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Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR MAY 24, 2023

RESIDENTIAL CALENDAR

APPEAL #21385 - Matthew & Heather Perceval; 12A Henderson Avenue, Port Washington; Section 4, Block 38, Lot 26; Zoned: Residence-C
Variance from §70-49.C to construct additions that make the house too big.

APPEAL #21386 - Bob Campbell; 72 Murray Avenue, Port Washington; Section 5, Block 58, Lot 139; Zoned: Residence-A
Variance from §70-100.2(K) to install a generator that is too close to the side property line.

APPEAL #21387 – Adam Block; 13 Wakefield Ave., Port Washington, Section 6, Block 65, Lot 26; Zoned Residence-B
Variances from §§ 70-40.A and 70-229.A to reconstruct an existing attached garage that is too close to the street and not in compliance with a prior BZA approval.

APPEAL #21380 - Geevarghese Philipose; 185 Patton Boulevard, New Hyde Park; Section 8, Block 110, Lot 35; Zoned: Residence-C
Variances from §§70-49.C, 70-50.C, 70-101.B and 70-50.B to construct a new dwelling on an existing foundation that will be too big and too close to the street with a front porch that will be too close to the street.

COMMERICIAL CALENDAR

APPEAL #21356 – Port Washington Yacht Club, Inc.; 1 Yacht Club Dr., Port Washington, Section 5, Block C, Lots 191, 216, 236, 303, 304, 435, 443 & 460; Zoned Residence-A
Appeal for determination of §70-24 (permitted uses) or in the alternative a conditional use under §70-25 to permit the storage of boats (outdoor storage) at the yacht club; Appeal for determination or in the alternative modification of prior BZA approval (Appeal #16079) condition 2 to legalize paving over a landscaped area not in compliance with prior BZA approval as required by §70-229.A; and Appeal for determination or in the alternative variance § 70-100.1.A to legalize accessory structures which are located within a front yard.

APPEAL #21390 – Sublime Subs, LLC (Jersey Mike's Subs); 1034 Willis Ave., Albertson, Section 7, Block 230, Lot 45; Zoned Business-A
Conditional Use §70-126(F) to construct interior alterations for a new retail food use (a conditional use).

APPEAL #21391 – Con-Strux; 702 Grand Blvd., Westbury, Section 10, Block R, Lots 420. 731 & 732; Zoned Industrial-B/Business-A/New Cassel Urban Renewal Overlay District
Variances §70-188.B(7)(a) and 70-103.M to construct a new facility to maintain and enclose a concrete recycling operation with not enough parking and parking within a front yard setback.

APPEAL #21392 - Suman Saha; 1015 Prospect Avenue, Westbury; Section 11, Block 121, Lot 43; Zoned: Business-A/New Cassel Urban Renewal Overlay District
Conditional use §70-126(F) to construct interior alterations to convert a retail space to a food use.

MAINTAINS OF PAVED AREA ON LOT 304

PORT WASHINGTON YACHT CLUB

ONE YACHT CLUB DRIVE, PORT WASHINGTON, NEW YORK 11050

GENERAL NOTES:

1. CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE SITE PRIOR TO STARTING TO WORK AND SHALL FAMILIARIZE HIMSELF WITH THE INTENT OF THESE PLANS AND MAKE WORK AGREE WITH SAME.
2. CONTRACTOR OR OWNER SHALL OBTAIN A BUILDING PERMIT FROM THE TOWN OF NORTH HEMPSTEAD PRIOR TO STARTING ANY WORK.
3. CONTRACTOR OR OWNER SHALL OBTAIN ALL REQUIRED APPROVALS, PERMITS, CERTIFICATES OF OCCUPANCY, INSPECTION APPROVALS, ETC., FOR WORK PERFORMED FROM AGENCIES HAVING JURISDICTION THEREOF, IF REQUIRED.
4. ALL WORK SHALL CONFORM TO THE BUILDING CODE OF THE STATE OF NEW YORK. ALL RULES AND REGULATIONS OF THE TOWN OF NORTH HEMPSTEAD.
5. ALL METHODS OF CONSTRUCTION ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR.
6. IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT OR ENGINEER SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY THEREFROM.
7. INSTALL AS PER OWNERS DIRECTION ANY AND ALL INTERCOM AND TELEPHONE WIRING IN WALLS PRIOR TO INSTALLATION OF WALL BOARD. ALL TEMPERATURE CONTROL WIRING SHALL RUN CONCEALED IN WALLS, FLOOR OR CEILING.
8. ALL ELECTRICAL WORK SHALL BE BOARD OF FIRE UNDERWRITERS APPROVED AND IN ACCORDANCE WITH N.E.C. REGULATIONS, AND ALL CONDUIT WIRING, FIXTURE LOCATIONS WILL BE BY ELECTRICAL CONTRACTOR & OWNER.
9. EXIT AND DIRECTIONAL SIGNS VISIBLE TO THE EXITS SHALL BE PROVIDED AS SET FORTH IN THE BUILDING CODE OF THE STATE OF NEW YORK SECTION F604.
10. ALL PLUMBING SHALL BE IN STRICT ACCORDANCE WITH THE BUILDING CODE OF THE STATE OF NEW YORK.
11. ANY DEVIATION FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER WILL NEGATE THE ARCHITECT OR ENGINEER'S CERTIFICATION OF THESE PLANS.
12. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING OR PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE IT'S PARTS FIT TOGETHER PROPERLY.
14. ALL WOOD BLOCKING IS TO BE FIRE RETARDANT
15. ALL BUILDINGS TO BE EQUIPPED WITH APPROVED FIRE AND SMOKE DETECTING SYSTEM AS PER THE BUILDING CODE OF THE STATE OF NEW YORK. FIRE ALARM BY CONTRACTOR/OWNER AND UNDER SEPARATE PERMIT. DESIGN REQUIREMENTS SHALL CONFORM W/ N.F.P.A. AND CHAPTER 9 OF THE NEW YORK STATE BUILDING CODE.
16. ALL BUILDINGS TO BE EQUIPPED WITH APPROVED FIRE ALARM. SIGNAGE SHALL BE UNDER SEPARATE PERMIT BY OWNER.
17. EVERY SYSTEM USING RECIRCULATED AIR AND/OR VENTILATION SYSTEMS SHALL BE EQUIPPED WITH FAN SHUTDOWN AS PER THE BUILDING CODE OF THE STATE OF NEW YORK, CHAPTER 9.
18. THESE DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR ENGINEER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON ANY OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT OR ENGINEER.
19. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM SOIL PRESSURE OF 2,000 LBS PER SQ. FT. AND SHALL HAVE A MINIMUM OF 3'-0" OF COVER. CONTRACTOR SHALL TEST AND CERTIFY BEARING CAPACITY OF ALL BEARING SOILS.
20. CONTRACTOR TO PROVIDE PERMITS FOR: PLUMBING, FIRE ALARM, HOODS, ANSUL SYSTEM AS REQUIRED BY TOWN & COUNTY.

CLIENT:

PORT WASHINGTON YACHT CLUB
ONE YACHT CLUB DRIVE
PORT WASHINGTON, NY 11050

LEE KOONS – MANAGER
(516) 819-8150

ARCHITECT:

VICTOR THOMAS ARCHITECT, P.C.
155 STONEYTOWN ROAD No.643
PLANDOME, NY 11030

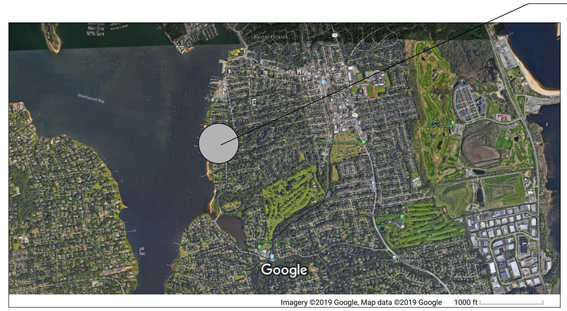
VICTOR THOMAS
(516) 297-3624

DRAWING INDEX

C-1 COVER SHEET & NOTES
S-1 SITE PLANS, DETAILS,

21356

SITE



1 LOCATION MAP
SCALE: NTS

SEC: 005
BL: C
LOT(S): 304

VICTOR THOMAS
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REGISTERED ARCHITECT 30734 STATE OF NEW YORK

MAINTAINS OF PAVED AREA ON LOT 304

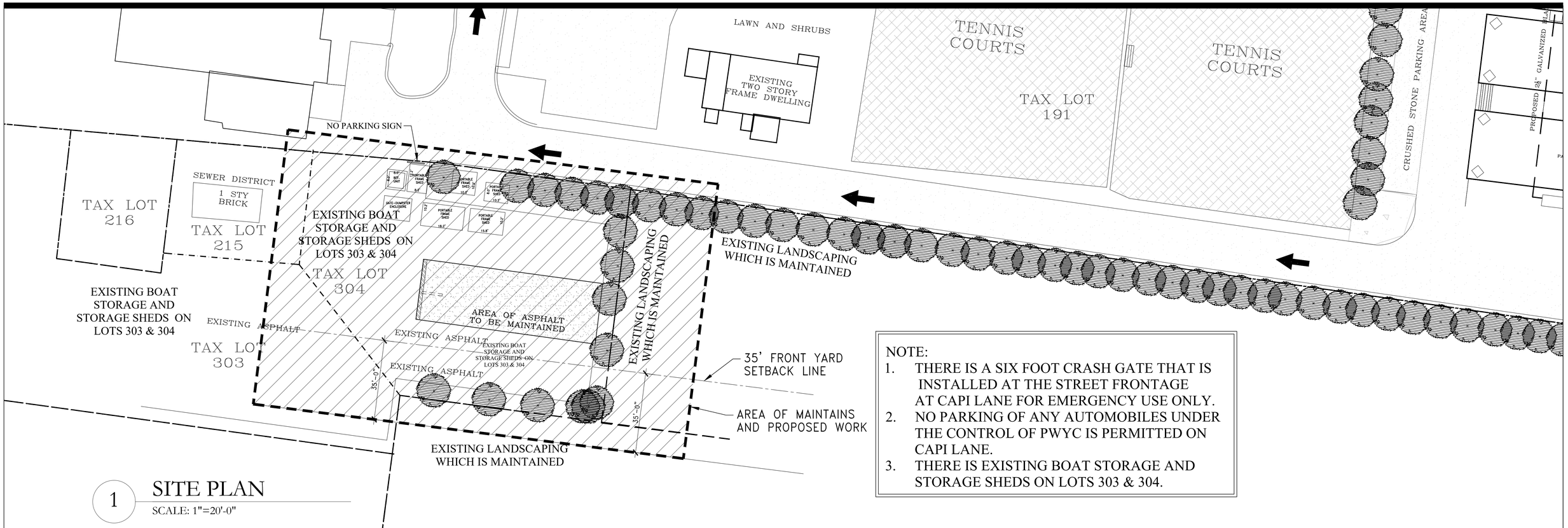
PORT WASHINGTON YACHT CLUB
ONE YACHT CLUB DRIVE
PORT WASHINGTON, NY 11050

ISSUE DATE	ISSUED FOR
08/22/19	BUILDING PERMIT
12/11/20	OMISSION No.1
3/30/23	BZA ADJUSTMENTS

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF VICTOR THOMAS ARCHITECT, P.C. ANY INFRINGEMENTS ON THIS COPYRIGHTED MATERIAL WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

PROJECT # 18-017-A
DRAWN BY VBT
DATE 08/22/19
SCALE AS NOTED

DRAWING TITLE: COVER SHEET AND NOTES
DRAWING NUMBER: C-1



1 SITE PLAN
SCALE: 1"=20'-0"

2 ENLARGED SITE PLAN
1/8"=1'-0"

NOTE:
1. THERE IS A SIX FOOT CRASH GATE THAT IS INSTALLED AT THE STREET FRONTAGE AT CAPI LANE FOR EMERGENCY USE ONLY.
2. NO PARKING OF ANY AUTOMOBILES UNDER THE CONTROL OF PWYC IS PERMITTED ON CAPI LANE.
3. THERE IS EXISTING BOAT STORAGE AND STORAGE SHEDS ON LOTS 303 & 304.

DRYWELL CALCULATIONS 1 – FRONT PARKING

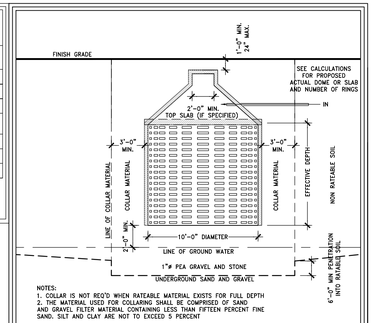
DRAINAGE AREA (1)	SIZE	VOLUME (CF)
AREA TO BE MAINTAINED	SEE PLAN	2,280 SQFT
TOTAL ADDITONAL IMPERVIOUS AREA:		2,280 SQFT
TOTAL DRAIINAGE SIZE:	(RAINFALL) .25x2,080 SQFT = 520.0 CU.FT./DRYWELL	

DRYWELL SIZING: 1 — BASED ON 3" RAINFALL 3/12=.25

1 TRAFFIC BEARING TOP SLAB:	10'-0" DIAMETER	
TWO (2) STORM DRAIN RING(S)	10'-0" DIA. x 4'-0" DEEP (@273.7 CF/RING)	547.0 CU.FT.

DRAINAGE REQUIRED = 520.0 CU.FT. – DRAINAGE PROVIDED 547.0 CU.FT.

NOTE: CONTRACTOR TO REVIEW ALL DRY WELL CALCULATIONS TO CONFIRM SUCH CALCULATIONS AND PRE CAST MANUFACTURER'S MODEL OF PROPOSED DRY WELL CORRESPONDS WITH ABOVE SPECIFIED CAPACITY
NOTE: ALL ROOF DRAINAGE TO BE DIRECTLY CONNECTED TO STORM DRAINAGE POOLS WITH A MINIMUM OF 6" PVC SDR 35 PIPING



NOTES:
1. COLLAR IS NOT REQ'D WHEN RATEABLE MATERIAL EXISTS FOR FULL DEPTH
2. THE MATERIAL USED FOR COLLARING SHALL BE COMPRISED OF SAND AND GRAVEL FILTER MATERIAL CONTAINING LESS THAN FIFTEEN PERCENT FINE SAND. SILT AND CLAY ARE NOT TO EXCEED 5 PERCENT

MINIMUM CLEARANCES FOR DRAINAGE SYSTEMS

DRAINAGE SYSTEM	SEPTIC TANK TO (LF.)	SANITARY LEACHING POOL TO (LF.)	TILE FIELDS TO (LF)	STORMWATER DRYWELL TO (LF)
PROPERTY LINE	10'-0"	10'-0"		
ROAD PROPERTY LINE	10'-0"			
LEACHING POOLS	5'-0"			
WATER SERVICE LINE	10'-0"			
BUILDING WALL	10'-0"			
DRYWELL (OTHER)	20'-0"			
SEPTIC TANK	NR			
WELL	100'-0"			
WATER MAIN EASEMENT	7'-0"			
STORM DRAIN EASEMENT	15'-0"			
SEWER EASEMENT	15'-0"			
SURFACE WATERS	100'-0"			
DRAINAGE RESERVE AREAS AND/OR RECHARGE BASINS	20'-0"			

NOTES:
1. TEN FEET OR ½ TIMES THE EFFECTIVE DEPTH, WHICHEVER IS GREATER. MAX SEP. REQ'D 20'
2. INCLUDES ROOF AND DRIVEWAYS.
3. ALL SEPARATION DISTANCES SHALL BE MEASURED FROM THE BOUNDARY OR FENCE LINE.
4. ALL SEPARATION DISTANCES SHALL BE MEASURED TO THE OUTER BOUNDARY OF THE TILE FIELD.

SEC: 005
BL: C
LOT(S): 304

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REGISTERED ARCHITECT VICTOR THOMAS 30734 STATE OF NEW YORK

MAINTAINS OF PAVED AREA ON LOT 304

PORT WASHINGTON YACHT CLUB
ONE YACHT CLUB DRIVE
PORT WASHINGTON, NY 11050

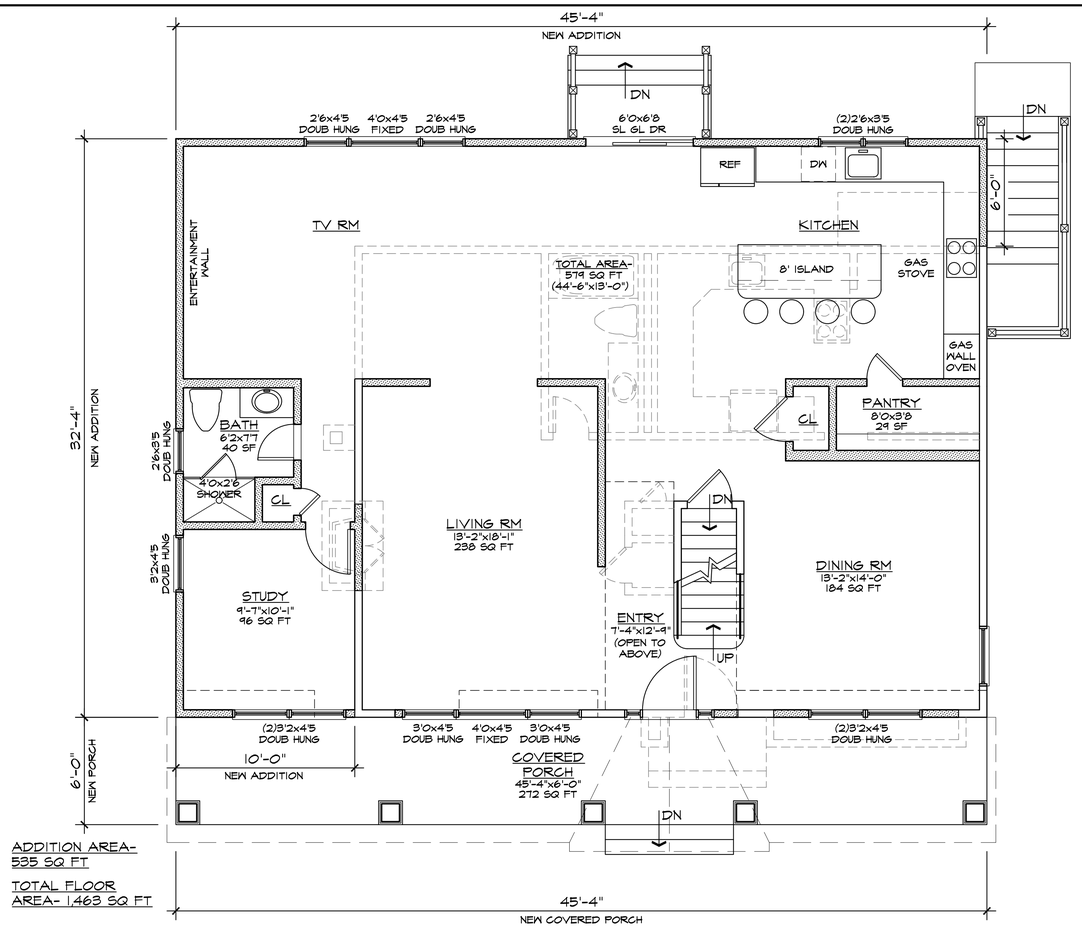
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PROJECT # 18-017-A
DRAWN BY VBT
DATE 08/22/19
SCALE AS NOTED

DRAWING TITLE: SITE PLAN, SITE DETAILS, NOTES
DRAWING NUMBER S-1

21380

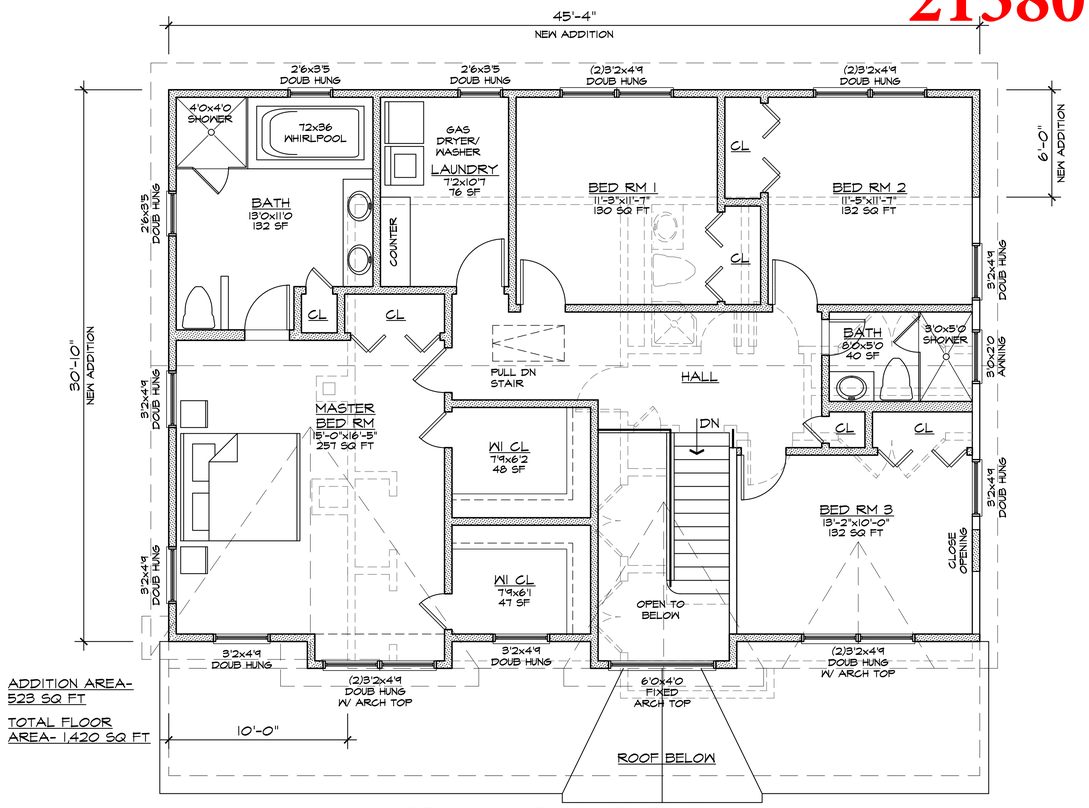


ADDITION AREA- 535 SQ FT

TOTAL FLOOR AREA- 1,463 SQ FT

FIRST FLOOR PLAN

1/4"=1'-0"



ADDITION AREA- 523 SQ FT

TOTAL FLOOR AREA- 1,420 SQ FT

SECOND FLOOR PLAN

1/4"=1'-0"

THE ARCHITECT WILL HAVE NEITHER CONTROL OVER, CHARGE OF, NOR BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR CHARGE OF, NOR RESPONSIBILITY FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK PERFORMED. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION AND CONTRACT DOCUMENTS. THE ARCHITECT WILL NOT HAVE CONTROL OVER, CHARGE OF, NOR RESPONSIBILITY FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS OR ENTITIES PERFORMING PORTIONS OF THE WORK. THIS PLAN IS APPROVED ONLY FOR THE WORK INDICATED ON THE CORRESPONDING BUILDING PERMIT APPLICATION. EXISTING CONDITIONS REFLECTED HEREIN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES. THIS DRAWING IS THE SOLE PROPERTY OF CHRIS GRAY, ARCHITECT AND SHALL NOT BE ALTERED IN ANY WAY WITHOUT WRITTEN PERMISSION BY CHRIS GRAY, ARCHITECT. ALL COPYRIGHTS ARE RESERVED. ANY UNAUTHORIZED USE OF THESE PLANS NOT BEARING THE INKED SEAL SHALL NOT BE CONSIDERED TO BE LEGAL AND/ OR VALID COPIES

GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL N. BELLMORE, N.Y. 11710
PHONE 516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net

REGISTERED ARCHITECT CHRISTOPHER T. GRAY STATE OF NEW YORK

PHILIPOSE RESIDENCE
185 PATTON BLVD
NEW HYDE PARK, NY 11040

TOWN OF NORTH HEMPSTEAD

NEW DWELLING ON PARTIALLY EXISTING FOUNDATION

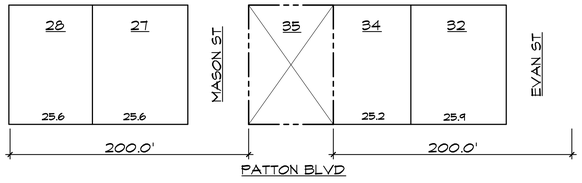
DATE	DRAW BY
2-1-23	DG
2-14-23	
3-7-23	

A1
OF 2

SECTION 8 BLOCK 249

SUBJECT PROPERTY

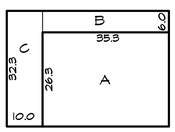
SECTION 8 BLOCK 110



AVERAGE FRONT YARD SETBACK CALCULATION

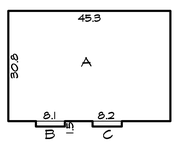
1"=60.0'

BLOCK	LOT	
110	32	25.9'
	34	25.2'
249	27	25.6'
	28	25.6'
TOTAL		102.3'
102.3' /4=		25.58'



FIRST FLOOR

A=	928 SQ FT
B=	212 SQ FT
C=	323 SQ FT
SUBTOTAL=	1,463 SQ FT

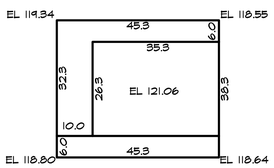


SECOND FLOOR

A=	1,395 SQ FT
B=	12 SQ FT
C=	13 SQ FT
SUBTOTAL=	1,420 SQ FT
TOTAL=	2,883 SQ FT

AREA BREAKDOWN

1"=20.0'



PREEXISTING AVERAGE GRADE

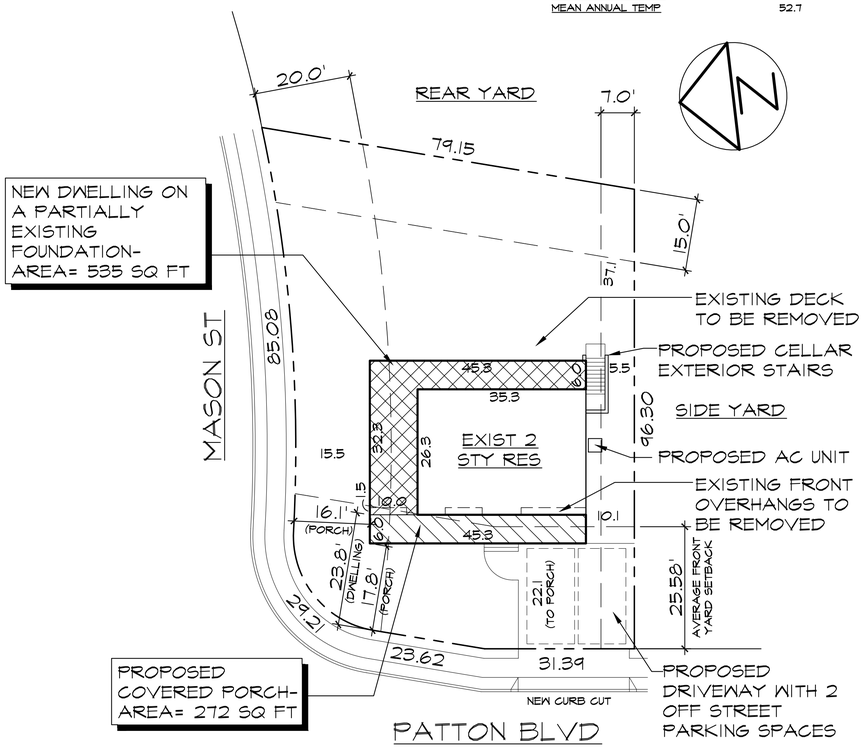
119.34+	118.55=	237.89/ 2=	118.95x	45.3=	5,388.4
118.55+	118.64=	237.20/ 2=	118.60x	38.3=	4,542.4
118.64+	118.80=	237.44/ 2=	118.72x	45.3=	5,378.0
118.80+	119.34=	238.14/ 2=	119.07x	38.3=	4,560.4
				167.2	19,869.2

19,869.2/ 167.2= 118.8'

PREEXISTING AVERAGE GRADE= 118.8'

NEW DWELLING ON A PARTIALLY EXISTING FOUNDATION- AREA= 535 SQ FT

PROPOSED COVERED PORCH- AREA= 272 SQ FT



PLOT PLAN

1"=15.0'

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

GROUND SNOW LOAD	20 PSF
WIND DESIGN	
SPEED	130 MPH
TOPOGRAPHIC EFFECTS	YES
SPECIAL WIND REGION	NO
WINDBORNE DEBRIS ZONE	NO
SEISMIC DESIGN CATEGORY	B ZONE
SUBJECT TO DAMAGE FROM:	
WEATHERING	SEVERE
FROST LINE DEPTH	3'
TERMITE	MODERATE TO HEAVY
WINTER DESIGN TEMP	11°
ICE SHIELD UNDERLAYMENT REQ'D	YES
FLOOD HAZARDS	NO
AIR FREEZING INDEX	452
MEAN ANNUAL TEMP	52.1

TOWN OF NORTH HEMPSTEAD ZONING

SECTION 8
BLOCK 110
LOT 35
ZONE R-C RESIDENCE C

PERMITTED USE

SINGLE FAMILY DETACHED DWELLING

BUILDING HEIGHT

OVERALL FROM AVERAGE PRE-EXISTING GRADE AT BUILDING PERIMETER

2 1/2 STORIES/ 30' MAXIMUM ALLOWABLE

28'-6" PROPOSED

PLOT AREA/ LOT WIDTH

6,000 SQ FT MINIMUM

7,227 SQ FT EXISTING

40 FT MIN WIDTH AT FRONT YARD SETBACK

71.3 FT EXISTING

35 FT MIN WIDTH FROM AND ON STREET LINE

71.3 FT EXISTING

EXISTING LOT IS CONFORMING

LOT COVERAGE 35% MAX

ALL BUILDINGS EXCEPT 1 STORY OPEN ROOFED PORCHES, BALCONIES, TERRACES

EXISTING DWELLING	928 SQ FT
PROPOSED 2 STORY ADDITION	535 SQ FT
PROPOSED PORCH	0 SQ FT
TOTAL	1,463 SQ FT
PROPERTY AREA	7,227 SQ FT

PROPOSED BUILDING COVERAGE= 20.2%

< 35% MAXIMUM ALLOWABLE

FLOOR AREA 50% MAX

ALL FLOORS, ATTACHED GARAGES, ENCLOSED PORCHES AND ROOFED PORCHES HAVING MORE THAN 50% OF THE PERIMETER ENCLOSED, ALL HABITABLE AND OCCUPIABLE ATTICS AND BASEMENT AREAS WITH CEILING HEIGHTS IN EXCESS OF SEVEN FEET OR GREATER. BASEMENT AREAS WITH A MAXIMUM CEILING HEIGHT OF EIGHT FEET SHALL NOT BE INCLUDED. CELLARS SHALL BE EXCLUDED. THE GROSS FLOOR AREA OF DETACHED GARAGES GREATER THAN 300 SQUARE FEET SHALL BE INCLUDED IN THEIR ENTIRETY. GROSS FLOOR AREA IN DWELLINGS FOR AREAS EXCEEDING 12 FEET IN HEIGHT SHALL BE COUNTED AT 2.0 TIMES THE ACTUAL FLOOR AREA EXCEPT IN GARAGES.

THE GROSS FLOOR AREA ON A LOT SHALL NOT EXCEED 2,800 SQ FT UNLESS THE LOT AREA IS GREATER THAN 6,000 SQ FT AND CONFORM TO RES B ZONING

EXISTING FIRST FLOOR	928 SQ FT
EXISTING SECOND FLOOR	928 SQ FT
PROPOSED FIRST FLOOR	535 SQ FT
PROPOSED SECOND FLOOR	492 SQ FT
PROPOSED PORCH	0 SQ FT
TOTAL	2,883 SQ FT
PROPERTY AREA	7,227 SQ FT

PROPOSED FLOOR AREA= 39.9%

< 50% ALLOWABLE

FRONT YARD 25' MINIMUM/ 40' MAXIMUM

CORNER LOT- AVERAGE FRONT YARD SETBACK EACH SIDE OF NARROW STREET FRONTAGE 25' MIN, OTHER YARD 20' MIN, EQUAL STREET FRONTAGE 25' MIN

AVERAGE FRONT YARD- 25.58'

23.8' PROPOSED ON PATTON BLVD

15.5' PROPOSED ON MASON ST

SIDE YARD

CORNER LOT- SIDE YARD SHALL BE ADJOINING THE INTERIOR LOT OPPOSITE THE FRONT YARD HAVING THE GREATER STREET FRONTAGE WITH A MINIMUM WIDTH OF 5'

REAR YARD 15' MIN

PERMITTED ENCROACHMENTS

CORNICES & EAVES 18" MAXIMUM, GUTTERS 8" MAXIMUM, CHIMNEYS 18" MAXIMUM; BAY WINDOWS 8' IN WIDTH AND 24" MAXIMUM

1 STORY OPEN PORCHES AND TERRACES 5' MAXIMUM INTO REQUIRED FRONT YARD

CONDENSING UNITS REQUIRE A MINIMUM OF 5' SETBACK TO PROPERTY LINE AND NOT PERMITTED IN FRONT YARD

OFF STREET PARKING

ONE FAMILY DWELLING 2 MINIMUM- 10'x20'

PARKING WITHIN FRONT YARD PERMITTED

2 SPACES PROVIDED

SKY EXPOSURE PLANES

PROJECTING INWARD FROM THE FRONT AND SIDE PROPERTY LINES AT A RATIO OF 4' VERTICAL TO 1' HORIZONTAL

STRUCTURE CAN NOT BE HIGHER THAN 4 TIMES THE HORIZONTAL DISTANCE FROM A LOT LINE

NOT INCLUDING 18" MAXIMUM OVERHANG

PROPOSED/ EXISTING SIDE YARD 15.5' x4= 62.0'

PROPOSED HEIGHT= 28'-6"

EAVE HEIGHT

MAXIMUM HEIGHT TO THE UPPERMOST EAVE SHALL BE 22'

PROPOSED EAVE HEIGHT= 18'-9"

FRONT YARD PAVING

55% MAXIMUM COVERAGE OF IMPERVIOUS SURFACE

PROPOSED WALK/ DRIVEWAY	584 SQ FT
FRONT YARD AREA	1,387 SQ FT

PROPOSED PAVING AREA= 42.1%

< 55% ALLOWABLE

EROSION CONTROL/ STORM WATER MANAGEMENT

ALL CONSTRUCTION WITH IMPERVIOUS SURFACE AREA INCREASE OF 250 SQ FT REQUIRES UNDERGROUND RETENTION OF 2.5" OF RAINFALL

799 SQ FT INCREASE

RESIDENTIAL CODE OF NYS

OCCUPANCY CLASSIFICATION
R3- ONE FAMILY DWELLING

CONSTRUCTION CLASSIFICATION
Vb- WOOD FRAME

VARIANCES REQUIRED

FRONT YARDS

PLANS SHOWN ARE DESIGN DRAWINGS REQUIRING BOARD OF ZONING APPEALS APPROVAL- THESE PLANS ARE NOT FOR CONSTRUCTION

APPLICATION NO. RBP23-00067
REVISED PLANS 3-7-23



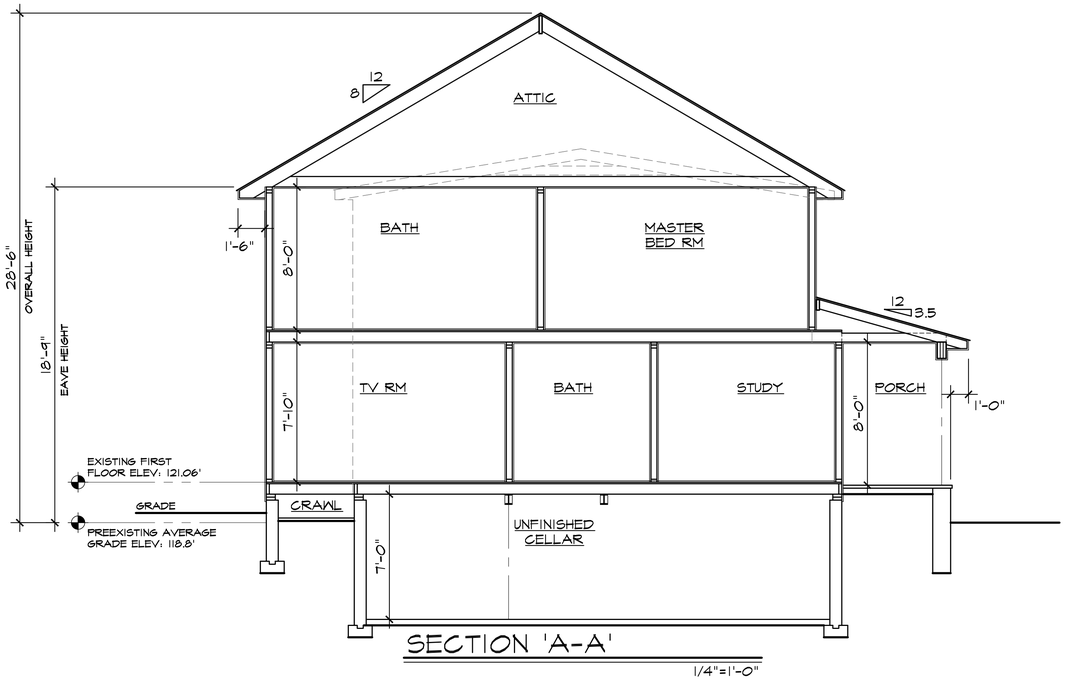
LEFT SIDE ELEVATION

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"



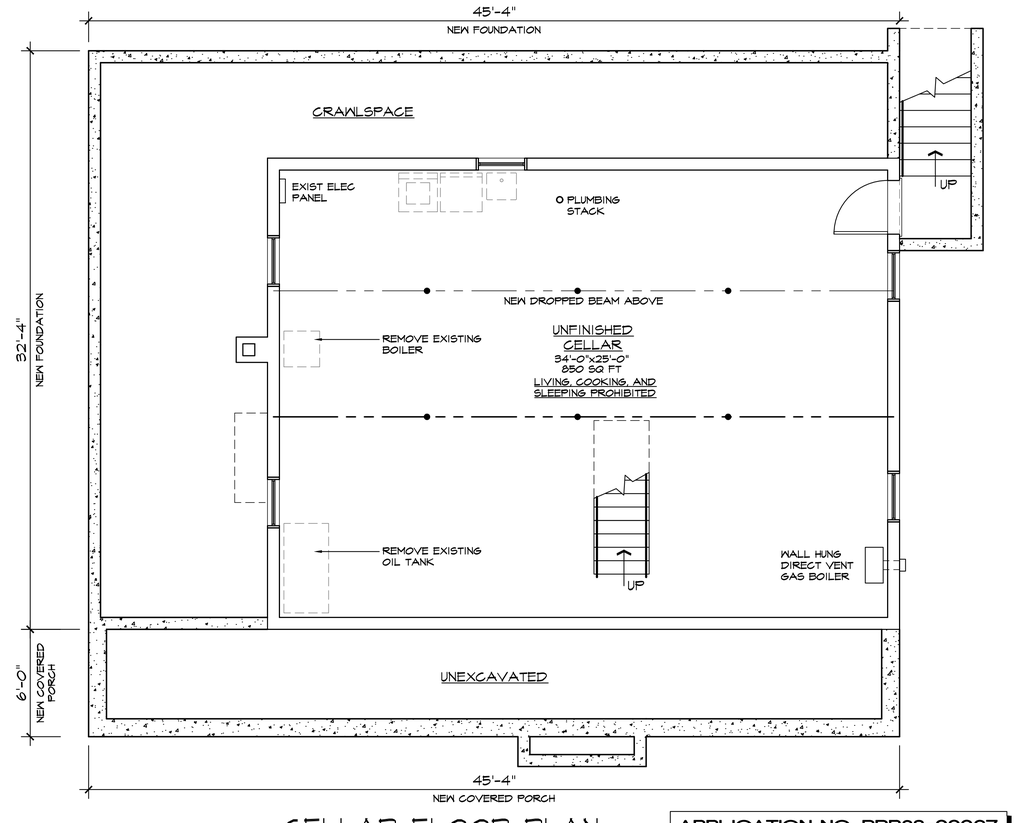
SECTION 'A-A'

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"



CELLAR FLOOR PLAN

1/4"=1'-0"

APPLICATION NO. RBP23-00067
REVISED PLANS 3-7-23

GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL. N. BELLMORE, N.Y. 11710
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REGISTERED ARCHITECT
CHRISTOPHER L. GRAY
STATE OF NEW YORK

PHILIPOSE RESIDENCE
185 PATTON BLVD
NEW HYDE PARK, NY 11040

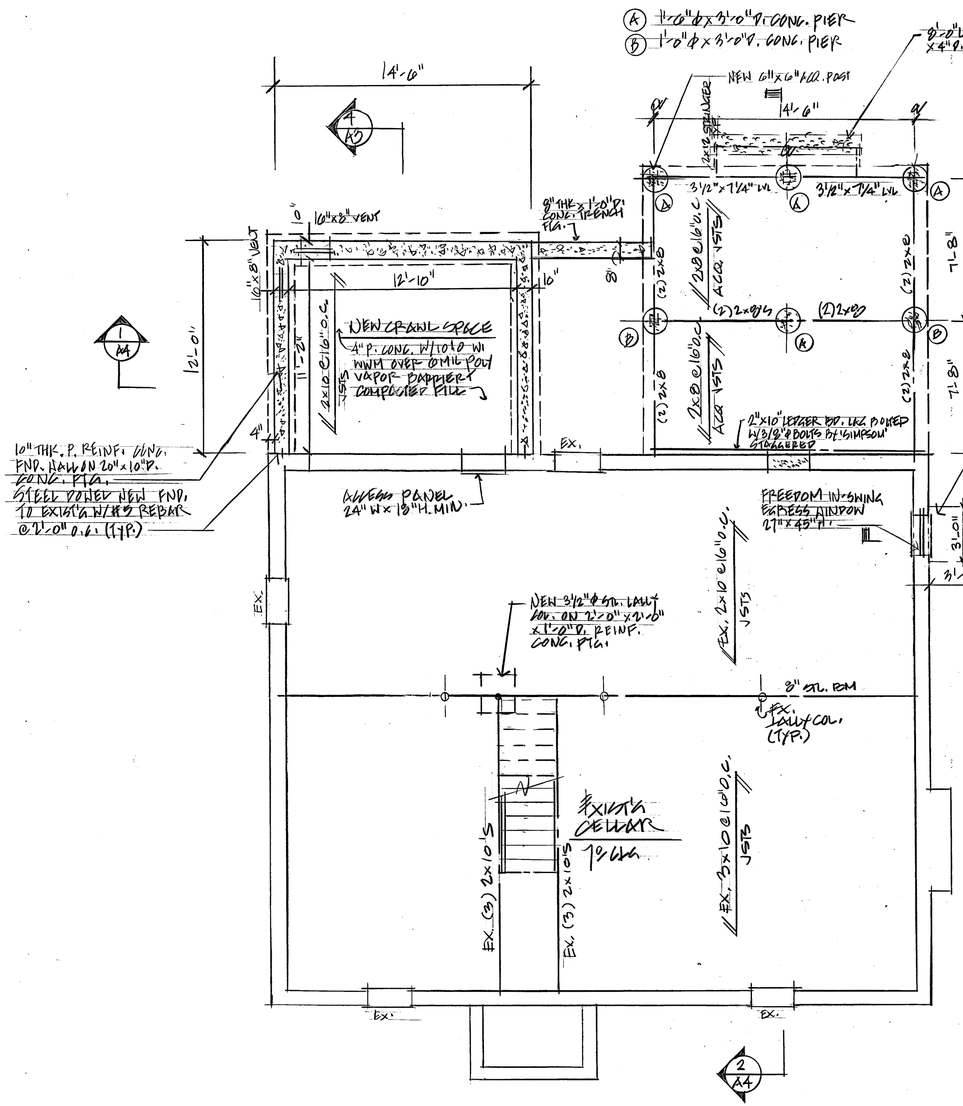
TOWN OF NORTH HEMPSTEAD
NEW DWELLING ON PARTIALLY
EXISTING FOUNDATION

DATE
2-1-23
2-15-23

DRAW BY
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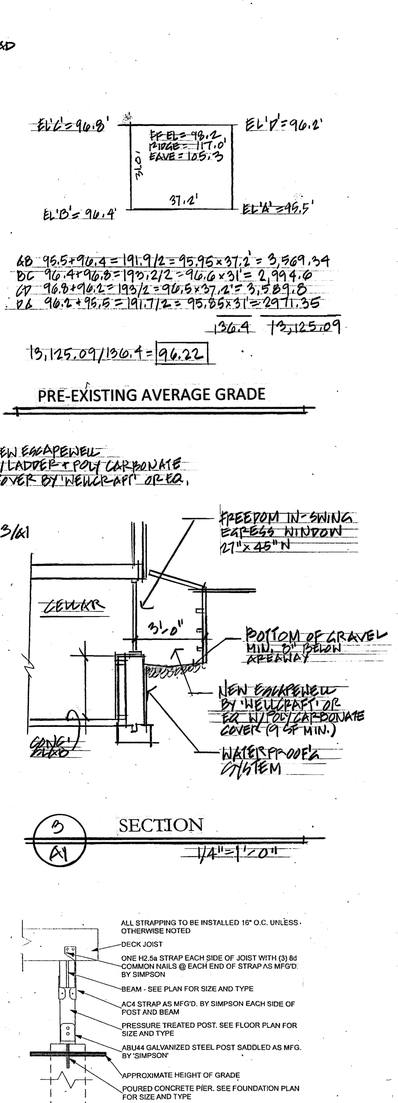
A2
OF 2

21385



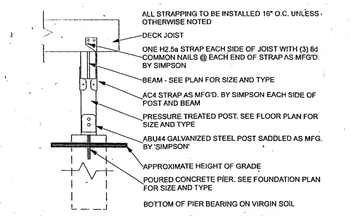
FOUNDATION PLAN

2 / A1 — 1/4"=1'-0"

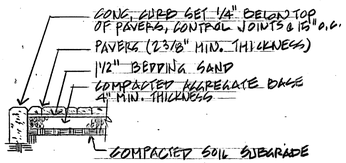


SECTION

B / A1 — 1/4"=1'-0"



PORCH FLOOR POST SUPPORT DTL.



DETAIL OF PATIO (ON COMPACTED AGG. BASE)

N/S

ZONING ANALYSIS

TOWN OF NORTH HEMPSTEAD
RESIDENCE 'A' DISTRICT
SECTION: 4 BLOCK: 38 LOT: 26

ISSUE	REQ'D/ PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	10,530 SF	10,530 SF
LOT COVERAGE	35% 3,685 SF	1159 SF 507 SF (GAR.) 1666 SF 15.7%	1307 SF 507 SF (GAR.) 1834 SF 17.4%
MIN. FRONT YARD	25'	25.4'	25.4'
MIN. REAR YARD	19'	84'	68'
SIDE YARDS: MIN. AGG (35%)	5' 18.75'	23.9', 13.7' 37.6'	24.2', 13.7' 37.9'
MAX. HEIGHT	30'	20.78'	20.78'
MAX. BASE HT.	22'	9'	18.33'
GROSS FL. AREA 30% (9,265 SF) 2800 SF MAX.	1ST FL 2ND FL GAR. TOTAL	1153 SF 787 SF 508 SF 2448 SF 23%	1327 SF 1072 SF 508 SF 2907 SF 27.6%

GENERAL NOTES

1. These general notes are part of the plans and specs and are to be complied with in all respects. More restrictive notes mentioned elsewhere are to take precedence over these notes.
2. All construction shall comply with the rules and regulations of the building code of N.Y. state and local towns and/or villages and other agencies having jurisdiction over the required work for this project. This shall not be construed to mean that any requirements setforth on the drawings may be modified because they are not specifically required by code.
3. Contractor shall inspect premises and verify all dimensions and job conditions prior to submitting bid. Any discrepancies or ambiguities shall be brought to the attention of the architect.
4. No construction or demolition work to commence before building department having jurisdiction issues a building permit.
5. All contractors shall be fully covered by workmen's compensation insurance and such insurance as maybe required by local laws.
6. Contractor shall guarantee for a period of (1) year from the date of final completion and acceptance by the owner all work performed under their respective contracts.
7. Owner to provide building permit, survey and final survey.
8. Contactor to expedite the work and establish with owner a completion date.
9. Do not scale drawings, written dimensions supercede scaled dimensions.
10. If during the course of construction, a condition exists which differs from that indicated on the plans, contractor to notify owner/architect of any discrepancies prior to continuation of the work. Should he fail to follow this procedure he assumes all responsibility and liability arising therefrom.
11. All work listed on the construction plans and shown or implied on all drawings shall be supplied by the contractor whose building trade status requires same.
12. Contractor shall provide all necessary support, bracing, shoring, etc. as maybe required for the construction of the project and restore any portion of building damaged during alteration.
13. Contractor shall provide and install temporary partitions, fencing, lighting, etc. to protect existing construction so the owner may continue to occupy the building in a safe and sanitary manner.
14. Construction and removal of debris shall be carried out progressively in order to keep adjacent spaces as clean as possible.
15. Contractor shall repair, or replace, to match existing condition, all surfaces, trim, doors, etc. damaged during the progress of the work or the removal of which necessitated by the work.
16. Architect shall not be responsible for the contractor's execution of the work not according to plans and specifications.
17. Contactors shall, upon completion of their respective work, remove from the premises all debris, tools, excess materials and appurtenances, and to leave the premises in "broom clean" condition.
18. These drawings are to be utilized only for this project.

SITEWORK

19. Contractor shall strip topsoil from location of new construction and upon completion of construction topsoil to be replaced and raked clean, free of debris.
20. Grading around new construction shall slope away from house and blend into existing.
21. Excess fill to be removed from site, unless otherwise directed.
22. Final landscape by owner.
23. Contractor shall repair or replace existing walks, driveways, etc. damaged by construction.
24. Do not backfill against foundation walls unless they are properly braced by floor slabs, temporary shoring or balanced fill. Slabs to be placed on undisturbed soil or compacted fill free of all organic materials.
25. Provide 15# felt membrane over trowelled-on mastic for dampproofing on all foundation walls.
26. Upon backfilling foundation, treat soil for termite protection in addition to providing termite shields and wolmanized sills.

STRUCTURAL WORK

27. Dimensions shown on these plans are nominal.
28. Contractor shall field verify actual dimensions.
29. Dimensions for framing are for rough framing.
30. Contractor to provide any temporary shoring, underpinning, and/or temporary structural work required for the adequate execution to the job.

CONCRETE & FOUNDATIONS

31. Soil bearing capacity assumed to be 3000 PSI, should poorer conditions be encountered, actual bearing capacity to be determined and footings to be redesigned.
32. All concrete work to conform to latest ACI code.
33. All concrete to be a minimum 3,500 PSI at 28 days, reinforcing steel shall conform to ASTM A-615 Grade 60. All foundations to be adequately braced prior to backfilling.
34. Contractor to provide and coordinate installation of all sleeves required to accommodate plumbing, mechanical and electrical trades.
35. Wall forms to be in place 3 days minimum.
36. Provide 2" x 4" keyway between footing and foundation wall.
37. All footings shall bear directly on undisturbed soil having a minimum safe bearing capacity of 2 tons/SF.
38. All footings to have a 6" to 8" projection on each side of the wall above. Provide 3 #5 continuous rebars unless otherwise noted.
39. All slabs on grade shall rest on 6" compacted base of clean sand or gravel. Install 6 mil polyethylene vapor barrier prior to casting slab.
40. All slabs on grade to have 6 x 6 W1.4 x W1.4 WWM reinforcing conforming to ASTM A185.
41. Bottom of footings shall be carried down at least 3 ft. below lowest level of adjoining ground or pavement surface.
42. Anchor bolts to be spaced 5/8" dia. x 12" long with 3" hook and 3" x 3" washer spaced 36" o/c maximum. Provide 2 bolts at each corner spaced 1'-0" apart.

STEEL

43. All structural steel to be A-36 22,000 PSI, latest edition.
44. All steel flitch plates to be through bolted with 5/8" steel bolts @ 16" O.C. staggered.
45. All steel to be shop painted prior to delivery.
46. All reinforcing bars to be continuous unless specific lengths are shown.
47. Typical cover for all reinforcing bars to be 3" for bars placed against earth and 2" for bars placed against forms unless otherwise noted.

WOOD

48. All framing shall conform to the N.Y. state construction code. All beams construction grade, studs standard, rafters standard.
49. All wood in contact with concrete or masonry shall be pressure treated unless otherwise noted.
50. All joists, headers, beams and rafters to have 2" minimum bearing.
51. Provide collar ties at roof rafters as per state and local codes.
52. All framing lumber to be Douglas Fir #2 or better, grade marked.
53. All beams construction grade, studs standard, rafters standard construction mix. Structural lumber with higher grading will be indicated on plans.
54. Nominal sizes of lumber noted, actual sizes used for stress calculations.
55. Sheathing shall be ½" cdx exterior grade fir plywood under roofing and finish siding.
56. Install bridging in all floor and flat roof joists, ceiling joists and beams where the nominal depth to thickness ratio of joist exceeds 6. Bridging shall be installed at 8'-0" o.c. max. and shall be 1" gauge metal cross bridging.
57. Wood joists supported by steel beams to be connected to 2" x 6" wood blocking bolted to steel beams with (2) ½" diameter bolts 4'-0" o.c. minimum wood joist lap is 4".
58. All dimensions are to stud faces or centerline of beams.
59. Double joists under all partitions parallel to same and around openings in floors and roofs.
60. All floor joists supporting bathroom fixtures shall be doubled or 12" o.c. whichever condition is deemed practical in the field.
61. All headers to be 2" x 8" unless otherwise noted.

FINISH & MISCELLANEOUS WORK

62. Drywall shall be 5/8" gypsum wallboard at walls and ceilings with (3) coats tape and spackle finish, ready for paint.
63. All drywall outside corners shall have metal bead.
64. Gypsum wall construction shall conform to the applicable requirements of standard specifications for the application and finishing of wallboard as approved by the ANSA.
65. Contractor shall repair, or replace all surfaces, trim, doors, etc. damaged during the progress of the work.

FOUNDATION NOTES:

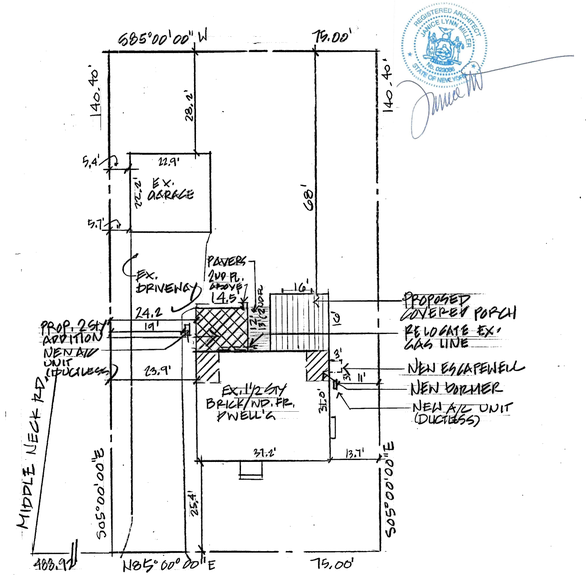
1. Contractor shall inspect point of contact at foundation supporting columns for cracks or other deficiencies and advise architect immediately.
2. The bottom surface of stepped footings shall not have a slope exceeding 10% as per the requirements of R403.1.5.
3. The bottom of all exterior footings shall be placed 12" below the undisturbed ground surface as per R403.1.4.
4. Contractor shall verify the depth of all existing foundations at any existing porches under proposed columns, at unexcavated areas and any crawl space foundations any new structure and verify if the thickness (min. 8-10" wide) and depth of the footing (minimum of 3'-0" below grade) with spread 'tee' shaped footings. Notify owner and architect immediately if conditions vary.
5. Underpinning shall be required at any existing concrete footing that is directly adjacent to any new footing that is lower in elevation. New footing shall be poured concrete at a depth to match the new footing elevation. Width of underpinning to match size of existing footing. All sections worked on are not to be greater than 3'-0" wide and worked in alternate sections. Contractor shall verify all elevations and provide adequate shoring and bracing as required under general notes.

NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL BUILDING SETBACK LINES BY A LICENSED SURVEYOR PRIOR TO COMMENEMENT OF WORK.
2. GENERAL CONTRACTOR SHALL LOCATE ALL SERVICE, ELECTRICAL, TELEPHONE, H.V.A.C.
3. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR SHALL VERIFY ALL FINISH FLOOR ELEVATIONS IN NEW AND EXISTING AREAS AND ADJUST TOP OF NEW FOUNDATION WALL. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
4. GENERAL CONTRACTOR SHALL VERIFY ADEQUATE DEPTH OF FOUNDATION WALL (3') UNDER PRIOR TO POURING NEW FOUNDATION WALL.
5. CONTRACTOR SHALL ENSURE PROPER DRAINAGE AND WATERPROOFING AT PERIMETER OF NEW CONSTRUCTION AND REGRADE AS REQUIRED.

Information indicated on these plans obtained from a field observation by the architect. The Architect does not assume any liability for concealed or hidden construction that does not Conform to code. The homeowner is responsible to reveal concealed/underground conditions at the inspector's request. Any work not conforming to these drawings is not the responsibility of the architect.

EXTREMELY IMPORTANT NOTE:
CONTRACTOR SHALL VERIFY ALL WINDOW AND PATIO DOOR SIZES AND OPTIONS W/OWNER PRIOR TO PLACING ORDER.



PLOT PLAN

1 / A1 — 20'=1'-0"

DRYWELL NOT REQUIRED
NEW ROOFED AREA < 5% OF LOT

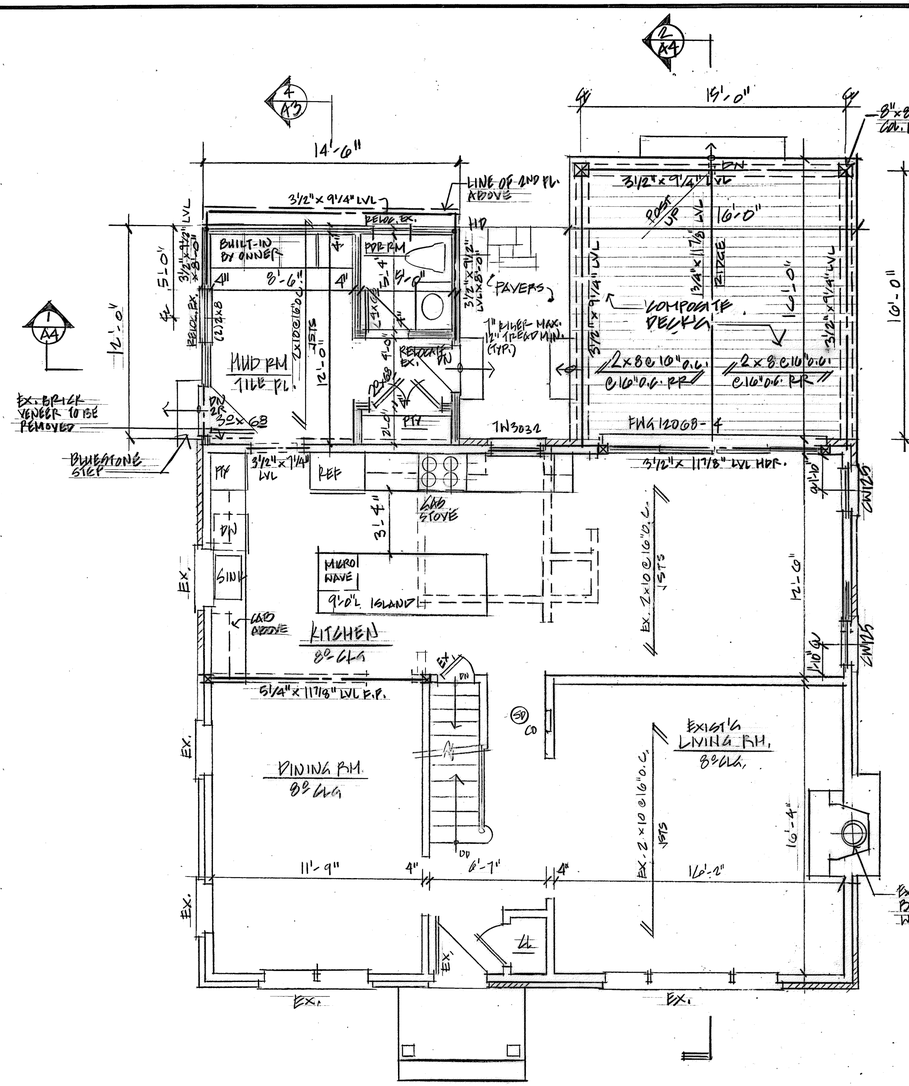
JANICE ARCHITECT MILLER
516-944-9571
2 LINCOLN PLACE
PORT WASHINGTON, NY 11050

PERCEVAL RESIDENCE

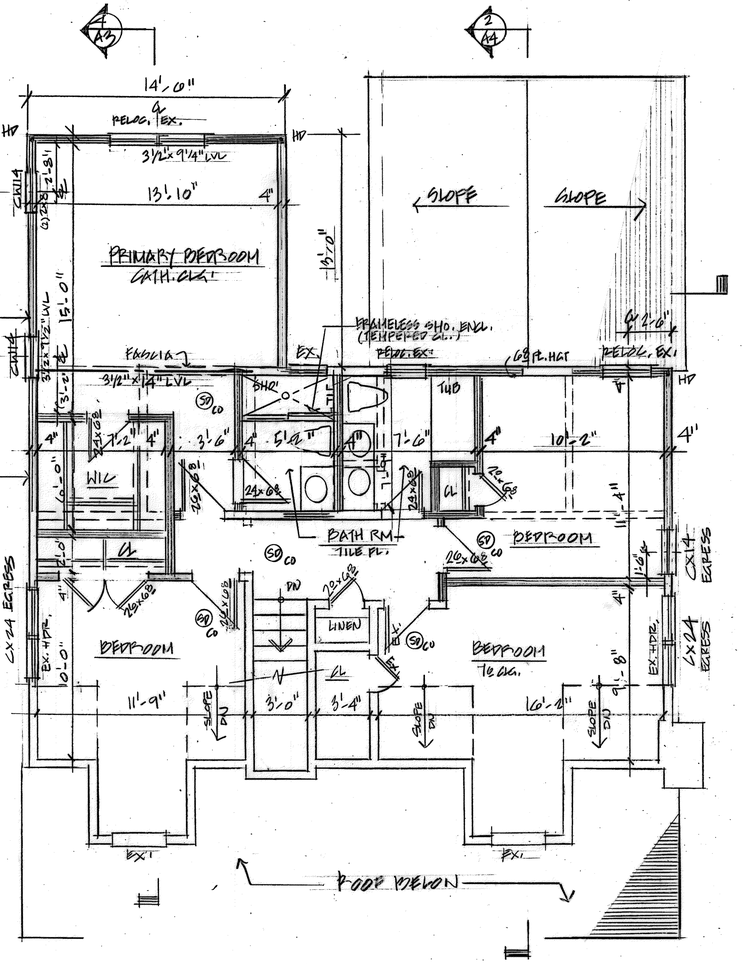
12A HENDERSON AVE. PORT WASHINGTON, N.Y.

PLOT PLAN, FOUNDATION PLAN

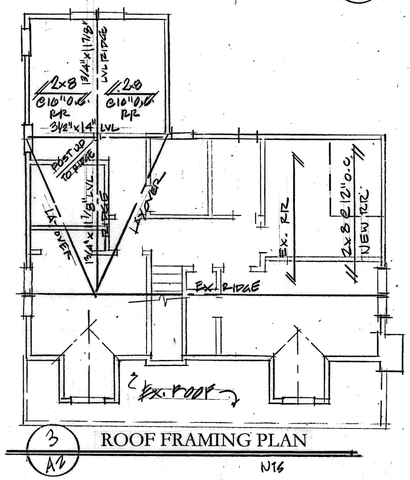
REVISIONS		DATE	DRAWING
		3/31/23	A1
DRAWN JHM	SCALE AS NOTED	FILE 2214	



1 FIRST FLOOR PLAN
A2
1/4"=1'-0"



2 SECOND FLOOR PLAN
A2
1/4"=1'-0"



3 ROOF FRAMING PLAN
A2
NTS

GENERAL NOTES CONTINUED

66. All gypsum wallboard to be screw applied.
67. Provide caulking at all wood/masonry and metal joints, exterior doors and windows.
68. Provide foam backer rod where required at deep joints.
69. All shower doors and other glass less than 24" A.F.F. to be tempered (min. 3/16" thickness.)
70. Chimney construction shall conform to chapter 10 IRC.
71. Chimney outlets shall not be lower than the top of any window within 20 feet, nor less than 2' above the combustible part of the roof or building within 10' but shall not be less than 3' above the highest point where the chimney passes through the roof IRC.
72. Install metal flashing around all roof penetrations.
73. Attics to have access and cross ventilation as per IRC.
74. Stairs, doors and exits shall comply with R311, R312 and R314 of IRC.
75. Place hurricane clips on all roof rafters.
76. Place double headers and trimmers around all stair and skylight openings.
77. All supply and exhaust intake and outlets to be equipped with tight shut damper at building envelope to minimize air leakage.
78. Provide minimum 100 cfm mechanical exhaust from bathrooms and 150 cfm mechanical ventilation in kitchen areas.
79. Provide combustion air for fuel burning equipment as per IRC.
80. Boilers, hot water heaters and fuel gas equipment as per IRC.
81. Provide Simpson strong tie joist hangers at all flush header conditions.
82. Provide carbon monoxide detector on each floor as per Nassau County Public Health ordinance
83. All windows that serve as emergency egress shall comply with R310 IRC.

WINDOW NOTES

1. ALL WINDOW UNITS SIZES AND MANUFACTURER CATALOG NUMBERS ARE ANDERSEN – 400 SERIES (UNLESS OTHERWISE NOTED,) WITH PERMASHIELD FINISH, ARGON FILLED INSULATING GLASS, WOOD GRILLES AND INSECT SCREENS.
2. UNIT DIMENSIONS ARE GIVEN FOR INFORMATIONAL PURPOSES ONLY. ROUGH OPENING DIMENSIONS SHALL BE VERIFIED AND DETERMINED IN THE FIELD.
3. CONSULT WITH OWNER FOR ANY EXISTING WINDOW REPLACEMENTS.
4. WINDOWS TO BE HIGH PERFORMANCE LOW-E TYPE< NFRC CERTIFIED WITH 'U' VALUE OF .35 OR LESS.
5. SEE FLOOR PLAN FOR WINDOWS DESIGNATED FOR EGRESS. EGRESS WINDOWS TO BE CASEMENT UNITS BY ANDERSEN WITH MODIFIED COLONIAL DIVIDED LIGHT TO MATCH PROFILE OF DOUBLE HUNG UNITS.
6. EGRESS WINDOW UNITS SHALL MEET OR EXCEED THE FOLLOWING DIMENSIONS:
   - CLEAR OPERABLE AREA OF 5.00 AT FIRST FLOOR
   - CLEAR OPERABLE WIDTH OF 20 INCHES
   - CLEAR OPERABLE HEIGHT OF 24 INCHES
7. CONSULT WITH WINDOW MANUFACTURER REGARDING APPROPRIATE HARDWARE FOR EGRESS WINDOWS (STRAIGHT ARM OR SPLIT ARM) WHEN SPECIFING CASEMENT WINDOWS FOR REQUIRED OPENING AREA.
8. ALL GLAZING AND ASSEMBLIES SHALL COMPLY WITH SECTION R308 OF THE RESIDENTIAL BUILDING CODE OF NEWYORK STATE. PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS – PARTAL LIST (SEE CODE FOR ADDITIONAL LOCATIONS.)
   a. INDIVIDUAL SIDELITES WITH 24" OF DOOR ARC & BOTTOM IS<60" ABOVE FLOOR/GRADE.
   b. GLAZING ADJACENT TO/WITHIN 36" OF STAIR, LANDINGS & RAMPS & BOTTOM IF <60" ABOVE FLOOR/GRADE.
   c. GLAZING ADJACENT TO STAIRS WITHIN 60" HORIZ. OF BOTTOM TREAD.
   d. SIDE-HINGED DOORS AND STORM DOORS
   e. GLAZING IN RAILINGS
   f. GLZING WITHIN TUBS AND SHOWERS
   g. GLAZING IN INDIVIDUAL PANELS MEETING ALL:
      - EXPOSED AREA > 9 S.F.
      - BOTTOM EDGE < 18" ABOVE FLOOR
      - TOP EDGE > 36" ABOVE FLOOR
      - AT LEAST ONE WALKING SURFACE WITHIN 36"
   h. FOR ANY WINDOWS WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
   i. GLAZING IN FIXED AND SLIDING OR HINGED PANELS OF GLASS DOORS.

WOOD PORCH & DECKING NOTES

1. Wood deck and porch construction shall comply with the requirements of R502.2.1 and R301.5 for any cantilevered portion of structure.
2. All metal fasteners and anchors shall be approved for use with ACQ treated lumber.
3. All metal bolts, washers, nuts, fasteners, anchors, screws and nails shall be hot-dipped galvanized, non-corrosive, similar to 'Simpson Strong-Tie Z-Max' or equal.
4. All components shall be AACQ, except for railings, posts, caps, trim, decking and hand rails. The contractor shall consult with the owner for these materials.
5. All joist, beams and girders shall be ACQ treated with minimum bending stress of 1,100 PSI singular.
6. All ledger boards shall be bolted to wood frame or concrete foundation with 2-3/4" diameter Stainless steel bolts @ 16" O.C. and staggered, (provide bolts at top and bottom of ledger beam.)
7. Provide bridging for every 8'-0" of span.
8. Provide column base anchors similar to 'Simpson - Strong Tie Z Max' where wood post and Concrete pier meet. Anchors shall be similar to catalog # ABA44 for 4" posts or ABA66 for 6" posts.
9. Provide 5/4" x 3 ½" minimum decking boards.
10. Decking boards shall be continuous, without cut boards.

SCHEDULE OF METAL CONNECTORS FOR WOOD PORCES/DECKS:

METAL CONNECTOR	CATALOG No.
JOISTS TO LEDGER BOARD	LUSZ JST HANGER OR EQUAL
JOISTS BEARING ON BEAM	H1Z HURRICAN TIE OR EQ.
BEAM TO POST CONNECTIONS	BCSZ POST CAP
COLUMN/POST BASES	CBSQZ (12 GA.) SIZE AS PER POST DIMENSION
RAILING TO DECK FRAMING	HD2AHDG HOLDDOWN
STAIR STRINGER	LUS26Z/LSSU210Z
STAIR TREADS	TAZ STAIRCASE ANGLE

SYMBOL LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW WOOD FRAME WALLS: 2" x 4" WOOD STUDS @ 16" O.C. w/5/8" GYP BD. EACH SIDE.
	NEW EXTERIOR WALLS: 2" x 4" WOOD STUDS @ 16" O.C., INSULATION AS SPECIFIED, ½" CDX PLYWOOD SHEATHING, TYVEX HOUSEWRAP, SIDING AS SPECIFIED.
	NEW POURED CONCRETE FOUNDATION WALLS
	BRICK VENEER
	STONE VENEER
SD	NEW HARD WIRED SMOKE/CARBON MONOXIDE DECTECTOR
(EGR)	EGRESS WINDOW
HD	HOLD DOWN
PD	POCKET DOOR

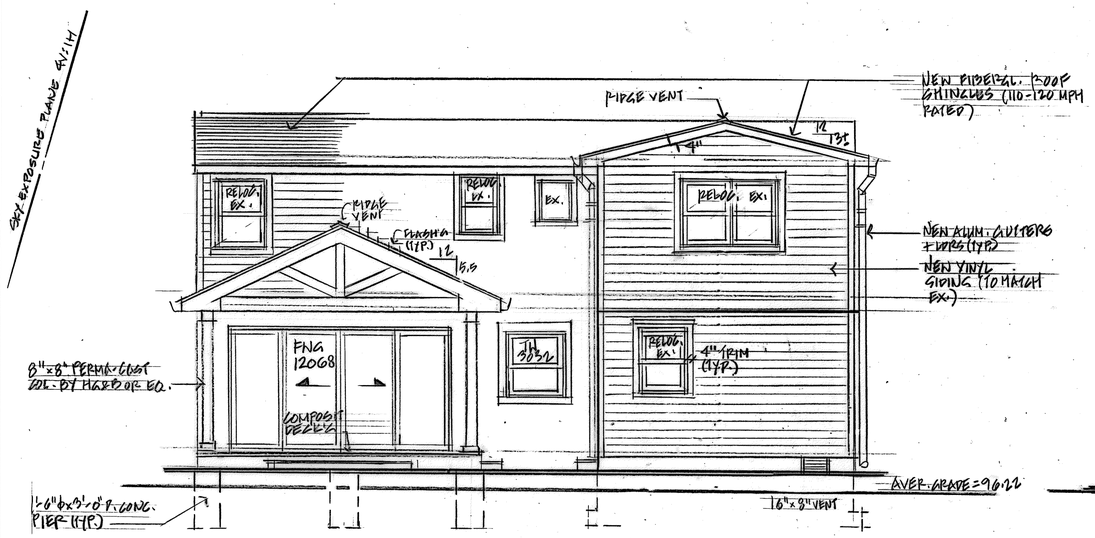
JANICE MILLER
ARCHITECT
516-944-9571
2 LINCOLN PLACE
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PERCEVAL RESIDENCE

12A HENDERSON AVE. PORT WASHINGTON, N.Y.

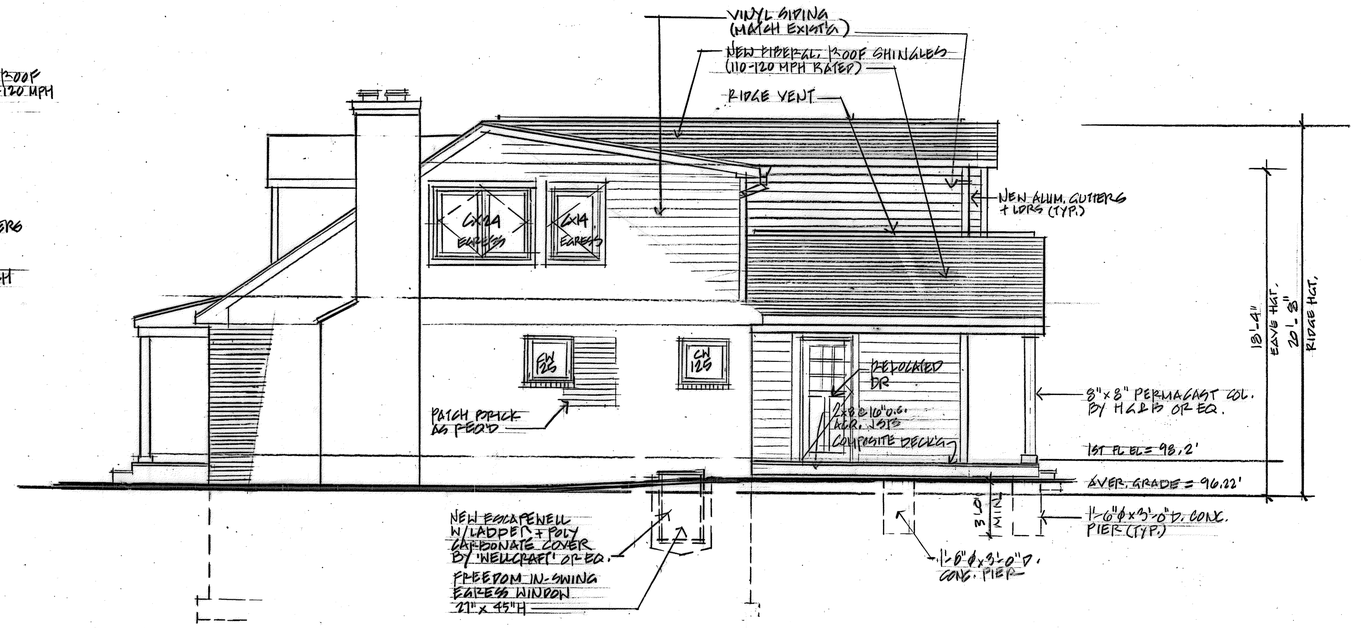
FIRST & SECOND FL. PLANS, ROOF FRAMING PLAN

REVISIONS		DATE	DRAWING
		3/31/23	A2
DRAWN JLM	SCALE 1/4"=1'-0"	FILE 2214	



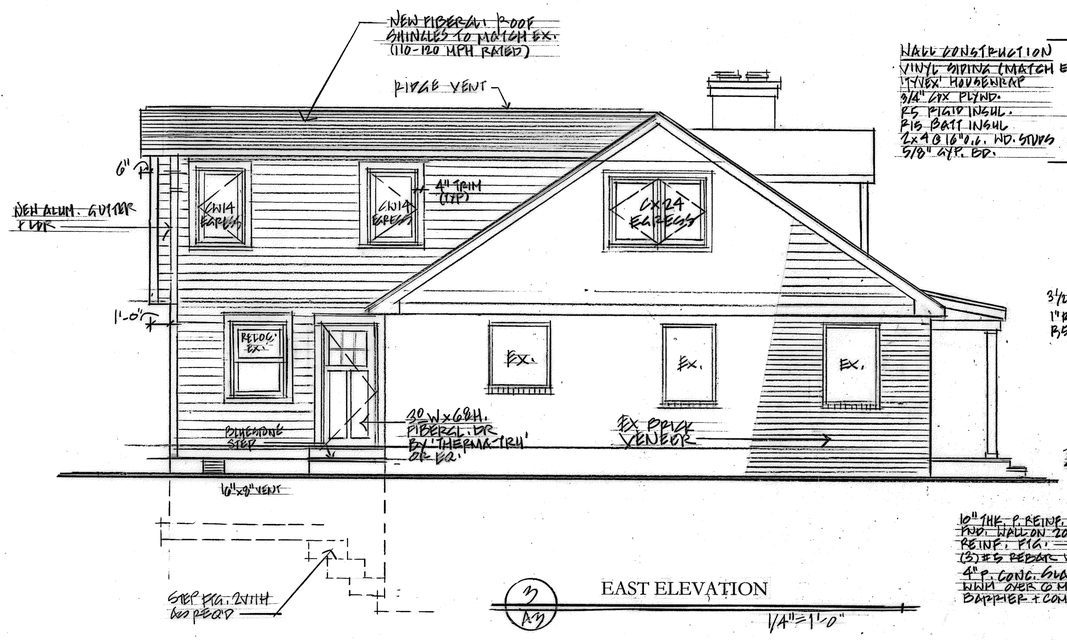
1 A7 SOUTH ELEVATION

1/4"=1'-0"



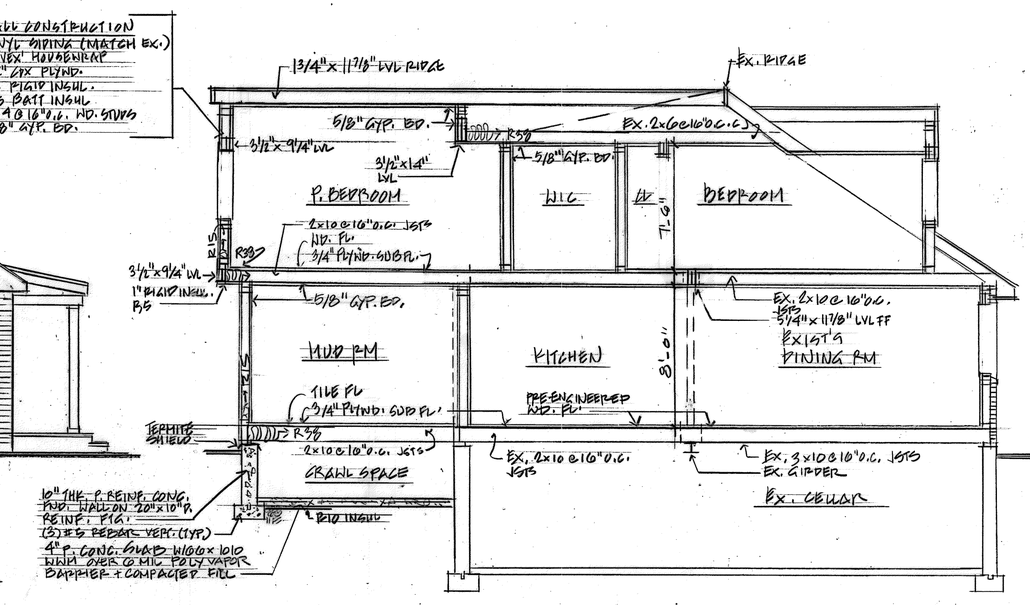
2 A7 WEST ELEVATION

1/4"=1'-0"



3 A7 EAST ELEVATION

1/4"=1'-0"



4 A7 SECTION

1/4"=1'-0"

INTERIOR NOTES

WALLBOARD & WALL FINISHES

1. Gypsum wallboard shall be screw applied (no nails.)
2. All new walls and ceiling to receive 5/8" gypsum wallboard shall, (3) coats tape and spackle and be made ready for paint by owner.
3. Moisture resistant wallboard in bathrooms.
4. Wall tile in bathrooms to be selected and purchased by owner and installed by contractor.
5. Provide ½" wonderboard at showers.

FLOORING

6. Provide new 5" wide pre-engineered plank flooring at entire first floor (unless otherwise noted.)
7. Bathrooms, powder room and mud room floors to be tile in cement bed, to be selected and purchased by owner and installed by contractor.

INTERIOR DOORS

8. All interior doors to be 1 3/8" thick pine doors sized as indicated on the plans, to match existing.
9. Doors shall not be pre-bored for locksets.
10. Hardware as provided by owner, installed by contractor.

MILLWORK

11. All doors and windows to be trimmed to match existing.
12. Crown and base molding to matchexisting. Contractor to supply owner with samples of millwork prior to ordering.

MISCELLANEOUS

13. Contractor to submit separate price for interior painting.
14. Contractor to include supply and installation of bathroom shower, complete with vinyl pan base and frameless tempered glass enclosures in base bid.
15. Bathrooms to have thin set ceramic tile at showers. Tile as selected by owner, installed by contractor.
16. Plumbing fixtures, faucets, trim pieces & bath vanities to be supplied by owner, contractor to install and make all required electrical and mechanical connections.
17. Closets to be finished similar to the major space they serve.
18. Kitchen cabinets to be supplied by owner. Contractor to install and make all electrical and mechanical connections.
19. Kitchen appliances to be purchased by owner, installed by contractor.
20. Kitchen countertops to be purchased by owner, installed by stone contractor.
21. Tile backsplash to be supplied by owner, installed by contractor.

ROOF NOTES:

1. SEE BUILDING ELEVATIONS FOR ALL ROOF PITCHES.
2. ADJUST BIRDSMOUTH OR PLATE HEIGHT TO ALIGN NEW AND EXISTING EAVES, OVERHANGS AND SOFFITS.
3. PROVIDE ACCESS TO NEW ATTIC FROM DWELLING OR FROM ANY EXISTING ATTIC.
4. PROVIDE COPPER CRICKETS, FLASHING AND COUNTERFLASHING WHERE WALLS OR CHIMNEY MEET THE ROOF.
5. PROVIDE 4" x 4" WOOD POST TO UNDERSIDE OF RIDGE BOARDS AND TO SIT ON DOUBLE WOOD FRAMING IN ATTIC FOR SUPPORT.
6. PROVIDE DOUBLE WOOD FRAMING AT CHIMNEY OPENING. SEE GENERAL NOTES FOR MINIMUM AIR SPACE CLEARANCES AND FIREBLOCKING REQUIREMENTS.
7. PROVIDE FLASHING IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING WALL AND ROOF THROUGH JOINTS, MOISTURE PERMEABLE MATERIALS AND INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH ROOF PLANE.

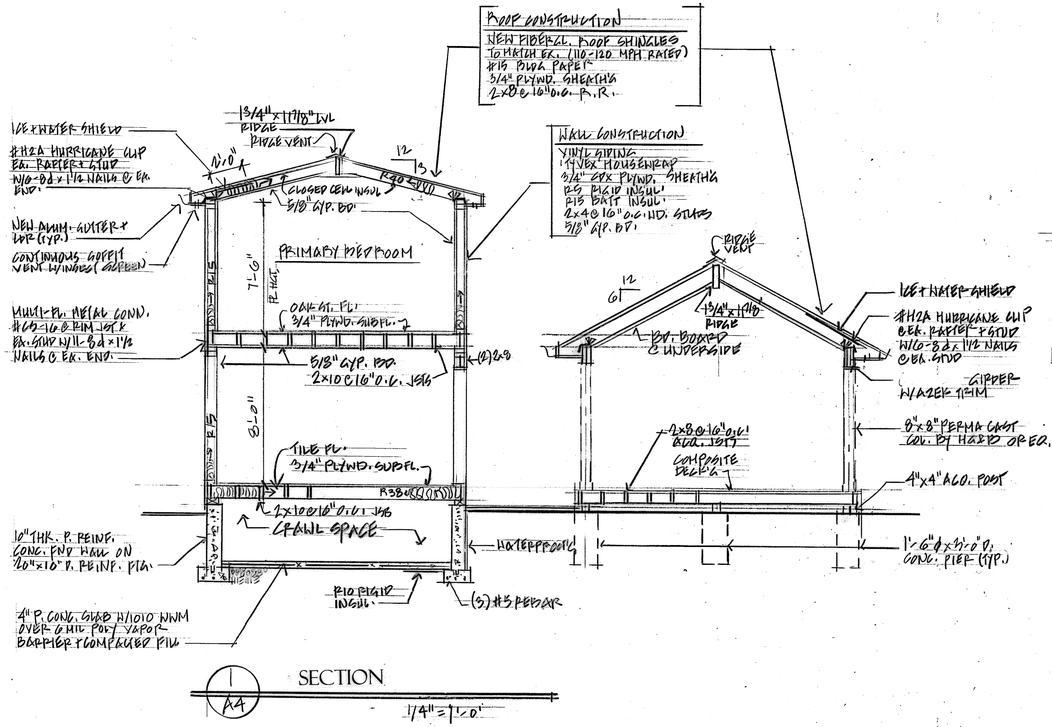
JANICE ARCHITECT MILLER
516-944-9571
2 LINCOLN PLACE
PORT WASHINGTON, NY 11050

PERCEVAL RESIDENCE

12A HENDERSON AVE. PORT WASHINGTON, N.Y.

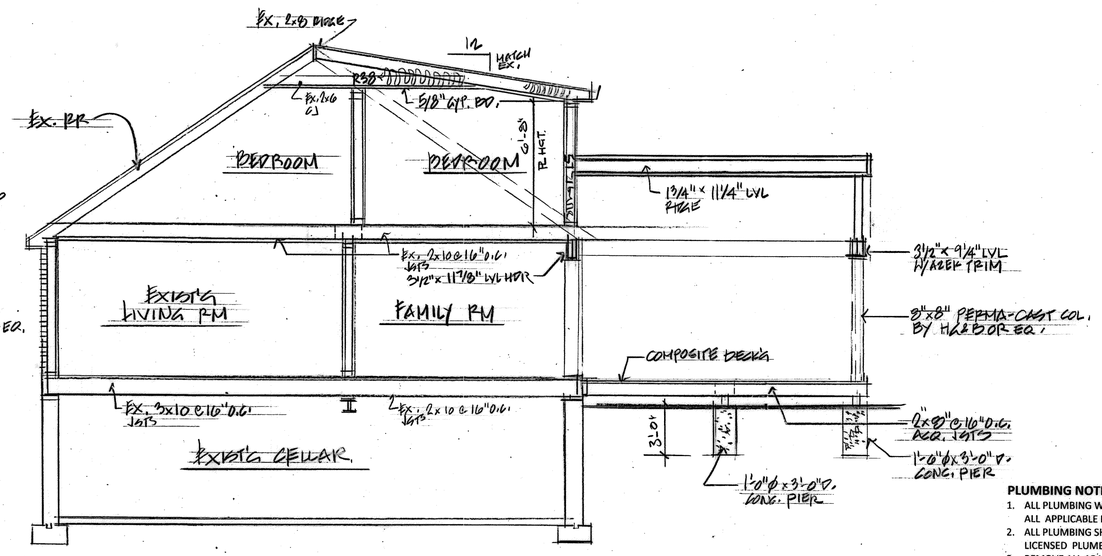
ELEVATIONS, SECTION

REVISIONS		DATE	DRAWING
		3/31/23	A3
DRAWN JLM	SCALE 1/4"=1'-0"	FILE 2214	



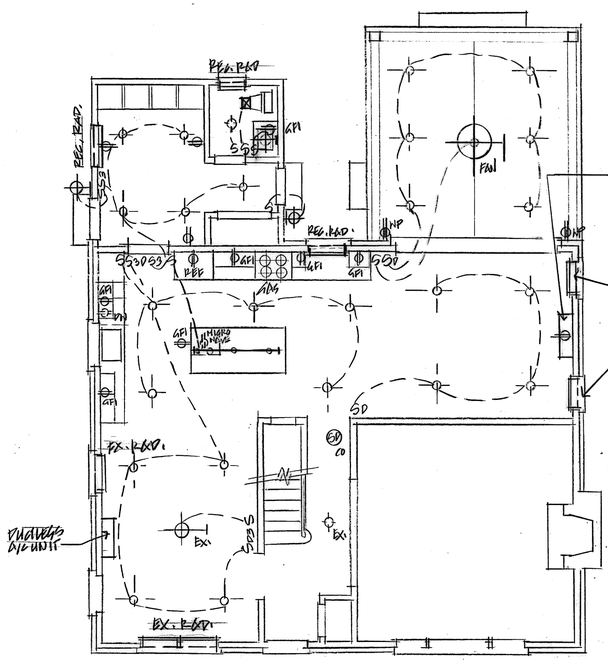
1 A4 SECTION

1/4" = 1'-0"



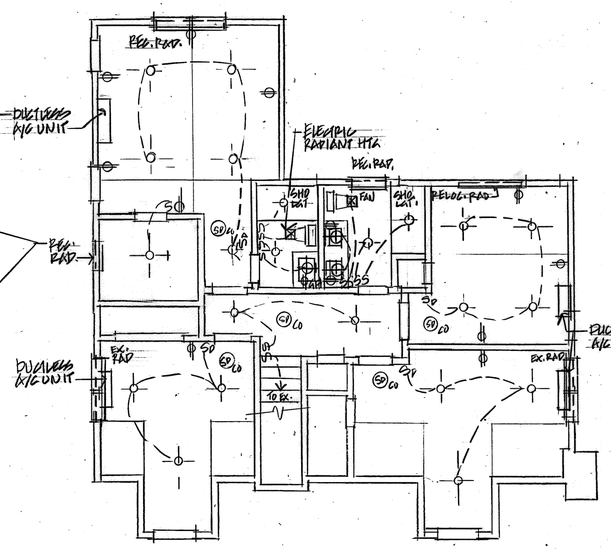
2 A4 SECTION

1/4" = 1'-0"



3 A4 FIRST FLOOR ELECTRICAL PLAN

3/16" = 1'-0"



4 A4 SECOND FLOOR ELECTRICAL PLAN

3/16" = 1'-0"

LIGHTING & ELECTRICAL SYMBOL LEGEND

- DUPLEX OUTLET
- GFI PROTECTED OUTLET
- WATERPROOF OUTLET
- SINGLE POLE SWITCH
- (3) WAY SWITCH
- DIMMER SWITCH
- SURFACE MOUNTED LIGHT FIXTURE
- RECESSED HIGH HAT
- FLUORESCENT FIXTURE
- UNDERCOUNTER LIGHTS
- EXHAUST FAN
- SMOKE/CARBON MONOXIDE DECTECTOR (HARD WIRED)
- CABLE OUTLET

ELECTRICAL NOTES

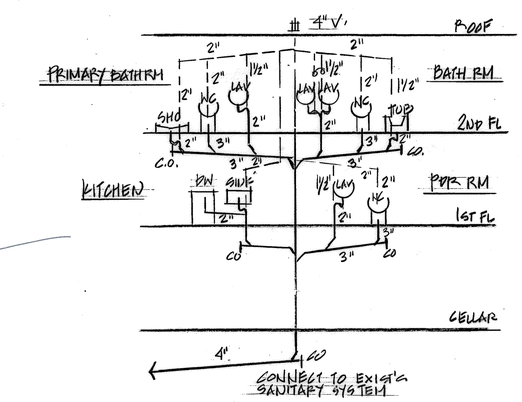
1. ALL ELECTRICAL WORK SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED ELECTRICIAN.
2. CONTRACTOR SHALL OBTAIN 'UNDERWRITER'S CERTIFICATE COVERING ALL ELECTRICAL WORK PERFORMED AS PART OF THIS CONTRACT.
3. ELECTRICIAN SHALL VERIFY LOCATION OF ROUGHING BOXES WITH OWNER/ ARCHITECT PRIOR TO WIRING.
4. CONTRACTOR SHALL SUPPLY AND INSTALL WHITE BAFFLE HI-HAT FIXTURES WHERE INDICATED ON PLANS.
5. OUTLETS SHALL BE DUPLEX GROUNDED TYPE, GFI AND/OR WEATHERPROOF WHERE INDICATED (LEVITON OR APPROVED EQUAL.)
6. SWITCHES TO BE SILENT TYPE ROCKER SWITCHES, WHITE FINISH (LEVITON OR APPROVED EQUAL.)
7. SURFACE MOUNTED FIXTURES SHALL BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
8. GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL SMOKE DETECTION DEVICES IN COMPLIANCE WITH SECTIONS 721.1 AND 1060.10 OF THE NYS UNIFORM FIRE PREVENTION AND BUILDING CODE. DEVICES SHALL BE HARD WIRED AND INTERCONNECTED AND BE LOCATED A MINIMUM OF 18 INCHES FROM ADJACENT WALLS.
9. CONTRACTOR SHALL IDENTIFY AND LABEL ALL NEW CIRCUITS UPON COMPLETION OF THE JOB.
10. CONTRACTOR SHALL VERIFY AND EVALUATE EXISTING ELECTRIC SERVICE AND PROPOSE UPGRADE IF NECESSARY.
11. A MINIMUM OF 50% OF THE LAMPS IN PERMANENLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS AS PER SECTION 404.1 NYS ENERGY CODE.

Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional *story* of the *dwelling*, including *basements* and *habitable attics* and not including crawl spaces and uninhabitable *attics*. In *dwellings* with split levels a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one *full story* below the upper level.

Carbon monoxide alarms in *dwelling units* shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.
Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL COMPLY WITH NYS BUILDING CODES AND ALL APPLICABLE LOCAL CODES.
2. ALL PLUMBING SHALL BE PREFORMED BY OR UNDER THE DIRECTION OF LICENSED PLUMBER.
3. REMOVE ALL ABANDONED SOIL, VENT AND WATER LINES.
4. PROVIDE SHUT-OFF VALVES FOR ALL FIXTURES. FURNISH AND INSTALL ALL WASTE, SOIL, VENT AND WATER LINES FOR NEW FIXTURES. EXTEND HOT WATER SYSTEM TO PROVIDE DOMESTIC HOT WATER AS REQUIRED.
5. INSULATE ALL PIPING AND DUCTWORK IN ATTIC AND CRAWL SPACES WITH 1" INSULATION ON ALL DUCTS, 1 ½" INSULATION ON ALL PIPING, ¾" INSULATION ON ALL SERVICE SUPPLY PIPING.



PLUMBING RISER DIAGRAM

NTS

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PERCEVAL RESIDENCE

12A HENDERSON AVE. PORT WASHINGTON, N.Y.

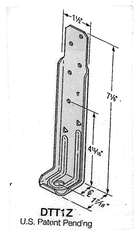
SECTIONS, ELECTRICAL PLANS

REVISIONS		DATE	DRAWING
		3/31/23	A4
DRAWN JLM	SCALE AS NOTED	FILE 2214	

TABLE R301.2(1):CLIMACTIC AND GEOGRAPHIC DESIGN CRITERIA

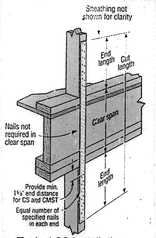
GROUND SNOW LOAD	WIND DESIGN: SPEED (MPH)	TOPOGRAPHIC EFFECTS	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
25 PSF	120	N/A	WIND < 130 MPH	NASSAU: B	SEVERE	36" MIN.	MOD / HEAVY	NASSAU: 15° F	24"	VARIES	1500 OR <	52.9° F

R301.2(1) DESIGN CRITERIA: AREA LOCATED WHERE WIND SPEEDS EQUAL OR EXCEEDS 120 MILES PER HOUR. DESIGN CRITERIA BASED ON AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM)



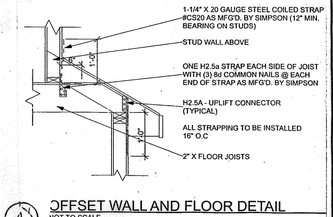
DTT1Z
U.S. Patent Pending

12



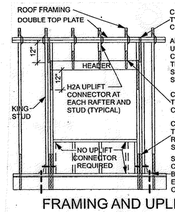
Typical CS Installation
(Floor-to-Floor Tie)

11



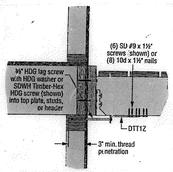
OFFSET WALL AND FLOOR DETAIL
NOT TO SCALE

14



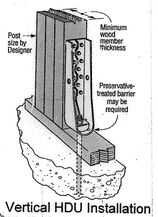
FRAMING AND UPLIFT CONNECTION
FOR WINDOW AND DOOR OPENING

5



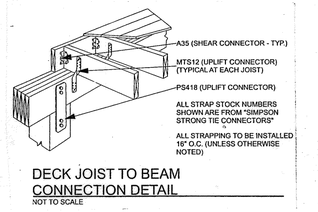
Typical DTT1Z Deck-to-House
Lateral Load Connection

6



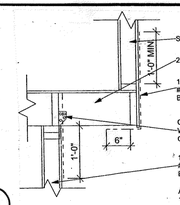
Vertical HDU Installation

7



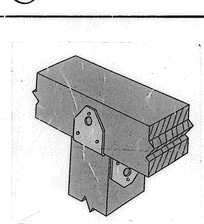
DECK JOIST TO BEAM
CONNECTION DETAIL
NOT TO SCALE

8



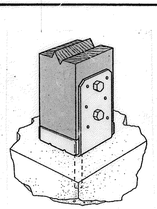
CANTILEVERED FLOOR DETAIL

9



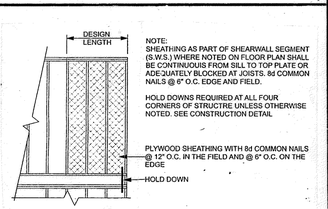
Typical BC4 Installation

10



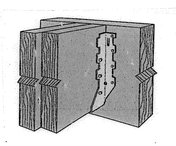
Typical ABU44Z Installation

11



SHEARWALL SEGMENT DETAIL
NOT TO SCALE

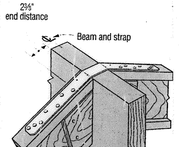
12



Typical LUS210-2 Installation

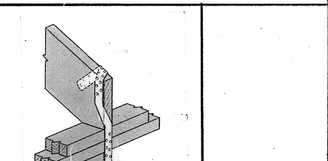
FACE MOUNT HANGER

14



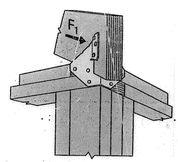
Typical LSTA Installation

15



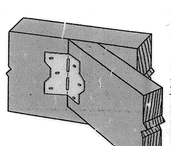
Typical MTS24C Installation

16



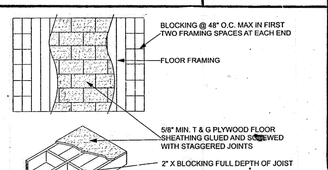
Typical HCP Installation

18



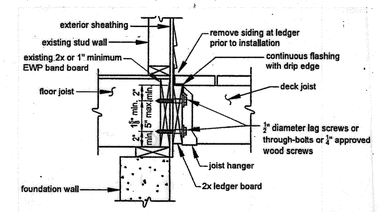
Typical LS30 Installation

19



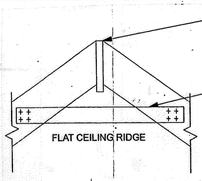
CEILING AND FLOOR
BRACING AT END WALLS

20



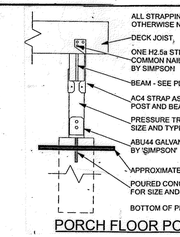
LEDGER BOARD-TO-BAND BOARD ATTACHMENT

1



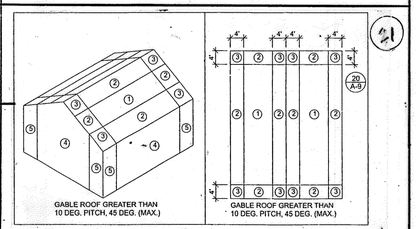
ROOF RIDGE DETAIL

13



PORCH FLOOR POST SUPPORT DTL.

17



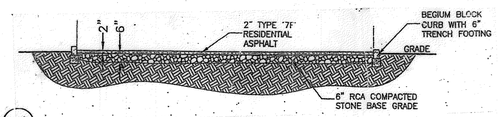
21

PLYWOOD SHEATHING NAILING SCHEDULE	ROOF SHEATHING		WALL SHEATHING		
	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5
FIELD	12" O.C.	12" O.C.	6" O.C.	12" O.C.	12" O.C.
EDGE	6" O.C.	6" O.C.	6" O.C.	6" O.C.	6" O.C.

A. ALL 1/2" EXTERIOR PLYWOOD SHEATHING TO BE SECURED WITH 8d COMMON NAILS OR 10d BOX NAILS. PATTERN AS INDICATED ABOVE

FOR ADDITIONAL STRUCTURAL NAILING REQUIREMENTS REFER TO "WFCM 2001 NAILING SCHEDULE" ON TITLE SHEET.

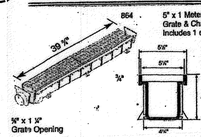
ROOF AND WALL SHEATHING NAILING SCHEDULE



SECTION THROUGH DRIVEWAY

W

CHANNEL DRAIN DETAIL (MODULAR)

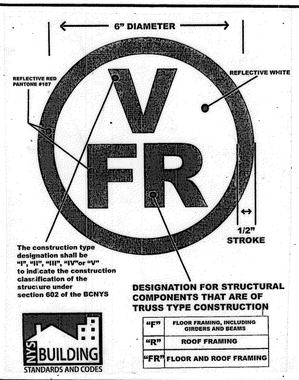


Grate should be recessed 1/8" below finish grade in non traffic applications. Grate should be recessed 1/4" in traffic applications.

Specifications

NDS #854, 5" Wide Structural Foam Polydrain light traffic channel grate and deep profile high impact PVC channel drain with mechanical interlocking joint and UV inhibitors. Open surface area 25.12 square inches per foot. 32.91 GPM per foot.

M



(a) When truss type construction, pre-engineered wood construction, and/or timber construction is utilized in the construction of a new residential structure or in an addition to or rehabilitation of an existing residential structure, such residential structure shall be identified by a sign or symbol in accordance with the provisions of this Part.

(b) The sign or symbol required by this Part shall by affixed to the electric box attached to the exterior of the residential structure; provided, however, that:

(1) if affixing the sign or symbol to the electric box would obscure any meter on the electric box, or if the utility providing electric service to the residential structure does not allow the sign or symbol to be affixed to the electric box, the sign or symbol shall be affixed to the exterior wall of the residential structure at a point immediately adjacent to the electric box; and

(2) if no electric box is attached to the exterior of the residential structure or if, in the opinion of the authority having jurisdiction, the electric box attached to the exterior of the building is not located in a place likely to be seen by firefighters or other first responders responding to a fire or other emergency at the residential structure, the sign or symbol required by this Part shall be affixed to the exterior of the residential structure in a location approved by the authority having jurisdiction as a location likely to be seen by firefighters or other first responders responding to a fire or other emergency at the residential structure.

WFCM 2001 Nailing Schedule

Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
ROOF FRAMING			
Rafter To To Plate (Toe Nailed)	3	3	Per Rafter
Ceiling Joist To Top Plate (Toe Nailed)	3	3	Per Joist
Ceiling Joist To Parallel Rafter (Face Nailed)	3	3	Each Lap
Ceiling Joist Laps Over Partitions (Face Nailed)	3	3	Each Lap
Collar Tie To Rafter (Toe Nailed)	1	1	Per Ite
Blocking To Rafter (Toe Nailed)	2-8d	2-10d	Each End
Rim Board To Rafter (End Nailed)	2-16d	3-16d	Each End
WALL FRAMING			
Top Plate To Top Plate (Face Nailed)	2-16d	2-16d	Per Foot
Top Plates At Intersections (Face Nailed)	4-16d	5-16d	Joints - Each Side
Stud To Stud (Face Nailed)	2-16d	2-16d	24" O.C.
Header To Header (Face Nailed)	16d	16d	16" o.c. along edges
Top Or Bottom Plate To Stud (End Nailed)	1	1	per stud
Bottom Plate To Floor Joist Bandjoist, Endjoist, or Blocking (Face Nailed)	2-16d	2-16d	Per Foot
FLOOR FRAMING			
Joist To Sill, Top Plate, Or Girder (Toe Nailed)	4-8d	4-10d	Per Joist
Bridging To Joist (Toe Nailed)	2-8d	2-10d	Each End
Blocking To Joist (Toe Nailed)	2-8d	2-10d	Each End
Blocking To Sill Or Top Plate (Toe Nailed)	3-16d	4-16d	Each Block
Ledger Strip To Beam (Face Nailed)	3-16d	4-16d	Each Joist
Joist On Ledger To Beam (Toe Nailed)	3-8d	3-10d	Per Joist
Band Joist To Joist (End Nailed)	3-16d	4-16d	Per Joist
Band Joist To Sill Or Top Plate (Toe Nailed)	2-16d	3-16d	Per Foot
ROOF SHEATHING			
Structural Panels	8d	10d	(See Roof and Wall Sheathing Nailing Detail)
Diagnal Board Sheathing 1" X 6" X 1" X 8"	2-8d	2-10d	Per Support
1" X 10" Or Wider	3-8d	3-10d	Per Support
CEILING SHEATHING			
Gypsum Wallboard	5d Coolers	5d Coolers	7" Edge / 10" Field
WALL SHEATHING			
Structural Panels	8d	10d	(see Shearwall segment details)
Gypsum Wallboard	5d Coolers	5d Coolers	7" Edge / 10" Field
FLOOR SHEATHING			
Structural Panels 1" Or Less	8d	10d	6" Edge / 12" Field
Greater Than 1"	10d	10d	6" Edge / 6" Field

MINIMUM UNIFORM DISTRIBUTED LOADS

MINIMUM UNIFORM DISTRIBUTED LOADS

USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60 PSF	10 PSF
DECKS	40 PSF	10 PSF
PASSENGER VEHICLE GARAGES	50 PSF	AS PER PLAN
ATTICS WITHOUT STORAGE (LESS THAN 42" CLEAR HT.)	10 PSF	10 PSF
ATTICS WITH STORAGE (MORE THAN 42" CLEAR HT.)	20 PSF	10 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	10 PSF
SLEEPING ROOMS	30 PSF	10 PSF
STAIRS	40 PSF	10 PSF
GUARDRAILS AND HANDRAILS	200 PSF	10 PSF
ROOF LOADING (LIVE = GROUND SNOW LOAD ADJUSTMENTS AS PER TABLE R301.5 OF THE RESIDENTIAL CODE OF NEW YORK STATE)	20 PSF	12 PSF FOR ATTIC 15 PSF FOR CATHEDRAL

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

REFER TO TABLE R301.7 OF THE RESIDENTIAL CODE OF NEW YORK STATE)

STRUCTURAL MEMBER	STRUCTURAL MEMBER
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WINDOW LOADS a. WITH BRITTLE FINISHES	L/240
EXEXTERIOR WALLS - WIND LOADS a. WITH FLEXIBLE FINISHES	L/120

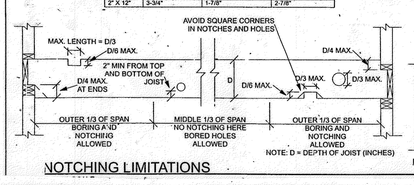
NOTE: L = SPAN LENGTH H = SPAN HEIGHT

a. THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN.

b. FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE RAFTER.

REGISTERED ARCHITECT
JANICE LYNN MILLER
#023088
STATE OF NEW YORK

JOIST NOTCHING AND BORING LIMITATIONS			
JOIST SIZE	MAX. HOLE	MAX. NOTCH DEPTH	MAX. END NOTCH
2" X 4"	NONE ALLOWED	NONE ALLOWED	NONE ALLOWED
2" X 6"	1-1/2"	7/8"	1-3/8"
2" X 8"	2-3/8"	1-1/4"	1-7/8"
2" X 10"	3"	1-1/2"	2-3/8"
2" X 12"	3-3/4"	1-7/8"	2-7/8"

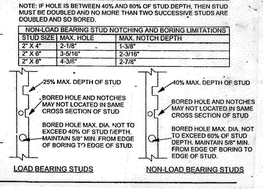


NOTCHING LIMITATIONS

LOAD BEARING STUD NOTCHING AND BORING LIMITATIONS		
STUD SIZE	MAX. HOLE	MAX. NOTCH DEPTH
2" X 4"	1-3/8"	7/8"
2" X 6"	2-3/16"	1-3/8"
2" X 8"	2-7/8"	1-13/16"

NOTE: IF HOLE IS BETWEEN 40% AND 60% OF STUD DEPTH, THEN STUD MUST BE DOUBLED AND NO MORE THAN TWO SUCCESSIVE STUDS ARE DOUBLED AND SO BORED.

NON-LOAD BEARING STUD NOTCHING AND BORING LIMITATIONS		
STUD SIZE	MAX. HOLE	MAX. NOTCH DEPTH
2" X 4"	2-1/8"	1-3/8"
2" X 6"	3-5/16"	2-3/16"
2" X 8"	4-3/8"	2-7/8"



LOAD BEARING STUDS NON-LOAD BEARING STUDS

JANICE ARCHITECT MILLER
516-944-9571
2 LINCOLN PLACE
PORT WASHINGTON, NY 11050

PERCEVAL RESIDENCE

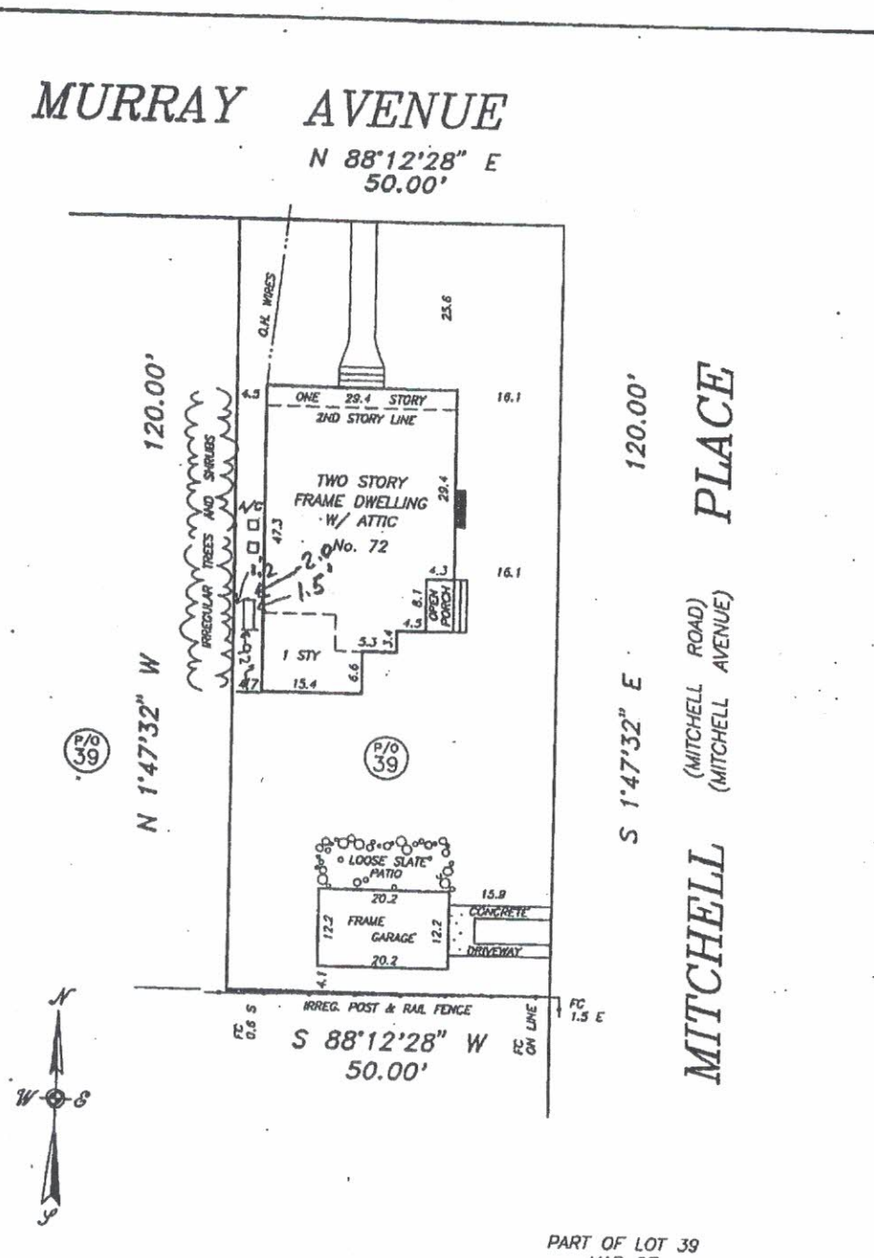
12A HENDERSON AVE. PORT WASHINGTON, N.Y.

PLOT PLAN, FOUNDATION PLAN

REVISIONS		DATE	DRAWING
		3/31/23	A5
DRAWN JM	SCALE AS NOTED	FILE 2214	

21386

N.C.T.M. SECT 5 BLK 58 LOT 139



SURVEYED: JULY 8, 1994

CERTIFIED TO:

BOB CAMPBELL

PART OF LOT 39
MAP OF
PORT WASHINGTON HEIGHTS
PROPERTY OF MURRAY AND REID
PORT WASHINGTON TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK
FILED: JANUARY 16, 1903 MAP No. 299

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION.

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

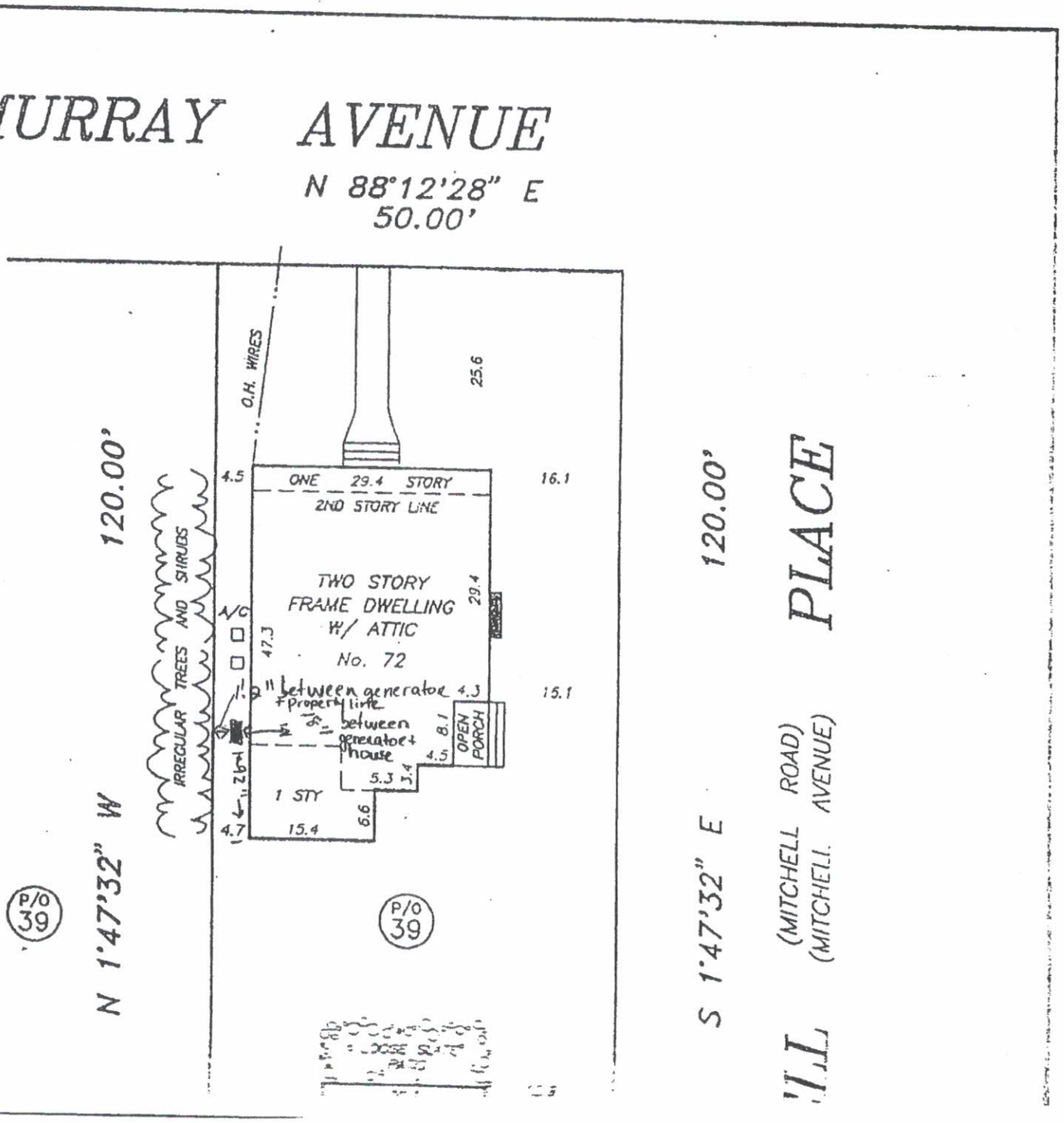
ALBERT W. TAY
LICENSED LAND SURVEYOR
P.O. BOX 312, PLAINVIEW, NY 11803
TEL (516) 433-3725 FAX (516) 433-0409

Records of
BERTRAM F. ALLEN CE
BERTRAM F. ALLEN Jr
Port Washington, New York

Albert W. Tay
LICENSED LAND SURVEYOR

94411

HOMEOWNER WILL NEED TO GET VARIANCE
Generator 18" FROM THE HOUSE
Generator 1'3" FROM PROPERTY LINE



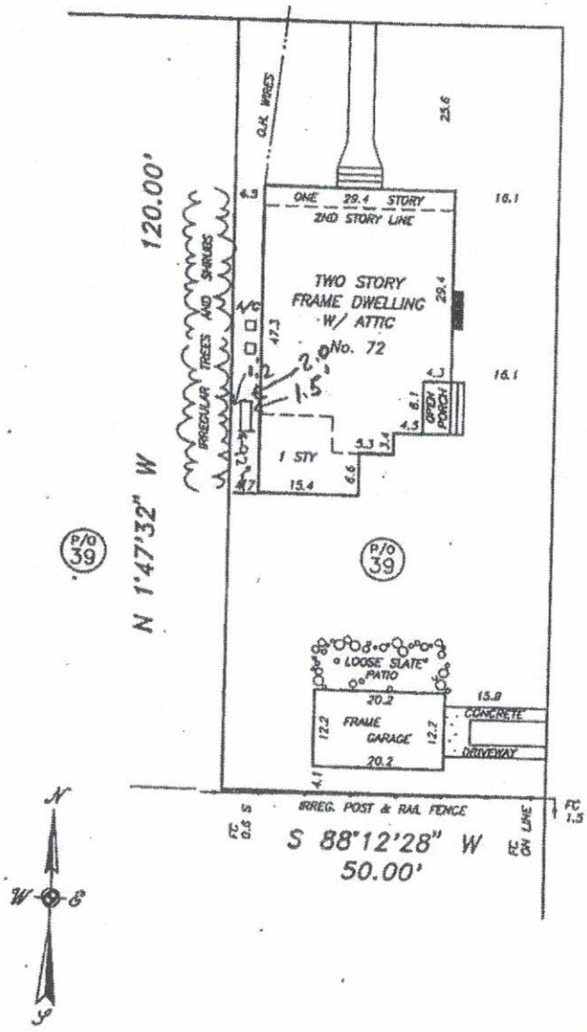
DISAPPROVED

Carlos Reyes
04/06/2023

N.C.T.M. SECT 5 BLK 58 LOT 139

MURRAY AVENUE

N 88°12'28" E
50.00'



SURVEYED: JULY 8, 1994

CERTIFIED TO:
BOB CAMPBELL

PART OF LOT 39
MAP OF
PORT WASHINGTON HEIGHTS
PROPERTY OF MURRAY AND REID
PORT WASHINGTON TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK
FILED: JANUARY 16, 1903 MAP No. 299

94411

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Records of
BERTRAM F. ALLEN CE
BERTRAM F. ALLEN Jr
Port Washington, New York

LICENSED LAND SURVEYOR

PROPOSED FIRST FLOOR INTERIOR RENOVATIONS, RENOVATIONS OF DETACHED LOWER LEVEL GARAGE WITH NEW CELLAR STAIRWAY TO LOWER LEVEL GARAGE

BLOCK RESIDENCE

13 WAKEFIELD AVENUE - PORT WASHINGTON, NY 11050

GENERAL CONDITIONS OF THE WORK:

1. THESE NOTES SHALL APPLY TO THE GENERAL CONTRACTOR, EACH SUBCONTRACTOR AND THE OWNERS FORCES. EACH CONTRACTOR SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL TRADES AND ASPECTS OF THE WORK. EACH CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH THE WORK OF OTHER CONTRACTORS AND TRADES.
2. THE CONTRACTOR SHALL INSPECT THE SITE AND MAKE ALL APPROPRIATE INQUIRES TO DETERMINE CONDITIONS AND FILED CONSTRUCTION CRITERIA PRIOR TO SUBMISSION OF BIDS, AND SHALL MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER. THE CONTRACTORS AND OWNERS AGREEMENT TO ENTER INTO THE WORK SHALL SUFFICE AS THEIR ACCEPTANCE TO THE TERMS SPECIFIED HEREIN, AND SHALL BE INCORPORATED INTO ANY AND ALL AGREEMENTS BETWEEN THE OWNER AND CONTRACTOR.
3. NOTHING ON THESE DRAWINGS SHALL BE CONSTRUED AS MODIFYING IN ANY WAY THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR OR THE THE CONTRACTOR AND SUB CONTRACTORS.
4. THE OWNER SHALL BE RESPONSIBLE FOR AND ANOMALIES AND/OR IRREGULARITIES DISCOVERED DURING CONSTRUCTION PHASE OF THE PROJECT, WHICH MAY REQUIRE ADDITIONAL MEASURES TO BE TAKEN ON THE PART OF THE CONTRACTOR, SUBCONTRACTORS, OR THE ARCHITECT. ANY AND ALL COSTS RELATED TO THE ADDITIONAL WORK SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, INCLUDING THE ADDITIONAL SERVICES OF ANY OUTSIDE AGENCIES, INCLUDING BUT NOT LIMITED TO SURVEYING, PILES, EXTERMINATION, BORINGS, UNDERPINNING, SITE DRAINAGE, ADDITIONAL CONSULTANTS, SITE VISITS, CERTIFICATION LETTERS, AMENDMENTS, AS BUILT DRAWINGS, ETC.

EXISTING SITE CONDITIONS:

1. ALL EXISTING EQUIPMENT, UTILITIES, STRUCTURES AND OTHER ITEMS INTERFERING WITH THE INSTALLATION OF THE PROPOSED EQUIPMENT AND STRUCTURES SHALL BE REMOVED AND REPLACED AND SHALL BE SUBJECT TO APPROVAL OF THE OWNER.
2. THE CONTRACTOR SHALL DETERMINE AND/OR VERIFY THE ACTUAL LOCATION OF ANY UTILITIES, PIPING AND REPATED ITEMS PRIOR TO THE COMMENCEMENT OF WORK. ALL COSTS INCURRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE AGREED UPON BY THE OWNER.
3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED CORRECT, BUT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO THE MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET UNFORESEEN OR ANY OTHER CONDITIONS.
4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS AND ARE SUBJECT TO REVISIONS AS PER ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS HEREIN SHOWN AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S / REPRES. ATTENTION BEFORE COMMENCING WITH THE WORK.
5. IF IN THE COURSE OF THE CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS THE CONTRACTOR SHALL STOP ALL WORK AND NOTIFY THE ARCHITECT SO AS TO ALLEVIATE SUCH CONFLICT WITHOUT BURDEN TO THE OWNER. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITIES AND LIABILITY ARISING THERE FROM.
6. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATION OF ANY EXISTING OVERHEAD OR UNDERGROUND ELECTRICAL OR OTHER HAZARDOUS UTILITY LINES AND TO ARRANGE FOR THEIR RELOCATION.
7. THE CONTRACTOR SHALL BE HELD TO HAVE VERIFIED DIMENSIONS AND CONDITIONS AT THE BUILDING, NO LATER CLAIMS WILL BE CONSIDERED FOR LABOR EQUIPMENT OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED BECAUSE OF LACK OF INFORMATION, LACK OF SITE INSPECTIONS OR IMPROPER EVALUATION OF THE WORK INVOLVED.
8. CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING FOR BID AND/OR PERMIT.
9. CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB-PANELS, ETC. FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS.

CONTRACTOR'S RESPONSIBILITIES FOR COORDINATION AND WORKMANSHIP:

1. THE CONTRACTOR SHALL COORDINATE SCHEDULING OF SUBCONTRACTORS AND OTHER CONTRACTS AND SHALL PROVIDE EVERY POSSIBLE COOPERATIVE EFFORT TO COORDINATE COMPLETION OF ALL WORK. THE GENERAL CONTRACTOR SHALL COMPLETE A COMPREHENSIVE SCHEDULE FOR ALL WORK PERTAINING TO ALL CONTRACTS AND SHALL SUBMIT THE SAME TO THE OWNER IN ACCEPTABLE FORMAT FOR REVIEW WELL IN ADVANCE OF WORK COMMENCEMENT.
2. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE OWNER TO MINIMIZE INTERRUPTIONS TO NORMAL OWNER OPERATIONS.
3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING AND PATCHING OF HIS WORK THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING, CUTTING OR OTHERWISE ALTERING ANY OF ANY OTHER CONTRACTORS WORK, AND NO CUTTING SHALL BE DONE WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER. ANY COSTS CAUSED BY DEFECTIVE OF ILL-TIMED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFORE.
4. CONTRACTORS OR SUBCONTRACTORS WHOSE WORK AND INSTALLATIONS REQUIRE SLEEVES, HANGER INSERTS, BOLTS, ANCHORS, ETC., TO BE BUILT INTO THE WORK OF OTHER CONTRACTORS SHALL INSTALL OR PROVIDE THESE ITEMS TO THE APPROPRIATE CONTRACTOR WHO WILL SET THESE TO WORK IN THE LOCATIONS ESTABLISHED BY THE CONTRACTOR WHO REQUIRES THESE ITEMS. THESE ITEMS SHALL BE PROVIDED AND THEIR LOCATIONS COORDINATED SUFFICIENTLY IN ADVANCE, SO AS NOT TO DELAY THE PROGRESS OF A JOB AS A WHOLE. ALL SUCH ITEMS SHALL BE INCORPORATED SO THEY WILL MEET THE CORRECT PHYSICAL ELEVATIONS OF FLOORS AT EACH LEVEL. THEY SHALL BE SECURED INTO THE FRAMEWORK FOR CONCRETE SO AS TO MAINTAIN THEIR PROPER LOCATION AND POSITION DURING THE PLACING OF CONCRETE AND REMOVAL OF FORMWORK.
5. THE CONTRACTORS SHALL MAKE TIMELY SUBMISSIONS OF SHOP DRAWINGS AND SAMPLES SET FORTH SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR REVIEW, POSSIBLE CORRECTION, POSSIBLE RESUBMISSION AND FOR APPROVAL OF SUBMISSIONS WITHOUT DELAYING THE PROGRESS OF THE ENTIRE PROJECT OR ANY PHASE OF THE PROJECT.
6. ANY MATERIALS OR WORKMANSHIP FOUND AT THE TIME TO BE DEFECTIVE SHALL BE REMEDIATED AT ONCE, REGARDLESS OF PREVIOUS INSPECTION. THE INSPECTION OF THE WORK IS INTENDED TO AID THE CONTRACTOR IN APPLYING LABOR AND MATERIALS ANT IN ACCORDANCE WITH THE SPECIFICATIONS, BUT SUCH INSPECTION SHALL NOT OPERATE TO RELEASE THE CONTRACTOR FROM ANY OF HIS CONTRACTUAL OBLIGATIONS.
7. ALL NEW MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MFC. LATEST PRINTED SPECIFICATIONS AND WITH ALL GOVERNING CODE REQUIREMENTS.
8. ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT SHALL MAKE NO SUBSTITUTIONS OF MATERIALS FOR THEIR WORK NOT SHOWN IN DETAIL BUT WHICH ARE SHOWN GENERALLY, OR FOR REASONABLE INFERABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION, THE MATERIAL, METHODS, AND WORKMANSHIP SHALL CONFORM, AS A MINIMUM, TO THE TYPICAL REPRESENTATIVE DETAIL THROUGHOUT THE CORRESPONDING PARTS OF THE BUILDING.
9. NO MATERIALS OF ANY KIND SHALL BE USED UPON THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER. ALL MATERIAL REJECTED SHALL BE IMMEDIATELY REMOVED FROM THE WORK AND NOT AGAIN OFFERED FOR INSPECTION.
10. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND ALL MECHANICS SHALL BE SKILLED IN THEIR TRADE.
11. ITEMS SHOWN ON PLAN BUT NOT SPECIFICALLY STATED IN THE SPECIFICATIONS AND/OR VICE VERSA SHALL BE CONSIDERED IN THE CONTRACT.

CODE COMPLIANCE:

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BUILD IN COMPLIANCE WITH ANY AND ALL APPLICABLE BUILDING CODES AS WELL AS THE REQUIREMENTS OF ALL LOCAL AGENCIES. THESE RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO MATERIAL, EQUIPMENT, APPLICATIONS/INSTALLATIONS, THE PROPER SEQUENCE OF TRADES AND PHASES OF CONSTRUCTION, FILING PROCEDURES, AND GENERAL ACCEPTABLE BUILDING PRACTICES OUTLINED BY THESE CODES. THESE REQUIREMENT SHALL PERTAIN TO THE PROPERTY ADDRESSED HEREIN AS WELL AS ANY NEIGHBORING PROPERTIES THAT MAY BE AFFECTED BY IT'S ALTERATION. BE IT KNOWN THAT ALL NOTES AND SPECIFICATIONS SHOWN HEREIN, WHICH MAKE REFERENCE TO SAID RESPONSIBILITIES, ARE RECOMMENDATIONS OF THIS OFFICE AND ARE SUBJECT TO CHANGE AS PER ANY GOVERNING AGENCIES AND REPRESENTATIVES THEREOF, ANY DISCREPANCIES WHICH MAY ARISE BETWEEN THESE DRAWINGS AND SAID REQUIREMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE COMMENCEMENT OF WORK IN QUESTION.
2. EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FIRE CODE OF NEW YORK STATE, NEW YORK STATE ENERGY CONSERVATION CODE, FEDERAL O.S.H.A., AND ALL OF THE LOCAL GOVERNMENT AGENCIES HAVING JURISDICTION, INSOFAR AS APPLICABLE TO HIS PORTION OF THE WORK.
3. NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM AN EXECUTION OF ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

PAYMENTS TO CONTRACTOR:

1. BEFORE ANY PAYMENT WILL BE MADE BY THE OWNER, THE CONTRACTOR SHALL DELIVER TO THE OWNER ANY WAIVER OR RELEASE OF ANY LIENS ARISING OUT OF HIS CONTRACT FOR WORK COMPLETED AS OF THE DATE OF THE REQUEST FOR PAYMENT.
2. THE CONTRACTOR SHALL FURNISH EVIDENCE SATISFACTORY TO THE OWNER THAT ALL PAYROLLS, BILLS FOR LABOR, MATERIALS AND EQUIPMENT, AND OTHER INDEBTEDNESS CONNECTED WITH HIS WORK FOR WHICH THE OWNER OR HIS PROPERTY MIGHT IN ANY WAY BE RESPONSIBLE, HAVE BEEN PAID OR OTHERWISE SATISFIED.

INSURANCE AND WARRANTIES:

1. EACH CONTRACTOR AND SUBCONTRACTOR SHALL SUBMIT PROOF OF INSURANCE WITH A COMPANY INSURED BY THE STATE OF NEW YORK HAVING COVERAGE FOR THE TYPE OF WORK SPECIFIED WITHIN THESE DRAWINGS IN THE AMOUNTS AND PERIODS SATISFACTORY TO THE OWNER. THE PROOF OF INSURANCE SHALL BE AS FOLLOWS: COMMERCIAL GENERAL LIABILITY, CONTRACTUAL PERSONAL INJURY, AUTOMOBILE LIABILITY, MEDICAL PAYMENTS AND UMBRELLA LIABILITY. FAILURE TO SUBMIT CERTIFICATE OF INSURANCE MAY CAUSE YOUR BID TO BE DISQUALIFIED.
2. VICTOR THOMAS ARCHITECT, P.C. AND THE OWNER SHALL BE AMONG THE NAMED INSURED. COPIES OF CERTIFICATES OF INSURANCE SHALL BE PROVIDED TO ALL PARTIES PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. THE CONTRACTOR, IT'S AGENTS, SERVANTS AND EMPLOYEES SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF RESULTING FROM THE PERFORMANCE OF THE WORK.
4. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ARCHITECT OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEES OF THE CONTRACTOR, OR SUBCONTRACTORS AND ANYONE DIRECTLY OR INDIRECTLY EMPLOYEES BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION UNDER THIS PARAGRAPH SHALL NOT BE LIMIT IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR SUBCONTRACTOR UNDER WORKER'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR ANY OTHER EMPLOYEE BENEFIT ACTS.
5. ALL WORK LET UNDER THESE DRAWINGS SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE OWNER. GRANTING A CERTIFICATE OF OCCUPANCY, OR THE OWNERS USE OF THE PREMISES SHALL NOT CONSTITUTE ACCEPTANCE OF WORK.
6. THE CONTRACTOR SHALL ALSO DELIVER ALL MANUFACTURERS WARRANTIES, GUARANTEES, OPERATIONAL AND MAINTENANCE MANUALS PERTAINING TO HIS WORK.
7. EACH CONTRACTOR SHALL ALSO DELIVER TO THE OWNER WRITTEN GUARANTEE IN FORM AND MANNER THERMS AND EXTENT WILL BE ESTABLISHED IN THE AGREEMENT BETWEEN EACH CONTRACTOR AND THE OWNER.

ARCHITECT'S SERVICES DURING CONSTRUCTION:

1. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE GENERAL CONTRACTOR OF ANY SUBCONTRACTOR NOR SHALL HE GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS. THE OBLIGATION OF THE CONTRACTOR SHALL NOT EXTEND TO THE LIABILITY OF THE ARCHITECT, HIS AGENTS OR EMPLOYEES.
2. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, NO HAS CONTROL OR CHARGE OF CONSTRUCTION MEANS, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES.
3. THE ARCHITECT HAS NOT BEEN RETAINED ON THIS PROJECT FOR BIDDING, AND/OR THE NEGOTIATION AND ADMINISTRATION OF THE CONTRACTS FOR CONSTRUCTION OF THIS PROJECT.
4. THE ARCHITECT IS NOT RETAINED FOR SITE INSPECTIONS AND/OR OBSERVATION OF THE CONSTRUCTION.
5. NO REQUEST FROM ANY PARTY FOR INFORMATION REGARDING CLASSIFICATION AMPLIFICATION OR EXPLANATION OF THESE DRAWINGS OR NOTATION OR REQUEST FOR PERMISSION TO VARY OR DEVIATE FROM THE REQUIREMENTS OF THESE DRAWINGS OR NOTATIONS, WILL BE ENTERTAINED BY THE ARCHITECT UNLESS THEY ARE SET FORTH IN WRITING AND ADDRESSED TO THE OWNER. IF THE OWNER REFERS THESE REQUESTS TO THE ARCHITECT, THE ARCHITECT WILL WITH REASONABLE PROMPTNESS CONSIDER THE MATTER AND RESPOND IN WRITING TO THE OWNER FOR TRANSMITTAL TO THE PARTY CONCERNED. THE ARCHITECT/ REPRES. DOES NOT, NOR WILL ASSUME, ANY RESPONSIBILITY WITH REGARD TO THE ABOVE MENTIONED TYPES OF INQUIRY UNLESS ABOVE PROCEDURE IS FOLLOWED.

TEMPORARY PROTECTION AND STRUCTURES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY ELECTRIC, WATER, TOILET FACILITIES, BARRICADES, SECURITY, AND CLEAN UP AS AGREED UPON BETWEEN THE OWNER AND THE CONTRACTOR. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL DEBRIS CAUSED BY AND/OR DURING THE COMPLETION OF EVERY AND EACH TRADE.
2. THE CONTRACTOR SHALL CONDUCT ALL WORK TO PRECLUDE THE EFFECTS OF WEATHER ON COMPLETED WORK, OR WORK IN PROGRESS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND EXPENSE OF TEMPORARY ENCLOSURES WHERE NECESSARY. DUST PARTITIONS ARE TO BE PROVIDED BETWEEN ALL WORK AREAS AND REST OF THE BUILDING.
3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOSS OR DAMAGE ARISING FROM THE ACTION OF THE ELEMENTS SUCH AS WATER, HEAT, WIND OR OTHER UNFORESEEN DIFFICULTIES THAT MAY BE ENCOUNTERED IN PERFORMING THE WORK TO BE DONE UNDER HIS CONTRACT. IN THE EVENT OF ANY SUSPENSION OF WORK, EACH CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT HIS WORK AND MATERIALS AGAINST DAMAGE OR LOSS. ANY WORK OR MATERIALS THAT HAVE BEEN DAMAGED/DESTROYED OR LOST BECAUSE OF FAILURE OF ANY CONTRACTOR OR SUBCONTRACTOR TO SO PROTECT HIS WORK OR MATERIALS SHALL BE PROMPTLY REMOVED AND REPLACED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL CONDUCT ALL WORK IN SUCH A MANNER SO TO NOT IMPAIR THE STRUCTURAL INTEGRITY OR STABILITY OF THE SAID PROPERTY, WORK SITE, ADJACENT STRUCTURES, EQUIPMENT OR UTILITIES. SHOULD DAMAGE OCCUR AS A RESULT OF THE WORK, THE CONTRACTOR SHALL REPAIR OR REPLACE SAID DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER, AND AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL BEAR ANY AND ALL COSTS ASSOCIATED WITH WORK DISCONTINUATION, ENGINEERING CONSULTATION, MATERIALS TESTING, REPAIR AND ALL MISCELLANEOUS RELATED ITEMS.
5. THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE AND/OR UNDERPIN ALL STRUCTURES, INCLUDING NEIGHBORING STRUCTURES, AS REQUIRED FOR SAFE OPERATION.
6. THE CONTRACTOR IS TO TAKE ALL NECESSARY AND PRUDENT STEPS TO SHORE AND BRACE EXISTING STRUCTURES PRIOR TO INSTALLATION OF HEADERS FOR NEW OPENINGS. THE PROPER AND SAFE EXECUTION OF THIS WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND PROTECTION THEREOF, SUCH AS SCAFFOLDS; STAGING; PLATFORMS; RUNWAYS; HOISTS; LADDERS; CHUTES; TEMPORARY FLOORING, GUARDS, RAILINGS, SHAFT WAY PROTECTIONS, ETC. FOR THE PROTECTION OF WORKMEN AND TO THE PUBLIC SHALL BE PROVIDED, ERECTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL NEW YORK STATE CODES, AND ALL OTHER LAWS, RULES OR ORDINANCES OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN THOSE ITEMS REQUIRED FOR USE. OBTAINING ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS, AND REMOVE THOSE ITEMS WHICH HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE OWNER, UNLESS OTHERWISE STIPULATED BY THE OWNER.

DEMOLITION AND SUBSURFACE SOIL CONDITIONS:

1. CONTRACTOR SHALL STRIP ALL TOPSOIL FROM EFFECTED AREAS OF THE SITE AND SAVE FOR REDISTRIBUTION. THE CONTRACTOR SHALL THEM REMOVE ALL EXCESS EARTH FROM THE SITE.
2. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL BELOW GRADE UTILITIES, WATER AND SEWAGE LINES, DRYWELLS, SEPTIC SYSTEMS; AND ANY OTHER FACILITIES.
3. ALL EXISTING FILL, ROOTS AND OTHER UNSUITABLE BEARING MATERIAL SHALL BE REMOVED AND FOOTINGS CARRIED TO THE BOTTOM OF SUCH EXCAVATION.
4. ALL FOOTINGS SHALL BEAR ON VERGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT. CONTRACTOR TO VERIFY ASSUMED SOIL-BEARING CAPACITY AND SHALL ASSUME FULL RESPONSIBILITY FOR SAME. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY SOIL VARIATION OR CONDITION ADVERSELY AFFECTING ASSUMED BEARING CAPACITY PRIOR TO THE POURING OF ANY FOOTINGS.
5. IN THE EVENT THAT THE CONTRACTOR DISCOVERS CLAY, SILT, OR OTHER SOIL, THE CONTRACTOR SHALL COORDINATE A TEST BORING IN ACCORDANCE WITH THE OWNER/CONTRACTOR AGREEMENT TO VERIFY THE PRESUMED MINIMUM BEARING CAPACITY.
6. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 1'-0" BELOW GRADE UNLESS OTHERWISE NOTED IN PLANS.
7. THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PREFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTES AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH GOOD GENERAL PRACTICES. IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WITH INSTITUTING DEMOLITION PROCEDURES THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A SAFE CONDITION AND NOTIFY THE ARCHITECT AND OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

CONCRETE AND FOUNDATION NOTES:

1. PERFORM REQUIRED EXCAVATION TO EXISTING CONCRETE. NEW WORK INSTALLED TO AND CONNECTING WITH PRESENT WORK SHALL MATCH EXISTING. JOINTS BETWEEN NEW AND EXISTING WORK SHALL BE TROWELED SMOOTH AND EVEN. PROVIDE EXPANSION JOINTS AS REQUIRED.
2- FOOTINGS AT DIFFERENT LEVELS SHALL BE STEPPED SO THAT THE CLEAR DISTANCE BETWEEN ADJACENT BOTTOM EDGES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL OR DEPENDENT UPON LOCAL GOVERNING CODES, WHICHEVER IS PREVALENT.
3. CONCRETE FOUNDATIONS SHALL BE POURED CONTINUOUSLY. IF POUR IS INTERRUPTED A VERTICAL KEY SHALL BE PROVIDED. HORIZONTAL JOINTS ARE NOT PERMITTED.
4. CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF SLOTS, PIPE SLEEVES, INSERTS, ANCHOR BOLTS, ELECTRIC CONDUITS, ETC. AS REQUIRED FOR TRADES BEFORE PLACING CONCRETE.
5. A CONCRETE BLOCK FOUNDATION WALL SHALL BE ACCEPTED IN LIEU OF POURED CONCRETE WHERE PERMITTED BY LOCAL CODES.
6. FOR CRAWL SPACES, BASEMENTS AND CELLARS, ANCHOR BOLTS SHALL BE 5/8" DIA. WITH MINIMUM EMBEDDMENT OF 18" FOR MASONRY WALLS AND 7" FOR POURED CONCRETE WALLS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL, MAX. OF ONE FOOT FROM CORNERS AND 6" FROM END CONDITIONS, AND SPACED THEREAFTER A MAX. 6'-0" O.C. FOR SINGLE STORY STRUCTURES AND 3'-0" O.C. FOR TWO STORY STRUCTURES AND 23" O.C. FOR THREE STORY STRUCTURES. NOTE THAT TWO STORY STRUCTURES WITH ROOF SLOPES EQUAL TO OR GREATER THAN 7:12 SHALL BE CONSIDERED THREE STORIES.
7. FOR SLABS ON GRADE AND LOCATIONS WHERE THE EXTERIOR WALL PLATE BEARS DIRECTLY ON THE FOUNDATION WALL, ANCHOR BOLTS SHALL BE 5/8" DIA. WITH MINIMUM EMBEDDMENT OF 18". THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL, MAX ONE FOOT FROM CORNERS AND 6" FROM END CONDITIONS, AND SPACED THEREAFTER 33" O.C.
8. PROVIDE CONTINUOUS METAL TERMITE SHIELD WITH ALL JOINTS SEALED ALONG PERIMETER WALLS AND SHIELDED TERMITE COLLAR AT ALL PLUMBING PIPES IN CRAWL SPACES UNLESS OTHERWISE NOTED.
9. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS TO BE AS FOLLOWS:
   A) FOOTINGS, PIERS, FOUNDATION WALLS- F'C =3,000 P.S.I. STONE CONCRETE
   B) SLAB ON GROUND: F'C = 2,500 P.S.I. CONCRETE
   C) SUPERSTRUCTURE, SLAB: F'C = 3,000 P.S.I.
10. ANTI-HYDRO SHALL BE ADDED IF POURING TAKES PLACE AT 32 DEGREES FAHRENHEIT OR LESS.
11. CONCRETE WORK INCLUDED:
   A) ALL FOOTINGS, FOUNDATIONS, STEPS, PLATFORMS, ETC, AS PER DRAWINGS
   B) ALL CONCRETE SLABS
   C) ALL OTHER WORK AS REQUIRED BY DRAWINGS
   D) SET ANCHOR BOLTS
12. DAMP PROOFING: WORK INCLUDED
   A) ALL SURFACES TO BE DAMP PROOFED SHALL BE DRY, CLEAN, SMOOTH, FREE OF DUST, DIRT, VOID OF CRACKS AND SHARED PROJECTIONS
   B) ALLOW 24 HOURS PRIOR TO BACKFILLING
   C) APPLY MASTIC EMULSION ONLY WHEN TEMPERATURE IS 40 DEGREES FAHRENHEIT RISING AND IN DRY WEATHER
   D) APPLY CLOTH TROWEL MASTIC OR APPROVED EQUAL ON ALL FOUNDATION WALLS BELOW GRADE AT BASEMENT AND CRAWL SPACES - MASTIC SHALL BE APPLIED AT THE RATE OF 1/8" THICK WET.

MASONRY NOTES:

1. PROVIDE WEEPHOLES @ 2'-0" O.C.
2. PROVIDE GALVANIZED WALL TIES TO ANCHOR BRICK.
3. DUROWALL REINFORCED @ 16" O.C. VERTICALLY. 4. EXPANSION JOINTS @ 30'-0" O.C. VERTICALLY (MAX) AND AT INTERSECTIONS.

SITE WORK:

1. CONTRACTOR SHALL FROM EFFECTED AREAS OF THE SITE AND REDISTRIBUTE ALL TOPSOIL UPON COMPLETION OF THE WORK, PROVIDING FOR FINISHED GRADING AND RESEEDING OF THE LAWN AS DIRECTED BY THE OWNER.
2. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE IS OF SUFFICIENT STRENGTH AND UNTIL THE WALLS ARE PROPERLY BRACED TOP AND BOTTOM BY THE HORIZONTAL FLOOR OR BY ADEQUATE TEMPORARY BRACING.
3. GRADING AROUND ALL NEW CONSTRUCTION SHALL SLOPE AWAY FROM THE FOUNDATION WALL AND SHALL BLEND INTO EXISTING GRADES.
4. ALL SITE DESIGN INCLUDING TOPOGRAPHY, STORM DRAINAGE, SPECIAL PAVING, LANDSCAPING, ETC. SHALL BE PROVIDED BY OTHERS UNLESS SPECIFIED HEREIN.
5. CONTRACTOR SHALL PROVIDE FOR ALL DRIVEWAY MODIFICATION AS REQUIRED ALLOWING FOR ACCESS TO AND FROM THE SITE. ALL NEW CURBS, CURB CUTS AND PAVING MUST COMPLY WITH ALL REQUIREMENT FOR THE GOVERNING MUNICIPALITY AND NYS BUILDING CODE.

DOOR AND WINDOW NOTES:

1. ALL NEW WINDOWS ARE TO ANDERSON 400 SERIES 'MINIMUM GRADE' OR OTHERWISE NOTED IN THESE DRAWINGS OR APPROVED PURHOUSED WITH INSECT SCREENS, GRILLS, JAMB EXTENSIONS, TRIM, ETC. WITH 5/8" INSULATED GLASS UNLESS OTHERWISE AGREED TO.
2. ALL EXTERIOR DOORS WITHOUT GLAZING SHALL HAVE PEEP HOLES INSTALLED.
3. ALL WINDOWS AND DOORS WITH GLAZING 18" OR BELOW ABOVE FINISHED FLOOR SHALL BE ORDERED WITH TEMPERED GLASS. IF PROJECT LIES WITHIN A MILE OF THE COAST LINE, ALL WINDOWS AND DOORS SHALL BE ORDERED WITH LAMINATED GLASS.
4. CONTRACTOR TO VERIFY ALL OF THE ARCHITECTS WINDOW AND DOOR SPECIFICATIONS PRIOR TO ORDERING ANY WINDOW DOOR. IF THERE ARE ANY DISCREPANCIES WITH SIZES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.
5. CONTRACTOR SHALL CONSULT WITH OWNER PRIOR TO ORDERING ANY WINDOW OR DOOR HARDWARE FOR OWNER SPECIFICATIONS.

ROOFING:

1. ALL METAL FLASHING WHERE CALLED FOR ON PLANS SHALL BE COPPER
2. CONTRACTOR SHALL PROVIDE CUTTERS AND LEADERS AS REQUIRED AND SHALL CONNCES THEM TO THE APPROVED STORM WATER DRAINAGE SYSTEM.
3. ALL SKYLIGHT OPENINGS SHALL BE PROPERLY FLASHED.
4. ALL WORK SHALL BEAR A WRITTEN ONE (1) YEAR GARANTEE FROM ROOFING CONTRACTOR FROM THE DATE OF THE OWNER'S ACCEPTANCE. ADDITIONAL MANUFACTURERS WARRANTIES SHALL BE PROVIDED WHEN APPROPRIATE.
5. ALL ROOF INTERSECTIONS TO HAVE FLASHING EXTEND 8" (MEASURED VERTICALLY) ABOVE FLAT ROOFS.
6. FOR ROOFS PITCHED BETWEEN 3:12 AND UP, NEW ROOFING SHALL BE ASPHALT SHINGLES (UNLESS OTHERWISE NOTED) OVER 15# FELT. 1 LAYER OF UNDERLAYMENT REQUIRED WHEN ROOF PITCH IS 4:12 AND ABOVE, OTHERWISE TWO LAYERS SHALL BE USED.
FROM 3:12 UP TO 4:12. INSTALL AND LAP JOINTS AS PER NYS RESIDENTIAL BU

NAILING SCHEDULE

ROOF & CEILING FRAMING

JOINT DESCRIPTION	# OF NAILS	NAIL SPACING
RAFTER TO TOP PLATE (TOE-NAIL)	3-8D COMMON	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAIL)	3-8D COMMON	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE NAIL)	3-16D COMMON	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE NAIL)	3-16D COMMON	EACH LAP
COLLAR TIE TO RAFTER (FACE NAIL)	3-8D COMMON	PER TIE
BLOCKING TO RAFTER (TOE-NAIL)	2-8D COMMON	EACH END
RIM BOARD TO RAFTER (END-NAIL)	2-16D COMMON	EACH END

WALL FRAMING

TOP PLATE TO TOP PLATE (FACE-NAIL)	2-16D COMMON	PER FOOT
TOP PLATES @ INTERSECTIONS (FACE-NAIL)	4-16D COMMON	JOIST - EACH SIDE
STUD TO STUD (FACE-NAIL)	2-16D COMMON	24" OC
HEADER O HEADER (FACE-NAIL)	16D COMMON	16" OC ALONG EDGES
BOTTOM OF TOP PLATE TO STUD (END-NAIL)	2-16D COMMON	PER 2X4 STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST END JOIST OR BLOCKING (FACE NAIL)	2-16D COMMON 2-16D COMMON	PER 2X6 STUD PER FOOT

FLOOR FRAMING

JOIST TO SILL, TOP PLATE, OR GIRDER (TOE-NAIL)	4-8D COMMON	PER JOIST
BRIDGING TO JOIST (TOE-NAIL)	2-8D COMMON	EACH END
BLOCKING TO JOIST (TOE-NAIL)	2-8D COMMON	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAIL)	3-16D COMMON	EACH BLOCK
LEDGER BOARD TO BEAM (FACE-NAIL)	3-16D COMMON	EACH JOIST
JOIST TO LEDGER TO BEAM (TOE-NAIL)	3-8D COMMON	PER JOIST
BAND JOIST TO JOIST (END-NAIL)	3-16D COMMON	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAIL)	2-16D COMMON	PER FOOT

ROOF SHINGLES

20 YEAR 3 TAB SHINGLE	1 1/2" ROOFING NAILS	6 PER SHINGLE MIN.

ROOF SHEATHING

STRUCTURAL PANELS	(SEE GRAPHIC ABOVE)		
INTERIOR ZONE	PANELS EDGES	6D COMMON	6" EDGE 12" FIELD MIN.
	INTERMEDIATE SUPPORTS	12D COMMON	
PERIMETER ZONE	PANELS EDGES	6D COMMON	6" OC
	INTERMEDIATE SUPPORTS	12D COMMON	
GABLE WALL EDGE ZONE	PANELS EDGES	6D COMMON	4" OC
	INTERMEDIATE SUPPORTS	6D COMMON	

CEILING SHEATHING

GYPSUM WALLBOARD (SHEETROCK)	5D COOLERS	7" EDGE / 10" FIELD

WALL SHEATHING

STRUCTURAL PANELS	8D COMMON	2 / 3
GYPSUM WALLBOARD (SHEETROCK)	5D COOLERS	7" EDGE / 10" FIELD

FLOOR FRAMING (SUBFLOOR)

STRUCTURAL PANELS		
1" OR LESS	8D COMMON	6" EDGE / 12" FIELD
GREATER THAN 1"	10D COMMON	6" EDGE / 6" FIELD

*** 1 - MAX WALL HEIGHT FOR 110/120 MPH ZONE, EXPOSURE B & SPACING @ 16" OC IS 14'
SEE PLAN FOR ADDITIONAL SPECIFICATION IF APPLICABLE

WFCM TABLE 3.1

TABLE R301.4
MIN. UNIFORM DISTRIBUTED DESIGN LOADS

USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60 PSF	10 PSF
DECKS	40 PSF	10 PSF
PASSENGER VEHICLE GARAGES	50 PSF	AS PER PLAN
ATTICS W/O STORAGE (ROOF BELOW 3 PITCH)	10 PSF	10 PSF
ATTICS W/ STORAGE (ROOF BELOW 3 PITCH)	20 PSF	10 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	10 PSF
SLEEPING ROOMS	30 PSF	10 PSF
STAIRS	40 PSF	10 PSF
GUARDRAILS & HANDRAILS	200 PSF	10 PSF
ROOF LOADING (LIVE = GROUND SNOW LOAD ADJUSTMENTS AS PER TABLE R301.5 OF THE RESIDENTIAL CODE OF NEW YORK STATE	45 PSF	12 PSF FOR ATTIC 15 PSF FOR CATHEDRAL

RAFTER/ CEILING JOIST TO TOP PLATE LATERAL AND SHEAR CONNECTION REQUIREMENTS
TABLE 3.4A

		110 MPH WIND SPEED
RAFTER / CLG. JT. SPACING (IN.)	WALL HEIGHT (FT.)	NUMBER OF 8D COMMON NAILS (TOENAILED) REQUIRED IN EACH RAFTER &/OR CLG. JT. TO TOP PLATE CONNECTION
12	8-10	2
16	8	3
16	10	3

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN A 3 PITCH WITH NO FINISHED CEILINGS ATTACHED TO RAFTERS	L/180
INTERIOR WALLS & PARTITIONS	H/180
FLOORS & PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS W/ PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - - WIND LOADS a W/ BRITTLE FINISHES	L/240
EXTERIOR WALLS - - WIND LOADS a W/ FLEXIBLE FINISHES	L/120

NOTE: L = SPAN LENGTH
H = SPAN HEIGHT

a. THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.1 TIMES THE COMPONENT & CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN

UPLIFT STRAP CONNECTION REQUIREMENTS

		FASTEST MILE WINDSPEED (mph)			
		90	100	110	120
FRAMING SPACING (in)	ROOF SPAN (ft)	NUMBER OF 8d COMMON NAILS IN EACH END OF 1-1/4" X 20 GAGE STRAP			
16	12	1	2	2	2
	16	1	2	2	3
	20	1	2	2	3
	24	2	2	3	3
	28	2	2	3	4
	32	2	2	3	4
	36	2	3	4	4

WFCM TABLE 3.4B

LOCATION	NAIL SPACING 8d COMMON NAILS	
	EDGES	FIELD
4' PERIMETER ZONE	6	6
INTERIOR ZONES	6	12
GABLE ENDWALL RAKE	4	4
WITH LOOKOUT BLOCKS		

WFCM 3.2.4.1

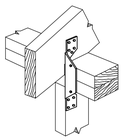
ROOF RAFTER OR TRUSS CONNECTION REQUIREMENTS
WFCM 3.4

		FASTEST MILE WINDSPEED (mph) 110		
		U*	L*	S
RAFTER / TRUSS SPACING (IN.)	ROOF SPAN (FT.)			
16"	12	170	176	78R
	16	203		
	20	236		
	24	269		
	28	303		
	32	336		
	36	370		

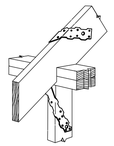
U = CONNECTOR UPLIFT LOAD
L = CONNECTOR LATERAL LOAD (PERPENDICULAR TO THE WALL)
S = CONNECTOR SHEAR LOAD (PARALLEL TO THE WALL)

* TABULATED LENGTH REQUIREMENTS ASSUME A MEAN ROOF HEIGHT OF 33'-0". FOR MEAN ROOF HEIGHTS OF 15'-0" OR LESS, THE TABULATED VALUES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.80.

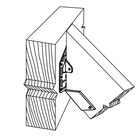
NOTE: THESE PLANS WERE PREPARED IN DIRECT ACCORDANCE WITH THE METHODS SPECIFIED IN THE WFCM WOOD FRAME CONSTRUCTION MANUAL 2001 EDITION & SBC HIGH WIND EDITION



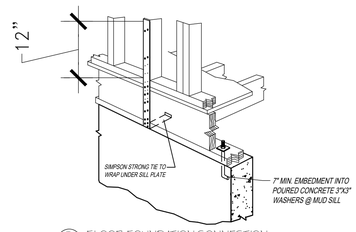
D/4 HURRICANE TIE — NOT TO SCALE
SIMPSON STRONG TIE H2 (OR EQUIVALENT) EACH RAFTER
SEE TABLE IN WFCM - NAIL SCHEDULE 3.1



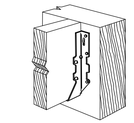
G/4 HURRICANE TIE — NOT TO SCALE
SIMPSON STRONG TIE H7Z (OR EQUIVALENT) EACH RAFTER
SEE TABLE IN WFCM - NAIL SCHEDULE 3.1



G/5 ADJUSTABLE HANGER — NOT TO SCALE
SIMPSON STRONG TIE (OR EQUIVALENT)
LSSU28 - (2"x8") (10) 10D COMMON
LSSU26 - (2"x6", 2"x10" & 2"x12") (10) 10D COMMON

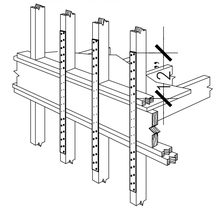


D/4 FLOOR-FOUNDATION CONNECTION — NOT TO SCALE
SIMPSON STRONG TIE LSTA24 (OR EQUIVALENT) @ EACH CONNECTION (4) 8d COMMON NAILS IN EACH END OF 1-1/4" X 20 GAGE STRAP (SEE TABLE IN WFCM - NAIL SCHEDULE 3.1)
MAXIMUM ANCHOR BOLT SPACING 36"

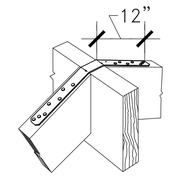


F/4 FACE MOUNT HANGER — NOT TO SCALE
SIMPSON STRONG TIE LUS (OR EQUIVALENT)
LUS26 (8) 10D COMMON, LUS28(10) 10D COMMON, LUS210 (10) 10D COMMON
LUS26-2 (4) 16D COMMON, LUS28-2 (6) 16D COMMON, LUS210-2 (8) 16D COMMON

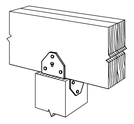
NOTE: ALL STRAPPING, FASTENERS IN CONNECTION WITH PRESSURE TREATED LUMBER SHALL BE 'HOT DIPPED' GALV. OR STAINLESS STEEL.



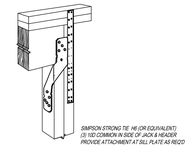
H/4 FLOOR-FLOOR CONNECTION — NOT TO SCALE
SIMPSON STRONG TIE CS20 (OR EQUIVALENT) INSTALLED @ EACH CONNECTION
SEE TABLE WFCM 3.1 FOR NAIL SCHEDULE



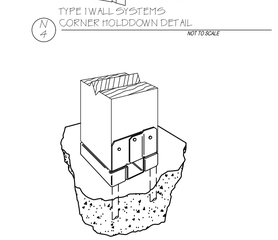
G/4 RIDGE STRAPPING — NOT TO SCALE
SIMPSON STRONG TIE LSR (OR EQUIVALENT) W/ COLLAR TIES @ 16" O.C. CS20 x 24" MIN. FOR RAFTER INSTALLED OVER PLYWOOD
SEE TABLE WFCM 3.1 FOR NAIL SCHEDULE



H/4 POST CAP — NOT TO SCALE
(COLUMN TO HEADER)
SIMPSON STRONG TIE BCS (OR EQUIVALENT)
(3) 10D COMMON EACH SIDE OF POST & HEADER

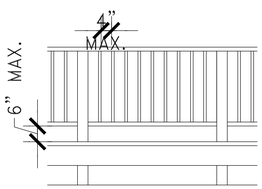


J/4 HEADER TO JACK STUD CONNECTION — NOT TO SCALE
SIMPSON STRONG TIE H6 (OR EQUIVALENT) (3) 10D COMMON IN SIDE OF JACK & HEADER
PROVIDE ATTACHMENT AT SILL PLATE AS REQ'D
TYPICAL AT ALL EXTERIOR HEADER LOCATIONS



TYP. DOUBLE STUD MIN. @ SHEAR WALL HARDWARE LOCATIONS
TYP. NAILING: 2 - 16D 10" O.C. STUD TO STUD

N/4 TYPE I WALL SYSTEMS CORNER HOLDDOWN DETAIL — NOT TO SCALE

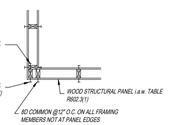


I/1 HANDRAIL DETAIL — NOT TO SCALE

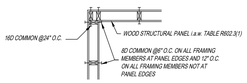
R311 HANDRAILS : HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH 2 OR MORE RISERS. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL NOT BE LESS THAN 34 INCHES (864mm) AND NOT MORE THAN 38 INCHES (965mm). ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 15.8½ INCHES (38mm) BETWEEN THE WALL AND THE HANDRAIL.

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

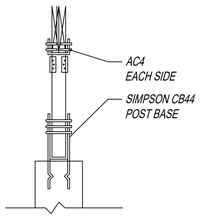
P POST BASE — NOT TO SCALE
SIMPSON STRONGTIE ABA44 (OR EQUIVALENT) (8) 10D COMMON



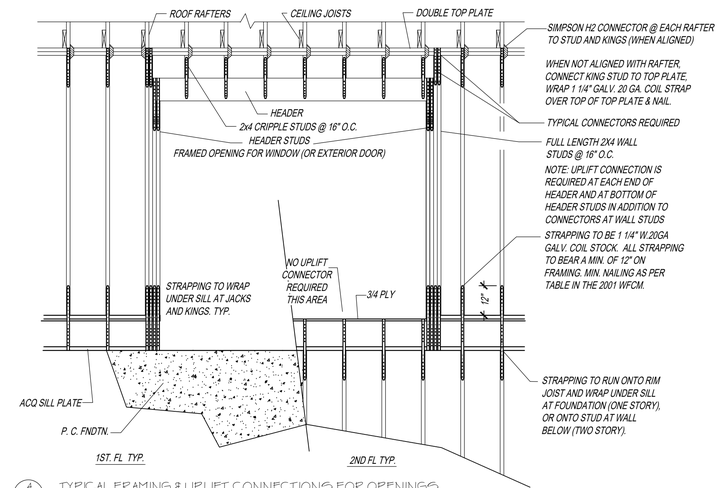
F/5 OUTSIDE CORNER DETAIL — NOT TO SCALE



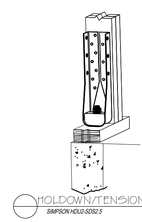
G/5 INSIDE CORNER DETAIL — NOT TO SCALE



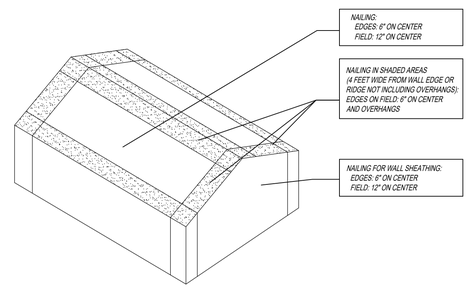
H/1 POST CONNECTION DETAIL — NOT TO SCALE



A/2 TYPICAL FRAMING & UPLIFT CONNECTIONS FOR OPENINGS — NOT TO SCALE



HOLDOWN/TENSION TIE — NOT TO SCALE
SIMPSON HDU5-SDS2.5



H/3 ROOF SHEATHING AND WALL SHEATHING NAILING DIAGRAM — NOT TO SCALE

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REGISTERED ARCHITECT VICTOR THOMAS 30734 STATE OF NEW YORK

INTERIOR RENOVATIONS OF EXISTING FIRST FLOOR AND GARAGE WITH NEW CELLAR STAIRWAY TO LOWER LEVEL GARAGE

BLOCK RESIDENCE
13 WAKEFIELD AVENUE
PORT WASHINGTON, NY 11569

ISSUE DATE	ISSUED FOR
10/28/22	OWNER REVIEW
12/11/22	OWNER REVIEW
12/19/22	PERMIT
02/07/23	RE-SUBMISSION FOR PERMIT

PROJECT # 22-08
DRAWN BY VBT
DATE 10/28/22
SCALE AS NOTED
DRAWING TITLE NOTES CHARTS & DETAILS
DRAWING NUMBER A0.2

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FRAMING NOTES:

1. AS SPECIFIED WITHIN THESE DOCUMENTS, ALL EXTERIOR WALLS WILL BE CONSTRUCTED AS TYPE 1 SHEAR WALLS AS DEFINED BY THE AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL SECTION 3.4.4.2.
2. ALL LOAD BEARING LUMBER SHALL BE OF DESIGN TIMBER STRESS - FB + 850, E=1,600,000 PSI, DOUGLAS FIR LARCH NO.2
3. ALL SHEATHING AND SUB-FLOORING TO BE STRUCTURAL GRADE PLYWOOD, THICKNESS OF EXTERIOR SHEATHING TO BE 1/2" MIN. AND 3/4" MIN FOR SUB-FLOORING, UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR NAILING, IN EXPOSED WOOD SHALL BE GALVANIZED OR ALUMINUM.
5. PROVIDE CROSS-BRIDGING OR SOLID BLOCKING @ 8'-0" O.C. MAXIMUM FLOORS, CEILINGS AND ROOFING.
6. JOISTS SUPPORTING PARALLEL PARTITIONS, SPACED APART TO PERMIT THE PASSAGE OF PIPING OR DUCTWORK, ARE TO BE BLOCKED AT MAXIMUM 16" INTERVALS ON BEARING PARTITIONS AND 32" INTERVALS ON NON BEARING PARTITIONS.
7. PROVIDE FIRE STOPPING AS REQUIRED IN COMPLIANCE WITH THE FIRE CODE OF NEW YORK STATE.
8. PROVIDE DOUBLE JOISTS OR FULL WIDTH SOLID BLOCKING UNDER ALL POSTS, PARTITIONS, AROUND OPENINGS, SKYLIGHTS, BATHTUBS AND HEAVY APPLIANCES OR FIXTURES.
9. MICRO LAM BEAMS DESIGNATED WITH AN "ML" OR "LVL" NOTATION, SHALL HAVE A MINIMUM WIDTH OF 1-3/4" PER MEMBER, WITH A MINIMUM FLEXURAL STRESS OF 2800 PSI.
10. DOUBLE BEAMS OF STANDARD LUMBER SHALL BE NAILED TOGETHER WITH 16d NAILS @16"oc AROUND PERIMETER OF BEAM, PROVIDE MIN OF 4" CLEARANCE TO EDGES. TRIPLE BEAMS TO BE NAILED TOGETHER ON BOTH SIDES. ALL OTHER BEAMS TO BE THRU BOLTED WITH SAME PATTERN.
11. WHERE JOIST HANGERS AND OTHER STEEL FRAME CARRIERS ARE INDICATED, CONTRACTOR TO PROVIDE AND UTILIZE THE PROPER SMOOTH SHANK AND/OR ANNULAR RING NAILS AS RECOMMENDED BY THE HANGER MANUFACTURER, TO INSURE THE APPROPRIATE SHEAR AND WITHDRAW CAPACITY OF THE FASTENERS.
12. PROVIDE A MINIMUM OF 2" CLEARANCE AROUND FIRE PLACES FOR COMBUSTIBLE FRAMING.
13. DOUBLE PLATED AND SILLS SHALL BE LAPPED AT A MINIMUM OF 1/4 OF THE TOTAL LENGTH OF THE WALL.
14. PROVIDE "CATS" AT ALL EXTERIOR AND BEARING WALLS AND ALL WALLS OVER 8 FEET HIGH. ALL STUD FRAMING HAVING AN UNSUPPORTED HEIGHT OF MORE THAN 10'-0" IS TO HAVE STUD BRIDGING OR OTHERWISE BE BRACE IN AN APPROVED MANNER AT INTERVALS NOT EXCEEDING 6'-0". NO WALL STUDS MAY BE LONGER THAN 11'-2".
15. DOUBLE FULL STUDS TO BE FASTENED TO JACK STUDS AROUND OPENINGS IN EXTERIOR WALLS AND BEARING PARTITIONS. ALL HEADERS UNDER 3'-0" WIDE TO HAVE SINGLE JACK STUDS, UNDER 9'-0" WIDE DOUBLE JACK STUDS, 9'-0" AND OVER TRIPLE JACK STUDS.
16. ALL INTERIOR DOORS TO BE 1-3/8" HOLLOW CORE LUAN VENEERED WITH APPROPRIATE HARDWARE. CONTRACTOR SHALL STIPULATE AN ALLOWANCE FOR ALL LOCKSETS.
17. ALL HEADERS NOT SHOWN ON PLANS TO BE MINIMUM OF (2) 2x6 FOR SPANS UP TO 3'-0", (2) 2x10 FOR SPANS UP TO 6'-0" AND (2) 2x12 FOR SPANS UP TO 8'-0" IN LENGTH. AS WELL AS ANY HEADERS, GIRDERS, OR POST BEARING ON THEM, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT TO DETERMINE THE PROPER SIZE AND STRENGTH.
18. STUDS TO ALIGN WITH ROOF RAFTERS WHENEVER POSSIBLE.
19. 2x6 COLLAR TIES TO BE PROVIDED AT EVERY ROOF RAFTER IN ADDITION TO THE CEILING JOIST MEMBERS AS INDICATED ON DRAWINGS
20. PROVIDE 1" VENT HOLES AROUND SKYLIGHTS
21. INSTALL SHIMS TO PROVIDE ROOF PITCH UNDER SHEATHING AND PERPENDICULAR TO ROOF JOISTS TO PROVIDE FOR ROOF VENTING IN FLAT ROOF AREAS.
22. BEFORE FRAMING STAIR OPENINGS VERIFY MINIMUM HEAD HEIGHT CLEARANCE REQUIREMENTS.
23. WHERE EXTERIOR WALLS ARE IN-LINE WITH NON-LOAD BEARING BRICK VENEER, CONTRACTOR TO PROVIDE PROPER OUTRIGGER FLOOR JOIST LAYOUT REQUIRED TO ALLOW THE OFFSET SUPPORT CONDITION.
24. ALL WINDERS, SPIRAL AND STANDARD STAIRWAYS TO COMPLY WITH THE NEW YORK STATE RESIDENTIAL BUILDING CODE.
25. ALL HANDRAILS AND GUARDRAILS SHALL BE 36" HIGH AND MUST BE PROVIDED AROUND ALL SURFACES WHICH ARE 18" OR HIGHER THAN ADJACENT SURFACES, AND FOR ALL STEPS GREATER THAN 2 RISERS OR GREATER.
26. TERMITE SHIELDS AND SILL SEALER TO BE PROVIDED FOR ALL NEW FOUNDATION WORK.
27. NEW WORK SHALL TIE IN AND LAP INTO EXISTING SO AS TO PREVENT LEAKAGE
28. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED.
29. USE WATERPROOF MEMBRANE FLASHING ALL OUTSIDE DOORS AND WINDOWS.
30. FLASHING TO BE PROVIDED AT ALL ROOF PENETRATIONS, PIPES, VENTS, SKYLIGHT CHIMNEYS AND ROOF VENTILATORS. FLASHING TO BE PROVIDED AT HIPS, RIDGES, VALLEYS, CHANGES OF ROOF SLOPE, GABLE ENDS AND TOP OF FOUNDATION WALLS; ALL ROOF INTERSECTIONS TO HAVE FLASHING TO EXTEND 8" IN EACH DIRECTION. ALL FLASHING TO BE ALUMINUM UNLESS OTHERWISE NOTED ON ELEVATIONS.
31. INSULATION SHALL BE FIBERGLASS BATTS - FOIL ONE SIDE, UNLESS OTHERWISE NOTED, THICKNESS AS SHOWN ON DRAWINGS. STAPLE PADS ON FOIL OVER FRAMING.

STRUCTURAL NOTES:

1. WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CONNECTICUT BUILDING CODE 2005, AND THE LOCAL BUILDING DEPARTMENT RULES & REGULATIONS.
2. WORK ALL DRAWINGS WITH THE ARCHITECTURAL MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS, AS WELL AS THE SPECIFICATIONS.
3. CONSTRUCTION MATERIALS PLACED ON FRAMED CONSTRUCTION SHALL BE DISTRIBUTED SUCH THAT THE LOAD DOES NOT EXCEED THE DESIGN LIVE LOAD.
4. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, SAFETY PRECAUTIONS AND INCIDENTS THAT RESULT FROM SUCH.

EXISTING CONDITIONS:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEASURE ALL REQUIRED FIELD DIMENSIONS AND TO VERIFY ALL EXISTING CONDITIONS THAT ARE SHOWN ON THE DRAWINGS. SHOULD ANY OF THE CONDITIONS PROVE TO BE NOT AS SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE IMMEDIATELY INFORMED BEFORE PROCEEDING WITH ANY OF THE WORK.

FOUNDATIONS:

1. ALL NEW FOOTINGS TO BEAR ON EXISTING UNIFORM UNDISTURBED SOIL WITH A MINIMUM ALLOWABLE BEARING PRESSURE OF 4000 PSF.
2. A REPRESENTITIVE OF THE GEOTECHNICAL ENGINEER (BY CONTRACTOR) SHOULD OBSERVE EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE TO EVALUATE BEARING CONDITIONS.
3. ALL EXCAVATIONS FOR FOUNDATIONS SHALL COMPLY WITH OSHA REQUIREMENTS. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATIONS INCLUDING DESIGN AND INSTALLATION OF ANY REQUIRED SHORING OR SHEETING.
4. FOUNDATION DRAINS SHALL BE INSTALLED AS PER THE SOILS REPORT AND ARCHITECTURAL DRAWINGS.
5. DO NOT BACKFILL FOUNDATION WALLS UNTIL FLOOR AND ROOF SYSTEMS ARE IN PLACE TO PROVIDE BRACING.

EROSION CONTROL:

1. THE PRIMARY PURPOSE OF A SILT FENCE OR HAYBALE/STRAWBALE SYSTEM IS TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENT. VELOCITY IS REDUCED, WATER IS IMPOUNDED BEHIND THE MEASURE, AND SEDIMENT FALLS OUT OF SUSPENSION.
2. STRAWBALE DIKES ARE USED IN SENSITIVE AREAS WHERE CONTROL OF WEEDS AND INVASIVE PLANT SPECIES IS DESIRED.
3. SILT FENCE OR HAYBALE/STRAWBALE DIKE SHALL BE INSTALLED ON A LINE OF EQUAL
4. ELEVATION (CONTOUR). THEY MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM.
5. HAYBALE/STRAWBALE DIKE OR SILT FENCE SHALL NOT BE USED IN OR ACROSS A FLOWING NATURAL CHANNEL.
6. SILT FENCE OR HAYBALE/STRAWBALE DIKE SHALL BE PLACED A MINIMUM OF 5' FROM TOE OF SLOPE, OR ALONG PROPERTY LINES 10' PREFERRED, TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND FACILITATE MAINTENANCE OF SEDIMENT CONTAINMENT AREA.
7. POSTS MAY BE 1 ½"-x-1 ½"(MINIMUM) HARDWOOD, 2"-x-4"(MINIMUM) SOFTWOOD, OR 1.5 LBS./FT (MIN) STEEL. SPACING FOR THE PROVIDED SILT FENCE SHALL BE AS DESIGNATED ON THE DEPARTMENT APPROVED LIST FOR SILT FENCE.
8. BALES FOR DIKE SHALL BE INSTALLED WITH CUT ENDS VERTICAL, AND BALES BURIED A MINIMUM OF 4".
9. APPROVED SILT FENCE ASSEMBLIES ARE LISTED ON THE COUNTY DEPARTMENT APPROVED LIST. ASSEMBLIES MAY HAVE 4' OR 6' POST SPACING, AND MAY OR MAY NOT HAVE MESH REINFORCEMENT, AS PER APPROVED LIST.
10. THE BOTTOM EDGE OF SILT FENCE SHALL BE BURIED A MINIMUM OF 6" BELOW GROUND. THE FENCE SHALL BE INSTALLED WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC.
11. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS, AFTER EACH RAINFALL OF ½" OR MORE WITHIN A 12 HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
12. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
13. DRAINAGE AREAS:
    - 13.1. MAXIMUM DRAINAGE AREA TRIBUTARY TO 100' OF SILT FENCE SHALL BE ½ ACRE.
    - 13.2. MAXIMUM DRAINAGE AREA TRIBUTARY TO 100' OF HAYBALE DIKE SHALL BE ¼ ACRE.
14. THE FOLLOWING ARE MAXIMUM SLOPE LENGTHS TO THESE MEASURES:

SILT FENCE SLOPE	SLOPE LENGTH L (')	HORIZ LENGTH L (')	HAYBALE DIKE SLOPE	SLOPE LENGTH L (')	HORIZ LENGTH L (')
2:1	50	42	2:1	25	43
3:1	80	79	3:1	82	79
4:1	130	125	4:1	130	125
5:1	200	200	5:1	200	200
>5:1	260	260	>5:1	260	260

INSTALLATION, I.E. EXCAVATION, BACKFILL, COMPACTION, HAYBALE/STRAWBALE DIKES AND SILT FENCE SHALL BE INCLUDED IN UNIT PRICE BID FOR ITEM. 15.

GENERAL BATH NOTES:

1. COORDINATE SHOWER, TOILET AND SINK LOCATIONS WITH OWNER
2. CAP AND RE-ROUTE PLUMBING LINES AS REQUIRED FOR NEW FIXTURES AS SHOWN
3. PROVIDE GFI OUTLETS IN ALL WET LOCATIONS AS REQUIRED BY CODE
4. COORDINATE ALL LIGHTING AND CEILING EXHAUST REQUIREMENTS WITH OWNER. ALL FIXTURES SHALL BE UL LISTED AND SUITIBLE FOR BATHROOM LOCATIONS.
5. PROVIDE WONDERBOARD OR EQUAL BACKERBOARD FOR ALL WET LOCATIONS. NEW SHOWER TO BE FULLY TILED INCLUDING BASE. NEW BATH TO HAVE TILE SURROUND. ALL BATHROOMS TO RECEIVE BLUEBOARD "WATER RESISTANT" GWB.
6. NEW FINISHES AND SURFACES TO BE COORDINATED BETWEEN OWNER AND CONTRACTOR.

STRUCTURAL WOOD FRAMING NOTES:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR STRUCTURAL STEEL FOR BUILDINGS" - 9TH EDITION AND ALL CURRENT SUPPLEMENTS.
2. ALL WELDING WORK AND WELDING INSPECTION WORK SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE AWS D1.1-94. ALL WELDING WORK SHALL BE DONE BY AWS CERTIFIED WELDERS. THE FIELD WELDING SHALL BE DONE BY THE MANUAL SHIELDED METAL ARC WELDING METHOD.
3. ALL STEEL SHAPES, PLATES, BARS, RODS, AND ANCHOR BOLTS, SHALL CONFORM TO ASTM A36. ALL TUBES TO BE ASTM A500, GRADE B. ALL PIPE STEEL SHALL BE ASTM A53, GRADE B.
4. ALL BOLTS SHALL BE ASTM A325 BOLTS. PROVIDE A MINIMUM OF TWO BOLTS PER CONNECTION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
5. ALL NEW STEEL WITHIN THE BUILDING IS TO BE PAINTED WITH TNEMEC Q99 OVER WIRE BRUSHED STEEL AS PER SSPC-SP2.
6. SHOP DRAWINGS DETAILING ALL MEMBERS, CONNECTIONS, AND LAYOUT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.
7. ALL FIELD WELDING MUST BE INSPECTED BY A CERTIFIED WELDING INSPECTOR.

STRUCTURAL WOOD FRAMING NOTES:

1. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE AITC TIMBER CONSTRUCTION MANUAL 4TH EDITION, PLUS THE NATIONAL DESIGN SPECIFICATION - 1997 EDITION.
2. CONNECTORS: ALL CONNECTORS SHOWN ON THE DRAWINGS ARE AS MANUFACTURED BY THE SIMPSON CO., SAN LEADRO, CA. FILL ALL HOLES UNLESS SPECIFICALLY SHOWN OTHERWISE.
3. SAWN LUMBER: ALL SAWN LUMBER FOR STRUCTURAL FRAMING SHALL BE KILN DRIED HEM-FIR GRADED AS PER THE LATEST NATIONAL DESIGN SPECIFICATION FOR FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION AND THE WESTERN WOOD PRODUCTS ASSOCIATION AS FOLLOWS: STRUCTURAL JOISTS 2-4 & LARGER, NO. 2 OR BETTER Fb = 850 PSI Fv = 75 PSI E = 1,300,000 PSI FRAMING STUDS 2x4, STUD OR BETTER Fb = 675 PSI Fc perp = 405 PSI Fc = 800 PSI FRAMING STUDS 2x6, NO. 2 OR BETTER Fb = 850PSI Fc perp = 405 PSI Fc = 1300 PSI SIZES SHOWN FOR SAWN LUMBER FRAMING ARE NOMINAL SIZES. PROVIDE SOLID BLOCKING BETWEEN ALL JOISTS & RAFTERS AT SUPPORT POINTS. PROVIDE SOLID BLOCKING TO MATCH JOIST AT FLOOR & ROOF FRAMING & OTHER SPACES AS REQUIRED FOR CONTINUOUS BEARING TO BEAM OR FOUNDATION SUPPORT. ALL NAILING NOT NOTED SHALL BE ACCORDING TO TABLE 23-II-B-1 OF THE UBC. DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
4. MICROLAM LUMBER BEAMS: VERTICALLY LAMINATED VENEER HEADERS & BEAMS INDICATED ON THE DRAWINGS AS "ML" ARE 1 3/4" THICK AS MANUFACTURED BY THE TRUS JOIST MACMILLAN CORP. OR EQUIVALENT. ML BEAMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MFRS: RECOMMENDATIONS. MULTIPLE MEMBERS SHALL BE FASTENED TOGETHER WITH 2 ROWS OF 16d COMMON NAILS @ 12" OC. PROVIDE 3 ROWS @ MULTIPLE MEMBERS 14" OR DEEPER. ML BEAMS SHALL NOT BE USED WHERE EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE IN CONTACT WITH EARTH. MICROLAM BEAMS & HEADERS Fb = 2600 PSI Fv = 285 PSI E = 1,800,000 PSI
5. GLUED LAMINATED BEAMS: GLUED LAMINATED BEAMS INDICATED ON PLAN AS "GL" SHALL BE FABRICATED WITH LUMBER OF EITHER DOUGLAS FIR/LARCH OR SOUTHERN PINE. LAMINATED MEMBERS SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE DESIGN & FABRICATION OF STRUCTURAL GLUED LAMINATED LUMBER PUBLISHED BY THE AITC. EXPOSED MEMBERS SHALL BE ARCHITECTURAL GRADE & SUPPLIED INDIVIDUALLY WRAPPED. LAMINATED MEMBERS SHALL BE BUILT UP USING 2" NOMINAL MATERIAL. SIZES SHOWN ON PLAN ARE ACTUAL SIZES. GLUED LAMINATED BEAM: Fb = 2400 PSI Fv = 165 PSI E = 1,800,000 PSI 6. ENGINEERED WOOD I JOISTS: ENGINEERED WOOD JOISTS INDICATED ON PLAN "TJI/" SHALL BE AS MANUFACTURED BY TRUS-JOIST MACMILLAN OR APPROVED EQUIVALENT. ENGINEERED WOOD JOISTS: BLOCKING, BRIDGING, PLATES AND OTHER ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. 7. PLYWOOD SHEATHING: PLYWOOD FOR ROOFS, FLOORS & SHEAR WALL SHEATHING SHALL BE APA GRADE TRADEMARKED CDX WITH EXTERIOR GLUE. LAY UP PLAYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS. ALL NAILING TO BE COMMON NAILS, RING SHANKED FOR FLOOR & ROOF SHEATHING. ALL FLOOR SHEATHING TO BE GLUED & NAILED. ALL EDGES OF SHEAR WALL SHEATHING SHALL BE BLOCKED & NAILED.

NAILING SCHEDULE:

USE:	THICKNESS:	SPAN RATING:	EDGE NAILING:	FIELD NAILING:
FLAT ROOF	½"	48"	8d @ 6"OC	8d @ 12"OC
SLOPED ROOF	½"	40"	8d @ 6"OC	8d @ 12"OC
FLOOR	¾" T&G	24"	8d @ 4"OC	8d @ 10"OC
SHEAR WALL	½"	24"	8d @ 3"OC	8d @ 10"OC

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL COMPLY WITH THE ACI BUILDING CODE 318-99.
2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
3. NO ADMIXTURE SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
4. ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 60. ALL BARS TO BE CONTINUOUS UNLESS NOTED OTHERWISE. NO WELDING OF REINFORCING STEEL SHALL BE PERMITTED EXCEPT AS APPROVED AND DETAILED BY THE ENGINEER.
5. WELDED WIRE FABRIC SHALL CONFORM TO A185. LAP ALL WIRE FABRIC 6" MINIMUM.
6. PROVIDE ALL ACCESSORIES NECESSARY TO TO SUPPORT REINFORCING FOR CONCRETE POURS. NO "WET STABBING" OF REINFORCING STEEL SHALL BE PERMITTED.
7. ANCHOR BOLTS SHALL CONFORM TO ASTM A307. SET ANCHOR BOLTS WITH TEMPLATES AT BASE PLATES AND BEARING PLATES. EXPANSION BOLTS SHALL BE HILTI KWICK BOLTS OR APPROVED EQUIVALENT. FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION.
8. LAP SPLICES, WHERE PERMITTED SHALL BE 2'-0" MIN., UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS OF EQUAL SIZE & SPACING AS HORIZONTAL BARS AROUND ALL CORNERS & INTERSECTIONS. PROVIDE 2-#5 BARS WITH A 2'-0" MIN. PROJECTION BEYOND SIDES OF ALL OPNGS. IN ALL WALLS & SLABS.
9. DRYPACK GROUT SHALL BE 5000 PSI EMBECO 153 NON SHRINK GROUT OR OR APPROVED EQUIVALENT. GROUT SHALL BE INSTALLED AT MEMBER BEARING PLATES PRIOR TO INSTALLATION. GROUT SHALL BE INSTALLED AT COLUMN BEARING PLATES AFTER COLUMN IS PLUMBED BUT PRIOR TO FLOOR OR ROOF INSTALLATION.

GENERAL NOTES:

1. ALL WINDOWS TO BE PELLA OR AS NOTED ON WINDOW SCHEDULE, MINIMUM DP RATINGS AS PER DESIGN CRITERIA TABLE LOCATED ON DESIGN STANDARDS SHEET.
2. ALL EXTERIOR WALLS ARE CONSTRUCTED AS TYPE 1 SHEAR WALLS (½" PLYWOOD SHEATHING, W/ 8d COMMON NAILS @6" oc EDGE AND 12"oc) FIELD AS SPECIFIED IN SECTION 3.4.4.2 IN THE AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL, THEREFORE ALL CONTINUOUS EXTERIOR WALLS SHALL BE CONSIDERED SHEARWALLS AND ARE IN EXCESS OF THAT REQUIRED BY THE CODE. ALL REQUIRED SHEARWALLS SEGMENTS SHALL BE A MINIMUM OF 28" WIDE FOR 8'-0" HIGH WALLS, 31" FOR 9'-0" HIGH, 35" FOR 10'-0" HIGH, AND 38" FOR 11'-0" HIGH EXTERIOR WALLS AS PER THE REQUIRED ASPECT RATION OF SHEARWALL SEGMENTS.
3. ALL UPLIFT CONNECTORS AND NAILING SHALL BE IN ACCORDANCE WITH APPLICABLE CODES, ALL LOAD PATHS SHALL BE AT EVERY EXTERIOR WALL STUD FROM FOUNDATION TO RIDGE.
4. ALL WINDOWS AND DOORS SHALL EITHER HAVE MANUALLY REMOVABLE STORM PANELS IN COMPLIANCE WITH ASTM E 1996 AND 1886 AS MANDATED BY THE NEW YORK STATE RESIDENTIAL BUILDING CODE FOR IMPACT RESISTANCE IN 110 MPH WIND ZONES. CONTRACTOR TO PROVIDE THE NECESSARY DOCUMENTATION ON COMPLIANCE TO THE BUILDING DEPARTMENT. FOR NEW GARAGE DOORS (IF APPLICABLE) PROVIDE ACCORDION DOORS WITH TRACKS INLAYES FLUSH TO CONCRETE DRIVEWAY.
-OR-1/2" PLYWOOD STRUCTURAL PANELS, SHALL BE PROVIDED FOR EACH WINDOW AND DOOR OPENING NOT EXCEEDING 6'-0" (IN THE LONGEST DIRECTION) THE PLYWOOD SHALL EXTEND A MINIMUM OF 6" BEYOND THE ROUGH OPENING SIZES OF THE WINDOWS IN EACH DIRECTION AND SHALL BE LABELED WITH THE CORRESPONDING WINDOW LOCATION. THE PLYWOOD SHALL BE STACKED TOGETHER IN AN ACCESSIBLE LOCATION, AND SHALL BE ACCOMPANIED BY ENOUGH 2-½" #8 WOOD SCREWS TO FASTEN EACH PANEL. SCREWS TO BE A MAXIMUM 12"oc AROUND PERIPHERY OF PANELS. WHEN FASTENING TO MASONRY WALLS, VIBRATION-RESISTANT ANCHORS SHALL BE USED (MIN 490lbs WITHDRAW CAPACITY.) ALL OF THE AFOREMENTIONED HURRICANE PROTECTION SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER TO INSTALL, AS SPECIFIED, IN THE EVENT OF HIGH WINDS.
5. ALL RAILINGS AND GUARD RAILS SHALL BE BETWEEN 36" AND 38" IN HEIGHT. ALL HANDRAILS SHALL BE IN ACCORDANCE WITH R315.2 AND NO OPENINGS SHALL BE PRESENT IN SAID GUARDS THAT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE, UNLESS IT IS THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL. - WHERE A SPHERE OF 6" IN DIAMETER MAY NOT PASS THROUGH.
6. INTERIOR STAIRWELLS TO BE COORDINATED BY CONTRACTOR UPON START OF FIRST AND SECOND STORY WORK PRIOR TO ERECTING INTERIOR WALLS. FIELD VERIFY TOTAL RISER AND STAIR RUN AND COORDIANTED WITH OWNER.
7. INSTALL AT LEAST 2 CONSECUTIVE ROWS OF CPI FULL WIDTH BLOCKING IN FJ CELLS BELOW WALLS.
8. CONTRACTOR MUST COORDINATE AND INSTALL BLOCKING IN ALL LOCATIONS REQUIRED.
9. CONTRACTOR TO COORD. FINAL EXTERIOR DOOR HEIGHTS AND WIDTHS WITH OWNER. V.I.F. WITH ALL PC DEPRESSIONS PRIOR TO PERFORMING ALL CONCRETE WORK AND SUBSEQUENT ROUGH FRAMING.
10. LANDSCAPE TO BE DETERMINED BY OWNER AND TO BE COORDINATED WITH LANDSCAPE DESIGNER AND OWNER IF REQUIRED.
11. LANDSCAPER AND OWNER TO COORDINATE ALL GRADE ELEVATIONS AND PROPER PITCH OF SURFACE DRAINAGE AWAY FROM FOUNDATION AS REQUIRED. ARCHITECT IS NOT RESPONSIBLE FOR IMPROPER SITE DRAINAGE.
12. VERIFY ALL PITCH ANGLES PRIOR TO COMMENCEMENT OF WORK
13. ANY DISCREPANCY WITH ANGLES, CONTRACTOR MUST PROVIDE THE CORRECT ANGLE IN ORDER TO MATCH ELEVATIONS.
14. VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

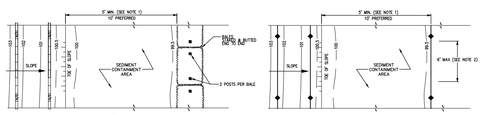
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE DAMAGE	DECAY DAMAGE	WINTER DESIGN DRY BULB TEMPERATURE	ICE SHIELD UNDERLAYMENT REQ'D	FLOOD HAZARDS	AIR FREEZING INDEX
20 LBS/SQFT	110 MPH	C	SEVERE	36"	MODERATE TO HEAVY	SLIGHT TO MODERATE	11°	REQ'D	5-1998	452

BATH GENERAL NOTES

COORDINATE SHOWER, TOILET AND SINK LOCATIONS WITH OWNER
CAP/RE-ROUTE PLUMBING LINES AS REQUIRED FOR NEW FISTURES LOCATED AS SHOWN PROVIDE CEMENTIOUS BACKER BOARD AT ALL WET LOCATIONS INCULDING BUT NOT LIMITED TO SHOWER LOCATIONS BATH SURROUNDS
PROVIDE GFI OUTLETS AS SHOWN AND AT ALL WET LOCATIONS IN KITCHEN, BATH AND ALL OTHER LOCATIONS AS REQUIRED BY ALL APPLICABLE CODES.

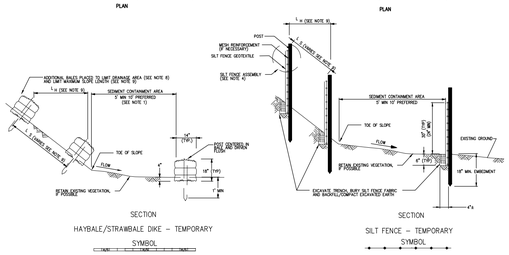
REFRENCE STANDARDS

ALL INFORMATION AND SPECIFICATIONS SHOWN WITHIN THESE DOCUMENTS REFLECT NORMAL BUILDING PRACTICES AND REFERENCES THE FOLLOWING PUBLICATIONS:
MOST CURRENT EDITION OF:
BUILDING CODE OF NEW YORK STATE
RESIDENTIAL CODE OF NEW YORK STATE
FIRE CODE OF NEW YORK STATE
AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS



PLAN

PLAN



SECTION
HAYBALE/STRAWBALE DIKE - TEMPORARY SYMBOL

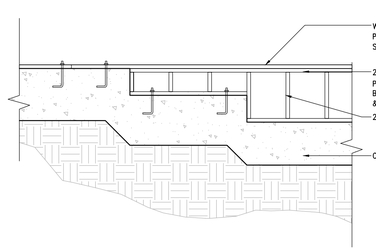
SECTION
SILT FENCE - TEMPORARY SYMBOL

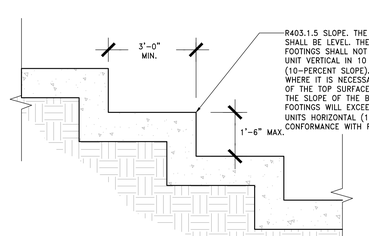
THE PRIMARY PURPOSE OF A SILT FENCE OR HAYBALE/STRAWBALE DIKE IS TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENT. VELOCITY IS REDUCED. WATER IS IMPOUNDED BEHIND THE MEASURE, AND SEDIMENT FALLS OUT OF SUSPENSION.

STRAWBALE DIKES ARE USED IN SENSITIVE AREAS WHERE CONTROL OF WEEDS AND INVASIVE PLANT SPECIES IS DESIRED.

SILT FENCE OR HAYBALE/STRAWBALE DIKE SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). THEY MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS
WELL AS AT THE BOTTOM, AS SHOWN IN THE DETAIL.

HAYBALE/STRAWBALE DIKE OR SILT FENCE SHALL NOT BE USED IN OR ACROSS A FLOWING NATURAL CHANNEL.





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REGISTERED ARCHITECT VICTOR THOMAS 20754 STATE OF NEW YORK

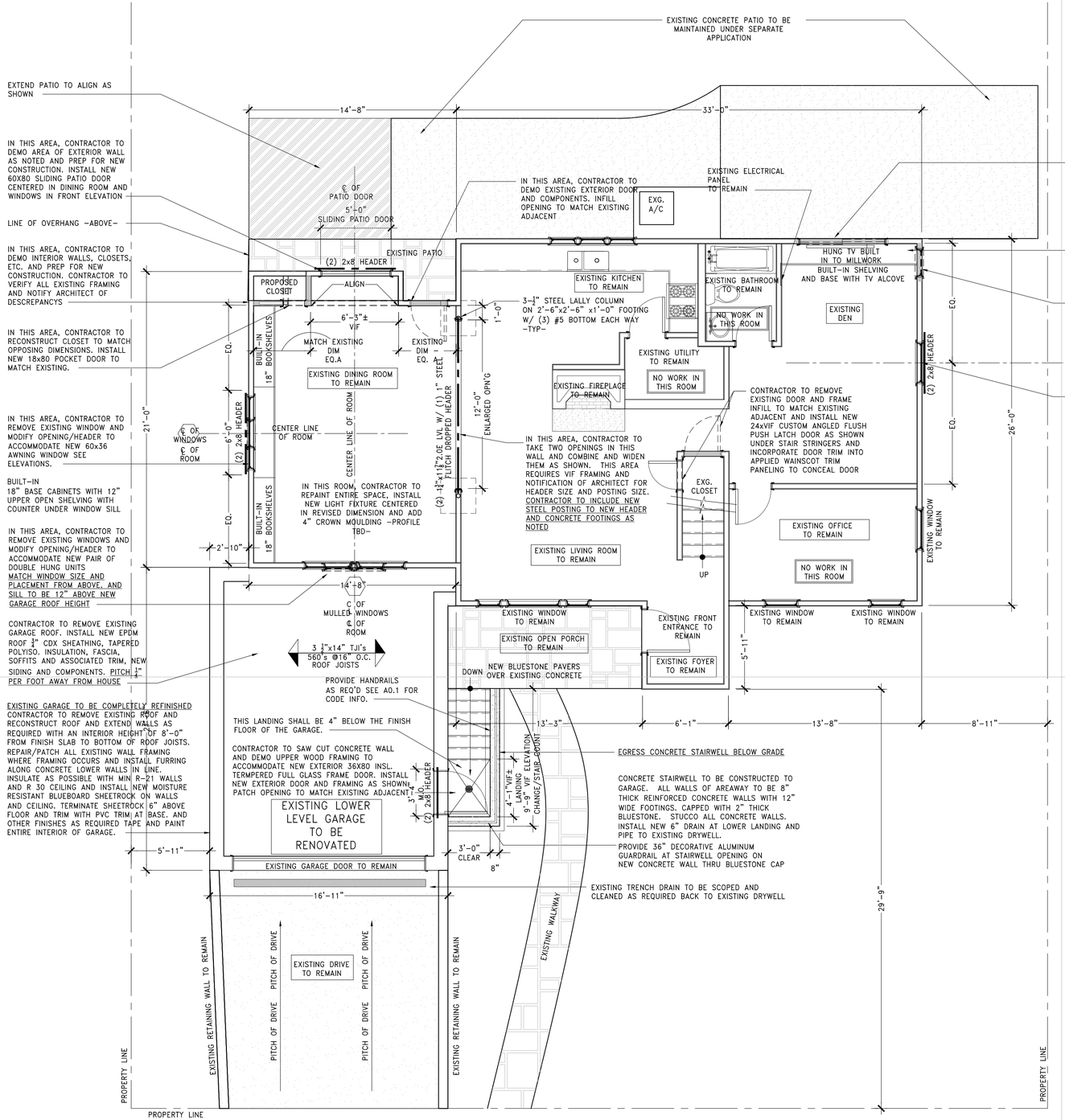
INTERIO

LEGEND

- EXISTING TO REMAIN
- NEW FOUNDATION
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR

NOTES:

1. THERE IS NO WORK PROPOSED ON THE SECOND FLOOR
2. IN GARAGE, CONTRACTOR TO INSTALL TWO WALLS OF GENERAL SHELVING AND BICYCLE HOOKS AS DIRECTED BY OWNER.
3. ON GARAGE FLOOR, CONTRACTOR TO INSTALL VAPOR BARRIER ENGINEERED DRYCORE OR EQUAL SUBFLOOR AND VINYL PLANK FLOORING OVER.
4. CONTRACTOR TO VERIFY AND MODIFY IN FIELD PITCH OF GARAGE CONCRETE SLAB TO ENSURE SLAB DRAINS TOWARDS EXTERIOR EXISTING TRENCH DRAIN AT GARAGE DOOR.
5. ON GARAGE ROOF, CONTRACTOR TO INSTALL NEW –SEDUM– PLANTING TRAYS IN VERMICULITE ZINCO GREEN CARPET TYPE SYSTEM OR EQUAL
6. IN GARAGE, CONTRACTOR TO INSTALL NEW HOME RUN TO BREAKER AND INSTALL SIX NEW GFI OUTLETS –LOCATION AS DIRECTED BY OWNER–
7. IN GARAGE, CONTRACTOR TO INSTALL NEW ROUGH IN 220V POWER SUPPLY FOR FUTURE EV CHARGING STATION.
8. PAINT ALL ROOMS IMPACTED WITH CONSTRUCTION AS DIRECTED BY OWNER INCLUDING BUT NOT LIMITED TO, DINING ROOM, LIVING ROOM, STAIRCASE LOWER AND UPPER WALL, GARAGE AND DEN.
9. CONTRACTOR TO INSTALL NEW BLUESTONE PAVERS ON FRONT PORCH AS NOTED
10. IN DINING ROOM AND DEN, CONTRACTOR TO PRICE ADD ALTERNATE FOR BUILT–IN PAINTED HARDWOOD SHELVING AS SHOWN ON PLANS, WALL TO WALL, FLOOR TO CEILING.
11. CONTRACTOR TO SUPPLY ADD ALTERNATE PRICE FOR ENGINEERED HARDWOOD VENEER NEW FLOORING THROUGHOUT FIRST FLOOR



1 FIRST FLOOR PLAN/GARAGE FLOOR

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

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REGISTERED ARCHITECT 20754 STATE OF NEW YORK

INTERIOR RENOVATIONS OF EXISTING FIRST FLOOR AND GARAGE WITH NEW CELLAR STAIRWAY TO LOWER LEVEL GARAGE

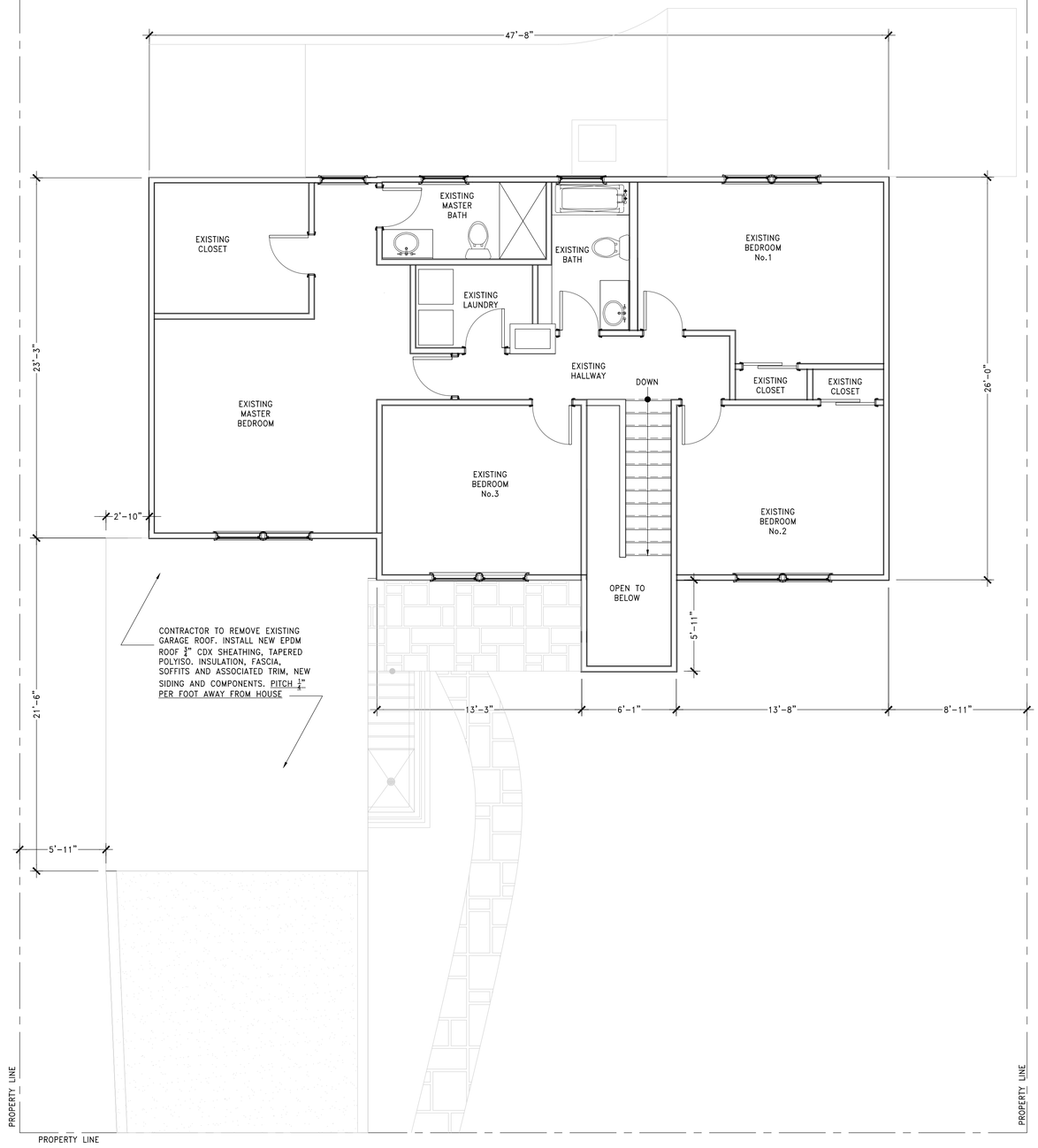
BLOCK RESIDENCE
13 WAKEFIELD AVENUE
PORT WASHINGTON, NY 11569

ISSUE DATE	ISSUED FOR
10/28/22	OWNER REVIEW
12/11/22	OWNER REVIEW
12/19/22	PERMIT
02/07/23	RE-SUBMISSION FOR PERMIT

PROJECT # 22-08
DRAWN BY VBT
DATE 10/28/22
SCALE AS NOTED

DRAWING TITLE: FIRST FLOOR & GARAGE PLAN & NOTES

DRAWING NUMBER: A1



1 SECOND FLOOR PLAN

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

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REGISTERED ARCHITECT VICTOR THOMAS 30754 STATE OF NEW YORK

INTERIOR RENOVATIONS OF EXISTING FIRST FLOOR AND GARAGE WITH NEW CELLAR STAIRWAY TO LOWER LEVEL GARAGE

BLOCK RESIDENCE
13 WAKEFIELD AVENUE
PORT WASHINGTON, NY 11569

ISSUE DATE	ISSUED FOR
10/28/22	OWNER REVIEW
12/11/22	OWNER REVIEW
12/19/22	PERMIT
02/07/23	RE-SUBMISSION FOR PERMIT

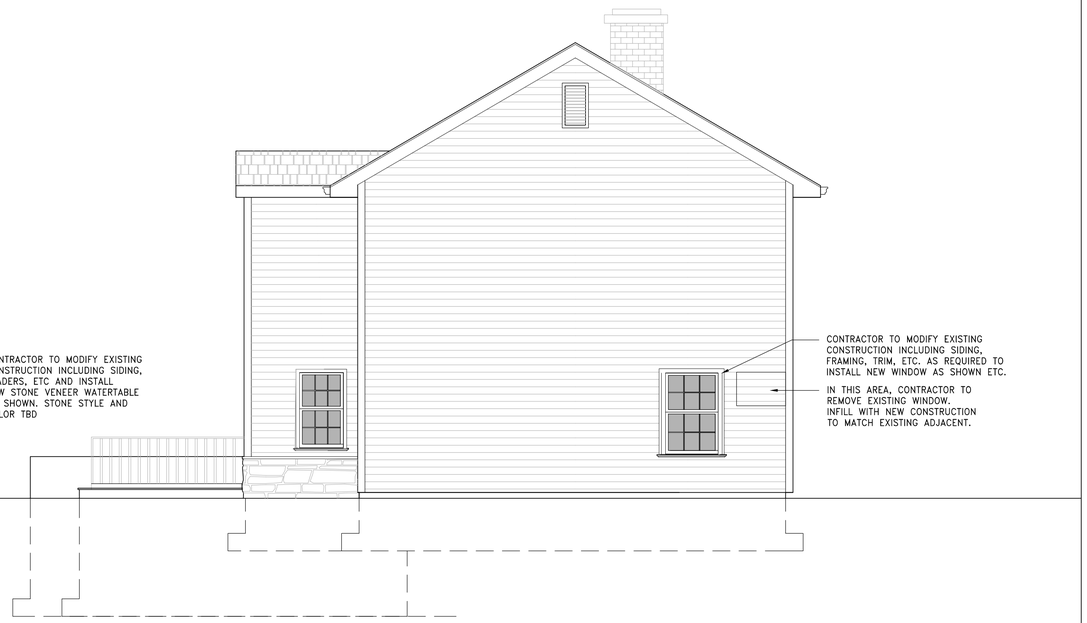
PROJECT # 22-08
DRAWN BY VBT
DATE 10/28/22
SCALE AS NOTED

DRAWING TITLE FSECOND FLOOR PLAN
DRAWING NUMBER A2

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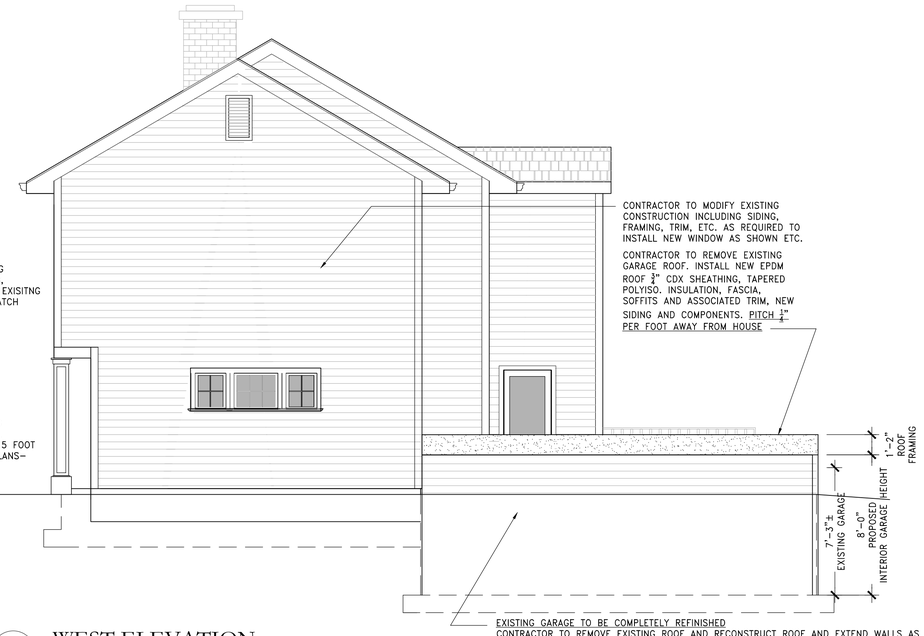
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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REGISTERED ARCHITECT VICTOR THOMAS 30734 STATE OF NEW YORK

INTERIOR RENOVATIONS OF EXISTING FIRST FLOOR AND GARAGE WITH NEW CELLAR STAIRWAY TO LOWER LEVEL GARAGE

BLOCK RESIDENCE
13 WAKEFIELD AVENUE
PORT WASHINGTON, NY 11569

ISSUE DATE	ISSUED FOR
10/28/22	OWNER REVIEW
12/11/22	OWNER REVIEW
12/19/22	PERMIT
02/07/23	RE-SUBMISSION FOR PERMIT

PROJECT # 22-08
DRAWN BY VBT
DATE 10/28/22
SCALE AS NOTED

DRAWING TITLE
EXTERIOR ELEVATIONS
DRAWING NUMBER
A3

Jersey Mike's Subs

1034 WILLIS AVE
ALBERTSON, NY

21390

PROJECT INFORMATION, OCCUPANCY AND EGRESS

SCOPE OF WORK

ALL WORK AS INDICATED ON THESE ARCHITECTURAL DRAWINGS TO OCCUR ON THE INTERIOR. NO OTHER WORK SHALL BE CONSTRUED TO BE PART OF THE SCOPE OF WORK OF THESE DOCUMENTS, WITH THE EXCEPTION OF HVAC UNITS AND EXHAUST DUCT WORK AS INDICATED ON MECHANICAL PLANS.
THIS IS A CHANGE OF OCCUPANCY PER 2020 NYSBC
THIS IS A LEVEL 2 ALTERATION PER 2020 EBCNYS SEC. 603.1

EGRESS INFORMATION

EGRESS CAPACITIES DESIGNED TO CONFORM WITH THE 2020 NYSBC.

PROPOSED TENANT SPACE CALCULATED OCCUPANT LOAD 24
PROPOSED REQUIRED EGRESS WIDTH: (.2)*(24)= 4.8"
MINIMUM DOOR WIDTH PER 1008.1 = 32"
PROPOSED EGRESS WIDTH PROVIDED (2 DOORS) = 36", 36",
TOTAL EGRESS WIDTH PROVIDED = 72"

MAXIMUM EXIT ACCESS TRAVEL DISTANCE ALLOWED = 100'
MAXIMUM EXIT ACCESS TRAVEL DISTANCE PROVIDED = 73'

BUILDING CHARACTERISTICS

OCCUPANCY CLASSIFICATION - B-BUSINESS
STORIES - 1
CONSTRUCTION CLASSIFICATION - TYPE IIB
BUSSINESS "B" PER NYSBC SEC. 304.1
AS PER NYSFC 2020 & NYSBC SEC 907.22 - FIRE ALARM NOT REQUIRED IN SPACE

BUILDING CODES

2020 BUILDING CODE OF NY STATE`
2020 PLUMBING CODE OF NY STATE
2020 MECHANICAL CODE OF NY STATE
2020 EXISTING BUILDING CODE OF NY STATE
2020 FUEL GAS CODE OF NY STATE
2020 FIRE CODE OF NY STATE
2020 ENERGY CODE OF NY STATE: ANSI-ASHRAE-IES 90.1-2016
2009 ANSI 117.1

PLUMBING FIXTURE COUNT

PER SECTION 403.2 OF THE 2020 NYS PC AS AMENDED BY THE 2020 PLUMBING CODE OF NYS, SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER.

FIRE ALARM REQUIREMENT NOTES

1. A FIRE ALARM SYSTEM IS NOT REQUIRED BY THE 2020 NY STATE BUILDING CODE (SECTION 907.2.1) FOR A MERCANTILE USE ON ONE LEVEL UNDER 300 OCCUPANTS.
2. A FIRE ALARM SYSTEM IS REQUIRED BY THE NASSAU COUNTY FIRE PREVENTION ORDINANCE (SECTION 18-3-1.31) FOR ALL NEW BUSINESS, MERCANTILE AND STORAGE OCCUPANCIES.

PROPOSED OCCUPANCY TABLE

CLASSIFICATION	DIAGRAM PATTERN	FLOOR AREA	SF/ OCCUPANT	CALCULATED OCCUPANCY
COMMERCIAL KITCHEN		684 SF	200 GROSS SF	4
BUSINESS AREA		388 SF	150 NET SF	3
SEATING AREA		88 SF	8 NET SF	12
QUEUE		37 SF	9 NET SF	5
TOTAL CALCULATED OCCUPANCY		1,258 SF		24

OCCUPANCY LOAD NOTES:
OCCUPANCY LOADS CALCULATED WITH NYS 2020 BC CRITERIA PER TABLE 1004.1.2 DESIGN CAPACITIES.

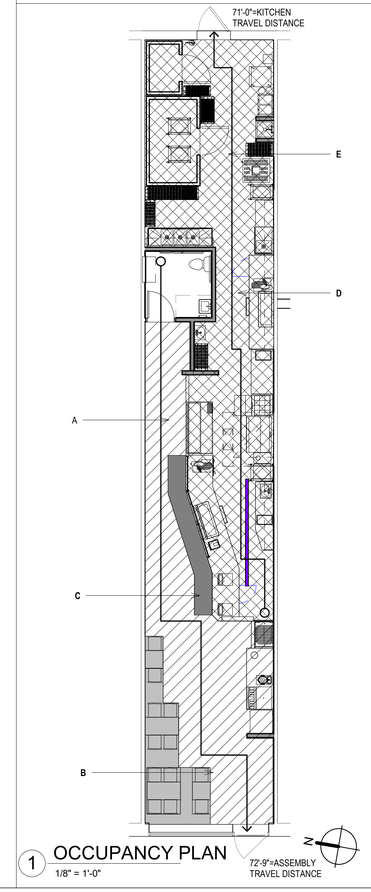
SPACE CHARACTERISTICS

OCCUPANCY GROUP	B (NOTE 1)
OCCUPANCY LOAD	24 (NOTE 2)
FIRE PROTECTION	UNSPRINKLERED
TENANT AREA (NET LEASABLE)	1,273 SF
TENANT VOLUME	12,730 CF

SPACE CHARACTERISTIC NOTES:
1. PROPOSEDTENANT SPACE USE CLASSIFIED AS 'B' PER IBC 302 AND 303.1.1
2. REFER TO OCCUPANCY TABLE THIS SHEET.

GENERAL NOTES

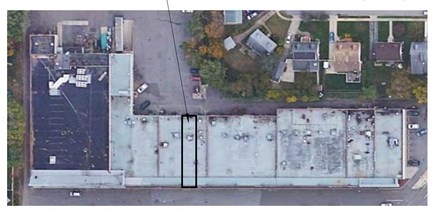
1. THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE N.Y. EDITION AND MUNICIPAL CODES. NY UNIFORM CONSTRUCTION CODE, INTERNATIONAL BUILDING CODE/2020, THE WORK OF ALL CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE ABOVE MENTIONED CODES. DEVIATIONS FROM THE WORK SHOWN, OR REASONABLY IMPLIED, SHALL NOT BE UNDERTAKEN WITHOUT THE ARCHITECTS WRITTEN CONSENT, A COPY OF WHICH SHALL BE FILED WITH THE CONSTRUCTION OFFICIAL.
2. DATA ON EXISTING CONDITIONS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY OR CONTINUITY OF AS BUILT CONDITIONS, DATA IS DERIVED FROM FIELD SURVEY AND IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. IF CONDITIONS ARE NOT AS ANTICIPATED OR INDICATED, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION AND/OR INSTRUCTION BEFORE PROCEEDING WITH THE WORK THE ARCHITECT IS NOT RESPONSIBLE FOR EXISTING CONDITIONS, THE CONTRACTOR SHALL VERIFY CONDITIONS IN FIELD.
3. DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. THE CONTRACTOR SHALL OBTAIN PERMITS AND PAY FOR SAME.
4. CONTRACTOR SHALL VERIFY ALL PERTINENT CONDITIONS, DIMENSIONS AND ELEVATIONS AND REPORT DISCREPANCIES IF ANY, TO THE ARCHITECT FOR RESOLUTION AND ADJUSTMENT DO NOT SCALE DRAWINGS. CONSULT ARCHITECT FOR ANSWERS TO ALL DIMENSIONAL QUESTIONS. ALL PLAN DIMENSIONS ARE NOMINAL AND ARE TAKEN FROM FACE OF FINISH UNLESS OTHERWISE NOTED.
5. THE WORK OF ALL TRADES, AS SHOWN OR AS SPECIFIED, SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INCLUDE IN THE WORK, WITHOUT ADDITIONAL COST TO OWNER, ALL LABOR, MATERIALS, SERVICES (INCLUDING TEMPORARY SERVICES AND UTILITIES), APPARATUS DRAWINGS, ETC. IN ORDER TO COMPLY WITH ALL APPLICABLE LAWS, CODES, ORDINANCES, RULES AND REGULATIONS, WHETHER OR NOT SHOWN ON DRAWINGS AND/OR SPECIFIED. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ALL TAXES, FEES AND OTHER COSTS RELATING TO THIS WORK.
6. PERFORM ALL CUTTING AND PATCHING BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER PORTIONS OF THE WORK, INCLUDING EXISTING CONDITIONS, AND WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OR REPAIR, AS INDICATED, AND NEW WORK. PERFORM FITTING AND ADJUSTMENT OF ALL WORK TO PROVIDE A FINISHED INSTALLATION, REPAIR/REPLACE EXISTING-TO-REMAIN SURFACES DAMAGED AS A RESULT OF THE NEW WORK.
7. DURING THE HANDLING AND INSTALLATION OF WORK AT THE PROJECT SITE, CLEAN AND PROTECT WORK IN PROGRESS AND ADJOINING WORK ON A BASIS OF PERPETUAL MAINTENANCE. APPLY SUITABLE PROTECTIVE COVERINGS ON NEWLY INSTALLED WORK WHERE REASONABLY REQUIRED TO ENSURE FREEDOM FROM DAMAGE OR DETERIORATION AT THE TIME OF SUBSTANTIAL COMPLETION. CLEAN AND MAINTAIN NEWLY INSTALLED WORK AS FREQUENTLY AS NECESSARY THROUGH THE CONSTRUCTION PERIOD. DO NOT ALLOW ACCUMULATION OF WASTE MATERIAL, SCRAP OR OTHER DEBRIS NOT REQUIRED FOR CONSTRUCTION OF THIS WORK.
8. THE CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE MADE OUT IN THE NAME OF THE OWNER PRIOR TO COMMENCEMENT OF THE WORK. EACH CONTRACTOR SHALL CARRY PUBLIC LIABILITY, PROPERTY DAMAGE AND FIRE INSURANCE WITH EXTENDED COVERAGE.
9. THE CONTRACT IS BASED UPON MATERIAL, EQUIPMENT AND METHOD INDICATED IN THE CONTRACT DOCUMENTS. THE ARCHITECT WILL CONSIDER PROPOSALS FOR SUBSTITUTION OF MATERIALS, EQUIPMENT AND METHODS ONLY WHEN ACCOMPANIED BY FULL TECHNICAL DATA, INCLUDING AVAILABILITY, AND OTHER INFORMATION THAT MAY BE REQUIRED BY THE ARCHITECT TO EVALUATE THE PROPOSED SUBSTITUTION. SUBSTITUTION FOR THIS WORK IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT.
10. THE CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE AND PREMISES OF WORK PRIOR TO SUBMITTING A BID, AND INFORMED HIMSELF AS TO EXISTING AND INTENDED CONDITIONS. THE CONTRACTOR WARRANTS THAT HE HAS FAMILIARIZED HIMSELF WITH THE DRAWINGS AND SPECIFICATIONS, AND CURRENT MARKET CONDITIONS, AND THAT HE WILL FULFILL THE OWNERS DESIGN INTENT, WITHOUT RESERVATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF HIS WORK.
11. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED AT THE REFERENCED SITE ONLY.
12. ALL MATERIALS SHALL BE INSTALLED AS PER MANUFACTURE'S SPECIFICATION.
13. CONTRACTOR SHALL COMPLY WITH O.S.H.A. REQUIREMENTS DURING THE ENTIRE CONSTRUCTION PROCESS.
14. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ARCHITECT FOR ANY CLARIFICATION DRAWINGS OR INFORMATION NEEDED, 2 WEEKS PRIOR TO CONSTRUCTION OR ORDERING MATERIALS OF THE SAME.
15. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE IDENTIFICATION OR REMOVAL OF ASBESTOS, TOXIC WASTE & HAZARDOUS MATERIALS OR GASES OF ANY KIND.
16. THE CONTRACTOR SHALL OBTAIN UTILITY COMPANY PERMITS AS REQUIRED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
17. PROVIDE ALL NECESSARY FIRE PROTECTION AND VENTILATION FOR ALL H.V.A.C., EQUIPMENT, APPLIANCES, ETC.
18. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE DRAWINGS OR REQUIRED CODES.



1 OCCUPANCY PLAN
1/8" = 1'-0"



SITE PLAN
SCALE: NTS



BUILDING PLAN
SCALE: NTS

ABBREVIATIONS

#	POUND OR NUMBER	EXIST	EXISTING	OH	OPPOSITE HAND
&	AND	EXP JT	EXPANSION JOINT	OZ	OUNCE
@	AT	EXT	EXTERIOR	PCC	PRE-CAST CONCRETE
ACT	ACOUSTIC CEILING TILE	FD	FLOOR DRAIN OR FIRE DEPARTMENT	PLUMB	PLUMBING
AD	AREA DRAIN	FEC	FIRE EXTINGUISHER CABINET	PLYD	PLYWOOD
AFF	ABOVE FINISHED FLOOR	FIXT	FIXTURE	PT	PRESSURE TREATED
BYND	BEYOND	FLR	FLOOR	PNT	PAINT OR PAINTED
BOT	BOTTOM	FM	FILLED METAL	PVC	POLYVINYL CHLORIDE
CIP	CAST IN PLACE	FO	FACE OF	RBR	RUBBER
CHNL	CHANNEL	FND	FOUNDATION	RCP	REFLECTED CEILING PLAN
CJ	CONTROL JOINT	GA	GAUGE	RD	ROOF DRAIN
CLG	CEILING	GALV	GALVANIZED	REQD	REQUIRED
CLR	CLEAR	GWB	GYPSUM WALL BOARD	RM	ROOM
CMU	CONCRETE MASONRY UNIT	HC	HOLLOW CORE	SIM	SPECIFIED OR SPECIFICATION
COL	COLUMN	HI	HIGH	SPK	SPRINKLER OR SPEAKER
COMPR	COMPRESSIBLE	HM	HOLLOW METAL	SSTL	STAINLESS STEEL
CONC	CONCRETE	HP	HIGH POINT	STC	SOUND TRANSMISSION COEFFICIENT
CONT	CONTINUOUS	HR	HOUR	STL	STEEL
CPT	CARPET	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	STRUCT	STRUCTURE OR STRUCTURAL
CT	CERAMIC TILE	IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD	T&G	TONGUE AND GROOVE
DBL	DOUBLE	ILO	IN LIEU OF	TELE	TELEPHONE
DEMO	DEMOLISH OR DEMOLITION	INSUL	INSULATED OR INSULATION	TLT	TOILET
DIA	DIAMETER	INT	INTERIOR	TO	TOP OF
DIM	DIMENSION	LO	LOW	TOC	TOP OF CONCRETE
DIMS	DIMENSIONS	MAX	MAXIMUM	TOS	TOP OF STEEL
DN	DOWN	MO	MASONRY OPENING	TPD	TOILET PAPER DISPENSER
DR	DOOR	MECH	MECHANICAL	T/D	TELEPHONE/DATA
DWG	DRAWING	MEMBR	MEMBRANE	TYP	TYPICAL
EA	EACH	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
EJ	EXPANSION JOINT	MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD	U/S	UNDERSIDE
EL	ELEVATION	MTL	METAL	VIF	VERIFY IN FIELD
ELEC	ELECTRICAL	NIC	NOT IN CONTRACT	VP	VISION PANEL
ELEV	ELEVATOR OR ELEVATION	NO	NUMBER	W/	WITH
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS	NOM	NOMINAL	WD	WOOD
EQ	EQUAL	OC	ON CENTER		

LIST OF SHEETS

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A-100	EXISTING CONDITIONS/DEMOLITION PLAN & SITE ANALYSIS	100
A-101	CONSTRUCTION PLAN, MILLWORK PLANS AND STANDARD DETAILS	100
A-102	FLOOR FINISHES PLAN, DETAILS AND SCHEDULE, AND RESTROOM PLANS AND ELEVATIONS	100
A-103	WALL FINISHES PLAN AND SCHEDULES	100
A-104	EQUIPMENT PLAN AND SCHEDULE	100
A-200	REFLECTED CEILING PLAN, SOFFIT DETAILS & SCHEDULE	100
A-300	INTERIOR ELEVATIONS	100
A-301	INTERIOR ELEVATIONS	100
A-400	INTERIOR DETAILS	100
A-600	SPECIFICATIONS, WORK LETTERS & MISC ADA DETAILS	100
M-101	HVAC FLOOR PLAN	200
M-201	HOOD AND FAN DETAILS 1	200
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E-001	ELECTRIC GENERAL	300
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E-102	ELECTRICAL LIGHTING PLAN	300
E-103	ELECTRICAL PANEL SCHEDULES AND RISER DIAGRAM	300
P-001	PLUMBING GENERAL AND GAS PLAN	400
P-101	PLUMBING DRAINAGE AND SUPPLY FLOOR PLANS & RISER DIAGRAM	400
P-201	PLUMBING DETAILS	400

PROJECT TEAM

FRANCHISEE

REBECCA & JOHN GELLOS
email: jcgellos@gmail.com

PROJECT COORDINATOR

JERSEY MIKE'S FRANCHISE SYSTEMS, INC
2251 LANDMARK PLACE
MANASQUAN, NJ 08736

CONSTRUCTION DESIGN SPECIALIST:
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PHONE NO.: (732) 223-4044 x254
E-MAIL: ekaiser@JERSEYMIKES.com

DIRECTOR OF CONSTRUCTION:
ATTN: RODNEY TAYLOR
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E-MAIL: rtaylor@jerseymikes.com

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E-MAIL: pdietrich@jerseymikes.com

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M.E.P. ENGINEER

PRIMARY CONTACT:
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E-MAIL: ashimr@raygroup.net

ARCHITECT:
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ARCHITECT
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MEP ENGINEER
KEITH S. MIKULKA, PE
PROFESSIONAL ENGINEER
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SEAL:

REGISTERED ARCHITECT
GREGORY RALPH
043867
STATE OF NEW YORK

Jersey Mike's Subs

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251
LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
ALBERTSON, NY

TITLE:
COVER SHEET AND GENERAL INFORMATION

DATE: 2/22/2022

SCALE: AS INDICATED

JOB NO: JMS 0165-0522

DRAWN BY: VV, MT

SHEET:

G-100

NOTE:
THE DESIGN PROFESSIONAL OF RECORD SHALL ENSURE THAT ALL ASPECTS OF THE PROJECT MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE STATE & LOCAL CODES AS WELL AS THE ADA AND ANY OTGER GOVERNING CODES. THE MARK-UPS TO THIS SET OF DRAWINGS ARE NOT TO BE CONSTRUED AS A CODE REVIEW BUT RATHER SUGGESTIONS TO REVISE/OR ADD TO THE DRAWINGS BASED ON WHAT THE LOCAL BUILDING DEPARTMENT EXPECTS TO SEE ON A SET OF DRAWINGS. THE DESIGN PROFESSIONAL OF RECORD SHALL DETERMINE IF THE REVISIONS AND COMMENTS ARE ADRESSED AND IF THEY ARE REQUIRED.

WALK THROUGH

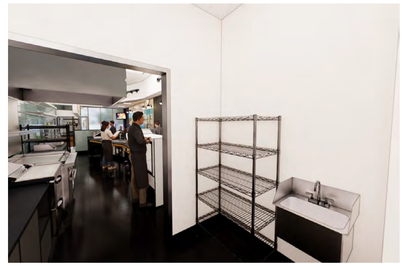
Enscape Web (enscape3d.com)h





E. OVEN & COOLER





D. PREP KITCHEN





C. POS

360° PROJECT VIEWS

CLICK ON QR CODE OR USE YOUR PHONE TO SEE PANORAMA



B. FRONT DOOR





A. QUEUE @ MEATCASE

ARCHITECT:
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SEAL:



Jersey Mike's Subs

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251
LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
ALBERTSON, NY

TITLE:
QR CODES & PROJECT VIEWS, WALK THROUGH LINK

DATE: 2/22/2022

SCALE: AS INDICATED

JOB NO: JMS 0165-0522

DRAWN BY: MT

SHEET:

G-101



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

ALBERTSON SHOPPING CENTER
1008-1045 WILLIS AVENUE
ALBERTSON, NY 11507

TENANT DATA AND PARKING CALCULATIONS

TAG	TENANT	OCCUPANCY	GROSS FLOOR AREA	PARKING REQUIREMENT	#OF SPACES REQUIRED
1	FOOD EMPORIUM	M	26,403 SF	1 PER 300 SF	88.01
2	ROSLYN KOSHER MEATS	M	1,370 SF	1 PER 300 SF	4.57
3	STAGE CARDS	M	1,800 SF	1 PER 300 SF	6.00
4	LA VITA BELLA SALON	B	2,070 SF	1 PER 300 SF	6.90
5	CLOTHES HORSE	M	2,430 SF	1 PER 300 SF	8.10
6	JERSEY MIKES	B	1,350 SF	1 PER 300 SF	4.50
7	FISH MARKET	M	1,800 SF	1 PER 300 SF	6.00
8	SOLOMON JEWELERS	M	1,350 SF	1 PER 300 SF	4.50
9	VACANT	M	1,800 SF	1 PER 300 SF	6.00
10 11	INCREDIBLE FEETS	M	2,660 SF	1 PER 300 SF	8.87
12	NAIL SALON	B	1,350 SF	1 PER 300 SF	4.50
13	SIMPLY WINE & LIQUOR	M	1,800 SF	1 PER 300 SF	6.00
14	PROPOSED RESTAURANT	A3	1,750 SF	1 PER 80 SF	21.88
15	LESTERS	M	1,750 SF	1 PER 300 SF	5.83
16	LESTERS	M	1,750 SF	1 PER 300 SF	5.83
17	LESTERS	M	4,760 SF	1 PER 300 SF	15.87
18	GRILL MARK	A3	2,000 SF	1 PER 80 SF	25.00
19	VINCENT'S PIZZERIA	A3	2,000 SF	1 PER 80 SF	25.00
20	CITIBANK	B	4,000 SF	1 PER 200 SF	20.00
PARKING CREDIT FOR OFFICE			1,000 SF	1 PER 200 SF	(-5.00)
REQUIRED PARKING			N/A	N/A	268.36 = 269 SPACES
TOTAL EXISTING SPACES			N/A	N/A	256 SPACES
DEFICIENT			N/A	N/A	13 SPACES

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SEAL:



JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251
LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.
2/13/2023	LANDLORD COMMENTS	1

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
ALBERTSON, NY

TITLE:
PARKING ANALYSIS

DATE: 2/22/2022

SCALE: AS INDICATED

JOB NO: JMS 0165-0522

DRAWN BY: VV, MT

SHEET:

G-102

Jersey Mike's Site Analysis Report

Franchisee: John & Rebecca Gellos **Location (site address):** 1030 Willis Ave Albertson, NY

Building Owner/Manager:
Name _____ Phone _____ Fax _____

Address _____ City _____ State _____ Zip _____

RETAIL FACILITY DATA (please include photography and location of existing doors/windows, etc):

Site Dimensions (closest half-inch)
Include graphed layout if necessary See plan

Ceiling height Between 96" & 120"

Construction Classification _____ Use Group Cleaners

Adjacent Suite User Group(s) Retail / fish market

Existing Space Sprinklered? Yes or No

Does the Existing Space have a building fire alarm, or a fire alarm monitoring system for sprinklers only? Or N/A?

Indicate the Fire Alarm Control Panel Location, if required: N/A

**Provide photos of the existing sprinkler heads, fire alarm control panel, and fire alarm devices.*

WALL CONSTRUCTION:

Exterior walls (please circle): wood frame / masonry / steel frame / veneer masonry
Insulation R- Value _____

Demising walls, construction (please circle): wood frame / masonry / steel frame ------- Insulate: Yes or No

Demising walls, finish (please circle): unfinished / masonry / gypsum

Demising wall fire rating (please circle): 0 hr. / 1 hr. / 2 hr. / 3 hr.

FLOOR CONSTRUCTION: (circle one) concrete / wood frame / steel frame

Floor finish (circle one): carpet / tile / concrete / wood / none

ROOF CONSTRUCTION:

Roof structure (please circle): wood frame / concrete / steel frame, underside of roof structure
Insulation R- Value _____
Height to Underside of the Roof 172" BOJ: 151"
Height of lowest beam AFF 151"

Ceiling finish (please circle) ceiling grid / gypsum board / none

Unknown which meter belongs to tenant. Need to verify with LL

GAS: Type (Natural gas/propane) _____ Gas meter/tank location next to rear egress door

Outlet pressure _____ Location of regulators at meter

PLUMBING:

Existing toilet locations / Fixtures centerline dimensions (provide graphics drawing, ¼" scale if possible)

Domestic Water:
Tenant Connection Size and Location rear of building

Tenant meter size 3/4" Remote reader location _____

Backflow preventor type _____ Size _____ Location _____

Sanitary Sewer:
Tenant Connection Size and Location _____

Kitchen Sinks:
Type _____ # of Bowls _____ Bowl Size (ID) _____

Water Heater:
Manufacturer A.O.Smith Model # FSG50232 Age and Gallons 50 GAL

Serial Number ME96-0076089-232 Fuel (gas/elec) GAS Capacity(MBH/kw) _____

Volts/phase _____ MCA/MOCP _____

**Provide photos of the existing water heater, includng close up of nameplate.*

GREASE TRAP: Interior grease trap, unknown capacity, verify with LL

Is there presently a grease trap at the location? Yes or No

Grease trap manufacturer/model _____ Size (L/H/H) _____

Grease trap capacity: _____ gallons _____ gpm _____ lbs grease

Was location previously a restaurant? Yes or No

Will local zoning require a grease trap to be installed? Yes or No ----- Size requirement of grease trap? TBD

**Provide photos of the existing grease trap, includng close up of nameplate.*

ELECTRICAL

Building Service:
Volts _____ Phase 3 Wire 4 Main Amps verify with LL

Power Company LIPA Meter Number _____

Service Ground Rod Location _____ Bonding Location _____

Tenant Service:
Disconnect Type (Switch/Breaker) _____ Disconnect Amps 200A Fuse Amps _____

Feeder Type/Size _____ Meter Number 096752836

Panels:
Manufacturer Murray Model # LP042PC-16 Volts/phase 240/120

Type (MCB/MLO) _____ Breaker Rating _____ Mains Rating 200A

# of Circuit Spaces _____ Fed from _____

Transformer:
kVA _____ V/ph primary _____ V/ph secondary _____

**Provide the following photos. WARNING: only qualified personnel shall open electrical equipment:*
- Building main electrical service gear (utility transformer, building meter, menter center, switchoard, disconnects, wireway, etc)
- Close up of equiment tags including voltage, phase and Amp ratings. Close up of main breaker/disconnect. Close up of fuses inside disconnect switches. Service ground and bonding locations.
- Tenant electrical feeder equipment (meter, disconnect, etc)
- Close up tenant breaker/disconnect label, including Amp rating. Close of up fuses in tenant disconnect, including Amp Rating. Close up of tenant meter, including meter number
- Tenant Panels and Circuit Director
- Close up ofcover, door closed, and door open. Close up of name plate (showing panel volts, phase, number of wires, amps rating, etc). Close up of main breaker and all brach circuit breakers (breaker trip ratings need to be legible).
- Transformer
- Close up of name plate.
- All other electrical equipment serving tenant space.

HVAC

Number of units: 1

Existing unit location (s): Roof

Manufacturer CARRIER Model # 48TJE012 Tons & Age 4 TON

Serial Number 3896g30962 Heat Type (gas/elec/hp) gas Heat Cap (MBH/kw) _____

Volts/phase 208/230 MCA/MOCP _____

EXHAUST FANS AND HOODS

Existing fan location (s): Roof

Manufacturer GREENHECK Model # G-70-DGEX-QD Age _____

Serial Number 95L13353 Heat Type (gas/elec) _____ Heat Cap (MBH/kw) _____

Volts/phase _____ MCA/MOCP _____ CFM @S.P._____ Motor HP _____

Existing exhaust hood location (s): N/A

Manufacturer _____ Model # _____ Type _____

Size (OD/ID) _____ Make-Up Configuration _____ Exhaust Duct _____

Any equipment or ductwork located within the tenant space, which serves another teant? Yes or No

**Provide photos of all existing air conditioners, fans, hoods, thermostats, etc, from all sides. Include close up of nameplace (manufacturer, model number, serial numbers, elec/gas, minimum airflows, rating, etc).*

IMPACT FEES:
Are there any impact fees that the we need to be aware of prior to starting the project?

AREAS OF CONCERN:
Note any areas of concern or red flags that need to be addressed based on the site conditions:

Hvac is insufficient, gas is insufficient, elect. service to building needs to be verified, grease trap needs to be verified, change of use/zoning

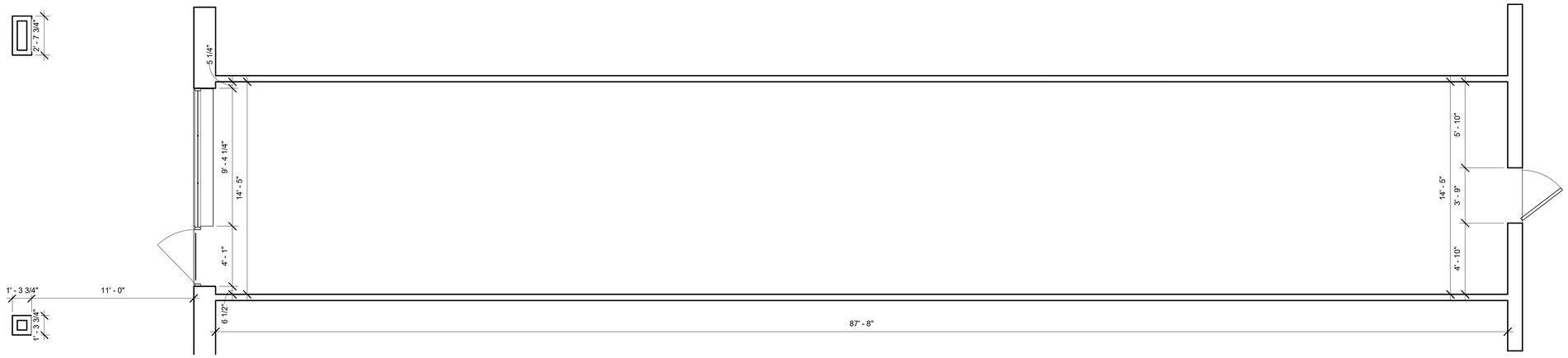
Please provide the following photos:
1. Front, back and side (if an endcap) exterior of the proposed JM location
2. Shell building exterior (each side of the building)
3. Four interior pictures showing north, south, east and west
4. Separate pictures of the 2 adjoining tenants (if applicable)
5. Roof (overall photos from multiple angles) and Roof Structure (joists and underside of roof)
6. Any additional pictures that would be relevant (ie. Kitchen area, bathrooms, etc.)

On your floor plan, please draw in the following:
1. Location of main beams/trusses, with bottom elevation and heights.
2. Exterior window/door overhangs. Indicate critical dimensions/extensions past windows/doors and the vertical distance between the top of window/bottom of the overhang.
3. Sprinkler main location (include size), fire alarm control panel, and any fire alarm devices.
4. Location of HVAC equipment (all indoor and outdoor equipment)and thermostats. Routing, size, and elevation of ductwork mains. Location of gas vents, location and size of all intakes and exhaust terminals (gravity roof hoods, louvers, roof caps, etc.) Equipment/ductwork within tenant space, that services other building tenants.
5. Domestic water connections, sewer and grease waste mains and cleanouts, water heater, water pumps, water fixtures, gas meter, gas piping, and pressure regulators.
6. All electrical service equipment (transformers, meters, disconnects, panels, etc). Single line diagram of utility sysem from utility transformer through JMS tenant panels.

The above information is accurate and complete to the best of my knowledge.

Paul Cabrera 05/16/2022
Signature Date

Paul Cabrera
Print Name



1 SHELL PLAN
1/4" = 1'-0"

ARCHITECT:
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SEAL:

REGISTERED ARCHITECT GREGORY R. RALPH 043867 STATE OF NEW YORK

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
ALBERTSON, NY

TITLE:
EXISTING CONDITIONS/DEMOLITION PLAN & SITE ANALYSIS

DATE: 2/22/2022

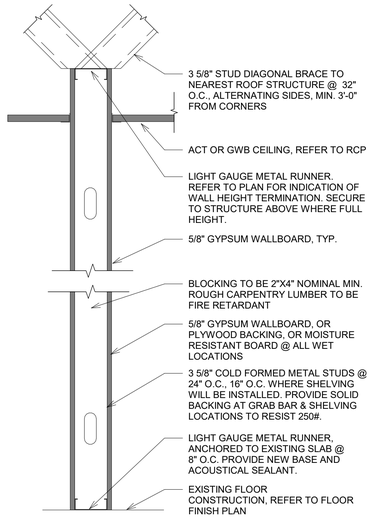
SCALE: AS INDICATED

JOB NO: JMS 0165-0522

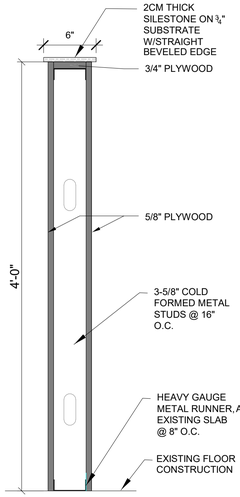
DRAWN BY: PC, VV, MT

SHEET:

A-100



3 DETAIL WALL TYPE 1
1 1/2" = 1'-0"



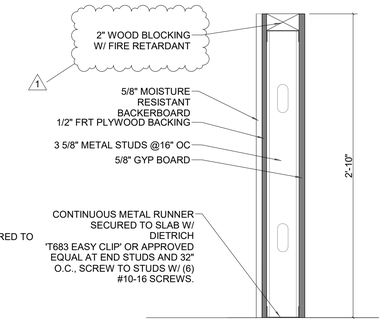
4 DETAIL HALF HEIGHT WALL
1 1/2" = 1'-0"

SHEATHING SCHEDULE NOTES:

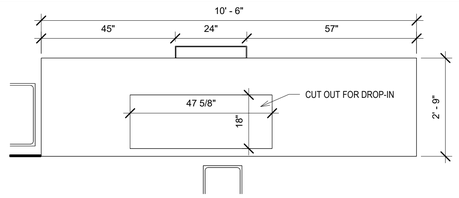
1. TYP. DINING AREA WALLS, VESTIBULES, AND HALLS: 5/8" GWB.

2. ALL WET LOCATIONS:; RESTROOM WALLS, BEVERAGE COUNTER SURROUNDS, SERVICE LINE AND KITCHEN LOCATIONS: 5/8" MOISTURE RESISTANT BOARD.

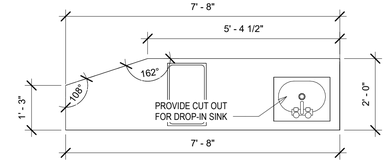
3. TYPICAL KITCHEN WALLS AND WALL PARTS NOT AT A WET LOCATION: 5/8" PLYWD.



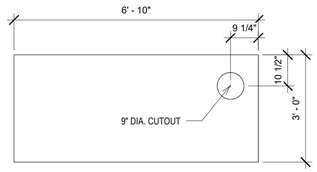
5 DETAIL SERVICE COUNTER KNEE WALL
1 1/2" = 1'-0"



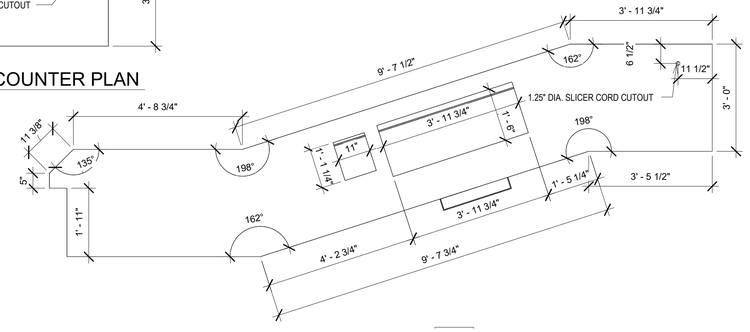
14 GALLEY KITCHEN CTR. DETAIL PLAN
1/2" = 1'-0"



13 ANGLED REAR COUNTER WITH HAND SINK
1/2" = 1'-0"



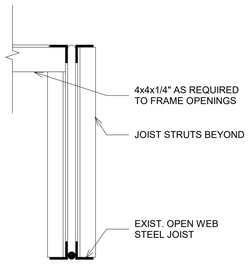
12 BEVERAGE COUNTER PLAN
1/2" = 1'-0"



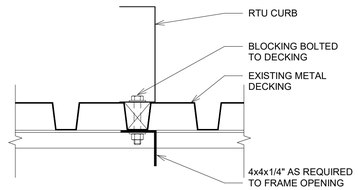
11 SERVICE COUNTER DETAIL PLAN
1/2" = 1'-0"

6 PLAN DETAIL - RTU CURB SUPPORT TO JOIST CONNECTION
1 1/2" = 1'-0"

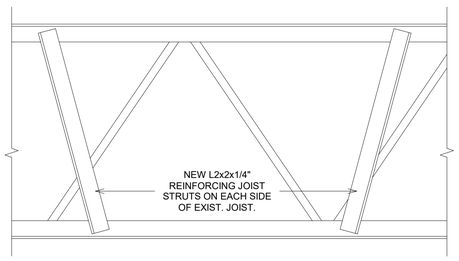
8 C-RTU CURB SUPPORT
1 1/2" = 1'-0"



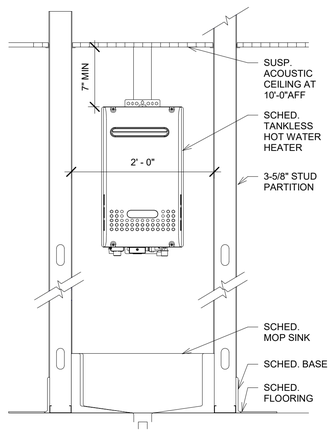
7 A-RTU CURB SUPPORT
1 1/2" = 1'-0"



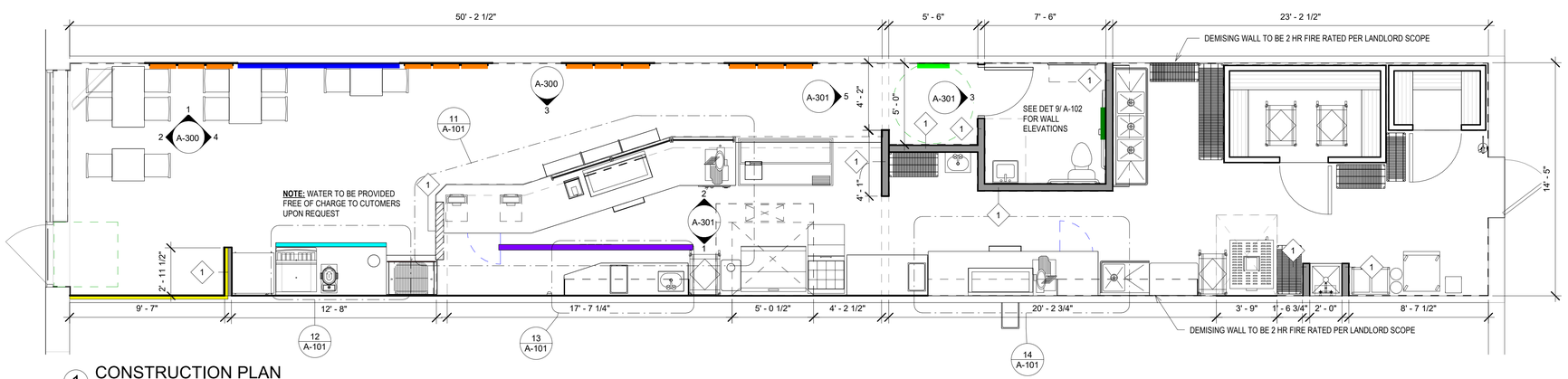
9 B-RTU CURB SUPPORT
1 1/2" = 1'-0"



10 EXIST. OPEN WEB STEEL JOIST SIDE ELEVATION
1 1/2" = 1'-0"



2 MOP SINK SECTION
1" = 1'-0"



1 CONSTRUCTION PLAN
1/4" = 1'-0"

ARCHITECT:

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SEAL:



JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251
LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.
2/13/2023	LANDLORD COMMENTS	1

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
ALBERTSON, NY

TITLE:
CONSTRUCTION PLAN, MILLWORK PLANS AND STANDARD DETAILS

DATE: 2/22/2022

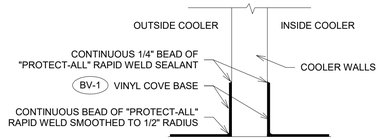
SCALE: AS INDICATED

JOB NO: JMS 0165-0522

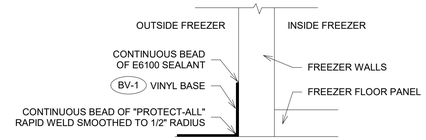
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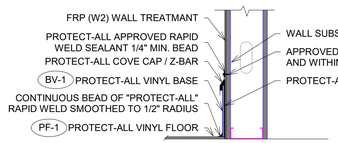
A-101



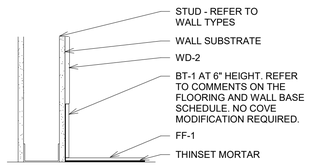
2 PROTECT-ALL VINYL FLOORING @ WALK-IN COOLER
1 1/2" = 1'-0"



3 PROTECT-ALL VINYL FLOORING @ WALK-IN FREEZER
1 1/2" = 1'-0"



4 PROTECT-ALL VINYL FLOORING AND COVE @ FRP (W-2) WALL
1 1/2" = 1'-0"



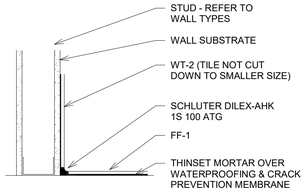
5 WALL BASE PROFILE IN DINING ROOM
1 1/2" = 1'-0"

FLOORING AND WALL BASE					
TAG	SOURCE	TYPE	DESCRIPTION	COLOR	COMMENTS
FF-1	DAL TILE	PORCELAIN TILE	6X36 JM BROWN WOOD	PART #N813 JM6361PR	CUSTOMER AREAS - DINING, RESTROOM, AND HALLWAY(S). 6"X36", 5/16"D. GROUT: MAPEI ULTRACOLOR PLUS FA - GRAY 09. GROUT JOINT RECOMMENDED AT 3/16". PATTERN TO BE INSTALLED IN RANDOM ARRANGEMENT.
BV-1	PROTECT-ALL FLOORING	VINYL COVE BASE	6" X 30' ROLLS	1/4" MATTE DARK GRAY	KITCHEN BASE. FOLLOW PROTECT-ALL GUIDELINES FOR INSTALLATION
PF-1	PROTECT-ALL FLOORING	VINYL FLOORING	USE 1/4" x 5'x5' AND 5'x8' SHEETS	1/4" MATTE DARK GRAY	KITCHEN FLOORING. FOLLOW PROTECT-ALL GUIDELINES FOR INSTALLATION (SEE NOTE BELOW)
BT-1	DAL TILE	PORCELAIN TILE	IRON CRAFT	SABLE BLACK IC15-UNPOLISHED	CUT FULL 12"X24" TILE (WT-2) DOWN TO 6"X12" FOR DINING ROOM WALL BASE, AND 4"X12" ON MILLWORK TOE KICK IN CUSTOMER AREAS. USE SCHLUTER DILEX-AHK (POLISHED NICKEL) WHEN COVE BASE APPLICATION IS REQUIRED. GROUT: MAPEI ULTRACOLOR PLUS FA - GRAY 09

NOTES:
1. IF INTERIOR TRANSITIONS STRIPS ARE TO BE REQUIRED, USE SCHULTER-RENO IN SATIN ANODIZED ALUMINUM.
2. FOR COVE BASE APPLICATION IN THE RESTROOM(S), USE SCHLUTER DILEX-AHK (POLISHED NICKEL) BELOW FULL WT-2 TILES. NO CUT TILE IS REQUIRED. REFER TO ELEVATIONS.
3. PROTECT-ALL FLOORING: CONCRETE FLOOR PREPARATIONS/TESTING:
   ALL ON-GRADE AND BELOW-GRADE CONCRETE FLOORS SHOULD HAVE AN EXISTING VAPOR BARRIER (10 MIL/0.010 IN.) INSTALLED BELOW THE SLAB.



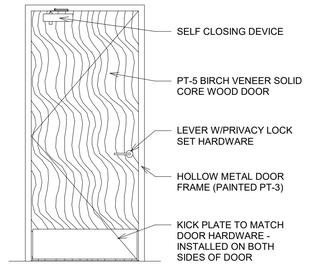
6 PROTECT-ALL VINYL FLOORING AND COVE @ KITCHEN TILE (CT-1) WALL
1 1/2" = 1'-0"



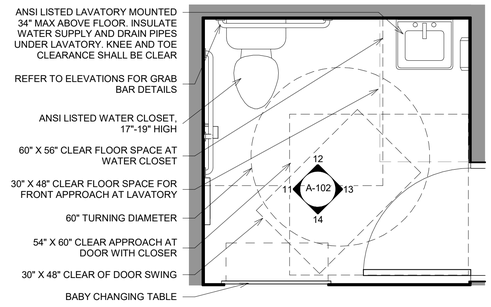
7 COVE PROFILE IN RESTROOM(S)
1 1/2" = 1'-0"

DOOR TYPE 1

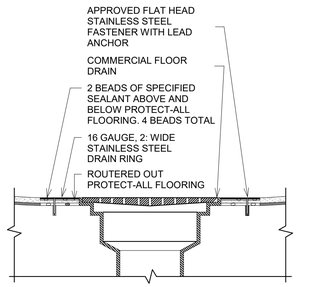
3'-0" X 7'-0" BIRCH VENEER SOLID CORE WOOD DOOR (PT-5) & HOLLOW METAL DOOR FRAME (PT-3) WITH APPROVED LEVER PRIVACY LOCK SET HARDWARE AND SELF CLOSING DEVICE.



8 INTERIOR DINING /RESTROOM DOOR
1/2" = 1'-0"



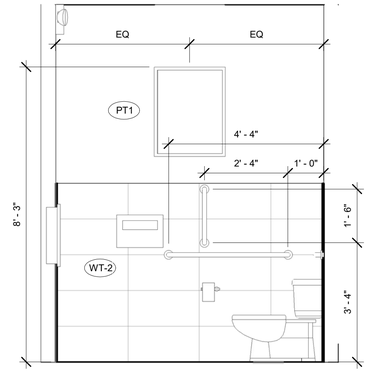
9 RESTROOM LAYOUT DETAIL PLAN
1/2" = 1'-0"



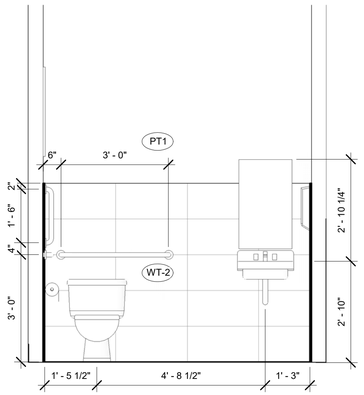
NOTE:
FLOORING MUST BE ROUTERED PRIOR TO INSTALLATION FOR SMOOTH, FLAT TRANSITION.

FLOOR DRAIN NOTE:
PROTECT-ALL FLOORING REQUIRES FLOOR DRAINS @ HIGH MAINTENANCE AREAS, LIKE THE 3-COMPARTMENT SINK AND GRILL AREAS; PROVIDE COST OF ADDITIONAL FLOOR DRAINS AND PIPING WHERE SHOWN ON DETAIL #1 THIS SHEET (PLAN).

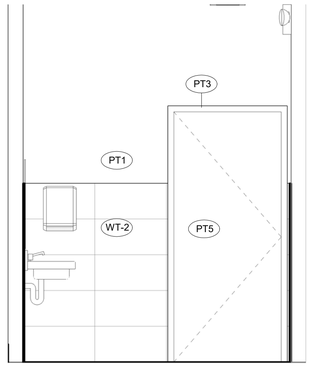
10 FLOOR DRAIN DETAIL @ PROTECT-ALL VINYL FLOORING
1 1/2" = 1'-0"



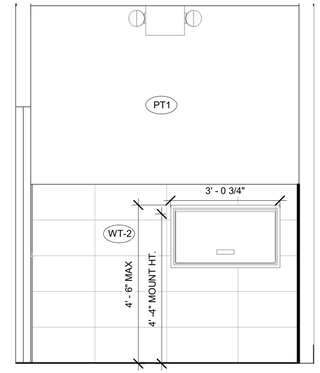
11 ELEVATION A
1/2" = 1'-0"



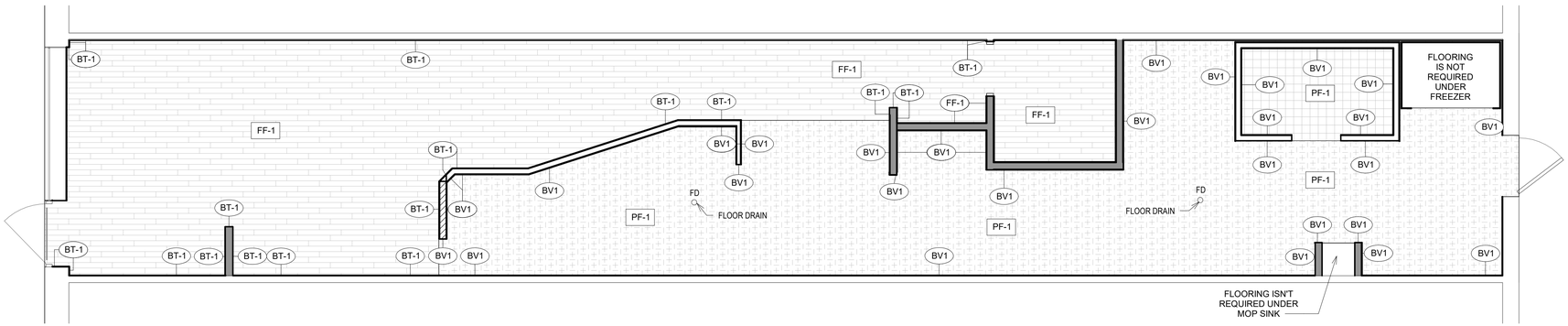
12 ELEVATION B
1/2" = 1'-0"



13 ELEVATION C
1/2" = 1'-0"



14 ELEVATION D
1/2" = 1'-0"



1 FLOOR FINISHES PLAN
1/4" = 1'-0"

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SEAL:



Jersey Mike's Subs

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
ALBERTSON, NY

TITLE:
FLOOR FINISHES PLAN, DETAILS AND SCHEDULE, AND RESTROOM PLANS AND ELEVATIONS

DATE: 2/22/2022

SCALE: AS INDICATED

JOB NO: JMS 0165-0522

DRAWN BY: VV,MT,JM

SHEET:

A-102

COUNTER FINISHES

TAG	SURFACE	SOURCE	PRODUCT	COLOR	COMMENTS
SS-1	COUNTERTOP	CONSENTINO	SILESTONE - ETERNAL SERIES 2 CM	CHARCOAL SOAPSTONE - SUEDE	COUNTERTOP FINISH FOR ALL MILLWORK

WOOD

TAG	SURFACE	SOURCE	PRODUCT	COLOR	COMMENTS
WD-1	WAINSCOT	GC	1"X SHIPLAP, D. FIR NO2 (STANDARD) GRADE, SMOOTH FINISH	PAINTED PT-1	ON THE CUSTOMER SIDE OF THE FRONT LINE SOFFIT.
WD-2	WAINSCOT	5 KIDS GROUP, INC.	MODERN FARMHOUSE OAK	CLEAR OIL	ACCENT WALL (PER PLAN). BOTTOM OF CHAIR RAIL IN DINING ROOM AND VESTIBULE. BEVERAGE COUNTER MILLWORK DOORS. BANQUETTE BACK AND SEAT. USE SCHULTER JOLLY (POLISHED NICKEL) FOR WALL EDGING, WHEN REQUIRED.
WD-3	BAR COUNTER	5 KIDS GROUP, INC.	TEAK		GC TO ORDER FROM TERRAAI. TABLETOP TO MATCH DINING ROOM TABLE TOPS
WD-4	FURNITURE BASE	GC		PAINTED PT-1	CONSTRUCTION OF DINING ROOM FURNITURE - COMMUNITY TABLE, BANQUETTE, AND BAR COUNTER
WD-5	HARDWOOD CAP	GC	3/4" HARDWOOD	PAINTED PT-6	FOR LOW WALL CAP AND WINDOW SILLS, WHEN CONDITION(S) OCCUR. ALLOW 1/2" OVERHANG.
WD-6	WAINSCOT PANEL	MARLITE	ITEM #206916. 23 3/4"X1/2" PANEL	BY MANUFACTURER - PNL 9099	BEHIND BEACH CHAIR GRAPHICS IN DINING ROOM - REFER TO ELEVATIONS. FACE OF COUNTER ON THE FRONT LINE.

WALL FINISHES

TAG	SURFACE	SOURCE	PRODUCT	COLOR	COMMENTS
W-1	STAINLESS STEEL WAINSCOT	CAPTIVE AIRE	BRUSHED S/S 20 GAUGE FROM TOP OF Q.T. BASE		FULL HEIGHT TO HOOD, BEHIND GRILL AND BREAD OVEN AREA
W-2	FRP WALL PANELING	MARLITE		WHITE	BACK KITCHEN FOOD PREP AREA

LAMINATES

TAG	SURFACE	SOURCE	PRODUCT	COLOR	COMMENTS
PL-1	MILLWORK	WILSONART	STEEL MESH	FINE VELVET FINISH 4879-38	MILLWORK BEHIND THE SERVICE LINE AND BACK KITCHEN. USE PVC EDGE BANDING.
PL-2	CUTTING BOARD	WILSONART	NATURAL RECON	FINE VELVET FINISH 7996-38	21"X21"X1" CUTTING BOARDS FOR PICK UP TOWER - QTY 4. PEDESTAL BASE FOR PICK UP TOWER.

PAINT

TAG	SURFACE	MANUFACTURER	PRODUCT	COLOR	COMMENTS
PT-1	SHIP LAP, SOFFIT, AND RESTROOM CEILINGS	BENJAMIN MOORE	OC-130	CLOUD WHITE, SATIN	CUSTOMER AREA SHIPLAP (AND SHIPLAP TRIM), FRONT LINE SOFFIT, AND RESTROOM WALLS (ABOVE TILE)
PT-2	5/8" GWB PAINTED	BENJAMIN MOORE	1613	SILENT NIGHT, SATIN	DINING ROOM AND HALLWAY WALLS ABOVE CHAIR RAIL.
PT-3	DOOR FRAME. WHEN OPEN CEILING - UPPER DINING ROOM WALLS AND DINING ROOM CEILING.	BENJAMIN MOORE	1615	ROCK GRAY, SATIN	DOOR FRAME. IN OPEN CEILING CONDITION, EVERYTHING ABOVE 12'AFF IN DINING ROOM
PT-4					
PT-5	INTERIOR DOORS	MINWAX	WOOD FINISH PENETRATING STAIN	WEATHERED OAK 270	FINISH WITH CLEAR TOP COAT
PT-6	LOW WALL/SILL CAP	BENJAMIN MOORE	#2132-10	BLACK, EGGSHELL OR SEMI GLOSS	LOW WALL CAP AND WINDOW SILL FINISH.

WALL TILE

TAG	SURFACE	MANUFACTURER	PRODUCT	COLOR	COMMENTS
WT-1	CERAMIC TILE	DAL TILE	2X8 MOD JM BLUE	PART#: N519 JM28MOD1P2. GROUT: MAPEI ULTRACOLOR PLUS FA -IRON 107	BACK SPLASH TILE IN KITCHEN AND BEVERAGE COUNTER. RUNNING BOND. USE SCHULTER JOLLY (POLISHED NICKEL) FOR EDGING. WALL TILE EXTENDS TO CEILING TILES IN ALL KITCHEN AND BEVERAGE AREA WALLS EXPOSED TO CUSTOMER VIEW (TYP 10'AFF).
WT-2	CERAMIC TILE	DAL TILE	IRONCRAFT	SABLE BLACK IC15 UNPOLISHED - 12"X24". GROUT: MAPEI ULTRACOLOR PLUS FA - GRAY 09	BATHROOM BOTTOM WALL TILE. USE SCHULTER JOLLY (POLISHED NICKEL) FOR EDGING

METAL

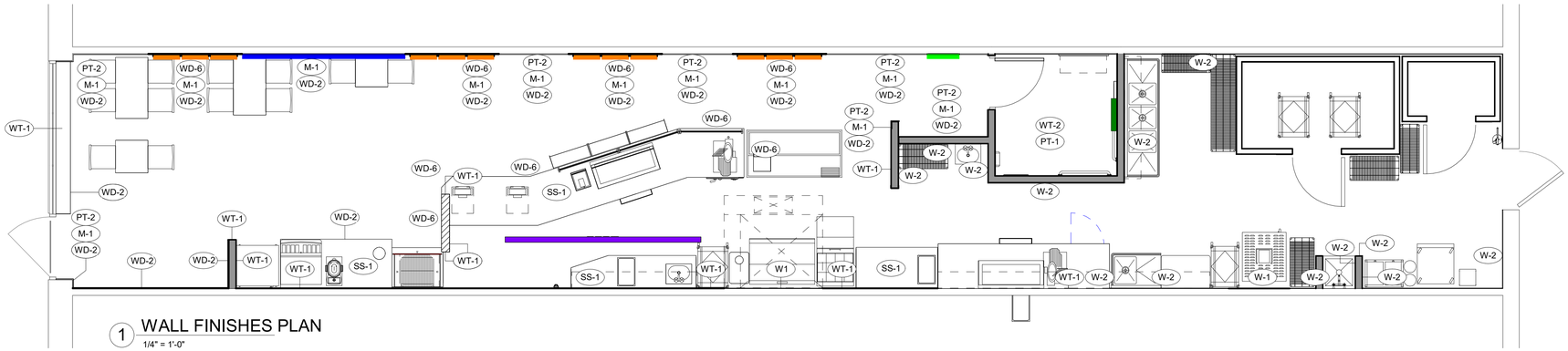
TAG	SURFACE	SOURCE	PRODUCT	COLOR	COMMENTS
M-1	CHAIR RAIL	GC	1/8"X3 1/2" HOT ROLLED STEEL	PAINTED IN BLACK SEMI-GLOSS	DINING ROOM CHAIR RAIL, WITH BUTTON HEAD HEX SOCKET SCREW

INTERIOR WALL AND CEILING FINISH FLAME SPREAD REQUIREMENTS PER 2020 NY STATE BUILDING CODE TABLE 803.13, IN AN UNSPRINKLERED MERCANTILE OCCUPANCY:
1. ALL FINISHES IN INTERIOR EXIT PASSAGEWAYS TO BE CLASS A. CLASS C FINISHES ARE PERMITTED FOR WAINSCOTING OR PANELING OF NOT MORE THAN 1000 SQUARE FEET OF APPLIED SURFACE IN THE GRADE LOBBY WHERE APPLIED DIRECTLY TO A NON-COMBUSTIBLE BASE OR OVER FURRING STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FIREBLOCKED AS REQUIRED PER SECTION 803.15.1.
2. ALL FINISHES IN CORRIDORS TO BE CLASS B (NO GREATER).
3. ALL FINISHES IN ROOMS AND ENCLOSED SPACES TO BE CLASS C (NO GREATER).

FINISH MATERIALS NOTE:
FINISH MATERIALS TO BE CLASS C PER TABLE 803.13 OF THE NYSBC 2020

JERSEY MIKE'S FRANCHISE ITEMS

A. MENU BOARD
B. JUICE WALL (WOOD PLANK ACCENTWALL)
C. BEACH CHAIRS GRAPHICS
D. "REFRESH" BANNER ABOVE
E. "PICK UP HERE" BANNER ABOVE TOWER
F. SOFFIT MURAL
G. "GRILLED FRESH" GRAPHIC
H. VESTIBULE/HALLWAY ART
I. RESTROOM ART
J. SURFBOARD
K. WALL MURAL (CUSTOM SIZE BEHIND BANQUETTE OR 10'-0" WIDTH)



1 WALL FINISHES PLAN
1/4" = 1'-0"

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SEAL:



JERSEY MIKE'S SUBS
JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
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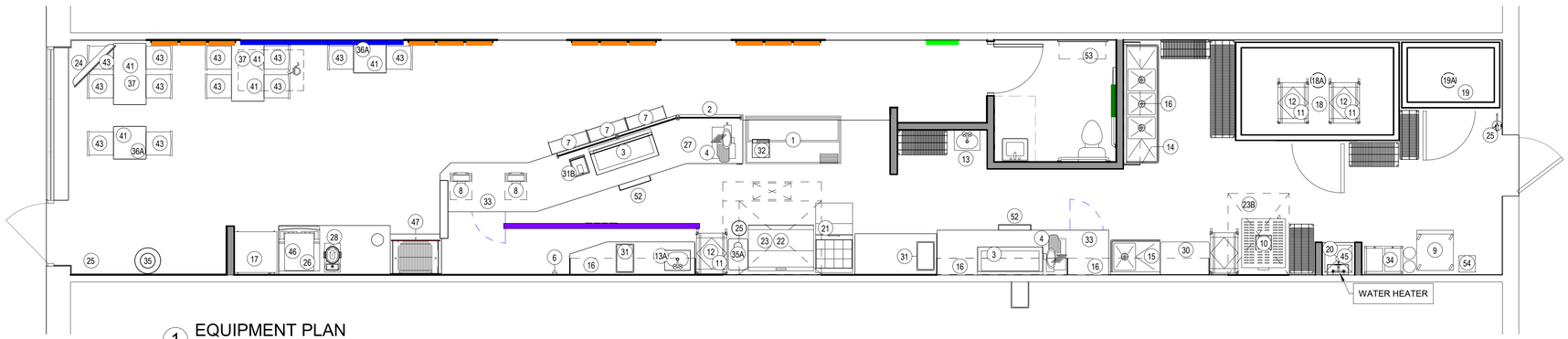
TITLE:
WALL FINISHES PLAN AND SCHEDULES

DATE: 2/22/2022
SCALE: AS INDICATED
JOB NO: JMS 0165-0522
DRAWN BY: VV, MT
SHEET:

A-103

EQUIPMENT SCHEDULE

KEY	QTY	ITEM NAME	MANUFACTURER	MODEL NUMBER	SUPPLIER	POWER REQUIRED	PLUMBING REQUIRED	MISC. NOTES
1	1	6' MEAT CASE	HOWARD MCCRAY	SC-CDS34N-6-JM	ECO	8.7AMP 115V/60/1		NSF-7. CONNECTION TO BE HARDWIRED BELOW FRONT COUNTER. GC/MILLWORK TO PROVIDE PVC CHASE IN KNEE WALL FOR CONNECTION. PROVIDE CABLE RACEWAY CORD HIDER FOR EXPOSED CORD.
1A	1	4' MEAT CASE	HOWARD MCCRAY	SC-CDS34N-4-JM	ECO	6AMP 115V/60/1		NSF-7. CONNECTION TO BE HARDWIRED BELOW FRONT COUNTER. GC/MILLWORK TO PROVIDE PVC CHASE IN KNEE WALL FOR CONNECTION. PROVIDE CABLE RACEWAY CORD HIDER FOR EXPOSED CORD
2	1	SNEEZEGUARD	C.R. LAURENCE		GC			C.R. LAURENCE 323-588-1281 X 7710 RICARDO BASULTO
3	1	4' DROP IN COLD UNIT	DELFIELD	N8148-EFN	ECO	7.5 AMP 115V/115V/60/V		NO DRAIN REQUIRED. OUTLET INSTALLED AT 18"AFF
3A	1	2' DROP IN COLD UNIT	DELFIELD	N8148-EF	ECO	7.5 AMP 115V/115V/60/V		NO DRAIN REQUIRED. OUTLET INSTALLED AT 18"AFF
4	2	SLICER	BIZERBA	GSP-H33 W/LIFT	ECO	120V/60/1		OUTLET INSTALLED AT 24"AFF. IN MILLWORK
5	1	MENU BOARD	JMFS	JMFS	GRAPHICS CO.			ORDERED WITH GRAPHICS PACKAGE.
6	1	TELEPHONE	VARIES	VARIES	FRANCHISEE			2 LINE PHONE. OUTLET INSTALLED AT 42"AFF
7	3	CHIP DISPLAY UNIT	PEPSI		PEPSI			
8	1	CASH REGISTER	INFOSOFT	UP700	FRANCHISEE		CHG KL53-1000-AF4 PRE-RINCE SPRAYER/ ADD-A-FAUCET, KL54-8012 FAUCET AND D50-7100 LEVER WASTES - QTY 3	REG. W/ COMM. MODEM, CASH DRAWER, RECEIPT & JOURNAL (2 SETS KEYS). OUTLET INSTALLED AT 18"AFF
9	1	FOOD WASTE COOLER	NYD	NYD	NYD	2.2 AMP 115V/60/1		EQUAL TO TRUE T-23-HC
10	1	BREAD OVEN	NUVU	QB 5/ 10 AUTOMIST	ECO	29AMP 208V/ 1 or 3ph OR 29AMP 240V/1 or 3ph	1/4" SUPPLY LINE	AUTO MISTER NOT OPTIONAL. OUTLET INSTALLED AT 78"AFF. ENGINEER TO REVIEW IF HARDWIRED CONNECTION IS REQUIRED PER SITE CONDITIONS.
11	54	BREAD PANS	WINCO	ALXP1826	SMALLWARES CO.			18 GAUGE SHEET PANS
12	3	BREAD RACK	CAMBRO	UPR1826FHP	FIVE KIDS GROUP, INC.			W/ (2)CURTAIN COVERS, WINDOW DISPLAY, ZIPPER
13	2	HAND SINK - WALL HUNG	KROWNE	WM260-JM	ECO		CHG FKL45-4000-RE4 FAUCET	WALL MOUNT HAND SINK W/ TWO 7 3/4" SIDE SPLASHES AND FAUCET
13A	0	HAND SINK - DROP IN	NBR	DI-1-101410LR	ECO		CHG FKL45-4000-RE4 FAUCET	DECK MOUNT HAND SINK WITH ONE 6" END SPLASH. VERIFY QUANTITY
14	1	3 COMPARTMENT SINK	FIVE KIDS GROUP	FC-3JM-DB	ECO		CHG KL53-1000-AF4 PRE-RINCE SPRAYER/ ADD-A-FAUCET, KL54-8012 FAUCET AND D50-7100 LEVER WASTES - QTY 3	IF TALLER THAN 9", END SPLASHES ARE REQUIRED
14A	0	3 COMPARTMENT SINK	FIVE KIDS GROUP	FC-3JM24-DB	ECO		CHG KL53-1000-AF4 PRE-RINCE SPRAYER/ ADD-A-FAUCET, KL54-8012 FAUCET AND D50-7100 LEVER WASTES - QTY 3	94" MODEL. IF TALLER THAN 9", END SPLASHES ARE REQUIRED
15	1	PREP SINK	FIVE KIDS GROUP	FC-1JM-D_	ECO		CHG KL54-8002 FAUCET	ONE COMPARTMENT SINK WITH DRAINBOARD ON EITHER THE LEFT OR RIGHT SIDE
15A	0	PREP SINK	FIVE KIDS GROUP	FC-1JM18-D_	ECO		CHG KL54-8002 FAUCET	ONE COMPARTMENT SINK WITH DRAINBOARD ON EITHER THE LEFT OR RIGHT SIDE
16	VARIES	WIRE SHELVING	METRO		ECO			2 TIER WALL SHELVES OVER SINKS & S/S TABLES. 4 TIER COOLER/FREEZER SHELVING & DRY STORAGE. WOOD BLOCKING IS REQUIRED FOR INSTALLATION OF ALL WALL MOUNTED SHELVING.
17	1	1 DOOR PEPSI COOLER	PEPSI	1160	PEPSI			OUTLET INSTALLED AT 18"AFF
17	0	2 DOOR PEPSI COOLER	PEPSI	1250	PEPSI			OUTLET INSTALLED AT 18"AFF
18	1	WALK IN COOLER	NORLAKE	JM7S__-__-J-36-CP	ECO	115V FOR LIGHTS AND DOOR HEATER. 15 AMP BREAKER		FLOORLESS, CLOSE COUPLED SYSTEM. FIELD COORDINATE POWER REQUIREMENT
18A	1	CAPSULE PACK	NORLAKE	CPB075JC-S-4-EV	ECO	CONDENSING UNIT - 208-230/ 60/1, RLA 6, MCA 8.6 , 15A MAX FUSE EVAPORATOR UNIT - 208-230/ 60/1, MCA 0.3 , 15A MAX FUSE		WILL INCLUDE PIGTAIL FOR SINGLE PORT CONNECTION - MUST BE HARDWIRED
19	1	STEP IN FREEZER	NORLAKE	JMF777__-__-J-36-CP	ECO	115V FOR LIGHTS AND DOOR HEATER. 15 AMP BREAKER		WITH 4" STEP-UP FLOOR PANEL, CLOSE COUPLED SYSTEM. FIELD COORDINATE POWER REQUIREMENT
19A	1	CAPSULE PACK	NORLAKE	CPF-100JC-S-4-EV	ECO	CONDENSING UNIT - 208-230/ 60/1, RLA 6.1, MCA 9 , 15A MAX FUSE EVAPORATOR UNIT - 208-230/ 60/1, MCA 9 , 15A MAX FUSE		WILL INCLUDE PIGTAIL FOR SINGLE PORT CONNECTION - MUST BE HARDWIRED
20	1	MOP SINK		2'X2'	GC		1/2" SUPPLY 1 1/2" DRAIN, VENT	MOP HANGER AND WALL GUARD
21	2	SANDWICH UNIT	DELFIELD	D4427-8-JM3	ECO	115V/60/1		W/CASTERS AND COVER ENHANCEMENT. OUTLET INSTALLED AT 18"AFF
21A	2	MEGATOP SANDWICH UNIT	ENTREE	JM-ST27E-2DX	ECO	115V/60/1		W/CASTERS AND COVER ENHANCEMENT. OUTLET INSTALLED AT 18"AFF
22	1	GRILL	IMPERIAL	IR-G48T-XB-JMII	ECO		CONFIRM NATURAL OR LP GAS	OPTION:CASTER, FLEX GAS HOSE, QUICK CONNECT & RESTRAINING DEVICE. BE SURE TO INCLUDE PERFORMANCE CHECK
23	1	EXHAUST HOOD SYSTEM & FIRE SYSTEM	CAPTIVE AIRE	ANSUL	ECO	(4) 115V	FIRE SYSTEM ANSUL	SHOP DRAWINGS ARE REQUIRED. CONTACT: REG32NA@CAPTIVEAIRE.COM OR 301-825-5476
23A	0	CONDENSATE HOOD	CAPTIVE AIRE	5424VHB	ECO	(1) 115V		SHOP DRAWINGS ARE REQUIRED. CONTACT: REG32NA@CAPTIVEAIRE.COM OR 301-825-5476
23B	1	CONDENSATE HOOD	CAPTIVE AIRE	6024VHB	ECO	(1) 115V		SHOP DRAWINGS ARE REQUIRED. CONTACT: REG32NA@CAPTIVEAIRE.COM OR 301-825-5476
24	1	T.V.'S W/ MOUNTING BRACKETS	VARIES	42" MONITOR	FRANCHISEE/ GC	110 VOLT		OUTLET AT 102"AFF. WALL BRACKETS REQUIRED.
25		PORTABLE FIRE EXTINGUISHERS			GC			WALL MOUNTED
26	1	DRINK DISPENSER & ADAPTER KIT	PEPSI	DISPENSER: IDC255, ADAPTOR: 80002957	PEPSI	9.3 AMP 115V/60/1	1/2" SUPPLY, CONDENSATION DRAIN	COORDINATE W/ PEPSI. OUTLET INSTALLED AT 42"AFF
27	1	FLOOR SAFE	VARIES	VARIES	FRANCHISEE			
28	1	ICED TEA BREWER/DISPENSER	BUNN	TB3Q	LUZIANNE	120V, 14.4 AMP		1-800-627-2094. OUTLET INSTALLED AT 42"AFF
29								
30	1	S.S. TABLE 24"X "	FIVE KIDS GROUP	WTS-24___-4BS-316	ECO			VERIFY SIZE
30A	0	BACK LINE PREP TABLE	ADVANCE TABCO	TKMS-368__	ECO			
30B	0	S.S. TABLE 30"X 30"	FIVE KIDS GROUP	WTS-24___-4BS-316	ECO			VERIFY SIZE
30C	0	S.S. TABLE 24"X_"	FIVE KIDS GROUP	WTS-24___-4BS-316	ECO			VERIFY SIZE
31	1	COUNTER TOP FOOD WARMER	VOLLRATH	71001 MODEL 1001	SMALLWARES CO.	120V, 5.8 AMP		OUTLET INSTALLED AT 42"AFF
31B	1	RECESSED BACON WARMER	MARSHALL	JM8001K	FIVE KIDS GROUP, INC	120V, 3.5 AMP		NO DRAIN. 1 4/3 CORD WITH NEMA 5-15 PLUG. OUTLET INSTALLED AT 18"AFF
32	1	COUNTER SCALE	CAS	ED-30	ECO	AC ADAPTER DC 12V/1A OR 12V/800mA, INTERNAL RECHARGEABLE SEALED ACID BATTERY - 6V DC		SITS ON TOP OF AND POWERS INTO THE MEAT CASE
33	2	UNDER COUNTER DRAWERED REF.	HOSHIZAKI	JM-UR27A-D2	ECO			OUTLET INSTALLED AT 18"AFF. ORDERED WITH LOW PROFILE CASTERS
33A	1	UNDER COUNTER REF.	HOSHIZAKI	HR-24B	ECO	1.15 AMP 115V/60/1. 5-15P		NEMA 5-15P OUTLET INSTALLED AT 18"AFF
34	1	BAG IN BOX SYSTEM	PEPSI	PEPSI	PEPSI	110 / 120V - 20 AMP DUAL OUTLET	1/2" SUPPLY	WATER CONNECTION IS NEEDED FOR FILTRATION SYSTEM. OUTLET CAN BE INSTALLED @AT 84"AFF
35	1	REFUSE CONTAINER	ALPINE	470-65L	SMALLWARES CO.			STAINLESS STEEL FINISH
35A	1	SLIM JIM REFUSE CONTAINER	RUBBERMAID	11"X20"	FIVE KIDS GROUP, INC.			
36A	2	TABLE TOPS	FIVE KIDS GROUP, INC.	24"X24"	FIVE KIDS GROUP, INC.			
37	2	TABLE TOPS	FIVE KIDS GROUP, INC.	24"X45"	FIVE KIDS GROUP, INC.			ADA COMPLIANT TABLETOP
38	0	BAR COUNTER	GC		GC			SEE FURNITURE DETAIL. BUILD ON SITE
39	0	COMMUNITY TABLE	FIVE KIDS GROUP, INC.	30"X109"	FIVE KIDS GROUP, INC.			BUILD SURFBOARD ABOVE ON SITE. SURFBOARD, MOUNTING ROPE, AND 3 PENDANT FIXTURES ARE SUPPLIED THROUGH CURTIS 1000. REFER TO DETAILS IN PLANS
40	0	TABLE BASES - HIGH	FIVE KIDS GROUP, INC.	BLACK CRINKLE	FIVE KIDS GROUP, INC.			
41	5	TABLE BASES - LOW	FIVE KIDS GROUP, INC.	BLACK CRINKLE	FIVE KIDS GROUP, INC.			2 TABLE BASES TO BE ORDERED FOR ADA TABLES
42	0	CHAIRS - HIGH	FIVE KIDS GROUP, INC.		FIVE KIDS GROUP, INC.			
43	12	CHAIRS - LOW	FIVE KIDS GROUP, INC.		FIVE KIDS GROUP, INC.			
44	0	BANQUETTE SEATING	GC		GC			SEE FURNITURE DETAIL. BUILD ON SITE
45	1	WATER HEATER			GC			
46	1	ICE MAKER	HOSHIZAKI	KM-520MAJ	ECO	115V/60 20 AMP BREAKER	PROVIDE DRAIN	OUTLET INSTALLED AT 42"AFF
47	1	PICK UP TOWER	METRO		ECO			CUSTOM METRO SHELVING 63"H, 24"D, 24"L
48								
49	1	JUICE SHELVING	METRO		FIVE KIDS GROUP, INC.			METRO SHELVING 7"H, 12"D, 42"L
49A	1	JUICE CRATES	FIVE KIDS GROUP, INC.	JMFS	FIVE KIDS GROUP, INC.			
50	0	STANCHIONS	VISIONTRON	VS301 (BLACK)	FIVE KIDS GROUP, INC.			WWW.CROWDCONTROLWAREHOUSE.COM, SINGLE LINE 7-5'
51	6	CEILING MOUNTED SPEAKERS			SOURSE 1 DISTRIBUTORS			770-977-5774 / 4 UNITS INSTALLED IN DINING ROOM & 1 UNIT IN EACH RESTROOM
52	2	TROUGH	FIVE KIDS GROUP, INC.	ze	FIVE KIDS GROUP, INC.			24" LONG X 4" WIDE TROUGH WITH SIDE SQUEEGE ATTACHMENT
53	1	BABY CHANGING TABLE			SMALLWARES CO.			TO BE INSTALLED IN WOMENS RESTROOM
54	1	LOCKERS	QUALSERV	DD006402	ECO			TYPICALLY ORDERED WHEN REQ'D BY HD
55	0	AIR CURTAIN	BERNER	CHC10-1036AA	ECO	(1) 120V		OUTLET CAN BE INSTALLED AT 80"AFF.



1 EQUIPMENT PLAN
1/4" = 1'-0"

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Jersey Mike's Subs

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251
LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
ALBERTSON, NY

TITLE:
EQUIPMENT PLAN AND SCHEDULE

DATE: 2/22/2022

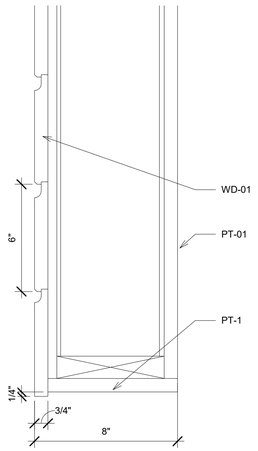
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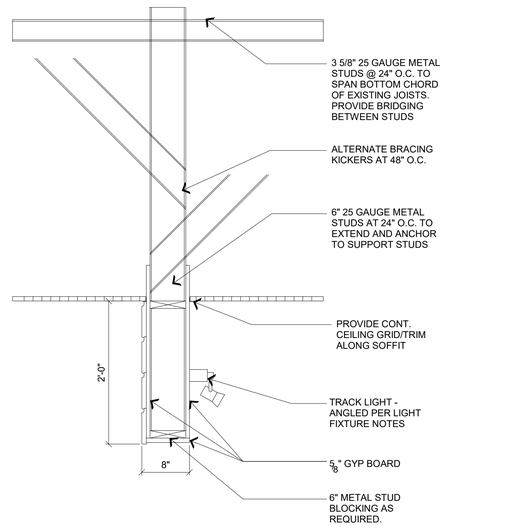
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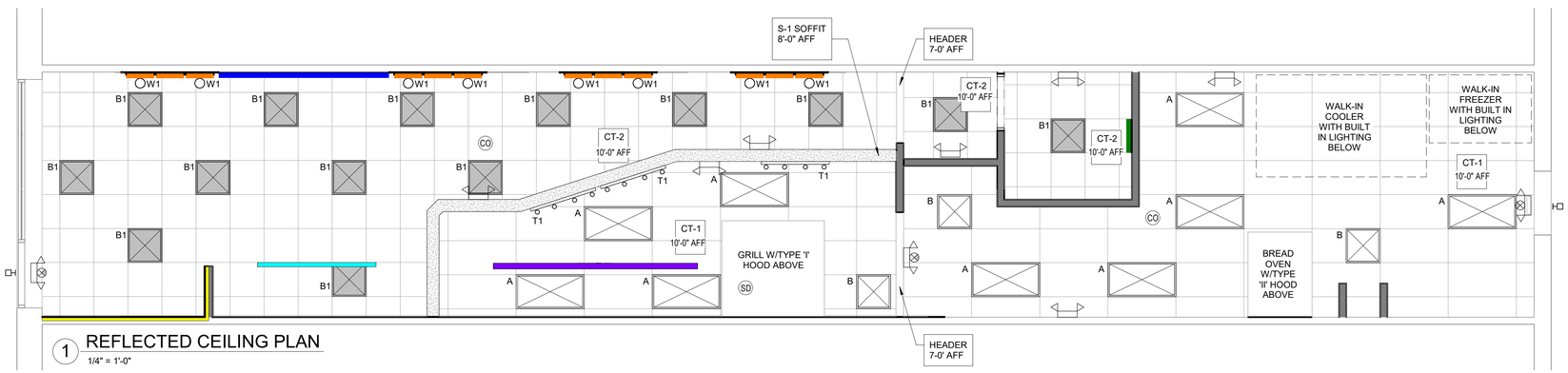
A-104



3 SOFFIT FINISHES KEY
3" = 1'-0"



2 SOFFIT DETAIL SECTION 10/10
1" = 1'-0"



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

CEILING

TAG	SOURCE	TYPE	COLOR	SIZE	COMMENTS
CT-1	ARMSTRONG	ACOUSTICAL CEILING TILE VINYL FACED	WHITE VINYL	2'X4'	FOOD PREP AREAS HD APPROVED VINYL FACED
CT-2	ARMSTRONG	ACOUSTICAL CEILING TILE FISSURED 2X2 WITH TEGULAR EDGE	WHITE	4'X4'	CUSTOMER AREA, RESTROOM VESTIBULE, AND RESTROOMS
S-1	GYPSUM SOFFIT				SEE DETAIL
OC-1	OPEN CEILING	EXISTING	PT-3		DINING ROOM ONLY. FINISHES EXTENDED TO 12'AFF. EVERYTHING ABOVE TO BE PAINTED PT-3.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	COMMENTS
	2'X4' LED LAY-IN W/ ACRYLIC LENSES	KITCHEN
	2'X2' LED LAY-IN W/ ACRYLIC LENSES	KITCHEN
	2'X2' LED LAY-IN W/ TROFFER LENSES	CUSTOMER AREA/RESTROOMS
	2 HEAD EMERGENCY LIGHT W/ BATTERY BACKUP	MOUNT ON WALL OR CEILINGS
	EMERGENCY LIGHT WITH EMERGENCY LIGHTING HEADS WITH BATTERY BACKUP	AT EXIT DOOR LOCATIONS
	TRACK LIGHTING	MOUNT AT 9'-0" AFF. TRACK LIGHTING IN FRONT OF MENU FACES HEADS TOWARDS MENU BOARD. TRACK LIGHTING ABOVE MEAT CASE AND SLICER FACES HEADS DOWN TOWARD EQUIPMENT BELOW.
	CEILING SPEAKER	MOUNT ON CEILINGS
	WALL SCONCE	MOUNT AT 8'-6" AFF
	ACCENT PENDANT	OVER COMMUNITY TABLE SEATING. REFER TO SURFBOARD DETAIL.
F	FIRE PULL	
	OUTDOOR EMERGENCY EGRESS LIGHT W/ BATTERY BACKUP	

LIGHTING FIXTURE (LUMINARE) SCHEDULE

TYPE	CATALOG NUMBER	NO. LAMPS/TYPE	WATTS	VOLTS	MOUNTING	DESCRIPTION
A	72010201	LED	50	120	LAY IN	2X4 FLAT PANEL LED
A1	09702235	LED	60	120	LAY IN	2X4 DIRECT/INDIRECT PARABOLIC LED
A2	72017227	LED	40	120	LAY IN	1X4 FLAT PANEL LED
B	72010243	LED	40	120	LAY IN	2X2 FLAT PANEL LED
B1	09702243	LED	42	120	LAY IN	2X2 DIRECT/INDIRECT PARABOLIC LED
T1	18644197	LED	10	120	TRACK	WHITE TRACKHEAD FOR MENUBOARD AND ABOVE MEAT CASE AND SLICER
LL	51900837	LED	40	120	SUSPENSION	4' WHITE LINEAR LIGHT
E1	90902323	LED	2.2	120	WALL	2-HEAD 6V EMERGENCY
E2	90900301	LED	3.6	120	WALL	EXIT UNIV. LED RED
E3	90902167	LED	2.2	120	WALL	EXIT/EMERG. COMBO LED W/REMOTE
EEM	90903462	LED	2.2	120	WALL	OUTDOOR EMERGENCY EGRESS LIGHT

LUMINAIRE SCHEDULE NOTES:

1. LIGHTING FIXTURES AND LAMPS IN THE ABOVE SCHEDULE ARE PROVIDED BY THE CONTRACTOR VIA A NATIONAL CONTRACT WITH HERMITAGE LIGHTING NATIONAL ACCOUNTS. THE CONTRACTOR IS RESPONSIBLE FOR PURCHASING AND INSTALLING THE LIGHTING FIXTURES. ANY QUESTIONS REGARDING FIXTURE AND LAMP TYPES, INSTALLATION REQUIREMENTS, AND ORDERS SHALL BE WITH WYATT CULVER OF HERMITAGE LIGHTING AT (800) 264-3383, OR (615) 843-3379 OR LEE DANIELS AT (615) 843-3364.

LIGHTING FIXTURE (LUMINARE) SCHEDULE

TYPE	CATALOG NUMBER	NO. LAMPS/TYPE	WATTS	VOLTS	MOUNTING	DESCRIPTION
W1	JM9002	LED	6	120	WALL	WALL SCONCE POLISHED NICKEL. G40 LED FILAMENT BULB

LUMINAIRE SCHEDULE NOTES:

1. LIGHTING FIXTURES AND LAMPS IN THE ABOVE SCHEDULE ARE PROVIDED BY THE CONTRACTOR, VIA A NATIONAL CONTRACT WITH FIVE KIDS GROUP, INC. THE CONTRACTOR IS RESPONSIBLE FOR PURCHASING AND INSTALLING THE LIGHTING FIXTURES. ANY QUESTIONS REGARDING FIXTURE AND LAMP TYPES, INSTALLATION REQUIREMENTS, AND ORDERS SHALL BE THROUGH CUSTOMERSERVICE@UNISERVINC.COM TO SETUP AN ACCOUNT. ALL ORDERS WILL BE PLACED THROUGH JM.FIVEKIDSGROUP.COM USING THE LOGIN CREDENTIALS AFTER SETUP.

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Jersey Mike's Subs

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251
LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
ALBERTSON, NY

TITLE:
REFLECTED CEILING PLAN, SOFFIT DETAILS & SCHEDULE

DATE: 2/22/2022

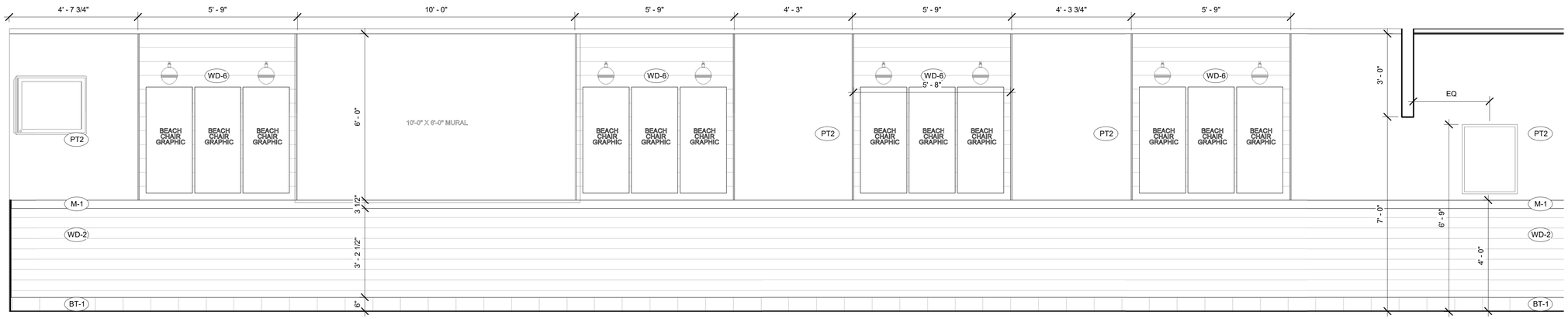
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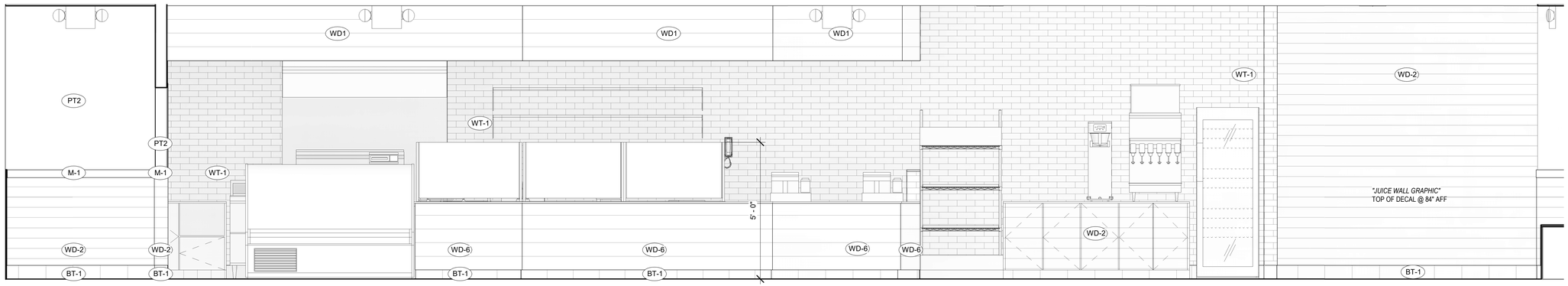
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SHEET:

A-200



1 DINING ROOM/MURAL/VESTIBULE ELEVATION
1/2" = 1'-0"



3 SERVICE COUNTER CUSTOMER SIDE ELEVATION
1/2" = 1'-0"



2 DINING ROOM STOREFRONT ELEVATION
1/2" = 1'-0"



4 SERVICE COUNTER "JUICE WALL" ELEVATION
1/2" = 1'-0"

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CLIENT:
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PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
ALBERTSON, NY

TITLE:
INTERIOR ELEVATIONS

DATE: 2/22/2022

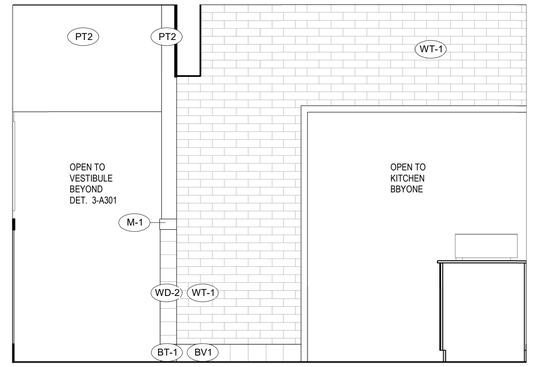
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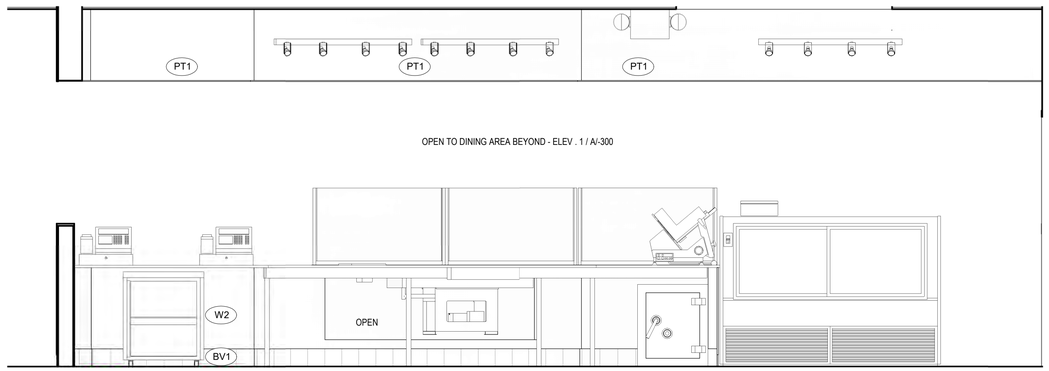
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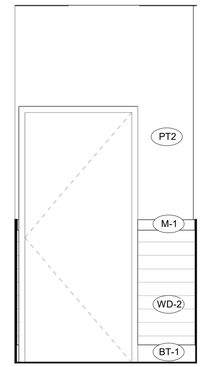
A-300



5 REAR DINING AREA WALL ELEVATION
1/2" = 1'-0"



2 SERVICE COUNTER EMPLOYEE SIDE ELEVATION
1/2" = 1'-0"



3 REAR VESTIBULE WALL
1/2" = 1'-0"



1 GALLEY/SECOND LINE COUNTER ELEVATION
1/2" = 1'-0"

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DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
ALBERTSON, NY

TITLE:
INTERIOR ELEVATIONS

DATE: 2/22/2022

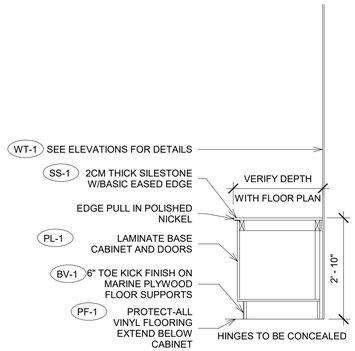
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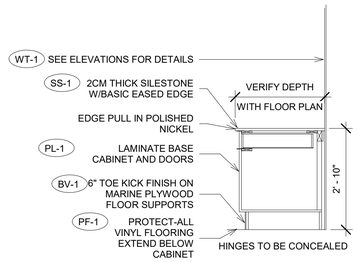
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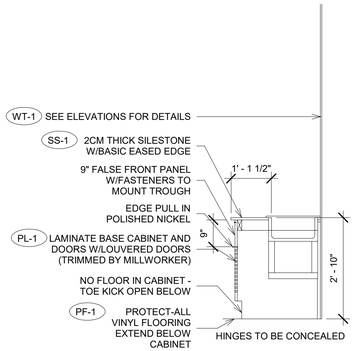
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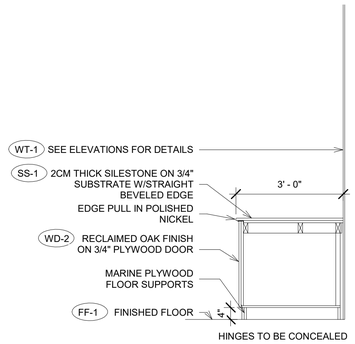
1 SECTION @ GALLEY KITCHEN BASE CTR.
1/2" = 1'-0"



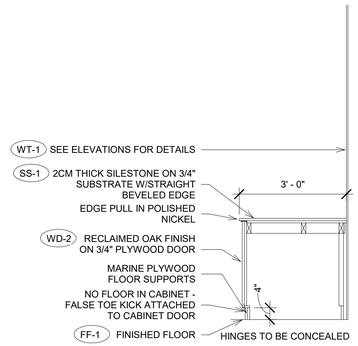
2 GALLEY KITCHEN BASE W/ DRAWER
1/2" = 1'-0"



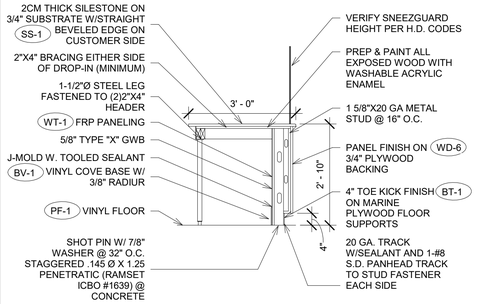
3 SECTION @ 4' DROP-IN, GALLEY KITCHEN
1/2" = 1'-0"



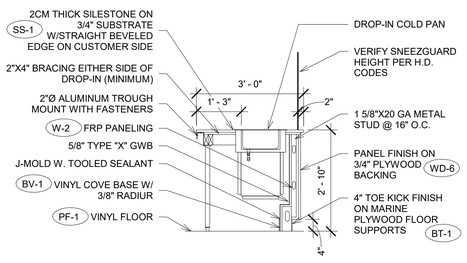
4 SECTION @ BEVERAGE CTR. MILLWORK
1/2" = 1'-0"



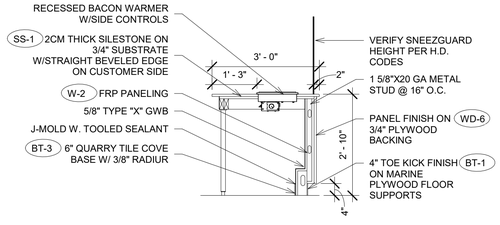
5 SECTION @ PEPSI FOUNTAIN BASE CAB.
1/2" = 1'-0"



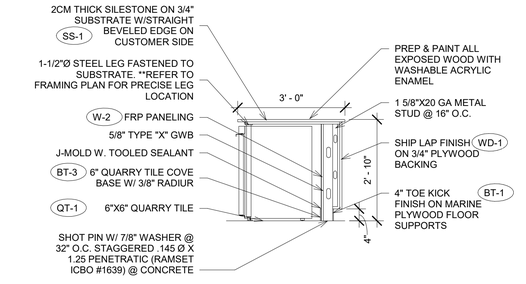
6 SECTION @ CUSTOMER SERVICE COUNTER
1/2" = 1'-0"



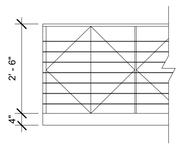
7 SECTION @ CUSTOMER SERVICE CTR. W/DROP-IN
1/2" = 1'-0"



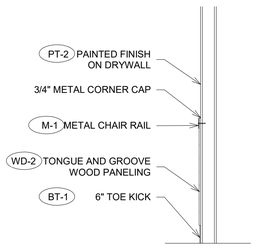
8 SECT. @ CUSTOMER SVC. CTR. W/REC. BACON WARMER
1/2" = 1'-0"



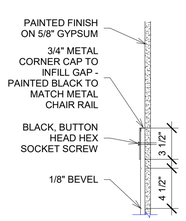
9 SECT. @ SVC. CTR, W/ UNDERCOUNTER REFRIGERATOR
1/2" = 1'-0"



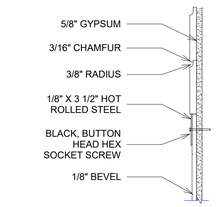
10 BEVERAGE CTR. ELEV.
1/2" = 1'-0"



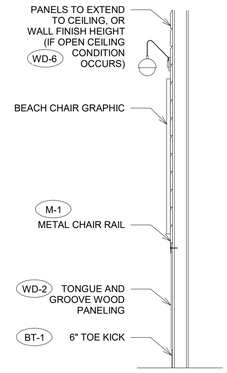
SECTION @ HALLWAY/DINING ROOM CHAIR RAIL
11 1/2" = 1'-0"



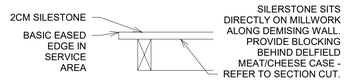
HARDWARE DETAIL IN HALLWAY/DINING ROOM
12 1 1/2" = 1'-0"



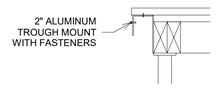
HARDWARE DETAIL AT BEACH CHAIRS
13 1 1/2" = 1'-0"



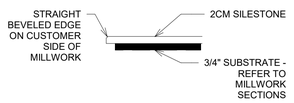
14 SECTION @ 2BEACH CHAIR GRAPHICS
1/2" = 1'-0"



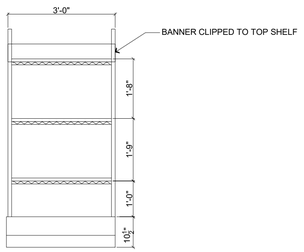
SILESTONE COUNTERTOP DETAIL AT KITCHEN AREA COUNTERS
15 1 1/2" = 1'-0"



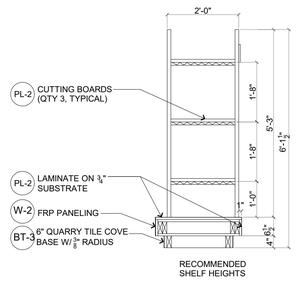
TROUGH ATTACHMENT DETAIL
16 1 1/2" = 1'-0"



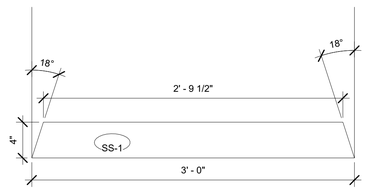
SILESTONE COUNTERTOP DETAIL AT FRONT LINE AND BEVERAGE COUNTER
17 1 1/2" = 1'-0"



18 36 INCH PICK UP TOWER ELEVATION
1/2" = 1'-0"



19 36 INCH PICK UP TOWER SECTION
1/2" = 1'-0"



22 SIDESPLASH ELEVATION @ MEAT CASE
1 1/2" = 1'-0"



23 JUICE BOTTLE SHELF ELEVS.
1" = 1'-0"

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SEAL:



JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
ALBERTSON, NY

TITLE:
INTERIOR DETAILS

DATE: 2/22/2022

SCALE: AS INDICATED

JOB NO: JMS 0165-0522

DRAWN BY: VV, MT, PC

SHEET:

A-400

SPECIFICATIONS

DEMOLITION

1. IT IS NOT INTENDED TO SHOW ON DRAWINGS OR DESCRIBE HEREIN EACH AND EVERY ITEM TO BE REMOVED. THE CONTRACTOR SHALL CONSULT THE DRAWINGS AND DETAILS FOR NEW WORK TO ENSURE CONTINUING PROGRESS OF THE WORK WITHOUT INTERMITTENT DEMOLITION.
2. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES DAILY. DO NOT MAINTAIN A CONDITION OF THE WORK THAT REPRESENTS A THREAT TO LIFE SAFETY OR PROPERTY.
3. OBTAIN AND PAY FOR ALL PERMITS AND NOTICES REQUIRED FOR THE DEMOLITION WORK. NOTIFY THE LOCAL POLICE DEPARTMENT WHEN THERE IS A REQUIREMENT TO BLOCK TRAFFIC, EITHER PEDESTRIAN OR VEHICULAR.
4. COMPLY WITH ALL APPLICABLE NOISE AND DUST POLLUTION REGULATIONS
5. LOCATE FIRE EXTINGUISHERS AS DIRECTED BY THE LOCAL OFFICIAL, ONE PER EXIT DOOR MINIMUM.
6. ALL INTERIOR EXITS ARE TO BE MAINTAINED UNOBSTRUCTED.
7. COORDINATE UTILITY OUTAGES WITH THE OWNER.
8. OBTAIN THE SERVICES AND PAY FOR A LICENSED PROFESSIONAL ENGINEER TO DESIGN REQUIRED SHORING AND UNDERPINNING.
9. STRUCTURAL DAMAGE CAUSED BY DEMOLITION WORK SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND REPAIRED AT THE CONTRACTORS EXPENSE.
10. VERIFY LOCATION OF AND PROTECT EXISTING PIPING AND WIRING TO REMAIN.
11. CLOSE HEATING VENTS IN THE AREA OF WORK AND INSTALL ZIPPERED DUST DOORS, TO MINIMIZE THE AMOUNT OF CONSTRUCTION DEBRIS AFFECTING THE UNALTERED PORTIONS OF THE STRUCTURE.

GYPSUM BOARD SYSTEMS

1. PROVIDE GYPSUM BOARD SYSTEMS AS SHOWN AND SPECIFIED.
2. MATERIALS AND INSTALLATION SHALL CONFORM TO THE GA 214-90 "LEVELS OF GYPSUM BOARD FINISH.", GA-216 "SPECIFICATIONS FOR APPLICATION AND FINISHING OF GYPSUM BOARD.", USG "SA923 DRYWALL/STEEL FRAMED SYSTEMS."
3. METAL FRAMING SHALL COMPLY WITH ASTM C 754 AND ASTM C 645 FOR MATERIALS AND SIZES.
4. STUDS TO BE GALVANIZED STEEL, C-SHAPED, SIZES INDICATED, 20 GAGE "ST20"
5. RUNNERS TO MATCH STUDS, TYPE RECOMMENDED BY STUD MANUFACTURER FOR FLOOR AND CEILING SUPPORT OF STUDS. PROVIDE FLEXIBLE CEILING RUNNERS FOR FULL HEIGHT METAL STUD FRAMED PARTITIONS CONTINUOUS FROM FLOOR TO UNDERSIDE OF STRUCTURAL MEMBERS OR DECK ABOVE.
6. FOR CEILING AND SOFFIT METAL FRAMING/SUSPENSION SYSTEMS, PROVIDE EITHER METAL STUD FRAMING OF APPROPRIATE SIZE AND GAGE FOR SPANS INDICATED OR FURRING CHANNEL "GRILLAGE" OR "DIRECT SUSPENSION SYSTEM" DESIGNED FOR CONCEALED SUPPORT OF GYPSUM BOARD CEILINGS, OF PROPER TYPE FOR USE INDICATED.
7. FURRING MEMBERS TO BE 20 GAGE, GALVANIZED STEEL SCREW TYPE, HAT-SHAPED FURRING.
8. GYPSUM BOARD PANELS TO BE USG "SHEETROCK" COMPLYING WITH ASTM C1396 OR APPROVED EQUAL, TAPERED EDGE FACE PANELS, 48" WIDE, IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END JOINT CONDITIONS, 5/8" THICK. FOR GENERAL USE PANELS: SHEETROCK REGULAR PANELS. FIRE RATED PANELS: SHEETROCK FIRECODE CORE PANELS. WATER-RESISTANT PANELS: MOISTURE RESISTANT PANELS.
9. CEMENT BOARD TO BE USG DUROCK CEMENT BOARD, 5/8" THICK X MANUFACTURER'S STANDARD WIDTH, COMPLYING WITH ANSI A118.9, AND IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END-TO-END BUTT JOINTS.
10. FASTENERS TO BE USG TYPE "S" BUGLE HEAD SCREWS FOR METAL FRAMING, USG TYPE "W" BUGLE HEAD SCREWS FOR WOOD FRAMING, MANUFACTURER'S RECOMMENDED LENGTH FOR PANEL THICKNESS INDICATED.
11. TRIM TO BE GALVANIZED STEEL WITH KNURLED AND PERFORATED FLANGES. USG DUR-A-BEAD CORNER BEAD, NO. 200B CASING BEAD METAL TRIM, NO. 093 CONTROL JOINT.
12. JOINT TREATMENT TO BE USG JOINT TREATMENT SYSTEM, UTILIZING "SHEETROCK BRAND JOINT TAPE", AND "SHEETROCK BRAND SETTING-TYPE (DURABOND)" COMPOUND FOR TAPE BEDDING AND TOPPING.
13. ADHESIVES TO BE USG "SHEETROCK BRAND SETTING-TYPE (DURABOND) 210 OR 90" COMPOUND FOR TAPE BEDDING AND TOPPING.
14. INSTALL METAL WALL AND PARTITION FRAMING AND CEILING SUSPENSION/ SUPPORT SYSTEMS IN ACCORDANCE WITH USG BULLETIN SA 923 AND COMPLYING WITH ASTM C754.
15. INSTALL STEEL STUDS PER SCHEDULE OR AT SPACING INDICATED WITH BOTTOM AND TOP RUNNER TRACKS ANCHORED TO SUBSTRATES. PROVIDE FLEXIBLE CEILING RUNNER TRACKS AT FULL HEIGHT PARTITIONS. TERMINATE PARTITION STUD SYSTEM 4" ABOVE CEILINGS, EXCEPT WHERE INDICATED TO BE EXTENDED TO STRUCTURAL SUPPORT OR ROOF DECK ABOVE. BRACE TOPS OF PARTITION FRAMING TO STRUCTURE OR ROOF DECK AT MAXIMUM 4'-0" ON CENTER SPACING.
16. FRAME OPENINGS MORE THAN 2'-0" WIDE WITH TWO 20 GAGE STUDS AT EACH JAMB.
17. COORDINATE THE INSTALLATION OF SUPPLEMENTARY BLOCKING AND NAILERS, TO SUPPORT SHELVING, MILLWORK, TOILET ACCESSORIES, AND SIMILAR WORK THAT CANNOT BE ADEQUATELY SUPPORTED BY GYPSUM BOARD ALONE.
18. APPLICATION AND FINISHING: INSTALL AND FINISH GYPSUM BOARD TO COMPLY WITH ASTM C 840 AND GYPSUM ASSOCIATION GA 216 "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD.

FINISH CARPENTRY AND MILLWORK

1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING: AWI "ARCHITECTURAL WOODWORK QUALITY STANDARDS - 1999."
2. MILLWORK MATERIALS AND CONSTRUCTION AS DETAILED ON THE DRAWINGS.
3. MILLWORK DESIGN AND FABRICATION DETAILS SHOWN ON THE DRAWINGS INDICATE DESIGN INTENT. UNLESS OTHERWISE INDICATED, PROVIDE MANUFACTURER'S STANDARD FABRICATION METHODS.
4. FABRICATE MILLWORK IN ACCORDANCE WITH AWI "CUSTOM GRADE" REQUIREMENTS, WHERE DETAILS ARE NOT SHOWN, COMPLY WITH APPLICABLE QUALITY STANDARDS OR WITH ALTERNATE DETAILS ACCEPTABLE TO ARCHITECT AS FABRICATOR'S OPTION.
5. FABRICATE FINISHED WORK PROPERLY FRAMED, CLOSELY FIT AND ACCURATELY SET TO REQUIRED LINES AND LEVELS AND RIGIDLY SECURED IN PLACE.
6. FABRICATE WORK STRAIGHT, PLUMB, LEVEL AND IN TRUE ALIGNMENT; NEATLY AND ACCURATELY FIT, SCRIBED AND THOROUGHLY SECURED. PLANE AND SAND MITERS AND OTHER JOINTS. EASE ALL SQUARE EDGES. PROVIDE MILLWORK CLEAN AND FREE FROM WARP, TWIST, OPEN JOINTS AND OTHER DEFECTS.
7. INSTALL FINISH CARPENTRY AND MILLWORK PRODUCTS PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTION. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 8'-0" FOR PLUMB AND LEVEL (INCLUDING COUNTERTOPS) AND WITH 1/16" MAXIMUM OFFSET IN FLUSH ADJOINING SURFACES, 1/8" MAXIMUM OFFSETS IN REVEALED ADJOINING SURFACES.
8. ANCHOR FINISH CARPENTRY AND MILLWORK ITEMS TO BUILT-IN PLACE BLOCKING, OR DIRECTLY ATTACH TO SUBSTRATE FRAMING. SECURE TO GROUNDS, BLOCKING AND NAILERS WITH COUNTERSUNK, CONCEALED FASTENERS AND BLIND NAILING AS REQUIRED FOR A COMPLETE INSTALLATION.
9. INSTALL CASEWORK WITHOUT DISTORTION SO THAT DOORS AND DRAWERS WILL FIT OPENINGS PROPERLY AND BE ACCURATELY ALIGNED. ADJUST HARDWARE TO CENTER DOORS AND DRAWERS IN OPENINGS AND TO PROVIDE UNENCUMBERED OPERATION.

CERAMIC TILE

1. PROVIDE CERAMIC WALL TILE AS SHOWN AND SPECIFIED.
2. MATERIALS AND INSTALLATION SHALL CONFORM TO ANSI A137.1 "CERAMIC TILE." AND TCA "HANDBOOK FOR CERAMIC TILE INSTALLATION."
3. REFER TO SCHEDULES ON PLANS FOR MANUFACTURER AND FINISH INFORMATION.

SUSPENDED CEILING SYSTEMS

1. PROVIDE ACOUSTICAL CEILING SYSTEMS AS SHOWN AND SPECIFIED.
2. MATERIALS AND INSTALLATION SHALL CONFORM TO, CISCA "ACOUSTICAL CEILINGS - USE AND PRACTICE.", ASTM C635, AND ASTM C636.
3. MATERIALS AND FINISHES AS INDICATED ON DRAWINGS
4. PROVIDE INTERMEDIATE DUTY, STRUCTURAL CLASS, DIRECT HUNG SYSTEMS ADEQUATE TO SUPPORT LIGHT FIXTURES, CEILING DIFFUSERS AND OTHER NORMAL ACCESSORIES.
5. RE-USE EXISTING CEILING GRID AS INDICATED ON DRAWINGS, OR ORDER NEW "TEE" GRID SYSTEM TO MATCH EXISTING.
6. HANGER WIRE TO BE NO. 12 SWG GALVANIZED STEEL WIRE.
7. INSTALL ACOUSTICAL CEILING MATERIALS AND SUSPENSION SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, COMPLYING WITH GOVERNING REGULATIONS AND INDUSTRY STANDARDS APPLICABLE TO THE WORK.
8. NEW SUSPENSION SYSTEM INSTALLATION SHALL BE LASER LEVELED WITH A MAXIMUM SURFACE LEVELING TOLERANCE OF 1/8" IN 12'-0". ADJUST EXISTING SUSPENSION SYSTEM A REQUIRED.
9. INSTALL EXPOSED TEE SUSPENSION SYSTEMS WITH MAIN TEES NOMINALLY 12 FEET LONG SPACED 48 INCHES O.C. AND CROSS TEES NOMINALLY 4 FEET LONG SPACED 24 INCHES O.C.
10. HANGER WIRE SHALL BE SPACED 48" O.C. ALONG MAIN TEES, AT ALL FOUR CORNERS OF LIGHT FIXTURES (WHERE APPLICABLE), AT MIDPOINT OF CROSS TEES ADJACENT TO LIGHT FIXTURES AND DUCT OUTLETS, AND ADJACENT TO MAIN TEE SPLICES.
11. SECURE WIRE HANGERS BY LOOPING AND WIRE-TYING EITHER DIRECTLY TO BUILDING STRUCTURE OR TO HANGERS THAT ARE SECURE AND APPROPRIATE FOR SUBSTRATE.
12. PROVIDE EDGE TRIM MOLDING AT PERIMETER OF ACOUSTICAL CEILING AT NEW INSTALLATION INSTALLATION AND INTERMEDIATE VERTICAL SURFACES. USE MAXIMUM LENGTHS. MITER TRIM CORNERS TO PROVIDE TIGHT, ACCURATE JOINTS. CONNECT MOLDINGS SECURELY TO SUBSTRATE SURFACES.
13. INSTALL LAY-IN PANELS LEVEL, IN UNIFORM PLANE, WITH JOINTS SNUG AND SQUARE AND PANELS FREE FROM DAMAGE OR SOILING. FIT BORDER UNITS NEATLY AGAINST ABUTTING SURFACES. SCRIBE AND CUT PANELS TO FIT ACCURATELY AT BORDERS AND PENETRATIONS.

PORTABLE FIRE EXTINGUISHERS

1. PROVIDE PORTABLE FIRE EXTINGUISHERS AS SHOWN AND SPECIFIED.
2. MATERIALS AND INSTALLATION SHALL CONFORM TO NFPA 10 "STANDARD FOR PORTABLE FIRE EXTINGUISHERS.
3. PROVIDE MINIMUM 10 LB. CAPACITY FIRE EXTINGUISHERS IN QUANTITY AND TYPE COMPLYING WITH LOCAL CODE AND FIRE REGULATIONS REQUIREMENTS.REFER TO DRAWINGS FOR LOCATION SPECIFIC REQUIREMENTS.
4. PROVIDE NEW FIRE EXTINGUISHERS FULLY LOADED, TESTED, UL AND FM LABELED AND LISTED AND READY FOR USE.
5. PROVIDE MANUFACTURER'S RECOMMENDED MOUNTING BRACKETS AND HARDWARE.
6. INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, AT HEIGHTS AND LOCATIONS ACCEPTABLE TO THE LOCAL FIRE REGULATIONS ENFORCEMENT AUTHORITY.

MECHANICAL WORK

1. REFER TO MECHANICAL SPECIFICATIONS IN MECHANICAL DRAWING SET.

PLUMBING WORK

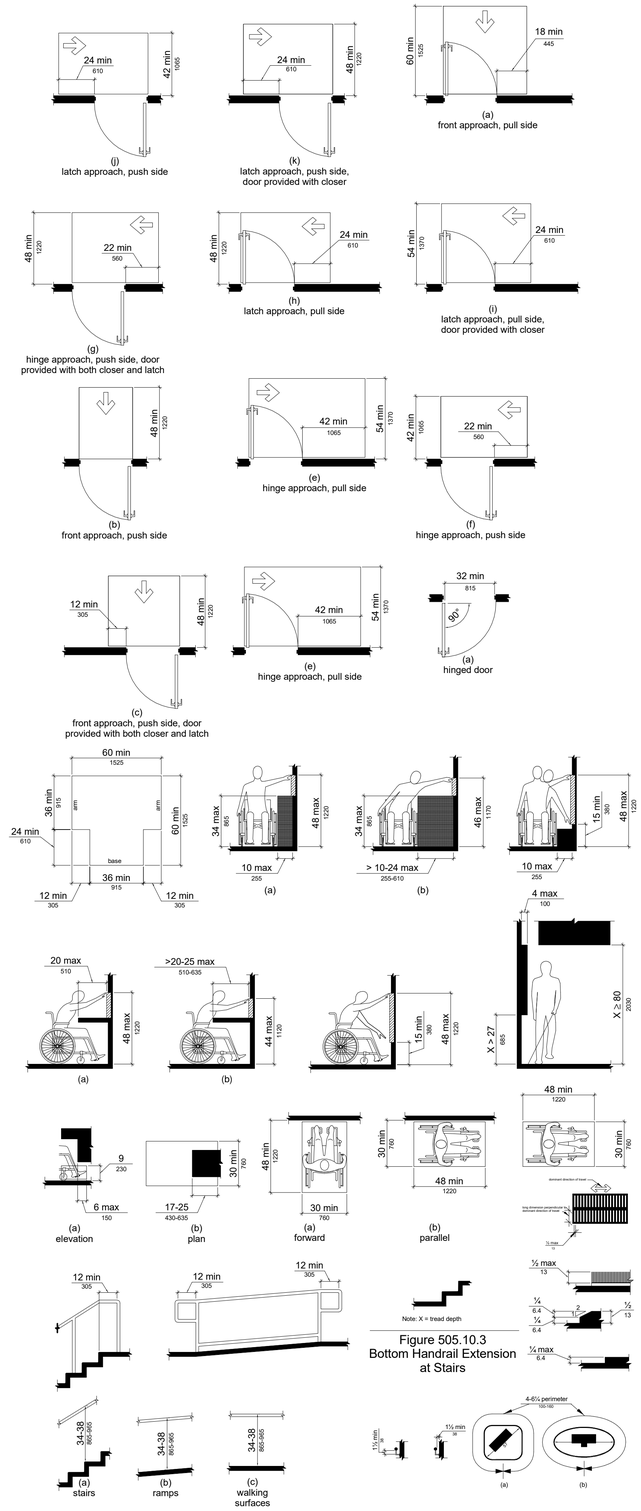
1. REFER TO PLUMBING SPECIFICATIONS IN PLUMBING DRAWING SET.

ELECTRICAL WORK

1. REFER TO ELECTRICAL SPECIFICATIONS IN ELECTRICAL DRAWING SET.

WORK LETTER

MISC ADA DETAILS



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SEAL:



JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251
LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM - ALBERTSON, NY

LOCATION:
1034 WILLIS AVE
ALBERTSON, NY

TITLE:
SPECIFICATIONS, WORK LETTERS & MISC ADA DETAILS

DATE: 2/22/2022

SCALE: AS INDICATED

JOB NO: JMS 0165-0522

DRAWN BY: VV, MT

SHEET:

A-600

PACKAGED ROOFTOP AIR CONDITIONING UNITS

MARK	NOM TONS	EER/IEER	SUPPLY FAN		OA CFM EACH	GAS HEATER		ELEC		WEIGHT (LBS)	BASIS OF DESIGN		REMARKS
			CFM	ESP (W.G.)		INPUT MBH	EFF%	V/PH	DISC BY		MANUFACTURER	MODEL	
RTU–1	10	11.0/12.7	4,000	0.8	630	235	80	208/3	EXIST	1,200	TRANE	YSC120H3	(1)(2)

(1) SYSTEM IS EXISTING, CONTRACTOR SHALL FIELD VERIFY CHARACTERISTICS (MANUFACTURER, MODEL #, CAPACITY, AND UTILITY REQUIREMENTS) AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO DEMOLITION.

(2) 7–DAY PROGRAMMABLE, AUTOMATIC CHANGEOVER THERMOSTAT WITH SETPOINT OVERLAP PROTECTION, 5°F DEADBAND, SETBACK CONTROL WITH 4 OCCUPIED/UNOCCUPIED EVENTS PER DAY (75°F COOL/70°F HEAT OCCUPIED, 85°F COOL/55°F HEAT UNOCCUPIED), SYSTEM AUTO/HEAT/COOL/OFF CONTROL, AND 2–HOUR PROGRAM OVERRIDE. OPTIMUM START CONTROL; 24 HR BATTERY BACK–UP.

DIFFUSERS, REGISTERS, AND GRILLES

MARK	TYPE	MOUNTING	NECK DAMPER	MAX NC	MAX ΔP	SIZE		MAT'L	FINISH	BASIS		REMARKS
						NECK	FRAME			MFGR	MODEL	
S1	4–WAY LOUVERED DIFFUSER	LAY–IN	N	30	0.1"	PER PLANS	24x24	ALUMINUM	(3)	TITUS	TMS–AA	
S2	4–WAY LOUVERED DIFFUSER	SURFACE	Y	30	0.1"	PER PLANS	12x12	ALUMINUM	(3)	TITUS	TDC–AA	
S3	DBL–DEFLECTION REGISTER	LAY–IN	Y	30	0.1"	22x10	23.5x11.5	ALUMINUM	(3)	TITUS	272FS	(1)(2)
R1	LOUVERED GRILLE	LAY–IN	N	30	0.05"	PER PLANS	24x24, UNO	ALUMINUM	(3)	TITUS	3F	(2)
R2	FILTER LOUVERED GRILLE	LAY–IN	N	30	0.05"	20x20	24x24	ALUMINUM	(3)	TITUS	3FF	(4)

(1) INSTALL IN LAY–IN CEILING.

(2) PROVIDE 12"H PLENUM WITH ROUND NECK FOR FLEX DUCT CONNECTION.

(3) AIR DEVICE COLOR SHALL MATCH COLOR OF CEILING SYSTEM IN WHICH INSTALLED. CONTRACTOR SHALL COORDINATE.

(4) LOUVERED GRILLE WITH REMOVABLE FACE/CORE. WITH FOUR QUARTER–TURN FASTENERS AND NO HINGE.

FANS

MARK	TYPE	SERVICE	CFM	ESP (W.G)	MOTOR	ELEC (60 HZ)		MAX SONES	BASIS OF DESIGN		REMARKS
						V/PH	DISC BY		MANUFACTURER	MODEL	
EF–1	CEILING–MTD	RESTROOMS	50	0.25	6.1 W	120/1	MC	0.6	GREENHECK	SP–80–VG	(1)

(1) DIRECT DRIVE, GALVANIZED STEEL FORWARD CURVED FAN, ECM MOTOR; LOW SOUND CONSTRUCTION: HEAVY GAUGE CABINET INTERNALLY LINED WITH 1/2" ACOUSTICAL LINER; CEILING GRILLE; BACKDRAFT DAMPER; ELECTRICAL DISCONNECT; INTERNAL SPEED CONTROLLER. INTERLOCK WITH LIGHTS

HVAC SYSTEM DESIGN SUMMARY

LOAD CALCULATION SUMMARY:

1. DESIGN TEMPERATURES:
   1.1. OUTDOOR: 87.3°FDB, 66.0°FWB SUMMER / 20.1°FDB WINTER.
   1.2. INDOOR: 75°FDB, 50%RH SUMMER / 72°FDB WINTER.
2. CALCULATED LOADS (UTILIZING CARRIER HAP v5.11, ASHRAE STANDARD 183 COMPLIANT):

   COOLING: 124.5 MBH TOTAL / 113.7 MBH SENSIBLE
   HEATING: 76.8 MBH

EQUIPMENT SIZING (SEE ROOFTOP UNIT SCHEDULE):

1. RTU–1 IS EXISTING.

OUTDOOR AIR REQUIREMENTS (2020 NYS MECH CODE)

SPACE TYPE	AREA (Az)	PEOPLE–RELATED OA			AREA–RELATED OA		MIN BREATHING ZONE OA, Vb (Pz x Rp) + (Az x Ra)
		# OCC (Pz)	CFM/OCC (Rp)	CFM (Pz x Rp)	CFM/SF (Ra)	CFM (Az x Ra)	
DINING	483	10	7.5	75	0.18	87	162
SERVICE COUNTER AND PREP AREA	685	5	7.5	38	0.18	123	161
RESTROOMS AND CORRIDOR	86	–	–	–	0.06	5	5
					SUB–TOTAL (Vb)		328
					ZONE AIR DISTRIBUTION EFFECTIVENESS (Ez)		0.8
					MINIMUM ZONE OUTDOOR AIR REQUIRED (Voz/Ez)		410
					ACTUAL OUTDOOR AIR PROVIDED		630

CONTRACTOR FIELD VERIFICATION

THE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND MAY NOT REFLECT EXACT FIELD CONDITIONS OR CONSTRAINTS. WHILE REASONABLE EFFORTS HAVE BEEN MADE TO VERIFY THE EXISTING CONDITIONS, THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE EXISTING CONDITIONS SHOWN ON THESE PLANS.

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING THE EXACT LOCATION, MANUFACTURER, MODEL NUMBER, SERIAL NUMBER, AND UTILITY REQUIREMENTS FOR ALL HVAC EQUIPMENT SERVING THIS SPACE. ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER FOR RESOLUTION PRIOR TO BID. ALL COSTS TO MODIFY THE INSTALLATION TO ACCOMMODATE FIELD CONDITIONS SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

KEYED NOTES:

1. KEF–1 DISCHARGE SHALL BE MIN. 40 INCHES ABOVE THE FLAT ROOF SURFACE, MINIMUM 10 FEET HORIZONTALLY FROM OR 3 FEET ABOVE ANY OA INTAKES (INCLUDING THOSE OF ADJACENT TENANTS/BUILDINGS – FIELD VERIFY), MINIMUM 10 FEET HORIZONTALLY FROM VERTICAL WALLS PROJECTING MORE THAN 40 INCHES ABOVE THE ROOF, AND SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
2. OA INTAKE SHALL BE MIN 10'–0" FROM KITCHEN HOOD EXHAUST, RESTROOM EXHAUST, GAS VENT (FLUE), OR PLUMBING VENT TERMINATION, INCLUDING THOSE OF ADJACENT TENANTS (CONTRACTOR TO FIELD VERIFY).
3. VENT AND COMBUSTION AIR PIPING, TERMINATE WITH CONCENTRIC VENTING KIT – MATERIALS, SIZING AND INSTALLATION SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
4. **DIFFUSER SHALL BE ADJUSTABLE, DOUBLE DEFLECTION TYPE AS SCHEDULED–NO EXCEPTIONS.** ADJUST REAR BLADES (PARALLEL TO LONG DIMENSION) FOR VERTICAL, DOWNWARD THROW. ADJUST FRONT BLADES (PARALLEL TO SHORT DIMENSION) 2–WAYS, EACH HALF OF BLADES AT 45° FROM VERTICAL. TEST KITCHEN HOOD PERFORMANCE WITH ALL SYSTEMS ON AND AFTER ALL AIR DEVICES ARE ADJUSTED AND BALANCED – ADJUST DIFFUSER THROWS IF REQUIRED TO AVOID INTERFERENCE WITH HOOD'S CAPTURE AND CONTAINMENT PERFORMANCE, AND TO AVOID DISCHARGING AIR DIRECTLY ONTO THERMOSTATS, AND AVOID NUISANCE DRAFTS (OWNERS SATISFACTION).
5. MANUAL PULL STATION SHALL BE LOCATED MINIMUM 10FT, MAXIMUM 20FT FROM RANGE HOOD ALONG THE PATH OF EGRESS. INSTALLATION SHALL BE PER IBC. COORDINATE FINAL LOCATION WITH OWNER AND AHJ.
6. HOOD SYSTEM INSTALLATION AND PERFORMANCE SHALL BE TESTED AND CERTIFIED BY A LICENSED INSTALLER OR AN APPROVED THIRD PARTY AGENCY.
7. KEF–2 DISCHARGE SHALL BE MIN. 30 INCHES ABOVE THE FLAT ROOF SURFACE, MINIMUM 10 FEET FROM ANY OA INTAKES OR BUILDING OPENINGS (INCLUDING THOSE OF ADJACENT TENANTS/BUILDINGS – FIELD VERIFY), MINIMUM 30 INCHES HORIZONTALLY FROM VERTICAL WALLS PROJECTING ABOVE THE ROOF, AND SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
8. 10"X10" RECTANGULAR DUCT MAY BE USED IN LIEU OF 10" DIAMETER ROUND DUCT.
9. NEW UNIT TO REPLACE EXISTING. PROVIDE NEW CURB OR CURB ADAPTER AS REQUIRED. UPGRADE POWER AND GAS CONNECTIONS AS REQUIRED.

AIR BALANCE

	OA CFM	EXH CFM
RTU–1	630	–
KEH–1	750	1,000
KEH–2	–	375
TOTAL	+1,380	–1,375

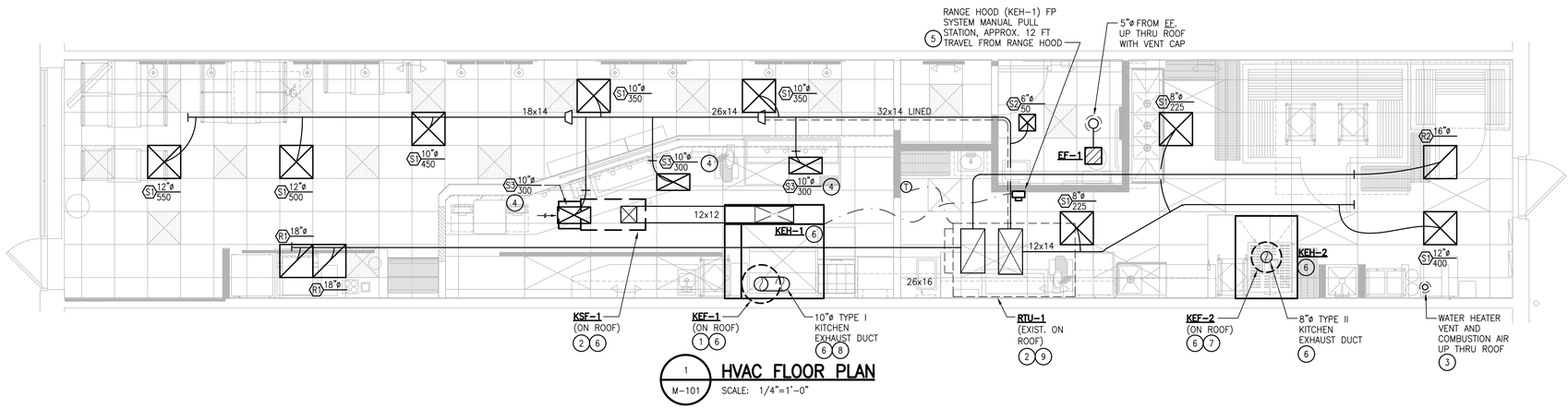
FINAL TEST AND BALANCE SHALL PROVIDE FOR SLIGHT OVERALL POSITIVE PRESSURE. RESTROOM EXHAUST FANS ARE CONSIDERED INCIDENTAL (INTERLOCKED WITH LIGHTS) AND ARE IGNORED.

TESTING, ADJUSTING AND BALANCING

1. PROVIDE CERTIFIED TESTING, ADJUSTING, AND BALANCING (TAB) REPORT FOR ALL MECHANICAL CONSTRUCTION SERVING AREAS UNDER THIS SCOPE OF WORK. TAB SHALL BE PERFORMED BY NEBB OR AABC CERTIFIED AGENT, USING PROCEDURES COMPLYING WITH CERTIFYING AUTHORITY. SUBMIT FINAL REPORT TO ENGINEER FOR REVIEW AND APPROVAL.
2. REPORT SHALL INCLUDE NAME, CONTACT INFORMATION, AND PROOF OF CERTIFICATION FOR TAB AGENT.
3. FINAL BALANCE ALL QUANTITIES TO WITHIN +/–5% OF DESIGN. ADJUST FAN SPEED TO LOWEST POSSIBLE.
4. KITCHEN HOODS SHALL BE BALANCED BY TESTING AGENCY CERTIFIED BY HOOD MANUFACTURER.
5. ADJUST THROW PATTERN OF ALL SUPPLY AIR DEVICES WITHIN 10FT OF KITCHEN HOODS AND ALL SUPPLY AIR DEVICES BEHIND SERVICE COUNTER TO AVOID INTERFERENCE WITH HOOD OPERATION AND TO ELIMINATE NUISANCE DRAFTS. PROVIDE BAFFLES IN AIR DEVICE NECK OR BEHIND FACE AS REQUIRED FOR DIFFUSERS WITHOUT ADJUSTABLE LOUVERS. FINAL SETTINGS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
6. AT A MINIMUM, THE FOLLOWING SHALL BE CERTIFIED IN THE REPORT (DESIGN QUANTITIES AND FINAL, BALANCED QUANTITIES):
   6.1. MANUFACTURER, MODEL #, AND SERIAL # OF ALL EXISTING AND NEW EQUIPMENT.
   6.2. ELECTRICAL CHARACTERISTICS OF ALL EXISTING AND NEW EQUIPMENT.
   6.3. AIR CONDITIONING SYSTEM PERFORMANCE: UNIT SUPPLY AIR FLOW, UNIT OUTSIDE AIR FLOW, FAN INLET AND DISCHARGE PRESSURES, UNIT INLET AND DISCHARGE PRESSURES, FAN SPEED AND AMP DRAW, COOLING AND HEATING COIL ENTERING AND LEAVING TEMPERATURES (DRY BULB AND WET BULB), OUTSIDE AIR TEMPERATURE (DRY BULB AND WET BULB).
   6.4. KITCHEN EXHAUST SYSTEM PERFORMANCE: EXHAUST AIRFLOW, FAN INLET AND DISCHARGE PRESSURE, FAN SPEED AND AMP DRAW.
   6.5. KITCHEN MAKE–UP AIR SYSTEM PERFORMANCE: AIRFLOW, FAN INLET AND DISCHARGE PRESSURE, HEAT EXCHANGER INLET AND DISCHARGE TEMPERATURES.
   6.6. AIR DISTRIBUTION: AIRFLOWS AT EACH AIR DEVICE, CONFIRMATION OF DIRECTIONAL ADJUSTMENT OF SUPPLY DIFFUSER PATTERN CONTROLLERS WHERE NOTED ON PLANS.
   6.7. DESCRIPTION OF ANY PROBLEMS NOTED DURING BALANCING.

GENERAL NOTES:

1. PROVIDE MINIMUM 10'–0" HORIZONTAL SEPARATION BETWEEN OA INTAKES AND TERMINATIONS OF ALL CONTAMINANT SOURCES (EXHAUST SYSTEMS, PLUMBING VENTS, OR GAS VENTS) WHERE POSSIBLE. CLEARANCE MAY BE REDUCED TO 5'–0" PROVIDED THE OA INTAKE IS NOT LESS THAN 3'–0" BELOW THE CONTAMINANT SOURCE IN ACCORDANCE WITH IMC. FIELD VERIFY LOCATIONS OF EXISTING OA AND EXH/VENT TERMINATIONS, INCLUDING THOSE OF ADJACENT TENANTS, AND ADJUST JERSEY MIKE'S SUBS' INSTALLATION AS REQUIRED TO COMPLY.
2. THERMOSTATS IN KITCHEN AREAS SHALL BE MOUNTED MINIMUM 6" ABOVE BACKSPLASH ELEVATION. THERMOSTATS IN DINING ROOM (NOT ADJUSTABLE BY THE PUBLIC) SHALL BE MOUNTED 84" AFF OR AS DIRECTED BY THE OWNER. COORDINATE LOCATION AND MOUNTING HEIGHT OF ALL OTHER THERMOSTATS WITH OWNER.
3. PROVIDE FIRE WRAP FOR TYPE I GREASE EXHAUST DUCT, FROM HOOD CONNECTION TO TERMINATION POINT, IF PARTITION BEHIND HOOD IS FRAMED WITH WOOD OR OTHER COMBUSTIBLE CONSTRUCTION – GENERAL CONTRACTOR SHALL FIELD VERIFY.
4. THE CONTRACTOR MAY, AT THEIR OPTION, SUBSTITUTE ROUND DUCT FOR RECTANGULAR DUCT AND RECTANGULAR DUCT FOR ROUND DUCT. DUCT SUBSTITUTIONS SHALL PROVIDE EQUIVALENT (SAME OR LOWER) VELOCITY AND PRESSURE DROP. FOR INTERNALLY LINED DUCTWORK THE NEXT FREE AREA OF THE SUBSTITUTED DUCT SHALL BE EQUIVALENT TO THE NEXT FREE AREA OF THE DESIGN.



1 M–101 **HVAC FLOOR PLAN**
SCALE: 1/4"=1'–0"

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NEW YORK LICENSE NO. 096121
1827 POWERS FERRY ROAD SE, BLDG 20, SUITE 100
ATLANTA, GEORGIA 30339
(770) 953-1443 ©

SEAL:



3/11/23

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

Jersey Mike's SUBS

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM- ALBERTSON, NY

LOCATION:
1030 WILLIS AVENUE
ALBERTSON, NY 11507

TITLE:
HVAC FLOOR PLAN

DATE: 02/22/2023

SCALE: AS INDICATED

JOB NO: JMS-0165-0522

DRAFTER :

SHEET:
M-101

KEH–1 CANOPY GRIDDLE HOOD

HOOD INFORMATION

MODEL	LENGTH	MAX. COOKING TEMP.	EXHAUST PLENUM RISER(S) TOTAL EXH. CFM	WIDTH	LENG.	HEIGHT	DIA.	CFM	VEL.	S.P.	TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG. END TO END	ROW
5424 ND–2–PSP–F	5' 0"	600 Deg.	1000		1	4"	10"	1000	1833	–0.363"	750	430 SS Where Exposed	ALONE	ALONE

VERIFY CEILING HEIGHT
__' __"
Height required to verify that the hood will fit and to size the enclosure panels

HOOD INFORMATION

FILTER(S) TYPE	QTY.	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	QTY.	LIGHT(S) TYPE	WIRE GUARD	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	SIZE	ELECTRICAL SWITCHES MODEL #	QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WGHT
SS Baffle with Handles	3	16"	16"	30%	3	L55 Series E26	NO	Right	12"x54"x24"	Ansul R102	3.0	SC–111110FP	1 Light 1 Fan	YES	476 LBS

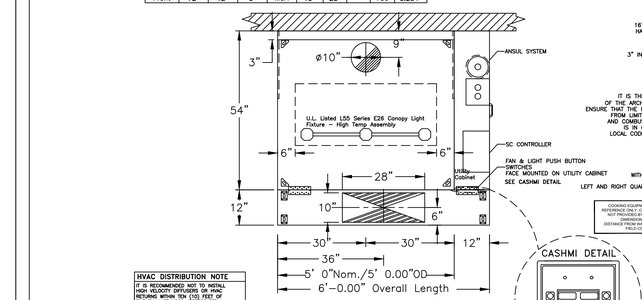
HOOD OPTIONS

OPTION
FIELD WRAPPER 18.00" High Front, Left, Right
BACKSPLASH 80.00" High X 72.00" Long 430 SS Vertical
LEFT QUARTER END PANEL 23" Top Width, 0" Bottom Width, 23" High 430 SS
RIGHT QUARTER END PANEL 23" Top Width, 0" Bottom Width, 23" High 430 SS
RISER SENSOR INSTALL 6IN PLEN

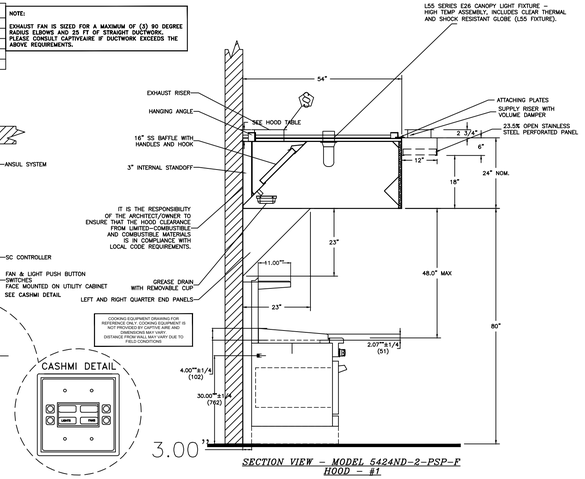
NOTE:
EXHAUST FAN IS SIZED FOR A MAXIMUM OF (3) 90 DEGREE RADIUS ELBOWS AND 25 FT OF STRAIGHT DUCTWORK. PLEASE CONSULT CAPTIVEAIRE IF DUCTWORK EXCEEDS THE ABOVE REQUIREMENTS.

PERFORATED SUPPLY PLENUM(S)

POS.	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S) WIDTH	LENG.	DIA.	CFM	S.P.
Front	72"	12"	6"	MUA	10"	28"		750	0.204"



PLAN VIEW – GRIDDLE HOOD
5' 0.00" LONG 5424ND–2–PSP–F

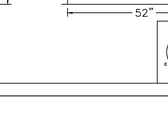


SECTION VIEW – MODEL 5424ND–2–PSP–F HOOD – #1

CASHMI DETAIL

HVAC DISTRIBUTION NOTE
IT IS RECOMMENDED NOT TO INSTALL HIGH VELOCITY DIFFUSERS OR HVAC RETURNS WITHIN 10 FEET OF EXHAUST HOODS. SIDE WALL SHIELDED DIFFUSERS ARE RECOMMENDED.

ETL LISTING DESCRIPTION BLOCK
THE CAPTIVE AIRE MODEL ND-2 HAS BEEN U.L. 710 TESTED, LISTED, AND APPROVED TO EXHAUST A MINIMUM OF 200 CFM PER LINEAR FOOT OVER 600 DEGREE COOKING EQUIPMENT



HANGING ANGLE DETAIL

JOB	Jersey Mikes		
LOCATION	Albertson, NY		
DATE	9/28/22	JOB #	5660505
DWG #		DRAWN BY	AS–32
REV.		SCALE	Not To Scale

KEF–1 GRIDDLE FAN (CANOPY HOOD)

EXHAUST FAN INFORMATION

FAN UNIT MODEL #	MODEL	CFM	ESP.	RPM	H.P.	#	VOLT	FLA	WEIGHT (LBS.)	SONES
DU50HFA	DU50HFA	1000	1.000	1471	0.500	1	115	8.4	84	15.3

FAN OPTIONS
1 – Grease Box

CURB ASSEMBLIES

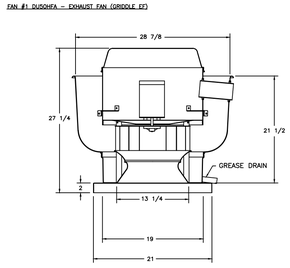
ON FAN	WEIGHT	ITEM	SIZE
DU50HFA	38 LBS	Curb	19.500"W x 19.500"L x 26.000"H Vented Hinged

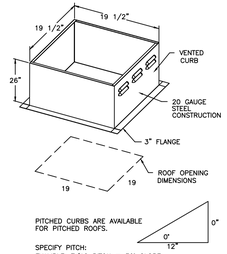
VERIFY ROOF PITCH

PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.
SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE

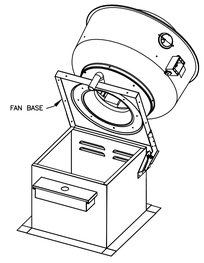
IF ROOF INSULATION THICKENESS IS GREATER THAN 7.5" PLEASE CONTACT CAPTIVEAIRE TO EITHER ORDER TALLER CURBS OR WINDBAND EXTENSION

FAN #1 DU50HFA – EXHAUST FAN (GRIDDLE EF)





PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.
SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE



ATTENTION!
INSTALLER MUST READ LABEL NEAR DISCONNECT SWITCH!
MESSAGE ON LABEL:
"INSTALLER SHOULD SUPPLY ENOUGH ELECTRICAL CORD TO LET FAN MAKE COMPLETE SWING"

FEATURES:
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762
- VARIABLE SPEED CONTROL
- INTERNAL WIRING
- WEATHERPROOF DISCONNECT
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE)
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE–UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS
GREASE BOX

JOB	Jersey Mikes		
LOCATION	Albertson, NY		
DATE	9/28/22	JOB #	5660505
DWG #		DRAWN BY	AS–32
REV.		SCALE	Not To Scale

KSF–1 HEATED SUPPLY FAN (DOWN DISCHARGE)

MUA FAN INFORMATION

FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP.	RPM	H.P.	B.H.P.	ø	VOLT	FLA	WEIGHT (LBS.)	SONES
D76	G7D	D.6	600	750	0.400	1473	1.000	.2710	1	115	11.6	327	15.7

GAS FIRED MAKE–UP AIR UNIT(S)

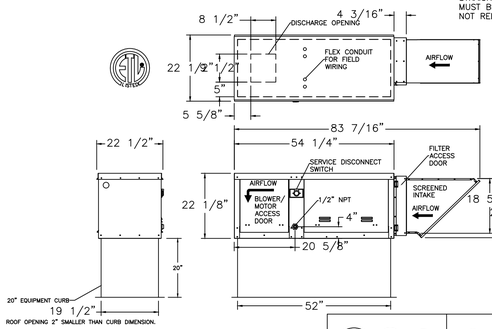
INPUT BTUs	OUTPUT BTUs	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
49024	45102	59 deg F	7 in. w.c. – 14 in. w.c.	Natural

FAN OPTIONS

OPTION (Qty. – Descr.)
1 – AC Interlock Relay – 24VAC Coil
1 – Inlet Pressure Gauge, 0–35"
1 – Manifold Pressure Gauge, –5 to 15" wc
1 – ECM Wiring Package–Supply – Manual or 0–10VDC Reference Speed Control (NIDEC Motor)
1 – Motorized Intake Damper (D76)
1 – Freezestat (10)

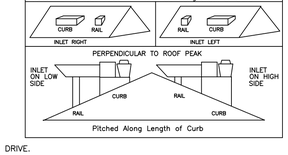
CURB ASSEMBLIES

WEIGHT	ITEM	SIZE
50 LBS	Curb	19.500"W x 52.000"L x 20.000"H Insulated



ROOF OPENING 2" SMALLER THAN CURB DIMENSION.

PITCHED ROOF FORM
CIRCLE ONE SITUATION ONLY



D76D HEATER
1. LOW CFM DIRECT FIRED HEATER. DIRECT DRIVE.
2. INTAKE HOOD WITH EZ FILTERS
3. DOWN DISCHARGE – AIR FLOW RIGHT –> LEFT
4. COOLING INTERLOCK RELAY. 24VAC COIL. 120V CONTACTS. LOCKS OUT BURNER CIRCUIT WHEN AC IS ENERGIZED.
5. GAS PRESSURE GAUGE, 0–35", 2.5" DIAMETER, 1/4" THREAD SIZE
6. GAS PRESSURE GAUGE, –5 TO +15 INCHES WC., 2.5" DIAMETER, 1/4" THREAD SIZE
7. ECM WIRING PACKAGE AND MANUAL OR 0–10VDC CONTROL FOR SUPPLY EC MOTORS. RTC CONTROLLER.
8. MOTORIZED BACK DRAFT DAMPER 13" X 17" FOR D76 COMPACT DIRECT FIRED HEATERS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, TF120S ACTUATOR INCLUDED
9. FREEZESTAT WITH 10' SENSOR. FACTORY SET AT 35°F AND 10 MINUTES.

NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH EQUAL TO THREE TIMES THE SUPPLY DUCT EQUIVALENT DIAMETER MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE UNLESS OTHERWISE SPECIFIED. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY.

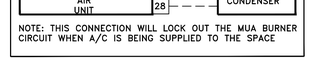
SUPPLY SIDE HEATER INFORMATION:

WINTER TEMPERATURE = 16°F. TEMP. RISE = 59°F.
BTUs CALCULATED OFF ACTUAL AIR DENSITY.
OUTPUT BTUs AT ALTITUDE OF 0.0 FT. = 47274.
INPUT BTUs AT ALTITUDE OF 0.0 FT. = 51385.
OUTPUT BTUs AT ALTITUDE OF 1296 FT. = 45102.
INPUT BTUs AT ALTITUDE OF 1296 FT. = 49024.

VERIFY ROOF PITCH

PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.
SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE

24VAC Coil – Signal From Condenser "Call For Cooling Interlock"



NOTE: THIS CONNECTION WILL LOCK OUT THE MUA BURNER CIRCUIT WHEN A/C IS BEING SUPPLIED TO THE SPACE

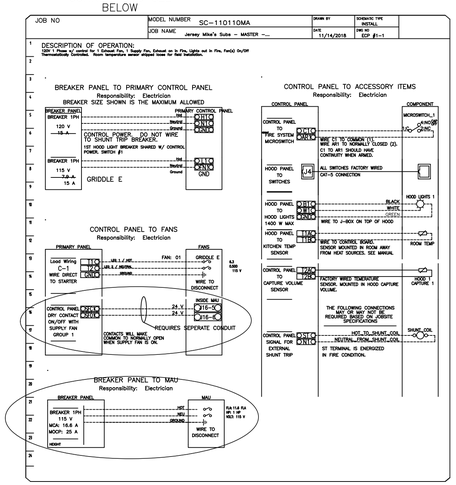
MUA/ RTU INTERLOCK DETAIL (BY ELECTRICIAN)

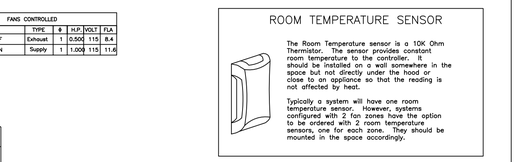
JOB	Jersey Mikes		
LOCATION	Albertson, NY		
DATE	9/28/22	JOB #	5660505
DWG #		DRAWN BY	AS–32
REV.		SCALE	Not To Scale

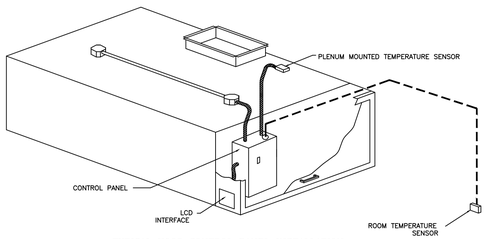
ELECTRICAL PACKAGE

PACKAGE #	LOCATION	SWITCHES LOCATION	QUANTITY	OPTION	FANS CONTROLLED FAN TAG	TYPE	#	H.P.	VOLT	FLA
SC–111010MA	Utility Cabinet Right	D3 – Utility Cabinet Right	1 Light	Smart Controls Thermostatic Control	GRIDDLE EF	Exhaust	1	0.500	115	8.4
		Hood # 2	1 Fan		HEAT DOWN	Supply	1	1.000	115	11.6

NEW MAKEUPAIR CONNECTIONS SEE BELOW







TYPICAL HOOD CONTROL PANEL INSTALLATION

SEQUENCE OF OPERATION – HOOD CONTROLS
ELECTRICAL PACKAGE: FP SERIES

Once all power, light and temperature sensor circuits are properly landed on the control terminal block the LCD interface will be illuminated. All temperature readings are measured by resistive temperature sensors (thermistors) installed in each hood exhaust riser. One room temperature sensor is installed in the space to measure ambient air temperature.

Two methods to activate system:

Manual activation:
Operator presses the fan button to energize starter(s) and start the exhaust fan(s). Supply fan(s), if present, will be activated by factory pre–wired interlock.

Automatic activation:
Turn on cooking appliances. Exhaust fan(s) [and supply fan(s), if present] will automatically energize when duct temperature exceeds pre–set differential with respect to ambient room temperature (factory setpoint differential = 10 degrees F; adjustable). At the end of the day, after cooking operations have ceased, the fan(s) will shut off when the duct temperature falls below the setpoint differential.

FIRE CONDITION
IN THE EVENT OF A FIRE, A SIGNAL IS SENT ACROSS THE NORMALLY OPEN DRY CONTACT OF THE FIRE SUPPRESSION SYSTEM MICROSWITCH (INTERLOCKED WITH HOOD CONTROL PANEL BY ELECTRICIAN). EXHAUST FAN(S) TO REMAIN RUNNING, SUPPLY FAN(S) TO DE–ENERGIZE, LIGHTING CIRCUIT(S) TO DE–ENERGIZE. GAS/ELECTRIC TO SHUT OFF. MICROSWITCH MUST BE RESET PRIOR TO RESUMPTION OF NORMAL OPERATION.

JOB	Jersey Mikes		
LOCATION	Albertson, NY		
DATE	9/28/22	JOB #	5660505
DWG #		DRAWN BY	AS–32
REV.		SCALE	Not To Scale

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KEITH S. MIKULKA, PE
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 096121
1827 POWERS FERRY ROAD SE, BLDG 20, SUITE 100
ATLANTA, GEORGIA 30339
(770) 953-1443 ©

SEAL:



3/11/23

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

Jersey Mike's SUBS
JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM- ALBERTSON, NY

LOCATION:
1030 WILLIS AVENUE
ALBERTSON, NY 11507

TITLE:
HOOD AND FAN DETAILS 1

DATE: 02/22/2023

SCALE: AS INDICATED

JOB NO: JMS-0165-0522

DRAFTER :

SHEET:
M-201

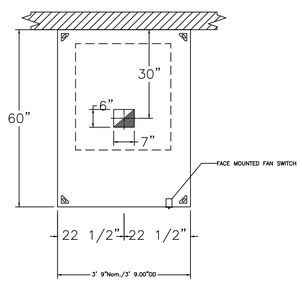
KEH-2 BREAD OVEN HOOD (LEFT WALL)

MODEL	LENGTH	MAX. COOKING TEMP.	EXHAUST PLENUM RISER(S) TOTAL EXH. CFM	WIDTH	LENG.	HEIGHT	DIA.	CFM	S.P.	HOOD CONSTRUCTION	HOOD CONFIG. END TO END	ROW	SWITCHES QUANTITY	LOCATION	HOOD HANGING WGHT
6024 VHB-ND	3' 9.00"	700 Deg.	375	6"	7"	4"		375	-0.062"	430 SS 100%	ALONE	ALONE	1 FAN	FRONT RIGHT FACE	214 LBS

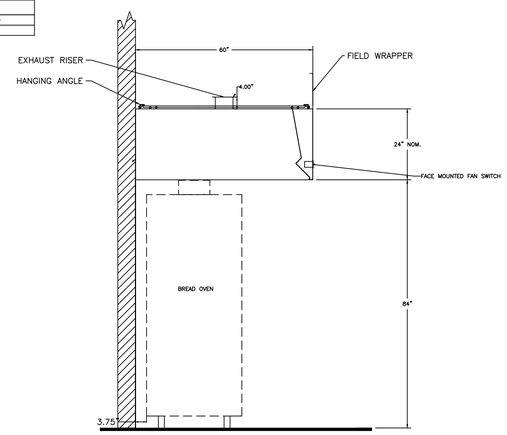
HOOD OPTIONS

HOOD NO.	TAG	OPTION
3		FIELD WRAPPER 12.00" High Front, Left, Right (VERIFY CEILING HEIGHT BEFORE ORDERING)
		BACKSPLASH 84.00" High X 45.00" Long 430 SS Vertical

VERIFY CEILING HEIGHT
_____'_____"
Height required to verify that the hood will fit and to size the enclosure panels



PLAN VIEW - BREAD OVEN HOOD
3' 9.00" LONG 6024VHB-ND



SECTION VIEW - MODEL 6024VHB-ND
BREAD OVEN HOOD

NOTE:
EXHAUST FAN IS SIZED FOR A MAXIMUM OF (3) 90 DEGREE RADIUS ELBOWS AND 25 FT OF STRAIGHT DUCTWORK. PLEASE CONSULT CAPTIVEAIRE IF DUCTWORK EXCEEDS THE ABOVE REQUIREMENTS.

ETL LISTING DESCRIPTION BLOCK
THE CAPTIVE AIRE MODEL VHB HAS BEEN U.L. 710 TESTED, LISTED, AND APPROVED TO EXHAUST A MINIMUM OF 150 CFM PER LINEAR FOOT OVER 700 DEGREE COOKING EQUIPMENT



HANGING ANGLE DETAIL

JOB	Jersey Mikes		
LOCATION	Albertson, NY		
DATE	9/28/22	JOB #	5660505
DWG #		DRAWN BY	AS-32
REV.		SCALE	Not To Scale

KEF-2 BREAD OVEN FAN

EXHAUST FAN INFORMATION

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CFM	ESP.	RPM	H.P.	B.H.P.	ø	VOLT	FLA	WEIGHT (LBS.)	SONES
1		DU12HFA	375	0.500	1404	0.180	0.1220	1	115	1.9	54	7.9

FAN OPTIONS

FAN UNIT NO.	TAG	OPTION (Qty. - Descr.)
1		1 - 1 12-BDD Damper

CURB ASSEMBLIES

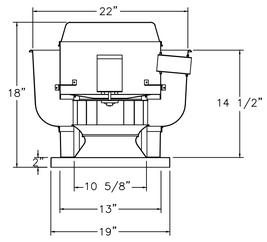
NO.	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	31 LBS	Curb	17.500"W x 17.500"L x 26.000"H

FEATURES:
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS)
- ROOF MOUNTED FANS
- UL705
- VARIABLE SPEED CONTROL
- INTERNAL WIRING
- WEATHERPROOF DISCONNECT
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE)

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

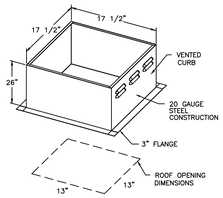
FAN #1 DU12HFA - EXHAUST FAN



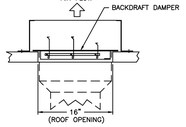
VERIFY ROOF PITCH



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.
SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE



BACKDRAFT DAMPER INSTALLATION



JOB	Jersey Mikes		
LOCATION	Albertson, NY		
DATE	9/28/22	JOB #	5660505
DWG #		DRAWN BY	AS-32
REV.		SCALE	Not To Scale

ARCHITECT
GREGORY RALPH ARCHITECT
NY LICENSE: 043867
1924 RT. 22 EAST
BOUND BROOK, NJ 08805
TEL: 908 731 1626
E: GREG@GRALPHARCHITECT.COM

MEP ENGINEER
KEITH S. MIKULKA, PE
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 096121
1827 POWERS FERRY ROAD SE, BLDG 20, SUITE 100
ATLANTA, GEORGIA 30339
(770) 953-1443 ©

SEAL:



3/11/23

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Jersey Mike's SUBS
JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

GRIDDLE HOOD DUCTWORK

GREASE DUCT & CHIMNEY SPECIFICATIONS:
PROVIDE GREASE DUCT EQUAL TO CAPTIVEAIRE SYSTEMS MODEL "DW" ROUND 20 GAUGE 430 STAINLESS STEEL DUCTWORK. MODEL "DW" IS LISTED TO UL-1978 AND IS INSTALLED USING "V" CLAMP LOCKING CONNECTIONS SEALED WITH 3M FIRE BARRIER 2000 PLUS. MODEL "DW" DOES NOT REQUIRE WELDING PROVIDING IT HAS BEEN INSTALLED PER THE MANUFACTURES INSTALLATION GUIDE.
PROVIDE RATED ACCESS DOORS AT EVERY CHANGE IN DIRECTION AND EVERY 12' ON CENTER. PER MANUFACTURES LISTING MODEL "DW" HORIZONTAL RUNS LESS THAN 75 FT. CAN BE SLOPED 1/16" PER 12", HORIZONTAL RUNS MORE THAN 75 FT. CAN BE SLOPED 3/16" PER 12". DUCT SHOULD BE SLOPED AS MUCH AS POSSIBLE TO REDUCE THE CHANCE OF GREASE ACCUMULATION IN HORIZONTAL RUNS.

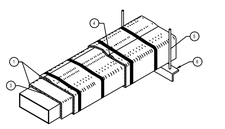
IF THE DUCT OR CHIMNEY IS WITHIN 18 INCHES OF COMBUSTIBLE MATERIAL, PROVIDE UL-2221 OR UL-103 HT LISTED DOUBLE WALL GREASE DUCT OR DOUBLE WALL CHIMNEY EQUAL TO CAPTIVEAIRE SYSTEMS MODEL "DW- 2R, 2R TYPE HT, 3R, OR 3Z" ROUND 20 GAUGE 430 STAINLESS INNER DUCT INSULATED WITH A 24 GAUGE 430 STAINLESS OUTER SHELL.

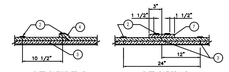
CUSTOMER APPROVAL TO MANUFACTURE:
Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

CLEARANCE TO COMBUSTIBLES

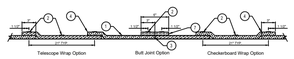
DIAMETER	COMBUSTIBLES	LIMITED COMBUSTIBLES	NON COMBUSTIBLES
10"	18"	3"	0"
12"	18"	3"	0"
14"	18"	3"	0"
16"	18"	3"	0"
18"	18"	3"	0"
20"	18"	3"	0"

Thermal Ceramics
Firemaster® Fast Wrap XL
Commercial Kitchen Grease Duct Enclosure System
Air Ventilation Duct Enclosure System
1 or 2 Hour Shaft Alternative / Zero Clearance to Combustibles





BUTT JOINT STOVERLAP BUTT JOINT COLLAR



Telescope Wrap Option Butt Joint Option Checkerboard Wrap Option

SINGLE LAYER OR OUTSIDE LAYER INSTALLATION OPTIONS

LEGEND	
1	Two Layers of Firemaster Fast Wrap XL Blanket for Grease Duct Enclosures One Layer of Firemaster Fast Wrap XL Blanket for Air Ventilation Duct Enclosures
2	Steel banding minimum 1/2" wide by 0.015" thick
3	Tight butt joints on inner layer
4	Min. 2" overlap on perimeter and between adjacent blanket on outside layer
5	Min. 3/8" diameter hanger rod
6	Min. 2" x 2" x 1/8" angle for Grease Duct Enclosures Min. 1-1/2" x 1-1/2" x 1/8" angle or SMACNA Equivalent for Air Ventilation Duct Enclosures
7	Optional 6" FireMaster Fast Wrap XL collar

The integrity of Fyrchek duct systems is limited to the quality of the installation.

GREASE DUCT SPECIFICATION

Furnish single-wall, factory built, grease duct for use with Type I kitchen hoods, which conforms to the requirements of NFPA-96, Commercial, or approved equal. Products shall be ETL listed to the UL-1978 standard for venting air and grease vapors from commercial cooking operations as described in NFPA-96.

The duct wall shall be constructed of .036" thick type 430 stainless steel and be available in diameters of 8" to 24". The grease duct termination at the fan shall be fully welded to a fan adapter plate (where applicable) and the adapter plate shall be fastened to the curb using a suitably sized fastener provided by others. See Detail A

The duct shall be listed with 18" clearance to combustible materials, 3" clearance to limited combustible materials and 0" clearance to non-combustible materials. Combustible materials are to be defined by the authority having jurisdiction. In cases where the duct distance to combustible materials is less than specified above, insulating products must be installed providing a reduced listing clearance. Approved insulating products include Firemaster Fast Wrap XL or equal when installed in accordance with the manufacturer's instructions. See Details B & C

Grease duct joints shall be held together by means of formed vee clamps and sealed with *3M Fire Barrier 2000+*. Screws used to secure the vee clamps shall be of the hex-head type with flanged stops and tapered "lead in" threads for easy starting. Nuts shall be retained by means of a free-floating cage to allow easy alignment. A continuous bead of sealant is to be applied to the duct flange to flange connection, as well as to the "V" groove of the vee clamp. See Detail D

Single-Wall Grease Duct shall be installed in accordance with the manufacturer's *"Installation, Operation and Maintenance Manual"*, ETL listing and state and local codes. Grease duct installed outside of the building shall be protected against accidental damage or vandalism. Support vertically installed grease duct from the building structure using rigid structural supports. Anchor supports to the structure by welding or bolting steel expansion anchors or concrete inserts. Support horizontally installed grease duct from the building structure using above method or use *Duct Mate, Wire Rope & Clutchers*, part numbers WR20 & CL20. 1/2" Threaded rod and saddles may also be used for the support of horizontal grease duct. Fans shall be supported independently from the grease duct sections. Protect grease duct from twisting or movement caused by fan torque or vibration.

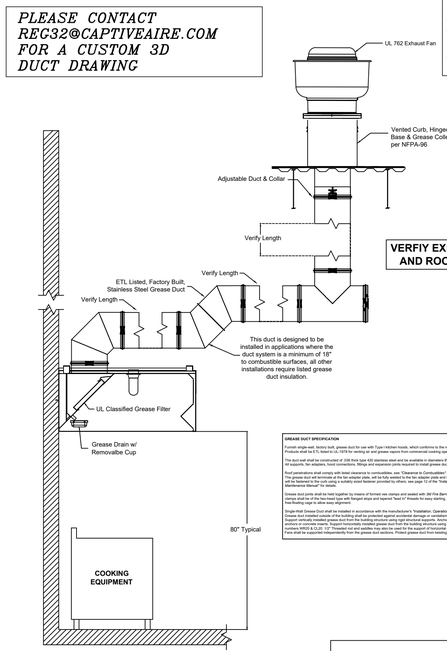
Grease duct installations require provisions for cleaning the interior of the duct. NFPA cleanout requirements are as follows:
1. A cleanout must be provided at each change of direction except where the entire length of duct can be inspected and cleaned from either the hood or the discharge end.
2. On horizontal duct runs, at least one 20" diameter opening must be provided. Where the opening is smaller than 20" diameter, openings large enough to permit cleaning must be provided at intervals of no more than 12'.
3. Openings must be at the side or the top, whichever is more accessible. When the opening is on the side of the duct, the lower edge of the opening must be at least 1 1" above the bottom of the duct. For listed grease duct, this is accomplished by the use of the grease manifold tee and cleanout cap. See Detail E
4. On vertical duct runs where personnel entry is possible, access must be from the top of the riser. Where entry is not possible, access must be provided at each floor.

JOB	Jersey Mikes		
LOCATION	Albertson, NY		
DATE	9/28/22	JOB #	5660505
DWG #		DRAWN BY	AS-32
REV.		SCALE	Not To Scale

GRIDDLE HOOD DUCTWORK

PLEASE CONTACT REC32@CAPTIVEAIRE.COM FOR A CUSTOM 3D DUCT DRAWING

CAPTIVEAIRE LISTED GREASE DUCTWORK IS PROVIDED BY GENERAL CONTRACTOR, CONTACT Reg32na@captiveaire.com 800-988-0881 FOR PROCUREMENT



VERFIY EXHAUST RUN AND ROOF HEIGHT

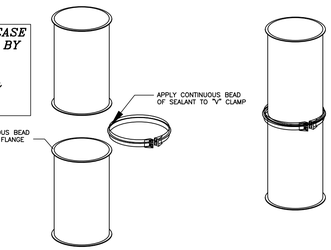
GREASE DUCT SPECIFICATION
Furnish single-wall, factory built, grease duct for use with Type I kitchen hoods, which conforms to the requirements of NFPA-96. Products shall be ETL listed to UL-1978 for venting air and grease vapors from commercial cooking operations as described in NFPA-96.

The duct wall shall be constructed of .036 thick type 430 stainless steel and be available in diameters 8" through 24". All supports, fan adapters, hood connections, fittings and expansion joints required to install grease duct shall be mild steel.

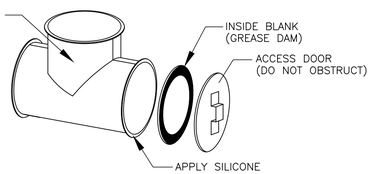
Roof penetrations shall comply with listed clearance to combustibles, see "Clearance to Combustibles" guide for details. The duct shall be listed with 18" clearance to combustible materials, 3" clearance to limited combustible materials and 0" clearance to non-combustible materials. Combustible materials are to be defined by the authority having jurisdiction. In cases where the duct distance to combustible materials is less than specified above, insulating products must be installed providing a reduced listing clearance. Approved insulating products include Firemaster Fast Wrap XL or equal when installed in accordance with the manufacturer's instructions. See Details B & C. Fan curb will be fastened to the curb using a suitably sized fastener provided by others, see page 12 of the "Installation, Operation and Maintenance Manual" for details.

Grease duct joints shall be held together by means of formed vee clamps and sealed with *3M Fire Barrier 2000+*. Screws used to secure the vee clamps shall be of the hex-head type with flanged stops and tapered "lead in" threads for easy starting. Nuts shall be retained by means of a free-floating cage to allow easy alignment.

Single-Wall Grease Duct shall be installed in accordance with the manufacturer's "Installation, Operation and Maintenance Manual", ETL listing and state and local codes. Grease duct installed outside of the building shall be protected against accidental damage or vandalism.
Support vertically installed, grease duct from the building structure using rigid structural supports. Anchor supports to the structure by welding or bolting steel expansion anchors or concrete inserts. Support horizontally installed grease duct from the building structure using above method or use Duct Mate, Wire Rope & Clutchers, part numbers WR20 & CL20. 1/2" Threaded rod and saddles may also be used for the support of horizontal grease duct.
Fans shall be supported independently from the grease duct sections. Protect grease duct from twisting or movement caused by fan torque or vibration.



D APPLICATION OF SEALANT



E APPLICATION OF SEALANT II

DUCTWORK PROVIDED THROUGH THE GENERAL CONTRACTOR

JOB	Jersey Mike's Subs		
LOCATION	Batavia, NY		
DATE	7/5/22	JOB #	5543206
DWG #		DRAWN BY	EG-32
REV.		SCALE	Not To Scale

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM- ALBERTSON, NY

LOCATION:
1030 WILLIS AVENUE
ALBERTSON, NY 11507

TITLE:
HOOD AND FAN DETAILS 2

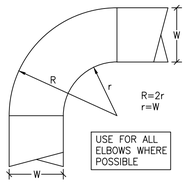
DATE: 02/22/2023

SCALE: AS INDICATED

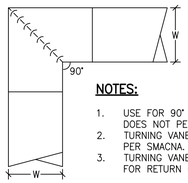
JOB NO: JMS-0165-0522

DRAFTER :

SHEET:
M-202



(RADIUS)

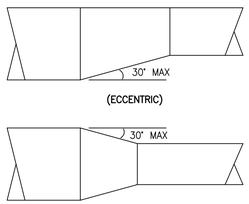


(SQUARE)

NOTES:

1. USE FOR 90° ELBOWS WHERE SPACE DOES NOT PERMIT RADIUS ELBOW.
2. TURNING VANES SHALL BE INSTALLED PER SMACNA.
3. TURNING VANES ARE NOT REQUIRED FOR RETURN OR EXHAUST DUCTWORK.

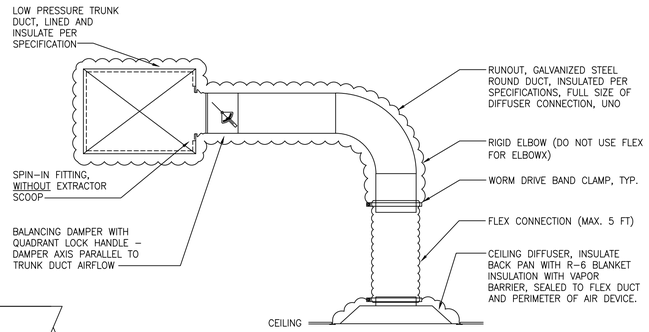
ELBOWS



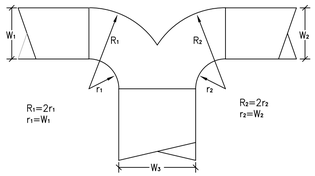
(ECCENTRIC)

(CONCENTRIC)

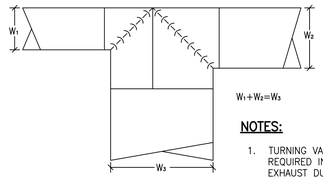
TRANSITIONS



2 M-301 **AIR DEVICE CONNECTION**
SCALE: NONE



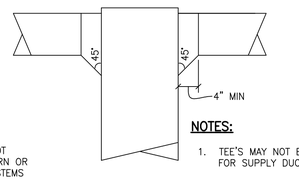
(RADIUS WYE)



(SQUARE TEE)

NOTES:

1. TURNING VANES NOT REQUIRED IN RETURN OR EXHAUST DUCT SYSTEMS



(BRANCH TAKE-OFF'S)

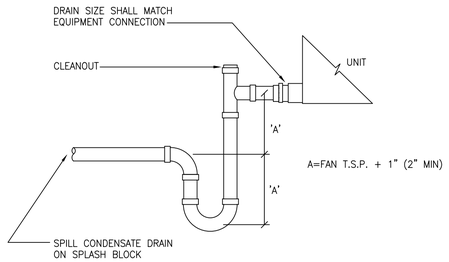
NOTES:

1. TEE'S MAY NOT BE USED FOR SUPPLY DUCT SYSTEMS

NOTES:

1. DETAILS ARE FOR GENERAL HVAC DUCTWORK ONLY, TYPE I KITCHEN EXHAUST DUCTWORK SHALL BE FABRICATED AND INSTALLED PER NFPA 96 AND CODE.

1 M-301 **GENERAL DUCTWORK DETAILS**
SCALE: NONE



3 M-301 **CONDENSATE DRAIN**
SCALE: NONE

HVAC LEGEND

SYMBOL	DESCRIPTION
	EXISTING MECHANICAL CONSTRUCTION (CROSS HATCHED = TO BE REMOVED)
	CONNECTION TO EXISTING CONSTRUCTION
2-(A) 8"ø / 200	AIR DEVICE TAG
	SUPPLY AIR DEVICE
	RETURN / EXHAUST AIR DEVICE
20x12	DUCTWORK, SIZED AS SPECIFIED (LINED WHERE NOTED/SPECIFIED)
	FLEXIBLE DUCT OR CONNECTOR
20x12	DUCTWORK, SIZED AS SPECIFIED (LINED WHERE NOTED/SPECIFIED)
R	DUCT OFFSET: (R)ISE, (D)ROP – ARROW SHOWS DIRECTION OF OFFSET.
	FD = FIRE DAMPER FSD = FIRE/SMOKE DAMPER
	FD = FIRE DAMPER FSD = FIRE/SMOKE DAMPER
	MD = MANUAL DAMPER MOD = MOTOR-OPERATED DAMPER
	MOTOR-OPERATED DAMPER
T	(T)HERMOSTAT, (H)UMIDISTAT

HVAC ABBREVIATIONS

ABBREV.	DEFINITION	ABBREV.	DEFINITION
A/C	ABOVE CEILING	L&S	LOUVER AND SCREEN
AD	ACCESS DOOR	LAHJ	LOCAL AUTHORITY HAVING JURISDICTION
AFF	ABOVE FINISHED FLOOR	LF	LINEAR FEET
B/F	BELOW FLOOR	MD	MANUAL DAMPER
B/G	BELOW GRADE	MECH	MECHANICAL
BB	BASE BUILDING	MFGR	MANUFACTURER
BD	BACKDRAFT DAMPER	MOD	MOTOR-OPERATED DAMPER
BLDG	BUILDING	MTD	MOUNTED
CD	CONDENSATE DRAIN	N/A	NOT APPLICABLE
CF(H/M)	CUBIC FEET PER (HOUR / MINUTE)	NC	NOISE CRITERIA
CLG	CEILING	NIC	NOT IN CONTRACT
CONC	CONCRETE	NOM	NOMINAL
CONN	CONNECT(ION)	OA	OUTSIDE AIR
CONT	CONTINUATION	OC	ON CENTERS
DIA	DIAMETER	OPNG	OPENING
DIV 15/16	DIVISION 15000 (MECH) / 16000 (ELEC)	PLBG	PLUMBING
DN	DOWN	RA	RETURN AIR
EA	EACH or EXHAUST AIR	SA	SUPPLY AIR
ELEC	ELECTRICAL	SF	SQUARE FEET
EXH	EXHAUST	SQ	SQUARE
EXIST	EXISTING	TBD	TO BE DETERMINED
FA	FREE AREA	THRU	THROUGH
FACP	FIRE ALARM CONTROL PANEL	T'STAT	THERMOSTAT
FD	FIRE DAMPER	TYP	TYPICAL
FLEX	FLEXIBLE	UNO	UNLESS NOTED OTHERWISE
FLR	FLOOR	WC	WATER COLUMN
FP	FIRE PROTECTION	WG	WATER GAUGE
FSD	COMBINATION FIRE AND SMOKE DAMPER	XFER	TRANSFER

HVAC GENERAL NOTES

1. WORK SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES AND STANDARDS ADOPTED BY THE AUTHORITY HAVING JURISDICTION AND ALL APPLICABLE LOCAL ORDINANCES.
2. CONTRACTOR SHALL OBTAIN ALL PERMITS, LICENSES, INSPECTIONS, ETC., AND PAY ALL INCIDENTAL FEES, AS REQUIRED TO OBTAIN A PERMIT AND A PERMANENT CERTIFICATE OF OCCUPANCY.
3. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS. CONFLICTS WHICH ARISE DUE TO LACK OF PROPER COORDINATION SHALL BE CORRECTED AT THE CONTRACTOR'S COST.
4. DESIGN INDICATED IS SCHEMATIC AND MAY NOT REFLECT ALL CONSTRAINTS IMPOSED BY ACTUAL PROJECT CONDITIONS. CONTRACTOR SHALL VISIT SITE AND REVIEW CONSTRUCTION DOCUMENTS (INCLUDING ALL TRADES) TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO BID. CONTRACTOR'S BID SHALL INCLUDE ANY AND ALL COSTS REQUIRED TO REWORK THE DESIGN TO FIT WITHIN THE PHYSICAL CONSTRAINTS WHILE ACHIEVING THE OVERALL DESIGN INTENT.
5. THE BASIS-OF-DESIGN PRODUCTS WERE USED TO DETERMINE DIMENSIONS, INSTALLATION AND ACCESS CLEARANCES, SUPPORTS, ELECTRICAL SERVICE, CONNECTION ARRANGEMENTS, ETC. WHERE ALTERNATE PRODUCTS ARE PROVIDED, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL REQUIREMENTS AND RECTIFY ANY CONFLICTS AT THE CONTRACTOR'S COST.
6. ALL WORK SHALL BE INSTALLED TO AVOID CONFLICT WITH ELECTRICAL EQUIPMENT "DEDICATED SPACE" AS REQUIRED BY NEC AND LOCAL ORDINANCES. COORDINATE LOCATIONS OF ALL ELECTRICAL GEAR (DISTRIBUTION PANELS, TRANSFORMERS, SWITCHGEAR, ETC.) WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND INSTALLATION.
7. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL EQUIPMENT AND DEVICES WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
8. ALL MATERIALS AND EQUIPMENT SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO ORDERING. CONTRACTOR ASSUMES LIABILITY AND COSTS FOR ANY PRODUCT WHICH IS ORDERED PRIOR TO RECEIPT OF APPROVED SUBMITTALS.
9. ALL MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. ADDITIONAL WARRANTY SHALL APPLY WHERE SPECIFIED.
10. EQUIPMENT START-UP AND COMMISSIONING SHALL BE PERFORMED BY FACTORY-AUTHORIZED AGENTS ONLY. SUBMIT WRITTEN START-UP PROCEDURES TO OWNER FOR APPROVAL PRIOR TO PERFORMANCE OF START-UP ACTIVITIES. FINAL REPORTS SHALL BE APPROVED BY OWNER.
11. ALL PENETRATIONS OF FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE FIRE STOPPED WITH UL-LISTED SYSTEM APPROVED FOR THE APPLICATION.
12. FLASH AND SEAL ALL PENETRATIONS OF BUILDING EXTERIOR, WALLS AND ROOF WITH APPROVED SEALANT.
13. ALL EQUIPMENT SHALL BE NEW EXCEPT FOR EQUIPMENT SPECIFICALLY NOTED AS EXISTING TO REMAIN. CONTRACTOR SHALL TEST EXISTING EQUIPMENT FOR PROPER OPERATION AND REPORT CONDITION TO OWNER. ALL UNREPORTED EQUIPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED IF NOT FUNCTIONAL AT THE DATE OF BENEFICIAL OCCUPANCY. NEW EQUIPMENT SHALL BE UL OR ETL LISTED AND LABELED. GAS-FIRED EQUIPMENT SHALL ALSO BE AGA OR CSA LISTED AND LABELED. INSTALL ALL EQUIPMENT PER THESE DOCUMENTS, MANUFACTURER'S RECOMMENDATIONS, AND CODE REQUIREMENTS FOR SPECIFIC APPLICATION.
14. EXCEPT WHERE SPECIFIED OTHERWISE, MECHANICAL CONTRACTOR SHALL PROVIDE STARTERS AND ELECTRICAL DISCONNECTS FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.
15. PROVIDE PERMANENT LABELS FOR ALL EQUIPMENT, CONTROLS, AND PIPING.
16. GENERAL DUCTWORK (SUPPLY, RETURN, OUTSIDE AIR, RESTROOM EXHAUST, TYPE II KITCHEN EXHAUST) SHALL BE G90 GALVANIZED STEEL, LOCK-FORMING QUALITY, FABRICATED AND INSTALLED PER SMACNA "HVAC DUCT CONSTRUCTION STANDARDS" AND CODE. DUCTWORK SHALL BE RATED FOR 1"WG, AND SEALED TO CLASS A SEAL USING UL-181A OR 181B WATER-BASED MASTIC. **DUCT SIZES SHOWN ARE NET FREE AREA DIMENSIONS, ADJUST SHEETMETAL SIZES FOR DUCT LINER AS REQUIRED.** INSULATE ALL CONCEALED METAL GENERAL DUCTWORK WITH 2", R-8 FIBERGLASS DUCT WRAP EXCEPT WHERE OTHERWISE SPECIFIED. PROVIDE 1", 1.5 PCF ACOUSTICAL FIBERGLASS DUCT LINER AT SUPPLY AND RETURN DUCTWORK FROM EQUIPMENT CONNECTION THRU FIRST 15 FEET OF DUCTWORK. DUCT LINER SHALL HAVE NEOPRENE COATING WITH ANTIMICROBIAL TREATMENT ON AIR SIDE.
17. TYPE I KITCHEN HOOD (GREASE) EXHAUST DUCTWORK MAY BE CONTRACTOR-FABRICATED PER CODE OR FACTORY LISTED GREASE DUCT. THE ENTIRE DUCT SYSTEM FROM THE HOOD CONNECTION TO THE FAN CONNECTION SHALL BE OF ONE TYPE.
    A. CONTRACTOR FABRICATED TYPE I EXHAUST DUCTWORK: CARBON STEEL, MIN 16 GA, WITH LIQUID-TIGHT ALL-WELDED JOINTS AND SEAMS, FABRICATED AND INSTALLED PER NFPA 96 AND MECHANICAL CODE; ALL ELBOWS SHALL BE SMOOTH RADIUS WITH INSIDE RADIUS EQUAL TO THE DUCT WIDTH (MITRED ELBOWS ARE NOT ACCEPTABLE); SLOPE MIN 1" PER FOOT TOWARD HOOD; WHERE LOW POINTS ARE REQUIRED IN HORIZONTAL RUNS, PROVIDE CODE-COMPLIANT RESERVOIR WITH GREASE DRAINS AT ALL LOW POINTS – ROUTE TO KITCHEN GREASE DRAINAGE SYSTEM; DUCT SHALL BE CONSTRUCTED TO PREVENT ACCUMULATION OF GREASE OR OBSTRUCTION FROM PROPER DRAINAGE – NO BOLTS, RIVETS, FLANGES, ETC., MAY PROTRUDE INTO DUCT; PROVIDE ACCESS DOORS FOR CLEANING AND INSPECTION OF DUCT SYSTEM AS REQUIRED BY THE LAHJ – ACCESS DOORS SHALL BE UL LISTED FOR TYPE I KITCHEN EXHAUST SERVICE.
    B. FACTORY LISTED TYPE I EXHAUST DUCTWORK: LISTED AND LABELED TO UL 1978 AND UL 2221; LISTED FOR 3/4" CLEARANCE TO COMBUSTIBLES AND ZERO CLEARANCE TO NON-COMBUSTIBLES; DOUBLE WALL CONSTRUCTION WITH 0.036" THICK 403 STAINLESS STEEL INNER DUCT AND 0.024" THICK STAINLESS STEEL OUTER WALL; DUCT JOINTS SECURED WITH V CLAMPS AND SEALED WITH 3M FIRE BARRIER 2000+ SEALANT; FABRICATED AND INSTALLED PER NFPA 96 AND CODE; -1"W.G PRESSURE CLASS; DUCT SHALL BE CONSTRUCTED TO PREVENT ACCUMULATION OF GREASE OR OBSTRUCTION FROM PROPER DRAINAGE – NO BOLTS, RIVETS, FLANGES, ETC., MAY PROTRUDE INTO DUCT; PROVIDE ACCESS DOORS FOR CLEANING AND INSPECTION OF DUCT SYSTEM WHERE REQUIRED; ALL JOINTS AND SEAMS LIQUID TIGHT; LISTED FOR 500°F CONTINUOUS SERVICE AND INTERMITTENT EXPOSURE TO 2,000°F; ENTIRE DUCT SYSTEM SHALL BE CONSTRUCTED FROM A SINGLE MANUFACTURER'S SYSTEM AND SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. SEE HOOD DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
    C. WHERE REQUIRED, INSULATE ALL TYPE I EXHAUST DUCT FROM HOOD CONNECTION TO ROOF PENETRATION WITH UL LISTED GREASE DUCT FIRE WRAP PROVIDING 2 HOUR FIRE RATING AND ZERO CLEARANCE TO COMBUSTIBLES. SEE HOOD DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
18. FLEXIBLE DUCT SHALL BE UL 181 CLASS 1, STEEL WIRE HELIX WITH REINFORCED INNER LAYER, R-6 FIBERGLASS INSULATION, AND FOIL-FACED OUTER VAPOR BARRIER.
19. EXCEPT WHERE NOTED OTHERWISE, EACH SUPPLY AIR DEVICE SHALL HAVE MANUAL BALANCING DAMPER AT TAKE-OFF CONNECTION TO SUPPLY TRUNK DUCT.
20. AIR DEVICES SHALL BE AS NOTED OR SCHEDULED. COORDINATE BORDER AND MOUNTING WITH SURFACE IN WHICH INSTALLED, REFER TO ARCHITECTURAL DRAWINGS. AIR DEVICES IN FINISHED SPACES SHALL BE FREE OF VISIBLE FASTENERS. COLOR AND FINISH SHALL BE APPROVED BY THE ARCHITECT.
21. PROVIDE UL 555 FIRE DAMPERS (UL 555S COMBINATION FIRE/SMOKE DAMPERS) AT ALL AIR DISTRIBUTION SYSTEM PENETRATIONS OF FIRE RATED (FIRE AND SMOKE RATED) ASSEMBLIES.
22. SUPPORT EQUIPMENT DIRECTLY FROM BUILDING STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE VIBRATION ISOLATION FOR ALL EQUIPMENT WITH ROTATING PARTS.
23. TEST EQUIPMENT, ECONOMIZERS, AND CONTROLS FOR PROPER OPERATION, CALIBRATION AND ADJUSTMENT. PROVIDE REPORT TO OWNER.
24. PROVIDE COMPLETE AS-BUILT DRAWINGS FOR ALL HVAC SYSTEMS AND AND O&M MANUALS FOR ALL EQUIPMENT TO OWNER WITHIN 90 DAYS OF SYSTEM ACCEPTANCE. AS-BUILT DRAWINGS SHALL NOT BEAR THE NAME OR SEAL OF THE ARCHITECT OR ENGINEER.

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3/11/23

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

Jersey Mike's SUBS

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM- ALBERTSON, NY

LOCATION:
1030 WILLIS AVENUE
ALBERTSON, NY 11507

TITLE:
HVAC DETAILS

DATE: 02/22/2023

SCALE: AS INDICATED

JOB NO: JMS-0165-0522

DRAFTER :

SHEET:
M-301

DIVISION 16

ELECTRICAL

16010 GENERAL PROVISIONS
16012 CODES AND STANDARDS
16020 ELECTRICAL SYSTEMS SCHEDULE
16030 TESTS
16100 BASIC METHODS AND MATERIALS
16110 RACEWAYS
16120 CONDUCTORS
16130 OUTLET BOXES AND DEVICES
16134 PANELBOARDS AND MAIN DISTRIBUTION
16150 MOTOR AND MOTOR CONTROLS
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16485 BRANCH CIRCUITS
16500 LIGHTING – INTERIOR
16600 SPECIAL SYSTEMS – COMPUTER (P.O.S. SYSTEM)
16700 SOUND SYSTEMS
16740 TELEPHONE
16900 CONTROLS AND INSTRUMENTATION

DIVISION 16 ELECTRICAL

16010 GENERAL PROVISIONS

.01 EXCEPT WHERE PORTIONS OF THESE SPECIFICATIONS ARE MORE EXACTING, WORK OF THIS DIVISION SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE GENERAL SCOPE OF WORK. BEFORE SUBMITTING PROPOSAL, EXAMINE ALL DRAWINGS RELATING TO THIS WORK, VERIFY ALL GOVERNING CONDITIONS AT THE SITE, DETERMINE EXACT EXTENT OF WORK REQUIRED FOR THE LOCAL UTILITY COMPANIES; BECOME FULLY INFORMED AS TO THE EXTENT AND CHARACTER OF THE WORK REQUIRED AND ITS RELATION TO WORK OF OTHER TRADES. NO CONSIDERATION WILL BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE MATERIALS TO BE FURNISHED OR WORK TO BE DONE, IT BEING UNDERSTOOD THAT THE SUBMISSION OF A PROPOSAL IS AN AGREEMENT TO ALL CONDITIONS REFERRED TO HEREIN OR INDICATED ON THE DRAWINGS.

.02 REVIEW THE DRAWINGS AND SPECIFICATIONS OF ALL TRADES, PARTICULARLY THOSE SECTIONS DESCRIBING ELECTRICALLY OPERATED EQUIPMENT AND BECOME FAMILIAR WITH WORK CALLED UPON THEREIN TO DO. AT THE CONCLUSION OF THE WORK, BE RESPONSIBLE FOR THE PROPER WIRING AND FUNCTIONING OF ALL ELECTRICALLY OPERATED EQUIPMENT FURNISHED AND/OR INSTALLED UNDER THIS CONTRACT.

.03 NO EXTRA COMPENSATION WILL BE PAID FOR CONDITIONS EXISTING BEFORE THE CONTRACT IS SIGNED. THIS INCLUDES BOTH EXISTING SITE CONDITIONS AND ARCHITECTURAL CONDITIONS OF THE NEW BUILDING.

.04 THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR HIS WORK UNDER THE CONTRACT, AND SHALL PAY ALL EXPENSES IN CONNECTION THEREWITH. HE SHALL BE RESPONSIBLE FOR ALL NOTICE TO THE INSTALLATION AUTHORITIES AND TO THE ARCHITECT/ENGINEER SO THAT THE WORK MAY BE INSPECTED BEFORE COVERING. THE CONTRACTOR SHALL FURNISH OWNER WITH CERTIFICATES OF INSPECTION.

.05 NO DEVIATION FROM DRAWING AND/OR SPECIFICATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM ARCHITECT/ENGINEER.

.06 ALL PERMIT FEES, TEMPORARY SERVICE, INSPECTION FEES AND OTHER REQUIREMENTS SHALL BE PAID AND COMPLETED BY THE ELECTRICAL CONTRACTOR. EVIDENCE OF COMPLETION WILL BE APPARENT PRIOR TO FINAL ACCEPTANCE OF WORK. ALL CERTIFICATES SHALL BE FORWARDED TO OWNER.

.07 THE WORK OF THIS CONTRACTOR SHALL CONSIST OF FURNISHING EVERYTHING NECESSARY FOR A COMPLETE OPERATING ELECTRICAL SYSTEM, IN STRICT ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. IT INCLUDES ALL SUCH WORK WHETHER LISTED UNDER ANY OTHER DOCUMENT FORMING A PART OF THE SPECIFICATION AND CONTRACT. HIS WORK, IN THE MAIN, SHALL INCLUDE, BUT IS NOT RESTRICTED TO, THE FOLLOWING ITEMS.

A. FURNISHING A TEMPORARY SERVICE FOR THE USE OF ALL TRADES DURING CONSTRUCTION, AS REQUIRED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PAY UTILITY USE COSTS UP TO TIME OF OCCUPANCY.
B. FURNISHING A COMPLETE ELECTRICAL DISTRIBUTION SYSTEM FOR LIGHT AND POWER, FROM POINT OF SERVICE THROUGH DISTRIBUTION SYSTEM TO PANELS, AND TO ALL OUTLETS, EQUIPMENT AND DEVICES AS INDICATED ON THE DRAWINGS.
C. ELECTRICAL CONNECTIONS FOR OTHER TRADES.
D. CONNECTION OF ALL MOTORS, STARTERS, CONTROLS, PILOT DEVICES OR DISCONNECTS, WHETHER FURNISHED BY THIS CONTRACTOR, OWNER, OTHER SUBCONTRACTOR OR OTHER PARTIES SUCH AS EQUIPMENT SUPPLIERS.
E. ALL ELECTRICAL WORK INCIDENTAL TO OTHER TRADES FOR A COMPLETE WORKING INSTALLATION OF THEIR ELECTRICALLY DRIVEN EQUIPMENT.
F. FURNISHING AND INSTALLING ALL CONDUCTORS AND RACEWAYS FOR ELECTRICAL EQUIPMENT.
G. FURNISHING, INSTALLING AND LAMPING OF ALL FLOODLIGHTS, FLOODLIGHT POLES AND LIGHTING FIXTURES AS SCHEDULED ON THE DRAWINGS AND IN ACCORDANCE WITH ARCHITECTURAL DETAILS. FURNISHING ALL LAMPS, FLUORESCENT, H.I.D., AND INCANDESCENT.
H. CONNECTING OF ALL AIR CONDITIONING, HEATING, PUMPING, VENTILATION AND EXHAUST FAN CONTROLS AS SPECIFICALLY CALLED FOR ON THE DRAWINGS AND SPECIFIED HEREIN.
I. TEMPORARY AND EMERGENCY WIRING AS REQUIRED.
J. FURNISHING AND INSTALLING ALL AUXILIARY AND COMMUNICATION SYSTEMS AS INDICATED ON THE DRAWINGS.
K. FURNISHING AND INSTALLING ALL PANELS, METERS, ETC., AS SHOWN ON THE DRAWINGS.
L. FURNISH AND INSTALL TRANSFORMERS FOR ALL EQUIPMENT WHETHER FURNISHED BY THIS CONTRACTOR, THE OWNER, OR OTHER PARTIES, WHERE SUCH EQUIPMENT HAS A VOLTAGE RATING UNSUITABLE TO THE SYSTEM IN WHICH IT IS APPLIED.
M. SHOP DRAWINGS: SUBMIT, AT ONE TIME, SHOP AND DETAIL DRAWINGS, FACTORY CERTIFIED PRINTS AND MATERIALS LISTS FOR THE FOLLOWING ITEMS: PANELBOARDS, SAFETY SWITCHES WIRING DEVICES, LIGHTING FIXTURES. ALL SUBMITTALS MUST BE IDENTIFIED BY SPECIFICATION SECTION AND PARAGRAPH NUMBER AND/OR DRAWING NUMBER AND SCHEDULED NUMBER AND NAME ALONG WITH THE MANUFACTURE'S NAME.
N. MANUALS AND CHARTS: FURNISH OWNER ALL OPERATING INSTRUCTIONS, MAINTENANCE INSTRUCTIONS, LITERATURE AND INFORMATION PERTAINING TO ALL EQUIPMENT.

16012 CODES AND STANDARDS

.01 THE WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE. NOTHING CONTAINED IN THESE SPECIFICATIONS OR DRAWINGS SHALL BE SO CONSTRUED AS TO CONFLICT WITH ANY LOCAL, MUNICIPAL, STATE, UTILITY COMPANY AND NATIONAL BOARD OF FIRE UNDERWRITERS REGULATIONS GOVERNING THE INSTALLATION OF THE WORK SPECIFIED HEREIN. ALL SUCH LAWS, ORDINANCES, AND REGULATIONS, WHERE THEY APPLY TO THIS WORK, ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS. ALL SUCH REQUIREMENTS SHALL BE SATISFIED AT NO ADDITIONAL EXPENSE TO THE OWNER.

16020 ELECTRICAL SYSTEMS SCHEDULE

.01 REFER TO THE DRAWINGS FOR AIR CONDITIONING WIRING DIAGRAM, PANEL BOARD SCHEDULE, RISER DIAGRAM, EQUIPMENT SCHEDULE, ELECTRICAL SYSTEMS REQUIREMENTS, ETC.

16030 TESTS

.01 PROVIDE ALL NECESSARY INSTRUMENTS AND SPECIAL APPARATUS TO CONDUCT ANY TEST THAT MAY BE REQUIRED TO INSURE THE SYSTEM IS FREE OF ALL IMPROPER GROUNDS AND SHORT CIRCUITS AND THAT ALL FEEDERS ARE PROPERLY BALANCED. THE SYSTEM INSTALLED SHALL BE CHECKED FOR QUALITY, CAPACITY, AND COMPLETENESS TO CONFORM WITH THE FULL REQUIREMENTS AND INTENT OF THE DRAWINGS AND SPECIFICATIONS.

16100 BASIC METHODS AND MATERIALS

.01 ELECTRICAL MATERIALS, APPLIANCES, EQUIPMENT DEVICES FOR WHICH THERE ARE UNDERWRITER'S LABORATORIES STANDARD REQUIREMENTS SHALL HAVE LABELS ATTACHED TO INDICATE COMPLIANCE WITH THOSE REQUIREMENTS. WHERE MATERIALS DO NOT BEAR SUCH A LABEL, CERTIFICATE OF COMPLIANCE SHALL BE FURNISHED.

.02 ALL MATERIALS SHALL BE NEW AND OF FIRST QUALITY, FREE OF DEFECTS.

.03 SUBMIT MANUFACTURER'S DATA AND CATALOG CUTS ON ALL ITEMS INCLUDED IN THIS SECTION PRIOR TO COMMENCING WORK.

16110 RACEWAYS

.01 ALL CONDUCTORS SHALL BE CONTAINED IN RACEWAYS.

.02 ALL CONDUIT RACEWAYS IN OR BELOW FLOOR SLAB AND RUN BELOW EXTERIOR FINISHED GRADE SHALL BE P.V.C. EXCEPT FOR ELLS AND RISERS WHICH SHALL BE RIGID GALVANIZED CONDUIT. CONDUIT RISERS SHALL RUN UP 6" ABOVE GROUND FLOOR SLAB WHEN CONCEALED AND 48" ABOVE GROUND FLOOR SLAB WHEN EXPOSED ON WALL. ALL RIGID GALVANIZED CONDUIT RUN BELOW SLAB OR FINISHED EXTERIOR GRADE SHALL BE PAINTED WITH TWO (2) COATS OF BITUMASTIC PAINT. THIS PAINTING SHALL BE APPLIED TO CONDUIT UP TO A POINT 2" ABOVE FLOOR SLAB. CONDUITS RUN BELOW FLOOR SLAB SHALL HAVE A MINIMUM COVER OF 12" AND THOSE RUN BELOW EXTERIOR FINISHED GRADE SHALL HAVE A MINIMUM COVER OF 24" IN NON–VEHICLE TRAFFIC AREAS AND 30" IN VEHICLE TRAFFIC AREAS. INSTALLATION OF P.V.C. CONDUIT IN TRENCHES SHALL HAVE 2" OF CLEAN SAND FILL ALL AROUND THEN BACKFILL TRENCH WITH FINE BACKFILL (NO ROCKS LARGER THAN 1/4" DIAMETER). CONTRACTOR SHALL FILL EXTERIOR TRENCHES TO WITHIN 6" OF TOP (FINISHED GRADE) THEN LAY A YELLOW RIBBON TAPE (USED IN INDUSTRY FOR THIS PURPOSE) ALONG TRENCH, THEN FINISH BACKFILL.

.03 RIGID CONDUIT SHALL BE HOT–DIPPED GALVANIZED, INCLUDING THREADS. P.V.C. SHALL BE SCHEDULE 40.

.04 FLEXIBLE METALLIC CONDUIT (GREENFIELD) SHALL BE USED FOR ALL CONNECTIONS TO MOTORS AND VIBRATING EQUIPMENT, BUT IN LENGTHS NOT TO EXCEED LAST 18" OF RUN. P.V.C. JACKETED FLEXIBLE METAL CONDUIT SHALL BE USED IN ALL EXPOSED LOCATIONS.

.05 ELECTRICAL METALLIC TUBING (EMT) MAY BE USED FOR ALL PURPOSES EXCEPT AS INDICATED ABOVE. ALL FITTINGS SHALL BE STEEL.

.06 ALL RACEWAYS SHALL BE RUN CONCEALED IN FINISHED AREAS UNLESS NOTED.

.07 WHERE EXPOSED RACEWAYS ARE ALLOWED OR INDICATED, THEY SHALL PRESENT A NEAT APPEARANCE, AND ALL RUNS BOTH EXPOSED AND CONCEALED SHALL BE PARALLELED OR PERPENDICULAR TO THE BUILDING LINES AND TO EACH OTHER WITHOUT INTERFERENCE WITH OTHER TRADES OR EQUIPMENT, SUPPORTS TO BE ONE (1) HOLE CAST STRAPS, KINDORF OR EQUAL SURFACE OR TRAPEZE HANGERS, SPLIT HANGERS WITH APPROPRIATE ROD HANGERS AND FITTINGS. NO PERFORATED STRAP IRON.

.08 ALL RACEWAYS SHALL LAY FLAT TO RUNNING SURFACES AND SHALL BE OFFSET WHERE ENTERING BOXES, ETC.

.09 DURING CONSTRUCTION, ALL OPEN ENDS OF CONDUIT SHALL BE KEPT PLUGGED OR CAPPED. USE T&B 1470 SERIES PLUGS.

16120 CONDUCTORS

.01 ALL CONDUCTORS SHALL BE MINIMUM 98 % CONDUCTIVITY COPPER.

.02 ALL WIRE AND CABLE SHALL HAVE INSULATION TYPE AS LISTED BELOW.

.03 ALL BRANCH CIRCUIT AND FEEDER WIRING SHALL BE COLOR CODED THROUGHOUT. (SEE GENERAL NOTES ON DRAWINGS)

.04 NO WIRE SMALLER THAN #12 SHALL BE USED EXCEPT FOR CONTROL WIRING.

.05 BRANCH CIRCUIT RUNS LONGER THAN 100 FEET FROM PANEL TO FIRST OUTLET SHALL BE RUN WITH #10 WIRE.

.06 ALL INSULATION SHALL BE RATED FOR 600V UNLESS OTHERWISE NOTED.

.07 PARTICULAR CARE SHALL BE EXERCISED IN THE JOINING OF THE BRANCH CIRCUIT COMMON NEUTRALS.

.08 CONDUCTOR TYPES:

A. COMBINATION TYPE "THHN/THWN" FOR GENERAL USE.
B. TYPE "THW" FOR THE USE IN ALL SIZES #6 AND ABOVE.
C. BRANCH CIRCUIT WIRE MAY BE RUN IN FIXTURE CHANNELS (FLUOR.).
D. ALUMINUM CONDUCTORS NOT ALLOWED ON THIS PROJECT.

.09 CONDUCTOR INSTALLATION SIZES:

A. SIZES SHOWN ON DRAWINGS ARE MINIMUM AND SHALL NOT BE DECREASED UNDER ANY CIRCUMSTANCES.
B. CHANGES IN EQUIPMENT FURNISHED BY OTHERS MAY REQUIRE CHANGES IN CONDUCTOR SIZES; IN SUCH CASE, THE CONTRACTOR SHALL NOTIFY THE OWNER.
C. BRANCH CIRCUITS SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS. CONDUCTOR SIZES SHALL BE AS NOTED IN THE EQUIPMENT SCHEDULES AND/OR PANEL LISTINGS.
D. CONDUCTORS USED FOR WIRING OF MOTOR CONTROLS MAY BE #14 AWG UNLESS NOTED ON PLANS.

.10 CONDUCTORS INSTALLATION JOINTS:

A. JOINTS: BRANCH CIRCUIT SPLICES SHALL UTILIZE (SCOTCH LOKS) WIRE NUTS.
B. NO JOINTS OR TAPS WILL BE ALLOWED IN FEEDER RUNS, EXCEPT IN JUNCTION OR PULL BOXES.
C. ALL FEEDER SPLICES AND TERMINATION SHALL BE MADE MECHANICALLY USING COMPRESSION TYPE SLEEVES OR LUGS AND CONNECTION TO PANELS AND SWITCHES. BURNDY OR T&B (HYPRESS) EQUIPMENT IS APPROVED – HYLINK – HYLUG.
D. INSULATION RESISTANCE OF JOINTS SHALL BE EQUAL TO OR GREATER THAN THAT OF THE CONDUCTORS JOINED – COVERING SHALL BE SCOTCH #33 TAPE OVER HALF–LAPPED COVERING OF RUBBER TAPE.

.11 CONDUCTORS INSTALLATION METHODS:

A. NO CONDUCTORS SHALL BE INSTALLED UNTIL ALL ROUGH WORK BY OTHER TRADES IS IN PLACE AND ROOF DECKS ARE IN PLACE.
B. AT EACH OUTLET, A LOOP OF WIRE NOT LESS THAN 8 INCHES IN LENGTH SHALL BE LEFT FOR CONNECTION TO FIXTURES AND/OR OTHER DEVICES.
C. ALL CONDUCTORS SHALL BE CONTAINED IN RACEWAYS.
D. ALL RACEWAYS SHALL BE THOROUGHLY SWABBED OUT TO REMOVE MOISTURE BEFORE WIRE OR CABLES ARE DRAWN INTO PLACE.

.12 UNDERSLAB SERVICE: ELECTRICAL CONDUIT PASSING BELOW THE "DINING ROOM" TO THE EXTERIOR SHALL BE SPACED OR PLACED LOW ENOUGH IN THE CONCRETE FLOOR SLAB TO AVOID DAMAGE BY CORE DRILLING FOR SEATING INSTALLATION. SEE INTERIOR DESIGN DRAWINGS.

.13 ALL P.V.C. CONDUITS SHALL CONTAIN ALL GREEN EQUIPMENT GROUND WIRE AS PER N.E.C.

16130 OUTLET BOXES AND DEVICES

.01 ALL WIRING DEVICES SHALL BE FURNISHED IN ACCORDANCE WITH DRAWINGS. SWITCH PLATES ARE TO BE PLASTIC WITH FINISH TO MATCH DEVICE EXCEPT STAINLESS STEEL SHALL BE USED IN RESTROOMS (WOMEN'S AND MEN'S), KITCHEN, & SIMILAR AREAS.

.02 OUTLET BOXES SHALL BE GALVANIZED STAMPED STEEL, FOUR (4) INCHES SQUARE, 1–1/2 INCHES DEEP, STEEL CITY #52151 FOR GENERAL USE. LARGER BOXES SHALL BE USED WHERE REQUIRED TO PREVENT UNDUE CROWDING OF WIRES. CONDUIT TYPE GANGABLE BOXES STEEL CITY "G" SHALL BE USED FOR MULTIPLE SWITCH ASSEMBLIES. SIZE AND DEPTH SHALL BE AS REQUIRED BY NATIONAL ELECTRIC CODE AND AS REQUIRED BY THE SPECIFIC DEVICES. BOX COVERS AND PLASTER RINGS ARE TO BE USED WHERE REQUIRED TO INSURE ASSEMBLY FINISHING FLUSH WITH SURFACE AREA.

A. WHERE EXPOSED WIRING IS DONE, CROUSE–HINDS FS BOXES WITH DS SERIES COVERS SHALL BE USED WHERE EXPOSED TO WEATHER, OTHERWISE FOUR (4) INCH BOXES AND FINISH COVERS.
B. SIZES SHOWN ABOVE ARE MINIMUM ONLY AND SHALL BE INCREASED WHERE NECESSARY DUE TO THE SIZE OF THE DEVICES TO BE CONTAINED.
C. SYMBOLS ON DRAWINGS INDICATE APPROXIMATE LOCATIONS ONLY UNLESS EXACT LOCATIONS ARE SPECIFIED ON THE PLANS. VERIFY LOCATIONS WITH ARCHITECTURAL DETAILS.
D. PROPERLY CENTER OUTLETS IN PANELING OR OTHER ARCHITECTURAL FEATURES AS INDICATED ON THE ARCHITECTURAL PLANS.
E. CLEAR TRIM AND CORNERS BY A MINIMUM OF FOUR (4) INCHES WHERE POSSIBLE.
F. MOUNT ALL BOXES SO THAT COVERS AND PLATES WILL MOUNT FLUSH WITH THE WALLS AND CEILING FINISHED PANELS.
G. FURNISH AND INSTALL PLASTER RINGS WHERE REQUIRED. FURNISH SURFACE COVERS, FOR EXPOSED WORK.
H. ALL FIXTURE OUTLETS SHALL BE EQUIPPED WITH "NO–BOLT" TYPE OF FIXTURE STUDS OF SUFFICIENT SIZE TO SUPPORT THE FIXTURE AND/OR DEVICE LOADS.
I. FIXTURE HANGING SYSTEMS TO BE ALL METALLIC.
J. CLOSE ALL OUTLETS DURING THE COURSE OF ROUGH CONSTRUCTION, CONCRETING AND PLASTERING WITH KRAFT PAPER, EXCELSIOR OR SLIP–ON BLANK METAL PLATES. THE USE OF NEWSPAPER IS NOT PERMISSIBLE FOR THIS PURPOSE.
K. HEIGHTS OF OUTLETS: UNLESS SPECIFICALLY NOTED OTHERWISE, ALL WALL OUTLETS SHALL BE MOUNTED AT THE FOLLOWING HEIGHTS, MEASURED FROM THE FINISHED FLOOR TO THE CENTER OF THE OUTLET BOX: SWITCHES–48 INCHES; RECEPTACLES–18 INCHES; TELEPHONE OUTLETS–12 INCHES. THE DIMENSIONS GIVEN ABOVE ARE TO BE USED TO COVER THE USUAL INSTALLATION DETAILS OF THE OUTLETS INVOLVED. HOWEVER, THE CONTRACTOR IS TO REFER TO ARCHITECTURAL AND EQUIPMENT DETAILS FOR THE EXACT LOCATION OF ALL OUTLETS BEFORE INSTALLATION OF SAME. MEASUREMENTS ON THE DRAWINGS, OWNER'S INSTRUCTIONS AND DETAIL MEASUREMENTS TAKE PRECEDENCE.
L. ALL WIRING DEVICES TO BE SPECIFICATION GRADE.
N. PROVIDE GASKETS ON W.P. COVERS AND BLANK PLATES.

16134 PANELBOARDS AND MAIN DISTRIBUTION

.01 PANEL CABINETS:

A. CABINETS SHALL BE CONSTRUCTED OF ZINC COATED SHEET STEEL IN ACCORDANCE WITH UL AND NEMA STANDARDS FOR CABINETS, BOXES AND ASSEMBLY.
B. A DIRECTORY HOLDER WITH GLASS COVER AND METAL FRAME SHALL BE FURNISHED ON THE INSIDE OF EACH DOOR. PANEL DIRECTORIES SHALL BE TYPED. HOLDER AND FRAME SHALL BE OF SUITABLE SIZE TO PROPERLY LIST CIRCUIT DESIGNATIONS. PROVIDE FLUSH, STAINLESS STEEL LOCK IN DOOR – DEAD FRONT PANEL COVERING BUS & CIRCUIT BREAKER ASSEMBLY TO BE ONE (1) PIECE.
C. PANELS SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS.

.02 PANEL BOARDS AND CIRCUIT BREAKERS:

A. INDIVIDUAL CIRCUIT BREAKERS SHALL BE CALIBRATED AT THE FACTORY, SEALED TO PREVENT TAMPERING, SIZE AND FRAME AS INDICATED ON THE DRAWINGS.
B. MULTI–POLED BREAKERS SHALL BE OF THE COMMON TRIP TYPE, SIZE AND FRAME AS INDICATED ON THE DRAWINGS.
C. PROVIDE SHUNT TRIP ON MAIN CIRCUIT BREAKER WHERE REQUIRED BY LOCAL CODE.
D. ACCESSORIES SHALL BE FURNISHED AS INDICATED.
E. ALL BUSSES SHALL BE AS PER MANUFACTURER'S STANDARD.
F. NEUTRAL BAR SHALL BE MOUNTED OPPOSITE THE MAIN LUGS AND SHALL HAVE NUMBERED TERMINALS FOR CONNECTION.
G. PROVIDE GROUND BUS AS CALLED FOR ON DRAWINGS.

.03 SAFETY SWITCHES:

A. SAFETY SWITCHES SHALL BE TYPE HD, FUSIBLE OR NON–FUSIBLE AS INDICATED ON THE DRAWINGS, IN THE SIZES SHOWN. ENCLOSURES SHALL CONFORM TO LOCATION. (NEMA 1 INTERIOR, NEMA 3R EXTERIOR).
B. ALL SWITCHES SHALL BE FURNISHED WITH THE NECESSARY NUMBER OF POLES.
C. SWITCHES SHALL BE INSTALLED WHERE REQUIRED WHETHER SPECIFICALLY CALLED FOR OR INFERRED BY LOCATION.
D. WEATHERPROOF SAFETY SWITCHES MAY BE NEMA 3R EXTERIOR.
E. ACCEPTABLE MANUFACTURERS ARE: SQUARE "D", G.E., WESTINGHOUSE, AND CUTLER–HAMMER.

.04 MARKING AND IDENTIFICATION:

A. ALL SWITCHES, PANELBOARDS, CONTROLLERS, CONTROL PANELS, TIME SWITCHES, CONTACTORS, TELEPHONE AND COMMUNICATION CABINETS SHALL BE CLEARLY AND PERMANENTLY LABELED IN A NEAT, ORDERLY AND SYSTEMATIC MANNER.
B. IDENTIFICATION SHALL CLEARLY DESIGNATE DEVICES AND EQUIPMENT AS TO USAGE.
C. PANELBOARDS AND CABINETS SHALL BE MARKED IN THE SAME DESIGNATION AS ON THE DRAWINGS USING WHITE LETTERS ON BLACK PLATES, SCREWED TO DOORS OR COVERS.
D. CONDUCTORS IN MULTIPLE CONDUCTOR RACEWAYS, GUTTERS, JUNCTION OR PULL BOXES, CABINETS AND SIMILAR LOCATIONS SHALL BE CLEARLY AND PERMANENTLY IDENTIFIED AS TO ELECTRICAL CHARACTERISTICS, SYSTEM DESIGNATION, SOURCE AND DESTINATION.
E. CONDUCTORS SHALL BE MARKED WITH PREPRINTED ADHESIVE MARKERS AS MANUFACTURED BY W.H. BRADY CO., OR THOMAS & BETTS.
F. WHERE PREPRINTED MARKERS ARE NOT AVAILABLE WITH THE PROPER DESIGNATION,1–1/4 INCH DIAMETER PUNCHED BRASS DISCS SHALL BE USED.

16485 BRANCH CIRCUITS

.01 PROVIDE ALL WIRING AND CONNECTIONS TO OUTLETS AND FIXTURES AS INDICATED ON DRAWINGS AND IN SCHEDULES.

16150 MOTORS AND CONTROLS

.01 WIRE TO AND CONNECT ALL ELECTRICALLY OPERATED EQUIPMENT.
.02 VERIFY PROPER ROTATION OF ALL ROTATING EQUIPMENT.

16190 SUPPORTING DEVICES

.01 REFER TO 16110.09 FOR EXPOSED RACEWAYS. CONCEALED RACEWAYS SHALL BE SUPPORTED USING SAME METHODS AS REQUIRED FOR EXPOSED RACEWAYS, EXCEPT THAT BRANCH CIRCUIT EMT IN CONCEALED LOCATIONS MAY BE SUPPORTED FROM BUILDING STRUCTURAL ELEMENTS WITH CADDY TYPE FITTINGS MANUFACTURED BY ERICO PRODUCTS CO., INC.

.02 OUTLET BOXES SHALL BE SUPPORTED TO BUILDING STRUCTURE USING THREADED LEAD ANCHORS AND MACHINE BOLTS, TOGGLE BOLTS, WOOD OR SHEET METAL SCREWS, IF PLACED DIRECTLY ON WOOD OR METAL SURFACE. TWO (2) ANCHORS ARE REQUIRED FOR EACH BOX. WHEN BOXES ARE LOCATED BETWEEN STRUCTURAL SUPPORTS, USE CADDY BOX SUPPORTS.

.03 ALL SUPPORTS, ANCHORS, BOLTS AND HARDWARE SHALL BE SIZED IN ACCORDANCE WITH MANUFACTURE'S PUBLISHED INFORMATION FOR THE SIZE AND WEIGHT OF THE SUPPORTED OBJECTS.

16450 GROUNDING

.01 REFER TO ELECTRICAL DRAWINGS AND DIAGRAMS FOR GROUNDING CONNECTIONS.

.02 THE CONDUIT SYSTEM AND THE NEUTRAL CONDUCTORS SHALL BE GROUNDED. FOLLOW REQUIREMENTS OF THE NATIONAL ELECTRIC CODE – LATEST EDITION. NEUTRALS OF ALL TRANSFORMER SECONDARIES SHALL BE GROUNDED TO MINIMUM ONE (1) INCH COLD WATER PIPE.

.03 THE GROUND CONNECTION OF THE CONDUIT SYSTEM AND THE NEUTRAL CONDUCTORS SHALL BE MADE AT THE MAIN SERVICE PANELBOARD GROUND BUS.

.04 WHERE THREE (3) PHASE THREE (3) WIRE FEEDERS ARE EXTENDED TO UTILIZATION EQUIPMENT AND APPARATUS, A BONDING CONDUCTOR OF ADEQUATE SIZE, GREEN COLOR, SHALL BE USED TO GROUND THE EQUIPMENT FRAME. THE CONDUCTOR SHALL BE INSTALLED FROM GROUND BUS TO EQUIPMENT FRAME IN THE CIRCUIT RACEWAY.

.05 SEE GENERAL NOTES ON DRAWINGS.

16480 FEEDER CIRCUITS

.01 PROVIDE FEEDERS AS INDICATED ON THE DRAWINGS AND IN SCHEDULES.

16500 LIGHTING – INTERIOR

.01 FURNISH AND INSTALL ALL LIGHTING FIXTURES CALLED FOR BY THE LIGHTING FIXTURE SCHEDULE ON THE SITE, EXTERIOR ELECTRICAL AND INTERIOR ELECTRICAL DESIGN DRAWINGS.

.02 EACH FIXTURE SHALL BE EQUIPPED WITH ANY REQUIRED MOUNTING FRAMES, HARDWARE AND ACCESSORY INSTALLATION ITEMS, FIXTURE MOUNTING FRAMES SHALL BE COMPATIBLE WITH CEILING CONSTRUCTION.

.03 EACH FIXTURE SHALL BE LAMPED WITH NEW LAMPS OF TYPE AND WATTAGE INDICATED ON THE SCHEDULE.

16510 INTERIOR LIGHTING FIXTURES

.01 INSTALL AS INDICATED ON LIGHTING AND REFLECTED CEILING PLANS, DIMENSIONAL REFERENCE POINTS AND TO ARCHITECTURAL DETAILS AND ELEVATIONS.

.02 ALL INTERIOR FIXTURES (WHERE APPLICABLE) SHALL HAVE % VIRGIN ACRYLIC PRISMATIC DIFFUSERS. POLYSTYRENE 100 OR VINYL WILL NOT BE ACCEPTABLE.

.03 SEE LIGHTING FIXTURE SCHEDULE AND NOTES ON ELECTRICAL DRAWINGS.

16600 SPECIAL SYSTEMS – COMPUTER (P.O.S. SYSTEM)

.01 PROVIDE POWER WIRING AND OUTLETS FOR COMPUTER SYSTEM AS INDICATED ON THE DRAWINGS. COMPUTER CABLE INSTALLATION SHALL BE AS DIRECTED BY OWNER.

16700 SOUND SYSTEMS

.01 RACEWAYS, BACKBOARDS, OUTLET BOXES SHALL BE AS CALLED FOR ON DRAWINGS.

.02 PROVIDE NYLON PULLCORD IN ALL EMPTY RACEWAYS AND IDENTIFY PULLCORD ENDS.

.03 INTERIOR INSTRUMENTS AND WIRING BY OWNER CHOSEN COMMUNICATIONS CONTRACTOR.

.04 TELEPHONE SERVICE WIRING BY LOCAL TELEPHONE UTILITY.

.05 WHEN SHOWN ON DRAWINGS, THE CONTRACTOR SHALL PROVIDE AND INSTALL A 12" X 12" X 4" RECESSED TELEPHONE CABINET.

.06 PROVIDE BASIC MATERIALS CALLED FOR IN SECTION 16100.

16900 CONTROLS AND INSTRUMENTATION

.01 CONTROL WIRING DIAGRAMS ARE INDICATED ON DRAWINGS AND FURNISHED WITH EQUIPMENT. CONTRACTOR SHALL COORDINATE ALL WIRING WITH THESE DRAWINGS AND MANUFACTURER.
.02 ANY DISCREPANCY BETWEEN SYSTEM ELECTRICAL CHARACTERISTICS AND EQUIPMENT REQUIREMENTS ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REP. FOR DECISION.

GENERAL NOTES:

1. PROVIDE AND PAY FOR ALL PERMITS AND INSPECTION FEES AS REQUIRED.
2. FURNISH ALL LABOR AND MATERIAL TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. RECEPTACLES AND SWITCHES SHALL BE LEVITON OR AN APPROVED EQUAL. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES.
3. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW LIGHTING FIXTURES UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
4. ALL ELECTRICAL WORK SHALL BE PERFORMED PER NEC 2017.

TELEPHONE AND CABLE TELEVISION:

1. TENANT SHALL CONTRACT SEPARATELY WITH A TELEPHONE COMPANY. NUMBER AND LOCATION OF NEW TELEPHONE JACKS TO BE DETERMINED BY OWNER.
2. THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE TELEPHONE CONTRACTOR.

FIRE ALARM:

1. FIRE ALARM GENERAL SCOPE IS INCLUDED IN THESE PLANS. THE FIRE ALARM SUB CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIRE ALARM SYSTEM PERMITTING REQUIREMENTS.

LIGHTING CONTROL AND TESTING:

1. LIGHTING SYSTEM FUNCTIONAL TESTING SHALL COMPLY WITH C303.2, C408.1, C408.3 AND C408.3.2 DOCUMENTATION REQUIREMENTS ICCC 2018/ NYSECCC 2020. PROVIDE EVIDENCE THAT THE LIGHTING CONTROL IS PER C408.3.1.1 OCCUPANCY SENSOR CONTROLS AND 408.3.1.2 TIME SWITCH CONTROLS AND DAYLIGHT RESPONSIVE CONTROLS PER C408.3.1.3. CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE LIGHTING SYSTEM HAS BEEN CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION TO THE REQUIREMENT OF THE ENGINEERS REPRESENTATIVE.

ALTERNATE PRICING:

PROVIDE DEDUCTIVE ALTERNATE TO USE MC CABLE IN LIEU OF THHN CONDUCTOR WITH EMT CONDUIT, FOR ALL CONCEALED BRANCH CIRCUITS.

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SEAL:

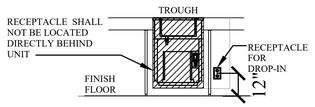


3/10/23

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ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
———	CONDUIT CONCEALED ABOVE CEILING OR IN WALL WHENEVER POSSIBLE.	S_3	THREE WAY SWITCH
———	CONDUIT CONCEALED IN OR BELOW FLOOR.	Φ_C	20A/125V/1PH/3W, NEMA 5-20R, DUPLEX RECEPTACLE C - FLUSH WITH CEILING. MTG..
A-2	HOME RUN TO PANELBOARD SHOWING CIRCUIT DESIGNATION. INDICATING PANEL AND CIRCUIT BREAKER NUMBER WITHIN THE PANEL... BREAKER LOCATIONS MAY BE REARRANGED TO PERMIT USE OF COMMON NEUTRAL CONDUCTOR.	Φ_{IG}	20A/125V/1PH/3W, NEMA 5-20R, ISOLATED GROUNDING TYPE DUPLEX RECEPTACLE
	ELECTRIC MOTOR CONNECTION.	Φ	30A/125V/1PH/3W, NEMA 5-30R, RECEPTACLE
+ 44"	MOUNTING HEIGHT DESIGNATION IN INCHES ABOVE FINISHED FLOOR TO CENTERLINE... WHEN INDICATED ON DRAWINGS SUPERSEDES STANDARD MOUNTING HEIGHT IN LEGEND.	Φ_R	ROOF MOUNTED OUTLET IN W/P HOUSING - GFI
A.F.F.	ABOVE FINISHED FLOOR	Φ_{GFI}	20A/125V/1PH/3W, NEMA 5-20R, DUPLEX GFCI RECEPTACLE @ 18" AFF. UNLESS OTHERWISE NOTED.
A.B.S.	ABOVE BACKSPLASH		QUAD OUTLET (DOUBLE DUPLEX, 2-GANG ASSEMBLY)
	NON-FUSED DISCONNECT SWITCH		208V/1PH, SEE INDIVIDUAL EQUIPMENT SPEC. SHEETS FOR PLUG TYPE.
F	FUSED DISCONNECT SWITCH		240V/3PH, RATING AS NOTED. SEE INDIVIDUAL EQUIPMENT SPEC. SHEETS FOR PLUG TYPE.
J	JUNCTION BOX.	▼	TELEPHONE OUTLET.
	ELECTRIC PANELBOARD.	△	DATA OUTLET.
$	SINGLE POLE SWITCH	$M	MOTOR RATED SWITCH
	EQUIPMENT BACKBOARD	#	NUMBER BESIDE DEVICE INDICATES CIRCUIT NUMBER
F	FIRE ALARM HORN/STROBE	F	FIRE ALARM PULL STATION
F	FIRE ALARM STROBE	S	SMOKE DETECTOR
SD	DUCT SMOKE DETECTOR	CO	CARBON MONOXIDE DETECTOR
B	EXISTING EXTERIOR FA STROBE	CM	FIRE ALARM CONTROL MODULE

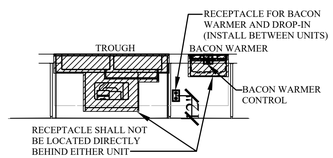


SECTION @ CUSTOMER KITCHEN SERVICE COUNTER

8118-EFP

Model	Counter Cutout Dimensions	12"x20" Pan Capacity	V/Hz/Ph	Amps	H.P.	Nema Plug	BTU Load	System Capacity	Ship Weight
8118-EFP	17.00" X 25.00" (43cm X 64cm)	1	115/60/1	2.4	1/5	5-15P	218	576	180lbs/82kg

4 / E-101 **2'L DROP-IN COLD PAN**
SCALE: N.T.S.

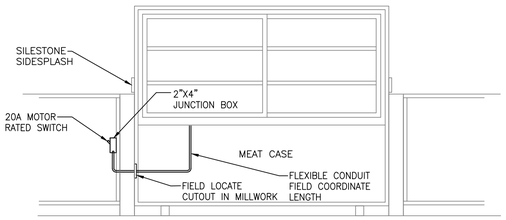


SECTION @ CUSTOMER SERVICE COUNTER W/RECESSED BACON WARMER

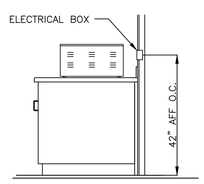
8148-EFNP

Model	Counter Cutout Dimensions	12"x20" Pan Capacity	V/Hz/Ph	Amps	H.P.	Nema Plug	BTU Load	System Capacity	Ship Weight
8148-EFNP	46.88" x 17.25" (119cm x 44cm)	2	115/60/1	2.4	1/5	5-15P	406	847	235lbs (107kg)

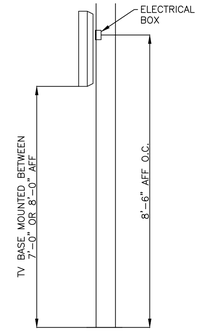
5 / E-101 **4'L DROP-IN COLD PAN**
SCALE: N.T.S.



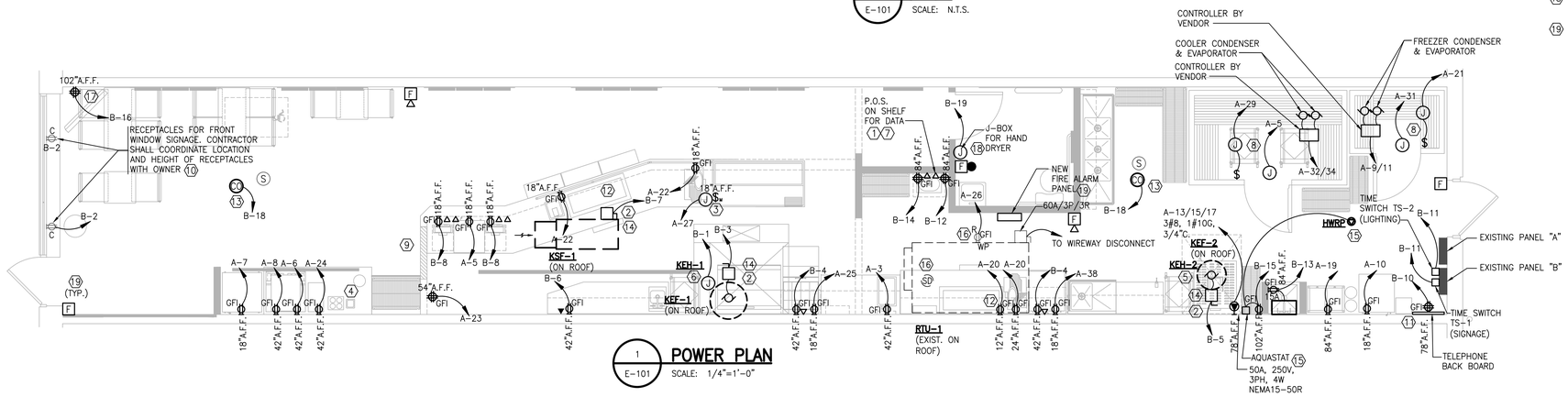
2 / E-101 **MEAT CASE**
SCALE: NONE



3 / E-101 **BACK UP BACON WARMER**
SCALE: N.T.S.



6 / E-101 **DETAIL T.V.'S**
SCALE: N.T.S.



1 / E-101 **POWER PLAN**
SCALE: 1/4"=1'-0"

GENERAL NOTES:

1. BRANCH CIRCUIT WIRING SHALL BE AS FOLLOWS:
   A. LIGHTING AND POWER NETWORKS: (120/208V, 3ø, 4W)
      1) 100 FEET OR LESS:
         PHASE - 3#12 AWG
         NEUTRAL - 1#12 AWG
         GROUND - 1#12 AWG
      2) GREATER THAN 100 FEET: INCREASE ALL CONDUCTORS BY ONE WIRE GAUGE SIZE.
      3) TWO NETWORKS MAXIMUM PER CONDUIT.
2. PROVIDE SINGLE GANG JUNCTION BOX FOR EACH TELEPHONE AND /OR DATA OUTLET WITH 3/4"C. STUBBED-UP TO 6" WALL ABOVE PARTITION OR, LAY-IN CEILING. PROVIDE BLANK COVERPLATE ON EACH OUTLET.
3. MINIMUM CONDUIT SIZE SHALL BE 3/4", UNLESS OTHERWISE NOTED OR INDICATED.
4. VERIFY ALL LIGHTING FIXTURE TYPES, LOCATIONS AND NUMBER WITH OWNER AND ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
5. PROVIDE 3/4"C FROM MANAGER'S DESK TO CASH REGISTER FOR EXTENSION OF TWO (2) CAT 5 DATA LINES.
6. ALL 208 VOLT AND 120 VOLT, SINGLE PHASE RECEPTACLES 50A OR LESS, AND 208V, 3 PHASE RECEPTACLES 100A OR LESS INSTALLED OUTDOORS, IN BATHROOMS, KITCHENS AND ON ROOFTOP AREAS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.
7. EXPOSED CONDUITS WITHIN FOOD PREP AREA MUST HAVE SMOOTH SURFACE FOR CLEANING PER HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE STANDARD METAL CONDUITS.
8. CONDUITS BELOW SLAB SHALL BE PVC CONDUITS. ENCLOSED CONDUIT SCAN EITHER BE METAL CONDUITS OR FLEXIBLE CONDUITS. ANY EXPOSED CONDUITS SHALL BE METAL CONDUITS ONLY.
9. MAIN FEEDERS FROM SERVICE DISCONNECT TO PANEL AND FROM MAIN PANEL TO SUB PANEL SHALL BE STANDARD METAL CONDUIT.
10. THE LOW VOLTAGE CONTRACTOR SHALL PROVIDE REQUIRED LOW VOLTAGE WIRING FOR SPEAKERS, RECEIVERS, INTERNET AT POS ON SHELF AND VOICE/FAX.
11. ALL OUTLETS AND COVER PLATES INSTALLED IN DINING ROOM AND HALLWAYS SHALL BE BLACK. ALL OTHER SWITCHES, OUTLETS AND COVER PLATES SHALL BE ORDERED IN WHITE.

KEYED NOTES:

1. PROVIDE 1"C. WITH PULL WIRE FROM INTERNET MODEM, CABLE AND PHONE SHELF TO P.O.S.
2. ELECTRICAL DISCONNECT PROVIDED WITH EQUIPMENT 30A/1P/3R.
3. MOUNT OUTLET FOR THE MEATCASE ON THE LOW WALL BELOW SLICER. PVC CHASE IN KNEE WALL FOR MEAT CASE CORD TO PASS THROUGH MILL WORK TO OUTLET. PROVIDE CABLE RACEWAY CORD HIDER FROM TOP OF MEATCASE TO BELOW COUNTERTOP. MODIFY COUNTERTOP AS REQUIRED. PROVIDE 20A MOTOR RATED SWITCH TO DISCONNECT MEAT CASE. FIELD COORDINATE LENGTH OF FLEXIBLE CONDUIT TO ALLOW MEAT CASE TO BE MOVED BY AT LEAST 3 FT IN EITHER DIRECTION. SEE DETAIL 6.
4. SERVICE AREA AND DRINK STATION RECEPTACLE HEIGHT SHALL BE MEASURED FROM SUBFLOOR TO BOTTOM OF BOX.
5. MOTOR RATED SWITCH SHALL BE PROVIDED WITH HOOD. POWER TO KEF-2 SHALL RUN THROUGH KEH-2
6. KEH-1 SHALL BE CONNECTED TO FIRE ALARM PANEL THRU A MICRO SWITCH PROVIDED BY THE HOOD MANUFACTURER.
7. RECEPTACLE AT P.O.S SHALL BE SURGE PROTECTED. PROVIDE SURGE PROTECTION. SURGE PROTECTOR SHALL BE EATON, 120/208V, 100KA NOM, DISCHARGE AMPS 20KA, 200KA AMPS SC RATED OR APPROVED EQUAL.
8. FIELD COORDINATE EXACT ELECTRICAL REQUIREMENTS FOR FREEZER AND COOLER. CONTRACTOR TO CONNECT QUICK DISCONNECTS FOR REFRIGERATION LINES IN CLOSE COUPLED SYSTEM.
9. RUN CONDUITS TO FRONT COUNTER IN WALL NEXT TO CASH REGISTER. DATA CONDUITS SHALL BE 1" AND POWER CONDUITS SHALL BE 3/4" MINIMUM.
10. SHOW WINDOW RECEPTACLES SHALL BE SPACED AT NOT MORE THAN 12'-0" O.C. AND INSTALLED WITHIN 18" ABOVE TOP OF WINDOWS PER NEC 210.62.
11. PROVIDE TELEPHONE BACKBOARD. EXTEND CONDUIT TO TELEPHONE BACKBOARD AS REQUIRED. FIELD VERIFY LOCATION.
12. LOCATE OUTLETS FOR 2' AND 4' DROP-INS TO EITHER IMMEDIATE RIGHT OR LEFT OF THE UNIT SO THAT OUTLET IS ACCESSIBLE. DO NOT PLACE OUTLETS DIRECTLY BEHIND THE DROP-INS.
13. PROVIDE CARBON MONOXIDE DETECTORS AS PER NYS FIRE CODE 2020 SECTION 915.3.1.CO DETECTION IN COMMERCIAL BUILDINGS THAT CONTAIN FUEL BURNING APPLIANCE AND 915.3.2. COMMERCIAL BUILDINGS SERVED BY FUEL BURNING FORCED AIR FURNACE. CO DETECTION SYSTEMS SHALL COMPLY WITH NFPA 720. CO DETECTORS SHALL BE UL 2075 LISTED. CO DETECTOR SHALL BE PLACED IN CENTRAL LOCATION WITHIN EACH DETECTION ZONE. COMBINATION CO/SMOKE DETECTOR IF USED SHALL BE UL 2075 AND UL 268 LISTED. CO NOTIFICATION APPLIANCE SHALL COMPLY WITH NFPA 720. BUILDING OCCUPANTS SHALL BE NOTIFIED OF CARBON MONOXIDE THROUGH AUDIBLE NOTIFICATION, VISIBLE NOTIFICATION OR BOTH. MAXIMUM DISTANCE BETWEEN AUDIBLE NOTIFICATION APPLIANCES SHALL NOT EXCEED 55 FEET. THE POWER SOURCE SHALL COMPLY WITH NFPA 720. CO DETECTION SYSTEMS SHALL BE PRIMARILY SUPPLIED BY THE BUILDING WIRING AND SUPPLIED BY BATTERY BACK UP WHEN POWER IS INTERRUPTED. POWER SYSTEM CO DETECTION SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH NFPA 720. CO DETECTORS WHEN BECOME INOPERABLE OR BEGIN END OF LIFE SIGNALS SHALL BE REPLACED ASAP. CO DETECTORS SHALL BE PERIODICALLY TESTED IN ACCORDANCE WITH NFPA 720 AND MANUFACTURER'S INSTRUCTION. PROVIDE CO DETECTORS BY HONEY WELL OR APPROVED EQUIVALENT.
14. MOTORS ADDED AS PART OF EXHAUST HOOD SYSTEM. MOTOR EFFICIENCY REQUIREMENTS SHALL MEET ECCCNYS C405.7.
15. INTERLOCK HWRP WITH AQUASTAT. RUN 2 #12, 1 #12G IN 3/4"C BETWEEN HWRP AND AQUASTAT. FIELD VERIFY LOCATION OF AQUASTAT RECEPTACLE.
16. RTU-1 IS EXISTING. PROVIDE CONDUIT, CABLES, DISCONNECTS AND BREAKERS IF REQUIRED. MAKE SURE THERE IS A GFI RECEPTACLE WITHIN 25' OF THE UNIT OR ELSE PROVIDE. FIELD VERIFY EXISTING DUCT SMOKE DETECTOR FOR RTU-1 OR ELSE PROVIDE. SMOKE DETECTOR WHEN ENERGIZED SHALL SHUT DOWN THE UNIT.
17. PROVIDE A 2"X4" JUNCTION BOX WITH CONDUIT AND PULL STRING ADJACENT TO THE TV OUTLETS. LOW VOLTAGE CONTRACTOR SHALL PROVIDE CABLE & CONNECT TO MAIN.
18. FIELD COORDINATE MOUNTING HEIGHT OF J-BOX FOR HAND DRYER.
19. PROVIDE NEW FIRE ALARM DEVICES AS SHOWN AND CONNECT TO FIRE ALARM PANEL. FIELD COORDINATE LOCATION OF FIRE ALARM PANEL.

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SEAL:



3/10/23

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Jersey Mike's SUBS

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM- ALBERTSON, NY

LOCATION:
1030 WILLIS AVENUE
ALBERTSON, NY 11507

TITLE:
ELECTRICAL POWER PLAN

DATE: 02/22/2023

SCALE: AS INDICATED

JOB NO: JMS-0165-0522

DRAFTER : AK

SHEET:
E-101

GENERAL NOTES:

1. BRANCH CIRCUIT WIRING SHALL BE AS FOLLOWS:
   A. LIGHTING AND POWER NETWORKS: (120/208V, 3ø, 4W)
      1) 100 FEET OR LESS:
         PHASE – 3#12 AWG
         NEUTRAL – 1#12 AWG
         GROUND – 1#12 AWG
      2) GREATER THAN 100 FEET: INCREASE ALL CONDUCTORS BY ONE WIRE GAUGE SIZE.
      3) TWO NETWORKS MAXIMUM PER CONDUIT.
2. PROVIDE SINGLE GANG JUNCTION BOX FOR EACH TELEPHONE AND /OR DATA OUTLET WITH 3/4"C. STUBBED-UP TO 6" WALL ABOVE PARTITION OR, LAY-IN CEILING. PROVIDE BLANK COVERPLATE ON EACH OUTLET.
3. MINIMUM CONDUIT SIZE SHALL BE 3/4", UNLESS OTHERWISE NOTED OR INDICATED.
4. VERIFY ALL LIGHTING FIXTURE TYPES, LOCATIONS AND NUMBER WITH OWNER AND ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
5. PROVIDE 3/4"C FROM MANAGER'S DESK TO CASH REGISTER FOR EXTENSION OF TWO (2) CAT 5 DATA LINES.
6. CONTRACTOR SHALL CALL FOR INSPECTION OF ALL UNDERGROUND WORK.
7. SWITCH HEIGHT SHALL BE A MAXIMUM OF 48" A.F.F. TO TOP OF DEVICE, UNLESS OTHERWISE NOTED.
8. ALL OUTDOOR CABINETS AND DISCONNECTS TO BE OFF WALL OR SURFACE A MINIMUM OF 1/4".
9. NEUTRALS SHALL NOT BE SHARED.
10. TIME SWITCHES SHALL FUNCTION ON A SCHEDULED BASIS USING TIME-OF-DAY WITH AN INDEPENDENT PROGRAM SCHEDULE THAT CONTROLS THE INTERIOR LIGHTING.
11. THE LOW VOLTAGE CONTRACTOR SHALL PROVIDE REQUIRED LOW VOLTAGE WIRING FOR SPEAKERS, RECEIVERS, INTERNET AT POS ON SHELF AND VOICE/FAX.
12. ALL OUTLETS AND COVER PLATES INSTALLED IN DINING ROOM AND HALL WAYS SHALL BE BLACK. ALL OTHER SWITCHES, DEVICE PLATES AND OUTLETS SHALL BE ORDERED IN WHITE.

KEYED NOTES:

1. PROVIDE ONE 1 AMP CURRENT LIMITER TO SERVE ALL TRACK LOCATIONS TOGETHER.
2. EXHAUST FAN INTERLOCKED WITH RESTROOM LIGHT. FIELD VERIFY.
3. THE LIGHT SWITCH HEIGHT INCLUDING TOP OF COVER PLATE TO BE BELOW 4' AFF. COORDINATE SWITCHES WITH CHAIR RAILS, TRANSITION BETWEEN TILED AND UNTILED WALL SURFACES, COUNTERS/BACKSPLASHES, ETC.
4. CONNECT NIGHT LIGHTS, EMERGENCY LIGHTS/EXIT SIGNS AHEAD OF SWITCH AND OCCUPANCY SENSORS.
5. PROVIDE OCCUPANCY SENSORS LUTRON MS-A102-WH OR EQUAL. FIELD COORDINATE EXACT LOCATION AND POWER PACK AS PER MANUFACTURER'S RECOMMENDATION. CONNECT TO THE CIRCUIT SERVING THE LIGHTING IN THE AREA. LIGHT SWITCHES SHALL BE COORDINATED TO BE LOCATED AT LOW VOLTAGE SIDE TO OPERATE IN VACANCY SENSING MODE. OCCUPANCY SENSORS SHALL TURN OFF LIGHTS WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE. LIGHT SWITCHES SHALL OVERRIDE THE OCCUPANCY SENSORS.
6. DAYLIGHT ZONE CONTROL SHALL NOT APPLY SINCE COMBINED INPUT LIGHTING POWER IN DAYLIGHT ZONE IS LESS THAN 150W OF GENERAL LIGHTING POWER.
7. PROVIDE TIME SWITCH TS-2 TO CONTROL ALL INTERIOR LIGHTING NOT PROVIDED WITH OCCUPANCY SENSOR CONTROL. TS-2 SHALL HAVE MINIMUM 7 DAY CLOCKS, CAPABLE OF BEING SET FOR SEVEN DIFFERENT DAY TYPES PER WEEK. TS-2 SHALL INCORPORATE AUTOMATIC HOLIDAY SHUT OFF FEATURE AND HAVE PROGRAM BACK-UP WHICH PREVENT LOSS OF PROGRAM AND TIME SETTING FOR AT LEAST 10 HOURS IF POWER IS INTERRUPTED. PROVIDE MANUAL OVERRIDE SWITCHES THAT SHALL TURN ON POWER FOR NOT MORE THAN 2 HOURS.
8. REUSE EXISTING EMERGENCY/EXIT SIGNS IF SUITABLE OR ELSE PROVIDE NEW. RELOCATE AS NECESSARY.
9. CONTRACTOR SHALL USE 30W B1 LIGHT FIXTURE IN DINING ROOM TO MEET ENERGY CODE WATTAGE ALLOWANCE. CONTRACTOR SHALL USE 42W B1 FIXTURE IN BATHROOM TO PROVIDE ADEQUATE LIGHTING LEVELS.

ELECTRICAL LEGEND

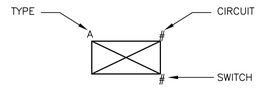
MARK	SYMBOL	DESCRIPTION	COMMENTS	QUANTITY	LAMPS/FIXTURE
A		2'X4' LED FLAT PANEL WITH ACRYLIC PRISMATIC LENS; CREE #CTR-A-FP24-50L-35K-WH OR HERMITAGE LIGHTING #72010201; LAMP: 50W LED	KITCHEN AND BACK LINE ONLY	8	1
A-NL		2'X4' LED FLAT PANEL WITH ACRYLIC PRISMATIC LENS; CREE #CTR-A-FP24-50L-35K-WH OR HERMITAGE LIGHTING #72010201; LAMP: 50W LED; (NIGHT LIGHT)	KITCHEN AND BACK LINE ONLY	1	1
B		2'X2' LED FLAT PANEL WITH ACRYLIC PRISMATIC LENS LAMP; CREE #CTR-B-FP22-40L-35K-WH OR HERMITAGE LIGHTING #72010243 : 40W LED	KITCHEN AND BACK LINE ONLY	3	1
B1		2'X2' PARABOLIC LED TROFFER; MOBERN LIGHTING # RP-22-9-LED-30-DMV-35; 30W LED/RP-22-9-LED-42-DMV-35; 42W LED OR HERMITAGE LIGHTING #09702243; 35K	IN BATHROOM AND DINING AREA ONLY	13	1
B1-NL		2'X2' PARABOLIC LED TROFFER; MOBERN LIGHTING # RP-22-9-LED-30-DMV-35; 30W LED/RP-22-9-LED-42-DMV-35; 42W LED OR HERMITAGE LIGHTING #09702243; 35K; (NIGHT LIGHT)	IN BATHROOM AND DINING AREA ONLY	1	1
T1		TRACK LIGHTING; TRAC SECTION & SYSTEM COMPONENT:JUNO #R-2FT/4FT-WH OR HERMITAGE #18622789/18622804; TRACK HEAD: JUNO #R600L-G2-35K-WH OR HERMITAGE LIGHTING #18644197, 9.5W LED; CURRENT LIMITING END FEED: JUNO #RCLFM11WH OR HERMITAGE #18648644/18641995	WHITE TRACK HEAD FOR MENU BOARD AND ABOVE MEAT CASE AND SLICER. MOUNT AT 9'-0"AFF.	3	4
W1		POLISHED NICKEL WALL SCONCE; G40 LED FILAMENT BULB; CAT. #JM9002; LED; 6W; 120V	MOUNT AT 8'-6" AFF	10	1
E1		HERMITAGE #90902323, EMERGENCY LIGHT 2 HEAD, 6V, 1.1W HEAD, WHITE, BATTERY BACK UP AS PER NEC 700.12 (F).; EXITRONIX #LED 90	MOUNT ON WALL OR CEILING.	9	2
E2		HERMITAGE #90900301, LED EXIT AS PER NEC 700.12 (F). EXITRONIX #VEX; 3.6W	MOUNT ON WALL OR CEILING.	1	1
E3		EXISTING EXIT/EMERGENCY LIGHT OR HERMITAGE #90902167, 2W RED LED EXIT WITH EMERGENCY LIGHTING 1.1W HEADS, BATTERY BACK UP; EXITRONIX #VLED-R;	EXTERIOR DOOR LOCATIONS	2	2
E4		HERMITAGE #90903462, OUTDOOR EMERGENCY EGRESS LIGHT, 2.2W LED	EXTERIOR DOOR LOCATIONS	0	1
	S6 S8	6" AND 8" CEILING MOUNTED SPEAKERS ALONG WITH STEREO RECEIVER AND VOLUME CONTROL. VERIFY PLACEMENT OF SPEAKERS WITH VENDOR AND COORDINATE WITH ELECT./MECH. EQUIPMENT	SYSTEM TO BE ORDERED THROUGH "SOURCE ONE DISTRIBUTERS' – (877) 977-4525		
	DS	DAYLIGHT SENSOR	MOUNT ON CEILING		

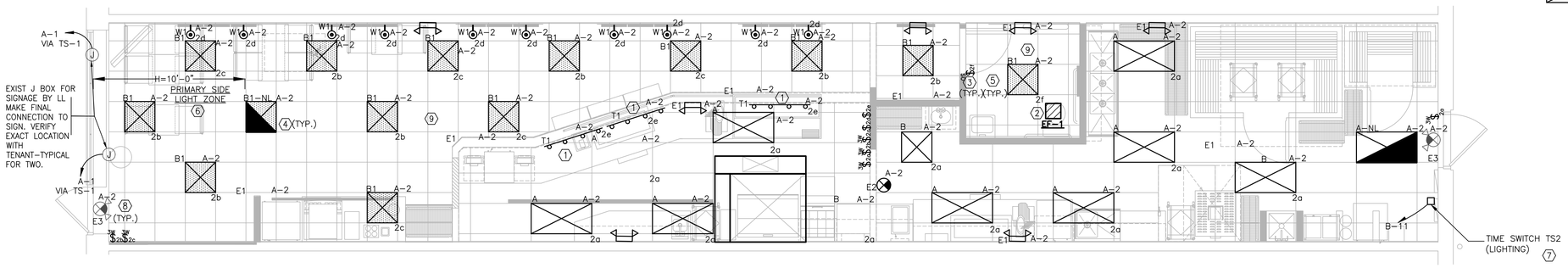
* LIGHTING FIXTURES AND LAMPS IN THE ABOVE SCHEDULE ARE PROVIDED BY CONTRACTOR VIA A NATIONAL CONTRACT WITH HERMITAGE LIGHTING NATIONAL ACCOUNTS. CONTRACTOR IS RESPONSIBLE FOR PURCHASING AND INSTALLING THE LIGHT FIXTURES. CONTACT WYATT CULVER OF HERMITAGE LIGHTING AT (800)-264-3383 OR LEE DANIELS AT (615)-843-3364 FOR ANY QUESTIONS REGARDING FIXTURE, LAMP TYPES, INSTALLATION REQUIREMENTS AND ORDERS.

* W1 LIGHTING FIXTURE AND LAMPS IN THE ABOVE SCHEDULE ARE PROVIDED BY THE CONTRACTOR, VIA A NATIONAL CONTRACT WITH FIVE KIDS GROUP, INC. THE CONTRACTOR IS RESPONSIBLE FOR PURCHASING AND INSTALLING THE LIGHTING FIXTURES. ANY QUESTIONS REGARDING FIXTURE AND LAMP TYPES, INSTALLATION REQUIREMENTS, AND ORDERS SHALL BE THROUGH CUSTOMERSERVICE@UNISERVINC.COM TO SETUP AN ACCOUNT. ALL ORDERS WILL BE PLACED THROUGH JM.FIVEKIDSGROUP.COM USING THE LOGIN CREDENTIALS AFTER SETUP.

DESIGN BASED ON NYSECCC 2020 CODE

LIGHT FIXTURE DESIGNATION:





1 / E-102 LIGHTING PLAN
SCALE: 1/4"=1'-0"

ARCHITECT
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MEP Engineer
ASHIM KUMAR RAY, PE
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 105456-01
1827 POWERS FERRY ROAD SE, BLDG 20, SUITE 100
ATLANTA, GEORGIA 30339
(770)953-1443 FAX: (770)953-9533 ©

SEAL:



3/10/23

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

Jersey Mike's SUBS
JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM- ALBERTSON, NY

LOCATION:
1030 WILLIS AVENUE
ALBERTSON, NY 11507

TITLE:
ELECTRICAL LIGHTING PLAN

DATE: 02/22/2023

SCALE: AS INDICATED

JOB NO: JMS-0165-0522

DRAFTER :

SHEET:
E-102

PANEL A

SERVICE 120/208V, 3PH, 4W | MTG SURFACE | A.I.C. EXISTING* | MAIN 200A MLO | REMARK BY LL

BRANCH CIRCUIT NO	LOAD DESCRIPTION	LOAD(VA) A	LOAD(VA) B	LOAD(VA) C	TRIP	PHASE A B C	TRIP	LOAD(VA) A	LOAD(VA) B	LOAD(VA) C	LOAD DESCRIPTION	BRANCH CIRCUIT NO	
41	PANEL B	4170			50		20				SPARE	42	
39			2256				20				SPARE	40	
37				878			15			300	UC DRAWERED REFRIGERATOR	38	HACR
35	SPARE				20		20				SPARE	36	
33	SPARE				20		15		921		COOLER CONDENSER/EVAPORATOR	34	HACR
31	SPARE				20					921		32	
29	WALK IN COOLER	360			20		20				SPARE	30	
HACR 27	MEAT CASE		1044		20		20				SPARE	28	
HACR 25	SANDWICH UNIT			864	20		20			180	RECEPT-ROOF TOP	26	
23	RECEPT-STORAGE	360			20		20	1728			ICED TEA BREWER	24	
21	STEP-IN FREEZER		1368		20		20		1068		DROP-IN/SLICER/FOOD WARMER	22	HACR
19	BAG IN BOX			100	20		20			648	SLICER/DROP-IN	20	HACR
GFCI 17	BREAD OVEN	3843			40		20	500			FIRE ALARM PANEL	18	
15			3843				20				SPARE	16	
13				3843			20				SPARE	14	
HACR 11	FREEZER CONDENSER/EVAPORATOR	936			15		20				SPARE	12	
9			936				15		264		FOOD WASTE COOLER	10	HACR
HACR 7	PEPSI COOLER			864	20		20			1116	DRINK DISPENSER	8	
HACR 5	UC COOLER	138			15		20	1272			ICE MAKER	6	HACR
3	COOKER/FOOD WARMER-31		696		20		20				SPARE	4	
1	LTG-SIGNAGE			1200	20		20			1221	LTG-SERVICE/ KITCHEN/RR/DINING/EM	2	

CONNECTED LOAD: A 13307 | B 12396 | C 12135 | TOTAL 37838 VA

* – FIELD COORDINATE BASED ON AVAILABLE FAULT CURRENT.
GFCI – U.L. LISTED "GFCI" TYPE CIRCUIT BREAKER.
HACR – U.L. LISTED "HACR" TYPE CIRCUIT BREAKER.

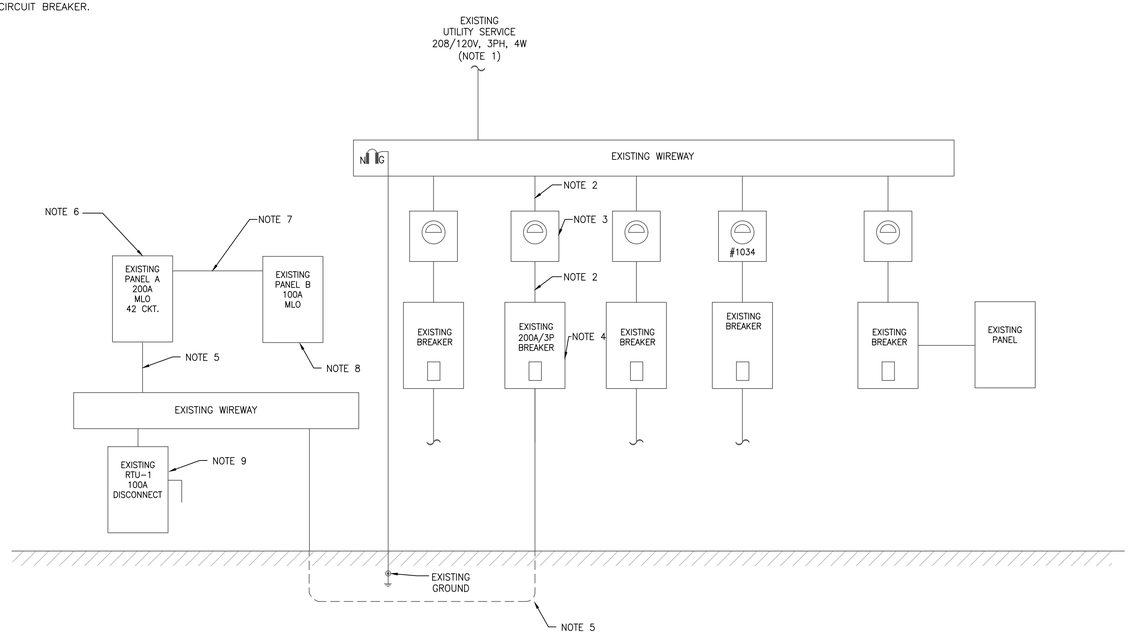
PANEL B

SERVICE 120/208V, 3PH, 4W | MTG SURFACE | A.I.C. 18000*(EXISTING) | MAIN 100A MLO | REMARK BY LL

BRANCH CIRCUIT NO	LOAD DESCRIPTION	LOAD(VA) A	LOAD(VA) B	LOAD(VA) C	TRIP	PHASE A B C	TRIP	LOAD(VA) A	LOAD(VA) B	LOAD(VA) C	LOAD DESCRIPTION	BRANCH CIRCUIT NO	
1	KEH-1	250			20		20	360			RECEPT - SHOW WINDOW	2	
3	KEF-1		1176		20		20		360		RECEPT. - FUTURE PRINTER	4	
5	KEF-2			528	20		20			180	RECEPT. - SERVICE/BACK RM	6	
7	KSF-1	1920			20		20	200			CASH REGISTER	8	
9	SPARE				20		20		360		RECEPT. - TELEPHONE BOARD	10	
11	TIME SWITCH TS-1 AND TS-2			20	20		20			50	RECEPT. - SPEAKER/RECEIVER	12	
13	WH-1	80			15		20	360			RECEPT. - P.O.S.	14	
15	HWRP AND AQUASTAT		60		20		20		300		RECEPT-TV	16	
GFCI 17	HAND DRYER			1000	15		20			100	CO DETECTOR	18	
19	SPACE										SPACE	20	
21	SPACE										SPACE	22	
23	SPACE										SPACE	24	
25	SPACE										SPACE	26	
27	SPACE										SPACE	28	
29	SPACE										SPACE	30	

CONNECTED LOAD: A 3170 | B 2256 | C 1878 | TOTAL 7304 VA

* – FIELD COORDINATE BASED ON AVAILABLE FAULT CURRENT.
GFCI – U.L. LISTED "GFCI" TYPE CIRCUIT BREAKER.
HACR – U.L. LISTED "HACR" TYPE CIRCUIT BREAKER.



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING MAIN ELECTRICAL SERVICE AND SERVICE ENTRANCE RATING OR ELSE PROVIDE SERVICE ENTRANCE RATING. CONTRACTOR SHALL NOTIFY ENGINEER IF DESIGN VOLTAGE DIFFERENT FROM ACTUAL FIELD VOLTAGE.
2. EXISTING CABLE AND CONDUIT. 4#3/0, 1#4G IN 2"C. BY LANDLORD.
3. EXISTING METER AND METER CAN. BY LANDLORD.
4. EXISTING 200A/3P BREAKER FOR TENANT. BY LANDLORD.
5. EXISTING CABLE AND CONDUIT. 4#3/0, 1#6G IN 2"C. BY LANDLORD.
6. EXISTING 200A MLO, 208/120V, 3PH, 4W, 42 POLE PANEL BOARD. BY LANDLORD
7. EXISTING 4 #6, 1 #10G IN 1"C.
8. EXISTING 100A MLO 208/120V, 3PH, 4W PANEL WITH 30 CIRCUITS. BY LANDLORD.
9. EXISTING 60A/3P FUSE IN EXISTING 100A/3P DISCONNECT FOR RTU-1. EXISTING CONDUIT AND CABLE. 3#4, 10G, 1"C.

1 / E-103 **RISER DIAGRAM**
SCALE: NOT TO SCALE

LOAD ANALYSIS PANEL A

LOAD DESCRIPTION	CONNECTED VA	DEMAND FACTOR		VA DEMAND
LIGHTING - EXTERIOR	0		1.00	0
LIGHTING - INTERIOR	1215		1.25	1519
SIGNAGE	1200		1.25	1500
RECEPTACLES	2710	FIRST 10KW @ 100%	1.00	2710
	0	REMAINDER @ 50%	0.50	0
KITCHEN EQUIPMENT	27073		0.65	17597
WATER HEATER	80		1.00	80
HVAC EQUIPMENT	256		1.00	256
3 Ø MOTORS	0	LARGEST MOTOR @ 125%	1.25	0
	0	REMAINDER @ 100%	1.00	0
1 Ø MOTORS	1920	LARGEST MOTOR @ 125%	1.25	2400
	1704	REMAINDER @ 100%	1.00	1704
MISCELLANEOUS	1680		1.00	1680
TOTALS	37838	DEMAND FACTOR		29446
CALCULATED SERVICE DEMAND AMPERES		81.740		

LOAD ANALYSIS JMS SERVICE

LOAD DESCRIPTION	CONNECTED VA	DEMAND FACTOR		VA DEMAND
LIGHTING - EXTERIOR	0		1.00	0
LIGHTING - INTERIOR	1215		1.25	1519
SIGNAGE	1200		1.25	1500
RECEPTACLES	2710	FIRST 10KW @ 100%	1.00	2710
	0	REMAINDER @ 50%	0.50	0
KITCHEN EQUIPMENT	27073		0.65	17597
WATER HEATER	80		1.00	80
HVAC EQUIPMENT	17652		1.00	17652
3 Ø MOTORS	0	LARGEST MOTOR @ 125%	1.25	0
	0	REMAINDER @ 100%	1.00	0
1 Ø MOTORS	1920	LARGEST MOTOR @ 125%	1.25	2400
	1704	REMAINDER @ 100%	1.00	1704
MISCELLANEOUS	1680		1.00	1680
TOTALS	55234	DEMAND FACTOR		46842
CALCULATED SERVICE DEMAND AMPERES		130.020		

GENERAL NOTES:

1. BRANCH CIRCUIT WIRING SHALL BE AS FOLLOWS:
   A. LIGHTING AND POWER NETWORKS: (120/208V, 3ø, 4W)
      1) 100 FEET OR LESS:
         PHASE – 3#12 AWG
         NEUTRAL – 1#12 AWG
         GROUND – 1#12 AWG
      2) GREATER THAN 100 FEET: INCREASE ALL CONDUCTORS BY ONE WIRE GAUGE SIZE.
      3) TWO NETWORKS MAXIMUM PER CONDUIT.
2. PROVIDE SINGLE GANG JUNCTION BOX FOR EACH TELEPHONE AND/OR DATA OUTLET WITH 3/4"C. STUBBED-UP TO 6" ABOVE WALL PARTITION, OR LAY-IN CEILING. PROVIDE BLANK COVERPLATE ON EACH OUTLET.
3. MINIMUM CONDUIT SIZE SHALL BE 3/4", UNLESS OTHERWISE NOTED OR INDICATED.
4. EMERGENCY LIGHTING CIRCUITING SHALL BE THE SAME CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.

ARCHITECT
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TEL: 908 731 1626
E: GREG@GRALPHARCHITECT.COM

MEP Engineer

ASHIM KUMAR RAY, PE
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1827 POWERS FERRY ROAD SE, BLDG 20, SUITE 100
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(770)953-1443 FAX: (770)953-9533 ©

SEAL:



3/10/23

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Jersey Mike's SUBS

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM- ALBERTSON, NY

LOCATION:
1030 WILLIS AVENUE
ALBERTSON, NY 11507

TITLE:
ELECTRICAL PANEL SCHEDULES AND RISER DIAGRAM

DATE: 02/22/2023

SCALE: AS INDICATED

JOB NO: JMS-0165-0522

DRAFTER :

SHEET:
E-103

PLUMBING FIXTURES AND EQUIPMENT

MARK	FIXTURE TYPE	MANUFACTURER & MODEL NO.	FIXTURE CONNECTIONS				REMARKS
			CW	HW	W	V	
WC	WATER CLOSET, TANK BARRIER FREE	AMER. STD. "CADET"	1/2"	–	4"	2"	1.28 GPF, OPEN FRONT, WHITE SEAT BY CHURCH OR OLSONITE CHROME 3/8" ANGLE TYPE SUPPLY. FLUSH TRIP LEVER SHALL BE ON WIDE SIDE OF WATER CLOSET.
LAV	LAVATORY WALL-HUNG BARRIER FREE	AMER. STD. "LUCERNE"	1/2"	1/2"	2"	2"	DELTA MODEL NO.501-WF SINGLE HANDLE FAUCET, GRID STRAINER, & CONCEALED ARM SUPPORTS. 0.5 GPM FLOW RESTRICTER, CHROME 17 GA. P-TRAP W/CHROME ANGLE TYPE SUPPLIES, AND TRUBRO TRAP WRAP KIT #102W; WATTS ASSE 1070 MIXING VALVE SET TO 110°F OUTLET
MS	MOP SINK	E.L. MUSTEE #63M, 24"x24"	1/2"	1/2"	3"	2"	DELTA FAUCET #28T9, W/VAC. BREAKER, WALL BRACE, INTEGRAL STOPS. FINAL HOOK-UPS BY P.C. PROVIDE HOOKS OR HANG-UP BRACKETS AT THE UTILITY SINK FOR THE STORAGE OF MOPS AND BROOMS.
FCO	FLOOR CLEAN OUT	JONES STEPHENS #C60	–	–	AS NOTED	–	PVC SPUD WITH 6" ROUND SCORIATED TOP W/ POLISHED BRONZE FINISH, ADJUSTABLE TOP.
FD	FLOOR DRAIN	JONES STEPHENS #D53	–	–	2"	2"	BRASS GRATE; TRAP PRIMER CONNECTION WHERE REQUIRED; VANDAL-PROOF SCREWS
FS	FLOOR SINK	JONES STEPHENS #S59-093	–	–	3"	2"	PVC BODY, 12"x12" TOP, 9"x9" HALF GRATE, FLAT BOTTOM STRAINER
GI	GREASE INTERCEPTOR	SCHIER PRODUCTS GB-75	–	–	AS NOTED	–	75 GPM, 861 LB GREASE CAPACITY, MOLDED POLYETHYLENE GREASE INTERCEPTOR; ASME #A112.14.3; BOLTED, GAS TIGHT ACCESS COVER (MINIMUM 16,000 LB RATED); BUILT IN FLOW CONTROL AND INLET/OUTLET FLOW DIFFUSERS; INLET/OUTLET SIZE TO MATCH CONNECTING PIPES (SEE FLOOR PLAN).
WH-1	INSTANTANEOUS WATER HEATER, CONDENSING, DIRECT VENT	RINNAI CU199i	3/4"	3/4"	–	–	COMMERCIAL CONDENSING, DIRECT VENTED, TANKLESS WATER HEATER; NATURAL GAS; 199 MBH INPUT; 0.96 ENERGY FACTOR; 3.8 GPM AT 100F RISE; WALL-MTD COMMERCIAL CONTROLLER (98-185F USER ADJUSTABLE) SET TO 140F; 0.4 GPM ACTIVATION; 0.26 GPM MIN; 120V/1PH; GROUNDED CORDSET; CONCENTRIC VENT AND COMBUSTION AIR PIPE, FITTINGS AND ROOF TERMINATION.
HWRP	HOT WATER RECIRC PUMP	TACO 008	3/4"	3/4"	–	–	3 GPM @ 14 FT WC; 1/25 HP; 120V/1PH; 3250 RPM; ALL BRONZE; 230F/125 PSI RATED; CHK VALVE; POWER PUMP THROUGH PIPE-MTD THERMOSTAT (TEMP SETPOINT 104°F) AND 7-DAY PROGRAMMABLE TIMECLOCK W/2,500 HR CAPACITOR POWER BACKUP, EQUAL TO TACO "AQUASTAT" AND "00 DIGITAL TIMER"

PLUMBING GENERAL NOTES

1. FIXTURES AND EQUIPMENT ARE INDICATED ON PLUMBING SHEETS FOR GENERAL REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS OF ALL FIXTURES AND EQUIPMENT. KITCHEN FIXTURES AND EQUIPMENT ARE SCHEDULED ON ARCHITECTURAL DRAWINGS.
2. ALL WORK SHALL BE BY LICENSED PLUMBER AND IN ACCORDANCE WITH APPLICABLE CODES.
3. PLUMBING WATER (COLD AND HOT, 110°F & 140°F) PIPING UP TO 1" SHALL BE TYPE B PEX (WHERE APPROVED BY AUTHORITY HAVING JURISDICTION) WITH BRASS FITTINGS AND CRIMPED JOINTS, 100 PSIG RATED. PLUMBING PIPING 1-1/4" AND LARGER SHALL BE SCHEDULE 40 CPVC WITH SOLVENT WELD JOINTS. INSULATE HOT WATER PIPING CONTINUOUSLY WITH ELASTOMERIC FOAM PIPE INSULATION (1" FOR HW AND HWR) EXCEPT WHERE OTHERWISE SPECIFIED, PROVIDE CONTINUOUS SEAL AROUND ALL SEAMS AND JOINTS WITH INSULATION MANUFACTURER'S SEALING COMPOUND. PROVIDE 1/4-TURN BALL STOP VALVES AT FINAL CONNECTION TO FIXTURES, APPLIANCES, OR EQUIPMENT. ALL MATERIALS SHALL BE APPROVED FOR DOMESTIC WATER (POTABLE) SERVICE.
4. SANITARY DRAINAGE AND VENT PIPING SHALL BE DWV PVC WITH SOLVENT WELD JOINTS. PIPING 2-1/2" AND SMALLER SHALL BE SLOPED AT MINIMUM 2 PERCENT, PIPING 3" AND LARGER SHALL BE SLOPED AT MINIMUM 1 PERCENT. DRAIN PIPING UPSTREAM OF GREASE TRAP/INTERCEPTOR SHALL BE SLOPED AT MINIMUM 2 PERCENT, REGARDLESS OF PIPE SIZE. PROVIDE DRAINAGE PATTERN FITTINGS.
5. GAS PIPING SHALL BE SCHEDULE 40 STEEL, ASTM A53, WITH MALLEABLE IRON FITTINGS AND THREADED JOINTS. PIPING CONCEALED BEHIND WALLS OR BELOW SLAB SHALL HAVE ALL WELDED JOINTS. PIPING WHICH IS SUBJECT TO WEATHER SHALL BE CLEANED, PRIMED AND PAINTED WITH 2 COATS EXTERIOR GRADE, UV-RESISTANT PAINT.
6. TRAP PRIMERS SHALL BE PROVIDED FOR ALL FLOOR DRAINS AND HUB DRAINS, EXCEPT WHERE DRAIN RECEIVES A CONTINUOUS DISCHARGE AND WHERE AHJ APPROVES INSTALLATION WITHOUT TRAP PRIMER.
7. WATER PIPING ROUTED ABOVE CEILING AND IN EXTERIOR WALLS SHALL BE ROUTED ON HEATED SIDE OF BUILDING INSULATION ASSEMBLY.
8. PROVIDE SIGN DIRECTING ALL EMPLOYEES TO WASH HANDS.
9. SEAL AROUND EDGES OF ALL WALL-MOUNTED FIXTURES WITH APPROVED CAULK/SEALING COMPOUND.
10. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES AND STANDARDS ADOPTED BY THE AUTHORITY HAVING JURISDICTION AND ALL APPLICABLE LOCAL ORDINANCES.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS, LICENSES, INSPECTIONS, ETC., AND PAY ALL INCIDENTAL FEES, AS REQUIRED TO OBTAIN A PERMIT AND A PERMANENT CERTIFICATE OF OCCUPANCY.
12. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS. CONFLICTS WHICH ARISE DUE TO LACK OF PROPER COORDINATION SHALL BE CORRECTED AT THE CONTRACTOR'S COST.
13. DESIGN INDICATED IS SCHEMATIC AND MAY NOT REFLECT ALL CONSTRAINTS IMPOSED BY ACTUAL PROJECT CONDITIONS. CONTRACTOR SHALL VISIT SITE AND REVIEW CONSTRUCTION DOCUMENTS (INCLUDING ALL TRADES) TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO BID. CONTRACTOR'S BID SHALL INCLUDE ANY AND ALL COSTS REQUIRED TO REWORK THE DESIGN TO FIT WITHIN THE PHYSICAL CONSTRAINTS WHILE ACHIEVING THE OVERALL DESIGN INTENT.
14. THE BASIS-OF-DESIGN PRODUCTS WERE USED TO DETERMINE DIMENSIONS, INSTALLATION AND ACCESS CLEARANCES, SUPPORTS, ELECTRICAL SERVICE, CONNECTION ARRANGEMENTS, ETC. WHERE ALTERNATE PRODUCTS ARE PROVIDED, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL REQUIREMENTS AND RECTIFY ANY CONFLICTS AT THE CONTRACTOR'S COST.
15. ALL WORK SHALL BE INSTALLED TO AVOID CONFLICT WITH ELECTRICAL EQUIPMENT "DEDICATED SPACE" AS REQUIRED BY NEC AND LOCAL ORDINANCES. COORDINATE LOCATIONS OF ALL ELECTRICAL GEAR (DISTRIBUTION PANELS, TRANSFORMERS, SWITCHGEAR, ETC.) WITH ELECTRICAL CONTRACTOR PRIOR TO FABRICATION AND INSTALLATION.
16. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL EQUIPMENT AND DEVICES WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
17. ALL MATERIALS AND EQUIPMENT SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO ORDERING. CONTRACTOR ASSUMES LIABILITY AND COSTS FOR ANY PRODUCT WHICH IS ORDERED PRIOR TO RECEIPT OF APPROVED SUBMITTALS.
18. ALL MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. ADDITIONAL WARRANTY SHALL APPLY WHERE SPECIFIED.
19. EQUIPMENT START-UP AND COMMISSIONING SHALL BE PERFORMED BY FACTORY-AUTHORIZED AGENTS ONLY. SUBMIT WRITTEN START-UP PROCEDURES TO OWNER FOR APPROVAL PRIOR TO PERFORMANCE OF START-UP ACTIVITIES. FINAL REPORTS SHALL BE APPROVED BY OWNER.
20. ALL PENETRATIONS OF FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE FIRE STOPPED WITH UL-LISTED SYSTEM APPROVED FOR THE APPLICATION.
21. FLASH AND SEAL ALL PENETRATIONS OF BUILDING EXTERIOR, WALLS AND ROOF WITH APPROVED SEALANT.
22. ALL WORK INSTALLED WITHIN HVAC PLENUMS SHALL BE PLENUM RATED (25/50 FLAME SPREAD/SMOKE DEVELOPED) AND, WHERE REQUIRED BY THE LAHJ, SHALL BE NON-COMBUSTIBLE.
23. ALL EQUIPMENT SHALL BE NEW EXCEPT FOR EQUIPMENT SPECIFICALLY NOTED AS EXISTING TO REMAIN. CONTRACTOR SHALL TEST EXISTING EQUIPMENT FOR PROPER OPERATION AND REPORT CONDITION TO OWNER. ALL UNREPORTED EQUIPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED IF NOT FUNCTIONAL AT THE DATE OF BENEFICIAL OCCUPANCY. NEW EQUIPMENT SHALL BE UL OR ETL LISTED AND LABELED. GAS-FIRED EQUIPMENT SHALL ALSO BE AGA OR CSA LISTED AND LABELED. INSTALL ALL EQUIPMENT PER THESE DOCUMENTS, MANUFACTURER'S RECOMMENDATIONS, AND CODE REQUIREMENTS FOR SPECIFIC APPLICATION.
24. EXCEPT WHERE SPECIFIED OTHERWISE, MECHANICAL CONTRACTOR SHALL PROVIDE STARTERS AND ELECTRICAL DISCONNECTS FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.
25. PROVIDE PERMANENT LABELS FOR ALL EQUIPMENT, CONTROLS, AND PIPING.
26. PROVIDE PRESSURE REDUCING VALVE IF LINE PRESSURE EXCEEDS 80 PSI, SET TO 60 PSI.
27. REMOVE ALL INACTIVE PLUMBING BACK TO ACTIVE MAINS, CAP, SEAL, AND INSULATE TO MATCH EXISTING.
28. PLUMBING FIXTURES ARE EXISTING TO REMAIN EXCEPT WHERE NOTED OTHERWISE. THOROUGHLY CLEAN TO LIKE-NEW APPEARANCE AND SERVICE VALVES, DRAINS AND FAUCETS TO ENSURE PROPER OPERATION.
29. SUPPORT ALL PIPING AS REQUIRED PER CODE AND MSS SP-69. RESTRAIN PIPING AGAINST LONGITUDINAL AND LATERAL MOVEMENT. SUPPORTS SHALL BE SECURED TO SUBSTANTIAL BUILDING STRUCTURE ONLY, DO NOT SUPPORT FROM OTHER PIPING, DUCTWORK, EQUIPMENT, OR CONDUIT. EXTERIOR SUPPORT SYSTEMS (STRUTS, CLAMPS, BOLTS AND HARDWARE) SHALL BE STAINLESS STEEL.
    29.1. SECURE WALL-MOUNTED PIPING WITH STEEL STRUT CHANNELS WITH PIPE CLAMPS, SECURE TO MASONRY WALL WITH EXPANSION ANCHORS OR DIRECTLY TO WALL FRAMING STUDS.
    29.2. SUPPORT SUSPENDED PIPING BY J-HOOK HANGERS, CLEVIS HANGERS, OR STEEL STRUT SUPPORT CHANNELS WITH PIPE CLAMPS.
    29.2. SUPPORT VERTICAL PIPING AT 5FT CENTERS WITH STEEL STRUT CHANNELS SECURED TO ROOF STRUCTURE, WALLS, OR FLOOR.
    29.3. SECURE HANGERS FROM ROOF STRUCTURE, WALLS, OR FLOOR.
    29.2. PROVIDE DIELECTRIC BUSHING AT HANGERS FOR ALL COPPER PIPES.
30. ALL PIPING BELOW ADA FIXTURES SHALL BE INSULATED WITH HANDI-LAV GUARD MODELS 102 AND 105 INSULATION KITS.

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	DOMESTIC COLD WATER PIPING
	HOT WATER PIPING
	SANITARY OR WASTE PIPING
	VENT PIPING
	GAS PIPING
	CONNECTION TO EXISTING CONSTRUCTION
	SHUT-OFF VALVE (TYPE AS SPECIFIED)
	CHECK VALVE
	BACKFLOW PREVENTER
	GAS COCK
	UNION
	PIPE END CAP
	CLEANOUT
	P-TRAP
	CONTINUATION OF PIPING
	GAS PRESSURE REGULATOR

ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS.

PLUMBING ABBREVIATIONS

ABBREV.	DEFINITION
AAV	AIR ADMITTANCE VALVE
A/C	ABOVE CEILING
ABV	ABOVE
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
B/F	BELOW FLOOR
B/G	BELOW GRADE
BTUH	BRITISH THERMAL UNITS PER HOUR
CO	CLEANOUT
CLG	CEILING
CONN	CONNECT(ION)
CONT	CONTINUATION
CW	DOMESTIC COLD WATER
DN	DOWN
EX	EXISTING
GW	GREASE WASTE
FD	FLOOR DRAIN
HW	HOT WATER
HWR	HOT WATER RECIRCULATION
IE	INVERT ELEVATION
O/H	OVERHEAD
PLBG	PLUMBING
PRV	PRESSURE REDUCING VALVE
SAN OR S	SANITARY
TP	TRAP PRIMER
TYP	TYPICAL
V	VENT
W	WASTE
YCO	YARD CLEAN OUT

ALL ABBREVIATIONS MAY NOT APPEAR ON DRAWINGS.

GAS LOAD AND SIZING SUMMARY:

1. LOAD SUMMARY:

SPACE HEATING (RTU-1)	= 235 MBH
MAKE-UP HEATING (KSF-1)	= 60 MBH
WATER HEATING (WH-1)	= 199 MBH
COOKING (RANGE)	= 135 MBH
TOTAL	= 629 MBH

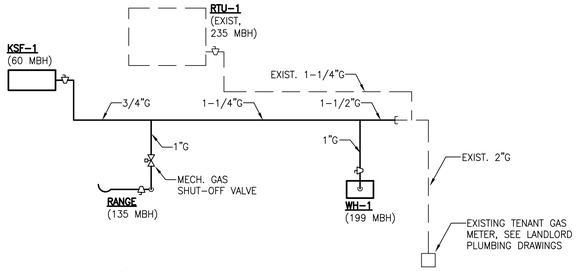
2. PIPE SIZING SUMMARY:
    - 7" W.C. INLET PRESSURE
    - 0.5 IN. W.C. PRESSURE DROP
    - 125 FT TOTAL EQUIV. LENGTH
    - IFGC TABLE 402.4(2) SCHEDULE 40 METALLIC PIPE IS USED.
3. **CONTRACTOR TO VERIFY PRESSURE AND PIPING LENGTHS ON SITE AND ADJUST PIPE SIZES IN ACCORDANCE WITH IFGC CHAPTER 4.**

GENERAL NOTES:

1. VERIFY GAS SERVICE PRESSURE. IF HIGHER THAN 7"W.G., PROVIDE VENTLESS PRESSURE REGULATOR AT EACH APPLIANCE, SET OUTLET PRESSURE PER APPLIANCE MANUFACTURER'S INSTRUCTIONS.

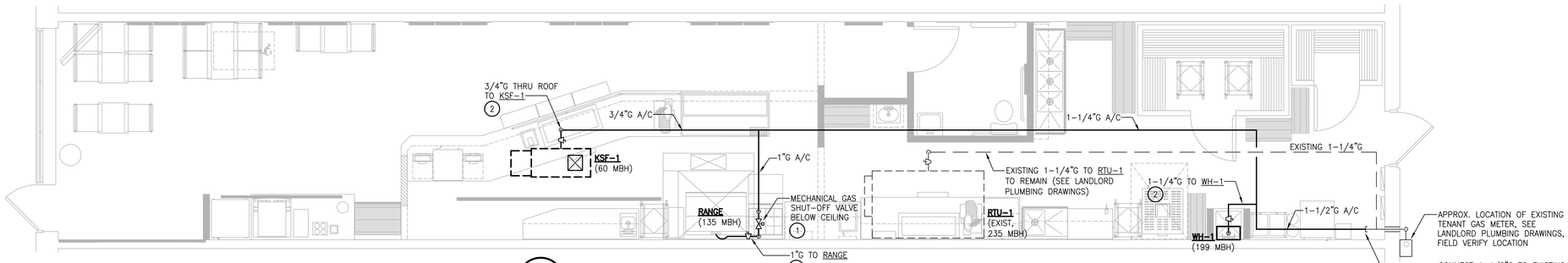
KEYED NOTES:

1. MECHANICAL GAS SHUT-OFF VALVE BELOW CEILING, INTERLOCK TO HOOD FP SYSTEM & EXHAUST FAN PER IFGC TO DISABLE GAS WHEN THE FP SYSTEM ACTIVATES.
2. PROVIDE GAS COCK, SEDIMENT TRAP, AND UNION AT CONNECTION TO EQUIPMENT. SEDIMENT TRAP SHALL BE INSTALLED AFTER THE GAS COCK, AS CLOSE TO THE UNIT CONNECTION AS PRACTICAL, AND SHALL HAVE A REMOVABLE CAP FOR CLEANING.
3. PROVIDE GAS COCK, SEDIMENT TRAP, AND FLEXIBLE CONNECTION TO RANGE. SEDIMENT TRAP SHALL BE INSTALLED AFTER THE GAS COCK AND SHALL HAVE REMOVABLE CAP FOR CLEANING.
4. CONTRACTOR SHALL COORDINATE PROPOSED GAS DEMAND WITH UTILITY PROVIDER, REPLACE METER IF REQUIRED.



2 P-001 **GAS SUPPLY RISER DIAGRAM**

SCALE: NO SCALE



1 P-001 **GAS SUPPLY FLOOR PLAN**

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

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SEAL:



3/10/23

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Jersey Mike's SUBS

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM- ALBERTSON, NY

LOCATION:
1030 WILLIS AVENUE
ALBERTSON, NY 11507

TITLE:
PLUMBING GENERAL AND GAS PLAN

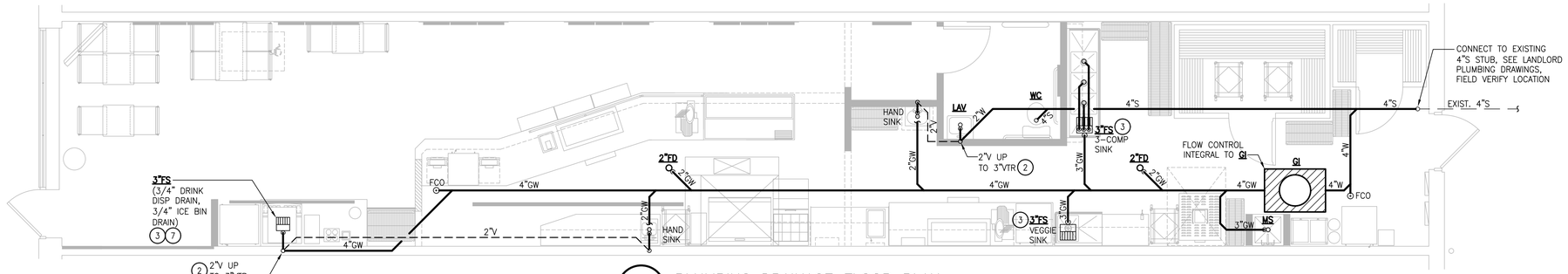
DATE: 02/22/2023

SCALE: AS INDICATED

JOB NO: JMS-0165-0522

DRAFTER :

SHEET:
P-001



1 P-101 **PLUMBING DRAINAGE FLOOR PLAN**

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

GENERAL NOTES:

1. CONTRACTOR SHALL CONFIRM EXISTING CONDITIONS PRIOR TO BID.
2. COORDINATE ALL MECHANICAL CONSTRUCTION WITH OTHER TRADES TO AVOID CONFLICTS.
3. CONFIRM LOCATIONS OF ALL EXISTING UTILITIES AND ADJUST ROUTING OF TENANT SYSTEMS AS REQUIRED.
4. EXISTING PLUMBING SERVICES (COLD WATER, HOT WATER, WASTE AND VENT) WHICH ARE NOT TO BE REUSED SHALL BE REMOVED BACK TO ACTIVE MAINS AND CAPPED. THERE SHALL BE NO "DEAD ENDS" LEFT IN PIPING SYSTEMS.
5. FLOOR SINKS SHALL BE SET AT LEADING EDGE OF FIXTURE/EQUIPMENT SERVED TO FACILITATE INSPECTION AND CLEANING. FLOOR SINKS SHALL BE INSTALLED FLUSH OR RECESSED INTO THE FINISHED FLOOR SURFACE.

KEYED NOTES:

1. PROVIDE ASSE 1070 TEMPERING VALVE, SET TO 110°F OUTLET, AT EACH LAVATORY AND HAND SINK.
2. VENTS SHALL BE MIN 10'-0" FROM ANY OUTDOOR AIR INTAKE.
3. ROUTE FIXTURE/EQUIPMENT DRAIN TO HUB DRAIN (HD) OR FLOOR SINK (FS) AS INDICATED, TERMINATE WITH 45-DEGREE CUT END AND AIR GAP MINIMUM 2 PIPE DIAMETERS.
4. PROVIDE WATER HAMMER ARRESTOR.
5. PROVIDE ASSE 1022 BACKFLOW PREVENTER.
6. PROVIDE ASSE 1012 BACKFLOW PREVENTER.
7. AT OWNER'S OPTION, IF APPROVED BY AHJ, HUB DRAIN MAY BE PROVIDED IN LIEU OF FLOOR SINK FOR INDIRECT WASTE.
8. RELOCATE EXISTING BACKFLOW PREVENTER OUT OF NEW WALK IN FREEZER FOOTPRINT. CONTRACTOR MAY REUSE UNIT IF IN PROPER WORKING CONDITION. OTHERWISE, PROVIDE NEW.
9. ROUTE 3/4"HW MAIN DOWN IN WALL TO WITHIN 2 FT OF LAVATORY CONNECTION, MAX LENGTH OF 3/8" RUNOUT TO LAVATORY SHALL BE 3 FT.

GREASE TRAP SIZING

GIVEN:

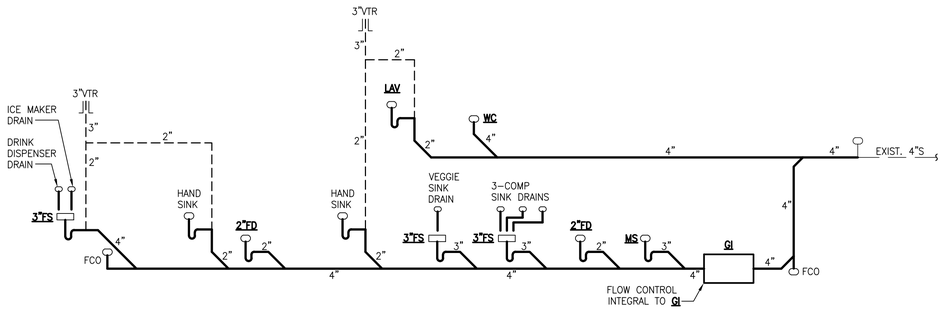
1. ONE (1) THREE-COMPARTMENT SINK:
   16"x20"x14" x3 = 7.8 CU. FT. = 58.5 GAL
   ASSUME 75% FULL = 58.5 GAL x .75 = 43.8 GAL
   ASSUME 2 MINUTE DRAIN TIME
   MIN. FLOW RATING = 43.8 GAL / 2 MIN = **21.9 GPM**
2. ONE (1) ONE COMPARTMENT SINK:
   16"x20"x14" x1 = 2.6 CU. FT. = 19.4 GAL
   ASSUME 75% FULL = 19.4 X .75 = 14.5 GAL
   ASSUME 2 MINUTE DRAIN TIME
   MIN. FLOW RATING = 14.5 GAL / 2 MIN = **7.3 GPM**
3. ONE (1) MOP SINK: 5.0 GPM = **5.0 GPM**
4. TWO (2) HAND SINKS: 2.0 GPM EACH = **4.0 GPM**
5. ONE (1) DRINK STATION: 1.0 GPM = **1.0 GPM**

TOTAL DESIGN LOAD = **39.2 GPM**

GREASE INTERCEPTOR SIZED FOR **75 GPM**

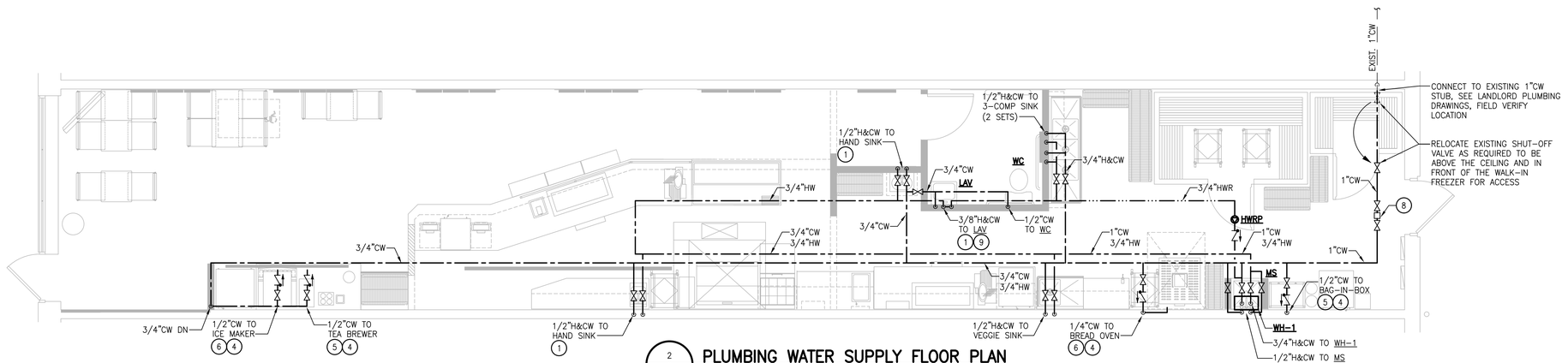
GREASE TRAP NOTES

1. CONTRACTOR TO INSPECT THE EXISTING GREASE TRAP TO CONFIRM FLOW RATING AND CONDITION. CONTRACTOR MAY REUSE THE EXISTING GREASE TRAP IF IT'S PROPER SIZE, IN GOOD CONDITION, AND APPROVED BY THE AHJ AND OWNER. OTHERWISE, PROVIDE NEW AS SHOWN.
2. IF APPROVED BY AUTHORITY HAVING JURISDICTION, **SCHIER GB2** MAY BE PROVIDED IN LIEU OF **SCHIER GB-75** UNIT.



3 P-101 **PLUMBING DRAINAGE RISER DIAGRAM**

SCALE: NONE



2 P-101 **PLUMBING WATER SUPPLY FLOOR PLAN**

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

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SEAL:

STATE OF NEW YORK · KEITH S. MIKULKA · LICENSED PROFESSIONAL ENGINEER · No. 096121

3/17/23

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Jersey Mike's SUBS

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251
LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM- ALBERTSON, NY

LOCATION:
1030 WILLIS AVENUE
ALBERTSON, NY 11507

TITLE:
PLUMBING DRAINAGE AND SUPPLY FLOOR PLANS & RISER DIAGRAM

DATE: 02/22/2023

SCALE: AS INDICATED

JOB NO: JMS-0165-0522

DRAFTER :

SHEET:
P-101

SPECIFICATIONS

Notes:
1. 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
2. Unit weight - w/ cast iron covers: 190 lbs. (For wet weight add 1,043 lbs.)
3. Maximum operating temperature: 150º F continuous
4. Capacities - Liquid: 125 gal.
   Grease: 861 lbs. (118 gal.) @75 GPM
   Solids: 31 gal.
5. For gravity drainage applications only.
6. Do not use for pressure applications.
7. Cover placement allows full access to tank for proper maintenance.
8. Vent not required unless per local code.
9. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
10. Integral air relief / Anti-siphon / Sampling access.
11. Adjustable cover adapter provides up to 4" of additional height.
12. Designed for below-grade, above-grade, indoor and outdoor installations.
13. Safety Star®, access restrictor built into cover adapter, prevents accidental entry to tank (450 lb rating).

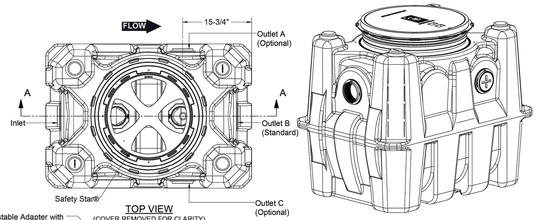
ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-75 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1. Interceptor flow rate shall be 75 GPM. Interceptor grease capacity shall be 861 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

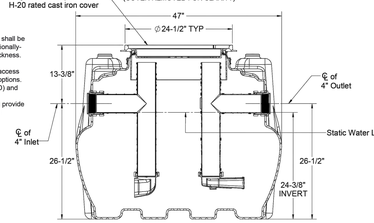
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control

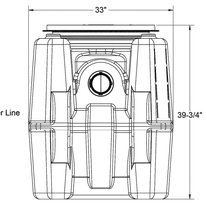


TOP VIEW

ISOMETRIC VIEW



SECTION A-A



END VIEW

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4045-007-02
GB-75	DESCRIPTION: GB-75 GREASE INTERCEPTOR 75 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVER

PROPRIETARY AND CONFIDENTIAL

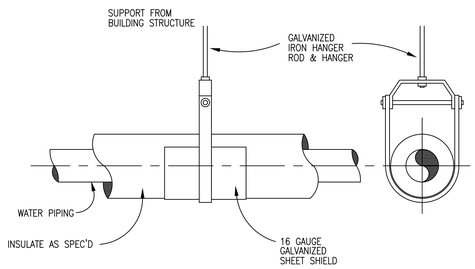
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

DWG BY:	C. BUSENITZ	DATE:	4/14/2022	REV:	-	ECO:	-

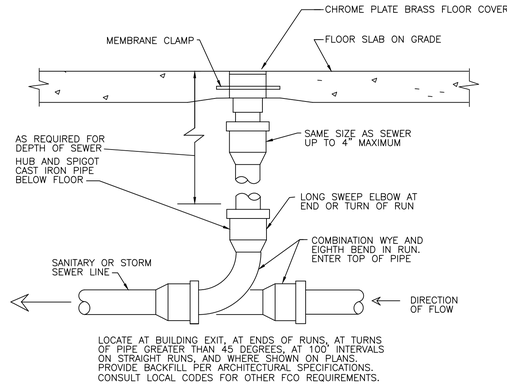
UPC ® C UPC ®

SCHIER
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schierproducts.com

1 P-201 **GREASE INTERCEPTOR**
SCALE: NONE

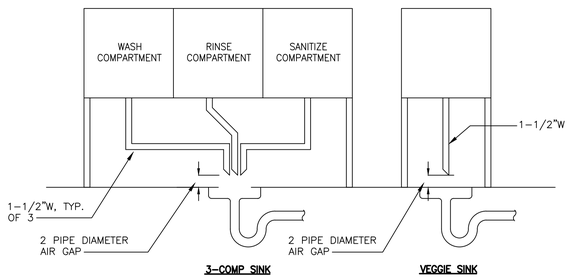


2 P-201 **GENERAL PIPING HANGERS**
SCALE: NONE

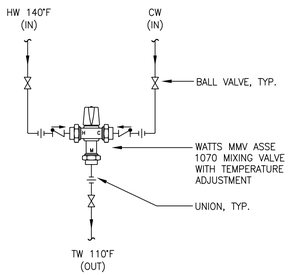


LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 100' INTERVALS ON STRAIGHT RUNS, AND WHERE SHOWN ON PLANS. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS. CONSULT LOCAL CODES FOR OTHER FCO REQUIREMENTS.

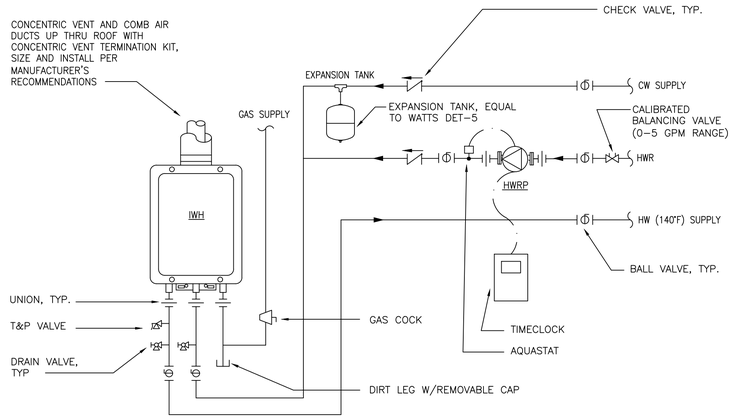
3 P-201 **FLOOR CLEANOUT**
SCALE: NONE



4 P-201 **INDIRECT WASTE DETAILS**
SCALE: NONE



5 P-201 **THERMOSTATIC MIXING VALVE**
SCALE: NONE



6 P-201 **TANKLESS WATER HEATER**
SCALE: NONE

ARCHITECT

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MEP Engineer

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1827 POWERS FERRY ROAD SE, BLDG 20, SUITE 100
ATLANTA, GEORGIA 30339
(770) 953-1443 ©

SEAL:



3/10/23

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

Jersey Mike's SUBS

JERSEY MIKE'S FRANCHISE SYSTEMS, INC. 2251 LANDMARK PLACE
MANASQUAN, NJ 08736

DATE	TITLE	NO.

CLIENT:
REBECCA & JOHN GELLOS

PROJECT:
JM- ALBERTSON, NY

LOCATION:
1030 WILLIS AVENUE
ALBERTSON, NY 11507

TITLE:
PLUMBING DETAILS

DATE: 02/22/2023

SCALE: AS INDICATED

JOB NO: JMS-0165-0522

DRAFTER :

SHEET:
P-201

Site Plans

Issued for	**Building Dept. Review**
Date Issued	**September 16, 2022**
Latest Issue	**April 6, 2023**

ConStrux

702 Grand Blvd.
Westbury, NY 11590



21391

vhb.com

vhb

Engineering, Surveying, Landscape Architecture and Geology, PC
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400

Owner

702 Grand Blvd. Partners, LLC
702 Grand Blvd.
Westbury, NY 11590

Applicant

ConStrux LLC
702 Grand Blvd.
Westbury, NY 11590

Assessor's Map:
NCTM: Section: 10, Block: R, Lots: 420, 732

Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	April 6, 2023
C2.00	Preliminary Layout and Materials Plan	April 6, 2023
C3.00	Preliminary Grading, Drainage and Utility Plan	April 6, 2023
C4.00	Preliminary Erosion and Sediment Control Plan	April 6, 2023
C5.00	Site Details	April 6, 2023

STATE OF NEW YORK
ANDREW J. NEE
098691
LICENSED PROFESSIONAL ENGINEER

VHB Project : 20936.00
Issued for : Building Dept. Review 9/16/2022

\\VHBIGBLVPROJ\HAUPPAUGE\20936.00 702 GRAND BLVD - RECYCLE\CAD\LD\PLANSET\20936.00-COV 6 April 2023

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
CG	CG	CURB AND GUTTER
ECC	ECC	EXTRUDED CONCRETE CURB
MCC	MCC	MONOLITHIC CONCRETE CURB
PCC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW× 38.5 BW	45.0 TW× 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
E	E	PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
S		SEWER MANHOLE CONCENTRIC
S		SEWER MANHOLE ECCENTRIC
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		FIRE DEPARTMENT CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GG	GG	GAS GATE
GM	GM	GAS METER
	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
		MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   A. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
   B. STORM DRAINAGE PIPES SHALL BE HDPE SMOOTH INTERIOR WALL CORRUGATED PLASTIC PIPE (CPP) OR HDPE PERFORATED PLASTIC PIPE (PPP)
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE CONCRETE WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS, LAYOUT, GRADES, BENCHMARKS, AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 6, 2006. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY BY JEFFREY S. BAUSCH, PLS, PC. ON FEBRUARY 6, 2006.
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NGVD1988.
3. GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM UNIVERSAL DRILLING & BORING COMPLETED ON JULY 9, 2022.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

vhb.com

vhb

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100 Motor Parkway
Suite 350
Hauppauge, NY 11788
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ConStrux
702 Grand Blvd.
Westbury, NY

No.	Revision	Date	Appvd.
3	PARKING CALCULATIONS	04/06/2023	AJN
2	BUILDING FOOTPRINT	11/29/2022	AJN
1	BUILDING FOOTPRINT	10/14/2022	AJN

Designed by: RN
Checked by: AJN

Issued for: **Building Dept. Review**
Date: **Sept. 16, 2022**

Not Approved for Construction

Drawing Title
Legend and General Notes

STATE OF NEW YORK · ANDREW J. WEE · 096591 · LICENSED PROFESSIONAL ENGINEER

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER

Drawing Number: **C1.00**

Sheet 1 of 5

Project Number: **20936.00**

Saved Tuesday, November 29, 2022 6:00:20 PM RNESHEIWAT Plotted Thursday, April 6, 2023 3:47:06 PM Rana Nesheiwat

\\vhb\gbl\proj\Hauppauge\20936.00 702 Grand Blvd - Recycle\cad\ld\Planset\20936.00-LM.dwg

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R7–1	12"	18"	NO PARKING ANY TIME
R7–8	12"	18"	RESERVED PARKING

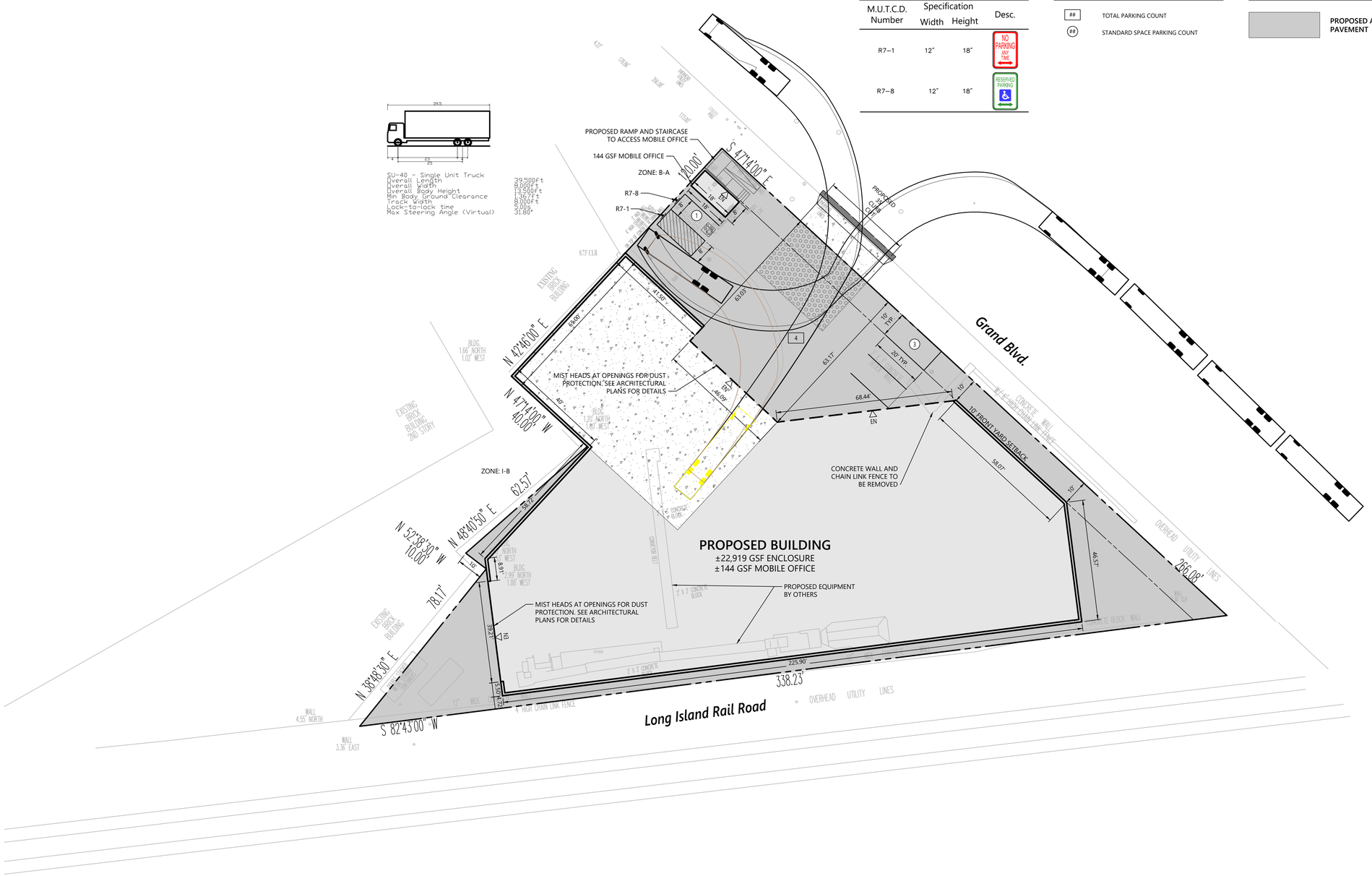
Parking Legend

(##) TOTAL PARKING COUNT

(##) STANDARD SPACE PARKING COUNT

Pavement Legend

PROPOSED ASPHALT PAVEMENT



0 10 20 40 Feet

Site Information

Owner/Applicant:
Posillico, INC.
1750 New Highway
Farmingdale, NY 11735

Survey:
Jeffery S. Bausch, Pls, PC
289 Donald Blvd.,
Holbrook, New York 11741
Last Dated February 6, 2006

Site Data:
Site Area: ±34,980.0 Square Feet or ±0.803 Acres

NCTM: Section 10, Block R, Lots 420 & 732

Zoning Summary Chart

Zoning District(S):	I-B - INDUSTRIAL B
Proposed Use(S):	Concrete Recycling Operation (§70-188B)

Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	30,000.0 Square Feet	34,980.0 Square Feet
FRONT YARD SETBACK	10 Feet	10 Feet
SIDE YARD SETBACK	N/A	0 Feet
REAR YARD SETBACK	20 Feet	N/A
MAXIMUM LOT COVERAGE	80 %	66 % **
MAXIMUM BUILDING HEIGHT	50 Feet	50 Feet

* Zoning regulation requirements as specified in The Town of North Hempstead Zoning Code §70-185 to §70-195.
** ((22,919 SF + 144 SF) / 34,980.00) x 100 = 66 %

Parking Requirements:

INDUSTRY	22,919 SF	x	1 SPACES	/	800	= 29 SPACES
OFFICE *	144 SF	x	1 SPACES	/	200	= 0 SPACES
				TOTAL PARKING REQUIRED		= 29 SPACES

* 1 SPACE PER 200 SF OF FLOOR AREA IN EXCESS OF 1,000 SF.

Parking Summary Chart

Description	Size Required	Size Provided	Spaces Required	Spaces Provided
STANDARD SPACES	9 x 18	9 x 18	28	3
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	1	1
TOTAL SPACES			29	4 **

* ADA/STATE/LOCAL REQUIREMENTS: PROVIDING BETWEEN 1 TO 25 SPACES REQUIRES 1 ACCESSIBLE PARKING SPACES.
** VARIANCE REQUIRED

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100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400

ConStrux
702 Grand Blvd.
Westbury, NY

No.	Revision	Date	Appvd.
3	PARKING CALCULATIONS	04/06/2023	AJN
2	BUILDING FOOTPRINT	11/29/2022	AJN
1	BUILDING FOOTPRINT	10/14/2022	AJN

Designed by RN | Checked by AJN

Issued for: **Building Dept. Review** | Date: **Sept. 16, 2022**

Not Approved for Construction

Drawing Title:
Preliminary Layout and Materials Plan

STATE OF NEW YORK · ANDREW J. NIER · 096591 · LICENSED PROFESSIONAL ENGINEER

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Drawing Number: **C2.00**

Sheet 2 of 5

Project Number: **20936.00**

Saved Thursday, April 6, 2023 4:28:30 PM RNESHEIWAT Plotted Thursday, April 6, 2023 4:30:17 PM Rana Nesheiwat

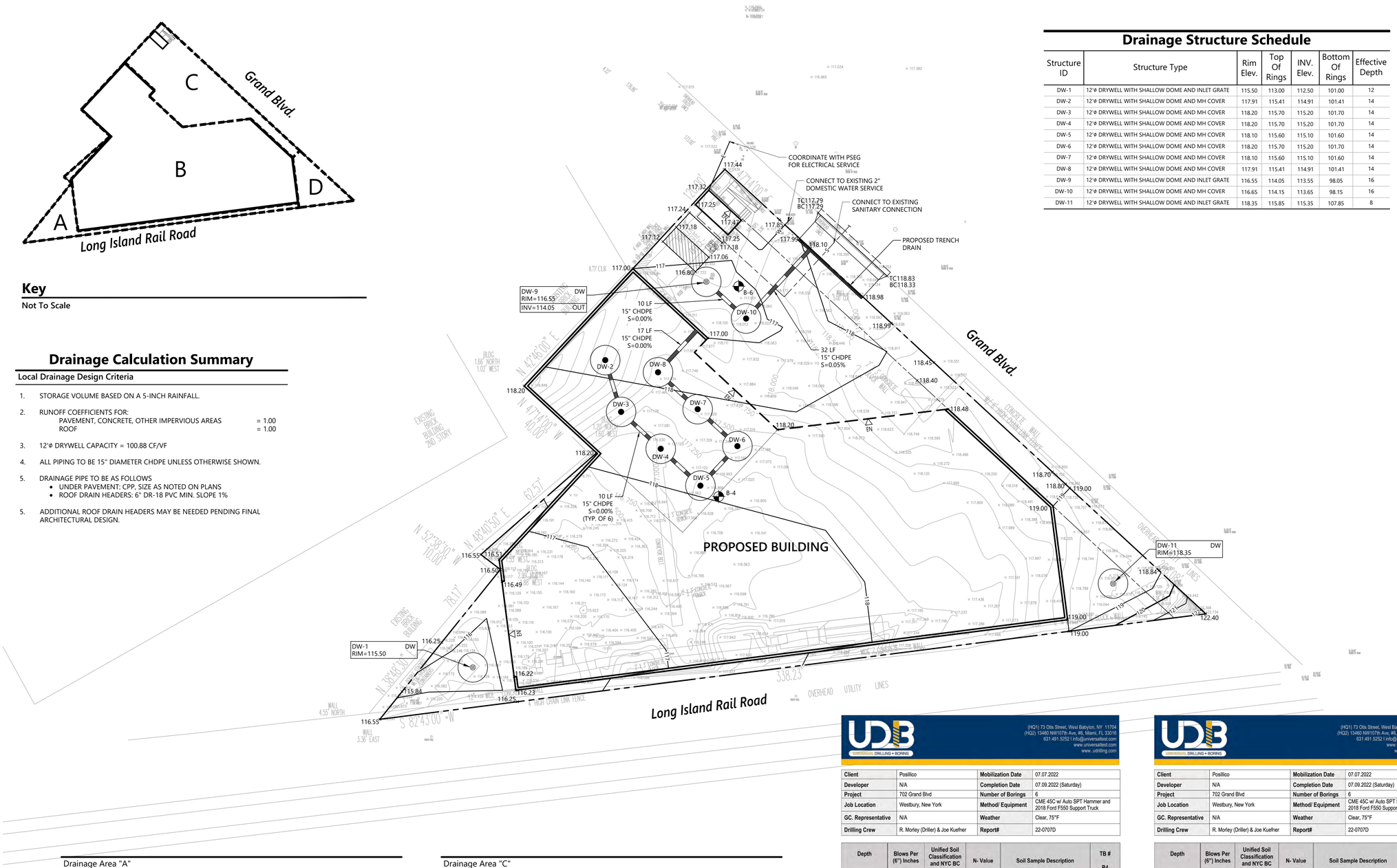
Key

Not To Scale

Drainage Calculation Summary

Local Drainage Design Criteria

1. STORAGE VOLUME BASED ON A 5-INCH RAINFALL.
2. RUNOFF COEFFICIENTS FOR:
   PAVEMENT, CONCRETE, OTHER IMPERVIOUS AREAS = 1.00
   ROOF = 1.00
3. 12'Φ DRYWELL CAPACITY = 100.88 CF/VF
4. ALL PIPING TO BE 15" DIAMETER CHDPE UNLESS OTHERWISE SHOWN.
5. DRAINAGE PIPE TO BE AS FOLLOWS
   - UNDER PAVEMENT: CPP, SIZE AS NOTED ON PLANS
   - ROOF DRAIN HEADERS: 6" DR-18 PVC MIN. SLOPE 1%
5. ADDITIONAL ROOF DRAIN HEADERS MAY BE NEEDED PENDING FINAL ARCHITECTURAL DESIGN.



Drainage Structure Schedule

Structure ID	Structure Type	Rim Elev.	Top Of Rings	INV. Elev.	Bottom Of Rings	Effective Depth
DW-1	12'Φ DRYWELL WITH SHALLOW DOME AND INLET GRATE	115.50	113.00	112.50	101.00	12
DW-2	12'Φ DRYWELL WITH SHALLOW DOME AND MH COVER	117.91	115.41	114.91	101.41	14
DW-3	12'Φ DRYWELL WITH SHALLOW DOME AND MH COVER	118.20	115.70	115.20	101.70	14
DW-4	12'Φ DRYWELL WITH SHALLOW DOME AND MH COVER	118.20	115.70	115.20	101.70	14
DW-5	12'Φ DRYWELL WITH SHALLOW DOME AND MH COVER	118.10	115.60	115.10	101.60	14
DW-6	12'Φ DRYWELL WITH SHALLOW DOME AND MH COVER	118.20	115.70	115.20	101.70	14
DW-7	12'Φ DRYWELL WITH SHALLOW DOME AND MH COVER	118.10	115.60	115.10	101.60	14
DW-8	12'Φ DRYWELL WITH SHALLOW DOME AND MH COVER	117.91	115.41	114.91	101.41	14
DW-9	12'Φ DRYWELL WITH SHALLOW DOME AND INLET GRATE	116.55	114.05	113.55	98.05	16
DW-10	12'Φ DRYWELL WITH SHALLOW DOME AND MH COVER	116.65	114.15	113.65	98.15	16
DW-11	12'Φ DRYWELL WITH SHALLOW DOME AND INLET GRATE	118.35	115.85	115.35	107.85	8

Drainage Area "A"

	Contributing Area (SF)	Runoff C	Rainfall (Ft)	Volume Required (CF)
REQUIRED STORAGE VOLUME CALCULATION FOR 5" RAINFALL				
PAVEMENT AREA	2,824 SF	1.00 x	5/12	1,176
TOTAL REQUIRED STORAGE VOLUME =				1,176
PROVIDED STORAGE VOLUME DESIGN				
USE (1)–(12) FT DIAMETER DRYWELLS @ (12) FT EFFECTIVE DEPTH @ 100.88 CF / VF				
STORAGE VOLUME IN DRYWELLS: (12) FT EFFECTIVE DEPTH x 100.88 CF/VF = 1,210.56 CF				
			TOTAL =	1,210.56 CF o.k.

Drainage Area "B"

	Contributing Area (SF)	Runoff C	Rainfall (Ft)	Volume Required (CF)
REQUIRED STORAGE VOLUME CALCULATION FOR 5" RAINFALL				
ROOF AREA	22,919 SF	1.00 x	5/12	9,550
TOTAL REQUIRED STORAGE VOLUME =				9,550
PROVIDED STORAGE VOLUME DESIGN				
USE (7)–(12) FT DIAMETER DRYWELLS @ (14) FT EFFECTIVE DEPTH @ 100.88 CF / VF				
STORAGE VOLUME IN DRYWELLS: (14) FT EFFECTIVE DEPTH x 100.88 CF/VF = 9,886.24 CF				
			TOTAL =	9,886.24 CF o.k.

Drainage Area "C"

	Contributing Area (SF)	Runoff C	Rainfall (Ft)	Volume Required (CF)
REQUIRED STORAGE VOLUME CALCULATION FOR 5" RAINFALL				
ROOF AREA	144 SF	1.00 x	5/12	60
PAVEMENT AREA	7,280 SF	1.00 x	5/12	3,033
TOTAL REQUIRED STORAGE VOLUME =				3,093
PROVIDED STORAGE VOLUME DESIGN				
USE (2)–(12) FT DIAMETER DRYWELLS @ (16) FT EFFECTIVE DEPTH @ 100.88 CF / VF				
STORAGE VOLUME IN DRYWELLS: (16) FT EFFECTIVE DEPTH x 100.88 CF/VF = 3,228.16 CF				
			TOTAL =	3,228.16 CF o.k.

Drainage Area "D"

	Contributing Area (SF)	Runoff C	Rainfall (Ft)	Volume Required (CF)
REQUIRED STORAGE VOLUME CALCULATION FOR 5" RAINFALL				
PAVEMENT AREA	1,813 SF	1.00 x	5/12	755
TOTAL REQUIRED STORAGE VOLUME =				755
PROVIDED STORAGE VOLUME DESIGN				
USE (1)–(12) FT DIAMETER DRYWELLS @ (8) FT EFFECTIVE DEPTH @ 100.88 CF / VF				
STORAGE VOLUME IN DRYWELLS: (8) FT EFFECTIVE DEPTH x 100.88 CF/VF = 807.04 CF				
			TOTAL =	807.04 CF o.k.

(HQ1) 73 Otis Street, West Babylon, NY 11704
(HQ2) 13460 NW107th Ave, #8, Miami, FL 33016
631.491.5252 | info@universaltest.com
www.universaltest.com
www. udrilling.com

Client	Posillico	**Mobilization Date**	07.07.2022
Developer	N/A	**Completion Date**	07.09.2022 (Saturday)
Project	702 Grand Blvd	**Number of Borings**	6
Job Location	Westbury, New York	**Method/ Equipment**	CME 45C w/ Auto SPT Hammer and 2018 Ford F550 Support Truck
GC. Representative	N/A	**Weather**	Clear, 75°F
Drilling Crew	R. Morley (Driller) & Joe Kuefner	**Report#**	22-0707D

Depth	Blows Per (6") Inches	Unified Soil Classification and NYC BC Class	N- Value	Soil Sample Description	TB # B4
0 - 2 FEET BLG	17-24-28-14	**Misc.**	N/A	RCA (Fill Material)	Sample 1
2 – 4 FEET BLG	10-8-11-11	**SM**	19	Brown Fine Sand w/ Trace of Silt	Sample 2
4 - 6 FEET BL	8-8-8-11	**SP**	16	Brown Fine to Medium Sand w/ Gravel	Sample 3
6 - 8 FEET BLG	7-9-13-15	**SP**	22	Brown Fine to Medium Sand w/ Gravel	Sample 4
8 - 10 FEET BLG	12-21-19-12	**SP**	40	Brown Fine to Medium Sand w/ Gravel	Sample 5
15-17 FEET BLG	7-15-14-12	**SP**	29	Brown Fine to Medium Sand w/ Gravel	Sample 6
20-22 FEET BLG	5-6-8-8	**SP**	14	Brown Fine Sand	Sample 7
25-27 FEET BLG	7-4-11-13	**SP**	15	Brown Fine Sand	Sample 8
30-32 FEET BLG	9-10-11-12	**SP**	21	Brown Fine Sand	Sample 9
35-37 FEET BLG	10-8-8-6	**SP**	16	Brown Fine Sand	Sample 10
40-42 FEET BLG	4-5-5-7	**SP**	10	Brown Fine Sand	Sample 11

End of Boring: -42 **Groundwater Encountered at: N/A**

Boring B-4

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Drilling Crew	R. Morley (Driller) & Joe Kuefner	**Report#**	22-0707D

Depth	Blows Per (6") Inches	Unified Soil Classification and NYC BC Class	N- Value	Soil Sample Description	TB # B6
0 - 2 FEET BLG	N/A	**Misc.**	N/A	Concrete 12" 12" Brown Sand	Sample 1
2 – 4 FEET BLG	8-6-8-3	**Misc.**	N/A	RCA	Sample 2
4 - 6 FEET BL	4-3-3-4	**SP**	6	Brown Fine to Medium Sand w/ Gravel	Sample 3
6 - 8 FEET BLG	3-3-2-3	**SP**	5	Brown Fine to Medium Sand w/ Gravel	Sample 4
8 - 10 FEET BLG	7-8-11-15	**SP**	19	Brown Fine Sand	Sample 5
15-17 FEET BLG	8-8-10-12	**SP**	18	Brown Fine Sand	Sample 6
20-22 FEET BLG	6-7-9-12	**SP**	16	Brown Fine Sand	Sample 7
25-27 FEET BLG	10-13-15-11	**SP**	28	Brown Fine Sand	Sample 8
30-32 FEET BLG	4-5-5-7	**SP**	10	Brown Fine Sand	Sample 9
35-37 FEET BLG	6-8-10-12	**SP**	18	Brown Fine Sand	Sample 10
40-42 FEET BLG	5-5-5-11	**SP**	10	Brown Fine Sand	Sample 11

End of Boring: -42 **Groundwater Encountered at: N/A**

Boring B-6

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702 Grand Blvd.
Westbury, NY

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Designed by RN Checked by AJN

Issued for: Building Dept. Review — Date: Sept. 16, 2022

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Drawing Title: Preliminary Grading, Drainage and Utility Plan



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Drawing Number: C3.00

Sheet 3 of 5

Project Number: 20936.00

Saved Tuesday, November 29, 2022 6:09:52 PM RNESHEIWAT Plotted Thursday, April 6, 2023 3:48:00 PM Rana Nesheiwat

Erosion Control Notes

1. PRIOR TO STARTING WORK ON THE SITE, INCLUDING DEMOLITION, CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCIES AND INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS REQUIRED BY STATE & LOCAL AGENCIES. ACTUAL EROSION CONTROL MEASURES WILL BE DICTATED BY FIELD CONDITIONS AS CONSTRUCTION PROGRESSES. EROSION CONTROL MEASURES TO BE ADJUSTED AS CONSTRUCTION PROGRESSES AS NECESSARY TO ENSURE THAT SEDIMENT IS TRAPPED ON-SITE.
2. SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL CONFORM TO "THE NEW YORK GUIDELINES FOR EROSION AND SEDIMENT CONTROL".
3. SEDIMENT BARRIERS (SILT FENCE OR APPROVED EQUAL) SHALL BE INSTALLED AS REQUIRED ALONG THE LIMITS OF DISTURBANCE FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ONTO ADJACENT PROPERTIES, WETLANDS OR ROADS.
4. DRAINAGE INLETS INSTALLED AS PART OF THE PROJECT SHALL BE PROTECTED FROM SEDIMENT BUILDUP THROUGH THE USE OF SEDIMENT BARRIERS, SEDIMENT TRAPS, DANDY BAGS, ETC., AS REQUIRED.
5. PROPER MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED AS INDICATED BY PERIODIC INSPECTION AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, CLEANING OF SEDIMENT BASINS AND TRAPS, CLEANING OR REPAIR OF SEDIMENT BARRIERS, CLEANING AND REPAIR OF BERMS AND DIVERSIONS, AND CLEANING AND REPAIR OF INLET PROTECTION.
6. APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING CONSTRUCTION.
7. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FORM BEING TRACKED ONTO LOCAL ROADS. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.
8. SEDIMENT BARRIERS AND OTHER CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED, AFTER PERMANENT STABILIZATION, PAVED AREAS SHALL BE CLEANED AND DRAINAGE SYSTEMS CLEANED AND FLUSHED AS NECESSARY.
9. LOCATION AND EXTENT OF EROSION & SEDIMENT CONTROL MEASURES TO BE ADJUSTED AS NECESSARY DURING THE COURSE OF CONSTRUCTION AS CONSTRUCTION PROGRESS AND FIELD CONDITIONS DICTATE.

Dandy Bag Notes

INSTALLATION:

EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END.

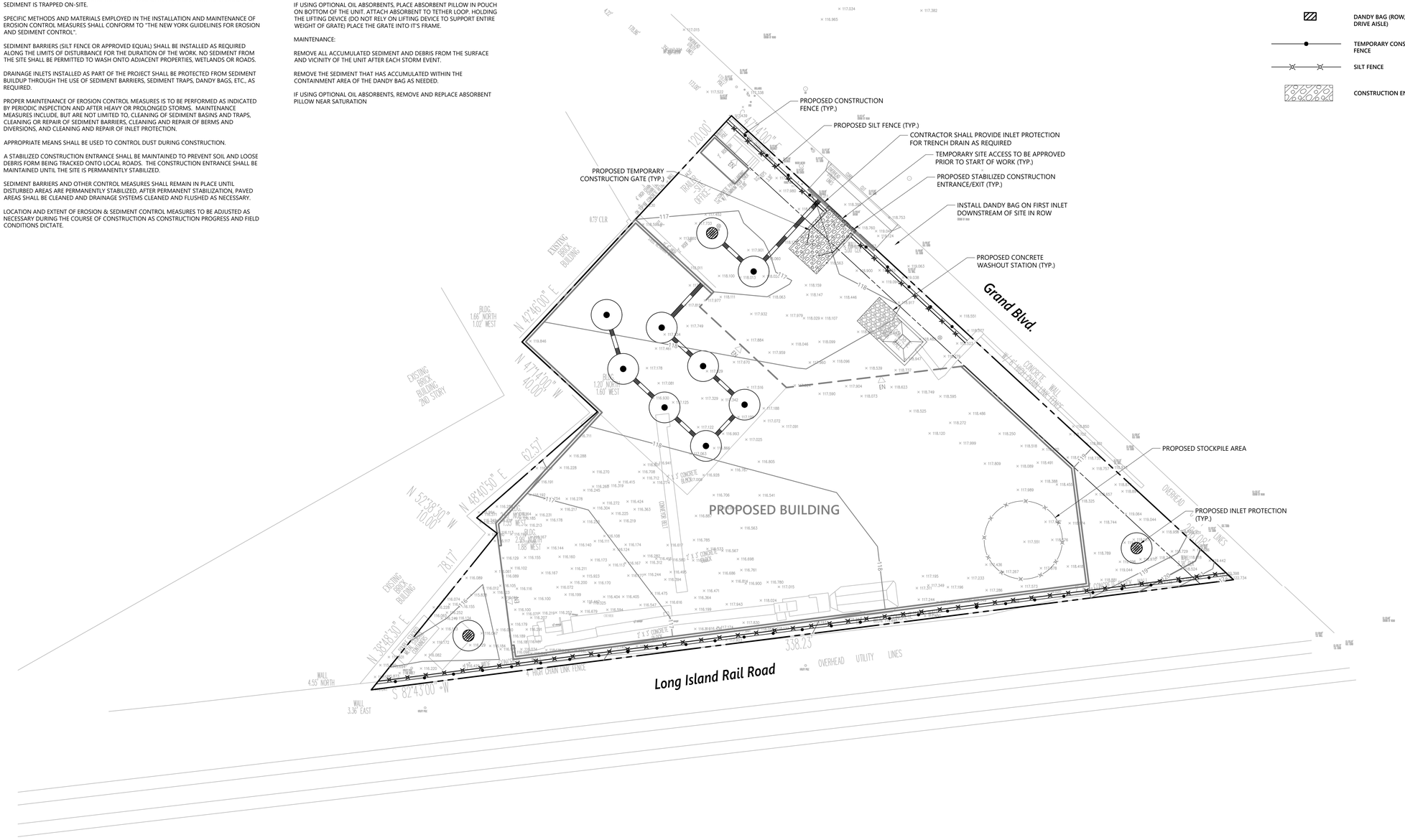
IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLOW IN POUCH ON BOTTOM OF THE UNIT. ATTACH ABSORBENT TO TETHER LOOP, HOLDING THE LIFTING DEVICE (DO NOT RELY ON LIFTING DEVICE TO SUPPORT ENTIRE WEIGHT OF GRATE) PLACE THE GRATE INTO IT'S FRAME.

MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE AND VICINITY OF THE UNIT AFTER EACH STORM EVENT.

REMOVE THE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED.

IF USING OPTIONAL OIL ABSORBENTS, REMOVE AND REPLACE ABSORBENT PILLOW NEAR SATURATION



Legend

- INLET PROTECTION (DANDY BAG OR APPROVED EQUAL)
- DANDY BAG (ROW/EXISTING DRIVE AISLE)
- TEMPORARY CONSTRUCTION FENCE
- SILT FENCE
- CONSTRUCTION ENTRANCE

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Designed by: RN
Checked by: AJN

Issued for: **Building Dept. Review**
Date: **Sept. 16, 2022**

Not Approved for Construction

Drawing Title
Preliminary Erosion and Sediment Control Plan

Drawing Number
C4.00

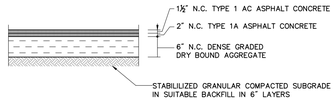
Sheet 4 of 5

Project Number
20936.00

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Standard Duty Flexible Pavement

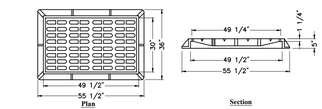
Note:

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

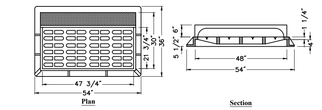
Bituminous Concrete Pavement Sections - On Site

6/08

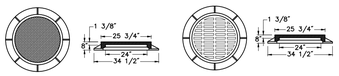
N.T.S. REV



Campbell Foundry 3408 Heavy Duty Frame & Grate



Campbell Foundry 2617 Heavy Duty Curb Inlet



Campbell Foundry 1009 Heavy Duty Frame & Cover **Campbell Foundry 1184 Heavy Duty Frame & Grate**

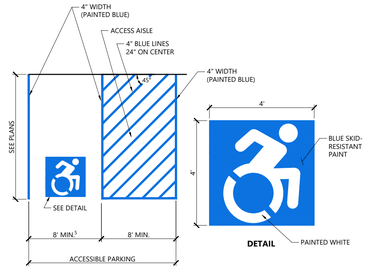
Notes:

1. MATERIALS: CONFORMS TO ASTM A48 CLASS 30B OR 35B SPECIFICATIONS. LOAD RATING: FOR AASHTO & H20. CAMPBELL FOUNDRY OR APPROVED EQUAL.
2. CASTINGS MUST MATCH PRECAST OPENING.
3. 2 INCHES OF CASTING MUST REST ON CONCRETE PRECAST.

Castings

5/15

N.T.S.



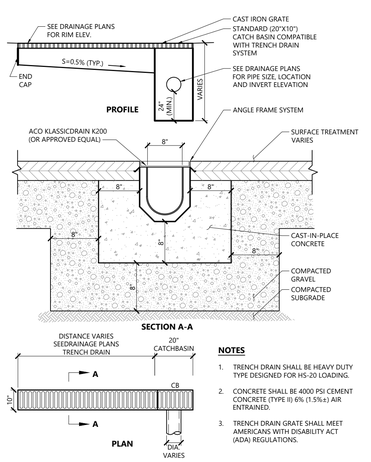
NOTES

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.
4. THE ACCESSIBLE SYMBOL DEPICTED ABOVE DOES NOT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND IS SHOWN FOR COMPLIANCE WITH STATE AND LOCAL REGULATIONS ONLY.
5. 90° STALL WIDTH TO BE 10 FEET WIDE WHERE DRIVE AISLE IS LESS THAN 23 FEET FOR 2-WAY TRAFFIC PER TOWN OF ISLIP

Accessible Parking Space

1/16

N.T.S. Source: VHB REV LD_552c



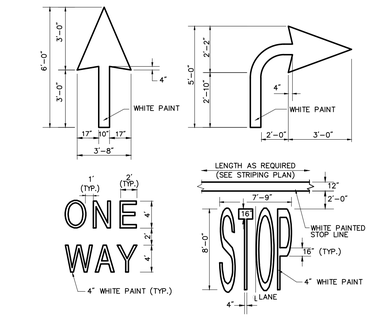
NOTES

1. TRENCH DRAIN SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS-20 LOADING.
2. CONCRETE SHALL BE 4000 PSI CEMENT CONCRETE (TYPE II) 6% (1.5%±) AIR ENTRAINED.
3. TRENCH DRAIN GRATE SHALL MEET AMERICANS WITH DISABILITY ACT (ADA) REGULATIONS.

Trench Drain

12/19

N.T.S. Source: VHB LD_190-A



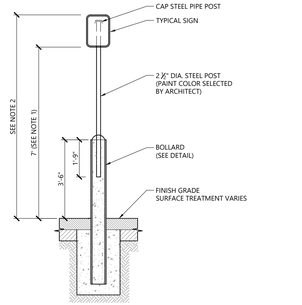
Notes:

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.
2. ALL PAVEMENT MARKINGS (EXCEPT TRAFFIC ARROWS AND STOP BARS) SHALL BE SETFAST LOW VOC TRAFFIC MARKING PAINT OR APPROVED EQUAL AS PER NYSDOT REQUIREMENTS. TRAFFIC ARROWS AND STOP BARS SHALL BE THERMOPLASTIC MATERIAL FORMULATED SPECIFICALLY FOR USE AS RETROREFLECTIVE PAVEMENT MARKINGS AS PER NYSDOT REQUIREMENTS.

Painted Pavement Markings - On Site

6/03

N.T.S. Source: VHB LD_554

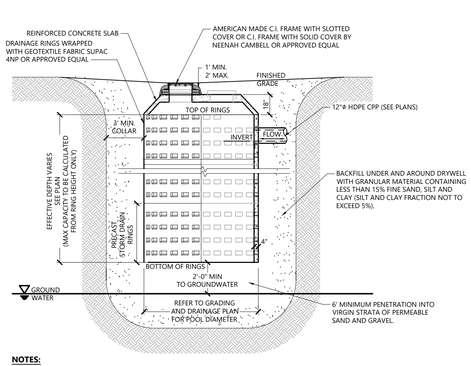


1. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
2. THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE

Bollard Mounted Sign

2/20

N.T.S. Source: VHB REV LD_703

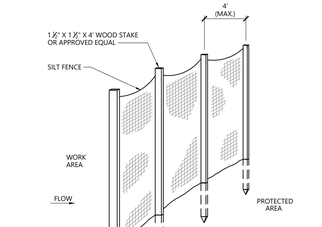


NOTES:

1. MINIMUM OF 10' BETWEEN POOLS.
2. RECTANGULAR OPENING TO MATCH SIZE OF CASTING.
3. CURB INLET:
   RICHARDS FOUNDRY TYPE K1022
   CAMPBELL FOUNDRY TYPES 2501 OR 2511,
   FLOCKHART FOUNDRY TYPE 624-61455
4. CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION FOR ADJACENT PROPERTIES AND UTILITIES DURING EXCAVATION OF DRYWELLS

Leaching Basin - Item 100-B

N.T.S. LD_

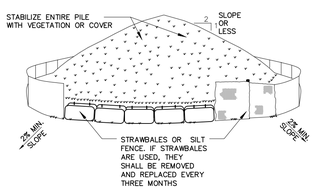


WOOD STAKE JOINT DETAIL

Silt Fence Barrier

1/16

N.T.S. Source: VHB REV LD_650

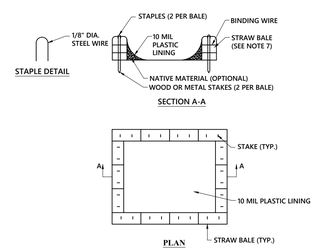


Notes:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL ON THIS SHEET

Soil Stockpiling

N.T.S. Source:



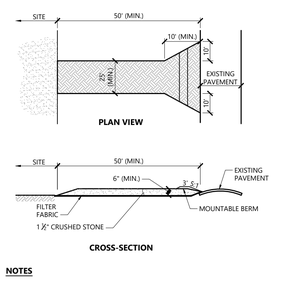
Notes:

1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED AS SHOWN ON PLANS.
2. IN LIEU OF HAY BALES AND PLASTIC, CONTRACTOR MAY PROVIDE PREFABRICATED CONCRETE WASHOUT STRUCTURE. APPROVAL FROM ENGINEER REQUIRED PRIOR TO ON SITE ARRIVAL OF PREFABRICATED STRUCTURE.
3. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF OFF-SITE. CONTRACTOR TO DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.
4. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED TO DESIGNATE THE TEMPORARY CONCRETE WASHOUT FACILITY.
5. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
6. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
7. STRAW BALE AND STAPLES MAY BE SUBSTITUTED WITH ALTERNATE SECURING MEASURES SUCH AS CONCRETE BLOCK.
8. IF EXCAVATED, SIDE SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

Concrete Truck Washout

1/18

N.T.S. Source: VHB



NOTES

1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

1/16

N.T.S. Source: VHB LD_682

vhb.com

vhb

Engineering, Surveying, Landscape Architecture and Geology, PC
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400

ConStrux

702 Grand Blvd.
Westbury, NY

No.	Revision	Date	Appvd.
3	PARKING CALCULATIONS	04/06/2023	AJN
2	BUILDING FOOTPRINT	11/29/2022	AJN
1	BUILDING FOOTPRINT	10/14/2022	AJN

Designed by: RN — Checked by: AJN

Issued for: **Building Dept. Review** — Date: **Sept. 16, 2022**

Not Approved for Construction

Drawing Title: **Site Details**

Drawing Number: **C5.00**

Sheet 5 of 5

Project Number: **20936.00**

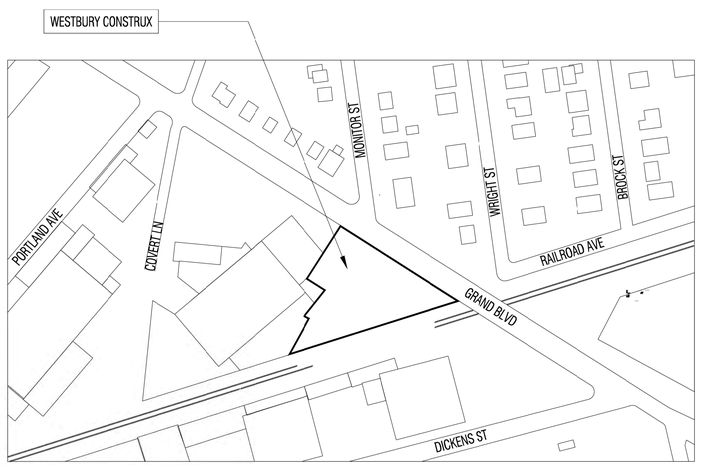


IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER

Saved Tuesday, November 29, 2022 6:00:07 PM RNESHEWAT Plotted Thursday, April 6, 2023 3:48:26 PM Rana Nesheiwat

CON-STRUX WESTBURY PROPOSED FACILITY

ADDRESS: 702 GRAND BOULEVARD, WESTBURY, NY 11590
TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK



1 A-001 LOCATION PLAN(PROPOSED)
Scale: 1" = 128' - 0"



2 A-001 LOCATION PLAN (EXISTING CONDITIONS)
Scale: N.T.S.

SITE/CIVIL DRAWING LIST:
C1.00 = LEGEND AND GENERAL NOTES
C2.00 = PRELIMINARY LAYOUT AND MATERIALS PLAN
C3.00 = PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
C4.00 = PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN
C5.00 = SITE DETAILS

ARCHITECTURAL DRAWING LIST:
A0.01 = SURVEY
A0.02 = LOCATION MAP
A1.00 = SITE PLAN / FIRST FLOOR PLAN
A1.01= ROOF PLAN
A1.02 = MOBILE OFFICE
A2.00 = ELEVATIONS
A3.00 = SECTIONS

SITE / CIVIL DRAWINGS PREPARED BY VHB ENGINEERING

ARCHITECTURAL DRAWINGS PREPARED BY POSILLICO, INC. AN AFFILIATE OF CON-STRUX, LLC.

SITE DATA

OWNER/APPLICANT: CON-STRUX, LLC
702 GRAND BLVD
WESTBURY, NY 11590

ALL DRAWINGS REFERENCE SURVEY INFORMATION PREPARED BY:
JEFFREY S. BAUSCH, PLS, PC
289 DONALD BLVD.
HOLBROOK, NY 11741
LAST DATED - MARCH 15, 2022

SITE ADDRESS: 702 GRAND BLVD.
WESTBURY, NY 11590

MUNICIPALITY: TOWN OF NORTH HEMPSTEAD

COUNTY: NASSAU

NCTM: SECTION 10, BLOCK R, LOT NO. 420 & 732

APPROXIMATE SITE AREA: 34,980 SQ. FT. (0.803 ACRES)

SERVICE DISTRICT

WATER DISTRICT: WESTBURY WATER DISTRICT
FIRE DISTRICT: WESTBURY FIRE DEPARTMENT
SEWER DISTRICT: NASSAU COUNTY DPW
ELECTRIC: PSE&G LONG ISLAND
GAS: NATIONAL GRID

ZONING INFORMATION

USE: CONCRETE CRUSHING FACILITY
ZONE: INDUSTRIAL B (I-B)

PROPOSED BUILT AREA : 22,919 SQ. FT.
MOBILE OFFICE: 144 SQ. FT.
TOTAL SQ. FOOTAGE: 23,063 SQ. FT.

BUILDING CODE ANALYSIS

BASED ON THE 2020 INTERNATIONAL BUILDING CODE ANALYSIS

	ALLOWED/REQUIRED	PROPOSED
BUILDING OCCUPANCY	F-2	F-2
CONSTRUCTION CLASSIFICATION	TYPE IIB	TYPE IIB
MAX. PERMISSIBLE AREA	23,000 SF	22,919 SF
HEIGHT (STORIES)	3	1
HEIGHT (FEET)	55' (50' TONH ZONING)	50'-0"
SPRINKLERED	NO	NO
FIRE ALARM	NO	NO

Posillico

PROJECT INFO:
CON-STRUX, LLC.
702 GRAND BLVD.
WESTBURY, NEW YORK 11590
(516) 333-3133

DISCIPLINES:
SITE/CIVIL:
VHB ENGINEERING
100 MOTOR PARKWAY
SUITE 350
HAUPPAUGE, NY 11788
(631) 787-3400
STRUCTURAL:
REUTHER + BOWEN
326 WARD STREET
SCRANTON, PA 18512

KEY MAP (N.T.S.):



LICENSED PROFESSIONAL:

REGISTERED ARCHITECT
JUSTIN C. SERTICH
039077
STATE OF NEW YORK

SIGNATURE: DATE:

REVISIONS / ISSUES

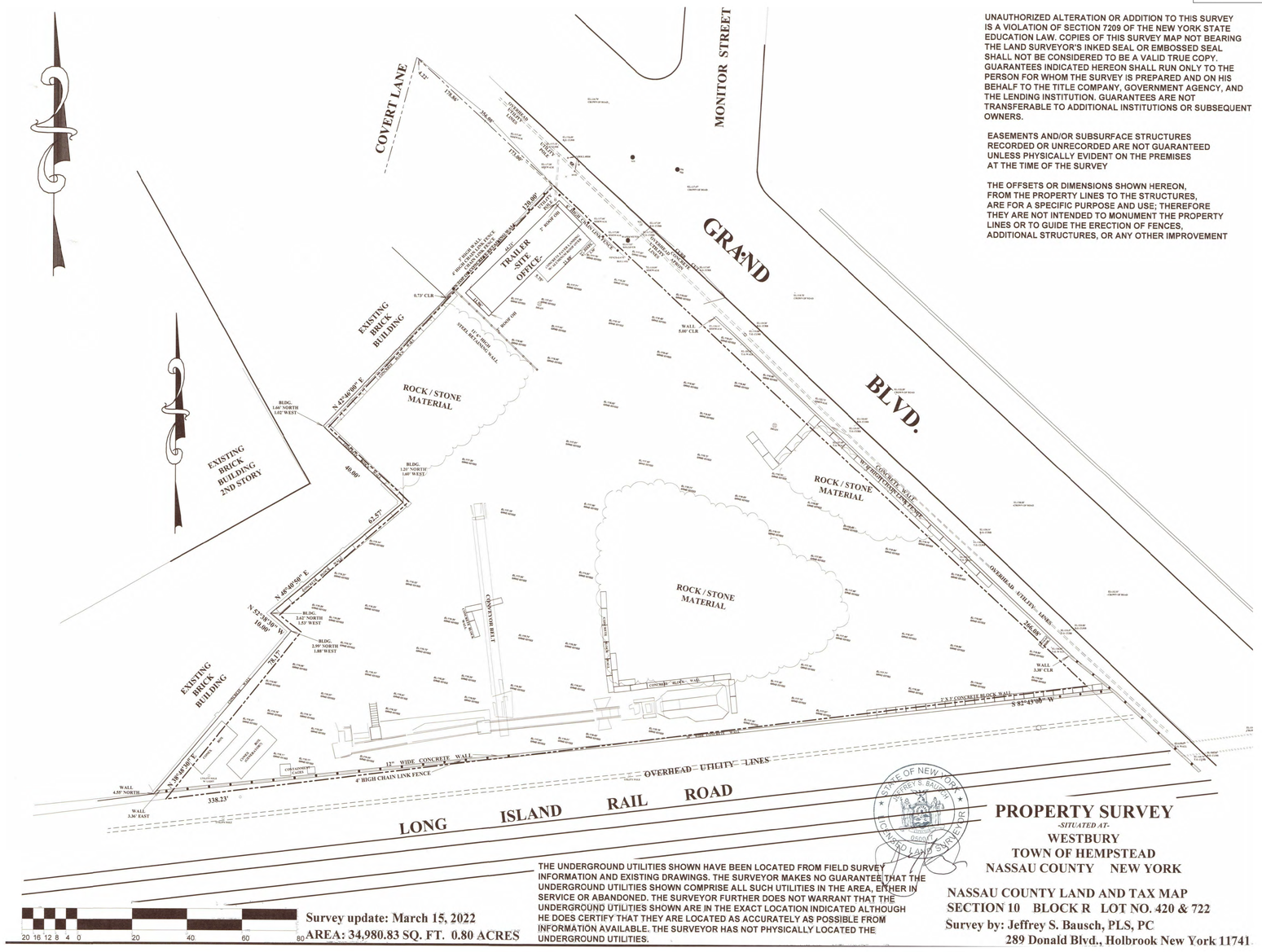
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		ISSUED TO TONH

TITLE:
COVER

DATE:	08.31.2022
DRAWN BY:	CS/JO
CHECKED BY:	CS
SCALE:	AS NOTED
PROJECT NUMBER:	2201
	scaled inch

SHEET NO.:
CVR

NOTE:
***THIS DRAWING FOR REFERENCE ONLY. SURVEY SUBMITTED AS SEPARATE SUBMISSION IN CORRELATION TO THIS APPLICATION.



Survey update: March 15, 2022
AREA: 34,980.83 SQ. FT. 0.80 ACRES

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY, AND THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY

THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STATE OF NEW YORK
JEFFREY S. BAUSCH
LICENSED LAND SURVEYOR
049907

PROPERTY SURVEY

-SITUATED AT-

WESTBURY
TOWN OF HEMPSTEAD
NASSAU COUNTY NEW YORK

NASSAU COUNTY LAND AND TAX MAP
SECTION 10 BLOCK R LOT NO. 420 & 722

Survey by: Jeffrey S. Bausch, PLS, PC
289 Donald Blvd., Holbrook New York 11741

Posillico

PROJECT INFO:
CON-STRUX, LLC.
702 GRAND BLVD.
WESTBURY, NEW YORK 11590
(516) 333-3133

DISCIPLINES:
SITE/CIVIL:
VHB ENGINEERING
100 MOTOR PARKWAY
SUITE 350
HAUPPAUGE, NY 11788
(631) 787-3400
STRUCTURAL:
REUTHER + BOWEN
326 WARD STREET
SCRANTON, PA 18512

KEY MAP (N.T.S.):



LICENSED PROFESSIONAL:
REGISTERED ARCHITECT
CLIFTON C. SERVIDIO
039071
STATE OF NEW YORK
SIGNATURE: DATE:

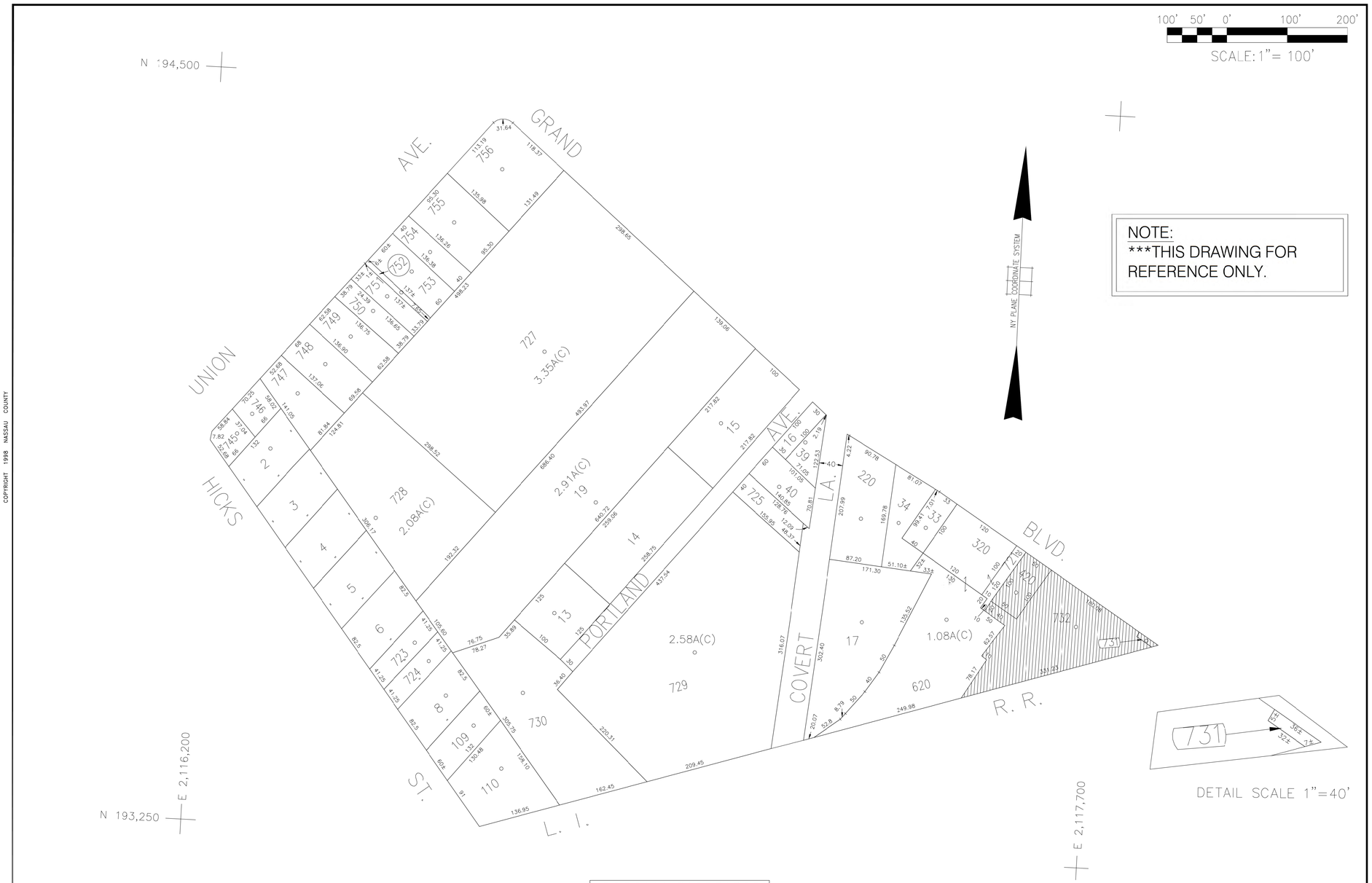
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SURVEY

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DRAWN BY:	CS/JO
CHECKED BY:	CS
SCALE:	AS NOTED
PROJECT NUMBER:	2201
	scaled inch

SHEET NO.:
A0.01



NOTE:
***THIS DRAWING FOR REFERENCE ONLY.

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LEGEND

COUNTY LINE
TOWN LINE
VILLAGE LINE
SCHOOL DISTRICT LINE
PROPERTY LINE
SPECIAL DISTRICT LINE
BLOCK LIMIT
LOCATOR POINT
TAX MAP PARCEL NO. 246
CALCULATED ACREAGE 754(C)
DEED ACREAGE 176A
SCALED DIMENSION 327(S)
DEED DIMENSION 185.69

REFERENCE MAPS
MAP NO.

SPECIAL DISTRICTS

	DIST
POLICE	
County Police	3
WATER	
Westbury	15
LIGHTING	
Town of North Hempstead	30
LIBRARY	
FIRE	
Westbury	51

	DIST
FIRE PROTECTION	
SANITARY	
REFUSE & GARBAGE	
REFUSE DISPOSAL	
SEWAGE COLLECTION	
Sewage Collection District #3-CP-W	52

	DIST
PUBLIC PARKING	
SEWER	
Nassau County Sewage Disposal District # 3	39
PARK	
WATER POLLUTION CONTROL	
IMPROVEMENT	
SIDEWALK Town of North Hempstead	S

	DIST
DRAINAGE	
FIRE HYDRANT RENTAL	
GARBAGE	
New Cassel	66
ESCALATOR	
Town, County, College, Police HQ	1
Town Highway	2

MUNICIPALITIES
TOWN OF: HEMPSTEAD
NORTH HEMPSTEAD
OYSTER BAY
CITY OF:
GLEN COVE
LONG BEACH
VILLAGE OF:

SCHOOL DISTRICT
Westbury 1

CODE	SPECIAL DISTRICT WITHIN
704	1 15 2 3 30 39 51 52 66 S

Nassau County Department of Assessment
Charles O'Shea, Chairman
Land & Tax Map
Map Last Revised: July 2 2003

SEC. 10
BLK. R
SHEET 1 OF 1

Posillico

PROJECT INFO:
CON-STRUX, LLC.
702 GRAND BLVD.
WESTBURY, NEW YORK 11590
(516) 333-3133

DISCIPLINES:
SITE/CIVIL:
VHB ENGINEERING
100 MOTOR PARKWAY
SUITE 350
HAUPPAUGE, NY 11788
(631) 787-3400
STRUCTURAL:
REUTHER + BOWEN
326 WARD STREET
SCRANTON, PA 18512

KEY MAP (N.T.S.):



LICENSED PROFESSIONAL:
CALVIN C. SERVIDIO
REGISTERED ARCHITECT
039077
STATE OF NEW YORK
SIGNATURE: DATE:

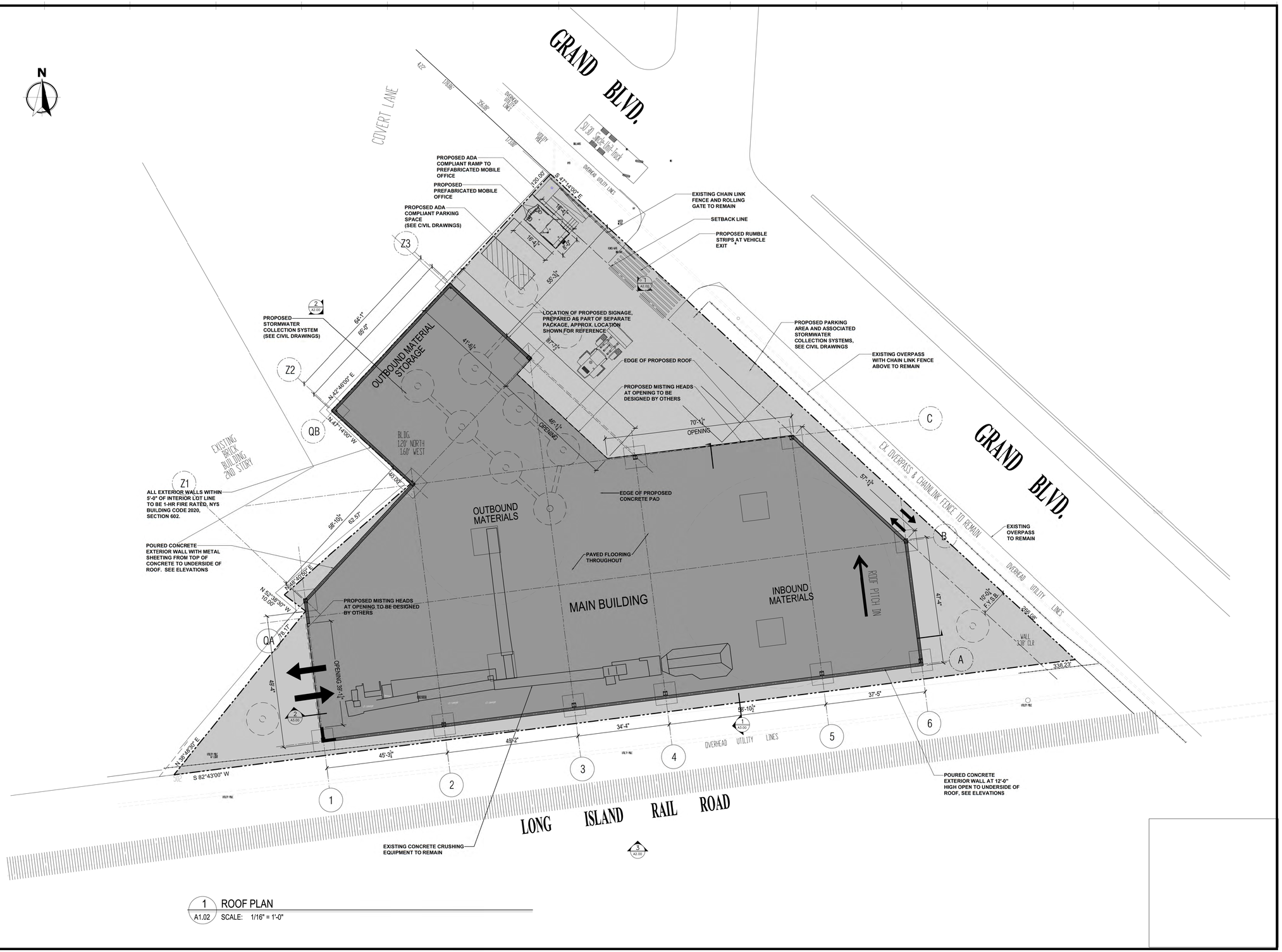
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DATE:	08.31.2022
DRAWN BY:	CS/JO
CHECKED BY:	CS
SCALE:	AS NOTED
PROJECT NUMBER:	2201
	scaled inch

SHEET NO.:
A0.02



1 ROOF PLAN
A1.02 SCALE: 1/16" = 1'-0"

Posillico

PROJECT INFO:

CON-STRUX, LLC.
702 GRAND BLVD.
WESTBURY, NEW YORK 11590
(516) 333-3133

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SIGNATURE: DATE:

REVISIONS / ISSUES

ISSUED	DATE	DESCRIPTION
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		ISSUED TO TONH

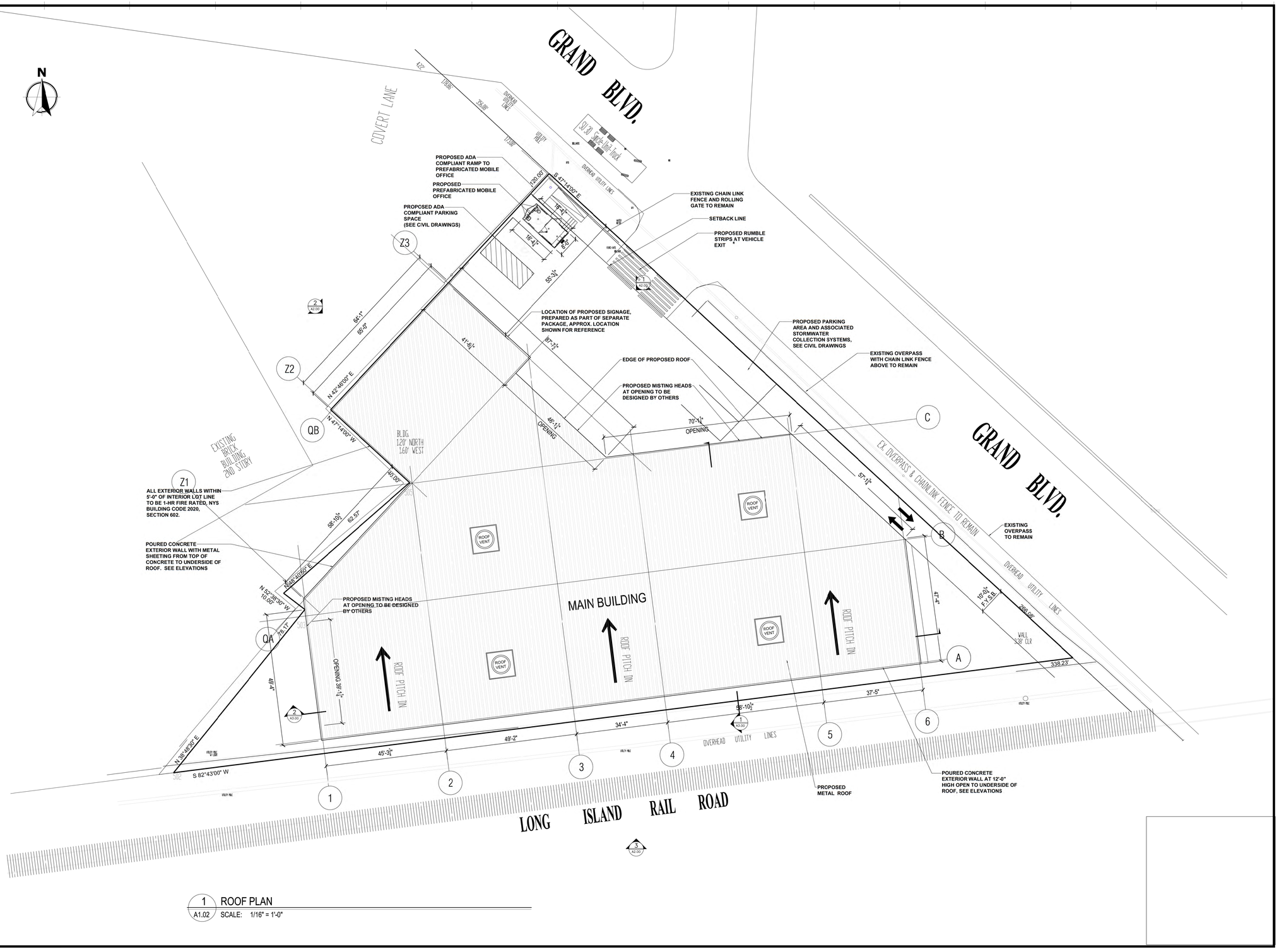
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SITE PLAN & FIRST FLOOR PLAN

DATE:	08.31.2022
DRAWN BY:	CS/JO
CHECKED BY:	CS
SCALE:	AS NOTED
PROJECT NUMBER:	2201
	scaled inch

SHEET NO.:

A1.01



1 ROOF PLAN
A1.02 SCALE: 1/16" = 1'-0"

Posillico

PROJECT INFO:

CON-STRUX, LLC.
702 GRAND BLVD.
WESTBURY, NEW YORK 11590
(516) 333-3133

DISCIPLINES:

SITE/CIVIL:

VHB ENGINEERING
100 MOTOR PARKWAY
SUITE 350
HAUPPAUGE, NY 11788
(631) 787-3400

STRUCTURAL:

REUTHER + BOWEN
326 WARD STREET
SCRANTON, PA 18512

KEY MAP (N.T.S.):



LICENSED PROFESSIONAL:

REGISTERED ARCHITECT
JUSTIN C. SERTICH
039077
STATE OF NEW YORK

SIGNATURE: DATE:

REVISIONS / ISSUES

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		ISSUED TO TONH

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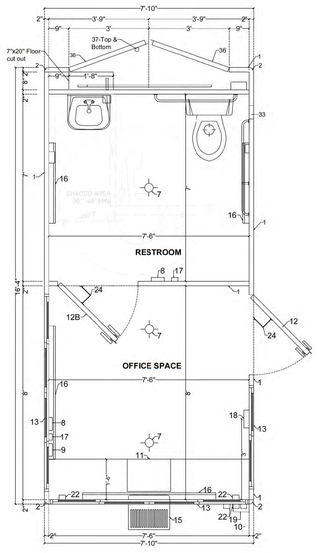
ROOF PLAN

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CHECKED BY:	CS
SCALE:	AS NOTED
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	scaled inch

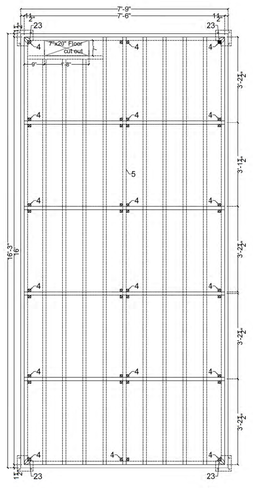
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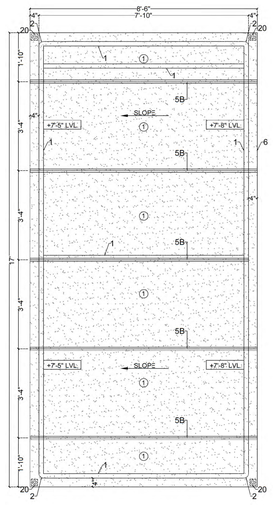
8' X 16' CUSTOM BOOTH
BY GUARDIAN BOOTH



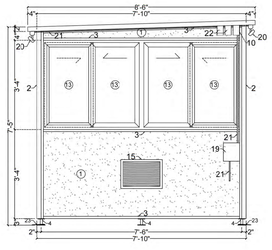
FLOOR PLAN
Scale: N.T.S.



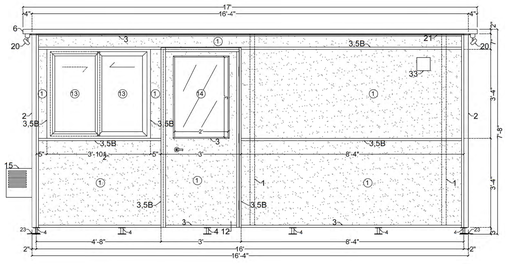
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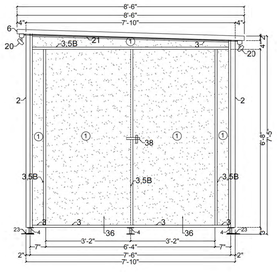
ROOF PLAN
Scale: N.T.S.



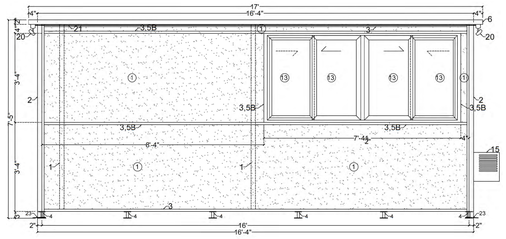
LEFT ELEVATION
Scale: N.T.S.



FRONT ELEVATION
Scale: N.T.S.



RIGHT ELEVATION
Scale: N.T.S.



REAR ELEVATION
Scale: N.T.S.

BOOTH SPECIFICATIONS:

Tel. (844) 992 6684 www.guardianbooth.com
527 NY-Rte 303, Orangeburg, NY 10962

LEGEND:

1. (1500)(WRAP8X12)_ SANDWICH PANEL-ALUMINUM FRAME WITH 2" DOUBLE LAYER ISOPIANO PANELS AND R-10 XPS FORM INSULATION (WRAPPED)
2. (4100)_ CORNER COLUMN
3. (4001-1)_ C CHANNEL
4. (9001)_ LEGS
5. (S8X16F) BASE-FRAME:WELDED 1.5" X 1.5" X.05" SQUARE STEEL TUBING, COVERED WITH 0.12" THK. DIAMOND FLOOR PLATE

5B. SUPPORT "UBE 1 1/2" X 3/4" X 1/16"

6. (S8X16R)_ ROOF WITH 4" OVERHANG
7. (3101)_ INTERIOR LIGHTING
8. (2305)_ LIGHT SWITCH
9. (2303)_ QUAD OUTLET
10. (EXTJUNCTIONBOX)_ EXTERIOR ELECTRICAL CONNECTION BOX
11. (DESKS)_ DESK WITH DRAWER (18")
12. (7098)(TINT8X12)_ 36" SWING DOOR WITH FIXED GLASS (15% BLACK TINTED)

12B. (7001)_ 35" SWING DOOR WITHOUT GLASS

13. (9403-04, 01)(TINT8X12)_SLIDING WINDOW (15% BLACK TINTED)
14. (TINT8X12)_ FIXED WINDOW (15% BLACK TINTED)
15. (9105)_ WALL MOUNTED AC (15000 BTU)
15. (BH6X8)_ ELECTRIC BASEBOARD HEATER (2x1250 WATT)

15B. (BH4X6)_ ELECTRIC BASEBOARD HEATER (2x750 WATT)

17. (2302)_ THERMOSTAT (2X)
18. (2403)_ CIRCUIT BREAKER PANEL RATED 125 AMP, MAIN LUG (12 SPACE)
19. (2323)_ ELECTRICAL DISCONNECT SWITCH (60 AMP)
20. (EXTLGHT)_ EXTERIOR LIGHTING
21. (2403)_ CONDUIT
22. (1100)_ DATA PORT & PHONE LINE (2X)
23. (BRACKETS)_ ANCHORING BRACKET
24. (7009)_ DOOR CLOSER (2X)
25. GRAB BAR 18" VERTICAL ON SIDE WALL
26. GRAB BAR 36" ON BACK WALL
27. GRAB BAR 42" ON SIDE WALL
28. VANITY SINK (ADA)
29. TOILET (ADA)
30. MIRROR
31. WATER HEATER
32. TOILET TISSUE DISPENSER
33. VENT FAN
34. PAPER TOWEL DISPENSER
35. WALL MOUNTED HEATER
36. CHASE ACCESS DOORS
37. BARREL BOLT LOCK
38. KEYED HASPLOCK

NOTE:

1. DO NOT SCALE THE DRAWING, FOLLOW ONLY FIGURED DIMENSION
2. ALL DIM. GIVEN IN THIS DRAWING ARE IN FEET & INCH
3. EXTERIOR WRAP WITH VINYL

NOTE:

THIS DRAWING PROVIDED FOR REFERENCE ONLY. ALL DESIGNS FOR PRE-FABRICATED MOBILE TRAILER PROVIDED BY GUARDIAN BOOTH

Posillico

PROJECT INFO:
CON-STRUX, LLC.
702 GRAND BLVD.
WESTBURY, NEW YORK 11590
(516) 333-3133

DISCIPLINES:
SITE/CIVIL:
VHB ENGINEERING
100 MOTOR PARKWAY
SUITE 350
HAUPPAUGE, NY 11788
(631) 787-3400
STRUCTURAL:
REUTHER + BOWEN
326 WARD STREET
SCRANTON, PA 18512

KEY MAP (N.T.S.):



LICENSED PROFESSIONAL:



SIGNATURE: DATE:

REVISIONS / ISSUES

ISSUED	DATE	DESCRIPTION
		ISSUED TO TONH
		ISSUED TO TONH

TITLE:

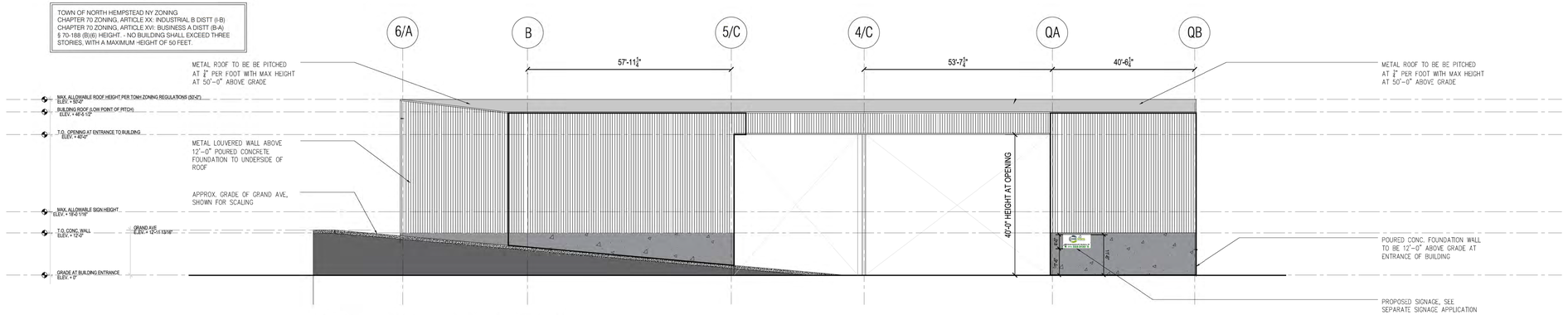
MOBILE OFFICE PLANS & ELEVATIONS

DATE:	08.31.2022
DRAWN BY:	CS/JO
CHECKED BY:	CS
SCALE:	AS NOTED
PROJECT NUMBER:	2201
	scaled inch

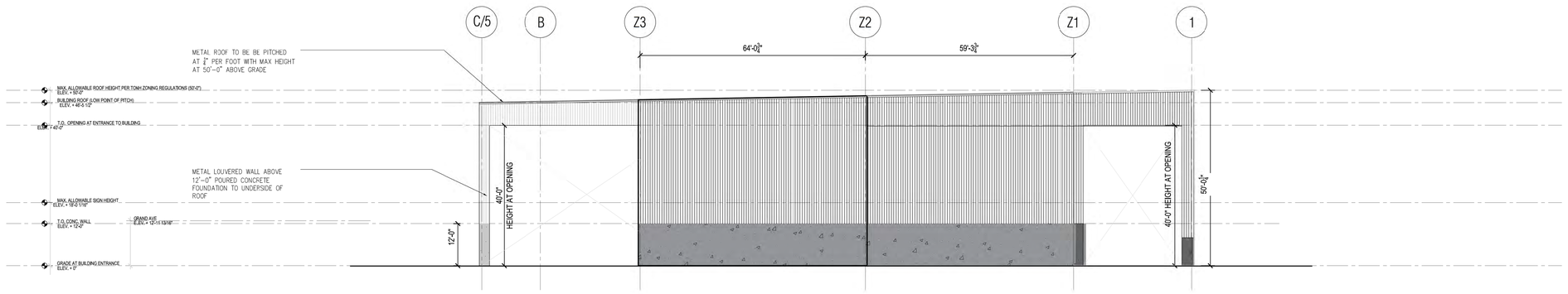
SHEET NO.:

A1.03

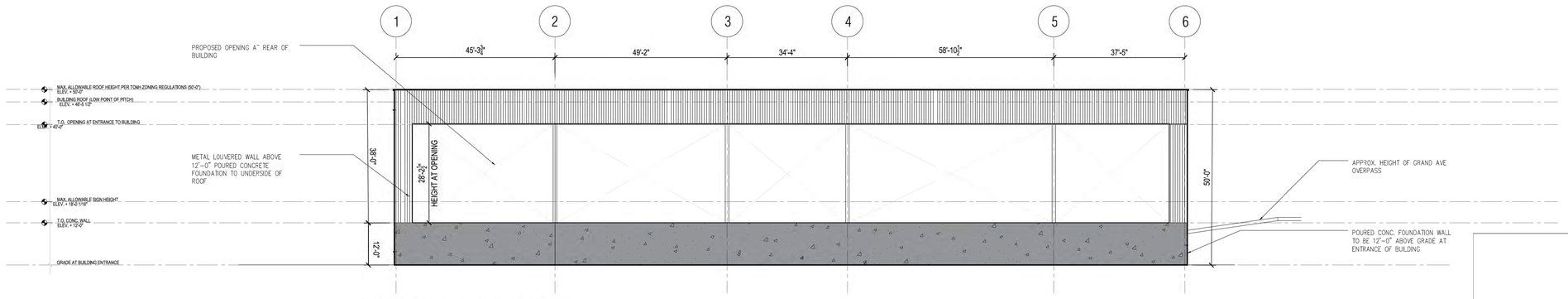
TOWN OF NORTH HEMPSTEAD NY ZONING
CHAPTER 70 ZONING, ARTICLE XX: INDUSTRIAL B DISTT (I-B)
CHAPTER 70 ZONING, ARTICLE XVI: BUSINESS A DISTT. (B-A)
§ 70-188 (B)(6) HEIGHT. - NO BUILDING SHALL EXCEED THREE STORIES, WITH A MAXIMUM -EIGHT OF 50 FEET.



1 A2.00 ELEVATION 1 - VIEW FROM STREET
SCALE: 1/16" = 1'-0"



2 A2.00 ELEVATION 2 - VIEW FACING SOUTHEAST
SCALE: 1/16" = 1'-0"



3 A2.00 ELEVATION 3 - VIEW FACING NORTH
SCALE: 1/16" = 1'-0"

Posillico

PROJECT INFO:
CON-STRUX, LLC.
702 GRAND BLVD.
WESTBURY, NEW YORK 11590
(516) 333-3133

DISCIPLINES:
SITE/CIVIL:
VHB ENGINEERING
100 MOTOR PARKWAY
SUITE 350
HAUPPAUGE, NY 11788
(631) 787-3400
STRUCTURAL:
REUTHER + BOWEN
326 WARD STREET
SCRANTON, PA 18512

KEY MAP (N.T.S.):



LICENSED PROFESSIONAL:



SIGNATURE: DATE:

REVISIONS / ISSUES

ISSUED	DATE	DESCRIPTION
		ISSUED TO TONH
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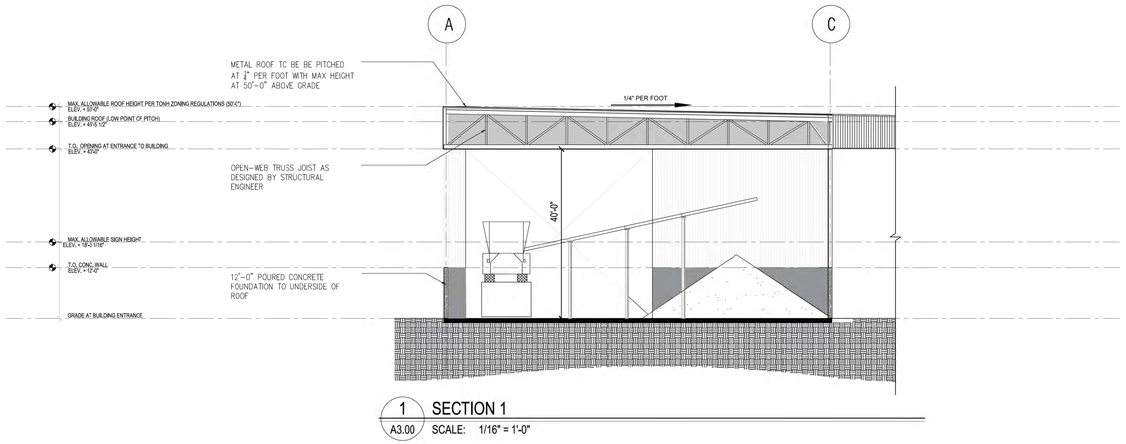
TITLE:

ELEVATIONS

DATE:	08.31.2022
DRAWN BY:	CS/JO
CHECKED BY:	CS
SCALE:	AS NOTED
PROJECT NUMBER:	2201
	scaled inch

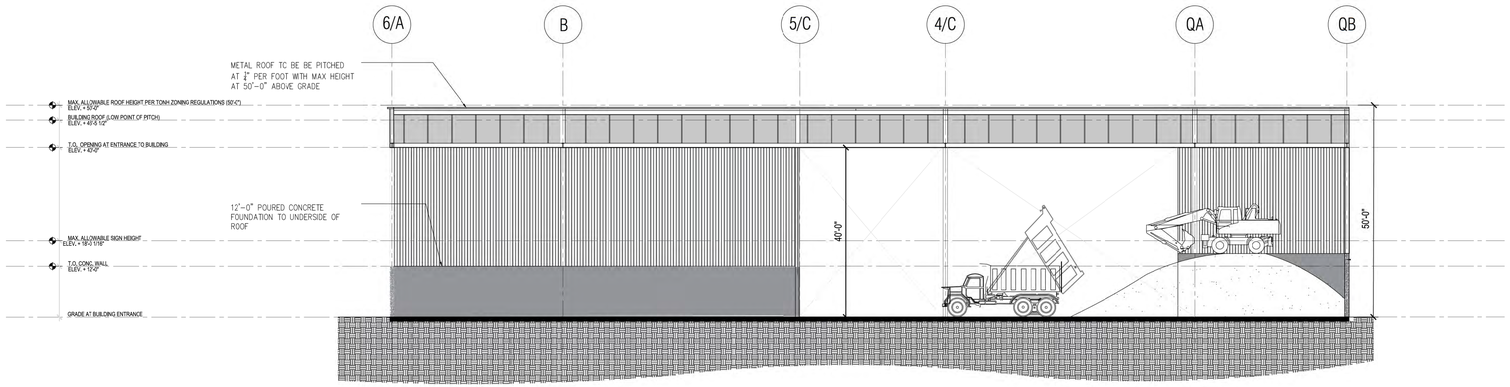
SHEET NO.:

A2.00



1 A3.00 **SECTION 1**

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



2 A3.00 **SECTION 2**

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

Posillico

PROJECT INFO:

CON-STRUX, LLC.
702 GRAND BLVD.
WESTBURY, NEW YORK 11590
(516) 333-3133

DISCIPLINES:

SITE/CIVIL:

VHB ENGINEERING
100 MOTOR PARKWAY
SUITE 350
HAUPPAUGE, NY 11788
(631) 787-3400

STRUCTURAL:

REUTHER + BOWEN
326 WARD STREET
SCRANTON, PA 18512

KEY MAP (N.T.S.):



LICENSED PROFESSIONAL:

REGISTERED ARCHITECT
CARLTON C. SERVIDIO
039077
STATE OF NEW YORK

SIGNATURE: DATE:

REVISIONS / ISSUES

ISSUED	DATE	DESCRIPTION
		ISSUED TO TONH
		ISSUED TO TONH

TITLE:

SECTIONS

DATE:	08.31.2022
DRAWN BY:	CS/JO
CHECKED BY:	CS
SCALE:	AS NOTED
PROJECT NUMBER:	2201
	scaled inch

SHEET NO.:

A3.00

GENERAL NOTE

1. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING DETAILED, TRADE BY TRADE, SCHEDULE OF THE COMPLETE PROJECT INDICATING A COMPLETION DATE.

2. THE GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD VERIFYING QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

3. ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE NEW YORK STATE RESIDENTIAL CODE, AND THE NEW YORK STATE ENERGY CONSERVATION CODE.

4. DIMENSION FIGURES SHALL ALWAYS BE TAKEN IN PREFERENCE TO SCALING OF DRAWINGS, ALL DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED BEFORE ORDERING MATERIALS.

5. ARCHITECT IS NOT RESPONSIBLE FOR SUPERVISION, INSPECTION OR ADMINISTRATION OF THIS CONSTRUCTION PROJECT.

6. ALL ELECTRICAL WORK SHALL BE UNDERWRITERS' APPROVED AND COMPLY WITH ALL STATE AND LOCAL CODES.

7. ALL SOPHIST ARE TO CONTINUOS VENTED.

8. SEAMLESS LEADERS AND GUTTERS AT ALL NEW ROOF SLOPES. PROVIDE CONCRETE SPLASH BLOCK AT TERMINATION OF ALL LEADERS.

9. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

10. CONTRACTOR TO PROVIDE FLASHING AT ALL EXTERIOR WALL OPENINGS AND ROOF INTERSECTIONS. STEP FLASHING WILL BE PROVIDED AT ALL CHIMNEYS IN CONTRACT WITH THE ROOF. ALL VENTED PIPES OR OTHER PROTRUSIONS SHALL BE PROPERLY FLASHED WITH BASE AND CAP FLASHING.

11. CONTRACTOR TO VERIFY ALL WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS TO COORDINATE LOCATION OF SLEEVES, PIPING, DUCTS, CONDUIT AND ELECTRICAL OUTLETS.

12. CAULK AND SEAM ALL JOINTS PROVIDING A POSITIVE BARRIER AGAINST THE PASSAGE OF AIR AND MOISTURE.

13. ALL CONTRACTORS SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY OWNER, BUILDING MANAGEMENT AND GOVERNMENT AGENCIES HAVING JURISDICTION AS WELL AS STATUTORY REQUIREMENTS FOR DISABILITY BY JOB CONDITIONS AND/OR OWNER'S REQUIREMENTS. INSURANCE SHALL PROTECT OWNER, ARCHITECT, AND ANY OTHERS FROM LIABILITY DUE TO CONTRACTOR'S NEGLIGENCE. CERTIFICATES OF INSURANCE SHALL BE SENT TO OWNER AND DEPARTMENT OF BUILDING PERMIT PRIOR TO COMMENCEMENT OF ANY WORK.

14. ALL CONTRACTORS SHALL CHECK CONDITIONS AND TEXT ALL ELEMENTS UNDER THEIR JURISDICTION WITHIN WORK AREA. ANY ITEMS FOUND INCONSISTENT, FAULTY OR DAMAGED DUE TO DEMOLITION OR ACCIDENT SHALL BE REPAIRED PATCHED OR REPLACED AT DISCRETION OF ARCHITECT AND AT CONTRACTORS EXPENSE.

15. CONTRACTOR IS TO PROVIDE PROPER PROTECTION OF EXISTING AREA AND NEW WORK AND WHERE INADEQUATE PROTECTION IS PROVIDED. THE CONTRACTOR IS TO REFURNISH SURFACES AT HIS OWNER EXPENSE.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OR DEBRIS PRODUCED AS A RESULT OF ALL WORK BY THEIR SUBCONTRACTORS OR THEIR OWN INSTALLATIONS SHALL LEAVE AREAS BROOM CLEAN AFTER COMPLETION OF WORK.

17. ALL UNSATISFACTORY WORK SHALL BE REMOVED AR RE-EXECUTED AT NO COST TO THE OWNER OR ARCHITECT.

18. ALL CHANGES WHICH RESULT IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER. EXTRA COST PROPOSALS SHALL BE SUBMITTED TO OWNER FOR APPROVAL.

19. GENERAL CONTRACTOR AND ASK SUBCONTRACTORS TO FULLY GUARANTEE THEIR WORK AND ALL MATERIALS FOR MIN. 1 YEAR STARTING FROM THE COMPLETION OF THE JOB AND ACCEPTANCE OF THE COMPLETED PROJECT.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODE STANDARDS AND GOOD PRACTICE.

21. GENERAL CONTRACTOR TO PROVIDE ANY TEMPORARY SHORING, UNDERPINNING, AND/OR TEMPORARY STRUCTURAL WORK REQUIRED FOR THE ADEQUATE EXECUTION OF THE JOB.

22. ALL PARTITIONS AND JOINTS ARE TO BE TAPED, SPACKLED AND POLISHED SMOOTH AND READY TO RECEIVE PAINT OR WALL COVERINGS. ALL CORNERS TO RECEIVE METAL CORNER BEADS.

23. ALL WALLS TO BE PAINTED SHALL BE TAPED SPACKLERS AND PAINTED WITH TWO COAT OF PRIMER AND TWO COATS OF FINNISH PAINT.

24. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OF OMISSIONS OF THE CONTRACTOR OR ANY SUBCONTRACTOR OR ANY OF THE CONTRACTOR'S OR SUBCONTRACTORS EMPLOYEES OR AGENTS, OR ANY OTHER PERSONS PERFORMING ANT OF THE WORK.

25. NO CHANGES SHOULD BE MADE THESE PLANS WITHOUT THE WRITTEN APPROVAL FROM THE ARCHITECT, THE ENGINEER OR INTERNATIONAL PERFORMANCE.

PLUMBING NOTE

1. ALL PLUMBING SHALL BE IN STRICT CONFORMANCE WITH NYS RESIDENTIAL CODE AND LOCAL AUTHORITIES RULES AND REGULATIONS.

2. CONTRACTOR SHALL REROUTE AS REQUIRED ALL EXISTING PLUMBING AND HEATING UNITES, WHICH INTERFERES WITH NEW CONSTRUCTION.

3. HEATING DESIGNS SHALL COMPLY WITH A.S.H.R.E. STANDARDS, THE NATIONAL ELECTRIC CODE, LOCAL MUNICIPALITIES AN REQUIREMENTS OF THE NEW YORK BOARD OF FIRE UNDERWRITERS.

4. ALL WATER PIPES IN UNINSULATED SPACES TO BE INSULATED WITH 1" INSULATION FOR PIPING 1" OR LESS AND 1 1/2" INSULATION FOR PIPING 1 5/8" TO 2 1/2"

5. TEMPERATURE CONTROLS MAY NOT EXCEED 78 FOR HEATING EXCEPT AS OTHERWISE DIRECTED AS SPECIFIED BY MECHANICAL ENGINEER.

6. ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY TRAPPED AND VENTED AS REQUIRED BY NYS. CODE, CAST IRON PIPE SHALL CONFORM TO LOCAL CODE REQUIREMENTS WITH APPROVED JOINTS PIPES SUPPORT AND CLEANOUTS.

7. CONTRACTOR TO PROVIDE EQUIPMENT USE PERMIT IF REQUESTED BY THE AUTHORITIES HAVING JURISDICTION OVER THIS PRODUCT.

8. ALL BUILT-IN PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY LICENSED PLUMBING CONTRACTOR. PLUMBING TO SUPPLY ALL NECESSARY INFORMATION FOR CUTOUTS TO BE PERFORMED BY CABINET CONTRACTOR.

9. ALL CHANGES IN THE SIZE OF "RUN" ON DRAINAGE PIPING SHALL BE MADE WITH REDUCING FITTINGS. ALL WATER SUPPLY PIPING SHALL BE SIZED TO PRODUCE VELOCITY NOT TO EXCEED 8FT/SECOND AND SHALL HAVE A MINIMUM OF 8 P.S.I. PRESSURE AT EVERY FIXTURE.

10. EXPANSION COMPENSATORS AND ANCHOR SHALL BE PROVIDED FOR EXPANSION IN HOT WATER PIPELINES.

11. PROVIDE SHUTOFF VALUE ON ALL BRANCH-LINES TO EACH FIXTURE INCLUDING BRANCHES FROM MAIN. AND RISERS.

12. ALL WATER PIPING SHALL BE TYPE "L" COPPER TUBING.

13. NEW HEATING AND HOT WATER UNITS SHALL BE MODIFIED TO SUIT NEW USAGE.

REMOVAL NOTES

1. CONTRACTOR SHALL REMOVE ALL EXISTING WORK WHICH ARE NOT REQUIRED OR WILL INTERFERE WITH NEW WORK EVEN IF NOT SHOWN ON THE DRAWINGS.

2. ALL REMOVAL OPERATIONS TO BE PERFORMED ACCORDING TO NEW YORK STATE BUILDING CODE AND LOCAL AUTHORITIES.

3. DEMOLITION AND REMOVAL OF REFUSE SHALL BE CARRIED ON PROGRESSIVELY AND SYSTEMATICALLY, MATERIAL SHALL NOT BE PERMITTED TO ACCUMULATE. CONTRACTOR TO PROVIDE DROP CLOTH AND OTHER DEVICES TO KEEP ADJACENT SPACES IN BUILDING AS CLEAN AS POSSIBLE, CONTRACTOR TO RESTORE AN PORTION ON HOUSE DAMAGED DURING ALTERATION.

HEALTH DEPARTMENT :

1. Handwash facilities are to be supplied with hot water tempered by means of a mixing valve or single lever combination faucet. Hot water supplied to handwash sinks should not exceed 110°F.

2. Each handwash facility is to be provided with hand-cleaning soap or detergent with a sanitary receptacle. Individual single-service towels , warm air blowers or clean individual sections of continuous cloth are to be provided. Common towels are prohibited. Conveniently located waste receptacles are to be provided if disposible towels are used. Handwashing signs are to be posted at all employee handwashing facilities.

CARBON DETECTORS NOTE

(1) HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLIED AND BE INSTALLED IN ACCORDANCE

WITH RS 313.4.3.

(2) SHALL BE LOCATED, AS R 313.4.2, WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA, WITHIN 15 FEET OF THE SLEEPING AREA.

AND ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

(3) CARBON MONOXIDE DETECTORS SHALL BE LISTED AND LABELS AS COMPLYING WITH UL 2075 AND SHALL MEET THE SENTITIVITY AND ALARM THRESHOLDS OF UL 2034 OR CSA 6.19.

LEGEND

- INTERIOR 8" CONC. WALL
- NEW. CONC. WALL WITH 5/8" GYP B.D. EXTERIOR
- NEW. WALL 5/8" GYP B.D. INTERIOR
- EXIST. EXTERIOR CONC. WALL
- PROPERTY LINE

INDEX

ARCH. -0.1
- A- GENERAL NOTE.
- 1- PLOT PLANT.
- 2- DETAILS

ARCH. -0.2
- 1- FIRST FLOOR PLAN
- 2- REFLECTING FLOOR PLAN

ARCH. -0.3
- 1- GAS RISER DIAGRAM
- 2- PLUMBING RISER DIAGRAM
- 3- HOOD & EXHAUST SYSTEM
- 4- TYP. EXHAUST SYSTEM
- 5- TYP. DUCT DETAIL SUPPORT

SCOPE OF WORK

" LEVEL 2 INTERIOR ALTERATION FOR TAKEOUT FOOD ".-

ZONIG INF.

SEC.:	11
BLOCK.:	121
LOT.:	43
AREA OF WORK:	603.76 SQF
FIRST FLOOR:	603.76 SQF
LOT AREA:	

NO CHANGE IN USE, EGRESS OR OCCUPANCY.

SMOKE DETECTORS NOTE

(1.) SMOKE DETECTORS SHALL BE INSTALLED AS REQUIRED BY NYS RESIDENTIAL CODE RS 313.

(2.) DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH RS 313.1.1 IN THE FOLLOWING AREAS:
IN EACH SLEEPING ROOM, OUTSIDE EACH SEPERATE SLEEPING AREA IN THE INMEDIATE VICINITY OF THE BEDROOMS. AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS OR UNFINISHED ATTICS.

(3.) UNITS TO BE HARD WIRED WITH INSTALLATION TO COMPLY WITH RS 313.1.2.

(4.) ALL UNITS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS STATED ON RS 313.1 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

(5.) POWER SUPPLY TO BE DIRECT FROM BUILDING WIRING WITHOUT SWITCHES INCIRCUIT SO THAT UNITS IN CONTINUOUS OPERATION.

(6) UNITS SHALL BE INSTALLED IN AREAS DESIGNATED ON PLANS THEY SHALL BE LOCATED ON OR NEAR THE CEILINGS AND WITH IN 15'0 " OF ANY ROOMS USED FOR SLEEPING PURPOSES: FOR DWELLING UNITS WITH MULTIPLE LEVELS. WHEN ANY LEVEL HAS INLAY ONE MEAN OF EGRESS, UNITS SHALL BE PROVIDED ON ALL LEVELS.

(7.) CEILING MOUNT - CLOSEST EDGE OF UNIT SHALL BE MIN. OF 4" FROM ANY WALL. (B) WALL MOUNT - CLOSEST EDGE OF UNIT SHALL BE A MIN. OF 4" AND A MAX. OF 12" FROM CEILING.

PARKING CALCULATION:

SEC. 70-103: OFF STREET PARKING REQUIREMENTS:
NO CHANGE IN SQF.
NO CHANGE IN PARKING LOAD.

TENANT SAFETY NOTES

1. EGRESS FROM THE FLOORS WHERE CONSTRUCTION WORK IS IN PROGRESS WILL BE MAINTAINED DURING THE CONSTRUCTION PERIOD.

2. ALL PRECAUTIONS TO BE OBSEERVED IN THE BUILDING TO MAINTAIN FIRE SAFTY DURING CONSTRUCTION.

3. THE STRUCTUAL INTEDGRITY OF THE BUILDING TO BE PROTECTED AT ALL TIMES AND NOT TO BE DISTURBED.

4. DUST TO BE KEPT TO A MINIMUM TO BE REMOVED AFTER EACH DAY 'S WORK IS COMPLETED.

5. CONTRUCTION NOISE WILL BE KEPT TO A MINIMUM AND CEASE AFTER NORMAL WORKING HOURS.

6. BUILDING SECURITY TO BE MAINTAINED TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE CONSTRUCTION AREA.

ELECTRICAL NOTES

1. ALL ELECTRICAL AND TELEPHONE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE FEDERAL STATE AND LOCAL AUTHORITIES ELECTRICAL CODES.

2. NO EXPOSED WIRING SHALL BE PERFORMED

3. ALL OUTLETS, TELEPHONE JACKS AND SWITCHES SHALL BE MOUNTED VERTICALLY.

4. TYPICAL DIMENSION FROM CENTERLINE TO CENTERLINE OF ADJACENT OUTLET BOXES SHALL BE 6'-0" O.C.

5. ALL ELECTRICAL OUTLETS SHALL BE 1'-6" ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.

6. ALL BACK TO BACK OUTLETS IN ADJOURNING ROOMS SHALL BE STAGGERED.

7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RUNNING OF AND INSTALLATION OF THE THERMOSTATS AND LINES AS CALLED FOR ON THESE DRAWINGS.

8. ALL MATERIALS SHALL BE NEW AND CONFORM TO UNDERWRITERS LABORATORIES SPECIFICATIONS AND REGULATIONS.

9. ALL RECEPTACLES TO BE GROUNDED AND TO RECEIVE STANDARD 3-PRONG PLUG, UNLESS VOLTAGE AMPERAGE OR SPECIFIC NOTATION CALL FOR A DIFFERENT RECEPTACLE.

10. ALL LIGHT SWITCHES SHALL BE GAUGED TOGETHER WHEREVER POSSIBLE.

11. PANEL LAYOUT TO CONFORM TO NEW POWER REQUIREMENTS.

12. CONTRACTOR SHALL CONNECT, DISCONNECT AND PROVIDE ANY NECESSARY RUNS TO CONFORM TO REQUIREMENTS.

13. ELECTRICAL CONTRACTOR TO INSPECT THE EXISTING ELECTRICAL SYSTEMS AND TAKE WHATEVER NECESSARY STEPS TO ENSURE THE ELECTRICAL SUPPLY IS ADEQUATE FOR THE NEW INTENDED USE.

14. CONTRACTOR SHALL REROUTE AS REQUIRED ALL EXISTING ELECTRICAL AND HEATING LINES, WHICH INTERFERES WITH NEW CONSTRUCTIONS.

15. INSTALL AS PER OWNER'S DIRECTION ANY AND ALL TELEPHONE WIRING IN WALL PRIOR TO SHEET ROCKING ALL TEMPERATURE CONTROL WIRING SHALL BE SO RUN CONCEALED IN WALL, FLOOR AND OR CEILING.

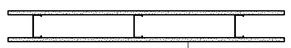
16. ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITERS APPROVED. THIS APPROVAL SHALL BE OBTAINED BY ELECTRICAL CONTRACTOR.

17. CONTRACTOR SHALL REMOVE OR RELOCATE EXISTING ELECTRICAL BOXES, SWITCHES, OUTLETS, FIXTURES, ETC. AND MODIFY THE EXISTING ELECTRICAL SYSTEM TO SUIT NEW USE, ALL IN ACCORDANCE WITH NEW YOUR SATE ELECTRICAL CODE AND LOCAL AUTHORITIES REGULATIONS.

18. INSTALL ALL WALL SWITCHES AT 4'-0" ABOVE FINISH FLOOR TO CENTERLINE OF THE SWITCH UNLESS OTHERWISE NOTED.

PARTITION TYPES

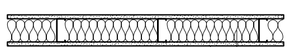
1. ALL GYP BD. IN KITCHEN & TOILET AREA SHALL BE MOISTURE RESISTANT



ONE LAYER]" GYPSUM BD. EACH SIDE OF 3]" 20 GUAGE METAL STUDS @ 24" O.C.

WALL HEIGHT EXTENDS TO HUNG CEILING

1 UNRATED PARTITION



ONE LAYER]" FIRECODED GYPSUM BD. EACH SIDE OF 3]" METAL STUDS @ 16" O.C.

3" SOUND ATTENUATION BLANKET
CAULK FLOOR AND CEILING BEFORE LAYERING RUNNERS

WALL HEIGHT EXTENDS TO UNDERSIDE OF ROOF SLAB ABOVE AND FIRESTOPED. ALL PENITRACTIONS SHOULD BE FIRESTOPED AS PER DOB CODE.

2 1HR RATED PARTITION



TWO LAYER]" FIRECODED GYPSUM BD. EACH SIDE OF 3]" METAL STUDS @ 16" O.C.

3" SOUND ATTENUATION BLANKET
CAULK FLOOR AND CEILING BEFORE LAYERING RUNNERS

WALL HEIGHT EXTENDS TO UNDERSIDE OF ROOF SLAB ABOVE AND FIRESTOPED. ALL PENITRACTIONS SHOULD BE FIRESTOPED AS PER DOB CODE.

3 2 HR RATED PARTITION

OCCUPANCY CALCULATION

Restaurant Net Area = 17.0' X 56'=952'

As per Table 1004.1.1 of NYS Code
Kitchen = 462sf. / 1 Pers.
Threfore 462sf / 1pers. = (2) Employess Required
Provided 3 Employess
Occupancy (For Tables & Chairs) = Net Area / 15sf.

Threfore 300sf / 15sf. = 20 Persons Required
Provided 12 Seats
Queueing Line = 1 per 5sf.
Threfore 60sf / 5sf. = 12 Persons

Accesory Storage @ Cellar.
Net Area = 680sf / 300sf = 2 Pers.

Total Occupancy Provided = 2+20+12
= 34 persons

INFORMATION

CONSTRUCTION CLASF.	TYPE II
OCCUPANCY CLASF.	GROUP A2
FIRE SPRINKLER	NO
FIRE ALARM	NEW APPLICATION

INTERIOR WALL AND CEILING FINISHED
NON-SPRINKLERED BUILDING

CLASSIFICATION	A
HALLWAYS	A
AREA DELI	B

INTERIOR FLOOR FINISH

CLASS	II
(CERAMIC TILE ON FLOOR ON RETAIL SPACE AND KITCHEN AREA)	

SECTION. 1106 PARKING LOADING

1106.1.1 Access aisles. Accessible parking spaces shall be in conformance with ICC/ANSI A117.1 except that spaces shall be provided with access aisles at least 8 feet (2440 mm) in width.

1106.5 Signage. Each accessible parking space shall be provided with signage displaying the international symbol of accessibility. Each access aisle shall be provided with signage reading "NO PARKING ANYTIME". Signs shall be permanently installed at a clear height of between 60 inches (1525 mm) and 84 inches (2185 mm) above grade and shall not interfere with an accessible route from an access aisle.

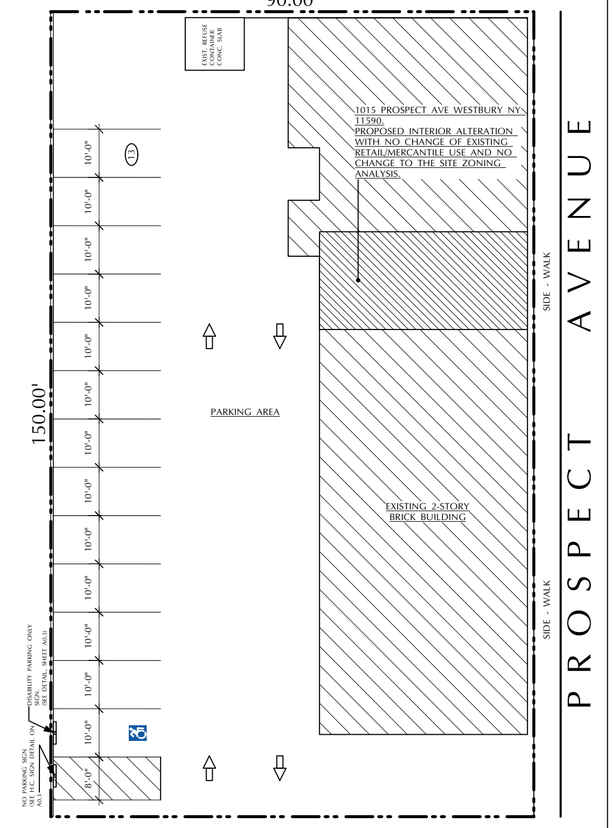
1106.6 Location. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

PLOT PLAN

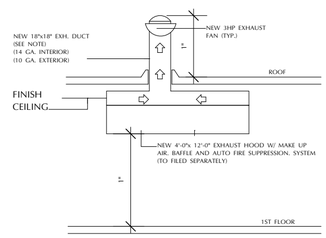
NASSAU COUNTY FIRE MARSHAL APPROVAL REQ'D FOR FIRE SUPRESSION SYSTEM

NASSAU COUNTY HEALTH DEPARTMENT APPROVAL REQ'D

21392



1 A0.1 **PLOT PLAN**
1"=20'-0"



A EXHASUT DUCT SCHEMATIC
N.T.S.

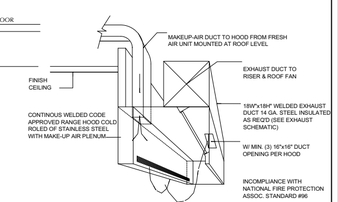
EXHAUST DUCT NOTES
NOTE NO: 1

-GREASE DUCT TO COMPLY W/ RS-13 AND NFPA96

-INTERIOR DUCT TO BE COVERED W/ MIN/ 2" OF MAGNESIUM OR CALCIUM SILICATE INSULATION

-PROVIDE CLEANOUTS AS REQUIRED

-ALL SEAMS TO BE EXTERNALLY WELDED



C EXHASUT HOOD & DUCT DETAILS
N.T.S.

NOTES

FIRE SUPPRESSION TO BE FILED, APPROVED & INSPECTED BY NYS NASSAU COUNTY FIRE MARSHAL. UNDER SEPARATE APPLICATION

STATE OF NEW YORK · FRANZ M. SEBORGA · 089648 · LICENSED PROFESSIONAL ENGINEER

DRAFTING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUE PRINTS - 3D RENDER - EXPEDITING, AND MORE.....

331 WILLIS AVE. MINEOLA NY. 11507 PH: 516.706.7449 CEL: 347.534.5920
EMAIL: RSANTANA@BOZZETTOARCH.COM

BOZZETTO A+E

PROJECT :	" LEVEL 2 INTERIOR ALTERATION FOR TAKEOUT FOOD ".
ADDRESS :	1009-25 PROSPECT AVE WESTBURY NY 11590
DRAWING TITLE :	1.- PLOT PLAN 2.- GENERAL NOTE
ARCH. DESIGNER	Randolph J. Santana
OWNER :	Francisco Rosario

REVISION :	DATE :
AS PER TOWN'S COMMENT	FEBRUARY 15, 2022

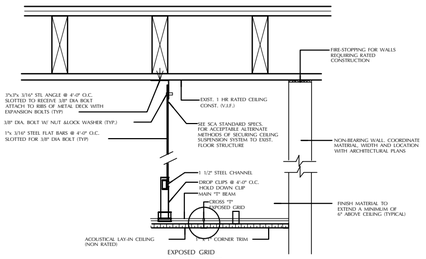
SEC : 11 | BLK : 121 | LOT : 43 | ZON: | MAP: X | BZT---2020-018

KEY PLAN :

DATE:	JUNE 27, 2020
SCALE:	AS NOTED
APP #	
SHEET :	A0.1 (1/3)

FLOOR PLANS

LT/ FAN COMBO
DELI TAKE OUT
CEILING HEIGHT = 11'-8"
EXIST. DROP CEILING



1 ACOUSTICAL LAY-IN TILE SUSPENDED CEILING
EXPOSED AND/OR CONCEALED GRID

NOTE: AROUND THE KITCHEN COOKING AREA THE WALL MUST BE COVER WITH WASHABLE MATERIAL AND FIRE RATE THE CEILING AREA

REFLECTED CLG. PLAN LEGEND

EXIT. SIGN MOUNTED BELOW FINISH CLG.

SURFACE MOUNTED 8'-0"L FLOURESCENT LIGHT FIXTURE (2-LAMP) BY COLUMBIA OR EQUAL (LU296HODMR)

EMERGENCY LTS DUSK / DAWN LTS

LT/ FAN COMBO

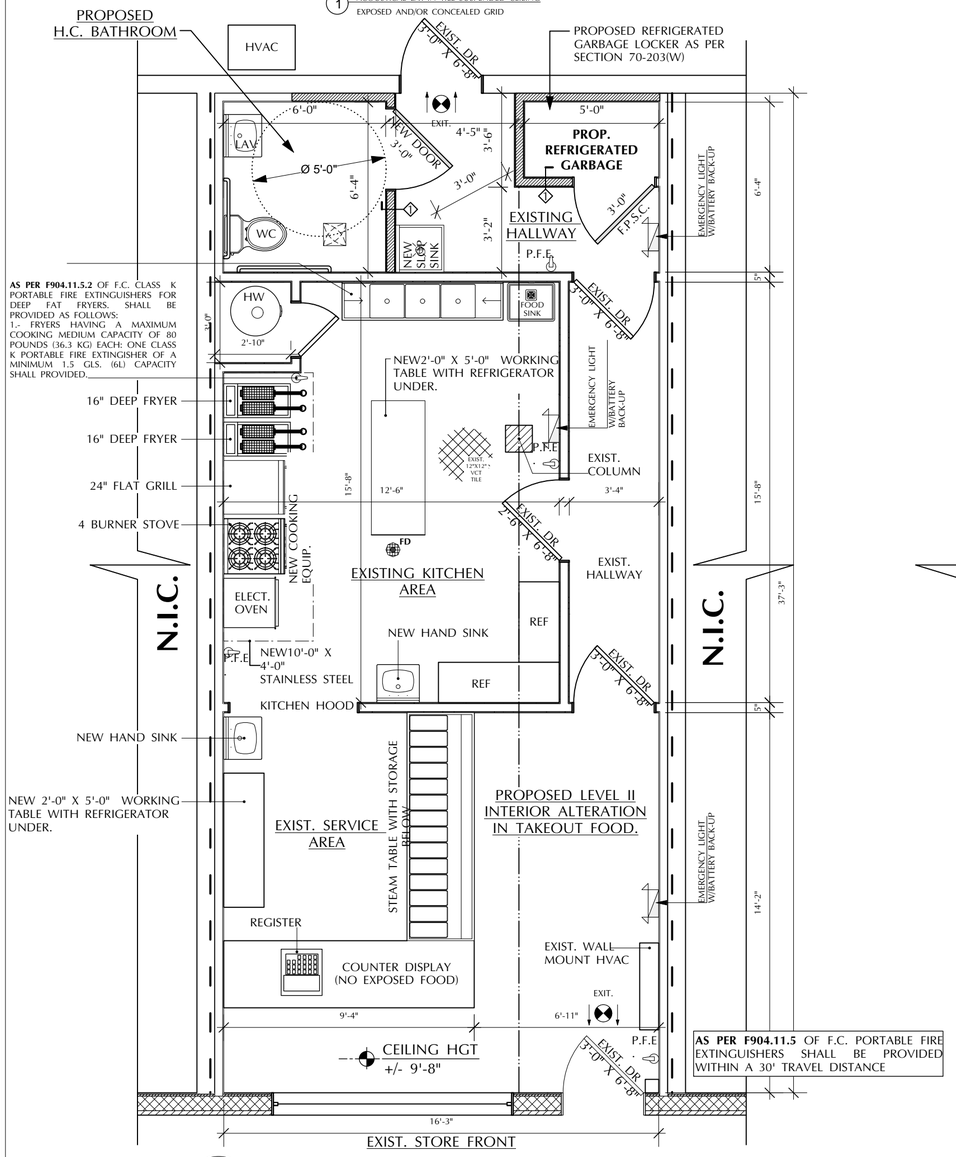
LED HH

TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

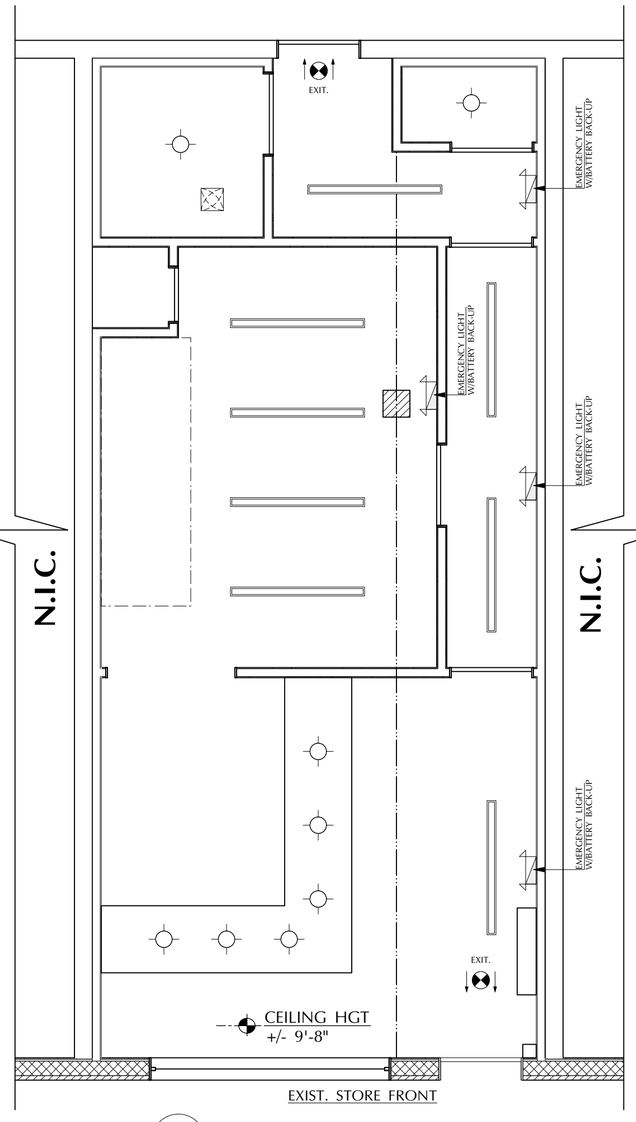
	LIGHT (Low) HAZARD OCCUPANCY	ORDINARY (Moderate) HAZARD OCCUPANCY	EXTRA (High) HAZARD OCCUPANCY
Minimum Rated Single Extinguisher	2-Ac	2-A	4-Aa
Maximum Floor Area Per Unit of A	3,000 sf	1,500 sf	1,000 sf
Maximum Floor Area For Extinguisherb	11,250 sf	11,250 sf	11,250 sf
Maximum Trave Distance to Extinguisher	75 feet	75 feet	75 feet

SCHEDULE OF FOOD SERVICE EQUIPMENT

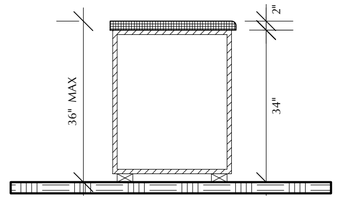
NO.	ITEM	MANUFACTURER
1	NEW 10'-0"-STAINLESS STEEL KITCHEN HOOD	EXTERNALLY VENTED WITH MAKE UP AIR
2	NEW 3-COMPARTMENT SINK	MODEL: MF3- BY AERO
3	NEW 45 LIB. DEEP FRYERS	BY PITCO
4	NEW 4-BURNERS RANGE WITH OVEN	BY VULCAN
5	NEW 24" WIDE GRIDDLE	BY AVANTCO AG36RC
6	36" WIDE CHARBROILER	BY AVANTCO AG36RC
7	NEW 2'-0" S/S WORK TABLE	NSF CUSTOM
8	NEW HAND SINK (WITH SPLASH GUARDS)	MODEL: HSF2S BY AERO
9	6'-6" REACH IN REFRIGERATOR	MODEL: TS-72G BY TRUE
10	NEW 1'-6" S/S WORK TABLE	NSF CUSTOM
11	6'-6" REACH IN FREEZER	MODEL: TS-72FG BY TRUE
12	6'-6" REACH IN FREEZER	MODEL: TS-72FG BY TRUE
13	NEW 6'-4" COFFEE TABLE WITH CABINET	NSF CUSTOM
14	8'-0"W DELI CASE (SELF CONTAINED)	TSID-96-3 BY TRUE
15	CUP AND LID DISPENSER	MODEL: BFL-L-2x2BB-BY DISPENSE RITE
16	HAND SINK	BY AERO
17	NEW STEAM TABLE	CUSTOM MANUF.
18	NEW HAND SINK (WITH SPLASH GUARDS)	MODEL: HSF2S BY AERO
19	NEW SLOP SINK	BY AERO
20	NEW FOOD PREP SINK	BY AERO



1 A0.2 **EXISTING FIRST FLOOR PLAN (PROPOSED LAYOUT)**
SCALE: 1/4" = 1'-0"



2 A0.2 **REFLECTING CEILING PLAN**
SCALE: 1/4" = 1'-0"



HEIGHT OF CHECKOUT COUNTERS DETAILS

904 SALES AND SERVICES COUNTERS

904.1- GENERAL.- ACCESSIBLE SALES AND SERVICE COUNTERS SHALL COMPLY WITH SECT. 904.

904.2- APPROACH.- ALL PORTIONS OF COUNTERS REQUIRED TO BE ACCESIBLE SHAL BE LOCATED ADJACENT TO A WALKING SURFACE.

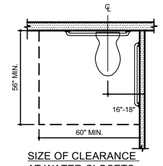
904.3- SALES AND SERVICE COUNTERS.- SALES AND SERVICES COUNTERS SHALL COMPLY WITH SECTION 904.3.1 OR 904.3.2 THE ACCESSIBLE PORTION OF THE COUNTER TOP SHALL EXTEND THE SAME DEPTH AS THE SALES AND SERVICES COUNTER TOP.

904.3.1- PARALLET APPROACH.- A PORTION OF THE COUNTER SURFACE 36 INCH. MIN. IN LENGTH AND 36 INCH. MAX. IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED. WHERE THE COUNTER SURFACE IS LESS THAN 36 INCH. IN LENGTH, THE ENTIRE COUNTER SURFACE SHALL BE 36 INCH. MAX IN HEIGHT ABOVE THE FLOOR A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR A PARALLET APPROACH ADJACENT TO THE ACCESSIBLE COUNTER, SHALL BE PROVIDED.

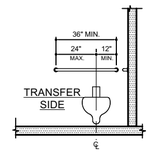
904.3.2- FORWARD APPROACH.- A PORTION OF THE COUNTER SURFACE 36 INCH. MIN. IN LENGTH AND 36 INCH. MAX. IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305

904.4.2- COUNTERS.- THE CHECKOUT COUNTER SURFACE SHALL BE 38 INCH. MAX. IN HEIGHT ABOVE THE FLOOR. THE TOP OF THE COUNTER EDGE PROTECTION SHALL BE 2 INCH. MAX. ABOVE THE TOP OF THE COUNTER SURFACE THE AISLE SIDE OF THE CHECKOUT COUNTER.

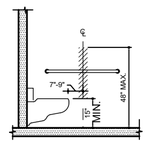
BATHROOM DETAILS



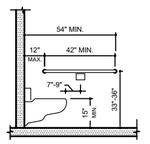
SIZE OF CLEARANCE AT WATER CLOSETS AND LOCATION



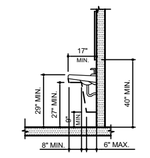
REAR WALL GRAB BAR AT WATER CLOSETS



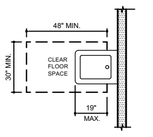
DISPENSER OUTLET LOCATION



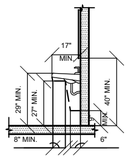
SIDE WALL GRAB BAR AT WATER CLOSETS



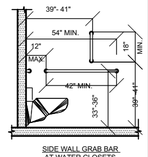
LAVATORY CLEARANCES



CLEAR TOP SPACE AT LAVATORIES



LAVATORY CLEARANCES
* EXPOSED PIPES AND SURFACES
(SEC. 606.6) ALL DRAINAGE PIPING INCLUDING ALL HOT AND COLD WATER VALVE AND SUPPLIES UNDER LAVATORIES. PVC INSULATION MATERIAL TO COMPLY WITH IBC
(INTERNATIONAL BUILDING CODE) SHALL MEET TESTING STANDARD ASTME 84-07 WITH A 25 FLAME SPREAD/450 SMOKE INDEX. INSULATE WITH BRAND: HANDY-SHIELD MAXXTM



SIDE WALL GRAB BAR AT WATER CLOSETS

B BOZZETTO A+E
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EMAIL: RSANTANA@BOZZETTOARCH.COM

PROJECT : " LEVEL 2 INTERIOR ALTERATION FOR TAKEOUT FOOD ".

ADDRESS : 1009-25 PROSPECT AVE WESTBURY NY 11590

DRAWING TITLE : 1.-EXISTING FIRST FLOOR PLAN (PROPOSED LAYOUT) 2.-REFLECTED CEILING PLAN 3.-DETAILS.

ARCH. DESIGNER: Randolph J. Santana

OWNER : Francisco Rosario

REVISION :	DATE :
AS PER TOWN'S COMMENT	FEBRUARY 15, 2022

SEC : 11 | BLK : 121 | LOT : 43 | ZON: | MAP: | BZT---2020-018

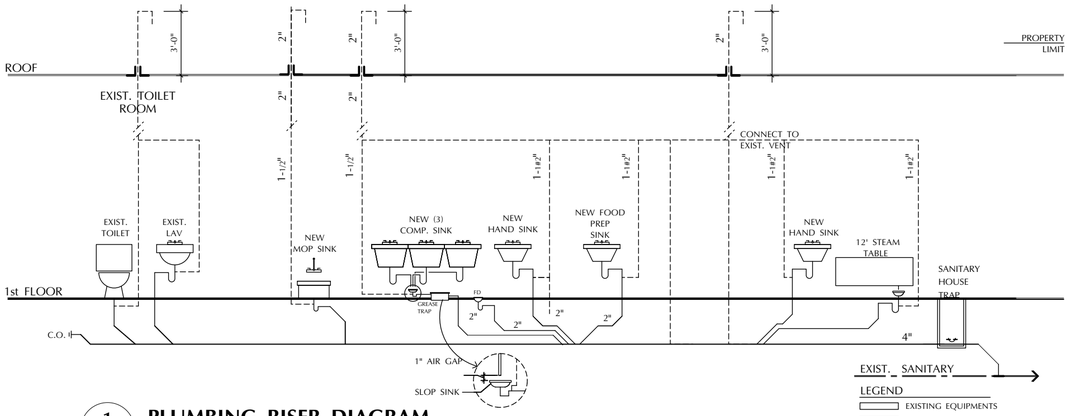
KEY PLAN :

SEAL : STATE OF NEW YORK · RANDOLPH J. SEBORGA · LICENSED PROFESSIONAL ENGINEER · 089648

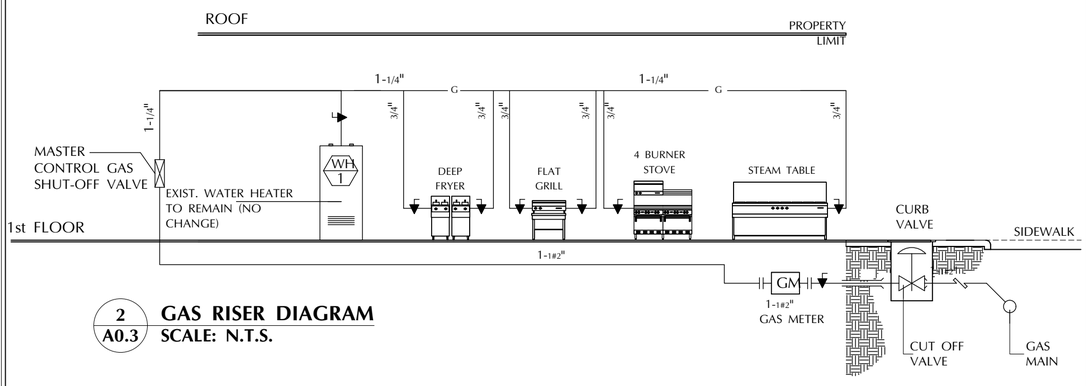
DATE:	JUNE 27, 2020
SCALE:	AS NOTED
APP #	

SHEET : A0.2 2/3

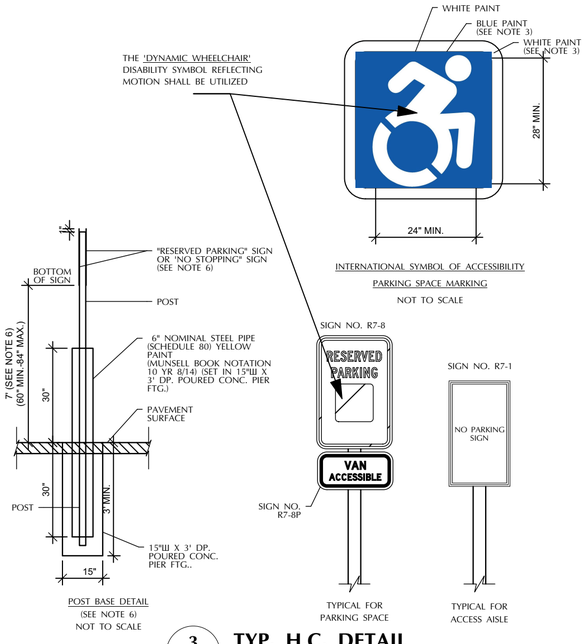
PLUMBING RISER AND GAS RISER



1 A0.3 — PLUMBING RISER DIAGRAM
SCALE: N.T.S.



2 A0.3 — GAS RISER DIAGRAM
SCALE: N.T.S.



3 A0.3 — TYP. H.C. DETAIL
SCALE: N.T.S.

1. LOCATION - PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.

2. DIMENSIONS - ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 8' (MIN.) WIDE AND SHALL HAVE AN ADJACENT ACCESS AISLE 8' WIDE MEASURED PERPENDICULAR TO THE STALL STRIPE TO ACCOMMODATE VANS WITH LIFTS.

3. COMMON ACCESS AISLES FOR 90° PARKING - TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. FOR ACUTE ANGLED PARKING, SUCH AS 60° PARKING, OR WHERE ONE WAY DRIVEWAY AISLES WOULD PREVENT VANS WITH PASSENGER SIDE LIFTS FROM BACKING INTO ACCESSIBLE SPACES, AN ACCESSIBLE ACCESS AISLE MUST BE PROVIDED FOR EACH ACCESSIBLE PARKING SPACE. WIDTH OF ACCESS AISLES AND PARKING SPACES ARE MEASURED PERPENDICULAR TO THE STRIPING.

4. SIGNING - EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL OF ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS INDICATING THAT STOPPING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POSTS INSTALLED IN PAVED AREAS SHALL BE AT LEAST 7' ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7' ABOVE THE ADJACENT PAVEMENT SURFACE.

7. SURFACE SLOPES - SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1:50 IN ANY DIRECTION.

5. OVERHEAD CLEARANCE - VEHICLE ACCESS ROUTES TO AND FROM ACCESSIBLE PARKING SPACES, INCLUDING IN GARAGES AND OPEN PARKING STRUCTURES, SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 9'-6".

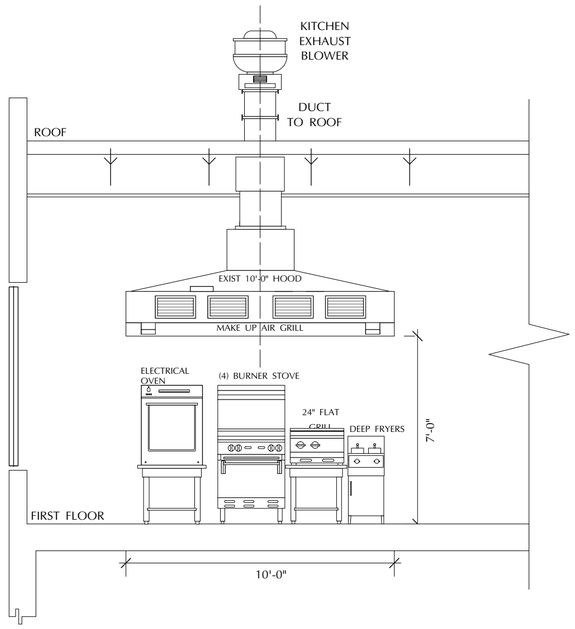
6. PAVEMENT MARKING COLORS - REQUIRED ACCESSIBLE PARKING SPACE AND ACCESS AISLE STRIPING AND OTHER OPTIONAL PAVEMENT MARKINGS, SUCH AS THE INTERNATIONAL ACCESS SYMBOL, SHALL BE PAINTED WHITE OR BLUE.

7. REFER TO ACCESSIBILITY DETAILS SHEETS 1, 2 AND 3 OF 5 FOR CURB RAMPS THAT MAY BE APPROPRIATE FOR CERTAIN SITE CONDITIONS.

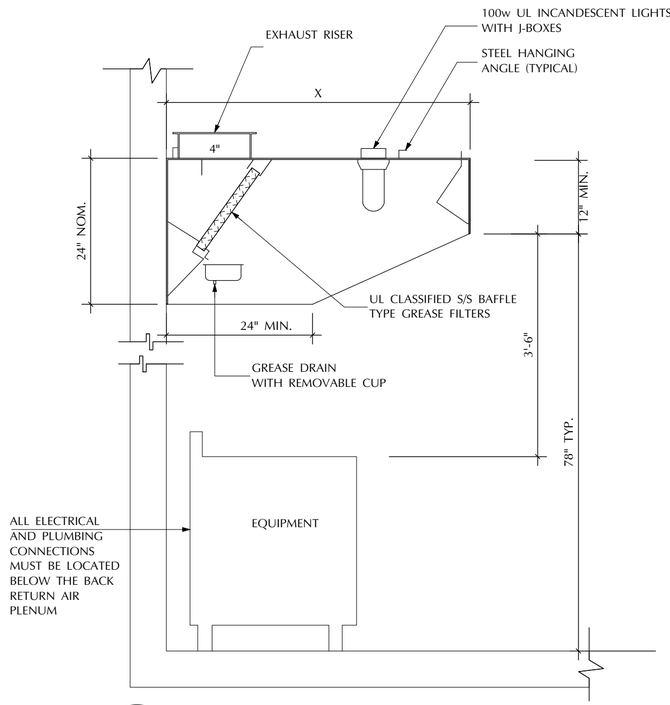
8. LEVEL LANDINGS MUST BE PROVIDED AT THE TOP AND BOTTOM OF ALL RAMPS. LANDINGS SHALL BE 4' (MIN.) IN THE DIRECTION OF TRAVEL. SLOPES ON LANDINGS SHALL NOT BE STEEPER THAN 1:50 IN ANY DIRECTION.

9. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS AND THE ACCESSIBLE PARKING SPACES AND AISLES.

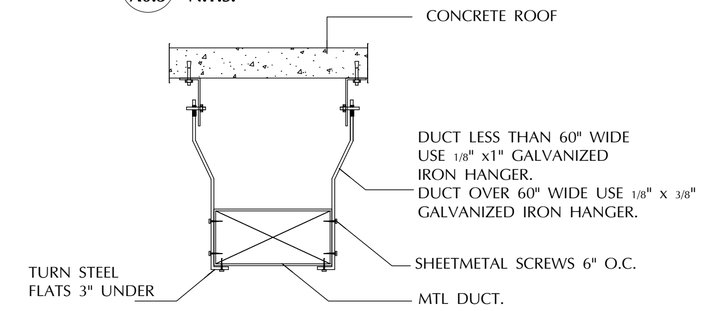
HOOD DETAILS



4 A0.3 — HOOD & EXHAUST SYSTEM
N.T.S.



5 A0.3 — TYP. EXHAUST SYSTEM
N.T.S.



6 A0.3 — TYP. DUCT DETAIL SUPPORT
N.T.S.

FIRE STOPPING NOTES:

1. CONCEALED SPACES, EXCEPT SHAFTS AND SPRINKLED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE, SPACES, ETC.. THAT WOULD PERMIT THE PASSAGE OF FLAME, SMOKE, FUMES, OR HOT GASES FROM ONE FLOOR TO ANOTHER OR ROOF SPACE, OR FROM ONE CONCEALED AREA TO ANOTHER SHALL BE FIRE STOPPED TO FORM AND EFFECTIVE DRAFT BARRIER OR SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL PER C26-504.7.

2. EXTERIOR CORNERS AND EAVES SHALL BE FIRE STOPPED AT THE ENDS OF PARTY WALLS.

3. NON-COMBUSTIBLE FIRE STOPPING SHALL BE USED IN FIRE DIVISIONS, FIREPLACES, FLUES, AND CHIMNEYS.

4. ALL SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 5

PREVENTION OF INTERIOR FIRE SPREAD & VENTILATION NOTES:

a. NONRESIDENTIAL KITCHENS NEED NOT BE SEPARATED BY FIRE SEPARATIONS FROM ADJOINING DINING SPACES, PROVIDED:

1. THE COOKING EQUIPMENT IS VENTED DIRECTLY TO THE OUTDOORS, AND TO COMPLY WITH NATIONAL FIRE CODE(NFPA)

2. TWO FEET DRAFT CURTAIN OF NONCOMBUSTIBLE MATERIAL, AT LEAST 24" DOWN FROM THE CEILING, IS PROVIDED TO SEPARATE THE COOKING FACILITIES FROM DINING SPACES.

3. DUCTS TO BE PROTECTED WITH 2" VERMICULAR PLASTER ON METAL

4. EXHAUST FANS, ALL WIRING AND ELECTRICAL EQUIPMENT SHALL COMPLY WITH NFPA. AIR FLOW SHALL NOT BE LESS THAN 1500 FT. PER MIN.

5. GREASE FILTERS TO BE CLEANED OR REPLACED AS FREQUENTLY AS NECESSARY BUT AT LEAST EVERY 3 MONTHS. A RECORD OF THE SAME IS TO BE KEPT ON THE PREMISES FOR INSPECTION.

EXHAUST FAN:

THE EXHAUST BLOWER SHALL CONTINUE TO RUN DURING THE OPERATION OF THE FIRE SYSTEM AS PER BSA#695-34-BCR. CONTINUE RUNNING TO AID IN DISPERSEMENT OF FIRE EXTINGUISHING AGENT.

SHUT DOWN ON SYSTEM ACTIVATION.

DRAFTING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUE PRINTS - 3D RENDER - EXPEDITING, AND MORE.....
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BOZZETTO A+E

PROJECT :
" LEVEL 2 INTERIOR ALTERATION FOR TAKEOUT FOOD ".

ADDRESS :
1009-25 PROSPECT AVE WESTBURY NY 11590

DRAWING TITLE :
1.- PLUMBING RISER DIAGRAMS
2.- GAS RISER DIAGRAMS
3.- HOOD DETAILS

ARCH. DESIGNER: Randolph J. Santana
OWNER : Francisco Rosario

REVISION :	DATE :
AS PER TOWN'S COMMENT	FEBRUARY 15, 2022

SEC : 11 | BLK : 121 | LOT : 43 | ZON: | MAP: X | BZT---2020-018

KEY PLAN :

SEAL :
STATE OF NEW YORK
FRANZ M. SEBORGA
089648
LICENSED PROFESSIONAL ENGINEER

DATE:	JUNE 27, 2020
SCALE:	AS NOTED
APP #	

SHEET : A0.3 — 3/3

Town of North Hempstead

Chairman
David L. Mammina, A.I.A.
Members
Leslie Francis, Esq.
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.

Board of Zoning Appeals

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

TO: TOWN CLERK
FROM: Virginia Wagner, Secretary
CC: Building Dept.
DATE: May 26, 2023
RE: BZA Decisions for May 24, 2023

Appeal No.	Name	Sec.	Blk.	Lots
21385	Matthew & Heather Perceval	4	38	26
21386	Bob Campbell	5	58	139
21387	Adam Block	6	65	26
21390	Sublime Subs	7	230	45

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 #21385 - Matthew & Heather Perceval; 12A Henderson Avenue, Port Washington; Section 4, Block 38, Lot 26; Zoned: Residence-C
Variance from §70-49.C to construct additions that make the house too big.

Whereas, an application (RBP23-000233, BZA23-000047) 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 **May 24, 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 Janice Lynn Miller, R.A. dated March 31, 2023.

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21385

APPEAL #21385 - Matthew & Heather Perceval; 12A Henderson Avenue, Port Washington; Section 4, Block 38, Lot 26; Zoned: Residence-C
Variance from §70-49.C to construct additions that make the house too big.

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. In making this determination the Board considered several factors, including:

1) Due to the large size of the property (10,530 s.f.) the home would qualify for a bump-up to R-B zoning district provisions, negating the need for a variance for GFA, but for the existing non-compliant (with R-B district regulations) front yard setbacks which make it ineligible to qualify under the bump-up provisions of the code.

3) The Board notes that the additions to the home are compliant with the required front and rear yard setbacks, and that the side yard setbacks far exceed (13.7' and 24.2') the minimum required side yard setback of 5' and that the aggregate side yard setback (37.9') far exceeds the minimum required aggregate side yard setback of 18.75'. The Board also notes that the addition is being built to the rear of the home where it will not be seen from the street. For these reasons the Board does not find that granting the requested variance will have a negative impact on the character of the neighborhood nor that granting the requested variance will have a negative impact on the neighbors.

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

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

NOTICE OF DECISION

APPEAL #21386 - Bob Campbell; 72 Murray Avenue, Port Washington; Section 5, Block 58, Lot 139; Zoned: Residence-A
Variance from §70-100.2(K) to install a generator that is too close to the side property line.

Whereas, an application (RBG23-000175, BZA23-000049) 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 **May 24, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on a survey prepared by Albert W. Tay, LLS dated July 8, 1994 ***as annotated by the applicant.***

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

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21387 – Adam Block; 13 Wakefield Ave., Port Washington, Section 6, Block 65, Lot 26; Zoned Residence-B
Variances from §§ 70-40.A and 70-229.A to reconstruct an existing attached garage that is too close to the street and not in compliance with a prior BZA approval.

Whereas, an application (RBP22-001082, BZA23-000050) 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 **May 24, 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 Victor Thomas, R.A. dated October 28, 2022 and revised through February 7, 2023.

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

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NOTICE OF DECISION

APPEAL #21390 – Sublime Subs, LLC (Jersey Mike's Subs); 1034 Willis Ave., Albertson, Section 7, Block 230, Lot 45; Zoned Business-A
Conditional Use §70-126(F) to construct interior alterations for a new retail food use (a conditional use).

Whereas, an application (CBP23-000064, BZA23-000052) 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 **May 24, 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 Gregory Ralph, R.A. dated February 22, 2022 and revised through February 13, 2023 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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 # 21390 (Conditions)

APPEAL #21390 – Sublime Subs, LLC (Jersey Mike's Subs); 1034 Willis Ave., Albertson, Section 7, Block 230, Lot 45; Zoned Business-A

Conditional Use §70-126(F) to construct interior alterations for a new retail food use (a conditional use).

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 <u>12</u> 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]. <u>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</u>.

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

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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.

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