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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 APRIL 19, 2023

RESIDENTIAL CALENDAR

APPEAL #21370 – Laurel Muckey; 50 Marino Ave., Port Washington, Section 5, Block J, Lot 23; Zoned Residence-C
Variance from § 70-50.A to legalize a one-story addition, deck, and roof over a deck that are too close to the street.

APPEAL #21371 – Pastor Medina; 245 Jerome Ave., Carle Place, Section 9, Block 80, Lot 65; Zoned Residence-C
Variance from § 70-50.B to construct additions and to legalize additions that are too close to a street.

APPEAL #21372 - Yee Ping Cheung; 15 Tuxedo Avenue, New Hyde Park; Section 9, Block 494, Lot 129; Zoned: Residence-C
Variances from §§70-50.A and 70-52 to legalize an enclosed porch that is too close to the street and to legalize an addition that is too close to the rear property line.

APPEAL #21297.A - Gary Russell; 190 Urban Avenue, Westbury; Section 11, Block 28, Lot 20; Zoned: Residence-C
Amendment to appeal #21297 for a variance from §70-50.C to construct a 2nd story addition that is too close to the street.

COMMERCIAL CALENDAR

APPEAL #21373 – Port Realty Holding, LLC (Pragmatic Ventures, LLC) D.B.A. BLE Bakery; 63-65 Main Street., Port Washington, Section 5, Block 22, Lot 5; Zoned Business-B
Conditional Use § 70-225(B)(7)(a) and Variance from § 70-103.A to legalize kitchen space in the basement of a bakery that was not part of the original plans for the bakery (bakery expansion, a conditional use) with not enough parking.

APPEAL #21374 - Roma Bari Realty Corp. (DiMaggio's Trattoria), renewal of conditional use §70-139.A to permit the continued use of a non-conforming restaurant approved under Appeal #20567; 706 Port Washington Blvd., Port Washington, Sec. 5, Blk. 129, Lot 142 & 562, B-B District.

APPEAL #21375 - Joseph Simone - 40 Voice Road Realty (Tesla Auto Body Shop); 40 Voice Road, Carle Place; Section 9, Block 663, Lot 8; Zoned: Industrial-B
Variances from §§70-103.A(1) and 70-212.B to permit the conversion of a vacant building to an auto body shop with the outdoor storage of vehicles (with no screening provided) in a required parking area that results in not enough parking on site.

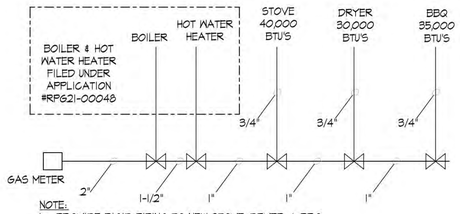
APPEAL #21350 – Mad for Chicken; 221 Old Country Road., Carle Place, Section 10, Block N, Lot 274; Zoned Industrial-B
Conditional use §70-187(P) for a new restaurant to replace an existing restaurant.

#21297.A

RUSSELL RESIDENCE

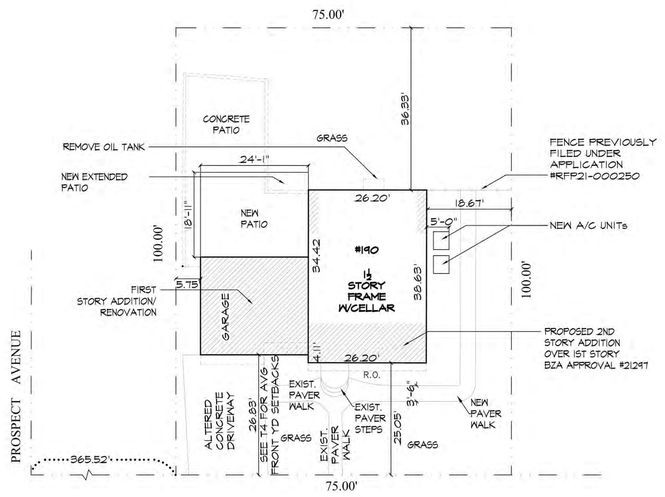
190 URBAN AVENUE
WESTBURY, NY 11590





NOTE:
1. PROVIDE RIGID PIPING TO NEW STOVE, DRYER, & BBQ
2. FLEXIBLE CONNECTIONS LIMITED TO 3'-0".
3. SHUT OFF VALVES REQUIRED AT EACH CONNECTION.
4. NO CONCEALED FLEX PIPING OR CONNECTIONS THROUGH WALLS, FLOORS OR CEILINGS.
5. ALL GAS PIPING INSTALLATION SHALL COMPLY WITH INTERNATIONAL FUEL GAS CODE 2018.
6. ALL GAS PIPING TO BE SIZED AND INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY THE PLUMBING INSPECTOR.

GAS RISER DIAGRAM
SCALE: N.T.S.



URBAN AVENUE

1 SITE PLAN
SCALE: 1/16"=1'-0"

SECTION: 11
BLOCK: 28
LOT: 20
DIST: R - C

THIS IS NOT A SURVEY. SITE DATA TAKEN FROM AREK SURVEYING P.C. DATED 03-17-2021

IMPERVIOUS SURFACES
INCREASE IN IMPERVIOUS SURFACES

1. EXISTING IMPERVIOUS SURFACES TO CHANGE

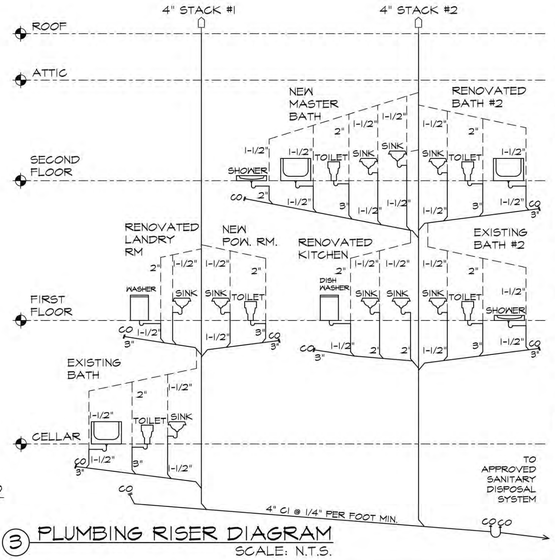
HOUSE & GARAGE	1,423.67 SQ.FT.
REAR PATIO	953.94 SQ.FT.
EXISTING IMPERVIOUS	2,377.61 SQ.FT.

2. PROPOSED IMPERVIOUS SURFACES

HOUSE	1,022.00 SQ.FT.
ADDITION + GARAGE	526.00 SQ.FT.
REAR PATIO	455.00 SQ.FT.
PROPOSED IMPERVIOUS	2,003.00 SQ.FT.

2,492.85 - 2,377.61 SQ.FT.= 115.24 SQ. FT. INCREASE
IN IMPERVIOUS SURFACES < 454.29 SQ. FT DRYWELL NOT REQUIRED
SEC. 70-202.2 IF INCREASE IN IMPERVIOUS SURFACE IS
UNDER 5% OF THE LOT AREA OR 750 SQ. FT., WHICHEVER IS LESS.
NO UNDERGROUND RETENTION IS REQUIRED.

2 TOWN OF NORTH HEMPSTEAD / R-C
SCALE: N.T.S.



3 PLUMBING RISER DIAGRAM
SCALE: N.T.S.

ALL DRAIN, WASTE, VENT PIPE, & FITTING MATERIALS SHALL COMPLY WITH THE RESIDENTIAL CODE TABLE P3002.1

ALL CONNECTIONS BETWEEN POTABLE WATER & BOILERS, HEAT EXCHANGERS, OR LAWN IRRIGATION SYSTEMS SHALL BE SEPARATED FROM THE POTABLE WATER CONNECTION IN CONFORMANCE WITH P2902.5.1 THROUGH P2902.5.2

TEST ENTIRE PLUMBING SYSTEM TO COMPLY WITH SECTION P2503

PROVIDE AIR GAP OR BACK FLOW PREVENTION DEVICE AT DISHWASHERS & AIR BREAKS AT WASHING MACHINES

FIXTURE CONNECTION SCHEDULE

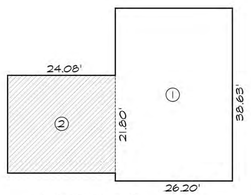
FIXTURE	C/N	H/N	WASTE	SANIT.	VENT
WC	1/2"	-	-	3"	2"
BT	1/2"	1/2"	1 1/2"		1 1/2"
LAV	3/8"	3/8"	1 1/4"		1 1/2"
KIT. SINK	1/2"	1/2"	1 1/2"		1 1/2"
SHOWER	2"	1/2"	2"		1 1/2"

TABLE 2903.2
MAXIMUM FLOW RATES AND CONSUMPTION

PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING
LAVATORY	2.2 GPM AT 60 PSI
SHOWER HEAD	2.5 GPM AT 80 PSI
SINK	2.2 GPM AT 60 PSI
WATER CLOSET	1.6 GALLONS PER FLUSHING CYCLE

LIST OF DRAWINGS

T-1 SITE PLAN, DRYWELL DETAIL, PLUMBING RISER DIAGRAM, ZONING CALCULATIONS
T-2 MATERIAL, PERFORMANCE SPECS
T-3 RESIDENTIAL CODE
T-4 AVG. MEAN GRADE AND FRONT YARD SETBACKS
D-0 CELLAR DEMO PLAN
D-1 FIRST FLOOR DEMO PLAN
D-2 SECOND FLOOR DEMO PLAN
F-1 CELLAR FLOOR PLAN
A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 ROOF PLAN
A-4 WEST ELEVATION/SECTION & SOUTH ELEVATION
A-5 EAST & NORTH ELEVATIONS & WINDOW SCHEDULE
A-6 BUILDING SECTION & DETAILS
S-1 FIRST FLOOR FRAMING
S-2 SECOND FLOOR FRAMING
S-3 SECOND FLOOR CEILING FRAMING
S-4 ROOF FRAMING
MEP-1 FIRST FLOOR MEP PLAN
MEP-2 SECOND FLOOR MEP PLAN

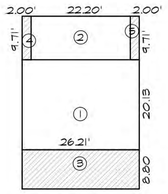


FIRST FLOOR

EXISTING
1. 26.20' X 38.63' = 1,012.11
TOTAL 1,012.11 SQ-FT

PROPOSED
2. 24.08' X 21.80' = 524.94
TOTAL 524.94 SQ-FT

FIRST FLOOR TOTAL = 1,537.05 SQ-FT



SECOND FLOOR

EXISTING
1. 26.21' X 20.13' = 527.23
2. 22.20' X 9.71' = 215.56
TOTAL 780.77 SQ-FT

PROPOSED
3. 26.21' X 8.80' = 230.65
4. 2.00' X 9.71' = 19.42
5. 2.00' X 9.71' = 19.42
TOTAL = 269.48 SQ-FT

SECOND FLOOR TOTAL = 1,050.26 SQ-FT
TOTAL FLOOR AREA= 2,587.31 SQ-FT

ZONING CALCULATIONS

LOT AREA= 7,500 SQ. FT.
GROSS FLOOR AREA = 2,587.31 SQ-FT
LOT COVERAGE = 1,537.05 SQ-FT
TOTAL PROPOSED AREA = 794.43 SQ-FT
SETBACKS: SEE SITE PLAN ON T-4

MAX F.A.R.
CODE: MAX SQ. FT. = 2,800 SQ. FT.
2,587.31 < 2,800 PASS

MAX LOT COVERAGE
CODE: 35% MAX
LOT X 35% = MAX LOT COV.
7,500 X .35 = 2,625.00 SQ-FT MAX
GIVEN: 1,537.05 < 2,625.00 PASS

IMPERVIOUS SURFACES
SEC. 70-202.2
IF INCREASE IN IMPERVIOUS SURFACE IS < 250 SQ. FT. NO UNDERGROUND RETENTION REQUIRED
INCREASE IN IMPERVIOUS SURFACES = 72.62 SQ. FT. < 250 SQ. FT.
NO DRYWELL REQUIRED

4 TOWN OF NORTH HEMPSTEAD ZONE R-C

GENERAL NOTES

TOWN OF NORTH HEMPSTEAD
210 PLANDOME ROAD
MANHASSET, N.Y. 11030
BUSINESS PHONE: (516) 869-7660

1. WORK PERFORMED: MON. - FRI. 7:30AM - 6:00PM, ONLY. NO WORK WEEKENDS OR HOLIDAYS
2. NO WORK IS TO BE STARTED UNTIL ALL INSURANCE CERTIFICATES ARE FILED WITH THE TOWN.
3. FINAL SURVEY TO BE SUBMITTED AT COMPLETION OF JOB.
4. CONTRACTOR SHALL GIVE ADEQUATE NOTICE TO OWNER TO RELOCATE PLANTINGS IN WAY OF PROPOSED WORK.
5. ELECTRICAL UNDERWRITERS CERTIFICATE MUST BE SUBMITTED AT COMPLETION OF JOB.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS.
7. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS; ALL V.I.F. AND ALIGN NOTES SUPERSEDE WRITTEN DIMENSIONS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND NYS RESIDENTIAL CODE, 2020.
9. NEW LEADERS TO CONNECT TO NEW DRYWELLS
10. ALL HEATING, VENTILATING, AND AIR CONDITIONING SYSTEM WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 13 THROUGH 24 OF RESIDENTIAL CODE OF NEW YORK STATE, ALL LOCAL RULES & REGULATIONS, AND AS SPECIFIED IN THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION.
11. ALL MECHANICAL SYSTEMS, EQUIPMENT, APPLIANCES, ETC. MUST COMPLY WITH SECTIONS N1003.1 THROUGH N1103.9 AS APPLICABLE AND BE LISTED, LABELED, AND INSTALLED IN ACCORDANCE W/ THE MANUFACTURER'S SPECIFICATIONS, LISTING LABEL, AND CODE. SPECIFICATIONS MUST BE SUPPLIED TO THE BUILDING DEPT. PRIOR TO INSTALLATION.
12. ALL FUEL, GAS SPACE HEATING APPLIANCES IN RESIDENTIAL BUILDING SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE, WHICH WILL SHUT OFF THE FUEL SUPPLY TO THE BURNER WHEN THE FLAME OR PILOT LIGHT IS EXTINGUISHED.
13. DOMESTIC HOT WATER HEATING EQUIPMENT SHALL BE INSTALLED IN COMPLIANCE WITH SECTIONS M2005.1 THROUGH M2005.5 AS APPLICABLE.
14. ALL UNDERGROUND PIPING FROM LEADER PIPES CONNECTING TO DRYWELL SHALL BE 6" DIAMETER SCHEDULE 40 OR SDR35.
15. THE G.C. SHALL INSPECT FOR ROTTED WALLS, FLOORS, AND ROOF STRUCTURE ALSO PLUMBING LEAKS AND INFORM THE OWNER OF ANY SUSPECTED UNSOUND STRUCTURE OR OTHER HIDDEN PROBLEMS AS SOON AS DISCOVERED.
16. PREVENT DAMAGE TO ANY EXISTING WORK. REPLACE/ RESTORE W/ BETTER OR EQUAL.
17. ALL EQUIPMENT SHALL PERFORM IN ACCORDANCE W/ TABLE N1103.7 OF THE CODE.

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOWLOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQ.	FLOOD HAZARDS	AIR FREEZING INDEX
25	120	B	SEVERE	3'-0"	MODERATE TO HEAVY	SLIGHT TO MODERATE	13	YES	4-02-97	NASSAU 1500 OR LESS

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AS SUBMITTED COMPLY IN ALL RESPECTS WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND THE 2020 NYS ENERGY CONSERVATION CODE.

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

DISAPPROVED
Glenn Norjen
03/02/2023

HIERARCHY
7 Saynor Avenue, Manhasset, New York 11030
516.627.7007 Tel 516.627.7107 Fax

RUSSELL RESIDENCE
190 URBAN AVENUE
WESTBURY, NY 11590

REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO NO. 019481 STATE OF NEW YORK Seal

PROJECT	03-08-2021
BLDG. APPLICATION	02-28-2023

SITE PLAN, PLUMBING RISER DIAGRAM, ZONING CALCULATIONS

DESIGNED BY T.J.C.
DRAWN BY M.G.M.
CHECKED BY T.J.C.

T-1

©

GENERAL NOTES

1. IT IS EXPECTED THAT THE CONTRACTOR WILL HAVE VISITED THE SITE AND BE THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS AND REPORT DISCREPANCIES OR ADVERSE CONDITIONS WHICH MAY ALTER DESIGN INTENT

2. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK OF ALL QUALIFIED SUBCONTRACTORS AND BE SOLEY RESPONSIBLE FOR MATERIALS, MEANS AND METHODS, EQUIPMENT AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO THE WORK

3. ALL WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, THE 2020 BUILDING CODE OF NEW YORK STATE, THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, THE 2020 FIRE CODE OF NEW YORK STATE AND TO ALL LOCAL LAWS

4. ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE IDENTIFIED TO EVALUATE COMPLIANCE WITH ALL CURRENT NEW YORK STATE CODES AND COMPLY WITH THE NEW YORK STATE ENERGY AND CONSERVATION CODE

5. CONTRACTOR SHALL DISCUSS CHANGES OR 'EXTRAS' PRIOR TO PROCEEDING AND WITHIN 24 HOURS, UNLESS ACTING TO RESOLVE AN URGENT CONDITION. CONTRACTOR SHALL SUBMIT WRITTEN CHANGE-ORDERS, NOTING IMPACT TO SCHEDULE AND COSTS

6. CONTRACTOR SHALL GIVE ADVANCE NOTICE TO OWNER AND ARCHITECT FOR "DROP-DEAD" DATES AND APPROVAL OF SAMPLES OR SHOP-DRAWINGS. CONTRACTOR SHALL ALSO ADVISE OWNER OF DELAYS DUE TO ANY OWNER INITIATED DECISIONS

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FREQUENT PROGRESS UPDATES AS WELL AS BUDGET UPDATES, WITH PAYMENT SCHEDULES

8. CONTRACTOR TO DETERMINE MOST BENEFICIAL POINT OF ENTRY OF UTILITIES AND DETERMINE OPTIMAL ROUTING, AND SUPPORT OF NEW AND EXISTING PIPES, DUCTS, CONDUITS

9. CONTRACTOR SHALL WARRANT HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE, AND/OR ONE YEAR FROM CORRECTIVE WORK

10. CONTRACTOR SHALL ADEQUATELY PROTECT PROPERTY FROM DAMAGE AND SHALL CORRECT DEFICIENCIES TO EQUAL OR BETTER CONDITION. CONTRACTOR SHALL MAKE ATTEMPTS TO HALT MIGRATION OF DUST AND DEBRIS

11. DIMENSIONS ARE FOR GENERAL INTENT ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, (VIF), AND ALIGNMENTS, (ALIGN), IN FIELD. CRITICAL REFERENCES AND BENCHMARK DIMENSIONS ARE SO NOTED, OR ELSE GOVERNED BY VIF DIMENSIONS. DO NOT SCALE DRAWINGS

12. CONTRACTOR MUST FURNISH AS-BUILT DIAGRAMS FOR PLUMBING AND ELECTRICAL ROUTES, AND ANY STRUCTURAL CONDITION(S) IF DIFFERENT THAN SPECIFIED

13. PERMITS SHALL BE APPLIED FOR AND SECURED BY CONTRACTOR UNLESS OTHERWISE DIRECTED. COST OF PERMITS IS OWNERS RESPONSIBILITY

14. CONTRACTOR SHALL CONFORM TO APPROPRIATE CONSTRUCTION, ENERGY, MECHANICAL, ELECTRICAL, STRUCTURAL AND CIVIL CODES WHICH ARE ENFORCEABLE AT THE TIME OF PERMIT ISSUANCE. IT IS ASSUMED THAT THE CONTRACTOR IS FAMILIAR WITH THE RULES AND REGULATIONS, AND INSPECTION SCHEDULES OF THE MUNICIPALITY HAVING JURISDICTION

15. SHOP DRAWINGS ARE REQUIRED FOR WINDOWS, CUSTOM MILLWORK ITEMS, CUSTOM STONE AND TILE LAYOUTS AND MECHANICAL SYSTEMS

16. GC IS RESPONSIBLE FOR COORDINATING ALL PORTIONS OF THE WORK WHETHER BY HIS OWN FORCES OR BY OWNER'S FORCES, EG; CABINETRY AND BATH INSTALLERS, SECURITY INSTALLER, TELEPHONE AND CABLE COMPANY, ETC. AND SHALL COORDINATE PROBLEMS BETWEEN PARTIES

17. NO FOOTINGS PLACED OR DRYWELLS COVERED UNTIL APPROVED BY INSPECTOR

18. INSURANCE FOR WORKERS AND PROPERTY SHALL BE MAINTAINED BY CONTRACTOR AT ALL TIMES. COPIES MUST BE SUBMITTED TO BUILDING DEPARTMENT - NO WORK SHALL BE STARTED UNTIL COMPENSATION INSURANCE IS FILED

19. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITY ON SITE AT REAR YARD

20. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL CLEAN THE ENTIRE PREMISES AND RESTORE PROPERTY BY REPLACING DAMAGED TREES OR PLANTS, RAKING SOIL AND FILLING TIRE-RUTT MARKS WITH TOPSOIL, SEED AND MAKING REPAIRS TO DAMAGED ASPHALT

21. CONTRACTOR TO CONSTRUCT AND/OR MAINTAIN EXISTING FIRE RESISTANT FLOOR, WALL, AND CEILING ASSEMBLIES AS REQUIRED BY NEW YORK STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO ONE (1) HOUR SEPARATION AROUND GARAGES, ROOMS CONTAINING FUEL-BURNING EQUIPMENT AND CHIMNEY FLUES

22. ALL INTERIOR WALLS SHALL BE MINIMUM 5/8" GYPSUM WALL BOARD

23. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. HIERARCHY IS NOT RESPONSIBLE FOR MATERIALS, MEANS, METHODS OR SEQUENCES OF OPERATIONS.

METALS:

1. CONTRACTOR TO PROVIDE MISC. METALS, NOT USUALLY SHOWN, SUCH AS: NAILS, ANCHOR BOLTS, LAG BOLTS, TIES, HURRICANE TIES, TECO HANGERS, SHIELDS, CLIPS, VENTS, SLEEVES, ANGLES, FLASHING, COUNTER FLASHING, CRICKETS, LINTELS, CLEATS, CORNER BEADS, REBAR, DUCTS, ETC NECESSARY FOR PROPER COMPLETION OF THE WORK

2. PROVIDE COPPER TERMITE SHIELD BETWEEN FOUNDATION AND SILL PLATE

3. EXPOSED METALS SHALL BE HOT DIPPED GALVANIZED. PREVENT DISSIMILAR METALS FROM GALVANIC ACTION. METAL RAILINGS TO BE WROUGHT IRON. RAILINGS ON BALCONY, STOOPS, & PATIOS F.B.O.

4. COPPER WORK FOR FLASHING, SEE THERMAL, MOISTURE AND ROOFING

5. I BEAMS

6. MASONRY LINTEL

7. STRUCTURAL LALLY COLUMNS

8. MISC. METALS

9. ORNAMENTAL METALS

10. RAILINGS

WOOD NOTES

1. WOODWORK, WHERE INDICATED AS 'NOT IN CONTRACT', (NIC), SHALL MEAN FURNISHED AND INSTALLED BY A QUALIFIED MILLWORK COMPANY OTHER THAN THE CONTRACTOR, EG "CABINET DESIGNER/INSTALLER"

2. CABINET DESIGNER SHALL PROVIDE CONTRACTOR WITH SIGNED-OFF EXACT HEIGHTS AND CENTERLINES, COORDINATED WITH ALL ROUGH-INS FOR PLUMBING, GAS, ELECTRICAL, LIGHTING AND EXHAUST, INCLUDING BUT NOT LIMITED TO OUTLETS, SWITCHES, HI-HATS, FIXTURES, TELEPHONE, CABLE, UNDER COUNTER LIGHTS, EXHAUST, AND ALL APPLIANCE CUTS WITH SPECIFICATIONS

3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL TO PROVIDE ROUGH-FINISHED SPACE FOR CABINET DESIGNER, INCLUDING BUT NOT LIMITED TO: SHEETROCK LEVEL AND TRUE, SOLID BLOCKING, WINDOWS AND DOORS, FINISHED FLOORING, ELECTRICAL, PLUMBING. CONTRACTOR SHALL RETURN TO COORDINATE WITH DESIGNER FOR HOOK-UP AND SETTING OF ALL APPLIANCES

4. CABINET DESIGNER SHALL TAKE FINAL FIELD MEASUREMENTS, AND PROVIDE SHOP DRAWINGS TO ARCHITECT FOR LAZY SUSANS, APPLIANCE PANELS, MATCHING CROWN AND BASE, APPROVAL OF CABINETS, DOORS, DRAWERS, PULL-OUTS, MOLDINGS, OTHER SPECIALTIES, AND HARDWARE

5. MATERIAL WHERE INDICATED AS FURNISHED BY OWNER, (FBO), SHALL MEAN FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR

6. INSTALL NEW FLOOR (SEE ARCHITECT AND HOMEOWNER FOR LOCATIONS & DETAILS) ON 3/4" PLYWOOD, GLUED & SCREWED TO FLOOR JOISTS. STAIN SAMPLE AREA FOR APPROVAL. THREE COATS WATER BASED URETHANE

7. PROTECT FLOORS WITH HEAVY DUTY CONSTRUCTION PAPER UNTIL COMPLETION OF THE PROJECT

8. FLUSH SADDLES AT WOOD DOORWAYS. BEVELED REDUCER SADDLES AT TRANSITIONS

9. ALL MOULDINGS AND MILLWORK ARE TO BE SOLID WOOD. FINGER JOINTED, AND MDF PRIMED MILLWORK NOT ACCEPTABLE

10. PRESCRIPTIVE DESIGN CRITERIA FOR WOOD SHALL CONFORM TO AMERICAN WOOD COUNCIL WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS AND TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

11. ALL NEW GENERAL FRAMING LUMBER SHALL BE #2 OR BETTER GRADE DOUGLAS FIR/HEMLOCK FIR. ALL LUMBER SHALL BE PROPERLY SEASONED AND NEW, FREE FROM KNOTS, SHAKES, ROT OR OTHER DEFECTS. ALL LUMBER DIMENSIONS AFTER SEASONING SHALL CONFORM TO THE MINIMUM DIMENSIONAL REQUIREMENTS PER PS-20. ALL NEW FLOOR/ROOF JOISTS, HEADERS/TRIMMERS AND OTHER HORIZONTAL MEMBERS SHALL BE SET WITH CROWN EDGE UP

12. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR/LARCH NO.1 OR NO. 2, WITH BASE FB=850 PSI TYPE 'F' PER THE AMERICAN FOREST AND PAPER ASSOCIATION, DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. MICROLAMS SHALL BE 2.0 6F LVL UNLESS NOTED

13. STRUCTURAL MEMBERS ARE DESIGNED TO RESIST THE FOLLOWING LOADS: FLOORS 40 PSF-LL+ 20 PSF DL; BEDROOMS 30 PSF-LL + 20 PSF-DL; ATTICS 20 PSF-LL+ 10 PSF-DL; ROOFS 50 PSF-LL+ 22 PSF-DL

14. DOUBLE ALL FRAMING UNDER PARTITIONS THAT ARE PARALLEL TO FRAMING AND AROUND OPENINGS, AND UNDER TUBS

15. PROVIDE CONTINUOUS SOLID BRIDGING BETWEEN BEAMS, OVER GIRDERS AND PLATES OF BEARING PARTITIONS. METAL BRIDGING STRAPS MAY BE SUBSTITUTED AND INSTALLED ACCORDINGLY

16. ALL CONCEALED SPACES IN WALLS AND CEILINGS SHALL BE FIRESTOPPED AS PER R302.11

17. ALL HEADERS SHALL BEAR ON SOLID 4"x4" WOOD POSTS

18. DRILLING AND NOTCHING OF EXTERIOR WALLS AND BEARING PARTITIONS SHALL COMPLY WITH SECTION R602.6(1) & R602.6(2), DRILLING AND NOTCHING OF TOP PLATES SHALL COMPLY WITH SECTION R602.6.1

19. EXTERIOR WALL SHEATHING SHALL BE CONTINUOUS FROM THE BOTTOM PLATE TO UPPER TOP PLATE, WITH ALL PANEL EDGES OVER FRAMING

20. RAFTERS SHALL BEAR DIRECTLY ON LOAD BEARING WALLS AND BEARING SHALL BE GREATER THAN 1-½". RAFTERS SHALL BEAR DIRECTLY ON RIDGE BEAM OR BE SUPPORTED BY HANGERS OR FRAMING ANCHORS. PROVIDE FULL-HEIGHT BLOCKING BETWEEN RAFTER ENDS

21. ALL WOOD BEAMS BEARING ON MASONRY SHALL HAVE A MINIMUM BEARING OF 4". THE ENDS OF ALL WOOD BEAMS BEARING ON MASONRY SHALL BE FIRECUT. BEVEL 3" INTO DEPTH OF THE BEAM

22. PROVIDE A MINIMUM ONE INCH AIR SPACE BETWEEN WOOD AND MASONRY OR PROTECT OR TREAT WOOD NEW CONCRETE AS REQUIRED TO COMPLY WITH R606.1

23. UPLIFT STRAP CONDITIONS: USE SIMPSON TIES OR EQUAL FOR HURRICANE CLIPS AND TIE DOWNS. USE MINIMUM (3) 8D COMMON NAILS OR 10D BOX NAILS IN EACH END OF 1-½" X 20 GUAGE ASTM A 653, GRADE 22 STEEL STRAPS ON ROOF TO WALL, WALL TO WALL, AND WALL TO FOUNDATION CONNECTIONS

24. PROVIDE "ACQ" NEW SILL PLATES PER R318. CONFIRM THAT OTHER STRUCTURAL MEMBERS OR SHEATHINGS THAT ARE WITHIN 6-12" OF EXPOSED GROUND COMPLY WITH R317-8

25. PROVIDE PROTECTION AGAINST TERMITES AND DECAY IN COMPLIANCE WITH R317-8. PROVIDE PRESSURE TREATED WOOD IN CONTACT WITH GRADE OR STRUCTURAL MEMBERS CLOSER THAN 12" TO GRADE.,

26. CONSTRUCTION OF BRACED WALL PANELS SHALL COMPLY WITH R602.10.

27. STAGGER PLYWOOD. GLUE AND SCREW OR USE EPOXY COATED SHANKED NAILS

28. ALL WOOD STRUCTURAL FRAMING MEMBERS SHALL ALIGN VERTICALLY TO ALLOW PROPER INSTALLATION OF METAL STRAPPING, ANCHORING, AND LOAD TRANSMISSION FROM ROOF RIDGE DOWN TO FOUNDATION

29. CORRUGATED BUCK ANCHOR 16 GA. METAL TIES SPACED @ 24" O.C. VERTICALLY AND @ 36" O.C. HORIZONTALLY STAGGERED, USED FOR ANCHORING BRICK/ STONE TO FRAME STRUCTURE TO COMPLY WITH R606.13.2

WOOD NOTES, cont'd

30. FOR CEDAR SIDING: ONLY CERTIFIED 'CERTI-LABELLED GRADE A, ARCHITECT CLEAR" #2 CLEAR OR BETTER. LESS THAN "D" GRADE WILL NOT BE APPROVED. FOUR-SQUARE EDGES, FREE OF KNOTS AND HEARTS, SOUND AND TIGHT. BLUE LABEL PERFECTION FOR SIDING, GREEN LABEL FOR UNDER COURSE ONLY, BLACK LABEL FOR GARDEN SHEDS AND SIMILAR ACCESSORY BUILDINGS; ZINC OR COPPER RIDGE CAP TO CREATE NATURAL RAINFALL , ANTI MILDEW PROTECTION TYP.

31. FOR CEDAR SIDING USE ONLY RING OR SPIRAL SHANK NAILS AT CEDAR SIDING. BLUNT TIP, THIN SHANK WILL NOT BE APPROVED. USE STAINLESS STEEL #304 GENERAL, #316 WITHIN ONE MILE OF THE OCEAN. HOT DIPPED PER ASTEM 153/A. ALUMINUM GALVANIZED WILL NOT BE APPROVED.

THERMAL, MOISTURE AND ROOFING:

1. CONTRACTOR SHALL PROVIDE ALL WEATHER-STRIPPING, CAULKING, BUILDING PAPER, PLASTIC SHEATHING, INSULATION, FLASHING, VAPOR BARRIERS, DRAFT STOPS, EXPANDABLE SEALERS, BACKING RODS, SEALINT, VENTS, BAFFLES, GROMMETS AS REQUIRED FOR WEATHER-TIGHT, AIR TIGHT JOB

2. DOUBLE CAULK ALL WINDOWS, EG; PROVIDE CONCEALED SEALANT AT ROUGH OPENINGS AT EXTERIOR DOORS AND WINDOWS, HEAD, JAMB AND SILL, PRIOR TO SIDING, AND ALSO, APPLY BEAD OF SEALANT AFTER CASING HAS BEEN INSTALLED

3. PROVIDE NEW ASPHALT ROOF TO MATCH EXISTING

4. FLASHING: PROVIDE COPPER FLASHING WITH A THICKNESS OF NOT LESS THAN .019, PER NEW YORK STATE CODE R903.2.1

5. ICE DAM SHALL BE 36" FROM EDGE OF EAVES TYPICAL. FLASHING SHALL TRAVEL 18" MINIMUM AT CHANGES OF PLANE, AND TURNED-UP 24" AT PLANE OF WALL INTERSECTION. NO NAILS SHALL BE DRIVEN THROUGH COPPER, FORM DOUBLE LOCKED SEAMS FOLDED AND PRESSED PER INDUSTRY STANDARD

6. USE GE CAULKING AND SEALANT PRODUCTS ONLY AT EXTERIOR BUILDING JOINTS

7. PROVIDE NEW PAINTED ALUMINUM GUTTERS AND LEADERS. DISCUSS GUTTER AND LEADER PLACEMENTS WITH ARCHITECT PRIOR TO INSTALLATION. DISCHARGE TO APPROVED DRAINAGE AREAS ONLY. USE FULL LENGTHS WHEN POSSIBLE, AND FLAGE SEAMS IN THE LEAST CONSPICUOUS MANNER

8. PROVIDE TYVEK, OR MINIMUM 15 LB ASPHALT IMPREGNATED BUILDING PAPER AT VERTICAL SHEATHING, OVERLAP SEAMS AT LEAST 6". AT WINDOWS AND DOORS OVERLAP 4" INTO OPENING

9. PROVIDE SBS MODIFIED BITUMEN ROOFING SYSTEM AT FLAT ROOFED AREAS. USE PRE-FORMED RUBBER BOOT FOR PENETRATIONS AT POSTS

10. ALL INSULATION INCLUDING FACINGS, VAPOR BARRIERS, OR BREATHER PAPERS INSTALLED WITHIN FLOOR-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 IN COMPLIANCE WITH SECTION R302.10

11. CONTRACTOR SHALL PROVIDE INSULATION TO COMPLY WITH THE NEW YORK STATE ENERGY CONSERVATION AND CONSTRUCTION CODE AT ALL EXISTING WALL, ROOF, OR BUILDING ENVELOPE ASSEMBLIES THAT ARE EXPOSED DURING THE COURSE OF DEMOLITION OR CONSTRUCTION. THERMAL ENVELOPE OF BUILDING TO BE SEALED TO LIMIT AIR INFILTRATION AND TO COMPLY WITH SEC. N 1102 OF THE NEW YOURK STATE RESIDENTIAL CODE AND WITH THE NEW YORK STATE ENERGY CONSERVATION AND CONSTRUCTION CODE.

12. INSTALL VAPOR RETARDER IN ALL NEW FRAMED WALLS, FLOORS AND ROOF CEILINGS ON THE WARM-IN-WINTER SIDE OF THE INSULATION TO COMPLY WITH SECTION N1102.1.1

13. HERS RATING NOT REQUIRED ON ADDITIONS/RENOVATIONS; CHECK LOCAL JURISDICTION FOR AMENDMENTS TO ENERGY CODE

WINDOWS, DOORS, HARDWARE & GLAZING:

1. WINDOWS AND DOORS SHALL MEET THE REQUIREMENTS OF SECTION N1101.10.3 AND MINIMUM STANDARDS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

2. SEE DOOR AND WINDOW SCHEDULE FOR SIZES AND SPECIFICATIONS

3. CONTRACTOR TO PROVIDE STANDARD SUBSILLS, SILLS, STOOLS, APRONS, JAMBS, EXTENDED JAMBS, STOPS, SILENCERS, HINGES, CLOSERS, CREMONE BOLTS, LATCH SETS, PULLS, HANDLES, HARDWARE, AND KNOBS IF NOT OTHERWISE INCLUDED AS STANDARD BY SUPPLIER

4. ALL WINDOWS SHALL INCLUDE THE FOLLOWING FEATURES: ¾" RECTANGULAR SIMULATED DIVIDED LITES W/ SPACE BAR; LOW-E-3 W/ ARGON GLASS; JAMB LINER; CHARCOAL FIBERGLASS MESH SCREEN; WHITE OR BRUSHED STAINLESS. NOTE: INTERIOR AND EXTERIOR CASING BY CONTRACTOR

5. ALL EXTERIOR DOORS "THERMA TRU OR BETTER" SHALL INCLUDE THE FOLLOWING FEATURES: LEVER HANDSET, HINGES AND CYLINDER LOCKS TO MATCH WINDOW HARDWARE; MASTER KEYING WITH ALL LOCKS; LOW-E-3 W/ ARGON GLASS; EXTENDED METAL WEATHER-TIGHT SADDLE; ¾" RECTANGULAR SIMULATED DIVIDED LITES W/ SPACE BAR, APPLIED EXTERIOR GRILLES

6. ALL HABITABLE SPACES SHALL HAVE EMERGENCY EGRESS AND PROVIDE NATURAL LIGHT AND NATURAL VENTILATION IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE R303.1

7. ALL EXTERIOR WINDOWS AND DOORS SHALL BEAR A LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/NWWDA 101/I.S.2

8. ALL EXTERIOR WINDOWS AND DOORS AND THEIR INSTALLATION SHALL COMPLY WITH THE THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

9. GLASS BELOW 18" AFF SHALL BE TEMPERED SAFETY GLASS

10. GLASS IN HAZARDOUS LOCATIONS, INCLUDING SWINGING DOORS, ABOVE BATHTUBS AND AT SHOWER SURROUNDS SHALL BE TEMPERED SAFETY GLASS AND COMPLY WITH R308.4

11. DOORS SEPARATING HABITABLE SPACE FROM GARAGE OR MECHANICAL ROOMS SHALL BE 3/4-HR. RATED, FIRE-PROOF, SELF CLOSING

12. GLAZING SHALL COMPLY WITH R308 AND EXTERIOR WINDOWS AND DOORS SHALL COMPLY WITH R609 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

PLUMBING, ELECTRICAL, AND MECHANICAL

1. LICENSED PLUMBER SHALL SECURE ALL REQUIRED APPROVALS OF AGENCIES HAVING JURISDICTION AND OBTAIN APPROVALS AT COMPLETION OF WORK, FOR OWNERS CERTIFICATE OF OCCUPANCY

2. PLUMBER TO DETERMINE PIPE SIZES, WASTE LINES, SUPPLY LINES, FITTINGS, VALVES, GATE OR CHECK VALVES, FROST FREE HOSE BIBS, LENGTHS AND PRESSURE CALCULATIONS, PITCHES, RISERS, STACKS, VENTS, CLEAN OUTS, ACCESS PANELS, SHUT-OFFS, METERS, INSULATION AT EXPOSED CRAWL AREAS, OPTIMAL ROUTING AND SUPPORT OF HIS WORK

3. COPPER SUPPLY LINES. PVC WASTE AND DRAIN LINES

4. WASTE AND SUPPLY LINES INSIDE WALLS SHALL BE ACOUSTICALLY DAMPENED TO REDUCE NOISE OF WATER MOVEMENT WITH SILENT PIPE, ACOUSTIC BATT, OR MEMBRANE

5. UNDERGROUND LINES FROM LEADER PIPES TO DRYWELLS SHALL BE 6" SCHEDULE 40 OR SDR35 ONLY

6. ALL CONNNECTIONS TO POTABLE WATER SHALL CONFORM TO CHAPTER 29 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

7. ALL DRAIN, WASTE, VENT PIPES AND FITTING MATERIALS SHALL COMPLY WITH 2020 RESIDENTIAL CODE OF NEW YORK STATE P2902.

8. PROVIDE AIR GAPS OR BACK FLOW PREVENTION DEVICES AT DISHWASHERS AND WASHING MACHINES

9. THE ENTIRE PLUMBING SYSTEM SHALL BE TESTED FOR CONFORMANCE WITH THE 2020 PLUMBING CODE OF NEW YORK STATE.

10. IDENTIFY ALL NEW AND EXISTING LINES WITH METAL ID TAGS

11. COORDINATE WITH G.C. ALL EQUIPMENT LAYOUT FOR ICE MAKERS, WATER LINES, GAS LINES, ETC, PRIOR TO COMPLETION OF FRAMING TO COORDINATE ROUTING & PITCHES

12. ALL HEATING, VENTILATING AND AIR-CONDITIONING SYSTEMS SHALL COMPLY WITH CURRENT INTERNATIONAL RESIDENTIAL CODE AND WITH CURRENT REGULATIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION

13. ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH CHAPTERS 13 THROUGH 17 OF THE 2020 BUILDING CODE OF NEW YORK STATE.

14. PROVIDE A MINIMUM OF ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

15. DUCTS AND HVAC PIPING SHALL BE INSULATED AND COMPLY THE 2020 RESIDENTIAL CODE OF NEW YORK STATE ENERGY AND CONSTRUCTION D SDF CODE

16. MECHANICAL CONTRACTOR SHALL DETERMINE DUCT SIZE AND ROUTING OF NEW DUCT WORK AND TIE-INS TO EXISTING SYSTEM. SEE PLANS FOR PROPOSED THERMOSTAT, REGISTER AND GRILLE LOCATIONS, AND PROPOSE ALTERNATIVES COMPATIBLE WITH PROPOSED ARCHITECTURE. SUBMIT DIAGRAM OF DUCTS, REGISTERS, HAND-ACCESS OF PROPOSED SYSTEM

17. PROVIDE NEW AC SYSTEM FOR EXISTING AND NEW AREAS OF THE HOUSE

18. ALL ELECTRICAL WORK SHALL COMPLY WITH PART VIII OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

19. ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL COMPLY WITH CHAPTER 38 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

20. A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS AND COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

21. RECESSED LIGHTING IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

22. ALL ELECTRICAL WIRING SHALL BE ROMEX CABLE

23. RECEPTACLE OUTLETS SHALL BE PROVIDED AT A MINIMUM OF 12'0" ON CENTER AND COMPLY WITH CHAPTER 39 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

24. U.L. APPROVED SMOKE AND CO DETECTORS SHALL BE EITHER PHOTOELECTRIC OR IONIZATION TYPE, AND SHALL BE DIRECTLY CONNECTED TO A LIGHTING CIRCUIT WITH NO INTERVENING WALL SWITCH/ OR BATTERY OPERATED ACCEPTED

25. WOOD-BURNING AND GAS FIREPLACES REQUIRE TIGHT-FITTING, NONCOMBUSTIBLE FIREPLACE DOORS AND MUST COMPLY WITH THE NYS ENERGY CONSERVATION CONSTRUCTION CODE AND MANUFACTURER'S GUIDELINES FOR WARRANTIES. GLASS DOORS AND ENCLOSURES BY OWNER.

26. ELECTRICAL UNDERWRITERS CERTIFICATE AND FINAL SURVEY MUST BE SUBMITTED AT THE COMPLETION OF THE JOB.

SITE AND FOUNDATION WORK

1. SOIL IS SW, SP, OR SM FROM SOIL GROUP 1 (TABLE R401.4.1) AND PRESUME SOIL BEARING CAPACITY IS 2,000 POUNDS PER SQUARE FOOT. CONTRACTOR TO VERIFY

2. CONCRETE SHALL HAVE A MINIMUM 28 FIELD CURED COMPRESSIVE STRENGTH OF 3,000 PSI, MAXIMUM AGGREGATE SIZE ¾".

3. SLOPE SOIL AWAY FROM FOUNDATION TO COMPLY WITH R 401.3. PROVIDE MINIMUM SLOPE OF 6" WITHIN THE FIRST 10 FEET OF THE FOUNDATION WALL

4. ALL EXTERIOR FOOTING/FOUNDATION SYSTEMS SHALL EXTEND BELOW THE FROST LINE, MINIMUM OF 3'-0" BELOW GRADE TO COMPLY WITH SEC. R 403

5. NEW FOOTINGS TO NEW CRAWL SPACES SHALL BE STEPPED (MAXIMUM 1 FOOT VERTICAL TO 2 FEET HORIZONTAL) OR SLOPED AT NO MORE THAN A 30 DEGREE ANGLE. TOPS OF ALL NEW FOOTINGS SHALL BE LEVEL. PROVIDE UNDERPINNING WHERE OLD AND NEW FOOTINGS MEET

6. FOUNDATION DRAINAGE SHALL BE PROVIDED AND INSTALLED IN COMPLIANCE WITH R 401.3, AND R405. FOUNDATION DAMP-PROOFING SHALL COMPLY WITH SEC. R 406 AND SHALL BEGIN AT THE TOP OF THE FOOTING AND END AT FINISHED GRADE. THE MEMBRANE SHALL BE INSTALLED AND COMPLY WITH THOSE LISTED IN R 406.2

7. ALL EXTERIOR WALLS SHALL BE SUPPORTED ON CONTINUOUS SOLID OR FULLY-GROUTED MASONRY OR CONCRETE FOOTINGS SUFFICIENT TO ACCOMMODATE ALL LOADS AND TRANSMIT THEM TO THE SOIL. FOOTINGS SHALL BE A MINIMUM OF 12" WIDE FOR WOOD FRAME CONSTRUCTION AND 16" WIDE FOR WOOD FRAME WITH BRICK VENEER TO COMPLY WITH SEC R 403.1 FOOTINGS SHALL REST ON UNDISTURBED SOIL OR ENGINEERED FILL

8. ANCHOR BOLT SPACING, SIZE, AND DEPTH SHALL COMPLY WITH NFCM. ANCHOR BOLTS SHALL BE 1/2" DIAMETER MINIMUM HAVE 7" EMBEDMENT INTO CONCRETE BE PLACED 3'-0" O.C. AND BE PLACED AT CORNERS AND LOCATED WITHIN 1'-0" OF CORNERS

9. PROVIDE MINIMUM 24" X 18" ACCESS OPENINGS TO ALL NEW CRAWL SPACES TO COMPLY WITH SEC. R 408.4, W/ AN INSULATED PANEL DOOR

10. ACCESS DOORS FROM UNCONDITIONED TO CONDITIONED SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATEN

11. PROVIDE MIN. 6 MIL POLYETHYLENE VAPOR BARRIER BELOW NEW FLOOR SLABS OR CRAWL SPACE SLABS TO COMPLY WITH SEC. R 504.2.2

12. CONTRACTOR/SUBCONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION SITE CONFERENCE REGARDING ALL SUBSURFACE EXCAVATION AND PIPING FOR UTILITIES, DRYWELLS, SEPTIC SYSTEMS, ETC." CALL 811 BEFORE YOU DIG.

13. PARGE COAT EXPOSED CONCRETE WITH STUCCO @ FOUNDATION, WINDOW WELLS, STAIRS, ETC.

811 Know what's below. Call before you dig.

STONE AND TILE WORK:

1. STONE COUNTER TOPS SHOULD BE TEMPLATED, FURNISHED AND INSTALLED BY THE "MARBLE SUPPLIER". UTILIZE FULL SLABS, HAIRLINE AKIMI JOINTS ONLY WHERE NECESSARY

2. CERAMIC TILE WILL BE SELECTED AND FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR

3. CONTRACTOR SHALL DETERMINE QUANTITIES OF TILE, TRIM PIECES, LEFTS, RIGHTS, INS, OUTS, CORNER PIECES, ETC. 1/8" JOINTS, MAX. USE THIN SET ADHESIVE FOR MANUFACTURED TILES, AND MUDSET FOR STONE AND HANDMADE TILES

4. GROUT TO BE "DOVE" UNLESS OTHERWISE SPECIFIED

PAINTING & FINISHES:

1. PAINTING OF INTERIOR AND EXTERIOR SHALL BE INCLUDED IN THE CONTRACT. WALLPAPER AND DECORATIVE FINISHES F.B.O.

2. AT INTERIOR: TWO SPACKLE COATS, MIN., SANDED AND PREPPED AND PRIMED AS REQUIRED, DETERMINE DEFECTS WITH FLOOD LIGHT TEST BEFORE TWO FINISH COATS OF LATEX PAINT

3. INTERIOR WALLS: BENJAMIN MOORE; SEMI-GLOSS, NAVAJO WHITE, TYP

4. INTERIOR CEILINGS: BENJAMIN MOORE; FLAT CEILING WHITE, TYP

5. INTERIOR MILLWORK: WINDOWS, DOORS, CASING, CROWN, BASE, SHELVING: BENJAMIN MOORE, GLOSS DOVE WHITE

6. AT EXTERIOR: SAND AND PRIME BARE WOOD WITH OIL-BASED PRIMER AND TWO FINISH COATS OF OIL-BASED PAINT. SEAL KNOTS AND GRAINING

7. EXTERIOR TRIM: BENJAMIN MOORE; GLOSS, WHITE

8. ALL WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD RATIO OF NOT GREATER THAN 200 AND SHALL COMPLY WITH R302.9

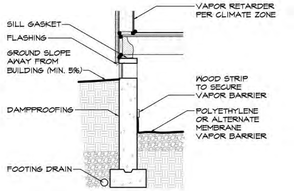
9. SYNTHETIC MILLWORK SUCH AS AZEK OR EQUAL MUST BE PREPPED & PAINTED. (SEE MANUFACTURER GUARANTEES FOR COLOR AND SHEEN)

Drawings and specifications as instruments of service are the property of the Architect and are not to be used in whole or in part for any purpose or project except with the written permission of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

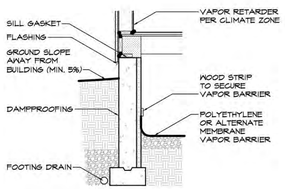
DISAPPROVED
Glenn Norjen
03/02/2023

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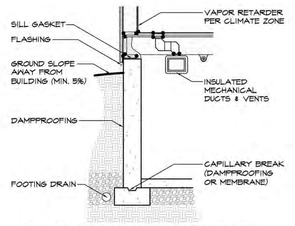
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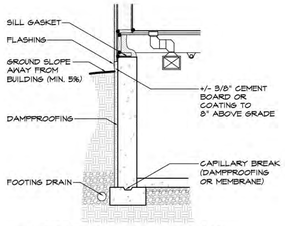
1 VENTED CRAWL SPACE
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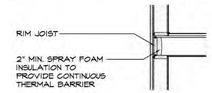
2 UNVENTED CRAWL SPACE
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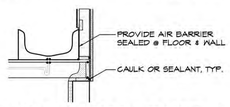
3 UNCONDITIONED CELLAR
SCALE:N.T.S.



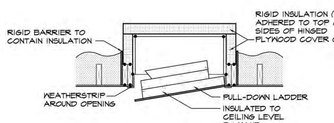
4 CONDITIONED CELLAR
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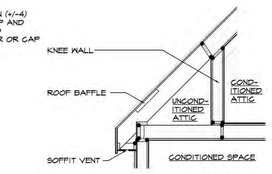
5 INSULATION @ RIM JOIST
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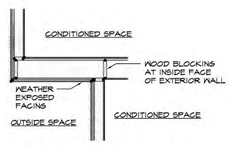
6 AIR BARRIER - BATHTUB
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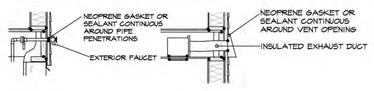
7 PULL DOWN LADDER
SCALE:N.T.S.



8 CONDITIONED ATTIC
SCALE:N.T.S.



9 CANTILEVER FLOOR
SCALE:N.T.S.



10 EXTERIOR WALL PENETRATIONS

INFORMATION TAKEN FROM NYSERDA
BUILD BETTER RESIDENTIAL
CONSTRUCTION DIAGRAMS

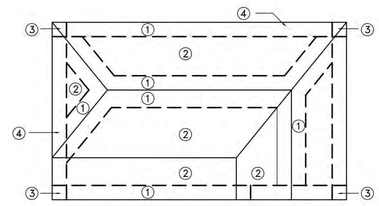
AIR BARRIER DETAILS

BUILDING THERMAL ENVELOPE

NY TABLE R 1102.1.2

	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE DEPTH	CRAWL SPACE WALL R-VALUE
CLIMATE ZONE 4, EXCEPT MARINE	0.32	0.55	0.40	49	20 OR 13 + 5	8/13	19	10/13	10, 2 FT.	10/13
CLIMATE ZONE 5 AND MARINE 4	0.30	0.55	NR	49	20 OR 13 + 5	13/17	30	15/19	10, 2 FT.	15/19

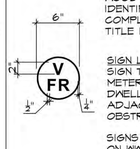
A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHER EINSULATION IS INSTALED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VAUE SPECIFIED IN THE TABLE.
B. THE FENESTRATION U-FACOTR COLUMN EXCLUES SKYLIGHTS. THE SHGC COLUMN APPLIES TO AL GLAZED FENESTRATION.
C. 10 /13 MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOUME OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL. 15 /19 MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULTION ON TH EINTERIOR OF THE BASEMENT WALL. ALTERNATIVELY, COMPLIANCE WITH 15/19 SHALL BE R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR FOR THE HOME.
D. R-5 INSULATION SHALL BE PROVIDED UNDER THE FUL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS, AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHAL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
G. ALTERNATIVELY, INSULATION INSUFFICIENT TO FIL THE FRAMING CAVITY PROVIDING NOT LESS THAN AN R-VALUE OF R-19.
H. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION.
I. MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION N1102.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WAL.



	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	8" O.C.	12" O.C.	3" O.C.	4" O.C.
PANEL EDGES	4" O.C.	6" O.C.	3" O.C.	3" O.C.

USE 2-1/2" #8 WOOD SCREWS OR 10d COMMON BOX NAILS

11 NAILING ZONES FOR ROOF SHEATHING
SCALE:N.T.S.

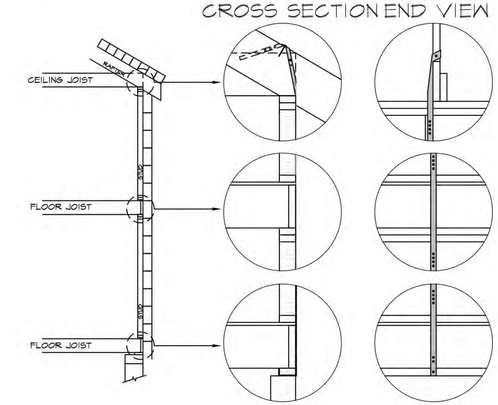


PRE ENGINEERED WOOD CONSTRUCTION IDENTIFICATION SIGN COMPLIANCE WITH TITLE 19 NYCRR PART 1265

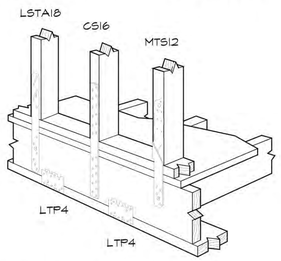
SIGN LOCATION
SIGN TO BE LOCATED ON ELECTRICAL METER MOUNTED ON EXTERIOR OF DWELLING OR ON EXTERIOR WALL ADJACENT TO METER SIGN NOT TO OBSTRUCT METER

SIGNS CAN BE PURCHASED ON WWW.TRUSSID.ORG

PRE-ENGINEERED WOOD CONSTRUCTION ID SIGN
SCALE N.T.S.

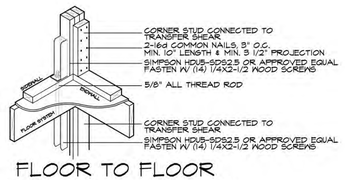


12 TYPICAL WIND UPLIFT CONNECTIONS
REFER TO WFCM 130 MPH EXPOSURE B WIND ZONE
SCALE:N.T.S.

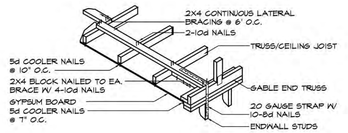


NOTE: 3" X 3" WASHER & NUT WITH ANCHOR BOLT

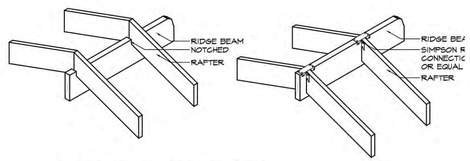
13 FLOOR TO FOUNDATION
SIMPSON STRONG-TIE STUD TO BAND JOIST
SCALE:N.T.S.



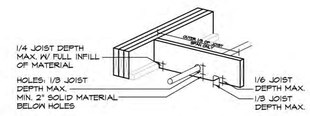
FLOOR TO FLOOR CORNER HOLD DOWN
14 SCALE:N.T.S.



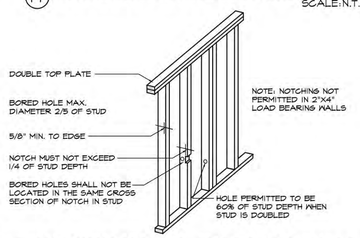
15 CEILING & GABLE END WALL BRACING
SCALE: N.T.S.



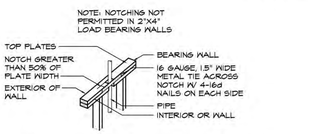
16 RIDGE BEAM DETAILS
SCALE: N.T.S.



17 NOTCHING/BORING OF JOISTS/RAFTERS
SCALE:N.T.S.



18 NOTCHING/BORING OF BEARING WALLS
SCALE:N.T.S.



19 TOP PLATE FRAMING @ PIPING
SCALE: N.T.S.

ALLOWABLE DEFLECTION

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS WITH 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 FINISH (INCLUDING PLASTER & STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISH (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOADS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS[a, d] AND OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS[a] WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS[e]	L/600

a. Wind load shall be permited to be taken as 0.7 times the component and cladding (ASD) loads obtaind from Table R301.2(2).
b. For cantilever members, L shall be taken as twice the length of the cantilever.
c. Aluminum structural members total load defelction shall not exceed L/60.
d. Deflection for exterior walls with inerior gypsum board finish shall be limited to an allowable deflection of H/180.
e. Refer to Section R703.9.2.

NAILING SCHEDULE Refer to WFCM

CONNECTION	FASTENER	LOCATION
RAFTER TO TOP PLATE (See Table 3.4A WFCM)	(See Table 3.4A)	Toe-nailed per rafter
CEILING JOIST TO TOP PLATE (See Table 3.4A)	(See Table 3.4A)	Toe-nailed per joist
CEILING JOIST TO PARALLEL RAFTER	(See Table 3.9A)	Face-nailed each Lap
CEILING JOIST LAPS OVER PARTITIONS	(See Table 3.9A)	Face-nailed each Lap
COLLAR TIE TO RAFTER (See Table 3.6)	(See Table 3.6)	Face-nailed per tie
BLOCKING TO RAFTER	2-8D COMMON 2-10D BOX	Toe-nailed each end
RIM BOARD TO RAFTER	2-16D COMMON 3-16D BOX	End-nailed each end
TOP PLATE TO TOP PLATE	2-16D[1] COMMON 2-16D[1] BOX	Face-nailed per foot
TOP PLATES AT INTERSECTIONS	4-16D COMMON 5-16D BOX	Face-nailed at joints
STUD TO STUD	2-16D COMMON 2-16D BOX	Face-nailed 24" o.c.
HEADER TO HEADER	16D COMMON 16D BOX	Face-nailed 16" o.c. along edges
TOP OR BOTTOM PLATE TO STUD	(See Table 3.5A) (See Table 3.5A)	End-nailed per stud
BOTTOM PLATE TO FLOOR-, BAND-, END-JOIST OR BLOCKING	2-16D[1,2] COMMON 2-16D[1,2] BOX	Face-nailed per foot
JOIST TO SILL, TOP PLATE OR GIRDER (See Figure 14)	4-8D COMMON 4-10D BOX	Toe-nailed per joist
BRIDGING TO JOIST	2-8D COMMON 2-10D BOX	Toe-nailed each end
BLOCKING TO JOIST	2-8D COMMON 2-10D BOX	Toe-nailed each end
BLOCKING TO SILL OR TOP PLATE	3-16D COMMON 4-16D BOX	Toe-nailed each block
LEDGER STRIP TO BEAM OR GIRDER	3-16D COMMON 4-16D BOX	Face-nailed each joist
JOIST ON LEDGER TO BEAM	3-8D COMMON 3-10D BOX	Toe-nailed per joist
BAND JOIST TO JOIST (See Figure 14)	3-16D COMMON 4-16D BOX	End-nailed per joist
BAND JOIST TO SILL OR TOP PLATE (See Figure 14)	2-16D COMMON 3-16D BOX	Toe-nailed per foot
WOOD STRUCTURAL PANELS		
RAFTERS OR TRUSSES SPACED UP TO 16" O.C.	8D COMMON 10D BOX	6" edge/ 6" field
RAFTERS OR TRUSSES SPACED OVER 16" O.C.	8D COMMON 10D BOX	4" edge/ 4" field
GABLE ENDWALL RAKE OR RAKE TRUSS W/O GABLE OVERHANG	8D COMMON 10D BOX	4" edge/ 4" field
GABLE ENDWALL RAKE OR RAKE TRUSS W/ STRUCTURAL OUTLOOKERS	8D COMMON 10D BOX	4" edge/ 4" field
GABLE ENDWALL RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS	8D COMMON 10D BOX	3" edge/ 3" field
DIAGONAL BOARD SHEATHING		
1"X6" OR 1"X8"	2-8D COMMON 2-10D BOX	per support
1"X10" OR WIDER	3-8D COMMON 3-10D BOX	per support
GYPSUM WALLBOARD	5D COOLERS COMMON	7" edge/ 10" field
WOOD STRUCTURAL PANELS		
STUDS SPACED UP TO 16" O.C.	8D COMMON 10D BOX	6" edge/ 12" field
STUDS SPACED OVER 16" O.C.	8D COMMON 10D BOX	6" edge/ 6" field
25/32" FIBERBOARD PANELS	8D[1] COMMON	3" edge/ 6" field
1/2" GYPSUM WALLBOARD	5D COOLERS COMMON	7" edge/ 10" field
HARDBOARD	8D COMMON 8D BOX	(See Table 3.11)
PARTICLEBOARD PANELS	8D COMMON 8D BOX	(See manufacturer)
1" OR LESS	8D COMMON 10D BOX	6" edge/ 12" field
GREATER THAN 1"	10D COMMON 16D BOX	6" edge/ 6" field

DISAPPROVED
Glenn Norjen
03/02/2023

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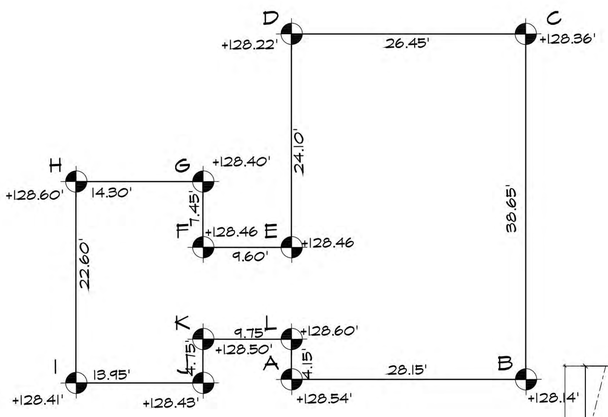
HIERARCHY
7 Gaynor Avenue, Manhasset, New York 11030
516.627.7007 Tel 516.627.7107 Fax

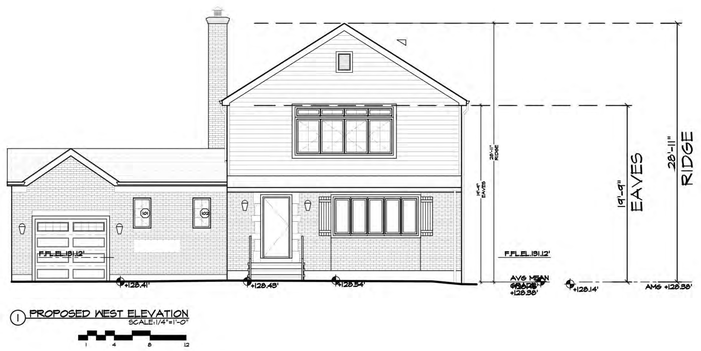
RUSSELL RESIDENCE
190 URBAN AVENUE
WESTBURY, NY 11590

REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO No. 019481 STATE OF NEW YORK Seal

PROJECT	03-06-2021
BLDG. APPLICATION	02-28-2023
RESIDENTIAL CODE	
DESIGNED BY	T.J.C.
DRAWN BY	M.G.M.
CHECKED BY	T.J.C.

T-3



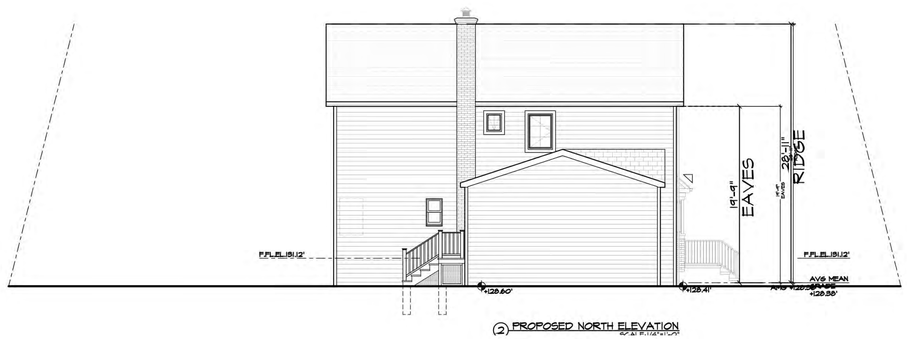


① PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



② PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



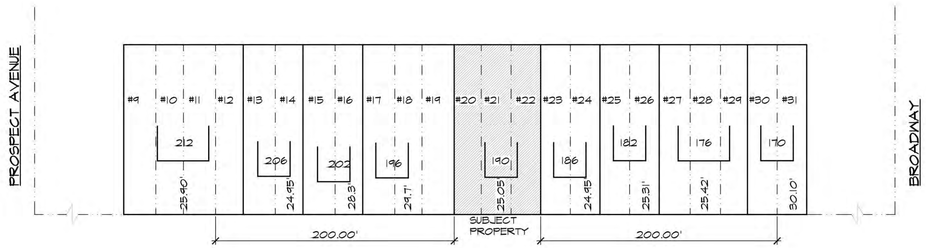


② PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED AVERAGE MEAN GRADE

190 URBAN AVENUE

A-B	128.54	+	128.14	=	256.68	div	2	=	128.34	x	26.20	=	3362.51
B-C	128.14	+	128.36	=	256.5	div	2	=	128.25	x	38.65	=	4956.86
C-D	128.36	+	128.22	=	256.58	div	2	=	128.29	x	26.45	=	3393.27
D-E	128.22	+	128.46	=	256.68	div	2	=	128.34	x	24.10	=	3092.99
E-F	128.46	+	128.46	=	256.92	div	2	=	128.46	x	9.60	=	1233.22
F-G	128.46	+	128.4	=	256.86	div	2	=	128.43	x	7.45	=	956.80
G-H	128.4	+	128.6	=	257	div	2	=	128.5	x	14.30	=	1837.55
H-I	128.6	+	128.41	=	257.01	div	2	=	128.51	x	22.60	=	2904.21
I-J	128.41	+	128.43	=	256.84	div	2	=	128.42	x	13.95	=	1791.46
J-K	128.43	+	128.54	=	256.97	div	2	=	128.49	x	4.75	=	610.30
K-L	128.54	+	128.54	=	257.08	div	2	=	128.54	x	9.75	=	1253.27
L-A	128.54	+	128.54	=	257.08	div	2	=	128.54	x	4.10	=	527.01
	TOTAL										201.90		25919.46
AVERAGE MEAN GRADE					25919.46		div		201.90			=	**128.38**



SETBACK CALCULATION

BLOCK "G"	LOT	SETBACK
	170	30.10'
	176	25.42'
	182	25.31'
	186	24.95'
	196	24.7'
	202	28.3'
	206	24.95'
	212	25.40'
	TOTAL	214.63'

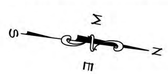
AVG. 214.63'/8 = 26.83'

MINIMUM FRONT YARDS REQUIRED BY §170-50 IS AVERAGE OR 25', WHICHEVER IS GREATER

NO FRONT YARD SHALL BE REQUIRED TO HAVE A DEPTH GREATER THAN 40'-0"

REQUIRED FRONT YARD SETBACK IS 26.83'

SETBACK DIAGRAM
SCALE: N.T.S.



No errors, omissions, or oversight on the part of the Park Examiner shall relieve the design professional, applicant, and/or owner of the responsibility for compliance with the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

DISAPPROVED
Glenn Norjen
03/02/2023

HIERARCHY
7 Sagnor Avenue, Manhasset, New York 11030
516.627.7007 Tel 516.627.7707 Fax

RUSSELL RESIDENCE
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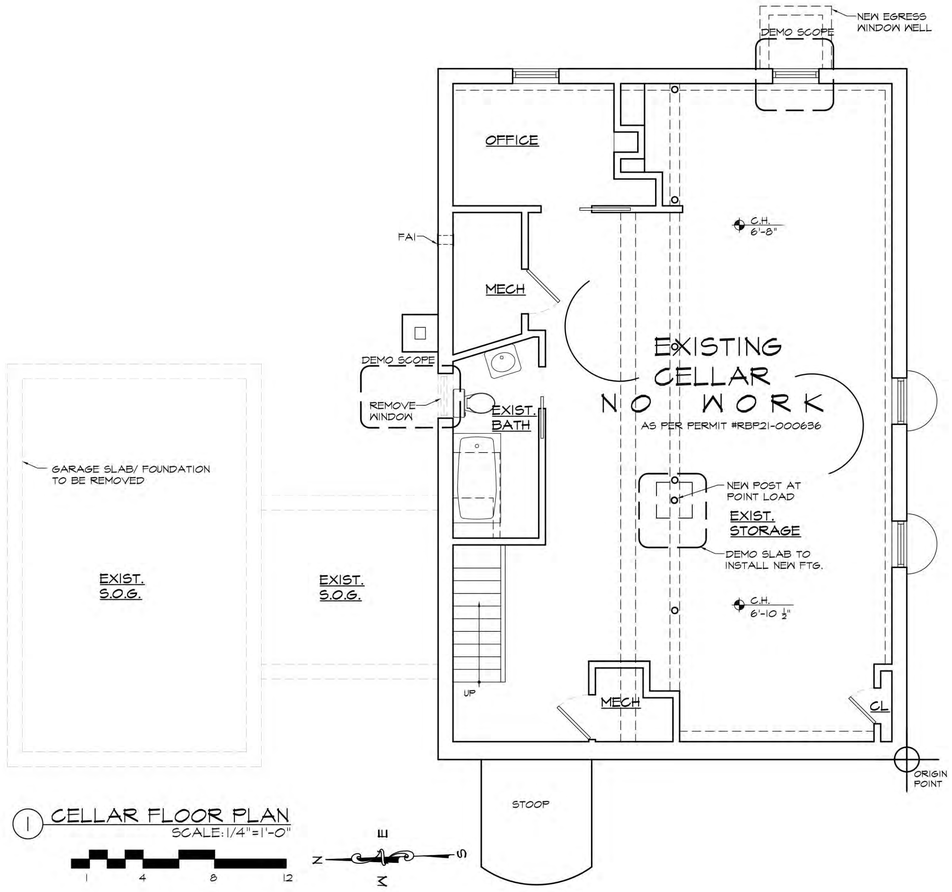
REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO No. 019481 STATE OF NEW YORK
Seal

PROJECT	08-06-2021
BLDG. APPLICATION	02-28-2023

AVG. MEAN GRADE & FRONT YARD SETBACKS

DESIGNED BY	T.J.C.
DRAWN BY	K.G.M.
CHECKED BY	T.J.C.

T-4



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

1 4 8 12

DEMOLITION NOTES

1. ALL OPERATIONS SHALL BE PERFORMED IN COMPLIANCE W/ VILLAGE PERMITTED WORK HOURS
2. NEATLY PROTECT SALVAGED MATERIALS FOR FUTURE REINSTALLATION, e.g.; TOPSOIL, SHUTTERS, DOORS, HARDWARE, WINDOWS, BRICKS, MISC., ETC.
3. NOTIFY OWNER OF ALL PROPERTY ANTICIPATED TO BE DISTURBED BY DEMOLITION OPERATIONS AND GIVE ADEQUATE NOTICE TO OWNER TO PROTECT SAME
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5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY ACTIVE UNDERGROUND OR OVERHEAD UTILITY NOT INTENDED FOR DEMOLITION
6. BARRICADE & PROTECT AREAS OF WORK TO PREVENT CHILDREN & PETS FROM DANGER. OWNER & ARCHITECT BEAR NO RESPONSIBILITY FOR INJURIES TO PERSONS OR PROPERTY IN CONNECTION WITH ANY DEMOLITION OR CONSTRUCTION.
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13. DO NOT DISTURB EXISTING FOOTINGS TO REMAIN. UNDERPIN AS REQ'D. SEE DETAILS
14. CONTACT 811 BEFORE YOU DIG FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional of record from his duty of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead and all other applicable codes and standards of jurisdictions having authority over the work.

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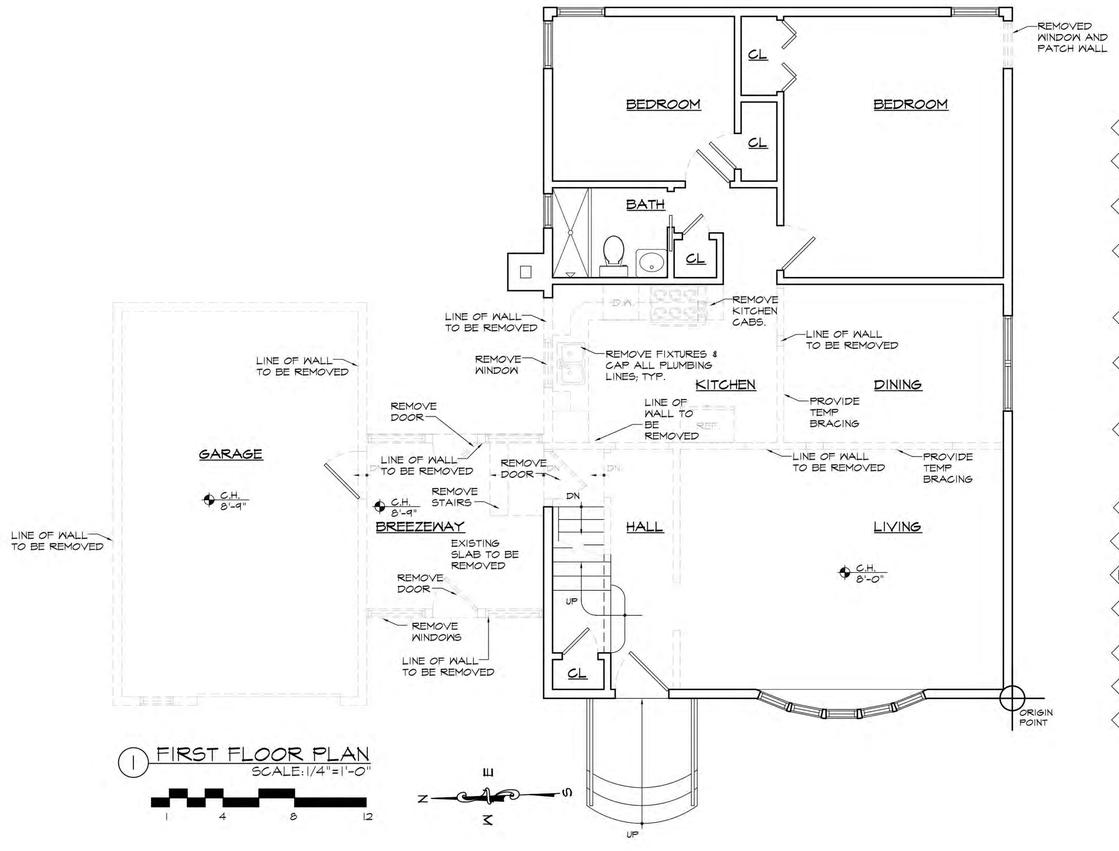
REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO LIC. 019481 STATE OF NEW YORK
Seal

PROJECT	08-06-2021
BLDG. APPLICATION	02-28-2023

CELLAR DEMO PLAN

DESIGNED BY	T.J.C.
DRAWN BY	M.G.M.
CHECKED BY	T.J.C.

D-0



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

1 4 8 12

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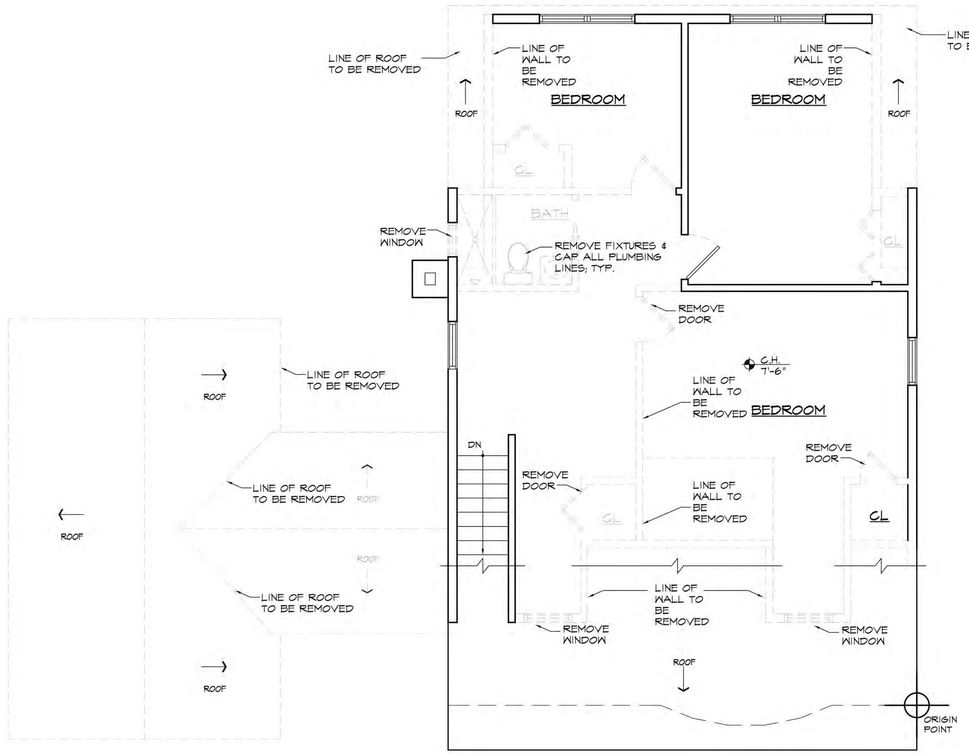
REGISTERED ARCHITECT
TIMOTHY JOHN CASSIDY
No. 019481
STATE OF NEW YORK
Seal

PROJECT	05-06-2021
BLDG. APPLICATION	02-28-2023

FIRST FLOOR DEMO PLAN

DESIGNED BY	T.J.C.
DRAWN BY	K.G.M.
CHECKED BY	T.J.C.

D-1



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

1 4 8 12

N E S W

DEMOLITION NOTES

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12. PROVIDE TEMPORARY OR PERMANENT BRACING, RELIEVING, ANGLES, UNTIL NEW WORK IS INSTALLED.
13. DO NOT DISTURB EXISTING FOOTINGS TO REMAIN. UNDERPIN AS REQ'D. SEE DETAILS
14. CONTACT 811 BEFORE YOU DIG FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional of record or the owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

DISAPPROVED
Glenn Norjen
03/02/2023

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RUSSELL RESIDENCE
190 URBAN AVENUE
WESTBURY, NY 11590

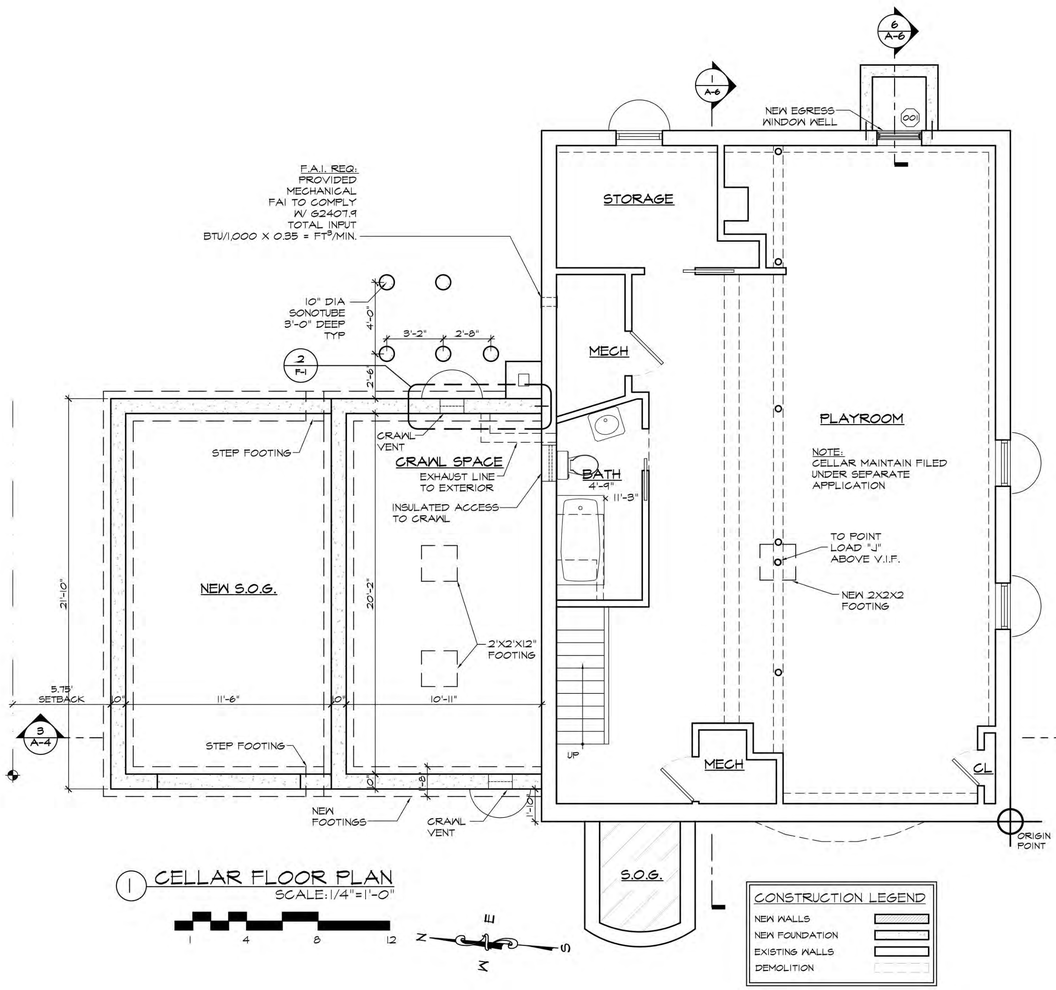
REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO No. 019481 STATE OF NEW YORK
Seal

PROJECT	03-06-2021
BLDG. APPLICATION	02-28-2023

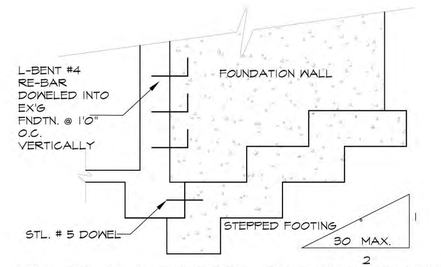
SECOND FLOOR DEMO PLAN

DESIGNED BY	T.J.C.
DRAWN BY	K.G.M.
CHECKED BY	T.J.C.

D-2



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



2 TIE-IN & STEPPED FOOTING DETAIL
SCALE: 1/2" = 1'-0"

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional of record from his duty of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

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03/02/2023

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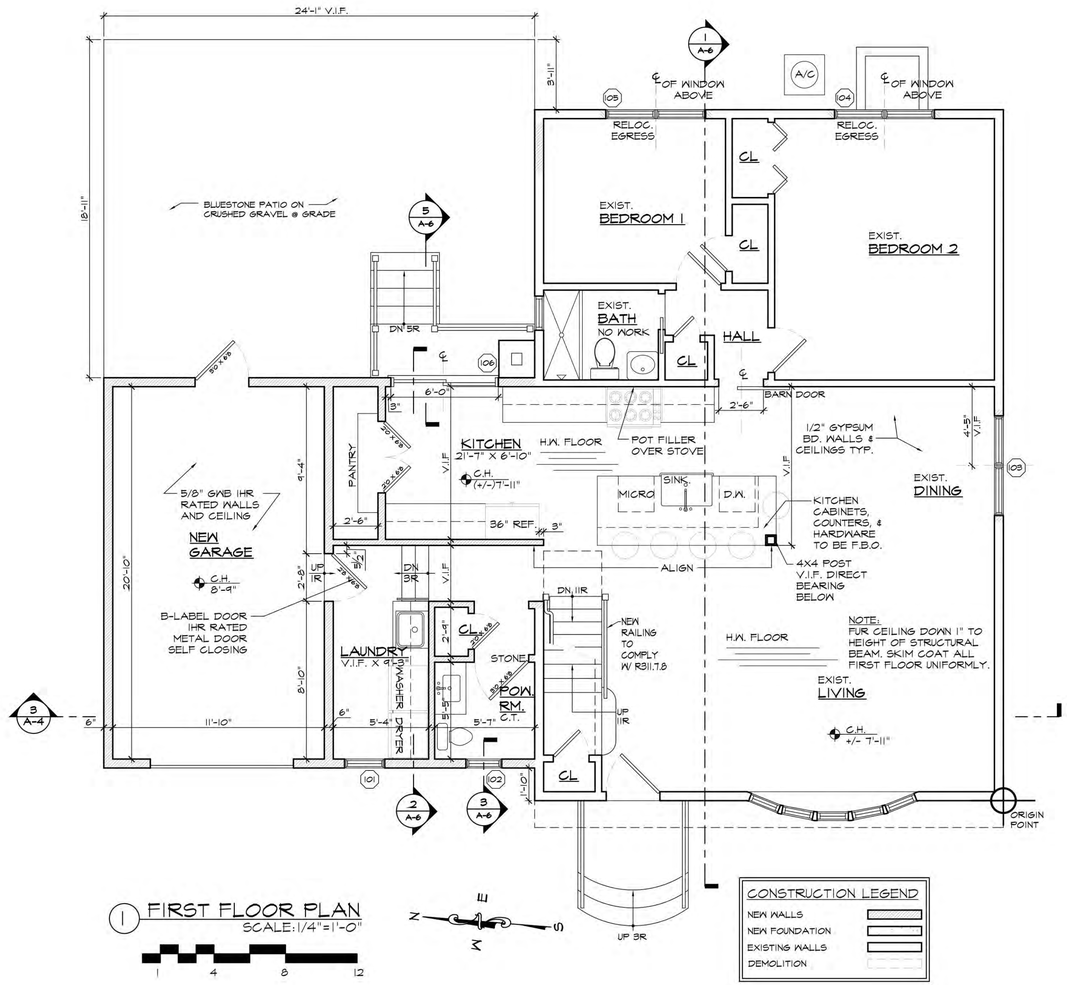
REGISTERED ARCHITECT
TIMOTHY JOHN COSTELLO
No. 019481
STATE OF NEW YORK
Seal

PROJECT	08-06-2021
BLDG. APPLICATION	02-28-2023

PROPOSED CELLAR
FLOOR PLAN

DESIGNED BY	T.J.C.
DRAWN BY	M.G.M.
CHECKED BY	T.J.C.

F-1



No errors, omissions, or oversight on the part of the Park Examiner shall relieve the design professional, applicant, and/or owner of the responsibility for compliance with the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

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03/02/2023

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RUSSELL RESIDENCE
190 URBAN AVENUE
WESTBURY, NY 11590

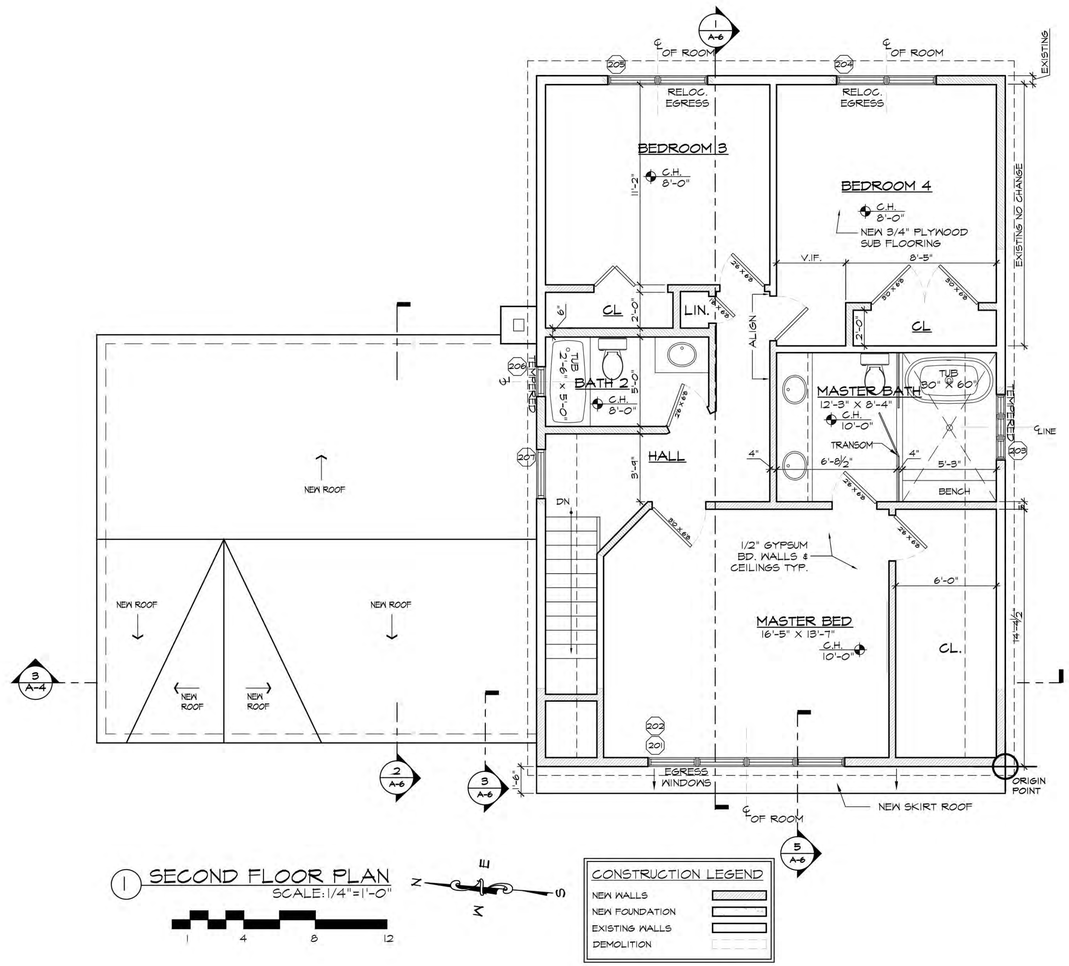
REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO LIC. 019481 STATE OF NEW YORK
Seal

PROJECT	08-06-2021
BLDG. APPLICATION	02-28-2023

PROPOSED FIRST FLOOR PLAN

DESIGNED BY	T.J.C.
DRAWN BY	K.G.M.
CHECKED BY	T.J.C.

A-1



MASTER BED LIGHT & VENT CALCS

PER SECTION R 308.1

MASTER BED = 218.16 SQ. FT.

NATURAL LIGHT REQUIRED = SQ. FT. X 8%
218.16 SQ. FT. X 8% = 17.45 SQ. FT.
NATURAL LIGHT REQUIRED = 17.45 SQ. FT.

LIGHT PROVIDED:
WINDOW #201: 4 X 8.00 SQ. FT. = 32.00 SQ. FT.
WINDOW #202: 4 X 1.00 SQ. FT. = 4.00 SQ.
FT.NATURAL LIGHT PROVIDED = 36.00 SQ.FT.

PROVIDED 36.00 SQ. FT. > 17.45 SQ. FT. REQ.

ARTIFICIAL LIGHT PROVIDED
218.16 SQ. FT. X 4 FOOTCANDLES REQ. =872.64
LUMENS REQ. (4) 60 WATT BULBS PROVIDED @ 840
LUMENS = 3,360 LUMENS PROVIDED > 872.64 REQ.

NATURAL VENTILATION REQUIRED = SQ. FT. X 4%
218.16 SQ. FT. X 4% = 8.73 SQ. FT.
NATURAL VENTILATION REQUIRED = 8.73 SQ. FT.

VENTILATION PROVIDED:
WINDOW #201: 4 X 9.00 SQ. FT. = 36.00 SQ. FT.
WINDOW #202: 4 X 0.00 SQ. FT. = 0.00 SQ. FT.
NATURAL VENTILATION PROVIDED = 36.00 SQ.FT.

PROVIDED 36.00 SQ. FT. > 8.73 SQ. FT. REQ.

1 SECOND FLOOR PLAN

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

1 4 8 12

N W E S

CONSTRUCTION LEGEND

NEW WALLS	
NEW FOUNDATION	
EXISTING WALLS	
DEMOLITION	

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the 2020 Residential code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

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03/02/2023

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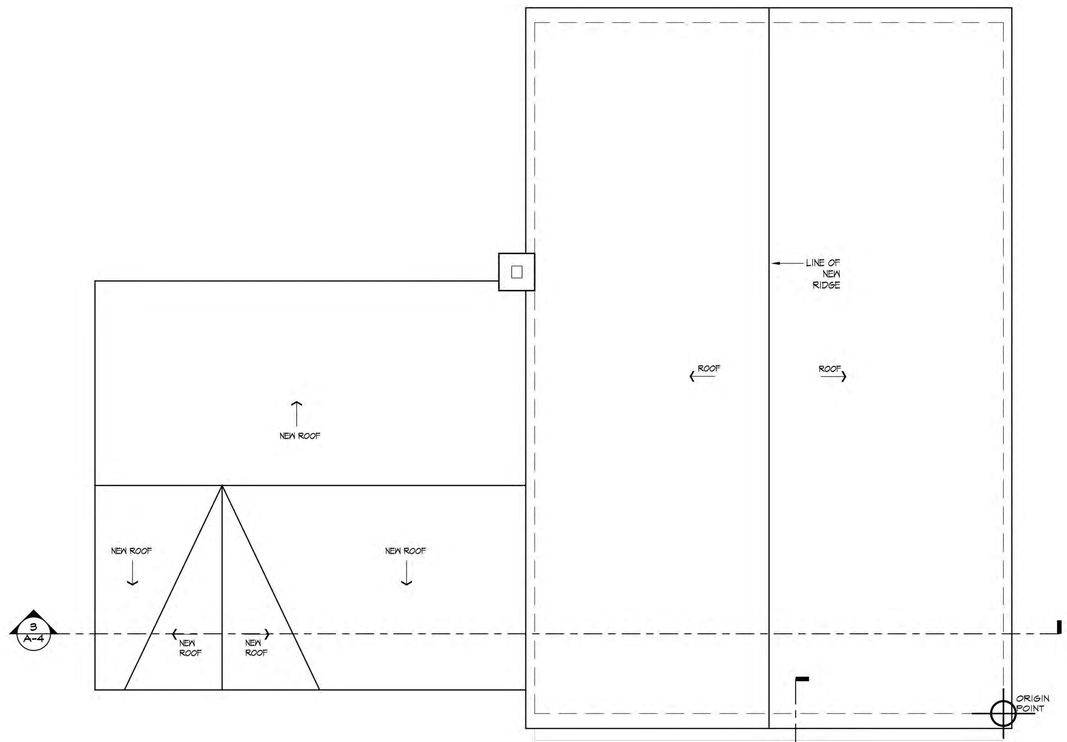
REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO NO. 019481 STATE OF NEW YORK
Seal

PROJECT	03-08-2021
BLDG. APPLICATION	02-28-2023

PROPOSED SECOND FLOOR PLAN

DESIGNED BY	T.J.C.
DRAWN BY	P.G.M.
CHECKED BY	T.J.C.

A-2



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

1 4 8 12

W
N
E
S

CONSTRUCTION LEGEND

NEW WALLS	
NEW FOUNDATION	
EXISTING WALLS	
DEMOLITION	

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility of compliance with the requirements of the NYS Residential Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

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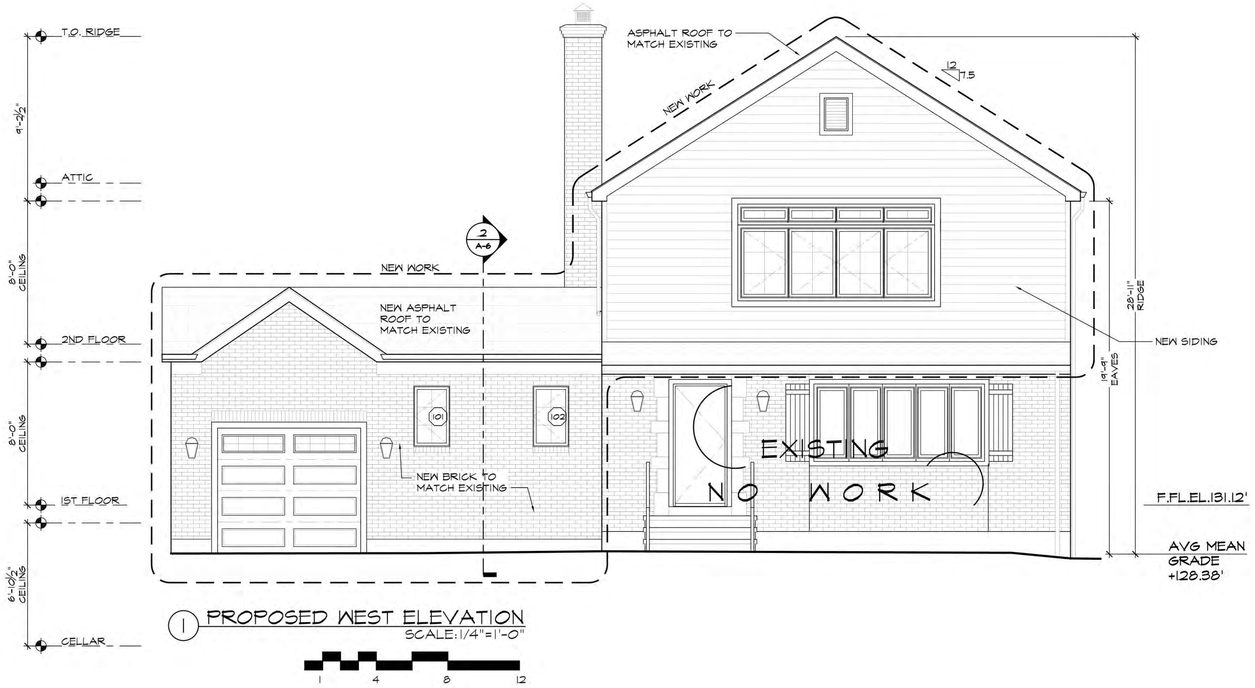
REGISTERED ARCHITECT
TIMOTHY JOHN COSTELLO
No. 019481
STATE OF NEW YORK
Seal

PROJECT	03-06-2021
BLDG. APPLICATION	02-28-2023

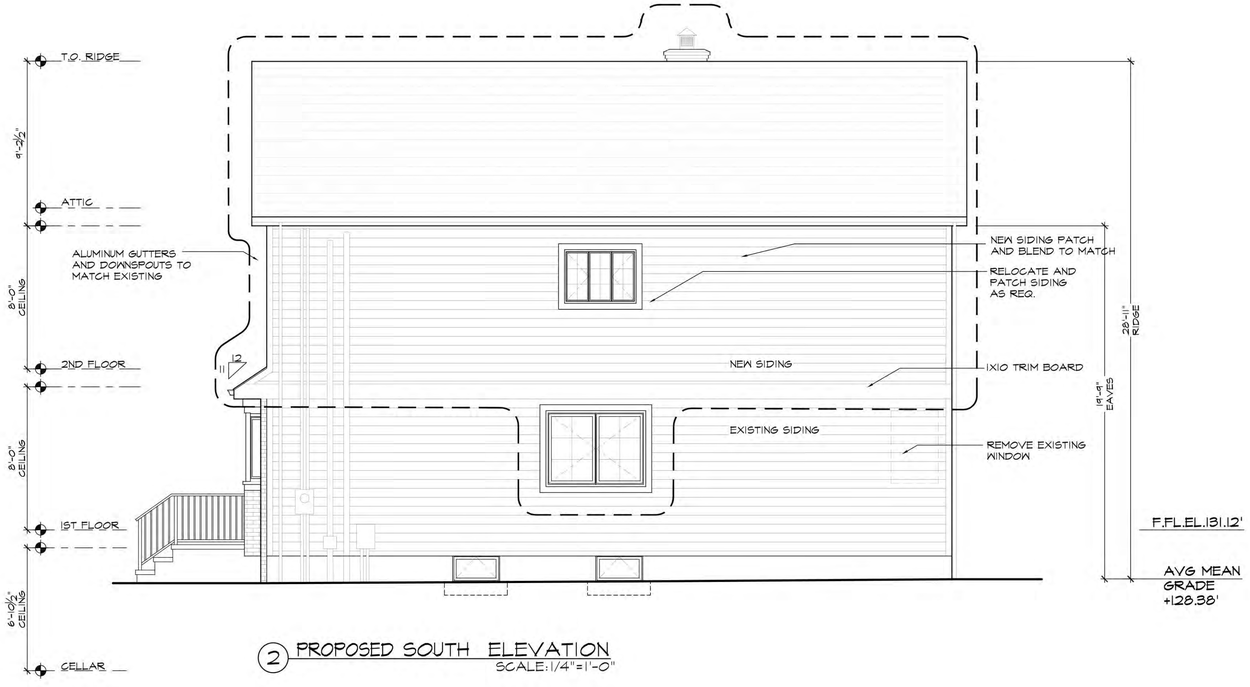
PROPOSED ROOF PLAN

DESIGNED BY	T.J.C.
DRAWN BY	K.G.M.
CHECKED BY	T.J.C.

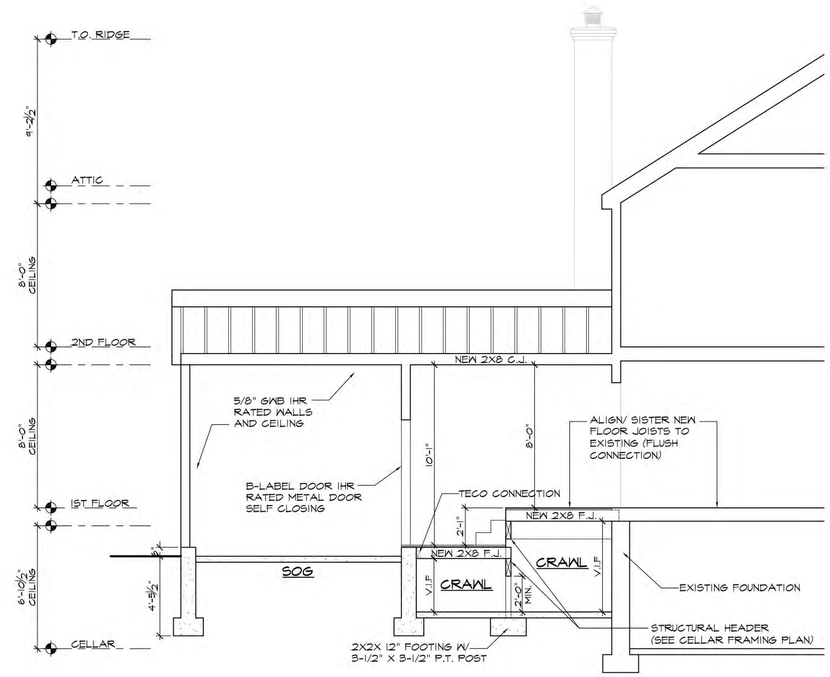
A-3



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



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

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WESTBURY, NY 11590

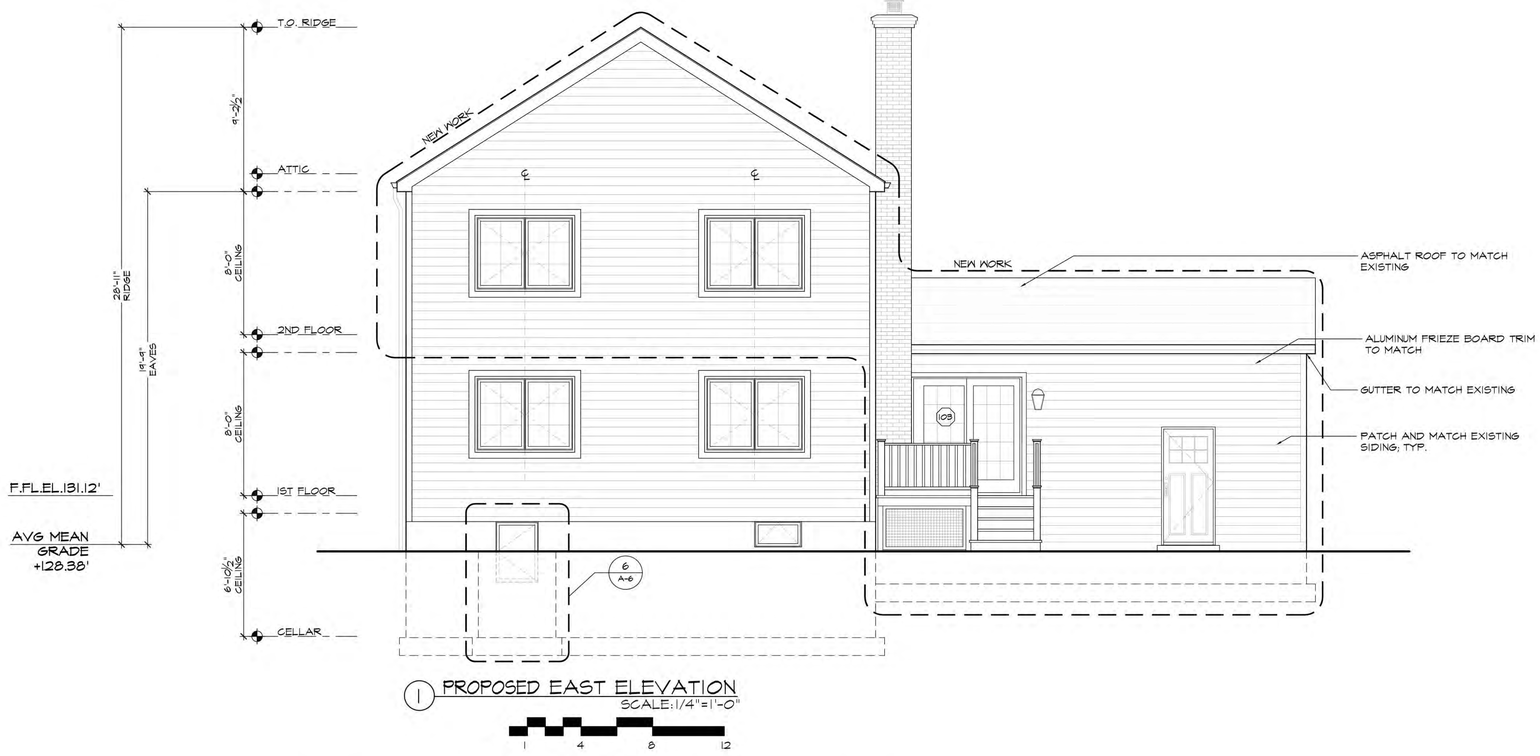
REGISTERED ARCHITECT TIMOTHY JOHN CASSESE NO. 019481 STATE OF NEW YORK
Seal

PROJECT	08-06-2021
BLDG. APPLICATION	02-28-2023

PROPOSED WEST/SECTION & SOUTH PLAN

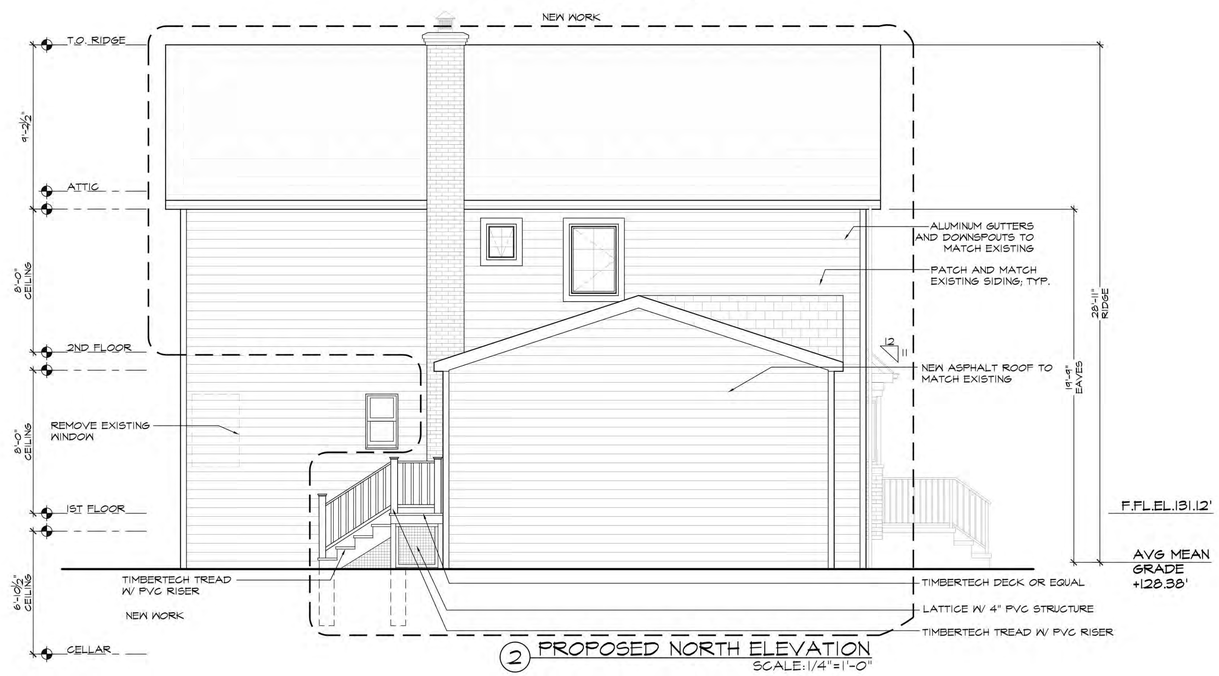
DESIGNED BY	T.J.C.
DRAWN BY	K.G.M.
CHECKED BY	T.J.C.

A-4



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

1 4 8 12



2 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE

ALL WINDOWS/ DOORS SHALL BE ANDERSEN 400 SERIES w/ SIMULATED DIVIDED LITES
V.I.F. ALL R.O. DIMENSIONS BEFORE ORDERING WINDOWS/DOORS
EXTERIOR FINISH: WHITE
INTERIOR FINISH: WHITE
HARDWARE FINISH: VERIFY W/ OWNER

CELLAR FLOOR

100	CW135 ♦*		CASEMENT	VERIFY W/ OWNER	RIGHT	EGRESS

FIRST FLOOR

101	C135	2' 0-5/8" X 3' 5-5/16"	CASEMENT	VERIFY W/ OWNER	RIGHT	
102	C135	2' 0-5/8" X 3' 5-5/16"	CASEMENT	VERIFY W/ OWNER	LEFT	
103	2000 CASEMENT	5' 7-1/4" X 4'-3"	DOUBLE CASEMENT	VERIFY W/ OWNER	L/R	EGRESS
104	2000 CASEMENT	5' 7-1/4" X 4'-3"	DOUBLE CASEMENT	VERIFY W/ OWNER	L/R	EGRESS
105	2000 CASEMENT	5' 7-1/4" X 4'-3"	DOUBLE CASEMENT	VERIFY W/ OWNER	L/R	EGRESS
106	FWG 6068	6' 0" X 6' 8"	GLIDING PATIO DOOR	VERIFY W/ OWNER		

SECOND FLOOR

201	2000 CASEMENT	11'-0-1/4" X 4'-3"	QUAD CASEMENT	VERIFY W/ OWNER	L/L/R/R	EGRESS
202	3000 PICTURE WINDOW	11'-0-1/4" X 1'-2-1/2"	QUAD TRANSOM	VERIFY W/ OWNER	FIXED	
203	2000 CASEMENT	4' 0-1/4" X 3' 0-1/2"	TRIPLE CASEMENT	VERIFY W/ OWNER	L/F/R	TEMPERED
204	2000 CASEMENT	5' 7-1/4" X 4'-3"	DOUBLE CASEMENT	VERIFY W/ OWNER	L/R	EGRESS
205	2000 CASEMENT	5' 7-1/4" X 4'-3"	DOUBLE CASEMENT	VERIFY W/ OWNER	L/R	EGRESS
206	2000 AWNING	1' 8-1/4" X 2'-0-1/2"	AWNING	VERIFY W/ OWNER	L/R	TEMPERED
207	2000 CASEMENT	2' 9-1/4" X 4'-0-1/2"	CASEMENT	VERIFY W/ OWNER	L	

NOTE: * INDICATES CUSTOM ORDER

GENERAL CONTRACTOR CONFIRM WITH HOME OWNER DESIRED WINDOW CLADDING/COLOR/FINISHES

ALL WINDOW HARDWARE & FINISHES SHALL BE APPROVED BY OWNER W/ WINDOW REP.

ALL DOOR EXTERIOR & INTERIOR HARDWARE SHALL BE BALDWIN ESTATE SERIES OR EQUAL (VERIFY FINISHES W/ OWNER)

GENERAL CONTRACTOR TO REVIEW WINDOW SIZES, LOCATIONS, TYPE WITH ARCHITECT BEFORE ORDERING

No errors, omissions, or oversight on the part of the Building Inspector relieve the owner or his professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and additional applicable codes and ordinances of jurisdictions having authority over the work.

DISAPPROVED
Glenn Norjen
03/02/2023

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190 URBAN AVENUE
WESTBURY, NY 11590

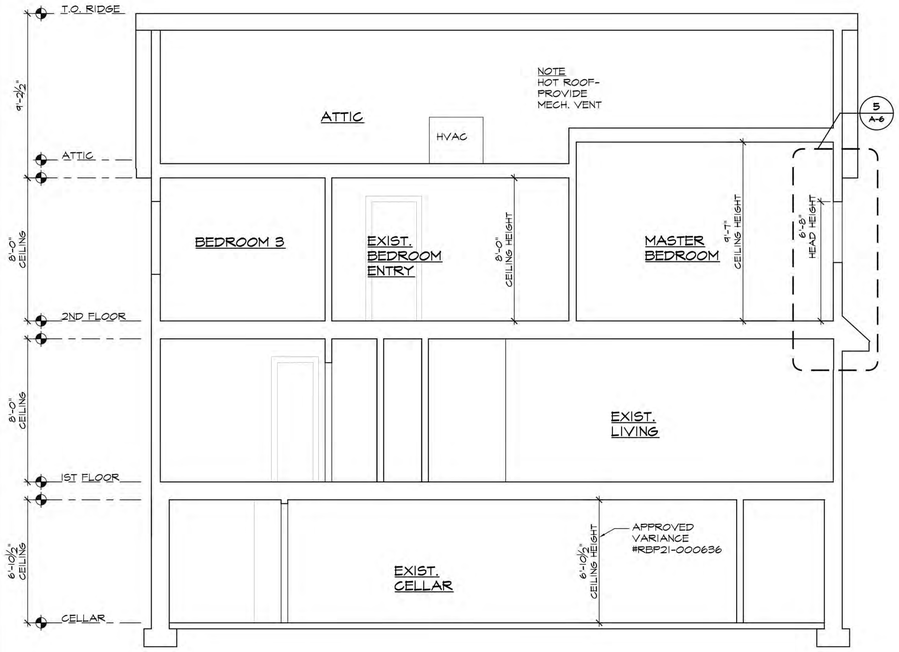
REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO No. 019481 STATE OF NEW YORK Seal

PROJECT	08-06-2021
BLDG. APPLICATION	02-28-2023

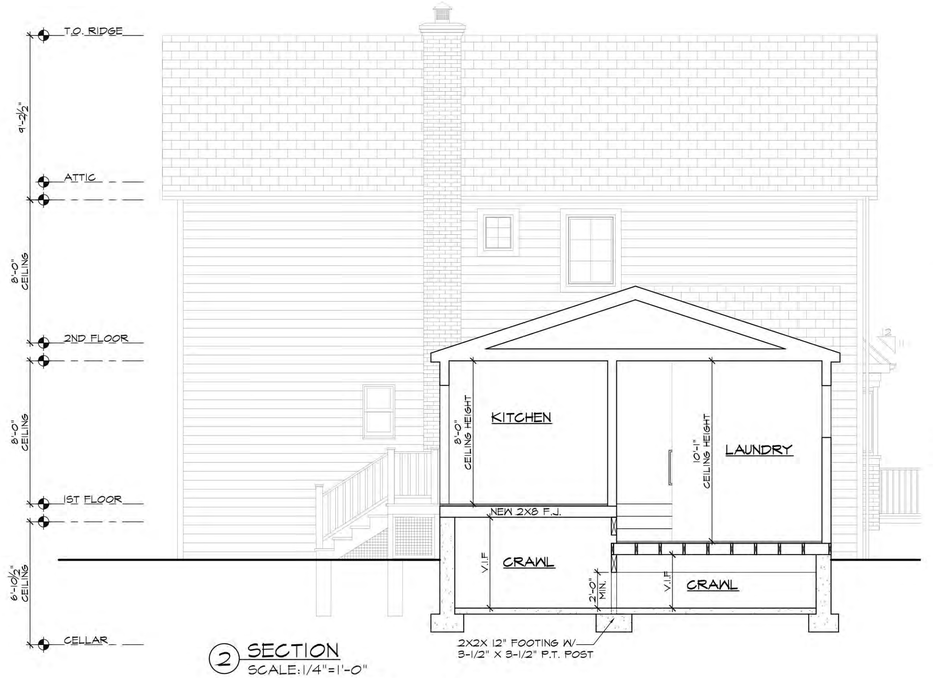
PROPOSED EAST/NORTH ELEVATION & WINDOW SCHEDULE

DESIGNED BY	T.J.C.
DRAWN BY	K.G.M.
CHECKED BY	T.J.C.

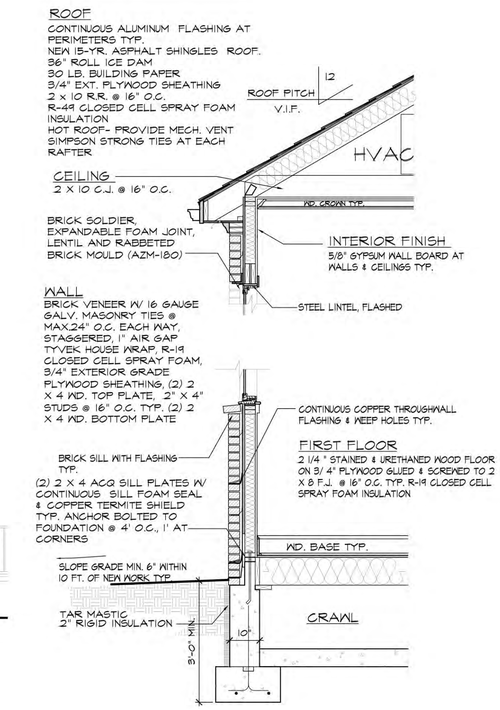
A-5



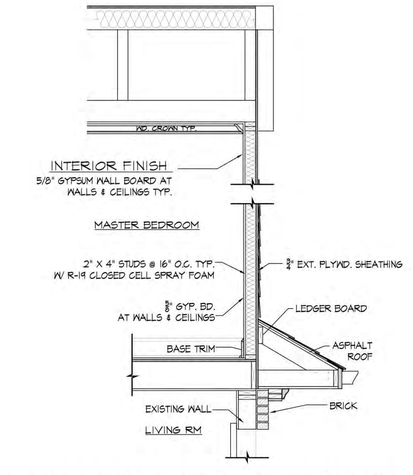
1 CROSS SECTION
SCALE: 1/4"=1'-0"



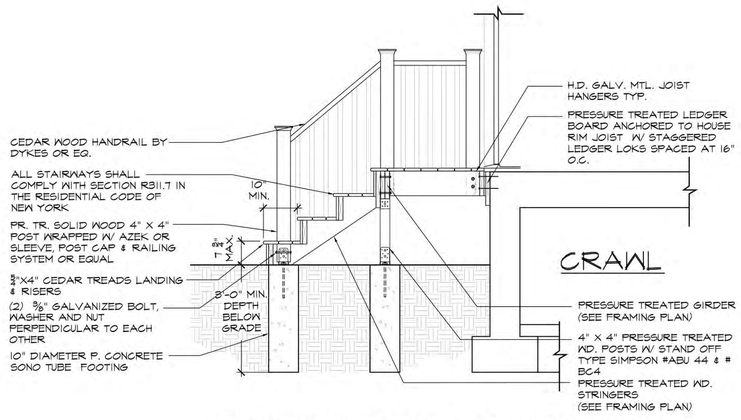
2 SECTION
SCALE: 1/4"=1'-0"



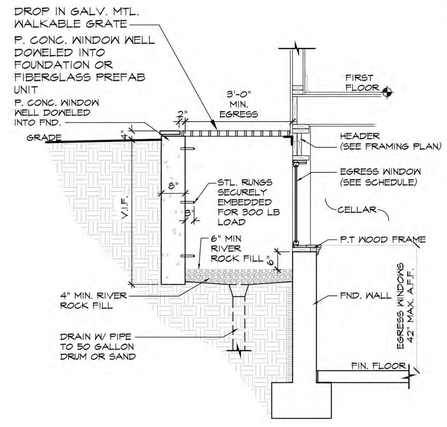
3 TYP. BRICK WALL SECTION
SCALE: 1/2"=1'-0"



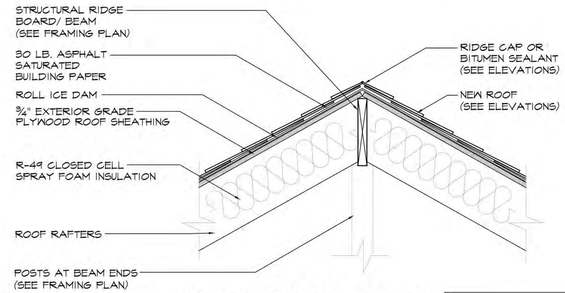
4 SECTION AT MASTER BEDROOM
SCALE: 1/2"=1'-0"



5 TYPICAL STEPS & RAILING DETAIL
SCALE: 1/2"=1'-0"



6 CELLAR WINDOW WELL DETAIL
SCALE: 1/2"=1'-0"



7 TYPICAL RIDGE DETAIL
SCALE: 1" =1'-0"

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility for compliance with the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

DISAPPROVED
Glenn Norjen
03/02/2023

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7 Sagnor Avenue, Manhasset, New York 11030
516.627.7007 Tel 516.627.7707 Fax

RUSSELL RESIDENCE
190 URBAN AVENUE
WESTBURY, NY 11590

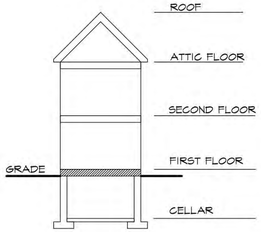
REGISTERED ARCHITECT TIMOTHY JOHN OSBORNE No. 019481 STATE OF NEW YORK
Seal

PROJECT	08-06-2021
BLDG. APPLICATION	02-28-2023

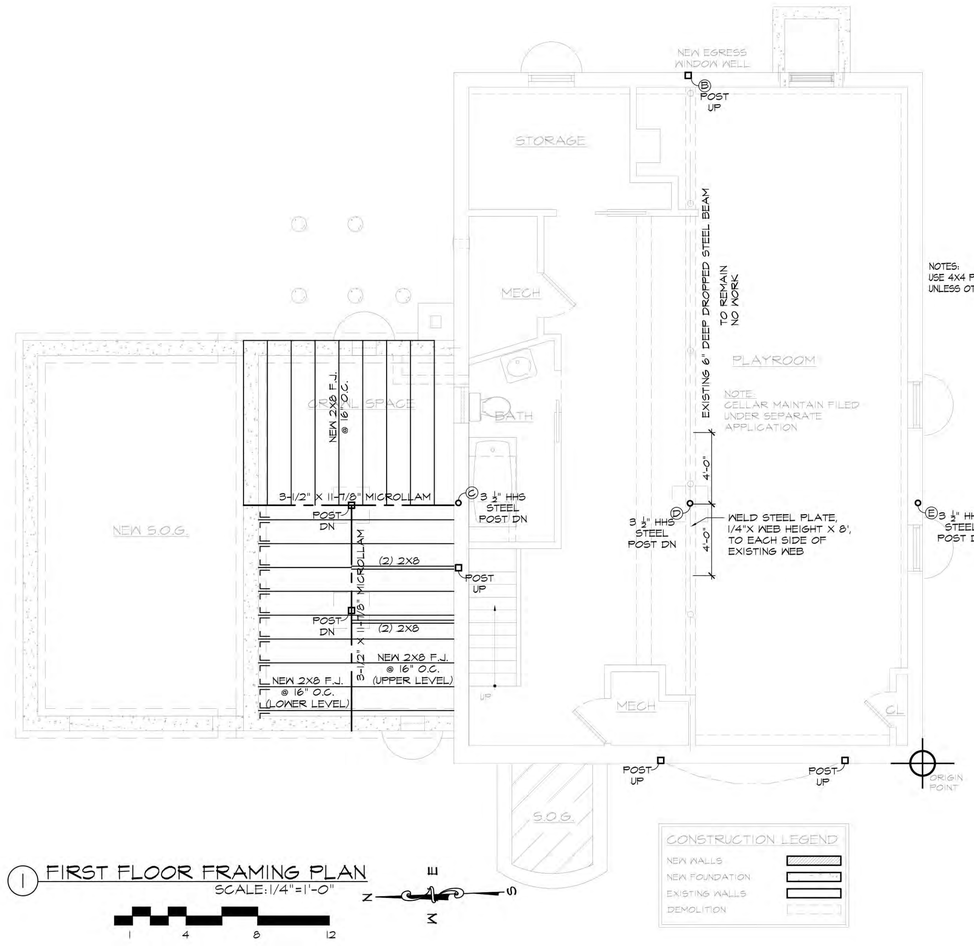
BUILDING SECTION & DETAILS

DESIGNED BY	T.J.O.
DRAWN BY	K.G.M.
CHECKED BY	T.J.O.

A-6



PLAN LEGEND



1 FIRST FLOOR FRAMING PLAN

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

1 4 8 12

NOTES:
USE 4X4 POST TYPICAL UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE SPECIFIED:

WOOD HEADER SCHEDULE			
OPENING SIZE	LESS THAN 3'-0"	3'-0" - 6'-0"	6'-0" - 8'-0"
HEADER SIZE	(2) 2"X8"	(2) 2"X10"	(2) 2"X10"

NOTES:
1. ALL ENGINEERED LUMBER BEAMS, GIRDERS, RAFTERS, & JOISTS SHALL BE BY "BETTER HEADER" OR EQUAL WITH 2.0E-E5 RATING.
2. SOLID WOOD 4"X4" HEADER SUPPORT POSTING AT 2" X 4" WALL CONSTRUCTION; 6" X 6" HEADER SUPPORT POSTING AT 2" X 6" WALL CONSTRUCTION; ALL OTHER POSTING AS NOTED.
3. COORDINATE FRAMING CENTERLINES W/ LIGHTING FIXTURE & SPEAKER CENTERLINES.
4. DOUBLE JOISTS UNDER PARTITIONS & BATHTUBS ABOVE; TYP.

No errors, omissions, or oversight on the part of the Building Inspector or any other agency, professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and additional applicable laws and ordinances of jurisdictions having authority over the work.

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03/02/2023

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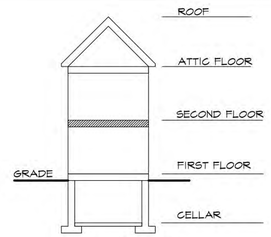
REGISTERED ARCHITECT TIMOTHY JOHN CONNOR No. 019481 STATE OF NEW YORK
Seal

PROJECT	08-06-2021
BLDG. APPLICATION	02-28-2023

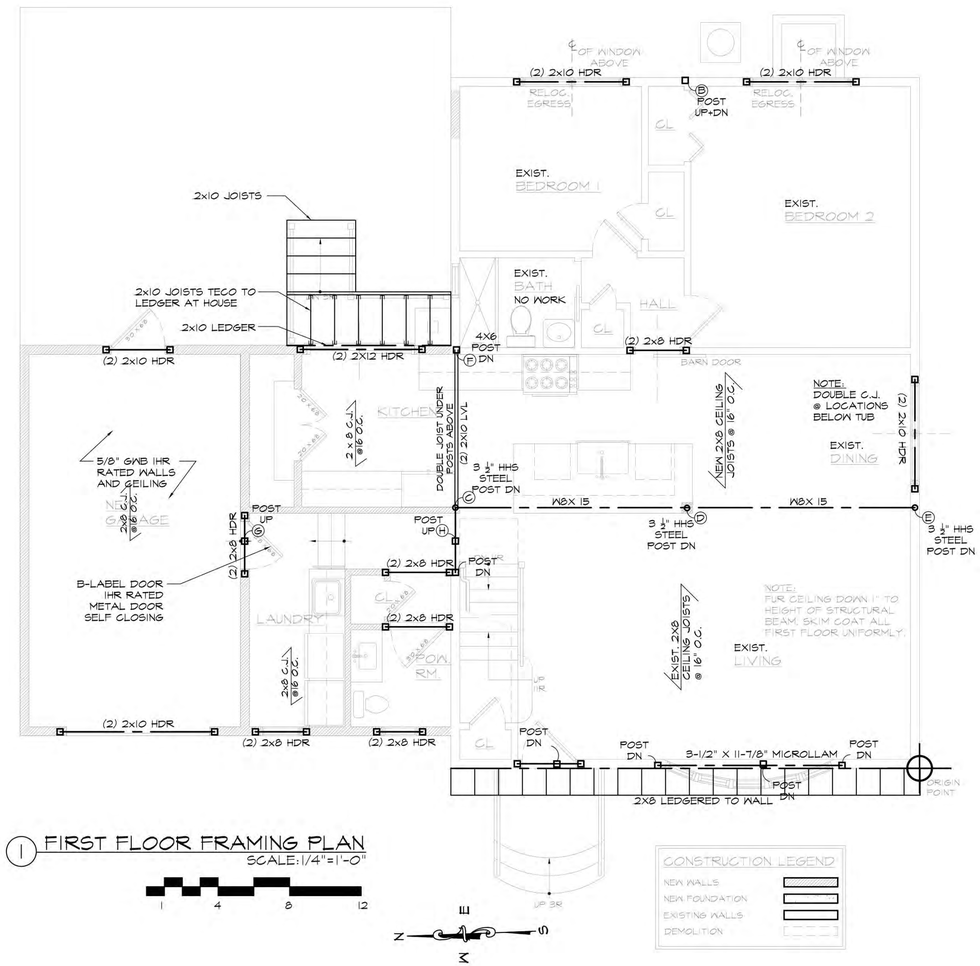
FIRST FLOOR FRAMING PLAN

DESIGNED BY	T.J.C.
DRAWN BY	K.G.M.
CHECKED BY	T.J.C.

S-1



PLAN LEGEND



1 FIRST FLOOR FRAMING PLAN

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

1 4 8 12

CONSTRUCTION LEGEND

NEW WALLS	
NEW FOUNDATION	
EXISTING WALLS	
DEMOLITION	

UNLESS OTHERWISE SPECIFIED:

WOOD HEADER SCHEDULE

OPENING SIZE	LESS THAN 3'-0"	3'-0" - 6'-0"	6'-0" - 8'-0"
HEADER SIZE	(2) 2"X8"	(2) 2"X10"	(2) 2"X10"

NOTES:

1. ALL ENGINEERED LUMBER BEAMS, GIRDERS, RAFTERS, & JOISTS SHALL BE BY "BETTER HEADER" OR EQUAL WITH 2.0E-ES RATING.
2. SOLID WOOD 4"X4" HEADER SUPPORT POSTING AT 2" X 4" WALL CONSTRUCTION, 6" X 6" HEADER SUPPORT POSTING AT 2" X 6" WALL CONSTRUCTION; ALL OTHER POSTING AS NOTED.
3. COORDINATE FRAMING CENTERLINES W/ LIGHTING FIXTURE & SPEAKER CENTERLINES.
4. DOUBLE JOISTS UNDER PARTITIONS & BATHTUBS ABOVE; TYP.

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional of record from full power of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

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03/02/2023

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WESTBURY, NY 11590

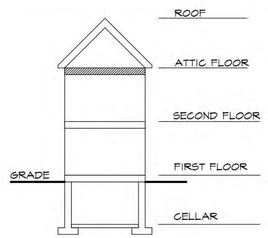
REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO No. 019481 STATE OF NEW YORK
Seal

PROJECT	03-06-2021
BLDG. APPLICATION	02-28-2023

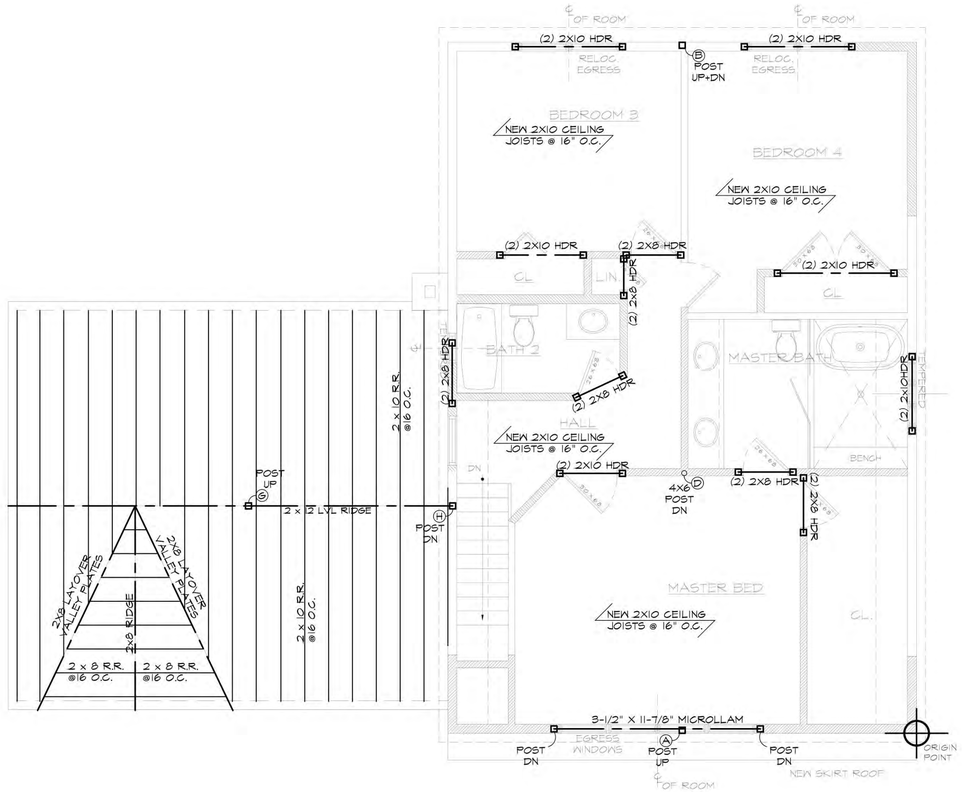
SECOND FLOOR FRAMING PLAN

DESIGNED BY	T.J.C.
DRAWN BY	K.G.M.
CHECKED BY	T.J.C.

S-2



PLAN LEGEND



1 SECOND FLOOR CEILING FRAMING PLAN

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

1 4 8 12

E S W N

CONSTRUCTION LEGEND

NEW WALLS	
NEW FOUNDATION	
EXISTING WALLS	
DEMOLITION	

UNLESS OTHERWISE SPECIFIED:

WOOD HEADER SCHEDULE

OPENING SIZE	LESS THAN 3'-0"	3'-0" - 6'-0"	6'-0" - 8'-0"
HEADER SIZE	(2) 2"X8"	(2) 2"X10"	(2) 2"X10"

NOTES:

1. ALL ENGINEERED LUMBER BEAMS, GIRDERS, RAFTERS, & JOISTS SHALL BE BY "BETTER HEADER" OR EQUAL WITH 2.0E-E5 RATING.
2. SOLID WOOD 4"X4" HEADER SUPPORT POSTING AT 2" X 4" WALL CONSTRUCTION; 6" X 6" HEADER SUPPORT POSTING AT 2" X 6" WALL CONSTRUCTION; ALL OTHER POSTING AS NOTED.
3. COORDINATE FRAMING CENTERLINES W/ LIGHTING FIXTURE & SPEAKER CENTERLINES.
4. DOUBLE JOISTS UNDER PARTITIONS & BATHTUBS ABOVE; TYP.

No errors, omissions, or oversight on the part of the Building Department or the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

DISAPPROVED

Glenn Norjen
03/02/2023

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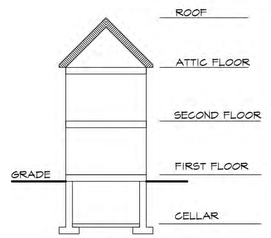
RUSSELL RESIDENCE
190 URBAN AVENUE
WESTBURY, NY 11590

REGISTERED ARCHITECT TIMOTHY JOHN CONNOR No. 019481 STATE OF NEW YORK
Seal

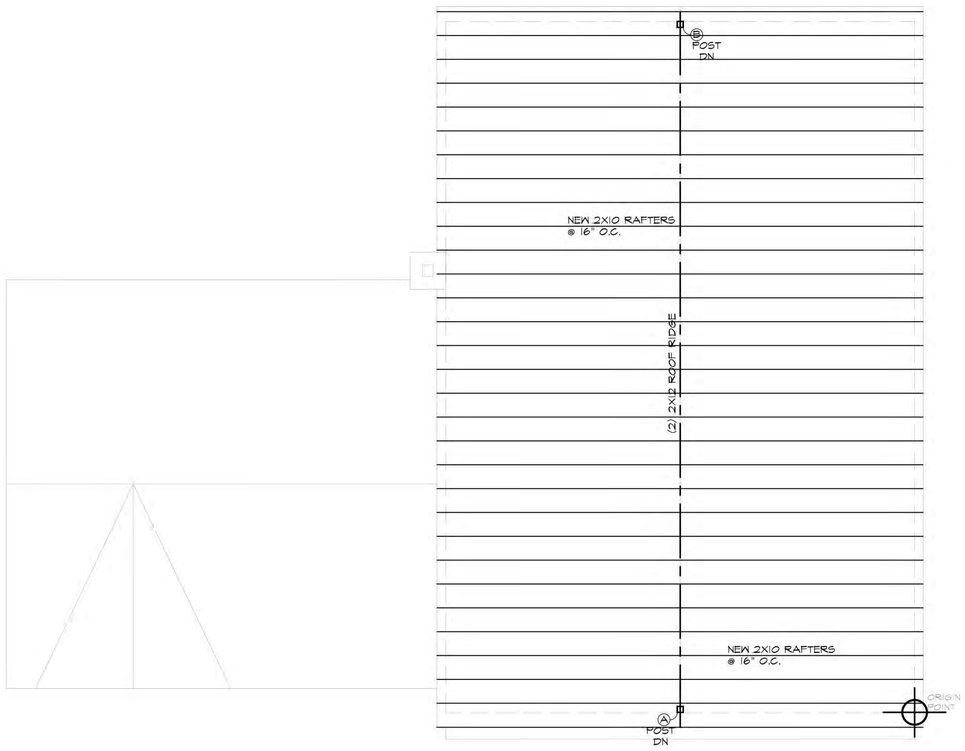
PROJECT	08-08-2021
BLDG. APPLICATION	02-28-2023

SECOND FLOOR CEILING FRAMING PLAN

DESIGNED BY	T.J.C.	S-3
DRAWN BY	K.G.M.	
CHECKED BY	T.J.C.	



PLAN LEGEND



CONSTRUCTION LEGEND

NEW WALLS	
NEW FOUNDATION	
EXISTING WALLS	
DEMOLITION	

UNLESS OTHERWISE SPECIFIED:

WOOD HEADER SCHEDULE

OPENING SIZE	LESS THAN 3'-0"	3'-0" - 6'-0"	6'-0" - 8'-0"
HEADER SIZE	(2) 2"X8"	(2) 2"X10"	(2) 2"X10"

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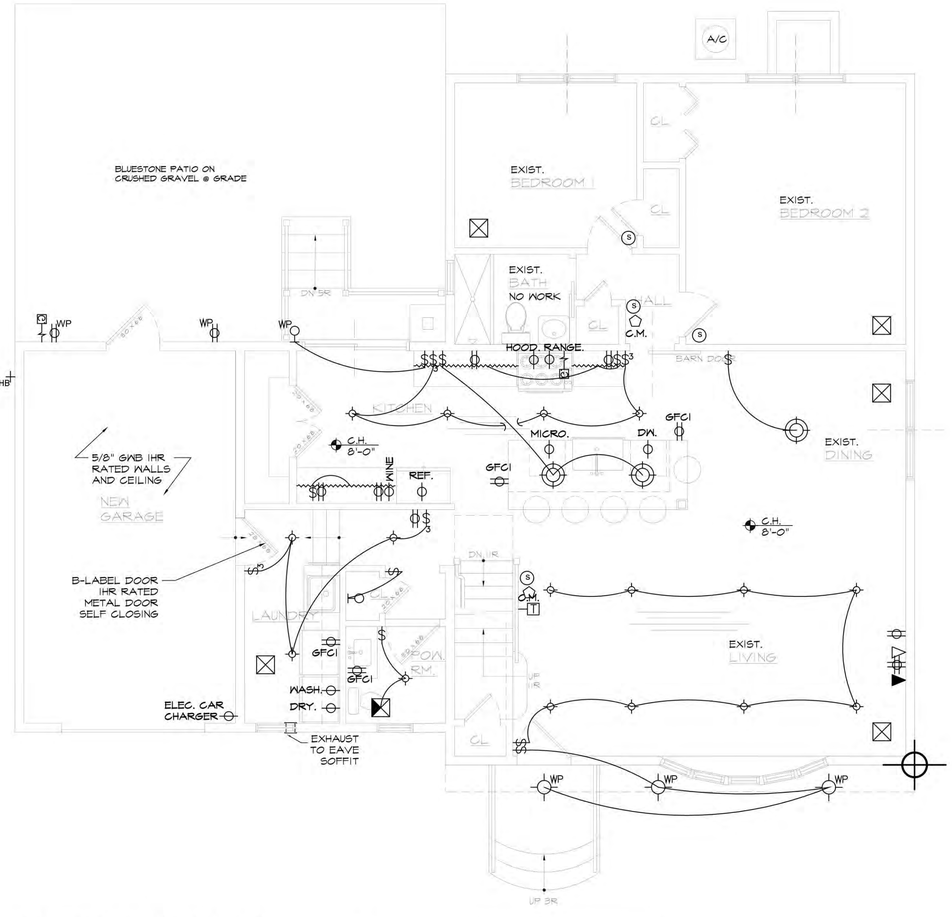
REGISTERED ARCHITECT
TIMOTHY JOHN COSTELLO
No. 019485
STATE OF NEW YORK
Seal

PROJECT	08-06-2021
BLDG. APPLICATION	02-28-2023

ROOF FRAMING PLAN

DESIGNED BY	T.J.C.
DRAWN BY	M.G.M.
CHECKED BY	T.J.C.

S-4



FIRST FLOOR MEP PLAN

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

1 4 8 12

E S W N

CONSTRUCTION LEGEND

- NEW WALLS
- NEW FOUNDATION
- EXISTING WALLS
- DEMOLITION

ELECTRICAL LEGEND

- CEILING MOUNTED FIXTURE
- L.E.D. DOWNLIGHT
- WATER PROOF L.E.D. DOWNLIGHT
- SCONCE (66" A.F.F.)
- LED STRIP LIGHTING
- EXTERIOR MOTION - DETECTION LIGHTS
- CAT 6 PORT
- TV. CABLE PORT
- HARD WIRED SMOKE DETECTOR
- HARD WIRED CARBON MONOXIDE DETECTOR (C.M.)
- SPEAKER
- DOOR BELL (D.B.)
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- DUPLEX OUTLET 16" A.F.F. U.O.N.
- GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET (GFCI)
- QUAD OUTLET
- FLOOR OR CEILING MOUNT DUPLEX OUTLET
- USB DUPLEX OUTLET
- DEDICATED OUTLET
- DENOTES WATER PROOF DEVICE (WP)
- BATHROOM FAN 60 C.F.M. MIN.
- THERMOSTAT

H.V.A.C. & PLUMBING SYMBOLS

- WALL SUPPLY VENT
- WALL RETURN VENT
- CEILING SUPPLY VENT
- CEILING RETURN VENT
- FLOOR SUPPLY VENT
- DRYER VENT
- WATER HOSE BIB (HB)
- HOT WATER HEATER
- A/C UNIT W/ CONCRETE PAD (A/C UNIT)
- HEAT RADIATOR (RAD)
- BASEBOARD HEAT
- GAS CONNECTION

ELECTRICAL NOTES

1. EXISTING ELECTRICAL WORK NOT SHOWN SHALL REMAIN NEW WORK ONLY IS SHOWN.
2. USE ONLY EXPERIENCED ELECTRICIAN, LICENSED AND CERTIFIED IN NEW YORK. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH PROCEDURES,CODES AND ORDINANCES OF THE VILLAGE IN WHICH THE WORK IS BEING PERFORMED.
3. SECURE REQUIRED APPROVALS OF BUILDING INSPECTOR AT APPROPRIATE PERIODS TO THE PROGRESS OF CONSTRUCTION. ELECTRICIANS MUST COORDINATE AND SECURE ALL UL APPROVALS AND SUBMIT FINAL UL APPROVED AT COMPLETING OF JOB.
4. LICENSED ELECTRICIAN SHALL DETERMINE THE WIRE GAUGES, CONDUIT SIZES, AMPERAGE, VOLTAGE, SWITCHING, CIRCUITRY AND LOCATIONS AS DESIGNATED ON THE DRAWINGS AND SPECIFICATIONS AND FURNISHED PROPOSED WIRING DIAGRAMS IF NECESSARY. ELECTRICIANS SHALL CLEARLY LABEL, AND RELABEL EXISTING AND NEW CIRCUITS OF PANEL BOARD.
5. REWIRE AND CONSOLIDATE EXISTING BREAKER PANEL BOX WITH NEW & REFURBISHED ZONES. CONTRACTOR TO VERIFY AND ATTEST THE LOAD CAPACITY OF SERVICE BOX AND ABILITY TO SUPPLY SUFFICIENT POWER TO THE NEW AND EXISTING AREAS.
6. SUPPLY ALL UL CODE ESTABLISHED ELECTRICAL DEVICES, SERVICES, WIRE, SWITCHES, THREE-WAY SWITCHES, DIMMERS, G.F.I. SWITCHES, LIGHT FIXTURES, CONDUIT, TRANSFORMERS, TV CABLE, OUTLETS, FANS, VENTILATORS, AS REQUIRED FOR PARTICULAR APPLICATIONS AND AS DIRECTED BY OWNER.
7. ALL NEW ELECTRICAL PANELS & SUB PANELS ARE TO BE INSTALLED IN BETWEEN STUDS IN FINISHED SPACE OR ON PAINTED PLYWOOD BOARD BLOCKING OVER STUDS IN AN UNFINISHED MECHANICAL ROOM.
8. PROVIDE UNIT PRICE FOR EXCHANGE-OUT OLD OUTLETS AND SWITCHES FOR NEW OUTLETSAT LOCATIONS REQUESTED BY OWNER.
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11. CONTRACTOR SHALL INSTALL AND COORDINATE TV CABLE, WITH LOCAL TV CABLE COMPANY, AS DIRECTED BY OWNER FOR INSTALLATION REQUIREMENTS AND STREET HOOK UP. PROVIDE ADJACENT POWER OUTLETS AT EACH TV JACK.
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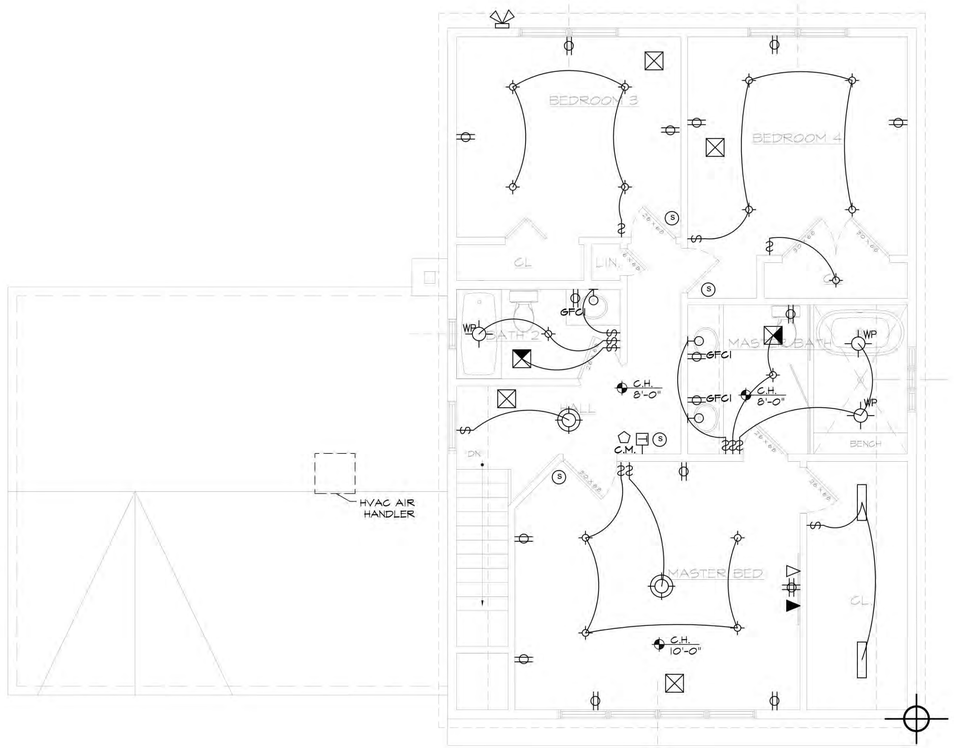
REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO No. 019487 STATE OF NEW YORK
Seal

PROJECT	03-06-2021
BLDG. APPLICATION	02-28-2023

FIRST FLOOR MEP PLAN

DESIGNED BY	T.J.C.
DRAWN BY	M.G.M.
CHECKED BY	T.J.C.

MEP-1



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

1 4 8 12

N

CONSTRUCTION LEGEND

NEW WALLS	
NEW FOUNDATION	
EXISTING WALLS	
DEMOLITION	

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Glenn Norjen
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REGISTERED ARCHITECT TIMOTHY JOHN CASSIDY No. 019481 STATE OF NEW YORK
Seal

PROJECT	08-06-2021
BLDG. APPLICATION	02-28-2023

SECOND FLOOR MEP PLAN

DESIGNED BY	T.J.C.	MEP-2
DRAWN BY	K.G.M.	
CHECKED BY	T.J.C.	

PARK EAST LLC:
MFC CARLE PLACE RESTAURANT

#21350

INTERIOR RENOVATION

221 OLD COUNTRY ROAD
CARLE PLACE, NEW YORK
PROJECT NO. 2141

BUILDING CODE REFERENCES

- 2020 BUILDING CODE OF NEW YORK STATE (BC-NYS).
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBC-NYS).
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCC-NYS).
- 2020 MECHANICAL CODE OF NEW YORK STATE (MC-NYS).
- 2020 PLUMBING CODE OF NEW YORK STATE (PC-NYS).
- 2020 FUEL GAS CODE OF NEW YORK STATE (FG-NYS).
- 2020 FIRE CODE OF NEW YORK STATE (FC-NYS).

"BUILDING CODE" NOTES:

USE:
USE CLASSIFICATION (SECTION 303) — ASSEMBLY GROUP A-2 - RESTAURANT

AUTOMATIC SPRINKLER SYSTEM:
COMPLIANCE WITH BC NYS SECTION 903 — EXISTING SYSTEM TO BE MODIFIED WITH NEW FLOOR PLAN LAYOUT. SEPARATE FILING WITH NASSAU COUNTY FIRE MARSHAL OFFICE REQUIRED

FIRE ALARM DETECTION SYSTEMS:
COMPLIANCE WITH BC NYS SECTION 907 — **THERE ARE NO MODIFICATIONS TO THE EXISTING FIRE ALARM SYSTEM REQUIRED WITH THIS APPLICATION.**

CONSTRUCTION TYPE:

MAX ALLOWABLE BUILDING HEIGHT (TABLE 504.3):	75' (SPRINKLERED)
EXISTING BUILDING HEIGHT:	APPROXIMATELY 20' (NO CHANGE PROPOSED)
MAX ALLOWABLE NUMBER OF STORIES (TABLE 504.4):	3 STORIES MAX (SPRINKLERED)
EXISTING NUMBER OF STORIES	1 STORY (NO CHANGE PROPOSED)
ALLOWABLE AREA FACTOR (TABLE 506.2):	38,000 SF (ONE-STORY, SPRINKLERED)
EXISTING BUILDING AREA:	26,681 SF (NO CHANGE PROPOSED)
TYPE OF CONSTRUCTION (TABLE 601)	TYPE IIB
PRIMARY STRUCTURAL FRAME	0-HOUR
BEARING WALL (EXTERIOR)	0-HOUR
BEARING WALL (INTERIOR)	0-HOUR
NON-BEARING WALLS AND PARTITIONS (EXTERIOR)	0-HOUR
NON-BEARING WALLS AND PARTITIONS (INTERIOR)	0-HOUR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0-HOUR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0-HOUR

"EXISTING BUILDING CODE" NOTES:

- THE SCOPE OF WORK INCLUDES A CHANGE OF OCCUPANT WITH NO CHANGE IN OCCUPANCY, (PROPOSED RESTAURANT TO REPLACE PRIOR RESTAURANT).
- THE CLASSIFICATION OF WORK FOR THIS APPLICATION IS IN ACCORDANCE WITH EBC-NYS SECTION 301.3.2 "WORK AREA COMPLIANCE METHOD". THE CLASSIFICATION OF WORK IS FURTHER DEFINED IN COMPLIANCE WITH EBC-NYS SECTION 603 ALTERATION - LEVEL 2 INCLUDING CHAPTERS 7 AND 8.

PARKING NOTE:

- THERE IS NO CHANGE IN PARKING COUNT REQUIRED WITH THIS APPLICATION.

ABBREVIATIONS AND DEFINITIONS

A.C.T.	ACOUSTICAL CEILING TILE	HVAC	HEATING, VENTILATION & AIR-CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR	MATL.	MATERIAL
ALUM.	ALUMINUM	MAX.	MAXIMUM
B.C.	BUILDING CODE	MIN.	MINIMUM
B.O.	BOTTOM OF	MFR.	MANUFACTURER
CLG.	CEILING	N.I.C.	NOT IN CONTRACT
CONSTR.	CONSTRUCT,CONSTRUCTION	NO.	NUMBER
C.T.	CERAMIC TILE	N.T.S.	NOT TO SCALE
DWG.	DRAWING(S)	N.Y.S.	NEW YORK STATE
EA.	EACH	O.C.	ON CENTER
ELEC.	ELECTRIC, ELECTRICAL	PROVIDE	FURNISH & INSTALL
ENG.	ENGINEER, ENGINEERING	R.U.G.	ROLL UP GRILLE
EX./EXIST.	EXISTING	SCM.	SOLID CORE METAL
FIN.	FINISH OR FINISHED	S.F.	SQUARE FOOT, SQUARE FEET
FL.	FLOOR	SPEC.	SPECIFICATION(S)
F.P.S.C.	FIREPROOF SELF-CLOSING	STD.	STANDARD
F.R.	FIRE RATED OR RETARDANT	STRUCT	STRUCTURE, STRUCTURAL
G.C.	GENERAL CONTRACTOR	T.O.	TOP OF
GYP. BD.	GYPSUM WALLBOARD	U.O.N.	UNLESS OTHERWISE NOTED
GWB.	GYPSUM WALLBOARD	V.C.T.	VINYL COMPOSITION TILE
HM.	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W/	WITH

GENERAL NOTES:

MUNICIPALITY AND LANDLORD COORDINATION

1. ALL WORK SHALL CONFORM WITH THE LATEST REQUIREMENTS OF THE BUILDING CODE OF NEW YORK STATE, THE FIRE CODE OF NEW YORK STATE, AND ALL AGENCIES HAVING JURISDICTION.
2. ALL NEW CONSTRUCTION SHALL MEET WITH THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS.
3. CONTRACTOR MUST COMPLY WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCY'S CODES AND REQUIREMENTS, AND LANDLORD REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVAL FOR ALL TRADES.
4. THE CONTRACTOR IS TO SCHEDULE AND BE PRESENT FOR ALL INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT AND ALL OTHER GOVERNING AGENCIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED INSPECTIONS AND SIGN-OFFS AS REQUIRED TO OBTAIN A NEW OR UPDATED CERTIFICATE OF OCCUPANCY, LETTER OF COMPLETION, ETC.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT FOR ELEVATORS OR OTHER HOISTING FACILITIES FOR HANDLING MATERIALS AND REMOVALS OF DEMOLITION DEBRIS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT FOR ACCESS TO OTHER TENANT SPACES AS REQUIRED FOR THE PROPER COMPLETION OF THE WORK.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SLAB OPENINGS AS REQUIRED BY THE MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING SLAB CUTTING / DRILLING WITH BUILDING MANAGEMENT.
9. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE EXISTING STRUCTURE AND ITS OCCUPANTS IN ACCORDANCE WITH LANDLORD REGULATIONS.

DRAWING COORDINATION

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTORS. THE OWNER/TENANT AND CONTRACTOR ARE SUBJECT TO CONTRACTS NOT INCLUSIVE.
2. ALL CONTRACTORS ARE TO CHECK AND VERIFY ALL CONDITIONS AT THE CONSTRUCTION SITE BEFORE BEGINNING ANY PHYSICAL WORK AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
3. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER SITE LOCATION OTHER THAN THE INTENDED PARTY NAMED ON THESE DRAWINGS.
4. ALL WORK IS TO CONFORM WITH THE DRAWINGS AND SPECIFICATIONS.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS.
6. LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO ARCHITECT ANY CONDITIONS WHICH WOULD INTERFERE WITH COMPLETION OF THE WORK.
8. WHERE "EQUAL TO", "ACCEPTED EQUAL" OR WHERE OTHER GENERAL QUALIFYING TERMS ARE USED, SUBSTITUTES SHALL BE BASED UPON THE REVIEW AND ACCEPTANCE BY THE ARCHITECT.
9. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT ON SITE FOR THE CLIENT'S AND ARCHITECT'S USE.
10. IF DURING CONSTRUCTION A CONDITION EXISTS WHICH CONFLICTS WITH THAT WHICH IS INDICATED ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE SAID CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREOF.

CONTRACTOR RESPONSIBILITIES

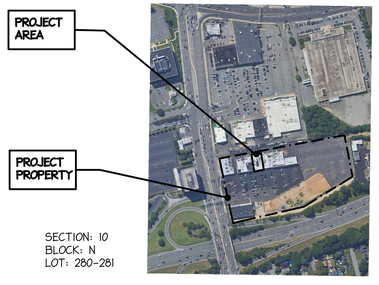
1. CONTRACTOR TO PROVIDE THE NECESSARY JOB SITE PROTECTION FOR THEIR WORK.
2. CONTRACTOR SHALL PERIODICALLY REMOVE ALL RUBBISH AND WASTE FROM THE PROJECT SITE AND BROOM CLEAN DAILY. AT THE COMPLETION OF THE WORK CONTRACTOR SHALL LEAVE THE PROJECT SITE BROOM CLEAN AND FREE OF MATERIALS.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXTERIOR WALL PENETRATIONS IN FIELD AND PROVIDE PROPER FLASHING AND SEALANTS FOR WEATHER-TIGHT SEAL (CONCERNING HVAC TIE-INS).
4. CONTRACTOR SHALL PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED FOR FRAMING OF NEW AND EXISTING AREAS. INSTALL AND REMOVE (AFTER COMPLETION) ALL TEMPORARY SUPPORTS, HEADERS AND DUST SCREENS TO ADEQUATELY SUSTAIN ALL LOADS AND PROTECT EXISTING WORK FROM DAMAGES OF ANY KIND, INCLUDING DUST.
5. GENERAL CONTRACTOR TO INCLUDE ALL PATCHING OF EXISTING PLASTER SURFACES AS REQUIRED BY DEMOLITION AND NEW CONSTRUCTION.
6. ALL OUTSIDE CORNERS AT MASONRY AND DRYWALL PARTITIONS SHALL HAVE METAL CORNER BEADS. TAPE AND SPACKLE SMOOTH AS REQUIRED.
7. ALL DEFECTIVE PLASTER AND/OR DRYWALL ON COLUMNS AND EXISTING WALLS SHALL BE CHOPPED OUT AND/OR PATCHED FREE OF ALL IRREGULARITIES AND SHALL MATCH ALL ADJACENT WALLS IN FINISH AND THICKNESS.
8. ALIGNMENT OF NEW DRYWALL CONSTRUCTION TO EXISTING WALLS AND COLUMNS SHALL BE DONE IN A MANNER AS TO VISIBLY ELIMINATE THE POINT OF CONTACT OR JOINT OF NEW AND EXISTING MATERIALS (RUN OUTSIDE LAYER OF GYPSUM BOARD PAST COLUMN WHERE POSSIBLE TO AVOID THIS CONDITION).
9. ALL DEFECTIVE PLASTER OR DRYWALL CORNER BEADS SHALL BE REMOVED AND REPLACED WITH NEW.
10. CONTRACTOR TO PATCH ALL WALLS, FLOORS AND CEILINGS WHERE WALLS ARE REMOVED TO MATCH THE FINISH, TEXTURE AND COLOR OF THE ADJACENT AREAS.
11. CONTRACTOR IS TO PROVIDE AND INSTALL WALL AND CEILING ACCESS PANELS AS REQUIRED BY THE MECHANICAL, PLUMBING AND ELECTRICAL SUBCONTRACTORS AND AS ACCEPTED BY THE ARCHITECT.
12. CONTRACTOR IS TO REPAIR, CLEAN AND REPLACE AS REQUIRED EXISTING ACCESS PANELS THAT ARE TO REMAIN IN THE PROJECT AREA, IN A MANNER ACCEPTABLE TO THE ARCHITECT.
13. CONTRACTOR TO PROVIDE LANDLORD / CLIENT / ARCHITECT ACCEPTED ACCESS PANELS.
14. CONTRACTOR SHALL SUBMIT CUTS, SAMPLES AND FINISHES FOR THE ARCHITECT'S REVIEW PRIOR TO ORDERING, FABRICATION OR COMMENCEMENT OF WORK.
15. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE BY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THAT PHASE OF WORK.
16. WHERE MECHANICAL, ELECTRICAL AND/OR PLUMBING FIXTURES AND DEVICES ARE REMOVED OR INSTALLED IN EXISTING PARTITIONS, CONTRACTOR SHALL FRAME AND PATCH WALL TO MATCH EXISTING ADJACENT MATERIALS, FINISHES AND FIRE-RATING.
17. WHERE MECHANICAL, ELECTRICAL AND/OR PLUMBING ITEMS PASS THROUGH FLOOR, WALL, CEILING OR ROOF, ANY AND ALL GAPS AND/OR SPACES IN PENETRATION TO BE SEALED WITH NON-COMBUSTIBLE FIRE-RATED INSULATION OR FIRE-STOPPING CAULKING TO PROVIDE AN EFFECTIVE DRAFT BARRIER.
18. IF USED FOR ANY PURPOSE IN THIS PROJECT, ALL WOOD SHALL BE FIREPROOFED IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE.
19. ALL MATERIALS INCORPORATED INTO THE PROJECT SHALL BE NEW AND CONFORM TO ALL CURRENT STANDARDS AND SPECIFICATIONS.
20. RESTROOMS ARE TO HAVE NON-PERVIOUS FLOORING WITH A MINIMUM 6" HEIGHT SANITARY BASE.
21. PROVIDE DOOR HARDWARE SETS (ADA COMPLIANT) FOR ALL NEW AND EXISTING DOORS, STYLE AS SELECTED BY OWNER/TENANT.
22. A FIRE ALARM AND SECURITY SYSTEM, IF EXISTING IN THE PROJECT AREA, IS TO BE MAINTAINED DURING AND AT THE COMPLETION OF CONSTRUCTION.
23. THERE IS NO STRUCTURAL WORK BEING PERFORMED BASED ON THE INFORMATION FILED WITH THESE DRAWINGS.
24. ALL ELECTRICAL RECEPTACLES, SWITCHES AND ASSOCIATED PLATES ARE TO BE BUILDING STANDARD, UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONTRACTOR TO VERIFY WITH LANDLORD / CLIENT / ARCHITECT PRIOR TO ORDERING.

LIST OF DRAWINGS:

A-001	GENERAL NOTES AND LOCATION MAP
A-002	FIRST FLOOR REMOVAL PLAN AND FIRST FLOOR CONSTRUCTION PLAN AND NOTES
A-003	FIRST FLOOR EQUIPMENT PLAN AND FIRST FLOOR BUILDING CODE COMPLIANCE PLAN AND NOTES
A-004	FIRST FLOOR CEILING PLAN AND NOTES
A-005	ADA COMPLIANCE DETAILS

SCOPE OF WORK:

- **CONDITIONAL USE APPROVAL REQUIRED.**
- THE SCOPE OF WORK INCLUDES A CHANGE OF OCCUPANT WITH NO CHANGE IN OCCUPANCY, (PROPOSED RESTAURANT TO REPLACE PRIOR RESTAURANT).
- THE SCOPE OF WORK INCLUDES REMOVAL, REPLACEMENT AND INSTALLATION OF NEW APPLIANCES, PLUMBING FIXTURES, GAS FIXTURES AND FURNITURE.
- THERE ARE MINOR NON-LOAD BEARING INTERIOR WALL REMOVALS PROPOSED.
- THE CEILING AND LIGHTING ARE EXISTING TO REMAIN.
- **THE EXISTING HVAC ROOFTOP UNIT AND DUCTWORK ARE TO REMAIN.**
- THE EXISTING RANGEHOOD AND ANSUL SYSTEM ARE TO REMAIN.
- EXISTING EXTERIOR LIGHTING IS TO REMAIN. EXTERIOR LIGHTING FOR THE REQUIRED EGRESS DISCHARGE TO COMPLY WITH CHAPTER 10 OF THE BUILDING CODE OF NEW YORK STATE.



SECTION: 10
BLOCK: N
LOT: 280-281

1 / A-001 LOCATION MAP
NOT TO SCALE

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INTERIOR RENOVATION

221 OLD COUNTRY ROAD
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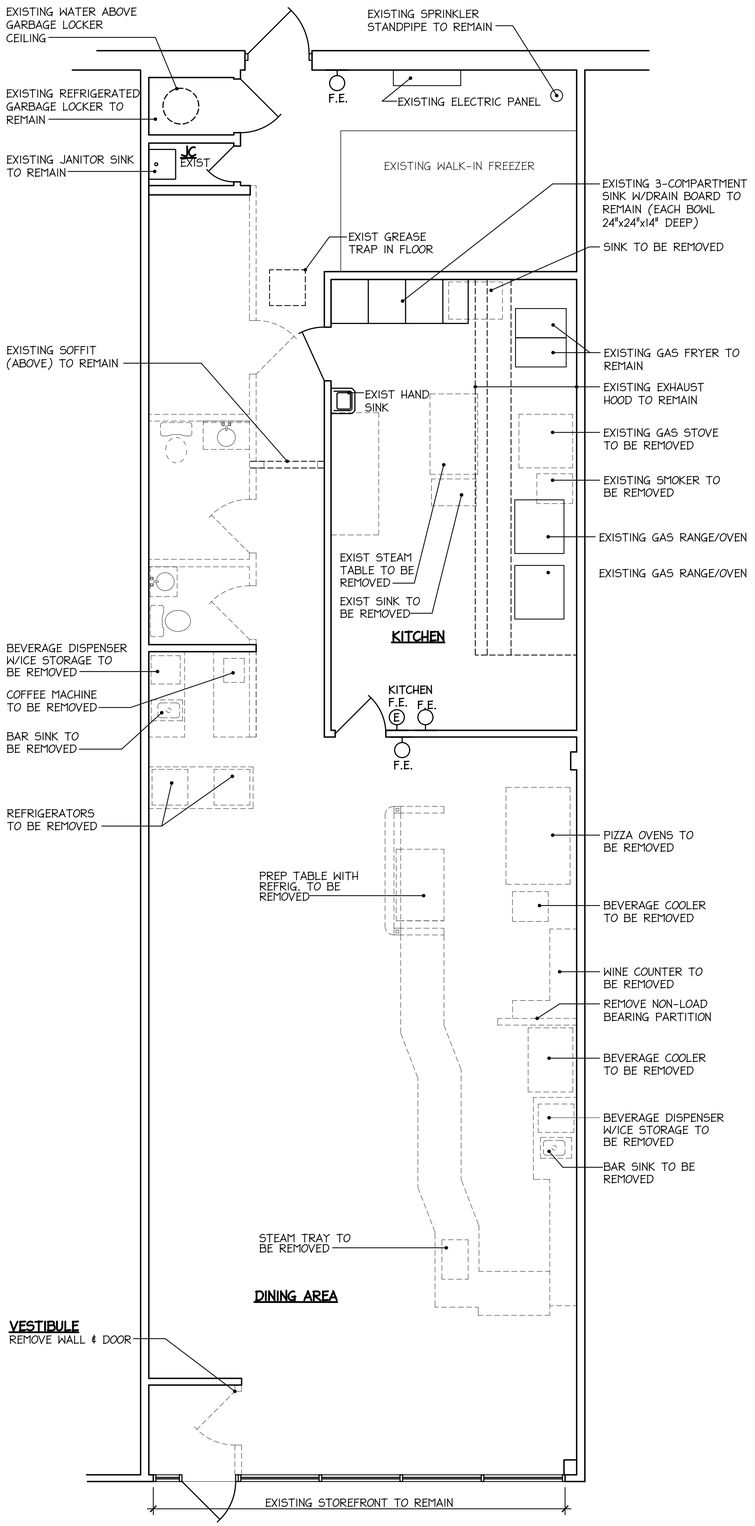
DRAWING TITLE:
GENERAL NOTES AND LOCATION MAP

SEAL & SIGNATURE

REGISTERED ARCHITECT — DOUGLAS R. VAGO — 026792 — STATE OF NEW YORK

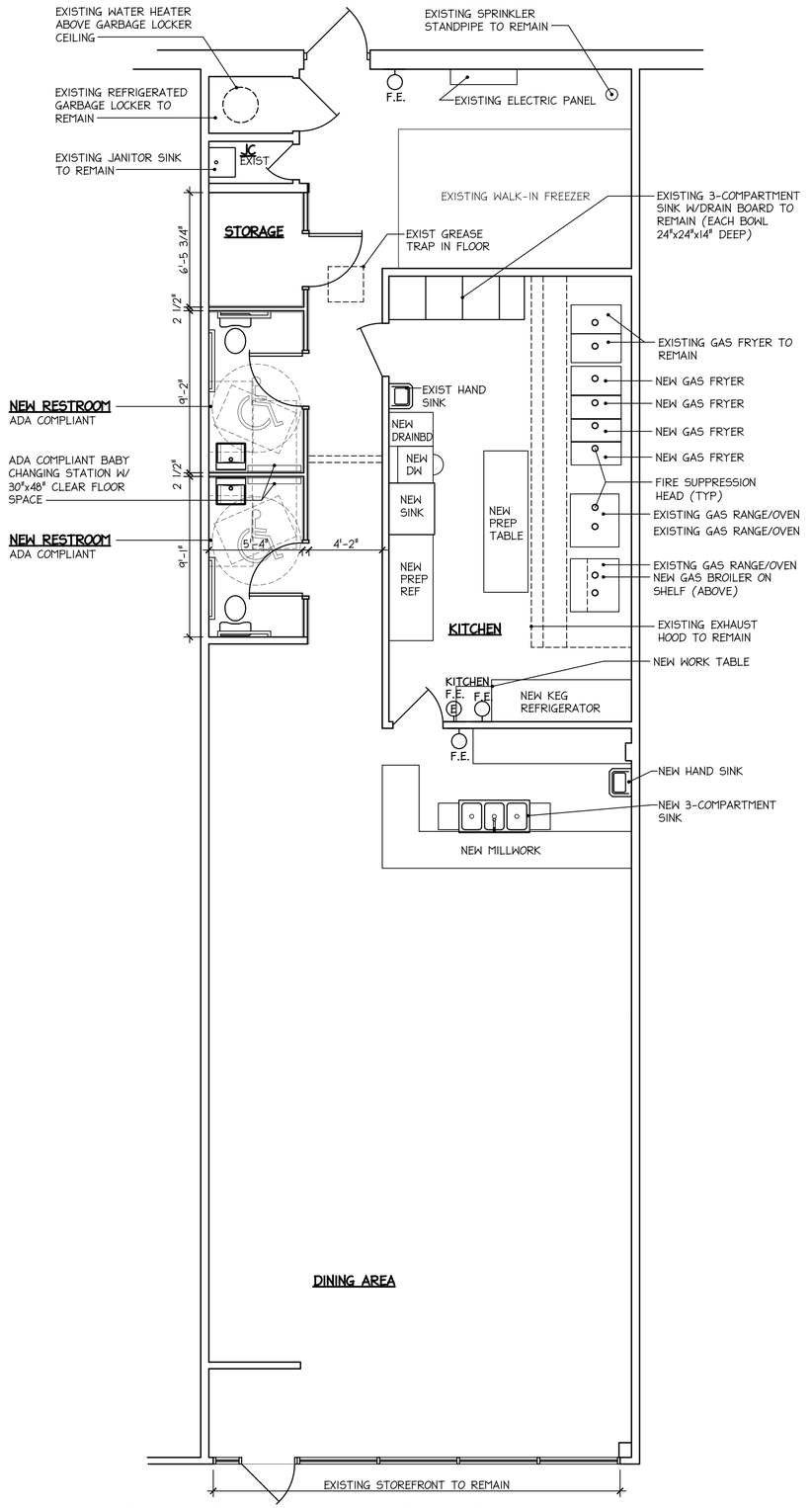
DATE:
PROJECT No.: 2141
DRAWN BY: DRV/AJH
SCALE: AS NOTED
DWG. No.:
A-001.00

01 OF 05



1 A-002 **FIRST FLOOR REMOVAL PLAN**

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



2 A-002 **FIRST FLOOR CONSTRUCTION PLAN**

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

LEGEND:

- EXISTING FULL HEIGHT WALL TO REMAIN
- NON-LOAD BEARING FULL HEIGHT WALL TO BE REMOVED
- NEW FULL-HEIGHT PARTITION
- EXISTING DOOR & FRAME TO REMAIN
- NEW DOOR & FRAME
- F.E. EXISTING/NEW PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH THE FC-NYS SECTION 906, F906.3, AND TABLE F906.3(1).

FOR LIGHT (LOW) HAZARD:
TWO A-RATED REQUIRED FOR EACH 3000 SF OF FLOOR AREA .
MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER TO BE 75'.

CONSTRUCTION NOTES:

1. ALL DIMENSIONS ARE TO OUTSIDE OF STUD FRAMING UNLESS OTHERWISE NOTED.
2. SEE ADA STANDARD DETAILS ON DRAWING A-005.

NOTE:
THE PROPOSED WORK IS DESIGNED IN COMPLIANCE WITH THE 2020 BC-NYS AND THE 2009 ICC A117.1.

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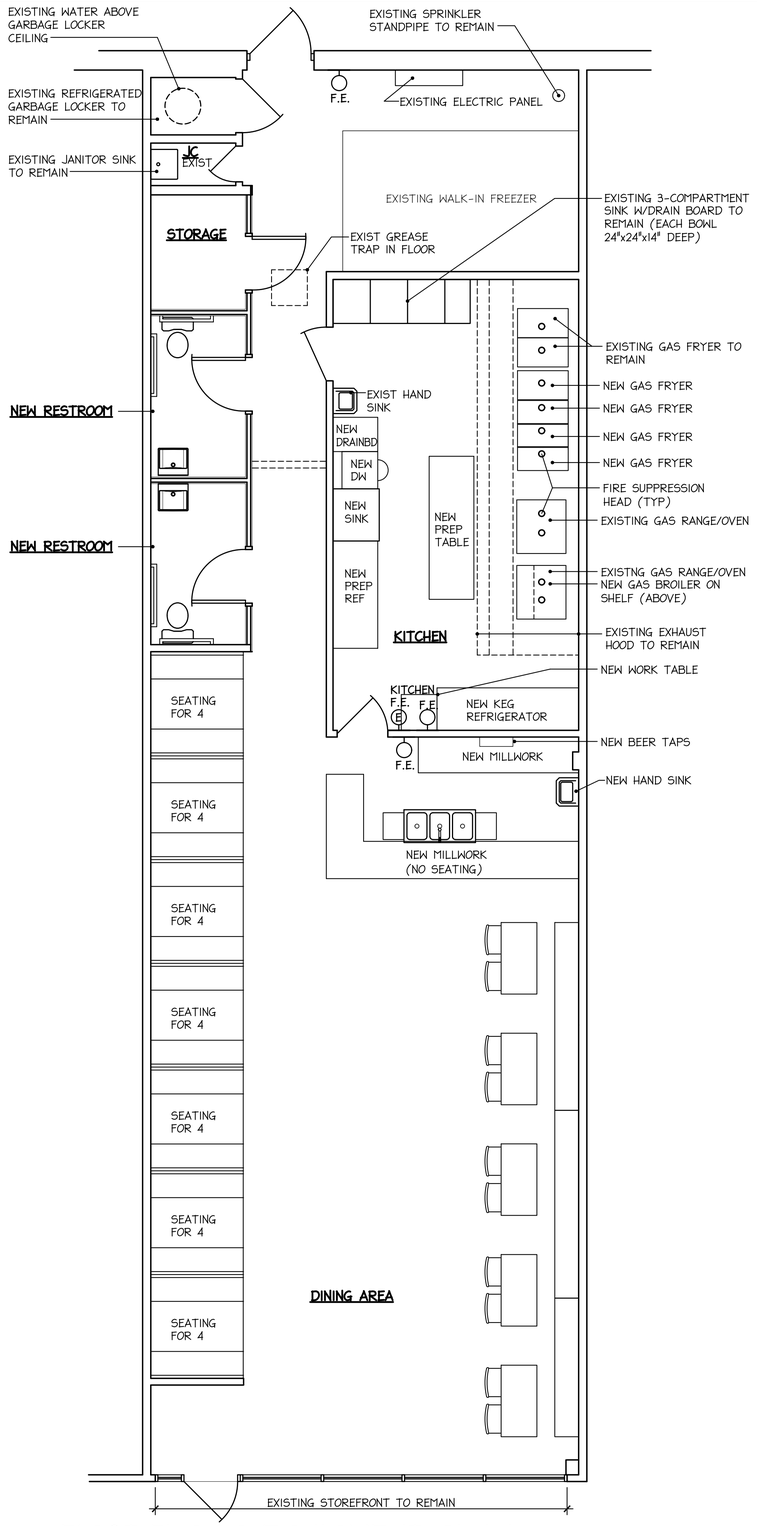
DRAWING TITLE:
FIRST FLOOR REMOVAL PLAN AND FIRST FLOOR CONSTRUCTION PLAN AND NOTES

SEAL & SIGNATURE

REGISTERED ARCHITECT DOUGLAS R. VIGGIANO 026702 STATE OF NEW YORK

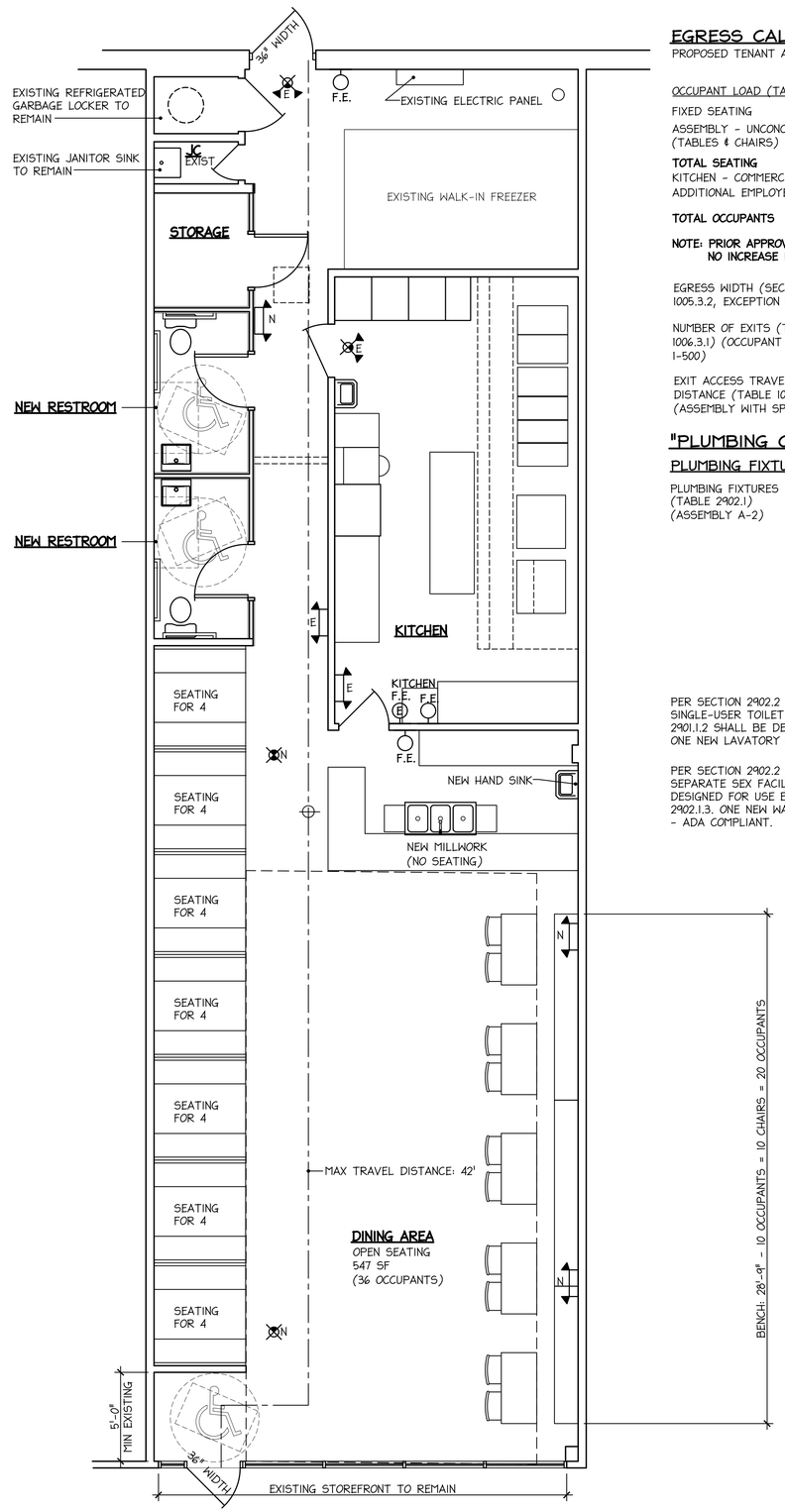
DATE:
PROJECT No.: 2141
DRAWN BY: DRV/AJH
SCALE: AS NOTED
DWG. No.:
A-002.00

02 OF 05



1 A-003 FIRST FLOOR EQUIPMENT PLAN

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



2 A-002 FIRST FLOOR CODE COMPLIANCE PLAN

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

EGRESS CALCULATIONS (FOR RESTAURANT SPACE):

PROPOSED TENANT AREA - 1,946 SF

OCCUPANT LOAD (TABLE 1004.1.2)	REQUIRED	# OF OCCUPANTS
FIXED SEATING	———	38 SEATS PROPOSED
ASSEMBLY - UNCONCENTRATED (TABLES & CHAIRS) (547 SF)	15 SF/OCCT (NET)	37 SEATS PROPOSED
TOTAL SEATING		**75 SEATING**
KITCHEN - COMMERCIAL (350 SF)	200 SF/OCCT (GROSS)	4 EMPLOYEES
ADDITIONAL EMPLOYEES	———	2 EMPLOYEESS (FRONT OF HOUSE)
TOTAL OCCUPANTS		**81 OCCUPANTS**

NOTE: PRIOR APPROVED APPLICATION INCLUDED 80 SEATS PLUS 8 EMPLOYEES. NO INCREASE IN PARKING REQUIREMENT PROPOSED.

	REQUIRED	EXISTING
EGRESS WIDTH (SECTION 1005.3.2, EXCEPTION 1)	0.15" / OCCUPANT = 12.15"	72"
NUMBER OF EXITS (TABLE 1006.3.1) (OCCUPANT LOAD 1-500)	2	2
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2) (ASSEMBLY WITH SPRINKLER)	250'	42'

"PLUMBING CODE" NOTES

PLUMBING FIXTURE COUNT CALCULATIONS:

PLUMBING FIXTURES (TABLE 2902.1) (ASSEMBLY A-2)	MALE MINIMUM	PROPOSED
	WATER CLOSET 1/75 OCC'TS - 1	1 NEW
	LAVATORY 1/200 OCC'TS - 1	1 NEW
	FEMALE MINIMUM	**PROPOSED**
	WATER CLOSET 1/75 OCC'TS - 1	1 NEW
	LAVATORY 1/200 OCC'TS - 1	1 NEW
	SERVICE SINK - 1	1 EXISTING
	DRINKING FOUNTAIN - 2	0 PER IPC SECTION 410.4, WHERE RESTAURANT PROVIDES CONTAINER-FREE DRINKING WATER, FOUNTAINS NOT REQUIRED

PER SECTION 2902.2 EXCEPTION 5:
SINGLE-USER TOILET AND BATHING ROOMS PROVIDED IN ACCORDANCE WITH SECTION 2901.1.2 SHALL BE DESIGNATED AS GENDER NEUTRAL. ONE NEW WATER CLOSET AND ONE NEW LAVATORY PROPOSED WITH THIS FILING - ADA COMPLIANT.

PER SECTION 2902.2 EXCEPTION 6:
SEPARATE SEX FACILITIES SHALL NOT BE REQUIRED WHERE MULTIUSER FACILITIES DESIGNED FOR USE BY BOTH SEXES ARE PROVIDED IN ACCORDANCE WITH SECTION 2902.1.3. ONE NEW WATER CLOSET AND ONE NEW LAVATORY PROPOSED WITH THIS FILING - ADA COMPLIANT.

LEGEND:

F.E. — EXISTING/NEW PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH THE FC-NYS SECTION 906, F906.3, AND TABLE F906.3(1).
FOR LIGHT (LOW) HAZARD:
TWO A-RATED REQUIRED FOR EACH 3000 SF OF FLOOR AREA.
MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER TO BE 75'.

N — NEW LED ILLUMINATED EXIT SIGN IN ACCORDANCE WITH BC-NYS SECTION 1013. SHADED AREA INDICATES SIGN FACE. ARROW INDICATES DIRECTION OF EXIT (WHEN APPLICABLE).

E — EXISTING ILLUMINATED EXIT SIGN TO REMAIN (IN ACCORDANCE WITH BC-NYS SECTION 1013. SHADED AREA INDICATES SIGN FACE. ARROW INDICATES DIRECTION OF EXIT (WHEN APPLICABLE).

N — NEW LED EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH BC-NYS SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT.

E — NEW LED EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH BC-NYS SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT.

E — EXISTING/NEW ILLUMINATED COMBINATION EXIT SIGN & EMERGENCY LIGHT IN ACCORDANCE WITH BC-NYS SECTION 1013. SHADED AREA INDICATES SIGN FACE. ARROW INDICATES DIRECTION OF EXIT (WHEN APPLICABLE). EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH BC-NYS SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT.
FIXTURES INCLUDE EMERGENCY BACKUP.

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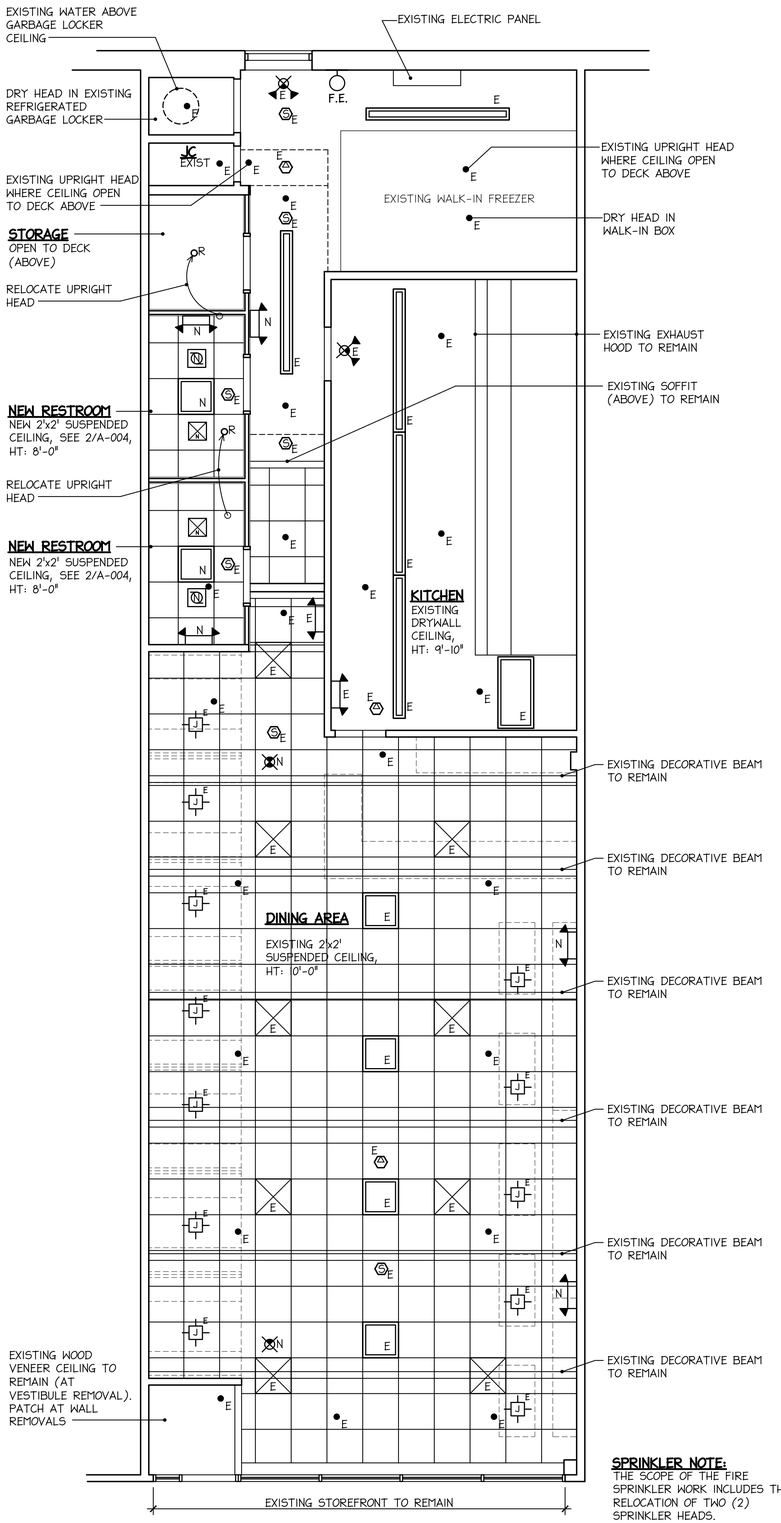
DRAWING TITLE:
FIRST FLOOR EQUIPMENT PLAN AND FIRST FLOOR BUILDING CODE COMPLIANCE PLAN AND NOTES

SEAL & SIGNATURE

REGISTERED ARCHITECT — DOUGLAS R. VAGO — 027702 — STATE OF NEW YORK

DATE:
PROJECT No.: 2141
DRAWN BY: DRV/AJH
SCALE: AS NOTED
DWG. No.:
A-003.00

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1 A-004 FIRST FLOOR CEILING PLAN

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

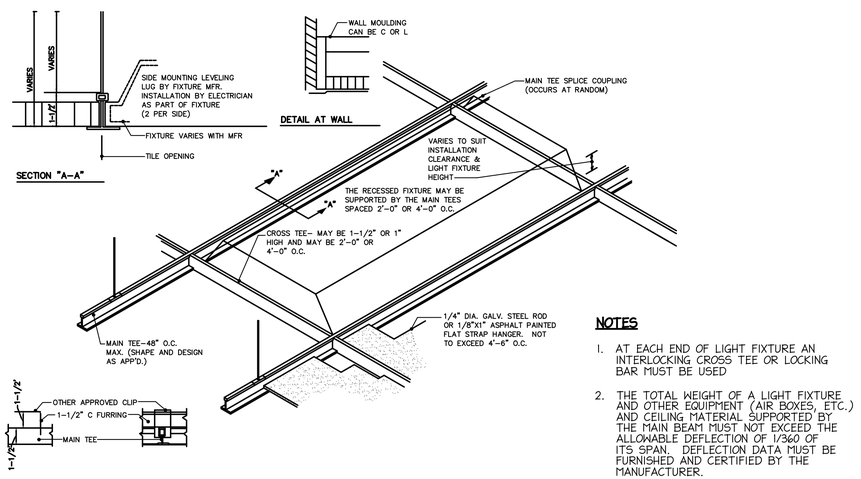
SPRINKLER NOTE:
THE SCOPE OF THE FIRE SPRINKLER WORK INCLUDES THE RELOCATION OF TWO (2) SPRINKLER HEADS.

CEILING FIXTURE LEGEND:

- EXISTING CEILING JUNCTION BOX WITH EXISTING PENDANT MOUNTED LIGHT FIXTURE
- EXISTING 2' X 2' RECESSED LED LIGHT FIXTURE
- NEW 2' X 2' RECESSED LED LIGHT FIXTURE
- EXISTING 8-FOOT STRIP LIGHT FIXTURE
- EXISTING 2' X 4' RECESSED LED LIGHT FIXTURE
- NEW LED ILLUMINATED EXIT SIGN IN ACCORDANCE WITH BC-NYS SECTION 1013. SHADED AREA INDICATES SIGN FACE. ARROW INDICATES DIRECTION OF EXIT (WHEN APPLICABLE).
- EXISTING ILLUMINATED EXIT SIGN TO REMAIN (IN ACCORDANCE WITH BC-NYS SECTION 1013. SHADED AREA INDICATES SIGN FACE. ARROW INDICATES DIRECTION OF EXIT (WHEN APPLICABLE).
- NEW LED EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH BC-NYS SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT.
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- EXISTING/NEW ILLUMINATED COMBINATION EXIT SIGN & EMERGENCY LIGHT IN ACCORDANCE WITH BC-NYS SECTION 1013. SHADED AREA INDICATES SIGN FACE. ARROW INDICATES DIRECTION OF EXIT (WHEN APPLICABLE). EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH BC-NY'S SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT.
FIXTURES INCLUDE EMERGENCY BACKUP.

- EXISTING SPRINKLER HEAD TO REMAIN.
- EXISTING SPRINKLER HEAD TO BE REMOVED FOR RELOCATION
- RELOCATED SPRINKLER HEAD
- EXISTING SPRINKLER HEAD TO REMAIN.
- EXISTING CEILING DIFFUSER
- NEW EXHAUST FANS SEE M-DWGS
- NEW CEILING DIFFUSER, SEE M-DWGS
- EXISTING SMOKE DETECTOR TO REMAIN
- EXISTING CO DETECTOR TO REMAIN

NOTES:
1. EXISTING SUSPENDED CEILING AND LIGHTING TO REMAIN.
2. EXISTING HVAC ROOFTOP UNIT AND DUCTWORK TO REMAIN.
3. FIRE SPRINKLER SYSTEM TO BE MODIFIED, SEE SP-DWGS.
4. EXISTING FIRE ALARM SYSTEM TO REMAIN.
5. EXISTING RANGEHOOD AND ANSUL SYSTEMS ARE EXISTING TO REMAIN.



NOTES

1. AT EACH END OF LIGHT FIXTURE AN INTERLOCKING CROSS TEE OR LOCKING BAR MUST BE USED
2. THE TOTAL WEIGHT OF A LIGHT FIXTURE AND OTHER EQUIPMENT (AIR BOXES, ETC.) AND CEILING MATERIAL SUPPORTED BY THE MAIN BEAM MUST NOT EXCEED THE ALLOWABLE DEFLECTION OF 1/360 OF ITS SPAN. DEFLECTION DATA MUST BE FURNISHED AND CERTIFIED BY THE MANUFACTURER.
3. SURFACE OR PENDENT FIXTURES MUST BE INDEPENDENTLY SUPPORTED FROM FLOOR OR ROOF CONSTRUCTION.

2 A-004 SUSPENDED CEILING DETAIL (GRID & PANEL)

N.T.S.

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MFC CARLE PLACE RESTAURANT

INTERIOR RENOVATION

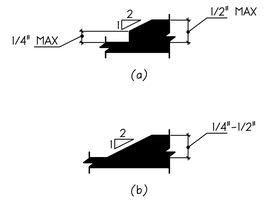
221 OLD COUNTRY ROAD
CARLE PLACE, NEW YORK

DRAWING TITLE:
FIRST FLOOR CEILING PLAN AND NOTES

SEAL & SIGNATURE

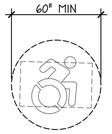
REGISTERED ARCHITECT DOUGLAS R. VIGO 026702 STATE OF NEW YORK

DATE:
PROJECT No.: 2141
DRAWN BY: DRV/AJH
SCALE: AS NOTED
DWG. No.:
A-004.00



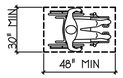
303.3 BEVELED CHANGES IN LEVEL

NOT TO SCALE



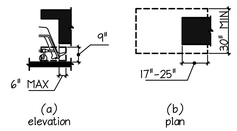
304.3(a) CIRCULAR TURNING SPACE

NOT TO SCALE



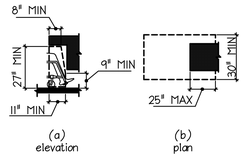
305.3 CLEAR FLOOR SPACE

NOT TO SCALE



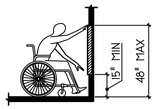
306.2 KNEE CLEARANCE

NOT TO SCALE



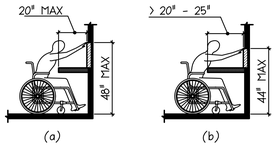
306.3 KNEE CLEARANCE

NOT TO SCALE



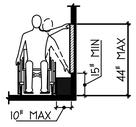
308.2.1 UNOBSTRUCTED FORWARD REACH

NOT TO SCALE



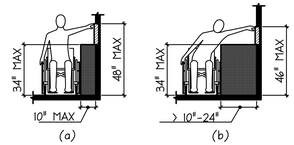
308.2.2 OBSTRUCTED HIGH FORWARD REACH

NOT TO SCALE



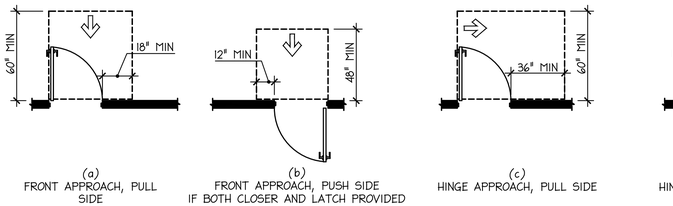
308.3.1 UNOBSTRUCTED SIDE REACH

NOT TO SCALE



308.3.2 OBSTRUCTED HIGH SIDE REACH

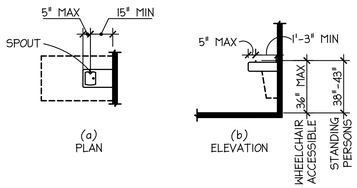
NOT TO SCALE



404.2.3.2 MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS

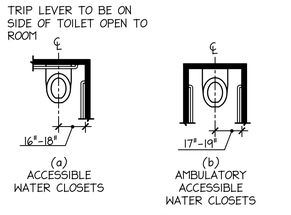
NOT TO SCALE

NOTE:
THE CLEAR FLOOR SPACE SHALL COMPLY WITH 305, POSITIONED FOR A FORWARD APPROACH TO THE DRINKING FOUNTAIN. KNEE AND TOE CLEARANCE SHALL COMPLY WITH 306.



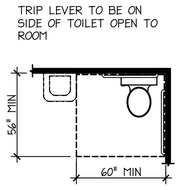
602.5 DRINKING FOUNTAIN SPOUT LOCATION

NOT TO SCALE



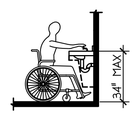
604.2 WATER CLOSET LOCATION

NOT TO SCALE



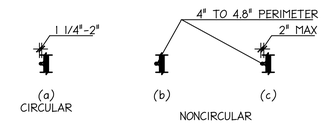
604.3 WATER CLOSET CLEARANCE

NOT TO SCALE



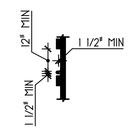
606.3 HEIGHT OF SINKS AND LAVATORIES

NOT TO SCALE



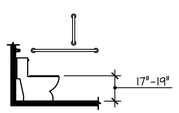
609.2 SIZE OF GRAB BARS

NOT TO SCALE



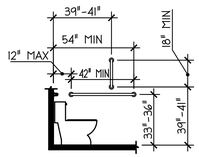
609.3 GRAB BAR SPACING

NOT TO SCALE



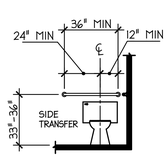
604.4 WATER CLOSET SEAT HEIGHT

NOT TO SCALE



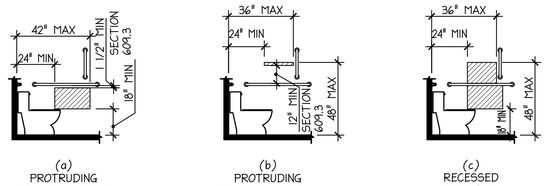
604.5.1 SIDE WALL GRAB BAR FOR WATER CLOSET

NOT TO SCALE



604.5.2 REAR WALL GRAB BAR FOR WATER CLOSET

NOT TO SCALE



604.7 DISPENSER OUTLET LOCATION

NOT TO SCALE

NOTE:
THE PROPOSED WORK IS DESIGNED IN COMPLIANCE WITH THE 2020 BC-NYS AND THE 2009 ICC A117.1.

ARCHITECT OF RECORD

DRV ARCHITECT, P.C.

1180 Park Avenue Franklin Square, New York 11010
(516) 352-9827 www.drvarch.com

ENGINEER OF RECORD

No.	Issue Date	Description
	08/17/2022	ISSUED FOR BD FILING PER 8/30/21 COMMERCIAL ZONING OMISSION LETTER
	05/09/2022	ADDED PER BD OMISSION'S LETTER DATED 8/30/21

REVISIONS

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

SITE:

PARK EAST LLC:
MFC CARLE PLACE RESTAURANT

INTERIOR RENOVATION

221 OLD COUNTRY ROAD
CARLE PLACE, NEW YORK

DRAWING TITLE:

ADA COMPLIANCE DETAILS

SEAL & SIGNATURE

REGISTERED ARCHITECT DOUGLAS R. HAGEL 026702 STATE OF NEW YORK

DATE:
PROJECT No.: 2141
DRAWN BY: DRV/AJH
SCALE: AS NOTED
DWG. No.:

A-005.00

05 OF 05

MUCKEY RESIDENCE
50 MARINO AVENUE
PORT WASHINGTON, NY 11050

ARCHITECTURAL PLOT PLAN — SCALE: 1/8" = 1'-0"

SECTION: 5	BLOCK: J	LOT: 23	ZONE: RES-C		
AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	5,517 S.F.	------	------	------	5,517 S.F.
FIRST FLOOR:	571 S.F.	------	------	------	571 S.F.
SECOND FLOOR:	478 S.F.	------	------	------	478 S.F.
GARAGE:	145 S.F.	-145 S.F.	------	------	-145 S.F.
GARAGE CONVERSION:	145 S.F.	------	145 S.F.	------	145 S.F.
DECK:	429 S.F.		------	------	429 S.F.
PORCH:	113 S.F.	------	------	------	113 S.F.
SHED:	120 S.F.	------	------	------	120 S.F.

BUILDING FOOTPRINT	G.F.A.
571 S.F.	571 S.F.
------	478 S.F.
------	------
------	------
429 S.F.	------
113 S.F.	------
120 S.F.	120 S.F.
TOTAL:	TOTAL:
1133 S.F.	1,169S.F.

ZONING — TOWN OF NORTH HEMPSTEAD

ZONING DISTRICT: R-C (SINGLE FAMILY)	MAP DISTRICT:			
ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
LOT SIZE	6,000 S.F.	MIN.	5,517 S.F.	NO CHANGE	
LOT COVERAGE (BUILDING)	35%	MAX	14.57%	NO CHANGE	✓
HEIGHT (2.5 STORIES)	(e) 30'	MAX	EXISTING	TO COMPLY	✓
EAVES HEIGHT	22'	MAX	EXISTING	TO COMPLY	✓
FRONT YARD	22.75'	A.F.Y.S.	22.14' (Orig.)	15.31' (To Be Maintained)	✗
SIDE YARD	5'	MIN.	9.67'	NO CHANGE	✓
COMBINED SIDE YARDS	10'	MIN.	21.34'	NO CHANGE	✓
REAR YARD	15'	MIN.	85.34'	NO CHANGE	✓
F.A.R. (50%)	2,758 S.F.		1133 S.F.	1,169 S.F.	✓
FRONT YARD PAVING	55%	MAX	54%	NO CHANGE	✓

NOTE: THIS HOME AND THE LATEST CONVERSIONS AND ADDITIONS HAVE ALL BEEN CONSTRUCTED AND EXISTING PRIOR TO 2009 HENCE COMPLIANCE TO 2010 BUILD CODE HAS BEEN CITED FOR CONFORMANCE

ANY NON-PERMITTED ITEMS ARE THE CLIENTS RESPONSIBILITY UNLESS MARK ANTHONY ARCHITECTS HAS BEEN RETAINED TO RESOLVE OUTSTANDING ITEMS	*CLIENT RESPONSIBILITY*
EXISTING ZONING ITEM / PERMIT #	- 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)
TO BE DETERMINED BY D.O.B.	

PLOT PLAN INFORMATION AS PER:

SURVEY DRAWN : FEBRUARY 5, 2021

ISLAND WIDE LAND SURVEYORS
PROFESSIONAL LAND & CITY SURVEYORS

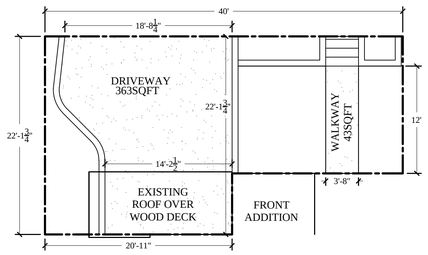
199 LAFAYETTE DRIVE
SYOSSET, NY 11791
TEL: 1-866-808-5800
FAX: (516) 496-1792

FEMA FLOOD ZONE (- - - -)

ELEVATIONS IN NAVD88

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

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE "ENERGY CONSERVATION CONSTRUCTION CODE (2010)" (R402.1.2)) AND CHAPTER 11 RESIDENTIAL CODE OF NEW YORK STATE (2010) (N1102.1.2)



FRONT YARD 757SQFT

FRONT YARD PAVING CALCULATION
363 S.F. + 43S.F = 406S.F.
406S.F. / 757 S.F. = 53.63%

2010 NYSRC

TABLE N1102.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT *U*-FACTOR[b]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE[f]	MASS WALL *R*-VALUE[g]	FLOOR *R*-VALUE	BASEMENT WALL *R*-VALUE[c]	SLAB *R*-VALUE & DEPTH[d]	CRAWL SPACE WALL *R*-VALUE[c]
4	0.35	0.60	38	13	5 /10[g]	19	10 / 13[e]	10, 2 ft[d]	10 / 13[e]
5	0.35	0.60	38	20 or 13+5[f]	13/17[g]	30[e]	10 / 13[e]	10, 2 ft[d]	10 / 13[e]
6	0.35	0.60	49	20 or 13+5[f]	15/19[g]	30[e]	15 / 19[e]	10, 4 ft[d]	10 / 13[e]

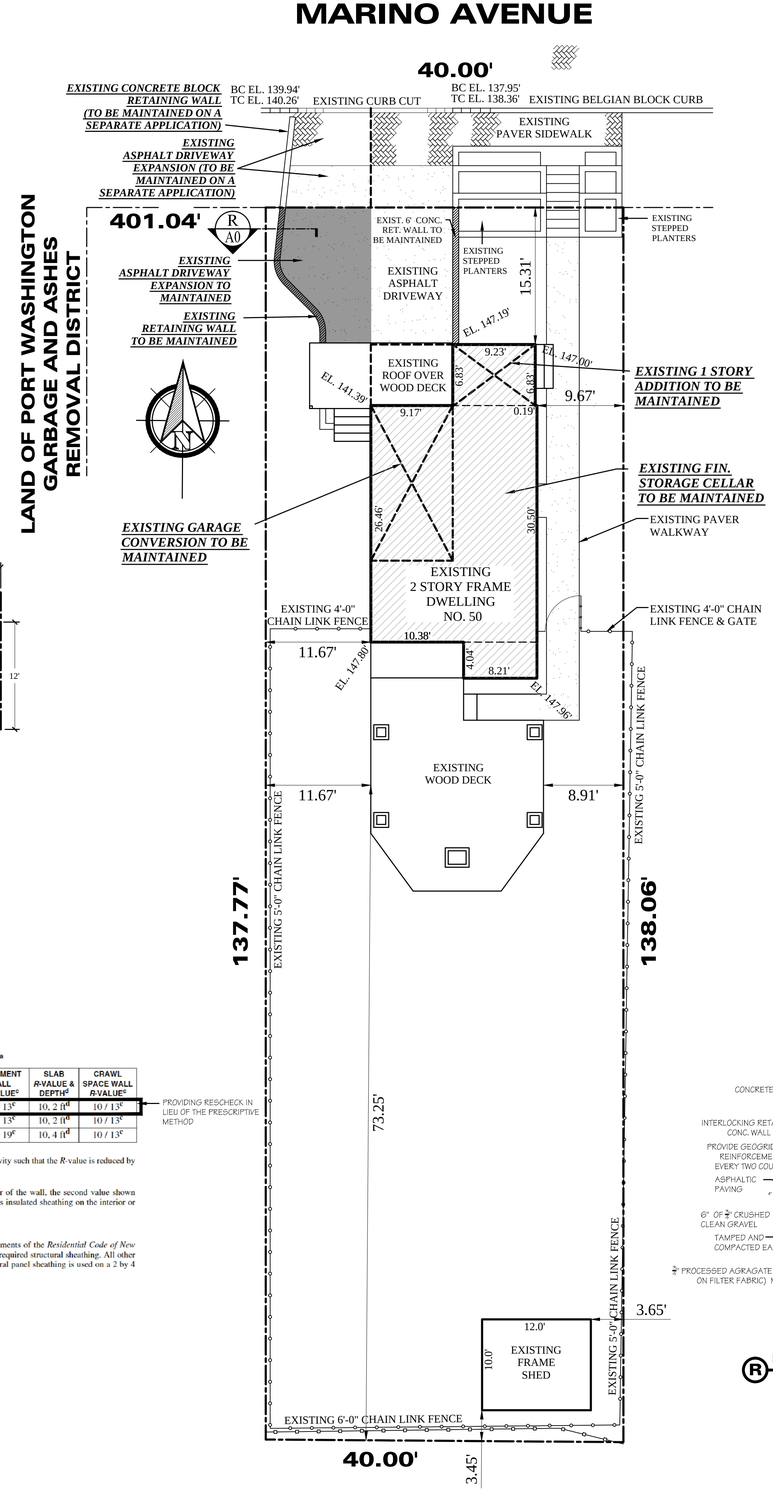
PROVIDING RESCHECK IN LIEU OF THE PRESCRIPTIVE METHOD

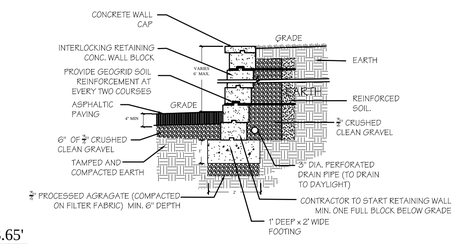
For SI: 1 foot = 304.8 mm.
a. *R*-values are minimums. *U*-factors and SHGC are maximums. R-19 batts compressed into a nominal 2 × 6 framing cavity such that the *R*-value is reduced by R-1 or more shall be marked with the compressed batt *R*-value in addition to the full thickness *R*-value.
b. The fenestration *U*-factor column excludes skylights.
c. The first value shown represents minimum *R*-value of continuous insulated sheathing on the interior or the exterior of the wall, the second value shown represents minimum *R*-value of cavity insulation at the interior of the basement wall. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
d. R-5 shall be added to the required slab edge *R*-values for heated slabs.
e. Or insulation sufficient to fill the framing cavity, R-19 minimum.
f. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. When structural sheathing is utilized per requirements of the *Residential Code of New York State*, Section R602.10 Wall Bracing, insulating sheathing with a minimum value R=2 shall be added over the required structural sheathing. All other areas must be sheathed with insulating sheathing of R=5 as indicated by the Table. If 100 percent continuous structural panel sheathing is used on a 2 by 4 wall, then R-5 continuous insulated sheathing must also be applied over the structural sheathing.
g. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.

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
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	frost line depth	Termite					
20 PSF	130	NO	NO	1 mi.	B	Severe	3'-4'	Moderate to Heavy	15	YES	9-11-09	496	52.9°F

MARINO AVENUE





RETAINING WALL DETAIL
(R) INTERLOCKING BLOCK RETAINING SYSTEM)
SCALE: N.T.S.

SCOPE OF WORK

APPLICATION FOR MAINTAIN:

- EXISTING FRONT ONE STORY ADDITION
- EXISTING DRIVEWAY EXPANSION
- EXISTING RETAINING WALL EXPANSION
- EXISTING GARAGE CONVERSION TO BE MAINTAINED
- MAINTAIN EXIST. FIN. STORAGE CELLAR

MAINTAIN UNDER SEPARATE APPLICATION:

- WORK IN RIGHT OF WAY

#21370

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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X:\Drawings\MUCKEY 2021\SYS\OBJECTION MAINTAIN MUCKEY 6.22.22.dwg

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

REVISIONS — PLOTTED: 6/22/2022

NO.	DATE	DESCRIPTION
1	3/1/22	ANS. OBJ., REV. DRIVE & WALL NOTES
2	6/21/22	OBJECTION

PROJECT NO.	2021197
DATE	10/22/2021
SCALE	AS NOTED
DRAWN BY	S.V

MARK ANTHONY ARCHITECTS & PLANNERS
ARCHITECTURE • DESIGN
(516) 409 - 1900
1563 BELLMORE AVE.
N.BELLMORE, NY 11710

SEAL:

REGISTERED ARCHITECT — MARK ANTHONY MINISTERI — 031737 — STATE OF NEW YORK

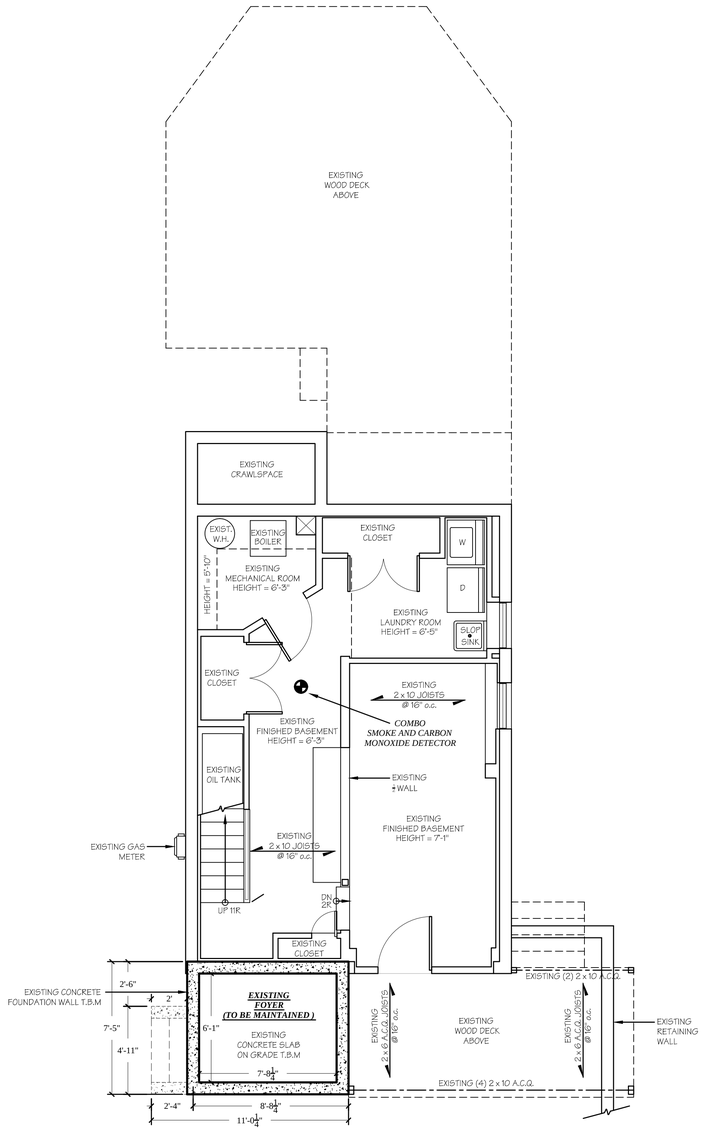
LIC # 031737-1
MARK ANTHONY MINISTERI, R.A.
1563 BELLMORE AVE. N. BELLMORE, NY, 11710

DRAWING:
ZONING & PLOT PLAN

PROJECT:
MUCKEY RESIDENCE
50 Marino Avenue
Port Washington, NY 11050

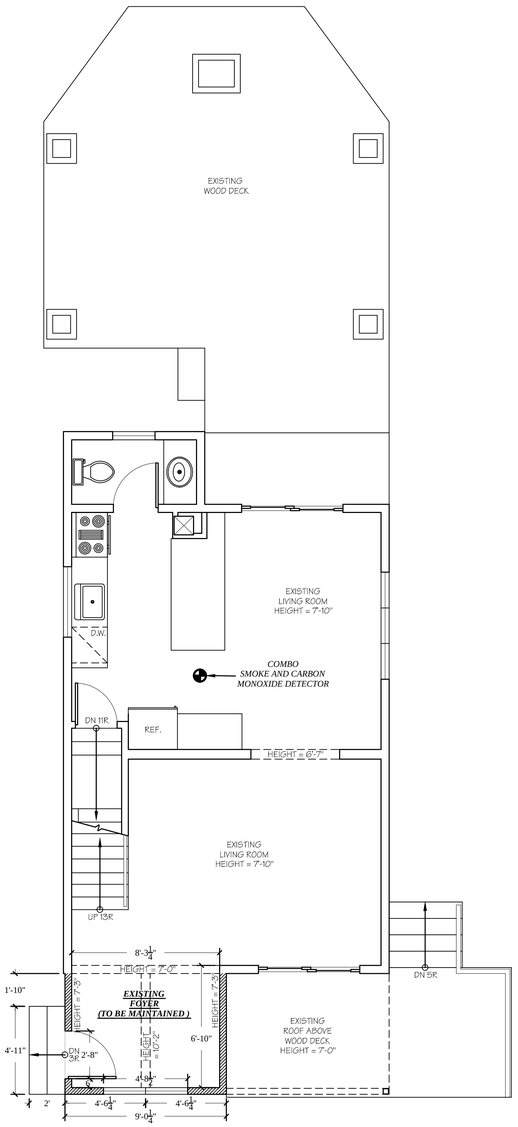
D.O.B. I.D#

DRAWING No.
A0.00



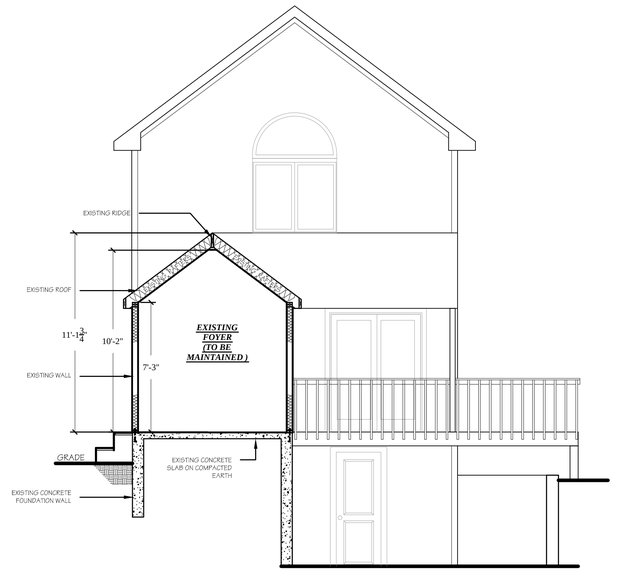
FOUNDATION PLAN

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



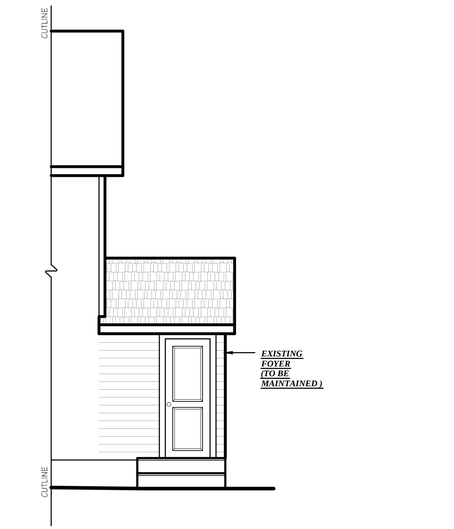
FIRST FLOOR PLAN

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



CROSS SECTION

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



SIDE ELEVATION

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: 6/22/2022

NO.	DATE	DESCRIPTION
1	3/1/22	ANS. OB'S, REV. DRIVE & WALL NOTES
2	6/21/22	OBJECTION

PROJECT NO.	2021197
DATE	10/22/2021
SCALE	AS NOTED
DRAWN BY	S.V

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

SEAL:

REGISTERED ARCHITECT MARK ANTHONY MINISTERI 031737 STATE OF NEW YORK

LIC # 031737-1
MARK ANTHONY MINISTERI, AIA
1563 BELLMORE AVE. N.BELLMORE, NY 11710

DRAWING:

1 STORY ADDITION PLANS

PROJECT:

MUCKEY RESIDENCE

50 Marino Avenue
Port Washington, NY 11050

D.O.B. I.D#

DRAWING No.

A1.00

X:\Drawings\MUCKEY 2021\97\OBJECTION MAINTAIN MUCKEY 6.22.22.dwg

GENERAL NOTES AND SPECIFICATIONS

GENERAL NOTES AND SPECIFICATIONS:

1. ALL WORK SHALL CONFORM TO THESE DRAWINGS, THE 2020 NYS RESIDENTIAL CODE AND 2020 ENERGY CONSERVATION CODE OF NYS, AND ALL OTHER RULES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT, INCLUDING OSHA.
2. ALL WORK RELATED TO THIS PROJECT SHALL BE UNDERTAKEN BY QUALIFIED AND EXPERIENCED CRAFTSMEN, IN ACCORDANCE WITH THE GENERAL DESIGN AND AS APPROVED BY THE ARCHITECT/ENGINEER.
3. ALL WORKMANSHIP SHALL BE OF THE HIGHEST GRADE AND SHALL BE INSTALLED STRAIGHT, PLUMB, LEVEL, IN TRUE ALIGNMENT, CLOSELY FITTED, ACCURATELY SET TO REQUIRED LINES AND LEVELS, AND RIGIDLY SECURED IN PLACE.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF WORK:
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES IMMEDIATELY: WRITTEN DIMENSIONS GOVERN OVER SCALED ONES.
5. CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE'S: WORKER'S COMP. AND LIABILITY IN THE SUM PRESCRIBED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION INCLUDING PROPER SHORING AND BRACING OF EXISTING STRUCTURE TO ENSURE SAFETY THROUGHOUT THE CONSTRUCTION PROCESS.
9. CONTRACTOR AND/OR OWNER ARE SOLELY RESPONSIBLE FOR SCHEDULING REQUIRED INSPECTIONS DURING THE COURSE OF CONSTRUCTION.

WINDOWS:

1. WINDOWS TO BE "ANDERSEN 400 SERIES", CLAD ON EXTERIOR WITH HIGH PERFORMANCE GLAZING. STONE WHITE INT. ALL OPERABLE WINDOWS INCLUDE SCREENS. ALL EGRESS WINDOWS HAVE A MIN. CLEAR OPENING OF 5.7 S.F. AND A MINIMUM CLEAR WIDTH OF TWENTY INCHES AND HEIGHT OF 24 INCHES. ALL WINDOWS COMPLY WITH 2020 RESIDENTIAL BUILDING CODE OF NYS, SECTION R310.

DRYWALL:

1. 1/2" GYPSUM WALL BOARD, TYP. THROUGHOUT, 1/2" CONCRETE WONDER BOARD ON ALL SHOWER AND TUB WALLS. 5/8" TYPE "X" IN GARAGE AND OVER BOILER/WATER HEATER.

PLUMBING:

1. ALL PLUMBING SHALL BE DONE BY A LICENSED PLUMBER IN ACCORDANCE WITH THE 2020 NYS PLUMBING CODE, AND ALL OTHER LOCAL CODES HAVING JURISDICTION.

ELECTRICAL:

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2020 NYS RESIDENTIAL CODE, 2020 NYS FIRE CODE, N.F.P.A., NEC., AND LOCAL ORDINANCES. WIRE AFFECTED AREAS TO CODE.

HARDWARE:

1. HARDWARE SHALL INCLUDE ALL LOCKS, BUTTS, DOOR CLOSURES, DOOR STOPS, KNOB ROSETTES, ETC. FURNISH ALL TEMPLATES, SCREWS, BLOTS, NUTS, AND OTHER DEVICES FOR HARDWARE.

SANITARY WASTE:

1. RESIDENCE WILL UTILIZE EXISTING SEPTIC SYSTEM.

CARPENTRY:

1. ALL LUMBER SHALL BE DOUGLAS FIR #2.
2. ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE 2015 EDITION OF "WOOD FRAME CONSTRUCTION MANUAL" FOR ONE AND TWO FAMILY DWELLINGS.
3. G.C. TO PROVIDE LUMBER CERTIFICATION DATA AS PER NYSBC UPDATE AND REVISION TITLE 19 PART 1220.2. CONTRACTOR SHALL PROVIDE STRUCTURAL LUMBER CERTIFICATION IN WRITING FROM THE LUMBER YARD FROM WHICH THE LUMBER IS PURCHASED, THAT THE QUALITY AND SAFE WORKING STRESS OF SUCH LUMBER ARE EQUAL TO OR EXCEED THE SPECIFIED GRADE WITHIN CONTRACTED DRAWINGS. THIS REQUIREMENT IS ONLY REQUIRED IF CONSTRUCTED LUMBER IS NOT PHYSICALLY MARKED WITH APPROPRIATE GRADE STAMP.

FRAMING:

ALL EXTERIOR WALLS WORK TO BE FRAMED TO MATCH EXISTING.

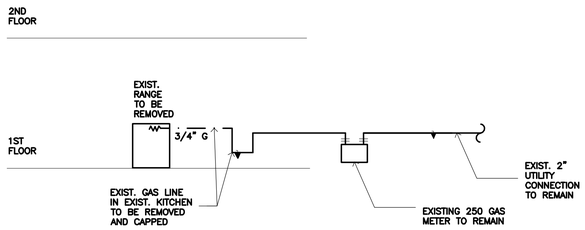
¡INSULATION:

1. ANY EXISTING EXTERIOR WALL CAVITY THAT IS OPENED MUST BE FILLED WITH A MIN. R-VALUE OF R-3 PER INCH.

SIDING:

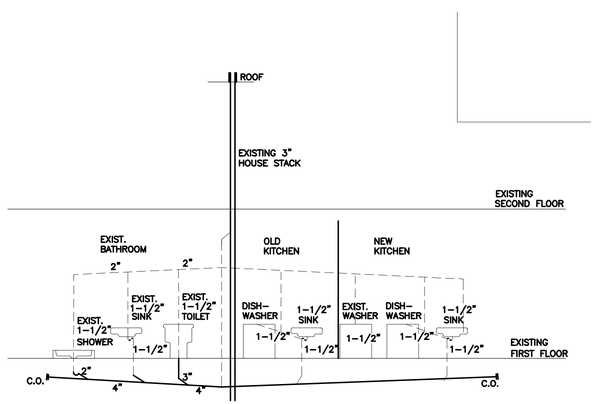
1. ALL NEW SIDING TO MATCH EXISTING.

PLUMBING DIAGRAMS



GAS RISER DIAGRAM

N.T.S.

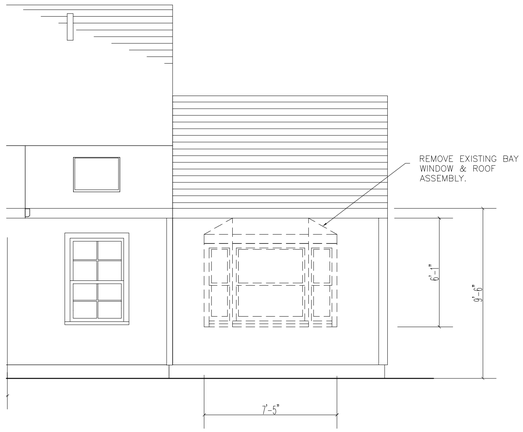


PLUMBING RISER DIAGRAM

N.T.S.

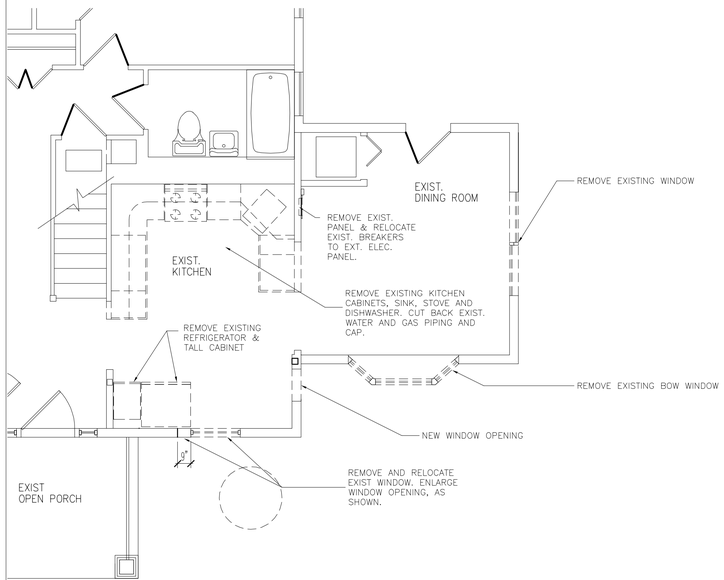
DEMOLITION PLAND END ELEVATION

#21371



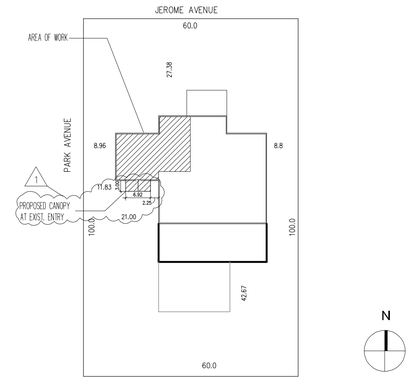
PARTIAL NORTH ELEVATION - DEMOLITION

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



EXISTING KIT. & DINNING RM PLAN - DEMOLITION

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



SITE PLAN SCALE: 1/16"=1'0"

SITE INFORMATION

ADDRESS: 245 JEROME AVENUE, CARLE PLACE, NY 11514

SECTION: 9
BLOCK: 80
BLOCK: 65

SCOPE OF WORK

PROPOSED SCOPE OF WORK:

1. RELOCATE EXISTING KITCHEN AND DINING ROOM
2. PROVIDE NEW ENTRY CANOPY AT NEW KITCHEN ENTRY

LIST OF DRAWINGS

A-00.00 SITE PLAN, GENERAL NOTES, PLUMBING & GAS DIAGRAMS, DEMOLITION PLAN AND EXTERIOR ELEVATION – DEMOLITION

A-01.00 CONSTRUCTION PLAN, INTERIOR KITCHEN ELEVATIONS AND DETAILS

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION
- EXISTING PARTITIONS TO BE REMOVED
- A-01 / 1 / 2 — INTERIOR ELEVATION SYMBOL

PROJECT:
PROPOSED ALTERATIONS TO
245 JEROME AVENUE
CARLE PLACE, NEW YORK 11514

ARCHITECT:

PASTOR MEDINA ARCHITECT
245 JEROME AVENUE
CARLE PLACE, NY 11514

CONSULTANTS:

DRAWING TITLE:
SITE PLAN, SITE INFORMATION, DEMOLITION PLANS & DIAGRAMS

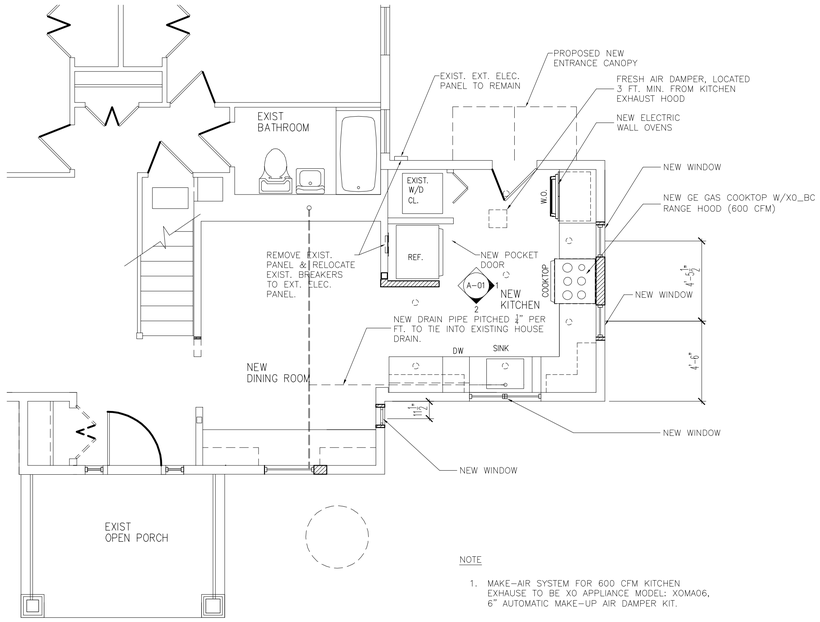
REVISIONS

NO.	DATE	DESCRIPTION	DWN	CKD
1	05/09/22	ADDED PROPOSED CANOPY AND DIMENSIONS TO SITE PLAN		

SEAL: REGISTERED ARCHITECT PASTOR E. MEDINA NO. 026878 STATE OF NEW YORK

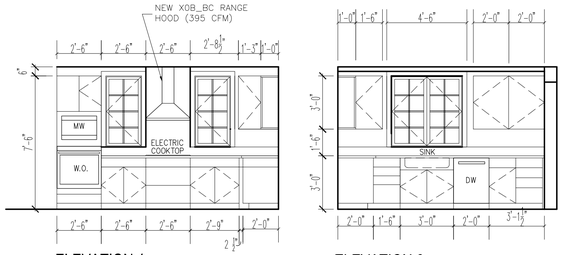
JOB No. 210001
SCALE AS NOTED
ISSUE DATE 02/23/2021
DRAWN T.V.

DWG No. A-00



FLOOR PLAN - KITCHEN

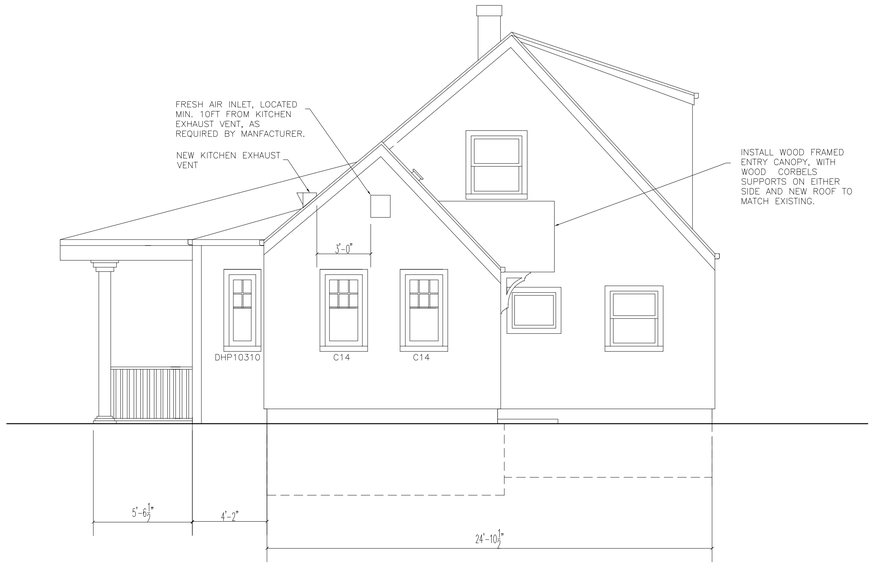
SCALE: 1/4"=1'-0"



ELEVATION 1 ELEVATION 2

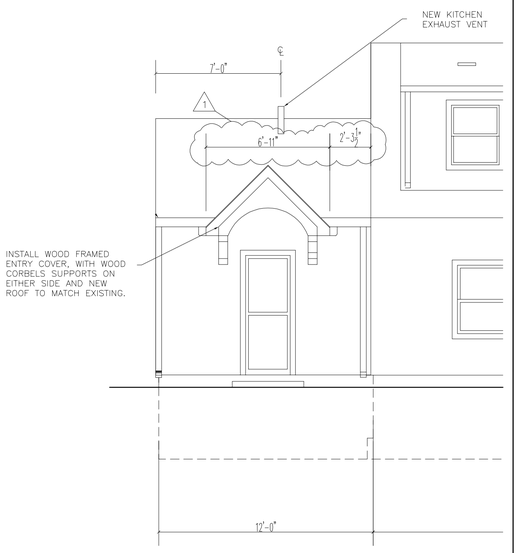
INTERIOR ELEVATION - KITCHEN

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



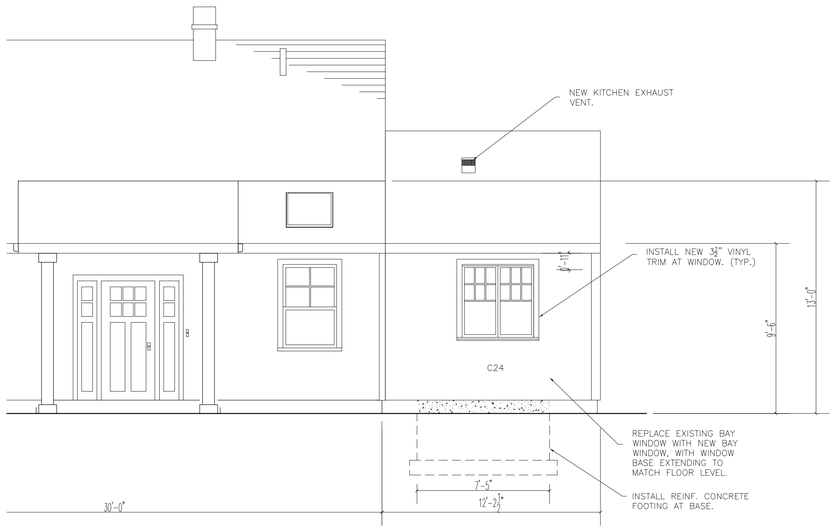
EAST ELEVATION

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



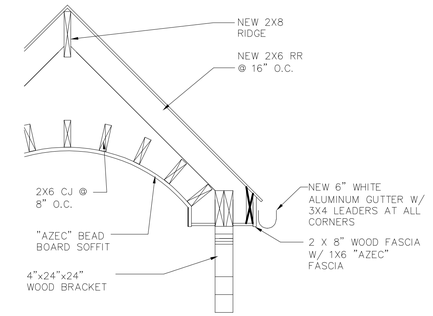
PARTIAL SOUTH ELEVATION

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



PARTIAL NORTH ELEVATION

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



1 ENTRANCE CANOPY DETAIL

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

PROJECT:
PROPOSED ALTERATIONS TO
245 JEROME AVENUE
CARLE PLACE, NEW YORK 11514

ARCHITECT:
PASTOR MEDINA ARCHITECT
245 JEROME AVENUE
CARLE PLACE, NY 11514

CONSULTANTS:

DRAWING TITLE:
PROPOSED PLANS, ELEVATIONS & DETAIL

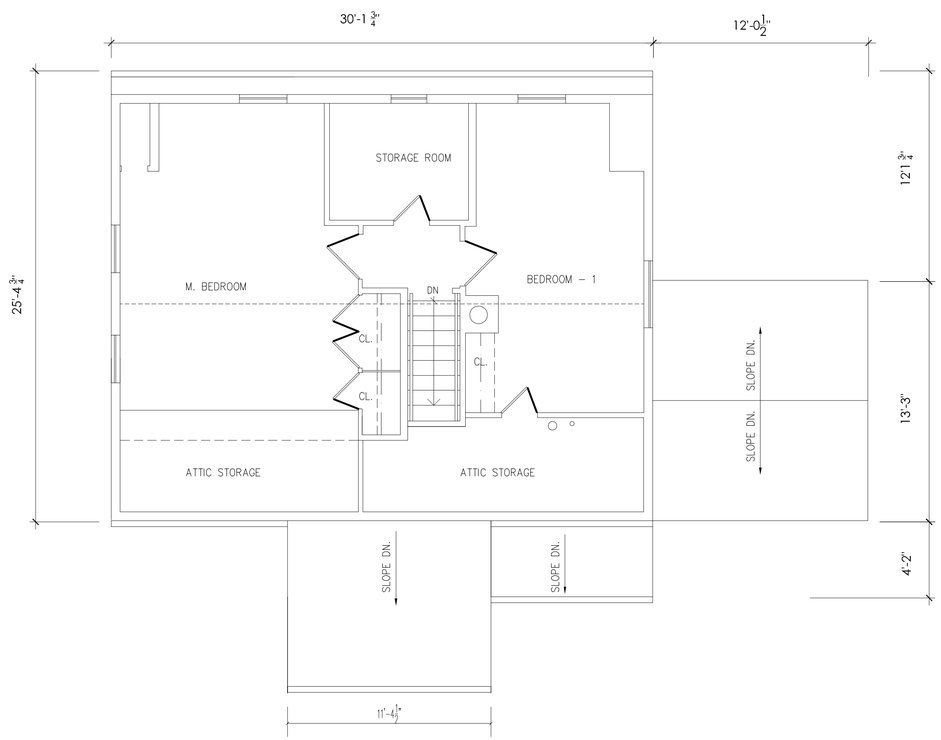
REVISIONS

NO.	DATE	DESCRIPTION	DWN	CKD
1	02/08/22	ADDED DIMENSIONS		

SEAL: REGISTERED ARCHITECT PASTOR E. MEDINA No. 026861 STATE OF NEW YORK

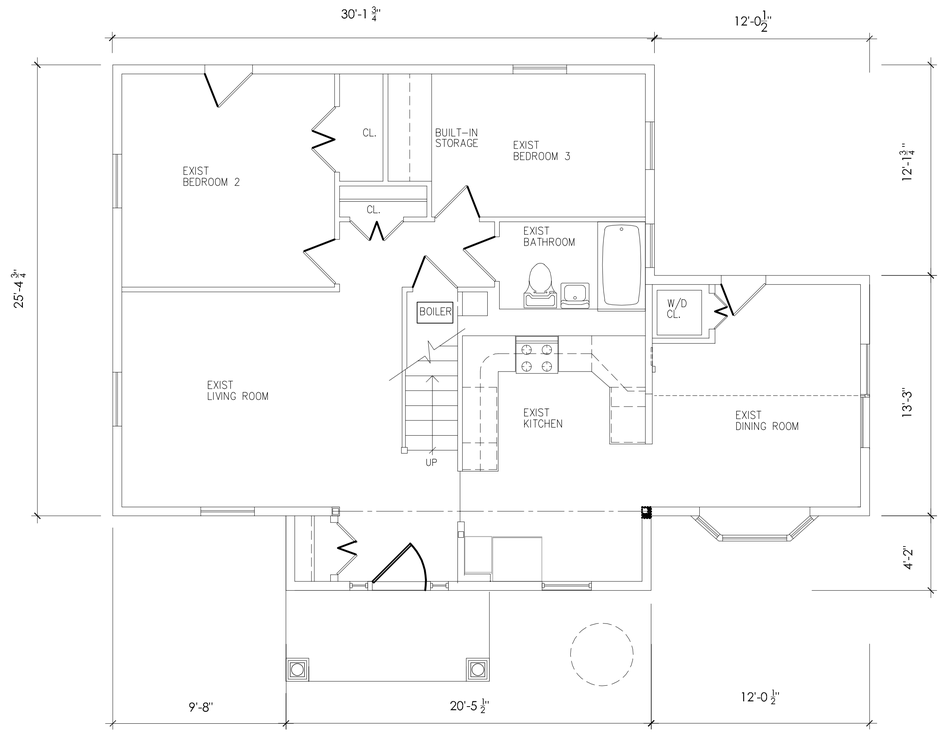
JOB No. 210001
SCALE AS NOTED
ISSUE DATE 02/23/2021
DRAWN T.V.

DWG No. A-01



EXIST. 2ND FLOOR PLAN

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



EXIST. 1ST FLOOR PLAN

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

PROJECT:
PROPOSED ALTERATIONS TO
245 JEROME AVENUE
CARLE PLACE, NEW YORK 11514

ARCHITECT:
PASTOR MEDINA ARCHITECT
245 JEROME AVENUE
CARLE PLACE, NY 11514

CONSULTANTS:

DRAWING TITLE:
FLOOR PLANS

REVISIONS

NO.	DATE	DESCRIPTION	DWN	CKD
1	02/08/22	ADDED DIMENSIONS		

SEAL: REGISTERED ARCHITECT NESTOR E. MEDINA NO. 026809 STATE OF NEW YORK

JOB No. 210001
SCALE AS NOTED
ISSUE DATE 02/23/2021
DRAWN T.V.

DWG No. A–03

ZONING ANALYSIS

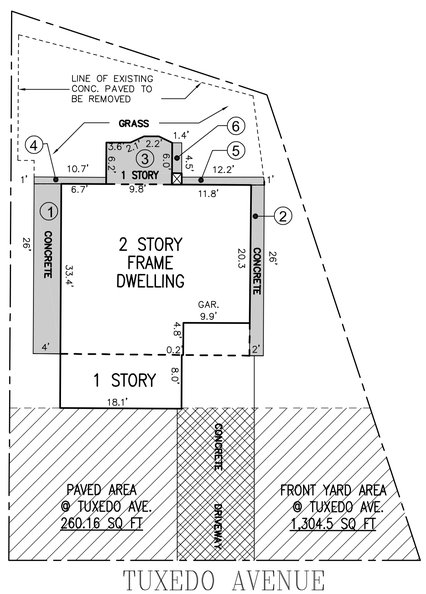
ADDRESS: 15 TUXEDO AVENUE, NEW HYDE PARK, NY 11040
TOWN OF NORTH HEMPSTEAD
LOT SIZE: 3,685 Sq Ft
SECTION: 9
BLOCK: 494
LOT(s): 129
ZONING DISTRICT: RESIDENCE "C" (R-C)

70-46	**HEIGHT**	
	MAX. HEIGHT PERMITTED:	2½ STORIES WITH A MAX. HEIGHT OF 30.0'
	BUILDING HEIGHT PROVIDE:	2 STORIES WITH HEIGHT OF 22.25'
70-47	**PLOT AREA**	
	MIN. PLOT AREA REQUIRED:	5,000.0 Sq Ft
	PLOT AREA PROVIDED:	3,685.0 Sq Ft
	LOT WIDTH	
70-47.1.A	MIN. LOT WIDTH REQUIRED:	40.00'
	LOT WIDTH PROVIDED:	50.65'
70-48	**LOT COVERAGE**	
	MAX. LOT COVERAGE PERMITTED:	35% OF LOT AREA (1,289.75 Sq Ft)
	BUILDING AREA PROVIDED:	25.15% (927.0 Sq Ft) < 35% (OK)
70-49	**FLOOR AREA**	
	MAX. FLOOR ARE PERMITTED:	50% OF LOT AREA (1,842.5 Sq Ft)
	FLOOR AREA PROVIDED:	42.01% (1,548.3 Sq Ft) < 50% (OK)
70-50.B	**FRONT YARD**	
	MIN. PRIMARY FRONT YARD PERMITTED:	25.0'
70-50.C	200' AVERAGE FRONT YARD SETBACK @ TUXEDO AVE.	20.54'
	FRONT YARD EXISTING:	22.7' (VARIANCE REQUIRED)
70-51.B	**SIDE YARD**	
	MIN. SIDE YARD PERMITTED:	5.0'
	SIDE YARDS EXISTING:	6.3' & 7.5' = 5.0' (OK)
	MIN. AGGREGATE SIDE YARD:	25% of LOT WIDTH 0.25 X 61.31' = 15.32'
	AGGREGATE SIDE YARD EXISTING:	6.3' + 7.5' = 13.8' EXISTING NONCONFORMING
70-52	**REAR YARD**	
	MIN. REAR YARD PERMITTED:	15.0'
	REAR YARD EXISTING:	10.9' (VARIANCE REQUIRED)
70-42.6	**FRONT YARD PAVING**	
	MAX. OF 55% PERMITTED:	
	MAX. PERMITTED @ TUXEDO AVE:	.55 x 1,304.5 = 717.5 Sq Ft
	EXISTING PAVING @ TUXEDO AVE:	19.94% (260.16 Sq Ft) < 55%
70-42.7	**EAVE HEIGHT**	
	MAX. EAVE HEIGHT PERMITTED:	22.0'
	EAVE HEIGHT PROVIDE:	18.0'

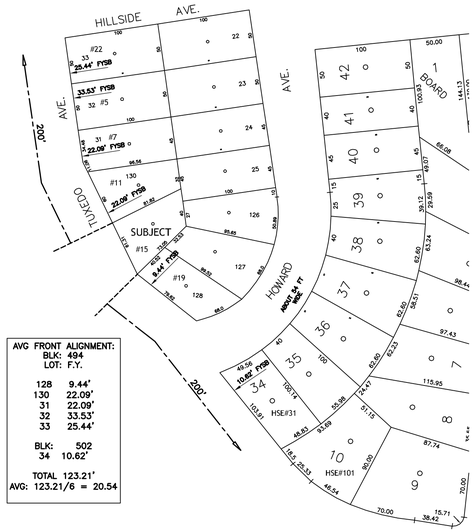
IMPERVIOUS DIAGRAM

AREA 1:	(SIDE YARD CONC.)	+ 104.00 Sq Ft
AREA 2:	(SIDE YARD CONC.)	+ 52.00 Sq Ft
AREA 3:	(REAR EXTENSION)	+ 64.80 Sq Ft
AREA 4:	(REAR CONC.)	+ 10.70 Sq Ft
AREA 5:	(REAR CONC.)	+ 12.20 Sq Ft
AREA 6:	(REAR CONC.)	+ 6.30 Sq Ft

TOTAL IMPERVIOUS AREA: **250.0 Sq Ft**



AVERAGE FRONT YARD SETBACK CALCULATIONS

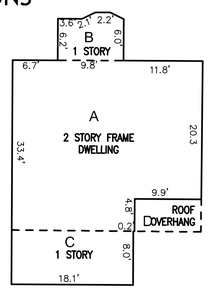


AVG FRONT ALIGNMENT:
BLK: 494
LOT: F.Y.

128	9.44'
130	22.09'
31	22.09'
32	33.53'
33	25.44'
BLK:	502
34	10.62'
TOTAL	123.21'
AVG:	123.21/6 = 20.54

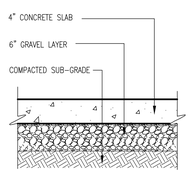
FLOOR AREA CALCULATIONS

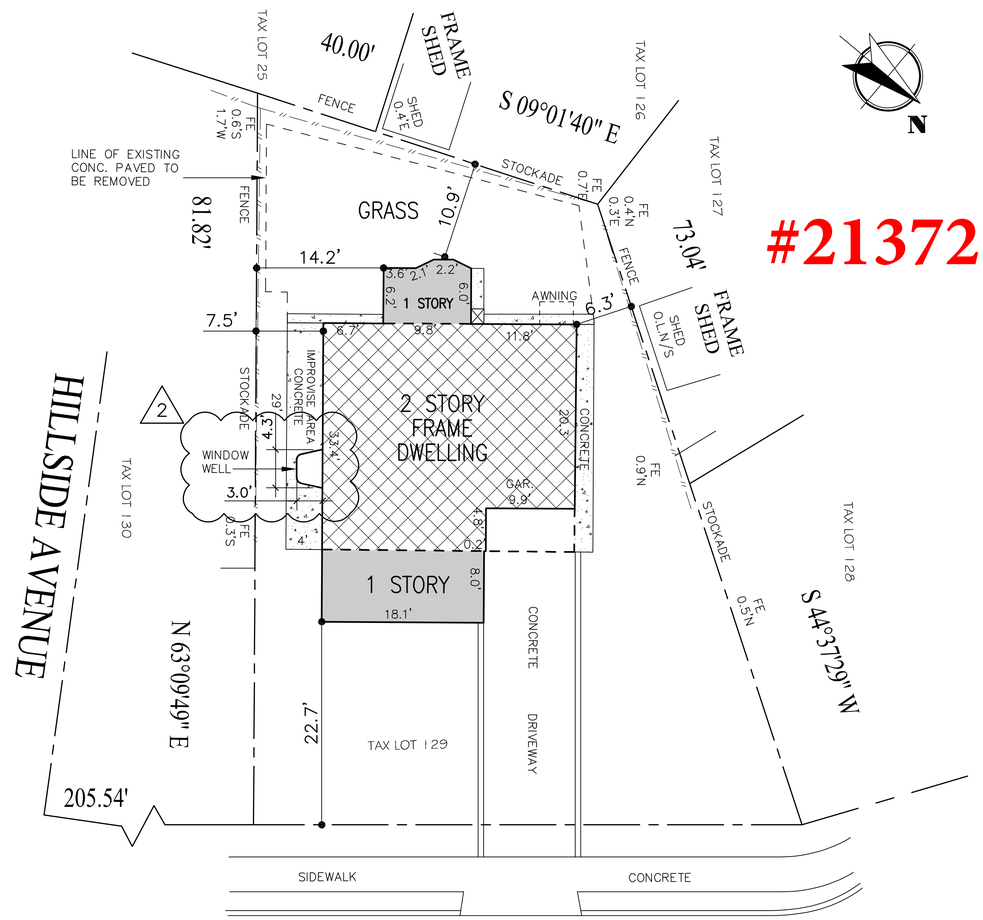
AREA A:	669.0 Sq Ft
AREA B:	64.8 Sq Ft
AREA C:	145.5 Sq Ft
TOTAL 1st FLOOR AREA:	879.3 Sq Ft
AREA A:	669.0 Sq Ft
TOTAL 2nd FLOOR AREA:	669.0 Sq Ft
TOTAL GROSS FLOOR AREA:	
879.3 (1st Fl.) + 669.0 (2nd Fl.) =	1,548.3 Sq Ft
LOT COVERAGE AREA	
FIRST FLOOR:	+ 879.3 Sq Ft
ROOF OVERHANG (D):	+ 47.7 Sq Ft
TOTAL LOT COVERAGE AREA:	927 Sq Ft



CONC. PAVED DETAIL

2





SITE PLAN

1/8" = 1'-0"

AREA OF ONE STORY REAR ADDITION AND ENCLOSED FRONT PORCH TO BE MAINTAIN

AREA OF FINISHED CELLAR TO BE MAINTAIN

AREA OF CONC. IMPERVIOUS TO BE MAINTAIN

#21372

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

Seal

STATE OF NEW YORK · HOOSHANG NEJATHAM · 074810 · LICENSED PROFESSIONAL ENGINEER

Consultants

Project name:

Maintain 1-Story Rear Addition, Finished Cellar & Enclosed Front Porch

15 Tuxedo Avenue
New Hyde park, NY 11040

No.	Date	Issue
1	08.2.22	Issued For Filing
2	1.30.23	As Per 01.25.23 Comments
3	3.01.23	Issued For BZA

No.	Date	Revision

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

Drawing name:

PLOT PLAN, NOTES & DIAGRAMS

Job No: 2206
Date: 01/30/2023
Scale: as shown
Drawn By: I.REI

Drawing Number:

A-01

ALL RIGHTS RESERVED 3.1.2023

GENERAL NOTES

SPECIFICATIONS:

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

ELECTRICAL NOTES:

1) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL CONFORM TO E3401 NYS CODES REGULATIONS.
2) ALL OUTLETS ARE TO BE PLACED 12" AFF, O.C SWITCHES ARE TO BE PLACED 48" AFF, O.C. UNLESS OTHERWISE NOTED.
3) PROVIDE GFI - GFCI OUTLETS IN ACCORDANCE WITH SECTION 3802 OF THE NYS RES. CODE IN ALL BATHROOMS, KITCHEN, GARAGE AND EXTERIOR LOCATIONS.
4) RECEPTACLE PLACEMENT SHALL BE IN ACCORDANCE WITH SECTION 3801 OD THE NYS RES. CODE. NO POINT MEASURED HORIZONTALLY ALONG THE WALL SHALL BE MORE THAN 6' FROM A RECEPTACLE.
5) NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS "AS PER SECTION ERC 404.1"

CONSTRUCTION NOTES:

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

ENERGY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 NEW YORK STATE UNIFORM CODE AND THE 2020 THE NEW YORK STATE ENERGY CONSERVATION CODE.

NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR NOT LESS THAN 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS "AS PER SECTION ECC 404.1"

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. R-8 WHERE 3" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MIN. R-6 WHERE 3" IN DIAMETER AND GREATER AND R-4.2 WHERE LESS THAN 3" IN DIAMETER.
"AS PER SECTION ECC 403.1"

MINIMUM THERMAL RESISTANCE OF R-3 SHALL APPLIED TO THE HOT WATER PIPING ¾" AND LARGER. "AS PER SECTION ECC 403.5.3"

WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQ FT AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQ FT. "AS PER SECTION ECC 402.4.3"

AIR SEALING REQUIREMENTS:

As per ECCCNYS air sealing requirement provide sealed draft stops at all locations below:

- Between wall and roof or ceiling; wall and floor; between wall panels.
- Penetrations of utility services through walls, floors, ceiling/roofs, wall plates. Plumbing, electrical, duct and chimney chases.
- Door and window frames, Rough openings should be sealed to frames with low expansion foam, caulking, or backer rod and caulk.
- At foundation/sill, provide foam sill sea; between the foundation and sill.
- Around/behind tubs and showers
- At attic and crawlspace panels, provide weather-stripping at all attic access door.
- At recessed lights, provide durable caulking, gaskets, tapes and/or housewraps.

CERTIFICATE (MANDATORY) R401.3

A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall indicate the predominant R-values of insulation installed in or on ceilings, roofs, walls, foundation components such as slabs, basement walls, crawl space walls and floors and ducts outside conditioned spaces; U-factors of fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing performed on the building. Where there is more than one value for each component, the certificate shall indicate the value covering the largest area. The certificate shall indicate the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be indicated for gas-fired unvented room heaters, electric furnaces and electric baseboard heaters.

..\..\Olde_Files\25 Meadowood Ln\ENERGY.JPG

WINDOW NOTES:

1. ALL WINDOW DIMENSIONS ARE APPROXIMATE. ALL WINDOW MANUFACTURER TO BE 'SIERRA PACIFIC H3 CASEMENT'. SHOULD OWNER CHOOSE AN ALTERNATE MFR. SPECIFIED SIZES ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE.
2. ALL GLASS TO BE LOW 'E' INSULATED GLASS.
3. ARCHITECT IS TO BE SCT/ENGINEER SHALL BE SUPPLIED WITH SHOP DRAWINGS FOR ALL CUSTOM WINDOWS FOR APPROVAL, PRIOR TO ORDERING.
4. CONSULT EXTERIOR ELEVATIONS FOR WINDOWS THAT REQUIRE DIVIDED LIGHTS. SHOP DRAWINGS ARE TO INDICATE DIVIDED LIGHT DETAILS.
5. ALL EXTERIOR COLOR OF WINDOW CLADDING TO BE CHOSEN BY OWNER PRIOR TO ORDERING.
6. CONSULT EXTERIOR ELEVATIONS FOR HEIGHT OF WINDOWS ABOVE FINISHED FLOORS.
7. ALL WINDOWS ARE TO HAVE CLEAR PINE RETURNS & SILLS. MOLDING SURROUNDS MAY BE RESPECTIVE PRIOR TO ORDERING. G.C. IS TO ASSUME "DYKES" #241 FOR WINDOW SURROUNDS.
8. ALL VENTING WINDOWS ARE TO HAVE INSECT SCREENS.
9. ALL WINDOWS TO BE SUPPLIED WITH STRAIGHT ARM OPERATORS.
10. ALL GLAZED OPENINGS TO BE PROTECTED FROM WIND-BORNE DEBRIS, AS REQUIRED BY THE NYS RESIDENTIAL CODE, MEETING REQUIREMENTS OF THE LARGE MISSLE TEST OF ASTM E 1996 AND OF ASTM E 1886. SEE ATTACHED MANUFACTURES SPECIFICATION.

- ALL FENESTRATION U-FACTOR INCLUDE GLAZED DOOR ARE TO MEET **0.35** (AS PER TABLE 402.1.1 ECCCNYS)

- ALL GLAZED FENESTRATION SHGC INCLUDE GLAZED DOOR ARE TO MEET (DOUBLE GLAZED CLEAR) **0.7** (AS PER TABLE 303.1.3(3) ECCCNYS)

- ALL WINDOWS MEET PART 303 OF THE 2020 RESIDENTIAL CODE OF NYS FOR LIGHT & VENTILATION.

(E) - ALL EGRESS WINDOW HAVE A MIN CLEAR OPENING OF 5.7 SQ.FT AND MIN. OPENING HEIGHT OF 24 INCHES. AND MIN. OPENING WIDTH OF 20 INCHES AND MEET PART R310 OF THE CODE.

(C) - WINDOW CONTROL DEVISES REQUIRED FOR OPERABLE WINDOWS WITH SILL HEIGHT LOCATED LESS THAN 24 INCHES ABOVE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE FINISHED GRADE. CONTROL DEVICES TO BE COMPLIANT WITH ASTM F 2090, WHICH WILL NOT REDUCE THE NET CLEAR OPENING AREA TO LESS THAN REQUIRED FOR EMERGENCY EGRESS.

(T) - ALL WINDOWS IN BATHTUBS, SHOWERS, STAIRWELLS, DOORS AND WHIT IN 18" OF FINISHED FLOOR TO BE TEMPERED AS PER CODE SECTION R308.

DOOR NOTES:

1. ALL DOOR SWINGS SHOWN ON THE FLOOR PLANS ARE TO BE FOLLOWED.
2. ALL EXTERIOR DOOR GLASS TO BE LOW "E" INSULATED GLASS.
3. ALL CUSTOM DOORS ARE TO BE INCLUDED IN THE BID PRICE.
4. ALL GLASS PANELS ARE TO HAVE BEVELED EDGES.
5. ALL POCKET DOORS ARE TO HAVE HEAVY DUTY 'GRANT' HARDWARE.
6. G.C. IS TO ASSUME ON STANDARD 'QUIKSET' HARDWARE IN BID.
7. OWNER IS RESPONSIBLE TO PROVIDE ALL DECORATIVE GLASS.
8. PROVIDE WEATHER STRIPPING ON ALL EXTERIOR DOORS.

SMOKE AND CARBON MONOXIDE ALARM NOTES:

ALL SMOKE AND CARBON MONOXIDE DETECTORS ARE IN ACCORDANCE WITH R314 AND R315 OF THE 2020 NEW YORK STATE UNIFORM CODE.
- SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM ANY BATHROOM CONTAINING A SHOWER OR BATHTUB.
- CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.
- COMBINATION CARBON MONOXIDE AND SMOKE DETECTORS SHALL BE PERMITTED TO BE INSTALLED IN CARBON MONOXIDE DETECTION SYSTEMS IN LIEU OF CARBON MONOXIDE DETECTORS, PROVIDED THAT THEY ARE LISTED IN ACCORDANCE WITH UL 2075 AND UL 268.

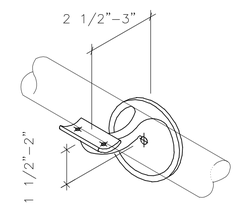
PROPERTY INFORMATION

ADDRESS:	15 TUXEDO DRIVE, NEW HYDE PARK, NY 11040
LOT SIZE:	4,560 Sq Ft
SECTION:	9
BLOCK:	494
LOT(s):	129
ZONING DISTRICT:	RESIDENCE "C" DISTRICT

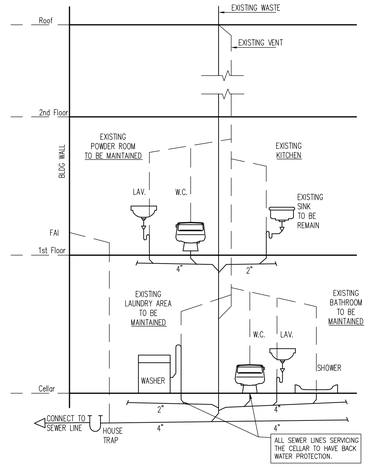
SCOPE OF WORK

MAINTAIN EXISTING FINISHED CELLAR, MAINTAIN ONE STORY REAR ADDITION, MAINTAIN ENCLOSED FRONT PORCH, MAINTAIN REAR AND SIDE CONC. PAVED AND MAINTAIN OIL TO GAS CONVERSION.
NO CHANGE IN USE, OCCUPANCY OR EGRESS OF THE STRUCTURE

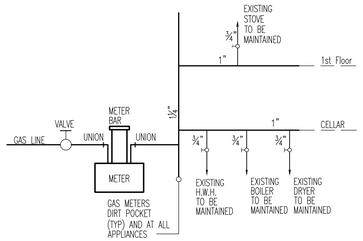
HANDRAIL DETAIL



PLUMBING RISER DIAGRAM



GAS RISER DIAGRAM



R311.7.8 HANDRAILS

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

R311.7.8.1 HEIGHT
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

R311.7.8.2 HANDRAIL PROJECTION
HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY.

R311.7.8.3 HANDRAIL CLEARANCE
HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 11/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

R311.7.8.4 CONTINUITY
HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

R311.7.8.5 GRIP SIZE

REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) AND A CROSS SECTION OF NOT MORE THAN 21/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).
TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 61/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 11/4 INCHES (32 MM) AND NOT MORE THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

NOTES:
R312.1 GUARDS. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864 MM) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

R312.2 GUARD OPENING LIMITATIONS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102MM) OR MORE IN DIAMETER.

LEGEND

- EXISTING WALLS TO REMAIN
- (A) FURRED OUT PARTITIONS 2x4 WOOD STUDS @16" O.C. WITH ONE LAYER OF ½" G.W.B. EACH SIDE SCREWED TO STUDS, TAPED, SPACKLED, & SANDED ON INTERIOR SIDE.
- (B) 2X4 DOUGLAS FIR NO.2 WOOD STUDS @ 16" OC WITH ⅝" TYPE 'X' GWB BOTH SIDES, TAPED, SPACKLED, SANDED & READY FOR PAINTING. ONE HOUR FIRE RATED.
- DIRECTION OF FRAMING
- STRUCTURAL MEMBER
- S/C 10 YEAR BATTERY BACKUP SMOKE & CARBON MONOXIDE COMBO ALARM
- 60 CFM FAN DUCTED TO EXTERIOR
- AD AREA DRAIN
- 4" Ø RECESSED INCANDESCENT DOWNLIGHT HALO. LIGHTOLIER OR APPROVED EQUAL.
- 4" Ø RECESSED INCANDESCENT VAPOR PROOF DOWNLIGHT HALO. LIGHTOLIER OR APPROVED EQUAL.
- $ DECORA LIGHT SWITCH
- 3$ DECORA LIGHT SWITCH - 3 WAY
- DUPLEX RECEPTACLE
- GFI DUPLEX RECEPTACLE - GROUND FAULT CIRCUIT INTERRUPTER

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

TABLE R301.2 (1)

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECT	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITES					
45	130	N/A	N/A	YES	C	SEVERE	36" MIN.	MOD. / HEAVY	15° F	YES / 24"	VARIES	1500 OR <	52.9° F

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

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Seal

STATE OF NEW YORK · HOOSHANG NEJATHAIM · LICENSED PROFESSIONAL ENGINEER · 074810

Consultants

Project name:
Maintain 1-Story Rear Addition, Finished Cellar & Enclosed Front Porch
15 Tuxedo Avenue
New Hyde park, NY 11040

No.	Date	Issue
1	08.2.22	Issued For Filing
2	1.30.23	As Per 01.25.23 Comments
3	3.01.23	Issued For BZA

No.	Date	Revision

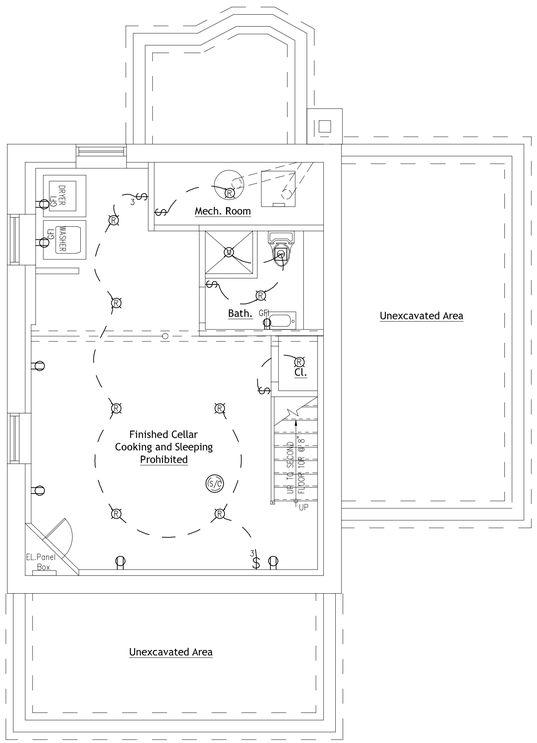
It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect, to alter any item on these drawings in any way.

Drawing name:
NOTES, DETAILS & DIAGRAMS

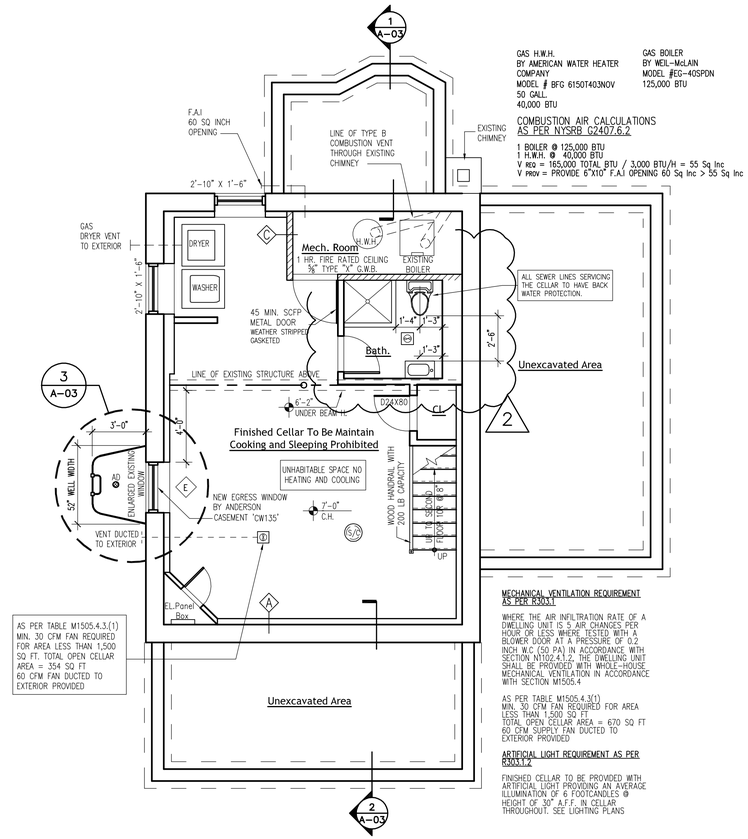
Job No: 2206
Date: 01/30/2023
Scale: as shown
Drawn By: I.REI

Drawing Number:
A-02
2 of 4

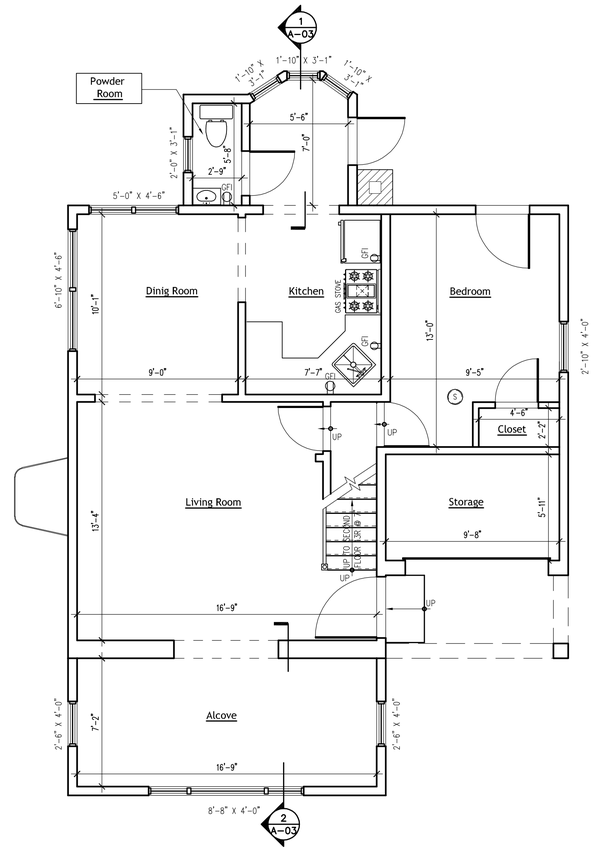
ALL RIGHTS RESERVED 3.1.2023



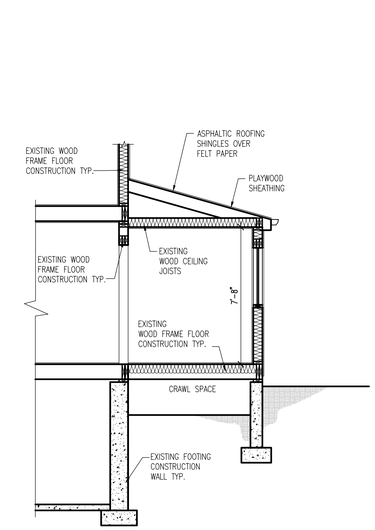
CELLAR ELECTRICAL PLAN
1/4" = 1'-0"



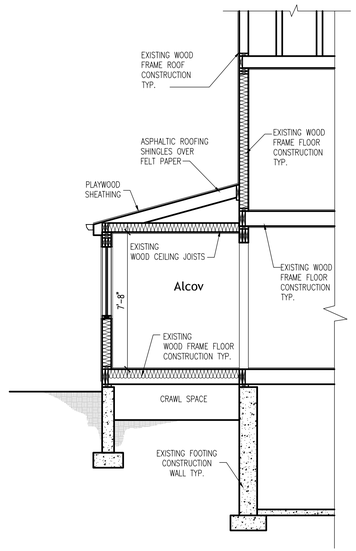
EXISTING CELLAR PLAN
1/4" = 1'-0"



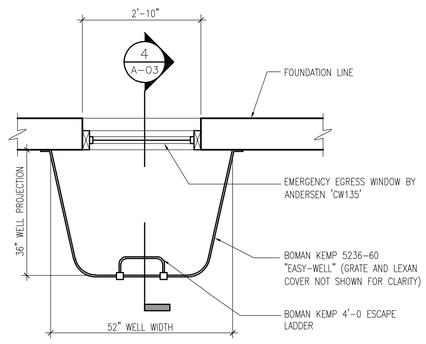
EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



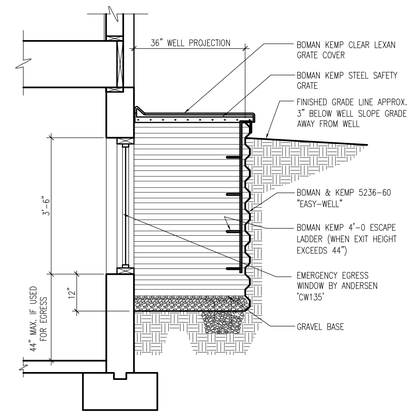
1 SECTION @ REAR ADDITION
1/4" = 1'-0"



2 SECTION @ ENCLOSED PORCH
1/4" = 1'-0"



3 PLANE VIEW @ WINDOW WELL
1/2" = 1'-0"



4 SECTION DETAIL @ WINDOW WELL
1/2" = 1'-0"

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Seal

STATE OF NEW YORK · HOOSHANG NEJATHAIM · 074810 · LICENSED PROFESSIONAL ENGINEER

Consultants

Project name:
Maintain 1-Story Rear Addition, Finished Cellar & Enclosed Front Porch
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No.	Date	Issue
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Drawing name:
FLOOR PLANS SECTIONS & DETAILS

Job No: 2206
Date: 1/30/2023
Scale: as shown
Drawn By: I.REI

Drawing Number:
A-03
3 of 4

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FRONT ELEVATION

3/8" = 1'-0"



LEFT SIDE ELEVATION

3/8" = 1'-0"



REAR ELEVATION

3/8" = 1'-0"



RIGHT SIDE ELEVATION

3/8" = 1'-0"

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Drawing name:

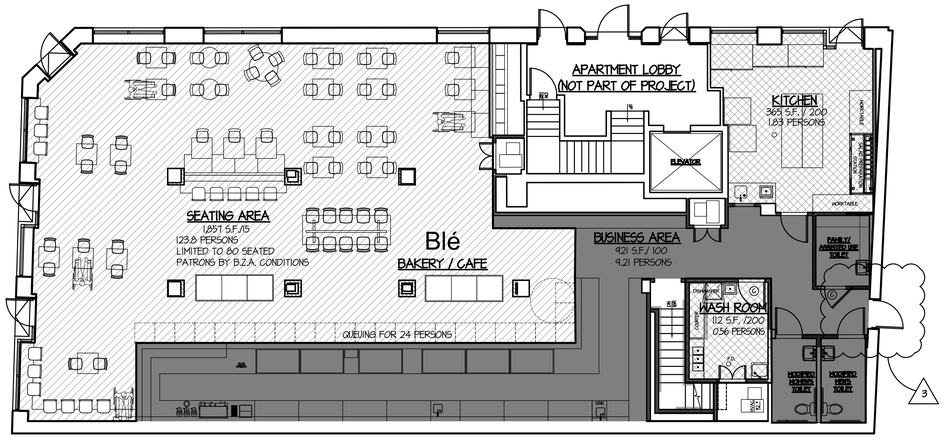
ELEVATIONS

Job No: 2206
Date: 1/30/2023
Scale: as shown
Drawn By: I.REI

Drawing Number:

A-04

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PROPOSED 1st FL. OCCUPANT LOAD DIAGRAM

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

BUILDING CODE INFO:

CONSTRUCTION SHALL CONFORM TO THE 2020 INTERNATIONAL EXISTING BUILDING CODE CHAPTER 10 "CHANGE OF OCCUPANCY"

1001.2.2.1 PARTIAL CHANGE OF OCCUPANCY:
WHERE THE OCCUPANCY CLASSIFICATION OR GROUP OF A PORTION OF AN EXISTING BUILDING HAS CHANGED SECTION 1012 OF 2020 I.E.B.C. SHALL APPLY.

1001.3 CERTIFICATE OF OCCUPANCY REQUIRED

1004 FIRE PROTECTION SYSTEMS SHALL COMPLY WITH CHAPTER 9 OF THE INTERNATIONAL BUILDING CODE.

1005 MEANS OF EGRESS SHALL COMPLY WITH SECTION 1012.8

1006 ACCESSIBILITY SHALL COMPLY WITH SECTION 1012.8

1007 STRUCTURAL - NO CHANGE PROPOSED AFFECTING STRUCTURE.

1008 ELECTRICAL - ELECTRICAL SYSTEM SHALL COMPLY WITH N.F.P.A. 70

1009 MECHANICAL - SUBJECT TO NEW KITCHEN EXHAUST REQUIREMENTS AND COMPLIANCE WITH THE RESPECTIVE INTERNATIONAL MECHANICAL CODE PROVISIONS.

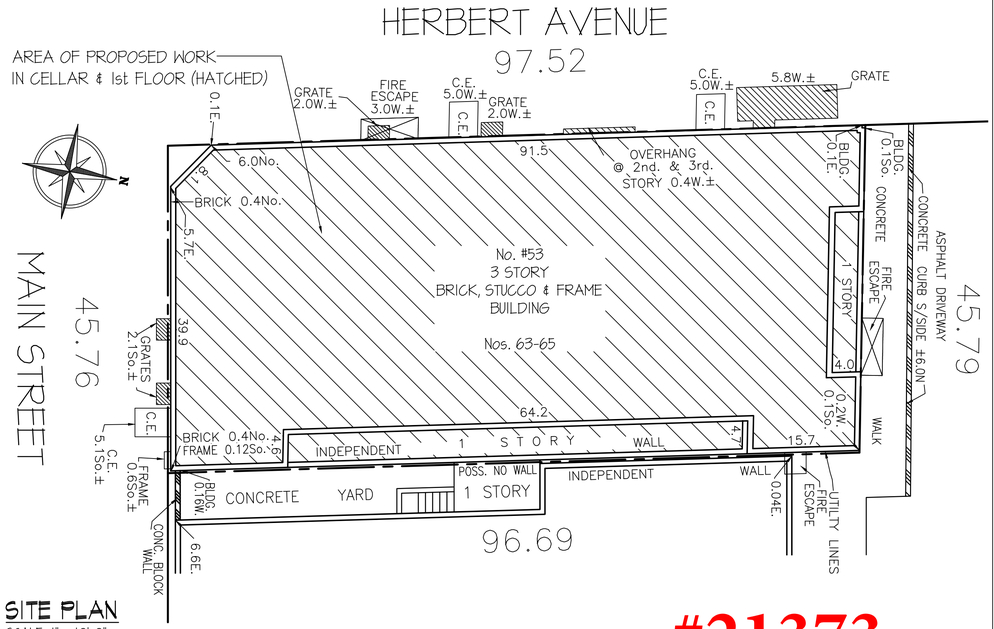
1010 PLUMBING - COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE AND SECTION 1010.2 FOOD HANDLING OCCUPANCIES AND 1010.3 INTERCEPTOR REQUIREMENTS.

1011 LIGHT AND VENTILATION - SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR NEW OCCUPANCY.

1012 CHANGE OF OCCUPANCY CLASSIFICATION:

1012.1 THE REQUIREMENTS OF CHAPTER 9 SHALL BE APPLICABLE

1012.1.2 CHANGE OF OCCUPANCY CLASSIFICATION WITH SEPARATION.
AS PER SECTION 508 TABLE 508.4 A ONE HOUR SEPARATION IS REQUIRED BETWEEN MIXED USE OCCUPANCIES "A" AND "R" IN A SPRINKLERED BUILDING.



SITE PLAN

SCALE: 1" = 10'-0"

#21373

OCCUPANCY INFORMATION

63-65 MAIN STREET:

PREVIOUS OCCUPANCY:

CURRENTLY VACANT

TOTAL EXISTING OCCUPANCY = 0 PERSONS

PROPOSED OCCUPANCY:

1ST FLOOR	SQUARE FEET	# PERSONS
ASSEMBLY - UNCONCENTRATED TABLES & CHAIRS	1,851	123
1,851 S.F. / 15 S.F. / PERSON = 123.80 PERSONS		(80 PER BZA)
QUEUING - AT COUNTER		
24 PERSONS @ (2.24' X 2.24') OR 5 S.F. PER PERSON = 120 S.F.		24

1st FLOOR	SQUARE FEET	# PERSONS
BUSINESS AREA (SERVING)	421	9
921 S.F. / 100 S.F. / PERSON = 9.21 PERSONS		

1st FLOOR	SQUARE FEET	# PERSONS
KITCHEN - PREP	365	1.83
KITCHEN - WASH ROOM	112	0.56
477 S.F. / 200 S.F. / PERSON = 2.39 PERSONS		

CELLAR (SEE DRAWING A-2)	SQUARE FEET	# PERSONS
STORAGE - BAKERY / CAFE	2,022 S.F.	6.74
2,022 S.F. / 300 S.F. / PERSON = 6.67 PERSONS		
KITCHEN - PREP (BAKERY /CAFE)	446 S.F.	2.48
446 S.F. / 200 S.F. / PERSON = 2.48 PERSONS		

123.80 + 24 + 9.21 + 2.39 + 6.74 + 2.48 = 168.62 = 169 PERSONS

TOTAL ALLOWABLE SPACE OCCUPANCY = 169 PERSONS

TOTAL ACTUAL SPACE OCCUPANCY = 125 PERSONS

AS PER B.Z.A.: THE NUMBER OF SEATING SHALL NOT EXCEED 80

AS PER PLUMBING CODE TABLE 403.1 -
MINIMUM NUMBER OF REQUIRED FIXTURES FOR "A-2" OCCUPANCY (RESTAURANT)

WATER CLOSETS: MEN'S - 1/75 (83.5 PERSONS = 1.5* REQUIRED) - 1 PROPOSED
WOMEN'S - 1/75 (83.5 PERSONS = 1.5* REQUIRED) - 1 PROPOSED
*FAMILY / ASSISTED USE = 1 PROPOSED
*AS PER 403.1.2 OF NYS PC A FAMILY OR ASSISTED USE TOILET MAY BY USED TO ACCOMMODATE MALE OR FEMALE OCCUPANTS

LAVATORIES: MEN'S - 1/200 (83.5 PERSONS = 1 REQUIRED) - 1 PROPOSED
WOMEN'S = 1/200 (83.5 PERSONS = 1 REQUIRED) - 1 PROPOSED
FAMILY / ASSISTED USE = 1 PROPOSED

DRINKING FOUNTAIN: 1/500 (0 REQUIRED) (*) = NONE PROPOSED

SERVICE SINK: 1 REQUIRED = 1 PROPOSED

(*) AS PER PLUMBING CODE SEC. 410.4, "where restaurants provide water in a container free of charge, drinking fountains shall not be required in those restaurants."

EXIT ANALYSIS:
NUMBER OF EXITS: TABLE 1006.3.1 OCCUPANT LOAD 1-500 --> 2 EXITS REQUIRED
ACTUAL NUMBER OF OCCUPANTS = 125 PERSONS
TRAVEL DISTANCE: TABLE 1017.2 (WITH SPRINKLER SYSTEM) 250 FEET
ACTUAL TRAVEL DISTANCES = 56'-4"± & 58'-8"±

3

PROPOSED NEW BAKERY / CAFE
63-65 MAIN STREET
PORT WASHINGTON, NY 11050
FOR PRAGMATIC VENTURES, LLC
D.B.A. BLE BAKERY / CAFE

PARKING INFORMATION

PARKING FOR PROPOSED USE:

70-103 OFF STREET PARKING REQUIREMENTS:

63-65 MAIN STREET
DINE-IN AND TAKE-OUT SERVICE

CELLAR FLOOR:
RESTAURANT: 1 SPACE PER 80 SQUARE FEET OF FLOOR AREA & 1 PER 3 FEET OF BAR LENGTH. (PREP KITCHEN & STORAGE ONLY - NO BAR PROPOSED)

RESTAURANT FLOOR AREA: "BLE BAKERY / CAFE" = 446 SQUARE FEET

REQUIRED PARKING SPACES:
446 SQ. FT. / 80 SQ. FT. = 6.2 PARKING SPACES
6.2 = 7 PARKING SPACES

FIRST FLOOR:
RESTAURANT: 1 SPACE PER 80 SQUARE FEET OF FLOOR AREA & 1 PER 3 FEET OF BAR LENGTH. (NO BAR PROPOSED)

RESTAURANT FLOOR AREA: "BIE BAKERY / CAFE" = 3,603.45 SQUARE FEET

REQUIRED PARKING SPACES:
3,603.45 SQ. FT. / 80 SQ. FT. = 45.04 PARKING SPACES
45.04 = 46 PARKING SPACES

SECOND FLOOR:
DWELLING UNIT IN A MIXED USE BUILDING = 1 SPACE PER DWELLING UNIT

5 DWELLING UNITS = 5 PARKING SPACES

THIRD FLOOR:
DWELLING UNIT IN A MIXED USE BUILDING = 1 SPACE PER DWELLING UNIT

5 DWELLING UNITS = 5 PARKING SPACES

TOTAL REQUIRED PARKING = 63 PARKING SPACES (53 FOR THIS APPLICATION)

TOTAL EXISTING PARKING SPACES PROVIDED:
0 PARKING SPACES

PARKING VARIANCE REQUIRED

3

B.S.A. APPEAL # 20897 CONDITIONS:

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 (IF APPLICABLE), 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.

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.

AT NO TIME MAY THE NUMBER OF SEATS ON THE PREMISES EXCEED 80 AS DEPICTED ON THE DRAWINGS PREPARED BY MICHAEL EDWARD MALLIA, R.A. DATED JUNE 21, 2019 AND REVISED THROUGH NOVEMBER 21, 2019 . FOR THE 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.

THAT THE APPLICANT SHALL OBTAIN A PLACE OF ASSEMBLY OR PLACE OF PUBLIC ASSEMBLY LICENSE (IF APPLICABLE), AS DEFINED IN THE TOWN CODE, FROM THE BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR COMPLETION.

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.

THAT THE APPLICANT AND OR ITS SUCCESSOR SHALL COMPLY WITH CODE §70-225B(1)(A). ANY RESTAURANT OR RETAIL FOOD USE MUST APPLY TO THE BOARD OF ZONING AND APPEALS IF ANY OF THE FOLLOWING OCCURS:

[1]. AN INCREASE IN THE SIZE OF AN APPROVED KITCHEN BY 20% OF FLOOR AREA OF SAID KITCHEN, OR 250 SQUARE FEET, WHICHEVER IS LESS, INCLUSIVE OF PREP AREAS, IS PROPOSED.

[2]. THE ADDITION OR REMOVAL OF COUNTER/KIOSK SERVICE FOR THE PLACEMENT OF A FOOD ORDER.

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.

SCOPE OF WORK

INTERIOR RENOVATIONS OF VACANT SPACE TO BAKERY / CAFE USE.
NO ENLARGEMENT PROPOSED.

BZA APPEAL # 20897

GRANTED FOR THE RELIEF OF THE FOLLOWING (3) ZONING SECTIONS:

70-134(A): "CONDITIONAL USE" - AN ALTERATION TO AN EXISTING 3,603 SQ FT COMMERCIAL TENANT SPACE FOR USE AS BAKERY/CAFE RESTAURANT.

70-103(A)(L) "PARKING REQUIREMENTS" - 56 SPACES ARE REQUIRED AND (0) ZERO PARKING SPACES WILL BE PROVIDED

70-103(F) - "PROVISION FOR OFF-STREET LOADING AND UNLOADING" - NO PROVISION FOR OFF-STREET LOADING OR UNLOADING PROVIDED.

BUILDING INFORMATION

63-65 MAIN STREET, PORT WASHINGTON, NY 11050

SEC: 5 BLK: 22 LOT: 5 ZONE: B-B*

* PROJECT IS LOCATED IN THE PORT WASHINGTON BUSINESS OVERLAY DISTRICT AND SHALL COMPLY WITH THE STANDARDS OF CHAPTER XXC OF THE ZONING RESOLUTION.

LOT AREA = 4,441.27 SQ. FT.

NO CHANGE TO EXISTING BULK PROPOSED.

BUILDING OCCUPANCY:

OLD: M (CURRENTLY VACANT) & S-2 (LOW-HAZARD STORAGE), R-2 (RESIDENTIAL)

NEW: A-2 (BAKERY / CAFE) & S-2 (LOW HAZARD STORAGE), R-2 (RESIDENTIAL)

ALTERATION LEVEL: CHANGE OF OCCUPANCY

CONSTRUCTION CLASSIFICATION: III-B

BUILDING HAS A FIRE ALARM.

BUILDING HAS A SPRINKLER SYSTEM.

BUILDING CODES CITED:
2020 OF THE INTERNATIONAL BUILDING CODE
2020 OF THE INTERNATIONAL EXISTING BUILDING CODE
2020 OF THE INTERNATIONAL ENERGY CONSERVATION CODE
2020 OF THE INTERNATIONAL PLUMBING CODE
2020 OF THE INTERNATIONAL MECHANICAL CODE
2020 OF THE INTERNATIONAL FIRE CODE
2017 NEW YORK STATE UNIFORM CODE SUPPLEMENT TO THE 2020 CODES

rev	date	remarks
	2/21/23	REVISED AS PER OMISSIONS OF 2/21/23
		REVISED FOR ADDITIONAL EXIT DOOR, AS-BUILT CONDITIONS,
3	12/8/22	AND AS PER HEALTH DEPT. COMMENTS
2	8-12-22	REVISED AS PER FIELD CHANGES
	9-23-21	AS PER TONH COMMENTS 5-14-20
1	11-21-19	AS PER TONH COMMENTS

PROPOSED ALTERATIONS & CHANGE OF USE
FOR
PRAGMATIC VENTURES, LLC.
63-65 MAIN STREET, PORT WASHINGTON, NY 11050

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499 JERICHO TURNPIKE
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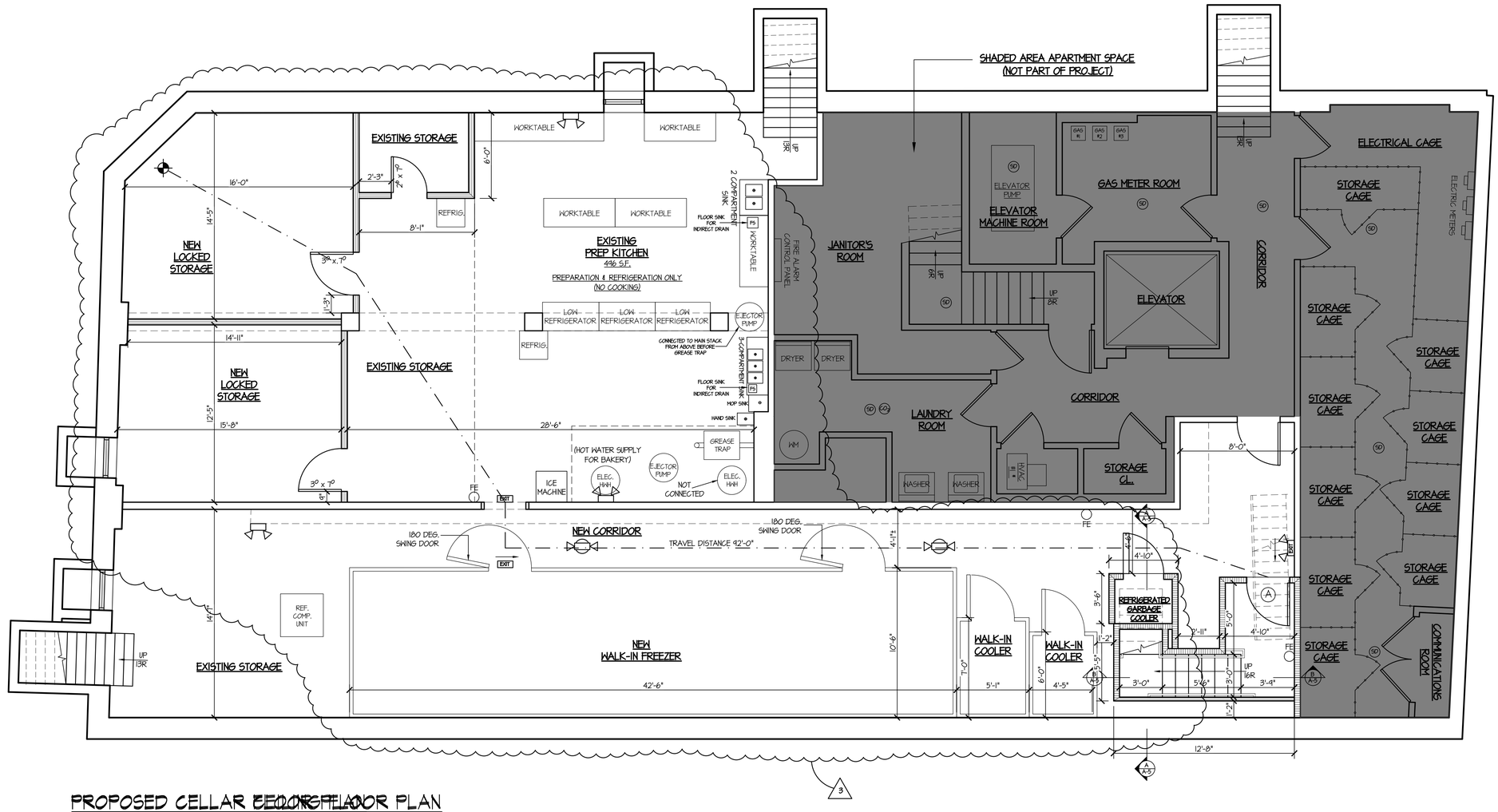
PLOT PLAN & BUILDING INFORMATION

REGISTERED ARCHITECT MICHAEL EDWARD MALLIA 040973 STATE OF NEW YORK

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scale	AS NOTED
drawn by	GK
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dwg no.	pg. 1 of 8

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PROPOSED CELLAR ~~BELOW GRADE~~ FLOOR PLAN

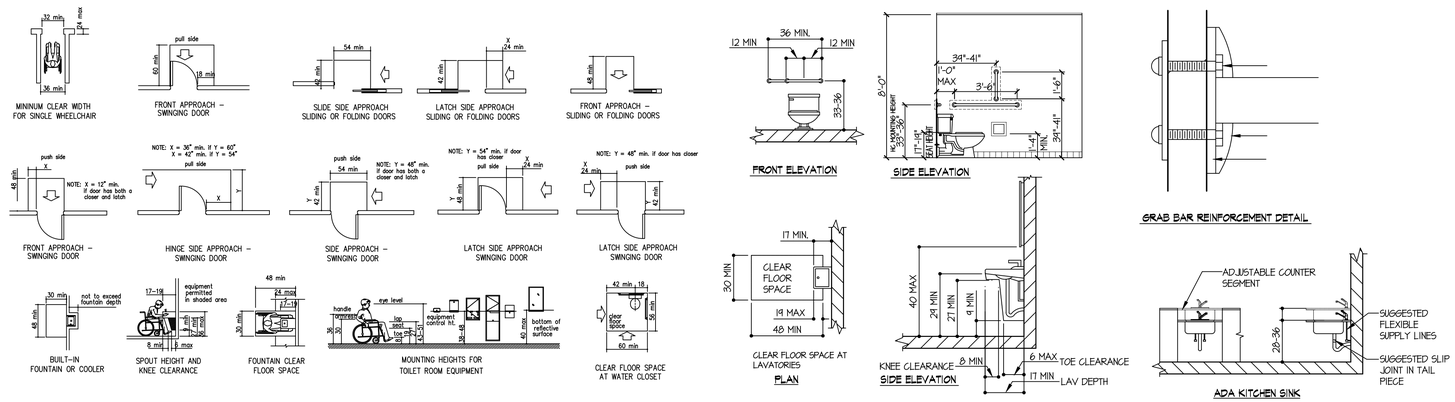
SCALE: 1/4" = 1'-0"

CELLAR FINISH SCHEDULE

PREP KITCHEN	
CEILING FINISH	CONCRETE CEILING (UNDERSIDE OF FLOOR ABOVE)
WALL FINISH	FRP WALL PANELS & VINYL
FLOOR FINISH	VINYL TILE
COVE BASE	VINYL

CORRIDOR / STORAGE AREAS	
CEILING FINISH	CONCRETE CEILING (UNDERSIDE OF FLOOR ABOVE)
WALL FINISH	PAINTED GYPSUM BOARD
FLOOR FINISH	VINYL TILE
COVE BASE	VINYL

LOCKED STORAGE AREAS	
CEILING FINISH	CONCRETE CEILING (UNDERSIDE OF FLOOR ABOVE)
WALL FINISH	PAINTED GYPSUM BOARD
FLOOR FINISH	VINYL TILE
COVE BASE	VINYL



TYPICAL ADA DETAILS

N.T.S.

rev	date	remarks
	2/21/23	REVISED AS PER OMISSIONS OF 2/21/23
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3	12/8/22	AND AS PER HEALTH DEPT. COMMENTS
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	9-23-21	AS PER TONH COMMENTS 5-14-20
1	11-21-19	AS PER TONH COMMENTS

PROPOSED ALTERATIONS & CHANGE OF USE
FOR
PRAGMATIC VENTURES, LLC.
63-65 MAIN STREET, PORT WASHINGTON, NY 11050

DIPROPERZIO & MALLIA
ARCHITECTS, LLP
499 JERICHO TURNPIKE
MINEOLA, NY 11501 (516) 877-7775

PROPOSED CELLAR PLAN

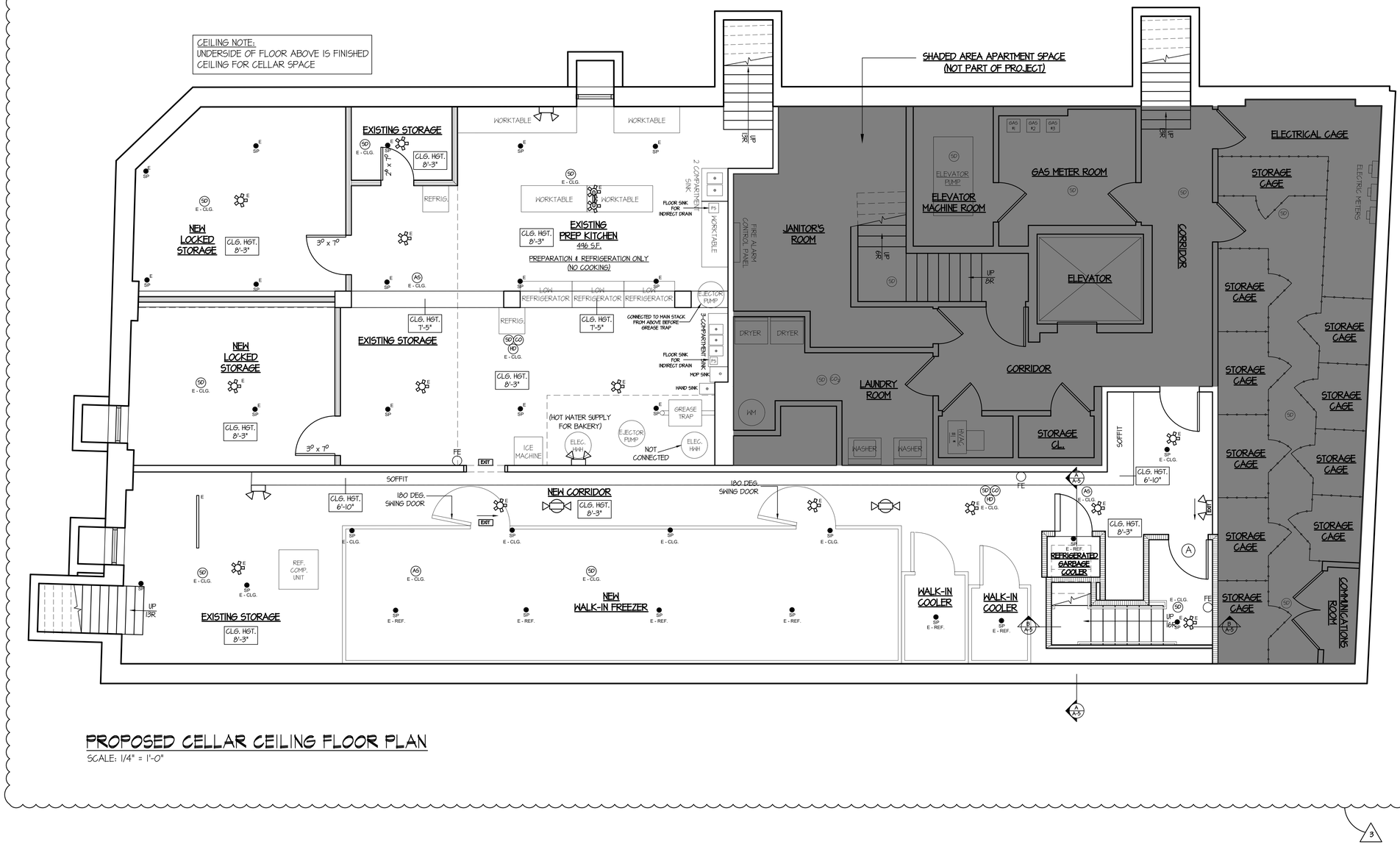
REGISTERED ARCHITECT
MICHAEL EDWARD MALLIA
040973
STATE OF NEW YORK

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scale	AS NOTED
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CEILING NOTE:
UNDERSIDE OF FLOOR ABOVE IS FINISHED CEILING FOR CELLAR SPACE



CEILING LEGEND:

- LITHONIA LIGHTING LED EXIT/UNIT COMBO
- LITHONIA LIGHTING EXITLIGHT W/ DIRECTION ARROW
- LITHONIA LIGHTING 2 HEAD - LED UNIT (WALL MOUNTED)
- LITHONIA LIGHTING 2 HEAD - LED UNIT (CEILING MOUNTED)
- EXISTING 5 PANEL SCREW IN LED FIXTURE
- EXISTING 4 FOOT FLUORESCENT FIXTURE
- SP E - CLG. — EXISTING CEILING MOUNTED SPRINKLER HEAD
- SP E - REF. — EXISTING UNIT CEILING MOUNTED SPRINKLER HEAD
- (SD) — EXISTING SMOKE DETECTOR CONNECTED TO EXISTING FIRE ALARM
- (SD)(CO)(HD) — EXISTING COMBINATION SMOKE DETECTOR , CARBON MONOXIDE DETECTOR, FLAME SENSOR, & HEAT DETECTOR CONNECTED TO EXISTING FIRE ALARM
- (AS) — EXISTING AUDIBLE STROBE LIGHT CONNECTED TO EXISTING FIRE ALARM

CEILING DEVICE NOTE:
E= EXISTING
R= RELOCATED
N= NEW
CLG.= ON CEILING
REF. = ON UNIT CEILING

3

PROPOSED CELLAR CEILING FLOOR PLAN

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

3

rev	date	remarks
	2/21/23	REVISED AS PER OMISSIONS OF 2/21/23
3	12/8/22	REVISED FOR ADDITIONAL EXIT DOOR, AS-BUILT CONDITIONS, AND AS PER HEALTH DEPT. COMMENTS
2	8-12-22	REVISED AS PER FIELD CHANGES
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PROPOSED ALTERATIONS & CHANGE OF USE
FOR
PRAGMATIC VENTURES, LLC.
63-65 MAIN STREET, PORT WASHINGTON, NY 11050

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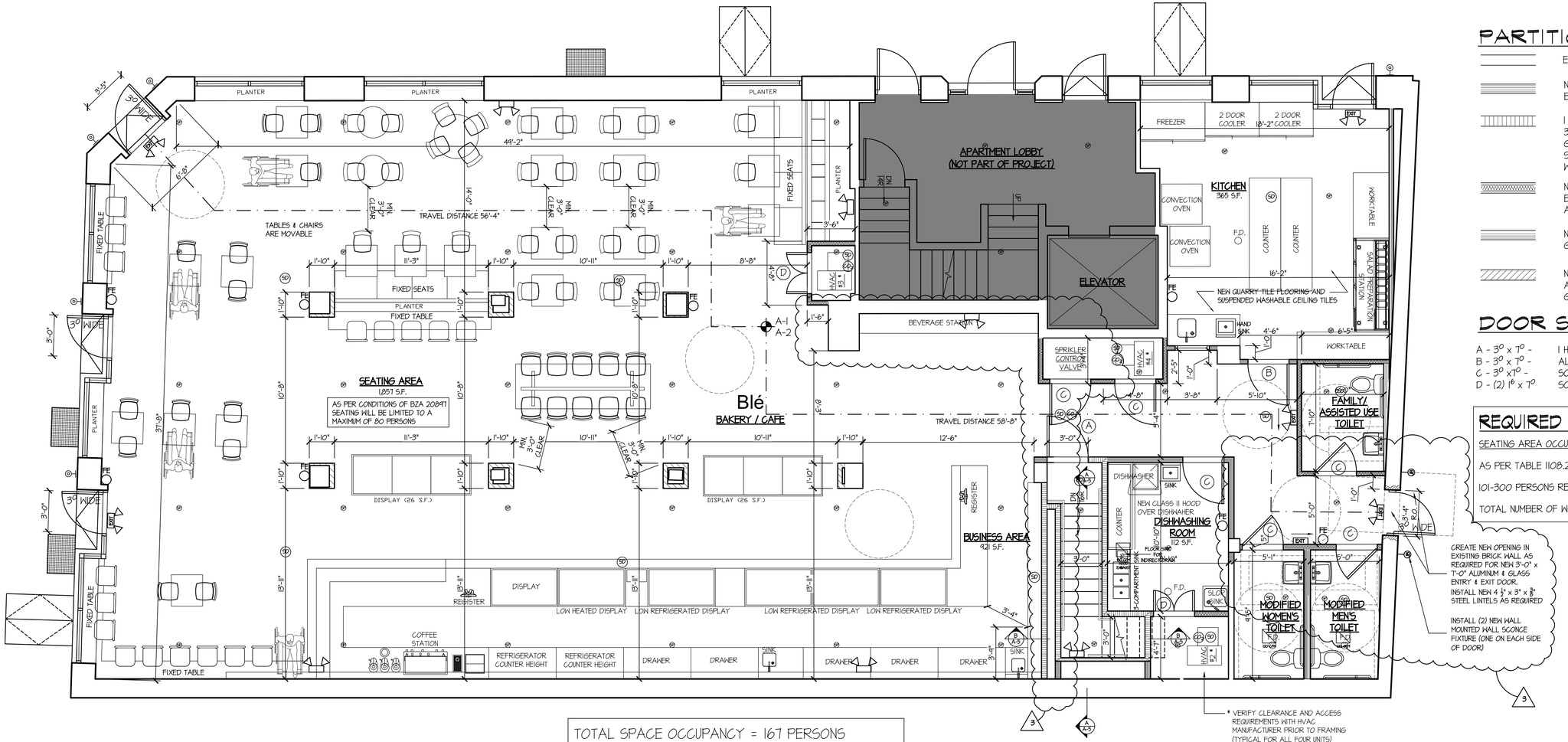
PROPOSED CELLAR CEILING PLAN

REGISTERED ARCHITECT MICHAEL EDWARD MALLIA 040973 STATE OF NEW YORK

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PARTITION LEGEND

- EXISTING PARTITION TO REMAIN
- NEW 3-5/8" METAL STUDS @ 16" o.c. WITH 5/8" GYPSUM BOARD BOTH SIDES.
- 1 HOUR RATED PARTITION: (GA FILE # WP 1044) 3-5/8" METAL STUDS 16" o.c. WITH 1 LAYER TYPE "X" GYPSUM BOARD ON EACH SIDE ATTACHED WITH 1-1/4" TYPE S DRYWALL SCREWS 8" o.c. AT VERTICAL JOINTS AND WALL PERIMETER AND 12" o.c. AT INTERMEDIATE STUDS.
- NEW 3-5/8" METAL STUDS @ 16" o.c. WITH 5/8" GYPSUM BOARD BOTH SIDES AND FULL THICK SOUND ATTENUATING BATT INSULATION.
- NEW 3-5/8" METAL STUDS @ 16" o.c. WITH 1 LAYER 5/8" GYPSUM BOARD ON FINISHED SIDE ONLY.
- NEW METAL STUDS OR METAL FURRING AS REQUIRED TO ACHIEVE FINISHED DIMENSIONS INDICATED WITH 5/8" GYPSUM BOARD ON FINISHED SIDE.

DOOR SCHEDULE

A - 3⁰ x 7⁰ -	1 HOUR - FIRE PROTECTED SELF CLOSING
B - 3⁰ x 7⁰ -	ALUMINUM AND GLASS
C - 3⁰ x7⁰ -	SOLID WOOD
D - (2) 1⁶ x 7⁰	SOLID WOOD

REQUIRED ADA SEATING:

SEATING AREA OCCUPANT LOAD: 124 PERSONS

AS PER TABLE 1108.2.2.1 OF THE 2020 IBC,

101-300 PERSONS REQUIRE A MINIMUM OF 5 WHEELCHAIR SPACES

TOTAL NUMBER OF WHEELCHAIR SPACES PROVIDED: 5 SPACES

TOTAL SPACE OCCUPANCY = 167 PERSONS
ACTUAL SPACE OCCUPANCY = 125 PERSONS (*)
(*) MAX. SEATED PATRONS PER BZA #20847 = 80 PATRONS

PROPOSED 1st FLOOR PLAN

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

1st FLOOR FINISH SCHEDULE

SEATING AREA	
CEILING FINISH	OPEN CEILING
WALL FINISH	PAINTED GYPSUM BOARD
FLOOR FINISH	LAMINATE WOOD FLOORING
COVE BASE	VINYL

REGISTER /BAR	
CEILING FINISH	SUSPENDED CEILING W/ 2' x 4' ACOUSTICAL TILES
WALL FINISH	STAINLESS STEEL PANELS (BEHIND SINKS & WORK TABLES) & WASHABLE PAINTED GYPSUM BOARD
FLOOR FINISH	VINYL TILE
COVE BASE	VINYL

BATHROOMS	
CEILING FINISH	SUSPENDED CEILING W/ 2' x 4' ACOUSTICAL TILES
WALL FINISH	VINYL TILE
FLOOR FINISH	VINYL TILE
COVE BASE	VINYL

KITCHEN	
CEILING FINISH	ARMSTRONG 2' x 2' CLEAN TILES
WALL FINISH	FRP WALL PANELS & VINYL
FLOOR FINISH	VINYL TILE
COVE BASE	VINYL

DISHWASHING	
CEILING FINISH	ARMSTRONG 2' x 2' CLEAN TILES
WALL FINISH	FRP WALL PANELS & VINYL
FLOOR FINISH	VINYL TILE
COVE BASE	VINYL

3

INTERIOR WALL AND CEILING FINISH REQUIREMENTS:

OCCUPANCY A-2 SPRINKLERED BUILDING

INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS: CLASS B

CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS: CLASS B

ROOMS AND ENCLOSED SPACES: CLASS C

rev	date	remarks
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3	12/8/22	AND AS PER HEALTH DEPT. COMMENTS
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	9-23-21	AS PER TONH COMMENTS 5-14-20
1	11-21-19	AS PER TONH COMMENTS

PROPOSED ALTERATIONS & CHANGE OF USE FOR
PRAGMATIC VENTURES, LLC.
63-65 MAIN STREET, PORT WASHINGTON, NY 11050

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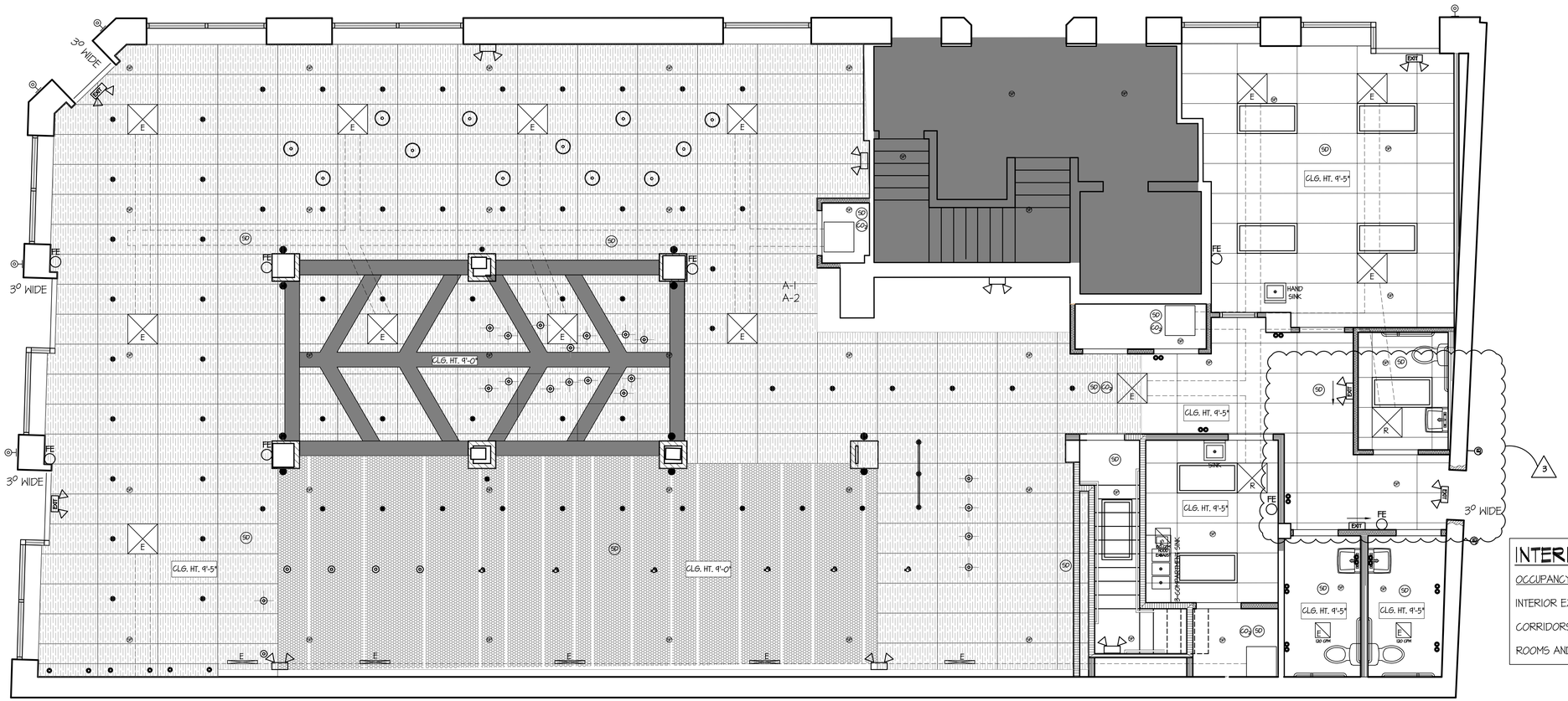
PROPOSED 1st FLOOR PLAN

REGISTERED ARCHITECT RICHARD MALLIA 040973 STATE OF NEW YORK

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CEILING LEGEND:

- ARMSTRONG 24x48x1" CEILING TILE WOODWORKS GRILLE TEGULAR MOD # 663008 WITH T146 WOOD TRIM
- ARMSTRONG 24x48x5/8" CEILING TILE KITCHEN ZONE LAY-IN SMOOTH TEXTURE MODEL # 612 (IN KITCHEN AND WASH ROOM)
- ARMSTRONG 24x48x1" CEILING TILE CALLA TEGULAR SMOOTH TEXTURE MODEL #2823 (OTHER THAN KITCHEN AND WASH ROOM)
- ARMSTRONG 24x48x1-1/2" CEILING TILE METALWORKS TORSION SPRING MODEL # T212
- 80 CFM — NEW 120 CFM BATHROOM EXHAUST FAN
- EXISTING HVAC SUPPLY GRILLE (RELOCATE AS REQ'D)
- EXISTING HVAC LINEAR SUPPLY GRILLE
- 50 — NEW HARDWIRED SMOKE DETECTOR (SEE NCFM FIRE ALARM DRAWINGS)
- 40 — NEW HARDWIRED CARBON MONOXIDE DETECTOR (SEE NCFM FIRE ALARM DRAWINGS)
- SPRINKLER HEAD (SEE NCFM SPRINKLER DRAWINGS)

INTERIOR WALL AND CEILING FINISH REQUIREMENTS:

OCCUPANCY A-2 SPRINKLERED BUILDING

INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS: CLASS B

CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS: CLASS B

ROOMS AND ENCLOSED SPACES: CLASS C

PROPOSED 1st FLOOR LIGHTING PLAN

SCALE: 1/4" = 1'-0" ALL PROPOSED LIGHTING ARE NEW FIXTURES

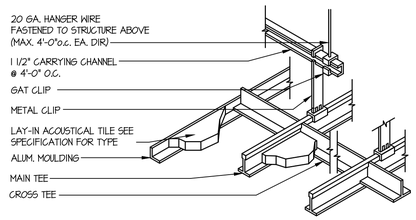
TOTAL SPACE OCCUPANCY = 167 PERSONS

LIGHTING SCHEDULE

	PRODUCT NAME	TECHNICAL DETAILS	LIGHTING SOURCE
	PENDO M 1R Q TR4 S.S.LED	Housing :Extruded aluminium Diffuser :Clear polycarbonate Rotation :Vertical 90° / Horizontal 360° Control Gear :Built-in electronic transformer / driver Reflector :Circular diamond aluminium (14°, 25°, 40°, 60°) Transmittance :88% IP :20 IK :07 Weight :1.20 kg	S.S.LED HO 700mA - CRI80 / CRI90 24.2W - 4000K - 700mA - 3907Lm - 161Lm/W / 3350Lm - 138Lm/W
	PENDO 1	Housing :Extruded aluminium Rotation :Vertical 90° / Horizontal 360° Transmittance :86% IP :20 IK :07 Weight :1.00 kg	PrevaLED COIN 111 AC 230V / 3000K / 4000K 22.5W - CRI83 - 1850Lm 82Lm/W / 1950Lm 87Lm/W
	MAX CARBO H.P.LED	Housing :Die-cast aluminium Rotation :Vertical 30° / Horizontal 360° Control Gear :Remote electronic transformer Watt :7x1W / 7x1.5W IP :20 IK :05 Weight :0.35 kg	10.5W - 500mA - 1505Lm 143Lm/w / 1610m 153Lm/W
	PONOS COLOR TORRIS 1F	Housing :Extruded aluminium Power Supply:220-240V at 50/60Hz Watt :Max 75W IK :06	E27 / 230V LED Lamp
	MINI AVOLO A SP 5F	Housing :Pressed formed steel Diffuser :Opal glass IP :40 IK :02	Halopin / G9 / 230V LED Lamp
	AVOLO M A 2 WALL 2F	Housing :Pressed formed steel Diffuser :Opal glass IP :40 IK :02	Halopin / G9 / 230V LED Lamp

2' x 4' AVANTE LED FIXTURE
BY "LITHONIA LIGHTING"
MODEL #: 2AVL4-40L5E-MDR-EZI-LP840 (4000K)

EXTERIOR WALL MOUNTED SCONCE
T29B-1 SPANISH HACIENDA WROUGHT IRON OUTDOOR WALL LANTERN LIGHT
TOTAL FIXTURE DIMENSION: HEIGHT: 21A WIDTH: 7.5" EXTENSION: 10.5"
CASE DIMENSION: HEIGHT: 12.5" , WIDTH: 7.5" - HCO: 1"
BACK PLATE: 8.75xH X 5.5"W WEIGHT: 4LBS
USES 1 MEDIUM BASE E26 15W/100W EQUIVALENT LED BULB



LAY-IN ACOUSTICAL CEILING

SCALE: N.T.S.

LIFE SAFETY LEGEND:

- LITHONIA LIGHTING LED EXIT/ANIT COMBO
- LITHONIA LIGHTING EXITLIGHT W/ DIRECTION ARROW
- LITHONIA LIGHTING 2 HEAD - LED UNIT
- FE — NEW TYPE 2A FIRE EXTINGUISHER

NOTE: EGRESS ILLUMINATION SHALL BE PROVIDED WITH AN EMERGENCY POWER SYSTEM. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES.

EMERGENCY LIGHTING SHALL PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.

rev	date	remarks
	2/21/23	REVISED AS PER OMISSIONS OF 2/21/23
		REVISED FOR ADDITIONAL EXIT DOOR, AS-BUILT CONDITIONS,
3	12/8/22	AND AS PER HEALTH DEPT. COMMENTS
2	8-12-22	REVISED AS PER FIELD CHANGES
	9-23-21	AS PER TONH COMMENTS 5-14-20
1	11-21-19	AS PER TONH COMMENTS

PROPOSED ALTERATIONS & CHANGE OF USE FOR
PRAGMATIC VENTURES, LLC.
63-65 MAIN STREET, PORT WASHINGTON, NY 11050

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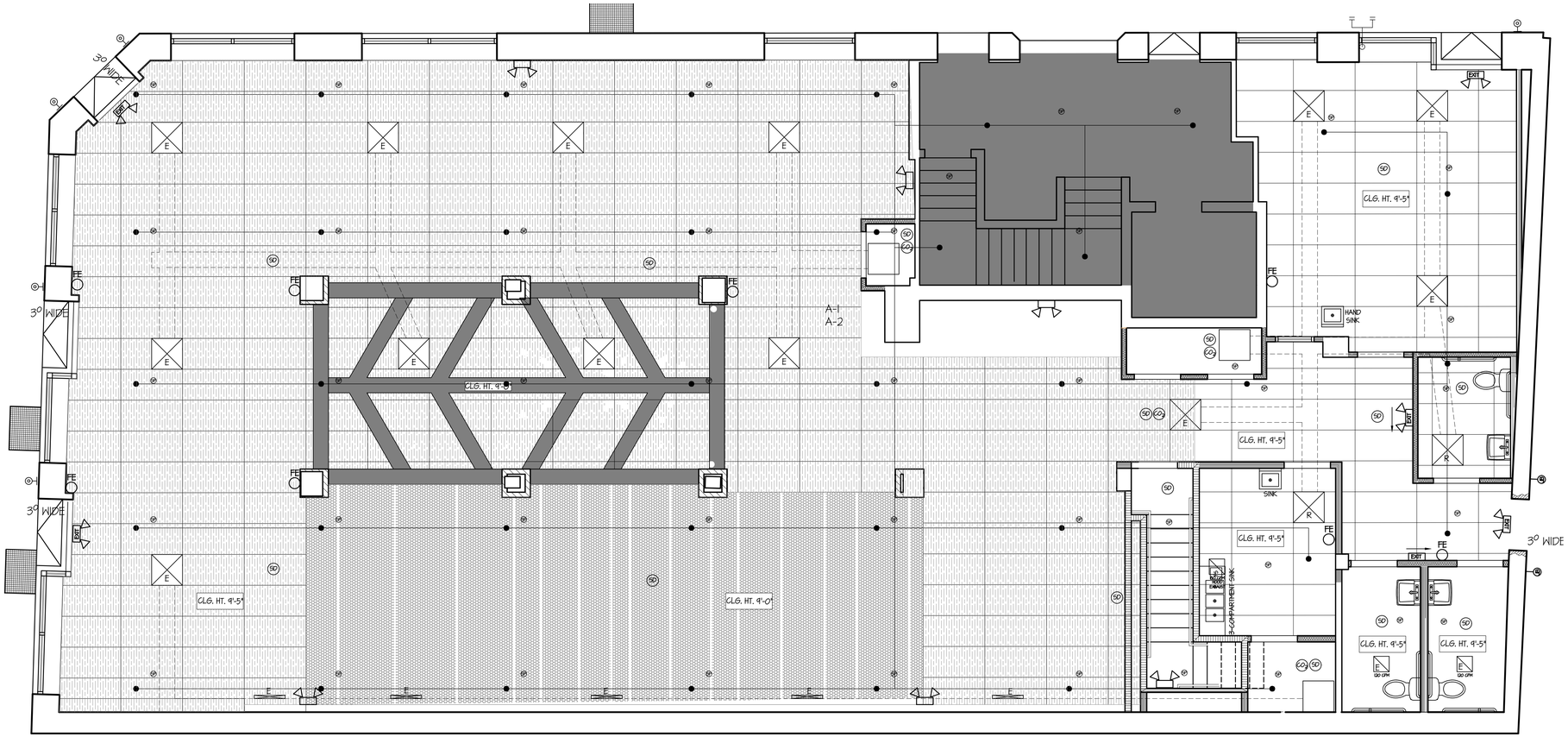
PROPOSED 1st FLOOR REFLECTED CEILING PLAN

REGISTERED ARCHITECT EDWARD MALLIA STATE OF NEW YORK 040973

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checked by	ASD
date	6/21/19
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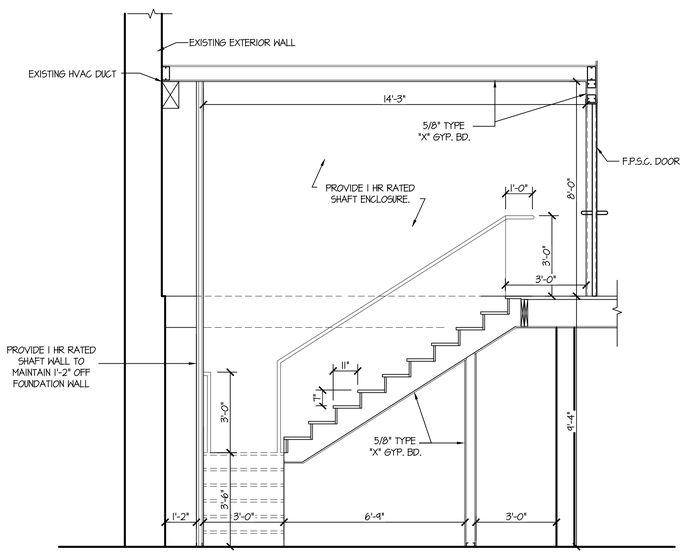
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EXISTING 1st FLOOR SPRINKLER & HVAC DIFFUSER LOCATION PLAN

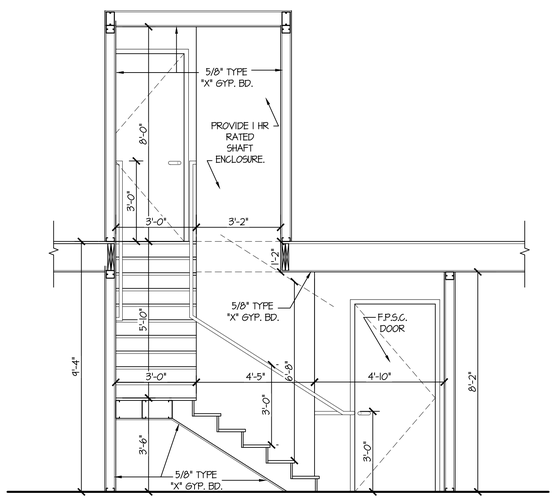
SCALE: 1/4" = 1'-0"

ALL SPRINKLER HEADS SHOWN ARE EXISTING. RELOCATED SPRINKLER HEADS TO BE FILED UNDER SEPARATE APPLICATION AND FILED WITH THE NASSAU COUNTY FIRE MARSHAL.



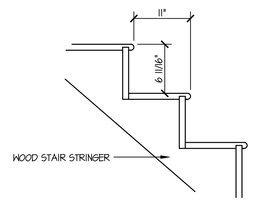
STAIR SECTION A-A

SCALE: 3/8" = 1'-0"



STAIR SECTION B-B

SCALE: 3/8" = 1'-0"



STAIR DETAIL

SCALE: 1"=1'-0"

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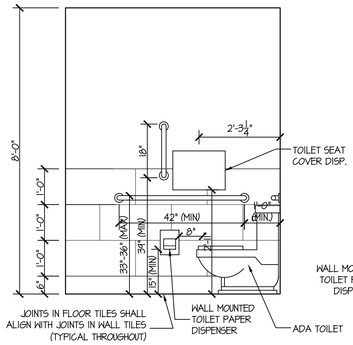
EXISTING 1st FLOOR SPRINKLER & HVAC DIFFUSER LOCATION PLAN, NEW STAIR SECTIONS

REGISTERED ARCHITECT RAFAEL EDWARD MALLIA 040973 STATE OF NEW YORK

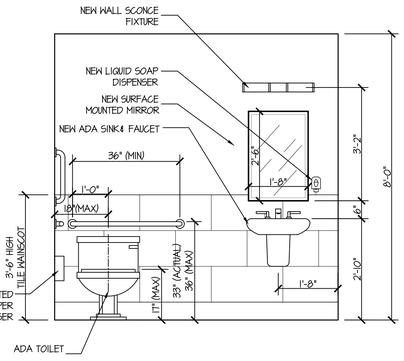
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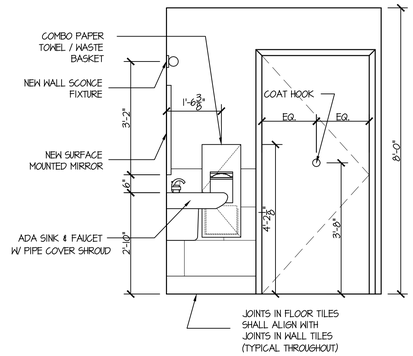
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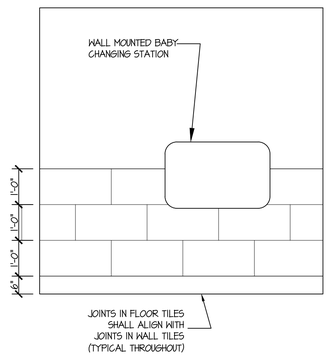
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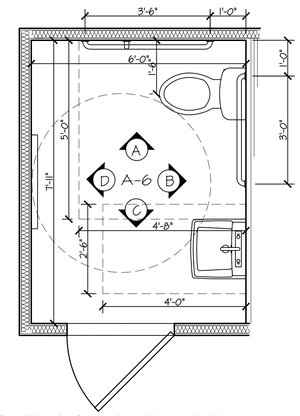
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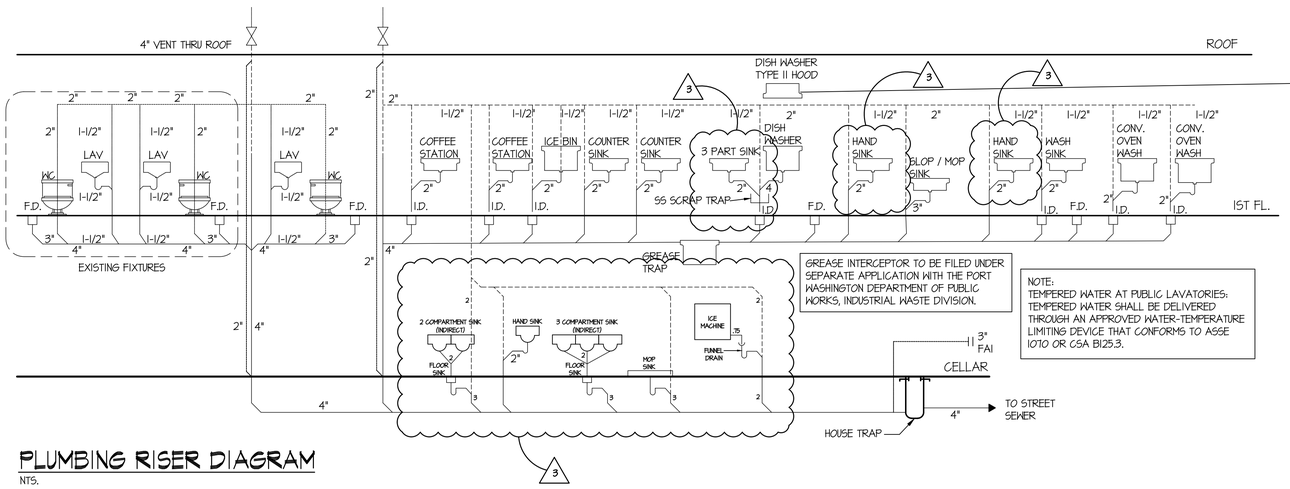
ELEVATION "C"
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ELEVATION "D"
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FAMILY ASSISTED USE TOILET PLAN
SCALE: 1/2" = 1'-0"



PLUMBING RISER DIAGRAM
NTS.

TYPE II HOODS.
TYPE II HOODS SHALL BE INSTALLED ABOVE DISHWASHERS AND APPLIANCES THAT PRODUCE HEAT OR MOISTURE AND DO NOT PRODUCE GREASE OR SMOKE AS A RESULT OF THE COOKING PROCESS , EXCEPT WHERE THE HEAT AND MOISTURE LOADS FROM SUCH APPLIANCES ARE INCORPORATED INTO THE HVAC SYSTEM DESIGN OR INTO THE DESIGN OF A SEPARATE REMOVAL SYSTEM. TYPE II HOODS SHALL BE INSTALLED ABOVE ALL APPLIANCES THAT PRODUCE PRODUCTS OF COMBUSTION AND DO NOT PRODUCE GREASE OR SMOKE AS A RESULT OF THE COOKING PROCESS . SPACES CONTAINING COOKING APPLIANCES THAT DO NOT REQUIRE TYPE II HOODS SHALL BE PROVIDED WITH EXHAUST AT A RATE OF 0.10 CFM PER SQUARE FOOT. FOR THE PURPOSE OF DETERMINING THE FLOOR AREA REQUIRED TO BE EXHAUSTED, EACH INDIVIDUAL APPLIANCE THAT IS NOT REQUIRED TO BE INSTALLED UNDER A TYPE II HOOD SHALL BE CONSIDERED AS OCCUPYING NOT LESS THAN 100 SQUARE FEET SUCH ADDITIONAL SQUARE FOOTAGE SHALL BE PROVIDED WITH EXHAUST AT A RATE OF 0.10 CFM PER SQUARE FOOT.

TYPE II HOOD MATERIALS.
TYPE II HOODS SHALL BE CONSTRUCTED OF STEEL HAVING A MINIMUM THICKNESS OF 0.0296 INCH (NO 22 GAGE) OR STAINLESS STEEL NOT LESS THAN 0.0220 INCH (NO 24 GAGE) IN THICKNESS, COPPER SHEETS WEIGHING NOT LESS THAN 24 OUNCES PER SQUARE FOOT OR OF OTHER APPROVED MATERIAL AND GAGE

TYPE II SUPPORTS.
TYPE II HOOD SUPPORTS SHALL BE ADEQUATE FOR THE APPLIED LOAD OF THE HOOD,THE UNSUPPORTED DUCTWORK , THE EFFLUENT LOADING AND THE POSSIBLE WEIGHT OF PERSONNEL WORKING IN OR ON THE HOOD.

TYPE II HOODS JOINT, SEAMS AND PENETRATIONS.
JOINTS, SEAMS AND PENETRATIONS FOR TYPE II HOODS SHALL BE CONSTRUCTED AS SET FORTH IN CHAPTER 6 ,SHALL BE SEALED ON THE INTERIOR OF THE HOOD AND SHALL PROVIDE A SMOOTH SURFACE THAT IS READILY CLEANABLE AND WATER TIGHT.

DUCTS SERVING TYPE II HOODS.
COMMERCIAL KITCHEN EXHAUST SYSTEMS SERVING TYPE II HOODS SHALL COMPLY WITH SECTIONS 506.4.1 AND 506.4.2.

DUCTS.
DUCTS AND PLENUMS SERVING TYPE II HOODS SHALL BE CONSTRUCTED OF RIGID METALLIC MATERIALS. DUCT CONSTRUCTION, INSTALLATION, BRACING AND SUPPORTS SHALL COMPLY WITH CHAPTER 6. DUCTS SUBJECT TO POSITIVE PRESSURE AND DUCTS CONVEYING MOISTURE-LADEN OR WASTE-HEAT-LADEN AIR SHALL BE CONSTRUCTED, JOINED AND SEALED IN AN APPROVED MANNER.

TYPE II TERMINATIONS.
EXHAUST OUTLETS SERVING TYPE II HOODS SHALL TERMINATE IN ACCORDANCE WITH THE HOOD MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH ALL OF THE FOLLOWING:

EXHAUST OUTLETS SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO THE BUILDING
OUTLETS SHALL TERMINATE NOT LESS THAN 10 FEET FROM PROPERTY LINES OR BUILDINGS ON THE SAME LOT.
OUTLETS SHALL TERMINATE NOT LESS THAN 10 FEET ABOVE GRADE
OUTLETS THAT TERMINATE ABOVE A ROOF SHALL TERMINATE NOT LESS THAN 30 INCHES ABOVE THE ROOF SURFACE.
OUTLETS SHALL TERMINATE NOT LESS THAN 30 INCHES FROM EXTERIOR VERTICAL WALLS
OUTLETS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS.
OUTLETS SHALL NOT BE DIRECTED ONTO WALKWAYS
OUTLETS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTIVES IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

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GENERAL NOTES

REGISTERED ARCHITECT MICHAEL EDWARD MALLIA 040973 STATE OF NEW YORK

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GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE AND PREMISES AND TO HAVE COMPARED SAME WITH THE DRAWINGS AND SPECIFICATIONS, AND TO HAVE SATISFIED THEMSELVES WITH THE EXISTING CONDITIONS, BEFORE SUBMITTING THEIR BID, AND SHALL ASSUME FULL RESPONSIBILITY THEREFORE. ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL CONDITIONS AND INFORMATION GIVEN ON THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND NO WORK SO AFFECTED SHALL PROCEED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.

2. PRIOR TO THE START OF THE WORK THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE IF ANY EXISTING ELECTRICAL POWER LINES ARE LOCATED WITHIN 10 FEET OF THE WORK, OR FURTHER IF JOB CONDITIONS WARRANT. IN THE EVENT THAT SUCH ELECTRICAL POWER LINES ARE LOCATED WHICH MAY POSE A DANGER OR CAUSE INJURY TO ANY OF THE WORKERS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LOCAL POWER COMPANY TO DE-ENERGIZE THE SERVICE UNTIL ALL WORK IS COMPLETED.

3. THE CONTRACT DRAWINGS INDICATE THE EXTENT AND GENERAL ARRANGEMENT OF THE SYSTEMS. IF ANY DEPARTURES FROM THE CONTRACT DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DUE TO CONFLICT WITH APPLICABLE CODES OR THE BEST PRACTICES OF THE TRADE, THE DETAILS OF SUCH DEPARTURES AND THE REASON THEREFOR SHALL BE SUBMITTED AS SOON AS POSSIBLE TO THE ARCHITECT FOR APPROVAL. NO SUCH DEPARTURES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES.

4. ALL WORK SPECIFIED HEREIN MUST BE INSTALLED IN FULL ACCORDANCE WITH THE REQUIREMENTS OF ALL LOCAL MUNICIPAL AND GOVERNMENTAL DEPARTMENTS OR AGENCIES HAVING JURISDICTION OVER THE PROJECT AS WELL AS AN APPROVED ELECTRICAL INSPECTION AGENCY, THE NATIONAL ELECTRIC CODE, ETC. AND TO OBTAIN ALL REQUIRED APPROVALS, PERMITS, INSPECTIONS, ETC., BEFORE COMMENCING ANY WORK AS TO AVOID ALL DELAYS DURING CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT THE OFFICIAL RECORDS OF THE GRANTING OF PERMITS TO THE OWNER.

5. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY AND SECURITY AND SHALL TAKE ALL NECESSARY MEASURES TO SECURE AND SAFEGUARD THE WORK AREA AND TO PROTECT THE SAFETY OF THE WORKERS AND PUBLIC INCLUDING, BUT NOT LIMITED TO, INSTALLING A CONSTRUCTION FENCE, PROVIDING NECESSARY BARRICADES, SAFETY GUARDS, ETC.

6. ANY ITEMS OF WORK SPECIFIED HEREIN AND/OR SHOWN ON THE DRAWINGS WHICH CONFLICT WITH AFOREMENTIONED RULES, REGULATIONS, AND REQUIREMENT, SHALL BE REFERRED TO THE ARCHITECT FOR DECISION.

7. THE CONTRACTOR SHALL HAVE A FINAL SURVEY PREPARED UPON COMPLETION OF THE WORK AT NO ADDITIONAL COST TO THE OWNER.

8. THE WORK SHALL NOT BE DEEMED TO HAVE REACHED A STATE OF COMPLETION UNTIL ALL REQUIRED FINAL CERTIFICATES HAVE BEEN OBTAINED FROM ALL AGENCIES HAVING JURISDICTION AND DELIVERED TO AND ACCEPTED THE ARCHITECT.

9. EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR AND BE REQUIRED TO MAKE GOOD AT HIS OWN EXPENSE ANY AND ALL DAMAGES TO THE OWNER'S OR NEIGHBOR'S PROPERTY, AS WELL AS PUBLIC UTILITIES OR MUNICIPAL PROPERTY, AND/OR TO ANY WORK CONTRACT, WHICH IS CAUSED BY THE PERFORMANCE OF HIS WORK OR WORKMEN DURING THE EXECUTION OF HIS CONTRACT.

10. EACH CONTRACTOR SHALL BE RESPONSIBLE TO PATCH AND REPAIR ALL EXISTING SURFACES, ASSEMBLIES, ETC. WHICH MAY BE DAMAGED AS A RESULT OF THE NEW WORK. THE TERM "PATCH" IS INTENDED TO INCLUDE THE RESTORATION OF ANY AND ALL FINISHES WHICH ARE DAMAGED WITH NEW MATERIALS, ASSEMBLIES AND FINISHES INSTALLED TO MATCH AND BLEND WITH THE EXISTING ADJOINING SURFACES.

11. EACH CONTRACTOR SHALL, AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS WORK. ON COMPLETION OF HIS WORK, ALL RUBBISH AND UNUSED MATERIAL SHALL BE REMOVED AND THE PREMISES LEFT BROOM CLEAN.

12. UPON COMPLETION OF ALL WORK, THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS RESULTING FROM THE BUILDING OPERATION AND SHALL LEAVE THE ENTIRE SITE IN A NEAT, CLEAN AND ACCEPTABLE CONDITION. ALL WINDOWS, HARDWARE, APPLIANCES, PLUMBING FIXTURES, CERAMIC AND GRANITE TILE, ETC. SHALL BE CLEANED. ANY ITEMS SCRATCHED OR DAMAGED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

13. THE CONTRACTORS SHALL GUARANTEE ALL WORK INSTALLED UNDER THE CONTRACTS FROM A PERIOD OF ONE (1) YEAR FROM DATE OF COMPLETION, AS EVIDENCED BY THE DATE OF THE FINAL CERTIFICATE, UNLESS A LONGER PERIOD IS CALLED FOR IN THE SPECIFICATIONS.

14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FILE ALL REQUIRED INSPECTION REPORTS, CONCRETE CYLINDERS REPORTS, STEEL AND MASONRY AFFIDAVITS, MATERIAL TICKETS, ETC. AS MAY BE REQUIRED FOR FINAL ACCEPTANCE BY THE LOCAL MUNICIPALITY.

15. WHERE A DISCREPANCY MAY EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS THE MORE STRINGENT REQUIREMENT SHALL PREVAIL. IN THE EVENT OF A DISCREPANCY BETWEEN THESE SPECIFICATIONS AND THE SPECIFICATION BOOK, THE SPECIFICATION BOOK SHALL PREVAIL.

16. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND AS SUCH REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE WORK FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. ANY USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS SHALL BE PROHIBITED.

17. THE LATEST EDITION OF THE A.I.A. DOCUMENT #A201 SHALL APPLY TO THIS PROJECT, WITH MODIFICATIONS AS LISTED UNDER THE SUPPLEMENTARY CONDITIONS, AND BECOME PART OF THE AGREEMENT.

18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION, ARRANGE FOR ALL REQUIRED INSPECTIONS, OBTAIN ALL NECESSARY SIGN-OFFS AND FINAL LETTER OF COMPLETION AND/OR CERTIFICATE OF OCCUPANCY AS MAY BE REQUIRED.

19. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO COMPLETION OF ANY WORK REQUIRING AN INSPECTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE WORK IS EASILY ACCESSIBLE AND VISIBLE, COMPLETE AND IN COMPLIANCE WITH THE APPLICABLE CODE REGULATIONS. IN THE EVENT THAT THE WORK IS NOT COMPLETE OR DOES NOT COMPLY WITH THE APPLICABLE REGULATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO REIMBURSE THE ARCHITECT FOR HIS TIME AND EXPENSE TO RE-INSPECT THE PREMISES.

20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A LICENSED LAND SURVEYOR TO CHECK AND VERIFY ALL LINES AND SETBACKS TO INSURE THAT ALL DIMENSIONS AND DISTANCES ARE CORRECT PRIOR TO THE START OF FRAMING. REPORT ANY DISCREPANCIES TO THE ARCHITECT.

21. THE GENERAL CONTRACTOR ACKNOWLEGES THAT THE SERVICES OF THE ARCHITECTS DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTOR'S WORK OR PERFORMANCE AND AS SUCH THE GENERAL CONTRACTOR, BY EXECUTION OF THE CONTRACT AND START OF THE WORK, ASSUMES ALL RESPONSIBILITY FOR THE MEANS AND METHODS OF CONSTRUCTION, FOR JOB SAFETY ON THE JOBSITE, AND PROTECTION OF THE GENERAL PUBLIC AND ADJOINING PROPERTIES AND UTILITIES AND THAT THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR. IT IS FURTHER AGREED THAT THE GENERAL CONTRACTOR WILL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND ANY CONSULTANTS FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING THE ABOVE AND NOT LIMITED TO ALL PAYMENTS, EXPENSES OR COSTS INVOLVED, ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTOR'S PERFORMANCE OR FAILURE OF THE CONTRACTOR'S WORK TO CONFORM TO THE DESIGN INTENT AND THE CONTRACT DOCUMENTS.

22. THE DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN ALL CONDITIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING THE WORK.

DEMOLITION

1. THE GENERAL CONTRACTOR RECOGNIZES THAT HE/SHE IS SOLELY RESPONSIBLE FOR THE MEAN AND METHODS FOR THE CONSTRUCTION WORK AND SHALL ASSUME SOLE RESPONSIBILITY TO PROVIDE ALL NECESSARY SAFETY PRECAUTIONS TO INSURE THE SAFETY OF THE WORKERS AND PUBLIC WHETHER INDICATED ON THE DRAWINGS OR NOT.

2. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND TAKE ALL NECESSARY PRECAUTIONS FOR DISCONNECTS PRIOR TO THE START OF THE WORK.

3. THE CONTRACTOR SHALL TAKE ALL USUAL AND PROPER PRECAUTIONS TO PREVENT ACCIDENTS OR INJURY TO ALL PERSONS, AND ANY DANGER TO PROPERTY ABOUT OR ADJACENT TO PREMISES WHERE WORK IS BEING PERFORMED, AND ERECT AND KEEP IN PLACE AT ALL TIMES ALL USUAL, PROPER, NECESSARY, AND REQUIRED DANGER SIGNS, SAFEGUARDS, FENCING AND BARRICADES.

4. THE CONTRACTOR SHALL INDEMNIFY AND "HOLD HARMLESS" BOTH THE OWNER AND ARCHITECT AGAINST ALL CLAIMS, SUITS, DAMAGES, AND JUDGEMENTS, INCLUDING COUNSEL FEES AND DISBURSEMENTS INCURRED IN DEFENSE OF ANY ACTION, TO WHICH THE OWNER OR ARCHITECT MAY BE SUBJECTED OR WHICH THEY MAY SUFFER BY REASON OF ANY INJURY TO PERSON OR SUBCONTRACTORS, AGENTS, OR EMPLOYEES, IN PERFORMANCE OF THE WORK, OR ARISING OUT OF WORK PERFORMED HEREUNDER INCLUDING THE IDENTIFICATION AND REMOVAL OF ANY, AND ALL ASBESTOS OR HAZARDOUS CONTAINING MATERIALS. IN THE EVENT THAT ASBESTOS, OR ASBESTOS MATERIALS, ARE ENCOUNTERED, THE CONTRACTOR SHALL ARRANGE TO FILE A REMOVAL PLAN FOR APPROVAL BY THE MUNICIPALITY AND HAVE THE MATERIAL REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR ANY OTHER AGENCY HAVING JURISDICTION. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL LAWS AND ENVIRONMENTAL AGENCY CRITERIA.

5. THE CONTRACTOR SHALL CAREFULLY STUDY ALL DRAWINGS TO FULLY DETERMINE THE EXTENT OF THE DEMOLITION WORK REQUIRED IN THE EXISTING BUILDING AND THE EFFECT OF SUCH WORK ON THE EXISTING CONSTRUCTION ELEMENTS AND SERVICES.

6. THE CONTRACTOR SHALL PROVIDE ALL PROTECTION AND SAFEGUARD BY GOOD CONSTRUCTION PRACTICE FROM THE START OF WORK UNTIL ITS COMPLETION AND ACCEPTANCE BY THE OWNER AND ARCHITECT.

7. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR MATERIALS, STRUCTURAL ELEMENTS, METHODS, TIMING, SEQUENCE SAFETY OF LIFE AND PROPERTY.

8. THE CONTRACTOR SHALL PROVIDE ALL SCAFFOLDING, BARRICADES, ETC. AS REQUIRED BY THE JOB CONDITIONS AND THE LOCAL AUTHORITIES.

9. THE CONTRACTOR SHALL REMOVE AND RELOCATE ALL EQUIPMENT AND FURNISHINGS AS REQUIRED BY JOB CONDITIONS AND AS DIRECTED BY THE ARCHITECT AND RECONNECT TO INSURE PROPER OPERATION.

10. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT EACH OF THE RESPECTIVE UTILITY COMPANIES TO DETERMINE THE LOCATIONS OF ALL EXISTING LINES AND TO SAFEGUARD SAME PRIOR TO THE START OF ANY WORK.

11. ALL PLUMBING, GAS AND ELECTRICAL CONNECTIONS TO BE REMOVED SHALL BE SAFELY CAPPED BELOW THE FLOOR LEVEL.

12. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL NECESSARY PERMITS AND APPROVALS AS MAY BE REQUIRED BY THE LOCAL MUNICIPALITY AND UTILITY COMPANIES.

STEEL STUDS

1. ALL STUDS AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, STEEL THICKNESS AND SPACING SHOWN ON THE PLANS. STUDS, RUNNERS (TRACK), BRACING AND BRIDGING SHALL BE MANUFACTURED PER ASTM SPECIFICATIONS C-455.

2. ALL GALVANIZED STUDS ACCESSORIES SHALL BE 16 GA, OR HEAVIER, SHALL BE FORMED FROM STEEL THAT CONFORMS TO THE REQUIREMENTS OF ASTM A-446 WITH A YIELD OF 50 KSI AND AS SET FORTH IN SECTION 1.2 OF THE AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.

3. ALL GALVANIZED STUDS AND ACCESSORIES SHALL HAVE A MINIMUM G-60 COATING.

4. INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS. CONNECTIONS SHALL BE ACCOMPLISHED WITH SELF-DRILLING SCREWS OR WELDING SO THAT THE CONNECTION MEETS OR EXCEEDS THE DESIGN LOADS REQUIRED AT THAT CONNECTION.

5. CUTTING OF STEEL FRAMING MEMBERS MAY BE ACCOMPLISHED WITH A SAW OR SHEAR. TORCH CUTTING OF LOAD BEARING MEMBERS SHALL NOT BE PERMITTED. CUTTING OF STRUCTURAL MEMBERS SHALL NOT BE PERMITTED UNLESS UNDER THE SUPERVISION OF THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER.

6. BRIDGING SHALL BE OF SIZE AND TYPE SHOWN ON THE APPROVED SHOP DRAWINGS AND AS CALLED FOR IN THE MANUFACTURER'S DESIGN CALCULATIONS.

7. PROVIDE JACK STUDS TO SUPPORT EACH END OF HEADERS. THE STUDS SHALL BE SECURELY CONNECTED TO THE HEADER AND SHALL SEAT SQUARELY IN THE LOWER TRACK OF THE WALL, AND BE PROPERLY ATTACHED TO IT.

8. WALL TRACK SHALL NOT BE USED TO SUPPORT ANY LOAD UNLESS SPECIFICALLY DESIGNED FOR THAT PURPOSE.

9. HOLES THAT ARE FIELD CUT INTO STEEL FRAMING MEMBERS SHALL BE WITHIN THE LIMITATIONS OF THE PRODUCT AND ITS DESIGN. PROVIDE REINFORCEMENT WHERE HOLES ARE CUT THROUGH LOAD BEARING MEMBERS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS APPROVED BY PROJECT ARCHITECT OR STRUCTURAL ENGINEER.

10. GYPSUM BOARD SHALL BE ATTACHED TO STEEL STUDS IN ACCORDANCE WITH ASTM SPECIFICATION C-840. EXCEPT THAT THE STEEL DRILL SCREWS USED (SPECIFICATION ASTM C-454) SHALL BE SPACED NOT MORE THAN 8" ON CENTER AT THE EDGES AND ENDS, AND NOT MORE THAN 12" ON CENTER, IN THE FIELD OF THE BOARD.

11. WIRE TYING OF MEMBERS SHALL NOT BE PERMITTED.

12. CONTRACTOR SHALL FURNISH ENGINEERED SHOP DRAWINGS PREPARED BY THE STEEL STUD/JOIST MANUFACTURER FOR REVIEW BY THE ARCHITECT.

INSULATION

1. BATT-TYPE INSULATION SHALL BE INSTALLED WITH OVERLAPPING INSIDE FOIL BACKED VAPOR-BARRIER COVERINGS IN STRICT ACCORD WITH MANUFACTURER'S DIRECTIONS TO ACHIEVE MAXIMUM INSULATING AND VAPOR-BARRIER CONTINUITY. IN WALLS, BATTS SHALL BE SECURED TO STUDS. IN CEILINGS, BATTS SHALL BE LAID IN OVER CEILING MATERIAL, EXCEPT THAT FOR INCLINED PLANES, THE TOP OF EACH ROLL SECTION SHALL BE CAREFULLY SECURED TO PREVENT ANY SLIPPAGE OR BREAK IN INSULATING AND VAPOR-BARRIER CONTINUITY.

2. ALL NEW TOILET PARTITIONS SHALL BE INSULATED WITH SOUND ATTENUATING BATT INSULATION.

4. ALL INSULATION SHALL BE AS TIGHT FITTING AND CONTINUOUS AS POSSIBLE WITH NO OPEN JOINTS OR UNFILLED SPACES.

5. INSULATION MATERIAL SHALL BE SCRIBED AND FITTED TO ALL OTHER SURFACES THAT MAY INTERRUPT OR PROJECT THROUGH THE INSULATION LAYER.

6. FACTORY MUTUAL CLASS 1 FIRE RATING AND UNDERWRITERS SPECIFICATIONS SHALL GOVERN ALL WORK.

7. MAXIMUM SIZE UNITS TO BE USED THROUGHOUT TO HOLD JOINTS IN INSULATION WORK TO AN IRREDUCIBLE MINIMUM.

8. ALL JOINTS MUST BE FULLY BUTTERED AND SEALED.

9. ALL ADHESIVE APPLICATIONS OF INSULATION TO BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

DRYWALL

1. DELIVER TO JOB SITE IN ORIGINAL PACKAGES, BEARING MANUFACTURERS NAME. KEEP MATERIALS FLAT, UNDER COVER AND OUT OF CONTACT WITH DAMP SURFACES UNTIL READY FOR USE. GOLD BOND (NATIONAL GYPSUM CO.), U.S. GYPSUM CO., DONN PRODUCTS, APPROVED BY ARCHITECT.

2. STUDS AND FURRING CHANNELS: 25-GAUGE COLD-ROLLED ELECTRO-GALVANIZED STEEL OF SIZES INDICATED, OR WOOD AS INDICATED ON PLANS.

3. GYPSUM WALLBOARD: U.S. GYPSUM CO.'S TYPE 'X' OR REGULAR CALLED FOR, WITH REGULAR TAPERED EDGED PANELS IN THICKNESS SHOWN IN MAXIMUM LENGTHS.

4. SCREWS: SELF-DRILLING, CADMIUM-PLATED, 1 1/2" LENGTH.

5. CASING BEAD: STANDARD GALVANIZED STEEL OF SHAPES AND SIZES AS REQUIRED.

6. CORNER BEAD: STANDARD GALVANIZED STEEL, 1 INCH AND 1 1/4 INCH FLANGES.

7. STEEL MOLDING STRIP: STANDARD 20-GAUGE GALVANIZED STEEL, APPLIED WITH COUNTERSUNK FLAT-HEAD SHEET METAL SCREWS.

8. JOINT TREATMENT: STANDARD GYPSUM WALLBOARD COMPOUNDS AND JOINT TAPES.

9. ACCESSORIES: JAMB AND OTHER CLIPS, SPLICE PLATES, ETC.

10. ADHESIVES: STANDARD LAMINATED ADHESIVES FOR GYPSUM WALLBOARD.

11. FOLLOW MANUFACTURERS INSTRUCTIONS FOR FIRST CLASS WORKMANSHIP IN ALL RESPECTS COVERING INSTALLATION OF ALL STEEL FRAMING, AND GYPSUM WALLBOARD MATERIALS AND COMPONENTS, INCLUDING PREPARATION, LAYOUT, ALIGNMENT, USE OF POWER TOOLS, SEQUENCE OF ERECTION, TYPES AND SPACINGS OF FASTENERS, APPLICATIONS OF TAPS, JOINT COMPOUND, TAPING COMPOUND, AND FITTING AROUND MATERIALS AND ELECTRICAL ITEMS. SEAL AND TAPE ALL JOINTS, SCREW HOLES, NAIL HOLES. SUCCESSIVE APPLICATIONS (3) OF SPACKLING COMPOUND, WITH SANDING TO ACHIEVE A SMOOTH, LEVEL TRUE SURFACE, WITHOUT WAVES, DIMPLES OR OTHER DEFECTS, READY FOR PAINTING.

12. GYPSUM WALLBOARD MATERIALS TO BE MOUNTED BY ADHESION TO FOAM BOARD INSULATION SHALL BE INSTALLED USING DOW GENERAL PURPOSE MASTIC NO. 11 IN STRICT ACCORD WITH MANUFACTURERS RECOMMENDATIONS FOR BEST RESULTS, INCLUDING THE USE OF MAXIMUM LENGTH GYPSUM PANELS.

PAINTING

1. ALL SURFACES, EXCEPT WHERE WOOD PANELING, MASONRY, SIMULATED MASONRY CERAMIC TILE, ETC. ARE TO BE APPLIED, SHALL RECEIVE THREE (3) COATS OF BENJAMIN MOORE "REGAL" SEMI-GLOSS LATEX PAINT. COLORS AS SELECTED BY THE ARCHITECT.

2. ALL WOOD TRIM AND BEAM CASINGS SHALL RECEIVE WOOD STAIN AS MANUFACTURED BY CABOT IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. COLORS AS SELECTED.

3. PAINTING AND FINISHING TO BE APPLIED TO PROPERLY PREPARED SURFACES FREE OF DIRT, GREASE, FOREIGN SUBSTANCES, AND FREE OF SURFACE DEFECTS. ALL SURFACES FOR FINISH SHALL BE COMPLETELY DRY, WITH EACH SUCCEEDING COAT APPLIED AFTER THE PRECEEDING ONE HAS BEEN ALLOWED TO THOROUGHLY DRY AND CURE.

4. ALL ADJACENT WORK AND MATERIALS SHALL BE PROTECTED BY THE CONTRACTOR AGAINST SOILING AND DAMAGE DURING THE PAINTING OR FINISHING OPERATION AND HE SHALL THEREFORE BE SOLELY RESPONSIBLE FOR RESTORING ORIGINAL SURFACES IN ANY WAY ADVERSELY AFFECTED BY HIS WORK.

5. ALL MATERIALS SHALL BE DELIVERED TO THE PREMISES IN UNBROKEN ORIGINAL CONTAINERS BEARING MANUFACTURERS NAME AND SPECIFICATIONS. ALL MATERIALS SHALL BE STORED AND MIXED (AS REQUIRED) IN A "CONTROLLED" JOB SITE STORE ROOM DESIGNATED FOR SUCH PURPOSES. CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS TO ENSURE FIRE SAFETY IN CONFORMITY WITH CONTROLLING ORDINANCES AND OWNERS INSURANCE AGENT.

6. START OF WORK BY APPLICATOR WILL CONSTITUTE HIS ACCEPTANCE OF THE RECEIVING SURFACES AND SINCE THIS CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR THE QUALITY AND END RESULT OF HIS WORK, HE SHALL ADVISE THE ARCHITECT IN WRITING OF ANY CONDITIONS THAT WOULD IN HIS JUDGEMENT ADVERSELY AFFECT HIS WORK. HE SHALL NOT PROCEED UNTIL CONDITIONS HAVE BEEN RECTIFIED OR HE HAS BEEN DIRECTED BY THE ARCHITECT IN WRITING TO PROCEED.

7. PAINT AND STAIN SHALL BE PREDETERMINED ON THE BASIS OF APPROVED SAMPLES. ALL FINISHING, PAINTING, OR COATING SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.

8. ALL RUBBISH, WASTE, OR SURPLUS MATERIAL SHALL BE REMOVED FROM TIME TO TIME, AND ALL WOODWORK, HARDWARE, FLOORS OR ADJACENT WORK SHALL BE CLEANED.

9. ALL GLASS, HARDWARE, CABINETRY, PLUMBING FIXTURES, TILE, ETC. THROUGHOUT THE BUILDING SHALL HAVE ALL PAINT OR VARNISH SPOTS AND BRUSH MARKS REMOVED, AND UPON COMPLETION OF THE PAINTING WORK, ALL GLASS, HARDWARE, CABINETRY, PLUMBING FIXTURES, TILE, ETC. THAT IS SCRATCHED OR DAMAGED BY THE PAINTERS WORK OR WHILE CLEANING OFF THE PAINT FROM THE GLASS SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. HARDWARE AND OTHER UNPAINTED METAL SURFACES SHALL BE CLEANED.

CERAMIC TILE:

1. ALL TILE SHALL BE STANDARD GRADE AND MEET THE REQUIREMENTS OF ANSI A137.1 '16.

2. ALL MATERIALS SHALL BE DELIVERED TO THE JOB SITE IN UNOPENED FACTORY SEALED CONTAINERS CLEARLY LABELED AS TO PRODUCT MANUFACTURER, COLOR AND/OR OTHER PERTINENT CHARACTERISTICS.

3. MATERIALS SHALL BE STORED UNDER ENVIRONMENTAL CONDITIONS RECOMMENDED BY THE MANUFACTURER.

4. BEFORE PROCEEDING WITH ANY TILE WORK, MAKE SURE THAT ALL WATERPROOFING, SLEEVES AND FLASHING FOR PIPE HAVE BEEN INSTALLED AND THAT PIPING SYSTEMS HAVE BEEN PROPERLY RUN AND TESTED.

5. TILE SHALL BE AS SELECTED BY OWNER.

6. SETTING MATERIALS SHALL BE DRYSET MORTAR FOR FLOORS AND SADDLES; ORGANIC ADHESIVE FOR WALLS/WAINSCOTS.

7. GROUTING MATERIALS SHALL BE LATEX/PORTLAND CEMENT.

8. ALL TILE WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE TILE COUNCIL OF AMERICA (TCA) AND THE RELATED AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

9. TILE WORK SHALL BE LAID OUT SO THAT NO TILES LESS THAN ONE-HALF FULL SIZE SHALL OCCUR.

10. VERTICAL UNITS AND JOINTS SHALL BE MAINTAINED PLUMB AND HORIZONTAL UNITS AND JOINTS SHALL BE MAINTAINED LEVEL. JOINTS OF JAMBS AND RETURNS SHALL BE MAINTAINED LEVEL AND TRUE WITH JOINTS IN MAIN FIELD. EVERY FOURTH COURSE OF TILE SHALL BE BROUGHT TO A LEVEL AND STRAIGHT LINE.

11. FLOORS SHALL NOT BE GROUTED BEFORE 72 HOURS AFTER SETTING: WALLS BEFORE 24 HOURS. BEFORE GROUTING TILE WORK SHALL BE WET WITH CLEAN WATER.

12. WHERE COLORED JOINTS ARE REQUIRED, NON-FADING MINERAL OXIDES SHALL BE MIXED WITH WHITE PORTLAND CEMENT TO OBTAIN DESIRED COLOR OR AN APPROVED PRE-MIXED COLORED CEMENT MAY BE USED.

13. PROMPTLY REMOVE ALL SETTING COMPOUND, GROUT AND STAINS FROM FACE OF ALL TILE AND ADJOINING SURFACES. ALL TILES WHICH ARE CRACKED, BROKEN, CHIPPED, OR OTHERWISE DAMAGED SHALL BE PROMPTLY REMOVED AND REPLACED.

14. AS SOON AS THE TILE WORK IN EACH SPACE HAS BEEN GROUTED AND CLEANED, IT SHALL BE COVERED WITH EITHER REINFORCED KRAFT PAPER (SISALKRAFT) OR NON-STAINING SAWDUST. EACH OF SUCH SPACES SHALL BE CLOSED TO ALL TRAFFIC OR WORK BY APPROVED BARRIERS WHICH SHALL BE MAINTAINED UNTIL TILES ARE FIRMLY SET. FLOOR COVERING SHALL BE KEPT AND MAINTAINED UNTIL COMPLETION OF THE WORK OF ALL TRADES OR AS OTHERWISE DIRECTED BY THE ARCHITECT, WHEN IT SHALL BE REMOVED WITHOUT DAMAGE TO TILE OR ADJOINING WORK.

ADA ACCESSORIES

1. THE CONTRACTOR SHALL INSTALL ALL NECESSARY BLOCKING AS REQUIRED TO INSTALL THE GRAB BARS AS INDICATED ON THE DRAWINGS.

2. ALL ACCESSORIES SUCH AS GRAB BARS, RECESSED PAPER DISPENSERS, TOILET PAPER DISPENSERS, MIRRORS, ETC. SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE ANSI STANDARDS.

PLUMBING

1. All PLUMBING SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CONSTRUCTION CODE.

2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, AFFIDAVITS, CERTIFICATIONS, ETC. AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITIES.

3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL LAWS AND REGULATION AND IN STRICT ACCORDANCE WITH THE NATIONAL CODE.

4. PROVIDE ALL FINAL CONNECTIONS, ETC. TO ALL FIXTURES, CASES, ETC.

5. THE FIXTURES INDICATED ARE FOR THE PURPOSES OF ESTABLISHING A BUDGET ONLY. THE PLUMBING CONTRACTOR SHALL REVIEW AND VERIFY THE FIXTURE AND FAUCET REQUIREMENTS WITH THE OWNER AND ADVISE THE OWNER AS TO ANY PRICE ADJUSTMENTS PRIOR TO ORDERING. THE CONTRACTOR SHALL SUBMIT HIS BID BASED UPON THE FOLLOWING PLUMBING FIXTURES AS MANUFACTURED BY "AMERICAN STANDARD":

   WATER CLOSET - "CADET" 17" HIGH "BARRIER FREE" ELONGATED PRESSURE-ASSISTED TOILET.
   LAVATORY - "COMRADE" BARRIER FREE WALL-HUNG LAV WITH CONCEALED ARM SUPPORTS GOOSENECK FAUCET AND WRIST BLADE LEVERS.

6. THE PLUMBER SHALL REVIEW ALL FIXTURES PRIOR TO ORDERING WITH THE OWNER FOR FINAL SELECTION AND APPROVAL.

HVAC

1. THE CONTRACTOR SHALL RETAIN A LICENSED HVAC CONTRACTOR TO INSPECT THE EXISTING SYSTEM, MODIFY THE SYSTEM AND PROVIDE DAMPERS AND OTHER CONTROLS AS MAY BE NECESSARY TO COMPLY WITH THE NEW YORK STATE MECHANICAL CODE AND FILE ALL RELATED PLANS AND APPLICATIONS WITH THE TOWN OF NORTH HEMPSTEAD AND OBTAIN APPROVALS AND FINAL CERTIFICATE OF COMPLETION.

2. THE CONTRACTOR SHALL PROVIDE SMOKE DAMPERS WHERE ANY DUCTWORK PENETRATES A FIRE RATED PARTITION.

ELECTRICAL

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, AFFIDAVITS, CERTIFICATES, ETC. AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITIES AND AN APPROVED ELECTRICAL INSPECTION AGENCY APPROVED BY THE MUNICIPALITY.

2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL LAWS AND REGULATIONS AND THE NATIONAL ELECTRICAL CODE.

3. ALL NEW FIXTURES SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

4. ALL CEILING FIXTURES SHALL BE SWITCHED WITH DIMMER SWITCHES. WHERE MULTIPLE SWITCHES MAY BE REQUIRED CONTRACTOR IS TO INSTALL "GANG" TYPE UNITS.

5. ALL TOILET AND KITCHEN TYPE OUTLETS SHALL BE GFI APPROVED TYPE.

6. THE CONTRACTOR SHALL OBTAIN CERTIFICATION BY AN APPROVED ELECTRICAL INSPECTION AGENCY APPROVED BY THE MUNICIPALITY.

SMOKE DETECTORS:

1. THE INSTALLATION OF WIRING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE CODE AND NASSAU COUNTY FIRE MARSHALS OFFICE..

2. EACH SMOKE DETECTOR SHALL HAVE AN INTEGRAL TEST MEANS TO PERMIT THE OCCUPANT TO CHECK THAT IT IS OPERATIONAL. A CONTINUOUS POWER DISPLAY INDICATOR LIGHT IS RECOMMENDED.

3. ALL SMOKE DETECTORS SHALL BE HARD WIRE WITH BATTERY BACK UP AND CONNECTED TO A CENTRAL STATION.

CARBON MONOXIDE DETECTORS:

1. INSTALL

PROPOSED NEW ADDITION TO THE DiMaggio's BUILDING

706 Port Washington Blvd.
Port Washington, New York

#21374

T.O.N.H. B.Z.A. COVENANTS & RESTRICTIONS

BOARD OF ZONING APPEALS
TOWN OF NORTH HEMPSTEAD

Rider to Appeal No. 18578 – Romabari Realty Corp.
706 Port Washington Blvd., Port Washington, N.Y.
Section: 5 Block: 129 Lot:142

1. The applicant shall install 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 the issuance of a Certificate of Occupancy. All exterior doors shall be of solid construction, equipment with self closing hardware; and shall remain closed at all times except for ingress & egress.

2. At no time may there be more than __68__ seats on the premises. 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.

3. As a condition precedent to this variance and conditional use permit, the applicant shall obtain and maintain a license that shall provide for additional off street parking at 706 Port Washington Boulevard, Port Washington, New York permitting the use of the entire parking lot thereon for use by the restaurant patrons after 5 P.M. on Monday's through Friday's and all day on Saturday and Sunday. Such license shall provide that the only other use of such parking lot shall be for parking associated with the office use currently located at 736 Port Washington Boulevard but no other parking use. In additional, a four foot sign shall be posted at such lot indicating that parking is available for the restaurant at 706 Port Washington Boulevard during the designated hours, and a sign shall be posted on the restaurant (easily visible to patrons) advising of such additional parking. The conditional use and variance shall not be effective unless and untill such license is in effect and a copy must be supplied by the Board to determine that such license complies with this condition. In the event that the license is terminated, not effective, or is altered so as not to comply with this paragraph, or if such additional parking use becomes unavailable, then the variance and conditional use shall lapse and unless and until the applicant receives further relief from this board, the applicant will be permitted only the number of seats permitted prior to the additional variance and conditional use permit that was granted on this application.

4. The term of this amended variance and conditional use permit shall be for a period only so long as compliance with the condition set forth in paragraph 3 or October 31, 2012, whichever is earlier. The applicant may apply for a renewal of such amended variance and conditional use variance before 90 days before its expiration and shall submit with such renewal proof that it has complied with the conditions set forth herein. In the event that variance and conditional use expires because of non–compliance with paragraph 3, applicant may make an applicantion for the additional seating showing alternative sources of parking, but in no event may the applicant maintain such additional seating without such parking absent further relief from this board.

5. That the Applicant shall obtain a Public Assembly License from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.

6. The applicant shall comply with all laws, ordinances, rules and regulations of all public authority with jurisdiction over the premises and that no Certificate of Occupancy / Completion shall be issued until absolute compliance has been proven the Commissioner of the Building Department.

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

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE & LOCAL CODES, ORDINANCES, RULES & REGULATIONS IN THE STATE OF NEW YORK , WHICHEVER GOVERNMENTAL AUTHORITY HAS JURISDICTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS & DETAILED DRAWINGS OVER SMALLER SCALE DRAWINGS.
3. CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE ARCHITECTS OFFICE MUST BE NOTIFIED OF ANY DEVIATIONS OF THE DIMENSIONS & CONDITIONS SHOWN ON THESE DRAWINGS,
4. ANYTHING NOT SHOWN ON THESE DRAWINGS BUT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE FURNISHED & PERFORMED AS THOUGH SPECIFICALLY MENTIONED IN BOTH,
5. ALL WOOD MEMBERS (PLYWOOD, WOOD BLOCKING, 2X, ETC.) SHALL BE FIRE RETARDANT AND/OR PRESSURE TREATED AS NOTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ACCURATE DOCUMENTS OF CHANGES MADE TO THESE PLANS AS PER CONTRACT SPECIFICATIONS REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION , REPLACEMENT & REPAIR OF ANY AREAS DAMAGED BY HIMSELF OR HIS SUB–CONTRACTORS DURING CONSTRUCTION.

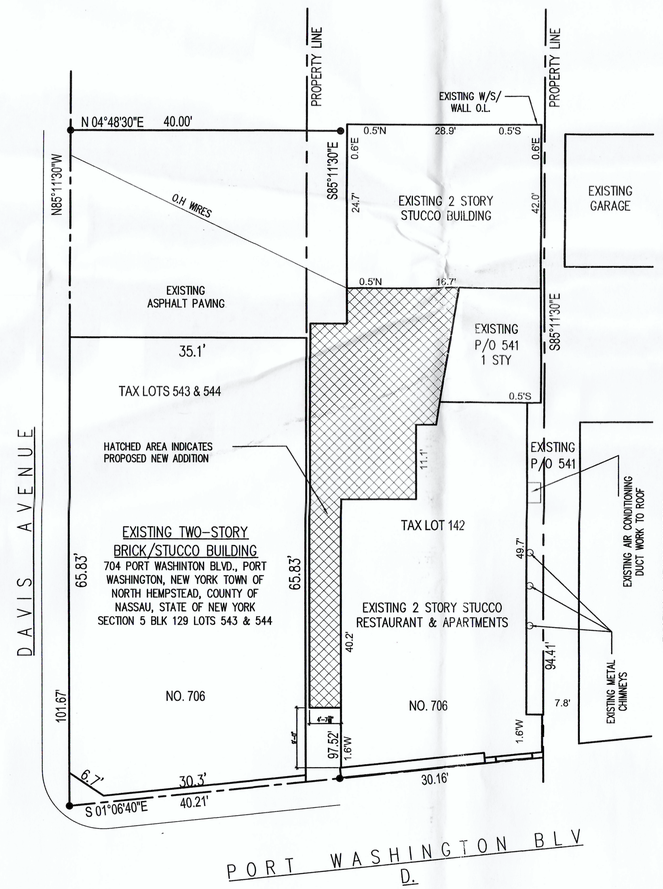
ZONING CODE COMPLIANCE

ZONING DISTRICT	"BUS. B"		
ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED ADDITIONS
LOT SIZE	2,000 SQ. FT. MIN.	2,943.00 SQ. FT.	3,383.77 SQ. FT.
USE	STORES & APARTMENTS	STORES & APARTMENTS	STORES & APARTMENTS
HEIGHT IN STORIES	3 STORIES MAX.	2 STORIES	2 STORIES
HEIGHT IN FEET	40'–0" MAX.	19'–6"	19'–6"
LOT COVERAGE AREA	2,915.31 SQ.FT. PERMITTED	2,297.2 SQ. FT.	3,037.34 SQ. FT.
LOT COVERAGE %	85% MAX	78% ACTUAL	89.7%
FRONT YARD	0'–0"	0'–0"	0'–0"
AVERAGE F.Y.S.	0'–0" AVERAGE	0'–0" AVERAGE	0'–0" AVERAGE
SIDE YARD	0'–0" MIN.	0'–0" EXISTING	0'–0" PROPOSED
REAR YARD	15'–0" MIN.	0'–0" EXISTING	0'–0" PROPOSED
PARKING	EXISTING CONDITIONS = RESTAURANT - 48 SEATS FOUR APARTMENTS	PROPOSED ADDITION OF 16 SEATS TO RESTAURANT	
	PARKING REQUIRED = 0 PRIOR NON-CONFORMING	PARKING REQUIRED = 4 SPACES PARKING PROPOSED = 0 SPACES	

DRAWING LISTS

T–1	TITLE SHEET/GENERAL NOTES/PROPOSED SITE PLAN
G–1	ZONING NOTES, GENERAL NOTES, BASEMENT EGRESS ILUMINATION PLAN, DOOR SCHEDULE
G–2	FIRST & SECOND FLOOR EGRESS ILUMINATION PLAN
E–1	EXISTING FOUNDATION & FIRST FLOOR PLAN
E–2	EXISTING SECOND FLOOR PLAN
D–1	DEMOLITION FOUNDATION & FIRST FLOOR PLAN
D–2	DEMOLITION SECOND FLOOR PLAN
A–1	PROPOSED BASEMENT & FIRST FLOOR PLAN
A–2	PROPOSED SECOND FLOOR & ROOF PLAN
A–3	PROPOSED FRONT AND REAR ELEVATION
A–4	PROPOSED LEFT SIDE ELEVATION
A–5	PROPOSED BUILDING SECTION A–A & B–B
A–6	A.D.A RESTROOMS DETAILS
A–7	
A–8	PROPOSED STAIRS 1, 2 AND 3 PLAN & SECTION DETAILS
A–9	STAIRS, GUARD RAILS & HANDRAIL DETAILS
A–10	WALL SECTION DETAILS
A–11	WALL SECTION DETAILS
A–12	PROPOSED BASEMENT & FIRST FLOOR CEILNG PLAN
FDN–1	PROPOSED FOUNDATION PLAN & DETAILS
S–1	PROPOSED FIRST & SECOND FLOOR STRUCTURAL PLAN
HVAC–1	PROPOSED BASEMENT & FIRST FLOOR HVAC PLAN
HVAC–2	PROPOSED SECOND FLOOR & ROOF HVAC PLAN
HVAC–3	HVAC DETAILS
SD–1	STORM DRAINAGE PLAN
P–1	PLUMBING & GAS RISER DIAGRAM

SITE PLAN



NOTE: ALL SITE INFORMATION TAKEN FROM SURVEY PREPARED BY HUBERT S. YUEN, LAND SURVEYOR, 242–20 BARROWS COURT DOUGLASTON, NEW YORK 11362 1–718–428–2063

SURVEY LAST DATED: FEBRUARY 13, 2004

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

SECTION 5
BLOCK 129
LOTS 142
VILLAGE OF PORT WASHINGTON
COUNTY OF NASSAU, NEW YORK

JAMES THOMAS MARTINO
A R C H I T E C T, P. C.
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FILE DATE	TO	BY
03/17/06	ISSUED FOR REVIEW	J.T.M.
06/01/06	TOWN OF NORTH HEMPSTEAD	J.T.M.
10/17/06	TOWN OF NORTH HEMPSTEAD	J.T.M.
	FOR DENIAL – B.Z.A. HEARING	
10/30/06	REVISED FLOOR PLAN	J.T.M.
11/06/06	REVISED PLAN	J.T.M.
04.01.09	liquor license plan	J.T.M.

NO.	DATE	REVISIONS	BY
#1	04/09/07	as per b.z.a. approval	J.T.M.
#2	01/08/08	as per N. C. Health Dept.	J.T.M.
#3	05/09/08	as per T.O.N.H. OMISSION	J.T.M.
		LETTER No. 2	
#4	06/20/08	DELETED CONCRETE DECK	J.T.M.
#5	11/14/08	INCREASED SEATING CAPACITY	J.T.M.
#6	05/4/09	"AS–BUILT" DWGS. TO T.O.N.H.	J.T.M.

LEGEND:

- NEW MASONRY WALL CONSTRUCTION UL DESIGN #U904 THREE HOUR RATING
- NEW POURED CONCRETE FOUNDATION WALL CONSTRUCTION
- NEW TWO HOUR RATED PARTITION WALL UL DESIGN #U419
- NEW ONE HOUR RATED PARTITION WALL UL DESIGN #U419
- EXISTING WALL CONSTRUCTION TO REMAIN UNCHANGED
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- (#) DOOR NUMBER
- (X) PARTITION TYPE DESIGNATION
- XXX ROOM NUMBER
- F.E. FIRE EXTINGUISHER
- EMERGENCY EGRESS LIGHTING FIXTURE WITH 90 MINUTES MINIMUM BACK–UP STORAGE BATTERY
- EXIT DOOR SIGN
- SD SMOKE DETECTOR
- NEW 100 CFM EXHAUST FAN TO ROOF

SECTION: 5 BLOCK: 129 LOT: 142

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & BE RESPONSIBLE FOR FIELD FIT OF ALL WORK.

DRAWN BY:	P.R.R.
CHK'D BY:	J.T.M.
DATE:	12–09–07
SCALE:	AS NOTED
PROJECT:	04–1620

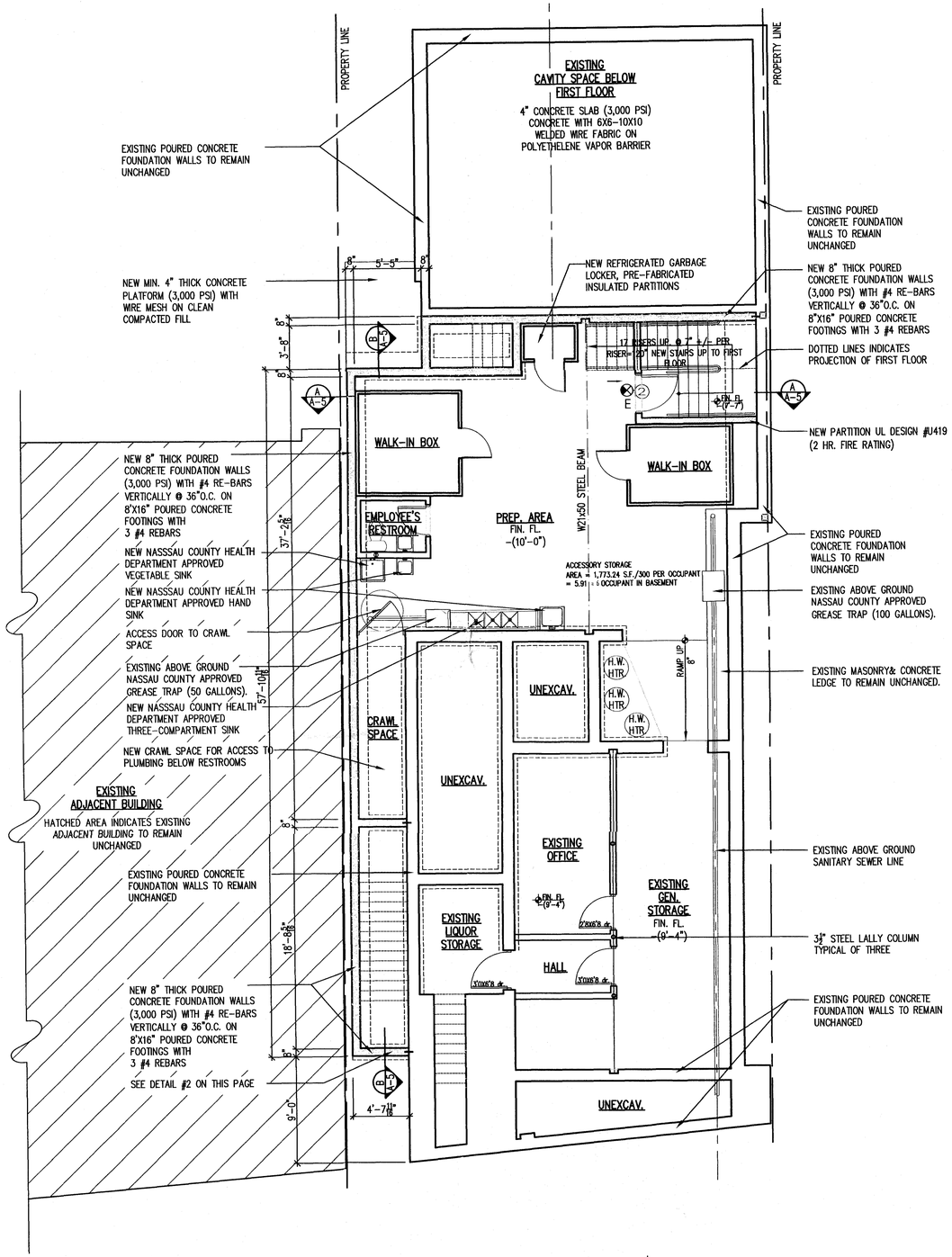
PROJECT:
"AS–BUILT" CONDITIONS
PROPOSED ADDITION TO THE Di Maggio's BUILDING
706 PORT WASHINGTON BLVD., PORT WASHINGTON, NEW YORK

DRAWING:
PROPOSED SITE PLAN, BIDDERS NOTES & GENERAL NOTES

SEAL: REGISTERED ARCHITECT 016453 STATE OF NEW YORK

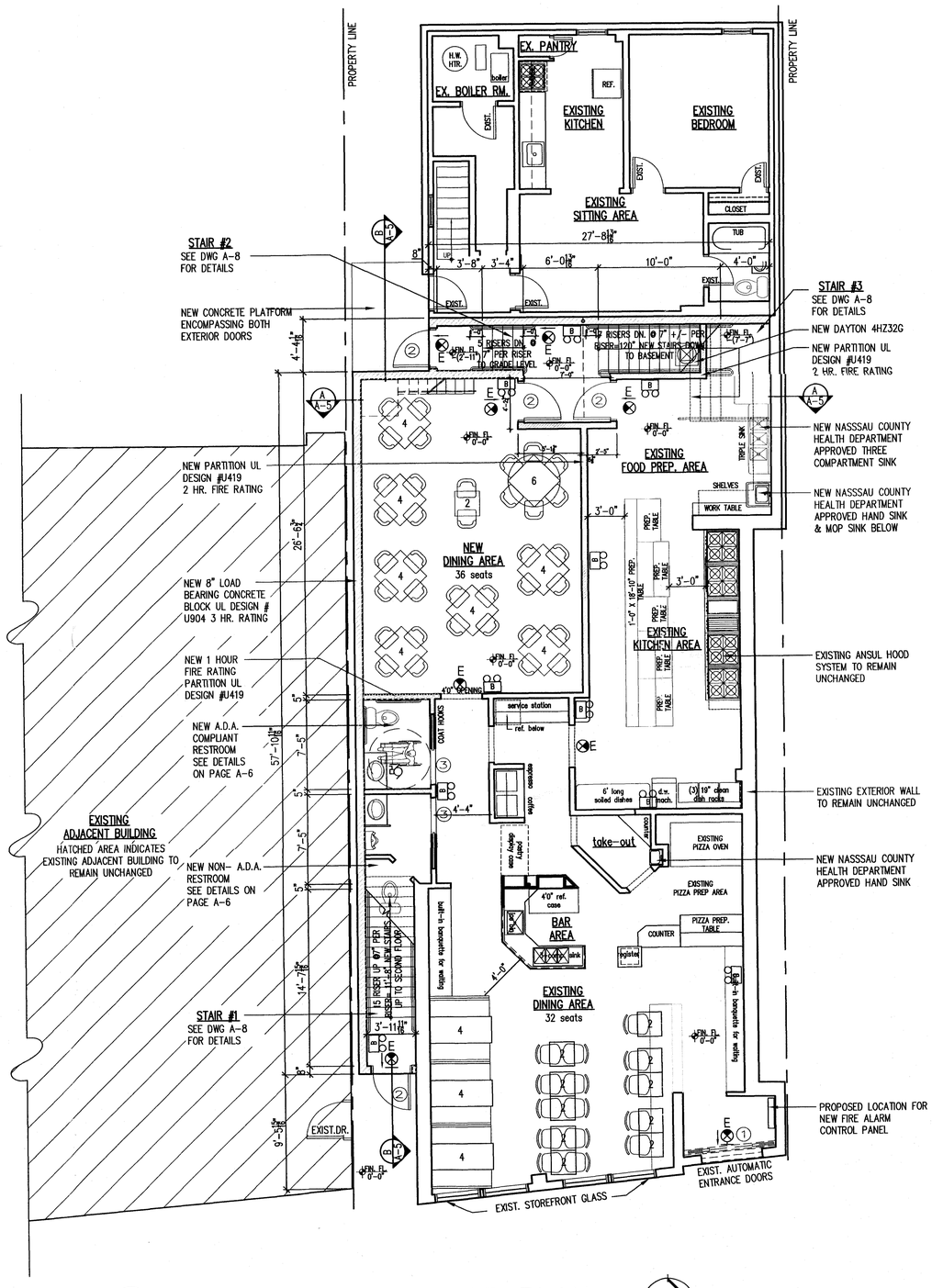
DRAWING
T–1

DWG. OF



1 PROPOSED BASEMENT PLAN

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



2 PROPOSED FIRST FLOOR PLAN

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

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FILE DATE	TO	BY
03/17/06	ISSUED FOR REVIEW	J.T.M.
06/01/06	TOWN OF NORTH HEMPSTEAD	J.T.M.
10/17/06	TOWN OF NORTH HEMPSTEAD FOR DENIAL – B.Z.A. HEARING	J.T.M.
10/30/06	REVISED FLOOR PLAN	J.T.M.
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#5	11/14/08	INCREASED SEATING CAPACITY	J.T.M.
#6	05/4/09	"AS-BUILT" DWGS. TO T.O.N.H.	J.T.M.

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- NEW POURED CONCRETE FOUNDATION WALL CONSTRUCTION
- NEW TWO HOUR RATED PARTITION WALL UL DESIGN #U419
- NEW ONE HOUR RATED PARTITION WALL UL DESIGN #U419
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- EXIT DOOR SIGN
- SD SMOKE DETECTOR
- NEW 100 CFM EXHAUST FAN TO ROOF

SECTION: 5 BLOCK: 129 LOT: 142

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DRAWN BY:	YAU
CHK'D BY:	J.T.M.
DATE:	12-09-07
SCALE:	3/16"=1'-0"
PROJECT:	04-1620

PROJECT:

"AS-BUILT" CONDITIONS
PROPOSED ADDITION
TO THE
Di Maggio's BUILDING
706 PORT WASHINGTON BLVD.,
PORT WASHINGTON, NEW YORK

DRAWING:

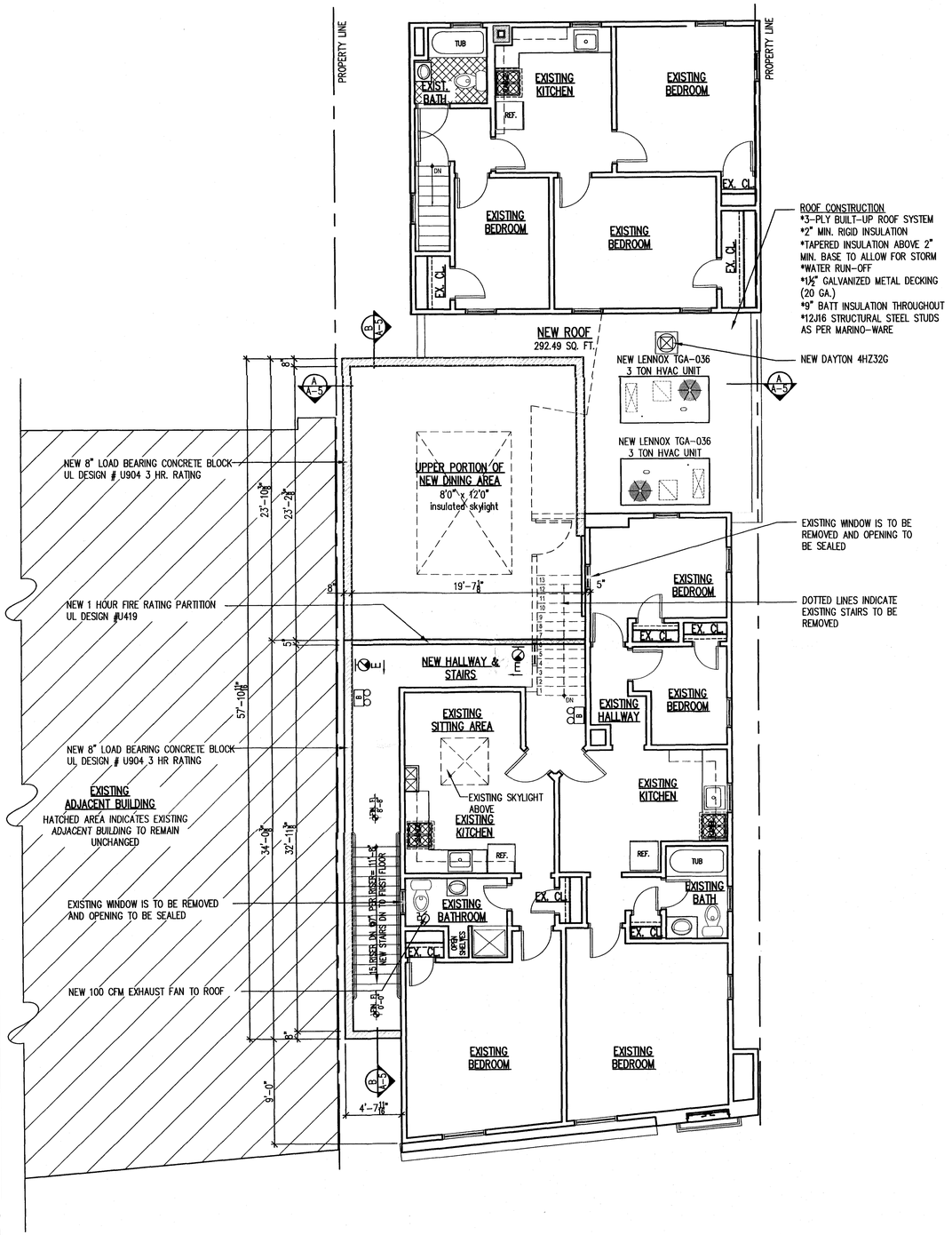
PROPOSED FOUNDATION & FIRST FLOOR PLAN

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

DRAWING A-1

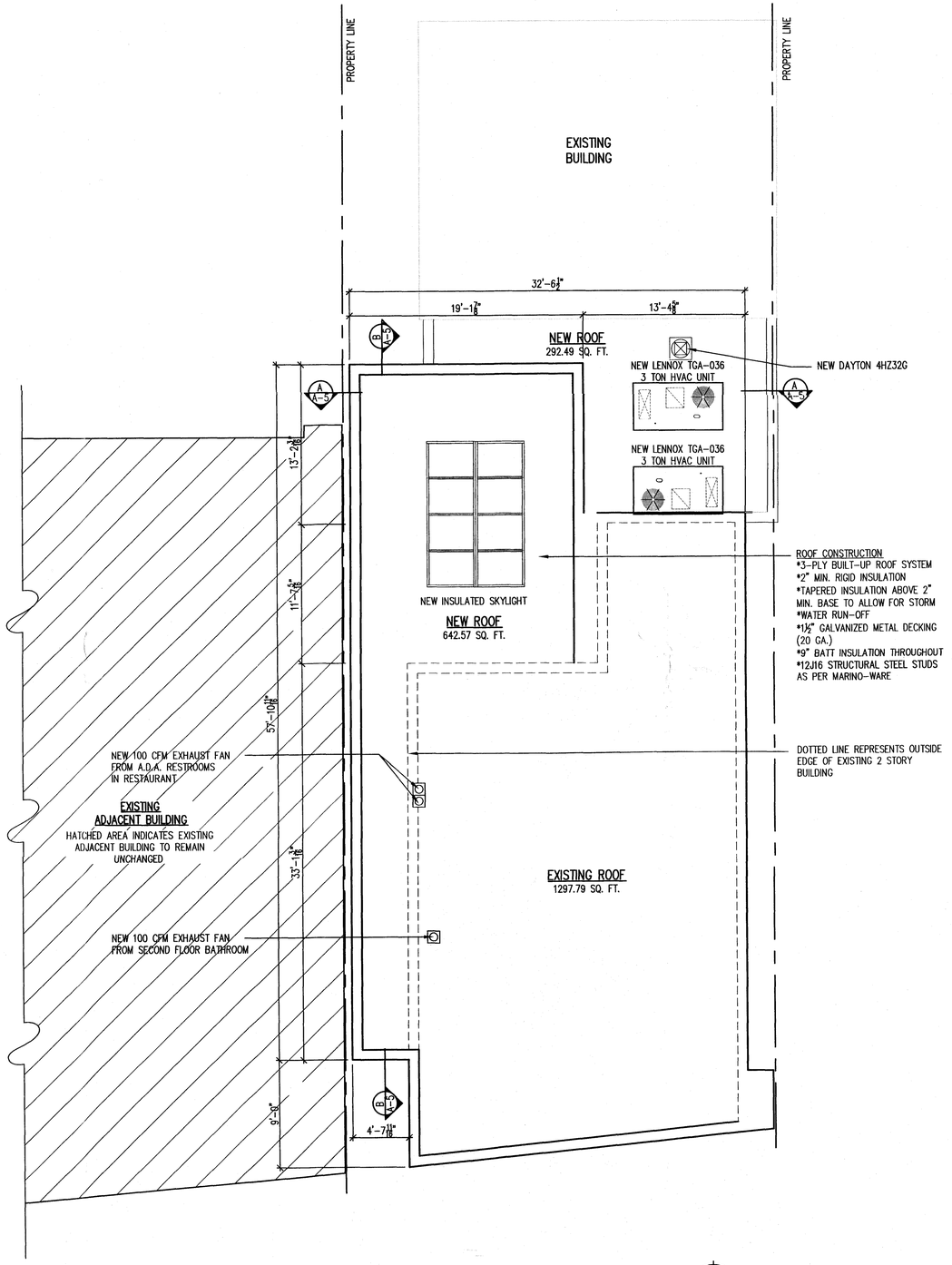
DWG. OF

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1 PROPOSED SECOND FLOOR PLAN

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



2 PROPOSED ROOF PLAN

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

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SECTION: 5 BLOCK: 129 LOT: 142

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PROPOSED ADDITION TO THE
Di Maggio's BUILDING
706 PORT WASHINGTON BLVD.,
PORT WASHINGTON, NEW YORK

DRAWING:

PROPOSED SECOND FLOOR & ROOF PLAN

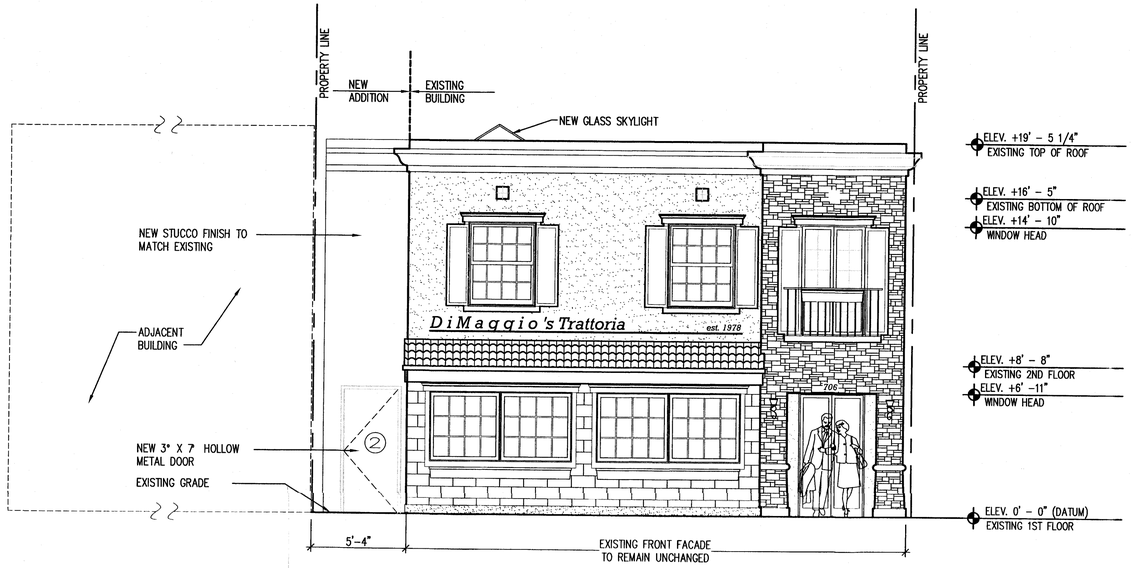
SEAL:

JAMES THOMAS MARTINO REGISTERED ARCHITECT 016453 STATE OF NEW YORK

DRAWING

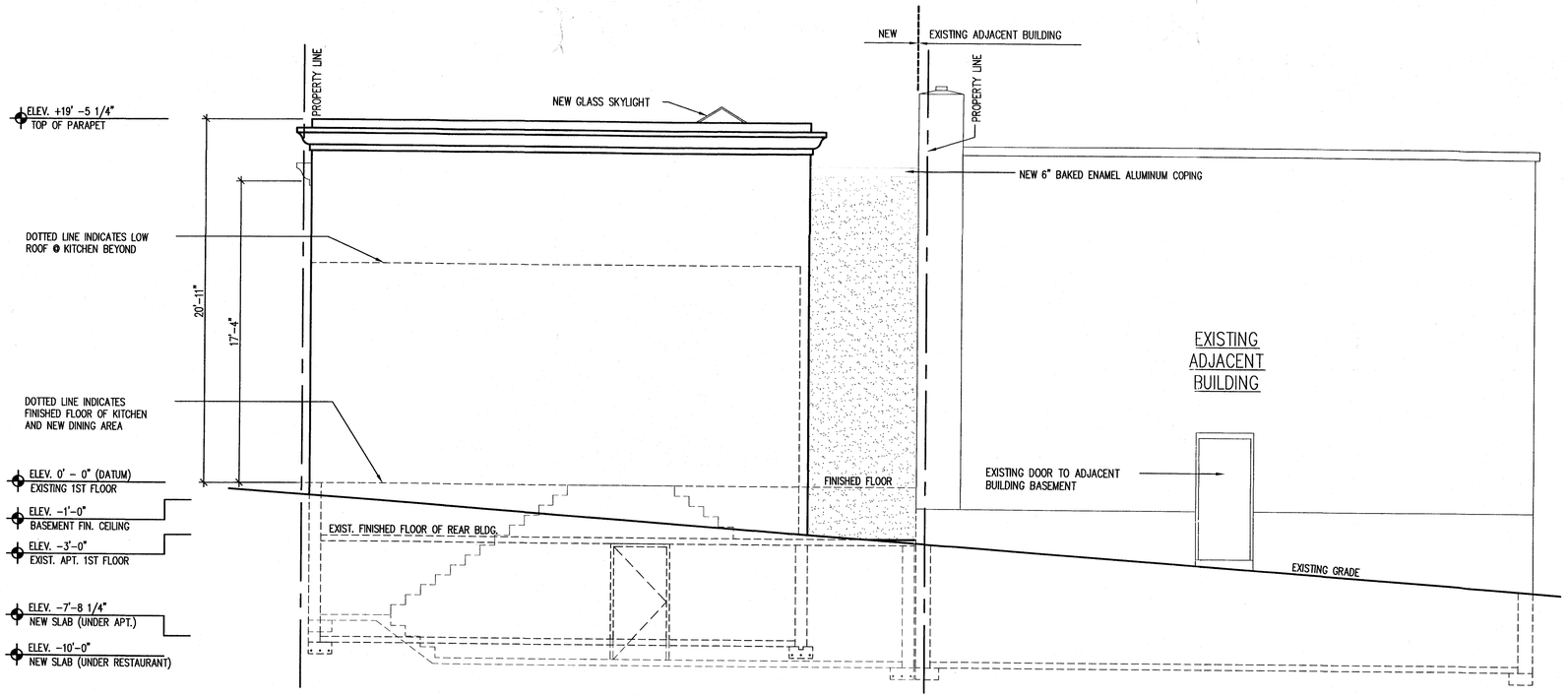
A-2

DWG. OF



1 PROPOSED FRONT ELEVATION

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



2 PROPOSED REAR ELEVATION

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

BOARD OF ZONING APPEALS
TOWN OF NORTH HEMPSTEAD

Rider to Appeal No. 18578 – Romabari Realty Corp.
706 Port Washington Blvd., Port Washington, N.Y.
Section: 5 Block: 129 Lot:142

1. The applicant shall install 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 the issuance of a Certificate of Occupancy. All exterior doors shall be of solid construction, equipment with self closing hardware; and shall remain closed at all times except for ingress & egress.

2. At no time may there be more than 68 seats on the premises. 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.

3. As a condition precedent to this variance and conditional use permit, the applicant shall obtain and maintain a license that shall provide for additional off street parking at 706 Port Washington Boulevard, Port Washington, New York permitting the use of the entire parking lot thereon for use by the restaurant patrons after 5 P.M. on Monday's through Friday's and all day on Saturday and Sunday. Such license shall provide that the only other use of such parking lot shall be for parking associated with the office use currently located at 736 Port Washington Boulevard but no other parking use. In additional, a four foot sign shall be posted at such lot indicating that parking is available for the restaurant at 706 Port Washington Boulevard during the designated hours, and a sign shall be posted on the restaurant (easily visible to patrons) advising of such additional parking. The conditional use and variance shall not be effective unless and untill such license is in effect and a copy must be supplied by the Board to determine that such license complies with this condition. In the event that the license is terminated, not effective, or is altered so as not to comply with this paragraph, or if such additional parking use becomes unavailable, then the variance and conditional use shall lapse and unless and until the applicant receives further relief from this board, the applicant will be permitted only the number of seats permitted prior to the additional variance and conditional use permit that was granted on this application.

4. The term of this amended variance and conditional use permit shall be for a period only so long as compliance with the condition set forth in paragraph 3 or October 31, 2012, whichever is earlier. The applicant may apply for a renewal of such amended variance and conditional use variance before 90 days before its expiration and shall submit with such renewal proof that it has complied with the conditions set forth herein. In the event that variance and conditional use expires because of non-compliance with paragraph 3, applicant may make an applicantion for the additional seating showing alternative sources of parking, but in no event may the applicant maintain such additional seating without such parking absent further relief from this board.

5. That the Applicant shall obtain a Public Assembly License from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.

6. The applicant shall comply with all laws, ordinances, rules and regulations of all public authority with jurisdiction over the premises and that no Certificate of Occupancy / Completion shall be issued until absolute compliance has been proven the Commissioner of the Building Department.

7. The conditional use permit and/or variance 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 the applicant must make a new application to this Board in order to continue the premises as a restaurant use.

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SECTION: 5 BLOCK: 129 LOT: 142

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CHK'D BY:	J.T.M.
DATE:	12-09-07
SCALE:	1/4"=1'-0"
PROJECT:	04-1620

PROJECT:
"AS-BUILT" CONDITIONS
PROPOSED ADDITION TO THE
Di Maggio's BUILDING
706 PORT WASHINGTON BLVD.,
PORT WASHINGTON, NEW YORK

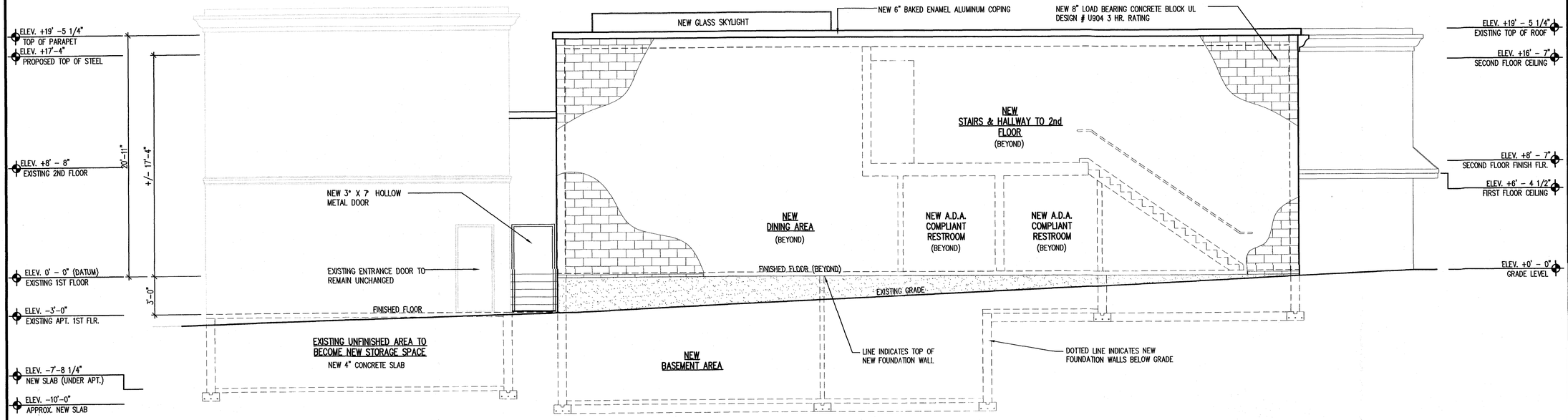
DRAWING:
PROPOSED
FRONT & REAR BUILDING
ELEVATIONS

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

DRAWING A-3

DWG. OF

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1 PROPOSED LEFT SIDE ELEVATION

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

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PROJECT:	04-1620

PROJECT:

"AS-BUILT" CONDITIONS
PROPOSED ADDITION
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Di Maggio's BUILDING
706 PORT WASHINGTON BLVD.,
PORT WASHINGTON, NEW YORK

DRAWING:

PROPOSED
LEFT SIDE BUILDING
ELEVATION

SEAL:

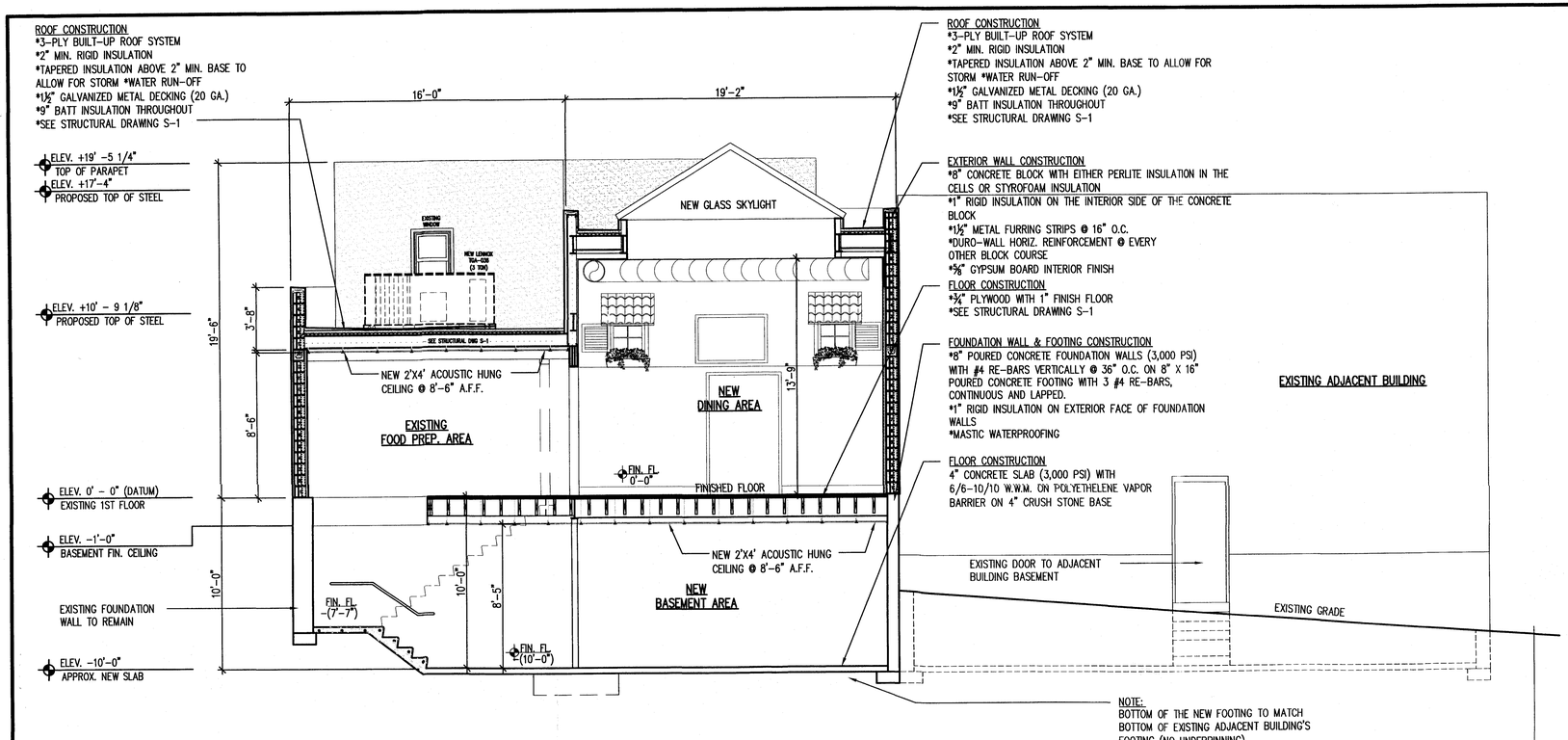
REGISTERED ARCHITECT 016453 STATE OF NEW YORK

DRAWING

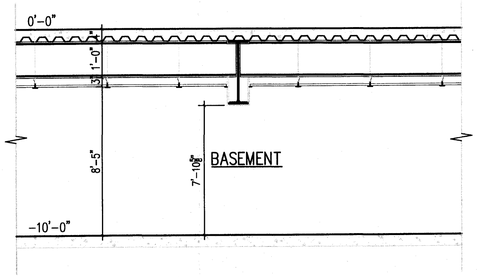
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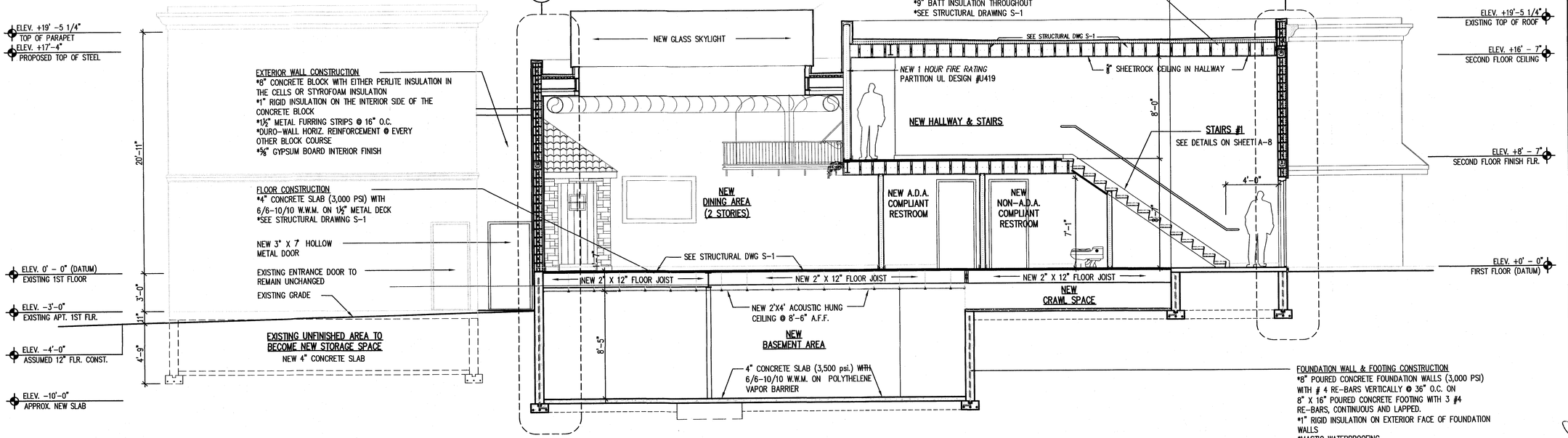
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1 PROPOSED BUILDING SECTION A-A
SCALE: 1/4"=1'-0"



3 SECTION DETAIL
SCALE: 1/2"=1'-0"



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

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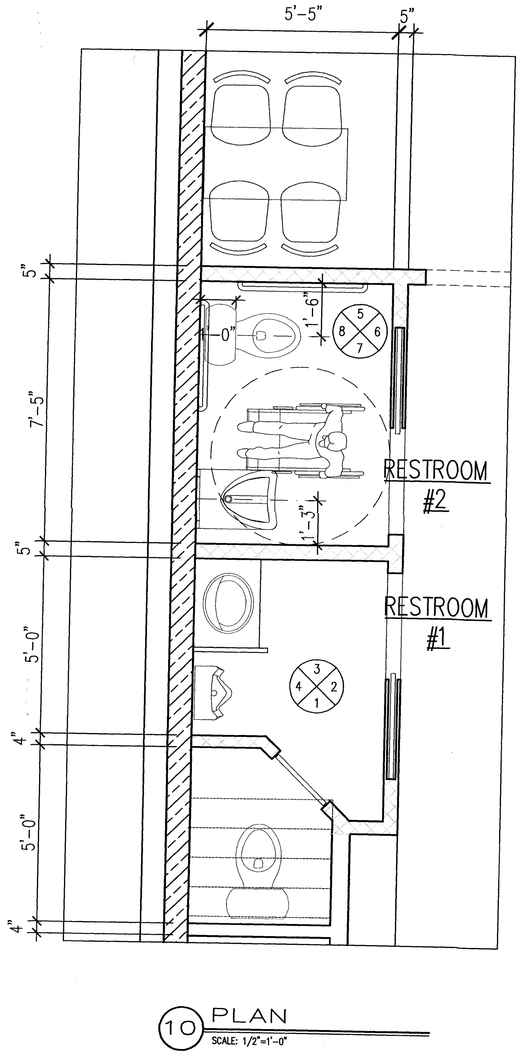
PROJECT:
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DRAWING:
PROPOSED BUILDING SECTIONS

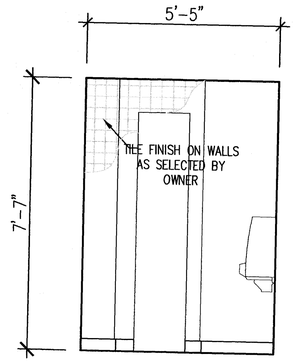
SEAL: REGISTERED ARCHITECT JAMES THOMAS MARTINO 016453 STATE OF NEW YORK

DRAWING
A-5
DWG. OF

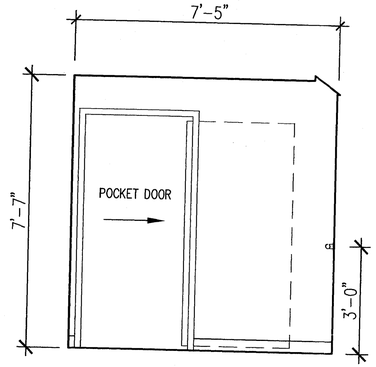
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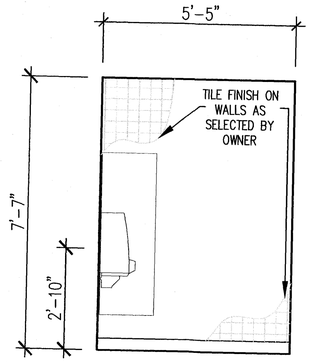
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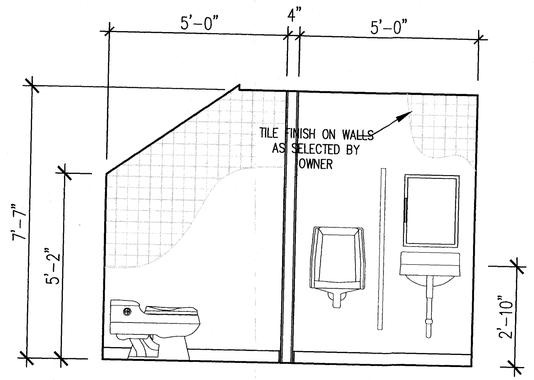
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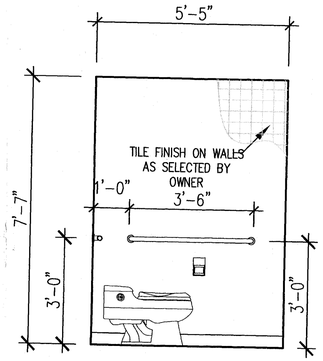
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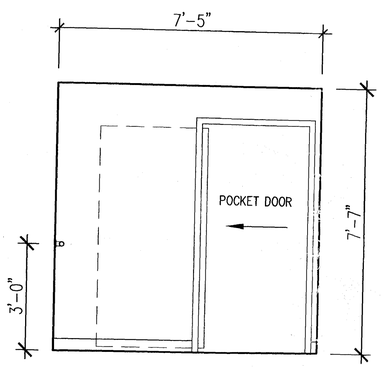
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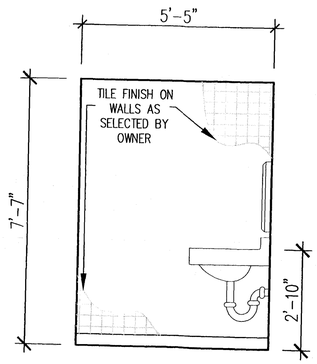
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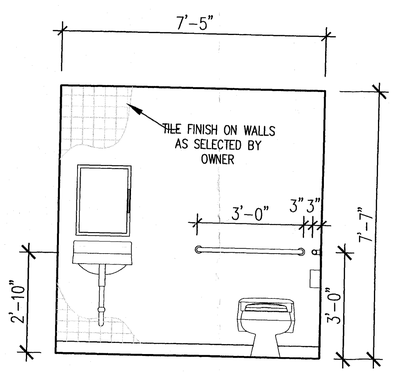
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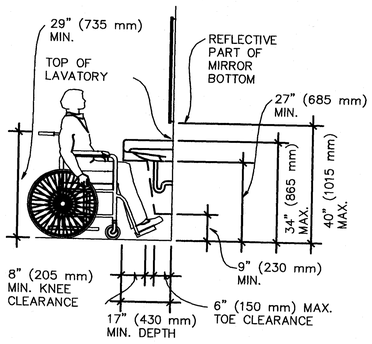
6 RESTROOM #2
SCALE: 1/2"=1'-0"

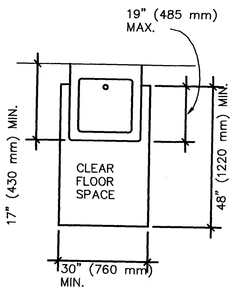


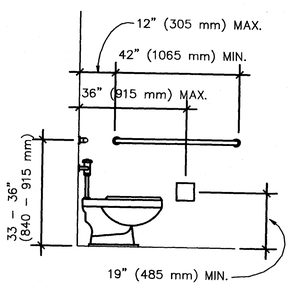
7 RESTROOM #2
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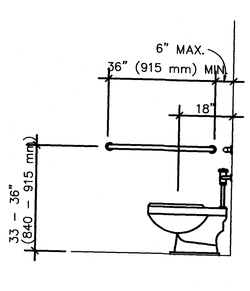


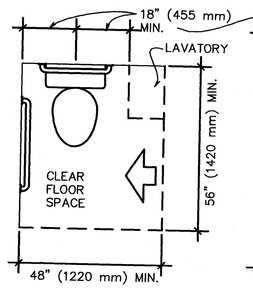
8 RESTROOM #2
SCALE: 1/2"=1'-0"

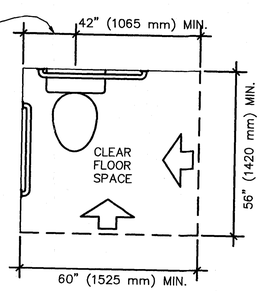












9 A.D.A. COMPLIANT DETAILS
SCALE: 1/2"=1'-0"

JAMES THOMAS MARTINO
ARCHITECT, P.C.
14 Vanderventer Avenue • Suite L1
Port Washington, New York 11050
516.767.7888 • FAX 516.767.3986
Email: info@jtmarchitect.com www.jtmarchitect.com

FILE DATE	TO	BY
03/17/06	ISSUED FOR REVIEW	J.T.M.
06/01/06	TOWN OF NORTH HEMPSTEAD	J.T.M.
10/17/06	TOWN OF NORTH HEMPSTEAD	J.T.M.
	FOR DENIAL – B.Z.A. HEARING	
10/30/06	REVISED FLOOR PLAN	J.T.M.
11/06/06	REVISED PLAN	J.T.M.
04.01.09	liquor license plan	J.T.M.

NO.	DATE	REVISIONS	BY
#1	04/09/07	as per b.z.a. approval	J.T.M.
#2	01/08/08	as per N. C. Health Dept.	J.T.M.
#3	05/09/08	as per T.O.N.H. OMISSION LETTER No. 2	J.T.M.
#4	06/20/08	DELETED CONCRETE DECK	J.T.M.
#5	11/14/08	INCREASED SEATING CAPACITY	J.T.M.
#6	05/4/09	"AS-BUILT" DWGS. TO T.O.N.H.	J.T.M.

LEGEND:

- NEW MASONRY WALL CONSTRUCTION UL DESIGN #U904 THREE HOUR RATING
- NEW POURED CONCRETE FOUNDATION WALL CONSTRUCTION
- NEW TWO HOUR RATED PARTITION WALL UL DESIGN #U419
- NEW ONE HOUR RATED PARTITION WALL UL DESIGN #U419
- EXISTING WALL CONSTRUCTION TO REMAIN UNCHANGED
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- (#) DOOR NUMBER
- (X) PARTITION TYPE DESIGNATION
- XXX ROOM NUMBER
- F.E. FIRE EXTINGUISHER
- EMERGENCY EGRESS LIGHTING FIXTURE WITH 90 MINUTES MINIMUM BACK-UP STORAGE BATTERY
- E EXIT DOOR SIGN
- SD SMOKE DETECTOR
- NEW 100 CFM EXHAUST FAN TO ROOF

SECTION: 5 BLOCK: 129 LOT: 142

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & BE RESPONSIBLE FOR FIELD FIT OF ALL WORK.

DRAWN BY:	YAU
CHK'D BY:	J.T.M.
DATE:	12-09-07
SCALE:	1/4"=1'-0"
PROJECT:	04-1620

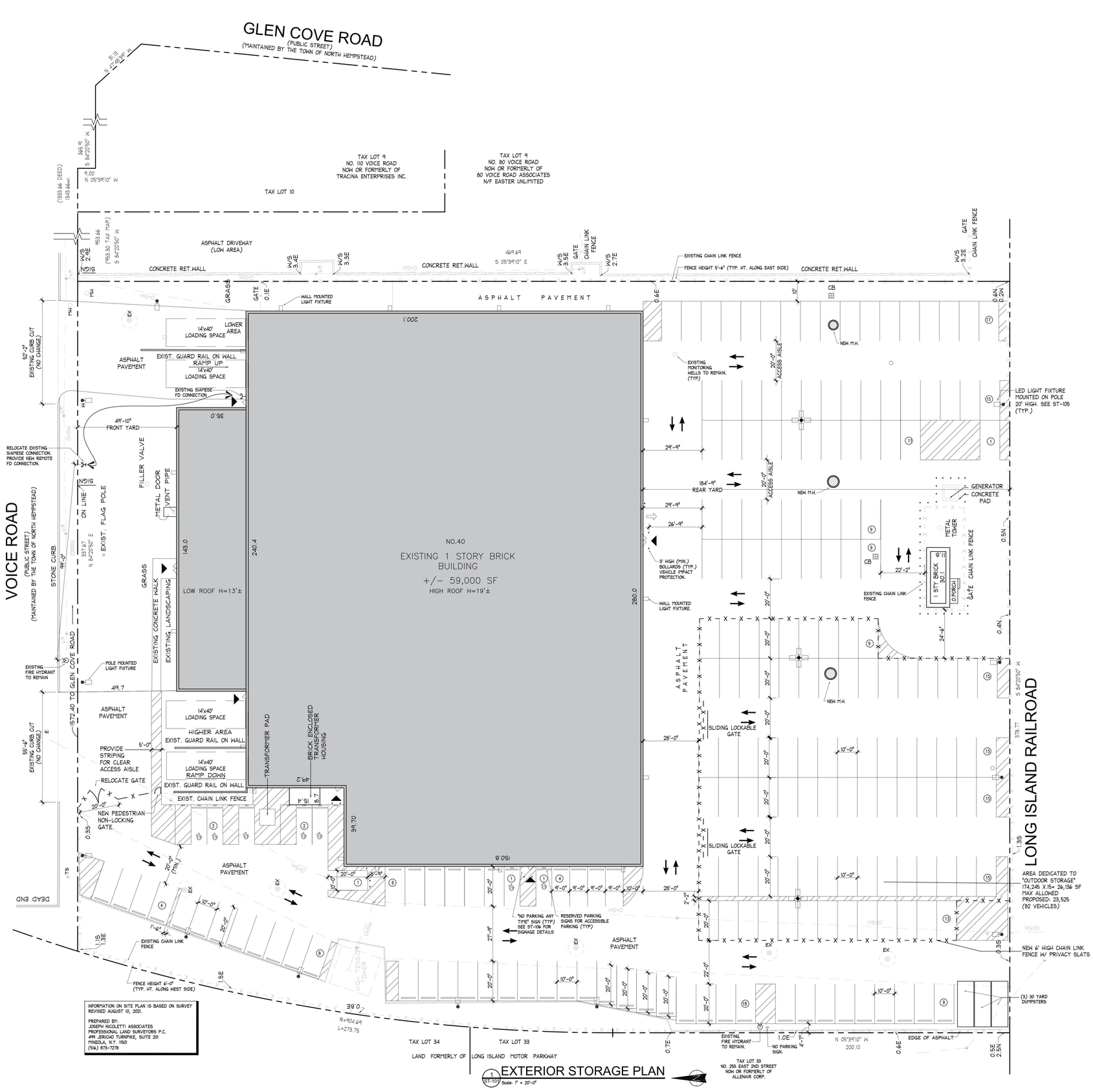
PROJECT:
"AS-BUILT" CONDITIONS
PROPOSED ADDITION TO THE
Di Maggio's BUILDING
706 PORT WASHINGTON BLVD.,
PORT WASHINGTON, NEW YORK

DRAWING:
A.D.A. RESTROOMS PLAN, ELEVATIONS & DETAILS

SEAL: REGISTERED ARCHITECT 016453 STATE OF NEW YORK

DRAWING
A-6

DWG. OF



1 EXTERIOR STORAGE PLAN
ST-101 Scale: 1" = 20'-0"

ZONING INFORMATION:

ADDRESS: 40 VOICE ROAD, CARLE PLACE, NY 11514
SECTION - 9
BLOCK - 663
LOT - 8
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK
ZONE: ARTICLE XX: INDUSTRIAL B: I-B
SITE AREA: 174,245.4 SF (4.0001 ACRES)
BUILDING FOOTPRINT: ±59,110 SF (1.36 ACRES) EXISTING, NO CHANGE
PROPOSED USE: MOTOR VEHICLE SHOP/ AUTO BODY SHOP
CONSTRUCTION CLASSIFICATION: TYPE 2B (EXISTING, NO CHANGE)

DESCRIPTION OF WORK:

OUTDOOR STORAGE.

PARKING REQUIREMENTS:

70-189 PARKING: (70-103)
OCCUPANCY: S-1 = 54,110 SF AND B = 5,000 SF

MOTOR VEHICLE SHOP/ AUTO BODY SHOP: 1/300 SF = 54,110 SF /300 SF = 181 SPACES
OFFICE: 1/200 SF (IN EXCESS OF 1,000 SF) = 4,000 SF /200 SF = 20 SPACES

REQUIRED: 201 SPACES
PROVIDED: 201 SPACES
- 82 (OUTDOOR STORAGE)
TOTAL PROVIDED: 119 SPACES

4 EXISTING LOADING BAYS, NO CHANGE
SECTION 1106 (2020 NYS BC)
TABLE 1106.1 = PROVIDED BETWEEN 201-300
(7) ACCESSIBLE SPACES REQUIRED / PROVIDED

REFERENCE INTERIOR ALTERATION FOR A TENANT FILED SEPARATELY: APPLICATION NUMBER IS CBP22-000287

DISAPPROVED
Joseph Canzoneri, Jr.
03/06/2023

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

APP# CBP23-000021

#21375

REV.	DATE	DESCRIPTION
	2-02-23	ISSUE TO DOB

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:
40 VOICE ROAD
CARLE PLACE, NY

TITLE:
EXTERIOR STORAGE PLAN

STAMP: REGISTERED ARCHITECT ROBERT ERIC NEWMAN No. 032169 STATE OF NEW YORK

DATE: 1/31/23
JOB #: 20-22
DRAWN BY: JK
SCALE: 1"=20'-0"

DRAWING NO: **A-101**

FILE No. :
SHEET:

© 2023 NEWMAN DESIGN ARCHITECTS PLLC

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 #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.

Whereas, an application (RBP21-000742, RBP22-000926, BZA22-000075) 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 **April 19, 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 Paul Christakos, R.A. dated September 2, 2021, and revised through March 31, 2023, ***as amended.***

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

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

AMENDED 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 **GRANTED**; and

Whereas a request was made and subsequently **GRANTED** at a meeting of the Board held on **April 19, 2023,** to re-open the appeal in order to extend the expiration date of the conditional use, and at such meeting the decision regarding the above-entitled matter was **amended** 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 six (6) years commencing on March 23, 2023 and ending on March 22, 2029[1], SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

[1] This expiration date has been extended by one year for the purpose of incorporating time for the applicants to obtain all of the necessary permits and approvals required to convert the existing building into a restaurant.

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

Motioned by: Member Donatelli Seconded by: Member Hernandez

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

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.

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 #21350 – Mad for Chicken; 221 Old Country Road., Carle Place, Section 10, Block N, Lot 274; Zoned Industrial-B
Conditional use §70-187(P) for a new restaurant to replace an existing restaurant.

Whereas, an application (CBP21-000180, BZA22-000180) 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 **April 19, 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 Douglas R. Vaggi, R.A. dated July 29, 2021, and revised through August 17, 2022. **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 Goodsell	Seconded by: Member Hernandez
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Chairman Mammina	
Nays:	None	
Absent:	Vice Chairman Francis	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21350 (Conditions)

APPEAL #21350 – Mad for Chicken; 221 Old Country Road., Carle Place, Section 10, Block N, Lot 274; Zoned Industrial-B

Conditional use §70-187(P) for a new restaurant to replace an existing restaurant.

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 **48** 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.

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

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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.

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

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.

Whereas, an application (BP17-111212, BZA23-000016) 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 **April 19, 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 Edna Guilor Segal, R.A. dated March 14, 2022 and revised through December 22, 2022 and on a survey prepared by Paul Barylski, L.S. dated October 29, 2021.

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

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

Motioned by: Member Donatelli Seconded by: Member Goodsell

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

Nays: None

Virginia M Wagner

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21358 (Findings of Fact)

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.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, the Board finds the following with respect to these criteria:

1. The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variances. The home exceeds gross floor area (GFA) by 313 s.f., which represents a variance of approximately 12%. The majority of the overage is attributable to a first-floor kitchen addition (~220 s.f.) at the rear of the home and is not detectable from the street. The kitchen is situated immediately to the north of a rear first floor bedroom which extends from the back of the house into the yard, and therefore is not visible to the neighbor to the south. The kitchen is over 30 feet from the property line of the neighbor to the north and is compliant with rear-yard setback requirements. The remaining GFA overage is attributable to a second-floor walk-in closet on the north side of the home which was constructed on top of a previously approved first floor addition (Appeal No. 8237). The closet addition does not project any closer into the side yard than the approved first floor addition which under the aforementioned appeal had received a variance for insufficient aggregate side yard. The Board also notes that the side yard meets the minimum side-yard setback requirement. Based upon the Board's observation of the home and surrounding neighborhood, the Board finds that the immediate area is comprised of large homes many of which appear larger than the subject home. Therefore, the Board has determined that the home with the additions is in keeping with the other

homes in the neighborhood, the overage in GFA will not be detectable, and the requested variances will not have any adverse impact on the surrounding properties.

2. The Board finds that the benefit to the applicant cannot be achieved by any other method than the requested variances short of demolishing a portion of the house. While the Board is not necessarily obligated to weigh the expense of compliance where the need for the variance is self-created (here, the applicant purchased the home with the actual knowledge that the home required the subject variances), given the fact that demolishing a portion of the home would not result in any measurable improvement in the character of the neighborhood or result in less of an impact to the neighbors, the Board finds that this factor does not weigh against the applicant.

3. While the GFA variance of 313 s.f. (or a ~12% variance) could be considered substantial, in this instance the Board considered the fact that the GFA overage was not discernable from the street, the home was in character with other homes in the area and the overage did not negatively impact the adjacent neighbors. Therefore, given the totality of the circumstances, the Board finds that the percentage deviation weighs against substantiality. Similarly, the Board finds that an aggregate side-yard variance which is 2.5 feet less than the minimum required by 70-31.A (representing a variance of ~13%) could also be considered substantial. The Board has determined that in this instance because the second-floor closet addition does not increase the previously approved aggregate side-yard setback and the home is in compliance with minimum side-yard setbacks, the percentage of deviation does not weigh toward substantiality. Finally, the Board finds the lot coverage variance of .08% *de minimus* and not substantial.

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

5. The Board finds that the difficulty is self-created because the applicant purchased the home with the actual knowledge that the home required the subject variances. However, this fact is not determinative.

After weighing the benefit to the applicant 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 against the detriment to the health, safety and welfare of the neighborhood and community, the Board finds that the benefit to the applicant outweighs any detriment to the community. Therefore, the variances sought under §§70-28, 70-29.B, and 70-31.A are GRANTED.

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 #21362 – Timothy & Janice Dowd; 43 Virginia Dr., Manhasset, Section 3, Block 61, Lot 12; Zoned Residence-C
Variance from § 70-103.A to legalize a garage conversion with not enough parking

Whereas, an application (BP18-106573, BZA23-000024) 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 **April 19, 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 Robert Costello R.A. dated June 24, 2013.

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

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

Motioned by: Member Hernandez Seconded by: Vice Chairman Francis

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

Nays: None

Virginia M Wagner

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21362

APPEAL #21362 – Timothy & Janice Dowd; 43 Virginia Dr., Manhasset, Section 3, Block 61, Lot 12; Zoned Residence-C

Variance from § 70-103.A to legalize a garage conversion with not enough parking

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, the Board finds the following with respect to these criteria:

1. The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variance. The Board makes this determination in part due to the fact that the shortage of parking is a situation that has existed at this property for approximately 25 years without impacting the adjacent neighbors or neighborhood. Also, the property is located opposite the Long Island Railroad train tracks and there are no houses located on that side of the road. The Board also notes that the applicant is able to park at least one car in the driveway.

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
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NOTICE OF DECISION

APPEAL #21366 - Sterling Astoria LLC (Starbucks Coffee); 114 Northern Boulevard, Greenvale; Section 7, Block D, Lots 2 and 3; Zoned: Business-B
Conditional Use 70-139.A, and variances from 70-103.B, 70-103.F, 70-203.T(2)(j), 70-196.J(1)(a), 70-196.J(1)(b), 70-196.J(2)(a), 70-196.J(2)(c), 70-196.J(2)(d), and a special exception from 70-231 to construct a new drive through only coffee shop (a conditional use) with not enough loading spaces, no bypass lane, parking spaces that are too small, too many wall signs and too many ground signs, a wall sign that is too large and too tall, ground signs that are too close to the property line and ground signs that do not have enough space between the sign and the ground.

Whereas, an application (CBP22-000318, SGP22-000207, SGP22-000208, SGP22-000209, SGP22-000210, SGP22-000211, SGP22-000212, SGP22-000213, SGP22-000214, SGP22-000215, SGP22-000216, SGP22-000217, SGP22-000218, SGP22-000219, SGP22-000220, SGP23-000027, SGP23-000028, SGP23-000029, SGP23-000030, BZA23-000027) 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 **April 19, 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 John V. Catapano, P.E. dated September 20, 2022, and revised through April 11, 2023, ***as amended*** **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 Goodsell Seconded by: Member Hernandez

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21366 (Conditions)

APPEAL #21366 - Sterling Astoria LLC (Starbucks Coffee); 114 Northern Boulevard, Greenvale; Section 7, Block D, Lots 2 and 3; Zoned: Business-B

Conditional Use 70-139.A, and variances from 70-103.B, 70-103.F, 70-203.T(2)(j), 70-196.J(1)(a), 70-196.J(1)(b), 70-196.J(2)(a), 70-196.J(2)(c), 70-196.J(2)(d), and a special exception from 70-231 to construct a new drive through only coffee shop (a conditional use) with not enough loading spaces, no bypass lane, parking spaces that are too small, too many wall signs and too many ground signs, a wall sign that is too large and too tall, ground signs that are too close to the property line and ground signs that do not have enough space between the sign and the ground.

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 the issuance of a Certificate of Occupancy or Certificate of Completion. All pick-up of sanitation shall be performed after 8:00 a.m.

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

3. At no time may the number of seats on the premises exceed **0** 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, if applicable, 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.

[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.

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

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NOTICE OF DECISION

APPEAL #21372 - Yee Ping Cheung; 15 Tuxedo Avenue, New Hyde Park; Section 9, Block 494, Lot 129; Zoned: Residence-C
Variances from §§70-50.A and 70-52 to legalize an enclosed porch that is too close to the street and to legalize an addition that is too close to the rear property line.

Whereas, an application (BP18-103255, BZA23-000033) 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 **April 19, 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 Hooshang Nejathaim, P.E. dated January 30, 2023 and revised through March 1, 2023.

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

Motioned by: Member Goodsell Seconded by: Member Donatelli

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

Nays: None

Virginia M Wagner

VIRGINIA M. WAGNER
SECRETARY

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Chairman
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Leslie Francis, Esq.

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NOTICE OF DECISION

APPEAL #21373 – Port Realty Holding, LLC (Pragmatic Ventures, LLC) D.B.A. BLE Bakery; 63-65 Main Street., Port Washington, Section 5, Block 22, Lot 5; Zoned Business-B Conditional Use § 70-225(B)(7)(a) and Variance from § 70-103.A to legalize kitchen space in the basement of a bakery that was not part of the original plans for the bakery (bakery expansion, a conditional use) with not enough parking.

Whereas, an application (ACB22-000053, BZA23-000034) 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 **April 19, 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 Michael Edward Mallia, R.A. dated June 21, 2019 and revised through February 27, 2023 **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 Mammina

Nays: None

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21373 (Conditions)

APPEAL #21373 – Port Realty Holding, LLC (Pragmatic Ventures, LLC) D.B.A. BLE Bakery; 63-65 Main Street., Port Washington, Section 5, Block 22, Lot 5; Zoned Business-B Conditional Use § 70-225(B)(7)(a) and Variance from § 70-103.A to legalize kitchen space in the basement of a bakery that was not part of the original plans for the bakery (bakery expansion, a conditional use) with not enough parking.

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 **80** 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:

    [3]. 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.

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

THIS IS NOT A BUILDING PERMIT

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.

THIS IS NOT A BUILDING PERMIT

Chairman
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Vice Chairman
Leslie Francis, Esq.

Members
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Jay Hernandez
Patricia A. Goodsell, Esq

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NOTICE OF DECISION

APPEAL #21374 - Roma Bari Realty Corp. (DiMaggio's Trattoria); 706 Port Washington Blvd., Port Washington, Sec. 5, Blk. 129, Lot 142 & 562; Zoned: Business-B
Renewal of conditional use §70-139.A to permit the continued use of a non-conforming restaurant approved under Appeal #20567.

Whereas, an application (BZA23-000031) 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 **April 19, 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 James Thomas Martino, R.A. dated December 9, 2007 and revised through May 4, 2009 **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: Vice Chairman Francis

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21374

APPEAL #21374 - Roma Bari Realty Corp. (DiMaggio's Trattoria); 706 Port Washington Blvd., Port Washington, Sec. 5, Blk. 129, Lot 142 & 562; Zoned: Business-B

Renewal of conditional use §70-139.A to permit the continued use of a non-conforming restaurant approved under Appeal #20567.

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 **68,** 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. The applicant shall maintain the license agreement filed in connection with this appeal, dated November 14, 2007 which license agreement provides for use of the parking lot located at:736 Port Washington Boulevard, Port Washington, New York, by the applicant for off-street parking for restaurant patrons after 5 P.M. on Monday thru Friday and all day on Saturday and Sunday; and further provides that the only other use of said parking lot shall be for parking associated with the office use currently located at: 736 Port Washington Boulevard and no other parking use. In the event that the license is terminated, not effective, or is altered so as not to comply with this paragraph, or if such additional parking use becomes unavailable, then the variance issued under appeal #19514 and conditional use permit issued under this application shall lapse and unless and until the applicant receives further relief from this board, the applicant will be permitted only the number of seats permitted prior to the variance and conditional use permit issued under appeal #19514.

5. 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.

THIS IS NOT A BUILDING PERMIT

6. 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.

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

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

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

8. 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.

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Vice Chairman
Leslie Francis, Esq.

Members
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NOTICE OF DECISION

APPEAL #21375 - Joseph Simone - 40 Voice Road Realty (Tesla Auto Body Shop); 40 Voice Road, Carle Place; Section 9, Block 663, Lot 8; Zoned: Industrial-B
Variances from §§70-103.A(1) and 70-212.B to permit the conversion of a vacant building to an auto body shop with the outdoor storage of vehicles (with no screening provided) in a required parking area that results in not enough parking on site.

Whereas, an application (CBP23-000021, BZA23-000035) 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 **April 19, 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 Brian Eric Newman, R.A. dated January 31, 2023, and revised through April 6, 2023.

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, Chairman Mammina	
Nays:	None	
Absent:	Vice Chairman Francis	

VIRGINIA M. WAGNER
SECRETARY

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NOTICE OF DECISION

APPEAL #21297.A - Gary Russell; 190 Urban Avenue, Westbury; Section 11, Block 28, Lot 20; Zoned: Residence-C
Amendment to appeal #21297 for a variance from §70-50.C to construct a 2nd story addition that is too close to the street.

Whereas, an application (RBP23-000140, BZA22-000129) 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 **April 19, 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 Timothy John Costello, R.A. dated March 6, 2021 and revised through April 19, 2023 ***as amended.***

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

Motioned by: Vice Chairman Francis Seconded by: Member Goodsell

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

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