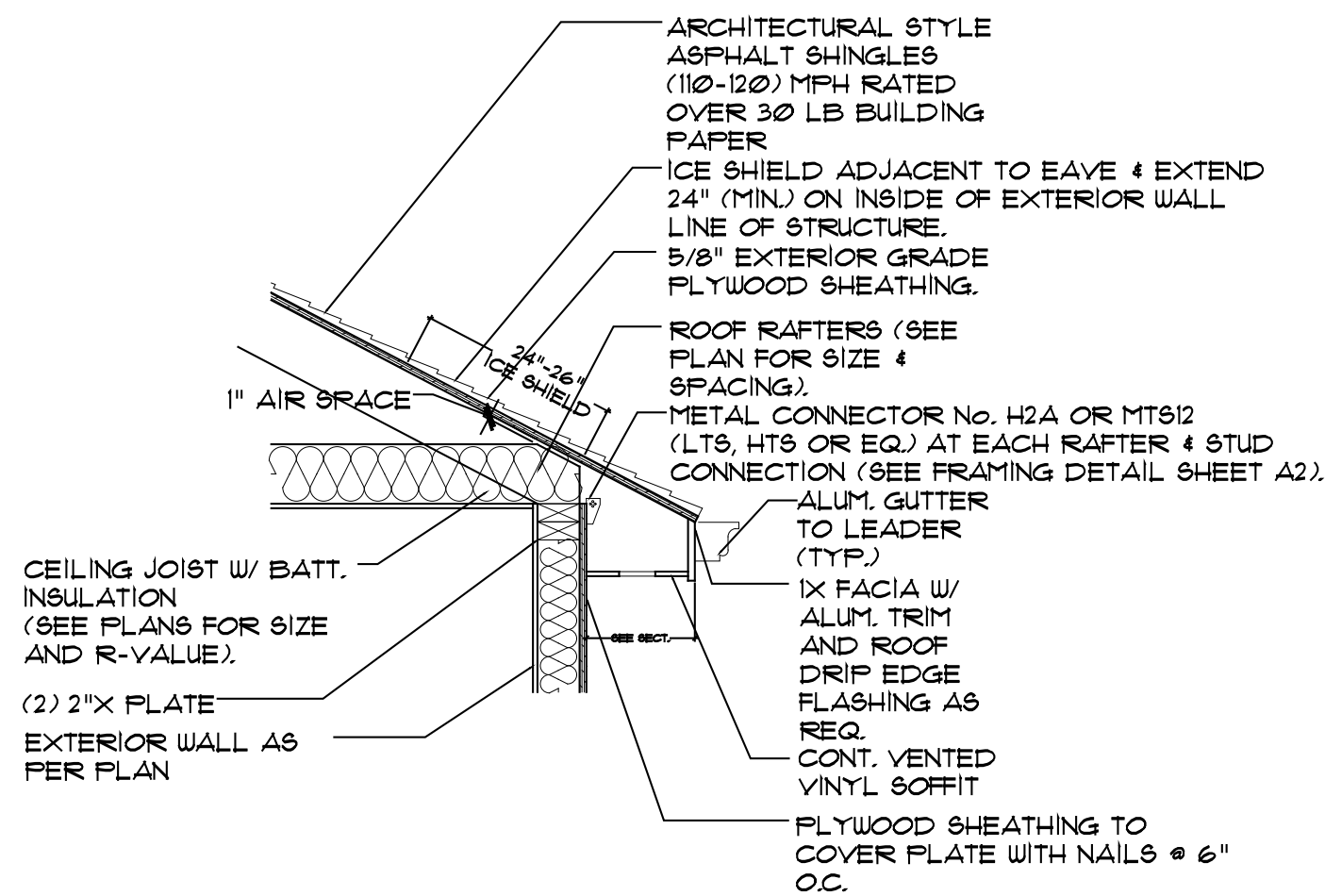
SHEET NUMBER

A-6





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



2 TYP. ROOF EAVE DETAIL  
A-1 SCALE : 3/16" = 1'-0"

BUILDING SECTION NOTES:

1. "REGARDLESS OF ROOF PITCH OR DIMENSIONS SHOWN, THE ACTUAL HEIGHT OF THE HIGHEST ROOF RIDGE AND OR ROOF SHALL NOT EXCEED THE MAXIMUM ALLOWABLE HEIGHT AS ESTABLISHED BY THE TOWN OF NORTH HEMPSTEAD. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES TO MAXIMUM HEIGHT EXISTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS REGARDING THESE HEIGHTS."
2. ALL EXTERIOR WOOD FRAME WALL AND INTERIOR BEARING WALLS SHALL HAVE (2" THICK) SOLID WOOD BLOCKING AT INTERMEDIATE WALL HEIGHT AS PER SHEARWALL DETAIL ON FRAMING DETAIL SHEET FOR SHEARWALL DIAGRAM.
3. THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS REGARDING NEW YORK STATE CODE COMPLIANCE, GENERAL NOTES & REQUIREMENTS, FRAMING DETAILS AND NAILING REQUIREMENTS AND SHALL BE RESPONSIBLE FOR ALL METAL CONNECTOR REQUIREMENTS.
4. ALL LUMBER SHALL BE 'DOUGLAS FIR' No. 2 GRADE OR BETTER WITH A MINIMUM FIBER BENDING STRESS F<sub>b</sub> OF 1100 PSI SINGULAR AND 1400 PSI REPETITIVE WITH MODULUS OF ELASTICITY E = 1,600,000.
5. ALL METAL CONNECTORS SHALL BE 'SIMPSON - STRONG TIE' AS PER NUMBERS SHOWN ON DRAWING AND DETAILS AND SHALL BE 'HDG' - HOT DIPPED GALVANIZED.
6. ALL CONNECTORS, FASTENERS, NAILS, BOLTS AND ANCHORS SHALL BE APPROVED BY THE MANUFACTURER FOR USE WITH THE 'ACQ' TREATED LUMBER. 'SIMPSON STRONG TIE', 'Z-MAX' OR EQUAL.
7. NEW ROOF SHINGLES SHALL BE RATED TO WITHSTAND 120 MPH WIND LOADS.
8. PROVIDE METAL CONNECTOR AT WINDOW AND DOOR HEADER, NO HIG OR EQUAL. SEE FRAMING DETAILS.
9. TOP PLATE MINIMUM SPLICE DIMENSION TO CONFORM AS PER SCHEDULE ON FRAMING DETAILS SHEET.
10. SEE PLANS FOR LOCATION OF ANY SHEAR WALL CORNER HOLD DOWNS.
11. SEE GENERAL NOTES FOR ALL OTHER CONSTRUCTION REQUIREMENTS.
12. PROVIDE EXTERIOR LIGHT FIXTURES AT EACH EXTERIOR ENTRANCE DOOR AS PER E3303.3.
13. PROVIDE MECHANICAL VENTILATION IN EACH BATHROOM & POWDER ROOM AS PER R303.3.
14. PROVIDE VALLEY FLASHING AT ALL ROOF VALLEYS AS PER R303.2.
15. DRYER SHALL BE VENTED TO THE EXTERIOR AS PER M1502.
16. GROUND FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER (GFI) RECEPTACLES SHALL BE REQUIRED IN A BATHROOM, TOILETS AND ALL OTHER WET LOCATIONS INCLUDING BUT NOT LIMITED TO THE GARAGE AND FRONT AND REAR OF DWELLING AS PER E3302.
17. SHEAR WALL DESIGN - TYPE 2
  - CORNER SHEAR WALL TIE DOWNS AT EACH CORNER (SEE FLOOR PLANS FOR LOCATIONS) HDU8-SD825 (ALLOWABLE LOAD = 1,810 LBS. EACH. SEE PLANS FOR CATALOG NO. AND ALLOWABLE LOAD CAPACITY).
  - SHEAR WALL BETWEEN DOOR & WINDOW AND WINDOW & CORNER (INTERIOR SEGMENTED SHEAR WALL).
  - FIELD BUILT SHEARWALL USING 8D COMMON NAILS, 16" O.C. STUDS.

NOTES

SUBMISSIONS

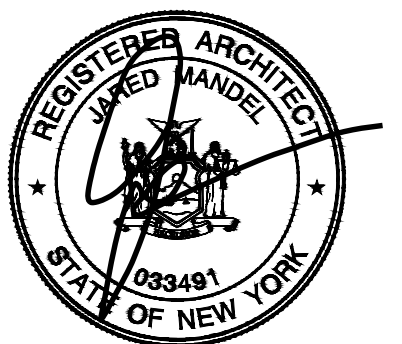
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ARCHITECTS

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WILLISTON PARK - N.Y.  
P: 516 - 629-9060  
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PAGE CONTENTS:

PROPOSED SECTIONS, DETAILS,  
NOTES

APPLICATION #: \_\_\_\_\_

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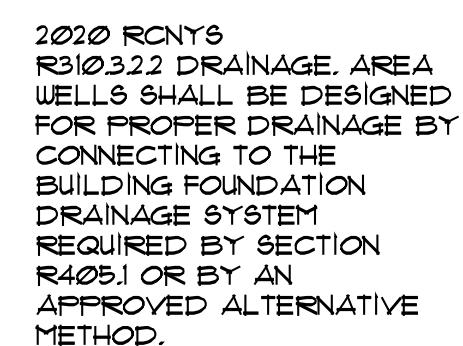
SCALE: AS NOTED

A-7





FOR SI: 1 inch = 25.4 mm.  
(a) CONSULT FIXTURE STANDARDS FOR  
TRAP DIMENSION OF SPECIFIC BOWLS



\*DRAINAGE EXCEPTION  
R310.3.2.2 DRAINAGE. (2020 RCNYS)  
A DRAINAGE SYSTEM FOR AREA WELLS  
IS NOT REQUIRED WHERE THE  
FOUNDATION IS ON WELL-DRAINED SOIL  
OR SAND-GRAVEL MIXTURE SOILS IN  
ACCORDANCE WITH THE UNITED SOIL  
CLASSIFICATION SYSTEM, GROUP I SOILS,  
AS DETAILED IN TABLE R405.1



# Generated by REScheck-Web Software

## Compliance Certificate

Project 426 Old Courthouse Road

Energy Code: **2018 IECC**  
Location: **Manhasset, New York**  
Construction Type: **Single-family**  
Project Type: **Addition**  
Climate Zone: **4 (5316 HDD)**  
Permit Date:  
Permit Number:

Construction Site:

Owner/Agent:

Designer/Contractor:

### Compliance: Passes using UA trade-off

Compliance: **0.6% Better Than Code** Maximum UA: **353** Your UA: **350** Maximum SHGC: **0.46** Your SHGC: **0.29**  
The 0.6% or lesser than code values reflect how closely compliance the project is based on code trade-off ratios.  
It DOES NOT involve a reference of energy use or cost (relative to a minimum code floor).

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

### Envelope Assemblies

| Assembly                                                                                   | Gross Area or Perimeter | Cavity R-Value | Cont. R-Value | Prop. U-Factor | Req. U-Factor | Prop. UA | Req. UA |
|--------------------------------------------------------------------------------------------|-------------------------|----------------|---------------|----------------|---------------|----------|---------|
| Ceiling: Cathedral Ceiling                                                                 | 1,264                   | 30.0           | 0.0           | 0.034          | 0.026         | 43       | 33      |
| Ceiling: 1: Cathedral Ceiling                                                              | 543                     | 30.0           | 0.0           | 0.034          | 0.026         | 18       | 14      |
| Skylight: Vinyl Frame SHGC: 0.29                                                           | 19                      |                | 0.0           | 0.320          | 0.556         | 6        | 11      |
| Wall: Wood Frame, 16" o.c.                                                                 | 1,148                   | 21.0           | 0.0           | 0.057          | 0.060         | 54       | 57      |
| Window: Vinyl Frame SHGC: 0.29                                                             | 203                     |                | 0.0           | 0.320          | 0.320         | 65       | 65      |
| Wall 1: Wood Frame, 16" o.c.                                                               | 1,428                   | 21.0           | 0.0           | 0.057          | 0.060         | 72       | 75      |
| Window 1: Vinyl Frame SHGC: 0.29                                                           | 172                     |                | 0.0           | 0.320          | 0.320         | 55       | 55      |
| Basement Wall: Wood Frame Wall height: 7'6" Depth below grade: 7'0" Insulation depth: 7'6" | 723                     | 15.0           | 0.0           | 0.051          | 0.059         | 37       | 43      |

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building was designed to meet the 2018 IECC requirements in REScheck Version 1: REScheck-Web and to comply with the mandatory government codes used in the REScheck Inspection Checklist.

**Jared Mandel** Architect

Name - Title

Signature

Date

**08-31-22**

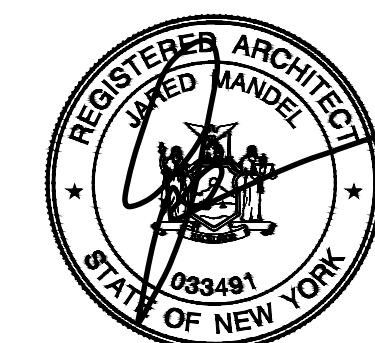
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Report date: 08/30/22  
Page 3 of 9

## RESCHECK COMPLIANCE

| # | DATE     | DESCRIPTION        |
|---|----------|--------------------|
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A-8

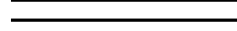
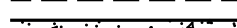




| BEAM * | SPECIFICATION                                |
|--------|----------------------------------------------|
| 24     | 2 PIECE(S) 2 X 10 DF NO2<br>FLUSH            |
| 25     | 2 PIECE(S) 2 X 10 DF NO2<br>FLUSH            |
| 26     | 2 PIECE(S) 2 X 10 DF NO2<br>FLUSH            |
| 27     | 3 PIECE(S) 2 X 10 DF NO2<br>FLUSH            |
| 28     | 1 PIECE(S) W10X30 (A992) ASTM STEEL<br>FLUSH |
| 29     | 3 PIECE(S) 2 X 10 DF NO2<br>FLUSH            |



| BEAM # | SPECIFICATION                                            |
|--------|----------------------------------------------------------|
| 11     | 2 PIECE(S) 1/3" X 1 1/8" 2.0E MICROLAM®<br>LVL - FLUSH   |
| 12     | 2 PIECE(S) 1/3" X 1 1/8" 2.0E MICROLAM®<br>LVL - FLUSH   |
| 13     | 3 PIECE(S) 1/3" X 1 1/8" 2.0E MICROLAM®<br>LVL - FLUSH   |
| 14     | 2 PIECE(S) 1/3" X 1 1/8" 2.0E MICROLAM®<br>LVL - FLUSH   |
| 14A    | 2 PIECE(S) 1/3" X 1 1/8" 2.0E MICROLAM®<br>LVL - FLUSH   |
| 15     | 2 PIECE(S) 1/3" X 1 1/8" 2.0E MICROLAM®<br>LVL - DROPPED |
| 16     | 3 PIECE(S) 1/3" X 1 1/8" 2.0E MICROLAM®<br>LVL - DROPPED |
| 17     | OMIT                                                     |
| 18     | 2 PIECE(S) 1/3" X 1 1/8" 2.0E MICROLAM®<br>LVL - FLUSH   |
| 19     | 4 PIECE(S) 1/3" X 1 1/8" 2.0E MICROLAM®<br>LVL - FLUSH   |
| 20     | 3 PIECE(S) 1/3" X 1 1/8" 2.0E MICROLAM®<br>LVL - FLUSH   |
| 21     | 4 PIECE(S) 1/3" X 1 1/8" 2.0E MICROLAM®<br>LVL - FLUSH   |
| 22     | 1 PIECE(S) W12X30 (A957) ASTM STEEL<br>DROPPED           |
| 23     | 1 PIECE(S) W12X30 (A957) ASTM STEEL<br>DROPPED           |
| 23A    | 2 PIECE(S) 1/3" X 1 1/8" 2.0E MICROLAM®<br>LVL - FLUSH   |
| 23B    | 2 PIECE(S) 1 1/8" TJI @ 560<br>FLUSH                     |
| 23C    | 2 PIECE(S) 2 X 10 DF NO2<br>DROPPED                      |
| 23D    | 2 PIECE(S) 2 X 10 DF NO2<br>DROPPED                      |

|                                                                                       |                                                                               |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
|  | PORTION OF EXISTING WALL TO REMAIN                                            |
|  | NEW 2"x4" STUD WALL • 16" O.C. W/ 5/8" GYP. BD. (CON.)                        |
|  | NEW 2"x6" INT. STUD WALL • 16" O.C. W/ 5/8" GYP. BD.                          |
|  | NEW 2"x6" EXT. STUD WALL • 16" O.C. W/ 5/8" GYP. BD. (CON) W/ R-21 INSULATION |
|  | 2"x" BEARING WALL                                                             |
|  | NEW 10" F.C. FDN. WALL ON A 20"x10" DEEP FTG. (SIZES VARY AS PER PLAN)        |

- ## NOTES

## SUBMISSIONS

| # | DATE     | DESCRIPTION        |
|---|----------|--------------------|
| 1 | 08-30-22 | INITIAL SUBMISSION |
| 2 | 10-06-22 | RESUBMISSION       |
| 3 | 11-17-22 | RESUBMISSION       |
| 4 | 01-03-23 | BZA SUBMISSION     |

EST. - 2009



25 HILLSIDE AVE.  
WILLISTON PARK - N.Y.  
P: 516-629-9060  
F: 516-750-9008  
Email : [Info@Mandelarchitects.com](mailto:Info@Mandelarchitects.com)



PRIVATE RESIDENCE  
426 OLD COURTHOUSE ROAD  
NEW HYDE PARK, NY 11040

PAGE CONTENTS:

STRUCTURAL PLANS

APPLICATION #: \_\_\_\_\_

DRAWN BY: R.H. CHECKED BY: J.M.

PROJECT #: 22039

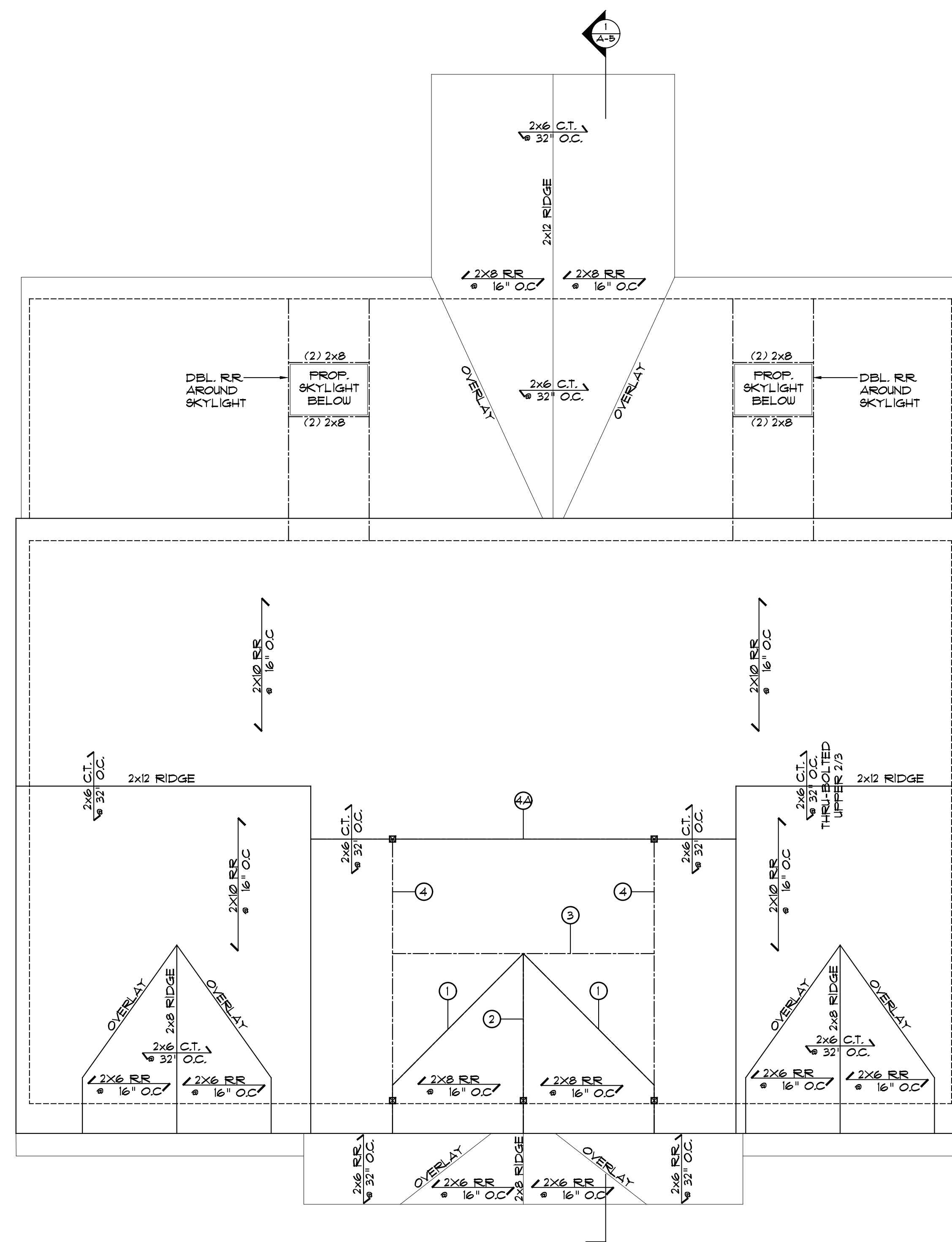
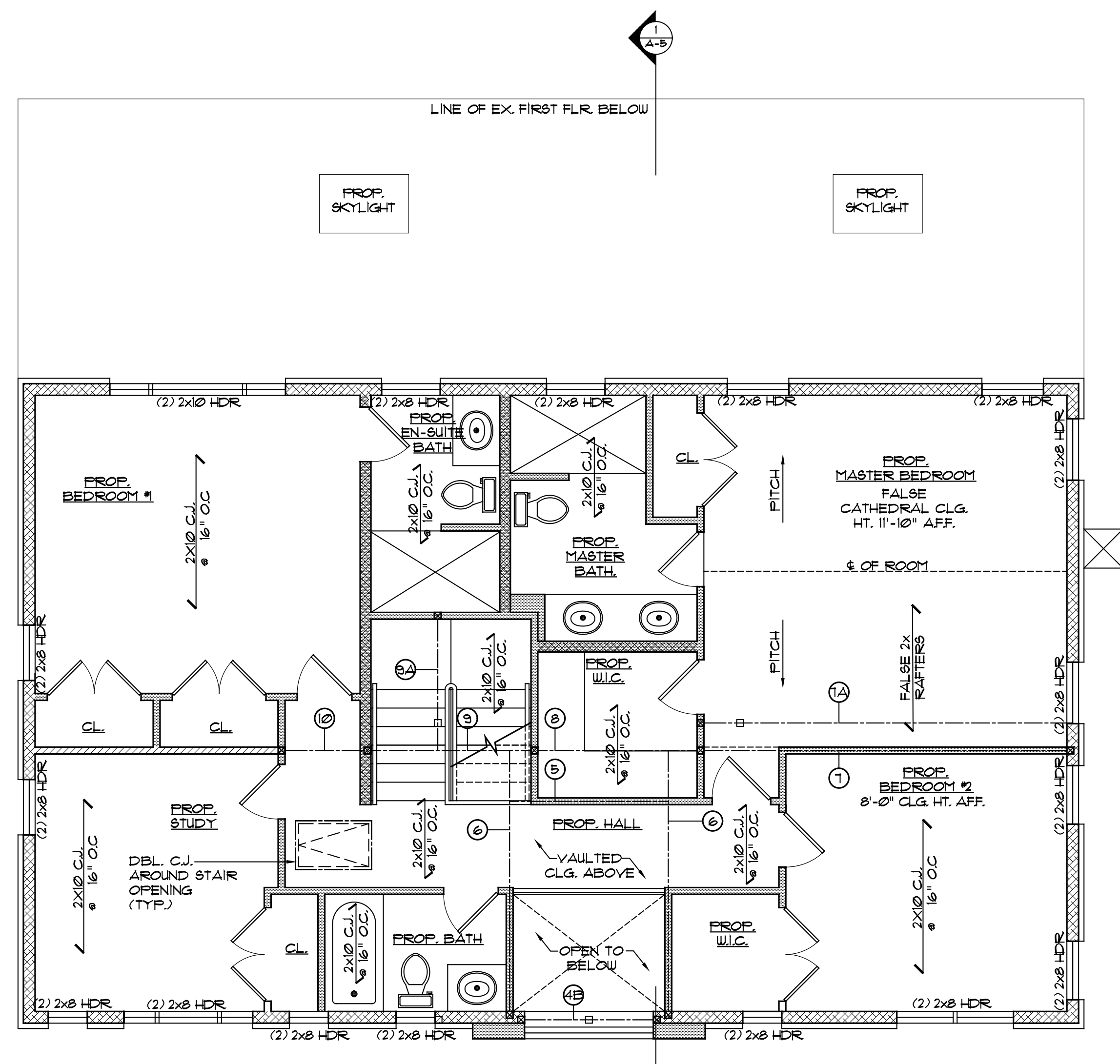
SHEET NUMBER

DATE: 08.30.2022

S-1

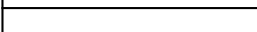
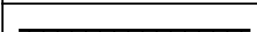
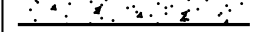
SCALE: AS NOTED





| BEAM SCHEDULE<br>2ND FLOOR |                                                           |
|----------------------------|-----------------------------------------------------------|
| BEAM #                     | DESCRIPTION                                               |
| 4B                         | 2 PIECE(6) 2 X 8 DF NO2<br>DROPTED                        |
| 5                          | 2 PIECE(6) 2 X 10 DF NO2<br>FLUSH                         |
| 6                          | 2 PIECE(6) 2 X 10 DF NO2<br>FLUSH                         |
| 7                          | 2 PIECE(6) 1 3/4" X 5 1/4" 20E MICROLAM(6)<br>LVL - FLUSH |
| 7A                         | 2 PIECE(6) 2 X 10 DF NO2<br>UPSET IN ATTIC                |
| 8                          | 2 PIECE(6) 2 X 10 DF NO2<br>FLUSH                         |
| 9                          | 2 PIECE(6) 1 3/4" X 5 1/4" 20E MICROLAM(6)<br>LVL - FLUSH |
| 9A                         | 2 PIECE(6) 2 X 10 DF NO2<br>FLUSH                         |
| 10                         | 2 PIECE(6) 2 X 10 DF NO2<br>FLUSH                         |

| BEAM SCHEDULE |                                                      |
|---------------|------------------------------------------------------|
| ROOF          |                                                      |
| BEAM #        | SPECIFICATION                                        |
| 1             | 2 PIECE(S) 2 X 10 DF NO2 VALLEY                      |
| 2             | 1 PIECE(S) 1 3/4" X 5 1/4" 20E MICROLAM LVL - RIDGE  |
| 3             | 2 PIECE(S) 1 3/4" X 5 1/4" 20E MICROLAM LVL          |
| 4             | 2 PIECE(S) 1 3/4" X 5 1/4" 20E MICROLAM LVL          |
| 4A            | 1 PIECE(S) 1 3/4" X 11 1/4" 20E MICROLAM LVL - RIDGE |

| WALL LEGEND                                                                           |                                                                             |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
|  | PORTION OF EXISTING WALL TO REMAIN                                          |
|  | NEW 2"x4" STUD WALL @ 16" O.C. W/ 5/8" GYP. BD. (UON)                       |
|  | NEW 2"x6" INT. STUD WALL @ 16" O.C. W/ 5/8" GYP. BD.                        |
|  | NEW 2"x6" EXT. STUD WALL 16" O.C. W/ 5/8" GYP. BD. (UON) W/ R-21 INSULATION |
|  | 2"x BEARING WALL                                                            |
|  | NEW 10" P.C. FDN. WALL ON A 20"x10" DEEP FTG. (SIZES VARY AS PER PLAN       |

**ROOF PLAN LEGEND**

— LINE OF EXISTING ROOF

- - - LINE OF PROPOSED ROOF

— X — LINE OF PROPOSED ROOF BELOW

- - - X - - - LINE OF EXTERIOR WALL BELOW

■ STRUCTURAL POST SHOWN TO BELOW VARIES AS PER PLAN

(X) STRUCTURAL BEAM IDENTIFIER

|                                     |                                                           |
|-------------------------------------|-----------------------------------------------------------|
| <input checked="" type="radio"/>    | SMOKE DETECTOR/CARBON MONOXIDE DETECTOR AS PER R314, R315 |
| <input type="checkbox"/>            | SD/CM                                                     |
| <input checked="" type="checkbox"/> | STRUCTURAL POST SHOWN TO BELOW VARIES AS PER PLAN         |
| <input type="checkbox"/>            | STRUCTURAL POST SHOWN ABOVE                               |
| <input type="radio"/>               | STRUCTURAL STEEL POST                                     |
| <input checked="" type="checkbox"/> | STRUCTURAL BEAM IDENTIFIER                                |

[illegible]

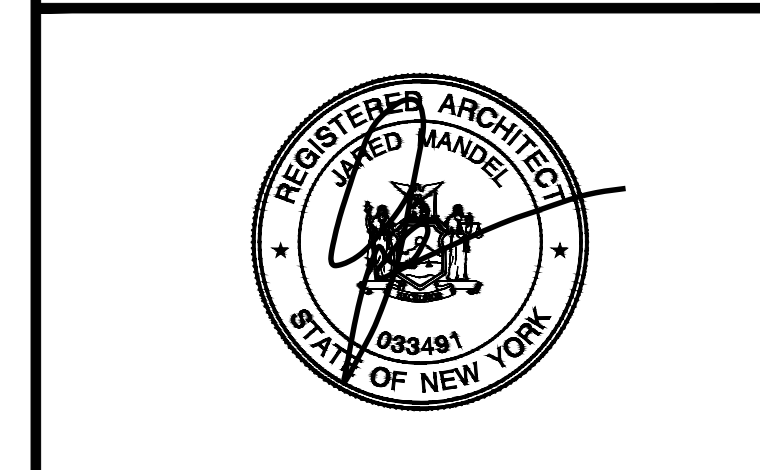
EST. - 2009

JM

JARED MANDEL  
ARCHITECTS

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25 HILLSIDE AVE.  
WILLISTON PARK - N.Y.  
P: 516-629-9060  
F: 516-750-9008  
Email : [Info@Mandelarchitects.com](mailto:Info@Mandelarchitects.com)



PRIVATE RESIDENCE  
426 OLD COURTHOUSE ROAD  
NEW HYDE PARK, NY 11040

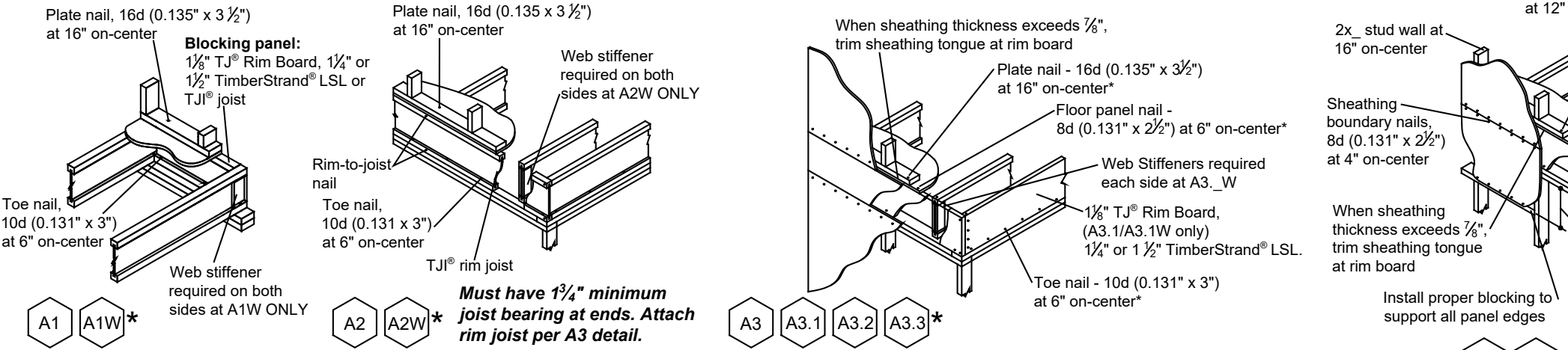
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| STRUCTURAL PLANS |            |
| APPLICATION #:   |            |
| DRAWN BY: R.H.   |            |
| CHECKED BY: J.M. |            |
| PROJECT #:       | 22039      |
| DATE:            | 08.30.2022 |
| SCALE:           | AS NOTED   |
| SHEET NUMBER     |            |
| S-2              |            |



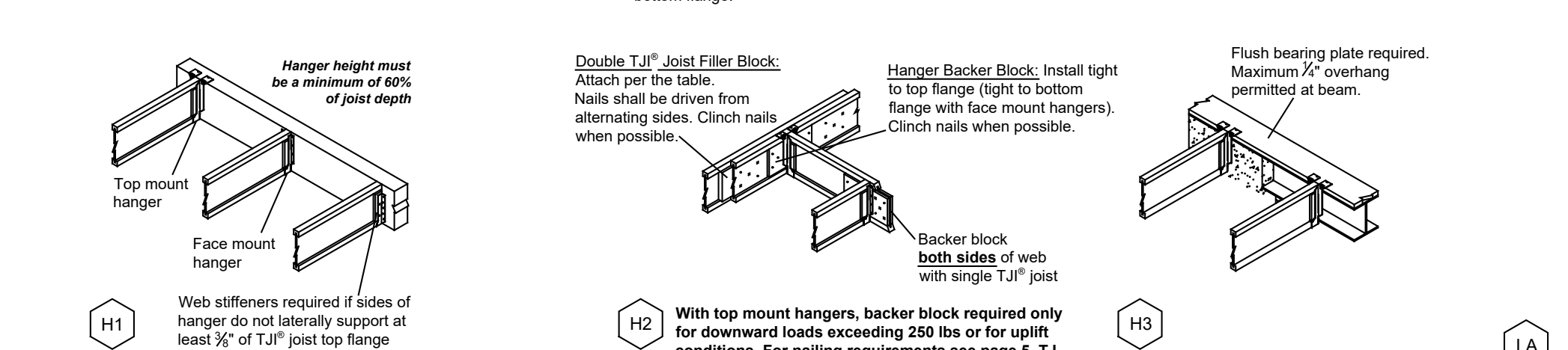
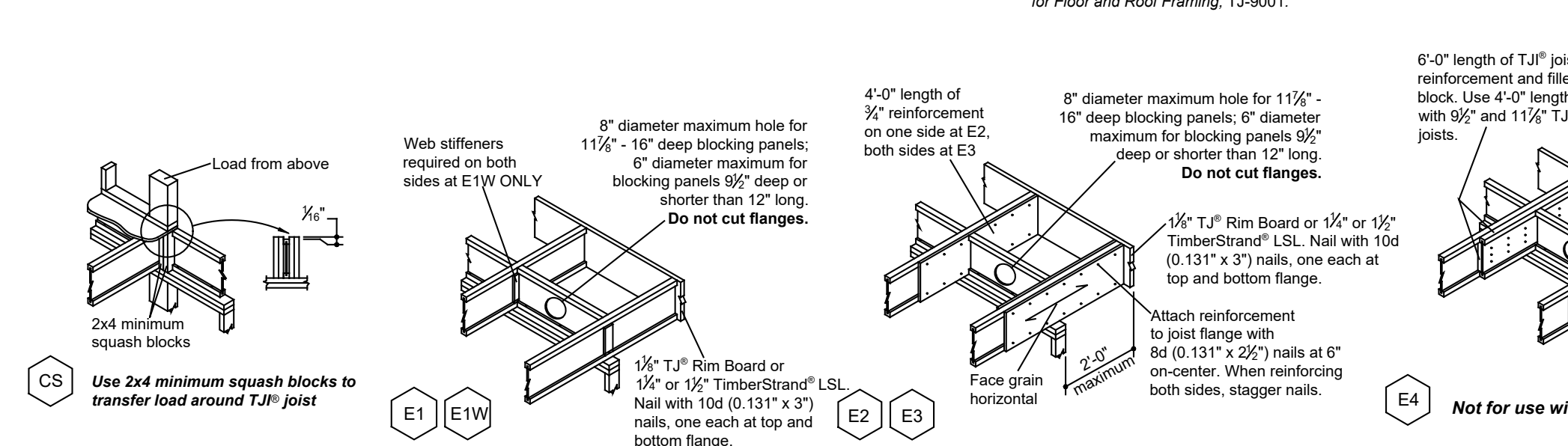




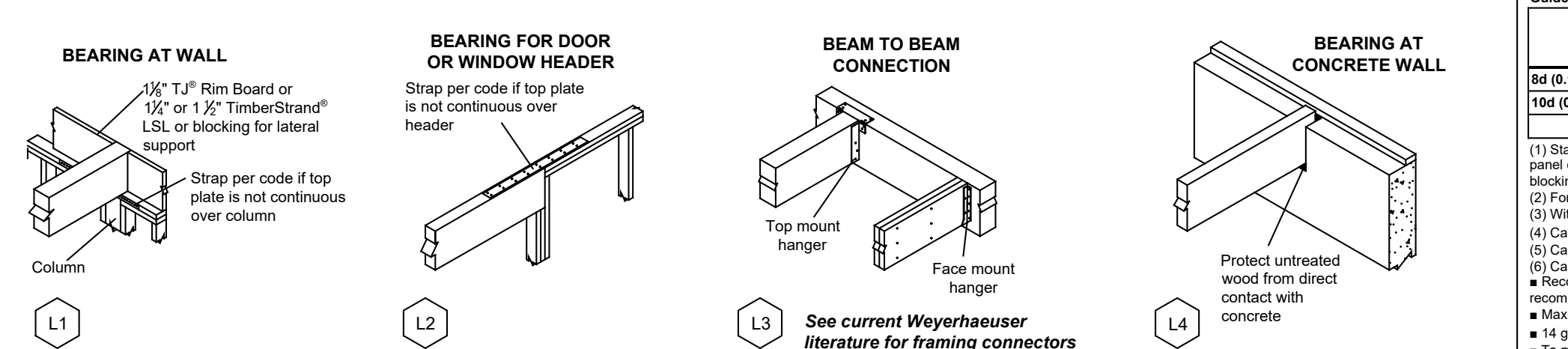
## JOIST DETAILS



\* For additional installation specifications see Rim Board Details and Installation in Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.



## BEAM DETAILS



• Nail  
• For  
and R

DO  
boys

Multiple-Member Connections for Top-Loaded Beams

| Fastener Installation Requirements |            |                              |                  |                  |              |                    |
|------------------------------------|------------|------------------------------|------------------|------------------|--------------|--------------------|
| Piece Width                        | # of Piles | Fastener                     |                  |                  |              |                    |
|                                    |            | Type <sup>(1)</sup>          | Min. Length      | # Rows           | O.C. Spacing | Location           |
| L5                                 | 2          | 10d nails                    | 3"               | 3 <sup>(2)</sup> | 12"          | One side           |
|                                    |            | 12d-16d nails                | 3 1/2"           | 2 <sup>(2)</sup> | 12"          |                    |
|                                    |            | Screws                       | 3 3/4" or 3 1/2" | 2                | 24"          | Both sides         |
|                                    |            | 10d nails                    | 3"               | 3 <sup>(3)</sup> | 12"          |                    |
|                                    | 3          | 12d-16d nails                | 3 1/2"           | 2 <sup>(2)</sup> | 12"          | Both sides         |
|                                    |            | Screws                       | 3 3/4" or 3 1/2" | 2                | 24"          |                    |
|                                    |            | 10d nails <sup>(4)</sup>     | 3"               | 3 <sup>(3)</sup> | 12"          | One side (per ply) |
|                                    |            | 12d-16d nails <sup>(5)</sup> | 3 1/2"           | 2 <sup>(2)</sup> | 12"          |                    |
|                                    | 4          | Screws                       | 5" or 6"         | 2                | 24"          | Both sides         |
|                                    |            |                              | 6 1/2"           | 2                | 24"          | One side           |
|                                    |            | Screws                       | 5" or 6"         | 2                | 24"          | Both sides         |
|                                    |            |                              | 6 1/2"           | 2                | 24"          | One side           |
|                                    | 3 1/2"     | 1/2" bolts                   | 8"               | 2                | 24"          | One side           |
|                                    |            |                              | 8"               | 2                | 24"          | -                  |

BEARING AT COLUMN

Verify column capacity and beam bearing length. See current Weyerhaeuser literature.

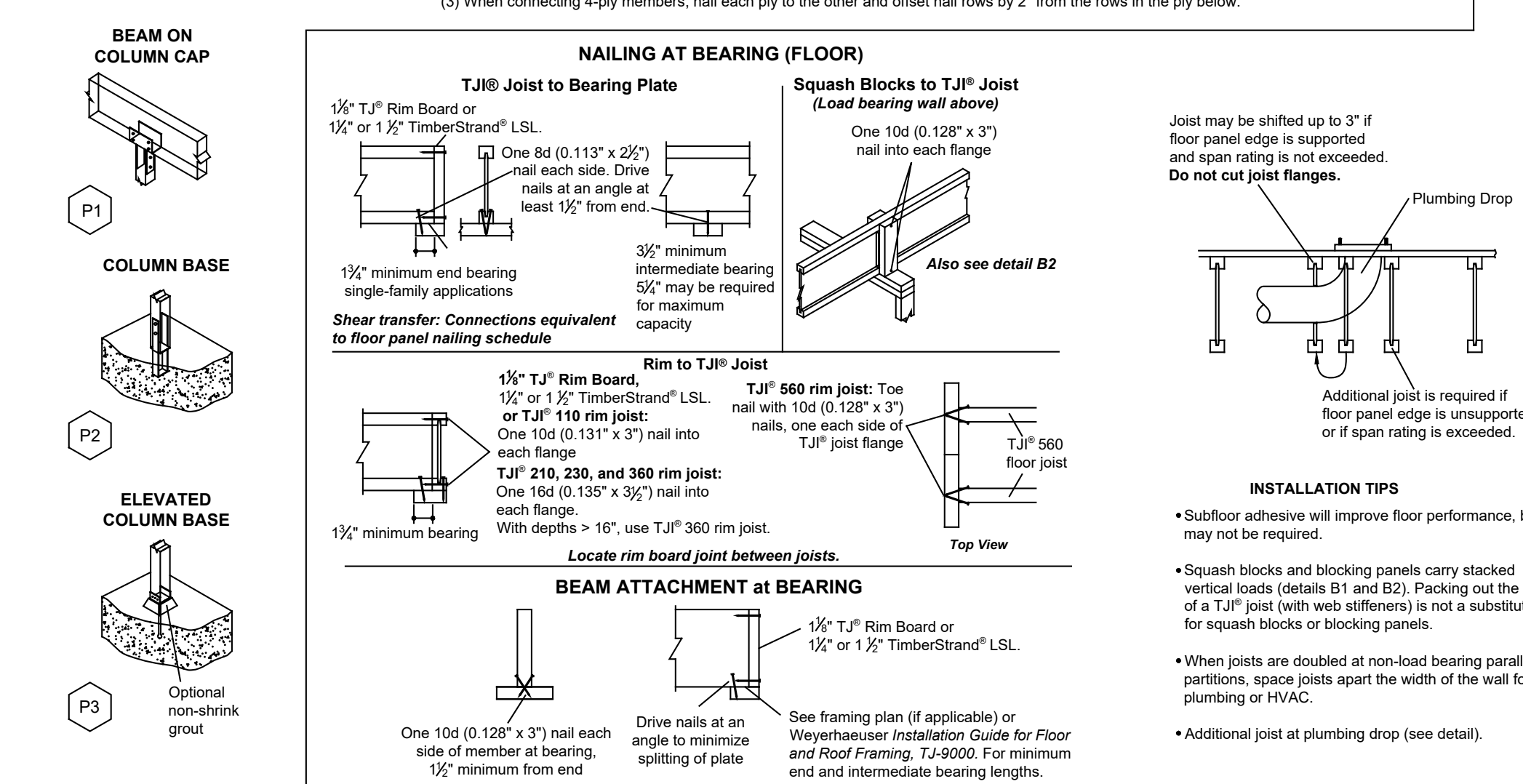
When fasteners are required on both sides, stagger fasteners on the second side so they fall halfway between fasteners on the first side.

Load must be applied evenly across entire beam width. Otherwise, use connectors for side-loaded beams.

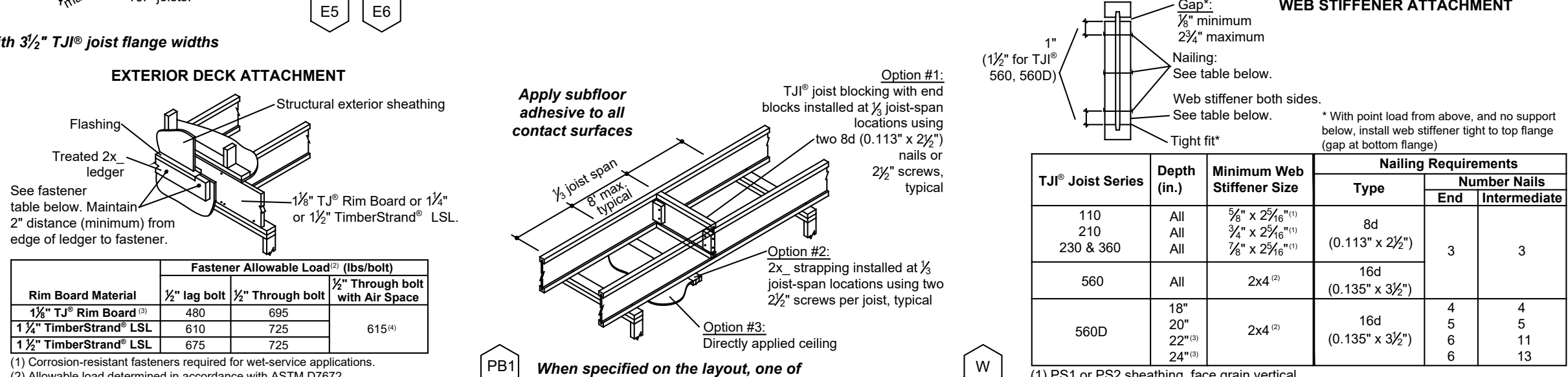
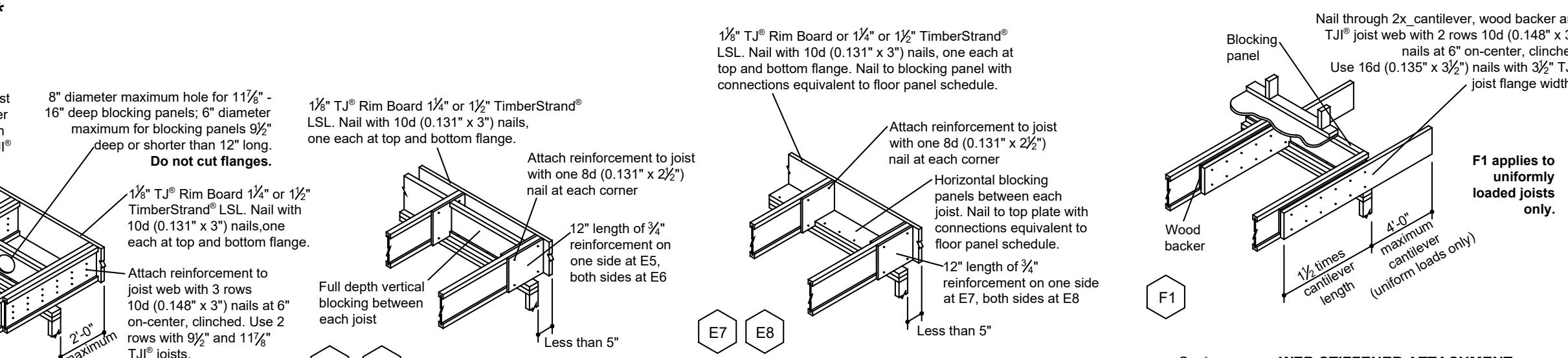
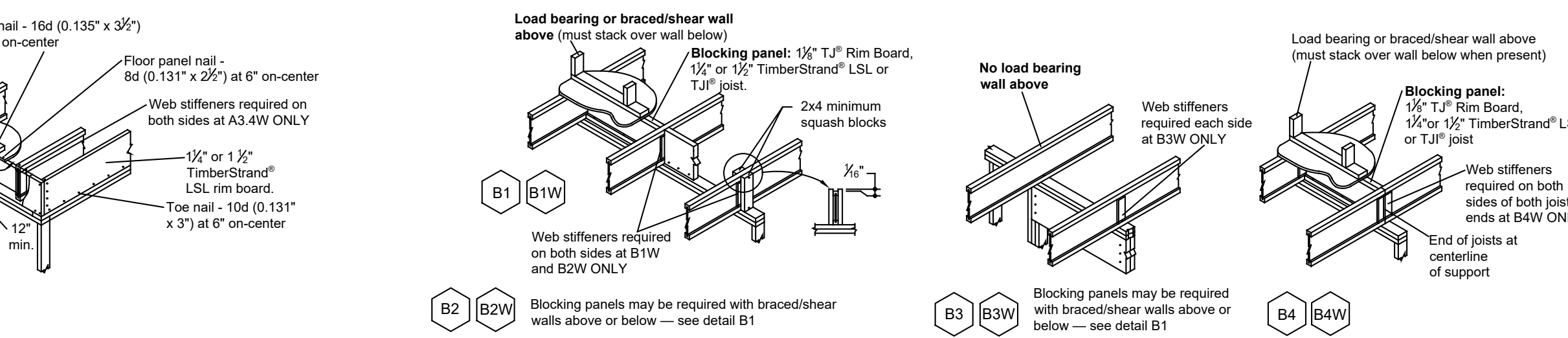
L6

Multiple pieces can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7".

## COLUMN DETAILS



THINK SAFETY, READ INSTALLATION INFORMATION BEFORE PROCEEDING



**FASTENING OF FLOOR PANELS**  
Guidelines for Closest On-Center Spacing per Row

| Nail Size             | 110, 210, and 230 | 360 and 560 | 1 1/2" TJ® Rim Board | 1 1/2" TJ® Rim Board | 1 1/2" TJ® Rim Board | 1 1/2" TJ® Rim Board | 1 1/2" TJ® Rim Board | 1 1/2" TJ® Rim Board | 1 1/2" TJ® Rim Board | 1 1/2" TJ® Rim Board | 1 1/2" TJ® Rim Board |
|-----------------------|-------------------|-------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| 8d (0.113" x 2 1/2")  | 4"                | 3"          | 6"                   | 4"                   | 3"                   | 3"                   | 4"                   | 4"                   | 4"                   | 4"                   | 4"                   |
| 10d (0.148" x 3")     | 4"                | 4"          | 6"                   | 4"                   | 3"                   | 3"                   | 5"                   | 5"                   | 5"                   | 5"                   | 5"                   |
| 16d (0.162" x 3 1/2") | 6"                | 6"          | 6"                   | 6"                   | 6"                   | 6"                   | 6"                   | 6"                   | 6"                   | 6"                   | 6"                   |

(1) Stagger nails when using 4" on-center spacing and maintain 1/2" joint and panel edge distance. One row of fasteners is permitted (two rows if abutting panel edges) for diaphragms. Fastener spacing for TJ® joists in diaphragm applications cannot be less than shown in table. When fastener spacing for blocking is less than spacing shown above, rectangular blocking must be used in lieu of TJ® joists.

(2) For non-diaphragm applications, multiple rows of fasteners are permitted if the rows are offset at least 1/2" and staggered.

(3) With 10d (0.148" x 3") nails, spacing can be reduced to 3" on-center for light gauge steel straps.

(4) Can be reduced to 3" on-center if nail penetration into the narrow edge is no more than 1/2" (to minimize splitting).

(5) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1/2" (to minimize splitting).

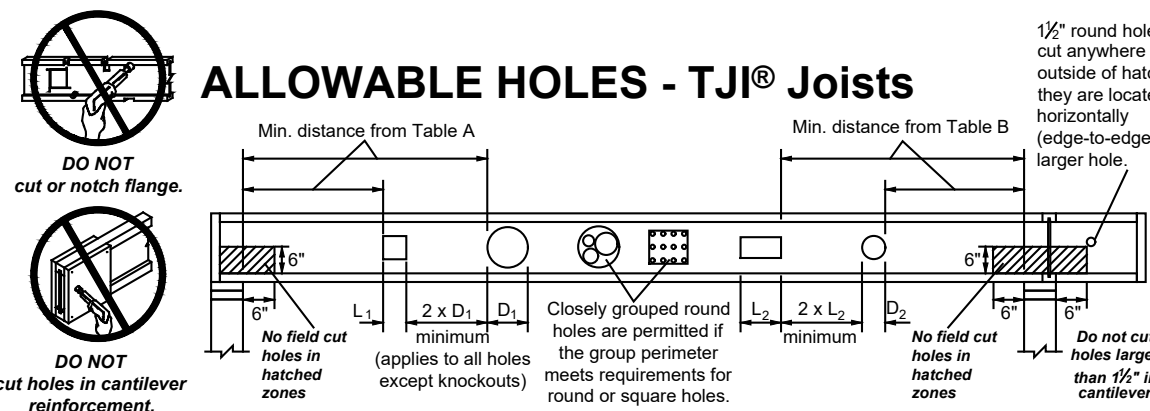
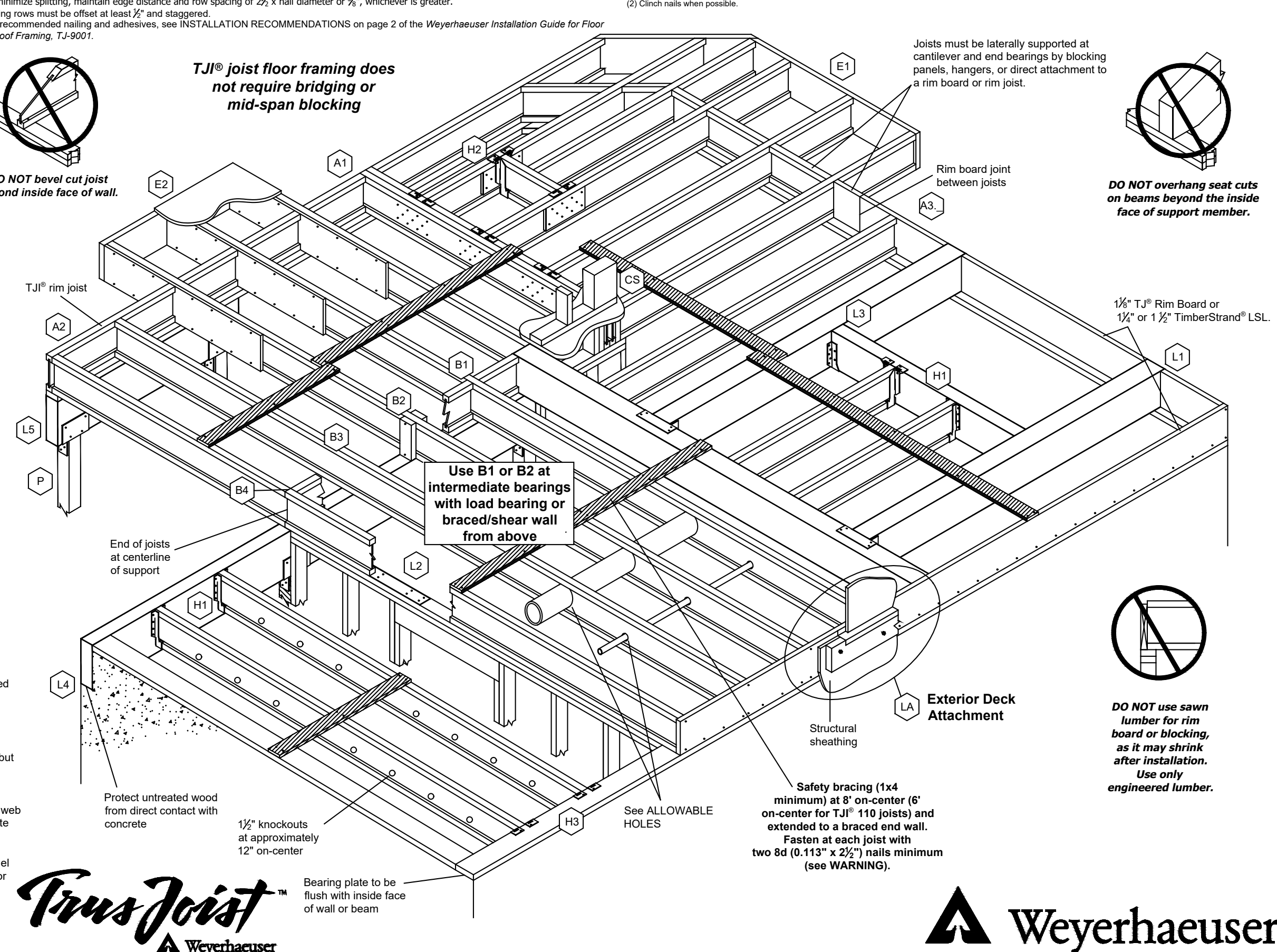
(6) Can be reduced to 3/2" on-center if nail penetration into the narrow edge is no more than 1/2" (to minimize splitting).

(7) Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.

(8) Maximum 2" shrimmed air space.

(9) 1/2" TJ® Rim Board is allowed with joint depths < 16" only.

(10) Maximum 2" shrimmed air space.



| JOIST DEPTH | TJ® | ROUND HOLE SIZE |        |        |        |        |        |        |        | SQUARE OR RECTANGULAR HOLE SIZE |        |        |        |        |        |        |        |
|-------------|-----|-----------------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------|--------|--------|--------|--------|--------|--------|
|             |     | 2"              | 3"     | 4"     | 6"     | 7"     | 8 1/2" | 11"    | 13"    | 2"                              | 3"     | 4"     | 6"     | 7"     | 8 1/2" | 11"    | 13"    |
| 8 1/2"      | 116 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 110 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 210 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 230 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
| 11"         | 116 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 110 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 210 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 230 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
| 13"         | 116 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 110 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 210 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 230 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
| 15 1/2"     | 116 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 110 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 210 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 230 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
| 18"         | 116 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 110 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 210 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|             | 230 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 1 1/2"                          | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |

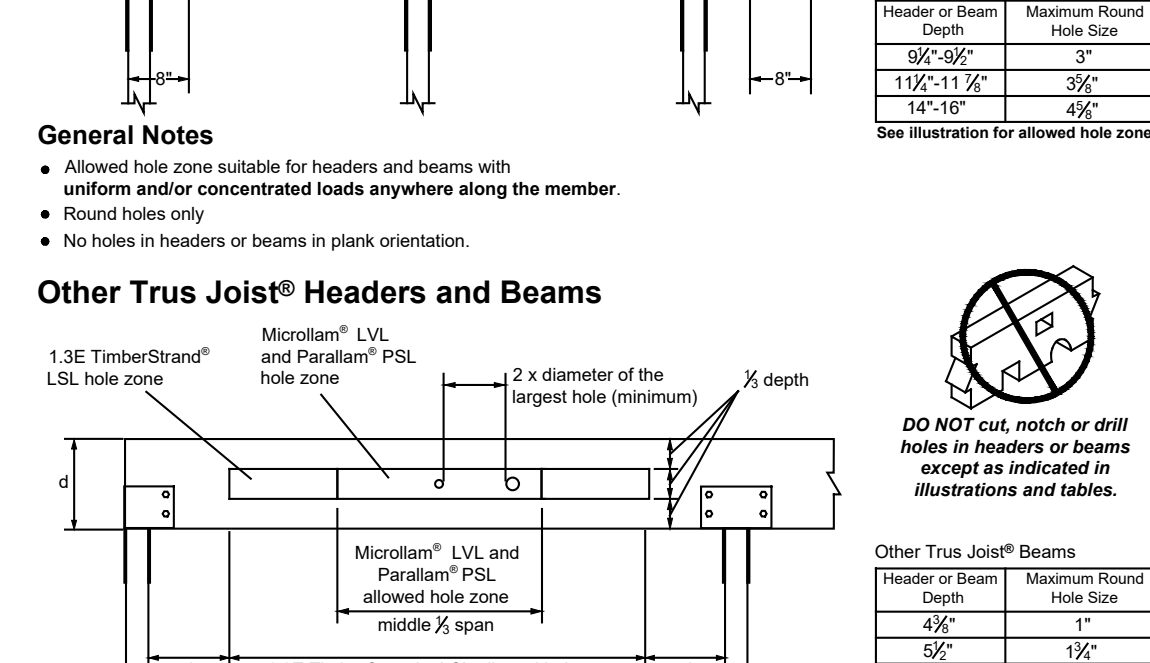
| 16"                                                                                                                                                                                                                                                                              | 360 | 4"     | 6"     | 7"     | 8"     | 10"    | 12"    | 140"   | 160"   | 4"     | 6"     | 7"     | 8"     | 10"    | 12"    | 140"   | 160"   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
|                                                                                                                                                                                                                                                                                  |     | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
| 12" <td>360</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>2 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>2 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> | 360 | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|                                                                                                                                                                                                                                                                                  | 210 | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|                                                                                                                                                                                                                                                                                  | 230 | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|                                                                                                                                                                                                                                                                                  | 360 | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
| 20" <td>360</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>2 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>2 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>3 1/2"</td> | 360 | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|                                                                                                                                                                                                                                                                                  | 210 | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|                                                                                                                                                                                                                                                                                  | 230 | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |
|                                                                                                                                                                                                                                                                                  | 360 | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 2 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" | 3 1/2" |

| Table B - Intermediate or Cantilever Support                                                                                                                                                                                                                                                       |     |                 |        |        |        |         |        |         |        |                                 |        |        |        |         |         |        |         |         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------|--------|--------|--------|---------|--------|---------|--------|---------------------------------|--------|--------|--------|---------|---------|--------|---------|---------|
| Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support                                                                                                                                                                                                    |     |                 |        |        |        |         |        |         |        |                                 |        |        |        |         |         |        |         |         |
| JOIST DEPTH                                                                                                                                                                                                                                                                                        | TJ® | ROUND HOLE SIZE |        |        |        |         |        |         |        | SQUARE OR RECTANGULAR HOLE SIZE |        |        |        |         |         |        |         |         |
|                                                                                                                                                                                                                                                                                                    |     | 2"              | 3"     | 4"     | 6"     | 7"      | 8 1/2" | 11"     | 13"    | 2"                              | 3"     | 4"     | 6"     | 7"      | 8 1/2"  | 11"    | 13"     |         |
| 90" <td>110</td> <td>2 1/2"</td> <td>2 1/2"</td> <td>3 1/2"</td> <td>4 1/2"</td> <td>7 1/2"</td> <td></td> <td></td> <td></td> <td>2 1/2"</td> <td>2 1/2"</td> <td>3 1/2"</td> <td>4 1/2"</td> <td>5 1/2"</td> <td>6 1/2"</td> <td></td> <td></td>                                                 | 110 | 2 1/2"          | 2 1/2" | 3 1/2" | 4 1/2" | 7 1/2"  |        |         |        | 2 1/2"                          | 2 1/2" | 3 1/2" | 4 1/2" | 5 1/2"  | 6 1/2"  |        |         |         |
|                                                                                                                                                                                                                                                                                                    | 210 | 2 1/2"          | 2 1/2" | 3 1/2" | 4 1/2" | 7 1/2"  |        |         |        | 2 1/2"                          | 2 1/2" | 3 1/2" | 4 1/2" | 5 1/2"  | 6 1/2"  | 7 1/2" |         |         |
|                                                                                                                                                                                                                                                                                                    | 230 | 2 1/2"          | 2 1/2" | 3 1/2" | 4 1/2" | 7 1/2"  |        |         |        | 2 1/2"                          | 2 1/2" | 3 1/2" | 4 1/2" | 5 1/2"  | 6 1/2"  | 7 1/2" |         |         |
|                                                                                                                                                                                                                                                                                                    | 360 | 2 1/2"          | 2 1/2" | 3 1/2" | 4 1/2" | 7 1/2"  |        |         |        | 2 1/2"                          | 2 1/2" | 3 1/2" | 4 1/2" | 5 1/2"  | 6 1/2"  | 7 1/2" |         |         |
| 110" <td>110</td> <td>3 1/2"</td> <td>3 1/2"</td> <td>4 1/2"</td> <td>7 1/2"</td> <td>10 1/2"</td> <td></td> <td></td> <td></td> <td>3 1/2"</td> <td>3 1/2"</td> <td>4 1/2"</td> <td>7 1/2"</td> <td>10 1/2"</td> <td></td> <td></td> <td></td>                                                    | 110 | 3 1/2"          | 3 1/2" | 4 1/2" | 7 1/2" | 10 1/2" |        |         |        | 3 1/2"                          | 3 1/2" | 4 1/2" | 7 1/2" | 10 1/2" |         |        |         |         |
|                                                                                                                                                                                                                                                                                                    | 210 | 1 1/2"          | 1 1/2" | 2 1/2" | 4 1/2" | 4 1/2"  | 8 1/2" |         |        | 4 1/2"                          | 4 1/2" | 5 1/2" | 8 1/2" | 10 1/2" | 7 1/2"  | 9 1/2" |         |         |
|                                                                                                                                                                                                                                                                                                    | 230 | 1 1/2"          | 1 1/2" | 2 1/2" | 3 1/2" | 4 1/2"  | 8 1/2" |         |        | 4 1/2"                          | 4 1/2" | 5 1/2" | 8 1/2" | 10 1/2" | 7 1/2"  | 9 1/2" |         |         |
|                                                                                                                                                                                                                                                                                                    | 360 | 2 1/2"          | 2 1/2" | 3 1/2" | 4 1/2" | 5 1/2"  | 7 1/2" | 11 1/2" |        | 2 1/2"                          | 2 1/2" | 3 1/2" | 7 1/2" | 9 1/2"  | 10 1/2" |        |         |         |
| 130" <td>110</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>2 1/2"</td> <td>3 1/2"</td> <td>4 1/2"</td> <td>8 1/2"</td> <td></td> <td>3 1/2"</td> <td>3 1/2"</td> <td>4 1/2"</td> <td>8 1/2"</td> <td>10 1/2"</td> <td>12 1/2"</td> <td></td> <td></td>                                  | 110 | 1 1/2"          | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2"  | 4 1/2" | 8 1/2"  |        | 3 1/2"                          | 3 1/2" | 4 1/2" | 8 1/2" | 10 1/2" | 12 1/2" |        |         |         |
|                                                                                                                                                                                                                                                                                                    | 210 | 1 1/2"          | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2"  | 4 1/2" | 8 1/2"  |        | 3 1/2"                          | 3 1/2" | 4 1/2" | 8 1/2" | 10 1/2" | 12 1/2" |        |         |         |
|                                                                                                                                                                                                                                                                                                    | 230 | 1 1/2"          | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2"  | 4 1/2" | 8 1/2"  |        | 3 1/2"                          | 3 1/2" | 4 1/2" | 8 1/2" | 10 1/2" | 12 1/2" |        |         |         |
|                                                                                                                                                                                                                                                                                                    | 360 | 1 1/2"          | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2"  | 4 1/2" | 8 1/2"  |        | 3 1/2"                          | 3 1/2" | 4 1/2" | 8 1/2" | 10 1/2" | 12 1/2" |        |         |         |
| 14" <td>110</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>2 1/2"</td> <td>3 1/2"</td> <td>4 1/2"</td> <td>8 1/2"</td> <td></td> <td>3 1/2"</td> <td>3 1/2"</td> <td>4 1/2"</td> <td>8 1/2"</td> <td>10 1/2"</td> <td>12 1/2"</td> <td></td> <td></td>                                   | 110 | 1 1/2"          | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2"  | 4 1/2" | 8 1/2"  |        | 3 1/2"                          | 3 1/2" | 4 1/2" | 8 1/2" | 10 1/2" | 12 1/2" |        |         |         |
|                                                                                                                                                                                                                                                                                                    | 210 | 1 1/2"          | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2"  | 4 1/2" | 8 1/2"  |        | 3 1/2"                          | 3 1/2" | 4 1/2" | 8 1/2" | 10 1/2" | 12 1/2" |        |         |         |
|                                                                                                                                                                                                                                                                                                    | 230 | 1 1/2"          | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2"  | 4 1/2" | 8 1/2"  |        | 3 1/2"                          | 3 1/2" | 4 1/2" | 8 1/2" | 10 1/2" | 12 1/2" |        |         |         |
|                                                                                                                                                                                                                                                                                                    | 360 | 1 1/2"          | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2"  | 4 1/2" | 8 1/2"  |        | 3 1/2"                          | 3 1/2" | 4 1/2" | 8 1/2" | 10 1/2" | 12 1/2" |        |         |         |
| 16" <td>110</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>2 1/2"</td> <td>3 1/2"</td> <td>8 1/2"</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>1 1/2"</td> <td>2 1/2"</td> <td>3 1/2"</td> <td>4 1/2"</td> <td>8 1/2"</td> <td>11 1/2"</td> <td>15 1/2"</td> | 110 | 1 1/2"          | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2"  | 2 1/2" | 3 1/2"  | 8 1/2" | 1 1/2"                          | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2"  | 4 1/2"  | 8 1/2" | 11 1/2" | 15 1/2" |
|                                                                                                                                                                                                                                                                                                    | 210 | 1 1/2"          | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2"  | 2 1/2" | 3 1/2"  | 8 1/2" | 1 1/2"                          | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2"  | 4 1/2"  | 8 1/2" | 11 1/2" | 15 1/2" |
|                                                                                                                                                                                                                                                                                                    | 230 | 1 1/2"          | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2"  | 2 1/2" | 3 1/2"  | 8 1/2" | 1 1/2"                          | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2"  | 4 1/2"  | 8 1/2" | 11 1/2" | 15 1/2" |
|                                                                                                                                                                                                                                                                                                    | 360 | 1 1/2"          | 1 1/2" | 1 1/2" | 1 1/2" | 1 1/2"  | 2 1/2" | 3 1/2"  | 8 1/2" | 1 1/2"                          | 1 1/2" | 1 1/2" | 2 1/2" | 3 1/2"  | 4 1/2"  | 8 1/2" | 11 1/2" | 15 1/2" |

**ALLOWABLE HOLES - Headers and Beams**  
1.55E TimberStrand® LSL Headers and Beams

| Header or Beam Depth | Maximum Round Hole Size | Maximum Square Hole Size |
|----------------------|-------------------------|--------------------------|
| 9 5/8" - 9 1/2"      | 5"                      | 5"                       |
| 11 1/2" - 11 1/4"    | 5 3/4"                  | 5 3/4"                   |
| 14" - 16"            | 4 3/4"                  | 4 3/4"                   |

See illustration for allowed hole zone



**General Notes**

- Allowed hole zone suitable for headers and beams with uniform loads only.
- Round holes only.
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

**Other Trus Joist® Headers and Beams**

1.3E TimberStrand® LSL hole zone

MicroLam® LVL and Parallam® PSL hole zone

2 x diameter of the largest hole (minimum)

1/2" depth

DO NOT cut, notch or drill holes in headers or beams except as indicated in illustrations and tables.

**WARNING**  
Joists are unstable until braced laterally

**Bracing Includes:**

- Blocking
- Hangers
- Rim Board
- Trus Joist
- Steel Lites
- Rim Joist

**DO NOT walk on joists until braced. INJURY MAY RESULT.**

**DO NOT walk on joists that are lying flat.**

**DO NOT stack building materials on unshathed joists. Stack only over beams or walls.**

**Lack of proper bracing during construction can result in serious accidents. Observe the following guidelines:**

- All blocking, hangers, rim boards and rim joists at the end supports of the TJ® joists must be completely installed and properly nailed.
- Lateral strength, like braced ends of an existing beam, must be established at the ends of the bay. This can also be accomplished by a temporary or permanent deck (sheathing) fastened to the first 4 feet of joists at the end of the bay.
- Safety bracing of 1x4 (minimum) must be nailed to a braced end wall or sheathed area (as in note 2) and to each joist. Without this bracing, buckling sideways or rollover is highly probable under light construction loads - such as a worker or one layer of unnailed sheathing.
- Sheathing must be completely attached to each TJ® joist before additional loads can be placed on the system.
- Ends of cantilevers require safety bracing on both the top and bottom flanges.
- The flanges must remain straight within 1/2" from true alignment.

**Warning:** Drilling, sawing, sanding or machining wood products generates wood dust. The paint and/or coating on this product may contain titanium dioxide. Wood dust and titanium dioxide are substances known to the state of California to cause cancer. For more information on Proposition 65, visit [www.cairnform.com](http://www.cairnform.com).

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## NOTES

| # | DATE     | DESCRIPTION        |
|---|----------|--------------------|
| 1 | 08-30-22 | INITIAL SUBMISSION |
| 2 | 10-06-22 | RESUBMISSION       |
| 3 | 11-17-22 | RESUBMISSION       |
| 4 | 01-03-23 | BZA SUBMISSION     |

## SUBMISSIONS







NOTICE: THIS DRAWING HAS BEEN PREPARED FOR THE SPECIFIC PROJECT INDICATED, AND IS AN INSTRUMENT OF SERVICE. COPYRIGHTED BY, AND THE SOLE PROPERTY OF, EDNA GUILOR, AIA. THIS DRAWING MAY NOT BE COPIED OR USED, IN WHOLE OR IN PART, BY ANY PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF EDNA GUILOR, AIA. INFRINGEMENTS OR ANY USE OF THIS DRAWING FOR ANY OTHER PURPOSES WILL BE PROSECUTED TO THE FULL EXTENT OF CRIMINAL AND CIVIL LAW.

GENERAL NOTES 2020 NY STATE RESIDENTIAL CODE

- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2020 NY STATE RESIDENTIAL CODE
- THE GENERAL CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR THE PERFORMANCE OF THIS WORK AND PAY ANY FEES IN CONNECTION THEREWITH.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT REQUIREMENTS BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK IN ORDER TO OBTAIN THE ENGINEER'S RESOLUTION OF THE DISCREPANCY. FAILURE TO NOTIFY THE ENGINEER WILL NOT RELIEVE THE GENERAL CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK AS INTENDED BY THE CONTRACTOR DOCUMENTS. THE GENERAL CONTRACTOR SHALL CORRECT ANY AND ALL UNSATISFACTORY WORK ARISING FROM SUCH FAILURE TO NOTIFY THE ENGINEER.
- THE GENERAL CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND SHALL REPAIR AND/OR REPLACE ANY ITEMS DAMAGED DURING THE COURSE OF WORK TO THE SATISFACTION AND APPROVAL OF THE ENGINEER WITHOUT ADDITIONAL COST TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL VISIT THE BUILDING AND SITE OF THE PROPOSED WORK PRIOR TO THE CONTRACT SIGNING TO EXAMINE THE CONDITIONS OF THE SITE BUILDING. HE SHALL STUDY THE SITE AND BUILDING COMPONENT AND SHALL NOTIFY THE ENGINEER IN WRITING SEVEN (7) CALENDAR DAYS IN ADVANCE OF THE CONTRACT SIGNING OF ALL DISCREPANCIES OR QUALIFICATIONS WHICH MAY ARISE.
- DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS.
- CONTRACTOR SHALL PROPERLY SHORE, UNDERPIN AND MAKE SAFE ALL FLOORS, WALLS, SIDEWALKS, FOOTINGS, FOUNDATIONS AND ADJACENT PROPERTY, AS JOB CONDITIONS REQUIRE.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, CONDITIONS AND CLEARANCES PRIOR TO THE SUBMISSION OF SHOP DRAWINGS OR COMMENCEMENT OF THE CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND NEW ROUGH OPENING DIMENSION PRIOR TO FABRICATION OF ALL NEW WINDOWS AND NEW FLOORS.
- FLOOR WALLS AND CEILING SURFACES SHALL BE PATCHED AS REQUIRED BEFORE APPLYING FINISHED MATERIALS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL CASES WHERE PIPING, DUCTWORK, STRUCTURE, ETC., BREAKS BELOW FINISHED AND EXPOSED CEILING LINES INDICATED. PRIOR TO INSTALLATION, CONTRACTOR SHALL PERFORM CORRECTIONS OR SOFFIT AROUND SUCH OBSTRUCTIONS AS DIRECTED.
- WHERE HEATING AND PLUMBING PIPES ARE CONCEALED IN HUNG OR FURRED CEILINGS, THEY SHALL NOT BE BUILT UNTIL THE HEATING AND PLUMBING LINES ARE TESTED.
- ALL MECHANICAL, PLUMBING AND ELECTRICAL LINES AND ALL DUCTS SHALL BE SPECIFICALLY SHOWN ENCLOSED IN SOME OTHER MANNER.
- WHERE CEILINGS OCCUR, THEY SHALL BE HARD AGAINST THE LOWEST MECHANICAL INSTALLATION UNLESS DEFINITE LOWER DIMENSIONS ARE CALLED FOR.
- ALL FINISHED SURFACES, BOTH HORIZONTAL & VERTICAL, SHALL BE CORNER BEADED OR OTHERWISE TRIMMED WITH METAL. CONTRACTOR SHALL VERIFY THE EXISTING PARTITION AROUND THE STAIR CASE AND BOILER ROOM ENCLOSURE FIRE RATING IF THE EXISTING PARTITION AND WALLS ARE NOT 2 HOUR FIRE RATED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER RIGHT AWAY IN ORDER TO MODIFY, THE WALL DETAILS TO BE 2 HOUR FIRE RATED

- 17.1 STEEL:
- SPECIFIED MINIMUM YIELD STRESS OF THE TYPE OF STEEL,  $F_y = 50$  ksi.
  - BENDING STRESS PERMITTED IN THE ABSENCE OF AXIAL FORCE,  $F_b = 30$  ksi.
- 17.2 CONCRETE:
- SPECIFIED COMPRESSIVE STRENGTH,  $f_c = 3,500$  psi.
- 17.3 WOOD:
- DOUGLAS FIR, COAST REGION
  - EXTREME FIBER IN BENDING,  $F_b = 1,000$  psi.
  - TENSION PARALLEL TO GRAIN,  $F_t = 1,000$  psi.
  - HORIZONTAL SHEAR,  $F_H = 120$  psi.
  - COMPRESSION PARALLEL TO GRAIN,  $F_c = 1,200$  psi.
  - MODULUS OF ELASTICITY,  $E = 1,760,000$  psi.
  - FOR WOOD USED FOR FLOOR TRUSSES, SEE MANUFACTURER'S SPECIFICATIONS.

SMOKE DETECTOR NOTES:

- SMOKE DETECTOR SHALL BE INSTALLED IN EVERY BEDROOM.
- SMOKE DETECTOR SHALL BE HARD WIRED TYPE RECEIVING ITS PRIMARY POWER FROM BUILDING WIRING AND THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.
- SMOKE DETECTOR SHALL BE EITHER IONIZATION TYPE OR PHOTOELECTRIC TYPE.
- INSTALLATION AND OPERATION OF THE SYSTEM SHALL COMPLY WITH ALL REQUIREMENTS OF SECTION NY STATE RESIDENTIAL 2020 CODE.

CARBON MONOXIDE DETECTOR:

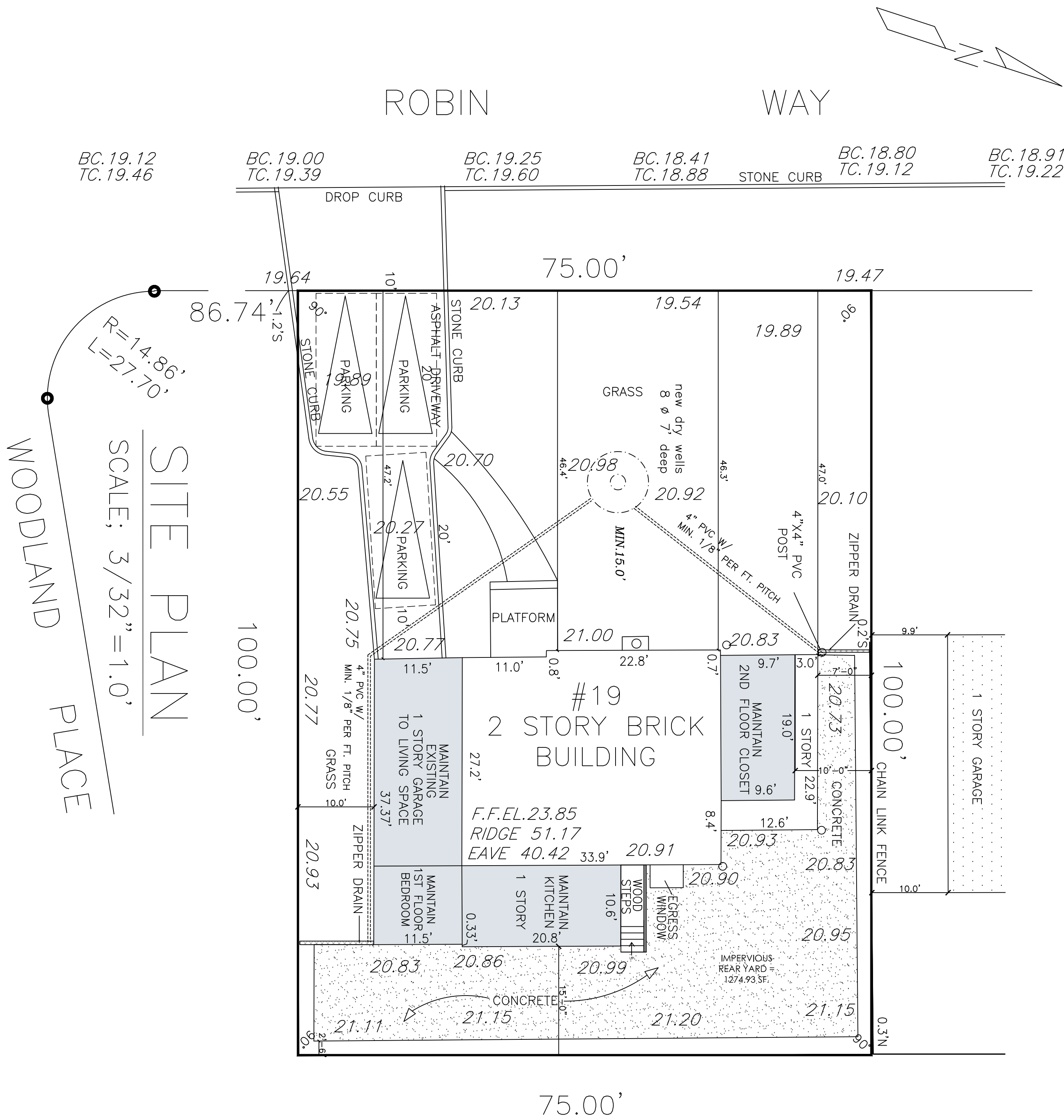
CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN EVERY FLOOR AT A MAX. OF 15 FEET FROM ANY BEDROOM

BOILER:

BOILER TO BE MEA/MSA APPROVED AND OF CAPACITY TO MEET REQUIREMENTS OF NEW YORK CITY ENERGY CODE AND NEW YORK CITY BUILDING CODE WHICHEVER IS MORE STRINGENT.

GENERAL - NOTES FIRE PROTECTION CONSTRUCTION REQUIREMENTS

- ALL MATERIALS OR ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - IT SHALL CONFORM WITH NBFU "FIRE RESISTANCE RATING -DECEMBER 1946"
  - IT SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E-199-1961 "STANDARDS METHODS OF FIRE TEST OF BUILDING CONSTRUCTION AND MATERIALS" AND ACCEPTED BY THE COMMISSIONER
  - IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE
- PLUMBING NOTE(2014 CODE COMPLIANT):
  - ALL PLUMBING WORK SHALL CONFORM TO THE STANDARDS OF THE NATIONAL PLUMBING CODE AND NEW YORK STATE WATER SUPPLY, GAS AND ELECTRICITY AND ALL OTHER AGENCIES HAVING JURISDICTION.
  - THE PLUMBER SHALL OBTAIN ALL PERMITS, INSPECTION ETC. RELATED TO HIS WORK UNDER THIS APPLICATION, AS REQUIRED FOR THE COMPLETION OF WORK.
  - ALL WORK TO BE DONE BY A PLUMBER LICENSED IN TOWN OF NORTH HEMPSTEAD
  - ALL PIPING IS TO BE CONCEALED IN WALLS, SIFFITS OR HUNG CEILINGS AND SHALL NOT BE EXPOSED TO VIEWS, UNLESS SO NOTED.
  - SANITARY WASTE AND VENT PIPING SHALL BE HUB-LESS CAST IRON, SERVICE WEIGHT ASTM-A-74 MANUFACTURED AND INSTALLED IN ACCORDANCE WITH C.I.S.P.I.
  - WATER PIPING SHALL BE TYPE "K" OR "L" COPPER ASTM-B-88 WITH (95-5) SOLDERED JOINTS.
  - ALL PIPING THROUGH FIRE-RATED WALL, SLABS ETC. SHALL HAVE STEEL SLEEVES EXTENDING 2" ABOVE FLOOR. THE SPACE BETWEEN THE PIPES AND THE SLEEVES SHALL BE PACKED TO A DEPTH OF NOT LESS THAN 1" FROM EITHER SIDE WITH ROCK WOOL. AFTER ROCK WOOL HAS BEEN INSTALLED AROUND PIPES, A 26 GAUGE SHEET METAL COLLAR SHALL BE SECURED AROUND THE PIPE TO INSURE TIGHTNESS.
  - COLD WATER AND HOT WATER PIPING SHALL BE INSULATED WITH FIBERGLASS INSULATION WITH FACTORY-APPLIED ALL-SERVICE JACKET SECURED IN PLACE WITH SELF SEALING LAPS. FITTINGS SHALL BE INSURED WITH PREMOLDED PVC COVERS SECURED IN PLACE WITH STAINLESS STEEL TACKS.
    - COLD WATER: & HOT WATER RETURN:
  - CONTRACTOR SHALL REMOVE ALL UNUSED AND UNNECESSARY PIPING AND SHALL PROVIDE NEW AS SHOWN ON PLANS.
  - EXISTING PIPING SHALL BE MODIFIED AS REQUIRED TO PROVIDE A COMPLETE SYSTEM.



SITE PLAN

ALL INFORMATION BASED ON SURVEY PREPARED BY A&B ENGINEERING AND LAND SURVEYING, P.C. SURVEYED ON: OCTOBER 29, 2021.

SCALE: 1:10

ZONING ANALYSIS:

PROPERTY ADDRESS: 19 ROBIN WAY  
GREAT NECK, N.Y. 11021

PROPERTY LOCATION: SEC. 2, BLK 48 LOT68  
ZONE R-A (RESIDENCE ZONE)

LOT AREA: 7500.00 SQ. FT.  
LOT COVERAGE ALLOWED: 7500.0X25% = 1875.00 sq.ft.  
PROVIDED = 1889.18 sq.ft. (BZA REQUIRED VARIANCE)

EXISTING FLOOR AREA

EXISTING 1st FLOOR : 1,889.18 sq. ft.  
EXISTING 2nd. FLOOR : 1,124.14 sq. ft.  
TOTAL FLOOR AREA EXISTING: 1,889.18 + 1,124.14 = 3,013.32 sq.ft.(BZA REQ: VAR)

MAX FLOOR AREA ALLOWED 7,500 X 36% = 2,700 sq. ft < 3,013.32 sq. ft

MIN. SIDE YARD REQ'D: 10.0', 12.5'  
SIDE YARD PROVIDED: 10.0' ft., 7.1' (EXIST. NO CHANGE)

FRONT YARD REQ'D: =40.60' ft.  
FRONT YARD PROVIDED :46.72 ft (EXIST. NO CHANGE)  
AVERAGE FRONT YARD :44.9+ 38.4 + 43.7 + 29.4 + 46.9 = 203.3/5 = 40.66

REAR YARD REQ'D: 15' FT.  
REAR YARD : 15.00

MAX. HEIGHT ALLOWED : 30.0'  
MAX. HEIGHT PROPOSED : 30.0' NO CHANGE

PROJECT INFO

PRIVATE RESIDENCE #21358

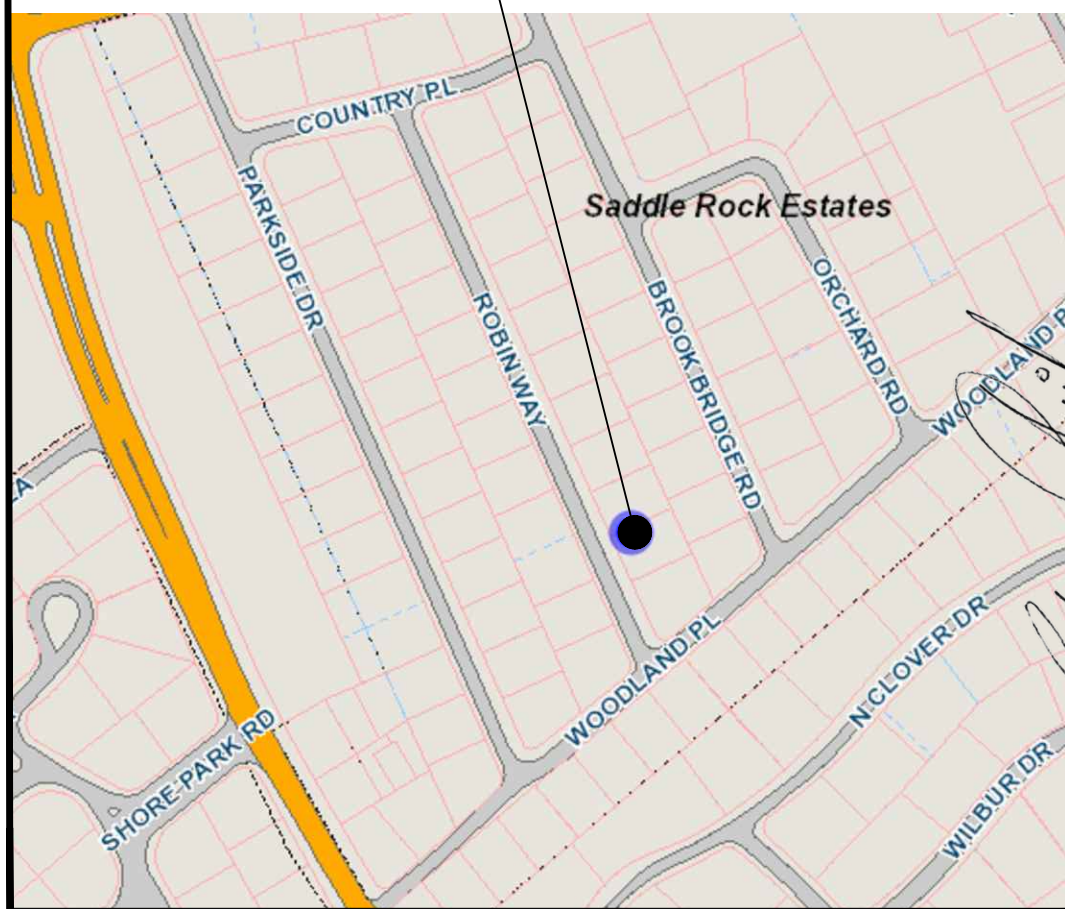
19 ROBIN WAY,  
GREAT NECK NY, 11021

TOWN: NORTH HEMPSTEAD  
DISTRICT: RESIDENCE A  
SBL: 2 - 48 - 68

SCOPE OF WORK NOTES

- MAINTAIN RENOVATED BATHROOMS
- MAINTAIN GARAGE CONVERTED TO LIVING SPACE
- MAINTAIN KITCHEN AT FIRST FLOOR
- MAINTAIN WALKING CLOSET AT SECOND FLOOR
- MAINTAIN REAR PATIO

AERIAL VIEW



DRAWINGS LIST

- A1.0 SITE PLAN/ZONING ANALYSIS/GENERAL NOTES
- A1. FLOOR AREA CALCULATION
- A2.0 CELLAR PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A3.0 REAR ELEVATION/ SECTION
- A3.1 FRONT/ SIDE ELEVATION

| AVERAGE GRADE ELEVATION CALCULATION |                   |   |          |
|-------------------------------------|-------------------|---|----------|
| (20.75 + 20.83) / 2 *               | 37.37             | = | 776.92   |
| (20.83 + 20.86) / 2 *               | 11.50             | = | 239.71   |
| (20.86 + 20.99) / 2 *               | 20.80             | = | 435.24   |
| (20.99 + 20.91) / 2 *               | 10.60             | = | 222.07   |
| (20.91 + 20.90) / 2 *               | 13.08             | = | 273.43   |
| (20.90 + 20.93) / 2 *               | 4.50              | = | 94.11    |
| (20.93 + 20.83) / 2 *               | 12.60             | = | 263.08   |
| (20.83 + 20.74) / 2 *               | 22.90             | = | 475.97   |
| (20.74 + 20.83) / 2 *               | 12.70             | = | 263.96   |
| (20.83 + 21.00) / 2 *               | 22.80             | = | 476.86   |
| (21.00 + 20.77) / 2 *               | 22.50             | = | 469.91   |
| SUM                                 | 191.35            | = | 3,991.26 |
| AVERAGE GRADE                       | 3,991.26 / 191.35 | = | 20.85    |

GUILOR ARCHITECTS

ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN  
17 RAVINE RD., GREAT NECK, N Y 11023  
516-482-6777



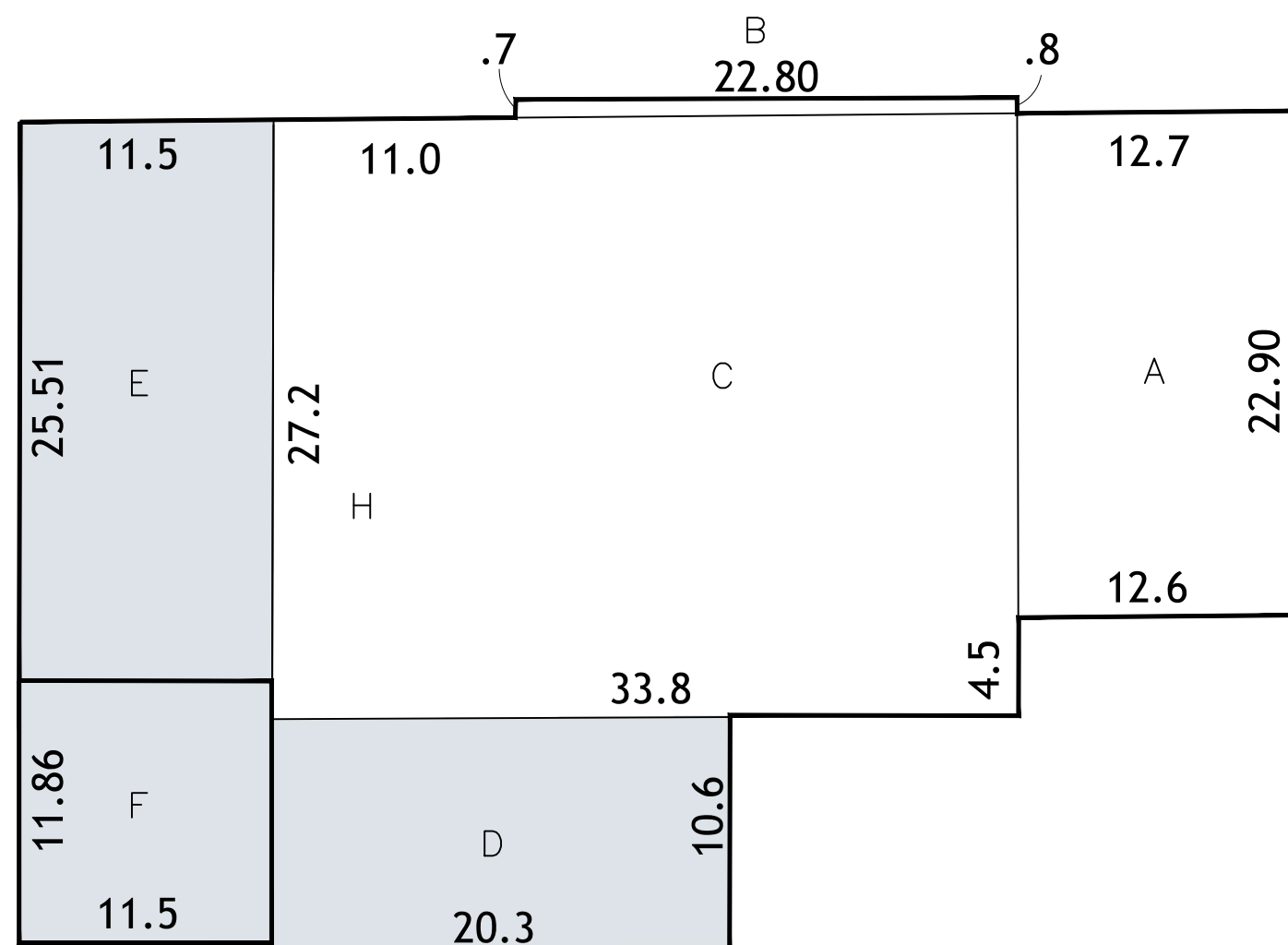
| NO | DATE      | DESCRIPTION         |
|----|-----------|---------------------|
| 1  | 3-14-2022 | AS PER DOB COMMENTS |
| 2  | 5-11-2022 |                     |
| 3  |           |                     |
| 4  |           |                     |
| 5  |           |                     |
| 6  |           |                     |
| 7  |           |                     |
| 8  |           |                     |
| 9  |           |                     |
| 10 |           |                     |

|                                    |                                               |                                                 |
|------------------------------------|-----------------------------------------------|-------------------------------------------------|
| PROJECT TITLE<br>PRIVATE RESIDENCE | LOCATION<br>19 ROBIN WAY, GREAT NECK NY 11021 | SHEET TITLE<br>SITE PLAN/ ZONING/ GENERAL NOTES |
| SHEET NO.                          |                                               |                                                 |

A1.0



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EXISTING FIRST FLOOR AREA BREAK DOWN

|                                                             |          |
|-------------------------------------------------------------|----------|
| A = 22.90 X (12.7 + 12.6 / 2)                               | = 289.68 |
| B = 22.80 X (.7 + .8 / 2)                                   | = 17.10  |
| C = (27.20 + (22.9 + 4.5) / 2) X (( 11.0 + 22.8) + 33.8 /2) | = 922.74 |
| D = 10.60 X 20.8 (to be maintained)                         | = 220.48 |
| E = 11.5 X 26.33 (to be maintained)                         | = 302.79 |
| F = 11.86 X 11.5 (to be maintained)                         | = 136.39 |

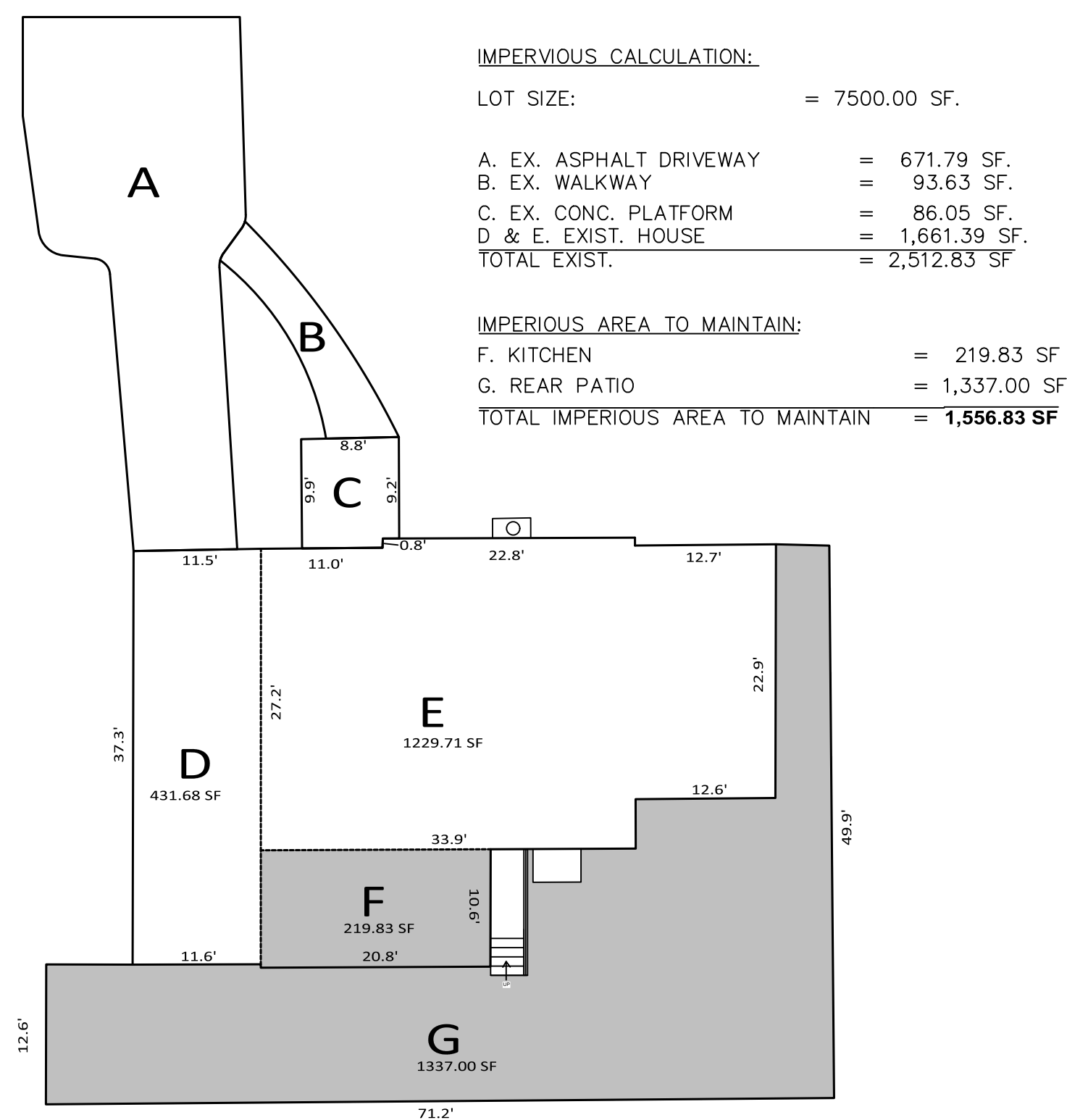
TOTAL = 1889.18

EXISTING FIRST FLOOR AREA = 1889.18  
EXISTING SECOND FLOOR AREA = 1124.14

GRAND TOTAL OF FIRST & SECOND FLOOR AREA = 3013.32

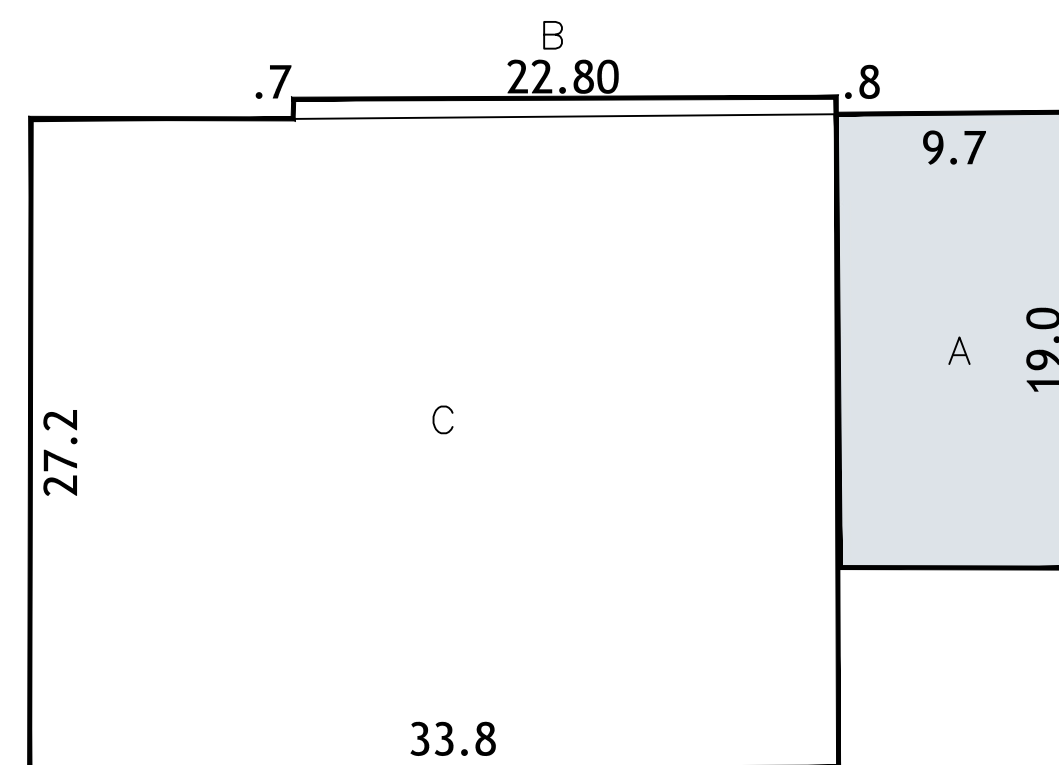
## 1 FLOOR AREA CALCULATIONS

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



## 2 IMPERVIOUS CALCULATIONS

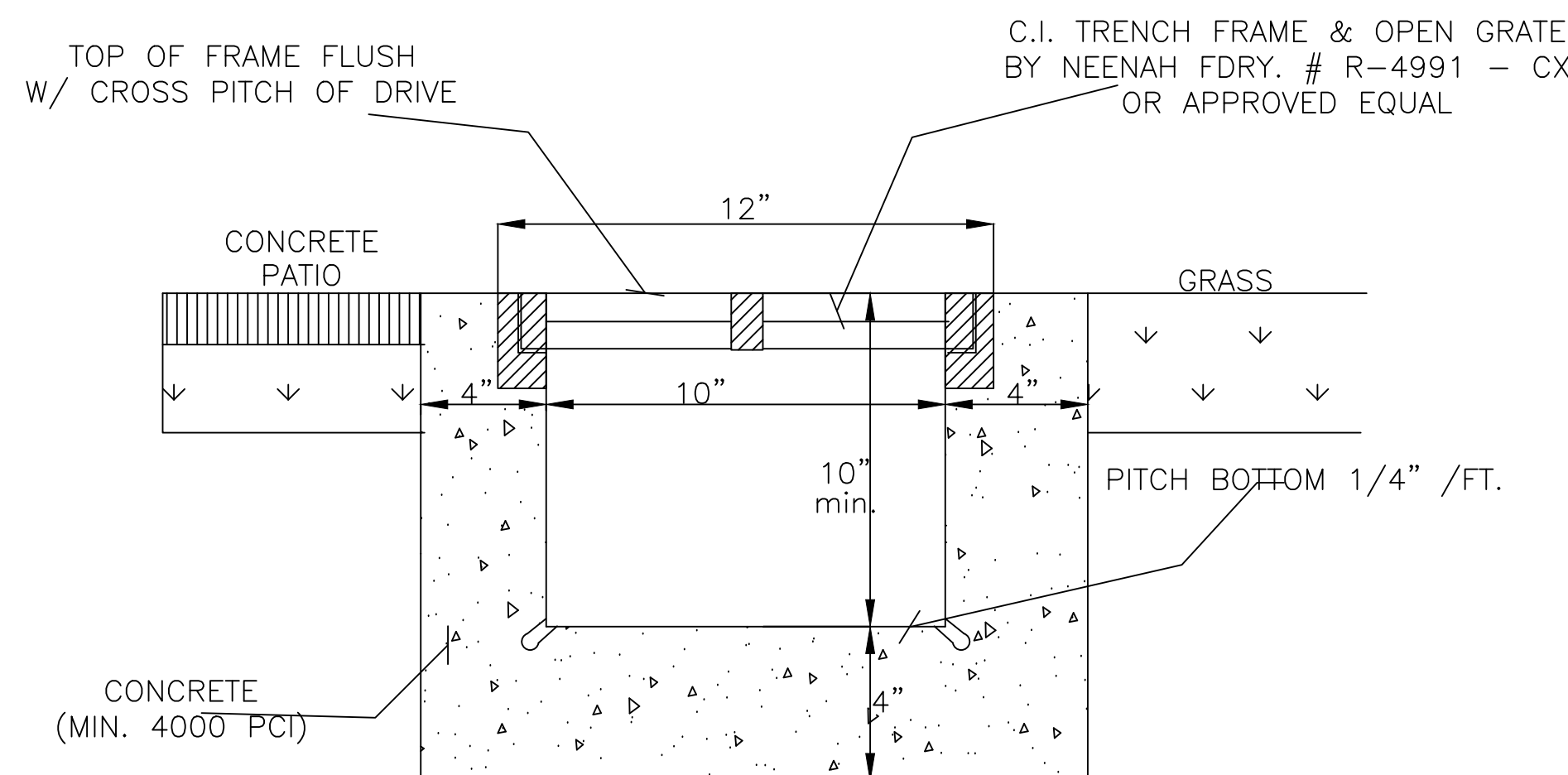
SCALE: N.T.S.



EXISTING SECOND FLOOR AREA BREAK DOWN

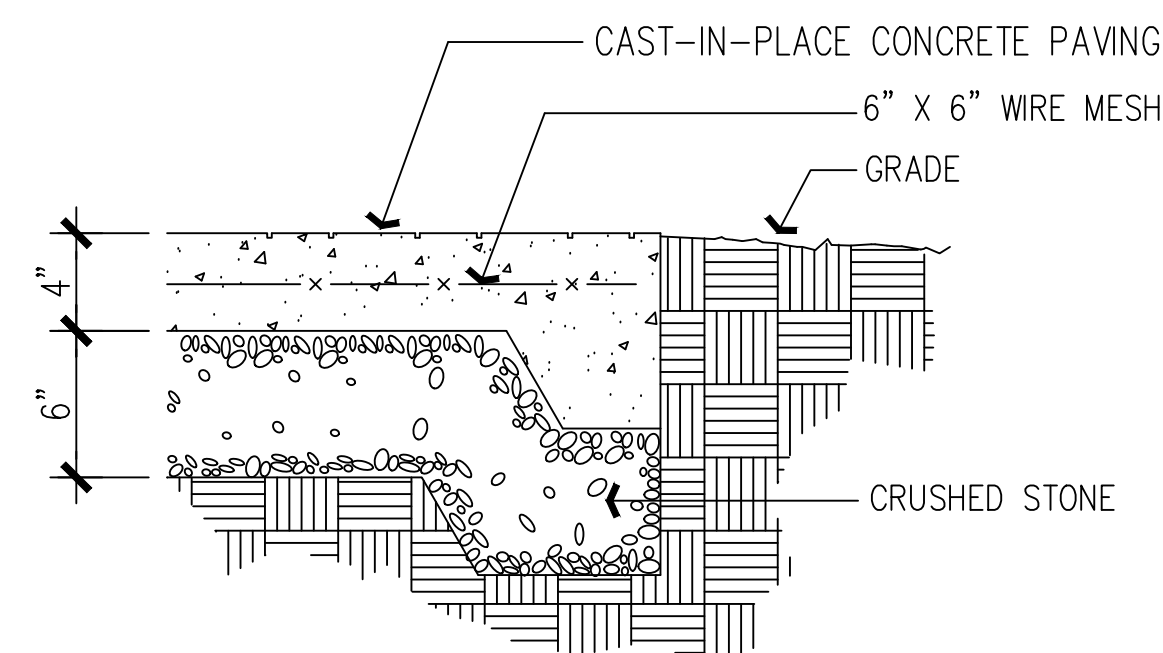
|                                                              |          |
|--------------------------------------------------------------|----------|
| A = 19.0 X 9.7 (to be maintained)                            | = 184.30 |
| B = 22.80 X (.7 + .8 / 2)                                    | = 17.10  |
| C = (27.20 + (19.0 + 8.4) / 2) X (( 11.0 + 22.8) + 33.8 / 2) | = 922.74 |

TOTAL = 1124.14



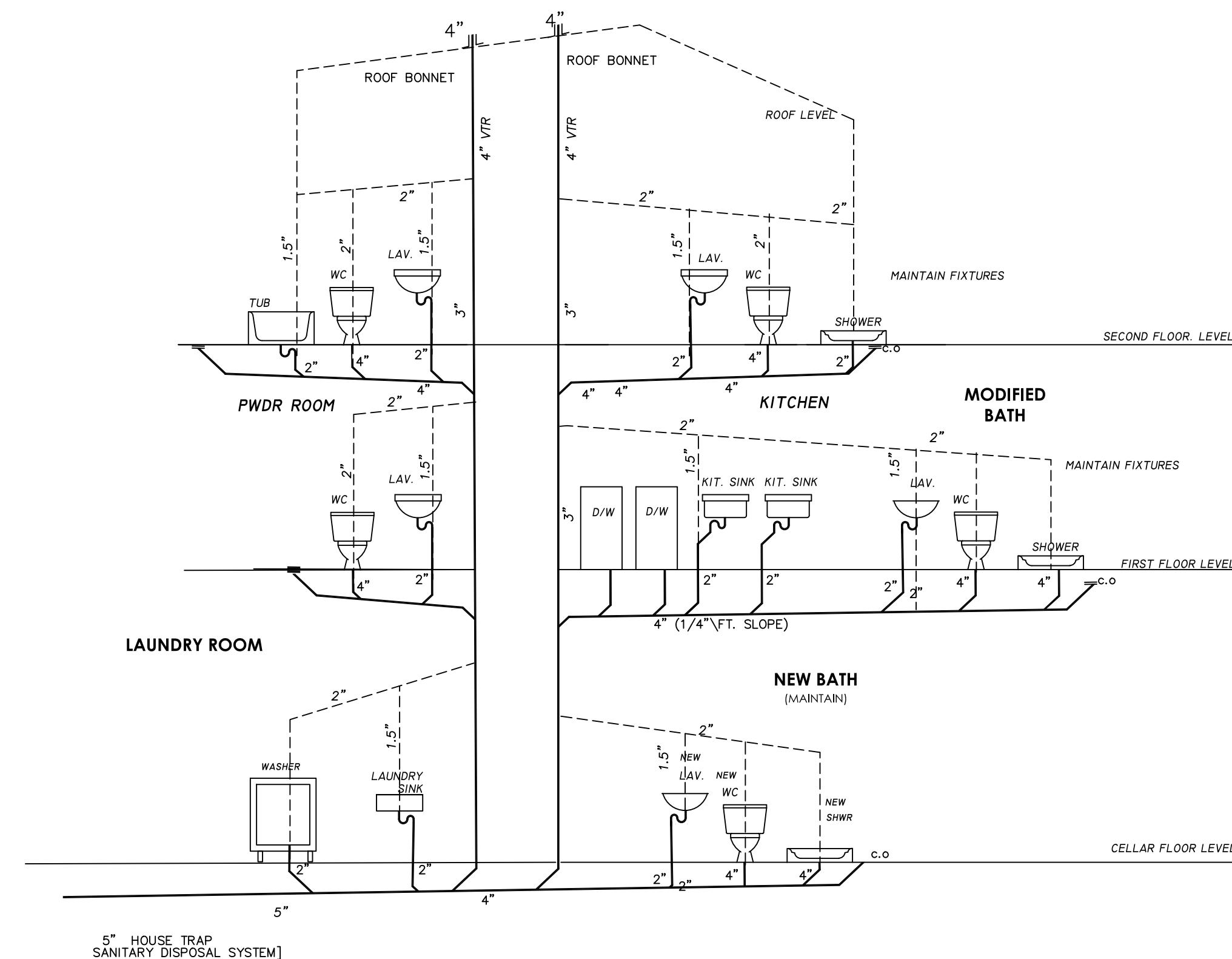
### 3 ZIPPER DRAIN DETAIL

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



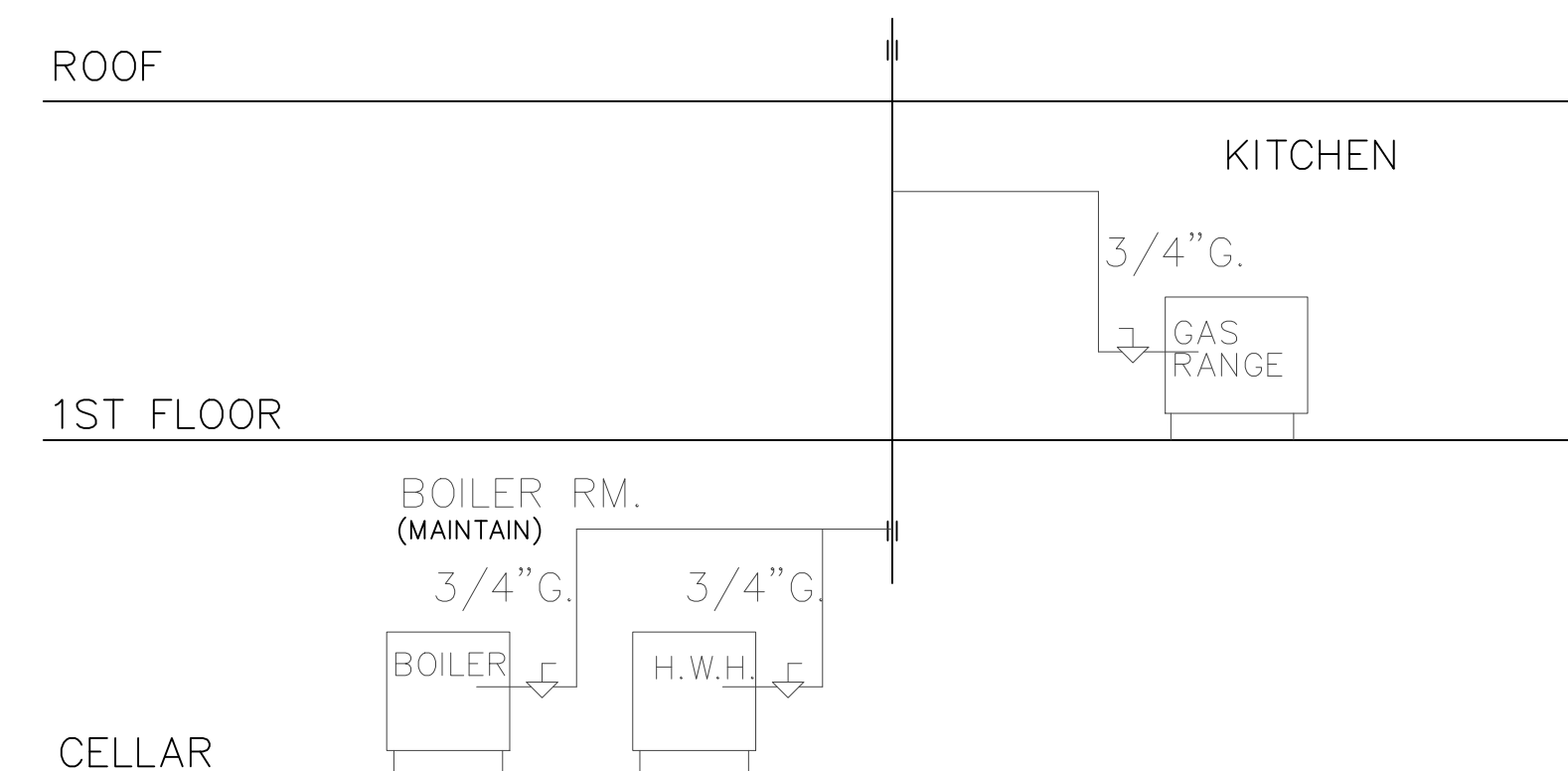
## 4 CONCRETE WALK DETAIL

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



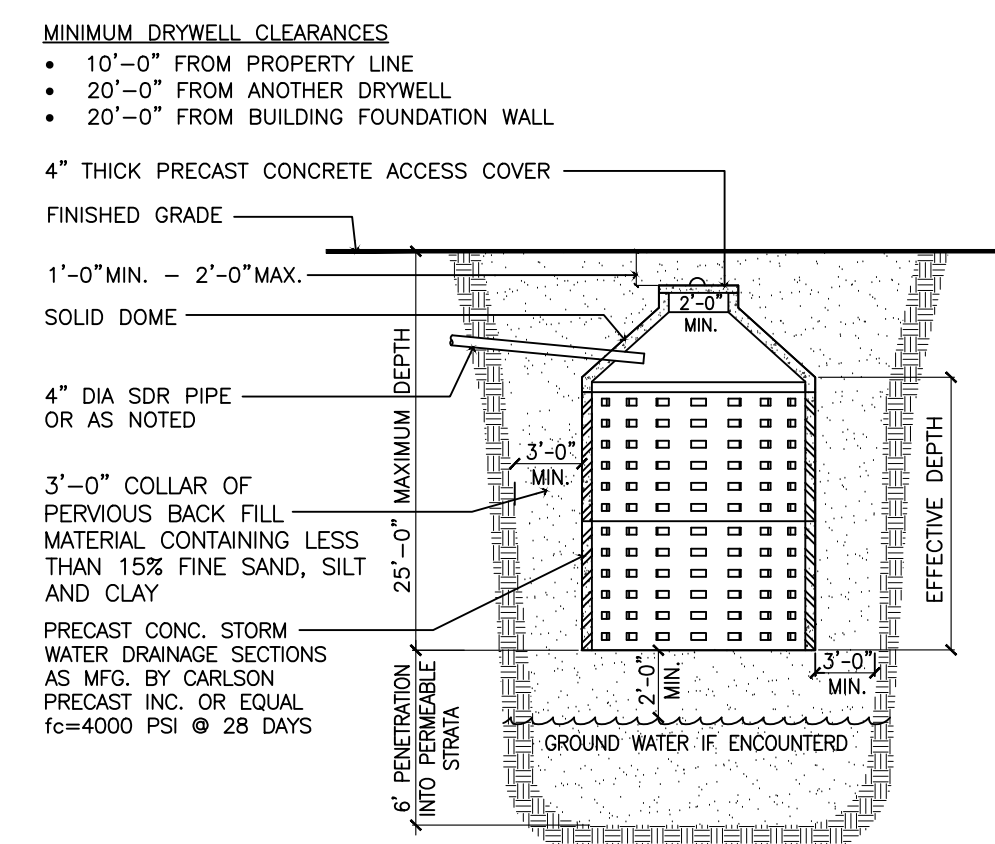
## PLUMBING RISER DIAGRAM

SCALE: N.T.S.



## GAS RISER DIAGRAM

SCALE: N.T.S



## 7 DRYWELL CALCULATION

SCALE: N.T.S

DRYWELL CALCULATION: (IMPERVIOUS SURFACES)

TOTAL = 1,556.83 SF.

RAINFALL RETENTION = 2.5 INCHES

$1556.83 \times .208 = 324.33$  CU. FT. REQUIRED

$324.33 / 50.24$  (8' Ø DRYWELL) = 6.4 LINEAR FT. REQUIRED

USE = (1) 8'-0" DIA. X 7'-0" EFFECTIVE DEPTH

TOTAL CAPACITY PROVIDED = 351.68 CU. FT.

**GUILOR ARCHITECTS**  
ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN  
17 RAVINE RD. , GREAT NECK, N Y 11023  
5 1 6 - 4 8 2 - 6 7 7 7

[illegible][illegible]

|               |                                        |
|---------------|----------------------------------------|
| PROJECT TITLE | PRIVATE RESIDENCE                      |
| LOCATION      | 19 ROBIN WAY, GREAT NECK, NY 11021     |
| SHEET TITLE   | FLOOR AREA CALCULATIONS/PLUMBING RISER |

## A1.1

2 OF 9



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ONE PERMANENT OPENING VENTILATION CALCULATION  
AS PER G2407.6.2 OF THE 2015 RESIDENTIAL CODE  
OF NEW YORK STATE

BOILER – 225,000 BTU  
HOT WATER HEATER – 50,000 BTU

$V_{REQ.}$  = VENT SIZE REQUIRED  
 $V_{REQ.}$  = 275,000 TOTAL BTU /  
= 3,000BTU/h  
91.6 Sq. Inches REQ'D.  
 $V_{PROV}$  = VENT SIZE PROVIDED  
 $V_{PROV}$  = 21.5 "X 10"(215.0 Sq. Inches)  
= 215.0 Sq. Inches > 91.6 Sq. Inches  
AND THEREFORE OK

LIGHTING AND VENTILATION  
REQUIREMENTS AS PER R303.1 OF  
THE 2020 RESIDENTIAL CODE OF  
NEW YORK STATE

REQUIRED 4% VENTILATION; 8% GLAZING

REQUIREMENT WAIVED AS PER NEW YORK STATE  
RESIDENTIAL CODE SECTION R303. (SEE NOTES 1&2 BELOW)

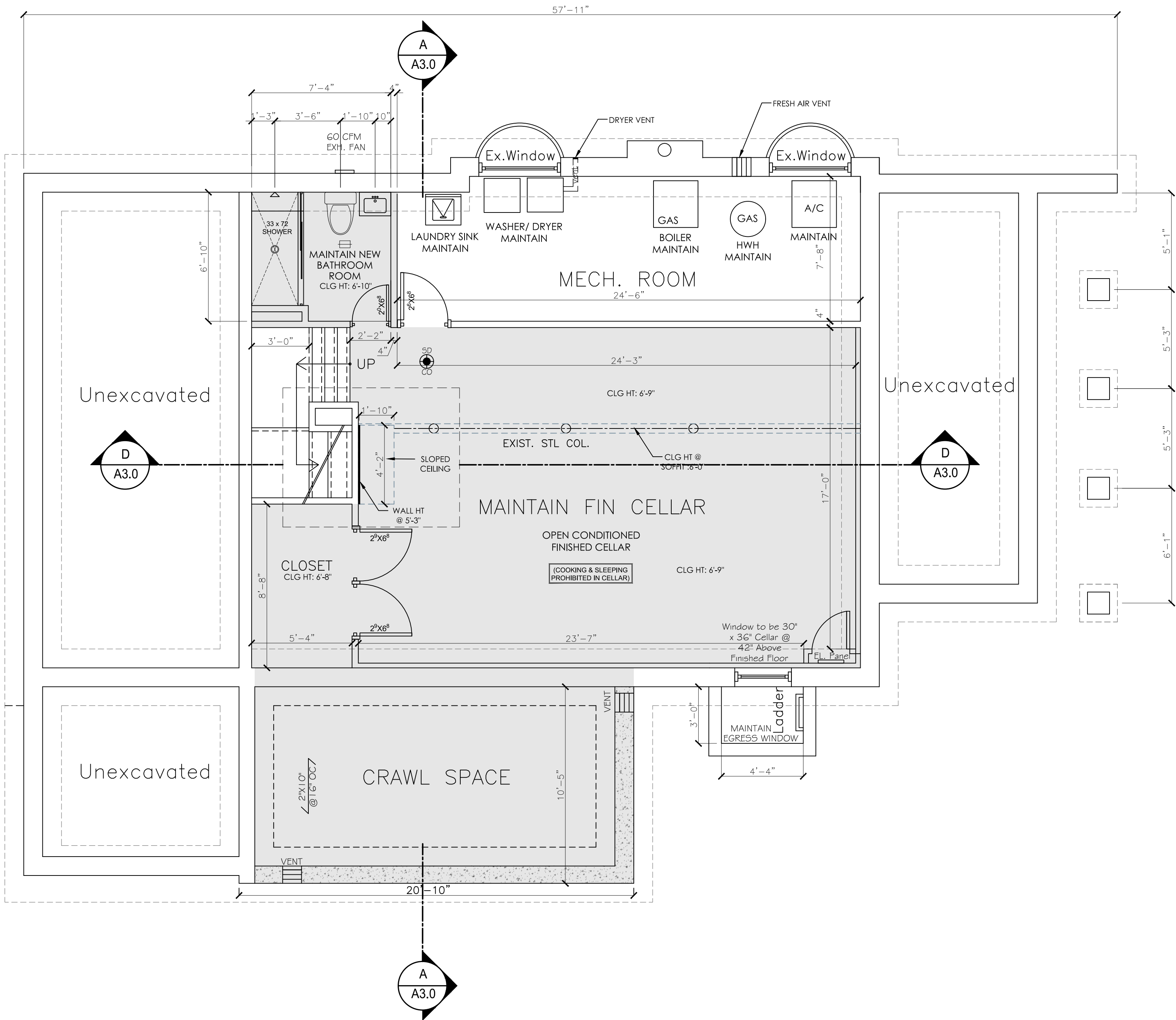
#### NOTE:

1. CENTRAL AIR VENT PROVIDING MECH. VENTILATION  
OF 50–240 CFM FOR 1800 S.F. AS PER M1505.1.

2. FINISHED CELLAR TO BE PROVIDED WITH ARTIFICIAL  
LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING  
AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER  
THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES  
ABOVE THE FLOOR LEVEL.



CARBON MONOXIDE / SMOKE DETECTOR  
W/ BATTERY BACK-UP (HARDWIRED AND  
INTERCONNECTED)



EXISTING CELLAR FLOOR PLAN

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

#### NOTE:

- MIN. EGRESS WINDOW SILL IN CELLAR FLOOR  
SHALL BE AT 42" ABOVE FINISHED CELLAR FLOOR.
- 2'-0" MIN. DIMENSION & 5.7 SF MIN. OPENING

EGRESS WINDOW

## NOTES B:

1. Windows must comply with wind loads as per Building  
Code of New York State Section 1609.1.4, Exception no. 1,  
where contractor is to provide wood structural panels with  
a minimum thickness of  $\frac{7}{16}$  inch and max. panel span of  
8 feet. (Refer to same section for additional information  
on hardware, etc.)

2. E Denotes Egress Window on Elevations  
Min. of 20" net clear opening width  
Min. 24" net clear opening height  
Max. 44" floor to sill height  
Min. 5.7 sq. ft. net clear opening  
above grade sleeping rooms

3. Refer to manufacturer specifications for exact rough  
openings when windows are to be installed in masonry.

## NOTE C:

1. LIGHTING AND VENTILATION REQUIREMENTS AS PER  
R303.1 OF THE 2018 INTERNATIONAL RESIDENTIAL  
CODE

2. REQUIRED 4% VENTILATION; 8% GLAZING

3. REQUIREMENT WAIVED AS PER 2018 INTERNATIONAL  
REISIDENTIAL CODE SECTION R303.1 EXCEPTION 2:

FINISHED CELLAR TO BE PROVIDED WITH ARTIFICIAL  
LIGHT PROVIDING AN AVERAGE 6-FOOTCANDLES @  
30" A.F.F.

## NOTES:

- ALL SMOKE AND C.O. DETECTORS TO  
BE HARD WIRED + INTERCONNECTED.
- PROVIDE GFCI OUTLETS IN  
ACCORDANCE W/ SECTION 3802 OF  
THE NYS RES CODE IN ALL  
BATHROOMS, KITCHEN, GARAGE AND  
EXTERIOR LOCATIONS.
- RECEPTACLE PLACEMENT SHALL BE  
IN ACCORDANCE W/ SECTION 3801 OF  
THE NYS RES. CODE. NO POINT  
MEASURED HORIZONTALLY ALONG  
THE WALL SHALL BE MORE THAN 6'  
FROM A RECEPTACLE.
- 50% OF ALL LAMPS IN PERMANENTLY  
INSTALLED FIXTURES MUST BE HIGH  
EFFICIENCY.

**GUILOR ARCHITECTS**

ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN

17 RAVINE RD., GREAT NECK, N Y 11023

516-482-6777



| NO | DATE       | DESCRIPTION         | NO | DATE      | DESCRIPTION |
|----|------------|---------------------|----|-----------|-------------|
| 1  | 3.14.2022  | AS PER DOB COMMENTS | 2  | 5.11.2022 |             |
| 3  | 11.30.2022 |                     | 4  |           |             |
| 5  |            |                     | 6  |           |             |
| 7  |            |                     | 8  |           |             |
| 9  |            |                     | 10 |           |             |
| 11 |            |                     | 12 |           |             |
| 13 |            |                     | 14 |           |             |
| 15 |            |                     | 16 |           |             |
| 17 |            |                     | 18 |           |             |
| 19 |            |                     | 20 |           |             |
| 21 |            |                     | 22 |           |             |
| 23 |            |                     | 24 |           |             |
| 25 |            |                     | 26 |           |             |
| 27 |            |                     | 28 |           |             |
| 29 |            |                     | 30 |           |             |

PROJECT TITLE  
PRIVATE RESIDENCE

LOCATION  
19 ROBIN WAY, GREAT NECK, NY 11021

SHEET TITLE  
CELLAR PLAN

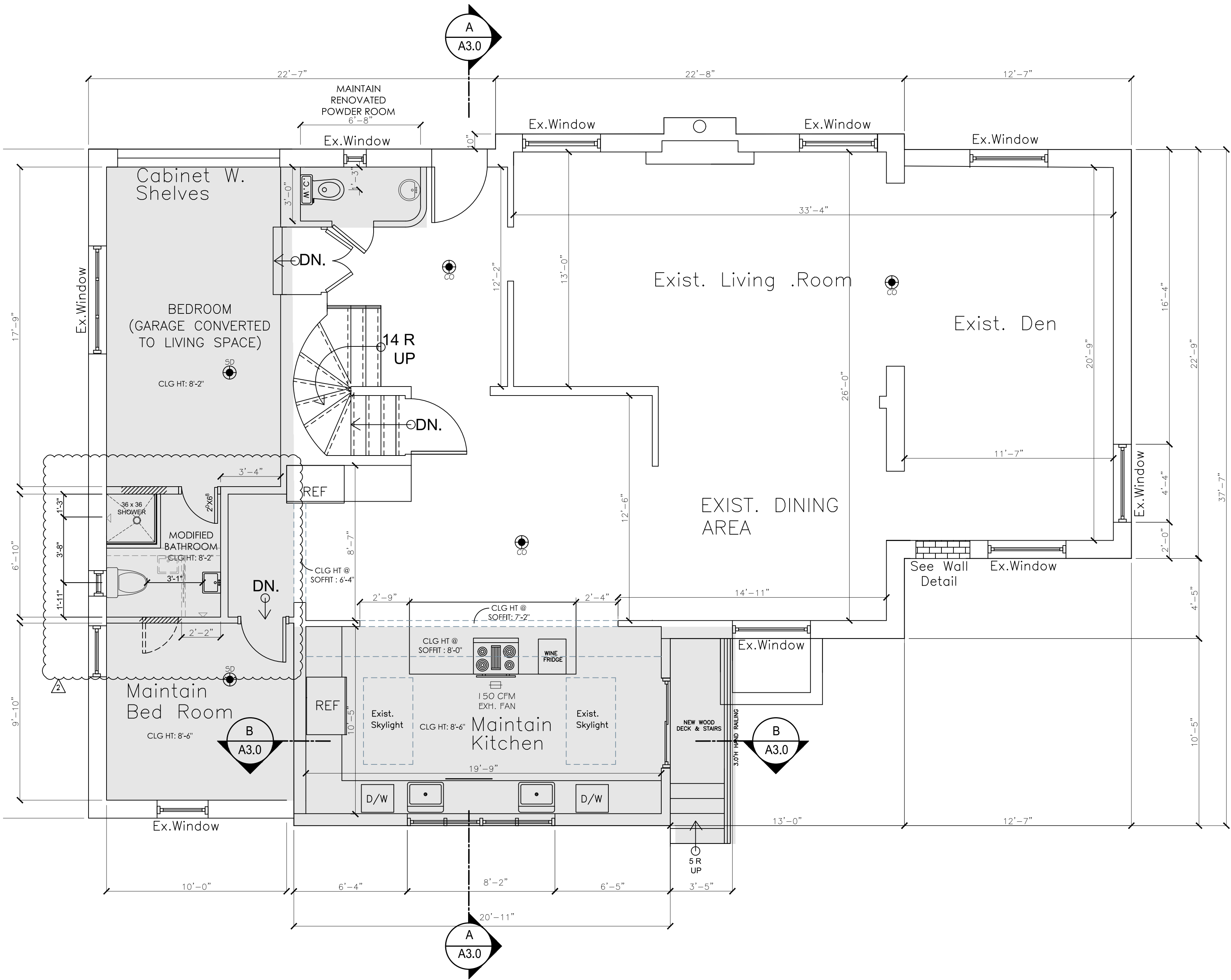
SHEET NO.

A2.0

3 OF 9



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EXISTING FIRST FLOOR PLAN

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

LEGEND

|  |                                                                                    |
|--|------------------------------------------------------------------------------------|
|  | POST ABOVE                                                                         |
|  | NEW (3) 2"x4" POST U.O.N.                                                          |
|  | DENOTES NEW STRUCTURAL MEMBERS                                                     |
|  | EXISTING WALL TO REMAIN                                                            |
|  | EXISTING WALL/ FIXTURE TO BE REMOVED                                               |
|  | NEW DOUGLAS FIR WALL:<br>2"x6" EXTERIOR WALL/ PLUMBING WALL<br>2"x4" INTERIOR WALL |
|  | NEW 12" POURED CONC. FOUNDATION WALL<br>ON 24"x12" CONCRETE FOOTING                |

HEADER SCHEDULE

NOTE: FOR NEW DOOR & WINDOW HEADERS NOT INDICATED ON PLAN

| SIZE OF OPENING | REQUIRED MEMBER |
|-----------------|-----------------|
| UP TO 3'-6"     | (2) 2" x 8"     |
| UP TO 6'-0"     | (2) 2" x 10"    |
| UP TO 8'-0"     | (2) 2" x 12"    |

FOR ALL HEADER POST NOT SPECIFIED:  
USE (2) 2"x4" POST FOR OPENINGS < 6'-0"  
USE (3) 2"x4" POST FOR OPENINGS > 6'-0"

LINTEL SCHEDULE

NOTE: FOR NEW DOOR & WINDOW HEADERS NOT INDICATED ON PLAN

| OPENING SIZE | LINTEL SIZE             |
|--------------|-------------------------|
| UP TO 4'-0"  | 3 1/2" x 3 1/2" x 5/16" |
| UP TO 6'-0"  | 5" x 3 1/2" x 5/16"     |
| UP TO 8'-0"  | 7" x 4" x 3/8"          |
| OVER 8'-0"   | SEE FLOOR PLANS         |

NOTES: (FOR NEW CONSTRUCTION)

- PROVIDE (2) JACK STUDS AT ALL OPENING HEADERS UNLESS OTHERWISE NOTED.
- ALL GLASS AT SHOWER AND BATHTUB ENCLOSURES AND WINDOWS TO BE TEMPERED AS PER R.308.4 OF THE NYS RES CODE.
- ALL HABITABLE SPACES MEET OF EXCEED 8% LIGHT AND 4% CLEAR VENTILATION AREA.
- ASSUMED 1.5 TCF SOIL BEARING CAPACITY V.I.F.
- USE HEAVY DUTY HANGERS FOR ENGINEERED LUMBER
- PROVIDE SOLID BLOCKING BETWEEN JOISTS UNDER ALL WALLS ABOVE
- PSL'S MAY BE SUBSTITUTED FOR LVL'S OF SAME DEPTH TO ACHIEVE REQUIRED WIDTH
- ALL DOUBLED OR GREATER LVL'S TO BE BOLTED TOGETHER W/ 1/2" DIA. BOLTS 12" O.C. STAGGERED
- SEE ELECTRICAL PLANS FOR SMOKE AND CARBON DETECTOR LOCATIONS
- SEE DETAILS SHEETS FOR WOOD FRAMING, STRAPPING, CONCRETE, AND STEEL DETAILS
- DOUBLE FLOOR JOIST UNDER WALLS PARALLEL ABOVE

NEW PARTITION NOTES:

- INTERIOR WALLS ARE TO BE 2"x4" D.F. (U.O.N.) W/ 5/8" GYPSUM BOARD ON EACH SIDE OF STUD FILL BEDROOM WALLS W/ ROXUL COMFORT BATTS
- PROVIDE 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD ON ALL WALLS & CEILINGS AT THE BASEMENT LEVEL
- PROVIDE 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD ON WALLS & CEILINGS AT ALL BATHROOMS.
- PROVIDE 1/2" CEMENT BOARD ON WALLS & CEILINGS AT ALL SHOWERS AND BATH TUBS.
- PROVIDE 2"x6" STUDS AT ALL PLUMBING WALLS AND WALLS CONTAINING POCKET DOORS
- SHEER WALLS TO BE 2"x6" WITH 1/2" PLYWOOD ONE SIDE 8D NAILS 6" O/C EDGE AND 12" O/C FIELD
- AS PER R502.12 AND R502.13, FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ACCORDANCE TO SECTION R302.12 AND R302.11. FIREBLOCKING SHOULD BE PROVIDED IN WOOD FRAME CONSTRUCTION ALL OPENINGS AROUND VENT PIPES ECT. TO BE FIRE BLOCKED WITH AN APPROVED MATERIAL AS PER R302.11 DRAFTSTOPPING SHALL BE INSTALLED WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY AS PER R302.12
- AS PER R502.12 AND R502.13, FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ACCORDANCE TO SECTION R302.12 AND R302.11.
- FIREBLOCKING SHOULD BE PROVIDED IN WOOD FRAME CONSTRUCTION ALL OPENINGS AROUND VENT PIPES ECT. TO BE FIRE BLOCKED WITH AN APPROVED MATERIAL AS PER R302.11. DRAFTSTOPPING SHALL BE INSTALLED WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY AS PER R302.12

WINDOW NOTES

- ALL WINDOWS TO BE BY 'ANDERSON' 400 SERIES, SEE WINDOW SCHEDULE FOR TYPE, SIZE & MODEL NO.
- ALL GLASS TO BE ADVANCED LOW E INSULATED, WITH SDL GRILLS AS PER ELEVATIONS.
- SHOP DRAWINGS TO BE PREPARED FOR APPROVAL PRIOR TO ORDERING.
- ALL WINDOW SIZES TO BE FIELD VERIFIED WITH G.C.
- ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AND CONFORM TO 2015 IRC, PART 310.1.1. SUCH OPENING SHALL NOT IMPEDE EGRESS IN AN EMERGENCY, SHALL HAVE A MIN. AREA OF 5.7 SQ.FT. WITH A MIN. DIMENSION OF 20" WIDTH / 24" HEIGHT WITH BOTTOM OF OPENING NO HIGHER THAN 3'-6" ABOVE FINISHED FLOOR.
- ALL BEDROOM WINDOWS TO BE SUPPLIED WITH STRAIGHT ARM OPERATORS
- ALL REMAINING EXISTING WINDOWS TO BE REPLACED. REPLACEMENT WINDOWS MUST MEET CONDITIONS OF SECTION R310.2.5 OF THE 2015 IRC.

GUILOR ARCHITECTS

ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN  
17 RAVINE RD., GREAT NECK, N Y 11023  
516-482-6777



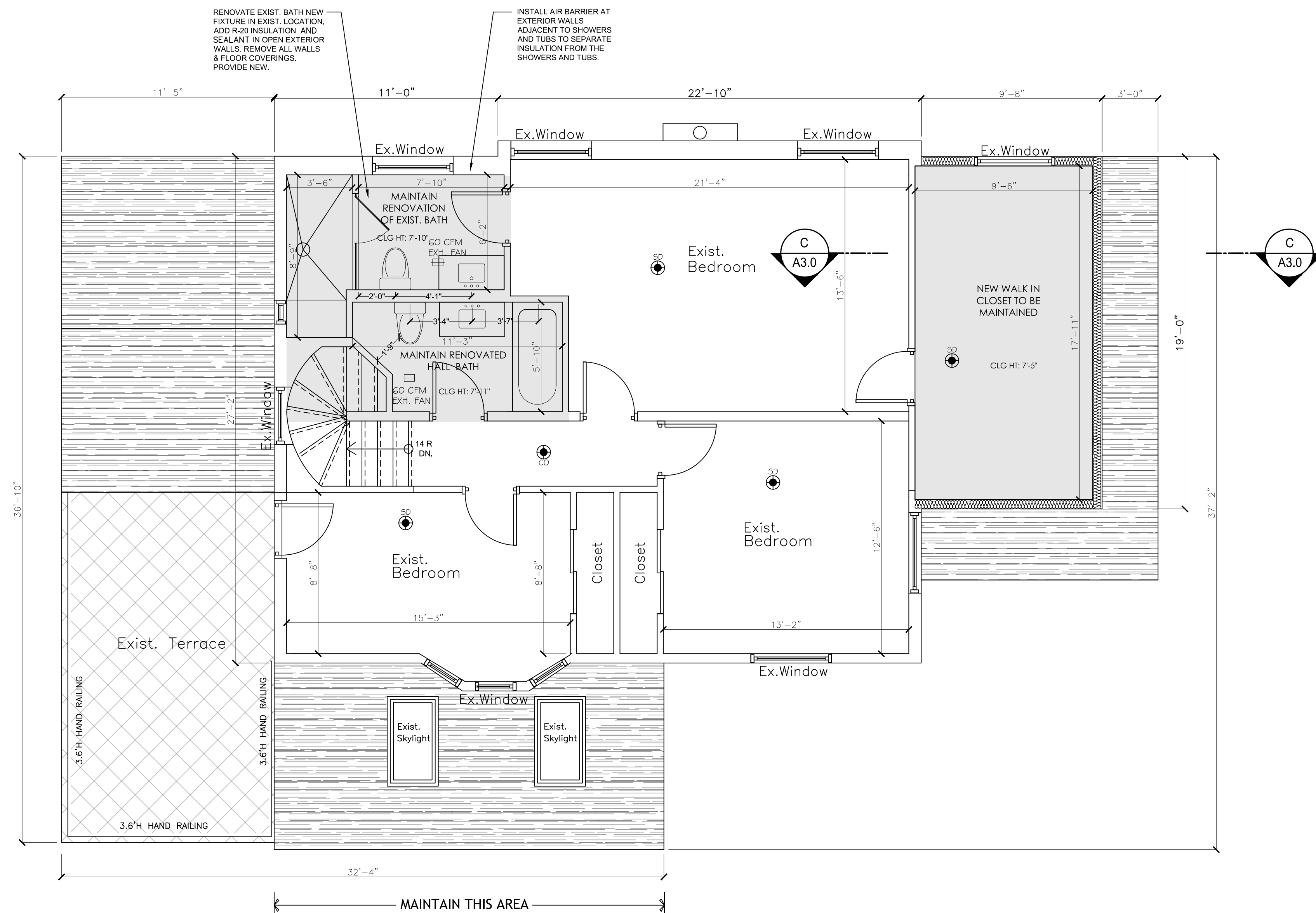
| NO. | DATE       | DESCRIPTION         | NO. | DATE       | DESCRIPTION         |
|-----|------------|---------------------|-----|------------|---------------------|
| 1   | 01/15/2021 | AS PER DOB COMMENTS | 1   | 01/15/2021 | AS PER DOB COMMENTS |
| 2   | 03/14/2022 | REVISED TEL BATH    | 2   | 03/14/2022 | REVISED TEL BATH    |
| 3   | 09/08/2022 |                     | 3   | 09/08/2022 |                     |

|               |                                    |
|---------------|------------------------------------|
| PROJECT TITLE | PRIVATE RESIDENCE                  |
| LOCATION      | 19 ROBIN WAY, GREAT NECK, NY 11021 |
| SHEET TITLE   | FIRST FLOOR PLAN                   |
| SHEET NO.     |                                    |

A2.1

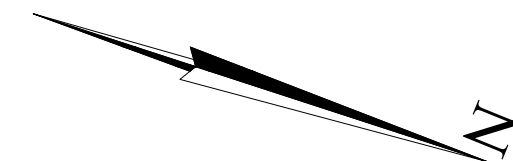


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### EXISTING SECOND FLOOR PLAN

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



## LEGEND

|                                                                                     |                                                                                    |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|  | POST ABOVE                                                                         |
|  | NEW (3) 2"x4" POST U.O.N.                                                          |
|  | DENOTES NEW STRUCTURAL MEMBERS                                                     |
|  | EXISTING WALL TO REMAIN                                                            |
|  | EXISTING WALL/ FIXTURE TO BE REMOVED                                               |
|  | NEW DOUGLAS FIR WALL:<br>2"x6" EXTERIOR WALL/ PLUMBING WALL<br>2"x4" INTERIOR WALL |
|  | NEW 12" POURED CONC. FOUNDATION WALL<br>ON 24"x12" CONCRETE FOOTING                |

## HEADER SCHEDULE

NOTE: FOR NEW DOOR & WINDOW  
HEADERS NOT INDICATED ON PLAN

| SIZE OF OPENING | REQUIRED MEMBER |
|-----------------|-----------------|
| UP TO 3'-6"     | (2) 2" x 8"     |
| UP TO 6'-0"     | (2) 2" x 10"    |
| UP TO 8'-0"     | (2) 2" X 12"    |

FOR ALL HEADER POST NOT SPECIFIED:  
USE (2) 2"x4" POST FOR OPENINGS < 6'-0"  
USE (3) 2"x4" POST FOR OPENINGS > 6'-0"

## LINTEL SCHEDULE

NOTE: FOR NEW DOOR & WINDOW  
HEADERS NOT INDICATED ON PLAN

| OPENING SIZE | LINTEL SIZE             |
|--------------|-------------------------|
| UP TO 4'-0"  | 3 1/2" x 3 1/2" x 5/16" |
| UP TO 6'-0"  | 5" x 3 1/2" x 5/16"     |
| UP TO 8'-0"  | 7" x 4" x 3/8"          |
| OVER 8'-0"   | SEE FLOOR PLANS         |

**NOTES:** (FOR NEW CONSTRUCTION)

1. PROVIDE (2) JACK STUDS AT ALL OPENING HEADERS UNLESS OTHERWISE NOTED.
2. ALL GLASS AT SHOWER AND BATH/TOILET ENCLOSURES AND WINDOWS TO BE TEMPERED AS PER R.308.4 OF THE NEW YORK CITY CODE.
3. ALL HABITABLE SPACES MEET OF EXCEED 80% LIGHT AND 4% CLEAR VENTILATION AREA.
4. ASSUMED 1.5 TSF SOIL BEARING CAPACITY V.I.F.
5. PROVIDE 10% WIND UPLIFT FOR ALL ENGINEERED LUMBER.
6. PROVIDE SOIL BLOCKING BETWEEN JOISTS UNDER ALL WALLS ABOVE.
7. PSL'S MAY BE SUBSTITUTED FOR LVLS OF SAME DEPTH TO ACHIEVE REQUIRED WIDTH.
8. ALL DOUBLED OR GREATER LVLS TO BE BOLTED TOGETHER W/ 1/2" DIA. BOLTS @12" O.C. STAGGERED.
9. SEE ELECTRICAL PLANS FOR SMOKE AND CARBON DETECTOR LOCATIONS.
10. SEE DETAILS SHEET FOR WOOD FRAMING, STRAPPING, CONCRETE, AND STEEL DETAILS.
11. DOUBLE FLOOR JOIST UNDER WALLS PARALLEL ABOVE.

## NEW PARTITION NOTES:

1. INTERIOR WALLS ARE TO BE 2"x4" D.F. (U.O.N.) W/ 5/8" GYPSUM BOARD ON EACH SIDE OF STUD FILL BEDROOM WALLS W/ ROXUL COMFORT BATTS
2. PROVIDE 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD ON ALL WALLS & CEILINGS AT THE BASEMENT LEVEL
3. PROVIDE 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD ON WALLS & CEILINGS AT ALL BATHROOMS.
4. PROVIDE 1/2" CEMENT BOARD ON WALLS & CEILINGS AT ALL SHOWERS AND BATH TUBS.
5. PROVIDE 2"x6" STUDS AT ALL PLUMBING WALLS AND WALLS CONTAINING ROCK WOOL INSULATION
6. SHEER WALLS ARE TO BE 2"x6" W/ 1/2" PLYWOOD ONE SIDE 8D NAILS 6" O/C EDGE AND 12" O/C FIELD
7. AS PER R502.12 AND R502.13, FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ACCORDANCE TO SECTION R502.12 AND R502.13. THERE IS USABLE SPACE TO BE PROVIDED IN WOOD FRAME CONSTRUCTION ALL OPENINGS AROUND VENT PIPES ETC. TO BE FIRE BLOCKED WITH AN APPROVED MATERIAL AS PER R302.11 DRAFTSTOPPING SHALL BE INSTALLED WITHIN THE USABLE SPACE BETWEEN BOTH ABOVE AND BELOW CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY AS PER R302.12
8. AS PER R502.12 AND R502.13, FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ACCORDANCE TO SECTION R502.12 AND R502.11
9. FIREBLOCKING SHOULD BE PROVIDED IN WOOD FRAME CONSTRUCTION ALL OPENINGS AROUND VENT PIPES ETC. TO BE FIRE BLOCKED WITH AN APPROVED MATERIAL AS PER R302.11 DRAFTSTOPPING SHALL BE INSTALLED WITHIN THE USABLE SPACE BETWEEN BOTH ABOVE AND BELOW CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY AS PER R302.12

## WINDOW NOTES

1. ALL WINDOWS TO BE BY "ANDERSON" 400 SERIES, SEE WINDOW SCHEDULE FOR TYPE, SIZE & MODEL NO.
2. WITH GLASS TO BE ADVANCED LOW E INSULATED, WITH SS GRILLS AS PER ELEVATIONS.
3. SHOP DRAWINGS TO BE PREPARED FOR APPROVAL PRIOR TO ORDERING.
4. ALL WINDOW SIZES TO BE FIELD VERIFIED WITH G.C.
5. ALL BEDROOM WINDOWS MUST EGRESS REQUIREMENTS AND CONFORM TO 2015 IRC, PART 310.1.1.1. SUCH OPENING SHALL NOT IMPEDE EGRESS IN AN EMERGENCY, SHALL HAVE A MIN. AREA OF 5.7 SQ.FT. WITH A MIN. DIMENSION OF 20" WIDTH & 24" HEIGHT. THERE SHALL BE NO HIGHER THAN 3'-6" ABOVE FINISHED FLOOR.
6. ALL BEDROOM WINDOWS TO BE SUPPLIED WITH STRAIGHT ARM OPERATORS
7. ALL REMAINING EXISTING WINDOWS TO BE REPLACED. REPLACEMENT WINDOW MUST MEET CONDITIONS OF SECTION R310.2.5 OF THE 2015 IRC.

# GUILOR ARCHITECTS

ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN  
17 RAVINE RD., GREAT NECK, N Y 11023  
516-482-6777

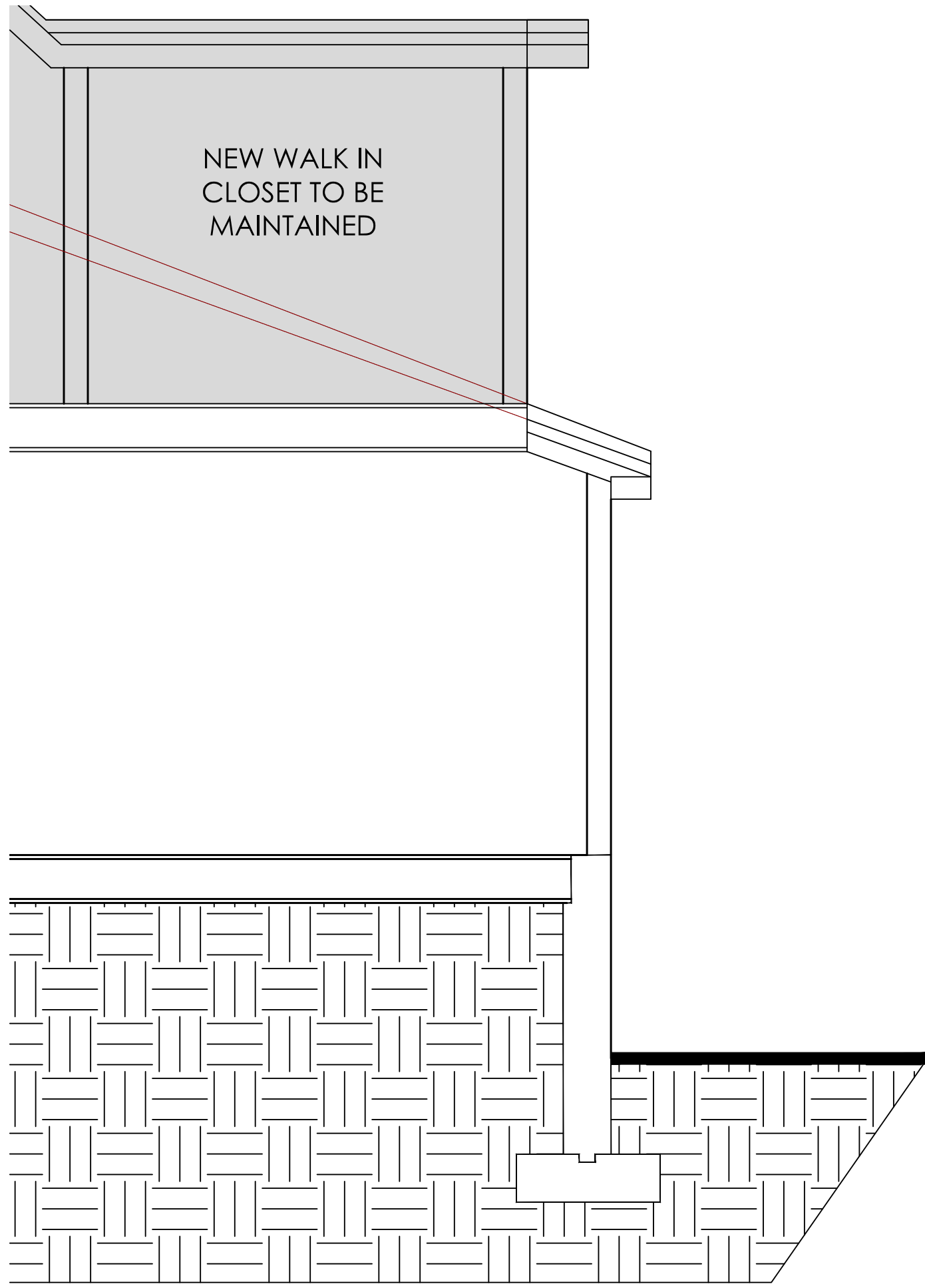
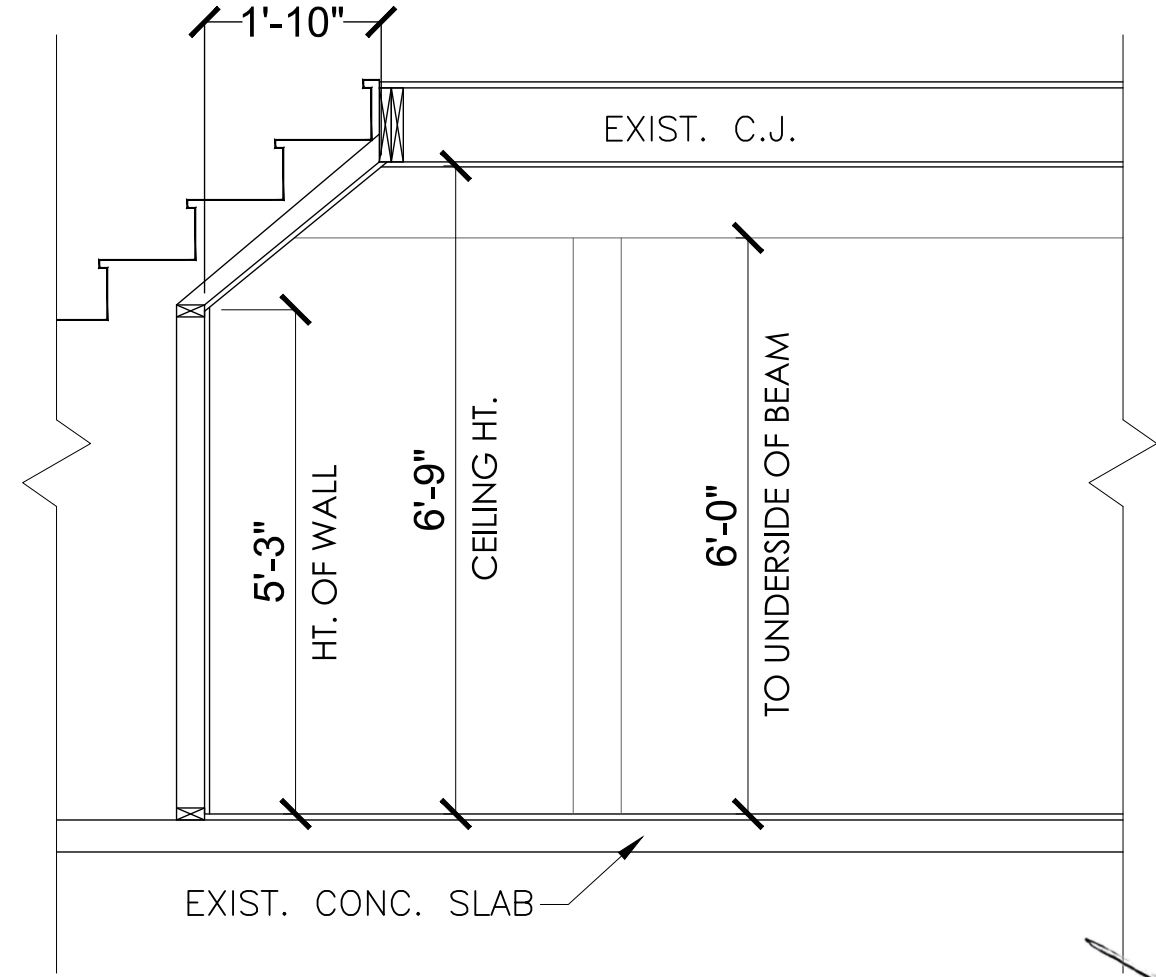
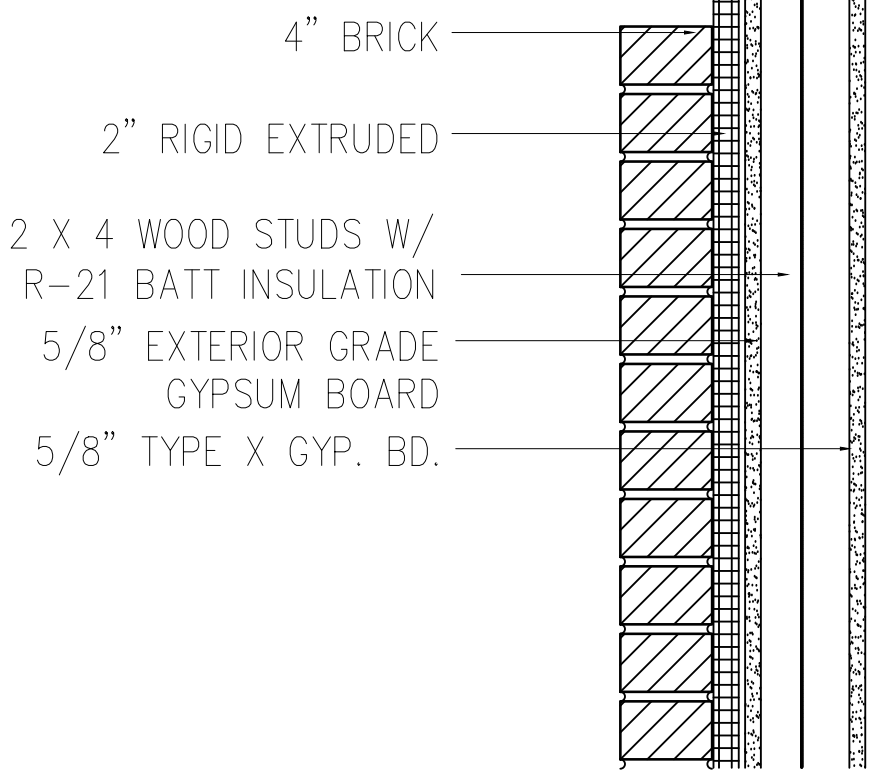
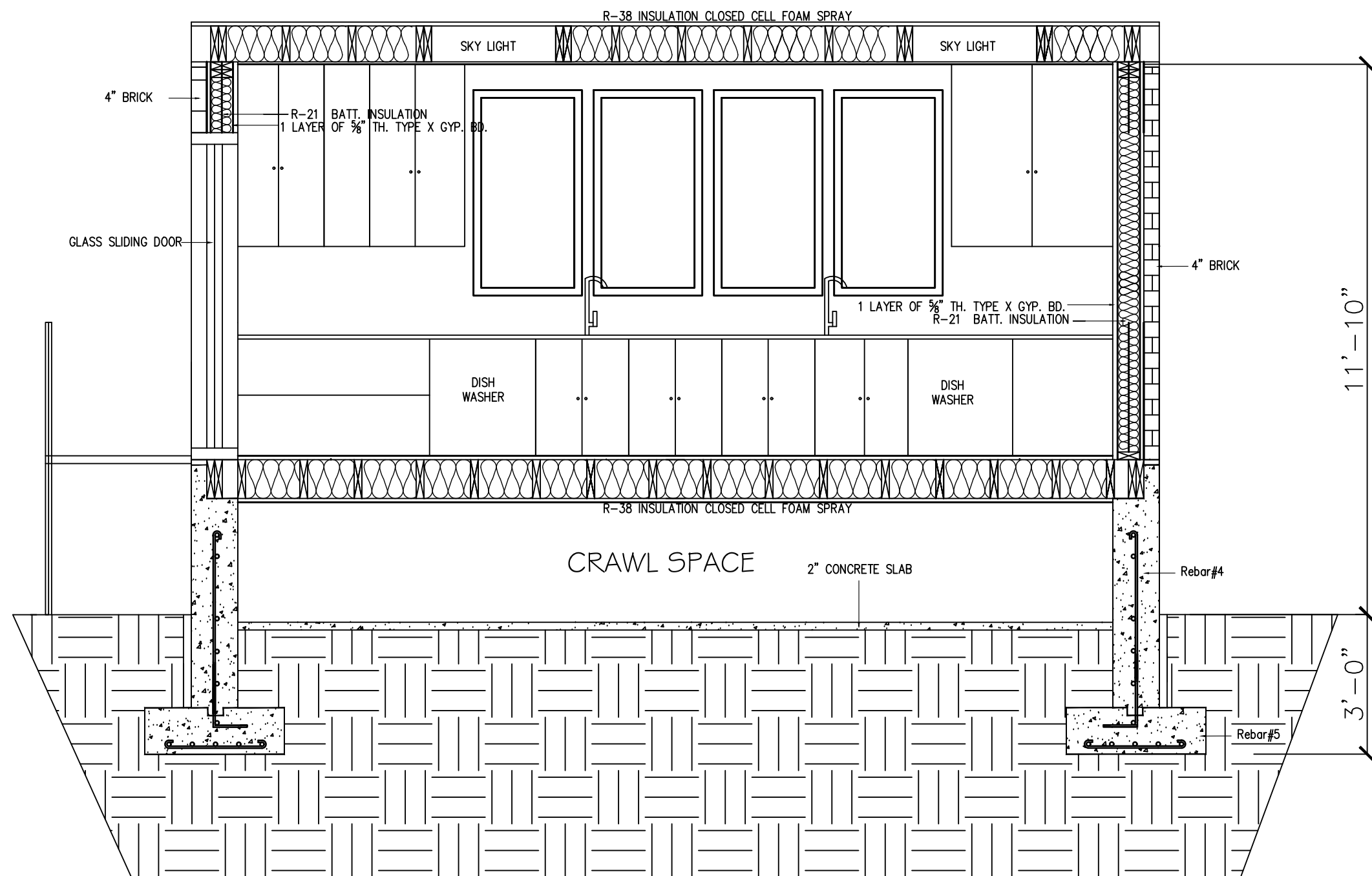
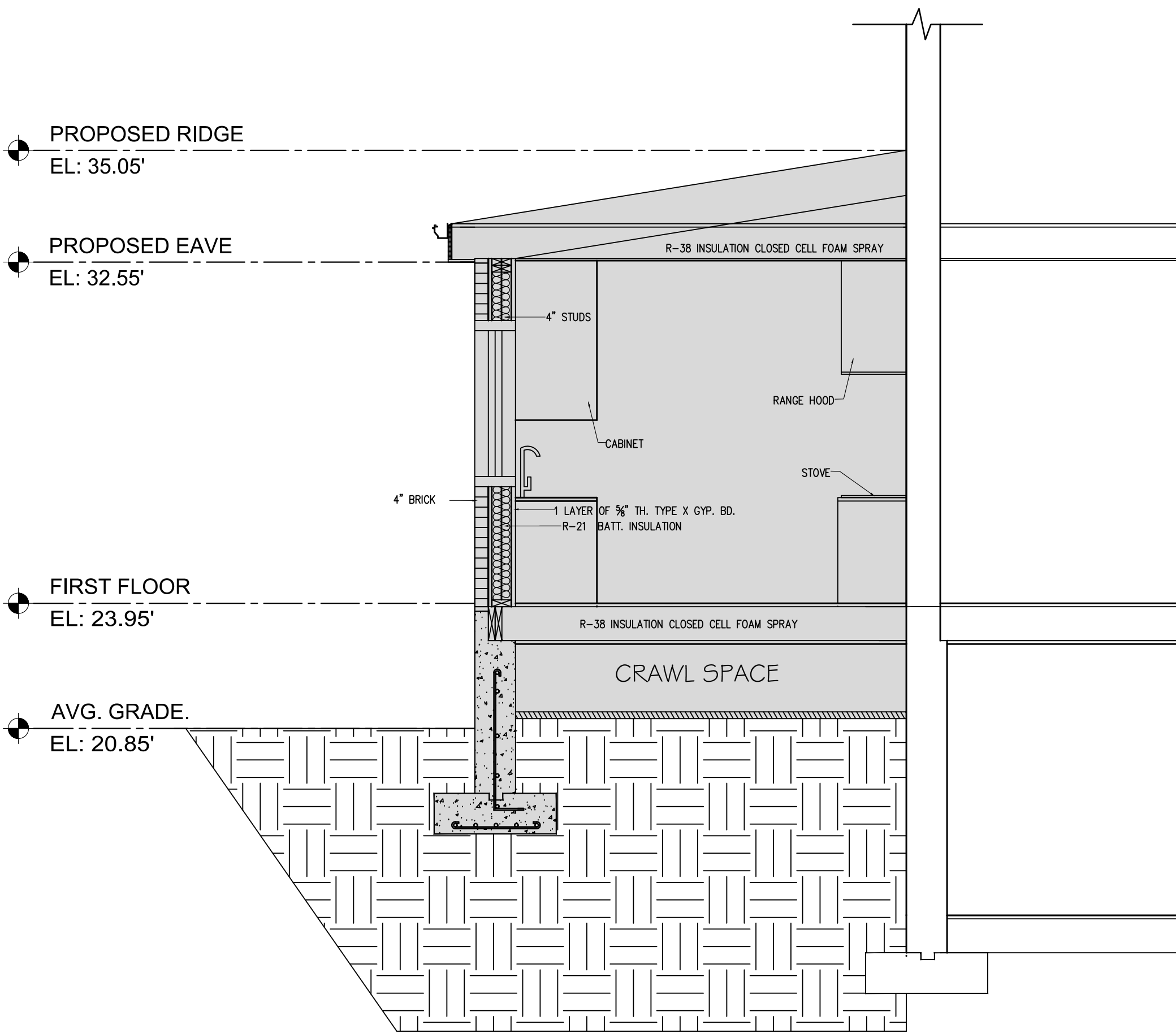
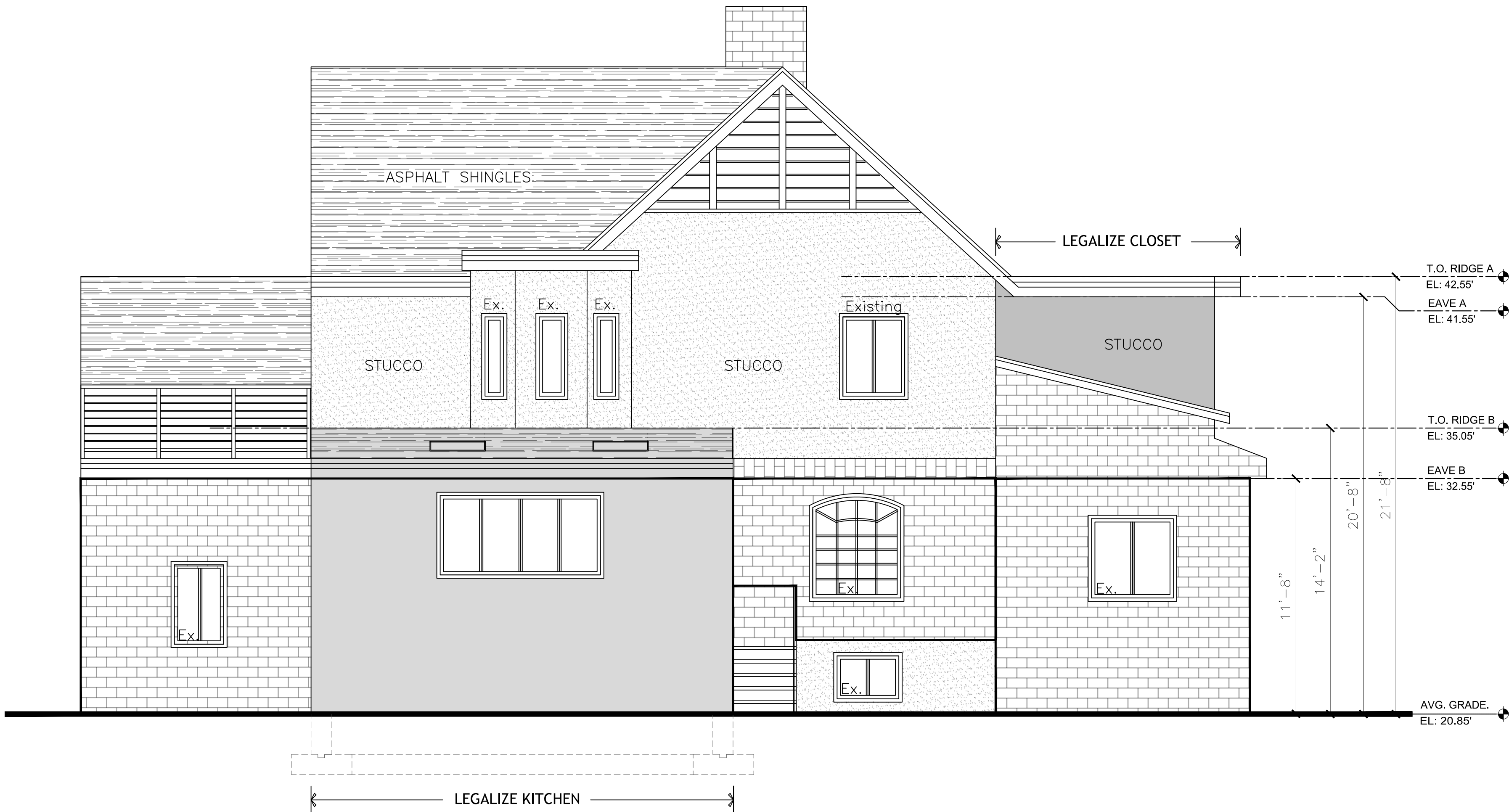


| PROJECT TITLE     | NO. | DATE       | DESCRIPTION                   | NO. | DATE | DESCRIPTION |
|-------------------|-----|------------|-------------------------------|-----|------|-------------|
| PRIVATE RESIDENCE | 1   | 3.14.2022  | AS PER DOR COMMENTS           |     |      |             |
| LOCATION          |     | 5.11.2022  | REVISED 2 <sup>ND</sup> FLOOR |     |      |             |
|                   |     | 12.22.2022 |                               |     |      |             |
|                   |     |            |                               |     |      |             |
|                   |     |            |                               |     |      |             |
|                   |     |            |                               |     |      |             |
| SHEET TITLE       |     |            |                               |     |      |             |
| SECOND FLOOR PLAN |     |            |                               |     |      |             |

## A2.2



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| NO. | DATE      | DESCRIPTION         | NO. | DATE       | DESCRIPTION |
|-----|-----------|---------------------|-----|------------|-------------|
| 1   | 8.14.2022 | AS PER DOB COMMENTS | 2   | 11.30.2022 |             |

|               |                                    |
|---------------|------------------------------------|
| PROJECT TITLE | PRIVATE RESIDENCE                  |
| LOCATION      | 19 ROBIN WAY, GREAT NECK, NY 11021 |
| SHEET TITLE   | REAR ELEVATION/ SECTION            |

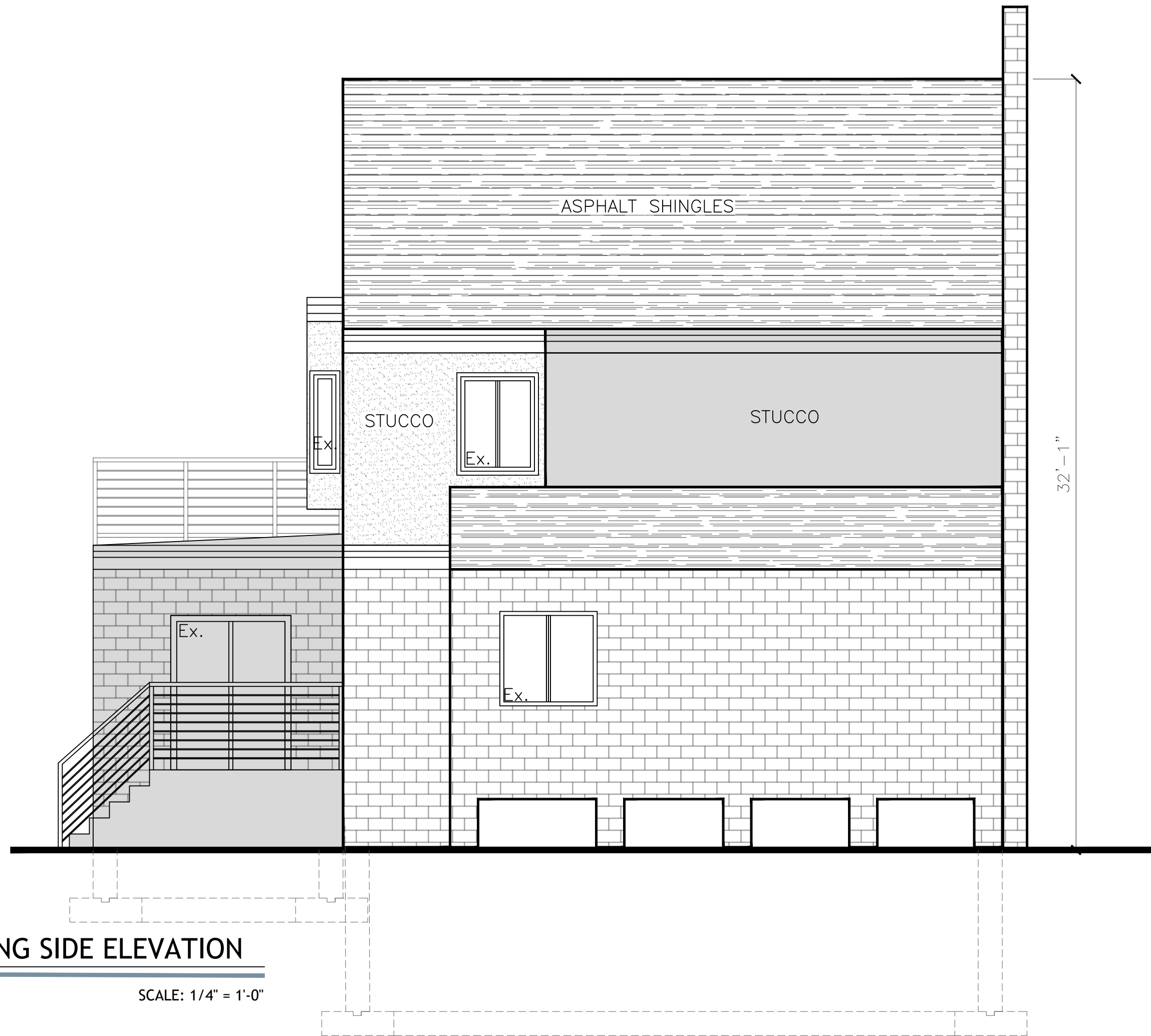


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EXISTING FRONT ELEVATION

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



EXISTING SIDE ELEVATION

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



EXISTING SIDE ELEVATION

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

*Edna Guilor*



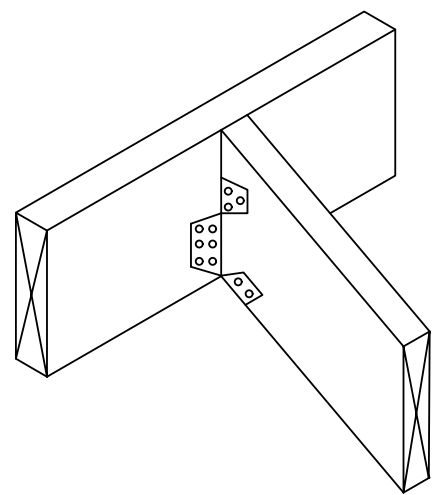
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| 2   | 3.11.2022 |             |     |      |             |
| 3   | 3.11.2022 |             |     |      |             |
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| 100 |           |             |     |      |             |

|               |                                    |
|---------------|------------------------------------|
| PROJECT TITLE | PRIVATE RESIDENCE                  |
| LOCATION      | 19 ROBIN WAY, GREAT NECK, NY 11021 |
| SHEET TITLE   | FRONT/SIDE ELEVATION               |
| SHEET NO.     |                                    |

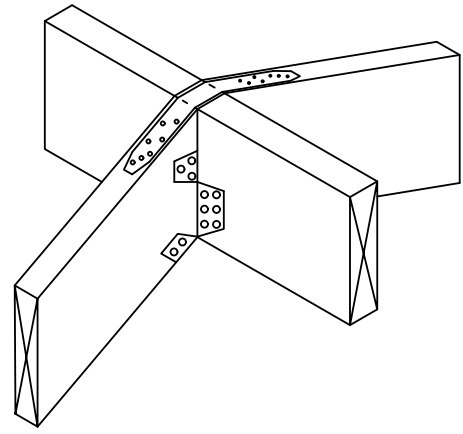
A3.1



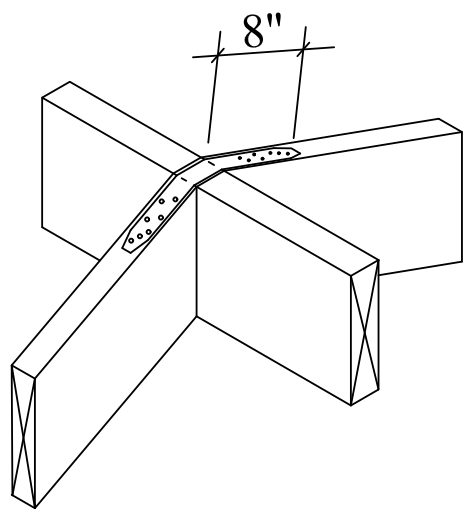
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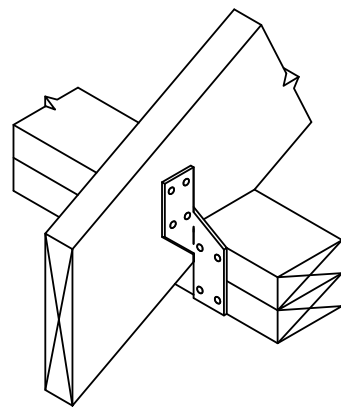
1 ADJUSTABLE HANGER  
SIMPSON STRONG-TIE  
LSI26-2X6  
LSI28-2X8-2X10-OR-2X12



2 STRUCTURAL RIDGE  
SIMPSON STRONG-TIE  
CATHEDRAL CEILINGS  
LSI26-2X6  
LSI28-2X8-2X10-OR-2X12  
CS-20 X18 MIN. WITH (7) 10d COMMON NAILS  
PER RAFTER INSTALLED OVER PLYWOOD

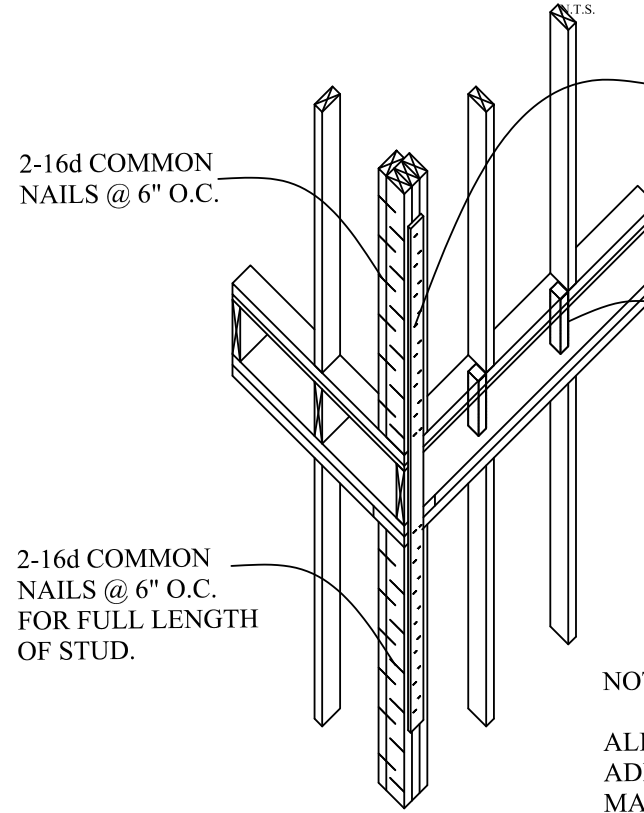


3 RIDGE  
SIMPSON STRONG-TIE  
WITH CEILING COLLAR TIES  
AT 4'0" O.C. CS-20X13 MIN.  
WITH (7) 10d COMMON NAILS  
PER RAFTER INSTALLED OVER PLYWOOD

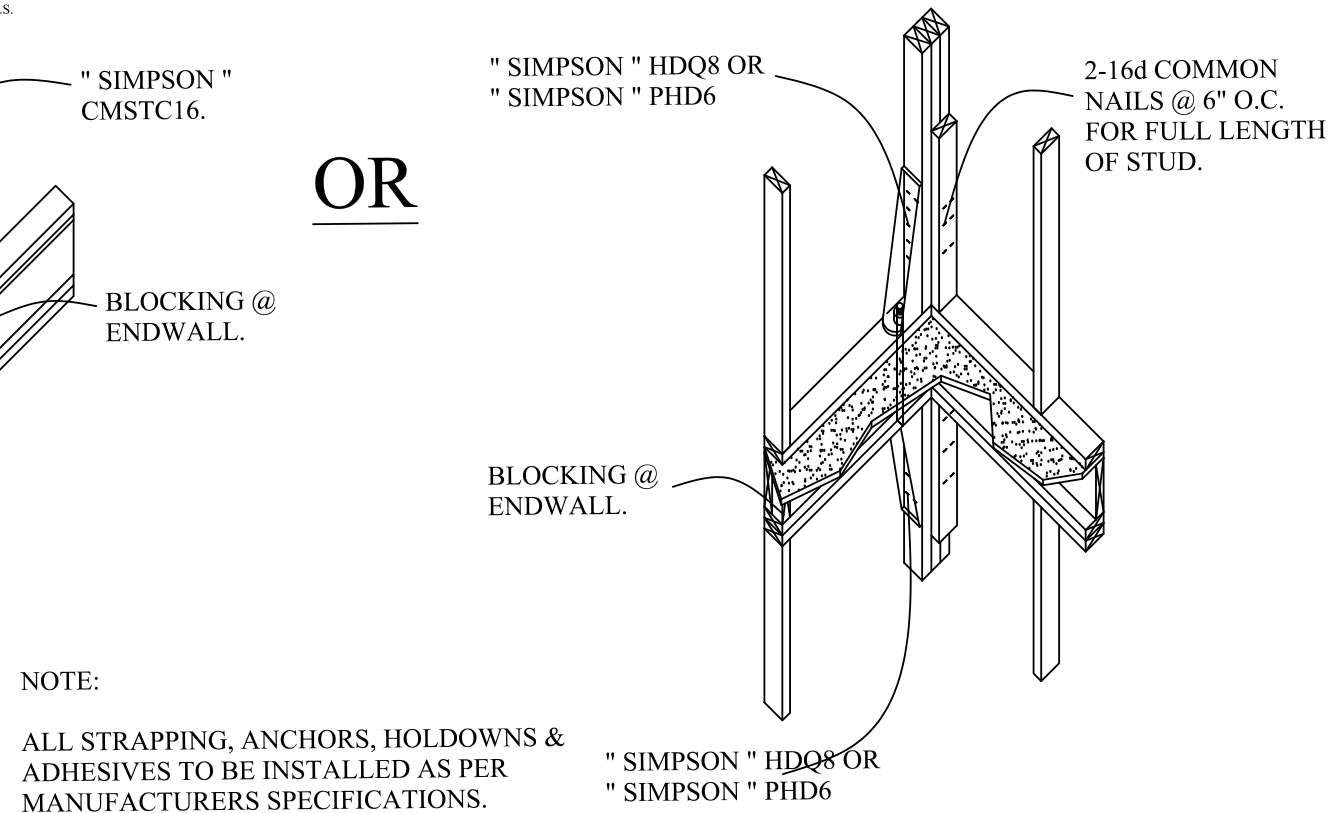


4 HURRICANE CLIP  
SIMPSON STRONG-TIE (HCL5A)  
INSTALLATION OVER PLYWOOD  
IS ACCEPTABLE AS PER MIN. NAIL  
PENETRATION (CS200 PG. 11)

HOLDOWN CONNECTION  
SECOND FLOOR ATTACHMENT OPTIONS.

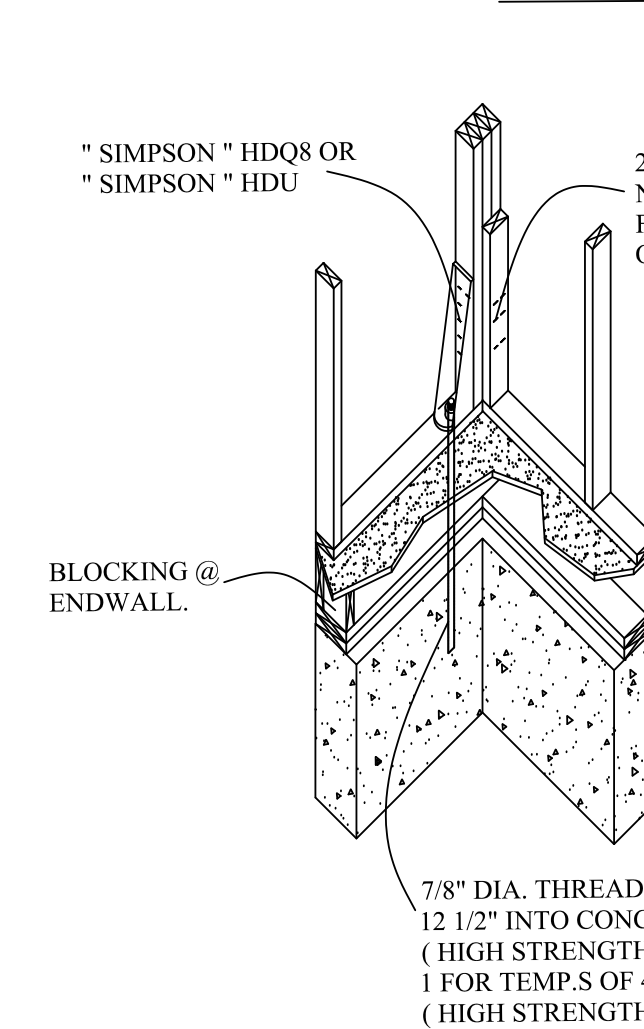


OR

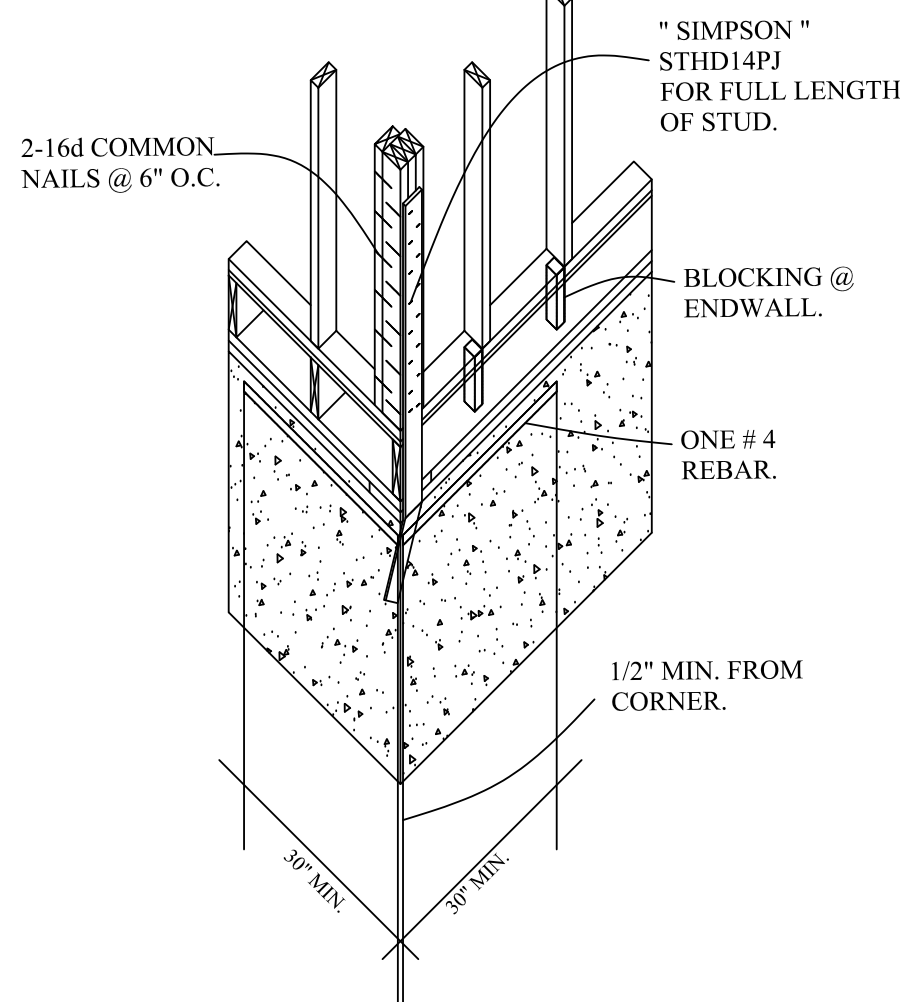


NOTE:  
ALL STRAPPING, ANCHORS, HOLDOWNS &  
ADHESIVES TO BE INSTALLED AS PER  
MANUFACTURERS SPECIFICATIONS.

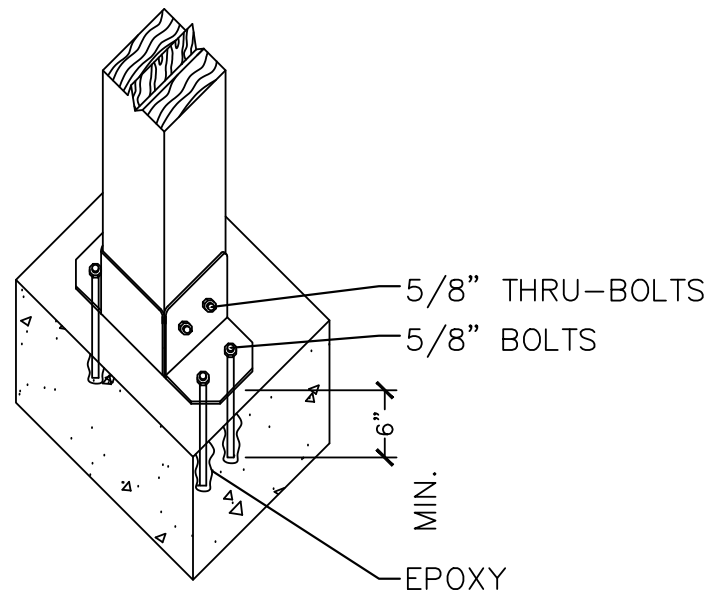
FIRST FLOOR ATTACHMENT OPTIONS



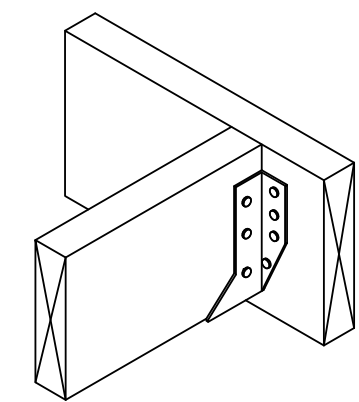
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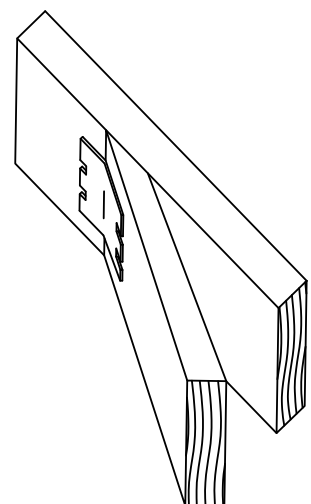
7/8" DIA. THREADED ROD EMBEDDED  
12 1/2" INTO CONCRETE W/ "SIMPSON" AT  
(HIGH STRENGTH PROXY ADHESIVE)  
1 FOR TEMP.S OF 40° F USE "SIMPSON" AT  
(HIGH STRENGTH ACRYLIC ADHESIVE).



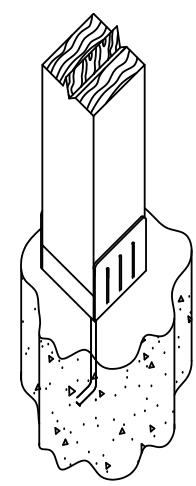
POST BASE  
SIMPSON E-Z BASE (FPB04)



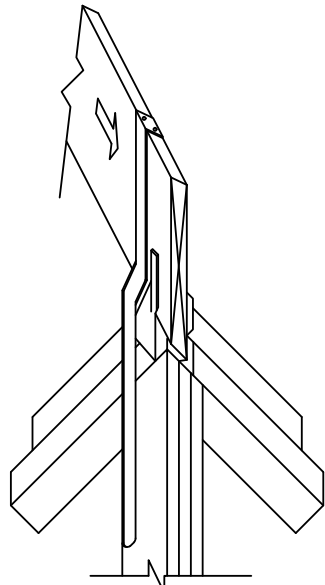
5 FACE MOUNT HANGER  
SIMPSON STRONG-TIE(LUS)  
LUS26, LUS28, LUS26-2, LUS28-2, LUS210, LUS210-2



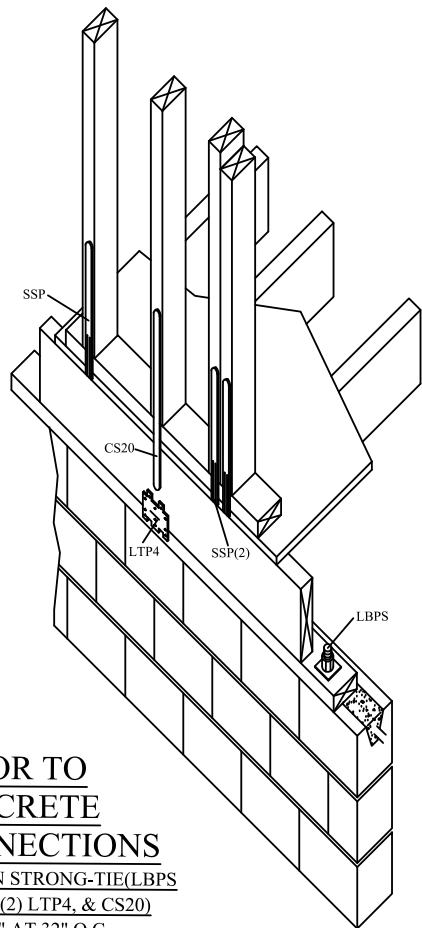
6 HIP RAFTER  
SIMPSON STRONG-TIE(LUS10)



7 POST BASE  
SIMPSON STRONG-TIE- (AB444)

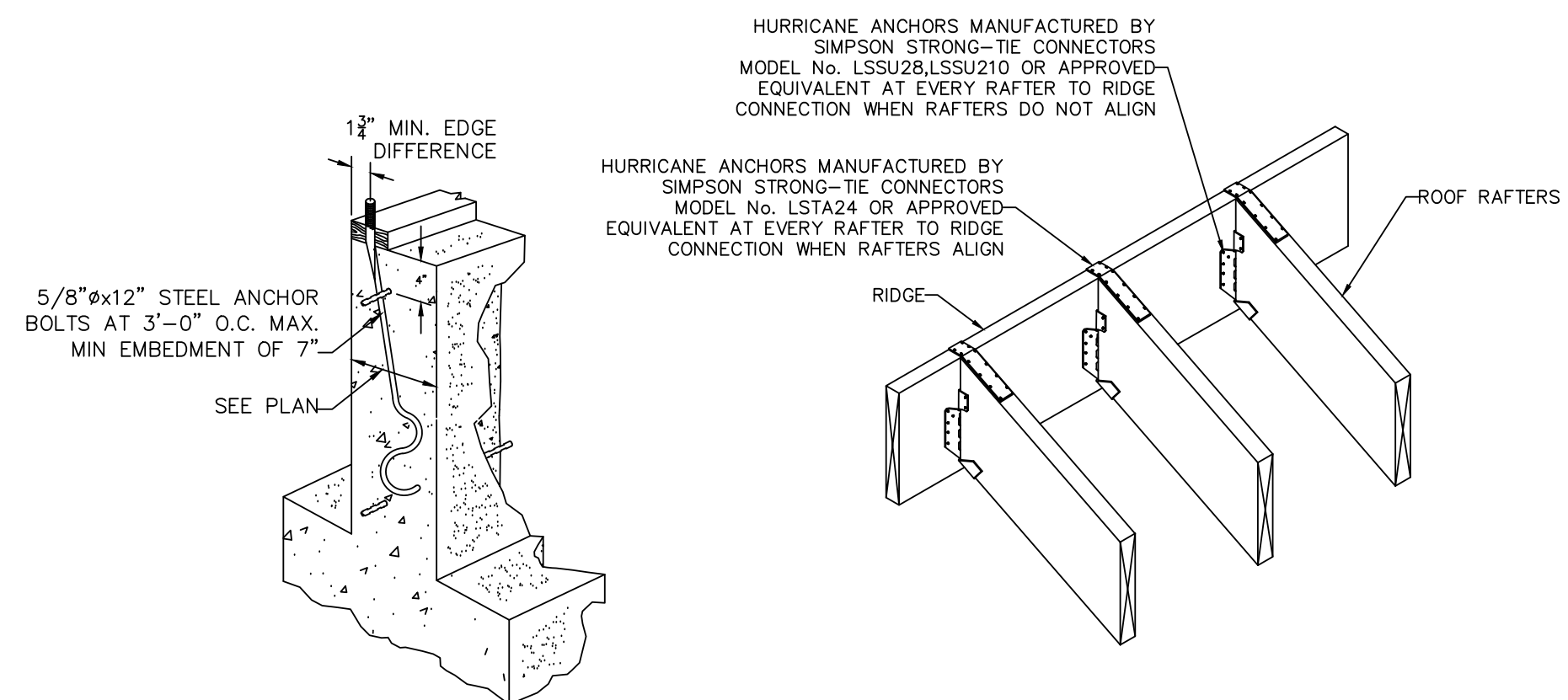
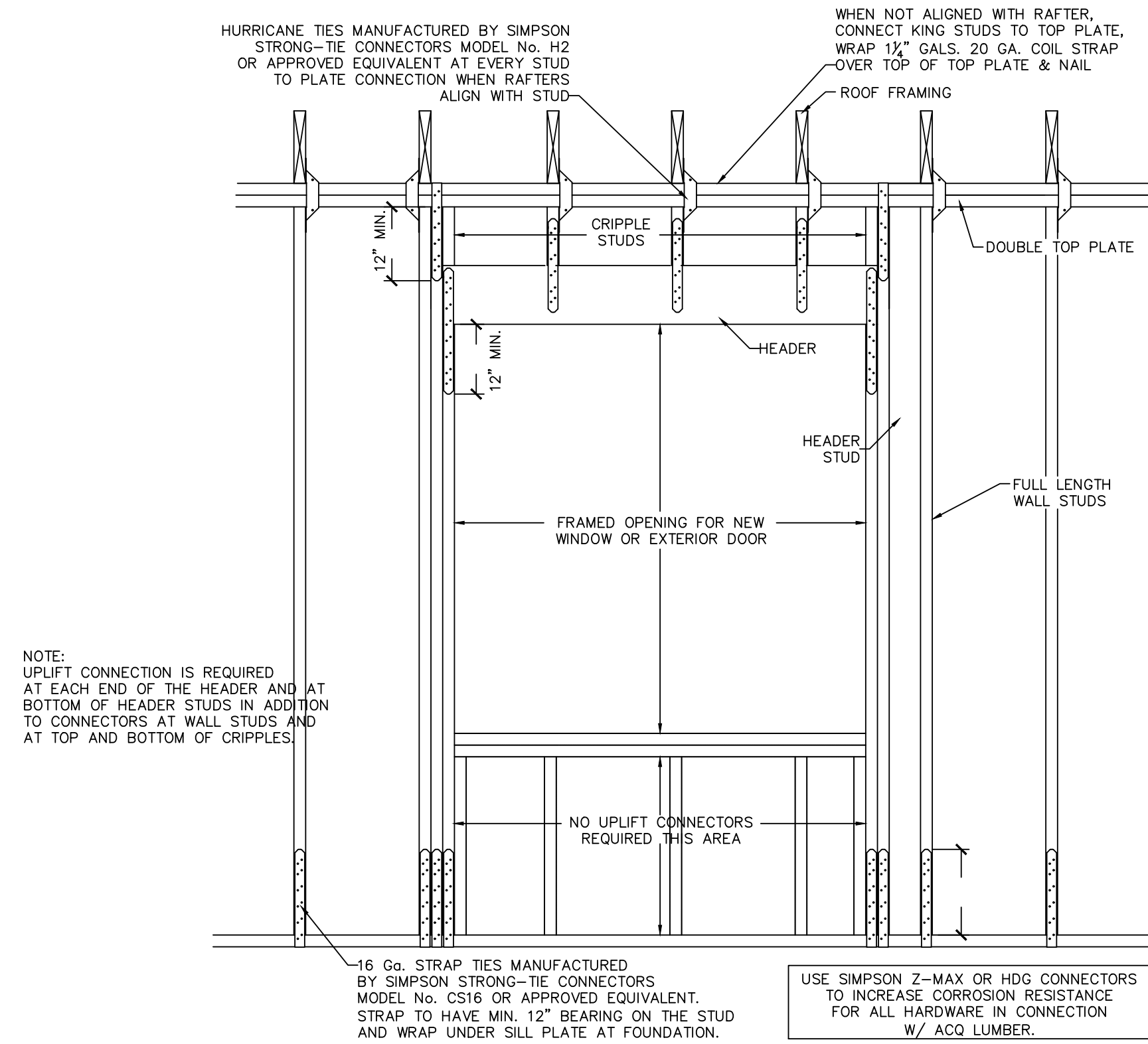
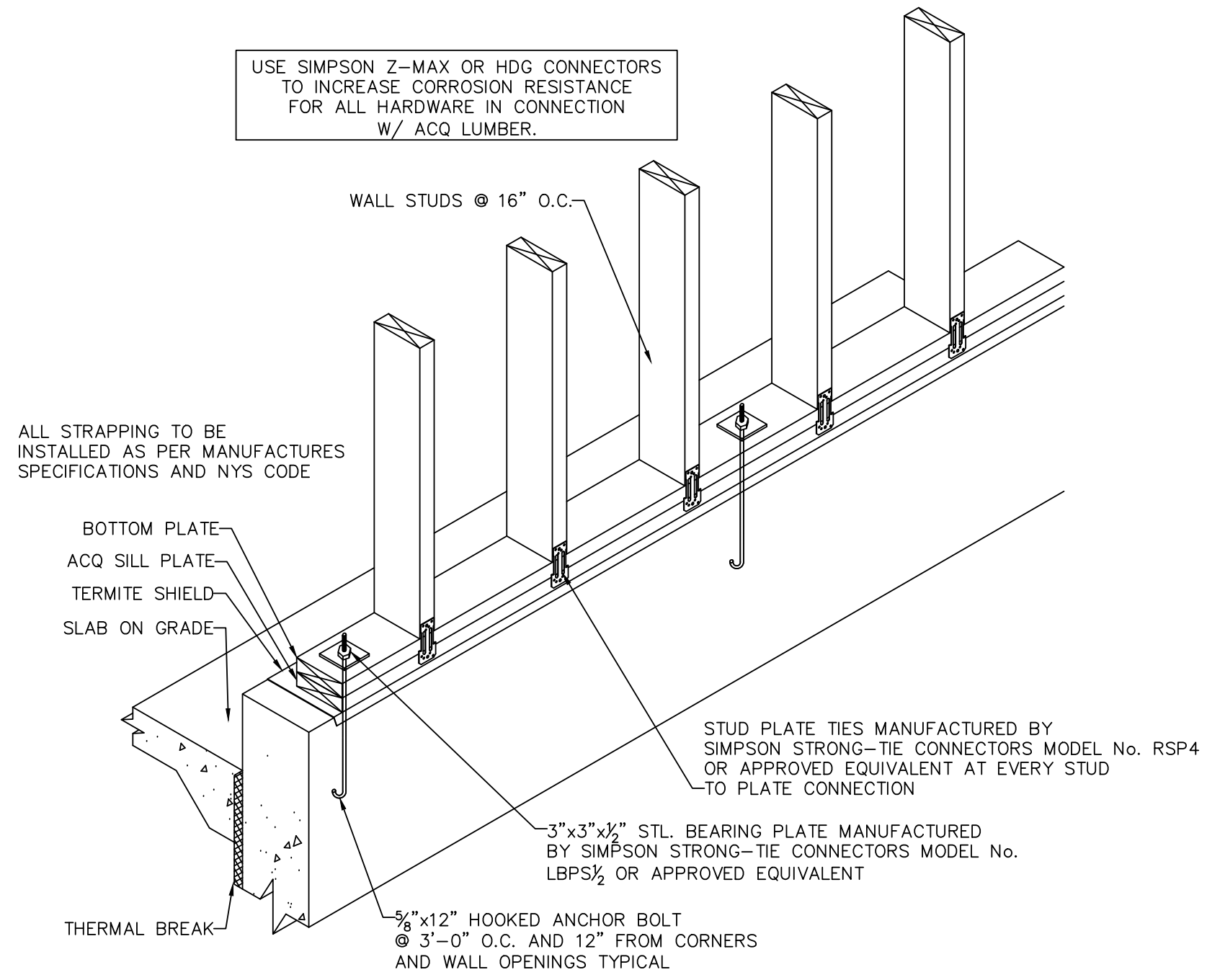
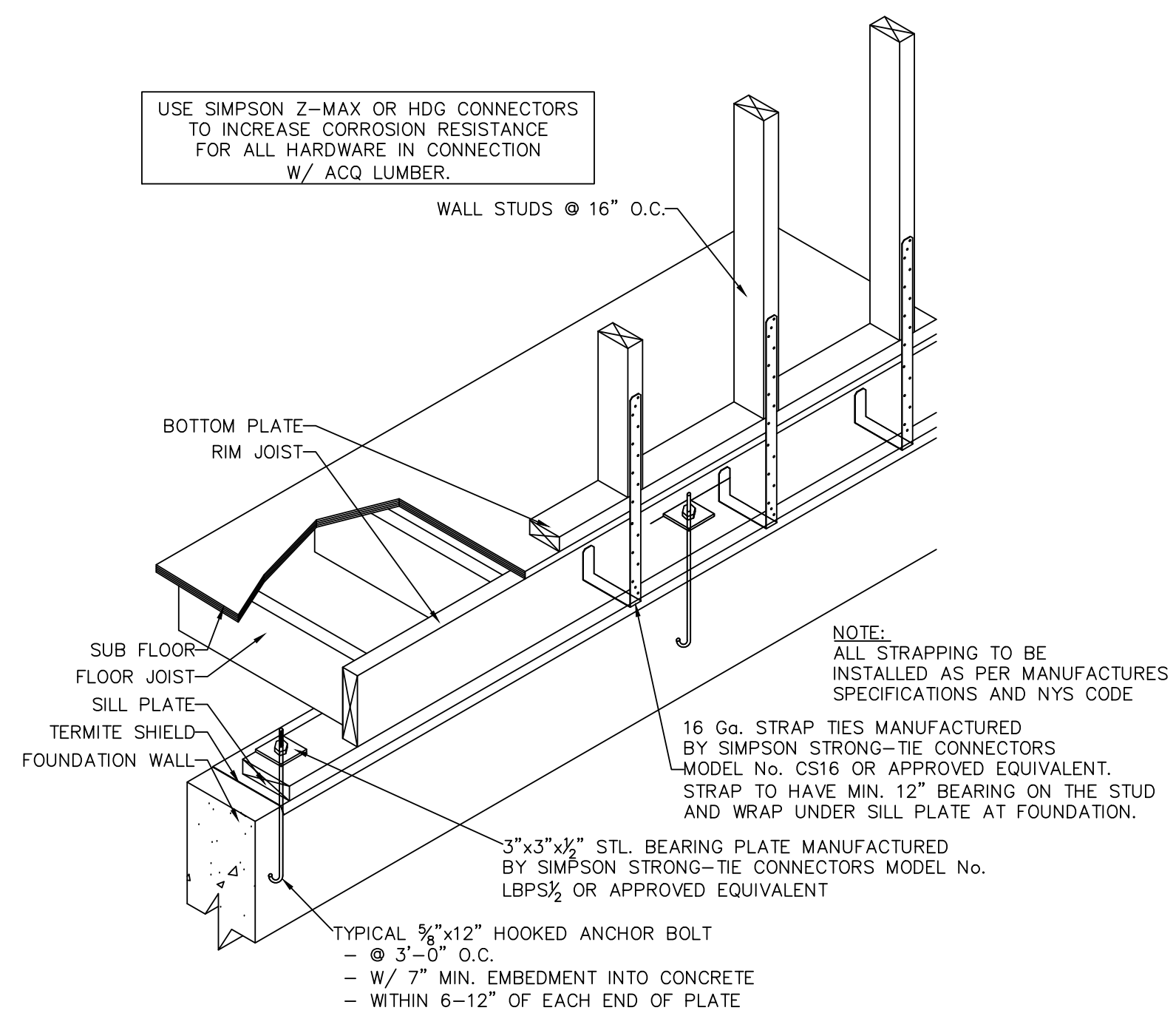
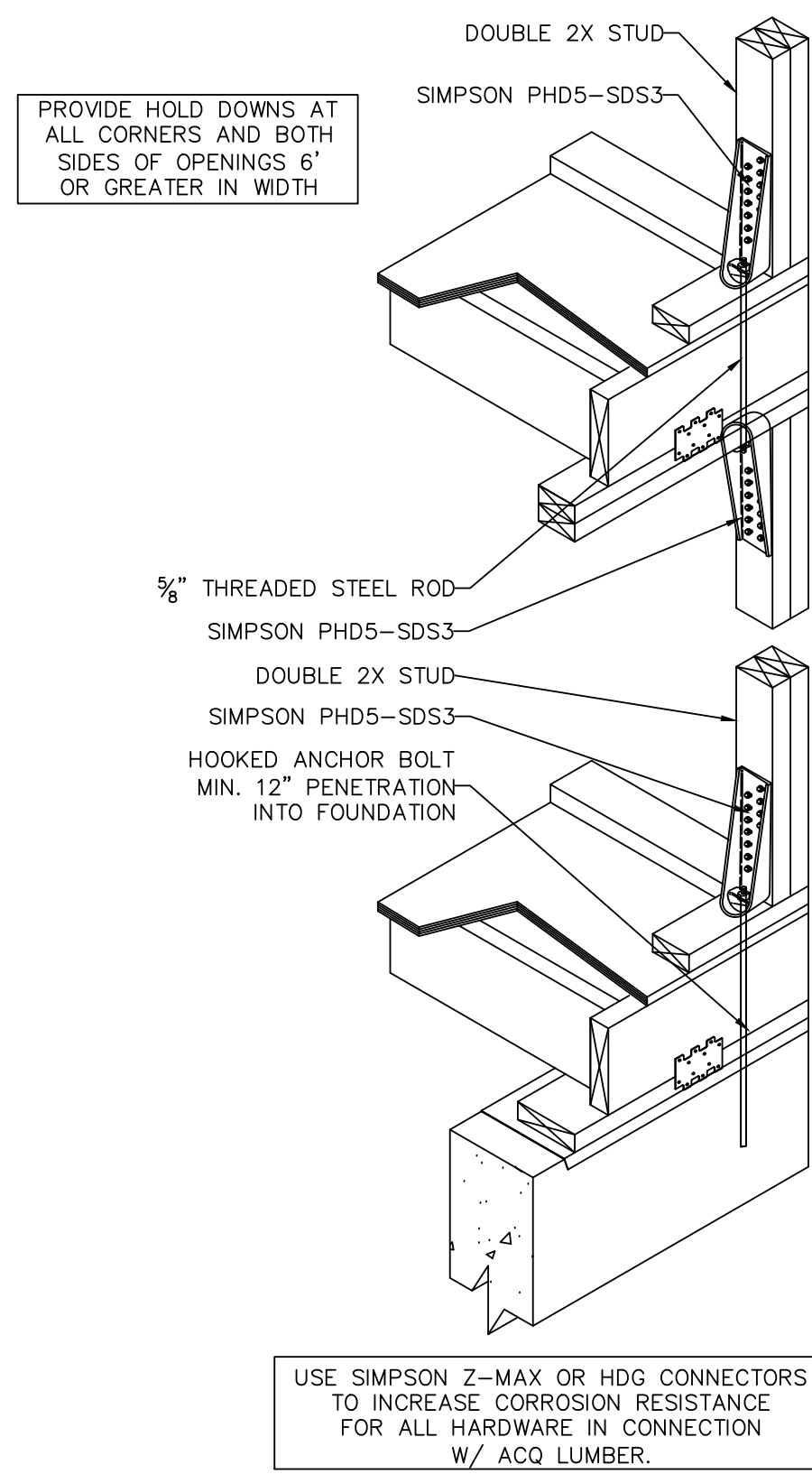
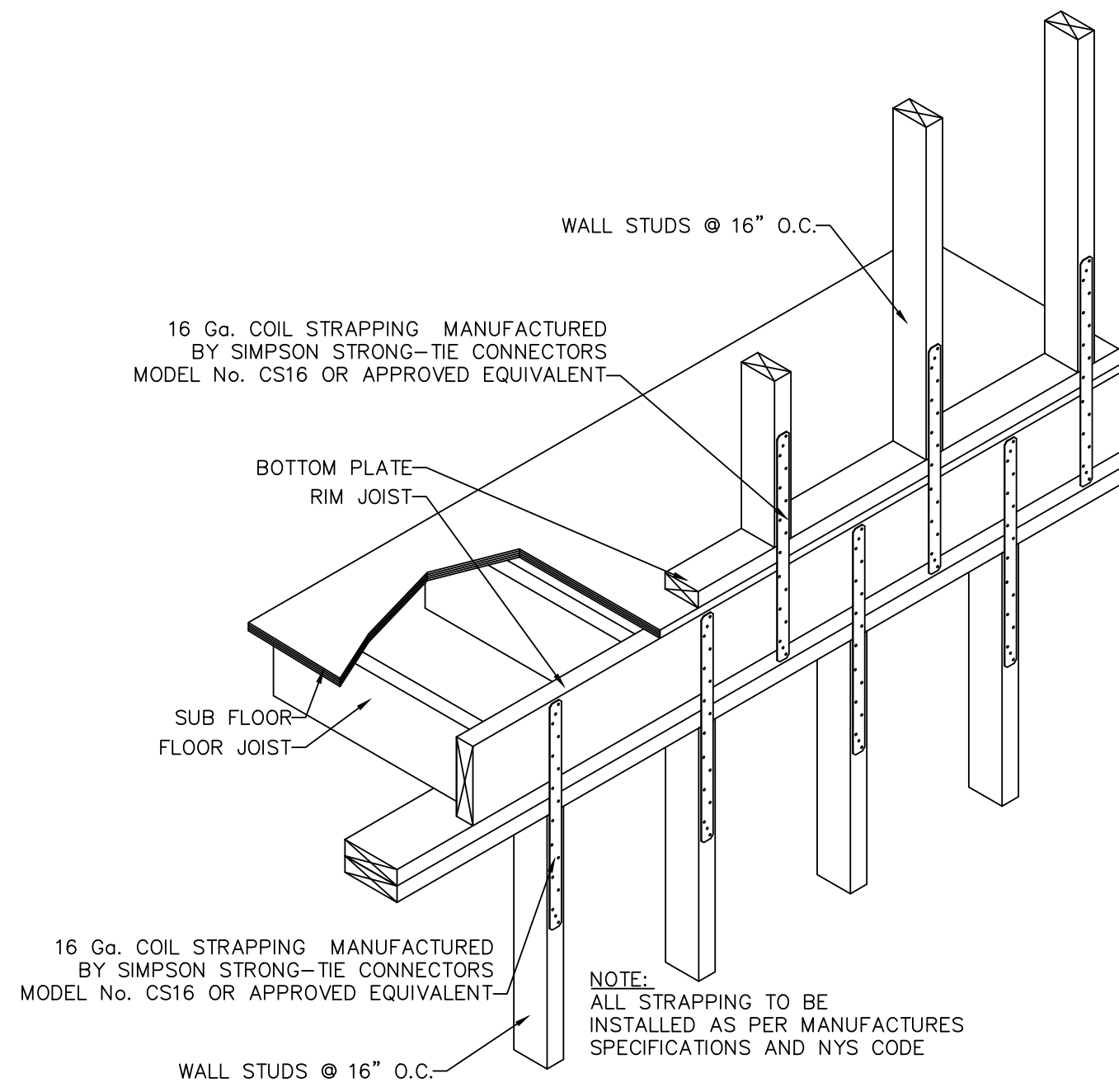
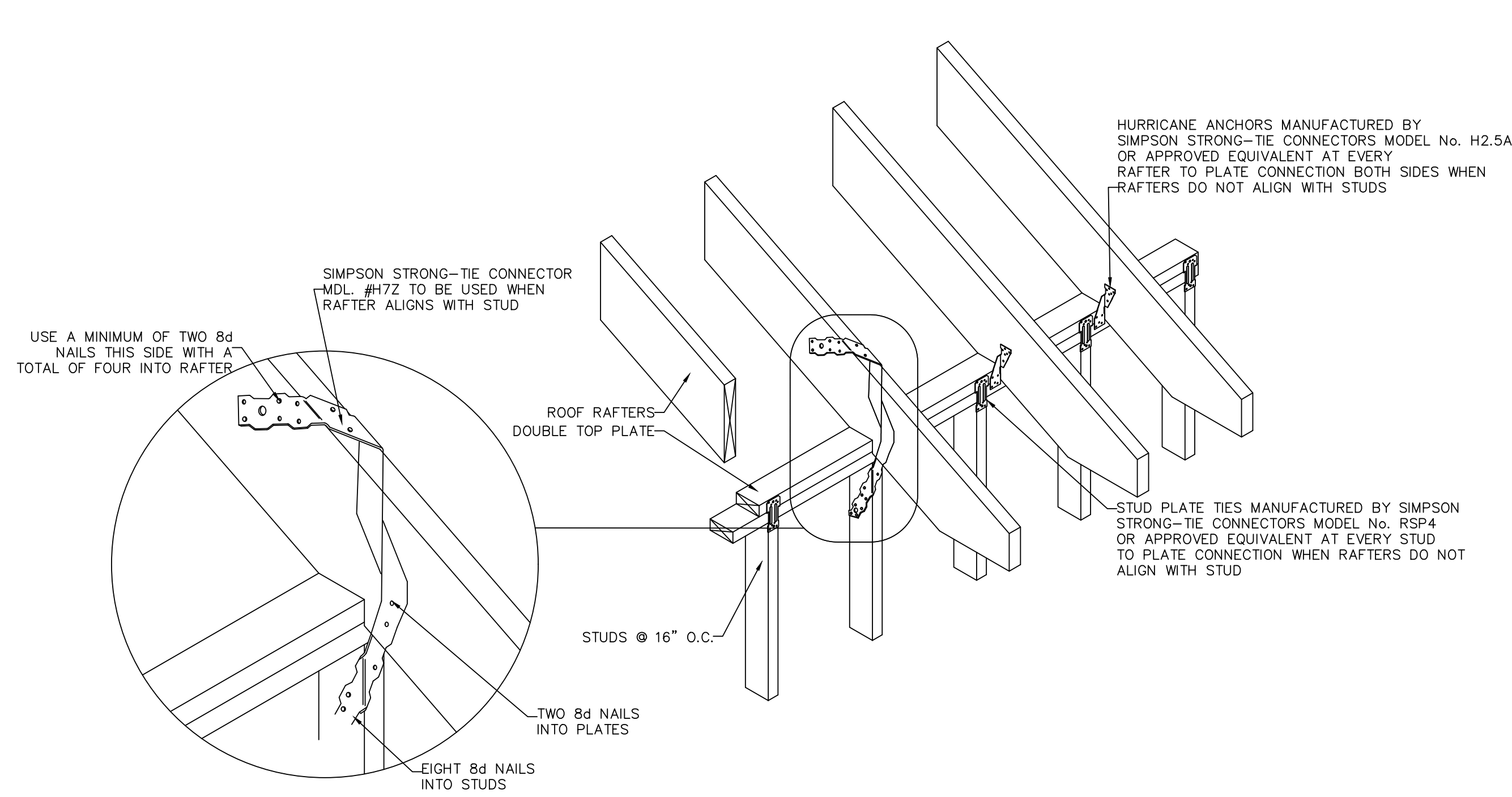


8 HIP CORNER  
PLATE  
SIMPSON STRONG-TIE (HCP)  
HCP2-2X MEMBER SIZE  
HCP4-4X MEMBER SIZE





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Minimum of 3 rows 16d (3  $\frac{1}{2}$ " nails at 12" o.c. for 14" and deeper beams

- Nailed connections require an additional row of nails when nail size is smaller than specified above (minimum 0.131" x 3.25")
- 3  $\frac{1}{2}$ " Width Pieces: \_\_\_\_\_
- Minimum of 2 rows  $\frac{1}{2}$ " bolts at 24" o.c. staggered

Additional nailing or bolting may be required with side-loaded multiple member beams. Refer to current product literature.

# GUILOR ARCHITECTS

ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN  
17 RAVINE RD., GREAT NECK, N Y 11023

[illegible]

PROJECT TITLE  
PRIVATE RESIDENCE

LOCATION  
19 ROBIN WAY, GREAT NECK, NY 11021

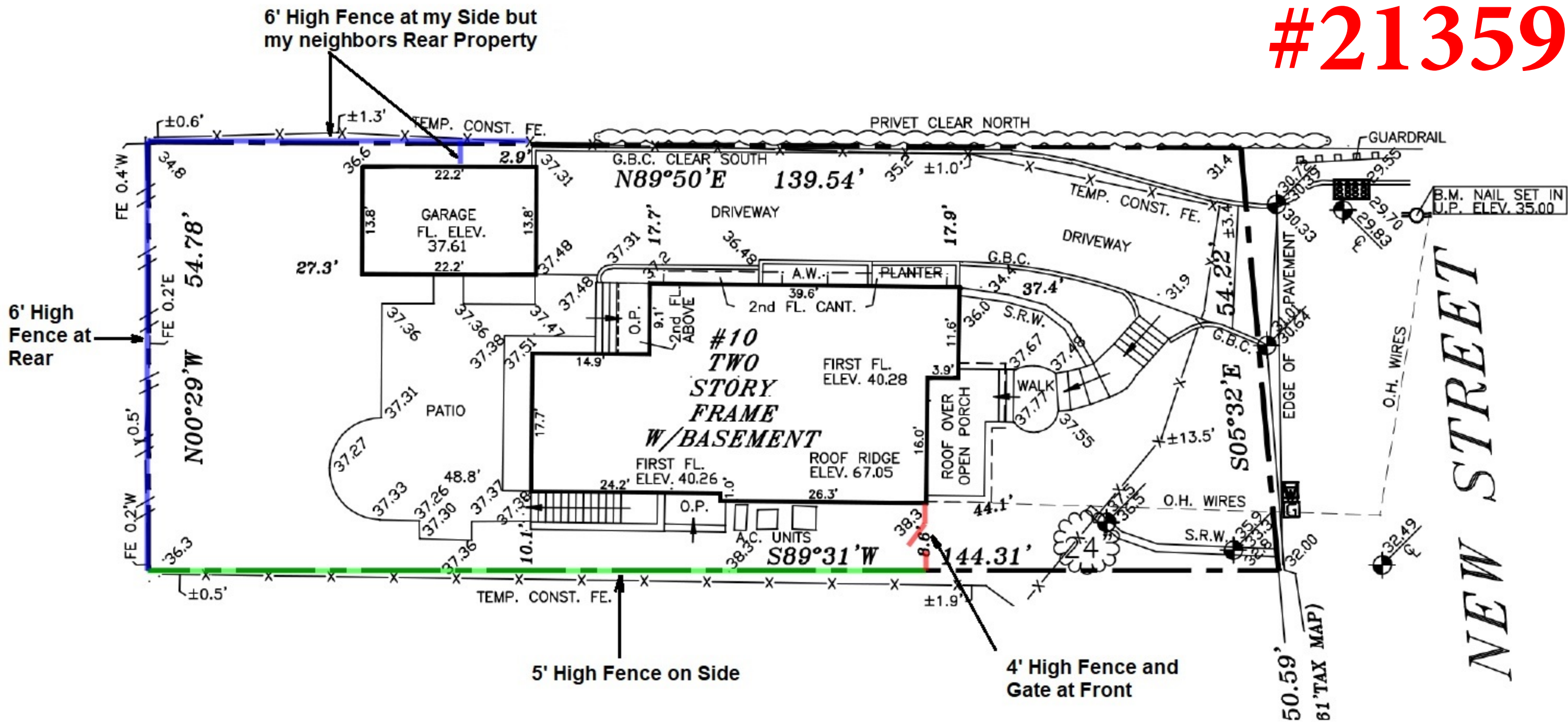
SHEET TITLE  
STRAPPING CONNECTIONS

SHEET NO.

## S2.0



# #21359





VILLALONA RESIDENCE  
110 YALE STREET,  
ROSLYN HEIGHTS, NY 11577

#21360

ARCHITECTURAL PLOT PLAN

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

| SECTION: 7        | BLOCK: 311 |               | LOT: 40          |          | ZONE: R-B  |  |
|-------------------|------------|---------------|------------------|----------|------------|--|
| AREAS (S.F.)      | EXISTING   | TO BE REMOVED | TO BE MAINTAINED | PROPOSED | TOTAL      |  |
| TOTAL LOT:        | 8,160 S.F. | -----         | -----            | -----    | 8,160 S.F. |  |
| REAR YARD:        | 4,457 S.F. | -----         | -----            | -----    | 4,457 S.F. |  |
| FIRST FLOOR:      | 1,052 S.F. | -----         | -----            | -----    | 1,052 S.F. |  |
| SECOND FLOOR:     | 912 S.F.   | -----         | -----            | -----    | 912 S.F.   |  |
| GARAGE:           | 330 S.F.   | -----         | -----            | -----    | 330 S.F.   |  |
| REAR ROOFED OVER: | -----      | -----         | -----            | 392 S.F. | 392 S.F.   |  |
| SHED:             | 131 S.F.   | -----         | -----            | -----    | 131 S.F.   |  |
| OUTDOOR KITCHEN:  | 66 S.F.    | -----         | -----            | -----    | 66 S.F.    |  |
| HOT TUB:          | 61 S.F.    | -----         | -----            | -----    | 61 S.F.    |  |

| BUILDING FOOTPRINT | F.A.R.     | REAR YARD COVERAGE |
|--------------------|------------|--------------------|
| 1,052 S.F.         | 1,052 S.F. |                    |
| 330 S.F.           | 912 S.F.   |                    |
| 330 S.F.           | 330 S.F.   |                    |
| 392 S.F.           | 392 S.F.   | 392 S.F.           |
| 131 S.F.           | 131 S.F.   | 131 S.F.           |
|                    |            | 66 S.F.            |
|                    |            | 61 S.F.            |
| TOTAL:             | TOTAL:     | TOTAL:             |
| 1,878 S.F.         | 2,790 S.F. | 650 S.F.           |

ZONING TOWN OF NORTH HEMPSTEAD

| ZONING DISTRICT:        | R-B (SINGLE FAMILY)                     | MAP DISTRICT: |            |
|-------------------------|-----------------------------------------|---------------|------------|
| ZONING ITEM             | REQUIRED                                | EXISTING      | PROPOSED   |
| LOT SIZE                | 6,000 MIN.                              | 8,160 S.F.    | NO CHANGE  |
| LOT COVERAGE (BUILDING) | 30% MAX                                 | 18.21%        | 23.01%     |
| HEIGHT (2.5 STORIES)    | 30' MAX                                 | EXISTING      | 11.13'     |
| FRONT YARD              | 30' MIN. 45' MAX                        | 26.50'        | NO CHANGE  |
| SIDE YARD               | 7' MIN.                                 | 2.50'         | 3.0'       |
| COMBINED SIDE YARDS     | 30% WIDTH OF LOT (20.40')               | 15.00'        | 46.00'     |
| REAR YARD               | 15' MIN.                                | 63.47'        | 47.50'     |
| FLOOR AREA (%50)        | 3,400 OR (3,672 S.F.)%45 OF LOT 40% MAX | 2,398 S.F.    | 2,790 S.F. |
| REAR YARD COVERAGE      | 1,782 S.F. MAX                          | 258 S.F.      | 650 S.F.   |

| ZONING DISTRICT:    | RES - B  | ACCESSORY: | OUTDOOR KITCHEN |
|---------------------|----------|------------|-----------------|
| ZONING ITEM         | REQUIRED |            | MAINTAIN        |
| SIDE YARD (KITCHEN) | 3' MIN.  |            | 22.38'          |
| SIDE YARD (BBQ)     | 10' MIN. |            | 29.64'          |

| ZONING DISTRICT: | RES - B  | ACCESSORY: | HOT TUB (*) |
|------------------|----------|------------|-------------|
| ZONING ITEM      | REQUIRED |            | MAINTAIN    |
| SIDE YARD        | 7' MIN.  |            | 10.94'      |
| REAR YARD        | 7' MIN.  |            | 28.90'      |

(\*) REQUIRE A COVER & LATCHING DEVICE, NO YARD REQUIRED  
EXEMPTION § 70-102 C.(b)(2)  
Above ground pools, hot tubs and whirlpools having a height of less than 46 inches or having a plane area less than 100 square feet shall have a protective cover and a latching device.

| ZONING DISTRICT:           | RES-B    | A/C UNIT |
|----------------------------|----------|----------|
| ZONING ITEM                | REQUIRED | MAINTAIN |
| SIDE YARD                  | 5' MIN.  | 8.8'     |
| MAIN FRONT YARD PROJECTION | 5' MAX.  | 0.83'    |

(\*) A central air-conditioning unit shall not project more than five feet into a required front yard.  
HOT TUB NOTES

- LOCKING SAFETY COVER TO CONFORM TO ASTM F1346. COVER TO BE SECURED WHEN THE HOT TUB IS NOT IN USE.
- A MIN 4'-0" HIGH BARRIER ENCLOSURE FENCE IS REQUIRED. BARRIER ENCLOSURE FENCE TO CONFORM TO R326.4.2.1 & R326.4.2.6 OF THE 2020 RCNYS.
- GATES OR DOORS. ALL GATES OR DOORS MUST SWING OUTWARD AWAY FROM THE ENCLOSED AREA AND BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE LOCATED ON THE INSIDE OF THE GATE OR DOOR IN ACCORDANCE WITH R326.4.2.7 OF THE 2020 RCNYS. SUCH GATE OR DOOR MUST BE SECURELY CLOSED
- ALL DWELLING DOORS THAT LEAD TO POOL TO BE EQUIPPED WITH A WITH AN ALARM THAT SOUNDS CONTINUOUSLY FOR A MIN. OF 30 SEC. WHEN THE DOOR OR SCREEN IS OPENED COMPLIANT WITH UL 2017 AS REQUIRED BY R326.4.2.8(1)(a) OF THE 2020 RCNYS.
- ALL WINDOWS WITH DIRECT ACCESS TO POOL SHALL HAVE A LATCHING DEVICE IN COMPLIANCE WITH R326.4.2.8(1)(b) OF THE 2020 RCNYS.
- A VACUUM BREAKER TO BE INSTALLED ON HOSE BIB

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

| GROUND SNOW LOAD | WIND DESIGN                                                                                         | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM                                                   | WINTER DESIGN TEMP. | ICE BARRIER UNDERLAYMENT REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|------------------|-----------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------|---------------------|-----------------------------------|---------------|--------------------|------------------|
| 20 PSF           | Speed (mph) 130<br>Topographic effects NO<br>Special wind region NO<br>Wind-borne debris zone 1 mi. | B                       | Weathering Severe<br>frost line depth 3'-4'<br>Termite Moderate to Heavy | 15                  | YES                               | 9-11-09       | 496                | 52.9°F           |

| ANY NON-PERMITTED ITEMS ARE THE CLIENTS RESPONSIBILITY UNLESS MARK ANTHONY ARCHITECTS HAS BEEN RETAINED TO RESOLVE OUTSTANDING ITEMS |          |
|--------------------------------------------------------------------------------------------------------------------------------------|----------|
| EXISTING ZONING ITEM                                                                                                                 | PERMIT # |
| TO BE DETERMINED BY D.O.B.                                                                                                           |          |
| CLIENT RESPONSIBILITY                                                                                                                |          |
| - PLUMBING APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED PLUMBER                                                                 |          |
| - ELECTRICAL APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED ELECTRICIAN                                                           |          |
| - C of O / C of C - CLOSE OUT AND INSPECTIONS (BY OTHERS)                                                                            |          |

SCOPE OF WORK

APPLICATION FOR:  
-PROPOSED ROOF COVER  
-PROPOSED DRYWALL  
-MAINTAIN EXISTING HOT TUB  
-MAINTAIN EXISTING OUTDOOR KITCHEN  
-MAINTAIN 6'-0" WOOD STOCKADE FENCE (LENGTH= 66.54')  
-MAINTAIN EXISTING AC UNIT

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020)

PLOT PLAN INFORMATION AS PER:

SURVEY DRAWN : MAY 10, 2021

PETER J. BRABAZON PLS, P.C.  
PROFESSIONAL LAND SURVEYORS  
PETER J. BRABAZON (SURVEYOR)

430 WEST OLD COUNTRY ROAD  
HICKSVILLE, NY 11801  
TEL: (516) 822-5111

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| ISSUED FOR           |
|----------------------|
| PRELIMINARY DRAWING  |
| FOR OWNERS REVIEW    |
| FOR BIDDING PURPOSES |
| FOR BUILDING DEPT.   |
| FOR CONSTRUCTION     |
| AS BUILT DRAWINGS    |

| REVIEWS |          | PLOTTED: 12/27/20   |
|---------|----------|---------------------|
| NO.     | DATE     | DESCRIPTION         |
| 1.      | 06/16/22 | D.O.B. RESUBMISSION |
| 2.      | 10/12/22 | D.O.B. RESUBMISSION |
| 3       | 12/27/22 | D.O.B. RESUBMISSION |
|         |          |                     |
|         |          |                     |
|         |          |                     |

|             |             |
|-------------|-------------|
| PROJECT NO. | 2021315     |
| DATE        | 02/28/2022  |
| SCALE       | AS NOTED    |
| DRAWN BY    | M.Z. - S.V. |



DRAWING:

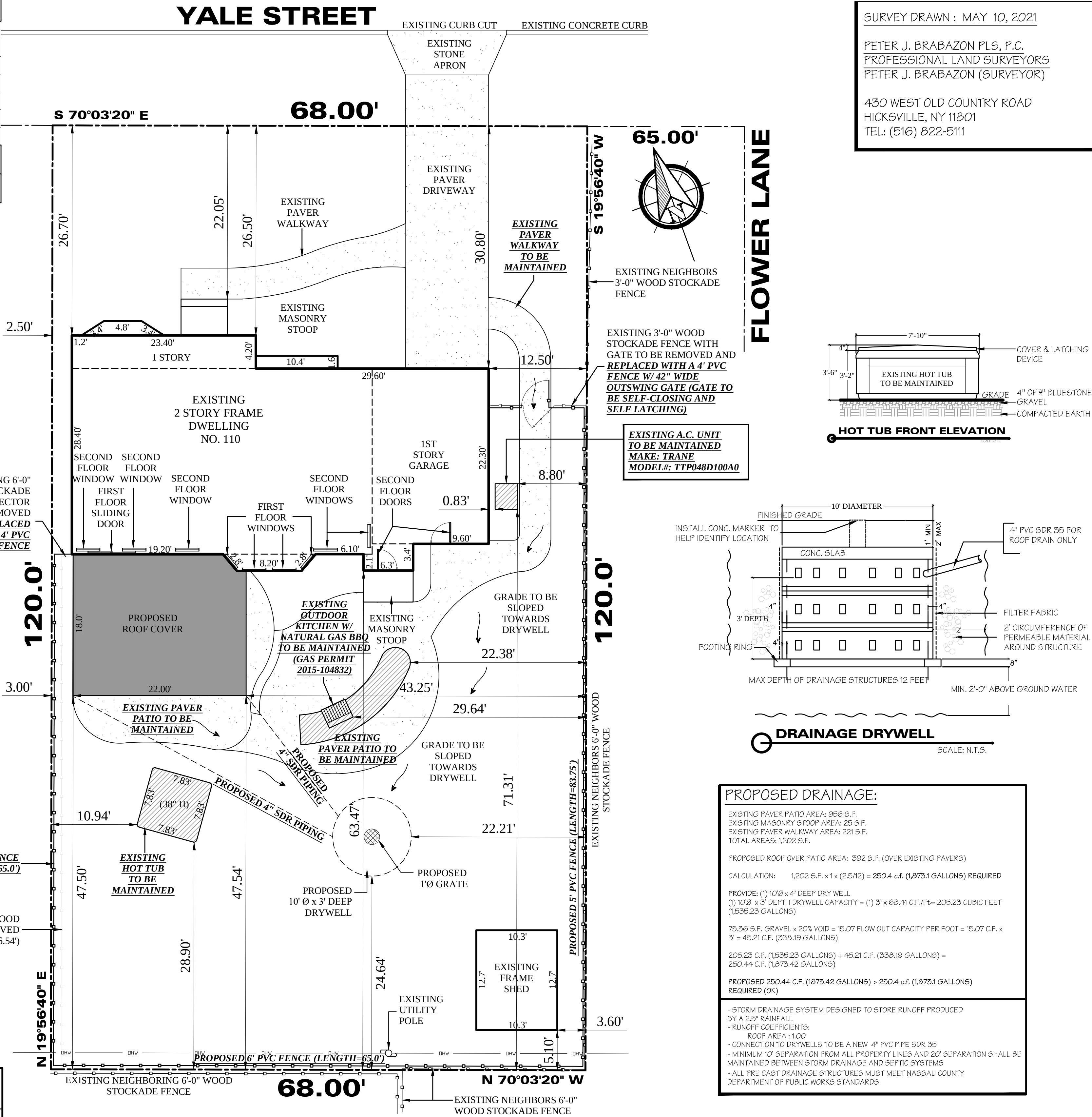
ZONING & PLOT PLAN

PROJECT:  
VILLALONA RESIDENCE  
110 YALE STREET  
ROSLYN HEIGHTS, NY 11577

D.O.B. I.D.#

DRAWING No.

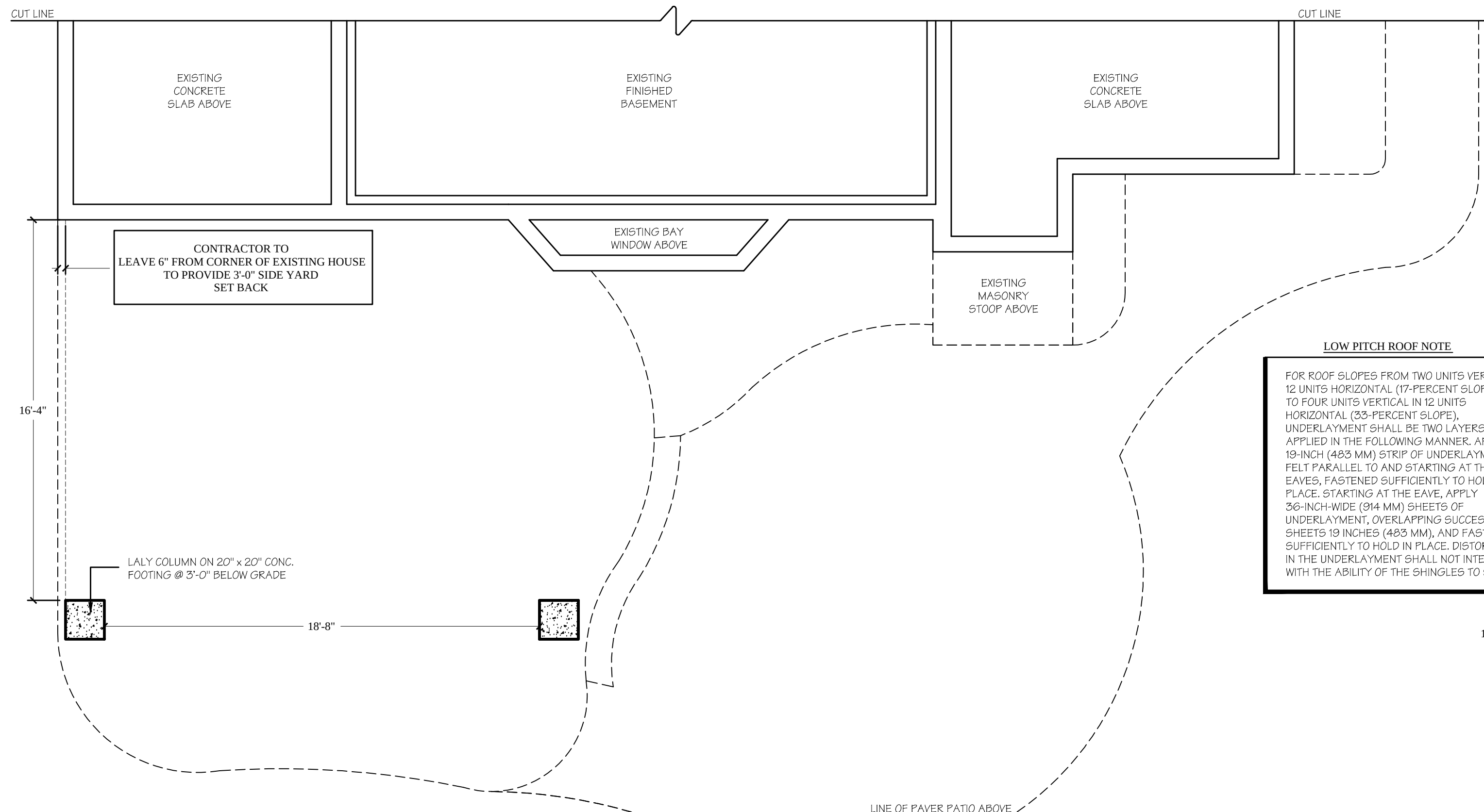
Ao.o





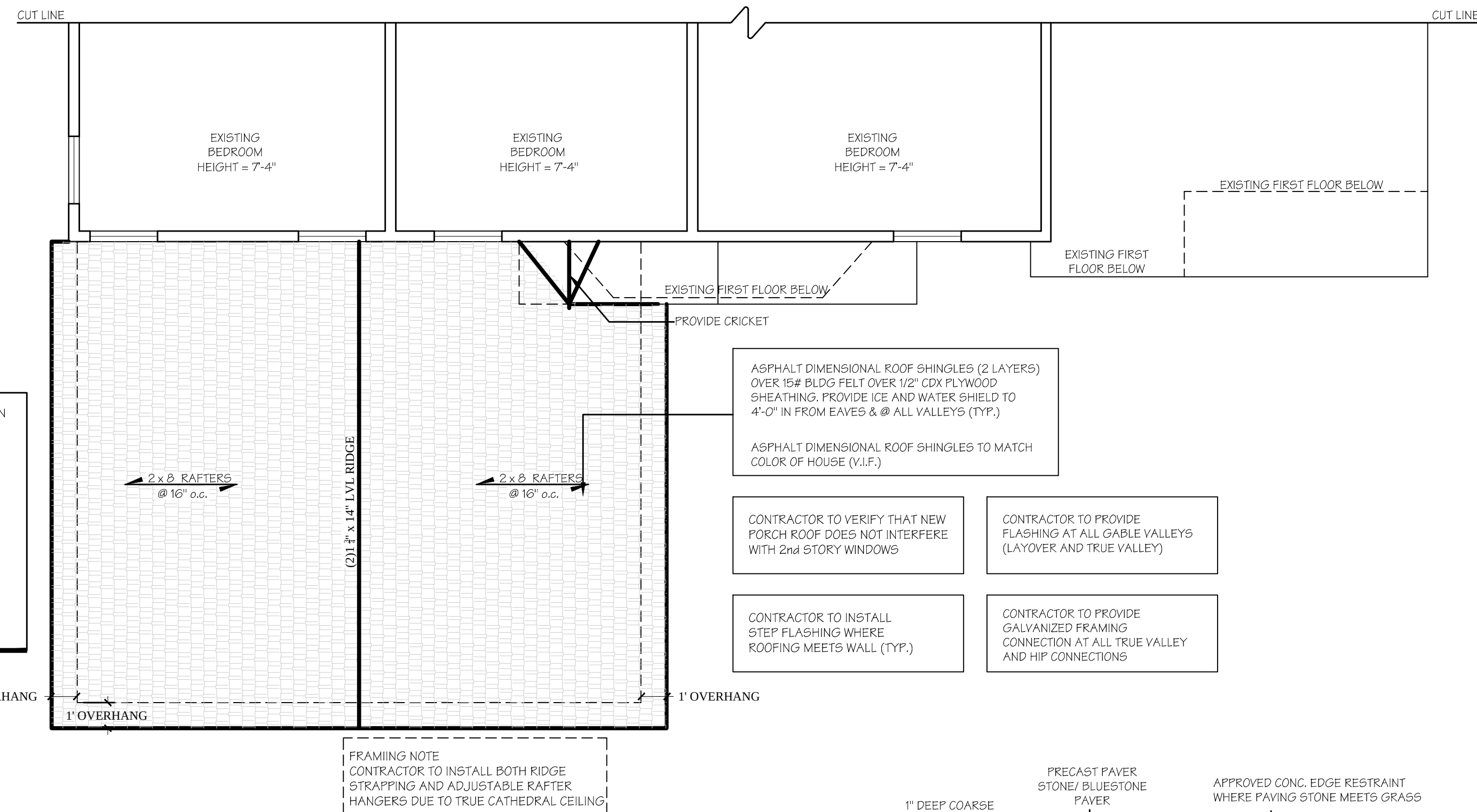






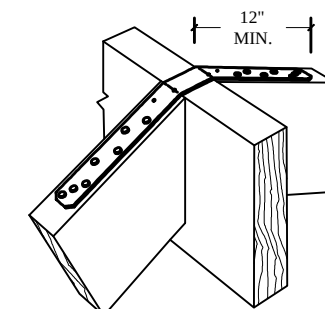
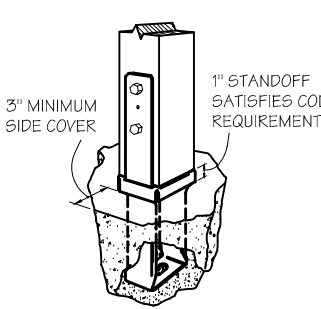
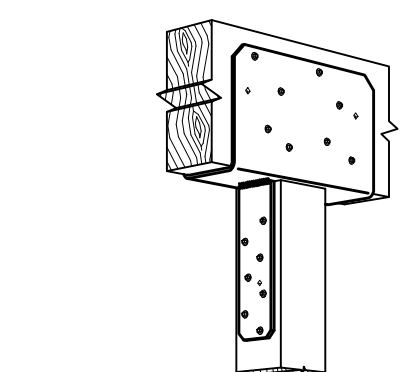
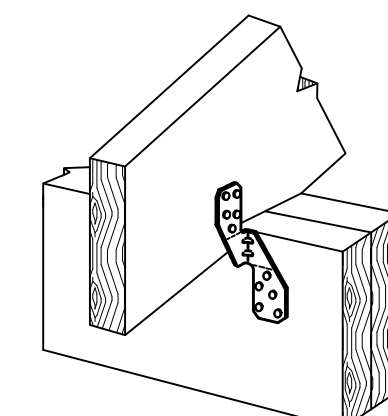
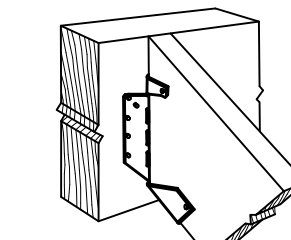
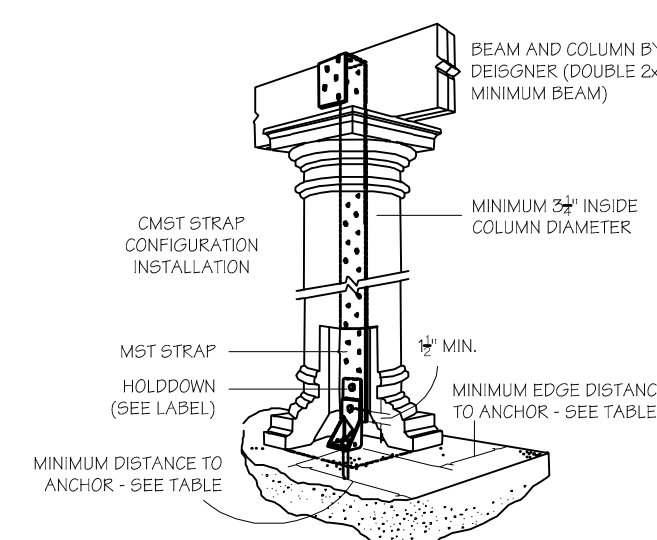
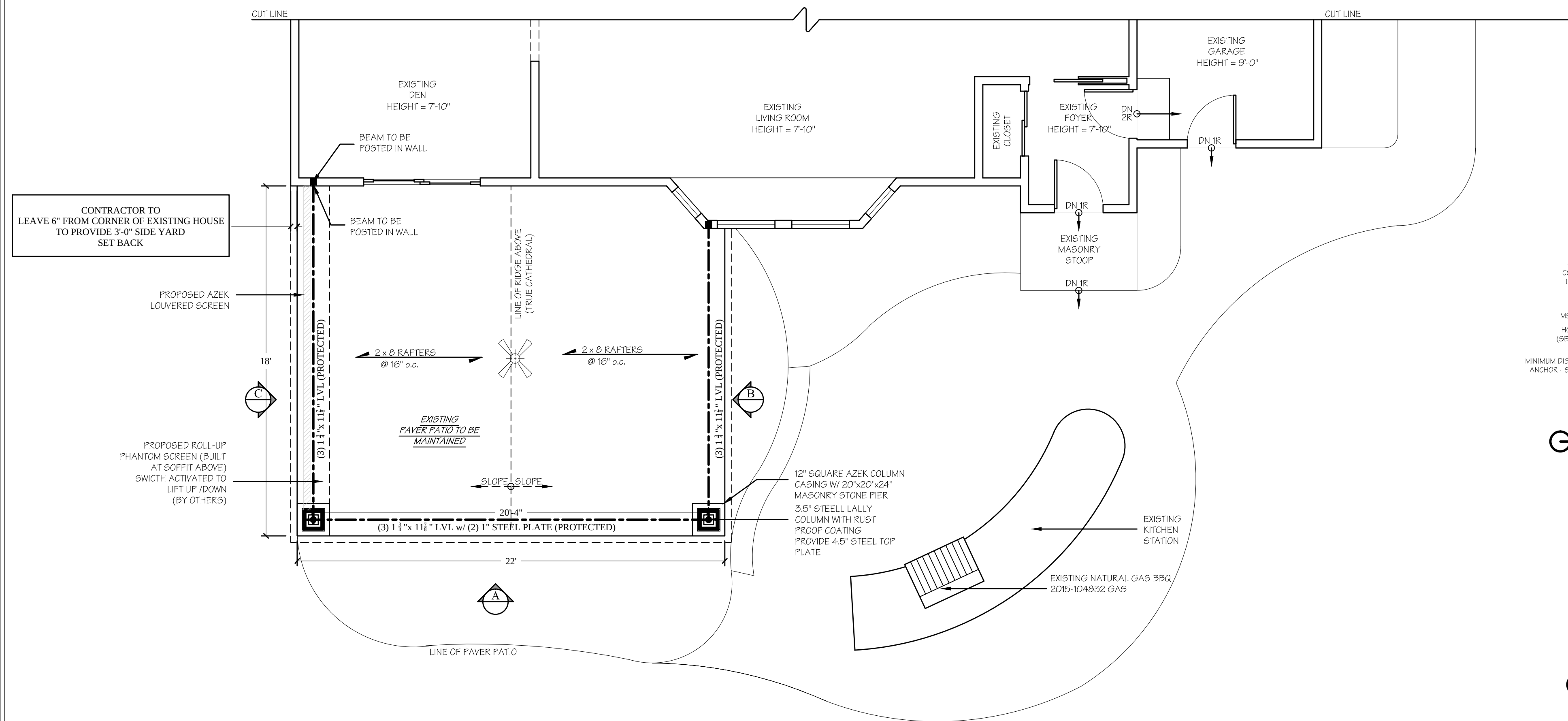
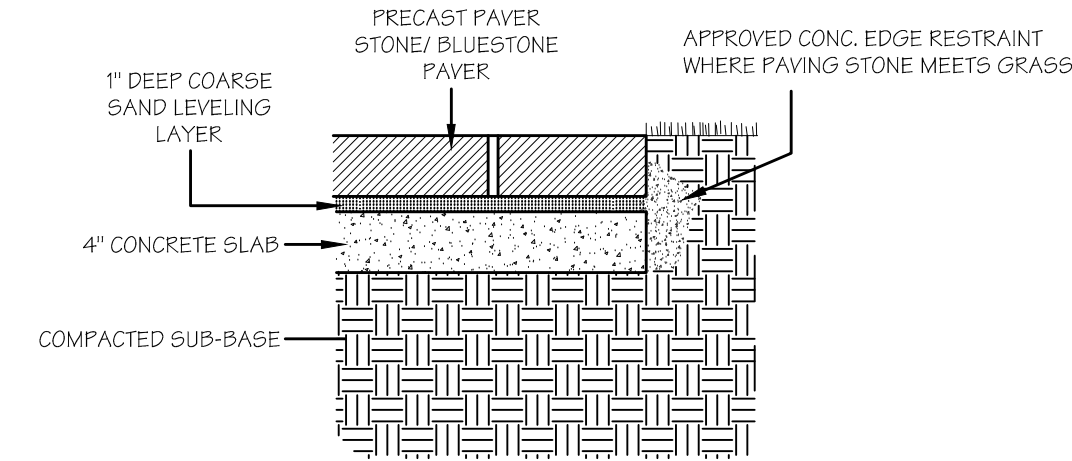
**FOUNDATION PLAN**

0 5' 10' 15' SCALE: 1/4" = 1'-0"



**ROOF PLAN**

0 5' 10' 15' SCALE: 1/4" = 1'-0"



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|----------------------|--|
| PRELIMINARY DRAWING  |  |
| FOR OWNERS REVIEW    |  |
| FOR BIDDING PURPOSES |  |
| FOR BUILDING DEPT.   |  |
| FOR CONSTRUCTION     |  |
| AS BUILT DRAWINGS    |  |

| REVISIONS |          | PLOTTED: 12/27/2022 |
|-----------|----------|---------------------|
| NO.       | DATE     | DESCRIPTION         |
| 1.        | 06/16/22 | D.O.B. RESUBMISSION |
| 2.        | 10/12/22 | D.O.B. RESUBMISSION |
| 3.        | 12/27/22 | D.O.B. RESUBMISSION |
|           |          |                     |
|           |          |                     |
|           |          |                     |

|             |             |
|-------------|-------------|
| PROJECT NO. | 2021315     |
| DATE        | 02/28/2022  |
| SCALE       | AS NOTED    |
| DRAWN BY    | M.Z. - S.V. |

**MARK ANTHONY** ARCHITECTS & PLANNERS

ARCHITECTURE DESIGN

(516) 409 - 1900  
1563 BELLMORE AVE.  
N.BELLMORE, NY 11710

SEAL:

REGISTERED ARCHITECT

MARK ANTHONY ARCHITECTS & PLANNERS

LIC # 031737

MARK ANTHONY ARCHITECTS & PLANNERS

1563 BELLMORE AVE. BELLMORE, NY, 11710

DRAWING:

**PROPOSED ROOF OVER**

PROJECT:

**VILLALONA RESIDENCE**

110 YALE STREET  
ROSLYN HEIGHTS, NY 11577

D.O.B. I.D.#

DRAWING No.

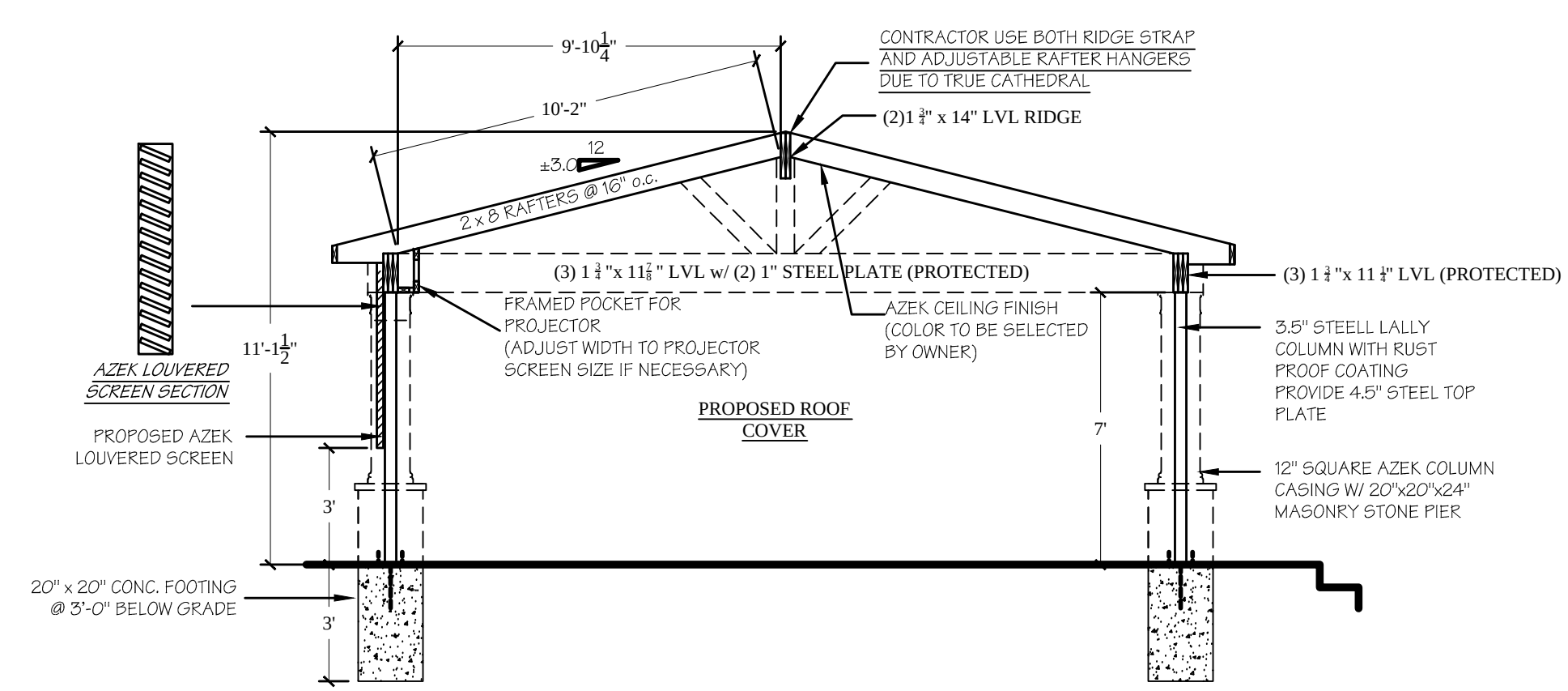
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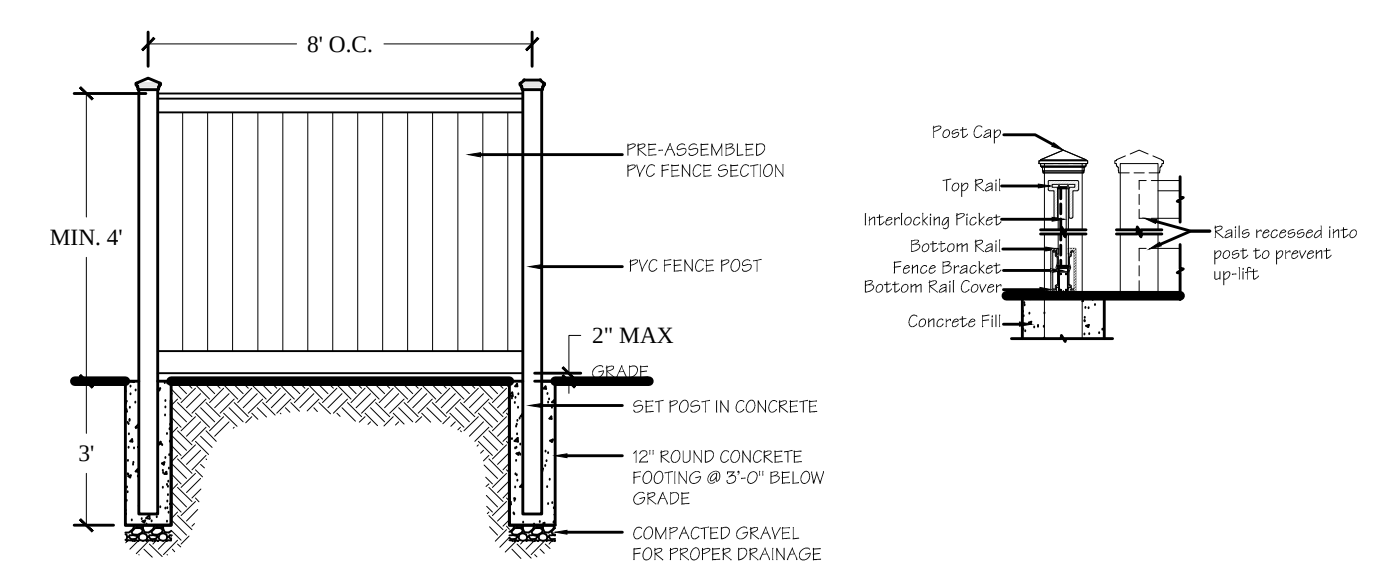


**REAR ELEVATION "A"**  
0 5' 10' 15' SCALE: 1/4" = 1'-0"

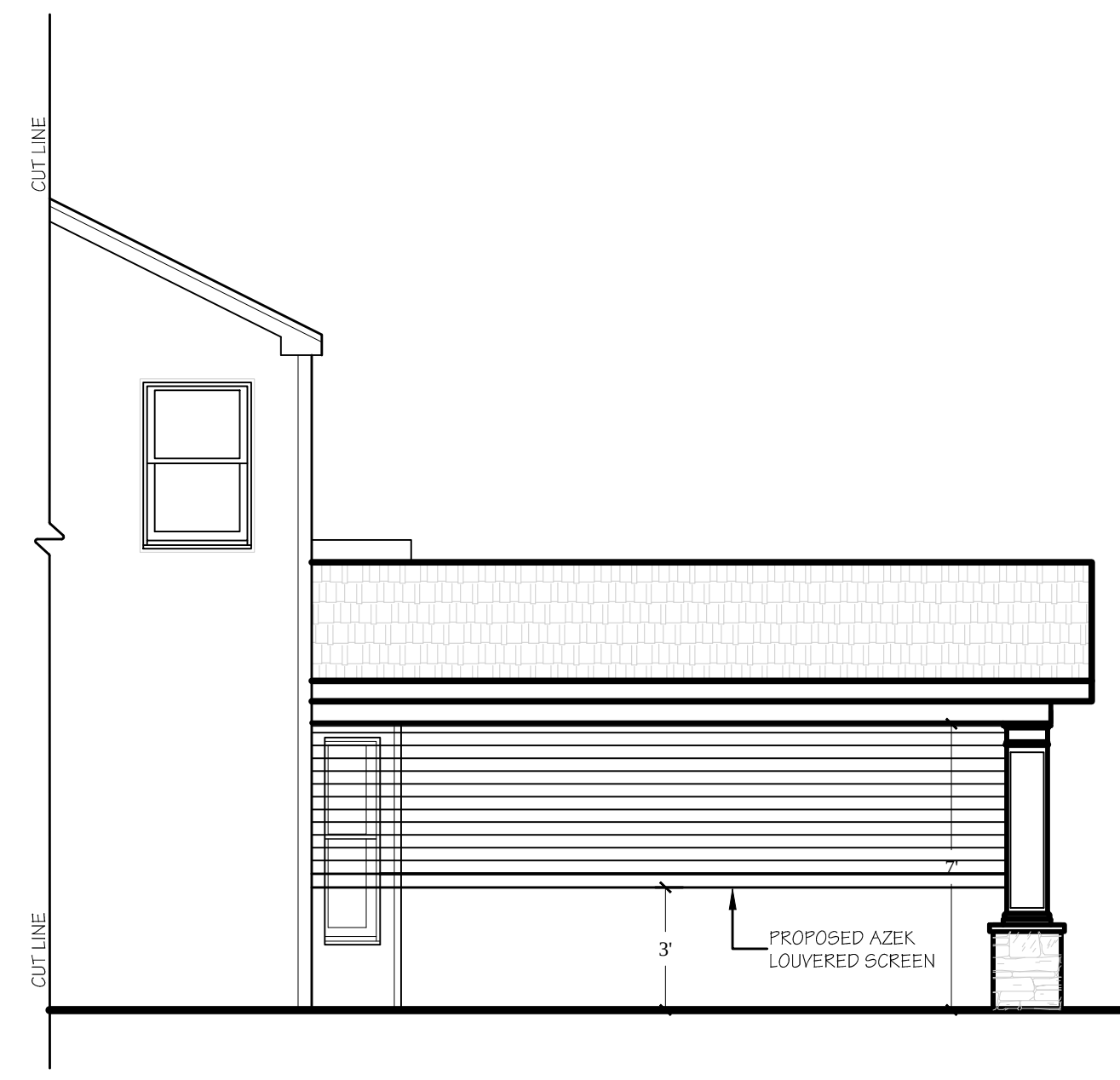
CONTRACTOR TO VERIFY THAT NEW ROOF OVER DOES NOT INTERFERE WITH 2ND STORY WINDOWS. ADJUST THE PITCH IF NECESSARY.



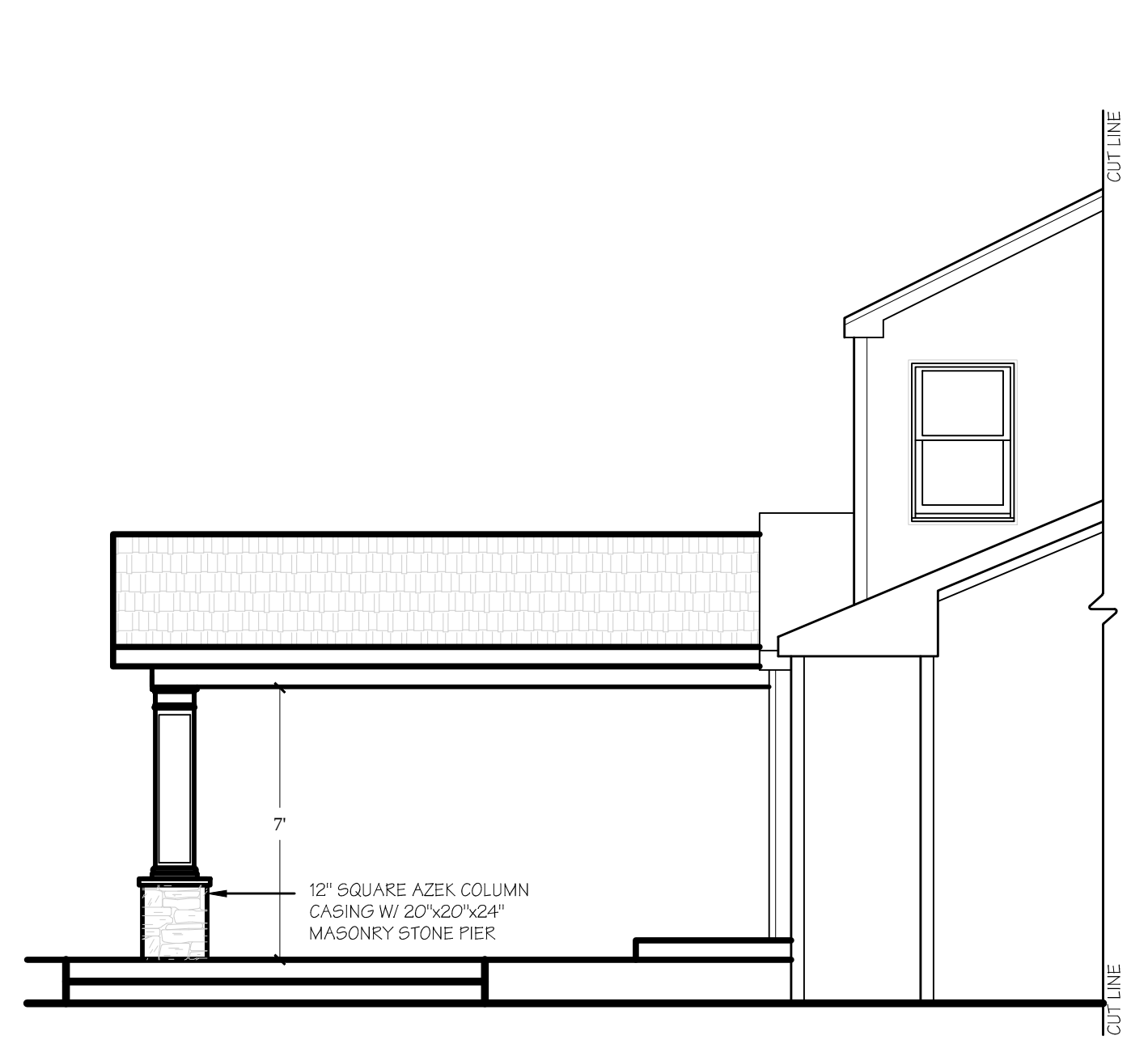
**ROOF COVER CROSS SECTION**  
0 5' 10' 15' SCALE: 1/4" = 1'-0"



**POOL BARRIER DETAIL**  
0 5' 10' 15' SCALE: N.T.S.

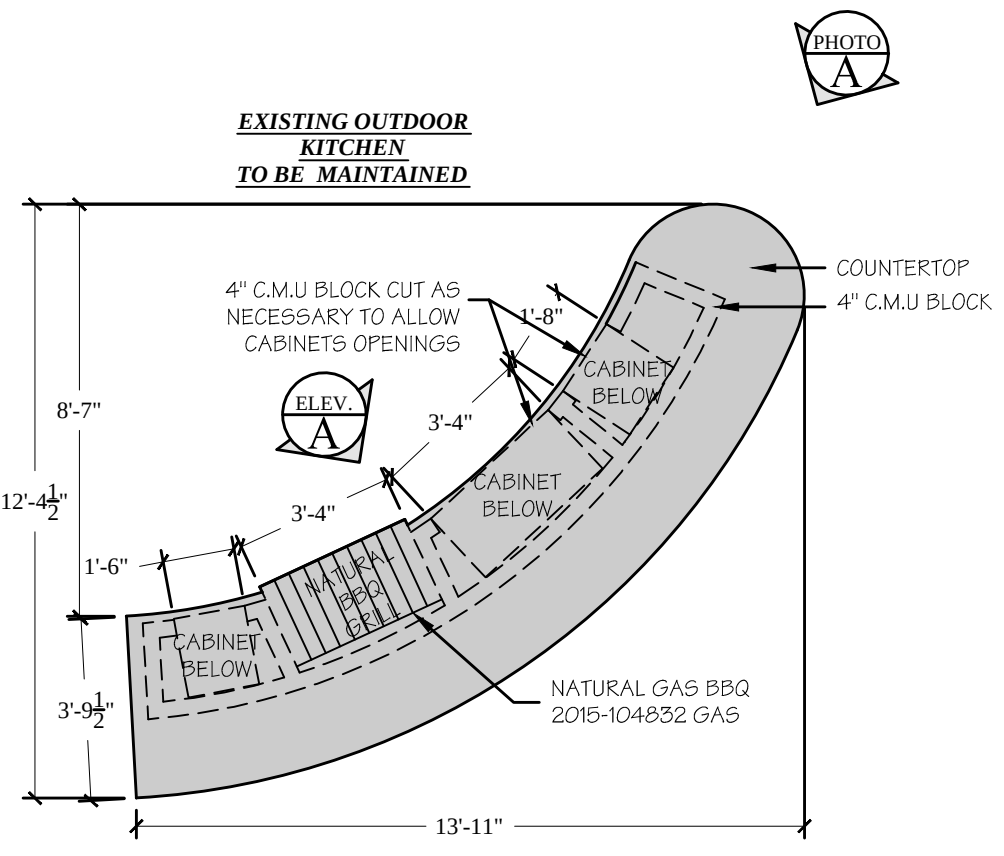


**SIDE ELEVATION "C"**  
0 5' 10' 15' SCALE: 1/4" = 1'-0"



**SIDE ELEVATION "B"**  
0 5' 10' 15' SCALE: 1/4" = 1'-0"

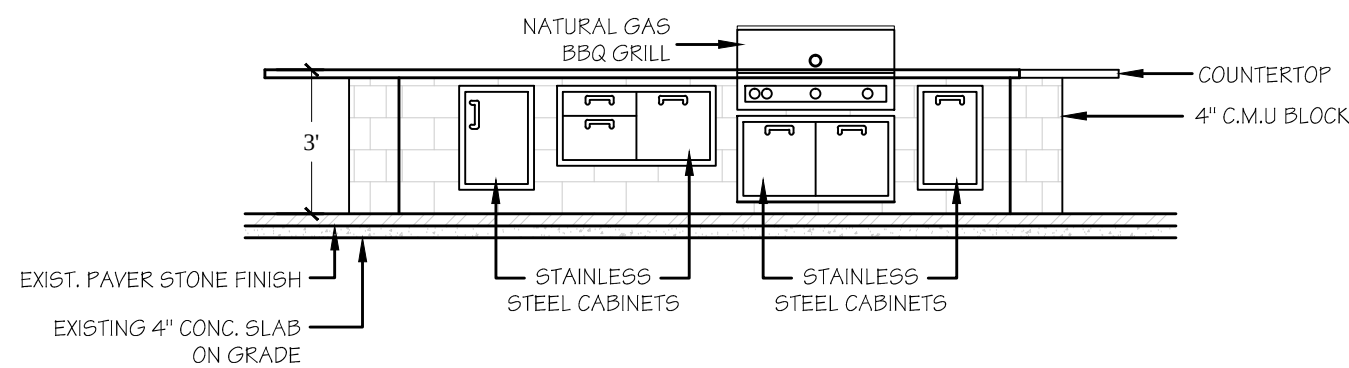
**OUTDOOR KITCHEN  
TO BE MAINTAINED**



**FLOOR PLAN**  
0 5' 10' 15' SCALE: 1/4" = 1'-0"



**PHOTO A**



**ELEVATION 'A'**  
SCALE: 1/4" = 1'-0"

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| AS BUILT DRAWINGS    |  |

| REVISIONS |          | PLOTTED: 1/23/2023  |
|-----------|----------|---------------------|
| NO.       | DATE     | DESCRIPTION         |
| 1.        | 06/16/22 | D.O.B. RESUBMISSION |
| 2.        | 10/12/22 | D.O.B. RESUBMISSION |
| 3.        | 12/27/22 | D.O.B. RESUBMISSION |
| 4.        | 01/23/23 | D.O.B. RESUBMISSION |

|             |             |
|-------------|-------------|
| PROJECT NO. | 2021315     |
| DATE        | 02/28/2022  |
| SCALE       | AS NOTED    |
| DRAWN BY    | M.Z. - S.V. |

**MARK ANTHONY**  
ARCHITECTS & PLANNERS

ARCHITECTURE  
DESIGN

(516) 409 - 1900  
1563 BELLMORE AVE.  
N.BELLMORE, NY 11710

SEAL:

LIC # 03173111  
MARK ANTHONY, R.A.  
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:  
**ELEVATIONS,  
SECTION &  
MAINTAIN  
OUTDOOR  
KITCHEN**

PROJECT:  
**VILLALONA  
RESIDENCE**  
  
110 YALE STREET  
ROSLYN HEIGHTS, NY 11577

D.O.B. I.D.#

DRAWING No.  
**A2.00**



PROJECT TITLE:  
THE POMMIER RESIDENCE

PROJECT ADDRESS:

ADDITION AND RENOVATION  
1 WILTON STREET  
NEW HYDE PARK NY 11040  
SECTION: 8 BLOCK: 335 LOT: 25

DRAWING LIST:

- A-1: TITLE SHEET: PLOT PLAN AND ZONING INFORMATION

A-2: ZONING CALCULATION INFORMATION - DETAILS

A-2A: MAINTAIN FLOOR PLANS A-2B: DRYWELL

A-3: FOUNDATION - FIRST FLOOR PLAN - DETAILS

A-4: SECOND FLOOR AND ROOF PLAN - DETAILS

A-5: BUILDING ELEVATIONS - SECTION - DETAILS
- A-6: BUILDING ELEVATIONS - SECTION - DETAILS

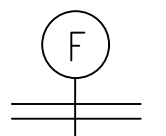
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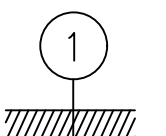
A-8: 2016 N.Y.S. CODE COMPLIANCE NOTES

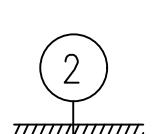
A-9: N.Y.S. CODE COMPLIANCE CHARTS/DETAILS

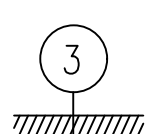
A-10: N.Y.S. CODE SECTION DETAILS

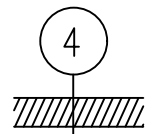
LEGEND OF MATERIALS

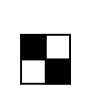
-  - INSTALL METAL STUDS, S.F. INSULATION WITH 1/2" GYP. BOARD, TAPE SPACE AND PAINT AS PER OWNERS APPROVAL  
\*INSTALL MOLD RESISTANCE BOARD ON WET SURFACE WALL, I.E. BATHS - KITCHENS

 - NEW/EXISTING 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR, INSULATION AS PER R402.1.2 BET. BUILD. 1/2" CDX SHEATHING, 15 POUND BUILDING PAPER & VINYL ON EXTERIOR  
\*INSTALL MOLD RESISTANCE BOARD ON WET SURFACE WALL, I.E. BATHS - KITCHENS

 - NEW/EXISTING 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR BOTH SIDES SOUND W/ BARRIER INSULATION BETWEEN SLEEPING AND LIVING SPACES  
\*INSTALL MOLD RESISTANCE BOARD ON WET SURFACE WALL, I.E. BATHS - KITCHENS

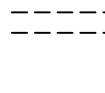
 - NEW/EXISTING 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR, INSULATION AS PER R402.1.2 BET. BUILD. 1/2" CDX SHEATHING, 15 POUND BUILDING PAPER & BRICK VENEER ON EXTERIOR (NEW BRICK AT ADDITION)

 - NEW/EXISTING 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR, INSULATION AS PER R402.1.2 BET. BUILD. 1/2" CDX SHEATHING, 15 POUND BUILDING PAPER & STONE VENEER ON EXTERIOR (AS PER OWNER'S APPROVAL)
-  - NYS APPROVED SMOKE AND CARBON DETECTOR

 - NEW FIRST FLOOR HOLD DOWN CONN BY SIMPSON (HDU5-SDS2.5) w/ 3/8" DIA SS316 THRD ROD & HULTI HY150 EPOXY (9" EMB) & 14-SDS-1/2"x2-1/2" SCREWS IAW MFG INSTL REQS.

 - NEW FIRE RATED PARTITIONS WITH (2) LAYERS 5/8" TYPE "X" GYP. BD. EA. SIDE CEILING TO RECEIVE (2) LAYERS 5/8" GYP. BD.

 - EXISTING WORK TO BE REMOVED

 - EXISTING WORK TO REMAIN

 - NEW FOUNDATION 4000 PSI

ZONING COMPUTATIONS:

ZONING INFORMATION: ZONING DISTRICT R-C

70-24: PERMITTED USES: (RESIDENTIAL) EXISTING RESIDENTIAL O.K.

70-25: CONDITIONAL USES: N/A - NO APPLICABLE

70-26: HEIGHT: 45'-0" PERMITTED: EXISTING RIDGE TO REMAIN 20.0', PROPOSED REAR YARD ONE STORY 14.0'

70-27: EXISTING: IRREGULAR LOT 6,297 S.F. (NO CHANGE) OK

70-28: LOT COVERAGE: MAX PERMITTED: 35% x 6,297 S.F. = 2,203.95 S.F.  
EXISTING DWELLING: 788.48 + PROPOSED ONE STORY AND DECK: 878.08 +  
PROPOSED ONE STORY FOYER: 42.0 + MASONRY STOOP FRONT: 150.00 = 1858.56  
TOTAL COMPUTATION 1,858.56 < 2,203.95

70-29: FLOOR AREA PERMITTED 50% x 6,297 S.F. = 3,148.5 S.F. PERMITTED  
TOTAL FLOOR AREA PROPOSED: 1,788.38 < 3,148.5 O.K.  
(SEE SHEET A-2) FOR DETAILED FLOOR AREA COMPUTATIONS

70-30: FRONT YARD REQUIRED: 25.0', EXISTING: 24.9', PROPOSED: 19.3'

70-31: SIDE YARD: CORNER LOT - ONE SIDE YARD OF 5.0' REQUIRED, EXISTING 6.8' TO REMAIN AT THE PROPOSED EXTENSION.

70-32: REAR YARDS: 25'-0" REQ. FOR ONE FAMILY DWELLINGS  
PROPOSED REAR YARD: 10.0' AT NEW ONE STORY EXTENSION

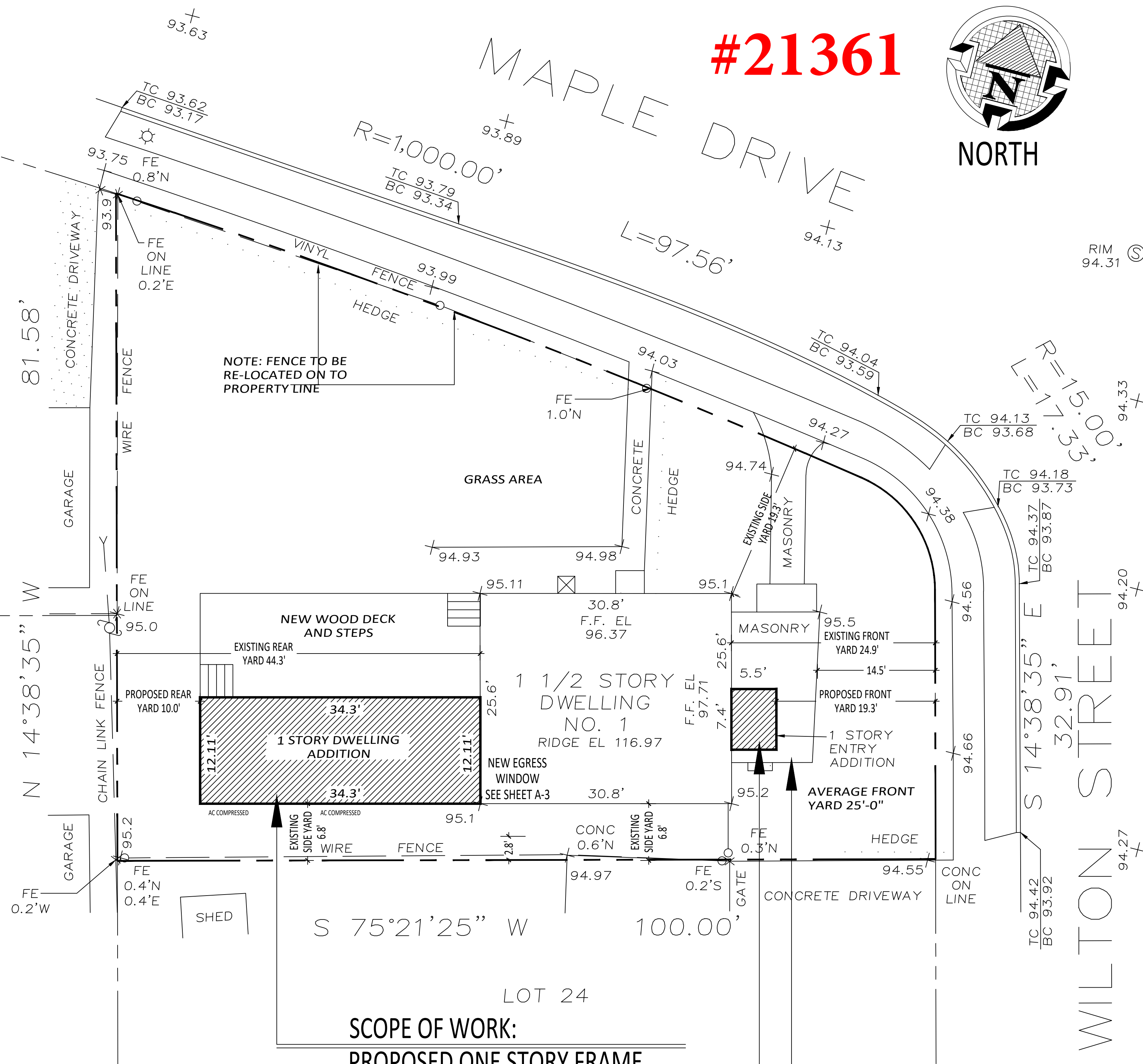
70-32.2: PARKING: EXISTING GARAGE - N/A NOT APPLICABLE

70-32.6: FRONT YARD PAVING: MAX 55% = FRONT YARD 1,224 S.F. x 50: 673.2 PERMITTED  
EXISTING: 292 SF INCLUDES DRIVEWAY/WALKWAY < 673 SF

70-52.6: EAVE HEIGHT: MAX 22'-0" FROM AVERAGE GRADE: 12.0' MAX AT PROPOSED ONE STORY

THE PRODUCTION OF THESE DOCUMENTS HAVE BEEN GENERATED USING THE  
2020 NEW YORK STATE RESIDENTIAL BUILDING CODE

EFFECTIVE AS OF MAY 12TH, 2020



SCOPE OF WORK:

PROPOSED ONE STORY FRAME  
ADDITION TO EXISTING ONE FAMILY  
DWELLING AND FOYER ENTRY

SCOPE OF WORK: PLANS FILED TO  
MAINTAIN - LEGALIZE EXISTING OPEN  
MASONRY PORCH & FINISHED  
BASEMENT

PLOT PLAN:

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

Gaby Tchilinguirian, R.A. Architect P.C.  
18 MITCHELL ROAD  
WESTHAMPTON BEACH, NY 11978  
www.NYarchitectGT.com NYarchitectGT@gmail.com  
OFFICE: (516) 297-6917

THE POMMIER RESIDENCE

ADDITION AND RENOVATION  
1 WILTON STREET  
NEW HYDE PARK NY 11040

CHECKED & APPROVED BY:

GABY TCHILINGUIRIAN R.A.

DRAWN BY:

GABY TCHILINGUIRIAN R.A.

SHEET TITLE:

TITLE SHEET

Date: AUGUST 2021

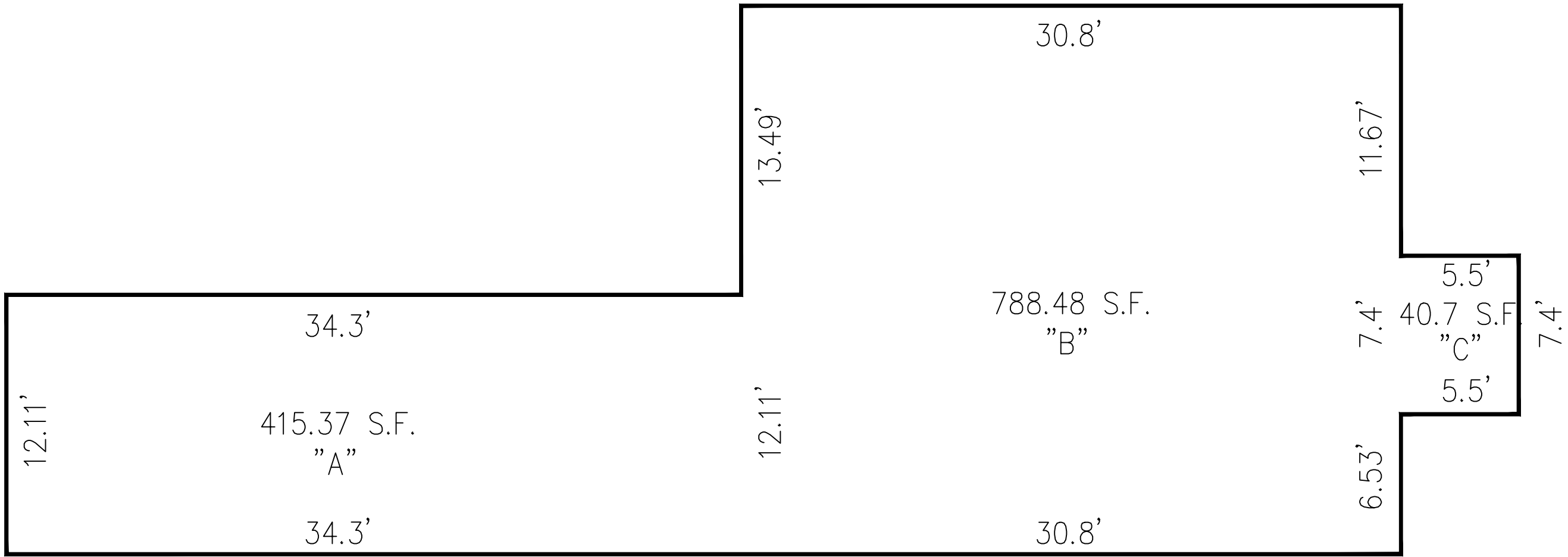
Registration and Signature



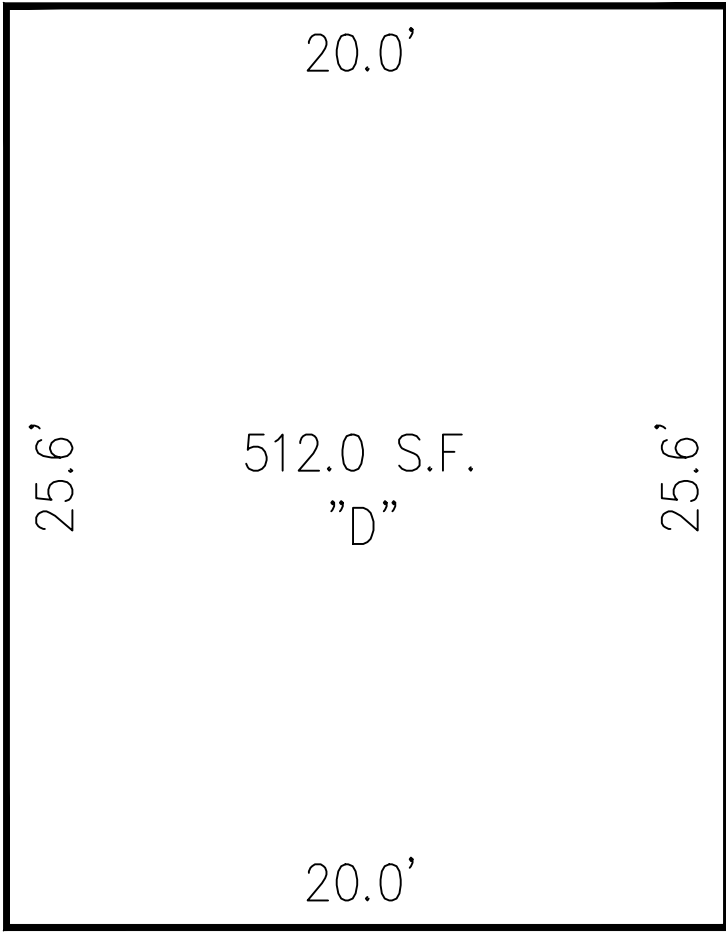
DRAWING NUMBER:

A-1





TOTAL: 1244.55 S.F.



TOTAL: 512.0 S.F.

CALCULATION:

|                         |                         |                             |
|-------------------------|-------------------------|-----------------------------|
| FIRST FLOOR AREA:       |                         |                             |
| A (MAIN DWELLING)       | 13.0x34.3 = (NEW)       | 445.9 S.F.                  |
| B (MAIN DWELLING)       | 25.6x30.8 = (TO REMAIN) | 788.48 S.F.                 |
| C (MAIN DWELLING)       | 7.5x5.6 = (NEW)         | 42.0 S.F.                   |
| SECOND FLOOR AREA:      |                         |                             |
| D (MAIN DWELLING)       | 25.6x20.0 = (TO REMAIN) | 512.0 S.F.                  |
| TOTAL GROSS FLOOR AREA: |                         | 1,788.38 S.F. < 3,148.5 O.K |

EXISTING/PROPOSED FLOOR AREA CALCULATION

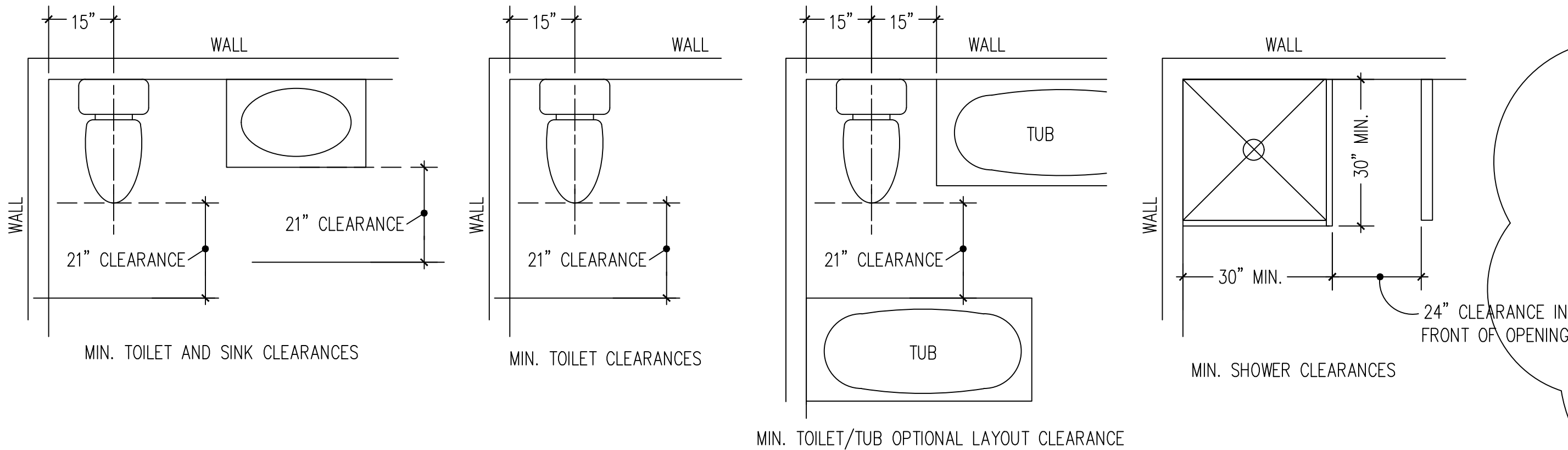
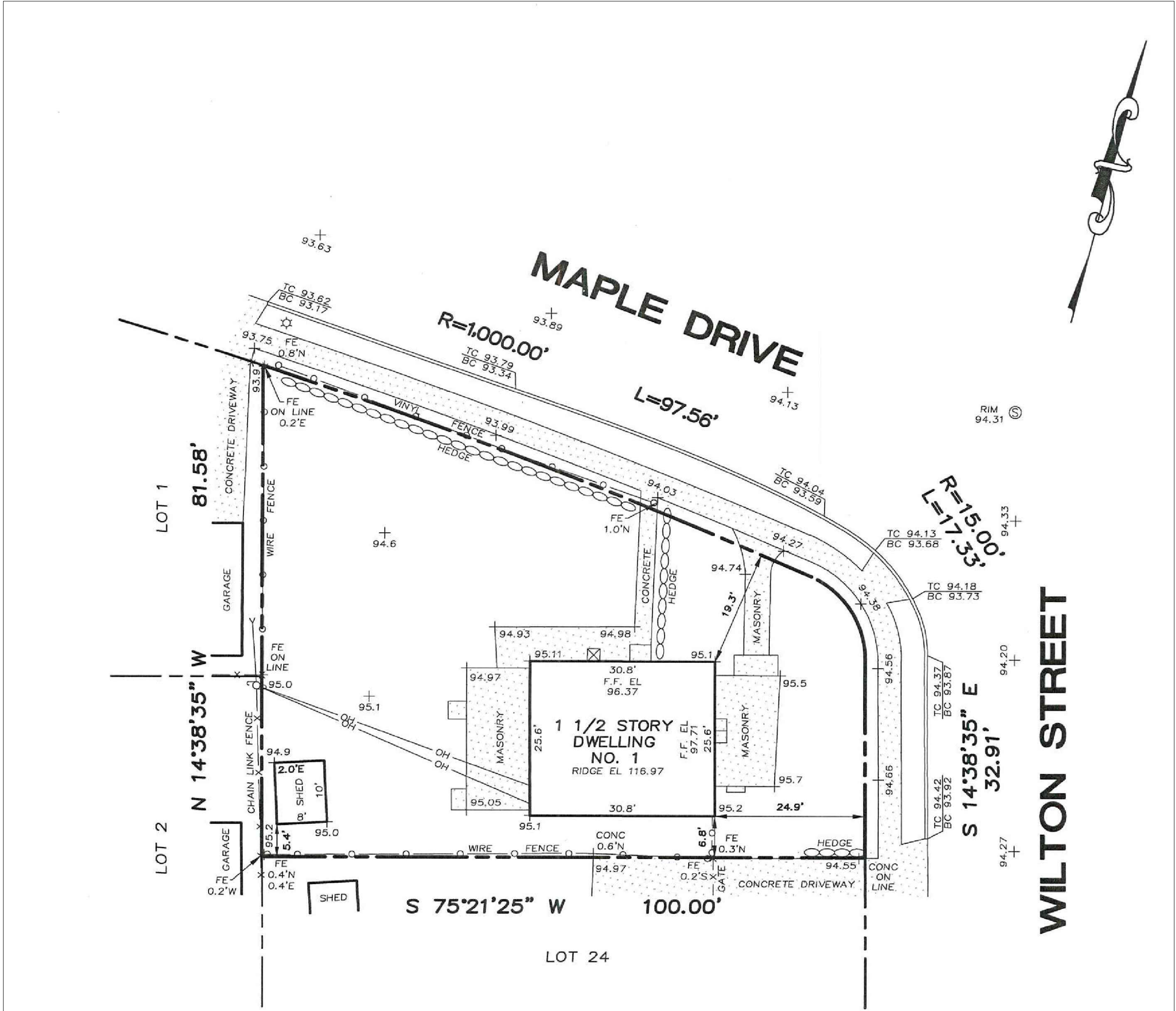


FIGURE R307.1 MINIMUM FIXTURE CLEARANCES



PREEXISTING AVERAGE GRADE CALCULATION:

|           |           |                |            |
|-----------|-----------|----------------|------------|
| 95.1+95.1 | = 190.2/2 | = 95.10 x 30.8 | = 2,929.08 |
| 95.1+95.2 | = 190.3/2 | = 95.15 x 25.6 | = 2,435.84 |
| 95.2+95.1 | = 190.3/2 | = 95.15 x 30.8 | = 2,930.62 |
| 95.1+95.1 | = 190.2/2 | = 95.10 x 25.6 | = 2,434.56 |
|           |           |                | 10,730.10  |

10,730.10 / 112.80 = 95.12  
PREEXISTING AVERAGE GRADE = 95.12'

AVERAGE FRONT SETBACK CALCULATION:

| BLOCK | LOT | SETBACK |
|-------|-----|---------|
| 335   | 24  | 24.9    |
| 335   | 23  | 25.0    |
| 335   | 22  | 25.1    |
| 335   | 21  | 25.0    |
| 335   | 20  | 25.1    |
|       |     | 125.1   |

125.1 / 5 = 25.02  
AVERAGE FRONT YARD SETBACK = 25.0'

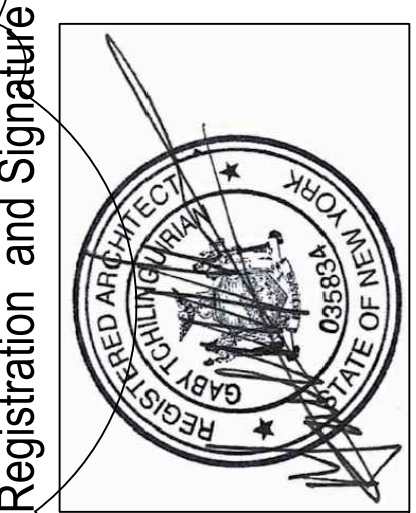
AVERAGE GRADE - FRONTYARD SETBACK CALCULATION

Gaby Tchilinguirian, R.A. Architect P.C.  
18 MITCHELL ROAD  
WESTHAMPTON BEACH, NY 11978  
www.NYarchitectGT.com NYarchitectGT@gmail.com  
OFFICE: (516) 297-6917

THE POMMIER RESIDENCE

ADDITION AND RENOVATION  
1 WILTON STREET  
NEW HYDE PARK NY 11040

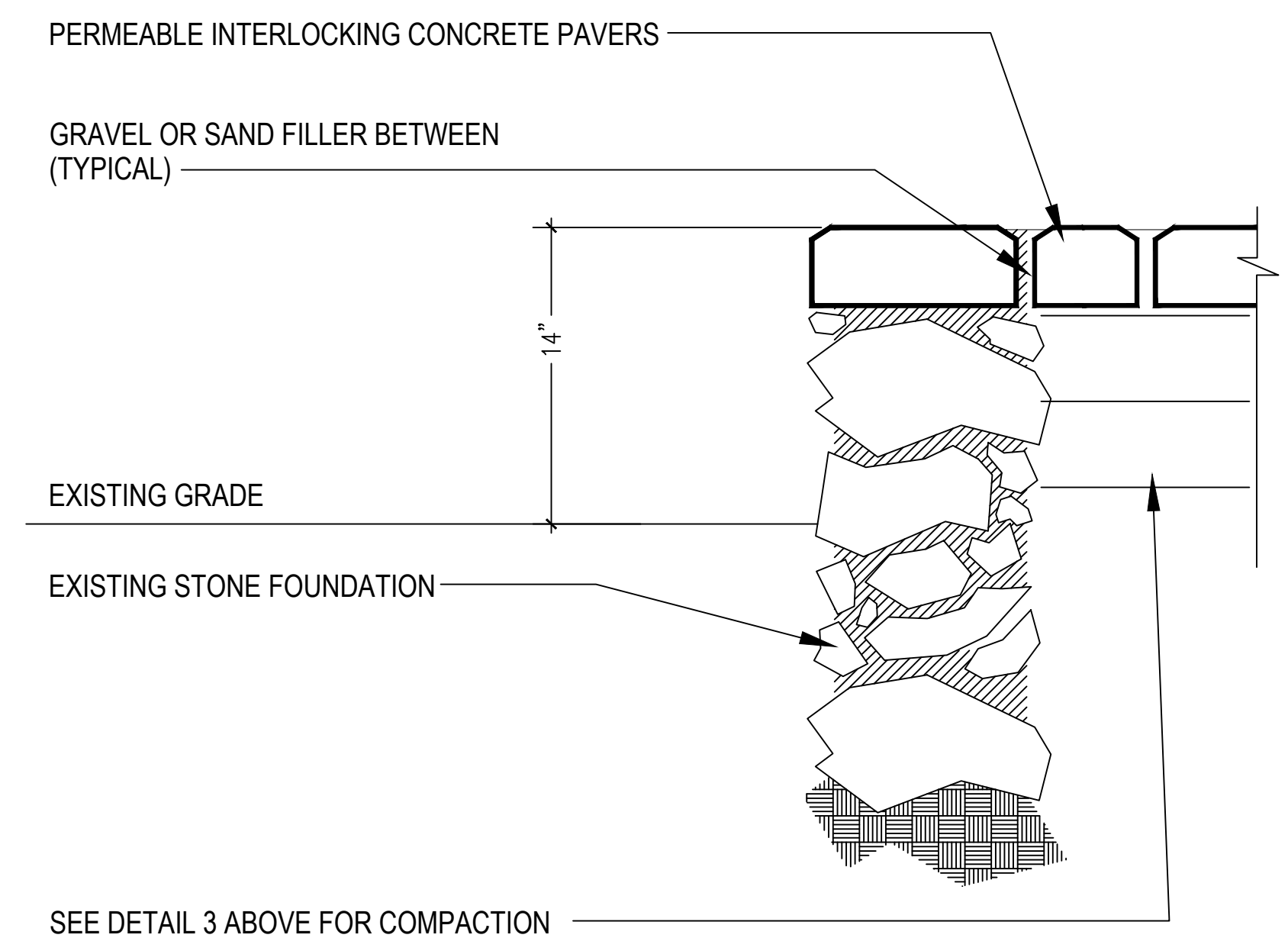
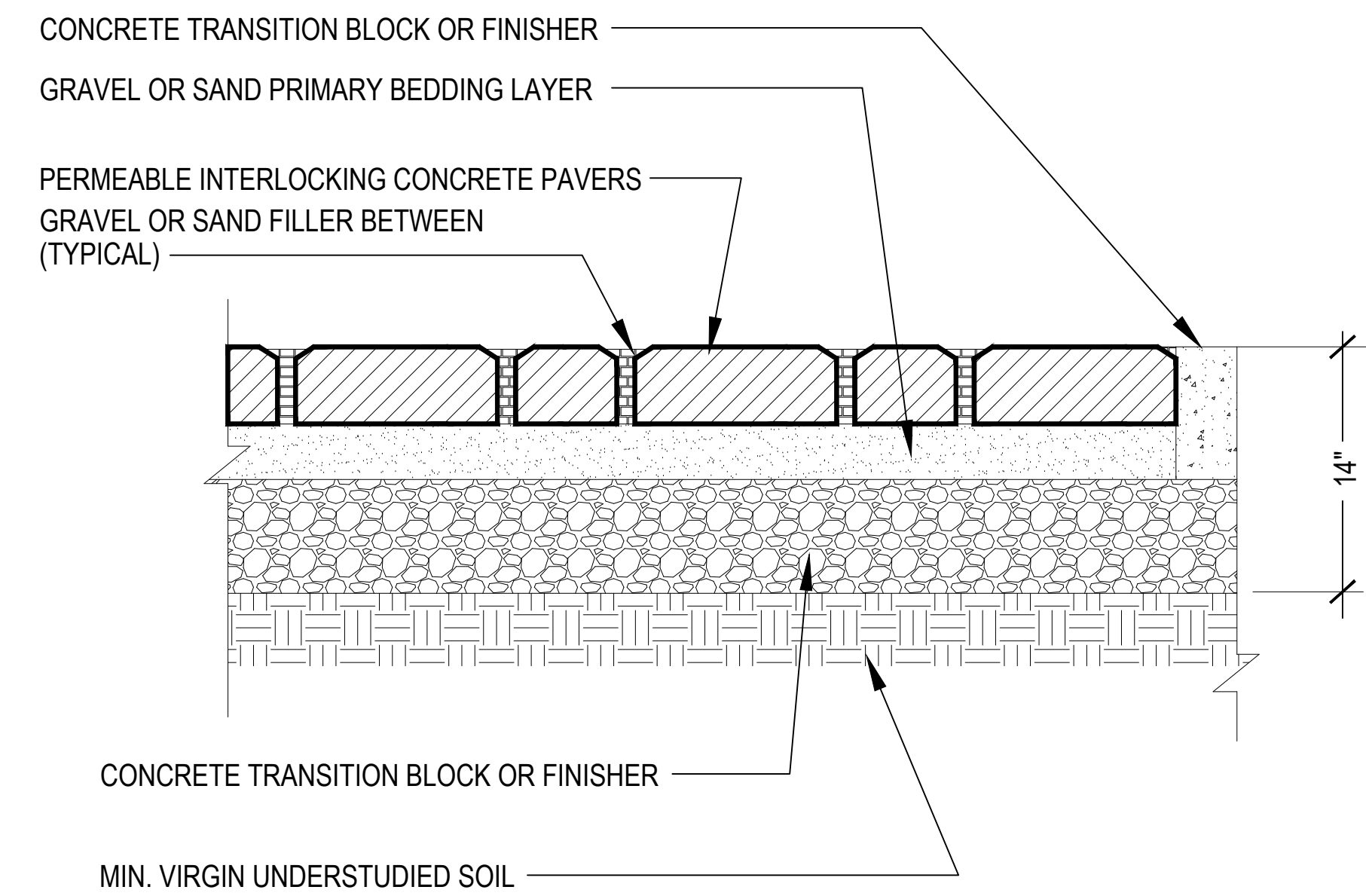
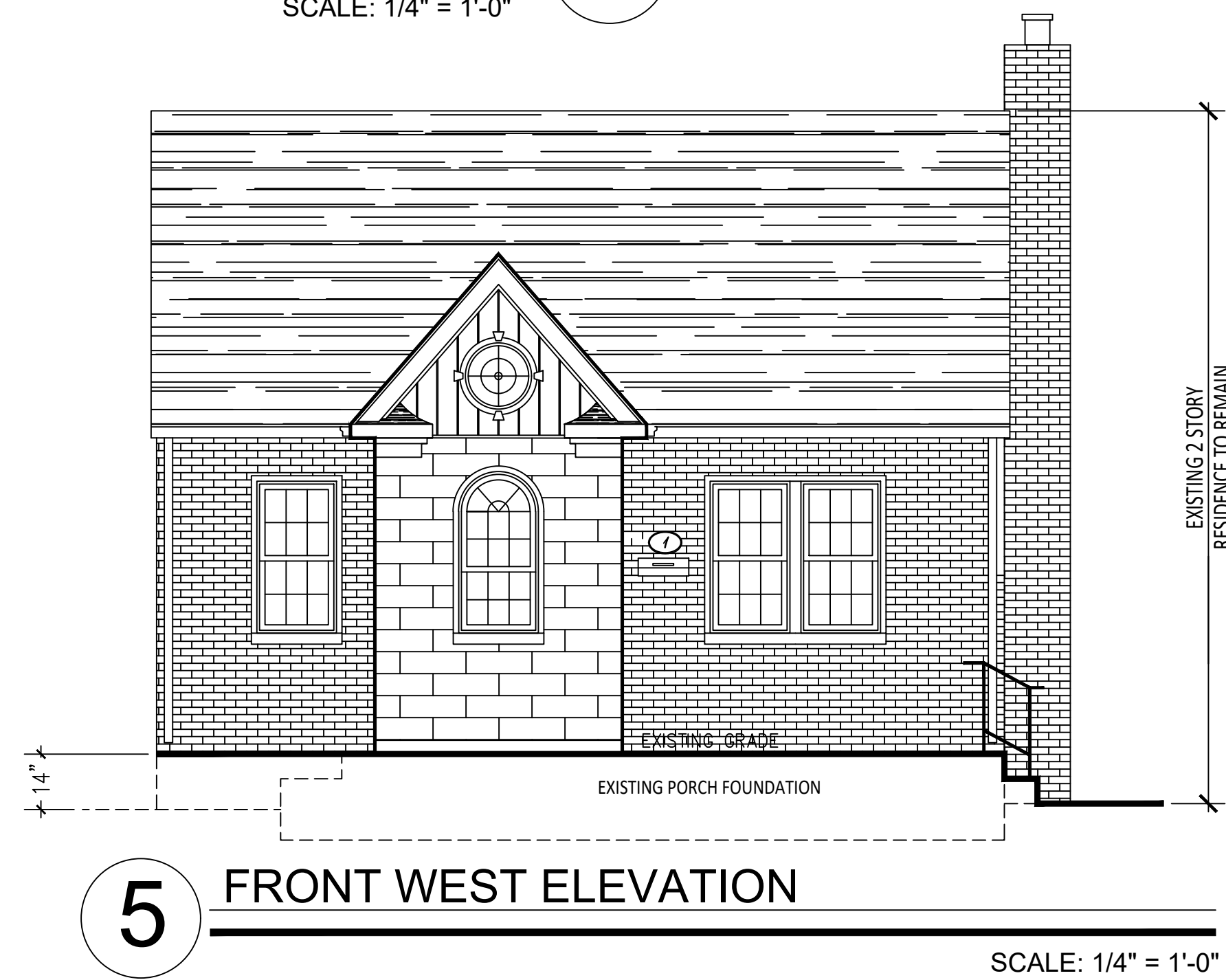
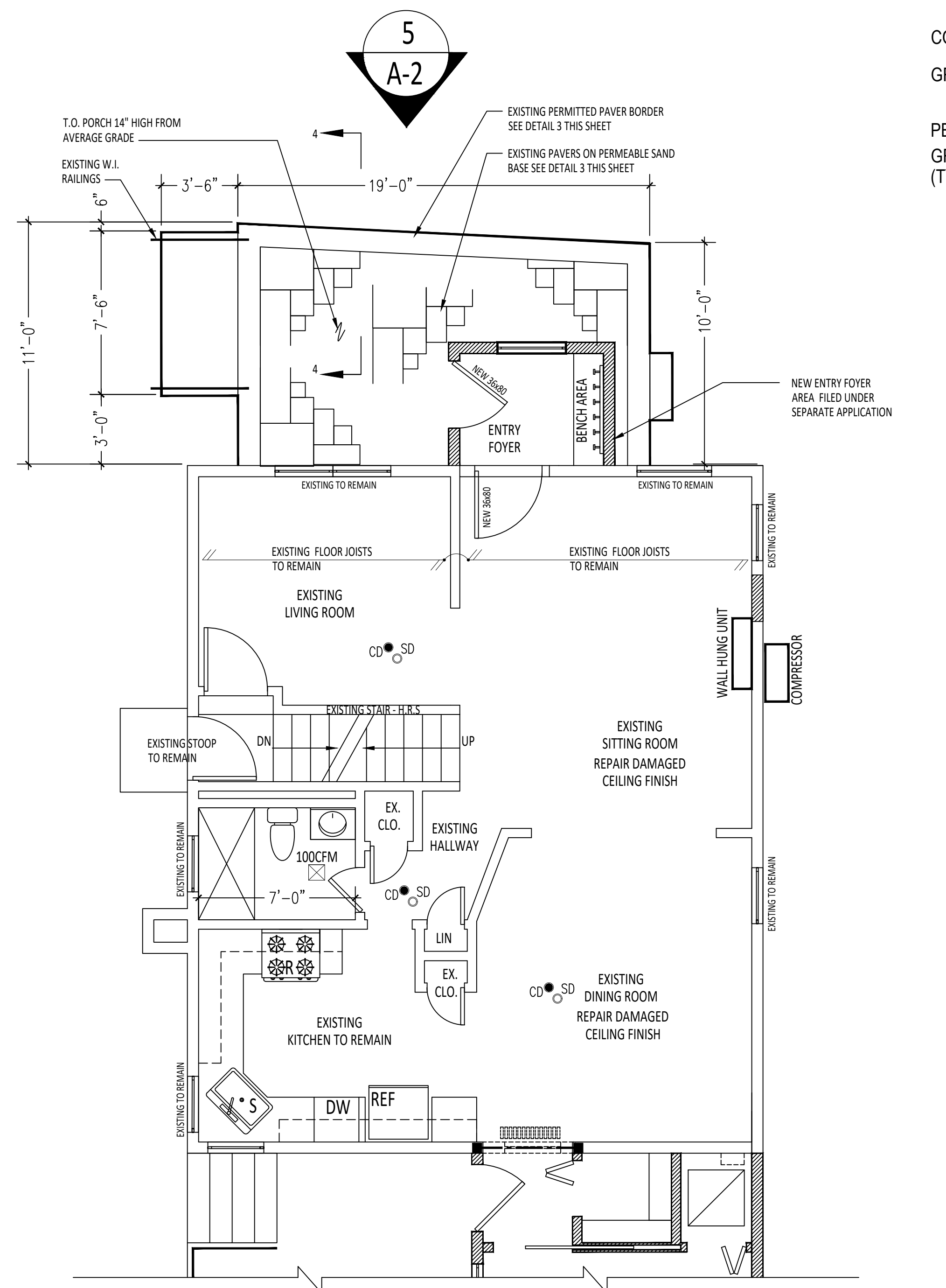
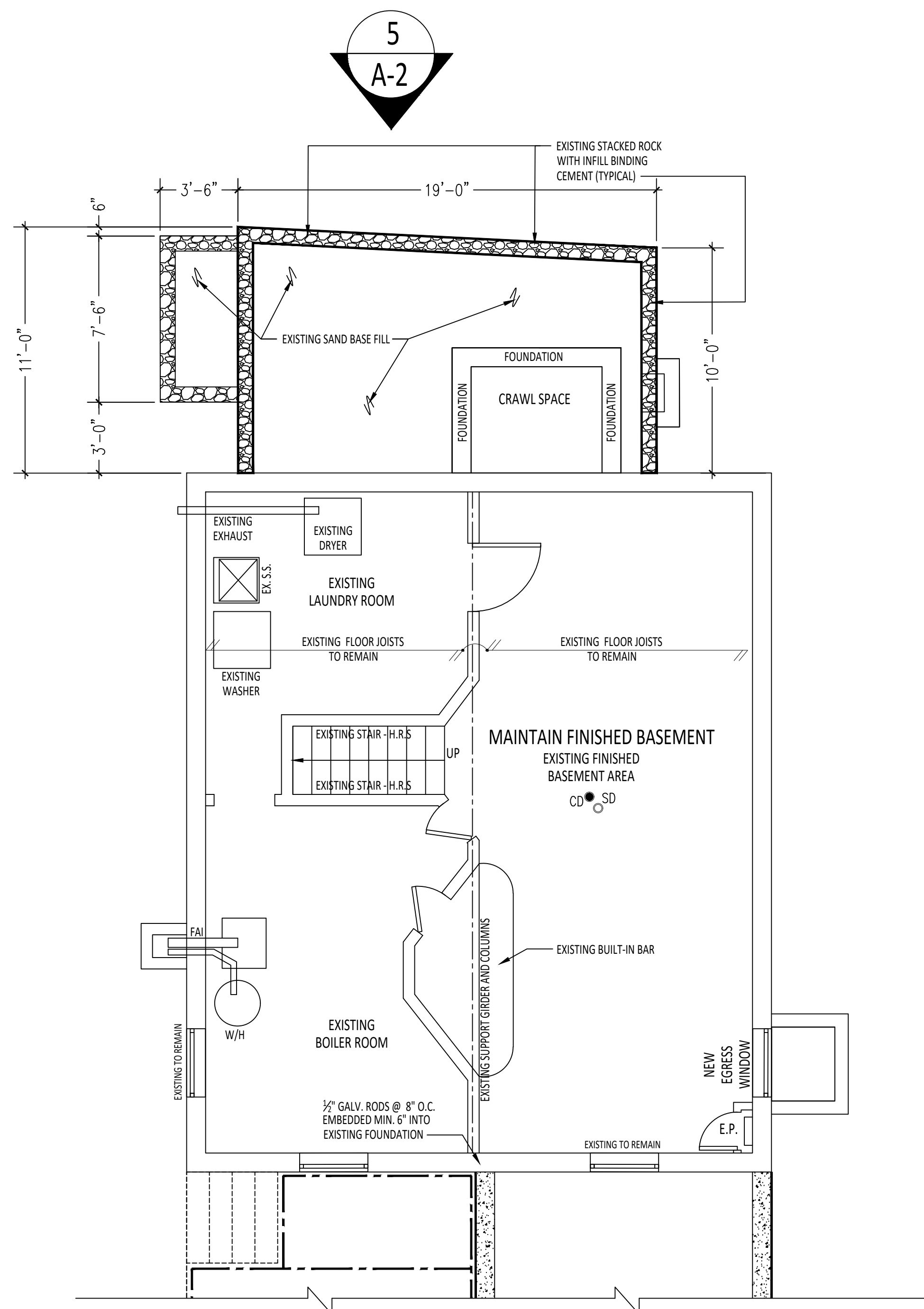
CHECKED & APPROVED BY:  
GABY TCHILINGUIRIAN R.A.  
DRAWN BY:  
GABY TCHILINGUIRIAN R.A.  
SHEET TITLE:  
ZONING CALCULATION INFORMATION  
Date: AUGUST 2021



DRAWING NUMBER:

A-2





**Gaby Tchilinguirian, R.A. Architect P.C.**  
18 MITCHELL ROAD  
WESTHAMPTON BEACH, NY 11978  
[www.NVarchitectGT.com](http://www.NVarchitectGT.com) [NVarchitectGT@gmail.com](mailto:NVarchitectGT@gmail.com)  
OFFICE: (516) 297-5917

THE POMMIER RESIDENCE

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ADDITION AND RENOVATION  
1 WILTON STREET  
NEW HYDE PARK NY 11040

|                        |                                         |
|------------------------|-----------------------------------------|
| CHECKED & APPROVED BY: | GABY TCHILINGUIRIAN R.A.                |
| DRAWN BY:              | GABY TCHILINGUIRIAN R.A.                |
| SHEET TITLE:           | FOUNDATION - FIRST FLOOR PLAN & DETAILS |
| Date:                  | REVISED 8-5-22                          |

Registration and Signature

DRAWING NUMBER:

**A-2A**



## 2 DRAINAGE POOL DETAIL

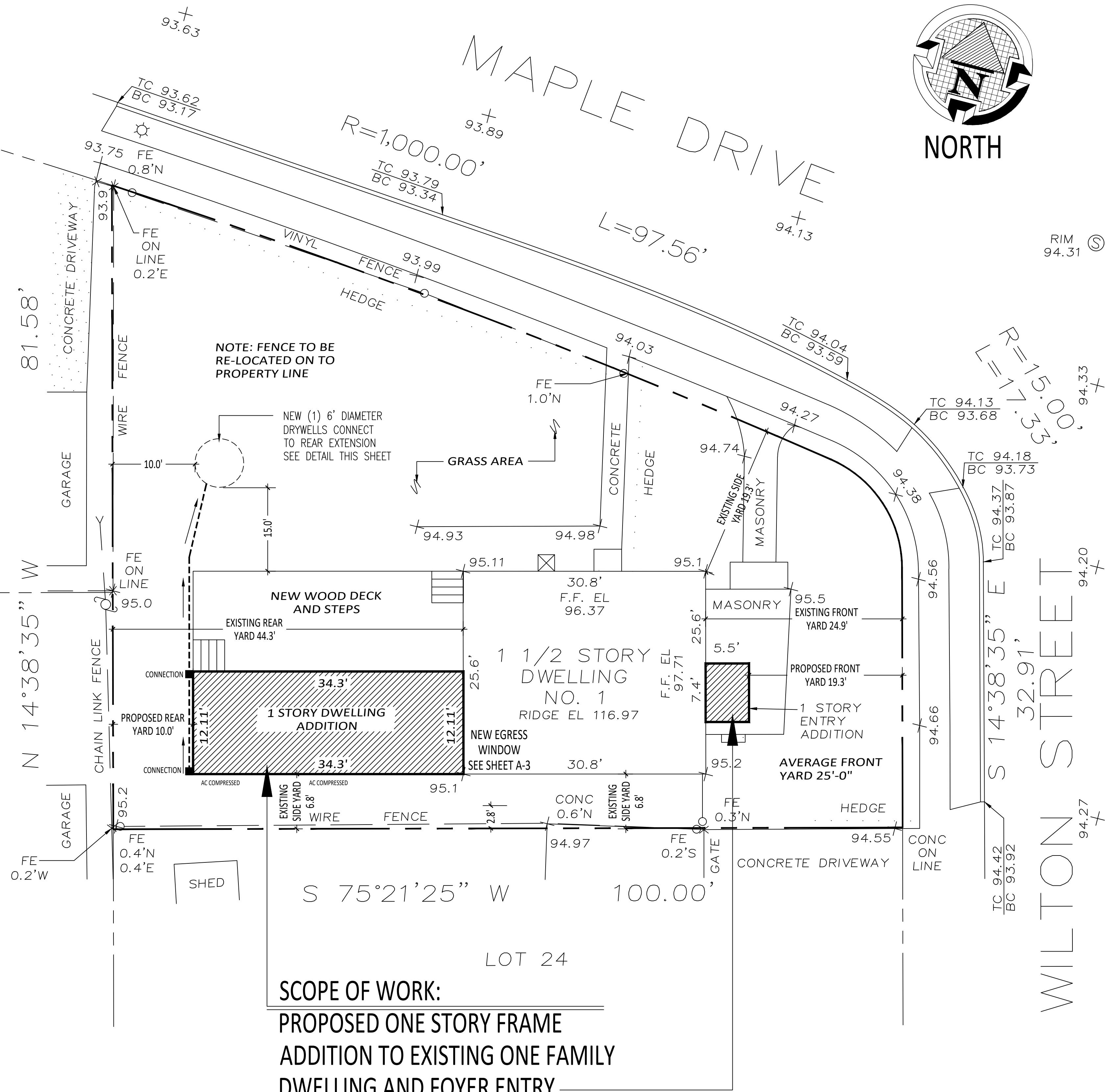
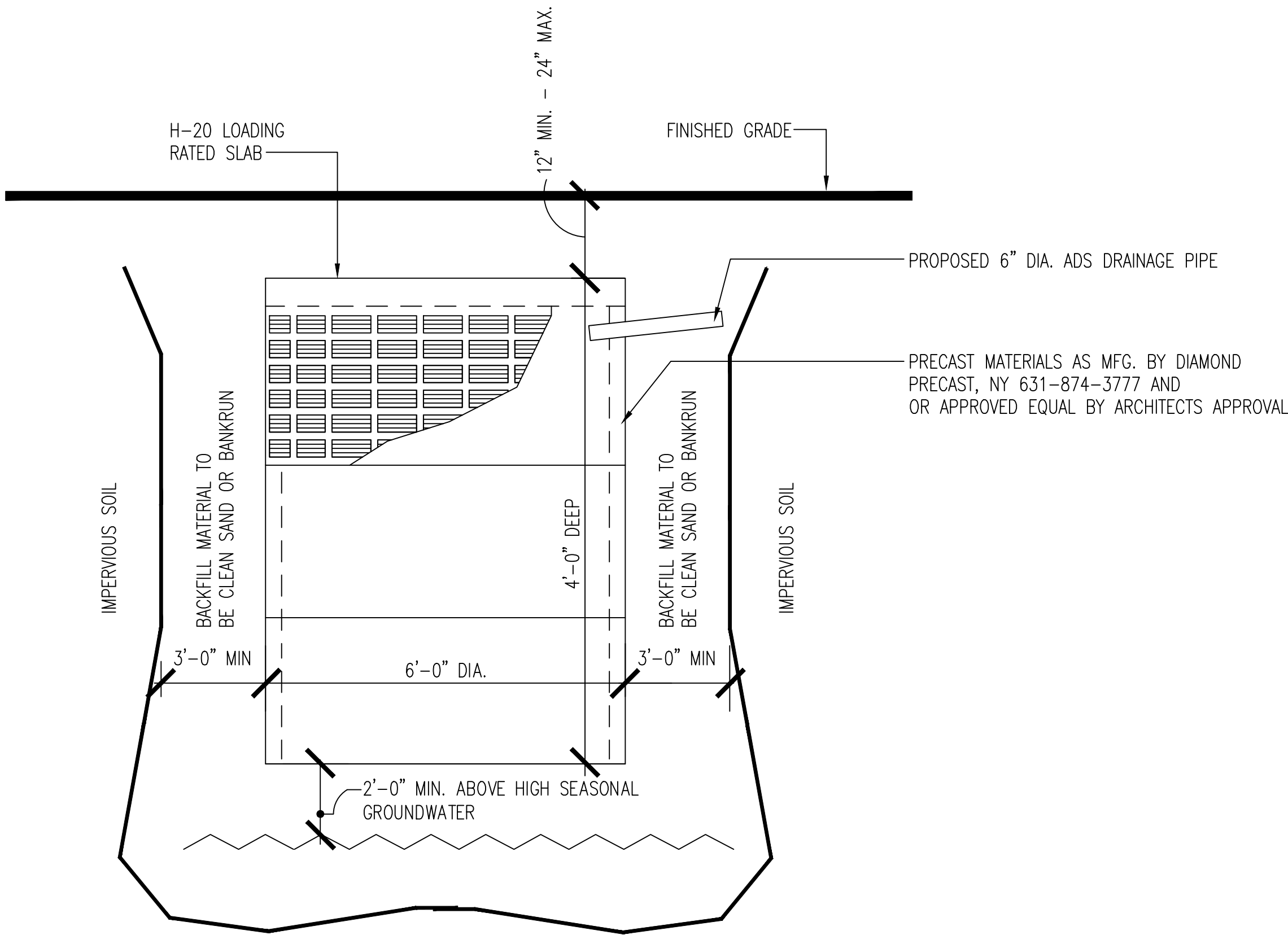
NTS

### STORMWATER DRYWELL DESIGN

| SURFACE        | AREA x 3" RAINFALL<br>PER FT. BUILDUP/HR. | VOLUME<br>(CU.FT.) | RUNOFF<br>FACTOR          | STORAGE<br>VOLUME REQ'D/<br>(CU.FT) | STORAGE<br>VOLUME PROVIDED                                                                     |
|----------------|-------------------------------------------|--------------------|---------------------------|-------------------------------------|------------------------------------------------------------------------------------------------|
| REAR EXTENSION | 415 x 2 /12 = 69                          | 69                 | 1.0<br>(NEW ROOF SURFACE) | 69                                  | PROVIDE (1) 6'ø x4 FT.<br>DEEP STORM DRAIN RINGS<br>(1) EQUALS: 98.15 CU. FT.<br>89.9 > 69 0.K |

### DRAINAGE NOTES:

- ALL PROPOSED STORMWATER DRYWELL EXCAVATION SHALL EXTEND A MINIMUM OF 6'-0" INTO SAND AND GRAVEL. THE EXCAVATION SHALL BE BACKFILLED TO THE BOTTOM OF THE DRYWELL.
- ALL SITE DRAINAGE PIPING SHALL BE MINIMUM 6" ADS N-12 CORRUGATED POLYETHYLENE PIPE MEETING THE STANDARDS AND INSTALLATION RECOMMENDATIONS OF THE ASTM F405 AND THE MANUFACTURE. PITCH PIPE TO BE 1/8" PER. FOOT.
- ALL DRAINAGE STRUCTURES AND PIPES SHALL MEET NASSAU COUNTY DEPARTMENT OF WORKS STANDARDS.



## SITE DRAINAGE PLAN PLOT PLAN:

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

Registration and Signature



CHECKED & APPROVED BY:

GABY TCHILINGUIRIAN R.A.

DRAWN BY:

GABY TCHILINGUIRIAN R.A.

SHEET TITLE:

TITLE SHEET

Date: AUGUST 2021

## THE POMMIER RESIDENCE

ADDITION AND RENOVATION

1 WILTON STREET

NEW HYDE PARK NY 11040

Gaby Tchilinguirian, R.A. Architect P.C.

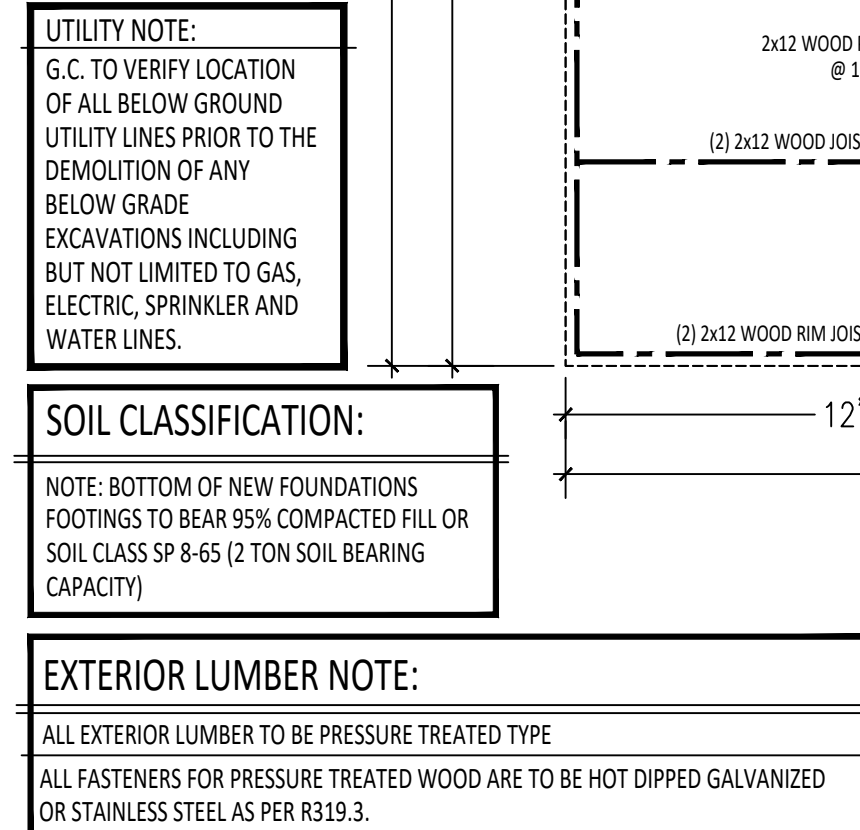
18 MITCHELL ROAD

WESTHAMPTON BEACH, NY 11978

www.NYarchitectGT.com NYarchitectGT@gmail.com

OFFICE: (516) 297-6917





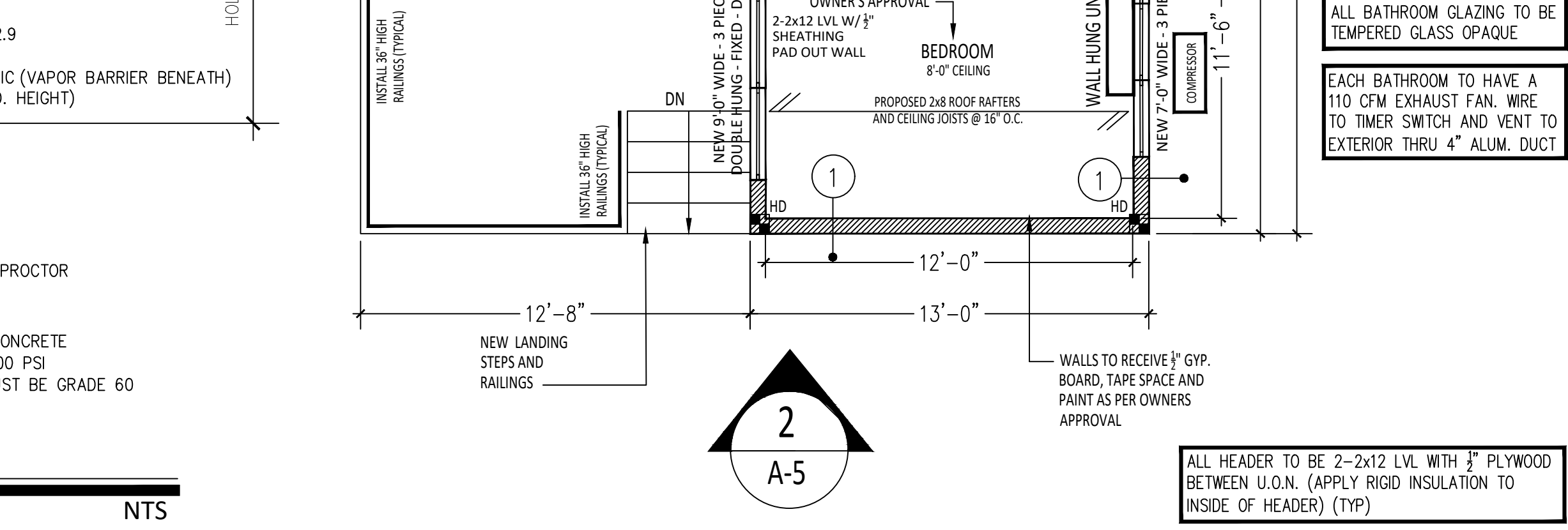
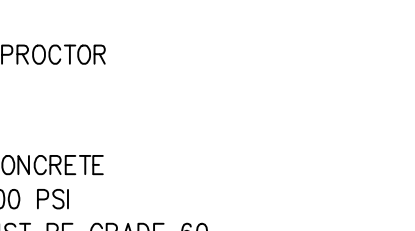
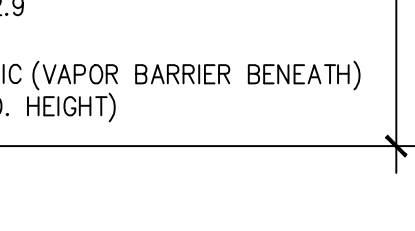
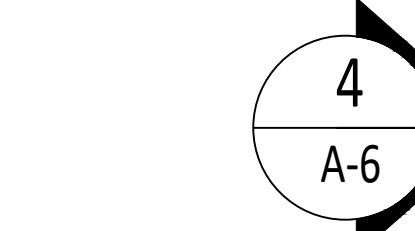
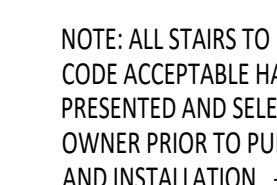
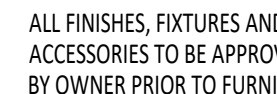
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3  
A-6



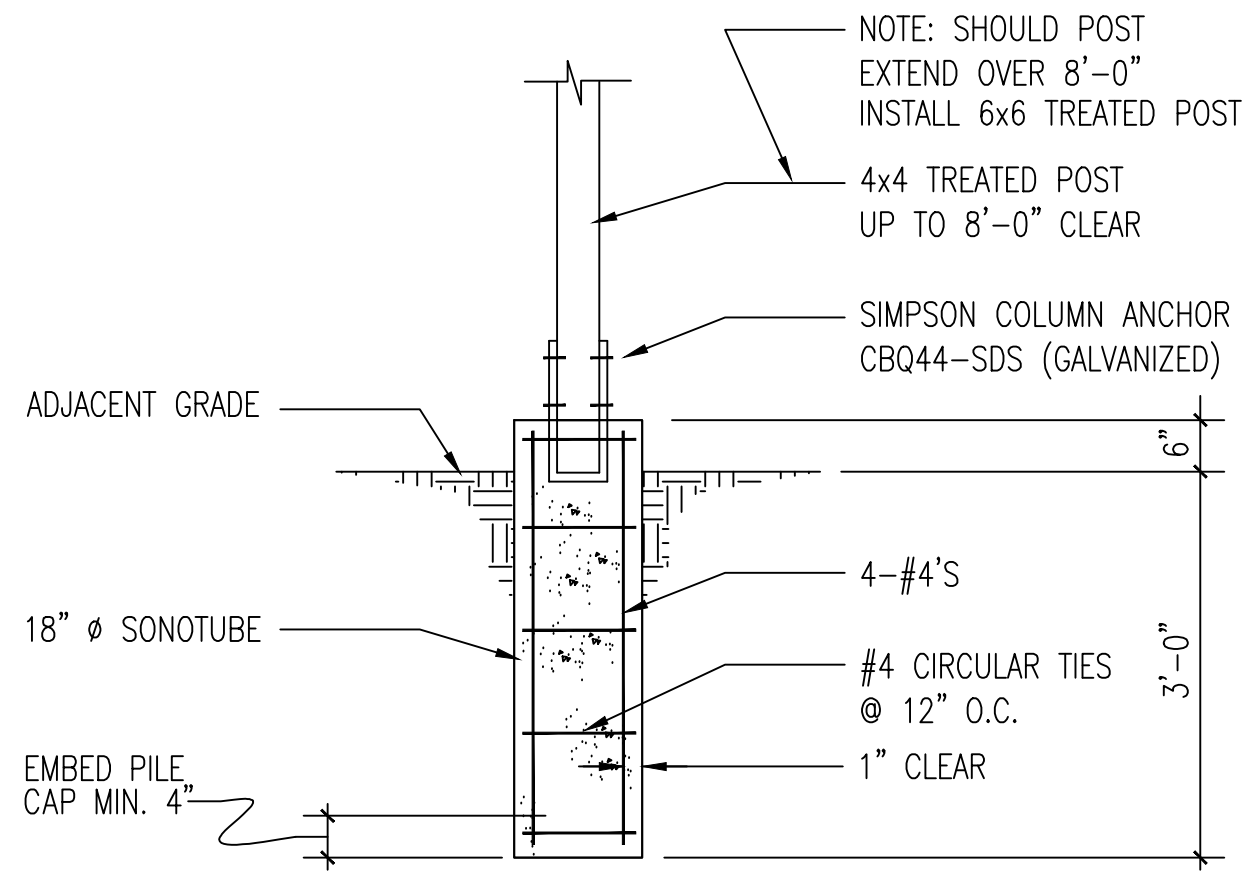
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2

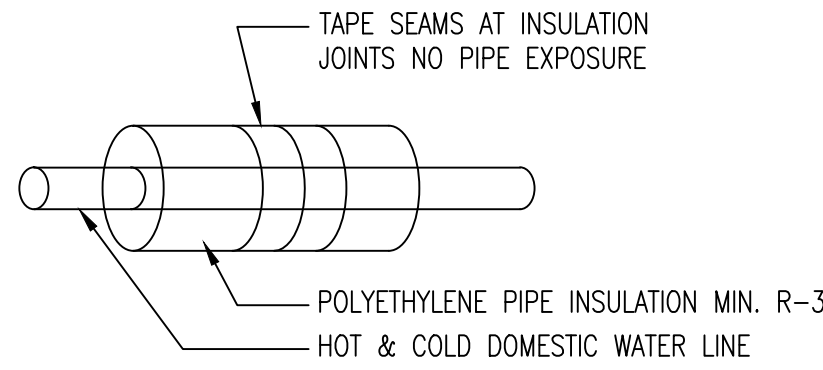






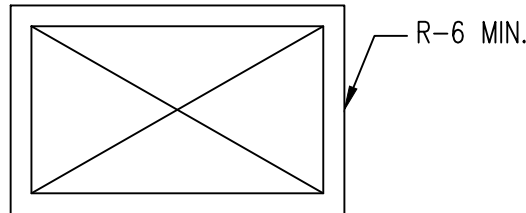
WOOD DECK FOOTING DETAIL

NTS



PIPE INSULATION FOR DOMESTIC WATER LINE

NTS

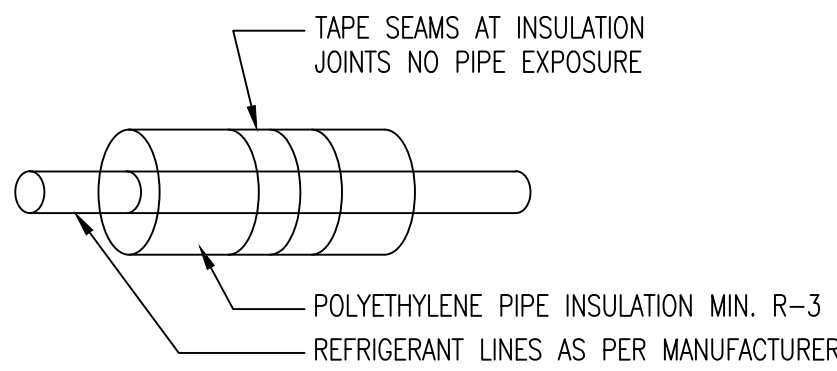


R 403.3.1 INSULATION (PRESCRIPTIVE) SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3 INCHES IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3 INCHES IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3 INCHES IN DIAMETER.

R403.3.2 SEALING (MANDATORY). DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINS AND SEAMS SHALL COMPLY WITH THE NYS MECHANICAL CODE, AS APPLICABLE.

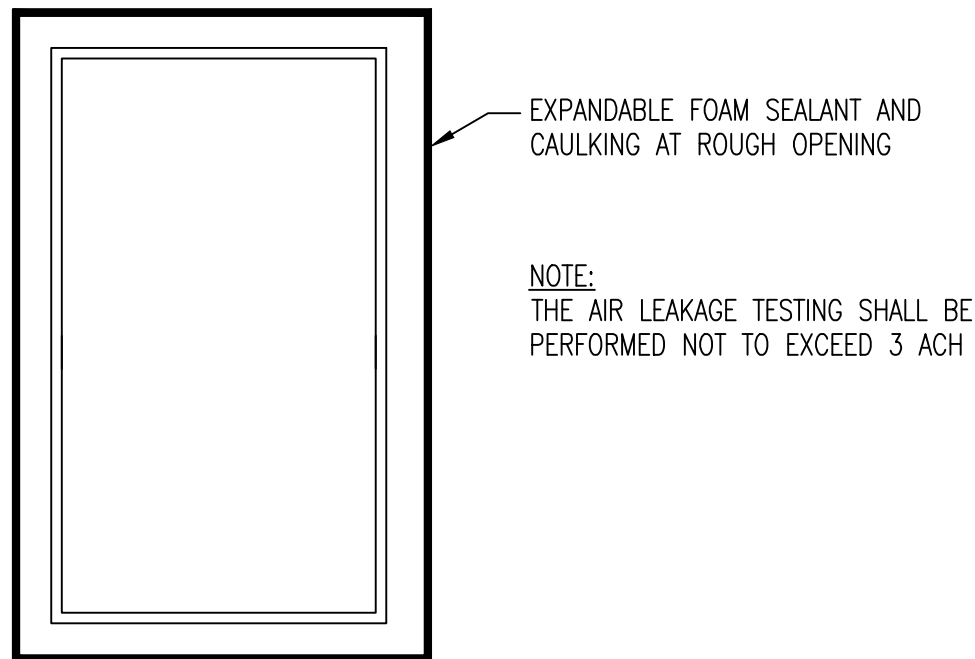
DUCT INSULATION DETAIL

NTS



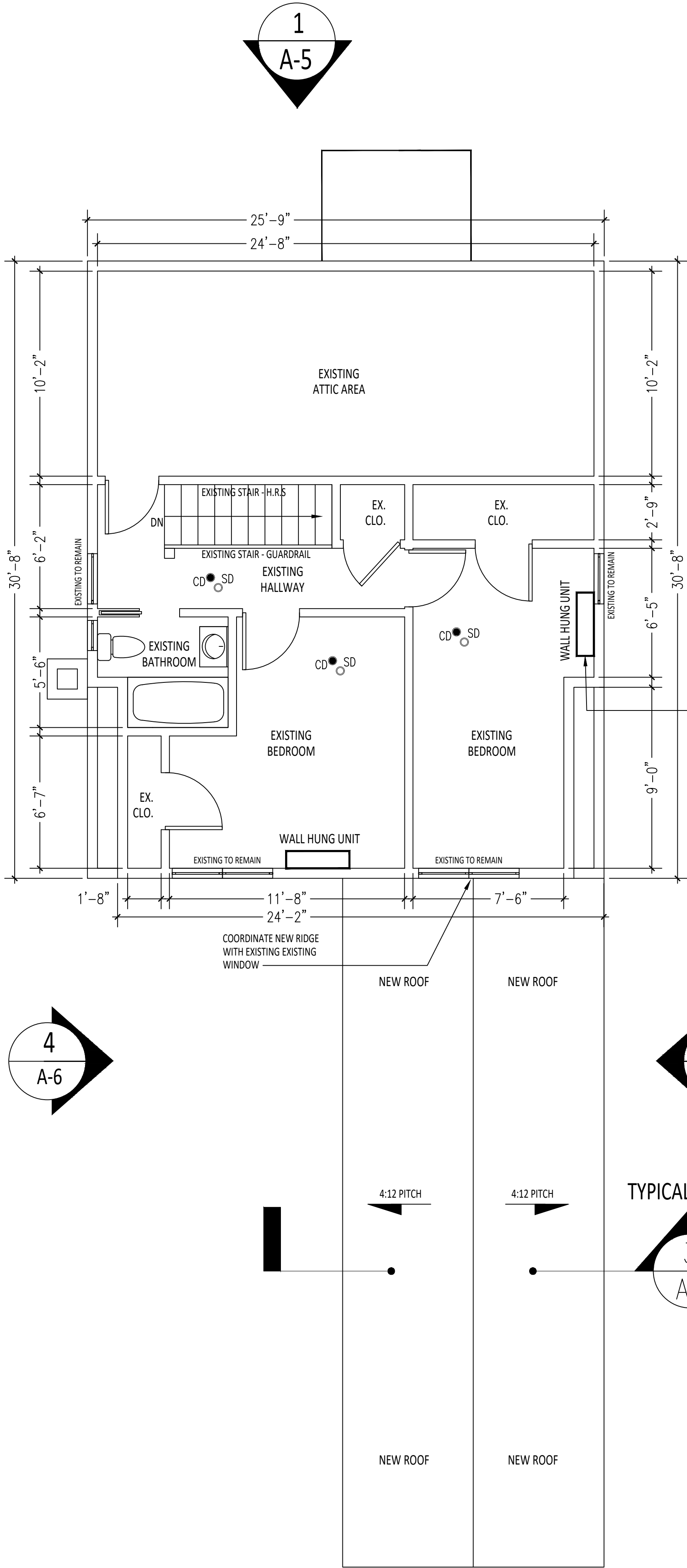
PIPE INSULATION FOR REFRIGERANT LINE

NTS



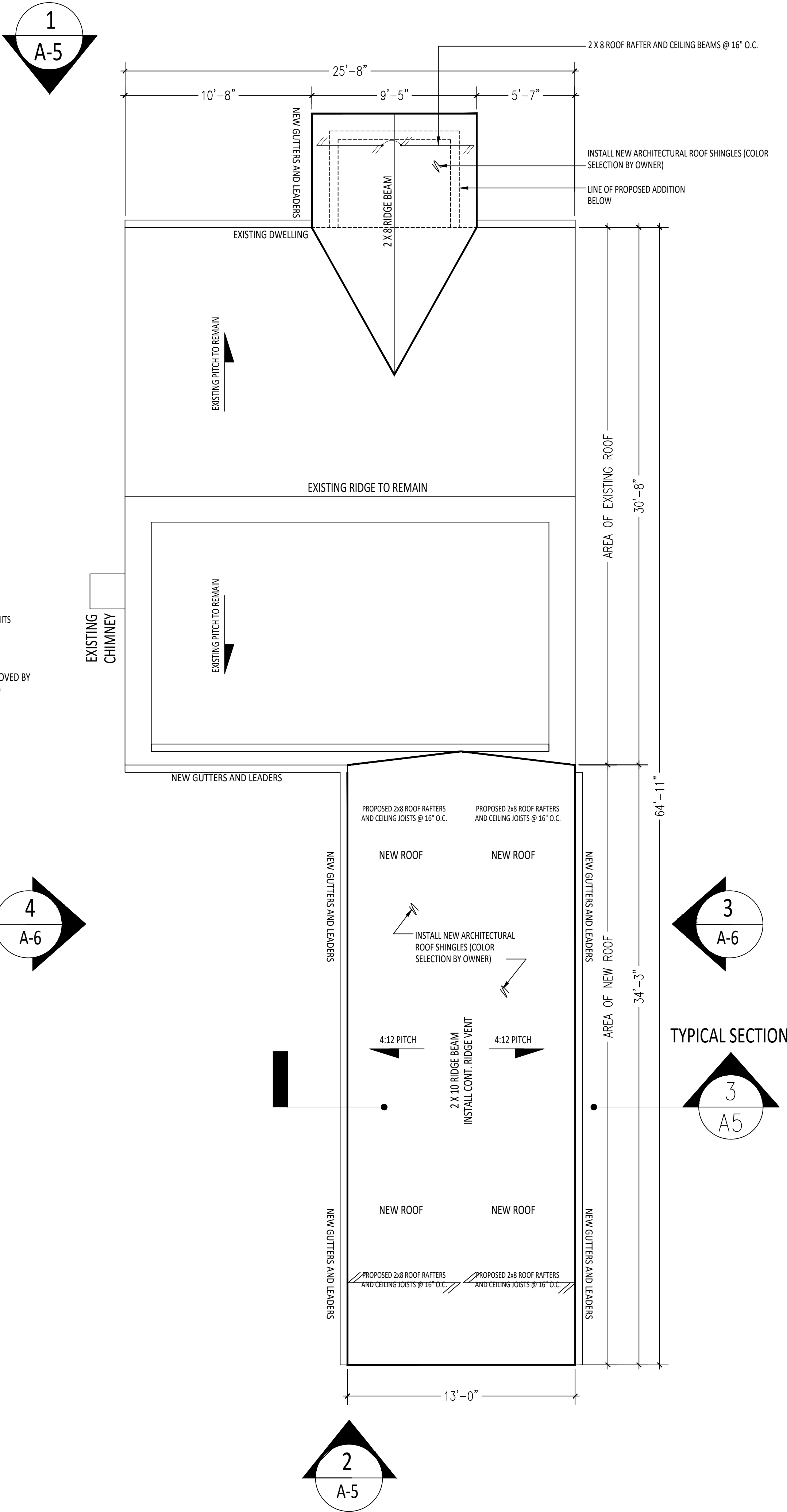
DETAIL FOR DOORS AND WINDOWS

NTS



1 EXISTING SECOND FLOOR PLAN

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



2 ROOF PLAN

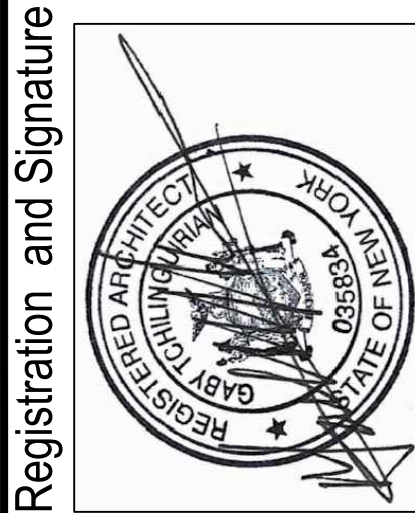
SCALE: 1/4" = 1'-0"

Gaby Tchilinguirian, R.A. Architect P.C.  
18 MITCHELL ROAD  
WESTHAMPTON BEACH, NY 11978  
www.NYarchitectGT.com NYarchitectGT@gmail.com  
OFFICE: (516) 297-6917

THE POMMIER RESIDENCE

ADDITION AND RENOVATION  
1 WILTON STREET  
NEW HYDE PARK NY 11040

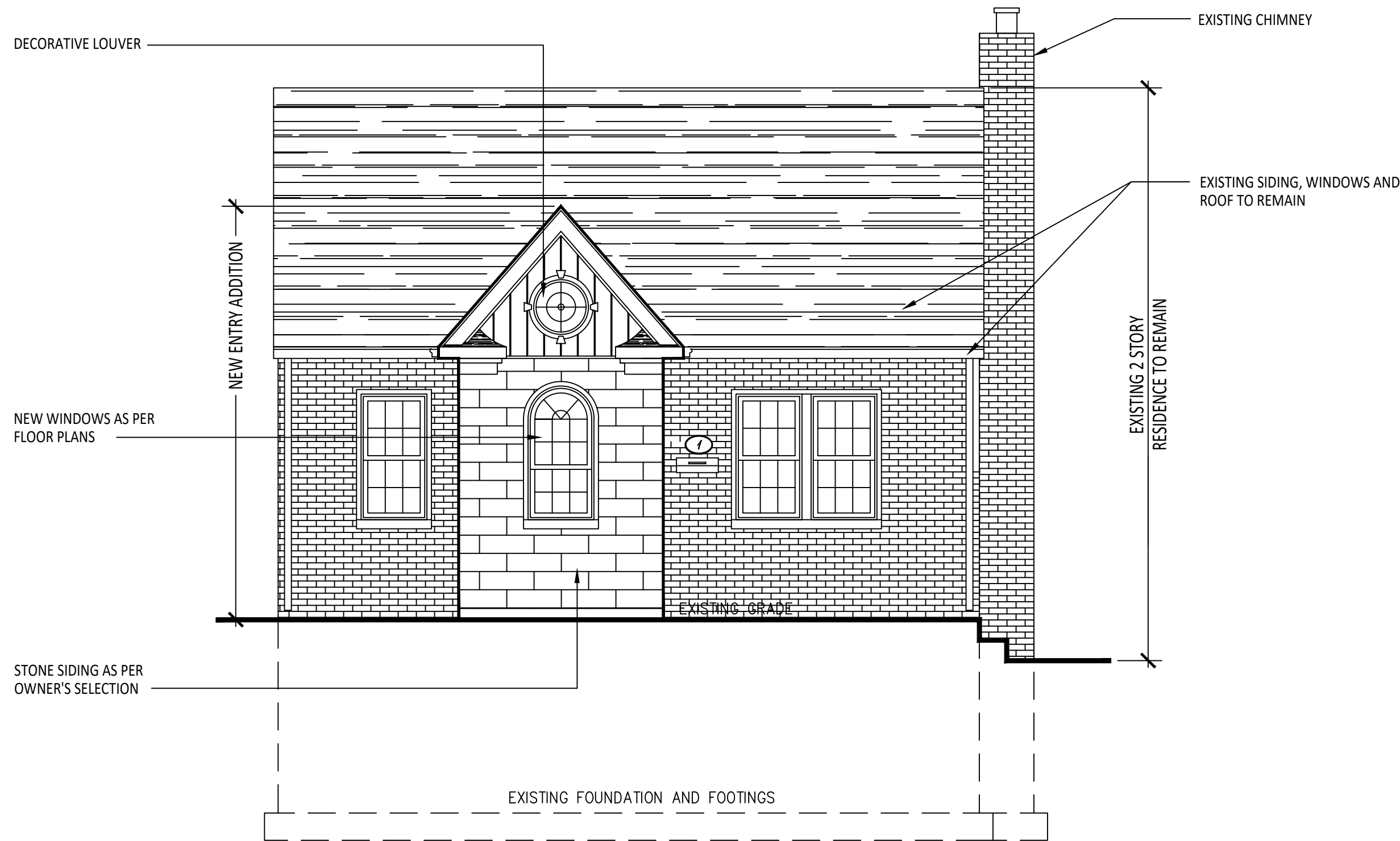
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GABY TCHILINGURIAN R.A.  
DRAWN BY:  
GABY TCHILINGURIAN R.A.  
SHEET TITLE:  
SECOND FLOOR - ROOF PLAN - DETAILS  
Date: AUGUST 2021



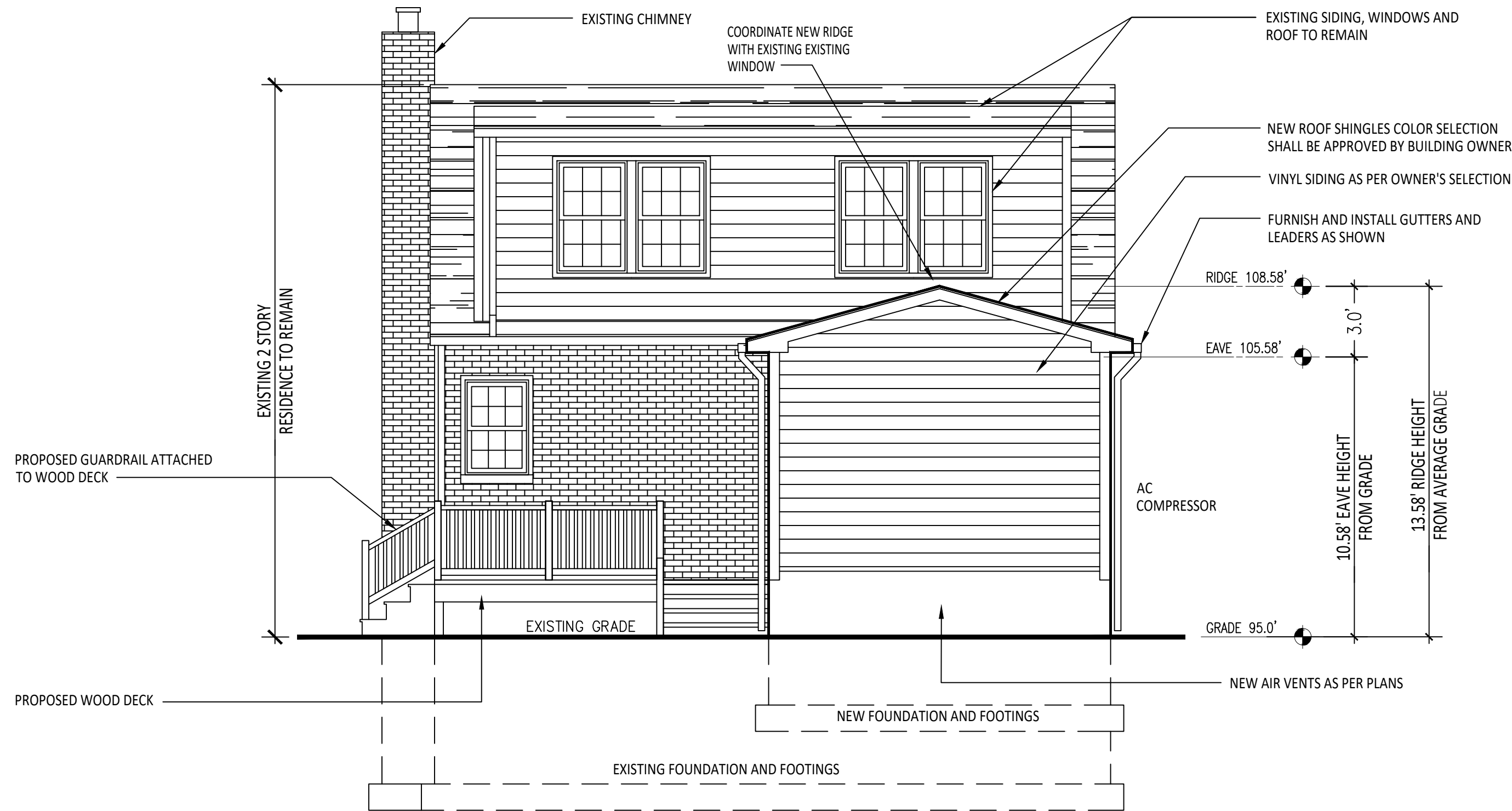
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A-4



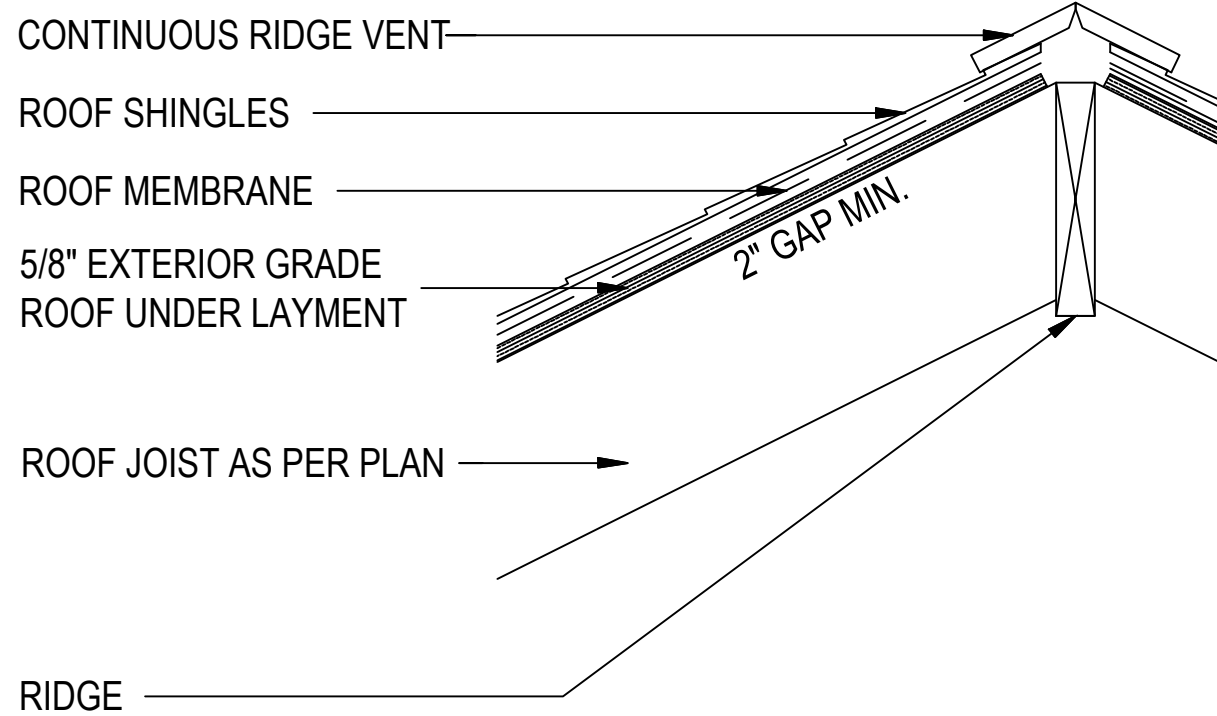


1 FRONT WEST ELEVATION SCALE: 1/4" = 1'-0"

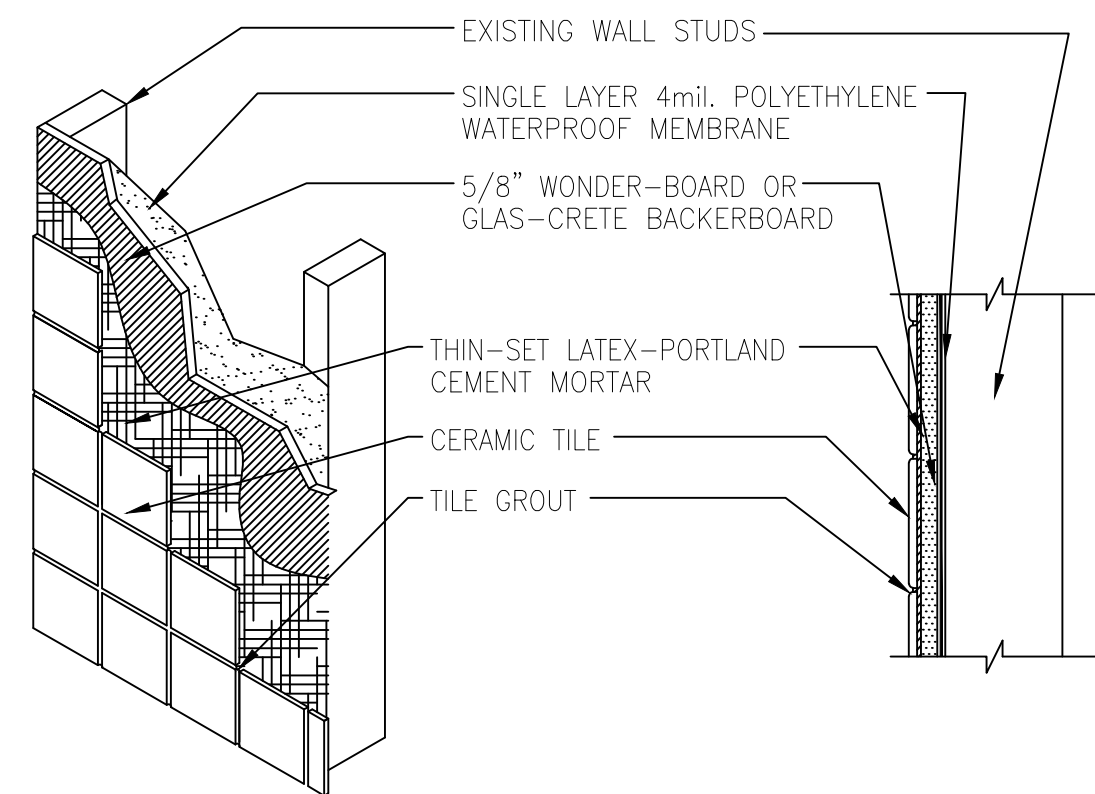


2 REAR EAST ELEVATION SCALE: 1/4" = 1'-0"

**DEMOLITION PERFORMANCE DISCLAIMER:**  
THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND/OR PERFORM ANY AND ALL DEMOLITION IN A PROFESSIONAL MANOR IN ACCORDANCE TO "GOOD GENERAL PRACTICES" SHOULD IN THE EVENT STRUCTURAL DAMAGE OCCUR DURING PERFORMING DEMOLITION PROCEDURES, THE G.C. SHALL STOP WORK IMMEDIATELY, TEMPORALLY STABILIZE AND CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.



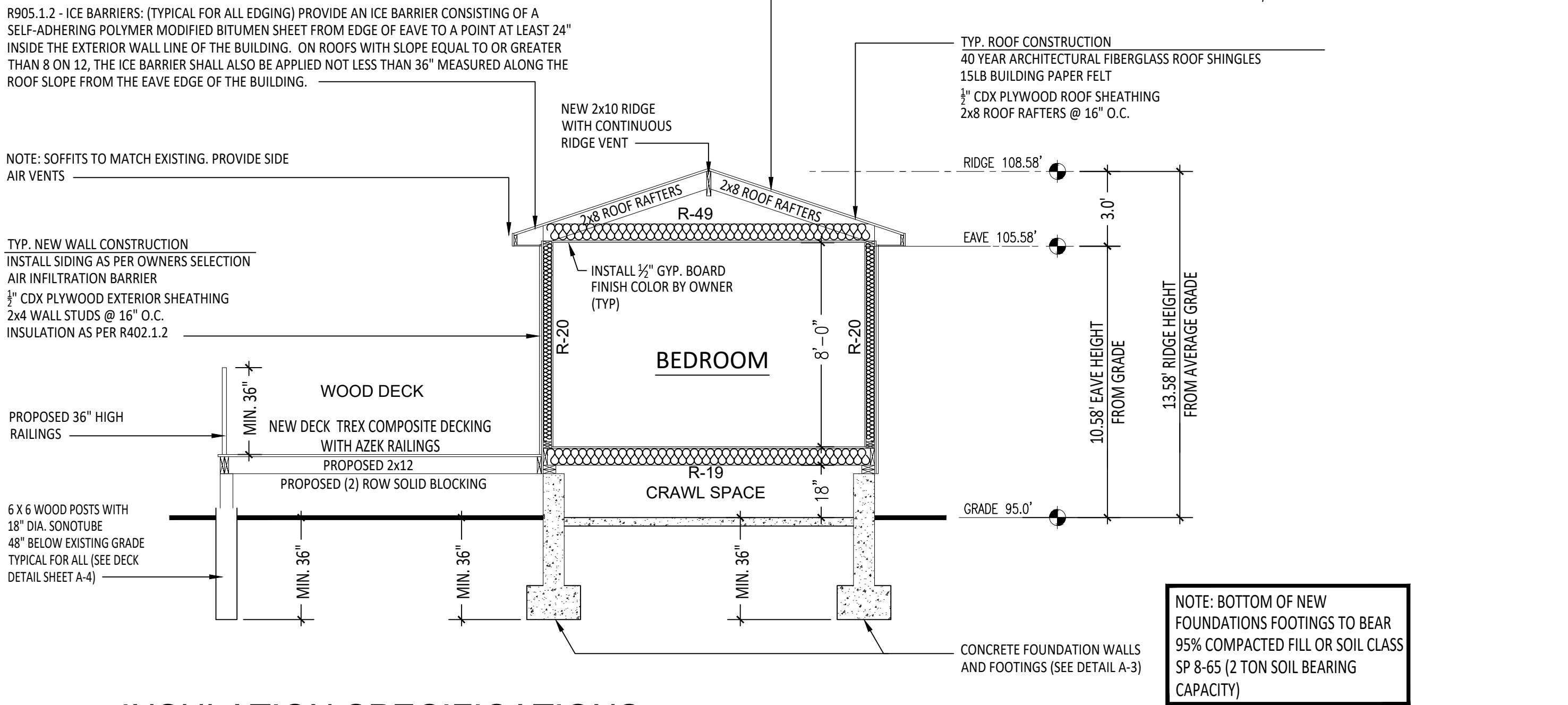
RIDGE DETAIL NTS



KITCHEN/BATH TILE WALL (NON RATED) NTS

**EXTERIOR LUMBER NOTE:**  
ALL EXTERIOR LUMBER TO BE PRESSURE TREATED TYPE  
ALL FASTENERS FOR PRESSURE TREATED WOOD ARE TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS PER R319.3.

**UTILITY NOTE:**  
G.C. TO VERIFY LOCATION OF ALL BELOW GROUND UTILITY LINES PRIOR TO THE DEMOLITION OF ANY BELOW GRADE EXCAVATIONS INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, SPRINKLER AND WATER LINES.



INSULATION SPECIFICATIONS

**NOTE:**  
THE IRC ALLOWS THE DESIGN PROFESSIONAL TO CHOOSE EITHER THE PRESCRIPTIVE AND OR PERFORMANCE PATHS FOR ALTERATIONS AND OR REPAIRS WHEN DESIGNING BUILDING ADDITIONS. THE APPLIED APPLICATION SHALL BE THE PRESCRIPTIVE METHOD WITH-IN THE SCOPE OF WORK PROPOSED HEREIN TO SATISFY THE ENERGY COMPLIANCE OF THE DWELLING. (RES-CHECK NOT REQUIRED WHEN PRESCRIPTIVE IS USED)

**NOTE:**  
ALL INSULATION SHALL BE CLOSED CELL SPRAY FOAM AND OR MATCH THE REQUIRED INSULATION VALUES SPECIFIED

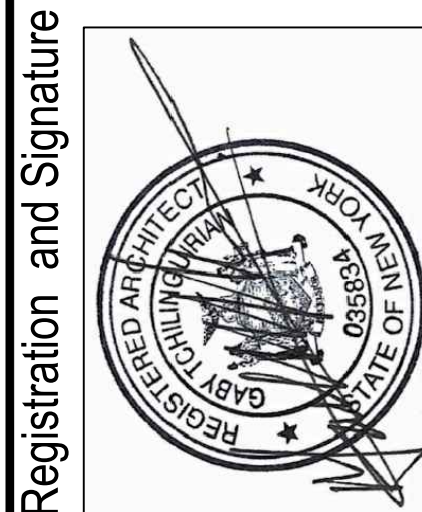
3 CROSS SECTION A-A SCALE: 1/4" = 1'-0"

- SITE WORK:**
1. CONTRACTOR RESPONSIBLE TO ASSURE THAT ALL EXISTING AND PROPOSED GRADING BE SELF CONTAINED AND DRAINED ON TO EXISTING PROPERTY WITH THE MIN. NYS GUIDELINES.
  2. CONTRACTOR RESPONSIBLE TO BACKFILL ALL EXISTING CRAWLSPACES, DEPRESSED LOCATIONS AND MAKE READY TO ACCOMMODATE NEW FOUNDATION SYSTEM PROPOSED.
  3. CONTRACTOR RESPONSIBLE FOR ALL DISCONNECTS OF WATER, ELECTRIC AND PLUMBING PRIOR TO ANY DEMOLITION AND OR CONSTRUCTION
  4. CONTRACTOR RESPONSIBLE TO PROTECT AND SAFEGUARD ADJACENT PROPERTY W/ SILT FENCE, HAYBURN OR NATURAL GRADING TO NOT PERMIT RUNOFF OR DEBRIS TO DISTURB ADJACENT PROPERTY.
  5. ALL UTILITIES TO BE MARKED OUT AND LOCATIONS VERIFIED PRIOR TO ANY EXCAVATION OR DEMOLITION. ALL NEW FOOTINGS/FOUNDATIONS TO BE CONSTRUCTED W/ MIN. DISTANCES TO UTILITY LINES AS PER NYS CODE.

Gaby Tchilinguirian, R.A. Architect P.C.  
18 MITCHELL ROAD  
WESTHAMPTON BEACH, NY 11978  
www.NVarchitectGT.com NVarchitectGT@gmail.com  
OFFICE: (516) 297-6917

**THE POMMIER RESIDENCE**  
ADDITION AND RENOVATION  
1 WILTON STREET  
NEW HYDE PARK NY 11040

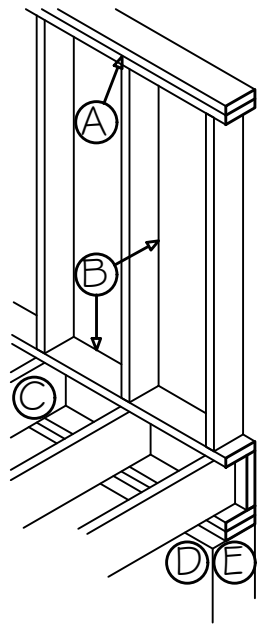
**CHECKED & APPROVED BY:**  
GABY TCHILINGUIRIAN R.A.  
**DRAWN BY:**  
GABY TCHILINGUIRIAN R.A.  
**SHEET TITLE:**  
SECTION - DETAILS - ELEVATIONS  
Date: AUGUST 2021



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A-5



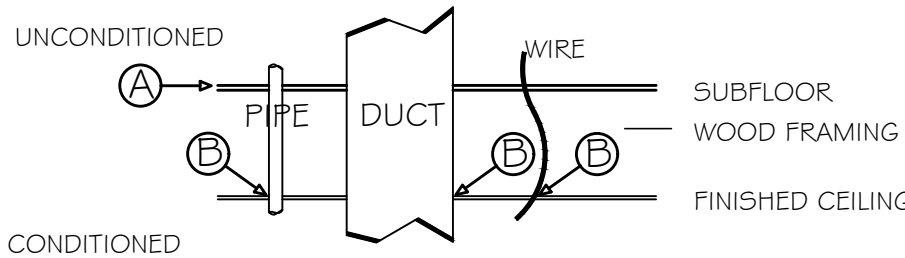


- A. JOINT BETWEEN TWO TOP PLATES.  
B. STUD TO EXTERIOR SHEATHING CONNECTION (ALL AROUND) PRIOR TO INSULATION INSTALLATION.  
C. FLOOR FRAMING TO SUBFLOOR CONNECTION (ALL AROUND).  
D. JOINT OF TWO SILL PLATES AND ALL ANCHOR BOLTS PENETRATIONS.  
E. SILL TO FOUNDATION WALL CONNECTION (1/2"x6" SILL INSULATION, TERMITE SHIELD, 1/2"x6" SILL INSULATION; TERMITE SHIELD IS NOT TO COME INTO CONTACT WITH FOUNDATION WALL).

SEAL ALL SEAMS, EDGES, GAPS AND HOLES AROUND PERIMETER AND IN THE AIR BARRIER WITH CAULK OR LOW EXPANSION FOAM PRIOR TO FINAL INSULATION INSTALLATION (ITEMS A, B, C, D AND E, INCLUDING BOXES, PIPES AND CABLES).

## SEAL DETAIL - EXTERIOR

NTS



A. INSTALL RIGID, CONTINUOUS AIR BARRIER MATERIAL TO SEPARATE THE EXTERIOR FROM THE CONDITIONED SPACE.

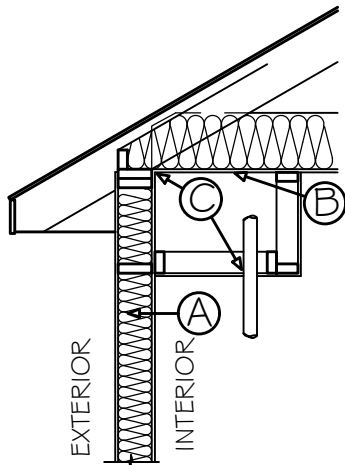
B. CUT ALL PENETRATION HOLES CLEANLY WITH A SAW OR DRILL AND NOT MORE THAN 1" LARGER THAN THE DIAMETER OF THE PENETRATING OBJECT TO ALLOW FOR PROPER AIR SEALING. SEAL ALL GAPS AND HOLES TO UNCONDITIONED SPACE WITH CAULK OR FOAM. FIBROUS INSULATION IS NOT TO BE USED TO SEAL AIR BARRIERS. BACK WITH RIGID AIR BARRIER OR OTHER SUPPORTING MATERIAL TO SEPARATE THE EXTERIOR FROM THE INTERIOR SPACE.

C. WHERE A RATED PARTITION IS PENETRATED, APPROVED, RATED MATERIALS MUST BE USED.

## DUCT, PIPING & WIRING

### SEAL DETAIL

NTS



A. INSTALL INSULATION WITHOUT MISALIGNMENTS, COMPRESSIONS, GAPS OR VOIDS IN ALL EXTERIOR WALL AND BAND JOIST CAVITIES AND IN CONTACT WITH ALL SIDES OF THE CAVITY.  
NOTE-VERIFY ADEQUATE FIRE-BLOCKING.

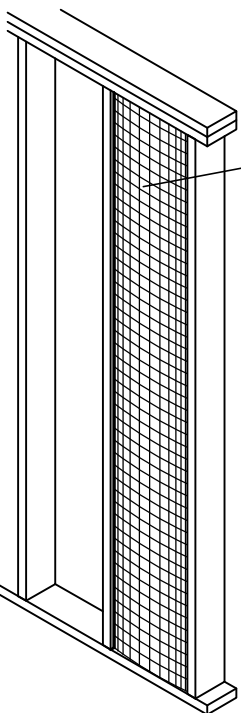
B. BACK WITH RIGID AIR BARRIER OR OTHER SUPPORTING MATERIAL TO SEPARATE THE EXTERIOR FROM THE INTERIOR SPACE.

C. SEAL ALL SEAMS, EDGES, GAPS AND HOLES IN THE AIR BARRIER WITH CAULK OR FOAM PRIOR TO FINAL INSULATION INSTALLATION (EX. BOXES, PIPES AND CABLES).

## SOFFIT DETAIL

AT EXTERIOR WALL

NTS



FOR GRADE 1 INSTALLATION, WALL INSULATION SHALL FILL THE CAVITY COMPLETELY TOP TO BOTTOM AND SIDE TO SIDE WITHOUT SUBSTANTIAL GAPS OR VOIDS AROUND OBSTRUCTIONS (BLOCKING, ETC) AND BE SPLIT, INSTALLED OR FITTED TIGHTLY AROUND WIRING AND OTHER SERVICES WITHIN THE CAVITY.

INSULATION SHALL BE ENCLOSED ON ALL 6 SIDES (TOP & BOTTOM, SIDE TO SIDE & FACE TO FACE) AND BE IN SUBSTANTIAL CONTACT WITH THE SHEATHING MATERIAL ON AT LEAST ONE FACE (INTERIOR OR EXTERIOR) OF THE CAVITY.

SIDE STAPLED TABS ARE PERMITTED WITH NO BUCKLING AND PROVIDED THAT THE BATT BE COMPRESSED AT THE STAPLED EDGES ONLY AND ONLY TO THE DEPTH OF THE TAB.

## INSULATION DETAIL

TOP PLATE - GRADE

NTS

NEW ROOF SHINGLES COLOR SELECTION SHALL BE APPROVED BY BUILDING OWNER

FURNISH AND INSTALL GUTTERS AND LEADERS AS SHOWN

VINYL SIDING AS PER OWNER'S SELECTION

NEW ONE STORY ADDITION

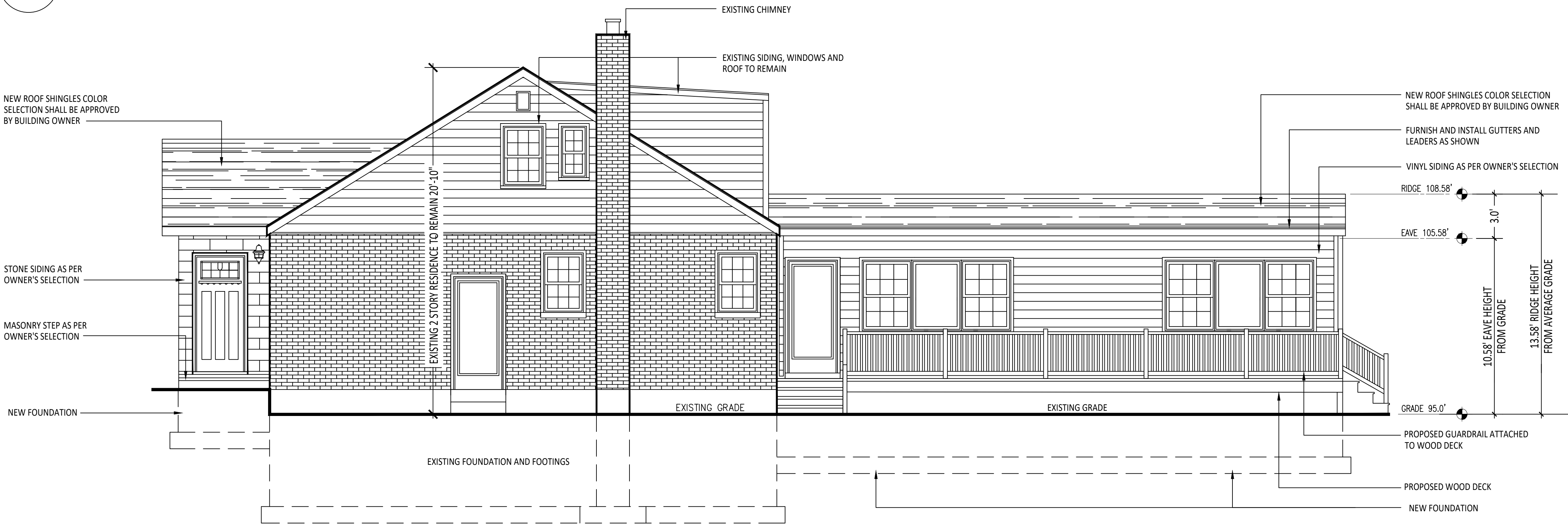
EXISTING GRADE

NEW FOOTING

EXISTING FOUNDATION AND FOOTINGS

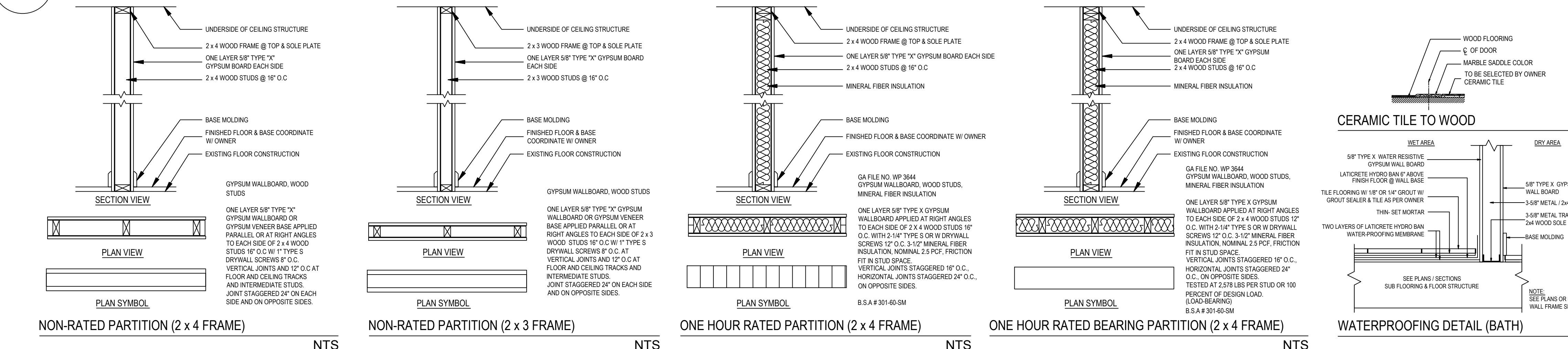
## 1 SIDE NORTH ELEVATION

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



## 2 SIDE SOUTH ELEVATION

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



Gaby Tchilinguirian, R.A. Architect P.C.

18 MITCHELL ROAD  
WESTHAMPTON BEACH, NY 11978  
www.NYarchitectGT.com NYarchitectGT@gmail.com  
OFFICE: (516) 297-6917

## THE POMMIER RESIDENCE

ADDITION AND RENOVATION  
1 WILTON STREET  
NEW HYDE PARK NY 11040

CHECKED & APPROVED BY:

GABY TCHILINGURIAN R.A.

DRAWN BY:

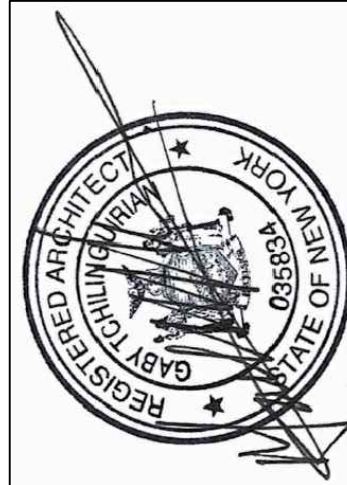
GABY TCHILINGURIAN R.A.

SHEET TITLE:

DETAILS - ELEVATIONS

Date: AUGUST 2021

Registration and Signature



DRAWING NUMBER:

A-6







# (2020 NEW YORK STATE RESIDENTIAL CODE)

EFFECTIVE AS OF MAY 12TH, 2020

**R301.1 - APPLICATION:**  
BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOD LOADS, SNOW LOADS, WIND LOADS AND SEISMIC LOADS AS PRESCRIBED BY THIS CODE. THE CONSTRUCTION OF BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH THAT MEETS THE REQUIREMENTS OF THE TRANSFER OF LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION. BUILDINGS AND STRUCTURES CONSTRUCTED AS PRESCRIBED BY THIS CODE ARE DEEMED TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

**R301.2.1.2 - PROTECTION OF OPENINGS:**  
EXTERIOR GLAZING IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WINDBORNE DEBRIS AS PER ASTM E 1996 AND ASTM E 1886 AS MODIFIED BY 301.2.1.2.1. EXCEPTION: UPON COMPLETION, CONTRACTOR SHALL PROVIDE 1/2" PLYWOOD PANELS (8'-0" MAXIMUM SPAN) SIZED TO FIT OVER EACH GLAZED OPENING. PANELS SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE GLAZED OPENING. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENT HARDWARE AND PERMANENTLY INSTALLED ANCHORS ON THE BUILDING SHALL BE CORROSION-RESISTANT.

**R301.2.2 - SEISMIC PROVISIONS:**  
PROJECT LIES IN SEISMIC ZONE B OR C, AND AS A ONE OR TWO FAMILY RESIDENCE IS EXEMPT FROM SEISMIC REQUIREMENTS OF THIS CODE.

**R302.9 - FLAME AND SMOKE INDEX FOR WALL AND CEILING FINISHES:**  
WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD INDEX OF NOT GREATER THAN 200 AND SMOKE SPREAD INDEX OF NOT GREATER THAN 450.

**R302.10.1 - INSULATION INSULATION:**  
MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

**R301.12 - DRAFTSTOPPING**  
IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR- CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES: (1) CEILING IS SUSPENDED UNDER THE FLOOR FRAMING, (2) FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

**R308.4 - GLAZING IN HAZARDOUS LOCATIONS:**  
GLAZING IN THE FOLLOWING AREAS SHALL BE TEMPERED SAFETY GLAZING: GLASS IN SWINGING AND SLIDING DOORS AND FIXED SIDELIGHTS, TUB AND SHOWER ENCLOSURES, ADJACENT TO DOORS WITHIN 24". AND WINDOWS WITH AREAS OF GLASS GREATER THAN 9 SQUARE FEET, HAVING THE BOTTOM EDGE OF GLAZING LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE OF GLAZING MORE THAN 36" ABOVE THE FLOOR AND A WALKING SURFACE WITHIN 36" HORIZONTALLY FROM THE GLAZING.

**R310 - EMERGENCY ESCAPE AND RESCUE OPENINGS:**  
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING MEETING THE FOLLOWING REQUIREMENTS:

1. SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
2. MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. (GRADE FLOOR CLEAR OPENING 5.0 SQUARE FEET)
3. MINIMUM OPENING HEIGHT SHALL BE 24 INCHES.
4. MINIMUM OPENING WIDTH SHALL BE 20 INCHES.
5. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS.
6. AREA OF WINDOW WELLS SHALL NOT BE LESS THAN 9 SF WITH A MINIMUM DIMENSION OF 3 FEET.

**R311.7.1 - STAIRWAY WIDTH:**  
STAIRWAYS SHALL NOT BE LESS THAN 36" CLEAR AT ALL POINTS ABOVE THE HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY.

**R311.7.5 - STAIRWAY TREADS AND RISERS:**  
MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.

**R311.7.8 - STAIR HANDRAILS:**  
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. HANDRAILS SHALL BE MOUNTED BETWEEN 34 AND 38 INCHES ABOVE STAIR TREAD NOSINGS.

**R312.1 - GUARDS REQUIRED:**  
PORCHES, BALCONIES AND RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36 INCHES HIGH. SUPPORT RAILS FOR GUARDS SHALL BE SPACED AT A MAXIMUM OF 4" APART.

**R314 - SMOKE ALARMS:**  
HARD WIRED, INTERCONNECTED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL HABITABLE STORY OF THE DWELLING PER NFPA 72.

**R315 - CARBON MONOXIDE ALARMS:**  
CARBON MONOXIDE ALARMS SHALL BE INSTALLED:

1. WITHIN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA
2. ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES OR ATTACHED GARAGES ARE LOCATED. PROVIDE ADDITIONAL ALARMS AS REQUIRED TO ENSURE ALL SLEEPING AREAS ARE WITHIN 15' OF A CO DETECTOR. ALL ALARMS SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE IS ACTIVATED, AND SHALL BE PROVIDED WITH BATTERY BACK-UP TO COMPLY WITH UL 2034.

**R317.1 - PROTECTION AGAINST DECAY:**  
AREAS SUBJECT TO DECAY DAMAGE REQUIRE THE USE OF AN APPROVED SPECIES AND GRADE OF LUMBER, PRESSURE PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1. THESE AREAS INCLUDE WOOD JOISTS WITHIN 18" AND WOOD GIRDERS WITHIN 12" OF EXPOSED GROUND IN CRAWLSPACES, WOOD MEMBERS THAT REST ON ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS LESS THAN 8" FROM EXPOSED GROUND, SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLABS, THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS, WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND AND WOOD FRAMING/FURRING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS UNLESS AN APPROVED VAPOR RETARDER IS APPLIED TO THE WALL PRIOR TO INSTALLATION.

**R318.1 - SUBTERRANEAN TERMITE CONTROL:**  
ALL SILLS AT FOUNDATIONS TO BE PRESSURE PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA STANDARDS AND R317.1. PROVIDE METAL PLASTIC TERMITE SHIELDS AT ENTIRE PERIMETER OF SILL.

**R401.4.1 - GEOTECHNICAL EVALUATION:**  
UNLESS OTHERWISE NOTED ON THE DRAWINGS AND SUBSTANTIATED WITH A STRUCTURAL SOIL TEST, ALL FOOTINGS SHALL BEAR ON SOLID, UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT.

**R403.1.6 - FOUNDATION ANCHORAGE:**  
WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM OF 1/2" DIAMETER ANCHOR BOLTS SPACE AT 6 FEET MAX ON CENTER. BOLTS SHALL EXTEND A MINIMUM OF 7 INCHES INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATIONS THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS.

**R404.1.7 - BACKFILL PLACEMENT:**  
BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE WALL HAS BEEN BRACED BY THE INSTALLATION OF THE FLOOR SYSTEM, AND THE CONCRETE HAS DEVELOPED SUFFICIENT STRENGTH.

**UR406.1 - CONCRETE AND MASONRY FOUNDATION DAMPPROOFING:**  
EXCEPT AS SPECIFIED IN R406.2, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE USABLE SPACES AND FLOORS LOCATED BELOW GRADE SHALL BE DAMPPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE 3/8" MINIMUM PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. PARGING SHALL BE DAMPPROOFED WITH A BITUMINOUS COATING, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT OR 1/8" COAT OF SURFACE BONDING CEMENT COMPLYING WITH ASTM C 887.

**R406.2 - CONCRETE AND MASONRY FOUNDATION WATERPROOFING:**  
IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS EXIST, EXTERIOR FOUNDATION WALLS THAT ENCLOSE USABLE SPACES AND FLOORS LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. THE MEMBRANE SHALL CONSIST OF 2-PLY HOT MOPPED FELTS, 55 POUND ROLL ROOFING, 6-MIL POLYVINYL CHLORIDE, 6-MIL POLYETHYLENE, 40-MIL POLYMER-MODIFIED ASPHALT, 60-MIL FLEXIBLE POLYMER ASPHALT, 1/8" CEMENT-BASED FIBER-REINF WATERPROOF COATING, OR 60-MIL SOLVENT-FREE LIQUID-APPLIED SYNTHETIC RUBBER. ALL JOINTS IN MEMBRANE WATERPROOFING SHALL LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE MEMBRANE.

**R407.1.2 - COLUMN PROTECTION:**  
WOOD COLUMNS IN CONTACT WITH OR EMBEDDED IN CONCRETE SHALL BE PRESSURE TREATED. STEEL COLUMNS' SURFACES SHALL BE PAINTED WITH A SHOP COAT OF RUST-INHIBITIVE PAINT, OR GALVANIZED.

**R407.3 - COLUMN STRUCTURAL REQUIREMENTS:**  
COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. WOOD COLUMNS SHALL NOT BE LESS THAN 4" X 4", STANDARD PIPE OR AND STEEL COLUMNS SHALL NOT BE LESS THAN 3" Ø EQUAL.

**R408.1 - CRAWLSPACE VENTILATION:**  
THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MIN NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

**R408.4 - CRAWLSPACE ACCESS:**  
ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MIN OF 18" X 24". OPENINGS THROUGH A PERIMETER WALL SHALL BE A MIN OF 16" X 24". WHEN ANY PORTION OF THE THROUGH WALL ACCESS IS BELOW GRADE, AN AREAWAY OF NOT LESS THAN 16" X 24" SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE.

**R502.1.1 - SAWN LUMBER:**  
SAWN LUMBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY AND HAVE DESIGN VALUES CERTIFIED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. IN LIEU OF A GRADE MARK, A CERTIFICATE OF INSPECTION ISSUED BY A LUMBER GRADING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF THIS SECTION SHALL BE ACCEPTED.

**R502.1.2 - PREFABRICATED WOOD I-JOISTS:**  
STRUCTURAL CAPACITIES AND DESIGN PROVISIONS FOR PREFABRICATED WOOD I-JOISTS SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D 5055.

**R502.1.5 - STRUCTURAL COMPOSITE LUMBER:**  
STRUCTURAL CAPACITIES FOR STRUCTURAL COMPOSITE LUMBER SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D 5456.

**R502.2.2 - BLOCKING AND SUBFLOORING:**  
BLOCKING FOR FASTENING PANEL EDGES OR FIXTURES SHALL BE A MIN OF UTILITY GRADE LUMBER. SUBFLOORING SHALL BE A MIN OF UTILITY GRADE LUMBER, NO 4 COMMON GRADE BOARDS OR WOOD STRUCTURAL PANELS AS SPECIFIED IN SECTION R503.2. FIREBLOCKING SHALL BE OF ANY GRADE LUMBER.

**R502.6 - BEARING:**  
THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2" BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" X 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. THE BEARING ON MASONRY OR CONCRETE SHALL BE DIRECT, OR A SILL PLATE OF 2" MIN NOMINAL THICKNESS SHALL BE PROVIDED UNDER THE JOIST, BEAM OR GIRDER.

**R502.6.1 - FLOOR SYSTEMS:**  
JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP NOT LESS THAN 3" AND SHALL BE NAILED TOGETHER WITH A MIN OF THREE 10d FACE NAILS.

**R502.7.1 - BRIDGING:**  
JOISTS EXCEEDING THE DEPTH OF A NOMINAL 2x12 SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONT 1"x3" STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS NOT EXCEEDING 8' OC.

**R502.8.1 - SAWN LUMBER - CUTTING, NOTCHING AND DRILLING:**  
NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FORTH THE DEPTH OF THE MEMBER. THE TENSION SIDE MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

**R502.8.2 - ENGINEERED WOOD - CUTTING, NOTCHING AND DRILLING:**  
CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, CORSS-LAMINATED TIMBER MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.

**R502.9 - FASTENING**  
UNLESS OTHERWISE NOTED, FRAMING SHALL BE NAILED IN ACCORDANCE WITH TABLE R603.3(1). WHERE POSTS AND BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.

**R507.7.1 - DECK POST TO DECK BEAM:**  
DECK BEAMS SHALL BE ATTACHED TO DECK POSTS BY MANUFACTURED GALVANIZED POST-TO BEAM CONNECTORS SIZED FOR THE POST AND BEAM SIZES. ALL BOLTS SHALL HAVE WASHERS UNDER THE HEAD AND NUT.

**R507.8 - DECK POST HEIGHTS"**  
THE MAXIMUM HEIGHT FOR A 4x4 DECK POST SHALL BE 8 FEET. THE MAXIMUM HEIGHT FOR A 6x6 DECK POST SHALL BE 14 FEET, MEASURED FROM THE BASE TO THE UNDERSIDE OF THE BEAM.

**R507.8.1 - DECK POST TO DECK FOOTING:**  
POSTS SHALL BEAR ON FOOTINGS AND SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM SUPPORT. LATERAL RESTRAINT SHALL BE PROVIDED BY MANUFACTURED GALVANIZED CONNECTORS INSTALLED IN ACCORDANCE WITH 5507 AND THE MANUFACTURER'S INSTRUCTIONS.

**R602.3.1 - STUD SIZE AND SPACING:**  
ALL STUDS SUPPORTING 1 FLOOR AND A ROOF TO BE 2 X 4 STUDS 16" OC. ALL STUDS SUPPORTING 2 FLOORS AND A ROOF TO BE 2 X 6 STUDS 16" OC.

**R602.3.2 - TOP PLATE:**  
WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS SHALL BE OFFSET AT LEAST 24". PLATES SHALL HAVE A MIN NOMINAL THICKNESS OF 2" AND HAVE A WIDTH EQUAL TO THE STUD WIDTH.

**R602.6 - DRILLING AND NOTCHING OF STUDS:**  
ANY EXTERIOR OR BEARING STUD MAY NOT BE CUT OR NOTCHED TO A DEPTH GREATER THAN 25% OF ITS WIDTH. (NONBEARING STUDS 40% WIDTH MAX). ANY STUD MAYBE BE BORED OR DRILLED PROVIDING THE DIAMETER IS NO GREATER THAN 60% OF STUD WIDTH, AND THE EDGE IS NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD, AND IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED BETWEEN 40% AND 60% SHALL BE DOUBLED WITH NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED.

**R602.6.1 - DRILLING AND NOTCHING OF TOP PLATE:**  
WHEN CUTTING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH IS REQUIRED PROVIDE A GALVANIZED METAL TIE OF NOT LESS THAN 0.054" THICK X 1 1/2" WIDE FASTENED ACROSS AND TO THE TOP PLATE AT EACH SIDE OF THE OPENING WITH (8) 10d NAILS EACH SIDE MIN. METAL TIE MUST EXTEND MIN OF 6" PAST EACH SIDE OF THE OPENING.

**R606.1 - GENERAL MASONRY CONSTRUCTION:**  
MASONRY CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE AND WITH THE PROVISIONS OF TMS 402/ACI 530/ASCE 5.

**R606.2.1 - CONCRETE MASONRY UNITS:**  
CONCRETE MASONRY UNITES SHALL CONFORM TO THE FOLLOWING STANDARDS: ASTM C55 FOR CONCRETE BRICK, ASTM C 73 FOR CALCIUM SILICATE FACE BRICK, ASTM C 90 FOR LOAD-BEARING CONCRETE MASONRY UNITS, ASTM C 744 FOR PREFACED CONCRETE AND CALCIUM SILICATE MASONRY UNITS, OR ASTM C 1634 FOR CONCRETE FACING BRICK.

**R802.3 - FRAMING DETAILS:**  
RAFTERS SHALL BE FRAMED NOT MORE THAN 1 1/2" OFFSET FROM EACH OTHER TO A RIDGE BOARD OR DIRECTLY OPPOSITE FROM EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARD SHALL BE NOT LESS THAN 1" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD. WHERE THE ROOF PITCH IS LESS THAN 3 ON 12, STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS (RIDGES, HIPS AND VALLEYS) SHALL BE DESIGNED AS BEAMS.

**R802.3.1 - CEILING JOIST AND RAFTER CONNECTIONS:**  
CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER IN ACCORDANCE WITH TABLE R802.5.1(9), AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE IN ACCORDANCE WITH TABLE R602.3(1). CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED IN ACCORDANCE WITH TABLE R802.5.1(9) WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHERE SUCH HOISTS ARE PARALLEL TO THE RAFTERS.

WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE, JOISTS CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS RAFTER TIES, OR RAFTER TIES SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE. WHERE CEILING JOIST ARE NOT PARALLEL TO RAFTERS, RAFTER TIES SHALL BE INSTALLED. RAFTER TIES SHALL NOT BE LESS THAN 2" X 4", INSTALLED IN ACCORDANCE WITH THE CONNECTION REQUIREMENTS IN TABLE 5802.5.1(9), OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILING JOISTS OR RAFTERS ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL OR GIRDER DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

COLLAR TIES OR RIDGE STRAPS TO RESIST UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE R602.3.1. COLLAR TIES SHALL NOT BE LESS THAN 1" X 4", SPACED NOT MORE THAN 4 FEET ON CENTER.

**R802.7.1.2 - RAFTER NOTCH / CEILING JOIST TAPER CUT:**  
TAPER CUTS AT THE ENDS OF CEILING JOISTS SHALL NOT EXCEED ONE-FORTH THE DEPTH OF THE MEMBER WHEN MEASURED FROM THE INSIDE FACE OF THE EXTERIOR STUD WALL.

**R802.8.1 - BRIDGING:**  
RAFTERS AND CEILING JOISTS EXCEEDING THE DEPTH OF A NOMINAL 2x10 SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) OR A CONTINUOUS 1"x3" WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT INTERVALS NOT EXCEEDING 8' OC.

**R806.1 - ROOF VENTILATION REQUIRED:**  
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" AND 1/4" MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7.REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

**R806.2 - MINIMUM VENT AREA:**  
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

**R905.1.1 - ROOF UNDERLAYMENT:**  
UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE 1, ASTM D4869 TYPE 1, 11, 111 OR IV, OR ASTM D6757.

FOR ROOF SLOPES 2 ON 12 TO 4 ON 12, UNDERLAYMENT SHALL BE TWO LAYERS OF 15# FELT IN 36" STRIPS WITH A MINIMUM OVERLAP OF 19". FOR ROOF SLOPES 4 ON 12 AND TREATED, UNDERLAYMENT SHALL BE ONE LAYER OF 15# FELT APPLIED IN SHINGLE FASHION, PARALLEL TO THE EAVE AND LAPPED 2". END LAPS SHALL BE 4" AND AND SHALL BE OFFSET BY 6 FEET.

ASPHALT SHINGLES ARE NOT PERMITTED FOR ROOF SLOPES LESS THAN 2 ON 12.

**R905.1.2 - ICE BARRIERS:**  
PROVIDE AN ICE BARRIER CONSISTING OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET FROM EDGE OF EAVE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN 8 ON 12, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36" MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

**R905.2.5 - ROOF FASTENERS:**  
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MIN 12 GAGE HEAD, COMPLYING WITH ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND NOT LESS THAN 3/4" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING.

**R905.2.6 - ROOF ATTACHMENT:**  
ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF EXCEEDS A SLOPE OF 21 ON 12, SHINGLES SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER.

**R1003.9 - CHIMNEY TERMINATION:**  
CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THRU THE ROOF.

Gaby Tchilinguirian, R.A. Architect P.C.

THE POMMIER RESIDENCE

CHECKED & APPROVED BY:  
GABY TCHILINGUIRIAN R.A.

GABY TCHILINGUIRIAN R.A., A.I.A., N.C.A.R.B.

DRAWING NUMBER:

A-8

ADDITION AND RENOVATION

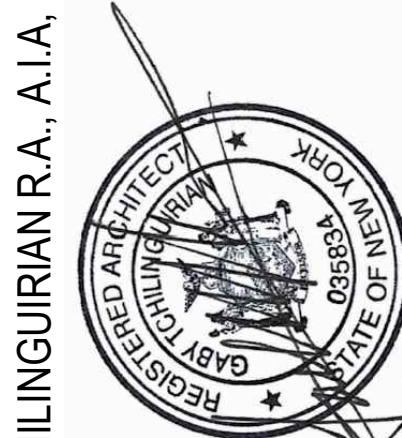
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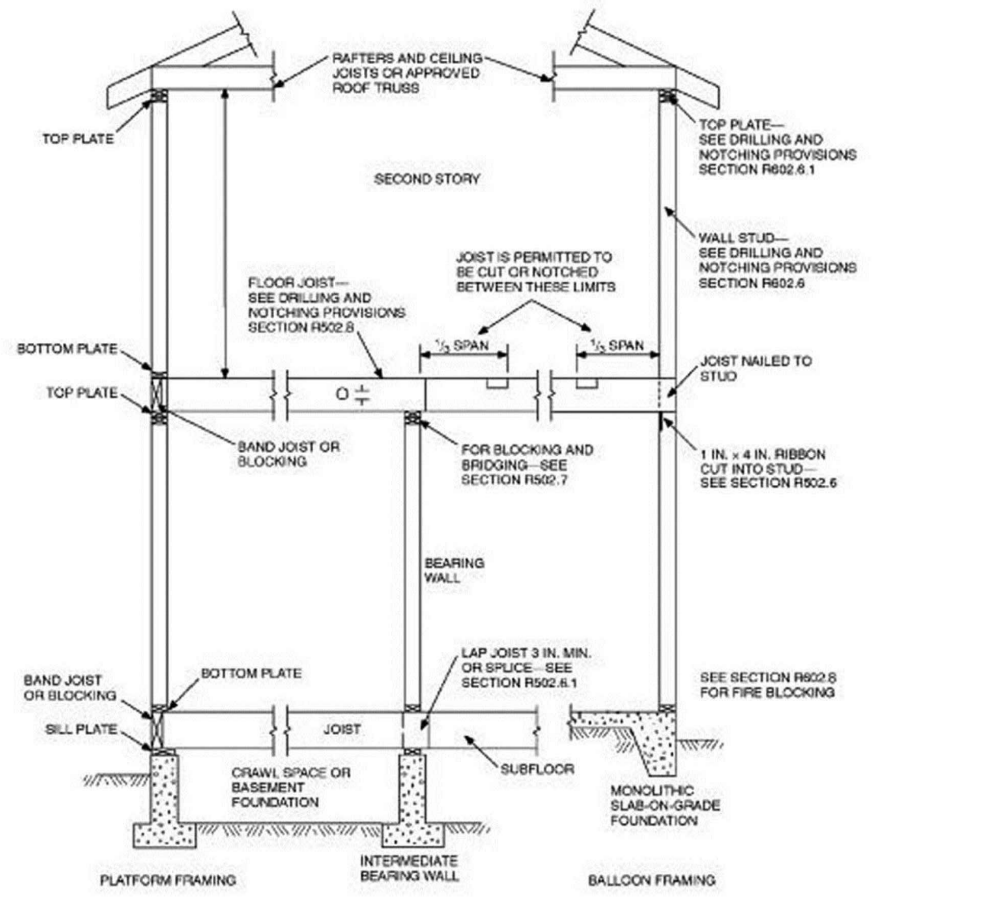
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Date: AUGUST 2021

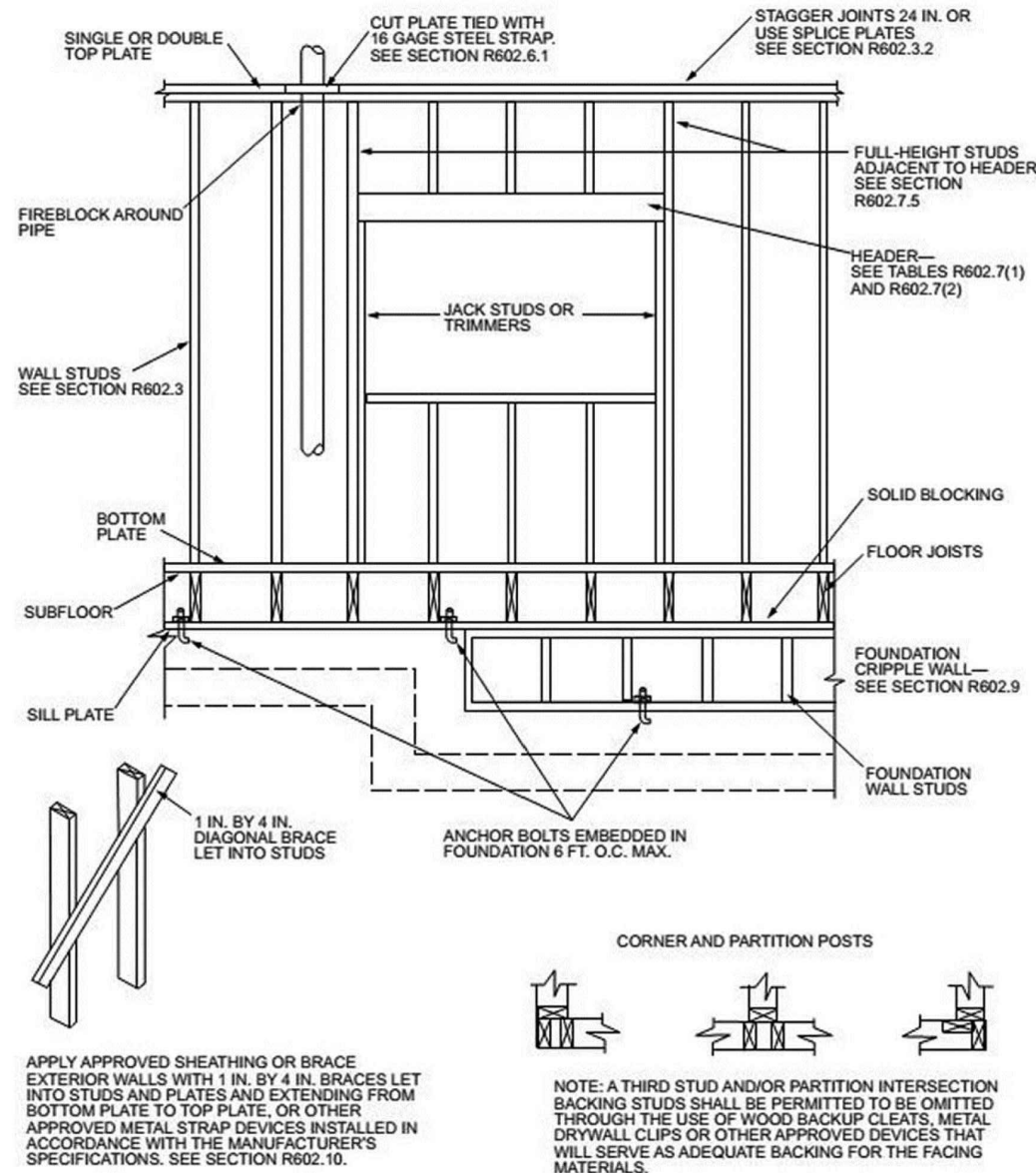






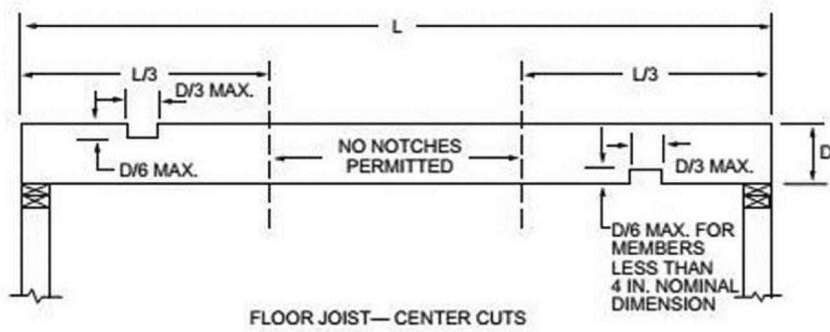
For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.3(1) TYPICAL WALL, FLOOR AND ROOF FRAMING



For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.3(2) FRAMING DETAILS



For S1: 1 inch = 25.4 mm.

FIGURE R502.8 CUTTING, NOTCHING AND DRILLING

TABLE R301.2.1 CLIMATIC AND GEOGRAPHIC 2020 RESIDENTIAL CODE — DESIGN CRITERIA

| GROUND SNOW LOAD | WIND DESIGN |                |                     |                        | SEISMIC DESIGN CRITERIA | SUBJECT TO DAMAGE FROM |                  |         | WINTER DESIGN TEMP | ICE BARRIER UNDERLAYMENT REQD | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|------------------|-------------|----------------|---------------------|------------------------|-------------------------|------------------------|------------------|---------|--------------------|-------------------------------|---------------|--------------------|------------------|
|                  | SPEED (MPH) | TOPOGR EFFECTS | SPECIAL WIND REGION | WIND-BORNE DEBRIS ZONE |                         | WEATHERING             | FROST LINE DEPTH | TERMITE |                    |                               |               |                    |                  |
| 20 PSF           | <140 MPH    | NO             | YES                 | NO                     | B                       | SEVERE                 | 36"              | MOD-HVY | 11d                | YES                           | NO            | 618                | 52.1             |

TABLE R301.7 ALLOWABLE DEFLECTION

| STRUCTURAL MEMBER                                                                     | ALLOWABLE DEFLECTION |
|---------------------------------------------------------------------------------------|----------------------|
| Rafters having slopes greater than 3:12 with finished ceiling not attached to rafters | $L/180$              |
| Interior walls and partitions                                                         | $H/180$              |
| Floors                                                                                | $L/360$              |
| Ceilings with brittle finishes (including plaster and stucco)                         | $L/360$              |
| Ceilings with flexible finishes (including gypsum board)                              | $L/240$              |
| All other structural members                                                          | $L/240$              |
| Exterior walls—wind loads <sup>a</sup> with plaster or stucco finish                  | $H/360$              |
| Exterior walls—wind loads <sup>a</sup> with other brittle finishes                    | $H/240$              |
| Exterior walls—wind loads <sup>a</sup> with flexible finishes                         | $H/120^d$            |
| Lintels supporting masonry veneer walls <sup>a</sup>                                  | $L/600$              |

TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

| CLIMATE ZONE      | FENESTRATION U-FACTOR <sup>a</sup> | SKYLIGHT U-FACTOR <sup>a</sup> | GLAZED FENESTRATION SHGC <sup>b,c</sup> | CEILING R-VALUE | WOOD FRAME WALL R-VALUE | MASS WALL R-VALUE | FLOOR R-VALUE   | BASEMENT WALL R-VALUE | SLAB R-VALUE | SLAB R-VALUE A DEPTH | CRAWL SPACE <sup>d</sup> WALL R-VALUE |
|-------------------|------------------------------------|--------------------------------|-----------------------------------------|-----------------|-------------------------|-------------------|-----------------|-----------------------|--------------|----------------------|---------------------------------------|
| 1                 | NR                                 | 0.75                           | 0.25                                    | 30              | 13                      | 3/4               | 13              | 0                     | 0            | 0                    | 0                                     |
| 2                 | 0.40                               | 0.65                           | 0.25                                    | 38              | 13                      | 4/6               | 13              | 0                     | 0            | 0                    | 0                                     |
| 3                 | 0.35                               | 0.55                           | 0.25                                    | 38              | 20 or 13 + 5"           | 8/13              | 15              | 10/13                 | 10, 2 ft     | 10/13                | 10/13                                 |
| 4 except Marine 1 | 0.35                               | 0.55                           | 0.40                                    | 49              | 20 or 13 + 5"           | 8/13              | 15              | 10/13                 | 10, 2 ft     | 10/13                | 10/13                                 |
| 5 and Marine 1    | 0.32                               | 0.55                           | NR                                      | 49              | 20 or 13 + 5"           | 13/17             | 30 <sup>a</sup> | 15/19                 | 10, 2 ft     | 15/19                | 15/19                                 |
| 6                 | 0.32                               | 0.55                           | NR                                      | 49              | 20 + 5 or 13 + 10"      | 16/20             | 30 <sup>a</sup> | 15/19                 | 10, 4 ft     | 15/19                | 15/19                                 |
| 7 and 8           | 0.32                               | 0.55                           | NR                                      | 49              | 20 + 5 or 13 + 10"      | 19/21             | 30 <sup>a</sup> | 15/19                 | 10, 4 ft     | 15/19                | 15/19                                 |

UNLESS NOTED OTHERWISE, INSULATION AND FENESTRATION COMPONENTS SHALL MEET THE PRESCRIPTIVE VALUES FOR CLIMATE ZONE 4.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

| USE                                                       | LIVE LOAD        |
|-----------------------------------------------------------|------------------|
| Uninhabitable attics without storage <sup>b</sup>         | 10               |
| Uninhabitable attics with limited storage <sup>b, c</sup> | 20               |
| Habitable attics and attics served with fixed stairs      | 30               |
| Balconies (exterior) and decks <sup>a</sup>               | 40               |
| Fire escapes                                              | 40               |
| Guards and handrails <sup>d</sup>                         | 200 <sup>h</sup> |
| Guard in-fill components <sup>f</sup>                     | 50 <sup>h</sup>  |
| Passenger vehicle garages <sup>a</sup>                    | 50 <sup>a</sup>  |
| Rooms other than sleeping rooms                           | 40               |
| Sleeping rooms                                            | 30               |
| Stairs                                                    | 40 <sup>c</sup>  |

TABLE R802.5.1(9) RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS

| RAFTER<br>SLOPE                                                                              | RAFTER<br>SPACING<br>(inches) | GROUND SNOW LOAD (psf) |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|----------------------------------------------------------------------------------------------|-------------------------------|------------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
|                                                                                              |                               | 20 <sup>a</sup>        |    |    |    | 30 |    |    |    | 50 |    |    |    | 70 |    |    |    |
|                                                                                              |                               | Roof span (feet)       |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|                                                                                              |                               | 12                     | 20 | 28 | 36 | 12 | 20 | 28 | 36 | 12 | 20 | 28 | 36 | 12 | 20 | 28 | 36 |
| Required number of 16d common nails <sup>a, b</sup> per heel joint splice <sup>c, d, e</sup> |                               |                        |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| 3:12                                                                                         | 12                            | 4                      | 5  | 8  | 10 | 4  | 5  | 8  | 11 | 5  | 8  | 12 | 15 | 8  | 11 | 15 | 20 |
|                                                                                              | 16                            | 5                      | 8  | 10 | 13 | 5  | 8  | 11 | 14 | 6  | 8  | 11 | 15 | 20 | 8  | 14 | 20 |
|                                                                                              | 24                            | 7                      | 11 | 15 | 19 | 7  | 11 | 16 | 21 | 9  | 16 | 23 | 30 | 12 | 21 | 30 | 39 |
| 4:12                                                                                         | 12                            | 3                      | 5  | 6  | 8  | 3  | 5  | 6  | 8  | 4  | 6  | 9  | 11 | 5  | 8  | 12 | 15 |
|                                                                                              | 16                            | 4                      | 6  | 8  | 10 | 4  | 6  | 8  | 11 | 5  | 8  | 12 | 15 | 6  | 11 | 15 | 20 |
|                                                                                              | 24                            | 5                      | 8  | 12 | 15 | 5  | 9  | 12 | 16 | 7  | 12 | 17 | 22 | 9  | 16 | 23 | 29 |
| 5:12                                                                                         | 12                            | 3                      | 4  | 5  | 6  | 3  | 4  | 5  | 7  | 3  | 5  | 7  | 9  | 4  | 7  | 9  | 12 |
|                                                                                              | 16                            | 3                      | 5  | 6  | 8  | 3  | 5  | 7  | 9  | 4  | 7  | 9  | 12 | 5  | 9  | 12 | 16 |
|                                                                                              | 24                            | 4                      | 7  | 9  | 12 | 4  | 7  | 10 | 13 | 6  | 10 | 14 | 18 | 7  | 13 | 18 | 23 |
| 7:12                                                                                         | 12                            | 3                      | 4  | 4  | 5  | 3  | 3  | 4  | 4  | 5  | 3  | 4  | 5  | 7  | 3  | 5  | 7  |
|                                                                                              | 16                            | 3                      | 4  | 5  | 6  | 3  | 4  | 5  | 6  | 3  | 5  | 7  | 9  | 4  | 6  | 9  | 11 |
|                                                                                              | 24                            | 3                      | 5  | 7  | 9  | 3  | 5  | 7  | 9  | 4  | 7  | 10 | 13 | 5  | 9  | 13 | 17 |
| 9:12                                                                                         | 12                            | 3                      | 3  | 4  | 4  | 3  | 3  | 3  | 4  | 3  | 3  | 4  | 5  | 3  | 4  | 5  | 7  |
|                                                                                              | 16                            | 3                      | 4  | 4  | 5  | 3  | 3  | 4  | 5  | 3  | 4  | 5  | 7  | 3  | 5  | 7  | 9  |
|                                                                                              | 24                            | 3                      | 4  | 6  | 7  | 3  | 4  | 6  | 7  | 3  | 6  | 8  | 10 | 4  | 7  | 10 | 13 |
| 12:12                                                                                        | 12                            | 3                      | 3  | 3  | 3  | 3  | 3  | 3  | 3  | 3  | 3  | 3  | 4  | 3  | 3  | 4  | 5  |
|                                                                                              | 16                            | 3                      | 3  | 4  | 4  | 3  | 3  | 3  | 4  | 3  | 3  | 4  | 5  | 3  | 4  | 5  | 7  |
|                                                                                              | 24                            | 3                      | 4  | 4  | 5  | 3  | 3  | 4  | 6  | 3  | 4  | 6  | 8  | 3  | 6  | 8  | 10 |

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.  
a. 40d box nails shall be permitted to be substituted for 16d common nails.

TABLE R602.3(1) FASTENING SCHEDULE

| ITEM | DESCRIPTION OF BUILDING ELEMENTS                                                                                            | NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>                                                                                                                            | SPACING AND LOCATION                                                                         |
|------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Roof |                                                                                                                             |                                                                                                                                                                           |                                                                                              |
| 1    | Blocking between ceiling joists or rafters to top plate                                                                     | 4-8d box ( $2\frac{1}{2}$ " $\times$ 0.113"); or 3-8d common ( $2\frac{1}{2}$ " $\times$ 0.131"); or 3-10d box ( $3$ " $\times$ 0.128"); or 3-3" $\times$ 0.131" nails    | Toe nail                                                                                     |
| 2    | Ceiling joists to top plate                                                                                                 | 4-8d box ( $2\frac{1}{2}$ " $\times$ 0.113"); or 3-8d common ( $2\frac{1}{2}$ " $\times$ 0.131"); or 3-10d box ( $3$ " $\times$ 0.128"); or 3-3" $\times$ 0.131" nails    | Per joist, toe nail                                                                          |
| 3    | Ceiling joist not attached to parallel rafter, laps over partitions [see Sections R802.3.1, R802.3.2 and Table R802.5.1(9)] | 4-10d box ( $3$ " $\times$ 0.128"); or 3-16d common ( $3\frac{1}{2}$ " $\times$ 0.162"); or 4-3" $\times$ 0.131" nails                                                    | Face nail                                                                                    |
| 4    | Ceiling joist attached to parallel rafter (heel joint) [see Sections R802.3.1 and R802.3.2 and Table R802.5.1(9)]           | Table R802.5.1(9)                                                                                                                                                         | Face nail                                                                                    |
| 5    | Collar tie to rafter, face nail or $1\frac{1}{4}$ " $\times$ 20 ga. ridge strap to rafter                                   | 4-10d box ( $3$ " $\times$ 0.128"); or 3-10d common ( $3$ " $\times$ 0.148"); or 4-3" $\times$ 0.131" nails                                                               | Face nail each rafter                                                                        |
| 6    | Rafter or roof truss to plate                                                                                               | 3-16d box nails ( $3\frac{1}{2}$ " $\times$ 0.135"); or 3-10d common nails ( $3$ " $\times$ 0.148"); or 4-10d box ( $3$ " $\times$ 0.128"); or 4-3" $\times$ 0.131" nails | 2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss <sup>d</sup> |
| 7    | Rafter rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam                                      | 4-16d ( $3\frac{1}{2}$ " $\times$ 0.135"); or 3-10d common ( $3\frac{1}{2}$ " $\times$ 0.148"); or 4-10d box ( $3$ " $\times$ 0.128"); or 4-3" $\times$ 0.131" nails      | Toe nail                                                                                     |
|      |                                                                                                                             | 3-16d box ( $3\frac{1}{2}$ " $\times$ 0.135"); or 2-16d common ( $3\frac{1}{2}$ " $\times$ 0.162"); or 3-10d box ( $3$ " $\times$ 0.128"); or 3-3" $\times$ 0.131" nails  | End nail                                                                                     |

|      |                                                                                                                          |                                                                                                                                                                             |                                                                                            |
|------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Wall |                                                                                                                          |                                                                                                                                                                             |                                                                                            |
| 8    | Stud to stud (not at braced wall panels)                                                                                 | 16d common ( $3\frac{1}{2}$ " $\times$ 0.162")                                                                                                                              | 24" o.c. face nail                                                                         |
| 9    | Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)                                     | 16d box ( $3\frac{1}{2}$ " $\times$ 0.135"); or 3" $\times$ 0.131" nails                                                                                                    | 16" o.c. face nail                                                                         |
| 10   | Built-up header (2" to 2" header with $\frac{1}{2}$ " spacer)                                                            | 16d common ( $3\frac{1}{2}$ " $\times$ 0.162")                                                                                                                              | 16" o.c. face nail                                                                         |
| 11   | Continuous header to stud                                                                                                | 16d box ( $3\frac{1}{2}$ " $\times$ 0.135")                                                                                                                                 | 12" o.c. each edge face nail                                                               |
| 12   | Top plate to top plate                                                                                                   | 5-8d box ( $2\frac{1}{2}$ " $\times$ 0.113"); or 4-8d common ( $2\frac{1}{2}$ " $\times$ 0.131"); or 4-10d box ( $3$ " $\times$ 0.128")                                     | Toe nail                                                                                   |
| 13   | Double top plate splice for SDCs A-D <sub>2</sub> with seismic braced wall line spacing $\leq 25'$                       | 16d common ( $3\frac{1}{2}$ " $\times$ 0.162")                                                                                                                              | 16" o.c. face nail                                                                         |
|      |                                                                                                                          | 10d box ( $3$ " $\times$ 0.128"); or 12-10d box ( $3$ " $\times$ 0.128"); or 12-3" $\times$ 0.131" nails                                                                    | 12" o.c. face nail                                                                         |
|      | Double top plate splice SDCs D <sub>3</sub> , D <sub>4</sub> , or D <sub>5</sub> and braced wall line spacing $\geq 25'$ | 8-16d common ( $3\frac{1}{2}$ " $\times$ 0.162"); or 12-16d box ( $3\frac{1}{2}$ " $\times$ 0.135"); or 12-10d box ( $3$ " $\times$ 0.128"); or 12-3" $\times$ 0.131" nails | Face nail on each side of end joint (minimum 24" lap splice length each side of end joint) |

| ITEM | DESCRIPTION OF BUILDING ELEMENTS                                                     | NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>                                                                                                                                                                           | SPACING AND LOCATION                                                                |
|------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 14   | Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels) | 16d common ( $3\frac{1}{2}$ " $\times$ 0.162")                                                                                                                                                                           | 16" o.c. face nail                                                                  |
| 15   | Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)      | 16d box ( $3\frac{1}{2}$ " $\times$ 0.135"); or 3" $\times$ 0.131" nails                                                                                                                                                 | 12" o.c. face nail                                                                  |
| 16   | Top or bottom plate to stud                                                          | 3-16d box ( $3\frac{1}{2}$ " $\times$ 0.135"); or 2-16d common ( $3\frac{1}{2}$ " $\times$ 0.162"); or 4-3" $\times$ 0.131" nails                                                                                        | 3 each 16" o.c. face nail<br>2 each 16" o.c. face nail<br>4 each 16" o.c. face nail |
| 17   | Top plates, laps at corners and intersections                                        | 4-8d box ( $2\frac{1}{2}$ " $\times$ 0.113"); or 3-16d box ( $3\frac{1}{2}$ " $\times$ 0.135"); or 4-8d common ( $2\frac{1}{2}$ " $\times$ 0.131"); or 4-10d box ( $3$ " $\times$ 0.128"); or 4-3" $\times$ 0.131" nails | Toe nail                                                                            |
| 18   | 1" brace to each stud and plate                                                      | 3-16d box ( $3\frac{1}{2}$ " $\times$ 0.135"); or 2-16d common ( $3\frac{1}{2}$ " $\times$ 0.162"); or 3-3" $\times$ 0.131" nails                                                                                        | End nail                                                                            |
| 19   | 1" $\times$ 6" sheathing to each bearing                                             | 3-10d box ( $3$ " $\times$ 0.128"); or 2 staples, 1" crown, 16 ga., $1\frac{3}{4}$ " long                                                                                                                                | Face nail                                                                           |
| 20   | 1" $\times$ 8" and wider sheathing to each bearing                                   | 3-8d box ( $2\frac{1}{2}$ " $\times$ 0.113"); or 3-8d common ( $2\frac{1}{2}$ " $\times$ 0.131"); or 3-10d box ( $3$ " $\times$ 0.128"); or 3 staples, 1" crown, 16 ga., $1\frac{3}{4}$ " long                           | Face nail                                                                           |

|       |                                                                                 |                                                                                                                                                                        |                  |
|-------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Floor |                                                                                 |                                                                                                                                                                        |                  |
| 21    | Joist to sill, top plate or girder                                              | 4-8d box ( $2\frac{1}{2}$ " $\times$ 0.113"); or 3-8d common ( $2\frac{1}{2}$ " $\times$ 0.131"); or 3-10d box ( $3$ " $\times$ 0.128"); or 3-3" $\times$ 0.131" nails | Toe nail         |
| 22    | Rim joist, band joist or blocking to sill or top plate (roof applications also) | 8d box ( $2\frac{1}{2}$ " $\times$ 0.113")                                                                                                                             | 4" o.c. toe nail |
| 23    | 1" $\times$ 6" subfloor or less to each joist                                   | 8d common ( $2\frac{1}{2}$ " $\times$ 0.131"); or 10d box ( $3$ " $\times$ 0.128"); or 3" $\times$ 0.131" nails                                                        | 6" o.c. toe nail |

TABLE R301.2.1.3 WIND SPEED CONVERSIONS<sup>a</sup>

| $V_{ult}$  | 110 | 115 | 120 | 130 | 140 | 150 | 160 | 170 | 180 | 190 | 200 |
|------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| $V_{sust}$ | 85  | 89  | 93  | 101 | 108 | 116 | 124 | 132 | 139 | 147 | 155 |

| ITEM  | DESCRIPTION OF BUILDING ELEMENTS                 | NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>                                                                                                                           | SPACING AND LOCATION                                                                                                                      |
|-------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Floor |                                                  |                                                                                                                                                                          |                                                                                                                                           |
| 24    | 2" subfloor to joist or girder                   | 3-16d box ( $3\frac{1}{2}$ " $\times$ 0.135"); or 2-16d common ( $3\frac{1}{2}$ " $\times$ 0.162")                                                                       | Blind and face nail                                                                                                                       |
| 25    | 2" planks (plank & beam—floor & roof)            | 3-16d box ( $3\frac{1}{2}$ " $\times$ 0.135"); or 2-16d common ( $3\frac{1}{2}$ " $\times$ 0.162")                                                                       | At each bearing, face nail                                                                                                                |
| 26    | Band or rim joist to joist                       | 3-16d common ( $3\frac{1}{2}$ " $\times$ 0.162")                                                                                                                         | End nail                                                                                                                                  |
| 27    | Built-up girders and beams, 2-inch lumber layers | 3-10 box ( $3$ " $\times$ 0.128"); or 4-3" $\times$ 0.131" nails; or 4-3" $\times$ 14 ga. staples, $1\frac{1}{2}$ " crown                                                | Nail each layer as follows: 32" o.c. at top and bottom and staggered.<br>24" o.c. face nail at top and bottom staggered on opposite sides |
| 28    | Ledger strip supporting joists or rafters        | 2-20d common ( $4$ " $\times$ 0.192"); or 3-10d box ( $3$ " $\times$ 0.128"); or 3-3" $\times$ 0.131" nails                                                              | Face nail at ends and at each splice                                                                                                      |
| 29    | Bridging to joist                                | 4-16d box ( $3\frac{1}{2}$ " $\times$ 0.135"); or 3-16d common ( $3\frac{1}{2}$ " $\times$ 0.162"); or 4-10d box ( $3$ " $\times$ 0.128"); or 4-3" $\times$ 0.131" nails | At each joist or rafter, face nail                                                                                                        |
| ITEM  | DESCRIPTION OF BUILDING ELEMENTS                 | NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>                                                                                                                           | SPACING OF FASTENERS<br>Edges (inches) <sup>b</sup> Intermediate supports <sup>c, e</sup> (inches)                                        |

| Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing<br>(see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing) |                                                   |                                                                                                                            |       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------|
| 30                                                                                                                                                                                                                   | $5/8$ " - $1/2$ "                                 | 8d common ( $2$ " $\times$ 0.113") nail (subfloor, wall)<br>8d common ( $2\frac{1}{2}$ " $\times$ 0.131") nail (roof)      | 6 12' |
| 31                                                                                                                                                                                                                   | $1/2$ " - $1$ "                                   | 8d common nail ( $2\frac{1}{2}$ " $\times$ 0.131")                                                                         | 6 12' |
| 32                                                                                                                                                                                                                   | $1\frac{1}{8}$ " - $1\frac{1}{4}$ "               | 10d common ( $3$ " $\times$ 0.148") nail; or<br>8d ( $2\frac{1}{2}$ " $\times$ 0.131") deformed nail                       | 6 12  |
| Other wall sheathing <sup>d</sup>                                                                                                                                                                                    |                                                   |                                                                                                                            |       |
| 33                                                                                                                                                                                                                   | $1/2$ " structural cellulose fiberboard sheathing | $1\frac{1}{2}$ " galvanized roofing nail, $1\frac{1}{4}$ " head diameter, or 1" crown staple 16 ga., $1\frac{1}{4}$ " long | 3 6   |
| 34                                                                                                                                                                                                                   | $5/8$ " structural cellulose fiberboard sheathing | $1\frac{3}{4}$ " galvanized roofing nail, $1\frac{1}{4}$ " head diameter, or 1" crown staple 16 ga., $1\frac{1}{4}$ " long | 3 6   |
| 35                                                                                                                                                                                                                   | $1/2$ " gypsum sheathing <sup>d</sup>             | $1\frac{1}{2}$ " galvanized roofing nail; staple galvanized, $1\frac{1}{2}$ " long, $1\frac{1}{4}$ " screws, Type W or S   | 7 7   |
| 36                                                                                                                                                                                                                   | $5/8$ " gypsum sheathing <sup>d</sup>             | $1\frac{3}{4}$ " galvanized roofing nail; staple galvanized, $1\frac{5}{8}$ " long, $1\frac{5}{8}$ " screws, Type W or S   | 7 7   |
| Wood structural panels, combination subfloor underlayment to framing                                                                                                                                                 |                                                   |                                                                                                                            |       |
| 37                                                                                                                                                                                                                   | $3/4$ " and less                                  | 8d deformed ( $2\frac{1}{2}$ " $\times$ 0.120") nail; or<br>8d common ( $2\frac{1}{2}$ " $\times$ 0.131") nail             | 6 12  |
| 38                                                                                                                                                                                                                   | $5/8$ " - $1$ "                                   | 8d common ( $2\frac{1}{2}$ " $\times$ 0.131") nail; or<br>8d deformed ( $2\frac{1}{2}$ " $\times$ 0.120") nail             | 6 12  |
| 39                                                                                                                                                                                                                   | $1\frac{1}{8}$ " - $1\frac{1}{4}$ "               | 10d common ( $3$ " $\times$ 0.148") nail; or<br>8d deformed ( $2\frac{1}{2}$ " $\times$ 0.120") nail                       | 6 12  |



NAILING AND STRAPPING

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NOTE:

ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT – CS20 (COILED STRAP)  
(ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS)

AT RAFTER TO RIDGE CONNECTION

FOR RIDGE STRAP – (3) 8D COMMON AT EACH END OF STRAP  
FOR ALT. COLLAR TIE – (3) 10D COMMON NAILS AT EACH END

AT RAFTER TO TOP PLATE TO STUD CONNECTION

FOR STRAP – (3) 8D COMMON NAILS AT EACH END OF STRAP  
FOR MTS12 – (7) 10D COMMON NAILS AT EACH END OF STRAP BY "SIMPSON"

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION

(ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

FOR STRAP – (9) 10D COMMON NAILS AT EACH END OF STRAP

FOR ALTERNATE – (14) 10D COMMON NAILS FOR EACH STRAP STRAP CONFIG. (TWO STRAPS TOTAL)

FOR SECOND FLR. – SHEATHING TO OVERLAP FIRST & SECOND FLOOR & STUDS BY MIN. 12"

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

FOR STRAP – (9) 10D COMMON NAILS AT EACH END OF STRAP

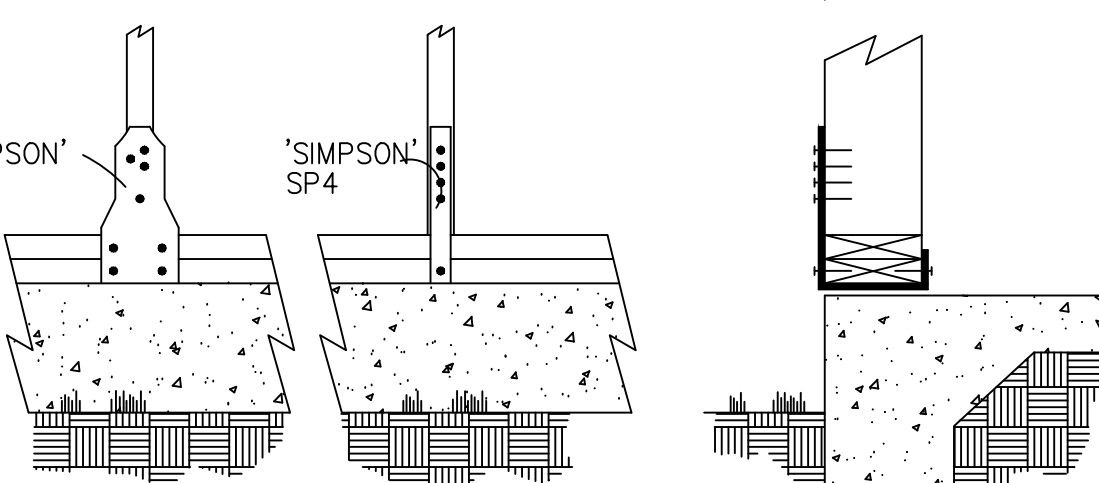
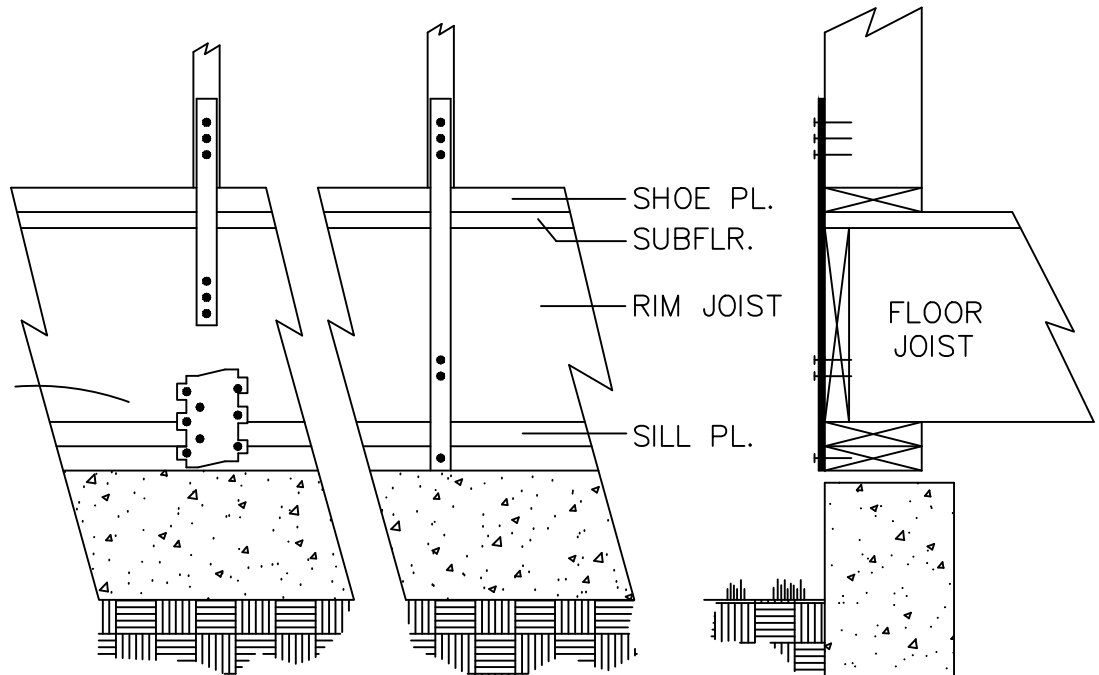
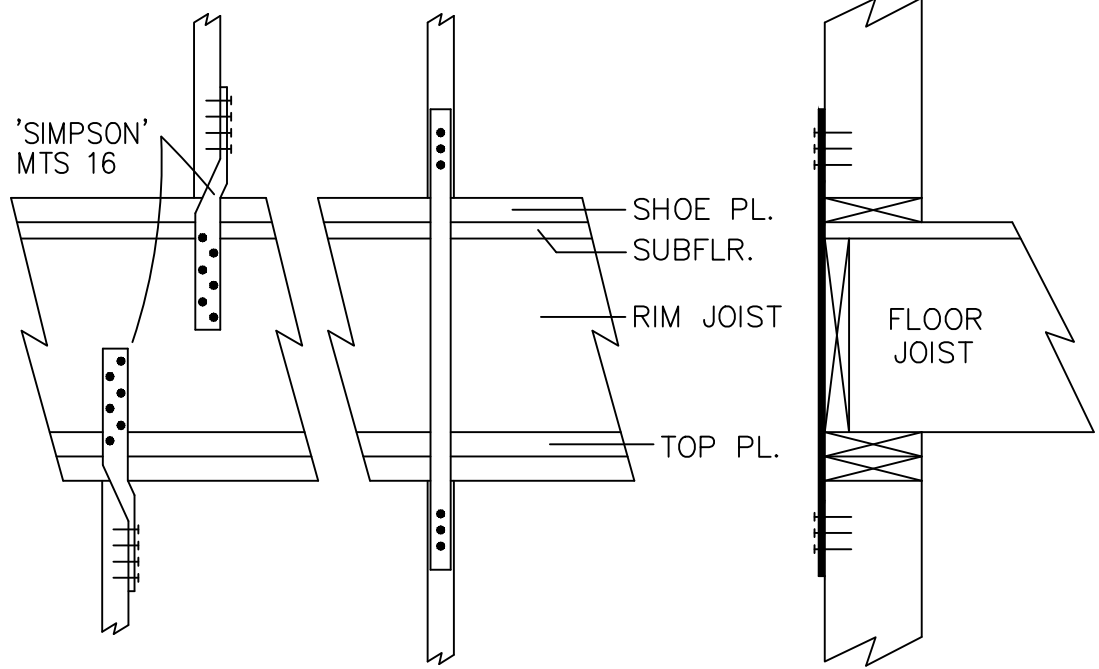
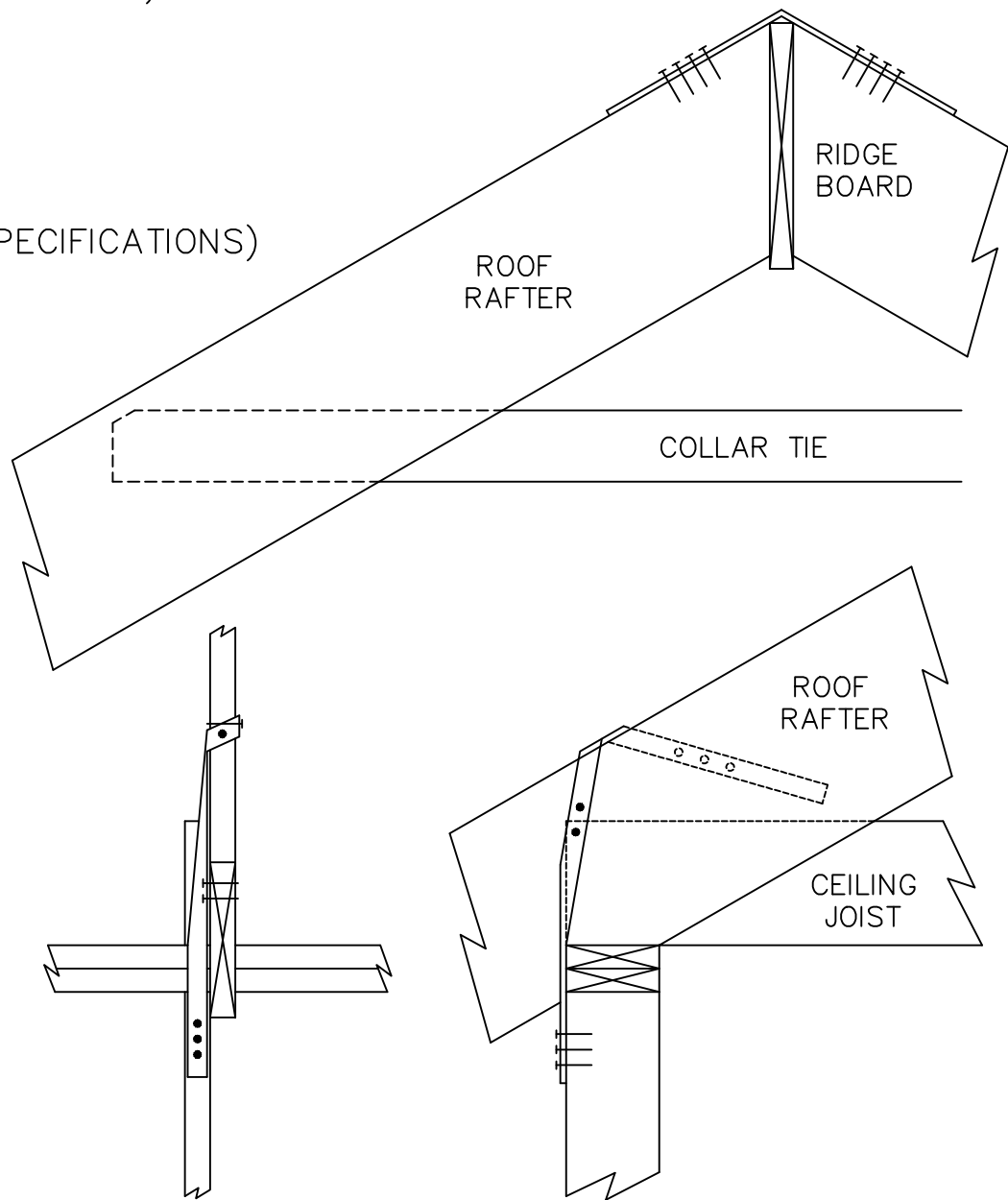
FOR ALTERNATE – (12) 8D COMMON NAILS STRAP CONFIG. (12) 8D COMMON NAILS LTP4

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

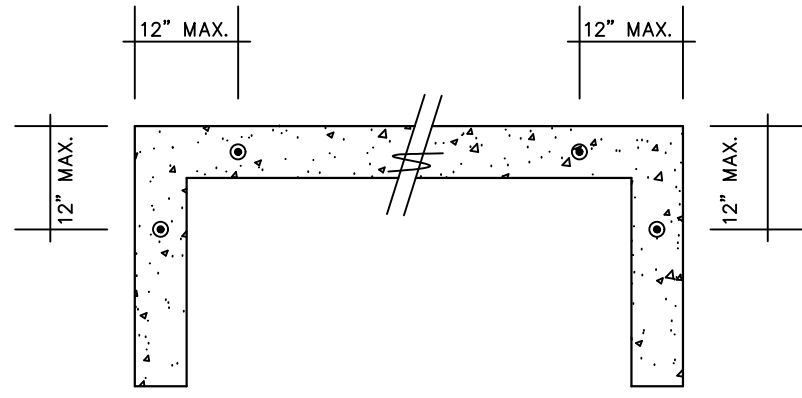
(SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

FOR SP4 STRAP– (6) 10D COMMON NAILS AT EACH SIDE OF STUD

FOR ALTERNATE – (6) 10D TO STUD & SP3 STRAP CONFIG. (6) 10D TO PLATE



ALTERNATE STRAP CONFIGURATION END VIEW SECTION



1/2" ANCHOR BOLT @ 46" O.C. FOR 1 STORY 1/2" ANCHOR BOLT @ 23" O.C. FOR 2 STORY  
5/8" ANCHOR BOLT @ 72" O.C. FOR 1 STORY 5/8" ANCHOR BOLT @ 36" O.C. FOR 2 STORY  
1/2" ANCHOR BOLT @ 15" O.C. FOR 3rd STORY OR ROOFS W/ A 12/7 PITCH  
5/8" ANCHOR BOLT @ 23" O.C. FOR 3rd STORY OR ROOFS W/ A 12/7 PITCH

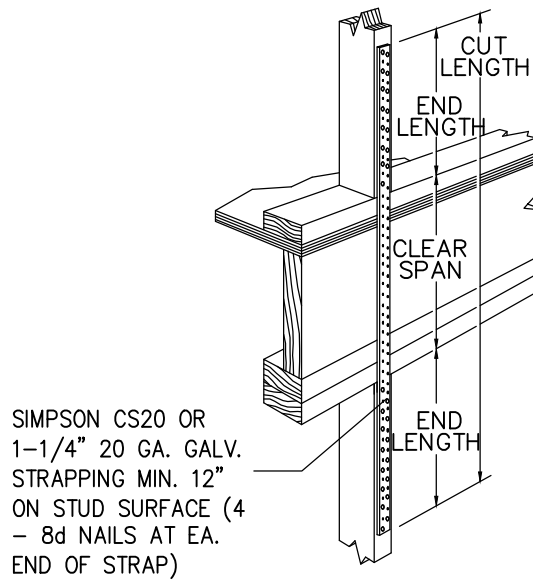
1) MIN. 3" EMBEDMENT INTO CONCRETE W/ 3" SQUARE WASHERS AND END NUT SETUP  
2) ANCHOR NOTED HEREIN ARE TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS.

3) 1 – ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MIN. TO 12" MAX. FROM ENDS OR CORNERS.

ANCHOR BOLT SPECIFICATION (IAW WFCM 3.1.3.1)

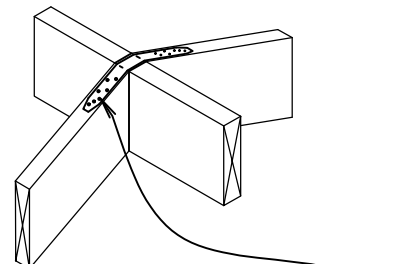
ALL CONCRETE 5/8 4KSL AIR ENTRAINED W/ 4" SLUMP

ALL ROOF PITCHES GREATER THAN 7/12 SHALL REQUIRE AB CONFIG FOR 3RD STORY DESIGN



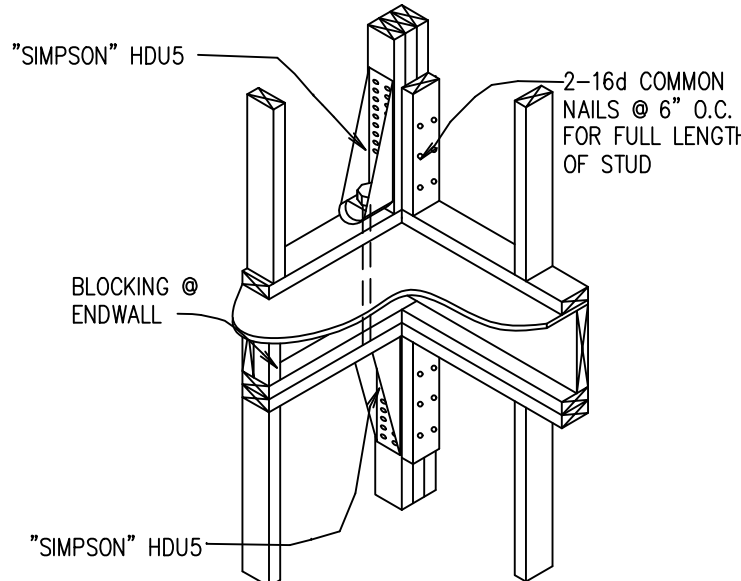
STUD TO STUD CONNECTION

SIMPSON STRONG-TIE CS20

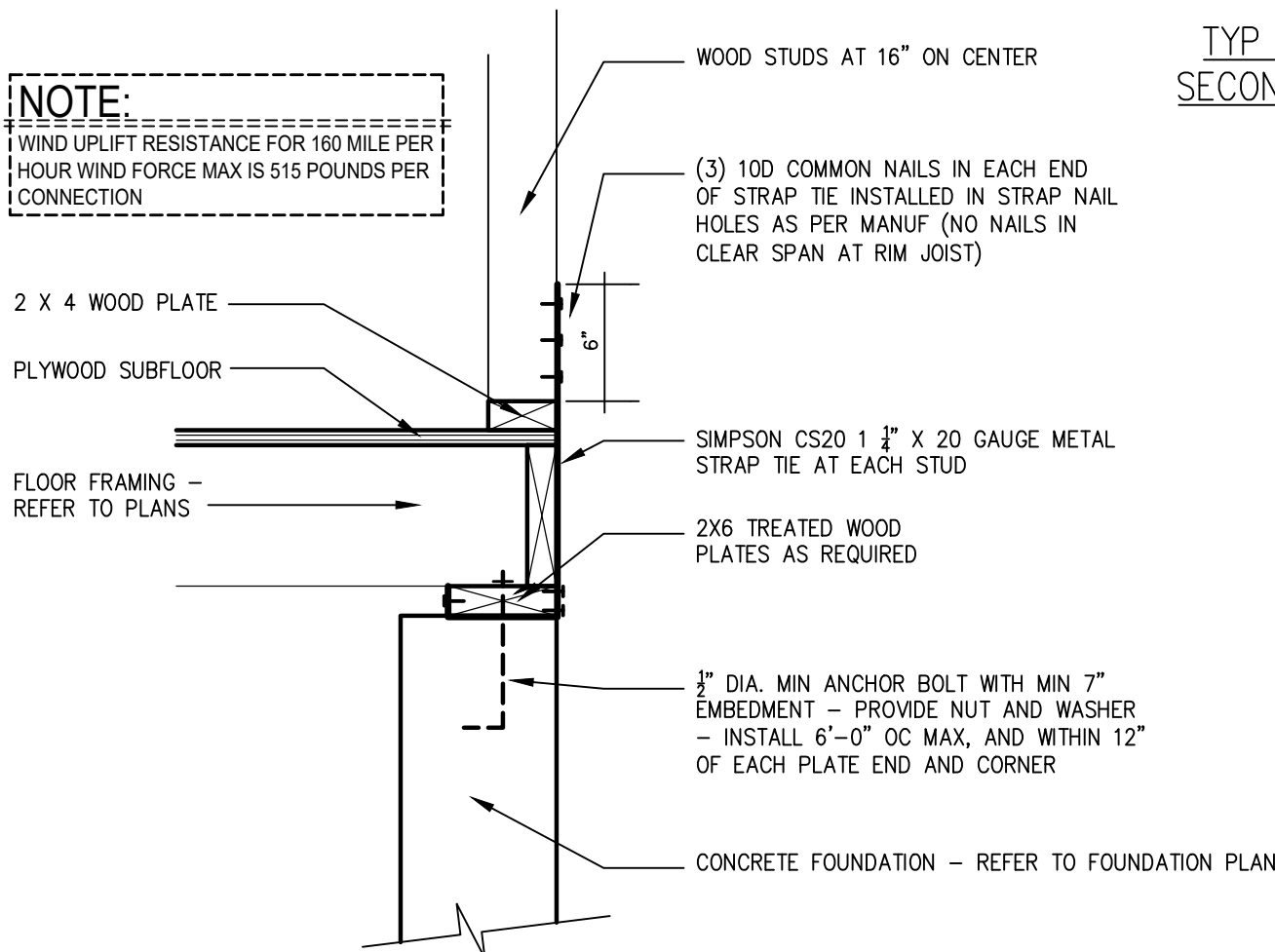


TYP. RIDGE STRAPPING DETAIL

SIMPSON STRONG-TIE LSU28-2X6 LSU28-2X8,2X10,2X12 LSTA18 WITH (3) 8d COMMON NAILS LOCATED AT EACH END OF STRAP



TYP. HOLDOWN CONNECTION SECOND FLOOR ATTACHMENT



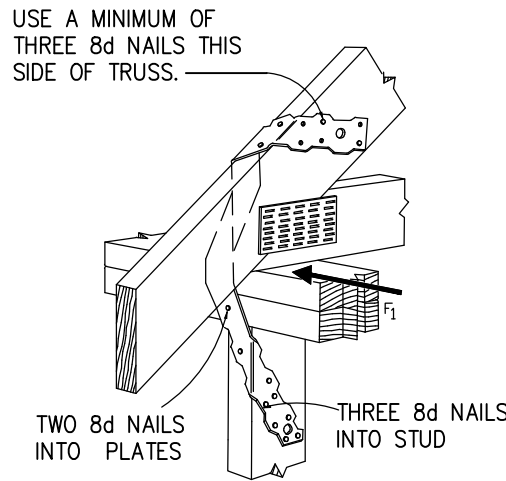
TYPICAL UPLIFT CONNECTION – FOUNDATION

TABLE 3.2A 5/8" ANCHOR BOLTS - SILL PLATE TO FOUNDATION CONNECTIONS RESISTING SHEAR LOADS FROM WIND - EXPOSURE C (WFCM 2015)

(PRESCRIPTIVE ALTERNATIVE TO TABLE 3.2)

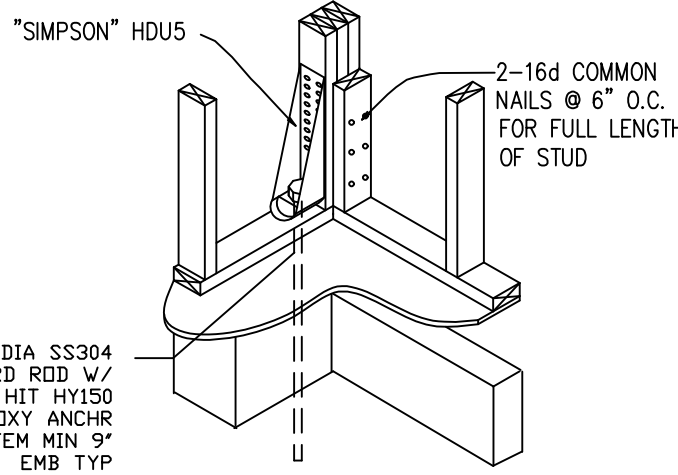
| FOUNDATION SUPPORTING | BUILDING DIMENSION PERPENDICULAR TO SHEARWALL LINE | THREE SECOND GUST WIND SPEED (mph) |     |     |     |     |  | 5/8" ANCHOR BOLTS                          |  |  |  |  |  |
|-----------------------|----------------------------------------------------|------------------------------------|-----|-----|-----|-----|--|--------------------------------------------|--|--|--|--|--|
|                       |                                                    | 110                                | 120 | 130 | 140 | 150 |  | NUMBER OF BOLTS REQUIRED IN SHEARWALL LINE |  |  |  |  |  |
|                       |                                                    |                                    |     |     |     |     |  | 1,2,3                                      |  |  |  |  |  |
| ROOF AND 1 FLOOR      | 12                                                 | 2                                  | 2   | 3   | 3   | 3   |  |                                            |  |  |  |  |  |
|                       | 16                                                 | 2                                  | 3   | 3   | 4   | 4   |  |                                            |  |  |  |  |  |
|                       | 20                                                 | 3                                  | 3   | 4   | 4   | 5   |  |                                            |  |  |  |  |  |
|                       | 24                                                 | 3                                  | 4   | 5   | 5   | 6   |  |                                            |  |  |  |  |  |
|                       | 28                                                 | 4                                  | 5   | 5   | 6   | 7   |  |                                            |  |  |  |  |  |
|                       | 32                                                 | 4                                  | 5   | 6   | 7   | 8   |  |                                            |  |  |  |  |  |
|                       | 36                                                 | 5                                  | 6   | 7   | 8   | 9   |  |                                            |  |  |  |  |  |
|                       | 40                                                 | 5                                  | 6   | 7   | 8   | 9   |  |                                            |  |  |  |  |  |
|                       | 50                                                 | 7                                  | 8   | 9   | 10  | 12  |  |                                            |  |  |  |  |  |
|                       | 60                                                 | 8                                  | 9   | 11  | 12  | 14  |  |                                            |  |  |  |  |  |
| ROOF AND 2 FLOORS     | 70                                                 | 9                                  | 11  | 12  | 14  | 16  |  |                                            |  |  |  |  |  |
|                       | 80                                                 | 10                                 | 12  | 14  | 16  | 18  |  |                                            |  |  |  |  |  |
|                       | 20                                                 | 4                                  | 5   | 6   | 6   | 7   |  |                                            |  |  |  |  |  |
|                       | 24                                                 | 5                                  | 6   | 7   | 8   | 9   |  |                                            |  |  |  |  |  |
|                       | 28                                                 | 6                                  | 7   | 8   | 9   | 10  |  |                                            |  |  |  |  |  |
|                       | 32                                                 | 6                                  | 7   | 9   | 10  | 11  |  |                                            |  |  |  |  |  |
|                       | 36                                                 | 7                                  | 8   | 10  | 11  | 13  |  |                                            |  |  |  |  |  |
|                       | 40                                                 | 8                                  | 9   | 11  | 12  | 14  |  |                                            |  |  |  |  |  |
|                       | 50                                                 | 10                                 | 11  | 13  | 15  | 17  |  |                                            |  |  |  |  |  |
|                       | 60                                                 | 11                                 | 13  | 16  | 18  | 21  |  |                                            |  |  |  |  |  |
| ROOF AND 3 FLOORS     | 70                                                 | 13                                 | 16  | 18  | 21  | 24  |  |                                            |  |  |  |  |  |
|                       | 80                                                 | 15                                 | 18  | 21  | 24  | 27  |  |                                            |  |  |  |  |  |
|                       | 28                                                 | 7                                  | 9   | 10  | 11  | 13  |  |                                            |  |  |  |  |  |
|                       | 32                                                 | 8                                  | 10  | 11  | 13  | 15  |  |                                            |  |  |  |  |  |
|                       | 36                                                 | 9                                  | 11  | 13  | 15  | 17  |  |                                            |  |  |  |  |  |
|                       | 40                                                 | 10                                 | 12  | 14  | 16  | 18  |  |                                            |  |  |  |  |  |
|                       | 50                                                 | 13                                 | 15  | 17  | 20  | 23  |  |                                            |  |  |  |  |  |
|                       | 60                                                 | 15                                 | 18  | 21  | 24  | 27  |  |                                            |  |  |  |  |  |
|                       | 70                                                 | 17                                 | 21  | 24  | 28  | 32  |  |                                            |  |  |  |  |  |
|                       | 80                                                 | 20                                 | 23  | 27  | 32  | 36  |  |                                            |  |  |  |  |  |

\* ANCHORAGE REQUIRED TO RESIST LATERAL LOADS SHALL BE DETERMINED IN THE FOUNDATION DESIGN PER SECTION 1.1.4.  
1. PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2.  
2. ANCHOR BOLTS SHALL BE UNIFORMLY DISTRIBUTED ALONG THE LENGTH OF THE SHEARWALL LINE, AND IN NO CASE SHALL THE ANCHOR BOLT SPACING EXCEED 6 FEET ON CENTER. FOR OTHER ANCHOR BOLT LIMITATIONS SEE SECTION 3.2.1.7.  
3. SILL PLATES ARE ASSUMED TO BE TREATED SOUTHERN PINE.

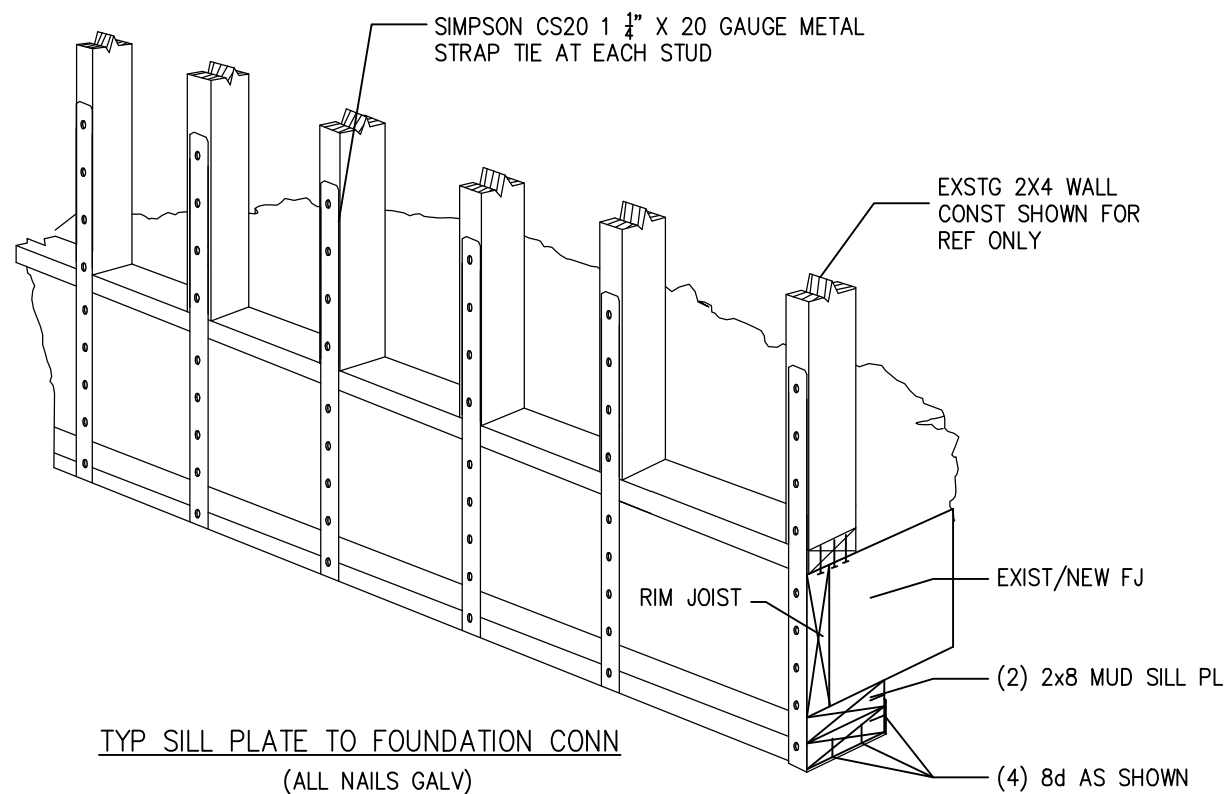


HURRICANE STRAP

SIMPSON STRONG-TIE H7Z OR 1-1/4" X 20 GA. STRAP



TYP. HOLDOWN CONNECTION AT FIRST FLOOR FDN



TYP. SILL PLATE TO FOUNDATION CONN

(ALL NAILS GALV)

NOTE: INSTALL 1/2" x 12" LONG HD GALV ANCHOR BOLTS @ 19" O.C. & MAX 12" FROM CORNERS w/ 3"x1/2" SOR WASHER PL & NUT (NOT SHOWN)

NOTE: DETAILS ONLY USED WHEN REQUIRED

Gaby Tchilinguirian, R.A. Architect P.C.  
18 MITCHELL ROAD  
WESTHAMPTON BEACH, NY 11978  
www.NYarchitectGT.com NYarchitectGT@gmail.com  
OFFICE: (516) 297-6917

THE POMMIER RESIDENCE  
ADDITION AND RENOVATION  
1 WILTON STREET  
NEW HYDE PARK NY 11040

CHECKED & APPROVED BY:  
GABY TCHILINGUIRIAN R.A.  
DRAWN BY:  
ADRIANA CONCEPCION  
SHEET TITLE:  
DETAILS  
Date: AUGUST 2021

GABY TCHILINGUIRIAN R.A., A.I.A., N.C.A.R.B.  
REGISTERED ARCHITECT  
NEW YORK STATE OF ARCHITECTURE

DRAWING NUMBER:

A-10



*Chairman*  
David L. Mammìna, 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 #21326 – Donna and Thomas Mansfield; 25 Beachway, Port Washington, Section 5, Block 103, Lot 340; Zoned Residence-A**

Appeal for determination, or in the alternative, variances from §§ 70-29(B), 70-208(F), and 70-31 to legalize additions to a home which make it too large resulting in an increase in the non-conformity of the home, and are located too close to the side yard and with total side yards too small; and Variance from § 70-28 to legalize additions to a home which cover too much of the lot.

**Whereas**, an application (RBP22-000103, BZA22-000162) 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 **March 22, 2023**, the appeal in the above-entitled matter was decided as follows:

**The appeal for determination to review the decision of the Building Official is granted in part** (no variances are required under §70-31) and the variances sought under §§ 70-29(B), 70-28 and 70-208.F are **GRANTED** of the dimension and in the location as shown on drawings prepared by Donald Eliot Sclare, R.A. dated January 2, 2022 and revised through August 17, 2022.

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

**THIS IS NOT A BUILDING PERMIT**



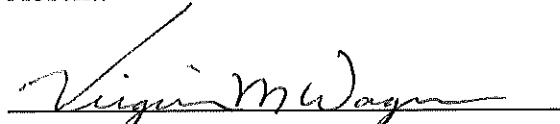
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:           Member Donatelli           Seconded by: Member Goodsell

Ayes:                   Member Goodsell, Member Hernandez, Member Donatelli,  
                          Acting Chairman Francis

Nays:                   None

Absent:                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 # 21326**

**APPEAL #21326 – Donna and Thomas Mansfield; 25 Beachway, Port Washington, Section 5, Block 103, Lot 340; Zoned Residence-A**

Appeal for determination, or in the alternative, variances from §§ 70-29(B), 70-208(F), and 70-31 to legalize additions to a home which make it too large resulting in an increase in the non-conformity of the home, and are located too close to the side yard and with total side yards too small; and Variance from § 70-28 to legalize additions to a home which cover too much of the lot.

#### Appeal for Determination:

The Board finds that the Building Official erred in its decision to cite non-compliance of the application with Section §70-31 of the Town Code. However, the Board finds that the Building Official did not err in its decision to cite non-compliance of the application with Sections §70-29(B), 70-28 and 70-208(F) of the Town Code. These determinations are based on the following facts:

1. The applicant submitted into the record a copy of the decision made by the Board of Zoning Appeals under Appeal #10360. This decision, dated September 25, 1974, granted variances for insufficient minimum side yards and insufficient aggregate side yards. The decision states that variances were granted for the “erection of extension to one-family dwelling with insufficient minimum and aggregate side yards”. The plan accompanying the appeal (an undated survey prepared by Teas and Steinbrenner) depicts a split level home with a garage and a 11.8' x 20.3' patio located on the western side of the home. The survey is annotated in red pen to show a 12.6' x 30.4' proposed garage extension with a storage room in the rear.

The side yard setback to the proposed garage on the eastern side of the home is depicted as 9.7' which is less than the 10' required side yard setback. It is unclear what side yard setback was proposed on the western side of the property in the area of the patio, however, a 19.3' setback is shown between the side property line and the home. If in fact the structure on the west side of the home was only a patio, the side yard setback on this side of the home at that time would have been 19.3' because a patio does not need to conform to a side yard setback. This individual side yard setback would have been compliant with the 10' required setback and together with the 9.7' ( $19.3 + 9.7 = 29'$ ) would have been compliant with the required aggregate side yard setback of 27' ( $30\% \text{ of } 90' = 27'$ ). Therefore, a variance for the minimum side yard setback on the western side of home and a variance for the aggregate side yard setback would not have been required.

Given the above, the Board finds it more likely that the patio was not actually a patio but a porch or some other structure which triggered the requirement of variances for both insufficient minimum and aggregate side yard setbacks under appeal #10360. This

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determination is also supported by the Nassau County Property Card dated February 9, 1955<sup>1</sup> which indicates that this structure is a porch. For these reasons, and based on a preponderance of the evidence, it appears that there was some type of structure of this size and in this location that was either built at the time the home was constructed or erected shortly thereafter. Additionally, even if this were not the case, the Board finds that the variances for both minimum and aggregate side yard setbacks that were granted under Appeal #10360 apply to a structure of this size and in this location and therefore, no variance under §70-31 should be required for the sunroom under the current appeal.

2. Although the applicant submitted evidence that there was most likely some type of structure built in the location of the existing sunroom, either when the original home was built or shortly thereafter, and that that structure was considered to be some type of "porch", there was no evidence submitted to document that the porch was enclosed. In addition, the variances that were issued under Appeal #10360 did not include a variance for lot coverage. Therefore, the Board finds that the Building Department did not err in determining that variances are required under sections §§ 70-29(B), 70-28 and 70-208.F of the Code.

#### Area 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:

With respect to the variances requested under §§ 70-29(B), 70-28 and 70-208.F to legalize an enclosed porch/sunroom the Board makes the following determinations:

1. As stated above, The Board finds that, based on a preponderance of the evidence, it is highly likely that some type of structure (possibly an enclosed porch or sunroom) was either constructed when the home was constructed or shortly thereafter. However, this structure would have required a variance for lot coverage and if the sunroom was enclosed after the requirements for gross floor area were enacted, a variance for gross floor area would also have been required at that time.

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<sup>1</sup> Exhibit 5



Notwithstanding the above, the applicant's attorney has submitted evidence into the record which documents that the neighborhood is characterized by homes which also have enclosed sunrooms.<sup>2</sup> Therefore, the Board finds that granting the requested variances will not have a negative impact on the character of the neighborhood.

2. The benefit to the applicant to legalize the sunroom could not be achieved without the necessity of variances.
3. Although the variance sought under 70-29(B) could in some circumstances be considered substantial (247.20 s.f. in excess of what is permitted) the Board finds that in consideration of the facts described above, and because the character of the neighborhood has been established as one which includes the development of homes with attached sunrooms, the substantiality of the request is not one which weighs in favor of 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.
5. The difficulty is partially self-created since the applicants purchased a home with an enclosed sunroom which did not have permits, however this fact by itself is not determinative.

Therefore, based on the above, the appeal for determination to review the decision of the Building Official is granted *in part* (no variances are required under §70-31 ) and the variances sought under §§ 70-29(B), 70-28 and 70-208.F are GRANTED because it has been determined that the benefit to the applicant to legalize the sunroom outweighs any detriment to the health, safety and welfare of the neighborhood or community.

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<sup>2</sup> See applicant's Exhibits 2-16



*Chairman*  
David L. Mammìna, 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 #21336 - Matsal Holdings, LLC (Matassa Restaurant); 177 Mineola Avenue, Roslyn Heights; Section 7, Block 49, Lot 59; Zoned: Business-B/Residence C.**

Conditional use §70-126.A as cited under § 70-139(A) and variances from §§70-103.A(1) and 70-50 to construct interior alterations to convert a retail space to a restaurant (a conditional use) with not enough parking on site and parking spaces within a front yard.

**Whereas**, an application (CBP22-000044, BZA22-000141) 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 **March 22, 2023**, 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 Mark Anthony Munisteri, R.A. dated February 4, 2022 and revised through October 18, 2022 **for a period of five (5) years commencing on March 23, 2023 and ending on March 22, 2028, SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

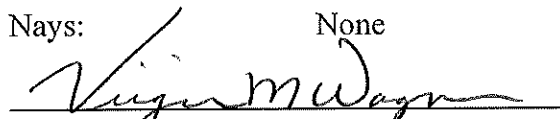
### SEE ATTACHED RIDER

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

Motioned by: Member Donatelli      Seconded by: Member Hernandez

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

Nays: None

  
VIRGINIA M. WAGNER  
SECRETARY

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# Board of Zoning Appeals

## Town of North Hempstead

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### Rider to Appeal # 21336 (Conditions)

**APPEAL #21336 - Matsal Holdings, LLC (Matassa Restaurant); 177 Mineola Avenue, Roslyn Heights; Section 7, Block 49, Lot 59; Zoned: Business-B/Residence C.**

Conditional use §70-126.A as cited under § 70-139(A) and variances from §§70-103.A(1) and 70-50 to construct interior alterations to convert a retail space to a restaurant (a conditional use) with not enough parking on site and parking spaces within a front yard.

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 **158** or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.
4. That the applicant shall obtain a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.
5. That the applicant shall comply with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the premises and that no Certificate of Occupancy or Completion shall be issued until absolute compliance has been proven to the Commissioner of the Buildings.
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.

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[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. The applicant shall employ a person(s) or a company to provide valet parking services for off-site parking to patrons of the property, at all times during business hours. There shall be no valet parking of vehicles on the side streets of the adjacent residential neighborhood.
9. As a condition precedent to this variance and conditional use permit, the applicant shall obtain and maintain licenses (such language and format to be agreed upon and determined to be acceptable by the Town Attorney's office) for additional off-street parking for restaurant patrons during the restaurant's operating hours for a minimum of 60 parking spaces. The conditional use and variances shall not be effective unless and until such licenses are in effect and copies of these license agreements must be supplied to the Board to determine that such licenses comply with this condition. In the event that any one, or all, of the licenses is/are terminated, not effective, or is/are altered so as not to comply with this paragraph or if such additional parking becomes unavailable, then the variance and conditional use shall lapse unless and until the applicant receives further relief from this Board.

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*Chairman*  
David L. Mammìna, 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 #21348 – 1285 Northern Boulevard, LLC (BMW of Manhasset); 1275 & 1285 Northern Blvd. and 22 Norgate Rd., Manhasset, Section 3, Block 53, Lots 38, 53, 54 & 942; Zoned Business-A/Residence C**

Conditional use § 70-126(D) and Variances §§ 70-103(A)(1), 70-103(F), 70-132(A), 70-203(G), 70-212(B), and 70-229(A) to construct a new one-story building for use as an automobile dealership which is a conditional use (parking, storage and sale of automobiles) with not enough parking, no loading or unloading areas, with no landscaped buffer against an adjoining residential district, with storage of vehicles too close to the front property line (with no screening provided) and within the required front yard, and not in compliance with a prior BZA decision (not in compliance with restrictive covenant).

**Whereas**, an application (CBP22-000186, BZA23-000007) 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 **March 22, 2023**, 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 W. Robinson, P.E. dated April 29, 2022 and revised through October 26, 2022 and on drawings prepared by Gregory Basmajian, R.A. dated January 6, 2023 **SUBJECT TO THE MODIFICATION OF A DECLARATION OF RESTRICTIVE COVENANTS DATED FEBRUARY 5, 1954 FILED IN THE NASSAU COUNTY CLERKS OFFICE AT DEED 5477 PAGE 315 AND SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

**SEE ATTACHED RIDER**

**THIS IS NOT A BUILDING PERMIT**



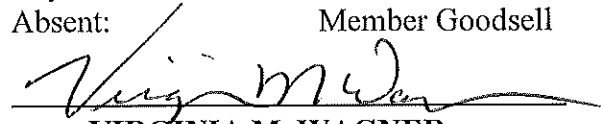
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Hernandez      Seconded by: Member Donatelli

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

Nays: None

Absent: Member Goodsell

A handwritten signature in black ink, appearing to read "Virginia M. Wagner", is written over a horizontal line.

**VIRGINIA M. WAGNER**  
**SECRETARY**

**THIS IS NOT A BUILDING PERMIT**



# **Board of Zoning Appeals**

## **Town of North Hempstead**

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### **Rider to Appeal # 21348 (Conditions)**

**APPEAL #21348 – 1285 Northern Boulevard, LLC (BMW of Manhasset); 1275 & 1285 Northern Blvd. and 22 Norgate Rd., Manhasset, Section 3, Block 53, Lots 38, 53, 54 & 942; Zoned Business-A/Residence C**

Conditional use § 70-126(D) and Variances §§ 70-103(A)(1), 70-103(F), 70-132(A), 70-203(G), 70-212(B), and 70-229(A) to construct a new one-story building for use as an automobile dealership which is a conditional use (parking, storage and sale of automobiles) with not enough parking, no loading or unloading areas, with no landscaped buffer against an adjoining residential district, with storage of vehicles too close to the front property line (with no screening provided) and within the required front yard, and not in compliance with a prior BZA decision (not in compliance with restrictive covenant).

1. The parking area designated on the plans prepared by Christopher W. Robinson, P.E. dated April 29, 2022 and revised through October 26, 2022 and on drawings prepared by Gregory Basmajian, R.A. dated January 6, 2023, shall remain available at all times for employees and patrons of the business. At no time shall this parking area be utilized for the storage of automobiles for sale or for the display of automobiles.
2. The 15' landscape buffer provided on the adjacent residential property (Section 3, Block 53, lot 53) shall remain, and shall be required, so long as a variance is required under 70-203(G) of the Code for the use of the subject premises. The existence of the landscape buffer on the residential property (Section 3, Block 53, lot 53) shall preclude the ability of this property to be developed with a residential home so long as the buffer remains. These restrictions shall apply until and unless the property owner or his/her representatives makes an application to redevelop the portion of the business zoned lot in a manner which complies with the buffer requirements of 70-203(G).
3. There shall be no test driving of automobiles within the adjacent residential neighborhoods.
4. No car carriers/tractor trailer trucks shall be allowed in the northern portion of the parking lot (northeast of the property line identified by a metes and bounds description of (S88°46'30"E, 150.32').

**THIS IS NOT A BUILDING PERMIT**



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

*Vice Chairman*  
Leslie Francis, Esq.

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

## Town of North Hempstead



### Board of Zoning Appeals

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

### NOTICE OF DECISION

**APPEAL #21354 - Khalid Sheikh; 32 Stirrup Lane, Roslyn Heights; Section 7, Block 220, Lot 11; Zoned: Residence-AA**

Variance from 70-100.2(A)(2) to install fencing in a front yard.

**Whereas**, an application (RFP22-000231, BZA23-000014) 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 **March 22, 2023**, the appeal in the above-entitled matter was decided as follows:

**GRANTED** of the dimension and in the location as shown on a survey prepared by Jaroslaw Krawczyk, L.S. dated October 27, 2012 *as annotated by the applicant*.

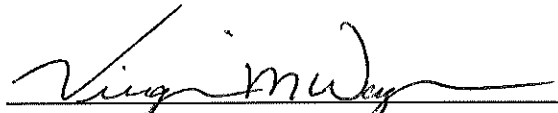
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman Francis      Seconded by: Member Hernandez

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

Nays: None

Abstain: Member Donatelli

  
VIRGINIA M. WAGNER  
SECRETARY

**THIS IS NOT A BUILDING PERMIT**