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Town of North Hempstead

Board of Zoning Appeals

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CALENDAR FOR JUNE 7, 2023

RESIDENTIAL CALENDAR

APPEAL #21393 - Larry Karantzios; 44 West Drive, Manhasset; Section 3, Block 85, Lot 132; Zoned: Residence-B
Variance from §70-100.2(a)(2) to legalize fencing that is located in a front yard (not permitted)

APPEAL #21394 – Michael Rogers & Diana Morales-Rogers; 39-41 Neulist Ave., Port Washington, Section 5, Block J, Lot 112; Zoned Residence-C
Appeal for Determination or in the alternative a variance from § 70-231 to legalize an attic with habitable spaces.

APPEAL #21395 – Patrick & Claudine Ward; 1 Sandy Hollow Rd., Port Washington, Section 5, Block 3, Lot 1; Zoned Residence-C
Variances from §§ 70-49.C and 70-50.B to construct additions that make the house too big and to construct a front porch too close to the street.

APPEAL #21396 – Kate Nellans; 95 Reid Ave., Port Washington, Section 5, Block 59, Lot 185; Zoned Residence-A
Variances from §§ 70-29.C, 70-32.7, 70-100.1.A, 70-208.F, 70-100.1.D to construct additions to a home that would make the house too big, with an eave that is too high, to construct a detached garage in a side yard (not permitted) that is too close to a house on an adjoining property and to expand the habitable space of a pre-existing non-conforming third floor attic.

APPEAL #21397 – Robert Burrows; 27 Mitchell Rd., Port Washington, Section 5, Block 112, Lots 460-463; Zoned Residence-B
Variance from § 70-40.C to construct additions that are too close to the street.

APPEAL #21388 - Robert and Janet Fabian; 41 Aster Drive, New Hyde Park; Section 8, Block 312, Lot 13; Zoned: Residence-B
Variance from §70-39.B to construct an addition that makes the home too big.

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

COMMERCIAL CALENDAR

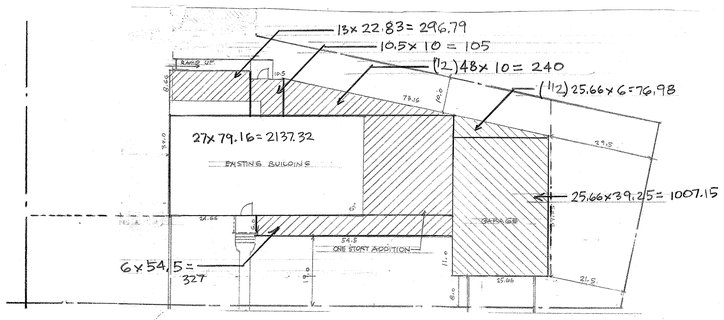
APPEAL #21209 - Port Washington Fire Department, Inc.; 423 Port Washington Boulevard, Port Washington; Section 6, Block 59, Lots 50 & 51; Zoned: Residence-B.
Variances from §§70-38, 70-41.D and 70-103.M to construct an addition to a fire house that is too close to the front property lines of a corner property and too close to the side property line, with a loading zone located in the front yard.

APPEAL #21398 – Cove Realty, LLC; 54 Glen Cove Rd., Greenvale, Section 20, Block J06, Lot 102; Zoned Business-A/Residence-C
Variance from § 70-103(A)(1) to construct interior alterations to a commercial building with not enough parking.

APPEAL #21383 - The Paper Store; 1454 Union Turnpike, New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA
Variance from §70-196.J(1)(f) to erect a sign that is too high.

APPEAL #21368 – Sami Atallah (Michelle Management Corp.); 993 Prospect Avenue, Westbury, Section 11, Block 122, Lots 20, 29, 44, 45, & 46; Zoned Business-A & Residence-C
Variances from § 70-44, 70-50(A), and 70-203(G) to construct an addition to a building and site work including construction of a commercial parking lot on a property which is partially in a residential zone (not a permitted use), parking too close to the street, and with a landscaped buffer between a commercial and residential property that is too small.

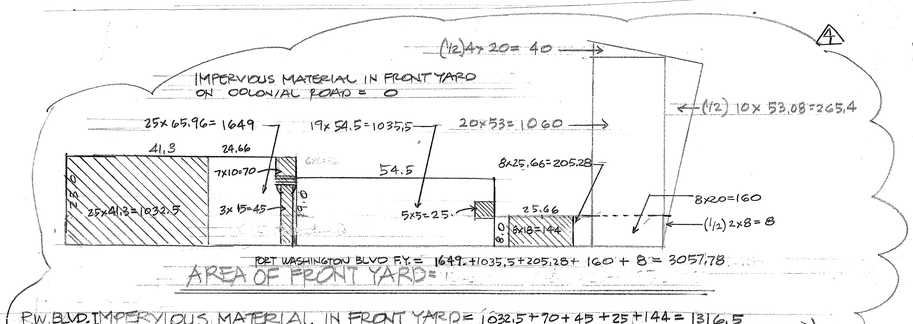
#21209



AREA CALCULATION 1"=20'-0"

OFFICE= 296.79 + 105 + 240 + 2137.32 + 327 = 3106.11
GARAGE= 76.98 + 1007.15= 1084.13
TOTAL BUILDING = 4190.24

FRONT YARD IMPERVIOUS AREA



ZONING INFORMATION

ZONE	RESIDENCE- B			
USE	FIREHOUSE (PERMITTED USE)			
ITEM	ZONING REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA	6,000 SQ. FT.)	36 ACRES (15,821.9 SQ. FT.)	36 ACRES (15,821.9 SQ. FT.)	O.K.
PRIMARY FRONT YARD	30' MIN. OR AVERAGE (30.5')	75.0' (EXIST.)	21.5'	VARIANCE REQ'D
SECONDARY FRONT YARD	25' SECOND FY	25.0' (EXIST.)	8.0	VARIANCE REQUIRED
SIDE YARD	RESIDENTIAL - 7' MIN. OTHER USE - 20'	15.6' (EXIST.)	10.0	VARIANCE REQUIRED
REAR YARD	RESIDENTIAL - 15'MIN. OTHER - 20' MIN.	15.0'	15.0'	O.K. PRE-EXISTING
HEIGHT	3 STORIES, 45'-0" MAX.	1 STORY	1 STORY	O.K.
LOT WIDTH	50' MIN. AT FRONT YARD	53.083'	53.083'	O.K.
LOT COVERAGE	30% LOT AREA, 4,746.51 SF MAX.	2,827 SF	4190.24	O.K.
F.A.R.	NOT APPLICABLE	2,827 SF	4190.24	O.K.
SKY EXPOSURE	3' VERTICAL TO 1' HORIZONTAL		1.5 VERT. TO 1 HORIZ.	O.K.
EAVE/RIDGE HEIGHT	EAVE HGT. MAX 22' RIDGE HGT. MAX 45'	EAVE HGT. MAX 14' RIDGE HGT. = 24.6' AVERAGE GRADE = 163.54' EXISTING RIDGE = 184.62' HEIGHT = 21.08'	AVERAGE GRADE = 163.54' PROPOSED RIDGE = 186.91' RIDGE HEIGHT = 23.45' EAVE HGT. MAX 15.71'	O.K.
FRONT YARD PAVING	PORT WASH. BLVD		PROPOSED FRONT YARD PAVING AREA = 1316.5	O.K.

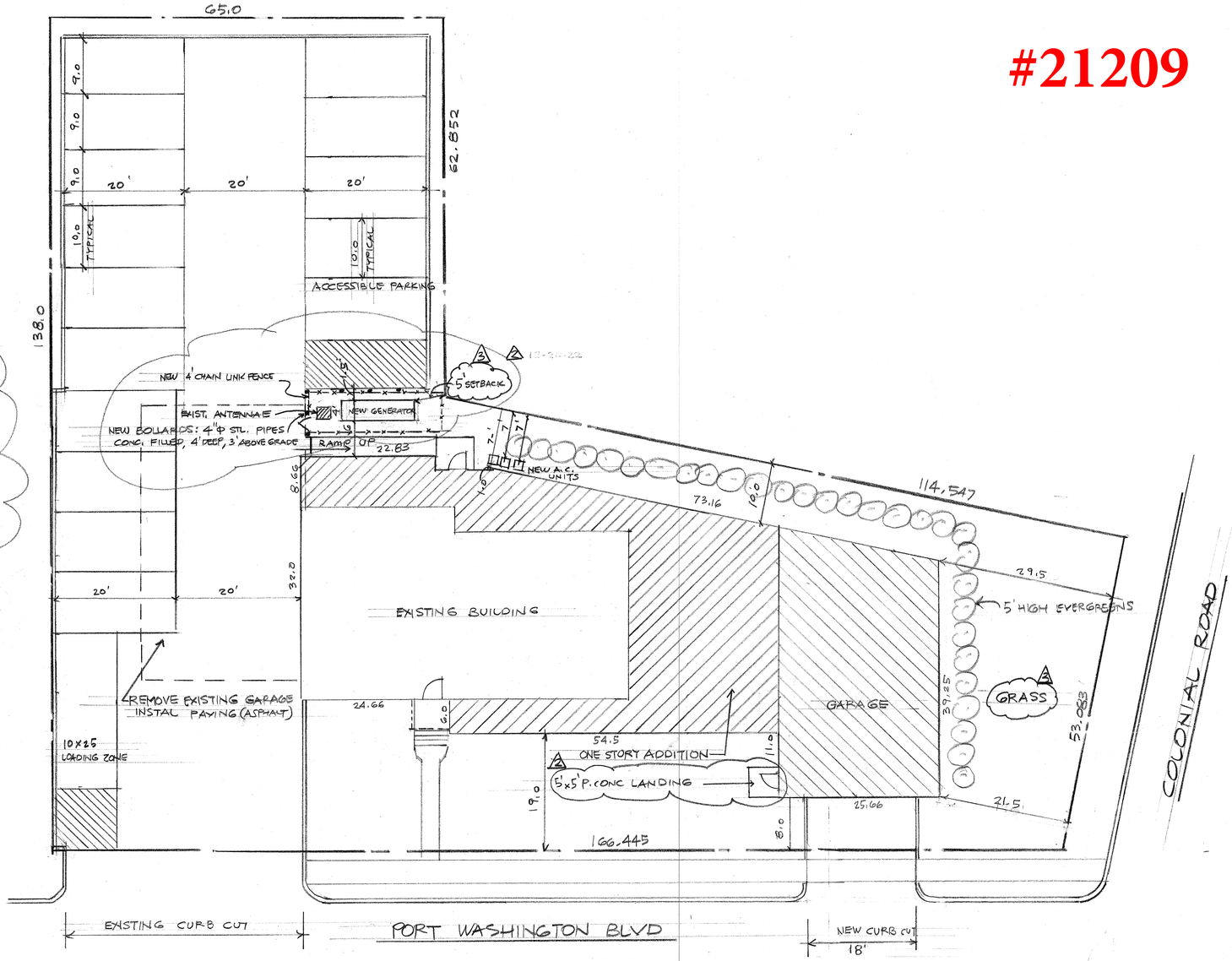
PARKING CALCULATION

TOTAL OFFICE= 3106.11 - 1000 - 200 = 10.5 CARS
GARAGE = 1084.13 ÷ 600 = 1.8 CARS
TOTAL REQ'D = 12.3 CARS / 15 PROVIDED

(1) LOADING ZONE REQ'D / (1) LOADING ZONE PROVIDED

BUILDING CODE NOTES

1. CONSTRUCTION CLASSIFICATION - 3B (EXISTING AND PROPOSED)
2. OCCUPANCY CLASSIFICATION - 'B' (OFFICE)
3. NO EXISTING FIRE SPRINKLERS
4. NO EXISTING FIRE ALARM
5. NO PROPOSED CHANGE OF OCCUPANCY
6. INTERIOR WORK IS LEVEL 2 ALTERATION (CHAPTER 8) AND ADDITION (CHAPTER 11)
7. OCCUPANCY LOAD = 1ST FLOOR OFFICE = 3106.11/100 = 31.
   GARAGE + STORAGE = =1084/300 = 3.6
   LOWER LEVEL OFFICE = = 809/100 = 6.0
   LOWER LEVEL ACCESSORY = = 144/300 = .48
   TOTAL OCCUPANCY = 41.



SITE PLAN

1"=10'-0"

AVERAGE GRADE

161.51 + 162.04 = 323.55/2 = 161.77 X 26.3 = 4254.5
162.04 + 162.04 = 324.08/2 = 162.04 X 2.9 = 4,338.6
162.04 + 164.79 = 326.8 /2 = 163.4 X 54.1 = 8839.9
164.79 + 165.6 = 330.39 /2 = 165.1 X 28.1 = 4639.3
165.6 + 165.6 = 331.2/2=165.6 X 28.5 = 4719.6
165.6 + 165.6 = 331.2/2 = 165.6 X 4 = 662.4
165.6 + 165.6 = 331.2 / 2 = 165.5 X 24.5 = 4057.2
165.6 + 165.6 = 331.2 / 2 = 165.5 X 17 = 2813.5
165.42 + 165.12 = 329.5 / 2 = 164.7 X 27.2 = 4479.8
164.12 + 161.51 = 325.6 / 2 = 162.8 X 46.1 = 7505
TOTALS 258.7 42309.6

PRE-EXISTING AVERAGE GRADE = 42309.6 ÷ 258.7 = 163.54

project: PORT WASHINGTON FIRE DEPT.
423 Port Washington Blvd.
drawing: SITE PLAN
number SP-1 | drawn by DA | scale AS NOTED | job no. | date

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revisions
9-29-22
12-20-22
1-30-23
4-4-23

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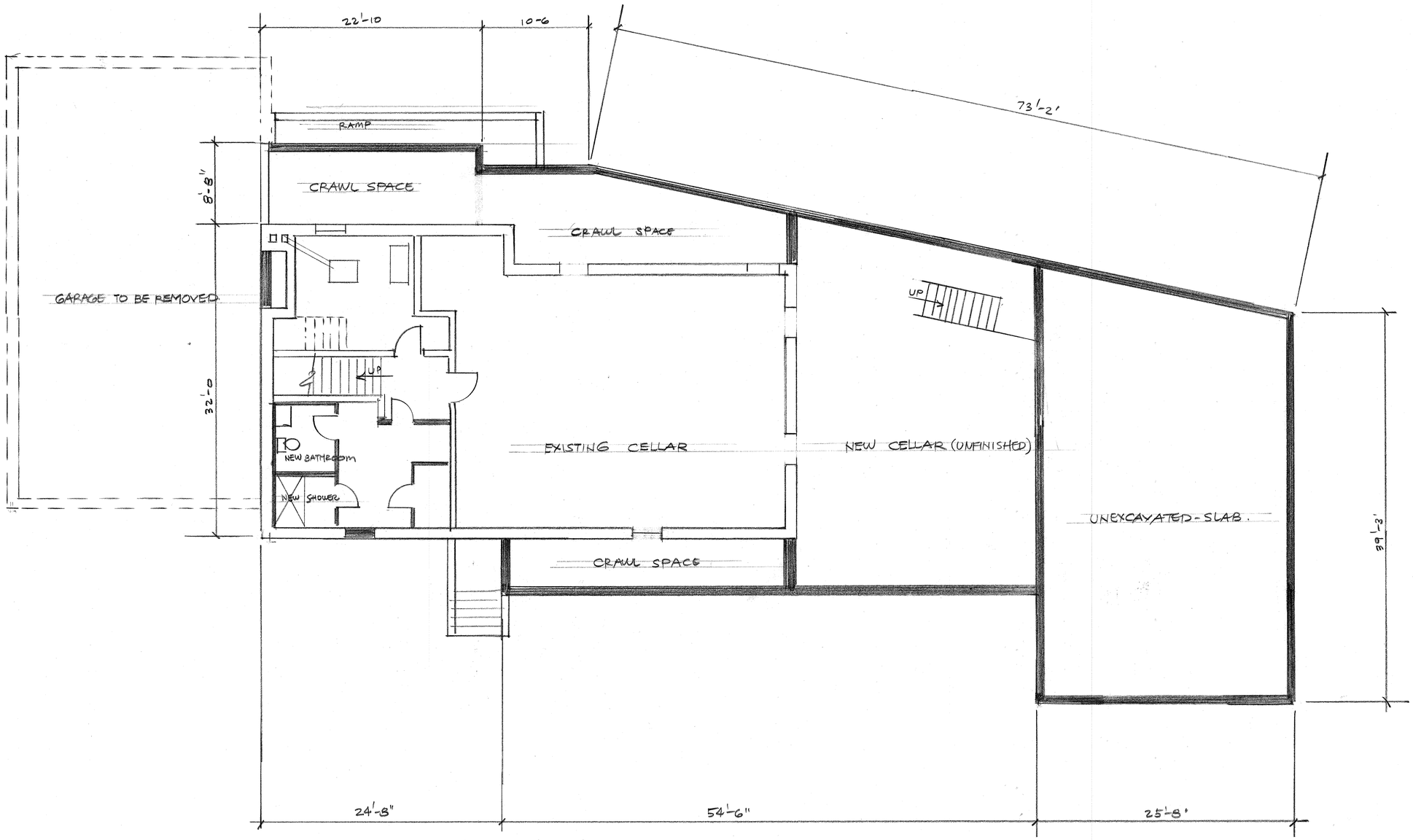

FOUNDATION PLAN

project:
PORT WASHINGTON FIRE DEPT.
423 Port Washington Blvd.

drawing:
FOUNDATION AND CELLAR PLAN

number	dwn by	scale
A100	DA	AS NOTED
	job no.	date

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revisions
9-29-22

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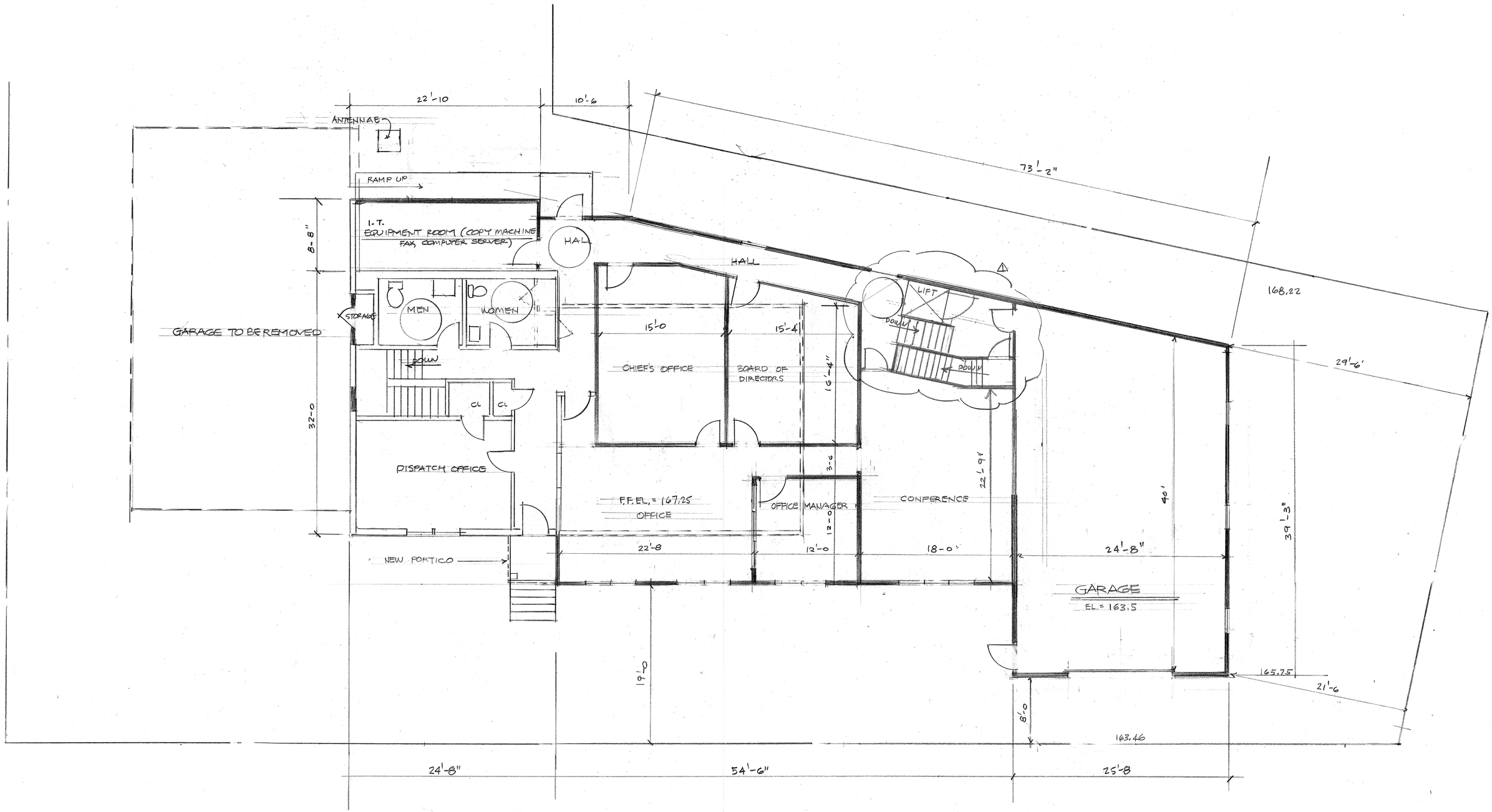

FIRST FLOOR PLAN

project:
PORT WASHINGTON FIRE DEPT.
423 Port Washington Blvd.

drawing:
FIRST FLOOR PLAN

number	drawn by	scale
A101	DA	AS NOTED
	job no.	date 8-30-22

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revisions
9-29-22
12-20-22

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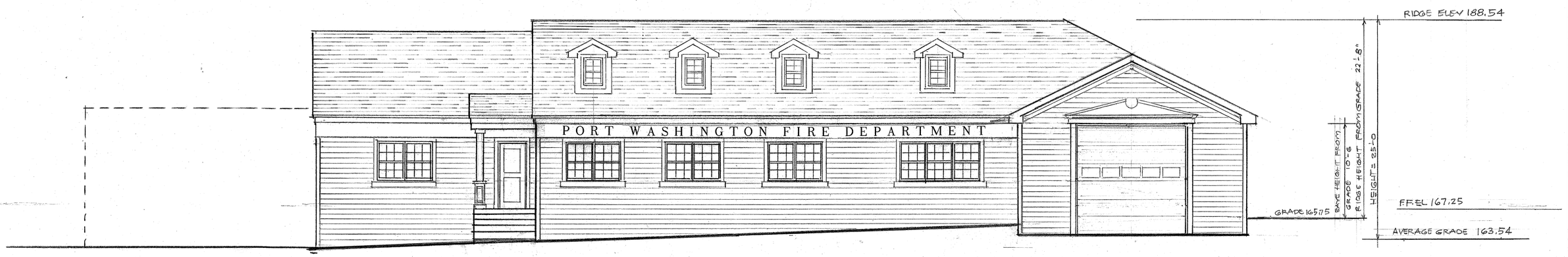
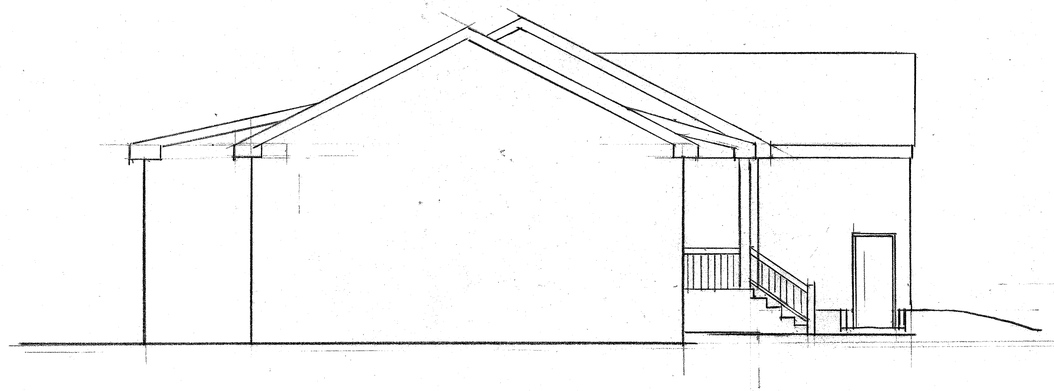


WEST ELEVATION



NORTH ELEVATION

project:
PORT WASHINGTON FIRE DEPT.
423 Port Washington Blvd.

drawing:
ELEVATIONS

number	dwn by	scale
A201	DA	AS NOTED
	job no.	date

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9-29-22

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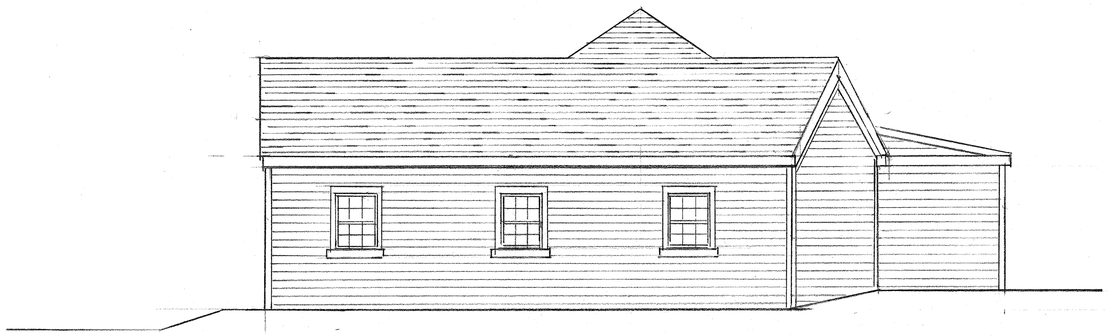
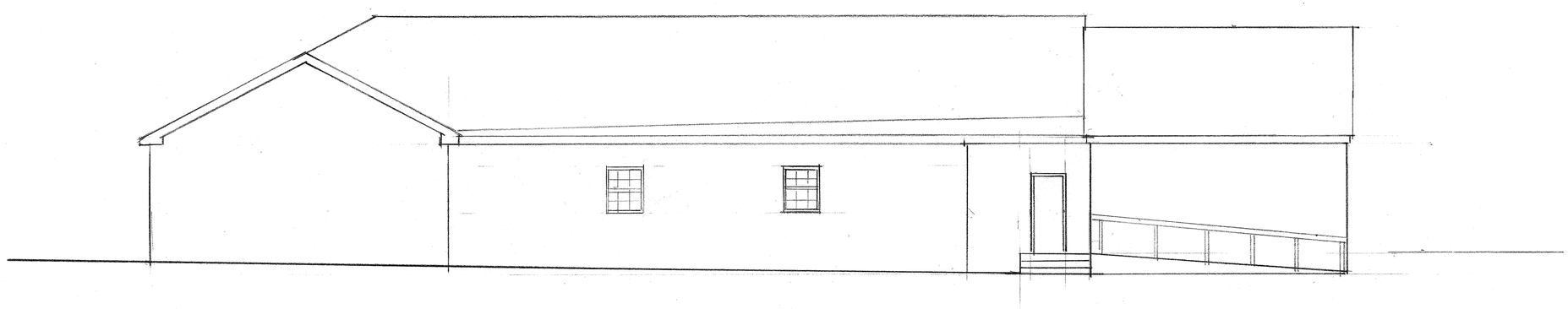


SOUTH ELEVATION 3/16=1-0"



EAST ELEVATION

project:
PORT WASHINGTON FIRE DEPT.
423 Port Washington Blvd.

drawing:
ELEVATIONS

number	drwn by	scale
A201	DA	AS NOTED
	job no.	date

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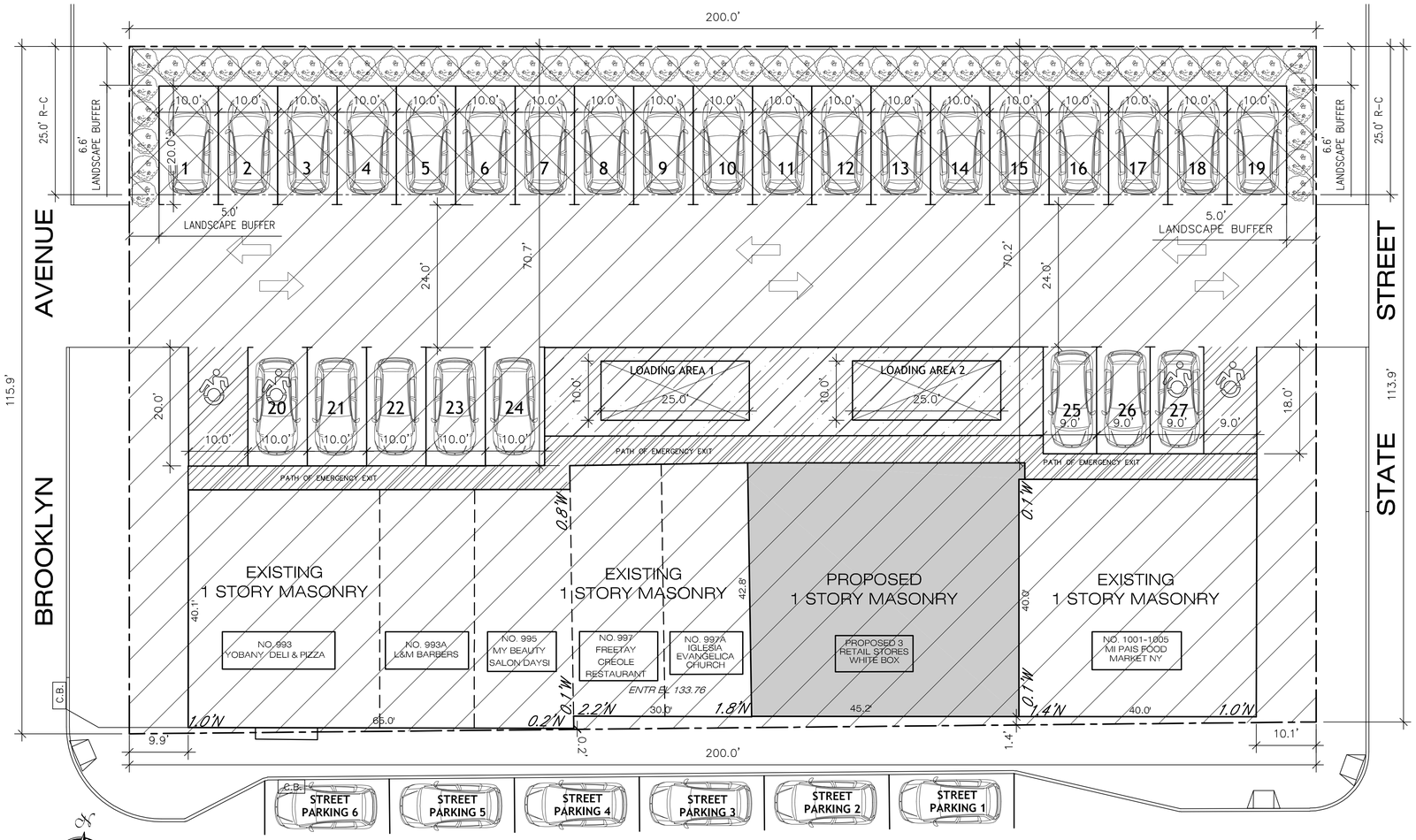

PROSPECT AVENUE

B-A ZONE

R-C ZONE

SITE PLAN

3/32" = 1'-0"

BUILDING ANALYSIS

SCOPE OF WORK:

ONE STORY ADDITION OF 3 RETAIL STORE TO EXISTING DOWNTOWN ROW TYPE STORE WITH COMMON OR PARTY WALLS.

EXISTING & PROPOSED BUILDING CONSTRUCTION & CLASSIFICATION:

RETAIL STORES (GROUP M) WITH TOTALING 7,410 SF OF FLOOR AREA IN A NON-SPRINKLERED BUILDING WITH TYPE VB (EXISTING) & IB (PROPOSED ADDITION) CONSTRUCTION CLASS.

FIRE RESISTANCE RATING REQUIREMENTS OF BUILDING ELEMENTS:
CONSTRUCTION CLASS 1-B

BUILDING TO COMPLY WITH CLASS 1-B CONSTRUCTION, WITH THE FOLLOWING FIRE RATINGS FOR:
STRUCTURAL FRAME: 2 HRS
EXTERIOR BEARING WALLS: 2 HRS
INTERIOR BEARING WALLS: 2 HRS
NON-BEARING EXTERIOR WALLS: 0
NON-BEARING INTERIOR WALLS: 0
FLOOR CONSTRUCTION: 2 HRS
ROOF CONSTRUCTION: 1 HR

WALL AND CEILING FINISHES:

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

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

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

MAX. FLOOR AREA ALLOWANCES PER OCCUPANT:

AS PER TABLE 1004.5 OF THE NYSBC2020:
MERCANTILE (OUTPATIENT) = 60 S.F., GROSS PER OCCUPANT
PROPOSED RETAIL STORE MERCANTILE (M) = 1,943 S.F. / 60 S.F. = 32.38 OCCUPANTS / 3 STORE = 10 OCCUPANTS PER EACH STORE
TOTAL = 30 OCCUPANTS
PROVIDE & INSTALL OCCUPANCY SIGN FOR SPACES IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES

EGRESS WIDTH:

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

EXIT TRAVEL DISTANCE:

AS PER TABLE 1017.2 OF THE NYSBC2020: WITHOUT SPRINKLER SYSTEM, THE MAX. TRAVEL DISTANCE IS 200 FT. FOR GROUP M

AUTOMATIC SPRINKLER SYSTEMS:

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

FIRE ALARM SYSTEMS:

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

PORTABLE FIRE EXTINGUISHERS REQUIREMENTS:

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

EXIST SIGNS REQUIREMENTS:

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

MEANS OF EGRESS ILLUMINATION REQUIREMENTS:

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

PLUMBING FIXTURES:

AS PER SECTION 403.2.1 OF THE IPC:
GROUP M; 10 OCCUPANTS PER STORE

1 WATER CLOSET PER 500 OCCUPANTS	1 WATER CLOSET PROVIDED PER STORE
1 LAVATORY PER 750 OCCUPANTS	1 LABORATORY PROVIDED PER STORE
1 DRINKING FOUNTAIN PER 1000 OCCUPANTS	0 DRINKING FOUNTAIN PROVIDED
1 SERVICE SINK	0 SERVICE SINK PROVIDED

For business and mercantile classifications with an occupant load of 15 or fewer, service sinks shall not be required

993-1005 PROSPECT AVE, WESTBURY, NY 11590

SEC. 11, BLOCK 122, LOT(S) 20,29,44,45 & 46, LOT AREA 22,980 Sq Ft
ZONING DISTRICT BUSINESS "A" & RESIDENTIAL "R-C"
NEW CASSEL URBAN RENEWAL OVERLAY DISTRICT
OCCUPANCY CLASSIFICATION- MERCANTILE "GROUP M"
EXISTING CONSTRUCTION CLASSIFICATION V-B
PROPOSED CONSTRUCTION CLASSIFICATION I-B

SECTION	REQUIREMENT	ACTUAL	COMPLIANCE
T.N.H. 70-103.A.1	PARKING REQUIREMENTS:		
	NO. 993 YONBANY DELI & PIZZA RETAIL FOOD USE, 1 TO 12 SEATS: 1 PARKING / 300 SQ FT	1,295 SQ FT / 300 = 4.31	27 OFF-STREET PARKING SPACES PROVIDED OK
	NO. 993A L&M BARBERS RETAIL STORE USE: 1 PARKING / 300 SQ FT OF FLOOR AREA IN EXCESS OF 1,000 SQ FT	642 SQ FT / 300 SQ FT = 2.14	
	NO. 995 MY BEAUTY SALON DAYSI RETAIL STORE USE: 1 PARKING / 300 SQ FT OF FLOOR AREA IN EXCESS OF 1,000 SQ FT	663 SQ FT / 300 SQ FT = 2.21	
	NO. 997 FREETAY CREOLE RETAIL FOOD USE, 1 TO 12 SEATS: 1 PARKING / 300 SQ FT	654 SQ FT / 300 = 2.18	
	NO. 997A IGLESIA EVANGELICA CHURCH PLACE OF PUBLIC ASSEMBLY USE: 1 PARKING / 4 SEATS OR 4 PERSONS WHICH CAN BE LEGALLY ACCOMMODATED, PLUS 1 SPACE PER EMPLOYEE	TOTAL NUMBER OF PLACE OF PUBLIC ASSEMBLY SEATS = 20 SEATS 20 / 4 = 5 + 2 EMPLOYEES = 7	
	NO. 1001-1005 MI PAIS FOOD MARKET NY FOOD MARKET STORE: 1 PARKING / 300 SQ FT OF FLOOR AREA IN EXCESS OF 1,000 SQ FT	1,601.76 SQ FT / 300 = 5.33	
	PROPOSED 3 RETAIL STORES WHITE BOX 1 PARKING / 300 SQ FT OF FLOOR AREA IN EXCESS OF 1,000 SQ FT	1,943.07 SQ FT - 1000 / 300 = 3.14	
	TOTAL OF REQUIRED OFF-STREET PARKING SPACES	4.31 + 2.14 + 2.21 + 2.18 = 7 + 5.33 + 3.14 = 26.31 ROUND UP TO 27 SPACES - 6 ON-STREET PARKING @ PROSPECT AVE = 21 SPACES REQUIRED	
T.N.H. 70-103.F.1	1 LOADING AREA FOR EACH 10,000 SQ FT OF RETAIL USE.	TOTAL FLOOR AREA: 7,410 SQ FT 7,410 SQ FT /10,000 = 0.71 1 LOADING AREA OF 10.0'X25.0' REQUIRED	2 LOADING SPACES PROVIDED OK
T.N.H. 70-103.B	IN SATISFYING THE OFF-STREET PARKING REQUIREMENTS AS SET FORTH IN THIS SECTION, FOR NONMEDICAL OFFICE USE AND INDUSTRIAL USE UP TO BUT NOT EXCEEDING 20% OF THE OFF-STREET PARKING SPACES MAY HAVE DIMENSIONS OF NOT LESS THAN NINE FEET BY 18 FEET AND SHALL BE SO DESIGNATED, WITH RESPECT TO ALL OTHER USES, ALL OFF-STREET PARKING SPACES MUST HAVE DIMENSIONS OF NOT LESS THAN 10 FEET BY 20 FEET, WHENEVER PARKING REQUIREMENTS ARE CALCULATED ON THE BASIS OF FLOOR AREA OR SPACE.	TOTAL REQUIRED OFF-STREET PARKING: 21 SPACES 20% OF 21 SPACES = 4.2	TOTAL OF 9'x18' PARKING SPACE: 3 SPACES OK
T.N.H. 70-125	PERMITTED USES - RETAIL STORE	EXISTING USE - RETAIL STORE NO CHANGE TO EXISTING USE	OK
T.N.H. 70-130	MAXIMUM BUILDING HEIGHT= 3 STORIES OR 40'	EXISTING BUILDING HEIGHT= 1 STORY, 16.3' PROPOSED BUILDING HEIGHT = 1 STORY, 16.3'	OK
T.N.H. 70-131	MAXIMUM LOT COVERAGE = 70% 22,980 X 0.70 = 16,086 Sq Ft	EXISTING LOT COVERAGE = 5,468.17 Sq Ft BUILDING AREA / 22,980 Sq Ft LOT AREA = 23.8% PROPOSED LOT COVERAGE = 7,410 Sq Ft BUILDING AREA / 22,980 LOT AREA = 32.2%	OK
T.N.H. 70-132	NO FRONT YARD REQUIRED	FRONT YARD @ PROSPECT AVE. 0.2' FRONT YARD @ BROOKLYN AVE. 9.9' FRONT YARD @ STATE ST. 10.1'	OK
T.N.H. 70-133	NO SIDE YARD REQUIRED	EXISTING SIDE YARDS N/A PROPOSED SIDE YARDS N/A	OK
T.N.H. 70-134	20' REAR YARD REQUIRED	EXISTING REAR YARD 70,7' PROPOSED REAR YARD 70,2'	OK
T.N.H. 70-44	PERMITTED USES	COMMERCIAL PARKING LOT	VARIANCE REQUIRED
T.N.H. 70-50	FRONT YARD	PARKING SPACES LOCATED WITHIN THE REQUIRED 25' FRONT YARD SETBACK IN THE R-C ZONING DISTRICT.	VARIANCE REQUIRED
T.N.H. 70-203(G)	15' LANDSCAPE BUFFER ALONG THE REAR YARD REQUIRED.	PROPOSED LANDSCAPE BUFFER 6.6'	VARIANCE REQUIRED

§ 70-195.15 Standards for nonresidential and mixed-use development.

Applications for nonresidential and "mixed-use" development as defined in § 70-231 of this chapter must comply with the following standards, wherever applicable.

A. Proposed developments must be designed in accordance with the guidelines set forth in the New Cassel Urban Renewal Plan and New Cassel Vision Plan.

B. Any loading and maneuvering of service vehicles and all other related service activities necessary for the construction or operation of the development shall be accommodated entirely within lot lines and shall not impede traffic on adjacent streets.

C. All service areas shall be adequately screened from view from adjacent streets and from neighboring residential units.

D. Building facades may consist of brick or stucco, as appropriate. Other materials may be approved by the Commissioner of the Building Department if they are in general compliance with the standards of the New Cassel Urban Renewal Plan and New Cassel Vision Plan. Building facades should be inviting to pedestrians. Walls without windows, doors or other adornment, commonly known as "blank" walls, are permitted only where located within 100 feet of a residence district and fronting on the residential street. No blank walls shall be permitted on a main thoroughfare.

E. Buildings must be of reinforced concrete steel frame construction. Wood frame construction is prohibited for nonresidential and mixed-use structures within the New Cassel Overlay District.

F. All mechanical equipment, television antennas, satellite dishes, or other communications antennas shall be screened from view from the street or adjoining properties.

G. Public pay telephones shall not be installed on the outside of any building.

H. There shall be no outdoor storage of materials, refuse, garbage, or unlicensed vehicles. Indoor refrigerated storage for putrescible waste shall be available for all food uses. Garbage dumpsters, where approved, shall be screened from view at all times. The storage of commercial vehicles unrelated to the businesses on whose premises they are stored is prohibited.

I. All land not covered by structures or parking areas shall be landscaped with lawn, vegetative ground cover, shrubs, trees, or appropriate pedestrian walkways or amenities.

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STATE OF NEW YORK
HOOSHANG NEJATHAIM
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074402

#21368

Consultants

Project name:
Proposed 3 One Story White Box & New Off-Street Parking Layout
993-1005 Prospect Ave
Westbury, NY 11590

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No.	Date	Revision

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Drawing name:
SITE PLAN & NOTES

Job No: 2132
Date: 8/17/22
Scale: as shown
Drawn By: ER

Drawing Number:
A-01
1 of 6

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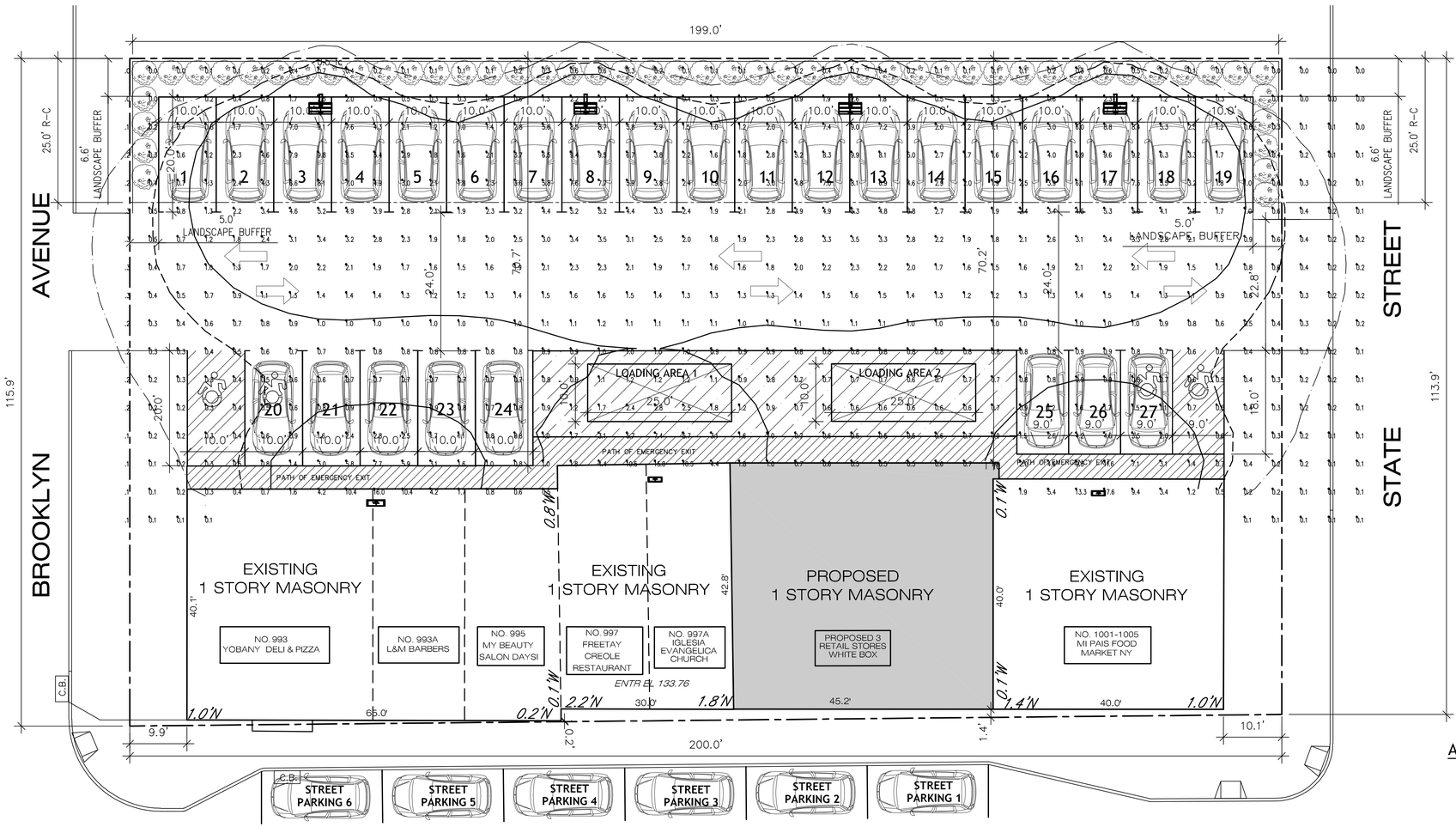
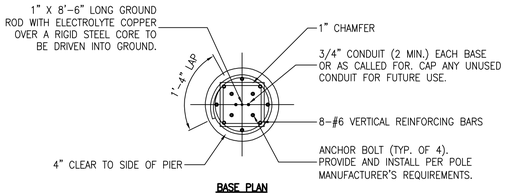
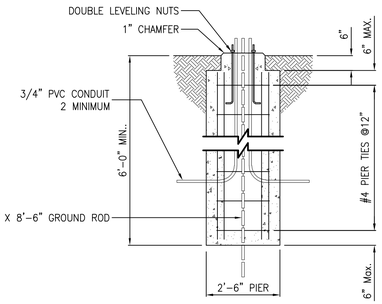




BASE PLAN



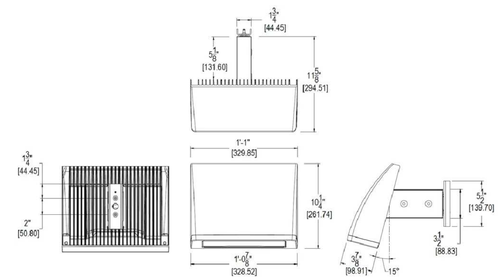
BASE SECTION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 000-227.

CONCRETE BASE FOR LIGHTPOLE

MAXIMUM 20' HEIGHT

ALED52 - RAB02587MOD5250



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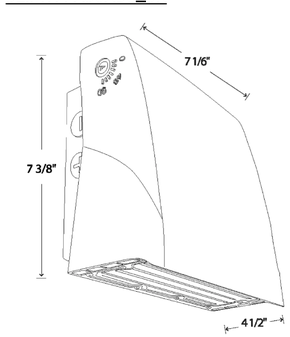

EXTERIOR LIGHTING PLAN

3/32" = 1'-0"

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.2
	0.5
	1

Luminaire Schedule				
Symbol	Qty	Arrangement	Label	Mounting Height
	4	Single	ALED52 - RAB02587MOD5250	15
	3	Single	slim17fa30adj_5k (1)	10

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	1.71	17.6	0.0	N.A.	N.A.

*APPROXIMATION ONLY - ACTUAL REFLECTANCE UNKNOWN.
THE LIGHTING ANALYSIS PROVIDED BY STOUCH REPRESENT AN ANTICIPATED PREDICTION OF LIGHTING SYSTEM PERFORMANCE BASED UPON DESIGN PARAMETERS AND INFORMATION SUPPLISED BY OTHERS. THESE DESIGN PARAMETERS AND INFORMATION PROVIDED BY OTHERS HAVE NOT BEEN FIELD VERIFIED BY STOUCH AND THEREFOR ACTUAL MEASURED RESULTS MAY VARY FROM THE ACTUAL FIELD CONDITIONS. STOUCH RECOMMENDS THAT DESIGN PARAMETERS AND OTHER INFORMATION BE FIELD VERIFIED TO REDUCE VARIATION.

Luminaire Location Summary						
UserField5	Label	X	Y	Z	Orient	Tilt
	ALED52 -	82	241.5	15	270	0
	RAB02587MOD5250					
	ALED52 -	129.167	241.5	15	270	0
	RAB02587MOD5250					
	ALED52 -	176.333	241.5	15	270	0
	RAB02587MOD5250					
	ALED52 -	223.5	241.5	15	270	0
	RAB02587MOD5250					
	slim17fa30adj_	91.5	169	10	90	0
	5k (1)					
	slim17fa30adj_	220.5	171	10	90	0
	5k (1)					
	slim17fa30adj_	141.528	173.305	10	90	0
	5k (1)					

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LICENSED PROFESSIONAL ENGINEER
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No.	Date	Revision

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Drawing name:
EXTERIOR LIGHTING PLAN & NOTES

Job No: 2132
Date: 8/17/22
Scale: as shown
Drawn By: ER

Drawing Number:
A-02
2 of 6

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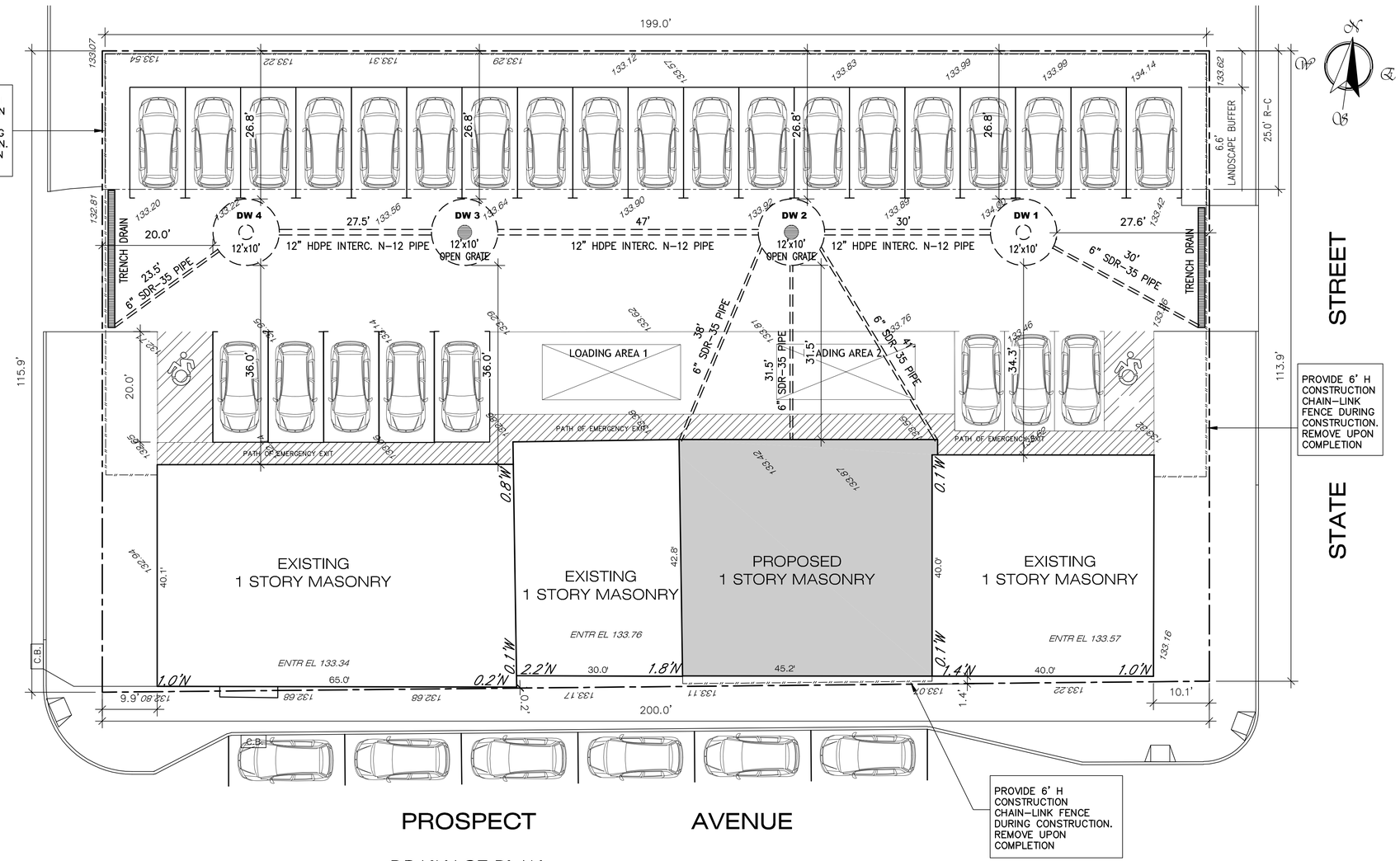


DRAINAGE PLAN

3/32" = 1'-0"

SITE DRAINAGE CALCULATIONS

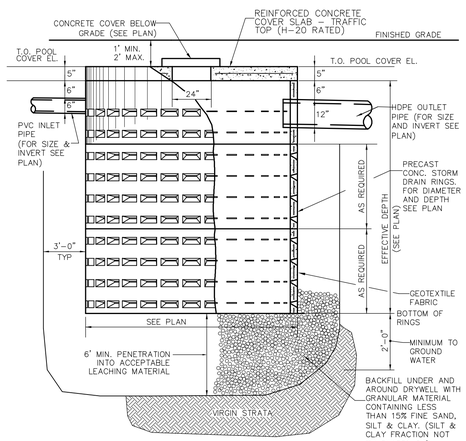
RAINFALL INTENSITY (as per 70-202.2.A): 2.5"
PROPOSED IMPERVIOUS AREA:
13,720.40 Sq Ft (Parking)
1,943.07 Sq Ft (New One Story Retail)
15,663.47 Sq Ft

$V_{REQ} = A \times 2.5/12$
$V_{REQ} = 15,663.47 \times .208 = 3,258$ cu ft

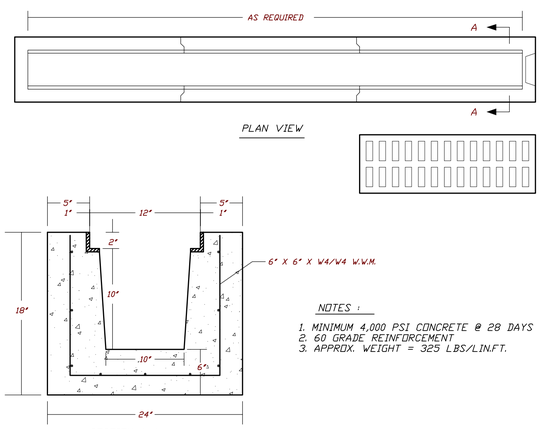
DRYWELL CALCULATIONS:
3,258 cu ft / 100.88 (12' Ø ring) = 32.30'
PROVIDE 40 lin.ft. : 4 DRYWELLS 12' Ø RING @ 10' DEEP

NOTES:

1. BASEMAP DATA SHOWN BASED ON "SURVEY AND TOPOGRAPHIC MAP" PREPARED BY 5 BORO MAPPING LAND SURVEYOR COMPANY DATED: 01.05.2017
2. ANY EXISTING STRUCTURES TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE.
3. ALL ROOF DRAINAGE TO BE PIPED DIRECTLY TO DRYWELLS WITH MIN. 6' Ø PVC PIPE.
4. DRYWELLS MUST MAINTAIN CLEAR DISTANCE OF 10.0' TO BUILDING WALL, SANITARY SEWER LINES OR OTHER DRYWELLS AND A MINIMUM OF 10.0' CLEAR FROM PROPERTY LINES.



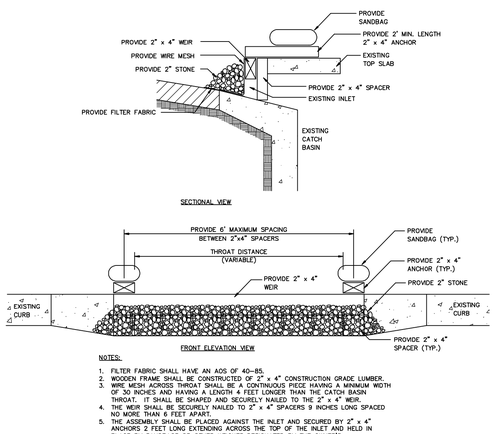
1 TYPICAL DRYWELL DETAIL
N.T.S.



SECTION A-A

2 PRECAST CONCRETE TRENCH DRAIN DETAIL
N. T. S.

HEAVY DUTY CAST IRON TRENCH DRAIN BY EXPANDED SUPPLY PRODUCTS, INC OR EQUAL



NOTES:

1. FILTER FABRIC SHALL HAVE AN AOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE HAVING A MINIMUM WIDTH OF 30 INCHES AND HAVING A LENGTH 4 FEET LONGER THAN THE CATCH BASIN THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO THE 2" x 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" x 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR OTHER WEIGHTS DESIGNATED BY THE OWNER'S REPRESENTATIVE.

3 CURB INLET SEDIMENT PROTECTION DETAIL
N. T. S.

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Seal

STATE OF NEW YORK HOOSHANG NEJATHAM LICENSED PROFESSIONAL ENGINEER 074402

Consultants

Project name:
Proposed 3 One Story White Box & New Off-Street Parking Layout
993-1005 Prospect Ave
Westbury, NY 11590

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No.	Date	Revision

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Drawing name:
DRAINAGE PLAN NOTES & DETAILS

Job No: 2132
Date: 8/17/22
Scale: as shown
Drawn By: ER

Drawing Number:
A-03
3 of 6

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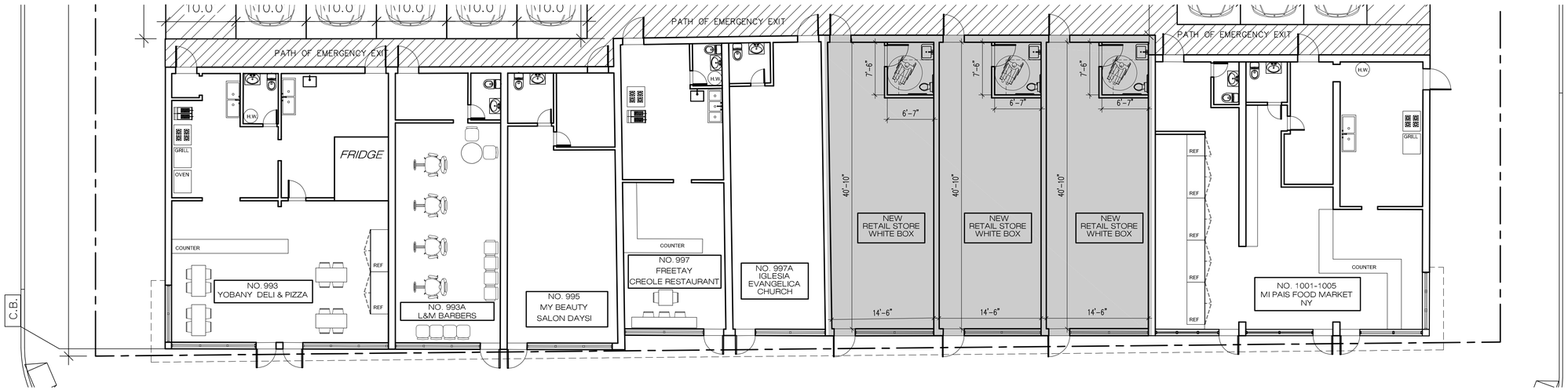
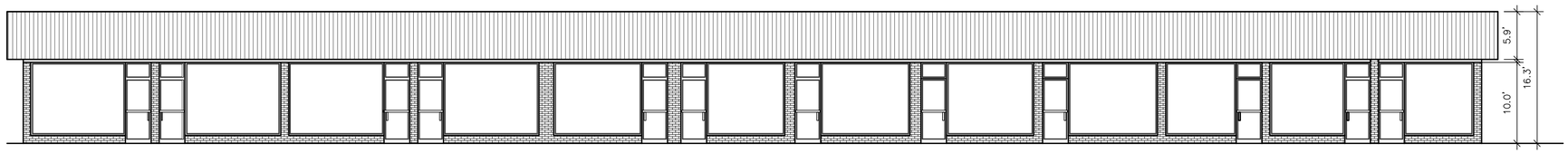
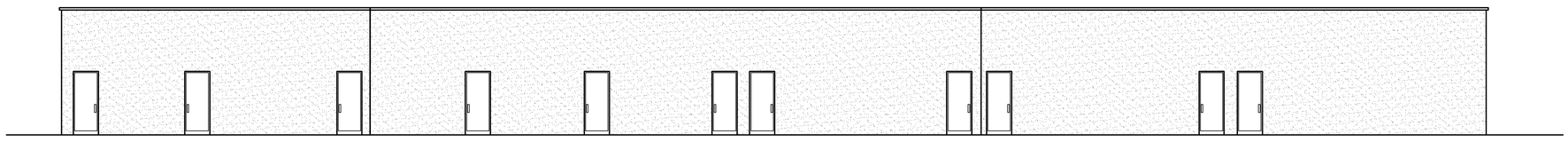


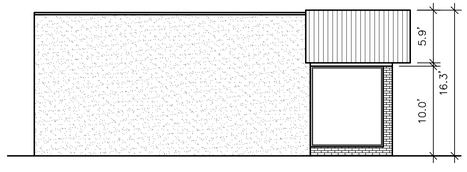
FLOOR PLAN
1/8" = 1'-0"



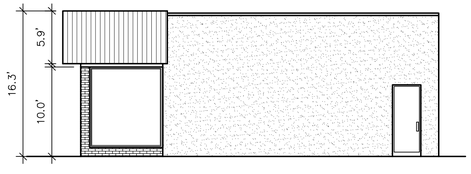
FRONT ELEVATION @ PROSPECT AVE
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATION @ BROOKLYN AVE
1/8" = 1'-0"



SIDE ELEVATION @ STATE STREET
1/8" = 1'-0"

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LICENSED PROFESSIONAL ENGINEER
074402

Consultants

Project name:
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Drawing name:
FLOOR PLAN
ELEVATIOS

Job No: 2132
Date: 8/17/22
Scale: as shown
Drawn By: ER

Drawing Number:
A-04
4 of 6

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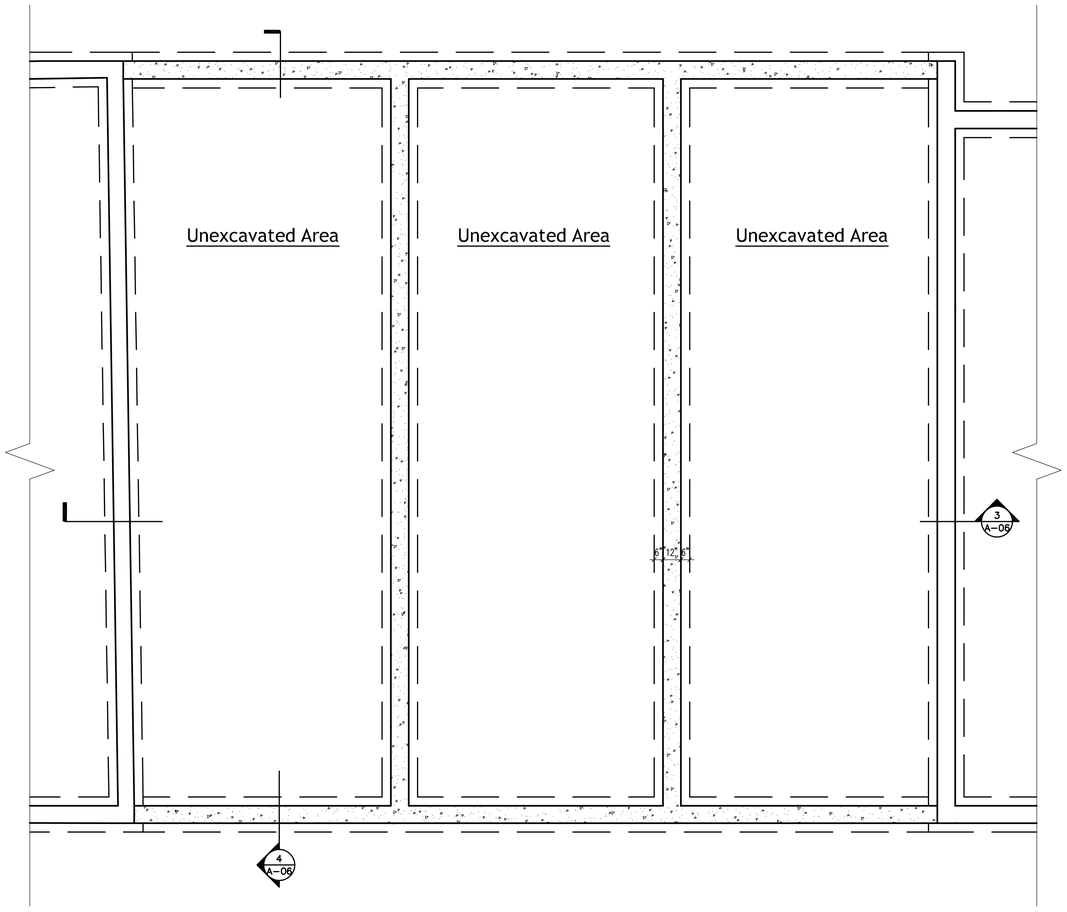
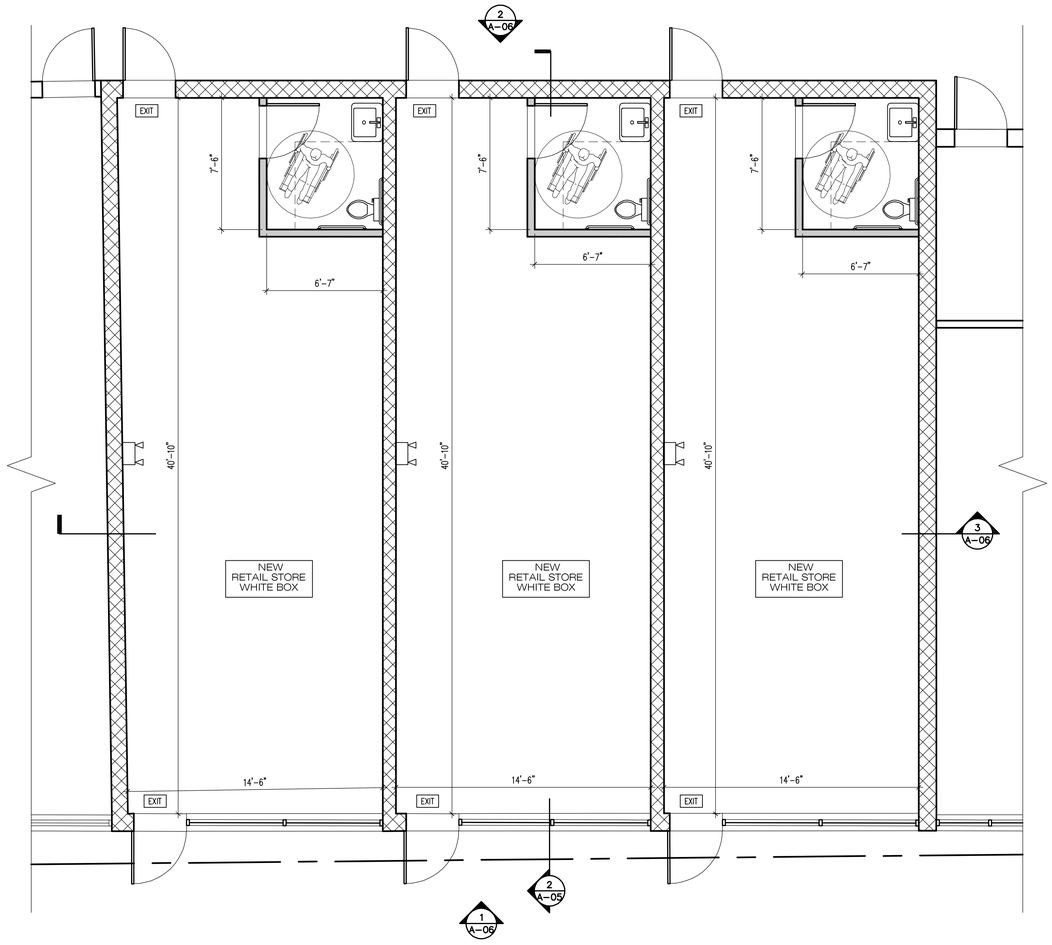


FOOTING & FOUNDATION PLAN

1/4" = 1'-0"



FIRST FLOOR PAN

1/4" = 1'-0"

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STATE OF NEW YORK
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Drawing name:
FLOOR PLANS

Job No: 2132
Date: 8/17/22
Scale: as shown
Drawn By: ER

Drawing Number:
A-05
5 of 6

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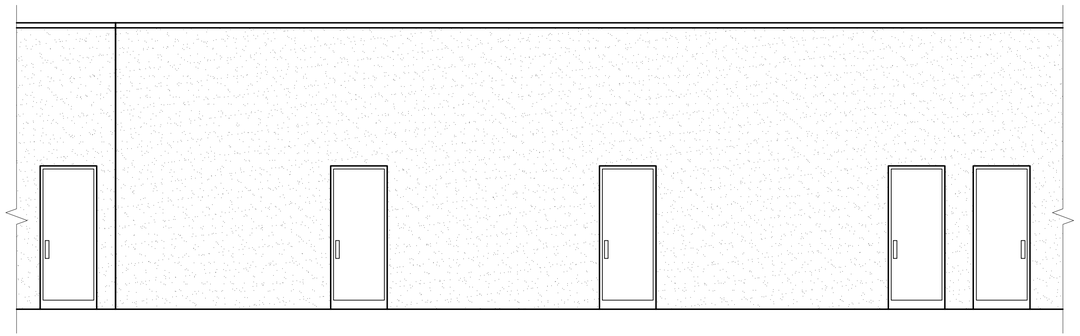
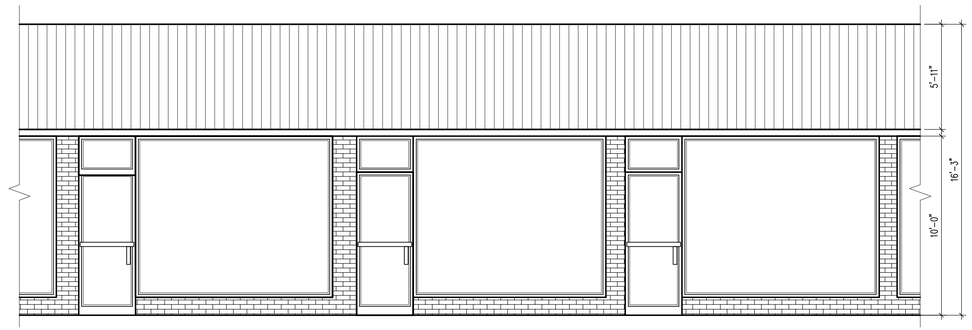


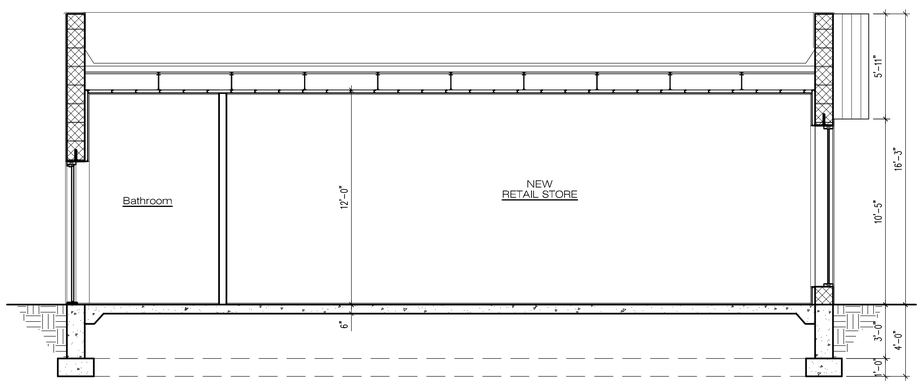
2 REAR ELEVATION

1/4" = 1'-0"



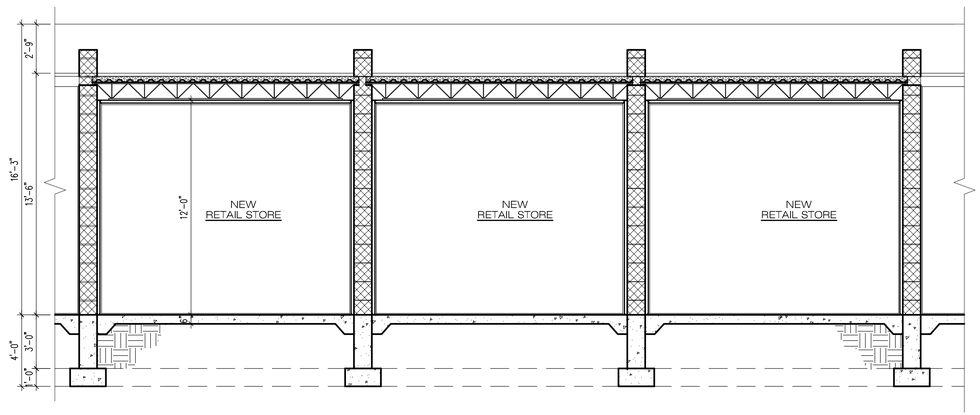
1 FRONT ELEVATION

1/4" = 1'-0"



4 CROSS SECTION

1/4" = 1'-0"



3 LONGITUDINAL SECTION

1/4" = 1'-0"

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Consultants

Project name:

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Westbury, NY 11590

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Drawing name:

ELEVATIONS & SECTIONS

Job No: 2132
Date: 8/17/22
Scale: as shown
Drawn By: ER

Drawing Number:

A-06

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GENERAL NOTES AND SPECIFICATIONS

GENERAL NOTES AND SPECIFICATIONS:

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

WINDOWS:

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

DRYWALL:

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

PLUMBING:

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

ELECTRICAL:

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

HARDWARE:

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

SANITARY WASTE:

1. RESIDENCE WILL UTILIZE EXISTING SEPTIC SYSTEM.

CARPENTRY:

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

FRAMING:

ALL EXTERIOR WALLS WORK TO BE FRAMED TO MATCH EXISTING.

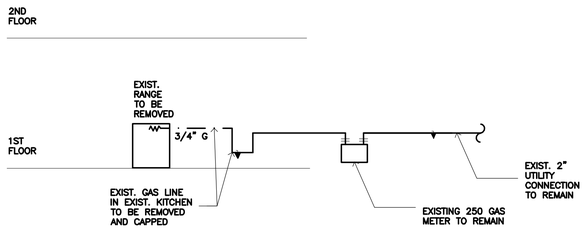
¡INSULATION:

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

SIDING:

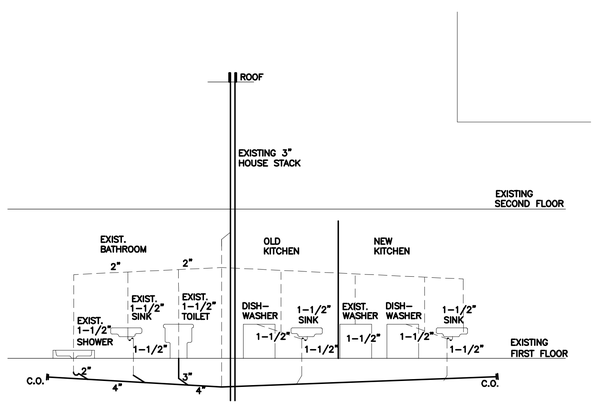
1. ALL NEW SIDING TO MATCH EXISTING.

PLUMBING DIAGRAMS



GAS RISER DIAGRAM

N.T.S.

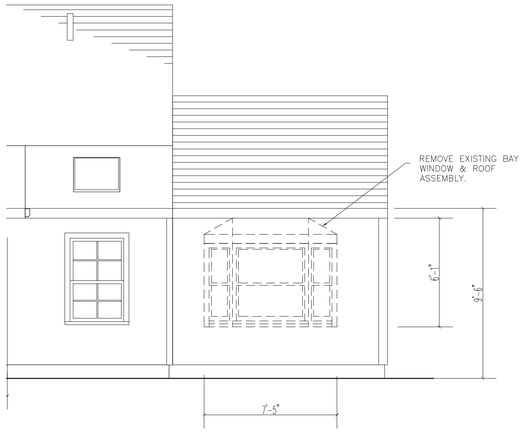


PLUMBING RISER DIAGRAM

N.T.S.

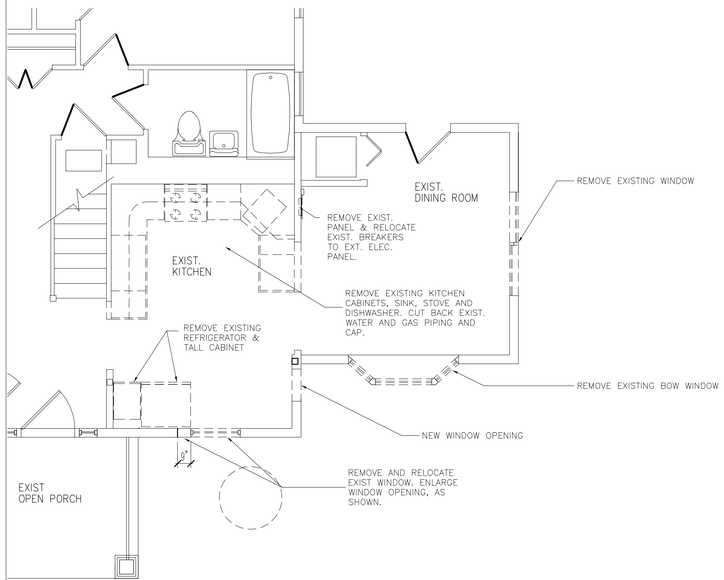
DEMOLITION PLAND END ELEVATION

#21371



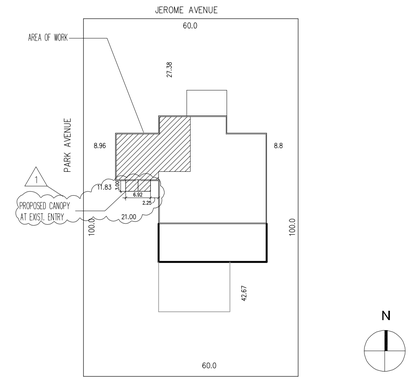
PARTIAL NORTH ELEVATION - DEMOLITION

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



EXISTING KIT. & DINNING RM PLAN - DEMOLITION

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



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

SITE INFORMATION

ADDRESS: 245 JEROME AVENUE, CARLE PLACE, NY 11514

SECTION: 9
BLOCK: 80
BLOCK: 65

SCOPE OF WORK

PROPOSED SCOPE OF WORK:

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

LIST OF DRAWINGS

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

A-01.00 CONSTRUCTION PLAN, INTERIOR KITCHEN ELEVATIONS AND DETAILS

LEGEND

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

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

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

CONSULTANTS:

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

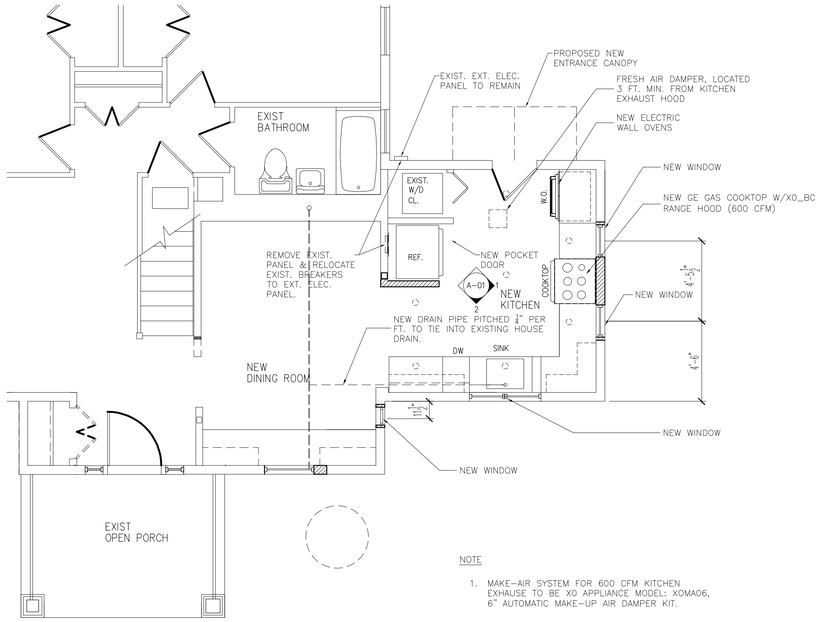
REVISIONS

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

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

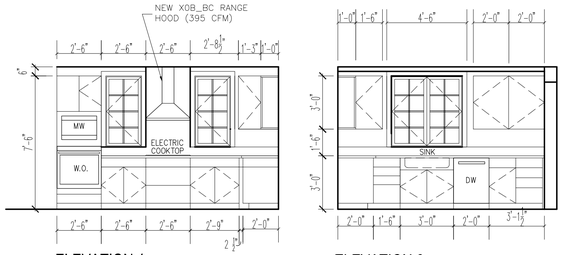
JOB No. 210001
SCALE AS NOTED
ISSUE DATE 02/23/2021
DRAWN T.V.

DWG No. A-00



FLOOR PLAN - KITCHEN

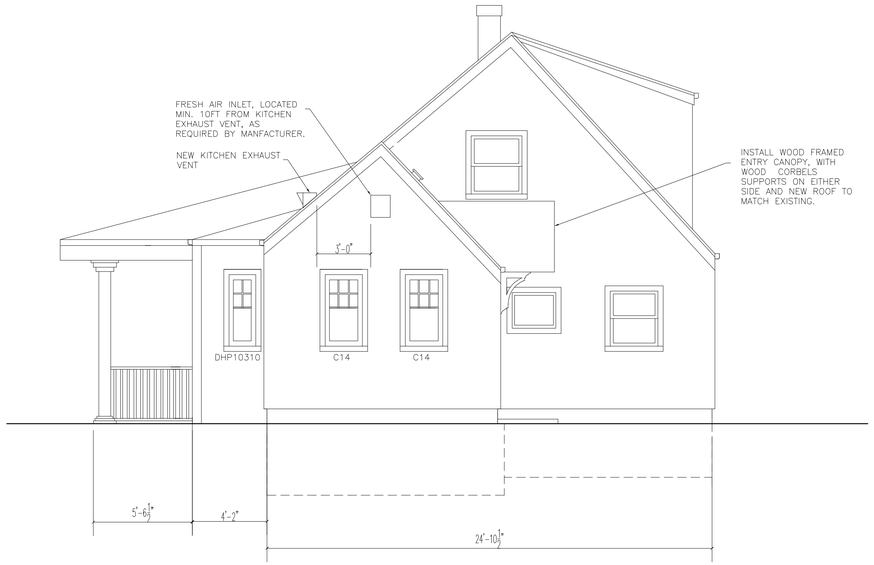
SCALE: 1/4"=1'-0"



ELEVATION 1 ELEVATION 2

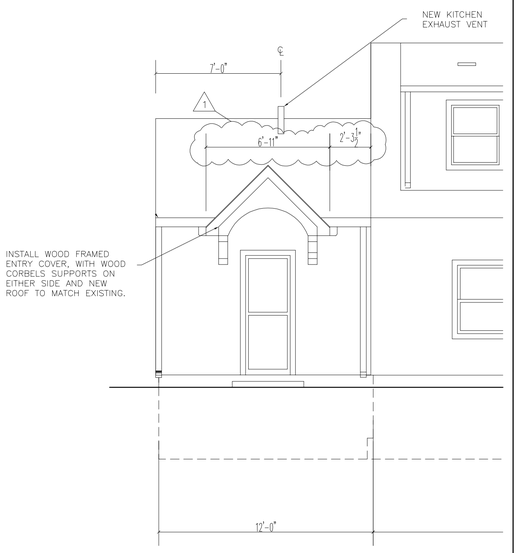
INTERIOR ELEVATION - KITCHEN

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



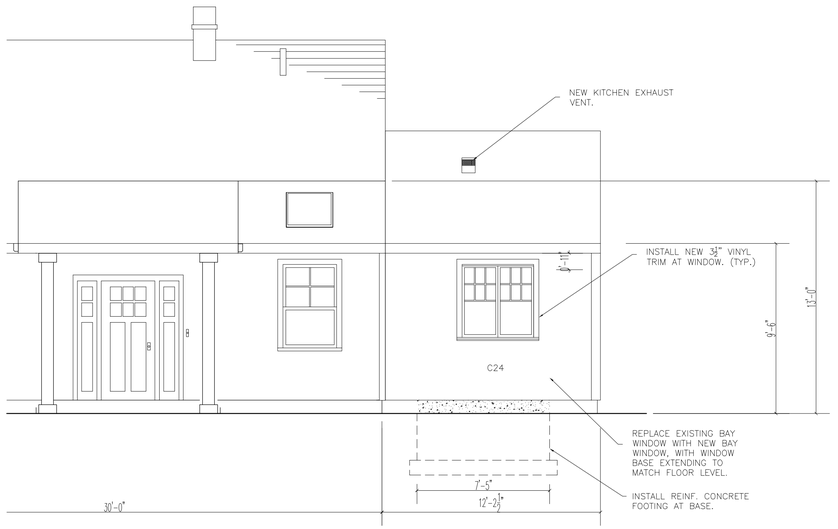
EAST ELEVATION

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



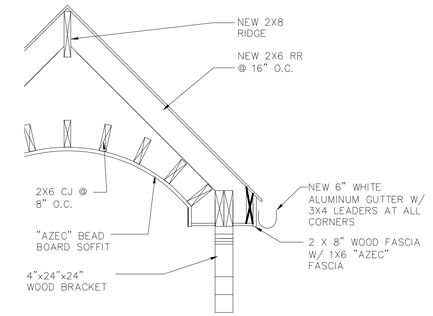
PARTIAL SOUTH ELEVATION

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



PARTIAL NORTH ELEVATION

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



1 ENTRANCE CANOPY DETAIL

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

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

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

CONSULTANTS:

DRAWING TITLE:
PROPOSED PLANS, ELEVATIONS & DETAIL

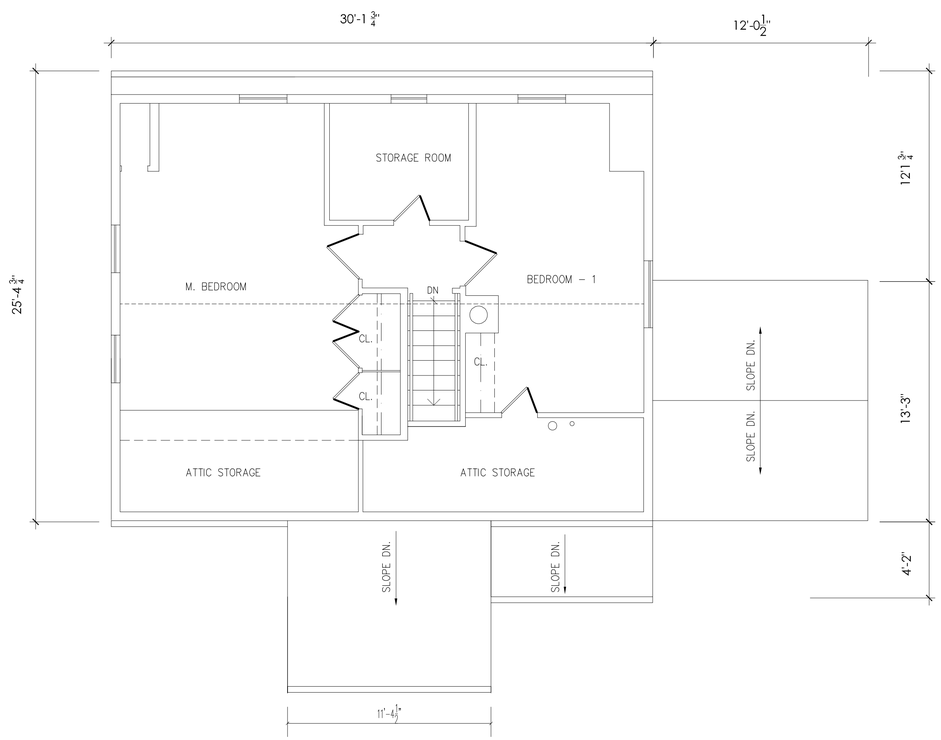
REVISIONS

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

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

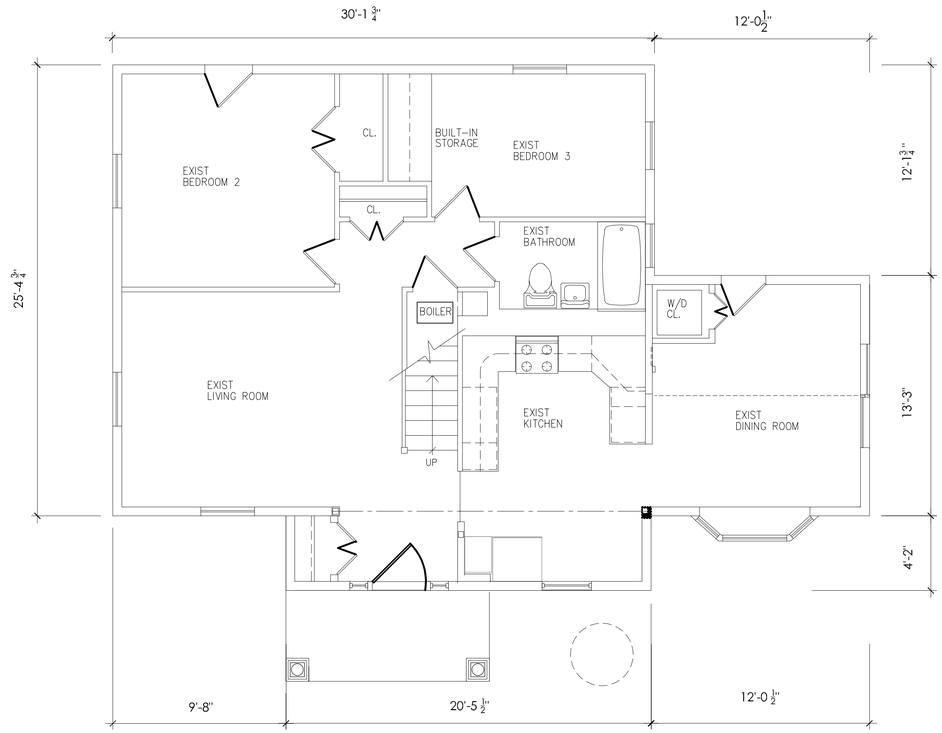
JOB No. 210001
SCALE AS NOTED
ISSUE DATE 02/23/2021
DRAWN T.V.

DWG No. A-01



EXIST. 2ND FLOOR PLAN

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



EXIST. 1ST FLOOR PLAN

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

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

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

CONSULTANTS:

DRAWING TITLE:
FLOOR PLANS

REVISIONS

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

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

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

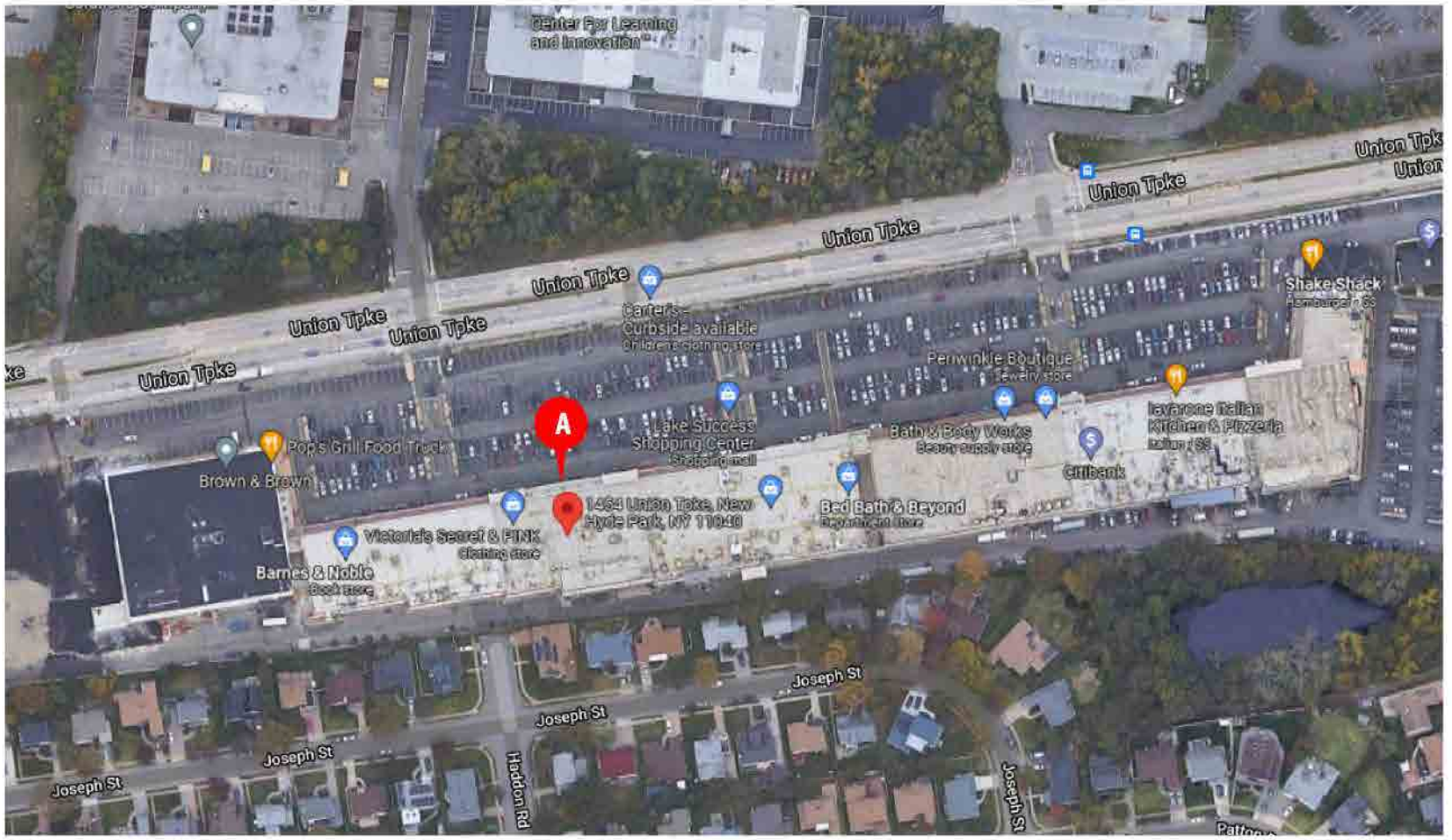
DWG No. A–03

CLIENT	PROJECT	REV	DATE
Paper Store	New Hyde Park, NY SR	8	03/20/2023

Site Plan

A. FRONT ELEVATION

#21383



PROJECT ADDRESS

1454 Union Tpke
New Hyde Park, NY 11040

FILE NAME

Paper Store_New Hyde Park, NY

ACCOUNT REP.

Rick L.
516-493-1756

DESIGNER

Melissa F.

COMMENTS

UNDERWRITERS LABORATORIES LISTED UL

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

Colors of the final product may vary from this drawing. Environmental factors such as location, weathering, size, etc. may also play a role in the look of an installed product.

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universal SIGNS & SERVICE

www.UNIVERSALSIGNSNY.com
631-446-1121
435 Brook Ave. Deer Park, NY 11729

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

CLIENT:

SIGNATURE: _____ DATE: ____ / ____ / ____

LANDLORD:

SIGNATURE: _____ DATE: ____ / ____ / ____

CLIENT	PROJECT	REV	DATE
Paper Store	New Hyde Park, NY **SR**	8	03/20/2023

A Front Elevation

PROPOSED

LIT PREVIEW

PROJECT ADDRESS

1454 Union Tpke
New Hyde Park, NY 11040

FILE NAME

Paper Store_New Hyde Park, NY

ACCOUNT REP.

Rick L.
516-493-1756

DESIGNER

Melissa F.

COMMENTS

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

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CLIENT:

SIGNATURE: _____ DATE: ____ / ____ / _____

LANDLORD:

SIGNATURE: _____ DATE: ____ / ____ / _____

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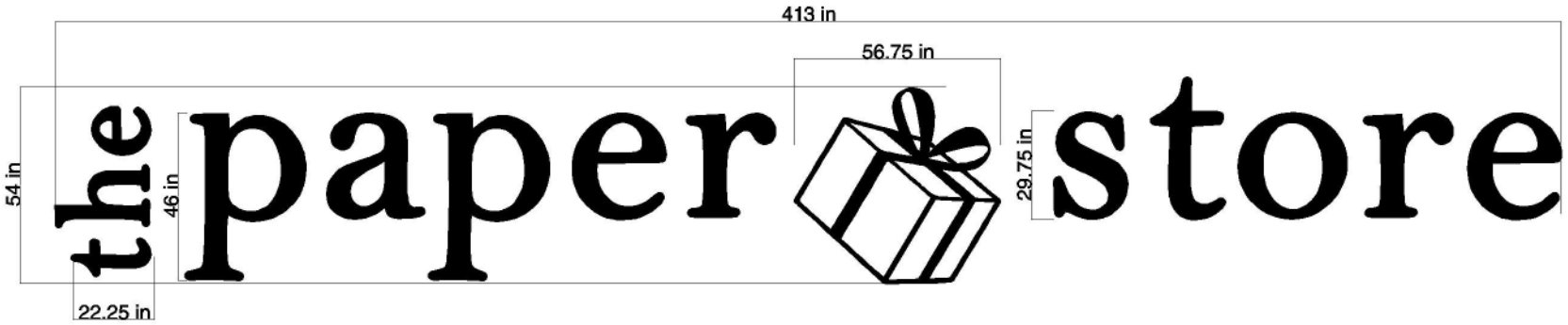
435 Brook Ave. Deer Park, NY 11729

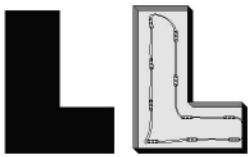
CLIENT	PROJECT	REV	DATE
Paper Store	New Hyde Park, NY **SR**	8	03/20/2023

A1 Front Elevation - Halo-Lit Channel Letters

155 SF, QTY. 1

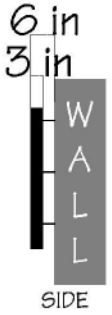
ATTENTION! 20FT WHIPS





FACES:	Matte Black	.080 Aluminum
RETURNS:	Matte Black	.080 Aluminum
BACKS:	Clear	1/8" Lexan*
ILLUMINATION:	White	Sloan White Long*
MOUNT:	Matte Black	Aluminum Standoff*

*SPECIFIED BY CLIENT



3" DEEP CHANNEL
6" DEEP TOTAL
SPECIFIED BY CLIENT

LIT PREVIEW

PROPOSED

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

CLIENT:

SIGNATURE: _____ DATE: ____ / ____ / ____

LANDLORD:

SIGNATURE: _____ DATE: ____ / ____ / ____

PROJECT ADDRESS

1454 Union Tpke
New Hyde Park, NY 11040

FILE NAME

Paper Store_New Hyde Park, NY

ACCOUNT REP.

Rick L.
516-493-1756

DESIGNER

Melissa F.

COMMENTS

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

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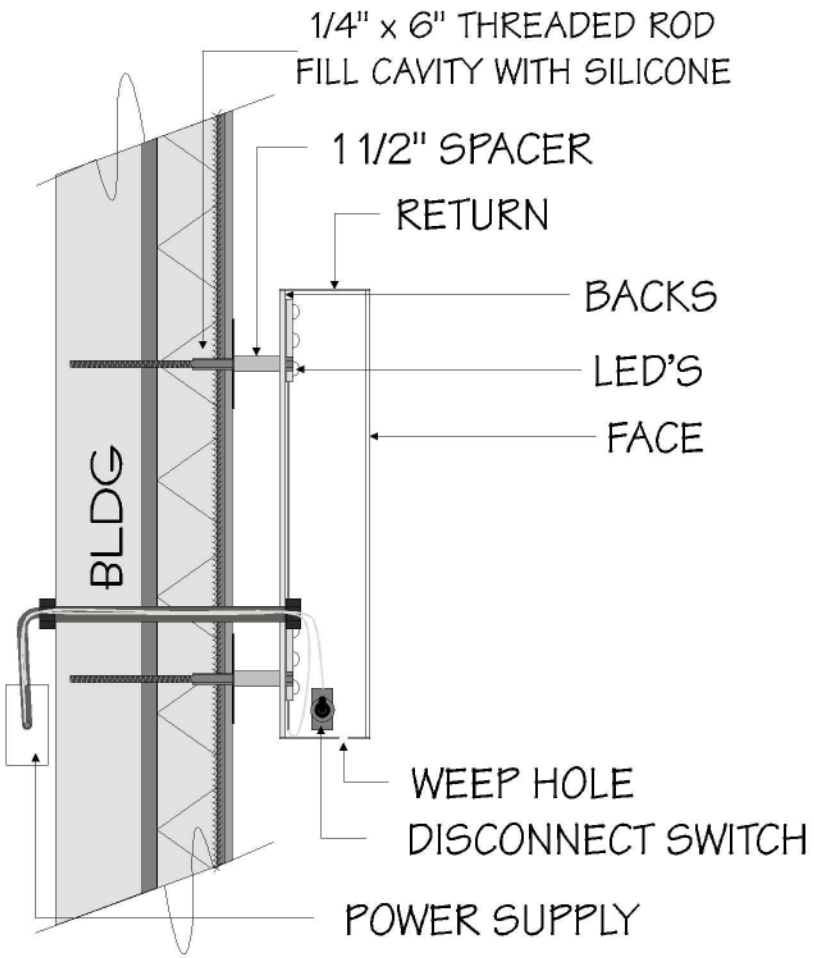
435 Brook Ave. Deer Park, NY 11729

CLIENT	PROJECT	REV	DATE
Paper Store	New Hyde Park, NY **SR**	8	03/20/2023

A1 Attachment Detail

Not to Scale



CHANNEL LETTER NOTES

Seams in returns to overlap to divert water entry
Weep holes required in all letters (n/a for interior installation)
All conduit (electrical out) to exit back of letters at a uniform distance above the bottom of each letter
All exposed GTO wire to be enclosed in 1/2" conduit
ALL COMPONENTS ARE UL LISTED

PROJECT ADDRESS

1454 Union Tpke
New Hyde Park, NY 11040

FILE NAME

Paper Store_New Hyde Park, NY

ACCOUNT REP.

Rick L.
516-493-1756

DESIGNER

Melissa F.

COMMENTS

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

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CLIENT:

SIGNATURE: _____ DATE: ____ / ____ / ____

LANDLORD:

SIGNATURE: _____ DATE: ____ / ____ / ____

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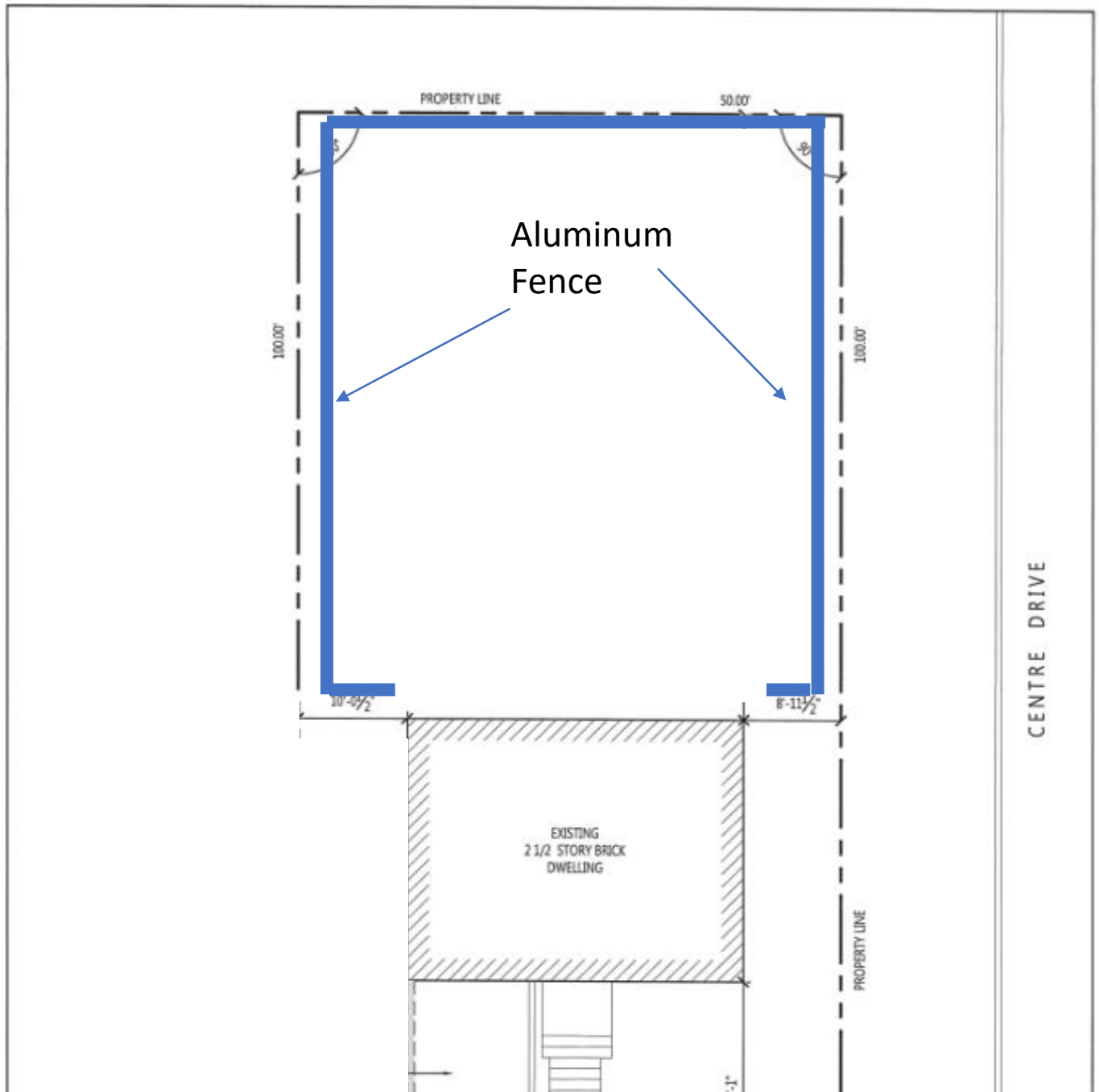
#21388

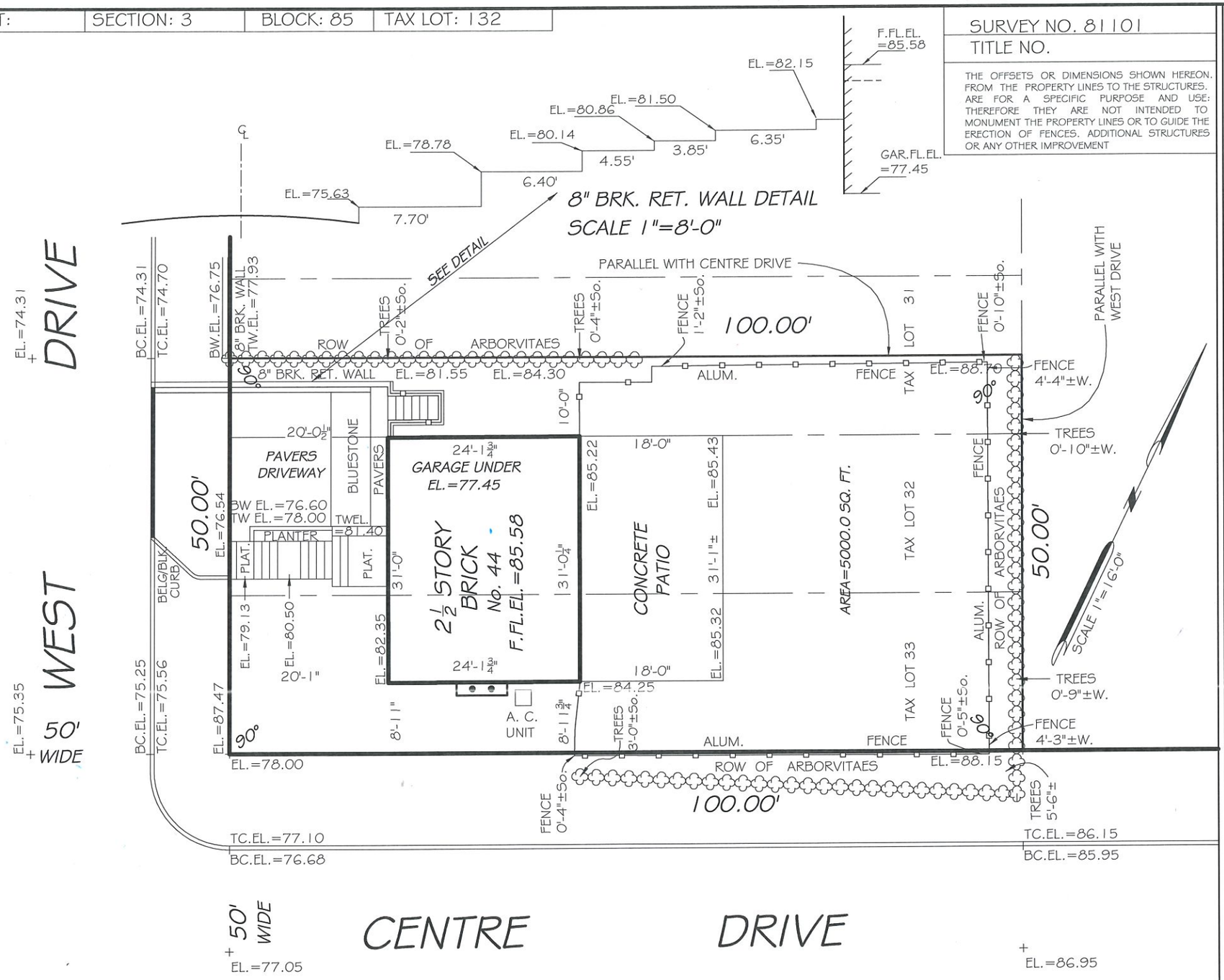
#21393


PROPERTY LINE
50.00'
Aluminum
Fence
100.00'
100.00'
10'-0 1/2"
8'-11 1/2"
EXISTING
2 1/2 STORY BRICK
DWELLING
PROPERTY LINE
CENTRE DRIVE

DIST:	SECTION: 3	BLOCK: 85	TAX LOT: 132

SURVEY NO. 81101
TITLE NO.

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



MAP OF PROPERTY

SITUATE AT
MANHASSET
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, N.Y.

LOT NUMBERS: REFER TO BLOCK "C" MAP OF TERRACE MANOR, FILED ON MAY 22, 1925, AS MAP No. 563

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.

GUARANTEED TO :-

SURVEYED : MARCH 19, 2019
UPDATED TO : JANUARY 16, 2023

STATE OF NEW YORK
LAWRENCE MICHAEL HAYNES
LICENSED LAND SURVEYOR

HAYNES LAND SURVEYORS
PROFESSIONAL LAND & CITY SURVEYORS
199 LAFAYETTE DRIVE, SYOSSET, N.Y. 11791
PHONE: 1-516-496-1790 FAX: 516-496-1792

RECORDS OF WALTER I. BROWNE, GUSTAVE A. ROULLIER & ROBERT A. HAYNES

DRAFTED BY L.R.T.

MAINTAIN EXISTING CONDITIONS
39–41 NEULIST AVENUE
PORT WASHINGTON, NY 11050

#21394

GENERAL NOTES

1. All work shall conform to the rules and regulations of the New York State Building code, Energy Conservation code, and the National Electric Code.
2. Contractor to verify all dimensions, conditions, etc. (assumed, existing, and proposed) herein shown and report any discrepancies to the Architect prior to commencing any work.
3. All framing lumber shall be Hemlock Fir, minimum fiber stress=575 psi. Unless noted all headers, joists, girders, etc. to be Douglas Fir, minimum fiber stress=850 psi.
4. All glass shall be double glazed with a minimum "U" value of .33. All doors and windows to be vinyl clad frames.
5. All exterior walls shall be 2"x4"s @ 16" on center with fire-stopping unless otherwise noted on section or wall type.
6. All interior partitions shall be 2"x4"s @ 16" on center.
7. All floor framing shall match provided sections.
8. Roof framing rafters shall be as shown.
9. All door and window lintels shall be 2-2"x12"s for spans to 6'-0", larger spans shall be noted.
10. All exterior sheathing shall be 1/2" thick exterior grade plywood.
11. All subfloors shall be 3/4" thick exterior grade plywood.
12. All exterior walls shall be insulated as per section & wall types
13. New roof shall be insulated as per section.
14. All piping to be insulated against freezing as per New York State Energy Conservation Code and the National Plumbing code.
15. Roofs with 3\12 slope or greater to be covered with one layer of 15# building paper with a minimum 6" overlap and staggered joints and finished with asphalt shingles.
16. Roofs with less than 3\12 slope to be covered with built-up roof membrane system specifically designed for a minimum slope of 1/8" per foot.
17. All interior construction shall be covered with 1/2" thick gypsum board, unless noted on plans.
18. All new gypsum board to be screw attached with 1 1/4"-2" self-drilling, self tapping Phillips "drywall screws"
19. All bathrooms shall be finished with 1/2" thick waterproof gypsum board, with concrete "wonder board" or equal around bathtubs and shower walls.
20. Tape and spackle all gypsum board joints with minimum three coats joint compound.
21. All new gypsum board and existing plaster surfaces to be primed and painted minimum two coats flat alkyd throughout except semi-gloss alkalyd in baths, utility, kitchen and breakfast rooms.
22. All steel columns to have 1/4" thick steel plates welded to top and bottom. Size of steel plate shall match width of supported beam to provide full bearing.
23. All new vinyl siding to have 1/2" polystyrene rigid insulation backerboard, installed to manufacturer's specifications.
24. Contractor shall provide new rain gutters and down spouts as required to provide drainage from roof to grade without washout of areas around the house or staining of facias or wall surfaces.
25. Railings and handrails, both interior and exterior, shall be designed to resist a lateral impact at the top equivalent to a minimun linear load of 50 pounds per foot.
26. Stairs, doors and exits shall comply with New York State Building Code section R310, R311, and R314.
27. Contractor to verify the existence and structural stability of existing foundation and masonry walls prior to start of work. Any foundation or masonry walls found to be in a condition non-suitable for the imposition of new loading shall be repaired or replaced as required. All footings are designed based upon an assumed soil bearing capacity of two tons per square foot. (Contractor shall field verify and assume responsibility). All concrete Shall be a minimun compressive strength of 3000 psi at 28 days. All footings shall bear on virgin sand and gravel and extend to a minimum depth of 4'-0" to bottom of footing below finished grade.
28. The Architect shall not be responsible for, nor have control or charge of construction means, methods, sequences or procedures or of safety precautions and programs.
29. Contractor to notify Long Island Power Authority, AT&T and telephone provider at (516) 661-6000 two to ten days prior to excavation in Nassau or Suffolk Counties. In the far Rockaway and Rockaway Peninsula areas of Queens County, also call (516) 661 6000 to reach Long Island Power Authority.
30. All products and materials to be installed as per manufacturer's specifications and recommendations. Architect shall not be responsible for defects or damage to or caused by materials, systems or installation.
31. Foundation walls with adjoining floor slabs on grade shall have 2" thick polystyrene applied to exterior of foundation wall down to a depth of 2'-0" below grade.

All work shall comply with State and local codes and ordinances and the New York State Energy Conservation Code. All work shall be done to the highest standards of craftsmanship by all trades.

Samples shall be supplied to the Architect of all materials and of workmanship representing artistic techniques specified below. Shop drawings shall be provided for fabricated items where specified.

Temporary facilities for protection of tools and equipment shall conform to local regulations and shall be the Contractor's responsibility.

The Contractor shall present the building to the Owner for acceptance clean and ready for occupancy. All glass shall be cleaned and polished, floor swept broom clean, carpets vacuumed, fixtures washed, with all labels removed, and exterior hand-raked free of trash and debris.

During construction, premises shall be kept clean and free of waste from construction where possible and all biodegradable shall be removed from site prior to substantial completion and prior to final acceptance.

Contractor shall make all necessary arrangements for service deliveries, access to the job space and rubbish removal.

Contractor shall familiarize himself with and conform to all building requirements in the performance of his work.

The Contractor and his subcontractors shall be held to have fully examined the premises and building requirements affecting the areas of the work and that the bid cost for such work shall include all such considerations as can be reasonably ascertained prior to commencing the work.

The Contractor shall verify all dimensions and job conditions prior to submitting bids and shall report all discrepancies or omissions to the Architect which would interfere with the satisfactory completion of the work.

The drawings shall be supplanted by all State laws and the Administrative Building Code of New York. All applicable requirements specified in these regulations shall be followed the same as if specifically noted in the drawings.

If the Contractor claims that any revisions to drawings involve extra cost under this contract, he shall give the Client written notice thereof within reasonable time after the receipt of such instructions, and in any event before proceeding to execute the work. No claims shall be valid unless so made. All claims for extra work will be submitted through Monte Leeper Architects for approval by Client.

The Contractor shall maintain the premises clean and free of debris in a manner that will not unreasonably limit the owners daily business activity. Upon completion of areas of work, the Contractor shall leave the premises broom clean and free of all construction stains and adhesive spots.

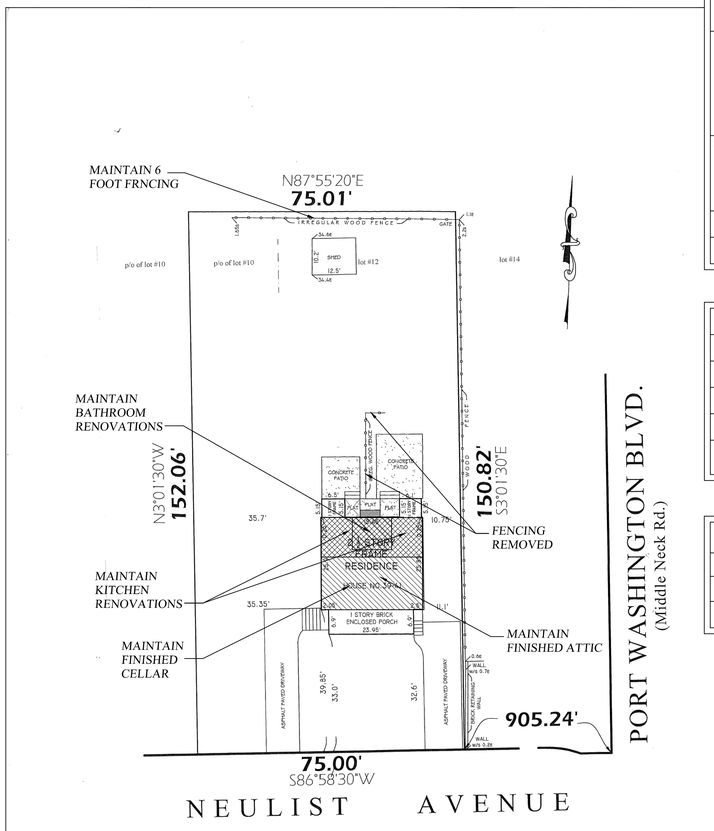
The Contractor shall confine the storage of materials to spaces allotted and shall store all materials neatly and compactly. All inflammable material shall be stored in a manner approved by local fire regulations and shall be properly protected. All rags and waste shall be disposed of daily. All paint and other inflammable material shall be stored in sealed containers.

Winter protection, heat, and snow removal shall be the Contractor's responsibility. All space heating shall be done in a safe, sensible manner, with periodic checks on the system, and shall comply with state industrial commission and O.S.H.A. regulations.

Contractor, at his option may erect a 2'x4' sign lettered by a professional sign painter, identifying the Architect, the Contractor, the Engineers, and Landscape Architect, where applicable.

Rental charges, safety, protection and maintenance of rented equipment shall be the Contractor's responsibility.

These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety shall be the Contractor's responsibility.



1 / T-1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

ROOF FRAMING

RAFTER TO TOP PLATE (TOE-NAILED)	3 – 8d	3 – 10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3 – 8d	3 – 10d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER, FACE-NAILED) (HEEL JOINT) RAFTER SLOPE: 3:12 4:12 5:12 7:12 9:12 AND GREATER	 22 – 16d 17 – 16d 14 – 16d 10 – 16d 8 – 16d	 22 – 40d 17 – 40d 14 – 40d 10 – 40d 8 – 40d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED) RAFTER SLOPE: 3:12 4:12 5:12 7:12 9:12 AND GREATER	 22 – 16d 17 – 16d 14 – 16d 10 – 16d 8 – 16d	 22 – 40d 17 – 40d 14 – 40d 10 – 40d 8 – 40d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED) RAFTER SLOPE: 3:12 4:12 5:12 6:12 AND GREATER	 7 – 10d 6 – 10d 4 – 10d 4 – 10d	 7 – 12d 6 – 12d 4 – 12d 4 – 12d	PER TIE
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 [1]	2 – 16d [1]	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" OC ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2 – 16d	2 – 40d	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST OR BLOCKING, (FACE-NAILED)	2 – 16d [1,2]	2 – 16d [1,2]	PER FOOT

ROOF SHEATHING

STRUCTURAL PANELS:			PANEL EDGES	INTERMEDIATE SUPPORTS
INTERIOR ZONE 5	8d	10d	4"	6"
PERIMETER EDGE ZONE 5	8d	10d	4"	4"
GABLE ENDWALL RAKE WITH LOOKOUT BLOCK	8d	10d	4"	4"

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	2 – 16d	PER FOOT

CEILING SHEATHING

GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7"EDGE/10"FIELD

WALL SHEATHING

STRUCTURAL PANELS/HARDBOARD		PANEL EDGES		INTERMEDIATE SUPPORTS
INTERIOR ZONE 6	8d	10d	6"	6"
4' EDGE ZONE 6	8d	10d	6"	6"
FIBERBOARD PANELS: 7/16"	6d [3]	–		3" EDGE / 6" FIELD
25/32"	8d [3]	–		3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS		7" EDGE / 10" FIELD
PARTICLE BOARD PANELS	8d	8d		SEE MANUFACTURER

FLOOR SHEATHING

STRUCTURAL PANELS:	1" OR LESS	8d	10d	6" EDGE / 12" FIELD
	GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD

OCCUPANCY:

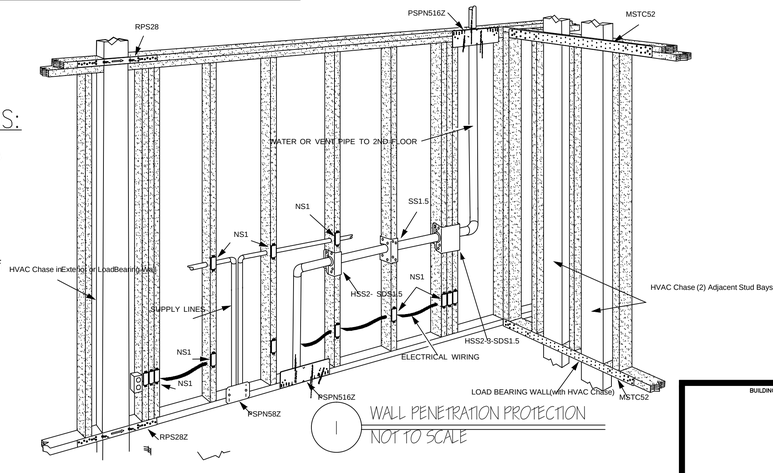
TWO FAMILY RESIDENCE

REFERENCE STANDARDS:

2020 NYS Building Code
Wood Frame Construction Manual AF & PA
Climate Zone: 11B
Degree Days: 5750

DESIGN LOADS:

Decks: 40 psf
Attics: 20 psf
Rooms other than Sleeping Rooms: 40 psf
SLeeping Rooms: 30 psf
Stairs: 40 psf
Handrails: 200#
Roof: 50 psf ground snow load
Basic Wind Speed: 130 mph
Uplift: 18.1#
Dead Loads: 10 psf



1 / T-1 WALL PENETRATION PROTECTION

NOT TO SCALE

DESIGN CRITERIA

THE FOLLOWING SPECIFICATIONS ARE THE STANDARD VALUES OF THIS OFFICE, EACH OF THESE VALUES MEETS OR EXCEEDS THE REQUIREMENTS OF THE NYS RESIDENTIAL BUILDING CODE, PRESCRIBED FOR THE PROJECT HEREIN.

LOCATION	WINTER DESIGN DRY BULB TEMP	SUMMER DESIGN DRY BULB TEMP	COINCIDENT WET BULB TEMP	HEATING DEG. DAYS	ZONE	WIND SPEED 3 SECOND GUST	WIND SPEED FASTEST MILE	SEISMIC DESIGN CAT.	GROUND SNOW LOAD	FROST LINE	WEATHERING DAMAGE	TERMITE DAMAGE	DECAY DAMAGE	EXPOSURE CATEGORY	UPLIFT LOADS	WINDBORNE DEBRIS ZONE	FLOOD ZONE	DOOR AND WINDOW LOADS: DP RATINGS	DOOR AND WINDOW LOADS: WINDOW IMPACT RESISTANCE	DOOR AND WINDOW LOADS: SKYLIGHT IMPACT RESISTANCE	ICE SHIELD UNDERLAYMENT REQ'D	AIR FREEZING INDEX
NASSAU / SUFFOLK	20°	89°	73°	4910	4	130 mph	90 mph	B	20 lbs/sqft	3'-0"	SEVERE	MODERATE TO HEAVY	SLIGHT TO MODERATE	B	VARIES, SEE AMERICAN FOREST AND PAPER WOOD FRAME MANUAL	NO	NO	MINIMUM PROVIDED 22 / -30	YES	YES	YES	1500

* ALL LOAD PATHS FROM FOUNDATION TO ROOF ARE CONTINUOUS AND AT EVERY WALL STUD *

BUILDING DEPARTMENT USE

JOB # 2023 | DATE: 2/3/2023 | DRAWN BY: RT

SCALE: AS NOTED | REVISIONS: 2/27/2023

SITE PLAN, NOTES

PERMITECH

KURT A. JACOBS R.A.
201 NORTHWEST DRIVE
FARMINGDALE, NY 11735
(516) 663-0750

THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE 2020 NEW YORK STATE BUILDING CODE

PROJECT:
ROGERS RESIDENCE
39-41 NEULIST AVENUE, PORT WASHINGTON, NY 11050

T–1

FINISHED CELLAR NOTES:

1. THESE DRAWINGS REPRESENT AS–BUILT CONDITIONS OF THE CELLAR CONFIGURATION.
2. FINISHED CELLAR AREA = 182 SQ. FT.
3. ALL EXISTING COLUMNS AND DROPPED BEAMS ARE FRAMED OUT.
4. CELLAR FLOORING IS CERAMIC TILE.
5. CELLAR CEILING IS SHEETROCK.
6. PROVIDE 36" HIGH WOOD STAIR RAILINGS SHALL COMPLY WITH THE REQUIREMENTS OF NYSRC R311 & 312.
7. ALL WINDOWS AND DOORS ARE SHOWN AS EXISTING (UNLESS OTHERWISE NOTED).
8. PROVIDE G.F.I. ELECTRIC OUTLETS WHERE REQUIRED BY CODE.
9. CELLAR IS UNHEATED/UNCONDITIONED SPACE.

CELLAR LIGHT AND VENTILLATION REQUIREMENTS

SECTION 303 – LIGHT AND VENTILATION
303.1 HABITABLE ROOMS

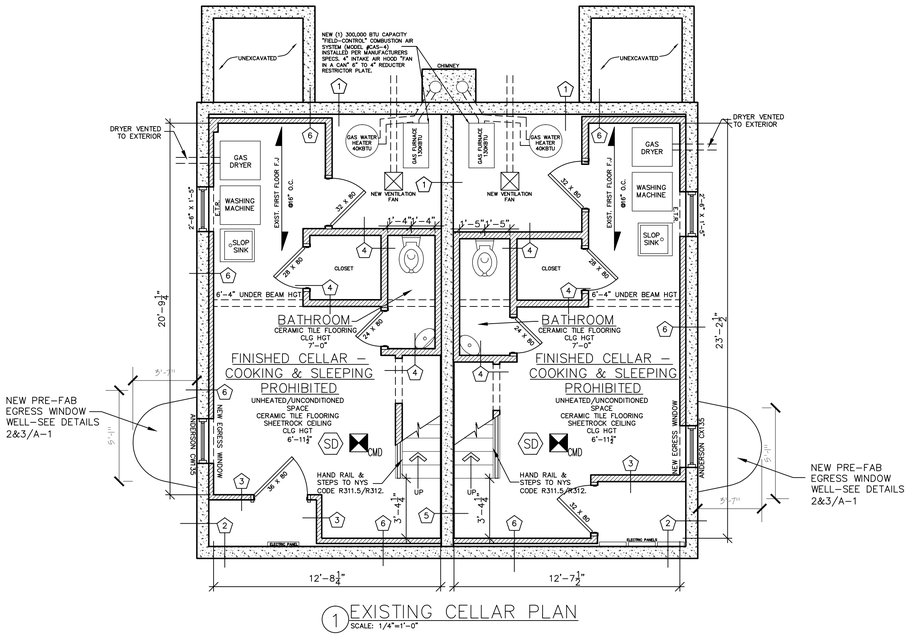
EXCEPTION 1. MECHANICAL VENTILATION SYSTEM TO BE INSTALLED TO COMPLY WITH THIS EXCEPTION. SEE ATTACHED SPECIFICATIONS FOR INSTALLATION OF A NEW PANASONIC WHISPER COMFORT FV–04VE1 VENTILATION FAN

EXCEPTION 2. ARTIFICAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE FINISHED CELLAR (RECREATION ROOM & STORAGE ROOM) AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. THE CLOSETS, BOILER AND LAUNDRY ROOMS ARE EXEMPT.)

HABITABLE ROOMS	ROOM AREA
FINISHED CELLAR	182 S.F.

6 FOOTCANDLES REQ'D.
1 65 WATT BULB = 800 LUMENS
182 S.F. X 6 = 1,092
1,092 / 800 = 1.4 < 2 MIN. LIGHTS REQUIRED

REQ'D. = 2 LIGHTS
PROVDED = 6 LIGHTS



1 EXISTING CELLAR PLAN
SCALE: 1/4"=1'–0"

FINISHED CELLAR NOTES:

1. THESE DRAWINGS REPRESENT AS–BUILT CONDITIONS OF THE CELLAR CONFIGURATION.
2. FINISHED CELLAR AREA = 171 SQ. FT.
3. ALL EXISTING COLUMNS AND DROPPED BEAMS ARE FRAMED OUT.
4. CELLAR FLOORING IS CERAMIC TILE.
5. CELLAR CEILING IS SHEETROCK.
6. PROVIDE 36" HIGH WOOD STAIR RAILINGS SHALL COMPLY WITH THE REQUIREMENTS OF NYSRC R311 & 312.
7. ALL WINDOWS AND DOORS ARE SHOWN AS EXISTING (UNLESS OTHERWISE NOTED).
8. PROVIDE G.F.I. ELECTRIC OUTLETS WHERE REQUIRED BY CODE.
9. CELLAR IS UNHEATED/UNCONDITIONED SPACE.

CELLAR LIGHT AND VENTILLATION REQUIREMENTS

SECTION 303 – LIGHT AND VENTILATION
303.1 HABITABLE ROOMS

EXCEPTION 1. MECHANICAL VENTILATION SYSTEM TO BE INSTALLED TO COMPLY WITH THIS EXCEPTION. SEE ATTACHED SPECIFICATIONS FOR INSTALLATION OF A NEW PANASONIC WHISPER COMFORT FV–04VE1 VENTILATION FAN

EXCEPTION 2. ARTIFICAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE FINISHED CELLAR (RECREATION ROOM & STORAGE ROOM) AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. THE CLOSETS, BOILER AND LAUNDRY ROOMS ARE EXEMPT.)

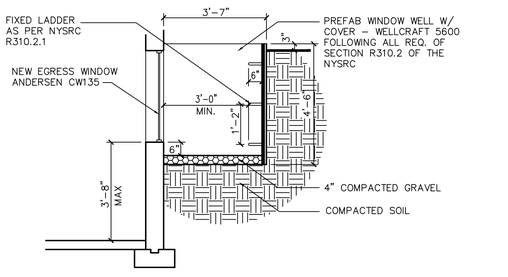
HABITABLE ROOMS	ROOM AREA
FINISHED CELLAR	171 S.F.

6 FOOTCANDLES REQ'D.
1 65 WATT BULB = 800 LUMENS
171 S.F. X 6 = 1,026
1,026 / 800 = 1.3 < 2 MIN. LIGHTS REQUIRED

REQ'D. = 2 LIGHTS
PROVDED = 6 LIGHTS

CELLAR WALL TYPES

1. EXISTING CONCRETE FOUNDATION WALL
2. EXISTING CONCRETE FOUNDATION WALL WITH (1) LAYER OF 1" RIGID FOAM
3. EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER ½" GWB ON ONE SIDE
4. EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF ½" GWB BOTH SIDES
5. EXISTING CONCRETE FOUNDATION WALL ON WITH (1) LAYER OF ½" GWB ON BOTH SIDES.
6. EXISTING CONCRETE FOUNDATION WALL ON 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF ½" GWB W/ R–13 BATT. INSUL.



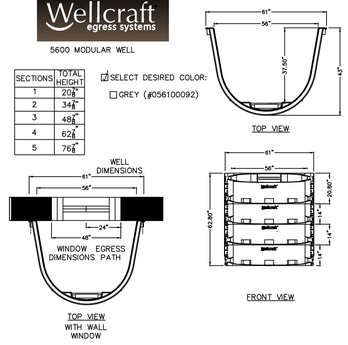
2 A–1 WINDOW WELL DETAIL
SCALE: N.T.S.

Wellcraft egress systems

5600 MODULAR WELL

SECTIONS	TOTAL HEIGHT
1	20⅛"
2	34⅛"
3	48⅛"
4	62⅛"
5	76⅛"

☑ SELECT DESIRED COLOR:
☐ GREY (#056100092)



SPECIFICATIONS:
WIDTH: 61" (AT WIDEST POINT OF WALL ATTACHMENT)
DEPTH: 37.5" (FROM EXTERIOR WALL TO STEPLADDER)
SQUARE FOOTAGE: 12.49 SQ. FT.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5021–003.

3 A–1 EGRESS WINDOW WELL
SCALE: N.T.S.

Whisper Comfort™ Ventilation Fans — ***Energy Recovery Ventilator***

FV-04VE1

Specification Submittal Data / Panasonic Ventilation Fan

Description
Energy Recovery Ventilator provides a tempered air supply, humidity control, and a balanced amount of exhaust to help maintain neutral pressure throughout the home. Panasonic ERV shall not be installed in a bathroom. Only one unit is needed for a 1,750 sq. ft. 2 bedroom home to meet the ASHRAE 62.2 ventilation requirement.

Motor/Blower:
- Totally enclosed AC condenser motor rated for continuous run.
- Power rating shall be 120 volts and 60 Hz.
- Two highly efficient blower wheels running on single motor for lower power consumption and decreased noise.
- Motor equipped with thermal cut-off fuse control.

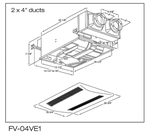
Housing:
- Rust proof paint, galvanized steel body.
- Dual 4" intake and exhaust ducts.
- Built in backdraft damper on exhaust duct.
- Filters on supply and exhaust air extend the life of the ERV core.
- Expandable mounting bracket up to 16" on center.

Grille:
- Attractive design using ABS material.
- Attaches directly to housing with torsion springs.

Warranty:
- ALL Parts: For period of 3 years from the date of the original purchase.

Architectural Specifications:
ERV shall be of the ceiling mount type with no less than 40 CFM on the exhaust port, 30 CFM on the supply port, and no more than 0.8 sone as tested in accordance with HVI 915 and 916 standards at 0.1 static pressure in inches water gauge. Power consumption shall be no greater than 23 watts. Apparent Sensible Effectiveness for heating shall be no less than 66% at 30 CFM net air flow under 32°F (0°C) as tested in accordance with CSA-C439. Total Recovery Effectiveness for cooling shall be no less than 36% at 29 CFM net air flow under 95°F (35°C). The supply port damper shall close below 20°F (-7°C) to prevent freezing of the core. The motor shall be totally enclosed, AC condenser type engineered to run continuously. Power rating shall be 120v/60Hz. Duct diameter shall be no less than 4". Fan shall be ASHRAE 62.2, LEED, ENERGY STAR IAP, EarthCraft, California

2 x 4" ducts

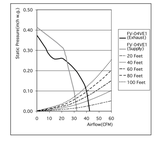


FV-04VE1

Title-24, and WA Ventilation Code compliant.

ERV Core Technology:
- Indoor and outdoor air passes through Panasonic's capillary core technology. This process tempers supply air while transferring moisture and energy.
- Built in Frost Prevention Mode prevents the core from freezing. Frost Prevention Mode is free of interaction and operates without intervention.

Performance: **WhisperComfort** FV-04VE1			
Air Volume Setting	40 CFM	20 CFM	10 CFM
Static Pressure in inches w. g.	0.1	0.1	0.1
Exhaust Air Volume (CFM)	40	20	10
Supply Air Volume (CFM)	30	20	10
Noise (sones)	0.8	<0.3	N/A
Power Consumption (watts)	23	21	17
Speed (RPM)	1479	1292	1095
Current (amps)	0.15	0.10	0.09
Power Rating (V/Hz)	120/60		
Energy Performance: **WhisperComfort** FV-04VE1			
Apparent Sensible Effectiveness for Heating	66% at 30 CFM and 32°F (0°C)		
Total Recovery Efficiency for Cooling	36% at 29 CFM and 95°F (35°C)		



As of date 4/11

For complete Installation Instructions visit **www.panasonic.com/building**

Model	Quantity	Comments	Project:
			Location:
			Architect:
			Engineer:
			Contractor:
			Submitted by:
			Date:

Panasonic Home and Environment Company
Division of Panasonic Corporation of North America
One Panasonic Way
Secaucus, NJ 07094
www.panasonic.com/building

VF1114ISS

Panasonic ideas for life

BUILDING DEPARTMENT USE

JOB # 2023
SCALE: AS NOTED
DATE: 2/3/2023
REVISIONS: 2/27/2023
DRAWN BY: RT

EXISTING CELLAR PLAN, FINISHED CELLAR NOTES & LIGHT AND VENT CALCS (FOR BOTH 39 & 41 NEULIST AVE.) CELLAR WALL TYPES, WINDOW WELL DETAIL, EGRESS WINDOW WELL INFORMATION , AND WHISPER COMFORT VENTILATOR NOTES.

PERMITECH
KURT A. JACOBS R.A.
201 NORTHWEST DRIVE
FARMINGDALE, NY 11735
(516) 663–0750

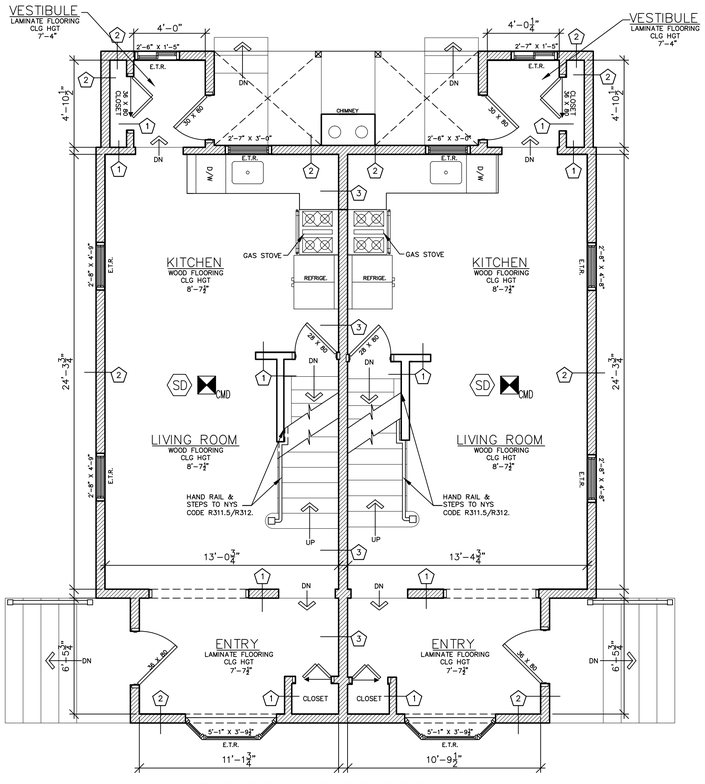
THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE 2020 NEW YORK STATE BUILDING CODE

PROJECT:
ROGERS RESIDENCE
39–41 NEULIST AVENUE, PORT WASHINGTON, NY 11050

A–1

KITCHEN RENOVATION NOTES:

1. ALL KITCHEN CABINETS ARE INSTALLED AS PER PLANS.
2. GFCI OUTLETS ARE INSTALLED AS PER CODE.
3. ALL KITCHEN FIXTURES ARE INSTALLED AS PER PLANS.
4. KITCHEN FLOORING IS CERAMIC TILE
5. KITCHEN STOVE IS GAS.
6. EXHAUST HOOD ABOVE STOVE IS 400 CFM OR LESS AND VENTS TO EXTERIOR.
7. DISHWASHER DISCHARGES INTO KITCHEN SINK TRAP.
8. NEW COUNTERS ARE INSTALLED AS PER PLANS.



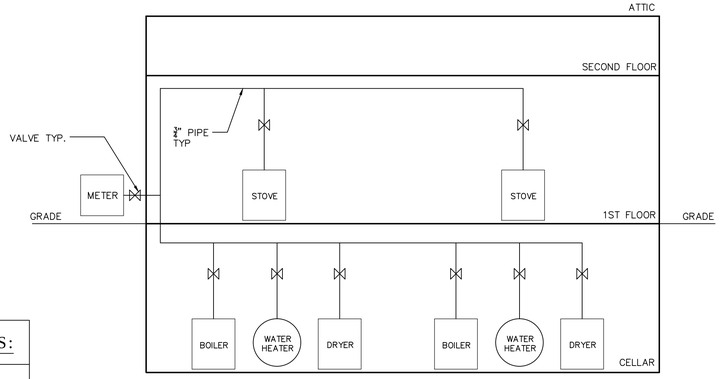
1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

KITCHEN RENOVATION NOTES:

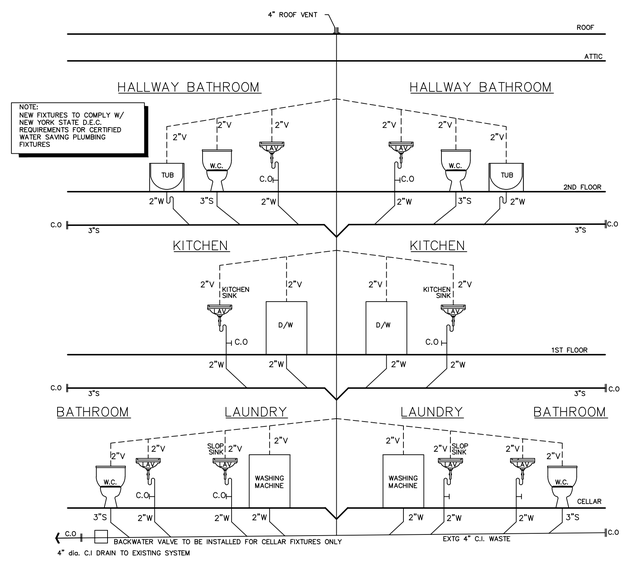
1. ALL KITCHEN CABINETS ARE INSTALLED AS PER PLANS.
2. GFCI OUTLETS ARE INSTALLED AS PER CODE.
3. ALL KITCHEN FIXTURES ARE INSTALLED AS PER PLANS.
4. KITCHEN FLOORING IS CERAMIC TILE
5. KITCHEN STOVE IS GAS.
6. EXHAUST HOOD ABOVE STOVE IS 400 CFM OR LESS AND VENTS TO EXTERIOR.
7. DISHWASHER DISCHARGES INTO KITCHEN SINK TRAP.
8. NEW COUNTERS ARE INSTALLED AS PER PLANS.

FIRST FLOOR WALL TYPES

1. EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF ½" GWB BOTH SIDES
2. EXISTING 2"X4" STUDS @ 16" O.C. W/: ½" PLYWOOD SHEETHING EXIST (1) LAYER OF ½" GWB W/R-15 BATT. INSUL.
3. EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF ⅝" TYPE X GWB BOTH SIDES



2 GAS RISER DIAGRAM
SCALE: N.T.S.



3 PLUMBING RISER DIAGRAM
N.T.S

BUILDING DEPARTMENT USE

JOB # 2023
DATE: 2/3/2023
DRAWN BY: RT
SCALE: AS NOTED
REVISIONS:
2/27/2023

EXISTING FIRST FLOOR PLAN, FIRST FLOOR WALL TYPES, KITCHEN RENOVATION NOTES (FOR BOTH 39 & 41 NEULIST AVE.), PLUMBING RISER DIAGRAM & GAS RISER DIAGRAM.

PERMITECH
KURT A. JACOBS R.A.
201 NORTHWEST DRIVE
FARMINGDALE, NY 11735
(516) 663-0750

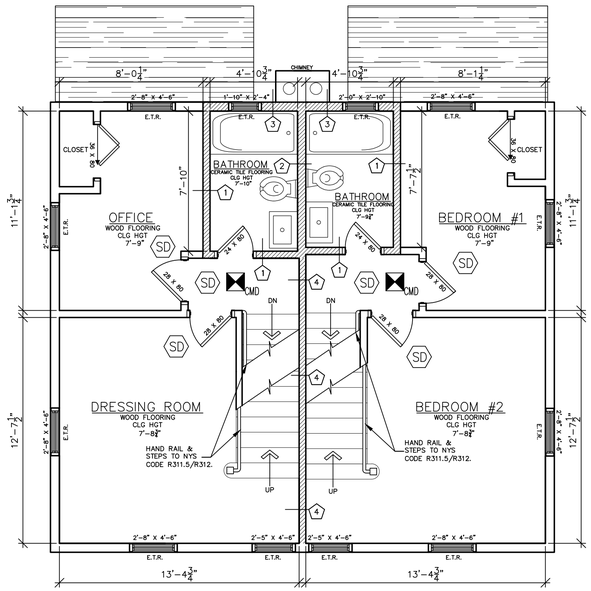
THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECT AND PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE 2020 NEW YORK STATE BUILDING CODE

PROJECT:
ROGERS RESIDENCE
39-41 NEULIST AVENUE, PORT WASHINGTON, NY 11050

A-2

SECOND FLOOR BATHROOM NOTES:

1. ALL WALLS IN BATHROOM ARE CERAMIC TILE TO THE CEILING.
2. TUB SURROUND IS CERAMIC TILE UP TO THE CEILING.
3. SINK VANITY IS 24".
4. ENTIRE BATHROOM FLOOR IS CERAMIC TILE.
5. BATHROOM CEILING IS MILDEW RESISTANT SHEETROCK.
6. ALL PLUMBING FIXTURE CLEARANCES ARE IN COMPLIANCE WITH R307.1
7. EXISTING FIRST FLOOR HEADROOM AT ALL PLUMBING FIXTURES IS 94".
8. BATHROOM HAS MECHANICAL 50 CFM FAN AND AN OPERABLE WINDOW TO MEET CODE.
9. G.F.I. ELECTRIC OUTLETS HAVE BEEN INSTALLED AS PER CODE.



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

SECOND FLOOR BATHROOM NOTES:

1. ALL WALLS IN BATHROOM ARE CERAMIC TILE TO THE CEILING.
2. TUB SURROUND IS CERAMIC TILE UP TO THE CEILING.
3. SINK VANITY IS 28".
4. ENTIRE BATHROOM FLOOR IS CERAMIC TILE.
5. BATHROOM CEILING IS MILDEW RESISTANT SHEETROCK.
6. ALL PLUMBING FIXTURE CLEARANCES ARE IN COMPLIANCE WITH R307.1
7. EXISTING FIRST FLOOR HEADROOM AT ALL PLUMBING FIXTURES IS 93.5".
8. BATHROOM HAS MECHANICAL 50 CFM FAN AND AN OPERABLE WINDOW TO MEET CODE.
9. G.F.I. ELECTRIC OUTLETS HAVE BEEN INSTALLED AS PER CODE.

SECOND FLOOR WALL TYPES

1. EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF 1/2" DURROCK & CERAMIC TILE AND 1/2" GWB ON OTHER SIDE
2. EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF 1/2" DURROCK & CERAMIC TILE ON BOTH SIDES
3. EXISTING 2"X4" STUDS @ 16" O.C. W/: 1/2" PLYWOOD SHEETHING EXIST (1) LAYER OF 1/2" DURROCK & CERAMIC TILE W/R-15 BATT. INSUL.
4. EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF 5/8" TYPE X GWB BOTH SIDES

BUILDING DEPARTMENT USE

JOB # 2023
DATE: 2/3/2023
DRAWN BY: RT
SCALE: AS NOTED
REVISIONS:
2/27/2023

EXISTING SECOND FLOOR PLAN,
SECOND FLOOR BATHROOM NOTES
(FOR 39 & 41 NEULIST AVE.),
SECOND FLOOR WALL TYPES.

PERMITEC

KURT A. JACOBS R.A.
201 NORTHWEST DRIVE
FARMINGDALE, NY 11735
(516) 663-0750

THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE 2020 NEW YORK STATE BUILDING CODE

PROJECT:
ROGERS RESIDENCE
39-41 NEULIST AVENUE, PORT WASHINGTON, NY 11050

A-3

ROOM	LIGHT 8%		VENT 4%	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BEDROOM #1 104 SQ.FT AREA OVER 5FT	8.32 SQ FT	(1) ANDERSON CW135 6.0 SQ FT EACH 6.0 SQ FT TOTAL = FAILS SEE ARTIFICIAL LIGHT CALCS	4.16 SQ FT	(1) ANDERSON CW135 5.7 SQ FT EACH 5.7 SQ FT TOTAL = PASSES

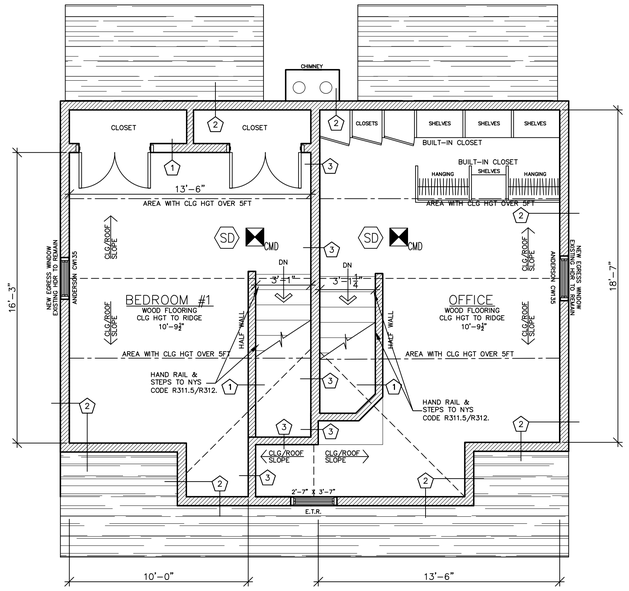
THIRD FLOOR BEDROOM #1 ARTIFICIAL LIGHT CALCULATIONS:

SECTION 303 – LIGHT AND VENTILATION
303.1 HABITABLE ROOMS

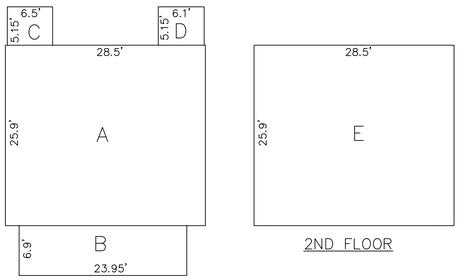
HABITABLE ROOMS	ROOM AREA
FINISHED CELLAR	104 S.F.

6 FOOTCANDLES REQ'D.
1 65 WATT BULB = 800 LUMENS
104 S.F. X 6 = 624
624 / 800 = 0.78 < 1 MIN. LIGHTS REQUIRED

REQ'D. = 1 LIGHT
PROVDED = 6 LIGHTS

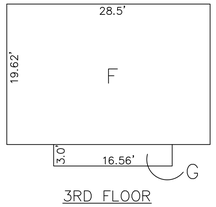


1 EXISTING 3RD FLOOR ATTIC PLAN
SCALE: 1/4"=1'-0"



1ST FLOOR

2ND FLOOR



3RD FLOOR

GROSS FLOOR AREA:

BOX A – 25.9 X 28.5 =	738.15 SQ FT
BOX B – 6.9 X 23.95 =	165.25 SQ FT
BOX C – 6.5 X 5.15 =	33.48 SQ FT
BOX D – 6.1 X 5.15 =	31.41 SQ FT
BOX E – 25.9 X 28.5 =	738.15 SQ FT
BOX F – 28.5 X 19.62 =	559.17 SQ FT
BOX G – 3.0 X 16.56	49.68 SQ FT

TOTAL = 2,315.29 SQ FT
OR 20.38%

THIRD FLOOR WALL TYPES

1 EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF ½" GWB BOTH SIDES

2 EXISTING 2"X4" STUDS @ 16" O.C. W/ ½" PLYWOOD SHEETHING, ½" TOUGH R INSUL (R-3,3), EXIST (1) LAYER OF ½" GWB W/R-15 BATT. INSUL.

3 EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF ⅝" TYPE X GWB BOTH SIDES

ROOM	LIGHT 8%		VENT 4%	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
OFFICE 104 SQ.FT AREA OVER 5FT	8.32 SQ FT	(1) ANDERSON CW135 6.0 SQ FT EACH 6.0 SQ FT TOTAL = FAILS SEE ARTIFICIAL LIGHT CALCS	4.16 SQ FT	(1) ANDERSON CW135 5.7 SQ FT EACH 5.7 SQ FT TOTAL = PASSES

THIRD FLOOR OFFICE ARTIFICIAL LIGHT CALCULATIONS:

SECTION 303 – LIGHT AND VENTILATION
303.1 HABITABLE ROOMS

HABITABLE ROOMS	ROOM AREA
FINISHED CELLAR	104 S.F.

6 FOOTCANDLES REQ'D.
1 65 WATT BULB = 800 LUMENS
104 S.F. X 6 = 624
624 / 800 = 0.78 < 1 MIN. LIGHTS REQUIRED

REQ'D. = 1 LIGHT
PROVDED = 6 LIGHTS

Generated by RESCheck-Web Software

Compliance Certificate

Project Rogers Residence

Energy Code: **2020 NYStretch - 2018 IECC**
Location: **Nassau County, New York**
Construction Type: **Single-family**
Project Type: **Alteration**
Climate Zone: **4 (5499 HDD)**
Permit Date:
Permit Number:

Construction Site:
39-41 Nuelist Avenue
Port Washington, New York 11050

Owner/Agent:
Michael T. Rogers & Diana Morales
41 Nuelist Avenue
Port Washington, New York 11050

Designer/Contractor:
Kurt Jacobs
201 Northwest Drive
Suite 8
Farmingdale, New York 11735

Compliance: Passes using prescriptive requirements for alteration projects

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

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Cathedral Ceiling Exemption: Framing cavity filled with insulation	---	---	---	---	---	---	---
Wall: Wood Frame, 16" o.c. Exemption: Framing cavity filled with insulation	---	---	---	---	---	---	---
Window: Vinyl Frame SHGC: 0.29	6			0.270	0.270	2	2
Window: Vinyl Frame SHGC: 0.29	6			0.270	0.270	2	2
Window: Vinyl Frame SHGC: 0.29	9			0.270	0.270	3	3

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2020 NYStretch - 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title _____ Signature _____ Date _____

Project Title: Rogers Residence
Data filename:

Report date: 02/17/23
Page 1 of 1

BUILDING DEPARTMENT USE

JOB # 2023
DATE: 2/3/2023
DRAWN BY: RT

SCALE: AS NOTED
REVISIONS:
2/27/2023

EXISTING 3RD FLOOR ATTIC PLAN, LIGHT & VENT CALCS, ATTIC BEDROOM #1 (41 NEULIST) ARTIFICIAL LIGHT CALCS, AND ATTIC WALL TYPES & ATTIC OFFICE (39 NEULIST) ARTIFICIAL LIGHT CALCS, AND ATTIC WALL TYPES, FLOOR AREA DIAGRAM & REScheck.

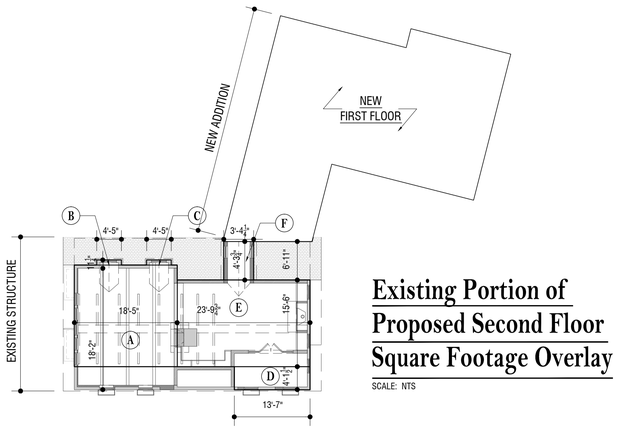
PERMITECH
KURT A. JACOBS R.A.
201 NORTHWEST DRIVE
FARMINGDALE, NY 11735
(516) 663-0750

THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE 2020 NEW YORK STATE BUILDING CODE

PROJECT:
ROGERS RESIDENCE
39-41 NEULIST AVENUE, PORT WASHINGTON, NY 11050

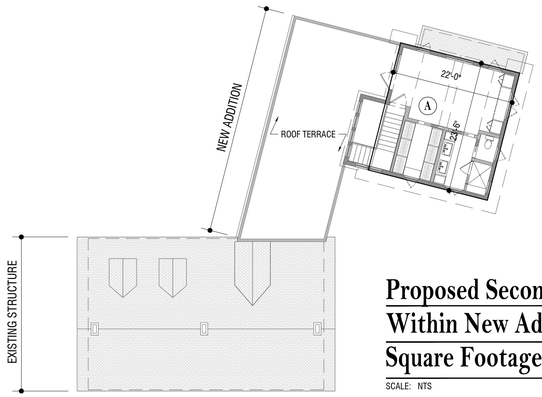
A-4

#21395



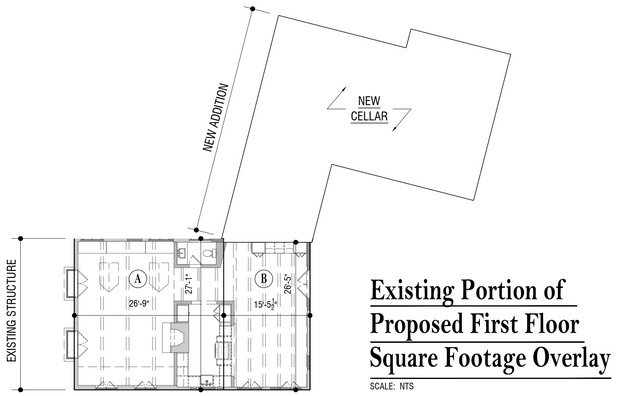
Existing Portion of Proposed Second Floor Square Footage Overlay

SCALE: NTS



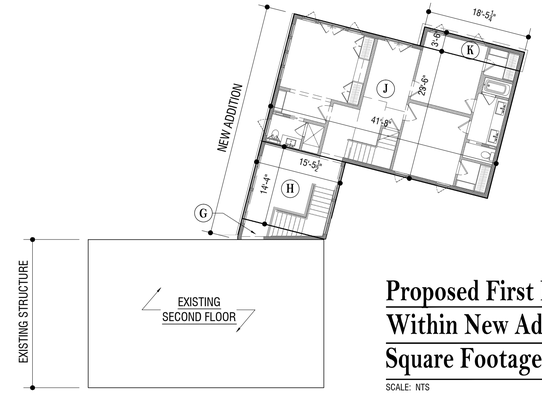
Proposed Second Floor Within New Addition Square Footage Overlay

SCALE: NTS



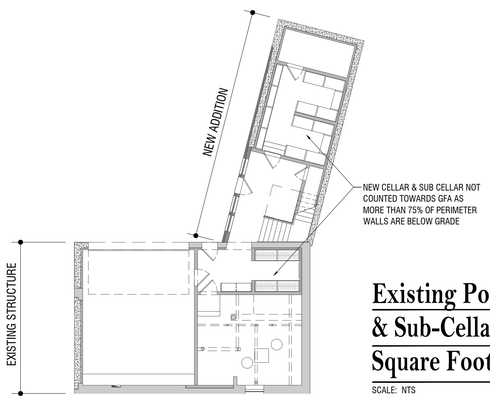
Existing Portion of Proposed First Floor Square Footage Overlay

SCALE: NTS



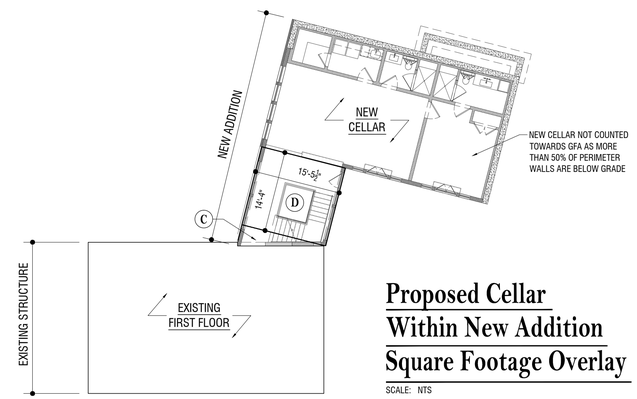
Proposed First Floor Within New Addition Square Footage Overlay

SCALE: NTS



Existing Portion of Proposed Cellar & Sub-Cellar Within New Addition Square Footage Overlay

SCALE: NTS



Proposed Cellar Within New Addition Square Footage Overlay

SCALE: NTS

Zoning Data and Calculations

(R-C Residence District)

Description	Permitted	Existing	Proposed
Building Height	30' to top of ridge	19'- 9⅝"	30'-0"
Plot Area	5,000 sq.ft. min.	11,258.31 sq.ft.	Existing to Remain - No Change
Lot Coverage	35% of 11,258.31 sq.ft. = 3,940.4 sq.ft.	1,667.4 sq.ft.	2,435.9 sq.ft.
Gross Floor Area	Max. Gross Floor Area = 2,800 sq. ft. *Max. 50% of the Lot Area 50% of 11,258.31 sq.ft. = 5,629.16 sq.ft.	First Floor = 1,667.4 sq.ft. Second Floor = 1196.6 sq.ft. TOTAL = 2,864 sq.ft. *EXISTING IS NON-CONFORMING*	Exist. Portion of Proposed First Fl. = 1,131.5 sq.ft. Exist. Portion of Proposed Second Fl. = 803.9 sq.ft. Proposed Cellar of New Addition = 250.5 sq.ft. Proposed First Fl. of New Addition = 1,292.5 sq.ft. New Second Floor = 517.0 sq.ft. TOTAL = 3,955.4 sq.ft.
Front Yard Setback	Narrow Street Frontage: 25' min. Wider Street Frontage: 20' min.	Narrow Street Frontage: 22.3' Wider Street Frontage: 4' *EXISTING IS NON-CONFORMING*	Existing Structure: Existing to Remain - No Change New Addition: Narrow Street Frontage: 52'-8½" Wider Street Frontage: 30'
Side Yard Setback	5' min.	25'-1½"	19'-8½"
Rear Yard Setback	15' min.	55'-1⅝"	27'-2½"
Lot Width	40' min.	Narrow Street Frontage: 92' Wider Street Frontage: 118.87'	Existing to Remain - No Change

Existing Portion of Proposed First Floor Area Calculations

Area	Calculation	Square Footage
A	26.75' x 27.1'	724.9 sq.ft.
B	15.4' x 26.4'	406.6 sq.ft.
Total		1,131.5 sq.ft.

Proposed Cellar Within New Addition Area Calculations

Area	Calculation	Square Footage
C	irregular shape	30.3 sq.ft.
D	15.4' x 14.3'	220.2 sq.ft.
Total		250.5 sq.ft.

Existing Portion of Proposed Second Floor Area Calculations

Area	Calculation	Square Footage
A	18.4' x 18.2'	334.8 sq.ft.
B	4.4' x 0.9'	3.9 sq.ft.
C	4.4' x 0.9'	3.9 sq.ft.
D	13.6' x 4.1'	55.8 sq.ft.
E	15.5' x 23.8'	368.9 sq.ft.
F	5.3' x 6.9'	36.6 sq.ft.
Total		803.9 sq.ft.

Proposed First Floor Within New Addition Area Calculations

Area	Calculation	Square Footage
G	irregular shape	30.3 sq.ft.
H	15.4' x 14.3'	220.2 sq.ft.
J	41.6' x 23.5'	977.6 sq.ft.
K	18.4' x 3.5'	64.4 sq.ft.
Total		1,292.5 sq.ft.

Proposed Second Floor of New Addition Area Calculations

Area	Calculation	Square Footage
A	22.0' x 23.5'	517.0 sq.ft.
Total		517.0 sq.ft.

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WARD RESIDENCE

1 Sandy Hollow Road, Port Washington, NY 11050

TITLE

Zoning Data, Calculations and Plan Overlays

REVISION

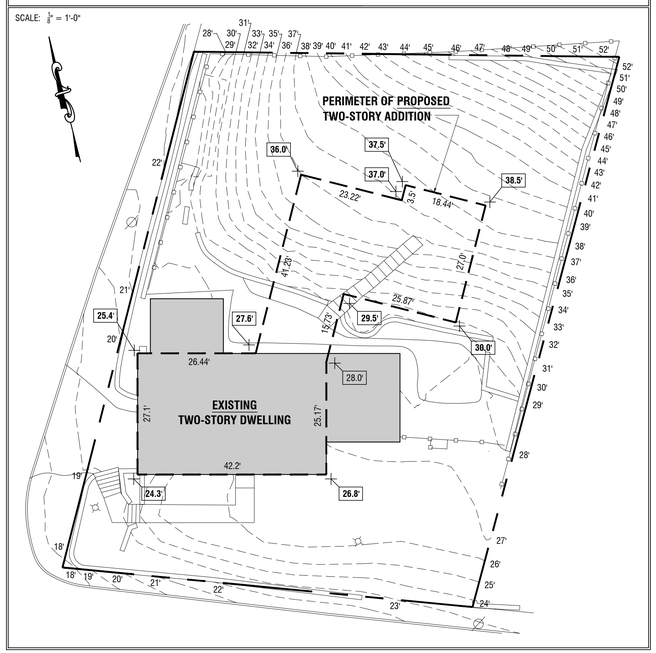
PROJECT SLA-1170

SCALE as noted

DATE 04.13.2023

A1

Pre-existing Average Grade Diagram

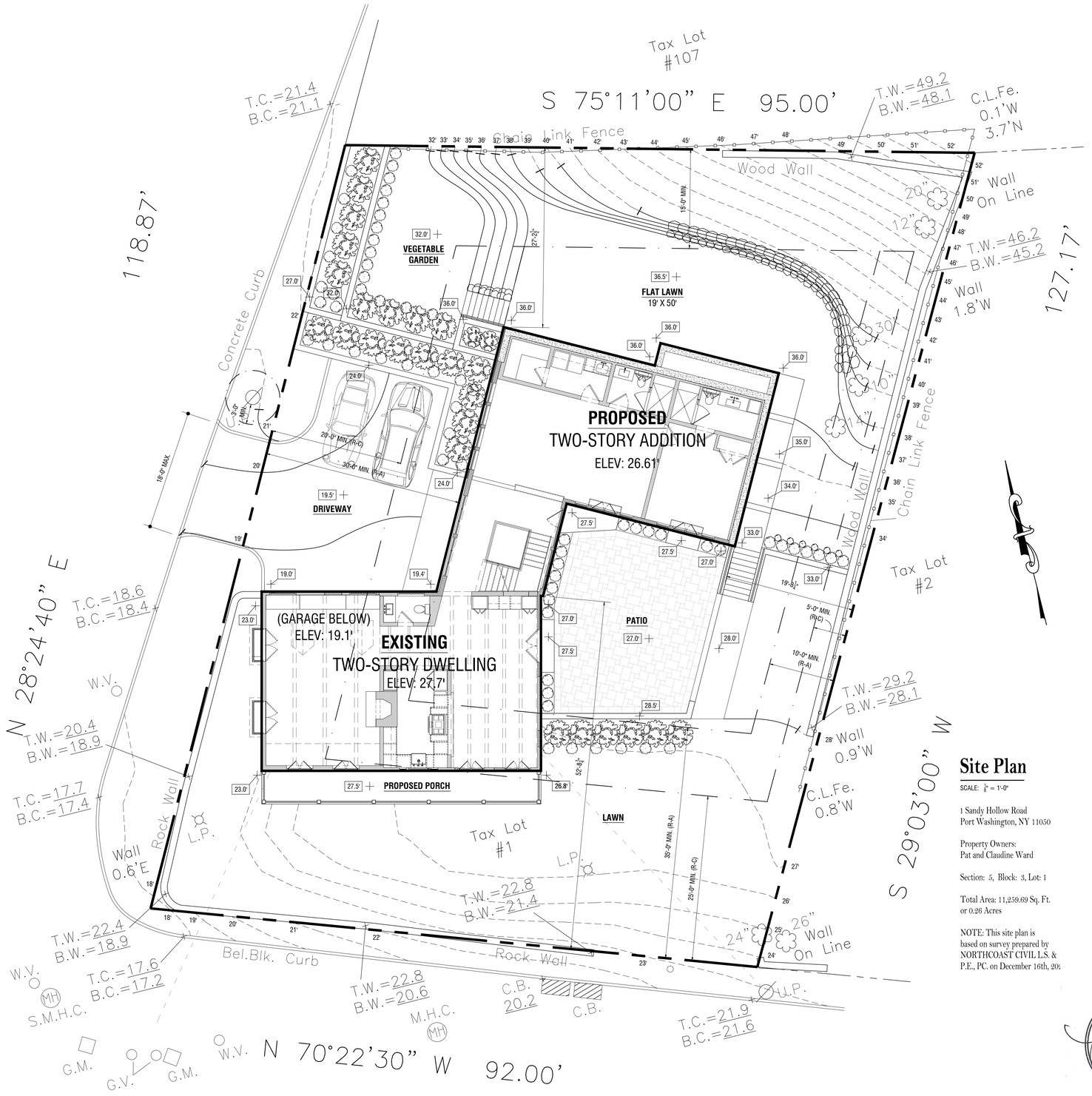


Pre-existing Average Grade

Calculations				
26.8 + 24.3 = 51.1 / 2 = 25.55	x	42.2'	=	1,078.21
24.3 + 25.4 = 49.7 / 2 = 24.85	x	27.1'	=	673.44
25.4 + 27.6 = 53.0 / 2 = 26.5	x	26.44'	=	700.66
27.6 + 36.0 = 63.6 / 2 = 31.8	x	41.23'	=	1,311.11
36.0 + 37.0 = 73.0 / 2 = 36.5	x	23.22'	=	847.53
37.0 + 37.5 = 74.5 / 2 = 37.25	x	3.5'	=	37.25
37.5 + 38.5 = 76.0 / 2 = 38.0	x	18.44'	=	700.72
38.5 + 30.0 = 68.5 / 2 = 34.25	x	27.0'	=	924.75
30.0 + 29.5 = 59.5 / 2 = 29.75	x	25.87'	=	769.63
29.5 + 28.0 = 57.5 / 2 = 28.75	x	15.73'	=	452.24
28.0 + 26.8 = 54.8 / 2 = 27.4	x	25.17'	=	689.66
TOTALS		275.9'		8,185.2

8,185.2 / 275.9' = 29.67'

PRE-EXISTING AVERAGE GRADE = 29.67'



Site Plan

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

1 Sandy Hollow Road
Port Washington, NY 11050

Property Owners:
Pat and Claudine Ward

Section: 5, Block: 3, Lot: 1

Total Area: 11,259.69 Sq. Ft.
or 0.26 Acres

NOTE: This site plan is based on survey prepared by NORTHCOAST CIVIL L.S. & P.E., PC. on December 16th, 20

REGISTERED ARCHITECT SUSSAN LARI 017050 STATE OF NEW YORK

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WARD RESIDENCE

1 Sandy Hollow Road, Port Washington, NY 11050

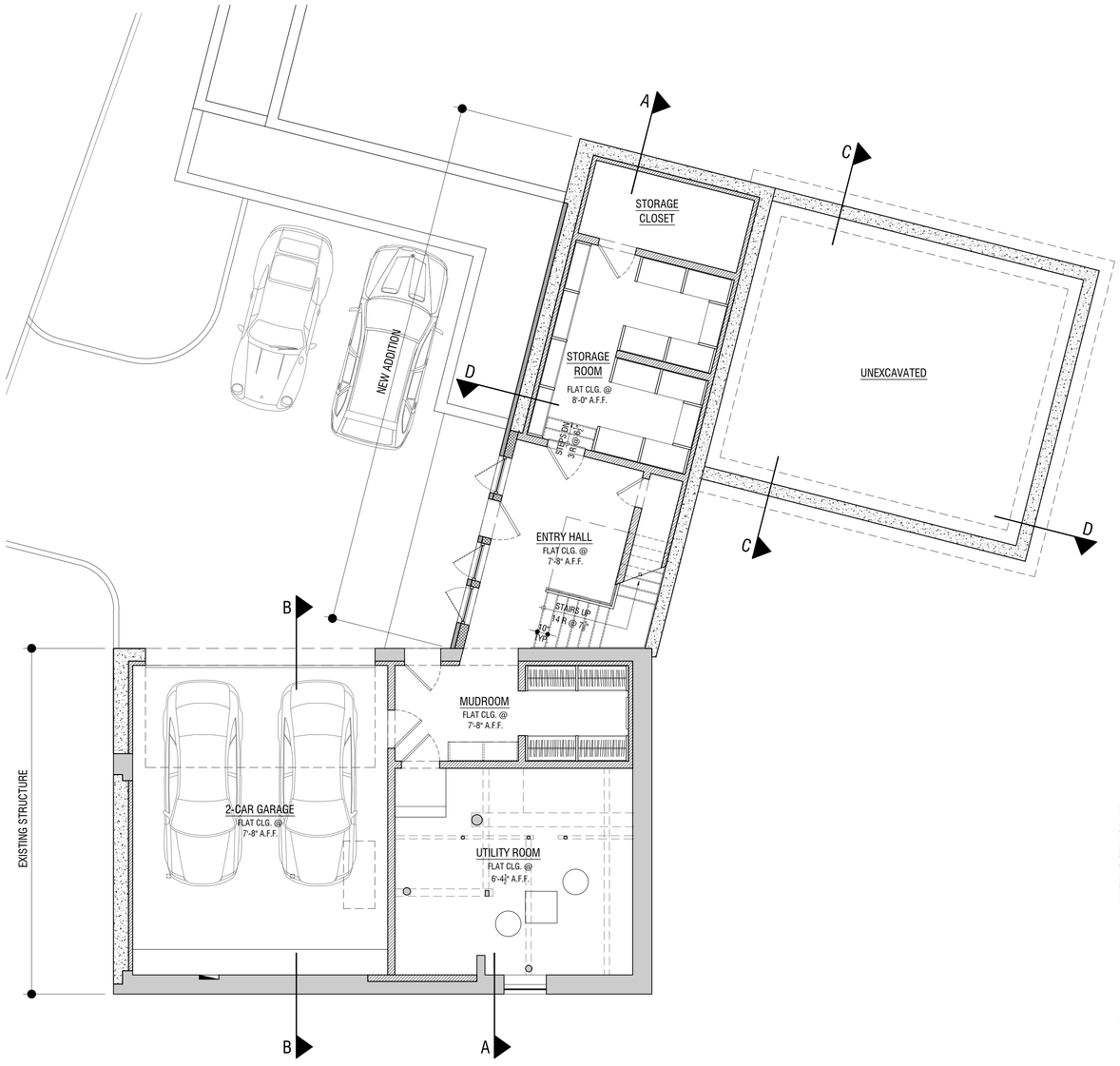
TITLE

Proposed Site Plan & Pre-existing Average Grade Calculations

REVISION

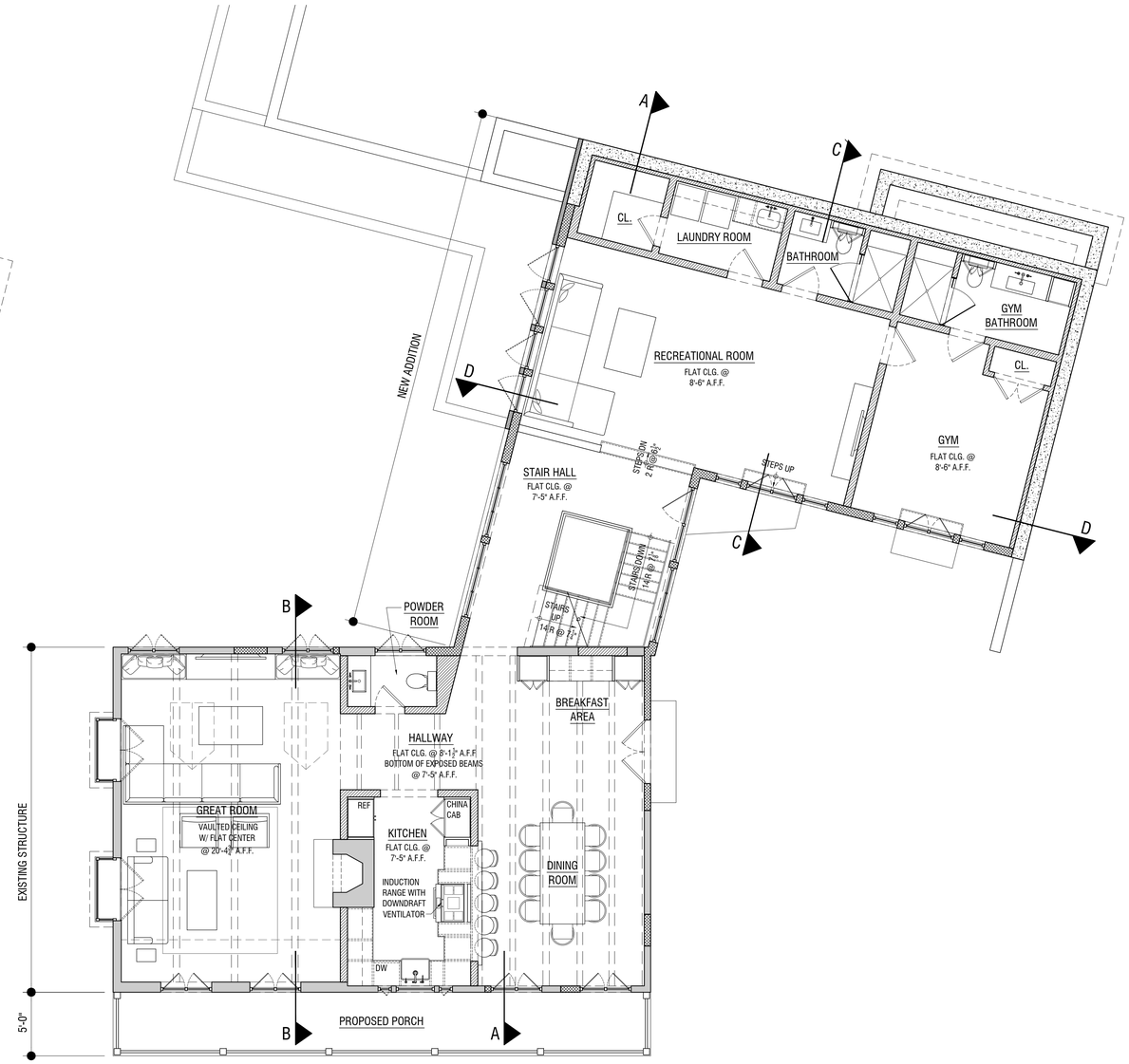
PROJECT 5LA-1170
SCALE as noted
DATE 04.13.2023

A2



Proposed Cellar Level of Existing Structure & Sub Cellar Level of New Addition

SCALE: $\frac{1}{8}$" = 1'-0"



Proposed First Floor Level of Existing Structure & Cellar Level of New Addition

SCALE: $\frac{1}{8}$" = 1'-0"

REGISTERED ARCHITECT
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017050
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WARD RESIDENCE

1 Sandy Hollow Road, Port Washington, NY 11050

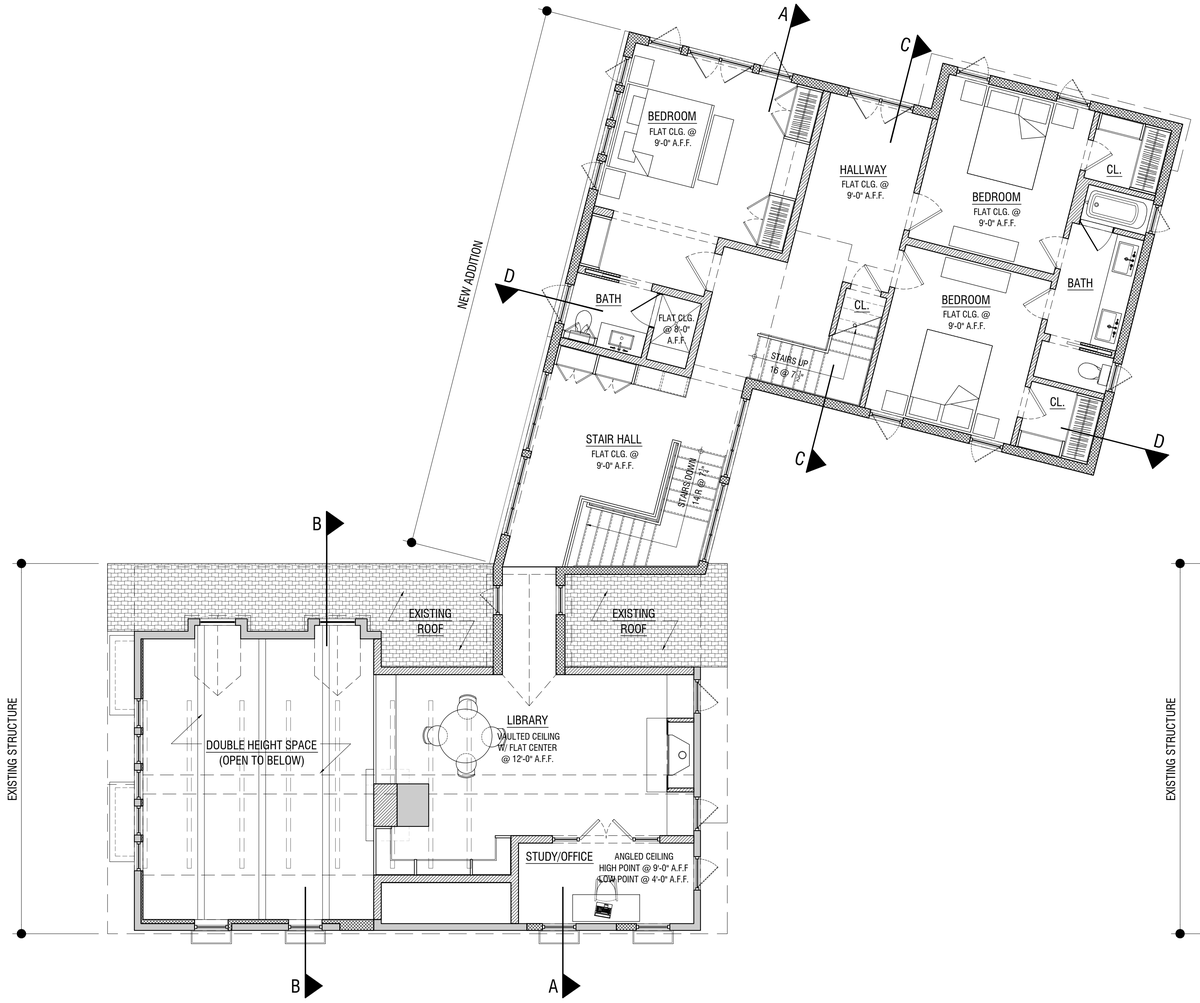
TITLE

Proposed Floor Plans

REVISION

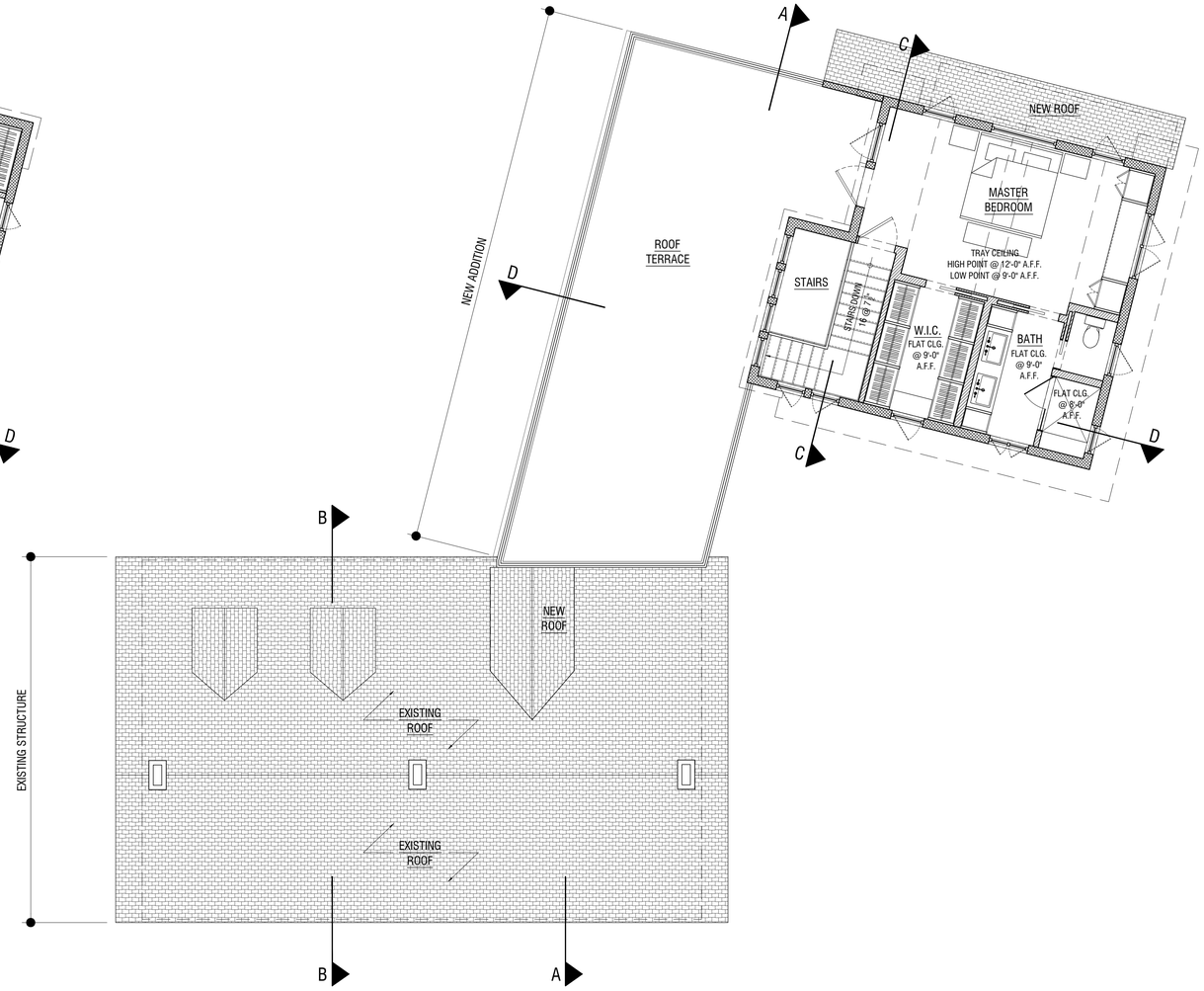
PROJECT 5LA-1170
SCALE as noted
DATE 04.13.2023

A3



Proposed Second Floor Level of Existing Structure & First Floor Level of Addition

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



Proposed Roof Plan of Existing Structure & Second Floor Level of New Addition

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

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WARD RESIDENCE

1 Sandy Hollow Road, Port Washington, NY 11050

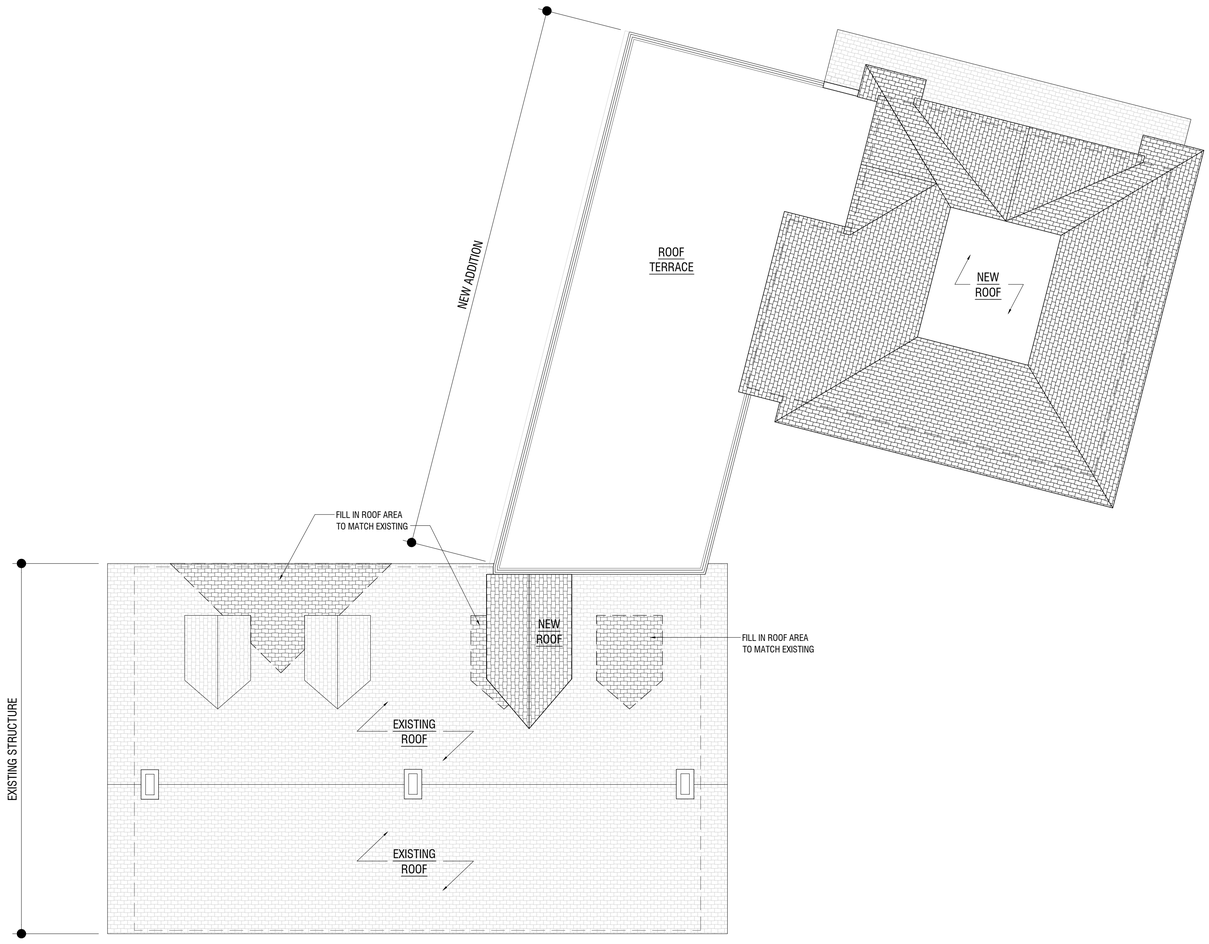
TITLE

Proposed Floor Plans

REVISION

PROJECT 5LA-1170
SCALE as noted
DATE 04.13.2023

A4



Proposed Roof Plan of New Addition

SCALE: $\frac{1}{16}$" = 1'-0"

REGISTERED ARCHITECT
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WARD RESIDENCE

1 Sandy Hollow Road, Port Washington, NY 11050

TITLE

Proposed Roof Plan

REVISION

PROJECT 5LA-1170
SCALE as noted
DATE 04.13.2023

A5

Proposed Front Elevation (South)

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

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WARD RESIDENCE

1 Sandy Hollow Road, Port Washington, NY 11050

TITLE

Proposed Front (South) Building Elevation

REVISION

PROJECT 5LA-1170

SCALE 1/4" = 1'-0"

DATE 04.13.2023

A6

Proposed Front Elevation (West)

SCALE: ¼" = 1'-0"

REGISTERED ARCHITECT SUSAN LARI 017050 STATE OF NEW YORK

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WARD RESIDENCE

1 Sandy Hollow Road, Port Washington, NY 11050

TITLE

Proposed Front (West) Building Elevation

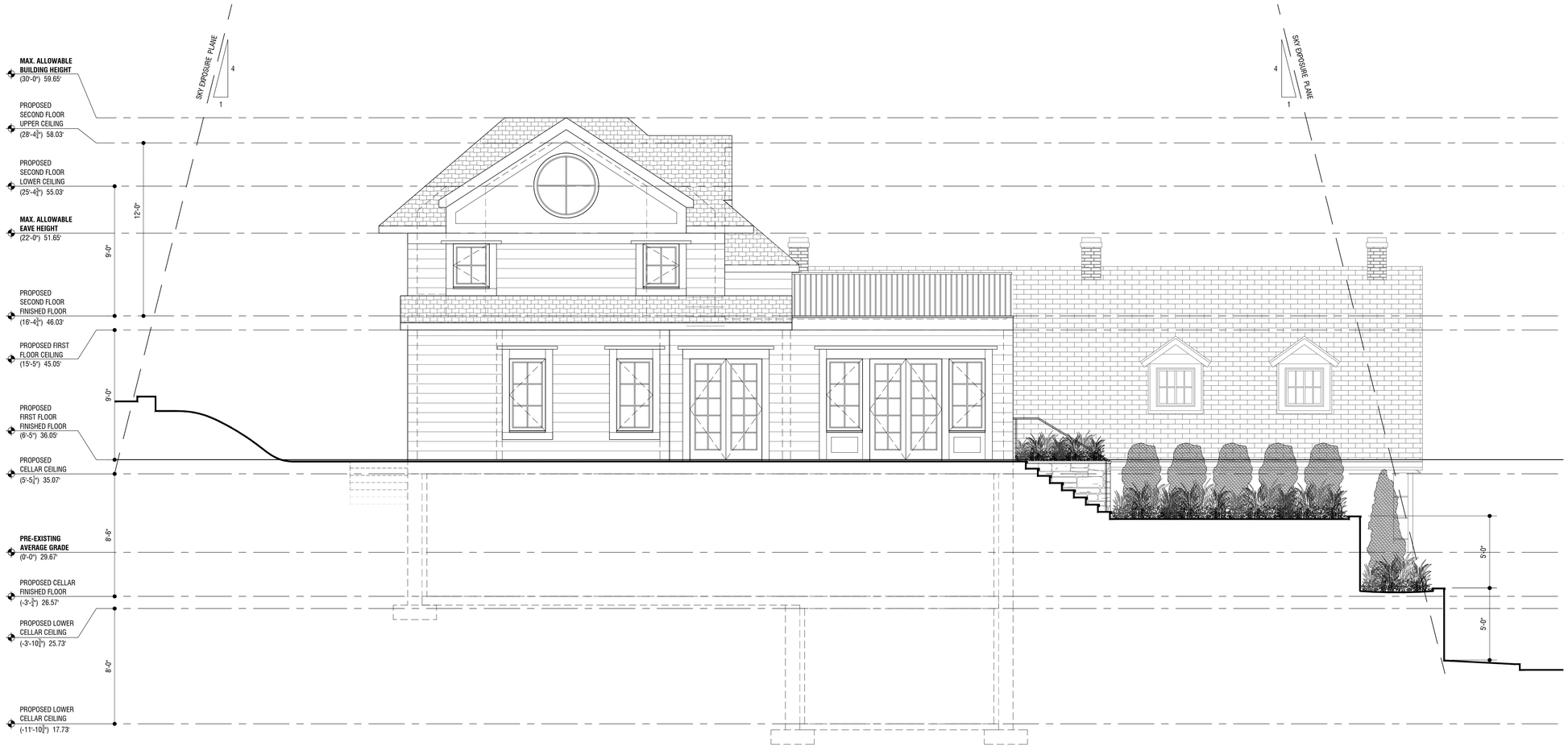
REVISION

PROJECT 5LA-1170

SCALE ¼"= 1'-0"

DATE 04.13.2023

A7



Proposed Rear Elevation (North)

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

REGISTERED ARCHITECT
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017050
STATE OF NEW YORK

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WARD RESIDENCE

1 Sandy Hollow Road, Port Washington, NY 11050

TITLE

Proposed Rear (North) Building Elevation

REVISION

PROJECT 5LA-1170
SCALE 1/4" = 1'-0"
DATE 04.13.2023

A8

Proposed Side Elevation (East)

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

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WARD RESIDENCE

1 Sandy Hollow Road, Port Washington, NY 11050

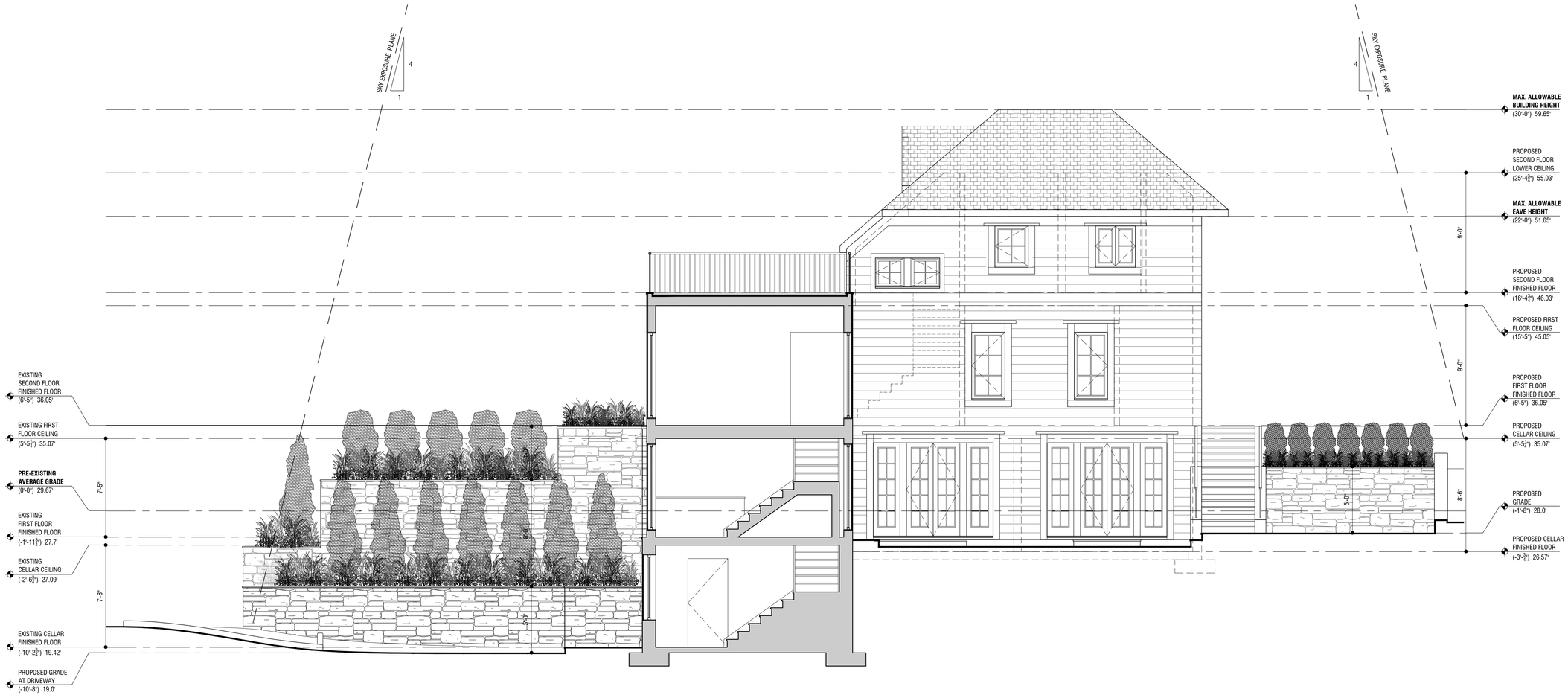
TITLE

Proposed Side (East) Building Elevation

REVISION

PROJECT: SLA-1170
SCALE: 1/4" = 1'-0"
DATE: 04.13.2023

A9



Proposed Partial Front Elevation (South)

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

Sussan Lari
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1405 Old Northern Blvd., Roslyn, NY 11576
TEL (516) 625 2916 | EMAIL info@Sussanlari.com
FAX (516) 625 5419 | WEB www.Sussanlari.com

WARD RESIDENCE

1 Sandy Hollow Road, Port Washington, NY 11050

TITLE

Proposed Partial Front (South) Building Elevation

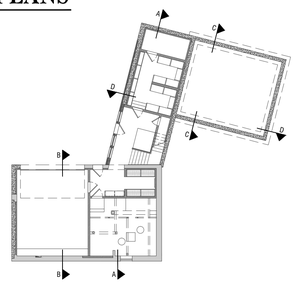
REVISION

PROJECT: SLA-1170
SCALE: 1/4" = 1'-0"
DATE: 04.13.2023

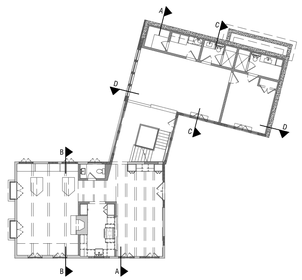
A10

KEY PLANS

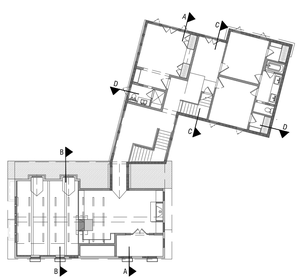
SCALE: N.T.S.



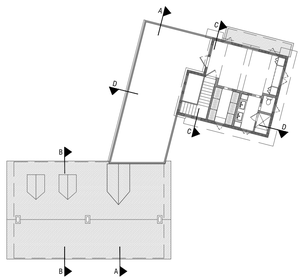
Cellar



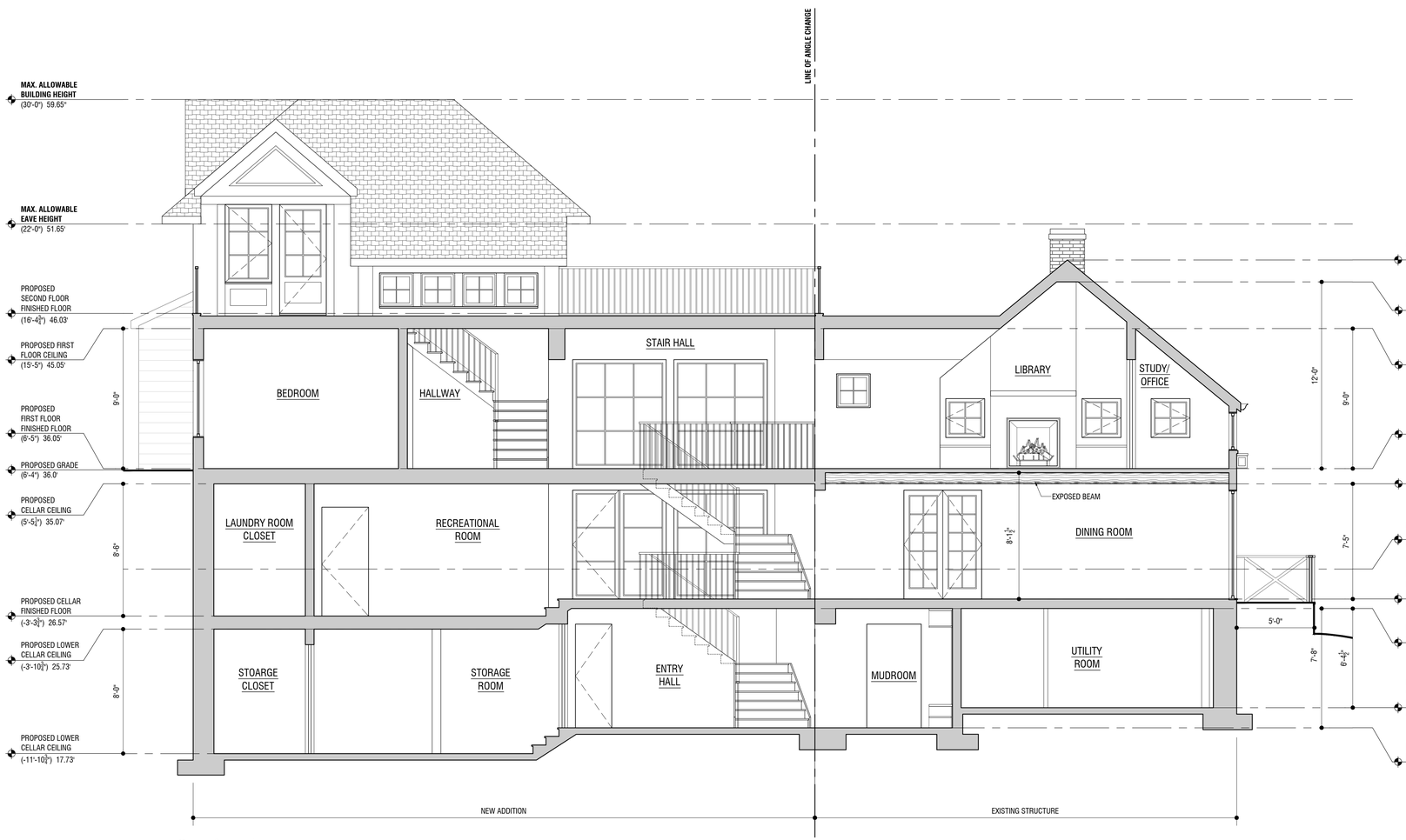
Existing First Floor & Cellar Addition



Existing Second Floor & First Floor Addition



Proposed Second Floor Addition



Section A

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

Section B Through Existing Structure

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

REGISTERED ARCHITECT SUSSAN LARI 017050 STATE OF NEW YORK

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WARD RESIDENCE

1 Sandy Hollow Road, Port Washington, NY 11050

TITLE

Proposed Building Sections

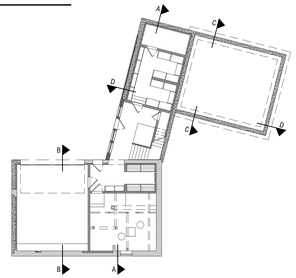
REVISION

PROJECT 5LA-1170
SCALE as noted
DATE 04.13.2023

A11

KEY PLANS

SCALE: N.T.S.



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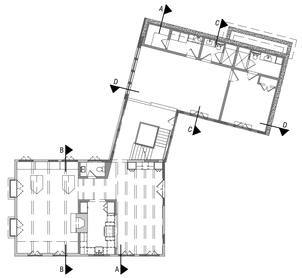
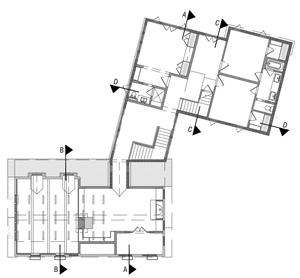
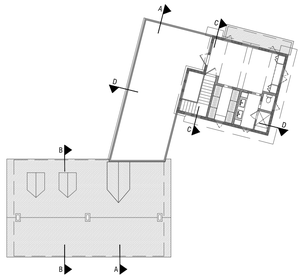


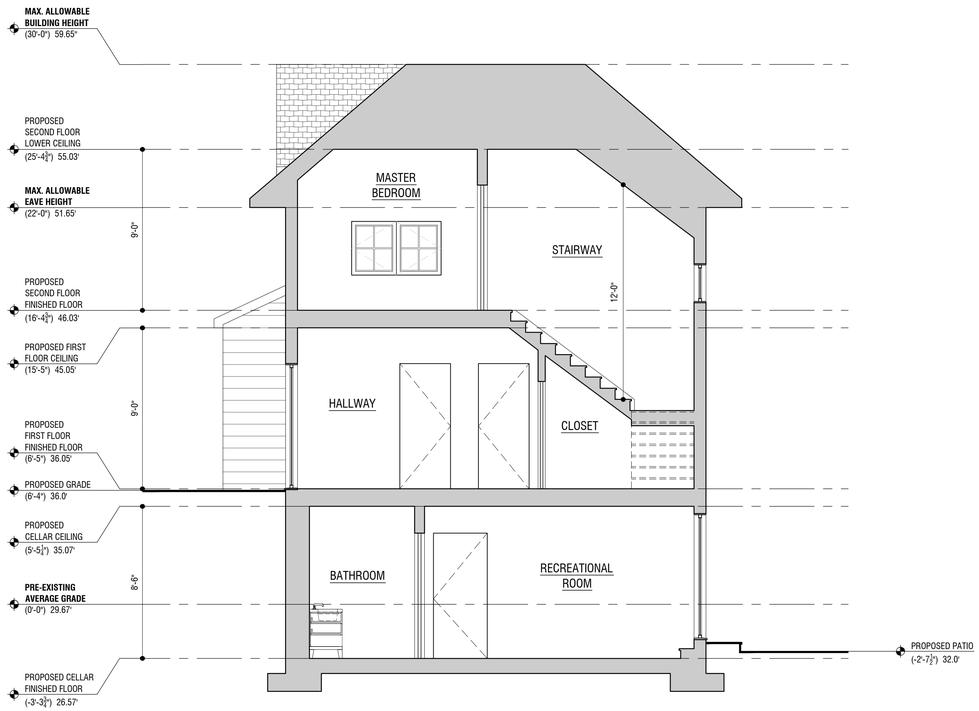
Existing First Floor & Cellar Addition



Existing Second Floor & First Floor Addition

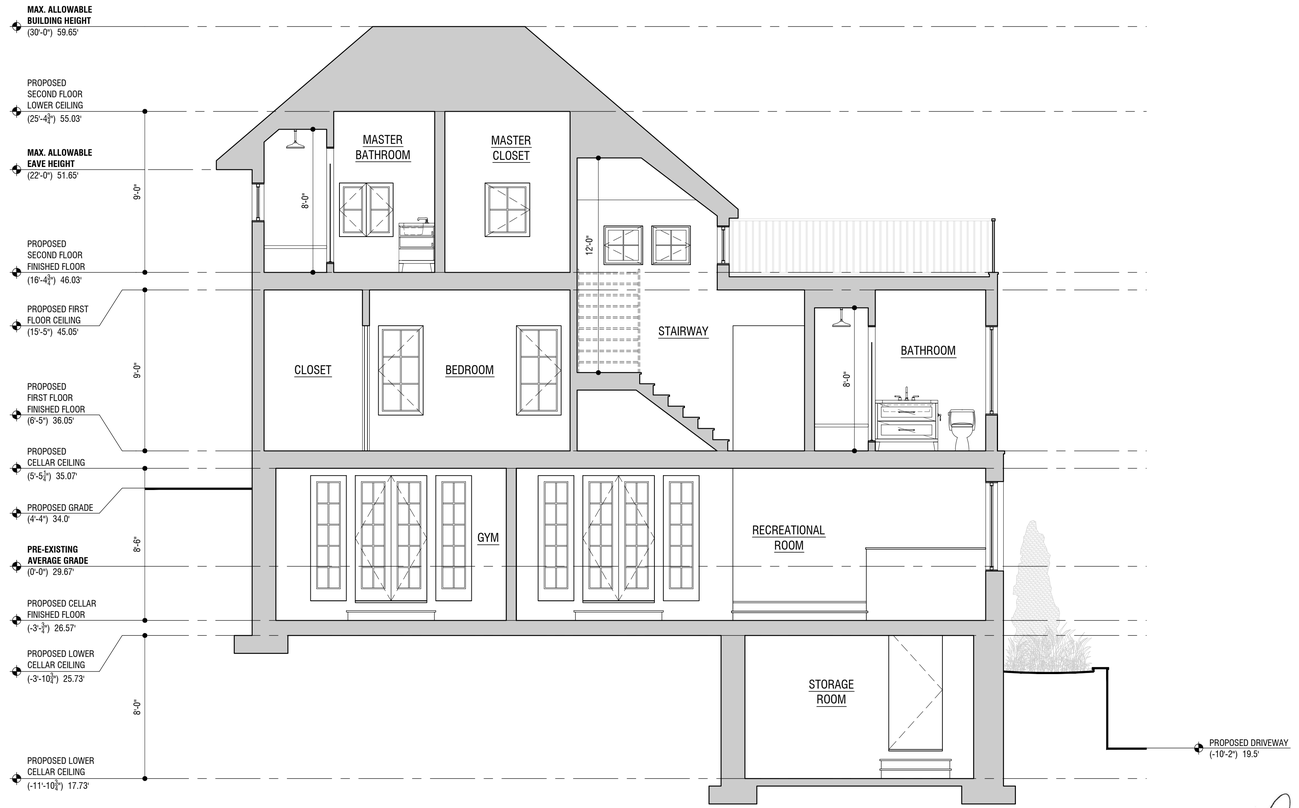


Proposed Second Floor Addition



Section C Through New Addition

SCALE: $\frac{1}{4}$" = 1'-0"



Section D Through New Addition

SCALE: $\frac{1}{4}$" = 1'-0"

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WARD RESIDENCE

1 Sandy Hollow Road, Port Washington, NY 11050

TITLE

Proposed Building Sections

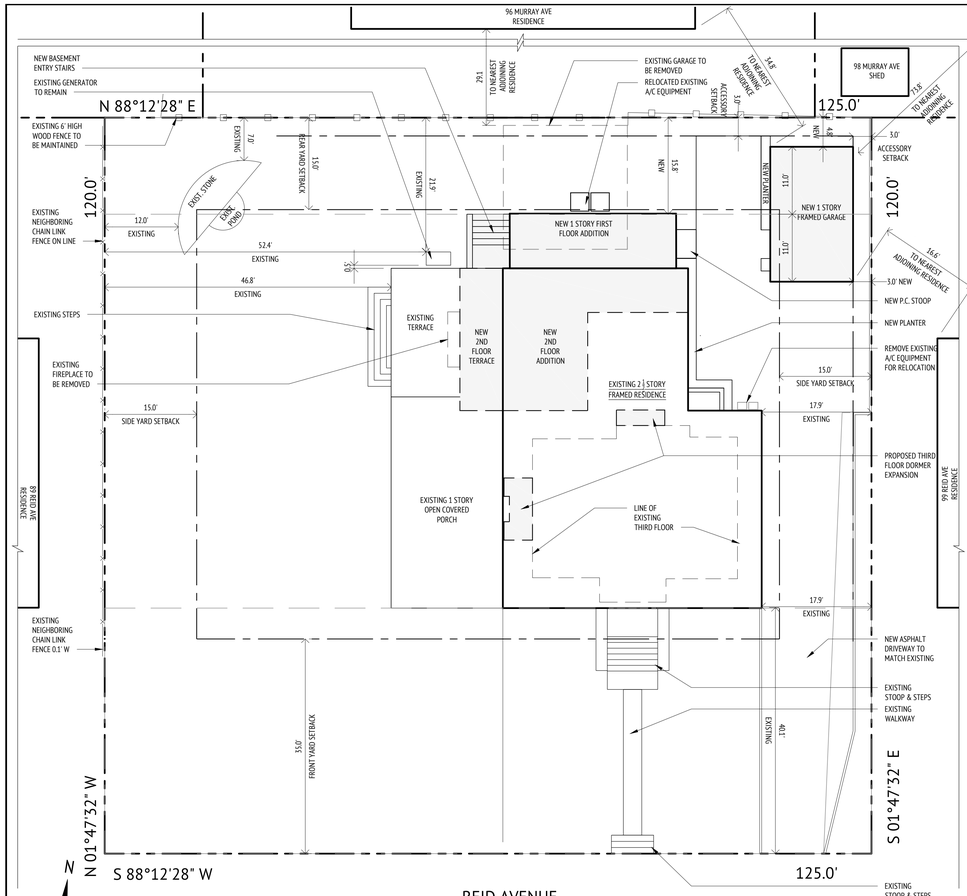
REVISION

PROJECT SLA-1170

SCALE as noted

DATE 04.13.2023

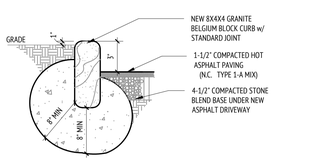
A12



SITE PLAN

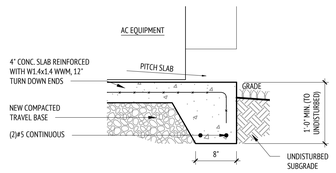
1" = 10'

SITE PLAN DRAWN FROM PREPARED BY ALBERT W. TAY LICENSED LAND SURVEYOR DATED JUNE 4, 1998, UPDATED BY DORANNE E. TAY LICENSED LAND SURVEYOR DATED NOVEMBER 2, 2022



1 C-101 DETAIL - CURB WTH ASPHALT DRIVE

SCALE: 1"=1'-0"



2 C-101 DETAIL - TYP. EQUIPMENT PAD

SCALE: 1"=1'-0"

SITE PLAN LEGEND

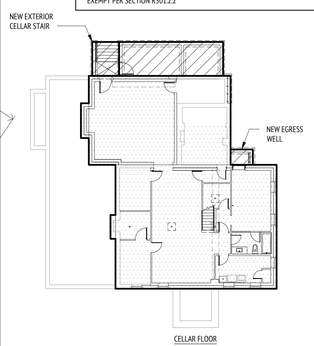
- EXISTING BUILDING/ STRUCTURE
- PROPOSED BUILDING/ STRUCTURE
- WOOD FENCE
- CHAIN LINK FENCE

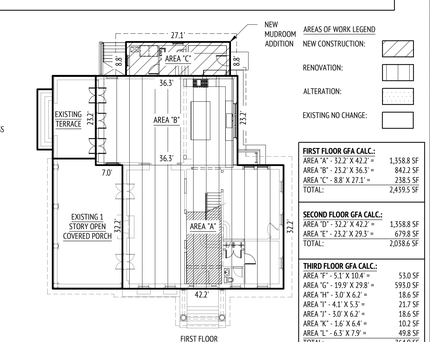
RESIDENTIAL CODE OF NEW YORK STATE

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
25 psf	117 mph	NO	NO	NO	C	SEVERE	3'-0"	MODERATE TO HEAVY	15°	YES	NO	496	52.9°F

* EXEMPT PER SECTION R301.2.2





AREAS OF WORK LEGEND

- NEW CONSTRUCTION:
- RENOVATION:
- ALTERATION:
- EXISTING NO CHANGE:

FIRST FLOOR GFA CALC.:

AREA 'A' - 32.2' X 42.2' =	1,358.8 SF
AREA 'B' - 23.2' X 36.3' =	842.2 SF
AREA 'C' - 8.8' X 27.1' =	238.5 SF
TOTAL:	2,439.5 SF

SECOND FLOOR GFA CALC.:

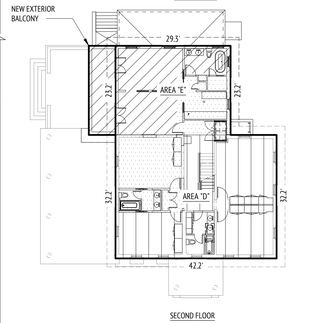
AREA 'D' - 32.2' X 42.2' =	1,358.8 SF
AREA 'E' - 23.2' X 29.3' =	679.8 SF
TOTAL:	2,038.6 SF

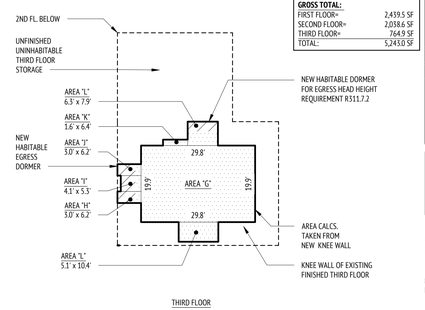
THIRD FLOOR GFA CALC.:

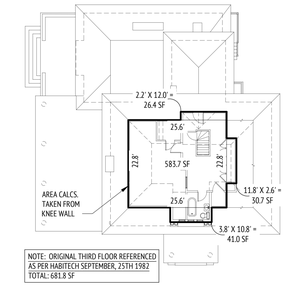
AREA 'F' - 5.1' X 10.4' =	53.0 SF
AREA 'G' - 19.9' X 29.8' =	593.0 SF
AREA 'H' - 3.0' X 6.2' =	18.6 SF
AREA 'I' - 4.1' X 5.3' =	21.7 SF
AREA 'J' - 3.0' X 6.2' =	18.6 SF
AREA 'K' - 1.6' X 6.4' =	10.3 SF
AREA 'L' - 6.3' X 7.9' =	49.8 SF
TOTAL:	764.9 SF

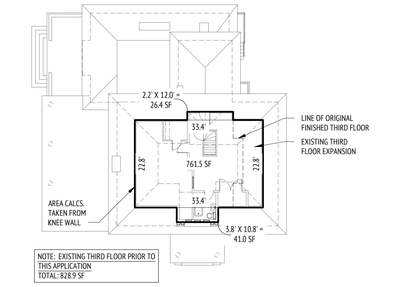
GROSS TOTAL:

FIRST FLOOR=	2,439.5 SF
SECOND FLOOR=	2,038.6 SF
THIRD FLOOR=	764.9 SF
TOTAL:	5,243.0 SF









ZONING — R-A

95 REID AVE, PORT WASHINGTON, NY, 11050 — NCTM: 5-059-185

TOWN OF NORTH HEMPSTEAD

ITEM	ALLOWABLE		EXISTING		PROPOSED	
LOT AREA	8,500 S.F. MIN.		15,000 S.F.		NO CHANGE	
LOT COVERAGE	25% MAX.	3,750 S.F.	17.5%	2,627 S.F.	18.8%	2,821.5 S.F.
HEIGHT						
PRINCIPAL (SINGLE FAMILY)	2 ½ STY	30' MAX.	2 ½ STY	+36.25'	NO CHANGE	NO CHANGE
HEIGHT TO EAVE (FROM PRE-EXISTING AVG GRADE)	22' MAX.		31'		31'-11'	
ACCESSORY BUILDINGS*	15' MAX.		EXISTING GARAGE	16'-92'	NEW GARAGE	15.0'
LOT WIDTH	65' MIN.		95'		NO CHANGE	
GROSS FLOOR AREA*	36% OF LOT	4,000.0 S.F. MAX.	33.59%	5,038.8 S.F.	34.95%	5,243.0 S.F.
ACCESSORY FLOOR AREA**	40% OF REAR YARD	790 S.F. MAX.	20.66%	408.0 S.F.	7.52%	148.5 S.F.
FRONT YARD PAVING	40% OF FRONT YARD	2,001 S.F. MAX.	16.25%	813.0 S.F.	16.25%	813.0 S.F.
FRONT YARD SETBACK						
PRINCIPAL	35.0' MIN.		40.1'		NO CHANGE	
SIDE YARD SETBACK						
PRINCIPAL	10' MIN. EACH YARD	28.5' MIN. COMBINED	EAST	17.9'	EAST	NO CHANGE
			WEST	46.8'	WEST	NO CHANGE
			TOTAL AGGREGATE WIDTH	64.7'	TOTAL AGGREGATE WIDTH	NO CHANGE
ACCESSORY	20' MIN. FROM ADJOINING RESIDENCE***	3' MIN.	EXISTING GARAGE	EAST 39.8'	NEW GARAGE EAST	3.0'
				WEST 66.1'	WEST	108.5'
				NEAREST ADJOINING RESIDENCE 29.1'	NEAREST ADJOINING RESIDENCE	16.6'
		5'MIN. SIDE LOT LINE / 5' MAX FROM RESIDENCE	GENERATOR	EAST 52.5'	GENERATOR EAST	NO CHANGE
				WEST 68.5'	WEST	NO CHANGE
REAR YARD SETBACK						
PRINCIPAL	15'		24.58'		15.8'	
ACCESSORY	20' MIN. FROM ADJOINING RESIDENCE***	3' MIN.	EXISTING GARAGE	1.28'	NEW GARAGE	4.80'
		5'MIN. REAR LOT LINE / 5' MAX FROM RESIDENCE	EXISTING GENERATOR	21.91'	EXISTING GENERATOR	NO CHANGE

ZONING ANALYSIS LEGEND

ITEMS REQUIRING A VARIANCE

* § 70-29 (B) - THE GROSS FLOOR AREA SHALL NOT EXCEED 16% OF THE LOT AREA.
(C) - THE GROSS FLOOR AREA (RESIDENTIAL) ON A LOT SHALL NOT EXCEED 4,000 SQUARE FEET.

** § 70-100.1 (A) - ACCESSORY BUILDINGS AND/OR STRUCTURES, EXCEPT AS OTHERWISE PROVIDED IN THIS ARTICLE, SHALL BE LOCATED IN THE REAR YARD, NOT BE OVER 15 FEET IN HEIGHT AT THEIR HIGHEST POINT AND SHALL NOT OCCUPY MORE THAN 40% OF THE AREA OF THE REAR YARD. THE YARD AREA OCCUPIED BY AN ACCESSORY BUILDING OR STRUCTURE SHALL BE INCLUDED IN COMPUTING THE MAXIMUM COVERAGE.

*** § 70-100.1 (D) - NO ACCESSORY BUILDING OR STRUCTURE WITH THE EXCEPTION OF FENCES WHICH ARE FOUR FEET IN HEIGHT OR RETAINING WALLS, SHALL BE ERECTED WITHIN 25 FEET OF A BUILDING USED FOR RESIDENCE PURPOSED ON AN ADJOINING LOT IN RESIDENCE AAA OR AA DISTRICTS, WITHIN 20 FEET OF RESIDENCE A OR B DISTRICTS OR WITHIN 15 FEET IN ALL OTHER DISTRICTS

**** § 70-100.1 (F) - A PRIVATE DETACHED GARAGE ACCESSORY TO A DWELLING ON THE SAME LOT OR PLOT MAY BE ERECTED IN A SIDE YARD AND MAY BE EXTENDED INTO THE REAR YARD A DISTANCE OF ½ THE LENGTH OF THE GARAGE, PROVIDED THAT THE WIDTH OF THE LOT IS SUFFICIENT TO PERMIT COMPLIANCE WITH THE SIDE YARD REQUIREMENTS IN THE PARTICULAR DISTRICT AND § 70-100.1 (D & K).

*****BUILDINGS/STRUCTURES CONSTRUCTED PRIOR TO THE 1999 ADOPTION OF SKY EXPOSURE PLAN & EAVE HEIGHT ZONING REQUIREMENTS

[NY] AI801.3.3 AUTOMATIC SPRINKLER SYSTEMS

BUILDINGS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D OR SECTION P2904 OF THIS CODE WHENEVER ANY OF THE FOLLOWING OCCUR:
1. THE FLOOR AREA OF A LEGALLY EXISTING THIRD STORY ABOVE GRADE PLANE IS INCREASED BY MORE THAN 10 PERCENT.

EXCEPTION: INSTALLATION OF A SPRINKLER SYSTEM THROUGHOUT THE ENTIRE DWELLING WOULD NOT BE REQUIRED, PROVIDED ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE THIRD STORY OR HABITABLE ATTIC STORY AND ITS MEANS OF EGRESS TO THE EXTERIOR ARE EQUIPPED WITH A LIMITED AREA SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D OR SECTION P2904 OF THIS CODE.
2. THE THIRD STORY OR HABITABLE ATTIC STORY IS PROVIDED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS MEETING THE REQUIREMENTS OF SECTION R310 OF THIS CODE.
3. THE ENTIRE DWELLING IS EQUIPPED WITH A FIRE ALARM SYSTEM IN COMPLIANCE WITH SECTION R314.7 OF THIS CODE AND MONITORED BY AN APPROVED SUPERVISING STATION IN ACCORDANCE WITH NFPA 72.

DRAWING INDEX

C-101	CIVIL- Site Plan, Area Calcs, & Zoning Analysis
G-100	GENERAL- General Notes, Plumbing & Gas Riser Diagrams & Energy Code Compliance
A-100	PLANS- Cellar Floor Plan
A-101	PLANS- First Floor Plan
A-102	PLANS- Second Floor Plan
A-103	PLANS- Third Floor Plan
A-104	PLANS- Roof Plan
A-105	PLANS- Garage Plans, Elevations & Details
A-201	ELEVATIONS- North & South Elevations
A-202	ELEVATIONS- East & West Elevations
A-301	SECTIONS- Section & Details

LOT COVERAGE(1)

	EXISTING	PROPOSED
FIRST FLOOR	2,219 S.F.	2,439.5 S.F.
DETACHED GARAGE	408 S.F.	297 S.F.
NEW EXTERIOR CELLAR STAIRS	-	61.6 S.F.
NEW CELLAR WINDOW WELL	-	23.3 S.F.
TOTAL	2,627 S.F.	2,821.5 S.F.

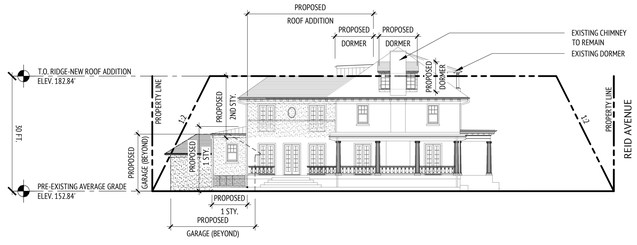
1) LOT COVERAGE - THE AREA OF THE MAXIMUM HORIZONTAL CROSS SECTION OF THE BUILDING ON A LOT EXCLUDING CORNICES, EAVES, GUTTERS OR CHIMNEYS PROJECTING NOT MORE THAN 24 INCHES, STEPS, ONE STORY OPEN PORCHES, BAY WINDOWS EXTENDING NOT MORE THAN ONE STORY AND PROJECTING NOT MORE THAN FIVE FEET, BALCONIES AND TERRACES

GROSS FLOOR AREA (A)

EXISTING		PROPOSED	
FIRST FLOOR	2,219.0 S.F.	FIRST FLOOR	2,439.5 S.F.
SECOND FLOOR	1,582.9 S.F.	SECOND FLOOR	2,038.6 S.F.
THIRD FLOOR(B)	828.9 S.F.	THIRD FLOOR(B)	764.9 S.F.
DETACHED GARAGE(A)	408 S.F.	DETACHED GARAGE(A)	N/A - (297 S.F.)
TOTAL	5,038.8 S.F.	Total	5,243.0 S.F.
VARIANCE	5,243.0 S.F.	- 5,038.8 S.F.	= 204.2 S.F.

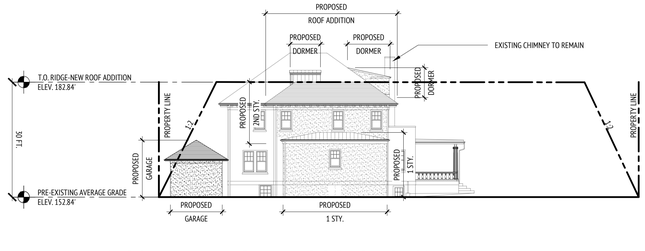
A) GROSS FLOOR AREA - THE SUM OF THE GROSS HORIZONTAL AREA OF ALL FLOORS OR STORIES OF A DWELLING AS MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL INCLUSIVE OF ALL INTERIOR FACING AS WELL AS ATTACHED GARAGES, ENCLOSED PORCHES AND ROOFED PORCHES HAVING MORE THAN 50% OF THE PERIMETER ENCLOSED OR SCREENED, ATTICS OVER ONE STORY EXTENSIONS WHERE THE HEIGHT FROM THE JOIST TO THE UNDERSIDE OF THE RIDGE IS GREATER THAN FIVE FEET, 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 IN THE GROSS FLOOR AREA IN ALL RESIDENTIAL BUILDING PERMIT APPLICATIONS OR AMENDMENTS SUBMITTED PRIOR TO DECEMBER 21,2007. ATTICS THAT ARE NONHABITABLE AND NONOCCUPIABLE AND CELLARS SHALL BE EXCLUDED FROM THE GROSS FLOOR AREA. 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 7.0 TIMES THE ACTUAL FLOOR AREA EXCEPT IN GARAGES.

B) ATTIC - THE SPACE BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTERS. AN ATTIC SHALL NOT BE USED OR OCCUPIED AS LIVING OR SLEEPING QUARTERS. THERE SHALL BE NO NEW FIXED STAIR TO ANY ATTIC SPACE NOR OPERABLE WINDOWS. ATTICS SHALL NOT HAVE FINISHED FLOORS OR HEATING SYSTEMS. ATTICS OVER ONE STORY EXTENSIONS SHALL COUNT AS ADDITIONAL GROSS FLOOR AREA IF THE HEIGHT FROM THE JOIST TO THE UNDERSIDE OF THE RIDGE IS GREATER THAN FIVE FEET. HORIZONTAL ACCESS TO ATTICS SHALL BE LIMITED TO NINE SQUARE FEET. NOTWITHSTANDING THE FOREGOING, AN ATTIC MAY BE PERMITTED TO BE CONSTRUCTED AS, CONVERTED INTO, HABITABLE OR OCCUPIABLE SPACE WHERE THE REQUIREMENTS OF THE DISTRICT WOULD PERMIT A FULL STORY; PROVIDED HOWEVER, THAT THE ATTIC SHALL BE COUNTED AS GROSS FLOOR AREA WHEN USED AS A HABITABLE SPACE



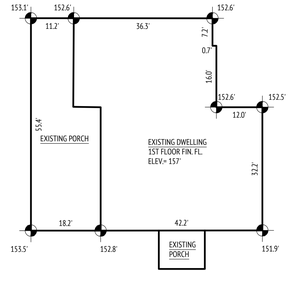
WEST ELEV. SKY EXPOSURE PLANE

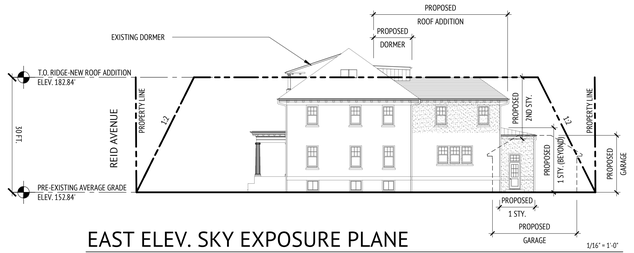
1/16" = 1'-0"



NORTH ELEV. SKY EXPOSURE PLANE

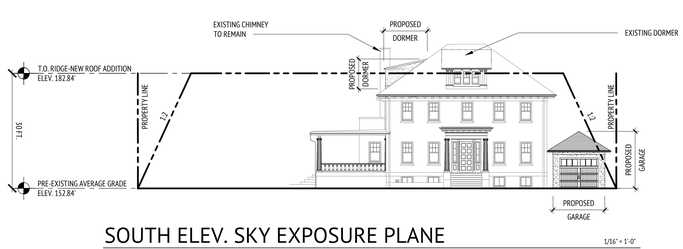
1/16" = 1'-0"





EAST ELEV. SKY EXPOSURE PLANE

1/16" = 1'-0"



SOUTH ELEV. SKY EXPOSURE PLANE

1/16" = 1'-0"

PRE-EXISTING AVERAGE GRADE CALCULATIONS

WALL	ELEV.	+	ELEV.	/2	AVG ELEV. OF WALL	x	WALL LENGTH	=	M
A	151.9'	+	152.5'	/2	152.20'	x	32.2'	=	4,900.84'
B	152.5'	+	152.6'	/2	152.55'	x	12.0'	=	1,830.60'
C	152.6'	+	152.6'	/2	152.60'	x	23.2'	=	3,540.32'
D	152.6'	+	153.1'	/2	152.85'	x	47.5'	=	7,260.38'
E	153.1'	+	153.5'	/2	153.30'	x	55.4'	=	8,492.82'
F	153.5'	+	151.9'	/2	152.70'	x	60.4'	=	9235.1600
TOTAL							230.70'		35,260.12'
AVG EXISTING GRADE					35,260.12'	/	230.70'	=	152.84'

SMIROS & SMIROS ARCHITECTS

51 Glen Street | Glen Cove NY | 516 676-9200
3 Columbus Cir 15th Fl | New York NY | smiros.com

#21396

ADDITIONS & ALTERATIONS to the
Nellans-Starr Residence
95 Reid Ave, Port Washington, NY, 11050

REGISTERED ARCHITECT JAMES BRUNO 026873 STATE OF NEW YORK

REVISIONS

#	Description	Date
00	Issued for Permit	08/16/22
00	Issued for Permit	01/17/23
00	Issued for Permit	03/17/23

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICES, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY PARTIES OTHER THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF SMIROS & SMIROS ARCHITECTS.
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CIVIL
Site Plan, Area Calcs, & Zoning Analysis

Date: 7/5/22
Job #: 803
Drawn By: SD
Chk By: JM

C-101

3/2/2023 - 12:16pm Z:\Williams Starr 95 Reid Ave\Working\C-101 Site Plan.dwg

NOTE: NO WORK TO BE STARTED UNTIL EVIDENCE OF WORKERS' COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE IS FILED AS REQUIRED BY SECTIONS 57 AND 220 SUBD. 8 OF WORKERS' COMPENSATION LAW OF THE STATE OF NEW YORK.

SPECIFICATIONS

A. GENERAL CONDITIONS

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF NORTH HEMPSTEAD RULES AND REGULATIONS, THE RESIDENTIAL BUILDING CODE OF THE STATE OF NEW YORK, AND NEW YORK STATE ENERGY CONSERVATION CONST. CODES.
2. CONTRACTOR TO BE RESPONSIBLE FOR ALL MUNICIPAL AND BUILDING DEPARTMENT INSPECTIONS AND CERTIFICATIONS. HE SHALL OBTAIN THE CERTIFICATE OF OCCUPANCY OR COMPLETION AT THE CONCLUSION OF THE WORK. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, ETC. REQUIRED BY THE MUNICIPAL AUTHORITIES TO OBTAIN THE CERTIFICATE OF OCCUPANCY. THE OWNER SHALL PAY THE BUILDING PERMIT FEE
3. ALL ELECTRICAL WORK TO BE DONE BY A LICENSED ELECTRICIAN AND COMPLY WITH STATE AND LOCAL CODES. ALL WIRING TO BE COPPER.
4. ALL PLUMBING TO COMPLY WITH STATE AND LOCAL CODES AND BE PERFORMED BY A LICENSED PLUMBER.
5. PROTECT ALL EXISTING ADJACENT & MUNICIPAL'S PROPERTIES (LAWN, LANDSCAPING, DRIVEWAY, ETC.) FROM DAMAGE DURING CONSTRUCTION. REPAIR AND/OR REPLACE ALL DAMAGED ITEMS WITH EQUAL AND MATCHING MATERIALS AND METHODS AS APPROVED BY OWNER AND/OR ARCHITECT
6. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THESE PLANS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTIONS NOT REPORTED ONCE HE HAS STARTED WORK, EXCEPT FOR HIDDEN JOB CONDITIONS WHERE APPLICABLE.
7. CONTRACTOR SHALL MAKE ALL WALLS, FLOORS AND CEILING PLUMB, LEVEL AND TRUE IN LINE WITH EXISTING.
8. CONTRACTOR TO LEAVE PREMISES WITH ALL WORK COMPLETED AND CLEANED, READY FOR OWNERS FURNITURE AND DECORATING.
9. CONTRACTOR TO LEAVE EXTERIOR ROUGH GRADED READY FOR OWNER'S LANDSCAPER.
10. CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALL LOCAL LAWS AND CODES.
11. CONSTRUCTION SHALL CONFORM WITH THE ACCEPTABLE STANDARDS FOR ALL TRADES INVOLVED AND FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLED SYSTEMS AND SUB-SYSTEMS.
12. ALL CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIAL TO BE PROPERLY DISPOSED OF AS PER GOVERNING JURISDICTION'S REQUIREMENTS.
13. ANY DEVIATION FROM THESE CONSTRUCTION DOCUMENTS SHALL BE PROMPTLY REPORTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF SUCH WORK.
14. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN NOTES ON DRAWINGS TAKE PRECEDENCE OVER THESE SPECIFICATIONS.
15. PRECAUTIONARY MEASURES SHALL BE TAKEN TO PROTECT THE SAFETY OF WORKERS, OCCUPANTS AND THE GENERAL PUBLIC IN ACCORDANCE WITH THE REGULATIONS OF THE GOVERNING JURISDICTION. THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR SAFETY AT THE JOB SITE.
16. ALL WORK SHALL CONFORM TO THE HIGHEST STANDARDS OF QUALITY PROFESSIONAL WORKMANSHIP.
17. DO NOT IMPAIR INTEGRITY OF STRUCTURAL MEMBERS BY IMPROPER DRILLING OR CUTTING. ALL WORK SHALL BE ADEQUATELY BRACED UNTIL ALL PORTIONS OF THE BUILDING AFFECTING ITS STABILITY ARE IN PLACE AND SECURELY FASTENED.
18. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP ON THE JOB FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION OR ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER IS LATER.
19. ALL NECESSARY CONDITIONS MUST BE MADE AND ALL POSSIBLE SHRINKAGE ALLOWED FOR. NEW AND EXISTING STRUCTURE SHALL BE FULLY CLOSED IN AND MAINTAINED AT 70 DEGREES FOR A MINIMUM OF TWO WEEKS PRIOR TO INSTALLATION OF INTERIOR DRYWALL SPACKLE OR FINISHES. ADJUSTMENTS FOR SHRINKAGE AND WARPAGE SHALL BE MADE BY THE APPROPRIATE SUBCONTRACTOR FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION.
20. SHOULD THE OWNER PLAN TO AWARD OTHER CONTRACTS SUCH AS TELEPHONE, SECURITY, LANDSCAPING, ETC. AT THE SAME TIME, THE WORK WHICH MAY PROCEED SIMULTANEOUSLY WITH THE EXECUTION OF THIS CONTRACT, THE CONTRACTOR SHALL COORDINATE HIS OPERATIONS WITH THOSE OF OTHER CONTRACTORS. SHOULD A CONFLICT ARISE, THE DECISION OF THE ARCHITECT SHALL PREVAIL. COOPERATION WILL BE REQUIRED IN THE EXECUTION OF THE WORK. THE CONTRACTOR, INCLUDING HIS SUBCONTRACTORS, SHALL KEEP HIMSELF INFORMED OF THE PROGRESS AND THE WORK OF OTHER CONTRACTORS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY APPARENT COORDINATION PROBLEMS WITH OTHER CONTRACTORS WHERE SUCH COORDINATION PROBLEMS WILL INTERFERE WITH HIS OWN OPERATIONS. FAILURE OF THE CONTRACTOR TO KEEP INFORMED OF THE WORK PROGRESSING ON THE SITE SHALL BE CONSTRUED AS ACCEPTANCE BY HIM OF THE STATUS OF THE WORK AS BEING SATISFACTORY FOR PROPER COORDINATION WITH HIS OWN WORK.
21. PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT MOVEMENT AND STRUCTURAL FAILURE.
22. PROVIDE ASPHALTIC COATING OR SELF ADHERING SEPARATION MEMBRANE TO SEPARATE ALL DISSIMILAR METALS.
23. WHERE COMPLIANCE WITH TWO OR MORE STANDARDS THAT ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVEL IS SPECIFIED, THE MOST STRINGENT REQUIREMENT WILL BE ENFORCED. REFER TO UNCERTAINTIES AS TO WHICH QUALITY LEVEL IS MORE STRINGENT TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING.

B. FIRE PROTECTION

1. DUCTS THROUGH GARAGE WALL OR CEILING COMMON TO HOUSE OR HABITABLE SPACE MUST BE MINIMUM 26 GAUGE STEEL.
2. DUCT OPENINGS ARE NOT PERMITTED IN GARAGE.

C. EGRESS REQUIREMENTS

1. MINIMUM 2'-8" (WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES) HINGED DOOR WITH KEYLESS OPERATION IS REQUIRED FOR EXIT TO A 3'-0" x DOOR WIDTH LANDING AT EXTERIOR PROVIDING DOOR DOES NOT SWING OVER LANDING. INTERIOR LANDINGS OF FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2" LOWER THAN THE THRESHOLD.
2. PROVIDING A DOOR IS NOT THE EXIT DOOR A 7 3/4" STEP IS PERMITTED AT THE DOOR.
3. EGRESS WINDOWS ARE REQUIRED IN EACH BEDROOM WITH SILL HEIGHT MAX 44 INCHES CLEAR ABOVE FINISHED FLOOR, AND 5.7 SQUARE FEET MIN CLEAR OPENING WITH 20" MIN WIDTH AND 24" MIN HEIGHT OF CLEAR OPENINGS. WINDOWS WITHIN 44 INCHES OF GRADE ON EXTERIOR ARE PERMITTED TO HAVE 5 SQUARE FEET CLEAR OPENING. REPLACEMENT WINDOWS ARE EXEMPT FROM THE MAXIMUM SILL HEIGHT REQUIREMENT IF THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING IS UTILIZED, THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW.
4. SMOKE DETECTORS TO BE HARD WIRED AND INTERCONNECTED WITH AUDIBLE ALARM FROM SLEEPING ROOMS. DETECTORS TO HAVE BATTERY BACKUP.
5. SMOKE DETECTORS REQUIRED IN EACH BEDROOM, IN HALL OUTSIDE BEDROOMS, AND ON EACH FLOOR INCLUDING BASEMENT AND NOT LESS THAN 3 FEET FROM A BATHROOM DOOR CONTAINING BATHTUB OR SHOWER.
6. CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR WITH A FLUE BURNING DEVICE INCLUDING BUT NOT LIMITED TO BOILER, FURNACE, FIREPLACE, RANGE, DRYERS, ETC. CARBON MONOXIDE DETECTORS ARE REQUIRED IN ALL HALLWAYS OUTSIDE BEDROOMS AND A MAXIMUM 15 FEET FROM BEDROOM DOOR. MULTIPLE DEVICES ARE TO BE INTERCONNECTED.
7. COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE PREFERRED IN HALLWAYS AND MUST BE LISTED FOR EACH USE AND HAVE DISTINCT ALARMS.

D. SHEATHING

1. PROVIDE ICE AND WATER SHIELD MEMBRANE ALONG EAVES FOR OVERHANG AND MINIMUM 24 INCHES INSIDE EXTERIOR WALL LINE AND IN ALL VALLEYS AND CHANGES IN ROOF PITCH.
2. FOLLOW NAILING SCHEDULE ON STRUCTURAL DRAWINGS.

E. FINISHES

1. GYPSUM WALLBOARD TO BE AS SPECIFIED ON FINISH SCHEDULE.
2. PAPER TAPE AT ALL PLACES WHERE TWO PIECES MEET AND AT ALL CORNERS. PROVIDE METAL CORNER BEADS AT ALL OUTSIDE 90 DEGREE CORNERS. PROVIDE METAL EDGE TAPE AT ALL CORNERS OTHER THAN 90 DEGREES.
3. GYPSUM WALLBOARD TO BE FINISHED TO "LEVEL 4" AS PER "GYPSUM ASSOCIATION"
4. WHERE SPECIFIED, MUD SET TILE FLOOR FINISH TO BE OVER 1 1/4"-2"MAX. MORTAR BED W/ 2X2, 16/16 W.W.M. OVER #15 BUILDING FELT.
5. USE GEORGIA PACIFIC DENSSHIELD BEHIND TILES AND GP DENSARMOR PAPERLESS GYPSUM BOARD IN ALL DAMP ROOMS SUCH AS BATHROOMS, FINISHED BASEMENTS, AND FINISHED UNCONDITIONED SPACES. ORDINARY GREENBOARD IS NOT PERMITTED.
6. CEMENT BOARD IS SUITABLE FOR GLUE-ON-TILE. PROVIDE 15 LB BUILDING PAPER OR 6 MIL POLY VAPOR BARRIER BEHIND CEMENT BOARD AT ALL SHOWERS. ALL CEMENT BOARD FASTENERS MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AND ALL CEMENT BOARD JOISTS MUST BE COVERED WITH WATER RESISTANT SEALANT OR TAPE.
7. CEMENT BOARD/TILE OR GP DENSSHIELD FINISH TO EXTEND MINIMUM 72 INCHES ABOVE SHOWER DRAIN

F. SAFETY GLAZING IS REQUIRED

1. AT ALL SHOWER DOORS AND ENCLOSURES. HINGED SHOWER DOORS MUST OPEN OUT.
2. WHENEVER GLASS IS WITHIN 5 FEET HIGH ABOVE TUB OR SHOWER PAN.
3. VERTICAL EDGE OF GLAZING IS WITHIN 24 INCHES OF DOOR SWING AND BOTTOM IS LESS THAN 60 INCHES ABOVE THE FLOOR.
4. BOTTOM EDGE IS WITHIN 18 INCHES OF FINISHED FLOOR, TOP EDGE ABOVE 36 INCHES AFF AND GLASS IS GREATER THAN 9 SQUARE FEET.
5. GLAZING IS WITHIN 36 INCHES OF EXTERIOR WALKING AREA.
6. NATURAL VENTILATION GREATER THAN OR EQUAL TO 4 % OF FLOOR AREA OR MECHANICAL .35 AIR CHANGES/HOUR OR 15 CFM PER OCCUPANT.
7. SAFETY GLAZING IS REQUIRED FOR ALL GLASS WITHIN 5 FEET RADIUS OF BOTTOM TREAD ON STAIRS IN ANY DIRECTION AND BELOW 60 INCHES ABOVE THE NOSE OF THE TREAD.

G. ELECTRICAL

1. ELECTRICAL LIGHTING AND POWER DESIGN AS INDICATED ON DRAWINGS IS FOR DESIGN PURPOSE ONLY AND IN NO WAY INDICATES ALL REQUIREMENTS OR EXTENT OF WORK CONTRACTOR TO PROVIDE A LICENSED ELECTRICIAN TO PROVIDE ALL NECESSARY ELECTRICAL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES. OWNER AND INCORPORATED VILLAGE OF SEA CLIFF TO BE FURNISHED WITH ELECTRICAL INSPECTION AT CONCLUSION OF WORK.

DEMOLITION

1. PREPARATION OF THE SITE TO RECEIVE THE PLANNED CONSTRUCTION WILL NECESSITATE DEMOLITION OF THE EXISTING STRUCTURES AND THEIR FOUNDATIONS ALONG WITH COMPLETE REMOVAL OF ANY BURIED UTILITIES (E.G. EXISTING SEPTIC TANK, DRAIN FIELD AND OIL TANK). EXCAVATIONS MADE TO REMOVE THE FOUNDATION AND UTILITY LINES SHOULD BE CUT TO NEAT LINES AND GRADES TO ACCOMMODATE MOTORIZED EARTHWORK MACHINERY AND FILLED TO GRADE WITH CLEAN GRANULAR SOIL THAT IS COMPACTED TO NOT LESS THAN 95 PERCENT OF THE ASTM D 1557 MAXIMUM DRY DENSITY. FILL MATERIALS SHOULD CONSIST OF CLEAN FINE TO MEDIUM SAND WITH NOT MORE THAN 12 PERCENT PASSING THE U.S. STANDARD NUMBER 200 SIEVE.
2. CLEARING, GRUBBING AND STRIPPING-UNLESS OTHERWISE NOTED THE SITE SHOULD BE CLEARED AND GRUBBED AT THE ONSET OF CONSTRUCTION. CLEARING AND GRUBBING SHOULD CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL ASPHALT CONCRETE, TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH AND DEBRIS AND ALL OTHER OBSTRUCTIONS RESTING ON AOR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND AND THE SURFACE OF EXCAVATED AREAS. ALL TOPSOIL SHOULD BE STRIPPED FROM THE SITE AND STOCKPILED FOR USE IN LANDSCAPING AREAS. THE BOTTOM OF THE STRIPPED GRADE SHOULD CONSIST OF RELATIVELY CLEAN, UNIFORM SOIL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL FORMS AND OBTAINING ALL PERMITS REQUIRED INCLUDING CONTROLLED INSPECTIONS.
4. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS THROUGH DEMOLITION AND CONSTRUCTION.
5. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY THROUGHOUT DEMOLITION AND CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAR OVERGROWTH AS NECESSARY TO PERFORM THE WORK.

SUBMITTALS

8. PRIOR TO PROCEEDING WITH THE WORK, CONTRACTOR SHALL SUBMIT THE FOLLOWING TO THE ARCHITECT FOR REVIEW:
 H. MIX DESIGNS FOR ALL GRADES OF CONCRETE INCLUDING CERTIFIED TEST DATA ON STRENGTH OF SAMPLE BATCHES.
 I. PLACING AND SHOP DRAWINGS FOR ALL REINFORCING STEEL AND CONCRETE.
 J. MANUFACTURER'S CATALOG DATA, TOGETHER WITH CERTIFIED TEST DATA, FOR ANY PROPRIETARY PRODUCT PROPOSED AS A SUBSTITUTE FOR SPECIFIED MATERIALS.
2. REVIEW OF SHOP DRAWINGS BY THE ARCHITECT IS ONLY FOR GENERAL COMPLIANCE WITH DESIGN INTENT. REVIEW OF THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF COMPLETING THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
3. AT THE START OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A SCHEDULE INDICATING THE DATES OF EXPECTED SHOP DRAWING SUBMITTALS AND THE ESTIMATED SHEET QUANTITIES PER SUBMITTAL.
4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DEVIATIONS FROM THE SHOP DRAWING SUBMITTAL SCHEDULE.
5. SUBMIT THE FOLLOWING TO THE ARCHITECT FOR RECORD PURPOSES:
 A. MILL CERTIFICATES AND TEST REPORTS FOR REINFORCING STEEL.
 B. RESULTS OF CONCRETE SPECIMEN ARCHITECT STRENGTH TESTS, SUBMIT WITHIN 48 HOURS OF TESTING.
 C. TEMPORARY SHORING AND BRACING PLANS
 D. WELDING CERTIFICATES
 E. INSPECTION REPORTS FOR WELDING & HIGH STRENGTH BOLTING
6. REPRODUCTION OF STRUCTURAL CONTRACT DOCUMENTS ARE NOT TO BE SUBMITTED AS ERECTION PLANS.
7. THE DETAILER SHALL NOT EXPECT TO RECEIVE OR HAVE ACCESS TO CAD FILES OF THE STRUCTURAL DRAWINGS.

INSPECTIONS, TESTS AND REPORTS

1. ALL REQUIRED INSPECTIONS AND TESTS SHALL BE PERFORMED BY AN APPROVED TESTING AND INSPECTION SERVICE.
2. THE GENERAL CONTRACTOR SHALL PROVIDE FOR SPECIAL INSPECTIONS AS MAY BE REQUIRED BY THE DEPARTMENT OF BUILDINGS.
3. COPIES OF ALL INSPECTION AND TEST REPORTS SHALL BE FURNISHED TO THE ENGINEER AND ARCHITECT UPON COMPLETION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL WORK WHICH IS DETERMINED BY TESTING AND INSPECTION NOT TO COMPLY WITH SPECIFIED STANDARDS.
5. ALL LABORATORY AND INSPECTION FEES SHALL BE PAID FOR BY THE GENERAL CONTRACTOR.

SPECIAL INSPECTIONS

THE FOLLOWING WORK ITEMS REQUIRE SPECIAL INSPECTIONS IN ACCORDANCE WITH APPLICABLE BUILDING CODE SECTION NOTED.

ITEM	CODE SECTION
-STRUCTURAL STEEL-WELDING	BC 1704.3.1
-STRUCTURAL STEEL-DETAILS	BC 1704.3.2
-STRUCTURAL STEEL-HIGH STRENGTH BOLTING	BC 1704.3.3
-CONCRETE-CAST-IN-PLACE	BC 1704.4
-SUB-GRADE INSPECTION	BC 1704.7.1
-SUBSURFACE CONDITIONS-FILL PLACEMENT &	BC 1704.7.2
IN-PLACE DENSITY	BC 1704.7.3
-CONCRETE DESIGN MIX	BC 1905.3, BC 1913.5
-CONCRETE SAMPLING AND TESTING	BC 1905.6, BC 1913.10
-FOOTING & FOUNDATION	BC 110.3.1
-STRUCTURAL WOOD FRAME FINAL	BC 110.3.3
-FINAL	DIRECTIVE 14

EARTHWORK

1. THE FINISH EXCAVATION FOR FOUNDATIONS SHALL BE NEAT AND TRUE TO LINE WITH ALL LOOSE MATERIAL REMOVED.
2. FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER, AND SHALL BE CHECKED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER OR INSPECTOR PRIOR TO THE PLACEMENT OF ANY CONCRETE. CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER OR INSPECTOR WHEN INSPECTION OF EXCAVATION IS READY. GEOTECHNICAL ENGINEER OR INSPECTOR SHALL SUBMIT LETTER OF COMPLIANCE TO OWNER.
3. THE TESTING LAB SHALL SUBMIT COMPACTION REPORTS FOR ALL FILL TO THE ENGINEER PRIOR TO REQUESTING FOUNDATION INSPECTION. ALL LOOSE SOILS AND FILL DIRT, INCLUDING BACKFILL BEHIND RETAINING WALLS, SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY UNLESS NOTED OTHERWISE ON THE DRAWINGS OR SPECIFICATIONS.
4. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN EARTH BANKS.
5. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
6. BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS. FLOODING WILL NOT BE PERMITTED.

ENERGY CONSTRUCTION CODE NOTES:

N1101.3 (R101.5) COMPLIANCE MATERIALS.
THE BUILDING OFFICIAL SHALL BE PERMITTED TO APPROVE SPECIFIC COMPUTER SOFTWARE, WORKSHEETS, COMPLIANCE MANUALS ANN OTHER MATERIALS THAT MEET THE INTENT OF THIS CODE.

THIS BUILDING HAS BEEN DESIGNED TO MEET THE 2015 NYS IRC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE (CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY), 2013 ASHRAE 90.1 AND 2016 ENERGY CODE SUPPLEMENT.

1. COMPLIANCE PATH FOR THIS SINGLE FAMILY RESIDENCE SHALL BE TOTAL UA ALTERNATIVE (RESCHECK).
2. HEATING SHALL CONNECT TO BOILER / FURNACE.
3. WINDOWS SHALL BE INSULATED GLAZING W/ LOW-E ENHANCEMENT. SEAL TO FRAMING WITH LOW EXPANDING SPRAY FOAM FOR AIR BARRIER COMPLIANCE.
4. 5219 HEATING DEGREE DAYS (NY - KENNEDY), CLIMATE ZONE 4A (NASSAU).
5. SEAL ALL PENETRATIONS INCLUDING BUILDING ENVELOPE, FLOORS, WALLS, CEILING, AND ROOF.
6. CONTINUOUS THERMAL ENVELOPE DEPICTED IN BUILDING SECTIONS.
7. PROVIDE RESIDENTIAL BUILDING ENERGY STANDARDS CERTIFICATE OR EQUAL CONFORMING TO R401.3.
8. AIR BARRIER, WEATHER RESISTIVE BARRIER TO BE CONTINUOUS. ALL TRANSITIONS, PENETRATIONS, AND BREACHES SHALL BE GASKETED, TAPED OR SEALED AS REQUIRED TO MAINTAIN BARRIER'S CONTINUITY.
9. NOT LESS THAN 75% LAMPS IN ADDITIONS SHALL BE HIGH EFFICACY TYPES UNLESS LOW VOLTAGE - SEE E-101.
10. ALL RECESSED LUMINAIRES IN THE BUILDING ENVELOPE SHALL BE IC RATED WITH <2CFM AIR LEAKAGE, AND SHALL BE GASKETED AT THE CEILING.
11. PROVIDE MECHANICAL VENTILATION PER R403.6.
12. ALL NEW DUCTS SHALL BE COMPLETELY AIR SEALED.
13. LOCATE ALL NEW DUCTS AND AIR HANDLERS WITHIN THE BUILDING THERMAL ENVELOPE.

A. AIR LEAKAGE:

1. JOINTS (INCLUDING RIM JOIST JUNCTIONS), ATTIC ACCESS OPENINGS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE ARE SEALED WITH CAULK, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL.
2. AIR BARRIER AND SEALING ON EXTERIOR WALLS BEHIND TUBS/SHOWERS, AND IN OPENINGS BETWEEN WINDOW/DOOR JAMBS AND FRAMING.
3. AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
4. RECESSED LIGHTS IN THE BUILDING THERMAL ENVELOPE ARE TYPE IC RATED AND ASTM E283 LABELED. IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE < 2.0 CFM LEAKAGE AT 75 PA.
5. ACCESS DOORS SEPARATING CONDITIONED FROM UNCONDITIONED SPACE ARE WEATHER-STRIPPED AND INSULATED (WITHOUT INSULATION COMPRESSION OR DAMAGE) TO AT LEAST THE LEVEL OF INSULATION ON THE SURROUNDING SURFACES. WHERE LOOSE FILL INSULATION EXISTS, A BAFFLE OR RETAINER IS INSTALLED TO MAINTAIN INSULATION APPLICATION.

B. AIR SEALING AND INSULATION:

BUILDING THERMAL ENVELOPE AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE TESTED AND VERIFIED AS PER R402.4.1.2 AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.g. (50 PASCALS). THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION AND THE FOLLOWING ITEMS AS REQUIREMENTS IN TABLE R402.4.1.1.

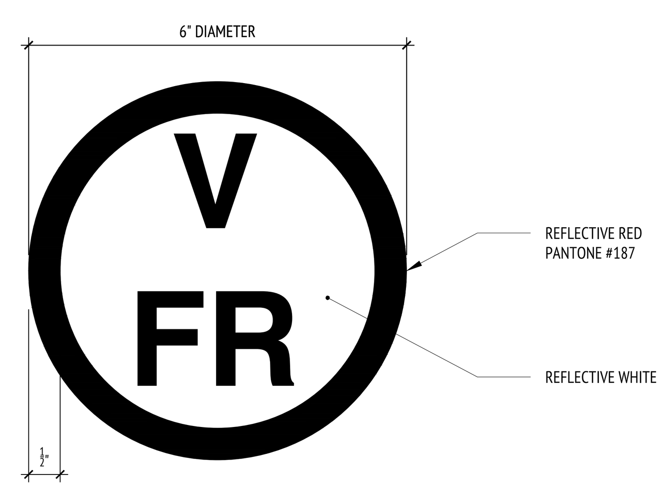
TABLE R402.4.1.1 AIR BARRIER & INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	- A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. -THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. - BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	- THE AIR BARRIER IN ANY DROPPED EILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. - ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	- THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. - THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. - KNEE WALLS SHALL BE SEALED.	- CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. - EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	

TRUSS TYPE, PRE-ENGINEERED WOOD OR TIMBER CONSTRUCTION IN RESIDENTIAL STRUCTURES

AFFIX THE FOLLOWING SIGN TO THE ELECTRIC METER BOX ON THE EXTERIOR OF THE STRUCTURE INDICATING THAT PRE-ENGINEERED WOOD CONSTRUCTION HAS BEEN USED.

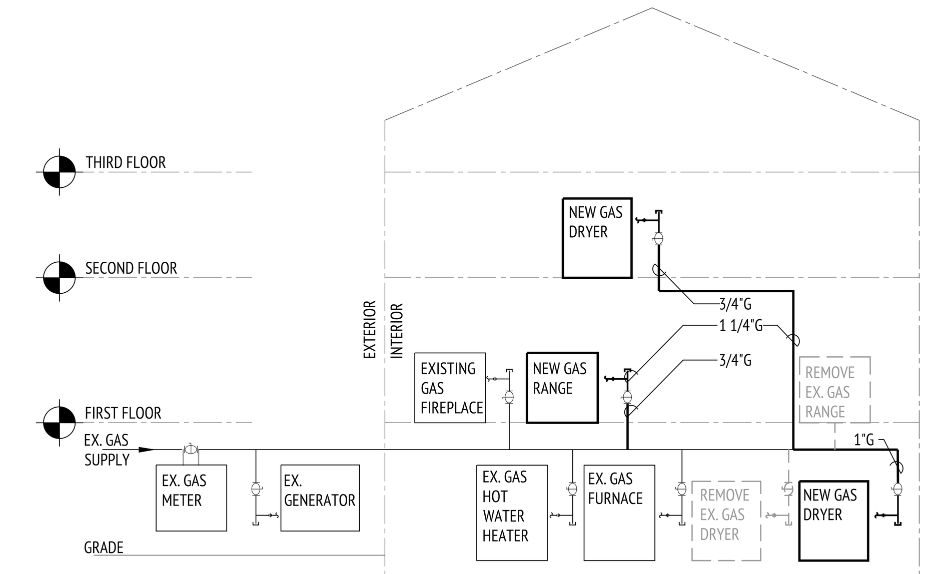
1. OWNER TO NOTIFY THE INCORPORATED VILLAGE OF SEA CLIFF BUILDING DEPARTMENT, ON THE FORM PRESCRIBED IN THE RULE, THAT CONTAINS TRUSS-TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION OR TIMBER CONSTRUCTION HAS BEEN USED.



PLUMBING RISER DIAGRAM

PLUMBING NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL AND STATE CODE REQUIREMENTS. ALL EQUIPMENT AND SYSTEMS SHALL MEET THE REQUIREMENTS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, INCLUDING MINIMUM EQUIPMENT EFFICIENCY.
2. ALL EQUIPMENT AND MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE.
3. FURNISH AND INSTALL ALL WORK IN ACCORDANCE WITH STANDARDS OF GOOD PRACTICE AND PROVIDE ALL REQUIRED APPURTENANCES AND ACCESSORIES FOR COMPLETE AND OPERATIONAL SYSTEMS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR GENERAL LOCATION OF SOME OF THE MAJOR ITEMS LISTED BELOW.
5. PROVIDE DOMESTIC COLD WATER AND HOT WATER SYSTEM PIPING FOR ALL PLUMBING FIXTURES.
6. SEPARATE HOT WATER & COLD WATER SHUT-OFF VALVES SHALL BE PROVIDED FOR EACH FIXTURE
7. ALL CONNECTIONS TO THE POTABLE WATER SHALL CONFORM TO SECTIONS P2902.4.1 THROUGH P2902.4.5
8. DRAIN, WASTE AND VENT PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.1, AND COMPLY WITH CHAPTERS 30 TO 32.
9. THE DISCHARGE FROM CLOTHES WASHING MACHINES SHALL BE THROUGH AN AIR BREAK
10. THE ENTIRE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH SECTION P2503 OF THE CODE
11. THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL BE IN ACCORDANCE WITH TABLE P2903.2
12. ALL POTABLE WATER OPENINGS AND OUTLETS SHALL BE PROTECTED BY AN AIR GAP, ATMOSPHERIC-TYPE VACUUM BREAKER, PRESSURE TYPE VACUUM BREAKER OR HOSE CONNECTION BACKFLOW PREVENTER, INCLUDING HAND HELD SHOWERS.
13. ALL DOMESTIC WATER PIPING WITHIN THE RESIDENCE SHALL BE PEX.
14. PROVIDE MINIMUM 1-INCH THICK FIBERGLASS PIPE INSULATION FOR ALL EXPOSED PIPING (I.E. WITHIN MECHANICAL ROOM AND ATTIC) AND ALL PIPING THAT IS PART OF THE HOT WATER RECIRCULATION SYSTEM.
15. PROVIDE SANITARY, WASTE AND VENT PIPING FOR ALL PLUMBING FIXTURES, AS REQUIRED.
16. ALL SANITARY, WASTE AND VENT PIPING SHALL BE PVC.
17. ALL PLUMBING DROPS TO RECEIVE 1 INCH THICK FIBERGLASS INSULATION MINIMUM.



GAS PIPING PRESSURE TEST REQUIRED:
PRESSURE TEST GAS LINES. REPLACE ANY GAS SUPPLY PIPING AND FITTINGS THAT ARE NO LONGER SERVICEABLE. PROVIDE TEST RESULTS OF GAS PRESSURE TEST TO OWNER AND THE BUILDING DEPARTMENT OF THE TOWN OF NORTH HEMPSTEAD.

GAS RISER DIAGRAM

BTU RATINGS

APPLIANCE	EXIST. BTU	PROPOSED BTU
FIREPLACE	~75,000	NO CHANGE
GENERATOR	193,000	NO CHANGE
HOT WATER HEATER	50,000	NO CHANGE
BOILER	241,000	NO CHANGE
KITCHEN RANGE	~82,000	NO CHANGE
CELLAR DRYER	~22,000	NO CHANGE
2ND FLR DRYER	N/A	22,000
TOTAL	663,000	685,000

Generated by REScheck-Web Software
Compliance Certificate

Project Nellans-Starr | 95 Reid Ave

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

Construction Site: 95 Reid Ave Port Washington, New York 11050
Owner/Agent:
Designer/Contractor:

Compliance: Passes using UA trade-off
Compliance: **20.7% Better Than Code** Maximum UA: **261** Your UA: **207** Maximum SHGC: **0.40** Your SHGC: **0.36**
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

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

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Unfinished Attic Roof (Flat): Flat Ceiling or Scissor Truss	405	49.0	0.0	0.026	0.026	11	11
Unfinished Attic Roof (Pitch): Cathedral Ceiling	372	49.0	0.0	0.022	0.026	8	10
Mudroom Roof: Raised or Energy Truss	262	49.0	0.0	0.020	0.026	5	7
Metal Clad Dormer: Raised or Energy Truss	80	49.0	0.0	0.020	0.026	2	2
Stucco Dormer: Raised or Energy Truss	114	49.0	0.0	0.020	0.026	2	3
Skylight: Metal Frame w/ Thermal Break SHGC: 0.31	11			0.340	0.550	4	6
Mudroom Addition: Wood Frame, 16" o.c.	480	21.0	10.0	0.035	0.060	15	26
Mudroom Door: Solid Door (under 50% glazing)	25			0.290	0.320	7	8
Window: Wood Frame SHGC: 0.31	19			0.340	0.320	7	6
Stucco Dormer: Wood Frame, 16" o.c.	92	21.0	10.0	0.035	0.060	3	6
Living Room Wall (Re-built): Wood Frame, 16" o.c.	263	21.0	10.0	0.035	0.060	6	11
Patio Doors (3): Glass Door (over 50% glazing) SHGC: 0.41	87			0.310	0.320	27	28
Metal Clad Dormer: Wood Frame, 16" o.c.	47	21.0	10.0	0.035	0.060	2	3
2nd Floor Addition: Wood Frame, 16" o.c.	741	21.0	10.0	0.035	0.060	22	38
Balcony Doors: Glass Door (over 50% glazing) SHGC: 0.41	50			0.310	0.320	16	16

Project Title: Nellans-Starr | 95 Reid Ave Report date: 09/23/22
Data filename: Page 1 of10

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Windows: Wood Frame SHGC: 0.31	54			0.340	0.320	18	17
New Kitchen Wall (Re-built): Wood Frame, 16" o.c.	263	21.0	10.0	0.035	0.060	8	14
Kitchen windows: Wood Frame SHGC: 0.31	31			0.340	0.320	11	10
Storage (006) Foundation Wall: Solid Concrete or Masonry	279	0.0	10.0	0.077	0.098	21	27
Mudroom Floor: All-Wood Joist/Truss	262	21.0	0.0	0.044	0.047	12	12

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

JAMES SMIROS, PARTNER [signature] 9/23/22
Name - Title Signature Date

Project Title: Nellans-Starr | 95 Reid Ave Report date: 09/23/22
Data filename: Page 2 of10

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Nellans-Starr Residence
95 Reid Ave, Port Washington, NY, 11050

REGISTERED ARCHITECT JAMES SMIROS 020829-1 STATE OF NEW YORK

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00	Issued for Permit	03/17/23

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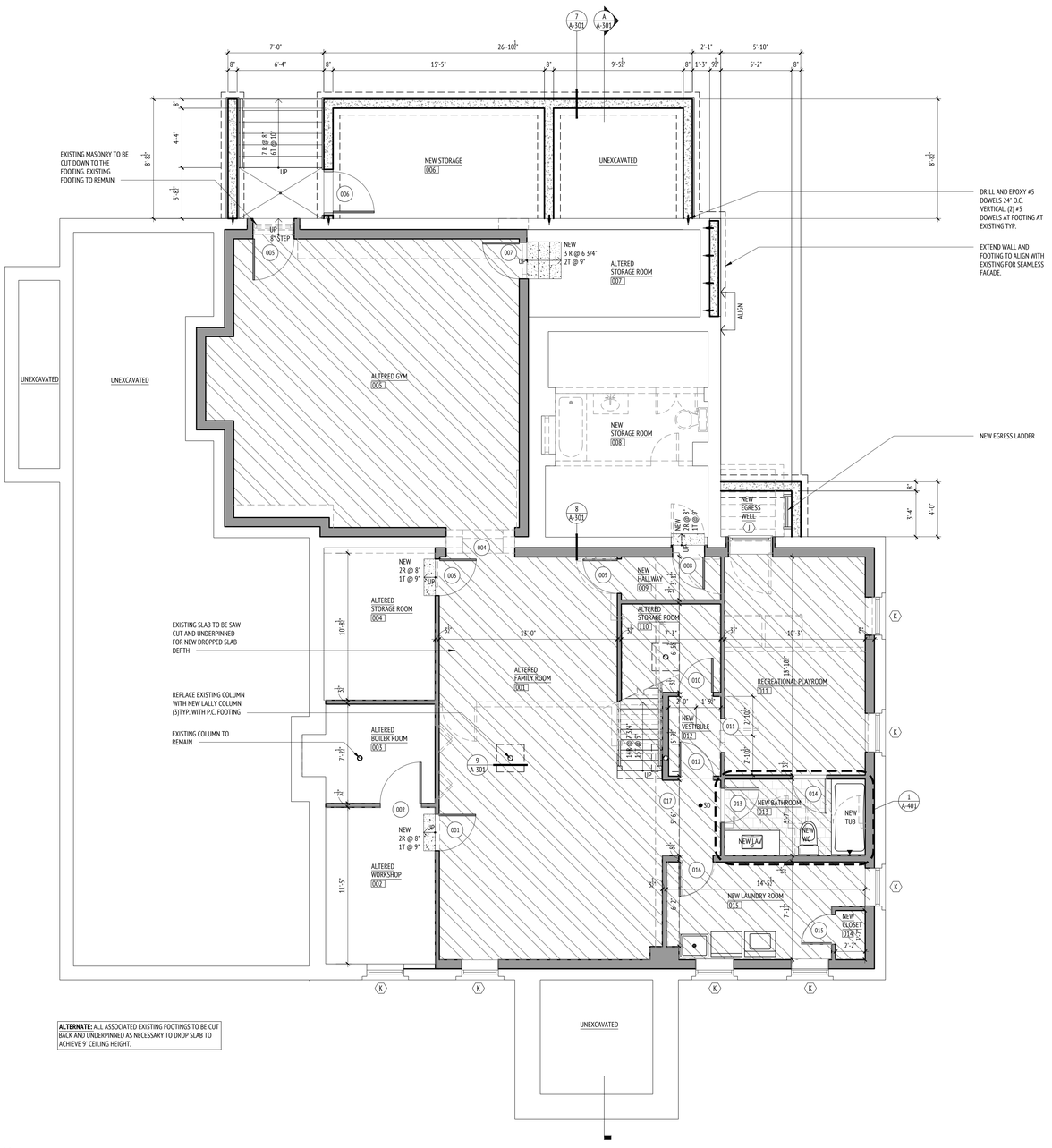
GENERAL
General Notes, Plumbing & Gas Riser Diagrams, & Energy Code Compliance

Date: 7/5/22
Job #: 803
Drawn By: SD
Chk By: JM

G-100

3/17/2023 - 8:36am Z:\Nellans-Starr 95 Reid Ave\Wrkdwg\G-100 General Notes, Plumbing Riser Diagram, Gas Riser Diagram, & Energy Calcs.dwg



ALTERNATE: ALL ASSOCIATED EXISTING FOOTINGS TO BE CUT BACK AND UNDERPINNED AS NECESSARY TO DROP SLAB TO ACHIEVE 9' CEILING HEIGHT.

N

CELLAR & FOUNDATION PLAN

1/4" = 1'-0"

LEGEND

- EXISTING WALLS TO REMAIN
- NEW GYP WB WALL ASSEMBLY
- NEW POURED CONCRETE FOUNDATION WALL
- LINE OF ABOVE
- S&R — CLOSET SHELF & ROD BY GC. PAINTED ¾" BIRCH VENEER PLYWOOD SHELF W/ HAFELE CLOSET ROD
- WOOD BEAM
- STEEL BEAM
- STEEL COLUMN
- STEEL COLUMN ABOVE
- WOOD COLUMN - PROVIDE STUD GRADE BUILT-UP POST TO MATCH WIDTH OF HEADER ABOVE U.O.N.
- WOOD COLUMN ABOVE
- JOIST OR RAFTER
- # — DOOR TAG - SEE DOOR SCHEDULE
- X — WINDOW TAG - SEE WINDOW SCHEDULE
- WS or SS — MARBLE, STONE OR WOOD SADDLE
- LIMITED AREA SPRINKLER AS PER NFPA 13; SYSTEM TO BE DESIGNED B Y SPRINKLER SUBCONTRACTOR. SUBMIT SHOP DRAWINGS FOR APPROVAL
- REMOVED EXISTING CONCRETE SLAB, SEE NOTES AND DETAILS
- SD — SMOKED DETECTOR

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PLANS
Cellar& Foundation Plan

Date: 7/5/22
Job #: 803
Drawn By: SD
Chk By: JM

A-100

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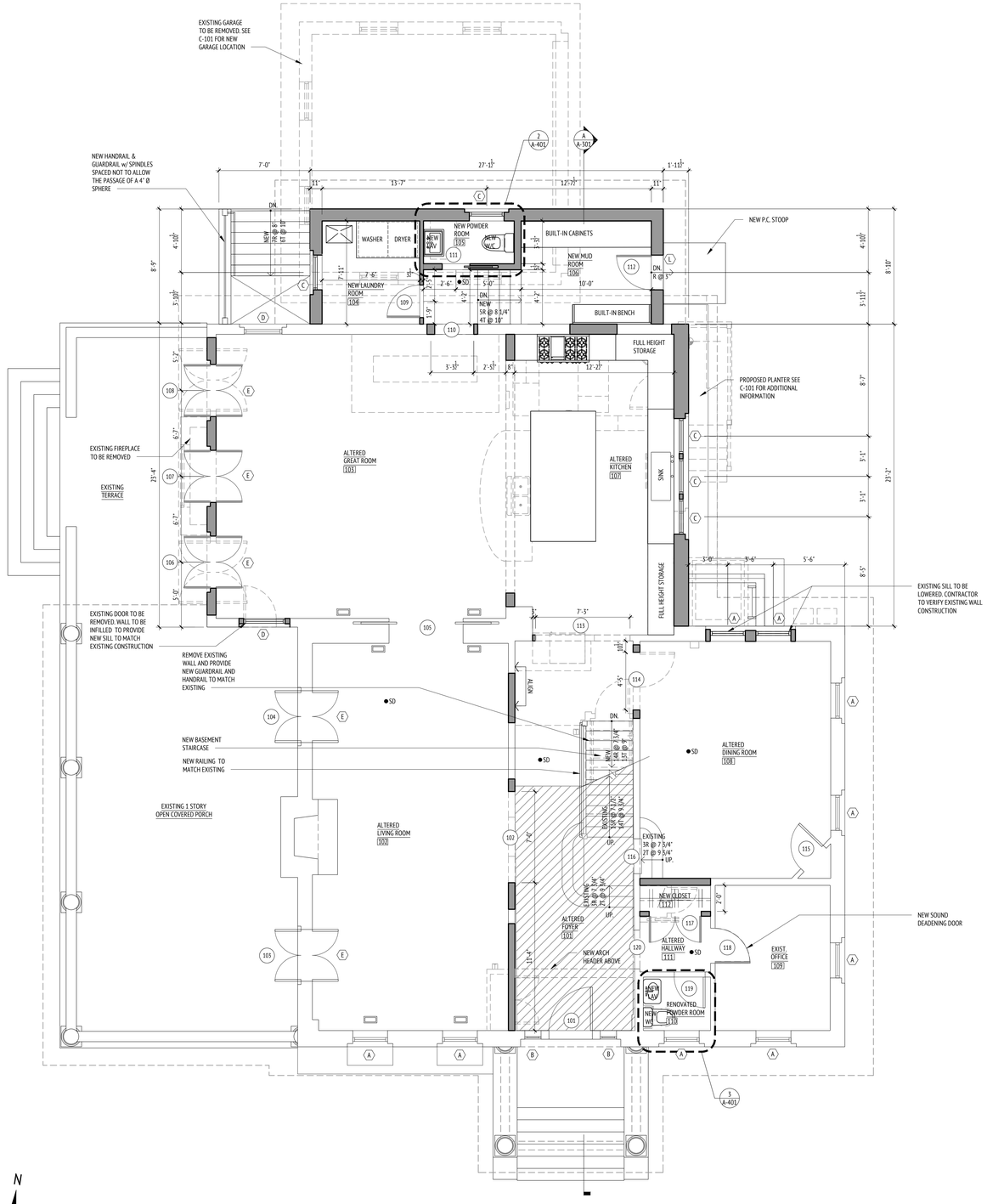

N

FIRST FLOOR PLAN

1/4" = 1'-0"

LEGEND

- EXISTING WALLS TO REMAIN
- NEW GYP WB WALL ASSEMBLY
- NEW POURED CONCRETE FOUNDATION WALL
- LINE OF ABOVE
- S&R — CLOSET SHELF & ROD BY GC. PAINTED ¾" BIRCH VENEER PLYWOOD SHELF W/ HAFELE CLOSET ROD
- WOOD BEAM
- STEEL BEAM
- STEEL COLUMN
- STEEL COLUMN ABOVE
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- WS or SS — MARBLE, STONE OR WOOD SADDLE
- LIMITED AREA SPRINKLER AS PER NFPA 13; SYSTEM TO BE DESIGNED B Y SPRINKLER SUBCONTRACTOR. SUBMIT SHOP DRAWINGS FOR APPROVAL
- REMOVED EXISTING CONCRETE SLAB, SEE NOTES AND DETAILS
- SD — SMOKED DETECTOR

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PLANS
First Floor Plan

Date: 7/5/22
Job #: 803
Drawn By: SD
Chk By: JM

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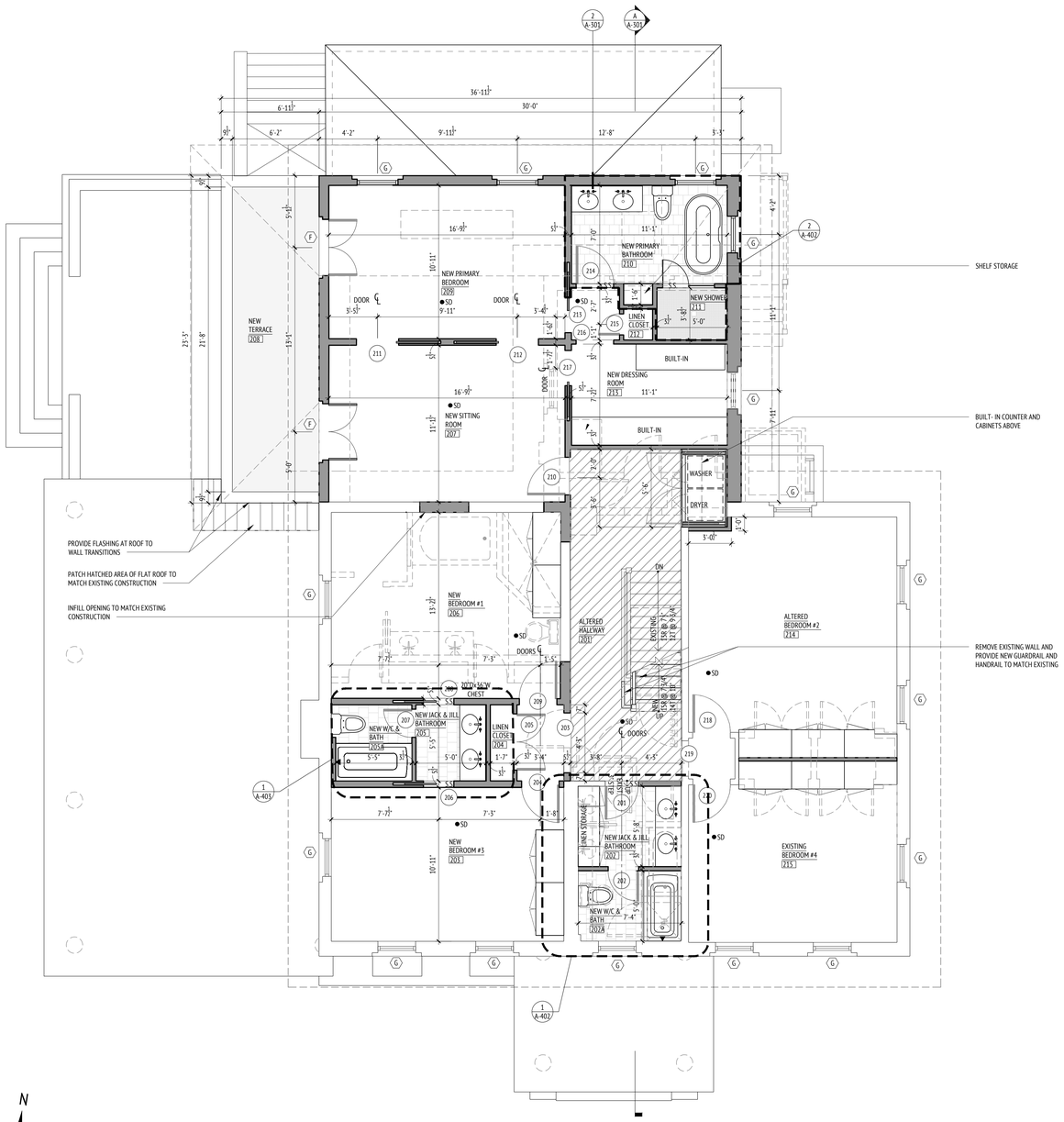

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SECOND FLOOR PLAN

1/4" = 1'-0"

LEGEND

- EXISTING WALLS TO REMAIN
- NEW GYP WB WALL ASSEMBLY
- NEW POURED CONCRETE FOUNDATION WALL
- LINE OF ABOVE
- S&R — CLOSET SHELF & ROD BY GC. PAINTED ¾" BIRCH VENEER PLYWOOD SHELF W/ HAFELE CLOSET ROD
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- STEEL BEAM
- STEEL COLUMN
- STEEL COLUMN ABOVE
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- WOOD COLUMN ABOVE
- JOIST OR RAFTER
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- WS or SS — MARBLE, STONE OR WOOD SADDLE
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- REMOVED EXISTING CONCRETE SLAB, SEE NOTES AND DETAILS
- SD — SMOKED DETECTOR

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PLANS
Second Floor Plan

Date: 7/5/22
Job #: 803
Drawn By: SD
Chk By: JM

A-102

3/17/2023 - 8:58am Z:\Archive\Starr, 95 Reid Ave\Working\A-102 Second Floor Plan.dwg

LEGEND

- EXISTING WALLS TO REMAIN
- NEW GYP WB WALL ASSEMBLY
- NEW POURED CONCRETE FOUNDATION WALL
- LINE OF ABOVE
- S&R — CLOSET SHELF & ROD BY GC. PAINTED ¾" BIRCH VENEER PLYWOOD SHELF W/ HAFELE CLOSET ROD
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- STEEL BEAM
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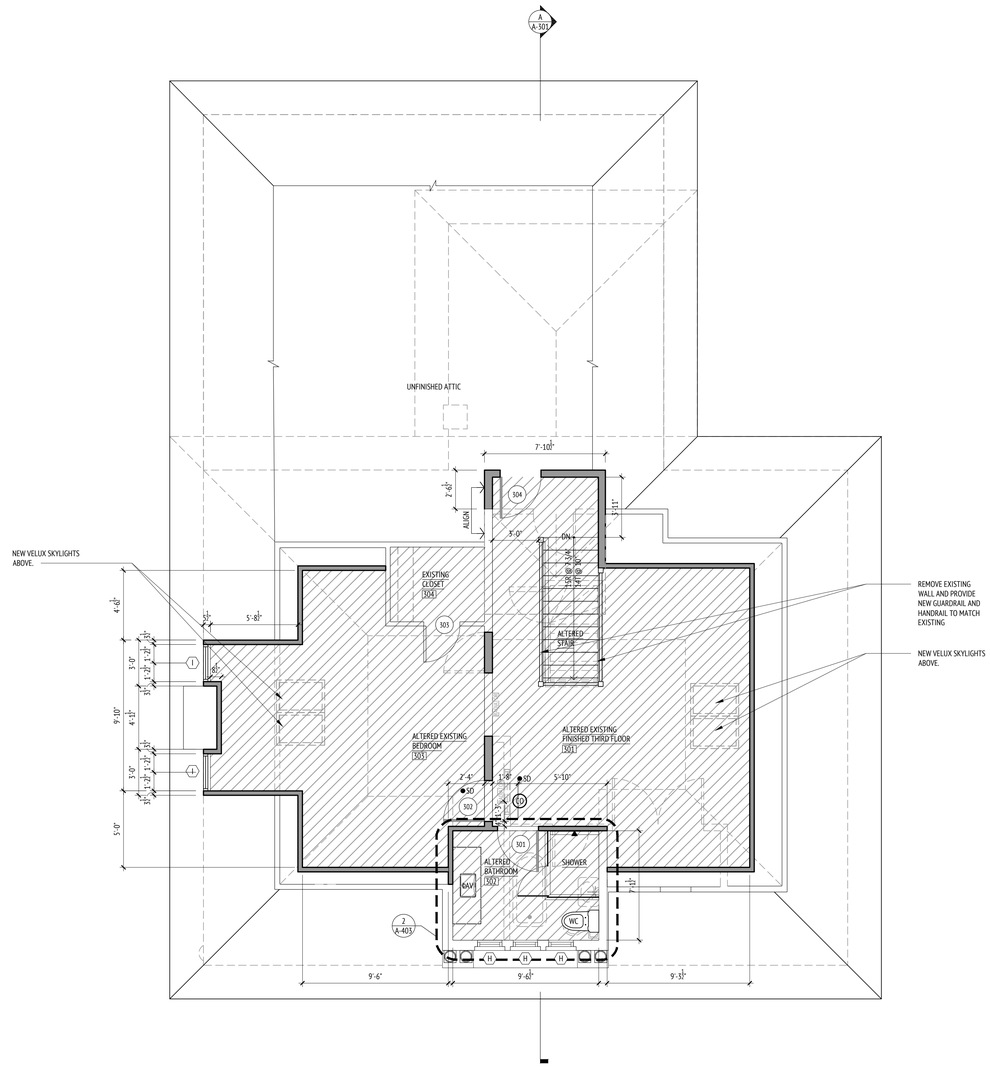
- REMOVED EXISTING CONCRETE SLAB, SEE NOTES AND DETAILS
- SD — SMOKED DETECTOR



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THIRD FLOOR PLAN

1/4" = 1'-0"

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PLANS
Third Floor Plan

Date: 7/5/22
Job #: 803
Drawn By: SD
Chk By: JM

A-103

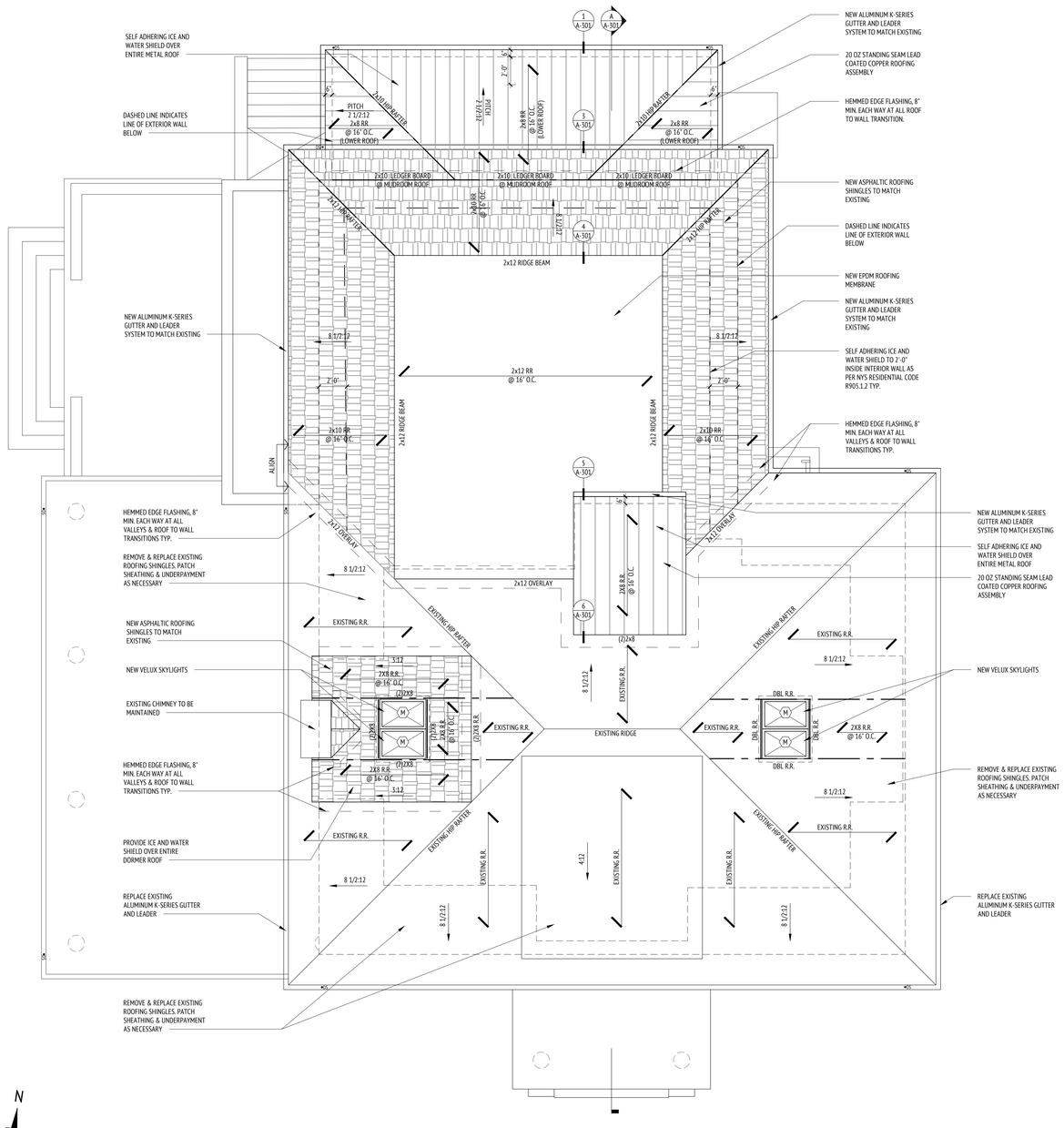
3/17/2023 - 8:53am Z:\Nellans-Starr, 95 Reid Ave\Working\A-103 Third Floor Plan.dwg

EPDM ROOF NOTE:
CARLISLE SURE-SEAL BLACK 90 MIL EPDM MEMBRANE FULLY ADHERED TO COVERBOARD W/ CAV GRIP III SPRAY ADHESIVE

SKYLIGHTS:

1. SKYLIGHTS TO BE BY VELUX - 800-88-VELUX
2. GLASS TYPE TO BE LAMINATED LOW E3
3. FIXED UNIT TYPE 'A' TO BE CURB-MOUNTED FCM 3446 w/ ACCESSORY TRAY
4. OPERABLE UNIT TYPE 'B' TO BE CURB-MOUNTED ELECTRIC 'FRESH AIR' VCE 2246 COMPLETE w/ INSECT SCREEN, REMOTE CONTROL AND WALL MOUNTED KLI510 KEYPAD
5. INSTALLATION TO BE COMPLETE w/ FLASHING/STEP FLASHING COMPATIBLE w/ TYPE OF ROOF CONSTRUCTION OF THE HOUSE
6. SUBMIT SHOP DRAWINGS & CUTSHEETS FOR ARCHITECTS REVIEW AND APPROVAL

ABBREVIATIONS
DS DOWNSPOUT



N

ROOF PLAN

1/4" = 1'-0"

LEGEND

- WOOD BEAM
- STEEL BEAM
- STEEL COLUMN
- STEEL COLUMN ABOVE
- WOOD COLUMN - PROVIDE STUD GRADE BUILT-UP POST TO MATCH WIDTH OF HEADER ABOVE U.O.N.
- WOOD COLUMN ABOVE
- JOIST OR RAFTER
- (X) WINDOW TAG - SEE WINDOW SCHEDULE

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95 Reid Ave, Port Washington, NY, 11050

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REVISIONS

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00	Issued for Permit	08/16/22
00	Issued for Permit	01/05/23
00	Issued for Permit	05/17/23

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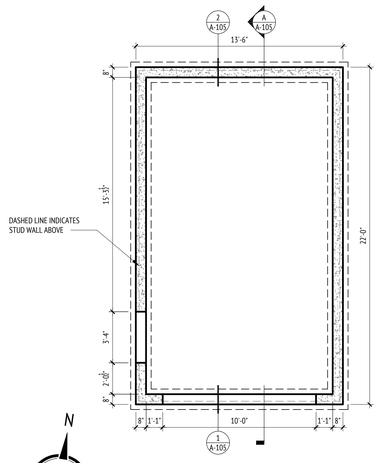
PLANS
Roof Plan

Date: 7/5/22
Job #: 803
Drawn By: SD
Chk By: JM

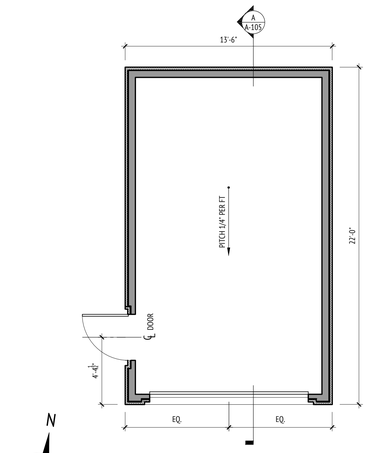
A-104



N

GARAGE FOUNDATION PLAN

1/4" = 1'-0"



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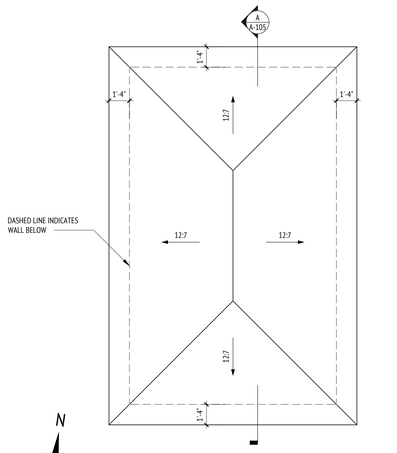
GARAGE FLOOR PLAN

1/4" = 1'-0"



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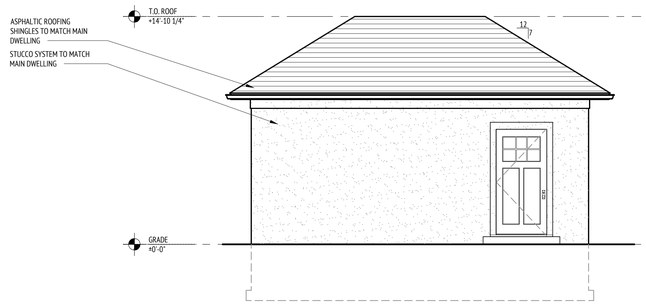
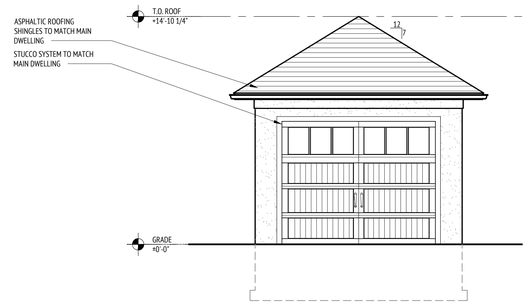
GARAGE ROOF PLAN

1/4" = 1'-0"



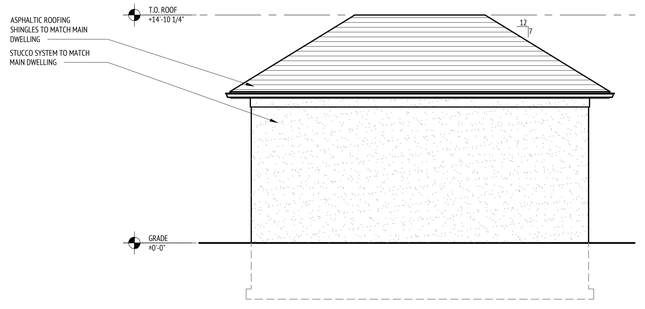
WEST ELEVATION

1/4" = 1'-0"



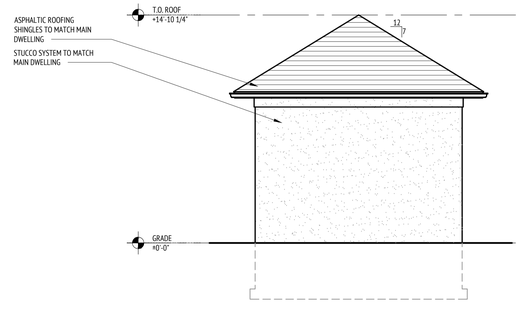
SOUTH ELEVATION

1/4" = 1'-0"



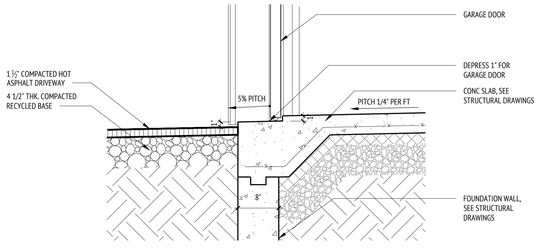
EAST ELEVATION

1/4" = 1'-0"



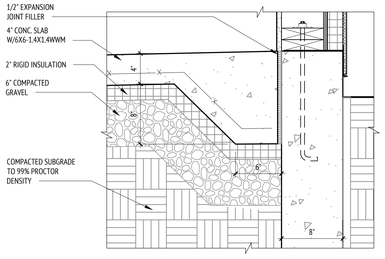
NORTH ELEVATION

1/4" = 1'-0"



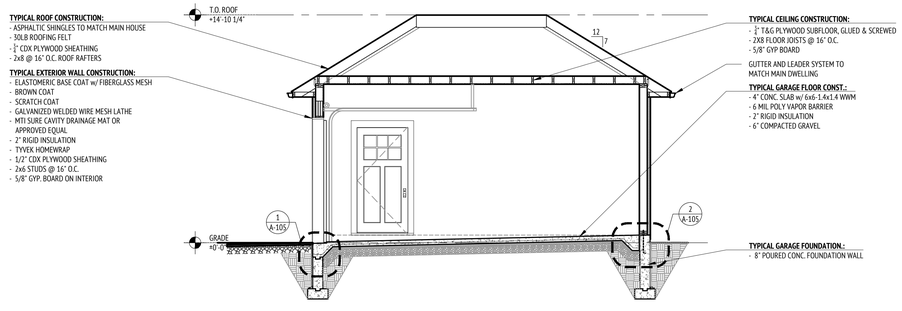
1 / A-105 DETAIL - GARAGE SLAB @ OVERHEAD DOOR

1" = 1'-0"



2 / A-105 DETAIL @ GARAGE

1 1/2" = 1'-0"



GARAGE SECTION A

1/4" = 1'-0"

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ADDITIONS & ALTERATIONS
to the
Nellans-Starr Residence
95 Reid Ave, Port Washington, NY, 11050

REGISTERED ARCHITECT
JAMES MICHAEL SMIROS
No. 026890
STATE OF NEW YORK

REVISIONS

#	Description	Date
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PLANS
Garage Plans, Elevations, Section & Details

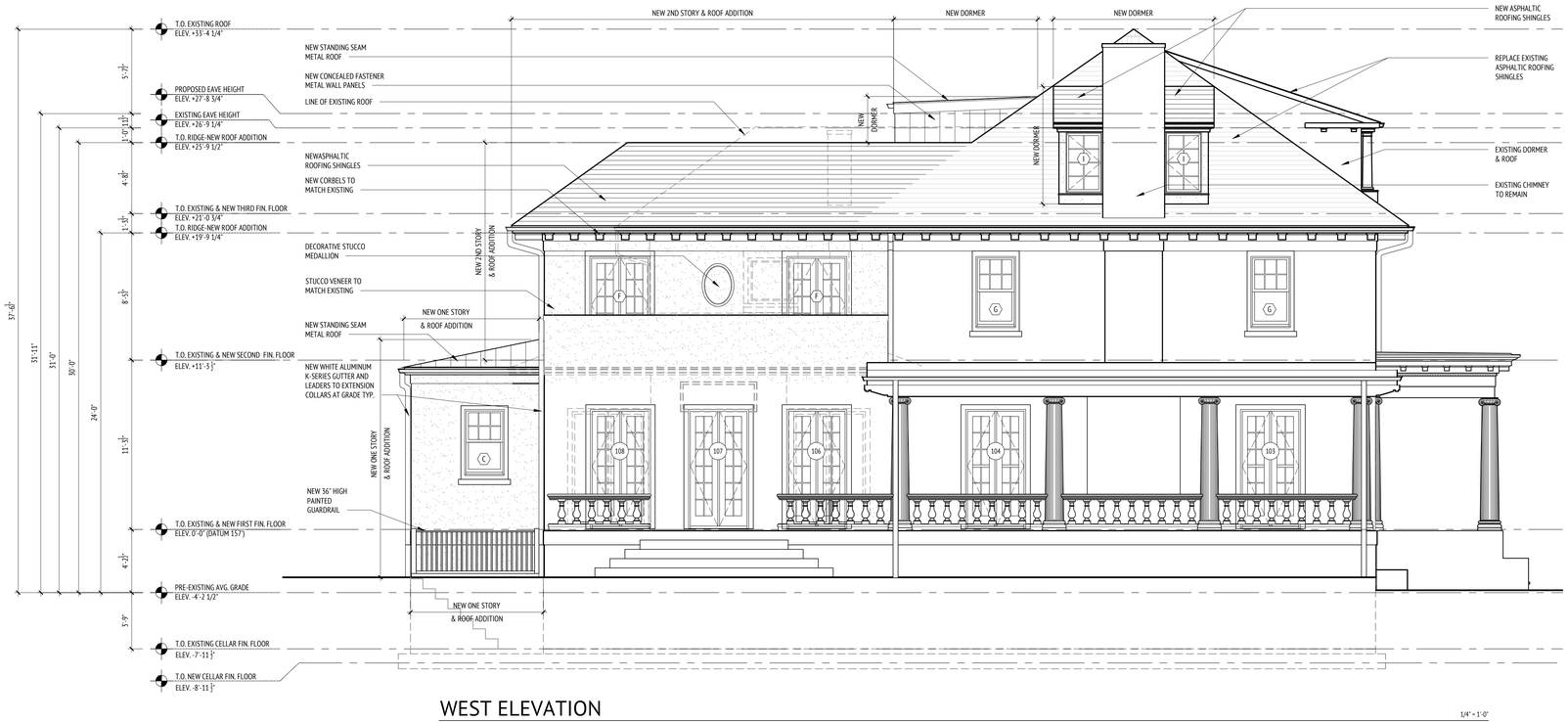
Date: 7/5/22
Job #: 803
Drawn By: SD
Chk By: JM

A-105

3/17/2023 - 8:59am Z:\Workers Store 95 Reid Ave\Working\A-105 Garage Plans, Elevations, & Details.dwg

EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

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ADDITIONS & ALTERATIONS to the
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95 Reid Ave, Port Washington, NY, 11050

REGISTERED ARCHITECT JAMES MICHAEL SMIROS 026903 STATE OF NEW YORK

REVISIONS

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00	Issued for Permit	03/17/23

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ELEVATIONS
East & West Elevations

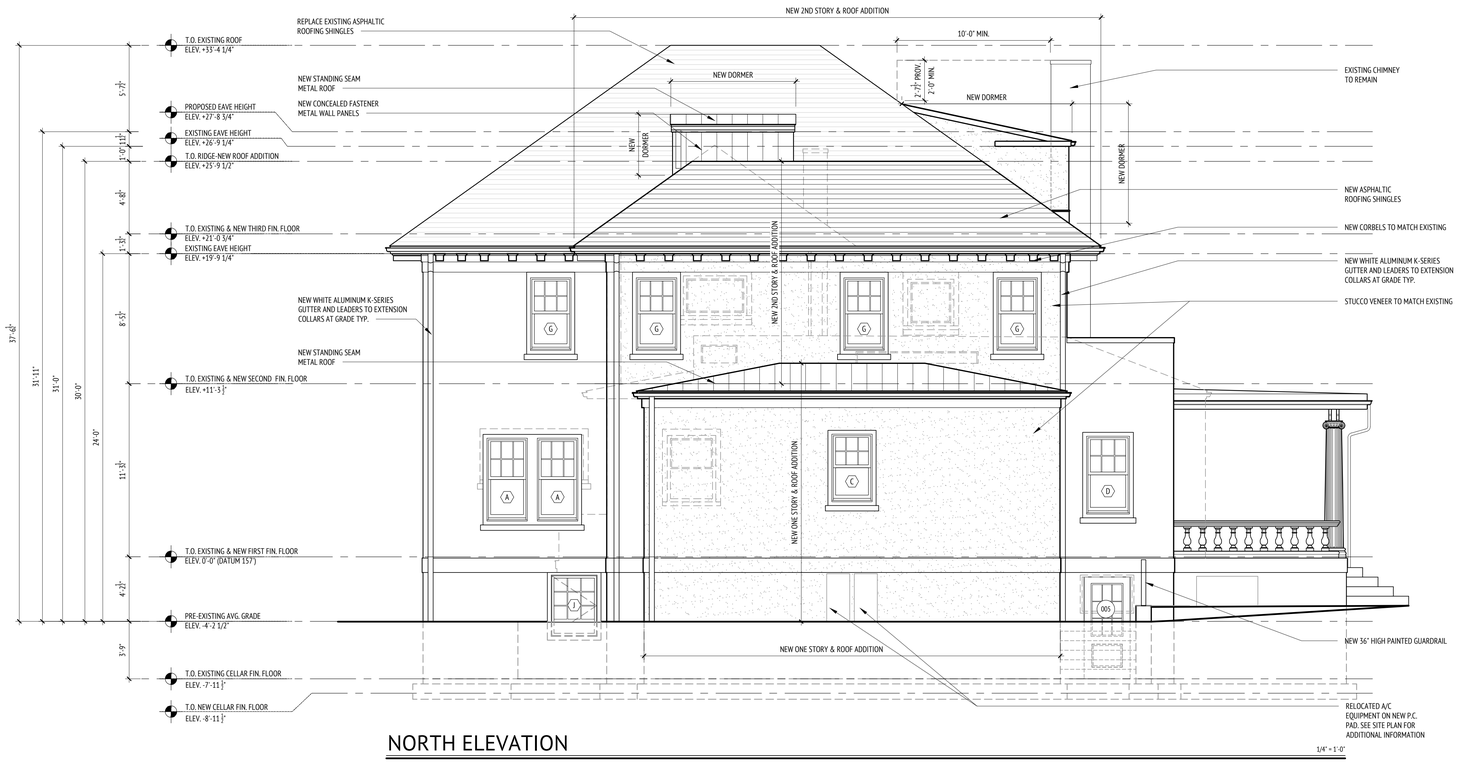
Date: 7/5/22
Job #: 803
Drawn By: SD
Chk By: JM

A-202

1/17/2023 - R:\Dwg 21\Nellans' Starr 95 Reid Ave\Working\A_202 East & West Elevations.dwg

SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

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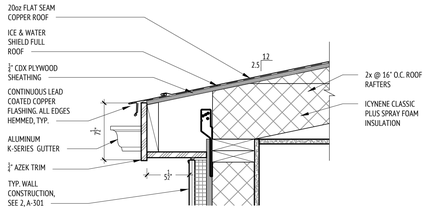
ELEVATIONS
North & South Elevations

Date: 7/5/22
Job #: 803
Drawn By: SD
Chk By: JM

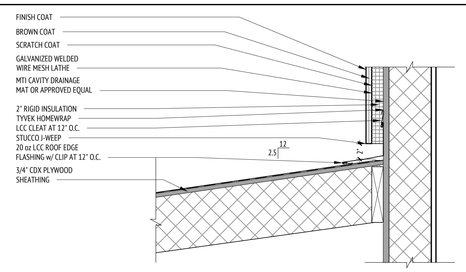
A-201

1/17/2023 - 8:59am Z:\Nellans' Starr 95 Reid Ave\Working\A-201 North & South Elevations.dwg



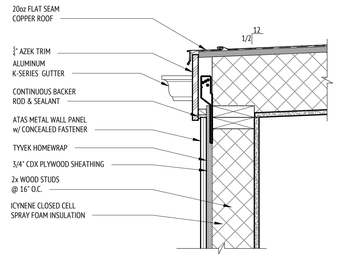
1 A-301 METAL ROOF EAVE DETAIL

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



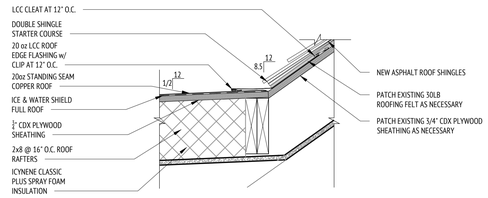
2 A-301 STUCCO WALL TO METAL ROOF FLASHING DETAIL

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



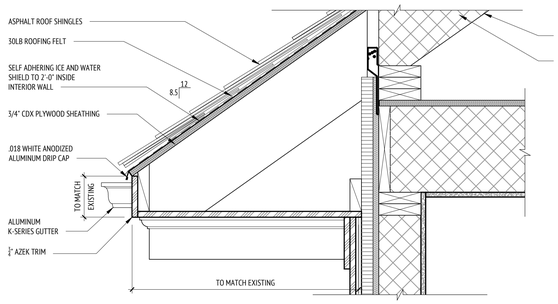
5 A-301 METAL CLAD DORMER DETAIL

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



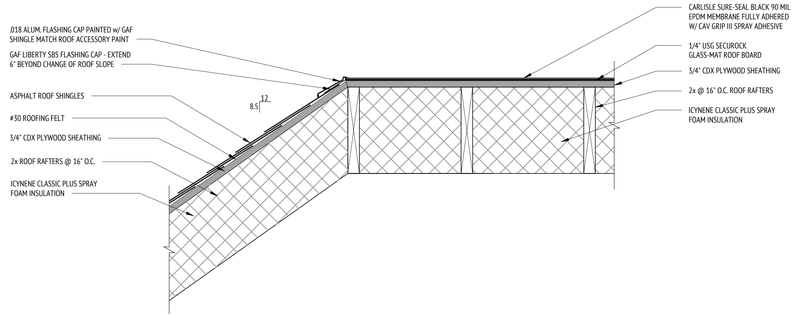
6 A-301 SHINGLE TO METAL ROOF FLASHING DETAIL

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



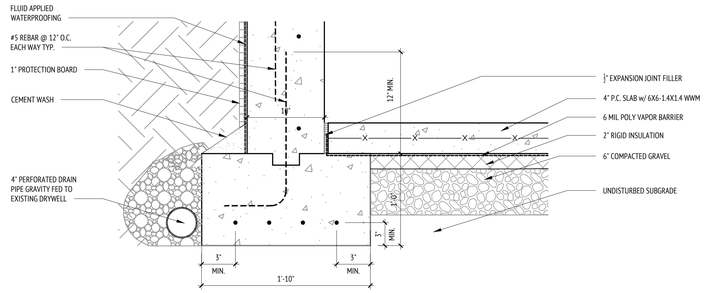
3 A-301 SHINGLE ROOF EAVE DETAIL

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



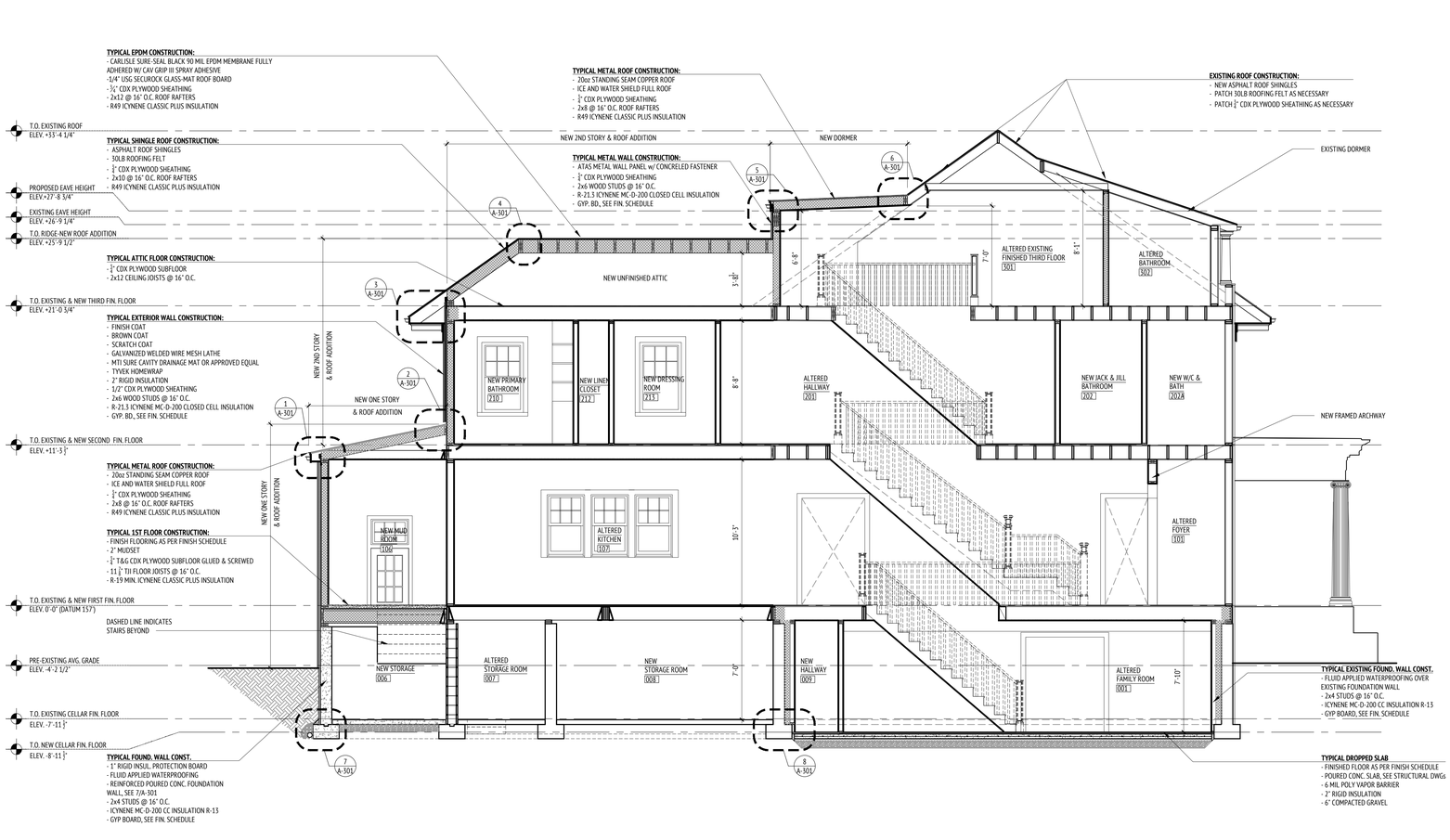
4 A-301 EPDM TO SHINGLE ROOF DETAIL

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



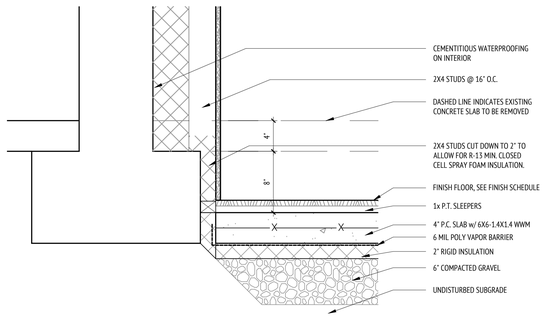
7 A-301 TYP. NEW FOUNDATION DETAIL

1 1/2" = 1'-0"



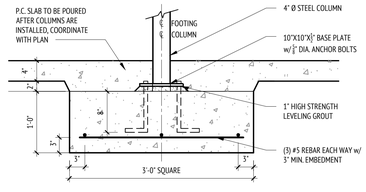
SECTION A

1/4" = 1'-0"



8 A-301 TYP. DROPPED SLAB DETAIL

1 1/2" = 1'-0"



9 A-301 TYP. COLUMN FOOTING DETAIL

1" = 1'-0"

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REGISTERED ARCHITECT JAMES MARIO SMIROS 026973 STATE OF NEW YORK

REVISIONS

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SECTONS
Section & Details

Date: 7/5/22
Job #: 803
Drawn By: SD
Chk By: JM

A-301

5/17/2023, 8:53am, Z:\Workers Store\95 Reid Ave\Working\A-301 Sections.dwg

GENERAL NOTES AND SPECIFICATIONS

1. ALL WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, AND REGULATIONS OF THE "LOCAL BUILDING DEPARTMENT".
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS.
3. ARCHITECT HAS NOT BEEN RETAINED FOR ON SITE OBSERVATION OF WORK.
4. CONTRACTOR OR OWNER SHALL OBTAIN A BUILDING PERMIT FROM THE "LOCAL BUILDING DEPARTMENT" PRIOR TO STARTING WORK.
5. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, APPROVALS, CERTIFICATE OF OCCUPANCY, INSPECTIONS, ETC., FOR WORK PERFORMED FROM AGENCIES HAVING JURISDICTION THEREOF.
6. CONTRACTOR SHALL FURNISH PROOF OF COVERAGE FOR ALL INSURANCES, BONDS, WORKERS' COMPENSATION, ETC., AS REQUIRED BY LAW AND/OR OWNER.
7. CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS AS REQUIRED TO PRECLUDE INJURY TO OWNER'S AND CONTRACTOR'S PERSONNEL.
8. ALL MATERIALS TO BE USED IN THE WORK SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURERS SPECIFICATIONS.
9. PROVIDE SINGLE-STATION SMOKE DETECTING DEVICES AND CARBON MONOXIDE DETECTING DEVICES AS PER CODE.
10. CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE SITE PRIOR TO STARTING OF THE WORK AND HE SHALL FAMILIARIZE HIMSELF WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS AND MAKE THE WORK AGREE WITH SAME.
11. IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS, THE CONTRACTOR SHALL STOP THE WORK AND NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.
12. CONTRACTOR SHALL EXERCISE GOOD JUDGEMENT TO MINIMIZE DAMAGE TO EXISTING AREAS (INCLUDING LAWN AND SHRUBS). AREAS DAMAGED DUE TO NEW CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
13. ALL ITEMS N. I. C. (NOT IN CONTRACT) SHALL BE FURNISHED BY OTHERS.
14. CONNECT DOWNSPOUTS TO DRYWELLS IF REQUIRED BY BUILDING DEPARTMENT.
15. GRADING AROUND NEW CONSTRUCTION SHALL SLOPE AWAY FROM HOUSE AND BLEND INTO EXISTING GRADE.
16. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL VERIFY IF EXISTING ELECTRICAL SERVICE AND HEATING AND AIR CONDITIONING SYSTEMS ARE ADEQUATE FOR THE NEW WORK; IF NOT, HE SHALL NOTIFY THE OWNER IMMEDIATELY.
17. CONTRACTOR SHALL REROUTE AS REQUIRED ALL EXISTING PLUMBING, ELECTRICAL SERVICE AND WIRING, AND HEATING LINES OR DUCTS WHICH INTERFERE WITH NEW CONSTRUCTION..

FOUNDATION AND CONCRETE

1. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROPERTY LINES AND SETBACK LINES AS WELL AS ALL UNDERGROUND UTILITIES (WATER, SANITARY, ELECTRIC, OIL, GAS, PHONE, ETC.) FOUNDATIONS TO BEAR A MINIMUM OF 1'-0" INTO UNDISTURBED SOIL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF MINIMUM ALL IN ACCORDANCE WITH NY STATE BUILDING CODE. EXTERIOR FOOTINGS SHALL BE 3'-0" MINIMUM BELOW FINISHED GRADE AND SHALL RECEIVE CONTINUOUS (2)#5 RE-BARS AND 2X4 KEY.
2. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CHECK AND VERIFY THE CONDITION OF ALL EXISTING FOUNDATION WALLS AND FOOTINGS WHICH MAY EFFECT THE NEW WORK. STRUCTURAL INTEGRITY, THICKNESS AND DEPTH BELOW GRADE MUST BE VERIFIED.
3. ALL CONCRETE SHALL BE STONE CONCRETE AND SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 4,000 PSI. SLAB ON GRADE TO BE STONE CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI. CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED
4. REMOVE TOPSOIL AND OTHER SURFACE MATERIALS IN PREPARATION FOR POURING CONCRETE SLAB. INTERIOR SLABS ON GRADE TO BE POURED ON COMPACTED POROUS FILL OR SUITABLE ON-SITE MATERIAL. A 4 MIL THICK POLYETHYLENE VAPOR BARRIER SHEET TO BE LAID UNDER SLAB. SLAB TO BE STEEL TROWELED. SLAB TO BE REINFORCED WITH W.W.F. 6 X 6/10/10
5. FOUNDATION WALLS SHALL BE WATER PROOFED FROM BOTTOM OF FOOTING TO WITHIN 1" OF GRADE.
6. CONTRACTOR MAY BACK FILL, AGAINST FOUNDATION WALLS, ONLY AFTER SEVEN (7) DAYS OF CONCRETE CURE TIME USING PROPER CONSTRUCTION METHODS, AND EQUIPMENT, TO AVOID DAMAGE TO THE WALLS.
7. STEP FOOTINGS, WHERE ELEVATION CHANGES, 1 VERTICAL TO 2 HORIZONTAL.
8. ROD REINFORCEMENT SHALL BE INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A615-60, REINFORCEMENT
9. COORDINATION OF ALL THROUGH WALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. PARGE ALL EXPOSED NEW CONCRETE AFTER BACKFILLING.

STEEL

1. ALL STRUCTURAL STEEL SHALL BE NEW AND CONFORM TO ASTM A- 36 WITH A MIN. Fy =36 KSI.
2. THE DESIGN, FABRICATION AND ERECTION OF ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATION.
3. SHOP AND FIELD CONNECTIONS SHALL BE WELDED, OR MACHINE BOLTED, WITH ASTM 283 ETO SERIES ELECTRODES AND A307 BOLTS, WITH LOCK WASHERS.
4. PAINT ALL STEEL, ONE SHOP COAT OF ZINC CHROMATE PRIMER PAINT, AND FIELD TOUCH UP EXCEPT FOR AREAS TO BE WELDED.
5. ALL STRUCTURAL WELDING SHALL BE PERFORMED, BY CERTIFIED WELDERS, IN COMPLIANCE WITH THE AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE.
6. ALL STEEL COLUMNS SHALL HAVE WELDED ON BEARING PLATES AT TOP AND BOTTOM AND SHALL BE SECURELY ANCHORED AT TOP AND BOTTOM BY MECHANICAL MEANS AND BEAR ON FOUNDATION WALLS OR STEEL BEAMS.
7. WELD WEB STIFFENERS AT ALL STEEL BEAMS WHEN PLATFORM FRAMING STEEL BEAMS OR STEEL COLUMNS
8. ALL WOOD PLATES SHALL BE THROUGH BOLTED TO STEEL FLANGES.
9. ALL STEEL TO STEEL CONNECTIONS WHICH ARE NOT WELDED SHALL BE MADE WITH 3/4" DIA. THROUGH BOLTS OF A-325 STEEL.
10. STEEL BEAMS OR STEEL COLUMNS SHALL NOT BEAR DIRECTLY ONTO WOOD PLATES, WOOD SHIMS, OR WOOD POSTS, UNLESS SPECIFICALLY NOTED.

CARPENTRY

1. ALL DIMENSIONS SHOWN ARE TO ROUGH FRAMING. PRIOR TO FRAMING, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROPOSED LIGHT FIXTURES, FANS, ETC., AS PER REFLECTED CEILING PLANS. CONTRACTOR SHALL RELOCATE ANY EXISTING FRAMING WHICH INTERFERES WITH PROPOSED LOCATIONS OF NEW LIGHT FIXTURES, FANS, ETC
2. ALL WOOD POSTS, RESTING ON TOP OF CONCRETE WALLS, SHALL HAVE CLIP ANGLE ANCHORAGE TO CONCRETE BASE. ALL POSTS, RESTING ON TOP OF STEEL BEAM, SHALL HAVE CLIP ANGLES BOLTED OR WELDED TO THE FLANGES OF THE STEEL BEAM.
3. ALL STRUCTURAL FRAMING LUMBER SHALL BE #2 OR BETTER DOUG-FIR, FB=850 P.S.I. & E =1,600,000 P.S.I. UNLESS OTHERWISE INDICATED WITH SPF UTILITY SHOES AND PLATES, STUD GRADE FPF. ALL HEADERS SHALL BE DOUG-FIR WITH FB = 850 P.S.I..
4. HEADERS OVER DOORS AND WINDOWS SHALL BE (2) 2X8 (UNLESS OTHERWISE NOTED).
5. FLITCH PLATE BEAMS SHALL BE THROUGH BOLTED AT 1'-0" O.C. MAX, STAGGERED.
6. BELOW EACH END OF ALL WOOD BEAMS AND HEADERS, WOOD WITH STEEL FLITCH PLATE BEAMS OR STEEL BEAMS, THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE COLUMN OR POST SUPPORT. BELOW WOOD BEAMS PROVIDE MINIMUM OF (2) 2X4 OR (2) 2X6 WOOD POSTS. BELOW WOOD WITH STEEL FLITCH BEAMS, PROVIDE MIN. 4X4 DOUGLAS FIR POSTS. BELOW STEEL BEAMS PROVIDE 3" DIA. STANDARD WEIGHT STEEL PIPE COLUMNS (UNLESS OTHERWISE NOTED). BLOCK ALL WOOD POSTS SOLID TO CONCRETE OR STEEL BELOW.
7. ALL FLUSH CONNECTIONS SHALL BE MADE WITH HEAVY DUTY JOIST HANGERS.
8. PROVIDE "CATS" AT ALL BAYS IN ALL BEARING WALLS.
9. PROVIDE FIRE STOPPING AS PER CODE.
10. PROVIDE BLOCKING FOR ALL ACCESSORY ITEMS AT BATHROOMS, ETC., (TOWEL ROD, TOILET PAPER HOLDER, ETC.)
11. ALL ROOF AND WALL PLYWOOD PANELS SHALL BE EXTERIOR CDX GRADE, WITH EXTERIOR GLUE, SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCTS STANDARD PS-1, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD SUB-FLOOR PANELS SHALL BE OF SAME AS ABOVE, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-1, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
12. ALL EXTERIOR EXPOSED POSTS, GIRDERS AND JOISTS AND ALL WOOD MEMBERS IN CONTACT WITH MASONRY, OR CONCRETE, SHALL BE WOOD PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ANPA UI STANDARDS FOR PRESERVATIVE TREATMENT. ALL WOOD MUST BE LABELED CERTIFYING CONFORMANCE TO REQUIREMENTS.

ALLOWANCES

ALLOWANCES TO INCLUDE MATERIAL ONLY. ALL LABOR AND MISCELLANEOUS MATERIALS REQUIRED FOR INSTALLATION SHALL BE INCLUDED IN THE BASE BID.

MASTER BATHROOM	
FIXTURES, ACCESSORIES AND VANITIES	$10,000.
SHOWER ENCLOSURE	$3,000.
TILE	$25. SF.
FLOOR, 3'-0" HT ON WALLS, FULL HT AT SHOWER	
BASEMENT BATH, #2 AND #3 (EACH)	
FIXTURES AND ACCESSORIES	$4,000.
SHOWER ENCLOSURE	$2,000.
TILE	$5. SF.
FLOOR, 3'-0" HT ON WALLS, FULL HT AT SHOWER	
GARAGE DOOR	$4000. PER DOOR
DOOR HARDWARE	$50.00 PER DOOR

CARPENTRY CONT.

18. LUMBER IS TO BE FURNISHED AND INSTALLED, COMPLETE WITH ALL FASTENINGS, ANCHORS, BLOCKING, BRIDGING, SADDLES, HANGERS, ETC. REQUIRED TO COMPLETE THE JOB. WHERE FASTENERS ARE NOT SPECIFICALLY INDICATED OR SPECIFIED THEY SHALL BE FURNISHED IN ADEQUATE NUMBER AND SIZE.
19. ALL CARPENTRY WORK SHALL BE PERFORMED IN CONCORDANCE WITH GOOD TRADE PRACTICE, RECOMMENDATIONS OF MANUFACTURERS' AND IN CONFORMANCE WITH THE NEW YORK STATE BUILDING CODE AND THESE SPECIFICATIONS.
20. PROVIDE WOOD BRIDGING (8' -0" ON CENTER MAXIMUM SPACING) FOR ALL WOOD JOISTS AND SOLID BRIDGING BETWEEN JOISTS AT BEARING ON WOOD STUD BEARING WALLS. SECURE BOTTOM OF BRIDGING AFTER SUB-FLOOR HAS BEEN NAILED.
21. ALL EXTERIOR WALL CAVITIES TO BE FILLED WITH INSULATION DURING THE FRAMING PROCESS PRIOR TO CLOSING THE CORNER.
22. ALL FLOORS SHALL RECEIVE 1 LAYER OF 3/4" T&G EXTERIOR PLYWOOD SUB-FLOORING, SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN ACROSS SUPPORTS, GLUED AND NAILED WITH 6D COMMON NAILS 6 INCHES O.C. ALONG SUPPORTED EDGES AND 10 INCHES O.C. AT INTERMEDIATE SUPPORTS; BREAK JOINTS IN ADJACENT COURSES; LOCATE END JOINTS OVER SUPPORTS AND DRIVE NAILS FLUSH OR SLIGHTLY BELOW SURFACE. UNDERLAYMENT, WHERE REQUIRED, SHALL BE IMMEDIATELY INSTALLED. ALL FLOORS COVERED WITH CARPET SHALL HAVE (1) LAYER 1/2" PLYWOOD UNDERLAYMENT OR APPROVED EQUAL, OVER SUB-FLOOR.
23. ALL LUMBER SHALL BE PROTECTED FROM THE WEATHER WITH A TARPAULIN OR HEAVY GAUGE PLASTIC. ALL WOOD MATERIAL SHALL BE STOCK PILED ON WOOD DUNNAGE, IN A RELATIVELY FLAT DRY AREA.
24. BLIND STEP FLASH WITH METAL FLASHING, ALL JUNCTIONS WHERE VERTICAL MEETS HORIZONTAL (ROOF, CHIMNEYS, WINDOWS, DOORS, ETC.)
25. ALL INTERIOR PARTITIONS SHALL BE 2" X 4" WOOD STUDS 16" ON CENTER UNLESS OTHERWISE NOTED.
26. ALL EXTERIOR TRIM, CORNER BOARDS, FASCIAS, RAKE BOARDS, ETC. SHALL BE PREPRIMED PINE OR AZEK.

ROOFING

1. ROOFING TO BE INSTALLED AS PER SECTION R905 OF THE 2020 RCNYS.
2. ASPHALT STRIP SHINGLES SHALL HAVE A MINIMUM OF 6 FASTENERS PER SHINGLE.
3. SELF ADHERING POLYMER MODIFIED BITUMEN SHEET UNDERLAYMENT (ICE AND SNOW SHEILD) SHALL COMPLY WITH ASTM D 1970, AND BE APPLIED, 36" WIDE, TO ALL ROOF EAVES AND VALLEYS. EXTEND FROM THE EDGE OF THE EAVE TO A POINT UPWARD ON THE ROOF 24" MIN. PAST THE INSIDE SURFACE OF THE EXTERIOR WALL.
4. APPLY A DOUBLE LAYER OF 15# FELT UNDERLAYMENT FOR ROOF SLOPES OF 4/12 AND LESS, OVERLAPPING THE LAYERS A MINIMUM OF 19".
5. ALUMINUM STEP FLASHING SHALL BE APPLIED TO ALL ROOF AND WALL INTERSECTIONS.
6. ROOF VALLEYS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.8.2.

FINISHES

1. ALL GLAZING AT GLASS DOORS, ENTRANCE SIDELIGHTS, TUB AND SHOWER ENCLOSURES SHALL BE FULLY TEMPERED, MINIMUM CATEGORY A. GLASS TO BE IDENTIFIED.
2. ALL PARTITIONS, EXTERIOR WALLS AND CEILINGS WILL BE COVERED WITH 5/8" GYPSUM WALL BOARD, MOISTURE RESISTANT GYPSUM WALL BOARD TO BE USED AT BATHROOMS AND OTHER "WET" AREAS WITH CEMENTIOUS BACKER BOARD, "DUROCK" OR APPROVED EQUAL, UNDER ALL TILE
3. ALL GYPSUM WALL BOARD SHALL RECEIVE 3 COATS TAPE AND SPACKLE; SANDED BETWEEN COATS.
4. INSULATION IN ALL EXTERIOR FRAME WALLS SHALL CLOSED CELL SPRAY FOAM OR FIBERGLASS TYPE, R VALUE AS SHOWN ON DRAWINGS. INSULATION SHALL BE IN ROOF, CEILINGS LIVING SPACE AND AT UNHEATED TO HEATED SPACES. ALL INSULATION TO HAVE A VAPOR BARRIER SURFACE EXPOSED TO HEATED SURFACES. INSTALL 3 1/2" UNFACED FIBERGLASS OR ROCK WOOL INSULATION AT ALL INTERIOR BEDROOM WALLS AND AT BATHROOMS..
5. ALL EXTERIOR WALL CORNERS TO BE FILLED WITH INSULATION DURING THE FRAMING PROCESS PRIOR TO CLOSING THE CORNER.
6. FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH R302.9.1 THROUGH R302.9.4. WALL AND CEILINGFINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
7. FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH R302.10.1 THROUGH R302.10.5.

BATHROOM NOTES

1. WALLS AND CEILINGS AT SHOWERS AND AT TUBS WITH SHOWERS SHALL RECEIVE 1/2" "DUROCK" WHICH SHALL BE SECURED WITH GALVANIZED SCREWS. ALL OTHER WALLS AND CEILINGS SHALL RECEIVE 5/8" M.R. GYPSUM BOARD
2. CUSTOM SHOWER SHALL HAVE VINYL PAN BASE, RUN UP WALLS 6" MIN. AND AT FACE AND TOP OF BENCH (IF APPLICABLE) AND CURB. NOTCH STUDS AS REQUIRED TO RECEIVE LEAD PAN.
3. AT SHOWERS, PROVIDE LAMINATED SAFETY GLASS DOOR AND ENCLOSURE WITH METAL FRAMES. FRAME COLOR AS SELECTED BY OWNER
4. PROVIDE SOAP DISH AT SHOWERS AND AT TUBS WITH SHOWERS.
1. ALL HOT ON COLD WATER PIPING SHALL BE INSULATED TO PREVENT FREEZING AND /OR SWEATING. HOT WATER PIPING SHALL BE INSULATED AS PER N1103.5.5.3.
2. ALL PLUMBING SHALL COMPLY WITH CHAPTER 26 OF THE 2020 RCNYS.
3. PLUMBING VENTS SHALL COMPLY WITH SECTION P3103, AND TRAP SHALL COMPLY WITH SECTION P3201

MECHANICAL

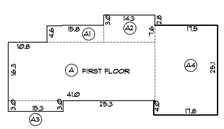
1. ALL HVAC WORK ARE TO BE IN COMPLIANCE WITH SECTION N1103.
2. PROVIDE (2) NEW ZONES, (1) MASTER BEDROOM SUITE, (2) BASEMENT GUESTROOM.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT ALL SIZE, DESIGN AND TYPE OF MECHANICAL SYSTEMS WHICH WILL BE USED IN SUFFICIENT DETAIL TO THE OWNER AT TIME OF BID. ALL NEW A/C UNITS TO BE HIGH EFFICIENCY 14 SEER MIN.
4. ALL NEW HEATING SYSTEM SHALL HAVE AN EFFICIENCY RATING OF 92% OR HIGHER AND BE CAPABLE OF MAINTAINING A 70 DEG. F INTERIOR TEMPERATURE @0 DEG. OUTDOOR TEMPERATURE WITH A 15MPH WIND FOR A PERIOD OF 24 HR.
5. RELOCATE ALL HVAC DIFFUSERS, RETURNS, AND RELATED DUCTWORK AS REQUIRED TO CLEAR NEW CONSTRUCTION.
6. PROVIDE MINIMUM 50 C.F.M. FAN CONTROLLED WITH A SWITCH, AT BATHROOM UNLESS OTHERWISE NOTED.
4. MECHANICAL EQUIPMENT, AIR HANDLERS, AND DUCTS LOCATED IN UNCONDITIONED SPACE, SHALL BE SEALED AS PER N1103.3.2 AND TESTED AS PER N1103.3.3 AND 1103.2.2.2.
5. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8.
6. KITCHEN EXHAUST SHALL COMPLY WITH SECTION M1503.

ELECTRICAL

1. ALL ELECTRICAL WORK, MATERIALS AND METHODS OF INSTALLATION ARE TO BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL CODES AND NEC LATEST EDITION.
2. ALL WIRING IS TO BE COPPER, ROMEX, NON-METALLIC, CONCEALED IN FLOORS, WALLS AND CEILINGS AS PER CODE.
3. ALL ELECTRICAL DEVICES (I.E. SWITCHES, DIMMERS, ETC.) TO BE "DECORA" TYPE, UNLESS OTHERWISE NOTED.
4. PROVIDE CLOSED CELL NEOPRENE GASKETS AT ALL ELECTRICAL DEVICES LOCATED IN EXTERIOR WALLS
5. SUPPLY AND INSTALL SMOKE DETECTORS CO DETECTORS AS PER CODE.
6. PROVIDE ELECTRICAL CONNECTIONS (AS REQUIRED) FOR ALL BATHROOM SPECIALTIES, STEAM UNIT, WHIRLPOOL BATH, ETC.), H.V.A.C. EQUIPMENT AND ALL OTHER (TELEPHONE, VIDEO, AUDIO, ETC.) REQUIRED CONNECTIONS.
7. CONTRACTOR SHALL VERIFY THAT FIXTURE TYPE IS PROPERLY SUITED FOR ITS INTENDED LOCATION (DIRECT CONTACT W/ INSULATION, ABOVE A BATH, ETC).
8. CONTRACTOR SHALL VERIFY DEPTHS OF ALL FIXTURES TO FIT WITHIN FRAMING PRIOR TO ORDERING SAME.
9. PROVIDE STEPPED BAFFLES AT ALL RECESSED LIGHTING FIXTURES AS REQUIRED.
10. PROVIDE REQUIRED LAMPS @ ALL LIGHTING FIXTURES. LAMPS AT ALL RECESSED FIXTURES SHALL BE LED UNLESS OTHERWISE NOTED.
11. ALL SWITCHES SHALL BE SLIDE DIMMER TYPE W/PRESET (EXCEPT AT CLOSETS, FLUORESCENT FIXTURES, EXHAUST FANS OR AS DIRECTED BY OWNER.
12. PROVIDE HIGH CAPACITY SLIDE DIMMERS WHERE REQUIRED.
13. PROVIDE G.F.I. PROTECTED RECEPTACLES AT ALL WET AREAS AS PER CODE.
14. PROVIDE EXTERIOR RECEPTACLES AS PER CODE
15. NOTE: ONLY CERTAIN OUTLET LOCATIONS ARE INDICATED, ALL OTHER OUTLET LOCATIONS SHALL BE AS PER CODE AND OWNERS REQUIREMENTS. ALL OUTLET LOCATIONS SHALL BE REVIEWED WITH OWNER PRIOR TO INSTALLATION.
16. FIRE UNDERWRITERS' CERTIFICATION SHALL BE DELIVERED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF WORK.
17. A MINIMUM OF 90% OF ALL LIGHTING SHALL BE ENERGY EFFICIENT.

ADDITIONAL NOTES

1. DOORS TO BE 3 PANEL MDF INFINITY SERIES AS MANUF BY SIMPSON OR APPROVED EQUAL. THICKNESS TO BE 1 3/4". VERIFY STYLE WITH OWNER PRIOR TO ORDERING.
2. ROOF SHINGLES TO MATCH EXIST" 30 YEAR OR APPROVED EQUAL WITH "ICE AND SNOW SHIELD" AT VALLEYS AND OVERHANGS.
3. OAK FLOORING TO BE CLEAR PLAIN GRADE 3/4"X 3-1/4" OAK FLOORING TO BE FINISHED WITH STAIN, COLOR AS SELECTED BY OWNER, AND 3 COATS BONA TECH-TRAFFIC.
4. INTERIOR WOOD MOULDINGS TO BE CLEAR PINE OR POPLAR. PROFILES AND SIZE TO BE AS PER OWNER. 7" BASE 3 1/2" CASING WITH, INSTALL CROWN MOULDINGS IN ROOMS DESIGNATED BY OWNER
5. LVL BEAMS (MICROLAM) TO BE AS MANUF. BY WEYERHAEUSER. FLITCH PLATE BEAMS CAN BE AS MANUF BY BETTER HEADER.
6. ALL PARTITIONS, EXTERIOR WALLS AND CEILINGS, WILL BE COVERED WITH 5/8" GYPSUM WALL BOARD, MOISTURE RESISTANT GYPSUM WALL BOARD TO BE USED AT BATHROOMS AND OTHER "WET" AREAS WITH CEMENTIOUS BACKER BOARD, "DUROCK" OR APPROVED EQUAL, UNDER ALL TILE .

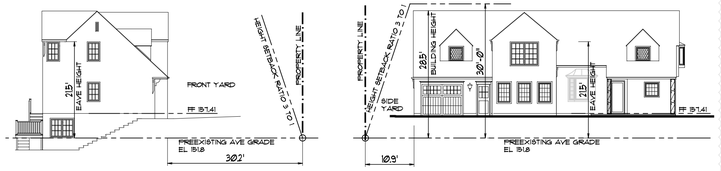


GROSS FLOOR AREA

FIRST FLOOR	A	16.3	X 41.0	= 668.3
	A1	15.8	X 4.6	= 72.68
	A2	14.3	X 7.6	= 108.68
	A3	15.3	X 3	= 45.9
	A4	17.8	X 25.1	= 446.78
SECOND FLOOR	B	41.3	X 16.3	= 673.19
	B1	3.8	X 7.2	= 27.36
	B2	14.3	X 7.6	= 108.68
	B3	17.8	X 19.8	= 352.44
	B4	4.4	X 7.2	= 31.68
TOTAL GROSS FLOOR AREA				= 2535.69

GROSS FLOOR AREA

SCALE : 1" = 20'-0"



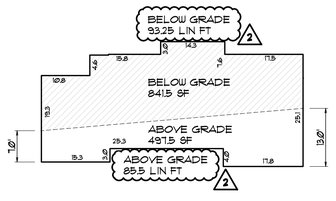
AVERAGE PRE-EXISTING GRADE

156.37	+ 157.3	= 313.67	/2	= 156.84	x 10.8	=	1693.81
157.3	+ 156.45	= 313.75	/2	= 156.87	x 15.8	=	2236.44
156.45	+ 156.34	= 312.79	/2	= 156.4	X 14.3	=	2236.45
156.34	+ 150.81	= 307.15	/2	= 153.58	x 8.2	=	1259.315
150.81	+ 150.84	= 301.65	/2	= 150.82	x 18.0	=	2714.85
150.84	+ 149.34	= 299.88	/2	= 149.94	x 22.7	=	3403.64
149.38	+ 149.34	= 298.721	/2	= 149.36	x 13.5	=	2016.36
149.38	+ 149.43	= 298.81	/2	= 149.41	x 6.9	=	1030.83
149.43	+ 149.48	= 298.91	/2	= 149.45	x 30.2	=	4513.54
149.48	+ 149.85	= 299.33	/2	= 149.65	x 3.0	=	449.0
149.45	+ 149.85	= 299.3	/2	= 149.65	x 15.3	=	2289.65
149.85	+ 156.37	= 306.22	/2	= 153.11	x 19.3	=	2955.02
156.37	+ 156.45	= 312.82	/2	= 156.41	x 7.6	=	1188.11
					174.8		26536

26536 / 174.8 = 151.8 (2)

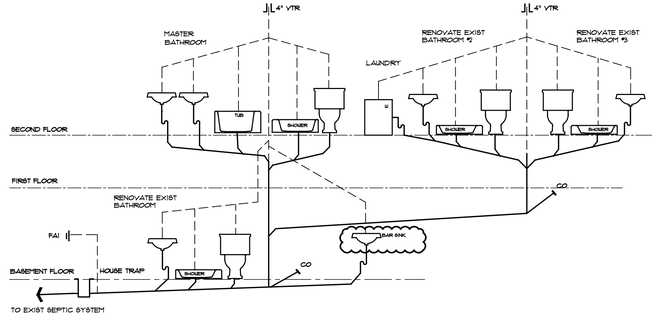
HEIGHT SETBACK RATIO

SCALE : 1" = 16'

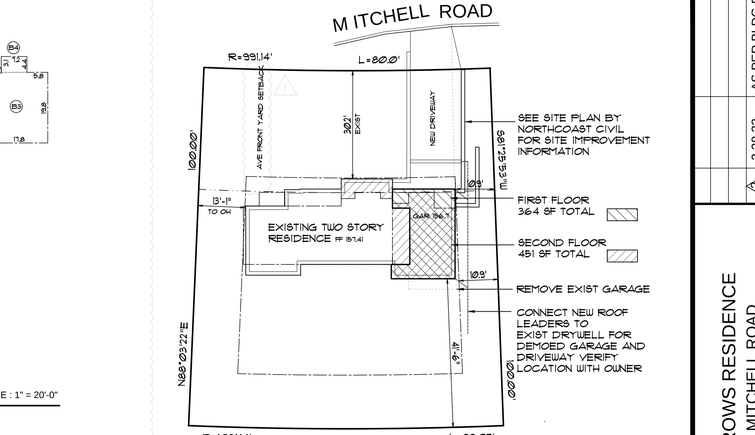


CELLAR AREAS

SCALE : 1" = 16'



RISER DIAGRAM



SEC. 5
BLK. 112
LOT. 460,461,462,463

OWNER:
ROBERT AND HAYLEY BURROWS
27 MITCHELL ROAD
PORT WASHINGTON, NY 11050

#21397

PLOT PLAN

SCALE : 1" = 20'

SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY NORTHCOAST CIVIL LAND SURVEYOR AND CIVIL ENGINEERING DATED 6.03.22

TABULATIONS	REQUIRED	EXISTING	PROPOSED	EXIST AND PROP TOTAL
ZONE R-B				
LOT AREA, SF	6000 SF	8408 SF		
MINIMUM REQUIRED SETBACKS				
FY	30' min.Ave	30.2'	NO CHANGE	
SY	7' min. 24.0'total	13.1, 10.9'	13.1, 10.9'	
RY	15'	38.7'	41.6'	
BUILDING HEIGHT MAXIMUM				
MAXIMUM RIDGE	30'	28.3'	NO CHANGE	28.3'
MAXIMUM EAVE	22'	19.6'	21.4'	21.4'
FLOOR AREAS				
FIRST FLOOR (INCL. GARAGE)		975 SF	364 SF	1339 SF
GARAGE			364 SF	364 SF
SECOND FLOOR		750 SF	451 SF	1201 SF
BASEMENT (CELLAR)		900 SF	439 SF	1339 SF
MAXIMUM LOT COVERAGE	(.30) 2522 SF			(.16) 1339 SF
GROSS FLOOR AREA 3400 SF MAX	(.45) 2813 SF			(.30) 2540 SF
MAXIMUM FRONT YARD PAVING 2787 SF X .45 = 1254 SF	(.45) 1254 SF		480 SF	480 SF

DRAINAGE CALCULATIONS

NEW ROOF RUNOFF AREA = 383 SF

STORAGE REQ.'D = 96 CUFT
(383 SF X .25 FT.RAIN FALL = 96 CUFT)

LINEAR FEET REQ.'D = 3 FT
(96 CUFT / 42.24 CUFT/FT = 2.2 FT)

PROVIDE (1) 4' X 8' DIA. RING (EFFECTIVE DEPTH = 4')

	3.28.23	AS PER BLDG DEPT
	3.20.23	AS PER BLDG DEPT

BURROWS RESIDENCE
27 MITCHELL ROAD
PORT WASHINGTON NEW YORK

NATHAN I. LAUBACH No. 020121 REGISTERED ARCHITECT STATE OF NEW YORK

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GENERAL NOTES
SITE PLAN

DATE: 9.06.22

T1

Table 3.1 Nailing Schedule

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE NAILED)	3-8d	3-10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE NAILED)	3-8d	3-10d	PER JOIST
CEILING JOIST LAPS TO PARALLEL RAFTER (FACE-NAILED)	3-8d	3-10d	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	3-8d	3-10d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	4-8d	4-10d	PER TIE
BLOCKING TO RAFTER (FACE-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" OC
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" OC ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2-16d	2-40d	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	2-0d	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	6"EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING 1"X8" OR 1"X8"	2-8d	2-10d	PER SUPPORT
1"X10" OR WIDER	3-8d	3-10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	1 1/2" DRYWALL SCREWS	1 1/2" DRYWALL SCREWS	7"EDGE / 10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS GYPSUM WALLBOARD	8d 1 1/2" DRYWALL SCREWS	10d 1 1/2" DRYWALL SCREWS	6"EDGE / 12" FIELD 7" EDGE / 10" FIELD
FLOOR SHEATHING			
STRUCTURAL PANELS 1" OR LESS	8d	10d	6"EDGE / 12" FIELD
GREATER THAN 1"	8d	10d	6"EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING 1"X6" OR 1"X8"	2-8d	2-10d	PER SUPPORT
1"X10" OR WIDER	3-8d	3-10d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" ON-CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3" ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURE MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-NO NAIL PER FOOT.
3. CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED, CHECK IBC FOR ADDITIONAL REQUIREMENTS.

Table 3.4A Rafter and/or Ceiling Joists to Top Plate Lateral and Shear Connection Requirements

	RAFTER/CEILING JOISTS SPACING	WALL HEIGHT	# OF 8d COMMON OR 10d BOX NAILS (TOENAILED) REQUIRED IN EACH RAFTER AND OR CEILING JOIST TO TOP PLATE CONNECTION
EXPOSURE B	12" OC	8	2
		10	3
	16" OC	8	3
		10	3
EXPOSURE C	12" OC	8	3
		10	3
	16" OC	8	3
		10	5

Design Loads

USE	LIVE LOAD/ DEAD LOAD (LBS/SF)	DEFLECTION (MAX)
FIRST FLOOR	40/10	L/360
SECOND FLOOR	30/10	L/360
BALCONIES	40/10	L/360
ATTIC	20/10	L/240
ROOF	30/20	L/180
EXTERIOR WALLS		H/180
GUARDS AND HANDRAILS	200	
GUARD AND FILL-IN COMPONENTS	50	
STAIRS	40	

STATEMENT OF COMPLIANCE

TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORKAND THE 2020 NYS ENERGY CONSERVATION CONSTRUCTION CODE.

ALL STRUCTURAL DRAWINGS ARE PREPARED IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK AND THE 2018 WFCM.

140 MPH EXPOSURE B WIND ZONE

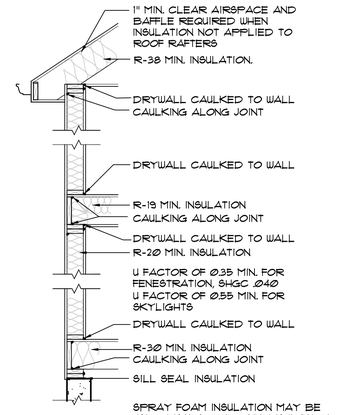
Table 13. Percentage of Full-Height Sheathing in Maximum Building Dimension (L)

	Exterior Sheathing Type	Wood Structural Panel Sheathing		
		(Exterior Wall Sheathing per 4.3)		
	Nail Type	8d Common	8d Common	8d Common
Hold Down (See Details)	Edge Nail Spacing	6" o.c.	4" o.c.	3" o.c.
	Feild Nail Spacing	12" o.c.	12" o.c.	12" o.c.
	Bottom Plate-to-Floor Shear Connection (16d Common Nails)	436 plf (3 / ft.)	590 plf (3 / ft.)	730 plf (4 / ft.)
	Hold Down Capacity	4,360 lb.	5,900 lb.	7,300 lb.
Shear Wall Line Beneath	Building Aspect Ratio (L / W)	Percent Full-Height Sheathing on Each Exterior Wall Line		
Roof and Ceiling	1.00	41%	32%	26%
	1.25	35%	26%	22%
	1.50	30%	22%	18%
	1.75	26%	20%	16%
	2.00	23%	17%	14%
	2.25	21%	16%	13%
	2.50	19%	14%	11%
	2.75	17%	13%	10%
Roof, Ceiling and One Floor	1.00	67%	54%	45%
	1.25	58%	45%	38%
	1.50	50%	39%	33%
	1.75	45%	35%	29%
	2.00	40%	31%	29%
	2.25	37%	28%	23%
	2.50	34%	26%	21%
	2.75	31%	24%	19%

Figure 19b. Corner Stud Hold Down Detail - 4 Studs

BRACED WALL PANELS

WALL BRACING OF ALL EXTERIOR WALLS TO COMPLY WITH SECTION 602.10 USING THE CONTINUOUSLY SHEATHED STRUCTURAL WALL PANEL METHOD (CS-WSP.) SEE FLOOR PLAN FOR LOCATIONS OF PANEL HOLD DOWN FASTENERS.



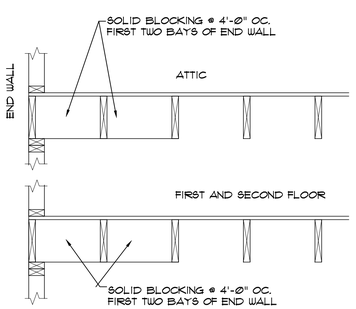
AIR SEALING/ INSULATION DETAIL

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

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

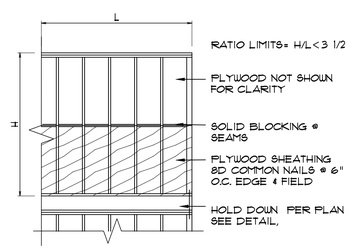
GROUND SNOW LOAD	WIND SPEED (mph)	WIND TOPOGRAPHIC EFFECTS	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING	SUBJECT TO DAMAGE FROM FROST LINE DEPTH	SUBJECT TO DAMAGE FROM TERMITE	WINTER DESIGN TEMP	ICE SHEILD UNDERLAYMENT REQUIRED	AIR FREEZING INDEX	FLOOD HAZZARDS	MEAN ANNUAL TEMP
20	130	NO	NO	B/C	SEVERE	3'-0"	M - H	13	YES	496	AS PER FEMA	52

THE DESIGN CODE IS THAT OF THE 2020 RESIDENTIAL CODE OF NEW YORK
DESIGN CRITERIA IS IN ACCORDANCE WITH THE 2018 WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, (2018 WFCM).



EXCEPTION: WHEN AN ATTIC OR CEILING DIAPHRAM ARE USEDTO BRACE THE GABLE END WALL OR WHEN A HIP ROOF SYSTEM IS USED, BLOCKING IS NOT REQUIRED

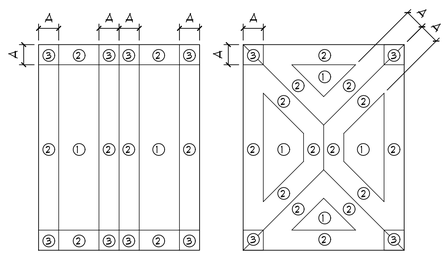
FLOOR & RAFTER BRACING ENDWALL DETAIL



1. SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR PLAN SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS
2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE CONTINUOUS LOAD PATH DETAIL.
3. REFER TO NAILING AND STRAPPING DETAILS FOR A CONTINUOUS LOAD PATH.

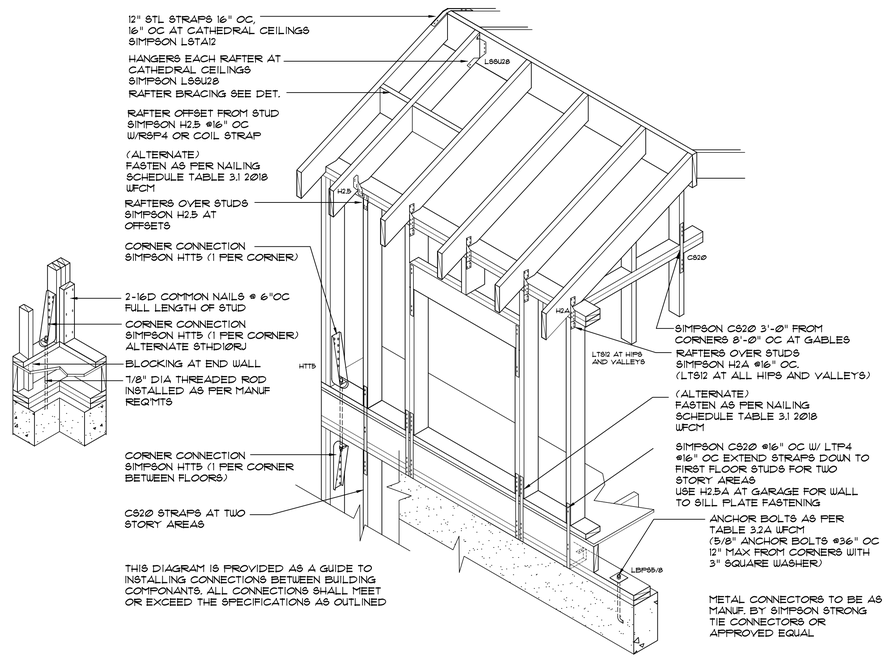
SHEARWALL SEG. DETAIL (TYP)

	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	8" o.c.	12" o.c.	3" o.c.	4" o.c.
PANEL EDGES	4" o.c.	6" o.c.	3" o.c.	3" o.c.



NOTE:
A = 4'-0"
NAILING REQUIREMENTS ARE FOR 120 MPH 3-SEC. GUST WIND SPEED
SPACING IS BASED ON 1/2" SHEATHING & 8D COMMON NAILS

NAIL SPACING FOR SHEATHING AT PRESSURE ZONES



CONTINUOUS LOAD PATH

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

2	3.28.23	AS PER BLDG DEPT
1	3.20.23	AS PER BLDG DEPT

BURROWS RESIDENCE
27 MITCHELL ROAD
PORT WASHINGTON NEW YORK

NATHAN I. LAUBACH REGISTERED ARCHITECT No. 020372 STATE OF NEW YORK

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GENERAL NOTES

DATE: 9.06.22

1

WINDOW SCHEDULE

ID	QTY	MODEL NO.	ROUGH	REMARKS
1	3	ACW2650	2'-6" X 5'-Ø"	EGRESS
2	3	ACW3050-2	6'-Ø" X 5'-Ø"	EGRESS
3	1	ACW3030	3'-Ø" X 3'-Ø"	REUSE EXIST FROM BEDRM #3
D1	1	FWHD 2961I	2'-9" X 6'-11"	
D2	1	FWGD 7061I	7'-Ø" X 6'-11"	EGRESS
C1	1	ACW 2640-2	5'-Ø" X 4'-Ø"	

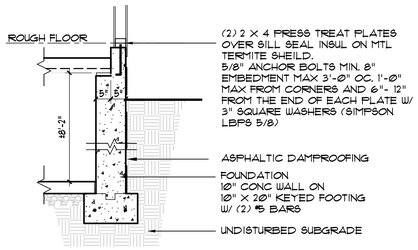
ROUGH OPENING SIZES AND QUANTITIES ARE FOR BIDDING ONLY.
CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES AND QUANTITIES PRIOR TO ORDERING. ROUGH OPENINGS TO BE FRAMED FROM MANUFACTURERS CATALOGUE ROUGH OPENING SIZES, NOT THIS SCHEDULE.
SUBMIT FINAL WINDOW LIST TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.

WOOD WINDOWS AND DOORS TO BE AS MANUF BY ANDERSEN, LOW E GLASS WITH INTERIOR AND EXTERIOR GRILLES 7/8" HIGH PROFILE GRILLE, SEE ELEVATIONS FOR GRILLE PATTERN; WITH EXTENSION JAMBS HARDWARE AND 'TRUSCENE' SCREENS. VERIFY COLOR, HARDWARE AND FULL OR HALF SCREENS WITH OWNER.
PROVIDE WINDOW OPENING CONTROL DEVICES FOR ALL REQUIRED WINDOWS AS PER R312.2.

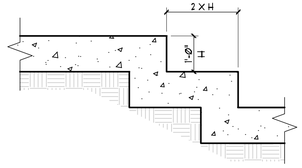
U-FACTOR = .29 FOR DOUBLE HUNG UNITS, .30 FOR FRENCH DOORS, .27 FOR CASEMENT UNITS
SHGC = .30 FOR DOUBLE HUNG UNITS, .24 FOR FRENCH DOORS, .24 FOR CASEMENT UNITS

LEGEND

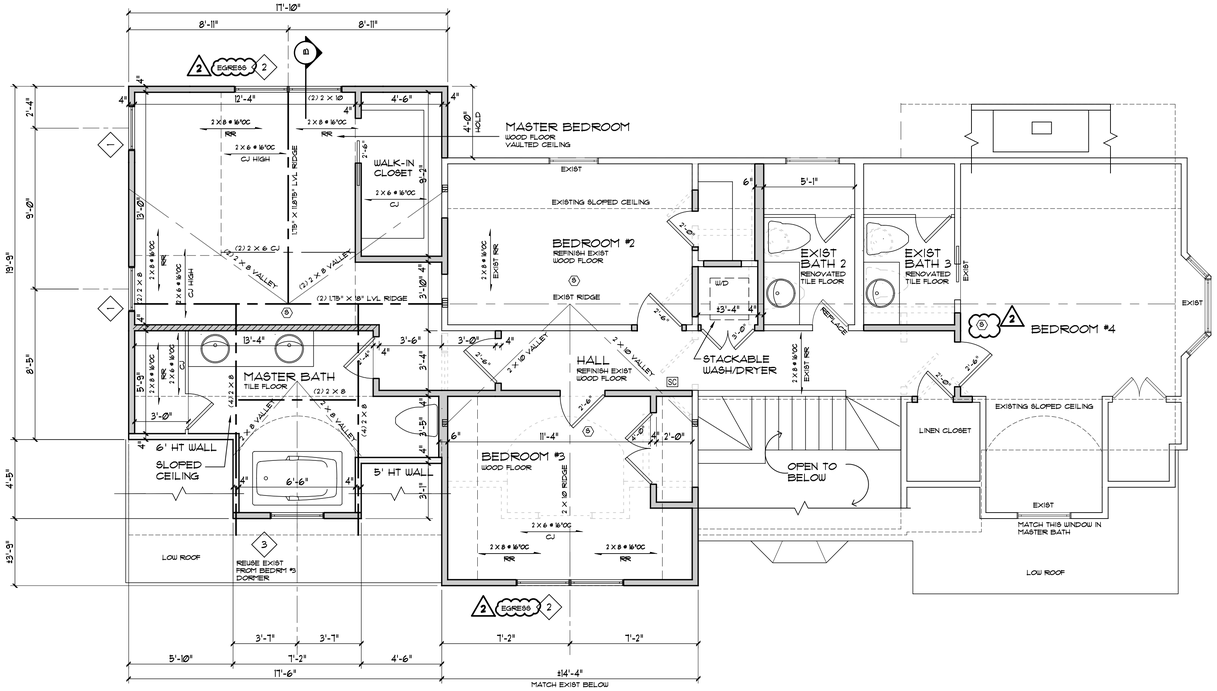
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXIST PARTITION W/ NEW GWB
- NEW PARTITION
- BEARING WALL
- (S) SMOKE DETECTOR
- (CO) CARBON MONOXIDE DETECTOR
- (SC) SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR
- EXISTING FOUNDATION TO REMAIN
- NEW FOUNDATION WALL
- NEW 4" CONC SLAB



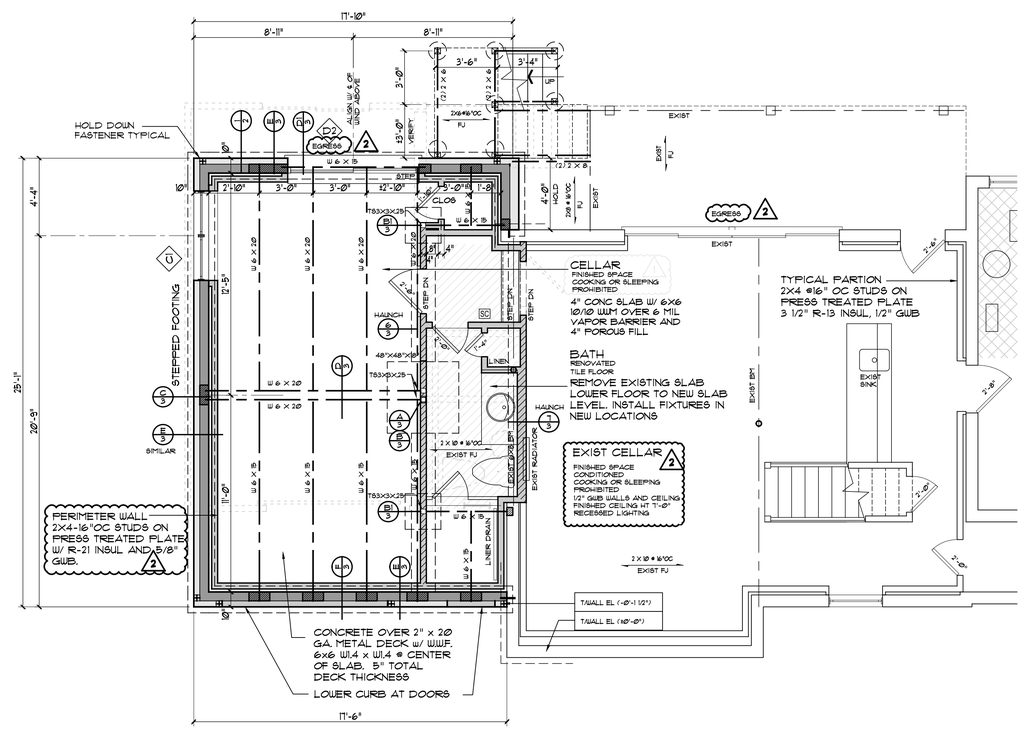
1/2 TYPICAL FOUNDATION
SCALE 1/2" = 1'-Ø"



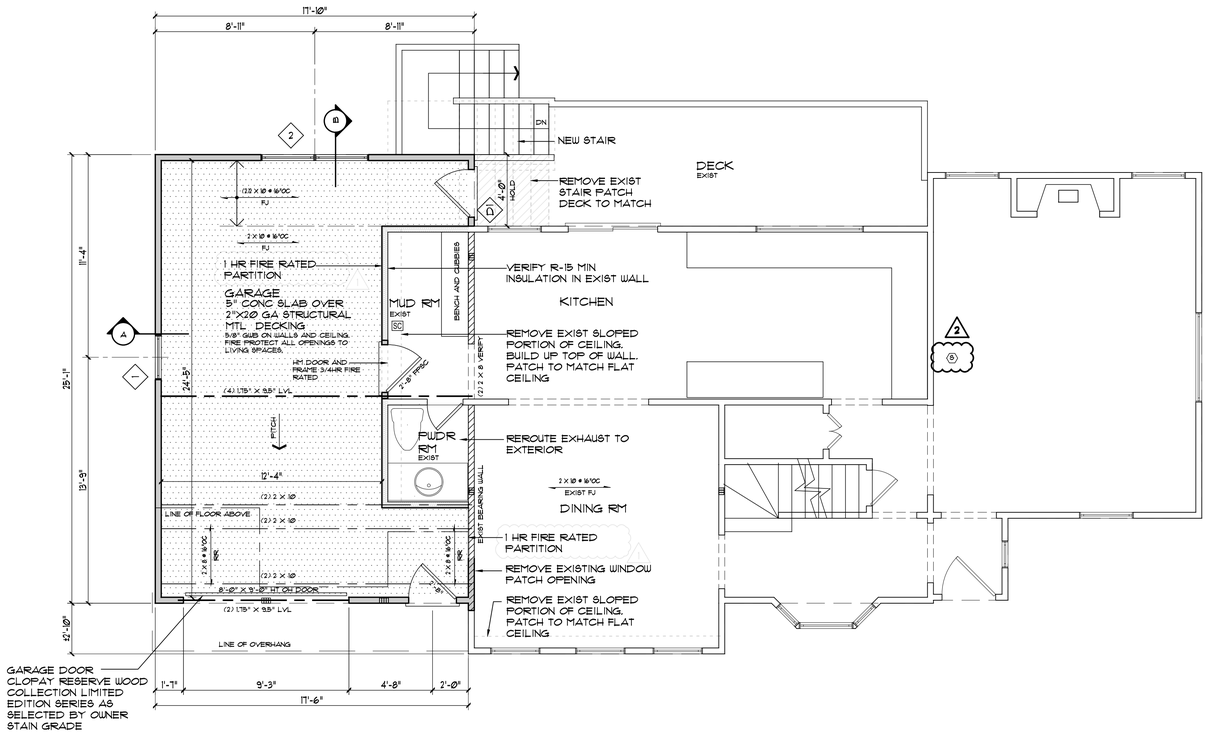
5/2 STEPPED FOOTING
SCALE 1/2" = 1'-Ø"



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



CELLAR PLAN
SCALE : 1/4" = 1'-Ø"



FIRST FLOOR PLAN
SCALE : 1/4" = 1'-Ø"

2	3.28.23	AS PER BLDG DEPT
1	3.20.23	AS PER BLDG DEPT

BURROWS RESIDENCE
27 MITCHELL ROAD
PORT WASHINGTON NEW YORK

NATHAN LEE LAUBACH REGISTERED ARCHITECT No. 020121 STATE OF NEW YORK

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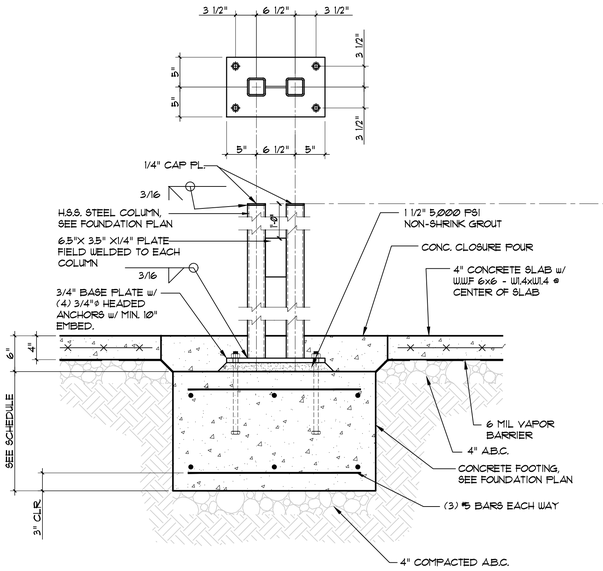
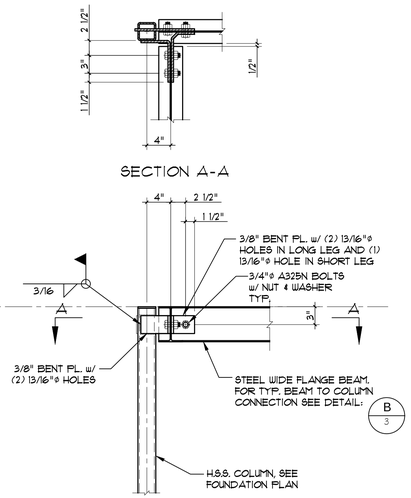
FIRST FLOOR PLAN
SECOND FLOOR PLAN
BASEMENT PLAN

DATE: 9.06.22

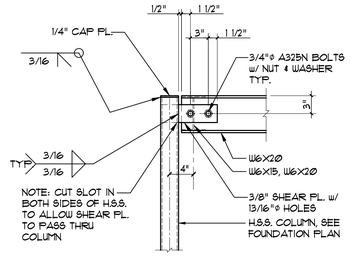
2



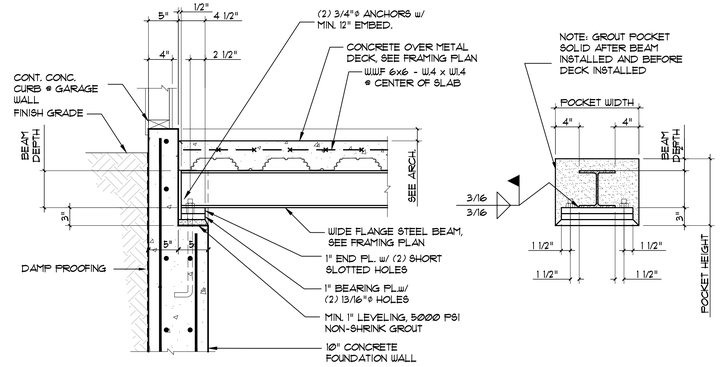
A 3 H.S.S. COLUMN & FOOTING DETAIL
SCALE: 1" = 1'-0"



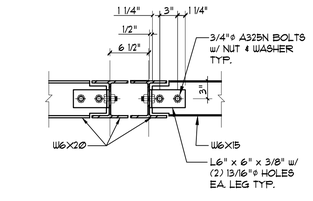
B 3 OFFSET BEAM TO BEAM AND H.S.S. COLUMN
SCALE: 1" = 1'-0"



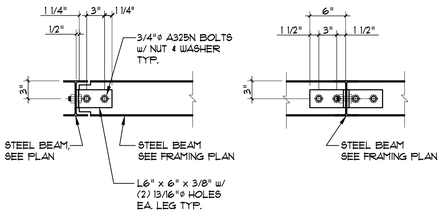
B1 3 W6 BEAM TO H.S.S. COLUMN
SCALE: 1" = 1'-0"



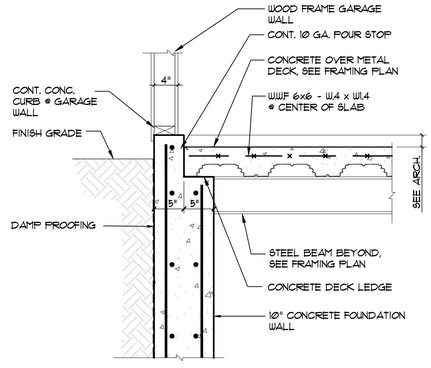
C 3 TYP. BEAM POCKET IN FOUNDATION WALL
1" = 1'-0"



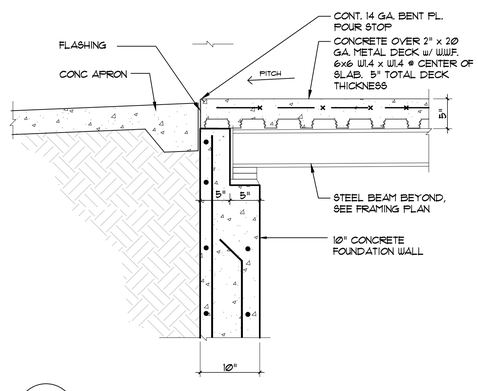
D 3 STEEL BEAM TO STEEL BEAM CONNECTION
SCALE: 1" = 1'-0"



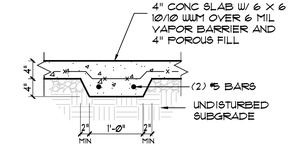
D1 3 STEEL BEAM TO STEEL BEAM CONNECTION
SCALE: 1" = 1'-0"



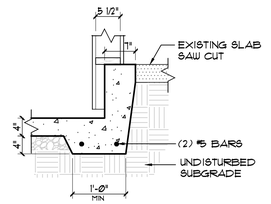
E 3 CONCRETE & METAL DECK TO FOUNDATION
1" = 1'-0"



F 3 CONC. & METAL DECK @ GARAGE DOORS
1" = 1'-0"



6 3 HAUNCH DETAIL
SCALE 3/4" = 1'-0"



7 3 HAUNCH DETAIL
SCALE 3/4" = 1'-0"

2	3.28.23	AS PER BLDG DEPT
1	3.20.23	AS PER BLDG DEPT

BURROWS RESIDENCE
27 MITCHELL ROAD
PORT WASHINGTON NEW YORK

REGISTERED ARCHITECT NATHAN I. LAUBACH No. 020421 STATE OF NEW YORK

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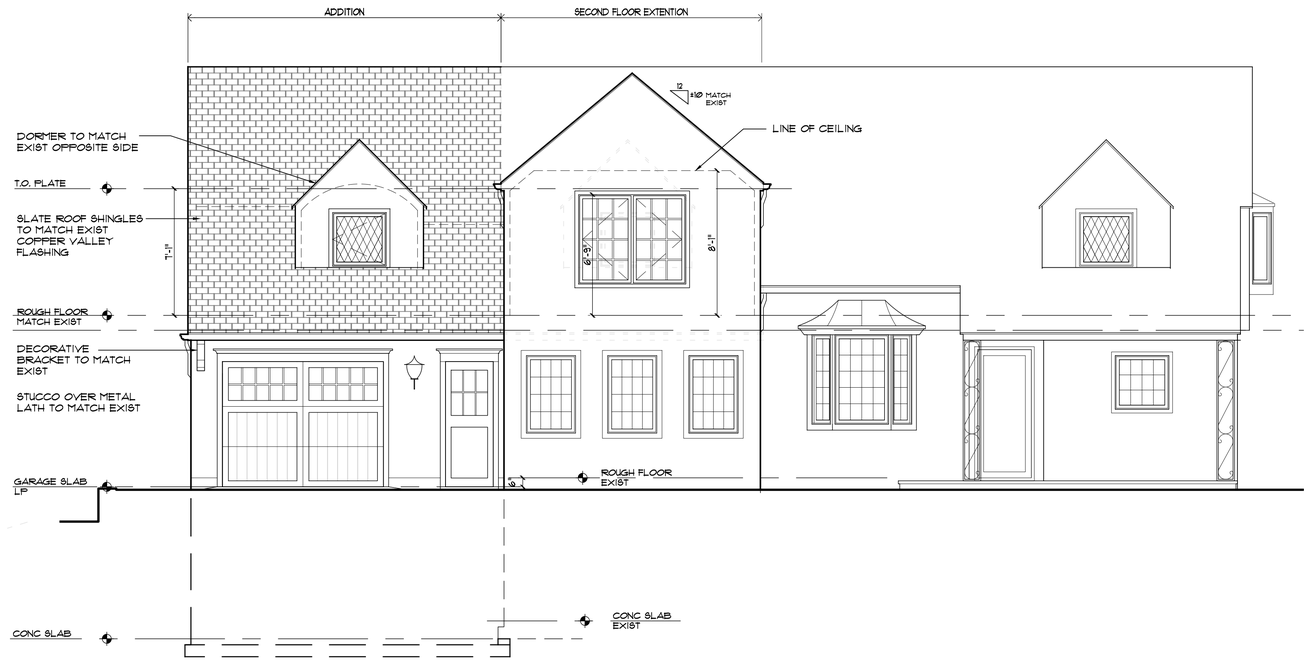
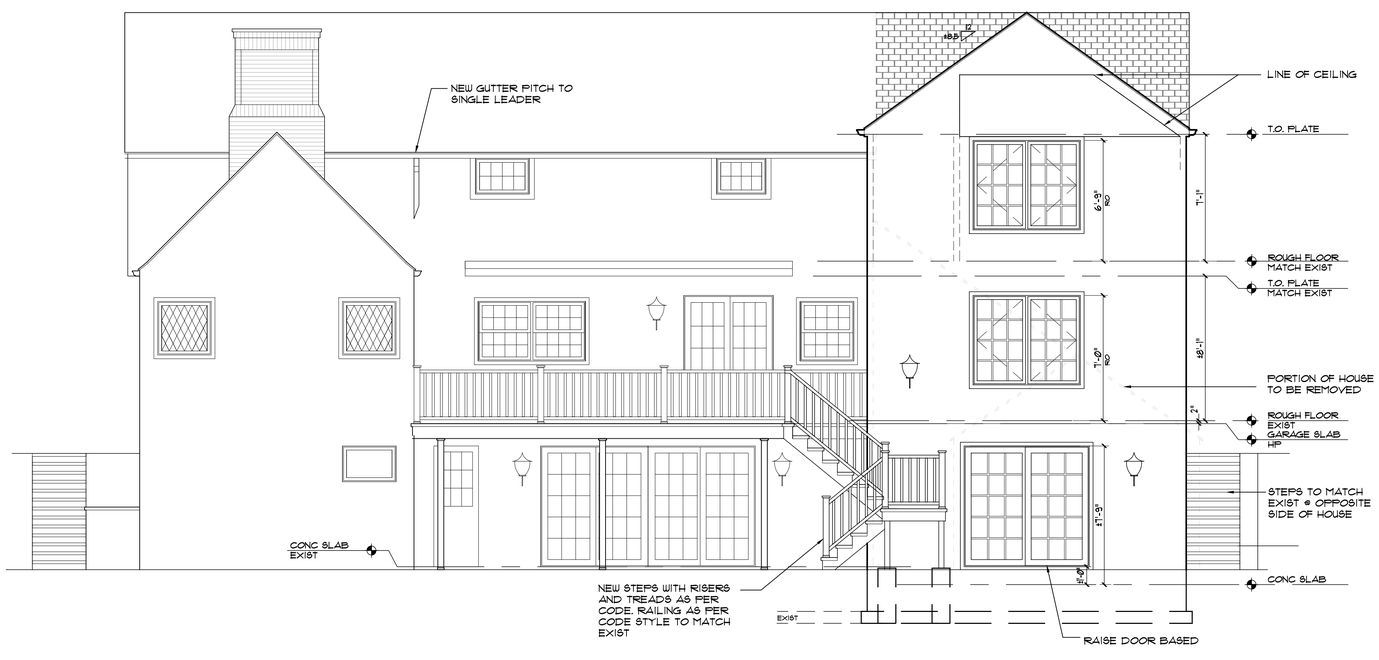
STRUCTURAL DETAILS

DATE: 9.06.22

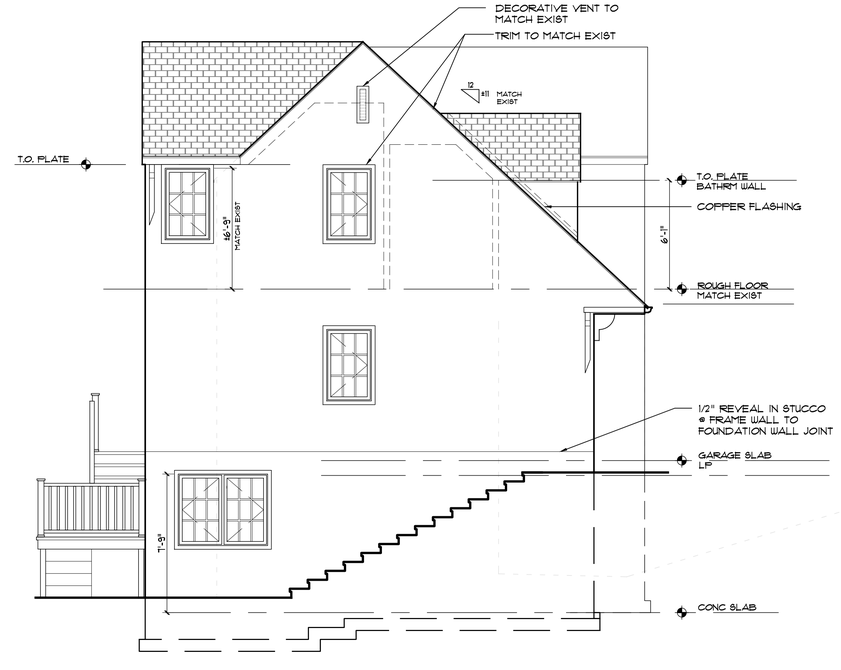
3



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



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



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

2	3.28.23	AS PER BLDG DEPT
1	3.20.23	AS PER BLDG DEPT

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27 MITCHELL ROAD
PORT WASHINGTON NEW YORK

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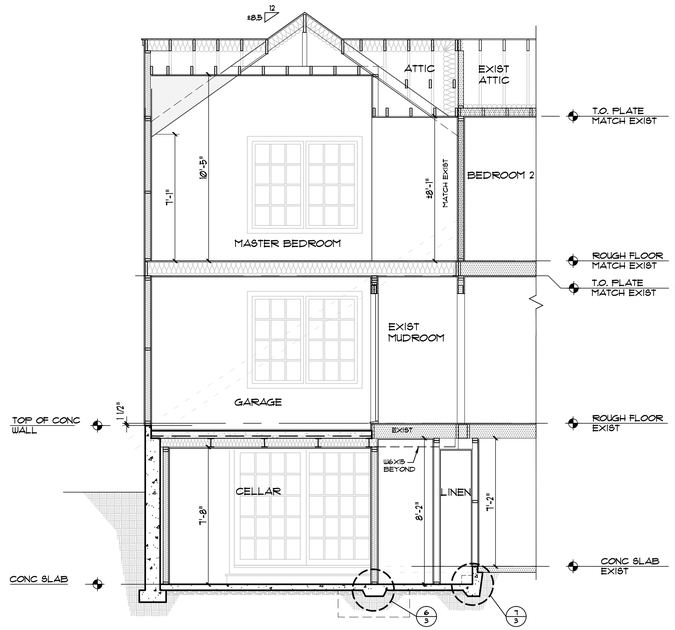
ELEVATIONS

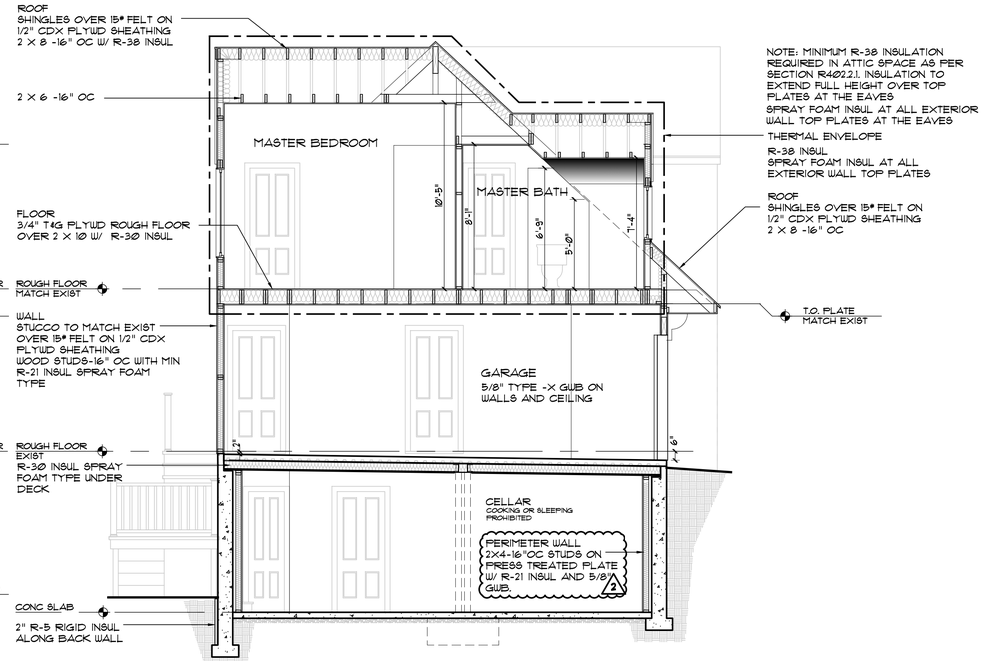
DATE: 9.06.22

4



SECTION A

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



SECTION B

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

2	3.28.23	AS PER BLDG DEPT
1	3.20.23	AS PER BLDG DEPT

BURROWS RESIDENCE
27 MITCHELL ROAD
PORT WASHINGTON NEW YORK

NATHAN LLOYD LAUBACH
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No. 020472
STATE OF NEW YORK

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SECTIONS
DETAILS

DATE: 9.06.22

5

ELECTRICAL LEGEND

SYMBOL	TYPE OF FIXTURE	MANUFACTURER	CAT. NO.	FRAME-IN KIT
A	DOWNLIGHT (3.5" APERTURE)	WAC	R3ARDL-F827-WT	*HR-3LED-H17A
C	DOWNLIGHT (CLOSET)	WAC	R6DRDN-F9CS-WT	*NONE
D	DOWNLIGHT (3.5" ADJUSTABLE)	WAC	R3ARAL-F827-WT	*HR-3LED-H17A
S	SHOWER LIGHT	WAC	R2ARDT-W835-BN	*HR-2LED-H13A
B	DOWN LIGHT (2" ADJUSTABLE)	WAC	R2ARAL-F835-WT	*HR-2LED-H13A
L1	LED UTILITY FIXTURE	PIXI LIGHTING	PLT11R27MD0811-A	PLT11R27 - 2700K
L2	LED UTILITY FIXTURE	PIXI LIGHTING	PLT22R27MD3644-A	PLT22R27 - 2700K
L3	LED UTILITY FIXTURE	PIXI LIGHTING	PLT12R27MD1622-A	PLT22R27 - 2700K
BX	CLG MTD BOX			
BX	WALL MTD BOX			
EF	QUIET EXHAUST FAN	PANASONIC	FV-0511VK2	
	DUPLEX RECEPTACLE	LEVITON	DECORA	
GFCI	GFI INTERUPT	LEVITON	SURE-GUARD III	
$	SINGLE SWITCH	LEVITON	DECORA	
$3	3 WAY SWITCH	LEVITON	DECORA	
$				
$ D	DOOR OPERATED SWITCH			
S	SMOKE DETECTOR			
SC	SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR	NEST	PROTECT	

* USE AIR-TITE TYPE HOUSINGS IN CEILINGS WITH ATTICS EXPOSED TO OUTSIDE AIR.
ALL LAMPS TO BE LED 850 lm, 3000K, 90 CRI MIN, TYPE TO FIT FIXTURE.
ALL SWITCHES OPERATING LIGHT FIXTURES TO BE DIMMING TYPE EXCEPT AT FLOURESCENT LIGHTS AND CLOSETS
ALL CEILING HEIGHTS INDICATE DIMENSIONS TO ROUGH FRAMING

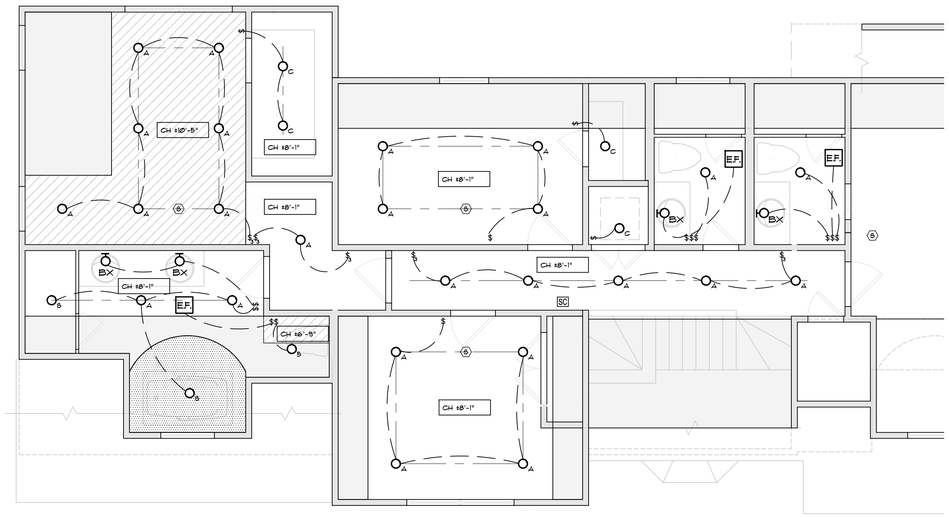
ELECTRICAL NOTES

1. ALL ELECTRICAL WORK, MATERIALS AND METHODS OF INSTALLATION ARE TO BE IN CONFORMANCE WITH IRC E3901, E3902, E3903, AND ALL APPLICABLE LOCAL CODES AND NEC LATEST EDITION.
2. PRIOR TO BIDDING WORK , THE CONTRACTOR SHALL VERIFY THAT THE EXISTING ELECTRICAL SERVICE IS ADEQUATE FOR THE NEW WORK, AND NOTIFY THE OWNER IMMEDIATELY IF DEFICIENT
3. RELOCATE EXISTING ELECTRICAL SERVICE AND METER, IF REQUIRED BY NEW WORK, TO NEAREST OR ADJACENT ACCEPTABLE WALL LOCATION.
4. ALL ELECTRICAL WORK, MATERIALS AND METHODS OF INSTALLATION ARE TO BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL CODES AND NEC LATEST EDITION.
5. ALL WIRING IS TO BE COPPER, ROMEX, NON-METALLIC, CONCEALED IN FLOORS, WALLS AND CEILINGS AS PER CODE
6. ALL ELECTRICAL DEVICES (I.E. SWITCHES, DIMMERS, ETC.) TO BE "LUTRON CASSETA" TYPE, UNLESS OTHERWISE NOTED.
7. SUPPLY AND INSTALL SMOKE DETECTORS AS PER CODE.
8. PROVIDE ELECTRICAL CONNECTIONS (AS REQUIRED) FOR ALL KITCHEN APPLIANCES, FANS , LAUNDRY APPLIANCES, BATHROOM SPECIALTIES (SAUNA, STEAM UNIT, WHIRLPOOL BATH, ETC.), CENTRAL VACUUM SYSTEM, H.V.A.C. EQUIPMENT AND ALL OTHER (TELEPHONE, VIDEO, AUDIO, ETC.) REQUIRED CONNECTIONS.
9. CONTRACTOR SHALL VERIFY THAT FIXTURE TYPE IS PROPERLY SUITED FOR ITS INTENDED LOCATION (DIRECT CONTACT W/ INSULATION, ABOVE A BATH, ETC).
10. CONTRACTOR SHALL VERIFY DEPTHS OF ALL FIXTURES TO FIT WITHIN FRAMING PRIOR TO ORDERING SAME.
11. PROVIDE STEPPED BAFFLES AT ALL RECESSED LIGHTING FIXTURES AS REQUIRED.
12. PROVIDE REQUIRED LAMPS @ ALL LIGHTING FIXTURES. LAMPS AT ALL RECESSED FIXTURES SHALL BE LED UNLESS OTHERWISE NOTED.
13. ALL SWITCHES SHALL BE SLIDE DIMMER TYPE W/PRESET (EXCEPT AT CLOSETS, FLUORESCENT FIXTURES, EXHAUST FANS OR AS DIRECTED BY OWNER.
14. PROVIDE HIGH CAPACITY SLIDE DIMMERS WHERE REQUIRED.
15. WHERE DIMMERS ARE GANGED TOGETHER, 'DERATE' AS PER MANUFACTURER'S SPECIFICATIONS AND AS PER ALL CODE REQUIREMENTS.
16. PROVIDE G.F.I. PROTECTED RECEPTACLES AT ALL WET AREAS AS PER CODE.
17. PROVIDE EXTERIOR RECEPTACLES AS PER CODE.
18. ONLY CERTAIN OUTLET LOCATIONS ARE INDICATED, ALL OTHER OUTLET LOCATIONS SHALL BE AS PER CODE AND OWNERS REQUIREMENTS. ALL OUTLET LOCATIONS SHALL BE REVIEWED WITH OWNER PRIOR TO INSTALLATION.
19. FIRE UNDERWRITERS' CERTIFICATION SHALL BE DELIVERED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF WORK.
20. A MINIMUM OF 100% OF ALL LIGHTING SHALL BE ENERGY EFFICIENT.

LEGEND

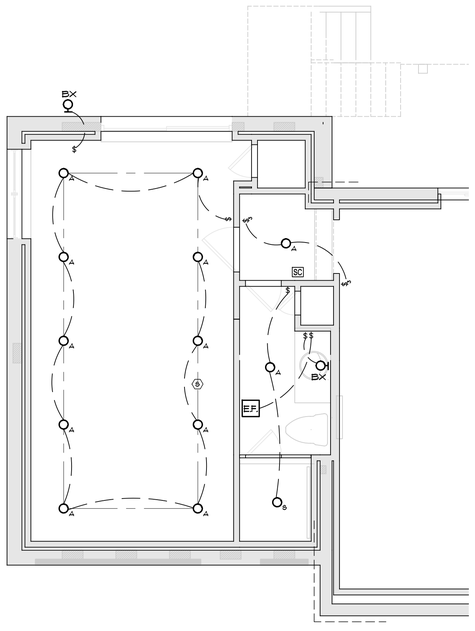
SLOPED CEILING

CHANGE IN CEILING HEIGHT

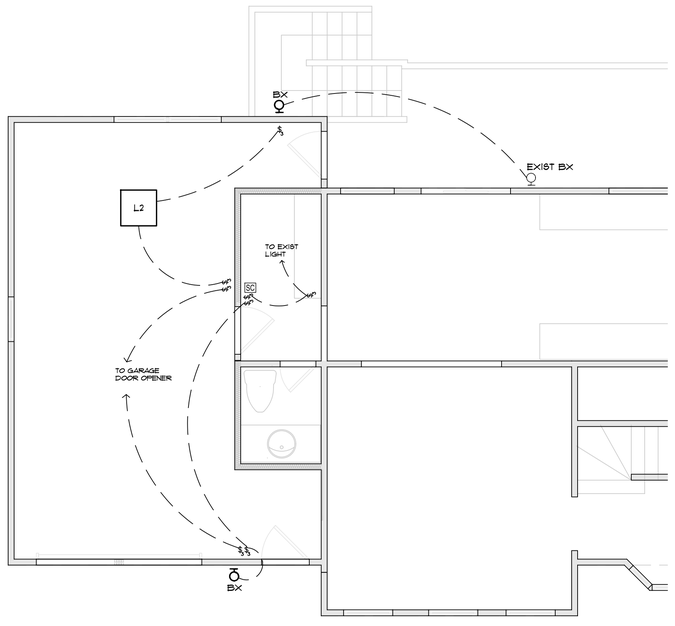


SECOND FLOOR PLAN

SCALE : 1/4" = 1'-Ø"



BASEMENT PLAN



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-Ø"

3	3.28.23	AS PER BLDG DEPT
2	3.20.23	AS PER BLDG DEPT
1		

BURROWS RESIDENCE
27 MITCHELL ROAD
PORT WASHINGTON NEW YORK

NATHAN I. LAUBACH REGISTERED ARCHITECT No. 020472 STATE OF NEW YORK

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nathan I. laubach aia
nll architect
Village Hill Drive • Dix Hills • NY • 11746
(631) 493-3949 nllarch@live.com

LIGHTING PLAN

DATE: 9.06.22

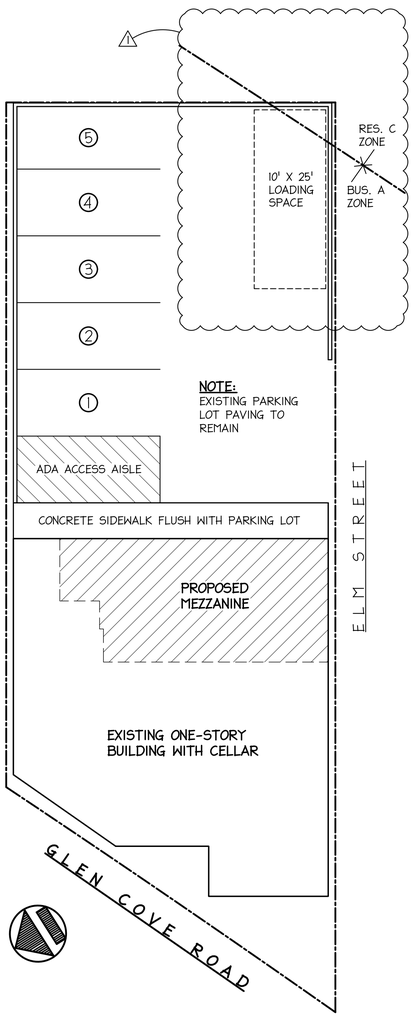
L1

COVE REALTY, LLC

RETAIL SPACE RENOVATION

#21398

54 GLEN COVE ROAD
GREENVALE, NEW YORK
PROJECT NO. 2117



1 C-001 **SITE PLAN**

SCALE: 1" = 10'-0"

NOTE:
PROPERTY INFORMATION PREPARED BASED ON LEONARD J. STRANDBERG AND ASSOCIATES SURVEY DATED 02/12/2015

SECTION: 20
BLOCK: J06
LOT: 102
ZONE: B-A

LIST OF DRAWINGS:

C-001	SITE PLAN AND GENERAL NOTES
A-001	CELLAR FLOOR PLAN AND LEGEND
A-002	FIRST FLOOR DEMOLITION PLAN, LEGEND AND NOTES
A-003	FIRST FLOOR CONSTRUCTION PLAN, STAIR DETAIL, LEGEND AND NOTES
A-004	FIRST FLOOR CODE COMPLIANCE PLAN, LEGEND AND NOTES
A-005	FIRST FLOOR FURNITURE / MILLWORK PLAN AND NOTES
A-006	FIRST FLOOR CEILING PLAN, NOTES, LIGHT FIXTURE SCHEDULE AND COMCHECK
A-007	MEZZANINE FLOOR CONSTRUCTION PLAN, LEGEND AND NOTES
A-008	MEZZANINE FLOOR CODE COMPLIANCE PLAN, LEGEND AND NOTES
A-009	MEZZANINE CEILING PLAN AND NOTES
A-010	EXTERIOR ELEVATIONS AND NOTES
A-011	BUILDING SECTIONS, DETAILS AND NOTES
A-012	DOOR & HARDWARE SCHEDULES, DETAILS AND NOTES
A-013	ADA DETAILS
S-001	TITLE SHEET
S-002	GENERAL NOTES
S-003	SPECIAL INSPECTIONS
S-100	GROUND FLOOR FRAMING PLAN
S-101	MEZZANINE FLOOR PLAN
S-500	DETAILS
S-501	DETAILS
S-502	DETAILS
M-001	FIRST FLOOR HVAC PLAN
M-002	MEZZANINE HVAC PLAN
M-003	HVAC SCHEDULES AND LEGENDS
M-004	HVAC DETAILS
M-005	HVAC SPECIFICATIONS
P-001	FIRST FLOOR PLUMBING PLAN
P-002	MEZZANINE PLUMBING PLAN
P-003	PLUMBING RISERS, DETAILS AND SCHEDULES
P-004	PLUMBING SPECIFICATIONS
P-005	PLUMBING SPECIFICATIONS

SCOPE OF WORK:

1. THE PRIOR USE OF THE PROJECT SPACE WAS RETAIL (APPLIANCE STORE).
2. PROPOSED USE OF THE SPACE IS A KITCHEN AND INTERIOR DESIGN SHOWROOM WITH ACCESSORY OFFICES.
3. THE CLASSIFICATION OF WORK FOR THIS APPLICATION IS IN ACCORDANCE WITH EBC-NYS SECTION 301.3.2 "WORK AREA COMPLIANCE METHOD". THE CLASSIFICATION OF WORK IS FURTHER DEFINED IN COMPLIANCE WITH EBC-NYS SECTION 605 CHANGE OF OCCUPANCY, INCLUDING CHAPTER 10.
4. THE SCOPE OF WORK INCLUDES INTERIOR RENOVATION OF 1,955 SF OF TENANT SPACE. IN ADDITION A MEZZANINE FLOOR AREA OF 598 SF IS PROPOSED.
5. INCLUDED WITH THIS SCOPE OF WORK IS INTERIOR DEMOLITION OF NON-LOAD BEARING PARTITIONS AND REMOVAL OF SUSPENDED CEILINGS AND LIGHT FIXTURES.
6. CONSTRUCT INTERIOR WALLS TO CREATE A SHOWROOM & RECEIVING AREA ON THE FIRST FLOOR AND THREE OFFICES & JANITORS CLOSET ON THE MEZZANINE LEVEL. INSTALL NEW GYPSUM BOARD CEILING AND LIGHTING AT THE FIRST FLOOR BELOW THE MEZZANINE AND INSTALL SUSPENDED CEILING AND LIGHTING AT THE MEZZANINE LEVEL. CEILING TO REMAIN WITHIN THE SHOWROOM WITH NEW LIGHTING BEING INSTALLED THIS AREA.
7. ONE NEW ADA COMPLIANT DRINKING FOUNTAIN PROPOSED AND ONE NEW SERVICE SINK PROPOSED.
8. INSTALL ADDITIONAL EMERGENCY AND EXIT LIGHTING WITH THE NEW ROOM LAYOUTS.
9. EXISTING ROOFTOP HVAC UNIT TO BE RE-USED AND NEW GAS-FIRED FURNACE WITH SPLIT SYSTEM AIR CONDITIONING TO BE INSTALLED WITH NEW DUCT WORK DISTRIBUTION. EXISTING ROOFTOP HVAC UNIT TO BE ADJUSTED FOR VENTILATION REQUIREMENTS AND DUCTWORK MODIFICATIONS.
10. INSTALLATION OF NEW AND MODIFICATIONS TO EXISTING PLUMBING AND GAS PIPING FOR NEW ADA COMPLIANT DRINKING FOUNTAIN, SERVICE SINK, AND GAS-FIRED FURNACE.
11. PROVIDE ELECTRICAL DISTRIBUTION WITH NEW ROOM LAYOUTS BACK TO EXISTING ELECTRIC PANEL AND SERVICE.
12. EXTERIOR SIGNAGE TO BE FILED BY OTHERS UNDER SEPARATE BUILDING APPLICATIONS.

OFF-STREET PARKING CALCS:

OFFICE:
200 SF OF FLOOR AREA IN EXCESS OF 1,000 SF

2,737.17 SF (PROJECT FLOOR AREA)
-1,000 SF
1,737.17 SF / 200 SF = 8.69 PARKING SPACES

9 PARKING SPACES REQUIRED
5 PARKING SPACES PROPOSED (SEE SITE PLAN THIS SHEET)

BUILDING CODE REFERENCES:

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

ENERGY CODE NOTE:

1. THE ONLY BUILDING ENVELOP WORK PROPOSED WITH THIS APPLICATION IS FOR NEW STOREFRONT AND WINDOWS TO BE INSTALLED AT THE EXISTING REAR ELEVATION. COMPLIANCE WITH CODE TO BE BY PRESCRIPTIVE METHOD - SEE DRAWING A-010.
2. COMCHECK REPORTS INCLUDED THIS APPLICATION FOR INTERIOR LIGHTING WORK.

ABBREVIATIONS AND DEFINITIONS

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

2 C-001 **LOCATION MAP**

NOT TO SCALE

GENERAL NOTES:

MUNICIPALITY AND LANDLORD COORDINATION:

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

DRAWING COORDINATION:

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

CONTRACTOR RESPONSIBILITIES:

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

ARCHITECT OF RECORD

DRV ARCHITECT, P.C.

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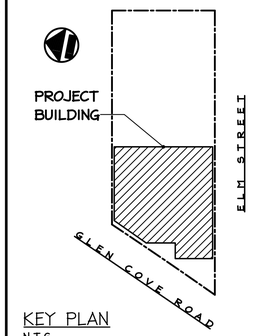


KEY PLAN
N.T.S.

No.	Issue Date	Description
1	12/21/22 12/06/22	REVISED PARKING CALCULATIONS PER EMAIL RESPONSE, ADDED DISTRICT LINES. ADDED LOADING SPACE & REVISED PARKING CALCULATIONS
	11/07/22	ISSUED FOR BD FILING

REVISIONS

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

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

SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

SITE PLAN & GENERAL NOTES

SEAL & SIGNATURE

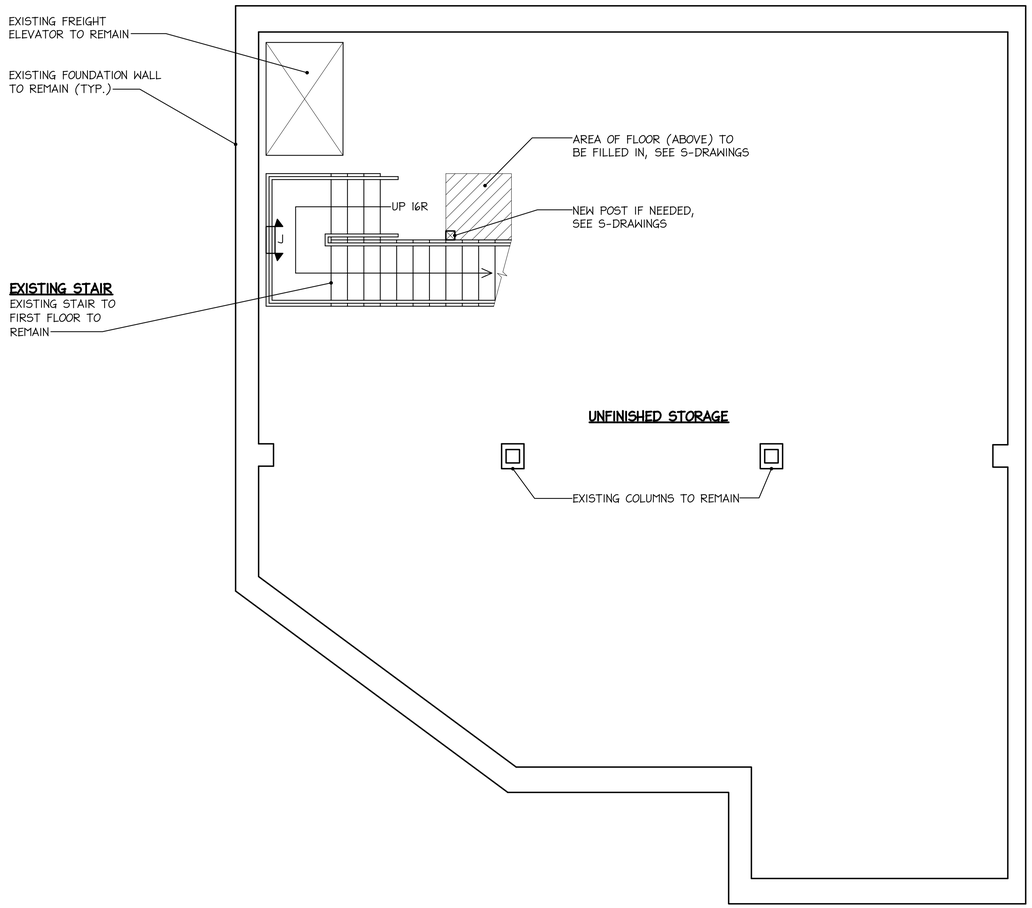
REGISTERED ARCHITECT
DOUGLAS R. VASSO
STATE OF NEW YORK

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

C-001.00

01 OF 01

SCAN CODE



1 / A-001 CELLAR FLOOR PLAN

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

LEGEND:

NEW LED EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH THE BC-NYS SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT. NEW FIXTURES TO MATCH BUILDING STANDARD

ARCHITECT OF RECORD

DRV ARCHITECT, P.C.

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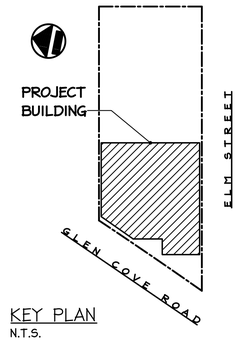

KEY PLAN
N.T.S.

No.	Issue Date	Description
1	12/21/22 12/06/22	NO REVISIONS THIS DRAWING
	11/07/22	ISSUED FOR BD FILING

REVISIONS

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SITE:

COVE REALTY, LLC

INTERIOR DEMOLITION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

CELLAR FLOOR PLAN
AND LEGEND

SEAL & SIGNATURE

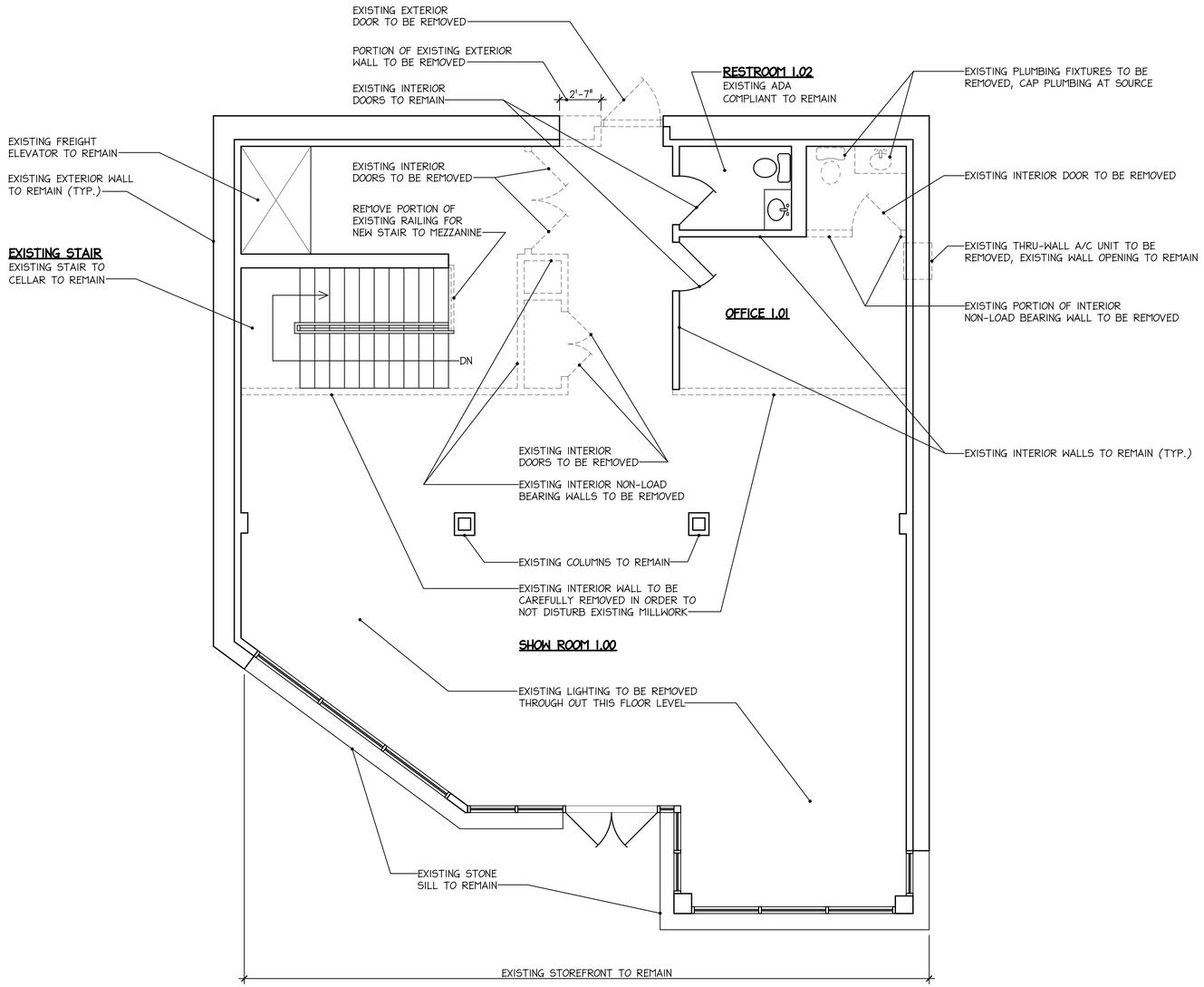
REGISTERED ARCHITECT
DOUGLAS R. VASO
087702
STATE OF NEW YORK

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-001.00

01 OF 13

SCAN CODE



1 A-002 FIRST FLOOR DEMOLITION PLAN

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

LEGEND:

- EXISTING FULL HEIGHT WALL TO REMAIN
- EXISTING FULL HEIGHT WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO REMAIN
- EXISTING DOOR & FRAME TO BE REMOVED

DEMOLITION NOTES:

1. QUESTIONS ARISING DURING DEMOLITION CONCERNING THE REMOVAL OF ITEMS NOT SPECIFICALLY ADDRESSED BY THESE DRAWINGS SHALL BE DIRECTED TO THE ARCHITECT FOR RESOLUTION.
2. THESE DOCUMENTS DO NOT AUTHORIZE THE REMOVAL OF ASBESTOS. THE DETERMINATION OF THE PRESENCE OF ASBESTOS IS THE RESPONSIBILITY OF OTHERS.
3. CONTRACTOR IS RESPONSIBLE TO VERIFY WHETHER ANY EXISTING MATERIALS BEING DISTURBED BY THE SCOPE OF WORK CONTAIN LEAD PAINT. REMOVAL OF SUCH MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE FEDERAL GUIDELINES BY A CERTIFIED LEAD PAINT REMOVAL CONTRACTOR.
4. EXITS, DIRECTIONAL SIGNS AND RED LETTERS TO COMPLY WITH SECTION 1011. EMERGENCY LIGHT FIXTURES TO COMPLY WITH SECTION 1006. EXISTING EXIT AND EMERGENCY LIGHTING SHALL REMAIN IN PROPER OPERATION DURING THE ENTIRE CONSTRUCTION PROCESS.
5. EXISTING FIRE ALARM AND SMOKE DETECTION SYSTEMS TO REMAIN IN OPERATION DURING CONSTRUCTION UNTIL NEW/MODIFIED SYSTEM IS TESTED AND APPROVED.
6. ALL STRUCTURAL MEMBERS ARE TO REMAIN.
7. SHOULD ANY OF THE PARTITIONS INDICATED TO BE REMOVED BE FOUND TO BE LOAD BEARING (UNLESS ALREADY NOTED AS SUCH IN THE CONSTRUCTION DOCUMENTS), NOTIFY THE ARCHITECT IMMEDIATELY OF THE CONDITION PRIOR TO PERFORMING ANY WORK.
8. CONTRACTOR SHALL VERIFY & SHUT OFF ALL UTILITIES, HEATING, PLUMBING LINES, ETC. TO AREAS OF DEMOLITION PRIOR TO START OF WORK AS REQUIRED.
9. CONTRACTOR TO ISOLATE DUST WITH PLASTIC & PLYWOOD OVER OPENINGS INTO UNAFFECTED AREAS.
10. ALL DEBRIS AND MATERIAL SHALL BE HAULED AWAY AS IT IS COLLECTED. SITE SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. ALL DUMPSTER'S SHALL BE CLEANED AND CHECKED DAILY OF PAPERS, ETC.
11. EXISTING FLOORING TO BE REMOVED DOWN TO EXISTING SUBSTRATE.
12. REMOVE ALL WALL FINISHES DOWN TO EXISTING SUBSTRATE ON WALLS TO REMAIN.
13. WHERE LIGHT FIXTURES ARE TO BE REMOVED, REMOVE WIRING AND CIRCUITS BACK TO EXISTING ELECTRIC PANEL.
14. WHERE WALL REMOVALS ARE INDICATED, REMOVE EXISTING ELECTRICAL DEVICES AND EXISTING ELECTRICAL DISTRIBUTION BACK TO EXISTING ELECTRIC PANEL.
15. PLUMBING FIXTURES AFFECTED BY WALL REMOVALS TO BE REMOVED WITH PLUMBING LINES CAPPED AT PLUMBING MAIN.

ARCHITECT OF RECORD

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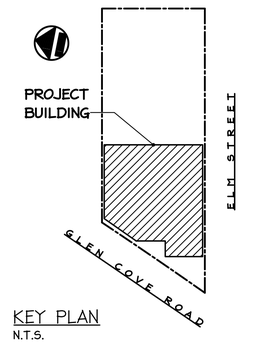

KEY PLAN
N.T.S.

No.	Issue Date	Description
⚠	12/21/22 12/06/22	NO REVISIONS THIS DRAWING
	11/07/22	ISSUED FOR BD FILING

REVISIONS

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SITE:

COVE REALTY, LLC

INTERIOR DEMOLITION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

FIRST FLOOR DEMOLITION PLAN, LEGEND AND NOTES

SEAL & SIGNATURE

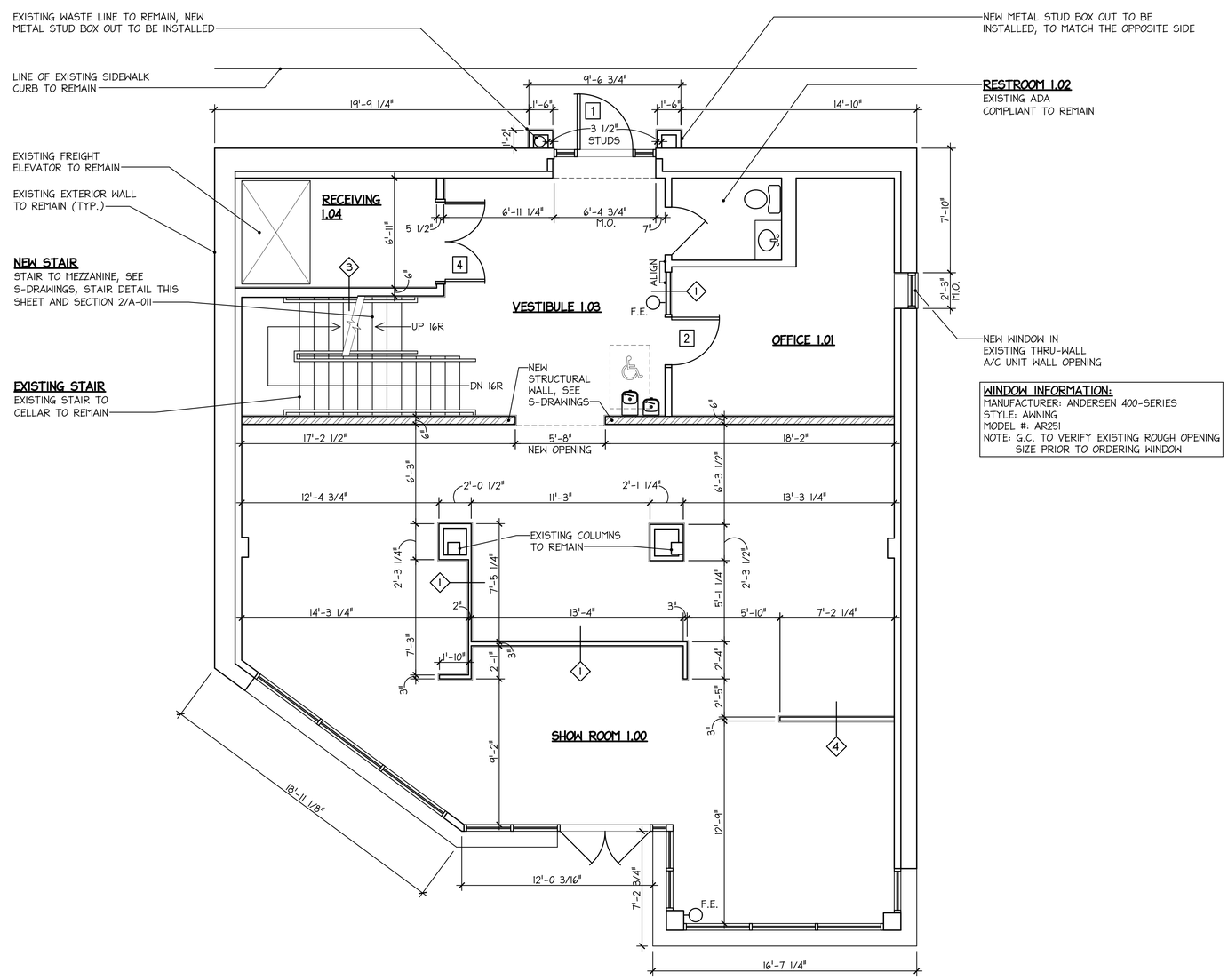
REGISTERED ARCHITECT DOUGLAS R. VARGO 027706 STATE OF NEW YORK

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-002.00

02 OF 13

SCAN CODE



1 A-003 FIRST FLOOR CONSTRUCTION PLAN

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

LEGEND:

- EXISTING FULL HEIGHT WALL TO REMAIN, PATCH AS REQUIRED TO RECEIVE NEW FINISH
- NEW FULL-HEIGHT PARTITION
- NEW STRUCTURAL WALL, SEE S-DRAWINGS
- EXISTING DOOR & FRAME TO REMAIN
- NEW DOOR AND FRAME
- F.E. NEW PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH THE FC-NYS SECTION 906, F906.3, AND TABLE F906.3(1).

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

CONSTRUCTION NOTES:

1. ALL DIMENSIONS ARE TO OUTSIDE OF STUD FRAMING UNLESS OTHERWISE NOTED.
2. SEE CONSTRUCTION DETAILS THIS SHEET AND ON DRAWINGS A-011 & A-012.
3. SEE ADA STANDARD DETAILS ON DRAWING A-013.

BLOCKING NOTES:

SOLID WOOD BLOCKING TO BE INSTALLED TO SUPPORT WALL MOUNTED EQUIPMENT, CONTRACTOR TO COORDINATE WITH CLIENT

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

2 A-003 TYPICAL METAL STAIR DETAIL

SCALE: 1 = 1'-0"

ARCHITECT OF RECORD
DRV ARCHITECT, P.C.
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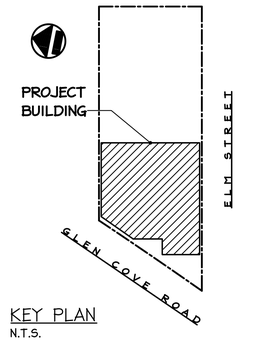

KEY PLAN
N.T.S.

No.	Issue Date	Description
1	12/21/22 12/06/22	NO REVISIONS THIS DRAWING
	11/07/22	ISSUED FOR BD FILING

REVISIONS

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SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

FIRST FLOOR CONSTRUCTION PLAN, STAIR DETAIL, LEGEND AND NOTES

SEAL & SIGNATURE

REGISTERED ARCHITECT DOUGLAS R. HAGEDORN 026700 STATE OF NEW YORK

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

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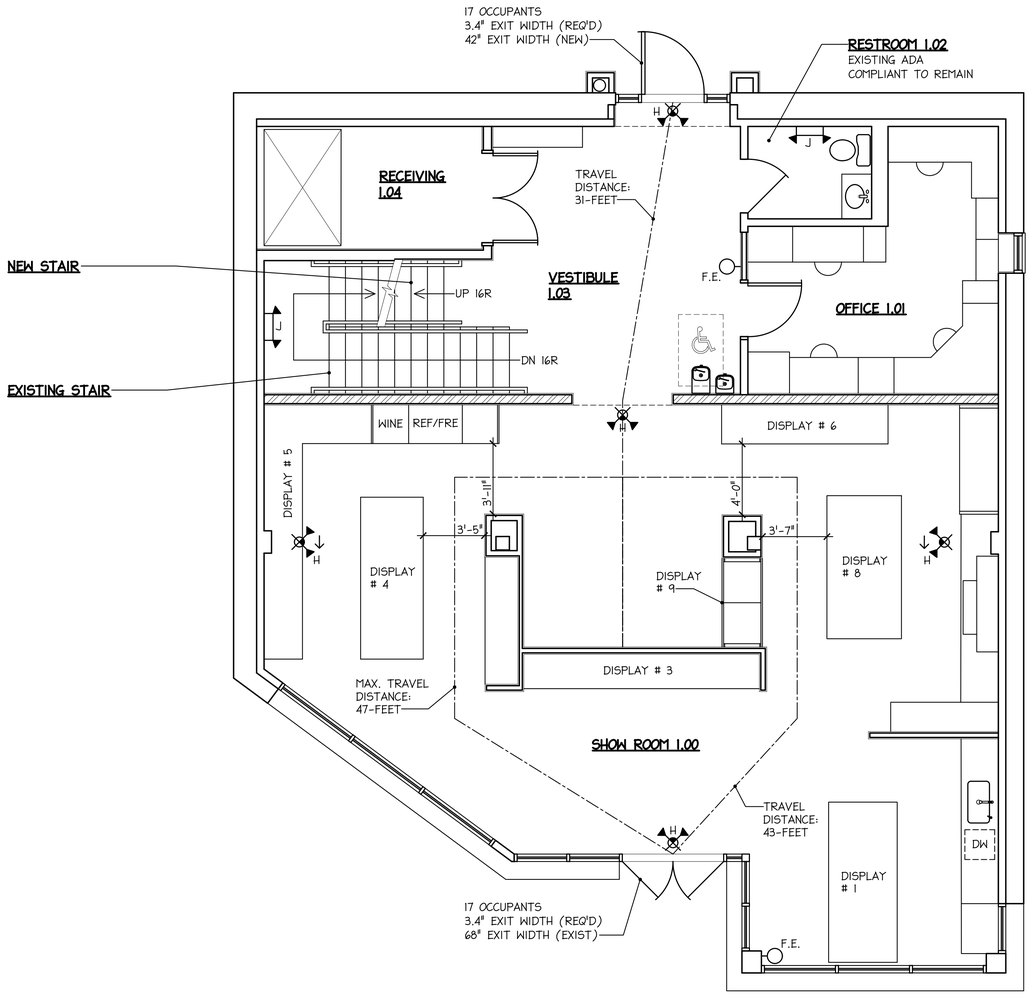

1 / A-004 FIRST FLOOR CODE COMPLIANCE PLAN

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

LEGEND:

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

NEW LED EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH THE BC-NYS SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT. NEW FIXTURES TO MATCH BUILDING STANDARD

F.E. NEW PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH THE FC-NYS SECTION 906, F906.3, AND TABLE F906.3(1).

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

"BUILDING CODE" NOTES:

USE:

USE CLASSIFICATION (SECTION 304)	GROUP B - BUSINESS (PROFESSIONAL SERVICES - INTERIOR DESIGNERS)

CONSTRUCTION CLASSIFICATION:

TYPE OF CONSTRUCTION (TABLE 601)	TYPE IIB
PRIMARY STRUCTURAL FRAME	0-HOUR
BEARING WALL (EXTERIOR)	0-HOUR
BEARING WALL (INTERIOR)	0-HOUR
NON-BEARING WALLS AND PARTITIONS (EXTERIOR)	0-HOUR
NON-BEARING WALLS AND PARTITIONS (INTERIOR)	0-HOUR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0-HOUR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0-HOUR

CONSTRUCTION TYPE:

MAX ALLOWABLE BUILDING HEIGHT (TABLE 504.3):	55' (NOT SPRINKLERED)
EXISTING BUILDING HEIGHT:	22' (NO CHANGE PROPOSED)
MAX ALLOWABLE NUMBER OF STORIES (TABLE 504.4):	3 STORIES MAX (NOT SPRINKLERED)
EXISTING NUMBER OF STORIES	1 STORY (NO CHANGE PROPOSED)
ALLOWABLE AREA FACTOR (TABLE 506.2):	23,000 SF (ONE-STORY, NOT SPRINKLERED)
EXISTING BUILDING AREA:	1,955 SF (NO CHANGE PROPOSED)

AUTOMATIC SPRINKLER SYSTEM:

COMPLIANCE WITH BC NYS SECTION 903	NO SYSTEM EXISTS

FIRE ALARM DETECTION SYSTEMS:

COMPLIANCE WITH BC NYS SECTION 907	NO SYSTEM EXISTS

EGRESS NOTES:

1. EXIT ACCESS TO BE IN CONFORMANCE WITH SECTION 1016.
2. ACCESSIBLE MEANS OF EGRESS TO BE IN CONFORMANCE WITH SECTION 1009.
3. ACCESSIBLE ROUTE TO BE IN CONFORMANCE WITH SECTION 1104.
4. DOOR HARDWARE TO BE IN CONFORMANCE WITH SECTIONS 1010.1.9 AND 1010.1.10, AND ADA COMPLIANCE WITH CHAPTER 11.
5. ILLUMINATED EXIT SIGNAGE TO BE IN ACCORDANCE WITH SECTION 1013.
6. MEANS OF EGRESS ILLUMINATION THROUGHOUT THE PROJECT SPACE TO COMPLY WITH SECTION 1008.
7. DOORS TO SWING IN DIRECTION OF EGRESS WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE.

EGRESS CALCULATIONS:

EXISTING FIRST FLOOR AREA - 1,955 SF
PROPOSED MEZZANINE AREA - 598 SF
PROJECT GROSS AREA - 2,553 SF

	REQUIRED	# OF OCCUPANTS
OCCUPANT LOAD (TABLE 1004.5) BUSINESS	150 SF / OCCUPANT (GROSS)	2,553 SF - 17 OCCUPANTS
TOTAL OCCUPANTS		17 OCCUPANTS

	REQUIRED	PROPOSED
EGRESS WIDTH (SECTION 1005.3.2)	0.20" / OCCUPANT = 3.4"	110"
MINIMUM WIDTH AND CAPACITY OF STAIR (SECTION 1011.2, EXCEPTION 1)	36" (LESS THAN 50 OCCUPANTS)	44.5"

	REQUIRED	PROPOSED
NUMBER OF EXITS (TABLE 1006.3.2) (OCCUPANT LOAD 1-500)	2	2

	REQUIRED	PROPOSED
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2) (BUSINESS WITHOUT SPRINKLER)	200'	47'

"PLUMBING CODE" NOTES:

PLUMBING FIXTURE COUNT CALCULATIONS:

	MAXIMUM	PROPOSED
PLUMBING FIXTURES (TABLE 2902.1) (BUSINESS B)	WATER CLOSET 1/25 OCC'TS - 1	1 ✳
	LAVATORY 1/40 OCC'TS - 1	1 ✳
	SERVICE SINK - 1	1
	DRINKING FOUNTAIN - 1	1

✳ PER SECTION 2902.2 EXCEPTION 4:
SEPARATE SEX FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER. ONE EXISTING WATER CLOSET AND ONE EXISTING LAVATORY PROPOSED WITH THIS FILING - ADA COMPLIANT.

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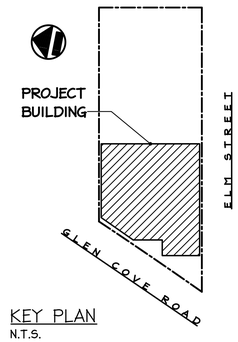

KEY PLAN
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COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

FIRST FLOOR CODE COMPLIANCE PLAN, LEGEND AND NOTES

SEAL & SIGNATURE

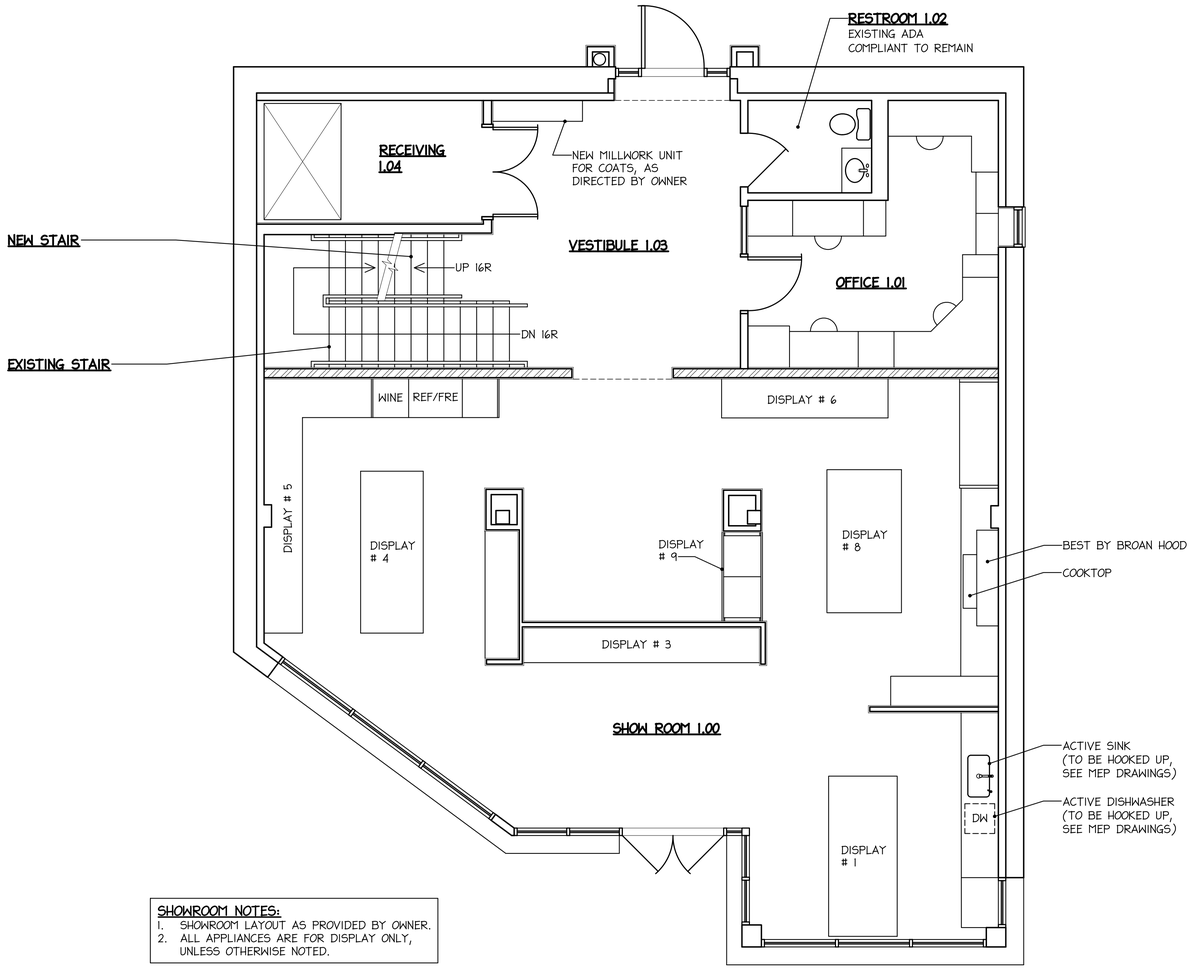
REGISTERED ARCHITECT DOUGLAS R. VAGO 027702 STATE OF NEW YORK

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-004.00

04 OF 13

SCAN CODE



SHOWROOM NOTES:
1. SHOWROOM LAYOUT AS PROVIDED BY OWNER.
2. ALL APPLIANCES ARE FOR DISPLAY ONLY, UNLESS OTHERWISE NOTED.

GENERAL FINISH NOTES:

1. CONTRACTOR SHALL CAREFULLY CHECK ALL DIMENSIONS AND OTHER CONDITIONS AFFECTING THE WORK IN THE FIELD.
2. CONTRACTOR SHALL CLEAN AND PREPARE EXISTING SUBSTRATES TO SATISFACTORY CONDITIONS TO RECEIVE NEW FINISH MATERIAL.
3. STORE OF ALL MATERIAL IN AN ENCLOSED AND DRY AREA PROTECTED FROM DAMAGE AND SOILING. LOCATION OF STORAGE AREA WITHIN BUILDING SHALL BE COORDINATED WITH THE CLIENT.
4. NEWLY CONSTRUCTED WALLS TO BE TAPED, SPACKLED, PRIMED AND PAINTED PER THE CLIENT'S DIRECTION.
5. ALL WALLS IN ROOMS AFFECTED BY THE CONSTRUCTION ARE TO BE PATCHES, REPAIRED, TAPED, SPACKLED, PRIMED AND PAINTED WITHIN THE ENTIRE ROOM.
6. ONLY LOW VOC PAINTS AND FLOORING FINISHING MATERIALS SHALL BE UTILIZED. WATER BASED PRODUCTS ARE RECOMMENDED. PROVIDE PROPER VENTILATION FOR THIS WORK.
7. FOLLOW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS FOR PROPER SURFACE PREPARATION, APPLICATION, AND THE USE OF PRIMERS FOR BEST RESULTS.
8. MATERIALS ARE TO BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS IN TERMS OF FLAME SPREAD REGULATIONS. FLAME SPREAD CLASSIFICATIONS FOR A SPRINKLERED SPACE, BUSINESS B USE, ARE TO BE AS FOLLOWS PER THE BC-NYS TABLE 803.13:

INTERIOR EXIT STAIRWAYS, RAMPS AND EXIT PASSAGEWAYS:	CLASS B
CORRIDORS AND EXIT ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS:	CLASS C
ROOMS AND ENCLOSED SPACES:	CLASS C

1 / A-005 FIRST FLOOR FURNITURE / MILLWORK PLAN

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

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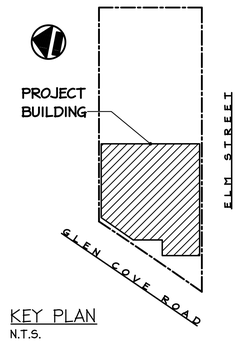

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SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

FIRST FLOOR
FURNITURE / MILLWORK
PLAN AND NOTES

SEAL & SIGNATURE

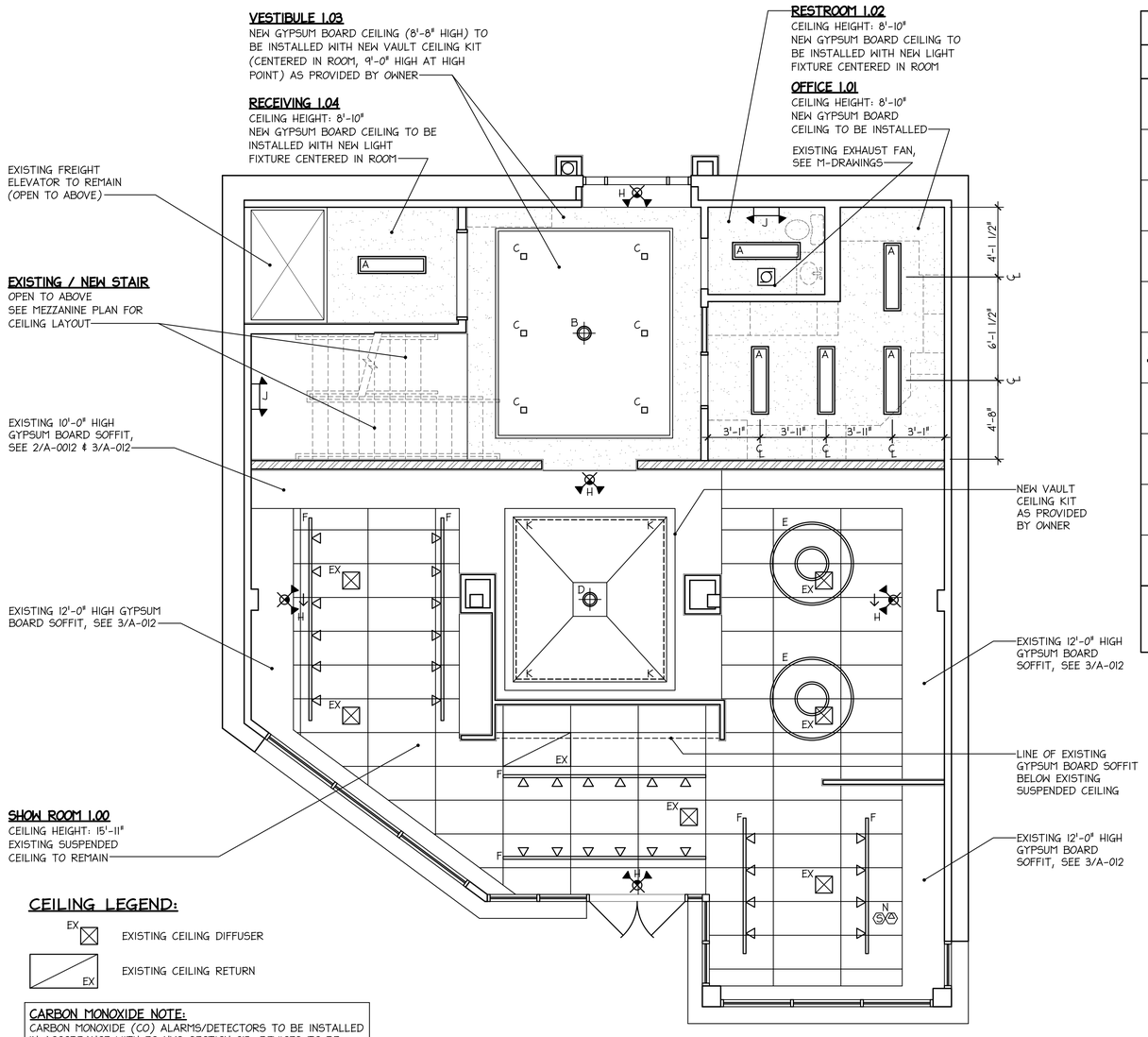
REGISTERED ARCHITECT
DOUGLAS R. VARGO
087706
STATE OF NEW YORK

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-005.00

05 OF 13

SCAN CODE



CEILING LEGEND:

EX — EXISTING CEILING DIFFUSER

EX — EXISTING CEILING RETURN

CARBON MONOXIDE NOTE:
CARBON MONOXIDE (CO) ALARMS/DETECTORS TO BE INSTALLED IN ACCORDANCE WITH FC-NYS SECTION 915. DEVICES TO BE FILED WITH THE NASSAU COUNTY FIRE MARSHAL'S OFFICE BY THE INSTALLER. FOR DETECTION ZONES LESS THAN 10,000 SF, THE CARBON MONOXIDE DETECTION SHALL BE PLACED IN A CENTRAL LOCATION WITHIN SUCH DETECTION ZONE.

N — SMOKE & CO COMBO DETECTOR

1 A-006 FIRST FLOOR CEILING PLAN

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

LIGHT FIXTURE SCHEDULE

TYPE / SYMBOL	DESCRIPTION	MANUFACTURER & MODEL	FIXT WATT	VOLT	LAMP TYPE	MOUNTING	REMARKS
A	1' X 4' RECESSED LED	MLFP14G420WCSCR	20	120	LED	RECESSED IN CEILING	
B	PENDANT LIGHT FIXTURE	KUZCO LIGHTING "EERIE LINEAR SUSPENSION" ITEM #: KUZ1062833	56	120	LED	CEILING MOUNTED	
C	4" X 4" RECESSED LED	LOTUS LED LIGHTS "4 INCH SQUARE DEEP REGRESSED LED RECESSED TRIM"	15	120	LED	RECESSED IN CEILING	STYLE AND FINISH AS SELECTED BY OWNER
D	PENDANT LIGHT FIXTURE	SONNEMAN "CONSTELLATION AQUILA MAJOR PENDANT" SKU: 2152.13C	41	120	LED	CEILING MOUNTED	
E	PENDANT LIGHT FIXTURE	_____	400	96	LED	CEILING MOUNTED	AS SELECTED BY OWNER
F	TRACK LIGHT	TECH LIGHTING TRACK SYSTEM	120	72	LED	CEILING MOUNTED	STYLE AND FINISH AS SELECTED BY OWNER
G	2' X 2' RECESSED LED	CREE - C-LITE C-TR-A-FP22-HE-40L-35K-WH	40	120	LED	RECESSED IN CEILING TILES	
H	LED EMERGENCY & EXIT COMBO LIGHT	ATLITE RCS-1-8-2-LED	3	120	LED	WALL MOUNTED OR ON STEM	
J	LED EMERGENCY LIGHT	ATLITE 12BCNY2	9	120	LED	WALL MOUNTED OR ON STEM	
K _____	LED COVE LIGHT	LIGHTOLOGY "VERGE WALL 5W PLASTER-IN SYSTEM" ITEM # EDG356940	30	24	LED	CEILING MOUNTED	

NOTES:
1. CONTRACTOR TO CONFIRM ALL LIGHT FIXTURE SELECTIONS WITH OWNER PRIOR TO ORDERING.
2. EMERGENCY & EXIT COMBO LIGHT TO INCLUDE 8" RED LETTERS AND EMERGENCY BATTERY BACK-UP (DIRECTIONAL ARROWS AND FACES (SHADED) AS SHOWN ON DRAWINGS). EMERGENCY & EXIT COMBO LIGHT TO BE IN ACCORDANCE WITH BC-NYS SECTION 1013.

COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Cove Realty, LLC
Project Type: New Construction

Construction Site:
54 Glen Cove Road
Greenvale, New York 11548

Owner/Agent:
Cove Realty, LLC
54 Glen Cove Road
Greenvale, New York 11548

Designer/Contractor:
Douglas R. Vaggi
DRV Architect, P.C.
1180 Park Avenue
Franklin Square, New York 11010
516 352 9827
doug@drvarch.com

Additional Efficiency Package(s)

Credits: 1.0 Required 0.0 Proposed

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Interior Designers (Common Space Types:Office - Enclosed)	2718	0.93	2528
		Total Allowed Watts =	2528

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Interior Designers (Common Space Types:Office - Enclosed)				
LED: Fixture "A": 1' X 4' Surface LED: Other:	1	6	20	120
LED: Fixture "B": Pendant LED: Other:	1	1	56	56
LED: Fixture "C": 4" X 4" Recessed LED: Other:	1	6	15	90
LED: Fixture "D": Pendant LED: Other:	1	1	41	41
LED: Fixture "E": Pendant LED: Other:	1	2	400	800
LED: Fixture "F": Track LED: Other:	1	6	120	720
LED: Fixture "G": 2' X 2' Recessed LED: Other:	1	14	40	560
LED: Fixture "K": LED Cove: Other:	1	1	120	120
			Total Proposed Watts =	2507

Interior Lighting PASSES: Design 1% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title _____ Signature _____ Date _____

Project Title: Cove Realty, LLC — Report date: 10/20/22
Data filename: — Page 1 of 5

CEILING NOTES:
1. CEILINGS TO BE INSTALLED ACCORDING TO STANDARD BUILDING PRACTICES AND LOCAL AUTHORITIES.
2. CEILING HEIGHTS AS NOTED ON THE PLAN.
3. ALL CEILINGS TO BE CENTERED IN ROOMS AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED, CONTACT ARCHITECT WITH ANY QUESTIONS.
4. FOR SUSPENDED CEILING SYSTEM SEE CEILING DETAIL 1/A-012.
5. STYLE / COLOR OF CEILING SYSTEM (GRID AND PANELS) ARE TO BE AS SELECTED BY OWNER.
6. PROVIDE ACCESS PANELS AS REQUIRED FOR SUPPLEMENTAL HVAC UNITS, DAMPERS, ETC. COORDINATE WITH HVAC ENGINEERING DRAWINGS.

LIGHTING NOTES:
1. ALL DIMENSIONS OF LIGHT FIXTURES ARE GIVEN CENTER TO CENTER UNLESS OTHERWISE NOTED.
2. ALL LIGHT FIXTURES ARE TO ALIGN UNLESS OTHERWISE NOTED.
3. G.C. TO FIELD ADJUST ANY LIGHT FIXTURE LOCATIONS AS NEEDED.
4. SEE LIGHT FIXTURE SCHEDULE, THIS SHEET.
5. ALL LIGHT SWITCHES SHALL BE INSTALLED 38" A.F.F. WITH CENTER LINE OF FIRST SWITCH 6" FROM ADJACENT DOOR BUCK OR ADJACENT WALL INTERSECTION UNLESS OTHERWISE NOTED. WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION THEY SHALL BE INSTALLED IN GANG TYPE BOX UNDER ONE COVER PLATE.
6. COLOR AND STYLE OF OUTLETS, SWITCHES AND COVER PLATES TO BE AS SELECTED BY OWNER.
7. NEW WEATHER-TIGHT EXTERIOR LED ENTRY LIGHT FIXTURE TO BE INSTALLED AT EACH NEW EXTERIOR DOOR: (HALO OUTDOOR, MODEL # FE0650), OR AS SELECTED BY OWNER.

HVAC SYSTEM NOTES:
1. SEE M-DRAWINGS FOR NEW HVAC UNIT.
2. SEE M-DRAWINGS FOR EXISTING EXHAUST INFORMATION.

FIRE SPRINKLER SYSTEM NOTES:
1. THERE IS NO SPRINKLER SYSTEM.

LIGHTING CODE NOTES:
1. MEANS OF EGRESS ILLUMINATION THROUGHOUT THE PROJECT SPACE TO COMPLY WITH BC-NYS SECTION 1008, INCLUDING 1008.3.
2. PER BC-NYS SECTION 1008.3.2 OF THE BC OF NYS, IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO MEANS OF EGRESS EXTERIOR LANDINGS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE EXTERIOR LANDINGS AND EXIT DISCHARGE.
3. ILLUMINATION FOR AREAS WITH OPEN CEILINGS TO BE IN COMPLIANCE WITH IBC 1008, WITH A MINIMUM ILLUMINATION LEVEL OF NOT LESS THAN 1-FOOTCANDLE AT THE WALKING SURFACE.

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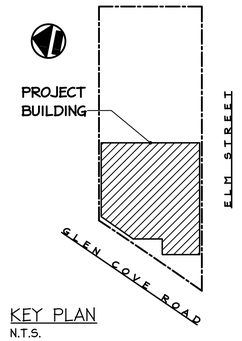

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RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

FIRST FLOOR CEILING PLAN, NOTES, LIGHT FIXTURE SCHEDULE AND COMCHECK

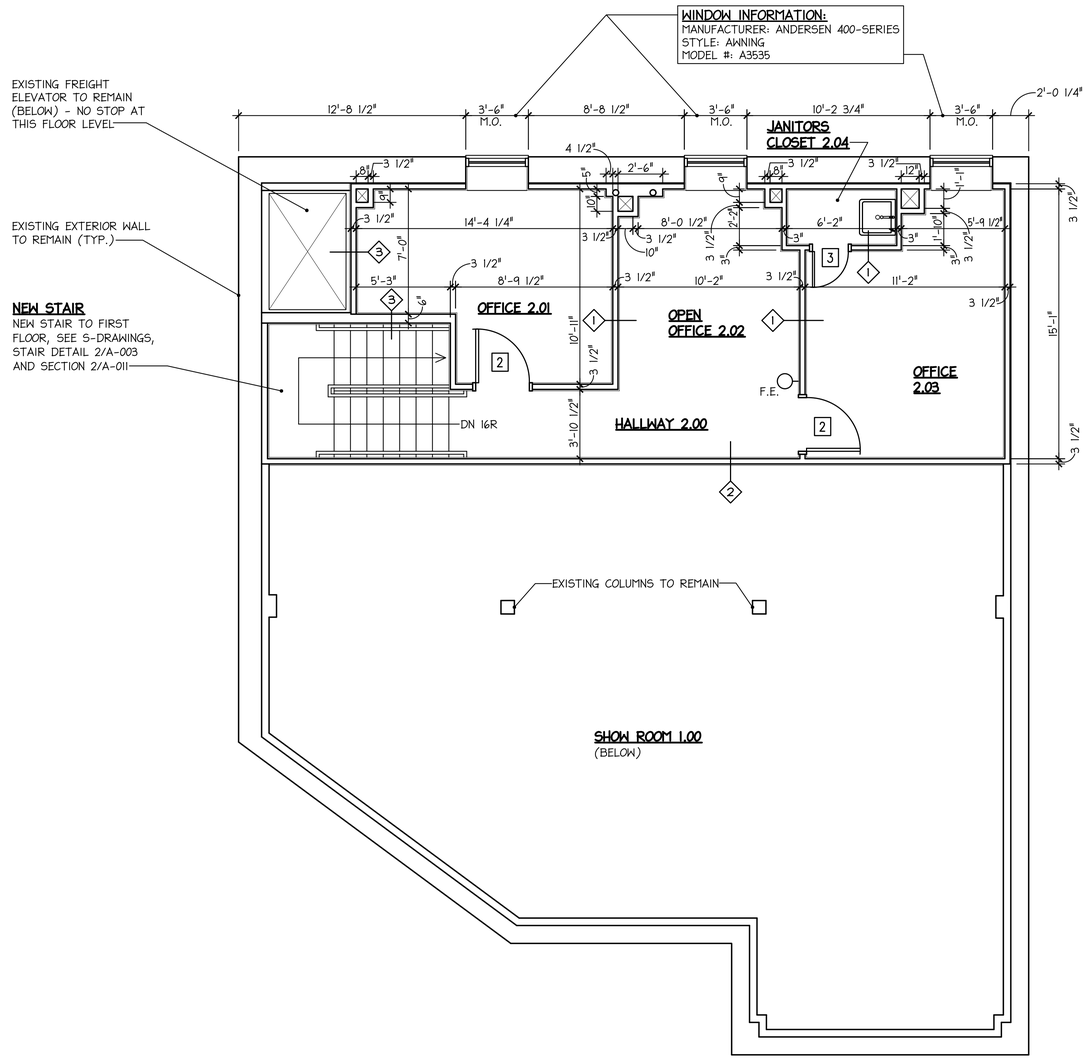
SEAL & SIGNATURE

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-006.00

06 OF 13

SCAN CODE



MEZZANINE FLOOR CONSTRUCTION PLAN

1 / A-007

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

LEGEND:

- EXISTING FULL HEIGHT WALL TO REMAIN, PATCH AS REQUIRED TO RECEIVE NEW FINISH
- NEW FULL-HEIGHT PARTITION
- NEW DOOR AND FRAME
- F.E. — NEW PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH THE FC-NYS SECTION 906, F906.3, AND TABLE F906.3(1).

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MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER TO BE 75'.

CONSTRUCTION NOTES:

1. ALL DIMENSIONS ARE TO OUTSIDE OF STUD FRAMING UNLESS OTHERWISE NOTED.
2. SEE CONSTRUCTION DETAILS ON DRAWINGS A-003, A-011 & A-012.
3. SEE ADA STANDARD DETAILS ON DRAWING A-013.

BLOCKING NOTES:

SOLID WOOD BLOCKING TO BE INSTALLED TO SUPPORT WALL MOUNTED EQUIPMENT, CONTRACTOR TO COORDINATE WITH CLIENT

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

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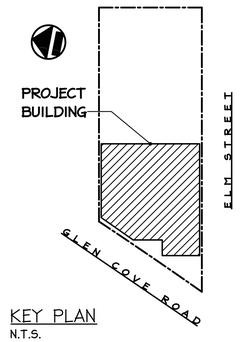

KEY PLAN
N.T.S.

No.	Issue Date	Description
⚠1	12/21/22 12/06/22	NO REVISIONS THIS DRAWING
	11/07/22	ISSUED FOR BD FILING

REVISIONS

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SITE:

COVE REALTY, LLC

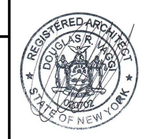
RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

MEZZANINE FLOOR CONSTRUCTION PLAN, LEGEND AND NOTES

SEAL & SIGNATURE

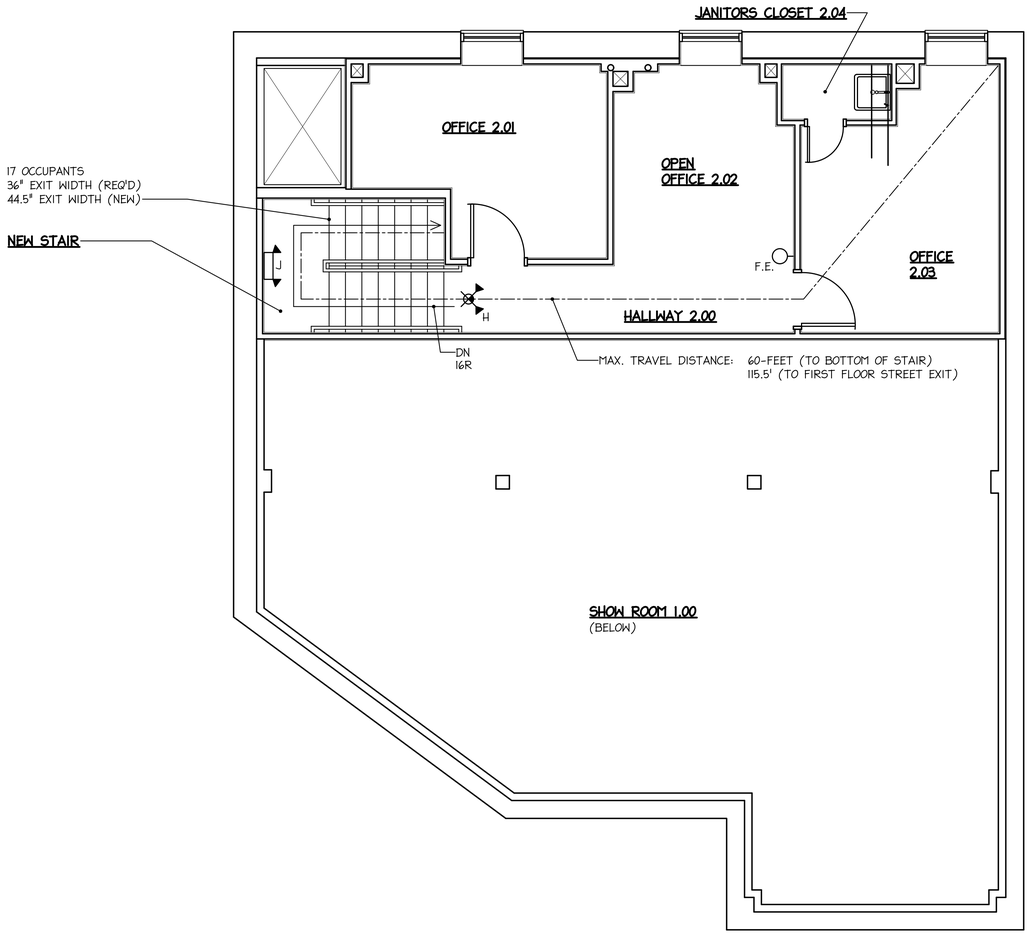


DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-007.00

07 OF 13

SCAN CODE



MEZZANINE FLOOR AREA CALCS:

PER BC-NYS SECTION 505.2.1:
THE AGGREGATE AREA OF A MEZZANINE OR MEZZANINES WITHIN A ROOM SHALL BE NOT GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED.

TOTAL FIRST FLOOR AREA IS 1,955 SF
MAXIMUM ALLOWABLE MEZZANINE AREA IS 652 SF
PROPOSED MEZZANINE AREA IS 598 SF

SPACES WITH ONE MEANS OF EGRESS (TABLE 1006.2.1)
BUSINESS OCCUPANCY

	REQUIRED	PROPOSED
MAXIMUM OCCUPANT LOAD:	49	4
MAXIMUM COMMON PATH OF TRAVEL: OCCUPANT LOAD 30 OR LESS (W/O SPRINKLERS)	100'	60' (TO BOTTOM OF STAIR)
	REQUIRED	**PROPOSED**
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2): (BUSINESS WITHOUT SPRINKLER)	200'	115.5' (TO FIRST FLOOR STREET EXIT)

PER BC-NYS SECTION 505.2.3 OPENNESS:
A MEZZANINE SHALL BE OPEN AND UNOBSTRUCTED TO THE ROOM IN WHICH SUCH MEZZANINE IS LOCATED EXCEPT FOR WALLS NOT MORE THAN 42 INCHES IN HEIGHT, COLUMNS AND POSTS.

EXCEPTIONS:
1. MEZZANINES OR PORTIONS THEREOF ARE NOT REQUIRED TO BE OPEN TO THE ROOM IN WHICH THE MEZZANINES ARE LOCATED, PROVIDED THAT THE OCCUPANT LOAD OF THE AGGREGATE AREA OF THE ENCLOSED SPACE IS NOT GREATER THAN 10.

MEZZANINE FLOOR CODE COMPLIANCE PLAN

I / A-008

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

LEGEND:

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

NEW LED EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH THE BC-NYS SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT. NEW FIXTURES TO MATCH BUILDING STANDARD

F.E. NEW PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH THE FC-NYS SECTION 906, F906.3, AND TABLE F906.3(1).

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

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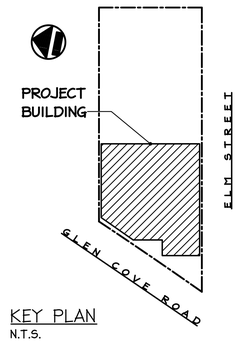

KEY PLAN
N.T.S.

No.	Issue Date	Description
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SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

MEZZANINE FLOOR CODE COMPLIANCE PLAN, LEGEND AND NOTES

SEAL & SIGNATURE

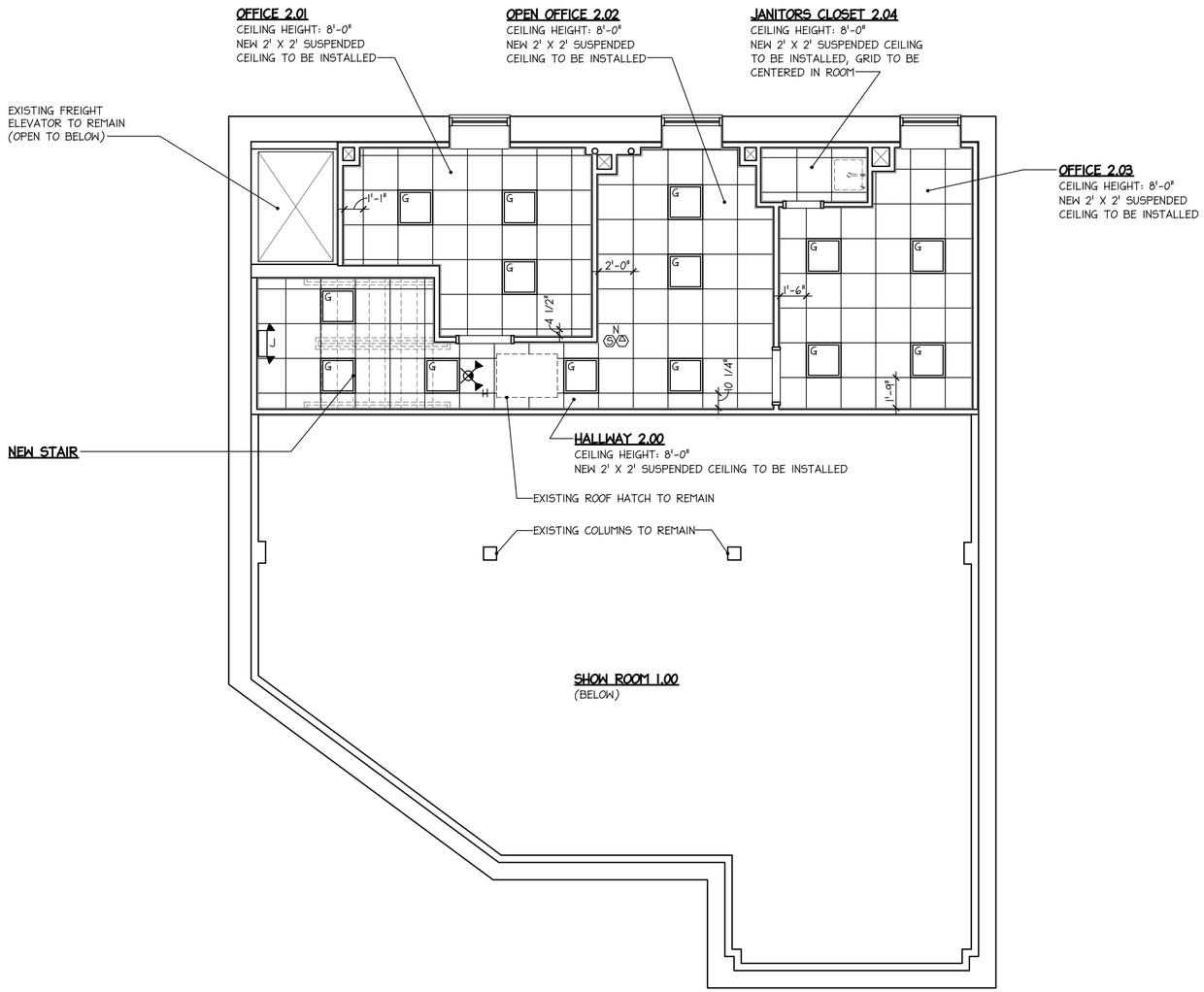
REGISTERED ARCHITECT DOUGLAS R. VANDERVOORT 026702 STATE OF NEW YORK

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-008.00

08 OF 13

SCAN CODE



1 / A-009 MEZZANINE FLOOR CEILING PLAN

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

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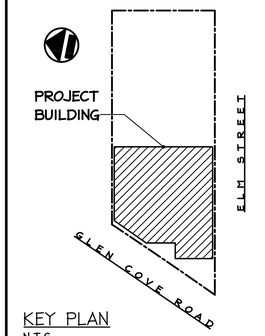

KEY PLAN
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SITE:

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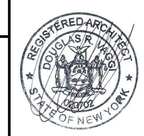
54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

MEZZANINE CEILING
PLAN AND NOTES

SEAL & SIGNATURE



DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-009.00

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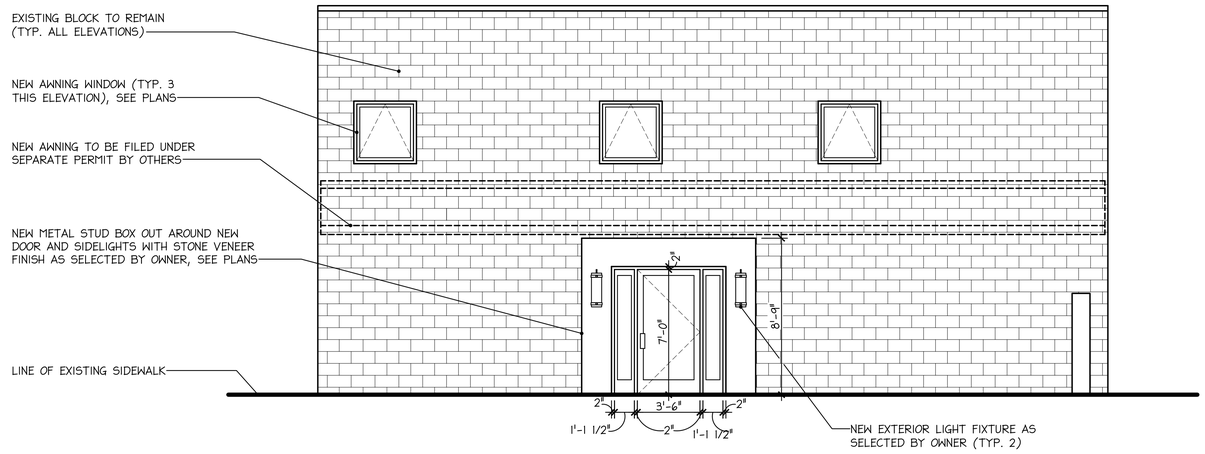
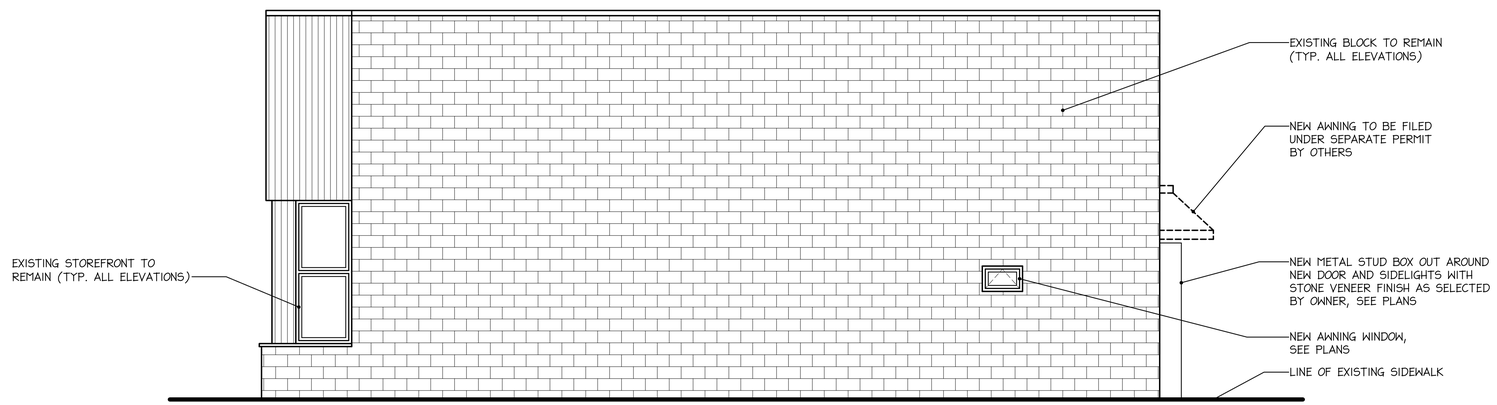
SCAN CODE

NOTE:
ALL EXTERIOR SIGNAGE, IF ANY, TO BE FILED BY OWNER, UNDER SEPARATE BD APPLICATION



1 / A-010 EAST (REAR / PARKING LOT) ELEVATION

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



2 / A-010 SOUTH (ELM STREET) ELEVATION

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

STOREFRONT NOTES:

1. NEW STOREFRONT FRAMING TO BE AS SELECTED BY OWNER
2. SILL AND HEAD FRAMING MEMBERS TO BE 2" X 4 1/2", UNLESS OTHERWISE DIRECTED.
2. GLAZING TO BE 1" INSULATED, TINTING AS SELECTED BY OWNER (IF ANY).
3. ALL WORK ASSOCIATED WITH THE STOREFRONT INSTALLATION IS TO BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
4. THE CONTRACTOR IS TO FIELD MEASURE ALL AREAS OF STOREFRONT WORK.
5. THE CONTRACTOR IS TO PROVIDE A LEVEL SILL FOR THE NEW STOREFRONT FRAMING.
6. ALL FRAMING IS TO BE INSTALLED PLUMB AND LEVEL, FREE OF WARP AND TWIST.
7. INSTALL BACKER RODS AND CLEAR SILICONE SEALANTS AT CONNECTION BUILDING SUBSTRATE / FINISH MATERIAL.
8. NEW STOREFRONT (SIDELIGHTS AND DOOR) GLAZING TO BE IN COMPLIANCE WITH BC-NYS SECTION B2406. GLAZING TO BE CLASS 11, CPSC 16 CFR 1201, PER BC-NYS SECTION 2406.1.1 AND TABLE 2406.2(1).
9. NEW STOREFRONT SIDELIGHTS AND DOOR DEFAULT GLAZING U-FACTOR FOR DOUBLE PANE AND METAL FRAME WITH THERMAL BREAK TO BE 0.65 IN COMPLIANCE WITH ECCC-NYS TABLE C303.1.3(1).
10. NEW STOREFRONT SIDELIGHTS AND DOOR DEFAULT GLAZED FENESTRATIONS FOR CLEAR GLAZING TO BE 0.7 AND FOR TINTED GLAZING TO BE 0.6 IN ACCORDANCE WITH ECCC-NYS TABLE C303.1.3(3).
11. NEW GLAZING TO BE 1" INSULATED (EXTERIOR 1/4" ENERGY ADVANTAGE (2), WITH 1/2" AIR SPACE AND INTERIOR 1/4" CLEAR) WITH THE FOLLOWING PERFORMANCE CHARACTERISTICS:

WINTER U-FACTOR/U-VALUE:	0.29
SUMMER U-FACTOR/U-VALUE:	0.27
SOLAR HEAT GAIN COEFFICIENT:	0.36
SHADING COEFFICIENT:	0.44
RELATIVE HEAT GAIN (BTU/HR-FT2):	92
LIGHT TO SOLAR GAIN:	1.84
VISIBLE LIGHT TRANSMITTANCE:	70%
VISIBLE LIGHT REFLECTANCE (OUTSIDE):	11%
VISIBLE LIGHT REFLECTANCE (INTERIOR):	12%
TOTAL SOLAR TRANSMITTANCE:	33%
TOTAL SOLAR REFLECTANCE (OUTSIDE):	29%
ULTRAVIOLET TRANSMITTANCE:	19%

STOREFRONT DOOR NOTES:

NEW ALUMINUM & GLASS SIDELIGHTS AND DOOR WITH STYLE, PROFILE AND FINISH AS SELECTED BY OWNER. DOOR HARDWARE TO INCLUDE:

- 1 1/2 PAIR BUTT HINGES
- ADA COMPLIANT PUSH & PULL
- DEADLOCK
- 2-POINT LOCK (IF REQ'D BY OWNER)
- EXIT PUSH BAR DEVICE (ADA COMPLIANT)
- CLOSER (ADA COMPLIANT)
- THRESHOLD (ADA COMPLAINT)

NEW STOREFRONT DOOR ADA COMPLIANCE NOTES:
1. SEE DRAWING A-013 FOR DETAILS.
2. FOR DOOR APPROACHES, SEE 404.2.3.2.
3. FOR THRESHOLD COMPLIANCE SEE 303.3.

2020 ENERGY CONSERVATION CONSTRUCTION CODE TABLE C402.4 (CLIMATE ZONE 4) BUILDING ENVELOP FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS

CLIMATE ZONE 4	VERTICAL FENESTRATION: FIXED	VERTICAL FENESTRATION: ENTRANCE DOORS	VERTICAL FENESTRATION: SHGC - PF < 0.2
REQUIRED	U-0.38	U-0.77	0.36
PROPOSED	N/A	U-0.77 (MAX)	N/A

ENERGY CODE NOTE:

IN LIEU OF A COMCHECK SPREADSHEET, THIS PROJECT IS FILED USING THE PRESCRIPTIVE METHOD OF U-VALUES PER THE ECCC TABLE 402.4 (CLIMATE ZONE 4A) FOR THE ITEMS AFFECTED BY THE SCOPE OF WORK FOR THIS PROJECT

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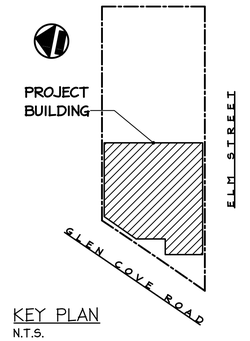

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RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

EXTERIOR ELEVATIONS AND NOTES

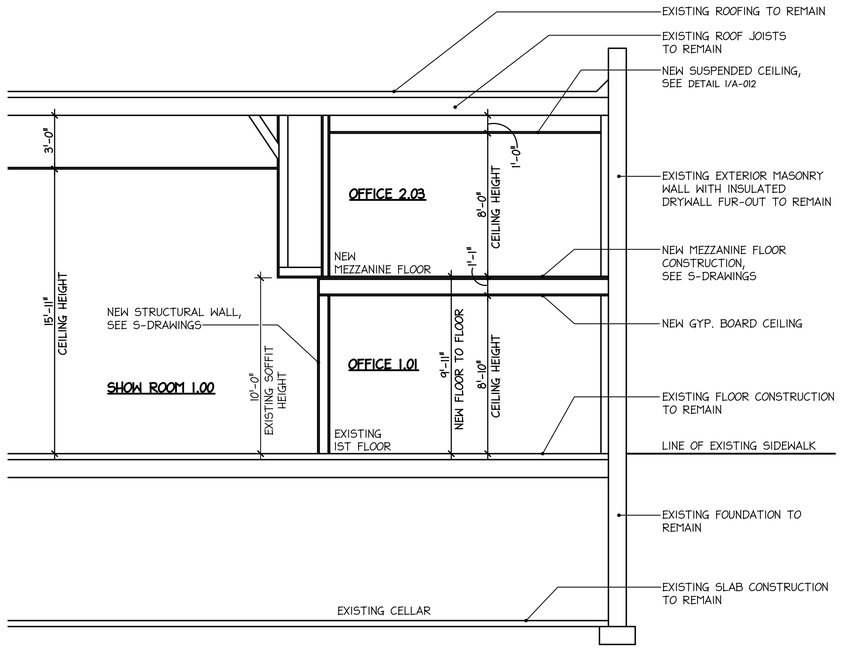
SEAL & SIGNATURE

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-010.00

10 OF 13

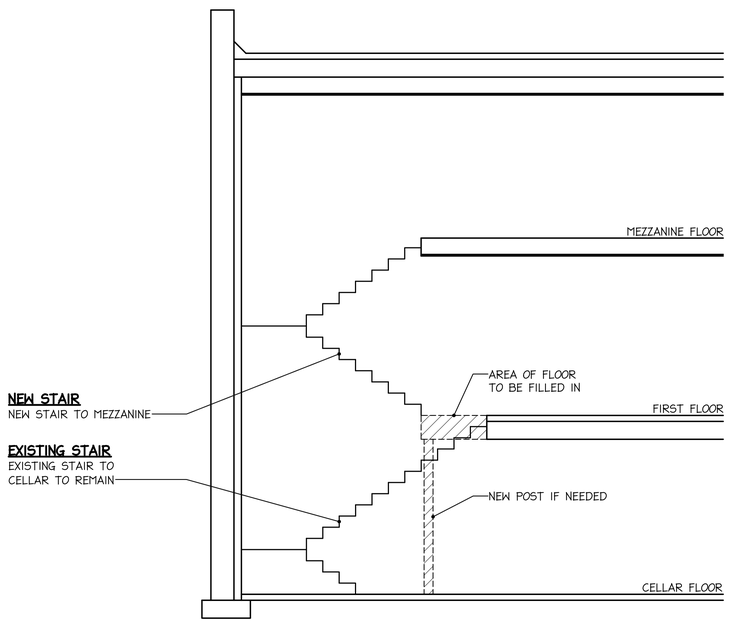
SCAN CODE



1 A-011

BUILDING SECTION @ NEW MEZZANINE

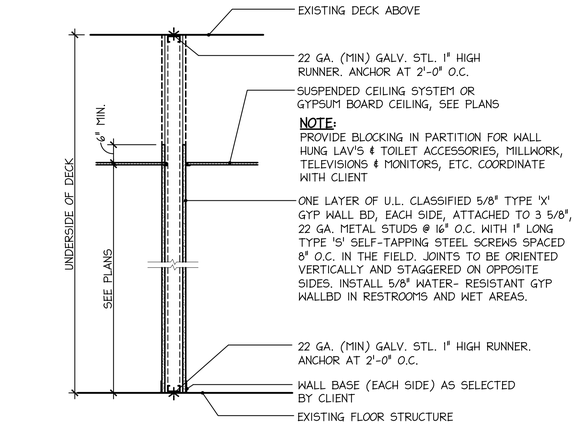
SCALE: 1/4" = 1'-0"



2 A-011

STAIR SECTION DIAGRAM

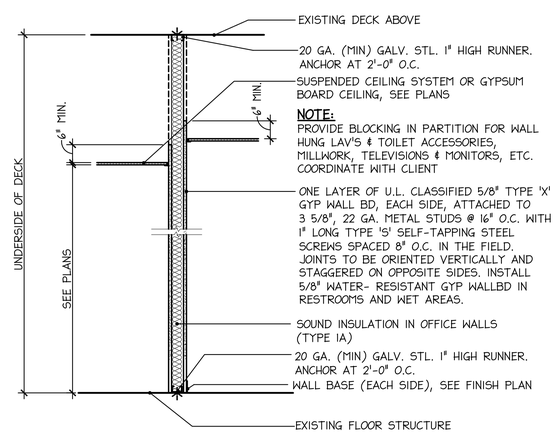
SCALE: 1/4" = 1'-0"



1 NOT TO SCALE

NON-RATED FULL HT PARTITION

NOTE:
PARTITION TYPE 1A SAME AS PARTITION TYPE 1 EXCEPT WITH OFFICE CEILING HEIGHT AT 10'-0" AND SOUND INSULATION IN OFFICE WALLS

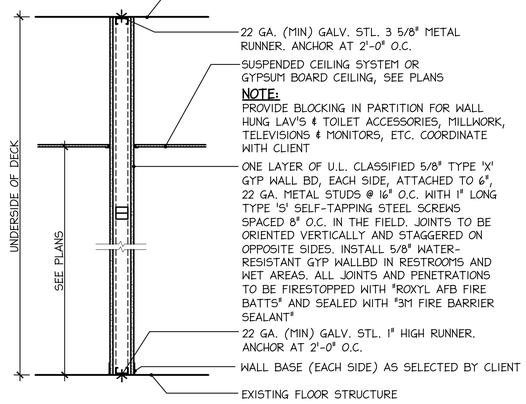


2 NOT TO SCALE

NON-RATED FULL HT PARTITION

NOTE:
INSTALL FIRE-RATED DAMPERS WHERE DUCT PENETRATIONS OCCUR

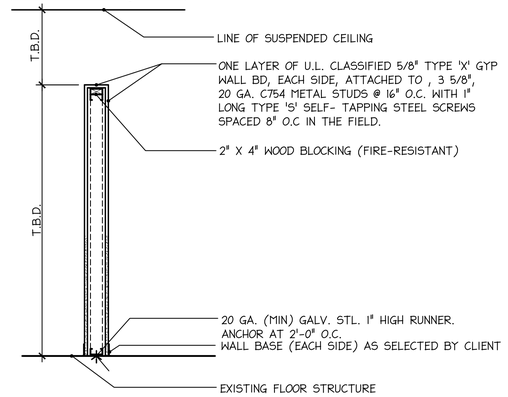
NOTE:
INSTALL AIR-TRANSFER GRILLES IN ALL WALLS FOR RETURN AIR PLENUM WITH FIRE-RATED DAMPER



UL DESIGN #U465 WALL ASSEMBLY UL R1319

3 NOT TO SCALE

ONE HOUR RATED PARTITION



4 NOT TO SCALE

LOW HEIGHT PARTITION

PARTITION NOTES:

1. PROVIDE 16 GA X 12" WIDE HORIZONTAL GROUNDS ON METAL STUDS FOR LATERAL ANCHORING OF WALL FIXTURES - VERIFY WITH FIXTURE MFR'S SPECIFICATIONS.
2. ALL WOOD BLOCKING AND FRAMING TO BE FIRE-RETARDANT.
3. TOP RUNNERS SHALL NOT BE ANCHORED DIRECTLY TO ROOF DECK. ALL FRAMING AND BRACING SHALL BE FROM TOP CHORD OF JOISTS OR STRUCTURAL STEEL.
4. PROVIDE 20 GA. METAL STUDS AT WALL THAT EXCEED 13 FEET IN HEIGHT.
5. INSTALL 1 1/2" CR CHANNEL CONTINUOUS AT MID HEIGHT OF PARTITION.
6. PROVIDE FIRE-STOPPING IN ACCORDANCE WITH UL CLASSIFICATION REQUIREMENTS INDICATED.
7. INSTALL METAL SLIP-JOINT FRAMING TO ALLOW FOR FLOOR OR ROOF FRAMING ABOVE WHERE TRACK INSTALLED UP TO DECK ABOVE. GAP TO BE FILLED WITH CODE-COMPLIANT FIRE-STOPPING AND CAULKING. FIRE-STOPPING MATERIAL TO BE ROXYL AFB FIRE BATTS TO MATCH THICKNESS OF FIRE-RATED ASSEMBLY. FIRE CAULKING TO BE 3M FIRE BARRIER SEALANT. MAXIMUM CAULKING SIZE/DIAMETER TO BE IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS AND LISTED FIRE-RATED ASSEMBLY.

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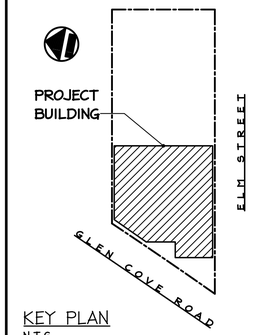

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SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

BUILDING SECTIONS, DETAILS AND NOTES

SEAL & SIGNATURE

REGISTERED ARCHITECT DOUGLAS R. VARGO 027705 STATE OF NEW YORK

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-011.00

11 OF 13

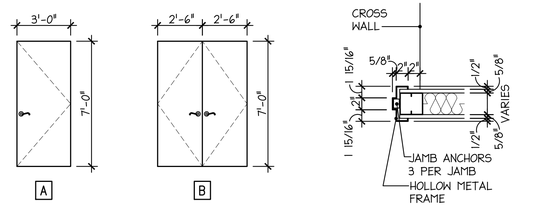
SCAN CODE

DOOR SCHEDULE

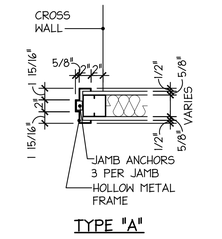
DOOR #	DOOR LOCATION	DOOR TYPE	DOOR SIZE	DOOR MATERIAL	JAMB TYPE	DOOR FINISH	FRAME FINISH	HARDWARE 1	2	3	4	5	6	7	8	9	10	REMARKS	DOOR
01	REAR STOREFRONT	———	3'-6" X 7'-0"	———														NEW DOOR TO MATCH EXISTING STOREFRONT IN STYLE AND FINISH, SEE SHEET A-010	01
02	OFFICE	A	3'-0" X 7'-0"	HOLLOW METAL	A	PAINT	PAINT												02
03	CLOSET	A	2'-0" X 7'-0"	HOLLOW METAL	A	PAINT	PAINT												03
04	RECEIVING	B	(2) 2'-6" X 7'-0"	HOLLOW METAL	A	PAINT	PAINT												04

DOOR HARDWARE SCHEDULE

ITEM NUMBER	FUNCTION	DESCRIPTION
1	PRIVACY LOCK	SCHLAGE AL-SERIES JUPITER, (EXTERIOR LOCKED BY INTERIOR PUSH-BUTTON)
2	BUTT HINGES FOR INTERIOR DOORS	STANLEY FBB179, 1 1/2 PAIR (PER DOOR)
3	BUMPER	WALL MOUNTED - GLYNN JOHNSON GJ60C (CONCAVE)
4	SILENCERS	IVES SR64 (GRAY)
5	HEAD CLOSER FOR INTERIOR DOORS	SLIM STYLE. NORTON SERIES 8301, PLASTIC STYLE COVER IN ALUMINUM FINISH. GENERALLY MOUNT CLOSER ON DOOR ON ROOM SIDE (OPPOSITE CORRIDOR). FURNISH APPROPRIATE CLOSER FOR DOOR SIZE AND LOCATION, (INTERIOR, EXTERIOR, ETC.) AND CLOSER MOUNTING CONDITION. ADJUST CLOSER FOR ADA COMPLIANCE.
6	OFFICE LOCK	SCHLAGE AL-SERIES JUPITER, (EXTERIOR KEYED, INTERIOR PUSH-BUTTON LOCKING)
7	STOREROOM LOCK	SCHLAGE AL-SERIES JUPITER, (EXTERIOR FIXED/KEYED, INTERIOR UNLOCKED)
8	ASTRAGAL	FOR 1 1/2 HOUR FIRE RATING
9	MANUAL FLUSH BOLT	IVES 261 MANUAL FLUSH BOLT (ONE LEAF)
10	DUMMY LOCK	SCHLAGE AL-SERIES JUPITER (ONE LEAF)



DOOR TYPES

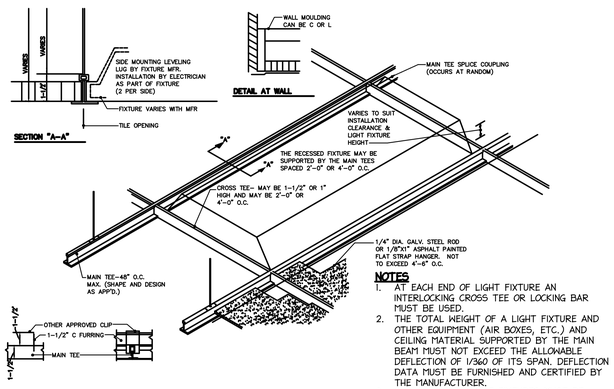


TYPE "A"

DOOR HEAD & JAMB TYPES

HARDWARE NOTES:

1. HARDWARE AND HARDWARE FINISHES TO BE COORDINATED WITH TENANT.
2. EGRESS DOORS SHALL BE EASILY OPENED FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. DEADBOLT SHALL BE OF HARDENED STEEL OR WITH HARDENED STEEL INSERT AND HAVE A MINIMUM OF ONE INCH THROW. THE LOCKED POSITION OF THE INSIDE TURN LEVER OR KNOB SHALL BE PERMANENTLY IDENTIFIED CYLINDER LOCKS PROJECTING BEYOND THE EXTERIOR FACE OF THE DOOR SHALL BE EQUIPPED WITH A FULLY LEVELED, ROTATABLE CYLINDER GUARD OR RING TO PROTECT CYLINDER FROM WRENCHING, CUTTING, DRILLING, PULLING OR PRYING.
4. DOORS SWINGING OUT SHALL BE EQUIPPED TO PREVENT REMOVAL OF HINGE PINS WHEN THE DOOR IS CLOSED.
5. STRIKE PLATES EQUIPPED WITH INTEGRAL STRIKE BOXES SHALL BE PROVIDED FOR BOTH DEADBOLT AND LATCH (WHERE NECESSARY).
6. STEEL DOORS AND FRAMES MUST BE SHOP PRIMED. ANY ABRASIONS, AND RUST SHOULD BE CLEANED AND AGAIN PRIMED PRIOR TO INSTALLATION. DOORS TO BE 16 GA. MIN.
7. STEEL FRAMES SHALL BE FACTORY REINFORCED FOR STRIKES WITH AT LEAST FOURTEEN GAUGE STEEL REINFORCING SECURELY ATTACHED AND PROTECTED BY PLASTER (MORTAR) GUARDS.
8. PRIOR TO SUPPLIER ORDERING THESE FRAMES, CONSULT WITH GC ON SIZE OF FRAMES AND WALL THICKNESS.
9. PROVIDE TWELVE INCHES SOLID BLOCKING EACH SIDE OF STRIKE PLATE.
10. PROVIDE COMPLIANCE WITH THE BC-NYS AND THE 2009 ICC A117.1 FOR ACCESSIBLE DESIGN:
    A. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2". RAISED THRESHOLDS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 50% SLOPE, PER DETAILS 303.2 AND 303.3.
    B. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. HARDWARE TO MEET NYS BC SECTION 1008.1.8.1.
    C. HARDWARE FOR REQUIRED ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THEN 48" ABOVE FINISHED FLOOR, AND NO LESS THAN 34" ABOVE FINISHED FLOOR, INCLUDING SLIDE BOLTS AND THUMB TURN LOCKS ON GLASS DOORS, IN ACCORDANCE WITH SECTION 404.2.7.
    D. DOORS WITH CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. DOORS WITH SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM, PER SECTION 404.2.8.
    E. DOOR OPENING FORCE SHALL BE: FIRE DOORS - MINIMUM PER LOCAL CODE, EXTERIOR HINGED DOOR - 8.5 LBS, INTERIOR HINGED DOORS - 5.0 LBS, SLIDING OR FOLDING DOORS - 5.0 LBS.
10. GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUPPLY KEYS AS PER THEIR REQUIREMENTS DURING AND AT COMPLETION OF CONSTRUCTION.
11. PANIC AND FIRE EXIT HARDWARE TO BE IN COMPLIANCE WITH BC-NYS SECTIONS 1010.1.9 AND 1010.1.10, AND ADA COMPLIANCE WITH CHAPTER 11.
12. CONTRACTOR TO PROVIDE WEATHER-STRIPPING AND SWEEPS AT ALL EXTERIOR DOORS.

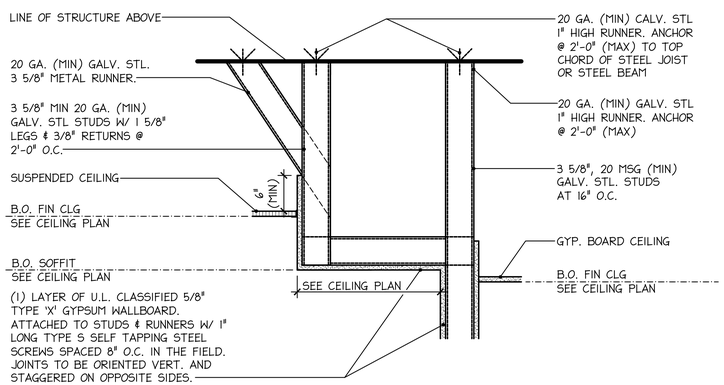


NOTES

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

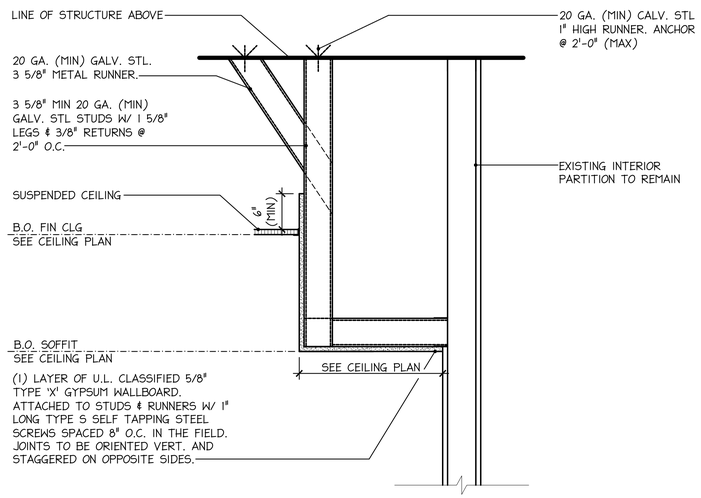
1 / A-012 SUSPENDED CEILING DETAIL (GRID & PANEL)

NOT TO SCALE



2 / A-012 SOFFIT DETAIL

SCALE: 1" = 1'-0"



3 / A-012 SOFFIT DETAIL

SCALE: 1" = 1'-0"

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DRV ARCHITECT, P.C.

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(516) 352-9827 www.drvarch.com

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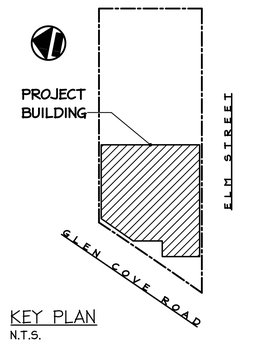

KEY PLAN

N.T.S.

No.	Issue Date	Description
1	12/21/22 12/06/22	NO REVISIONS THIS DRAWING
	11/07/22	ISSUED FOR BD FILING

REVISIONS

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SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

DOOR & HARDWARE SCHEDULES, DETAILS AND NOTES

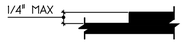
SEAL & SIGNATURE

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-012.00

12 OF 13

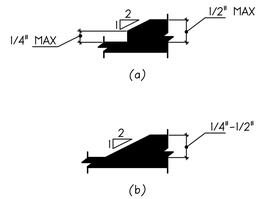
SCAN CODE



CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET AND CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, OR LEVEL CUT/UNCUT PILE TEXTURE. THE PILE SHALL BE 1/2" MAXIMUM IN HEIGHT. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR AND SHALL HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE

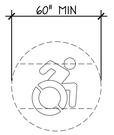
303.2 CARPET ON FLOOR SURFACES

NOT TO SCALE



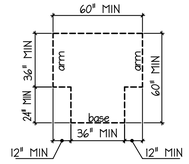
303.3 BEVELED CHANGES IN LEVEL

NOT TO SCALE



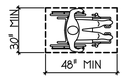
304.3(a) CIRCULAR TURNING SPACE

NOT TO SCALE



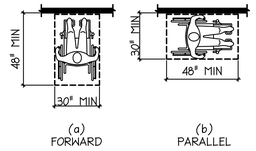
304.3(b) T-SHAPED TURNING SPACE

NOT TO SCALE



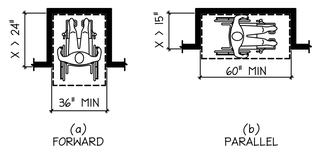
305.3 CLEAR FLOOR SPACE

NOT TO SCALE



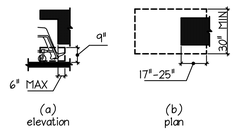
305.5 CLEAR FLOOR SPACE

NOT TO SCALE



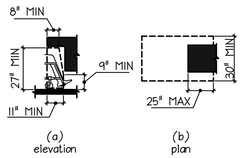
305.7 MANEUVERING CLEARANCE IN ALCOVE

NOT TO SCALE



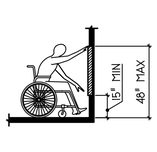
306.2 KNEE CLEARANCE

NOT TO SCALE



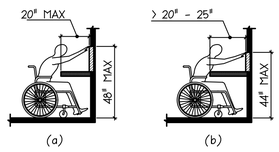
306.3 KNEE CLEARANCE

NOT TO SCALE



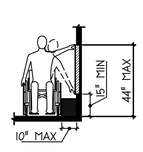
308.2.1 UNOBSTRUCTED FORWARD REACH

NOT TO SCALE



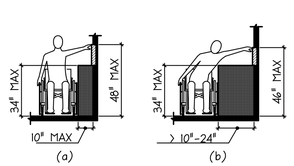
308.2.2 OBSTRUCTED HIGH FORWARD REACH

NOT TO SCALE



308.3.1 UNOBSTRUCTED SIDE REACH

NOT TO SCALE



308.3.2 OBSTRUCTED HIGH SIDE REACH

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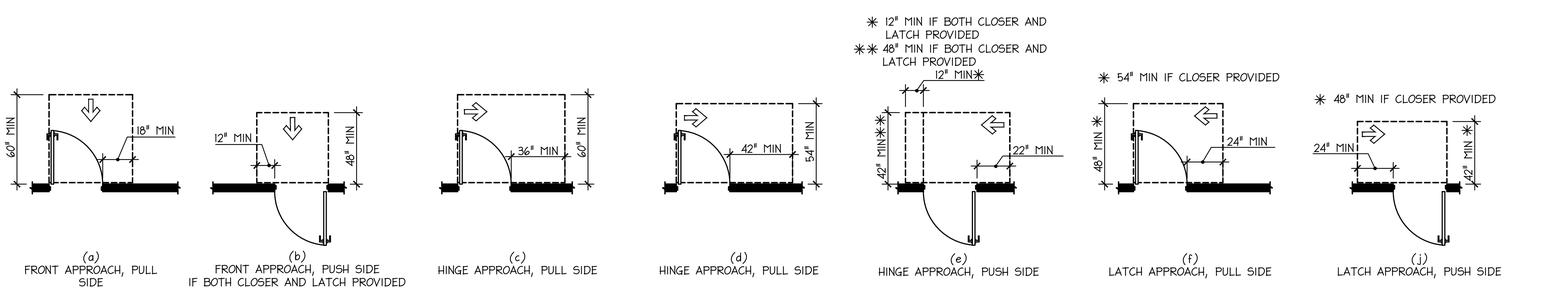

404.2.3.2 MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS

NOT TO SCALE

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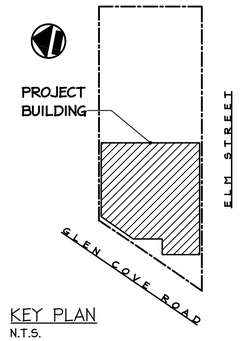

KEY PLAN
N.T.S.

No.	Issue Date	Description
1	12/21/22 12/06/22	NO REVISIONS THIS DRAWING
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SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

ADA DETAILS

SEAL & SIGNATURE

REGISTERED ARCHITECT
DOUGLAS R. VASSO
STATE OF NEW YORK

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

A-013.00

13 OF 13

SCAN CODE

LIST OF ABBREVIATIONS

AB	ANCHOR BOLT	LLH	LONG LEG HORIZONTAL
ACI	AMERICAN CONCRETE INSTITUTE	LLV	LONG LEG VERTICAL
ADD'L	ADDITIONAL	LOC	LOCATION
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	LONG	LONGITUDINAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MAX	MAXIMUM
	INCORPORATED	MECH	MECHANICAL
ALT	ALTERNATE	MFR	MANUFACTURER
ALUM	ALUMINUM	MIN	MINIMUM
ARCH	ARCHITECT	MISC	MISCELLANEOUS
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	(N)	NEW
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NIC	NOT IN CONTRACT
AWS	AMERICAN WELDING SOCIETY	NOM	NOMINAL
BLDG	BUILDING	NO	NUMBER
BOT	BOTTOM	NTS	NOT TO SCALE
CG	CENTER OF GRAVITY	OC	ON CENTER
CIP	CAST IN PLACE	OD	OUTSIDE DIAMETER
CJ	CONTROL JOINT	OPP	OPPOSITE
CJP	COMPLETE JOINT PENETRATION	OWJ	OPEN WEB JOIST
CL	CENTERLINE	PART	PARTITION
CLR	CLEAR	P/C	PRECAST
CMU	CONCRETE MASONRY UNIT	PCF	POUNDS PER CUBIC FOOT
COL	COLUMN	PERM	PERMETER
CONC	CONCRETE	PL	PLATE
CONN	CONNECTION	PSF	POUNDS PER SQUARE FOOT
CONST	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	P/T	POST-TENSIONED
DBA	DEFORMED BAR ANCHOR	PT	PRESSURE TREATED
DET	DETAIL	PVC	POLYVINYL CHLORDE
DIA Ø	DIAMETER	R, RAD	RADIUS
DIAG	DIAGONAL	REF	REFERENCE
DL	DEAD LOAD	RET	RETURN
DWG	DRAWING	REINF	REINFORCING
ELEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	REQ'MTS	REQUIREMENTS
EQ	EQUAL	SCHED	SCHEDULE
EXIST.(E)	EXISTING	SC	SLIP CRITICAL
EXP	EXPANSION	SIM	SIMILAR
EXT	EXTERIOR	SOG	SLAB ON GRADE
FDN	FOUNDATION	SPEC	SPECIFICATION
FIN	FINISH	SQ	SQUARE
FLR	FLOOR	SS	STAINLESS STEEL
FT	FOOT	STD	STANDARD
FTG	FOOTING	STRUCT	STRUCTURAL
GA	GAUGE	SYM	SYMMETRICAL
GALV	GALVANIZED	THRU	THROUGH
GL	GLULAM	T & G	TONGUE AND GROOVE
HORIZ	HORIZONTAL	TRANS	TRANSVERSE
HSS	HOLLOW STRUCTURAL STEEL	TJ	TRUS JOIST
IBC	INTERNATIONAL BUILDING CODE	TS	LIGHT GAGE TUBE STEEL
ICBO	INTERNATIONAL CONFERENCE OF BUILDING	TYP	TYPICAL
	OFFICALS	UBC	UNIFORM BUILDING CODE
ID	INSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
IN	INCH	VERT	VERTICAL
INT	INTERIOR	W/	WITH
K	KIPS	WF	WIDE FLANGE
KSF	KIPS PER SQUARE FOOT	W/O	WITHOUT
KSL	KIPS PER SQUARE INCH	WP	WORK POINT
LB	POUND	WWF	WELDED WIRE FABRIC
LL	LIVE LOAD		

54 GLEN COVE ROAD
GREENVALE, NEW YORK

STRUCTURAL DRAWINGS

DRAWING LIST	
SHEET NUMBER	SHEET NAME
S-001	TITLE SHEET
S-002	GENERAL NOTES
S-003	GENERAL NOTES
S-100	GROUND FLOOR FRAMING PLAN
S-101	MEZZANINE FLOOR PLAN
S-500	DETAILS
S-501	DETAILS
S-502	DETAILS

ARCHITECT OF RECORD

DRV ARCHITECT, P.C.

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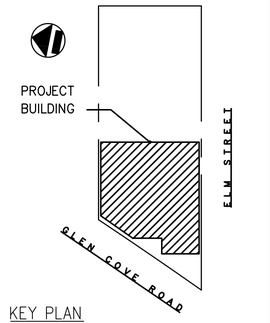
(516) 352-9827 www.drvarch.com

ENGINEER OF RECORD

kpff Consulting Engineers

299 Broadway, Suite 900
New York, NY 10007
212.973.1748 | kpff.com



KEY PLAN
N.T.S.

No.	Issue Date	Description
1	11/7/22	ISSUED FOR BD FILING

REVISIONS

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SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

TITLE SHEET

SEAL & SIGNATURE

STATE OF NEW YORK · SPYRIDON KREMMIDAS · LICENSED PROFESSIONAL ENGINEER · 084716

DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.: S-001

SCAN CODE

GENERAL:

STRUCTURAL DRAWINGS ARE A PORTION OF THE CONTRACT DOCUMENTS AND ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS FROM THESE DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.

NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND METHODS, TECHNIQUES, SEQUENCE AND/OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE PRESENCE OF THE ARCHITECT OR ENGINEER OR HIS REPRESENTATIVES AT A JOB SITE SHALL NOT CONSTITUTE ANY RESPONSIBILITY FOR JOB SITE SAFETY OR FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION.

CHANGE OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS MUST BE SUBMITTED IN WRITING ON THE CONTRACTORS LETTERHEAD AND ACCEPTED BY THE ARCHITECT OR ENGINEER PRIOR TO ANY ACTION TAKEN BY THE CONCTRATOR AND THEIR SUBS.

DEFICIENT WORK SHALL BE REPLACED OR REPAIRED, AS DETERMINED BY THE ARCHITECT OR/AND ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

CODE REQUIREMENTS:

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 NEW YORK STATE CODE (NYS), BASED ON THE 20128INTERNATIONAL BUILDING CODE (IBC).

TEMPORARY CONDITIONS:

THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING ANY DEMOLITION. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS, EXISTING CONSTRUCTION, AND SOIL EXCAVATIONS AS REQUIRED ND IN A MANNER SUITABLE TO THE WORK SEQUENCE.

CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

EXISTING CONDITIONS:

CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS, AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING.

NOTIFY ARCHITECT AND/OR ENGINEER IMMEDIATELY OF CONFLICTS OR EXCESSIVE VARIATIONS FROM INDICATED DIMENSIONS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. DIMENSIONS OF EXISTING CONDITIONS MAY BE BASED ON RECORD DRAWINGS AND ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIRO TO ANY FABRICATION.

NO REINFORCING BARS IN EXISTING CONSTRUCTION SHALL BE CUT UNLESS DIRECTED BY THE ARCHITECT OR ENGINEER OR AS SHOWN IN THE STRUCTURAL DRAWINGS.

A PRE-CONSTRUCTION SURVEY OF ALL EXISTING BUILDINGS OR STRUCTURES ADJACENT TO THE PROPOSED WORK SHOULD BE PERFORMED AT THE DIRECTION OF THE OWNER OR CONTRACTOR. THE SURVEY SHOULD BE CONDUCTED BY A PROFESSIONAL ENGINEER EXPERIENCED IN THIS WORK AND SHOULD INCLUDE PHOTOGRAPHS, DIMENSIONED SKETCHES, AND MEASUREMENT OF AMBIENT VIBRATIONS.

INSPECTION:

SPECIAL INSPECTION PER IBC CHAPTER 17 SHALL BE PERFORMED BY AN APPROVED TESTING AGENCY AS OUTLINED IN THE SPECIAL INSPECTION SCHEDULE . ALL PREPARED SOIL-BEARING SURFACES SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL. SOILS COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING AGENCY OR GEOTECHNICAL ENGINEER.

DESIGN CRITERIA:

DESIGN WAS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE IBC. IN ADDITION TO THE DEAD LOADS, THE FOLLOWING LOADS AND ALLOWABLES WERE USED FOR DESIGN, WITH LIVE LOADS (L.L.) REDUCED PER IBC:

DESIGN CRITERIA		
GRAVITY SYSTEM CRITERIA		
ROOF LIVE LOADS:	20 PSF L.L.	
FLOOR LIVE LOADS:	**UNIFORM LOAD**	**CONCENTRATED LOAD**
ASSEMBLY AREAS, RETAIL	100 PSF L.L.	2,000 LBS.
VERTICAL FLOOR DEFLECTION (TYPICAL)	L/360 LIVE LOAD, L/240 DEAD + LIVE LOAD PER IBC TABLE 1604.3 L/480 OR 1" MAX LIVE LOAD, L/360 DEAD + LIVE LOAD IF L/d EXCEEDS 24	
VERTICAL FLOOR DEFLECTION (CLADDING DESIGN)	L/600 OR 1/2" MAX LIVE LOAD ON BEAMS SUPPORTING CLADDING L/600 TOTAL LOAD ON BEAMS SUPPORTING MASONRY OR CONCRETE	
NOTES:	1. LIVE LOADS REDUCED PER IBC.	
	2. MEMBER DESIGNED FOR MORE CRITICAL OF UNIFORM OR CONCENTRATED LOAD.	
SNOW CRITERIA		
DESIGN ROOF SNOW LOAD	20 PSF MINIMUM IN ACCORDANCE WITH IBC	
SNOW DRIFT	PER IBC AS SHOWN ON PLANS	
GROUND SNOW LOAD	Pg= 30 PSF	
FLAT ROOF SNOW LOAD	Pf = 21 PSF	
SNOW EXPOSURE FACTOR	Ce = 1.0	
SNOW LOAD IMPORTANCE FACTOR	Is = 1.0	
THERMAL FACTOR	Ct = 1.0	
WIND CRITERIA		
RISK CATEGORY	II	
MAIN WIND FORCE RESISTING SYSTEM	Vult = 120 MPH ULTIMATE DESIGN WIND SPEED (3-SECOND GUST)	
COMPONENTS AND CLADDINGS	Vult = 120 MPH ULTIMATE DESIGN WIND SPEED (3-SECOND GUST)	
EXPOSURE CATEGORY	B	
GUST/INTERNAL PRESSURE	GCpi = +/- 0.18	
SEISMIC CRITERIA		
RISK CATEGORY	II	
SEISMIC DESIGN CATEGORY	B	
SITE CLASS	D	
IMPORTANCE FACTOR	IE = 1.0	
MCE SPECTRAL ACCELERATION	Ss = 0.267	S1 = 0.058
SITE COEFFICIENT	Fa = 1.587	Fv = 2.4
DESIGN SPECTRAL ACCELERATION	SDS = 0.282	SD1 = 0.092

SUBMITTALS:

SUBMITTALS SHALL INCLUDE A TRANSMITTAL WITH THE FOLLOWING INFORMATION: NAMES OF CONTRACTOR, SUBCONTRACTOR, MANUFACTURER AND SUPPLIER, DATE, PROJECT NAME AND APPLICABLE DRAWING REFERENCES.

CONTRACTOR SHALL REVIEW ALL SUBMITTALS FOR COORDINATION WITH AS-BUILT DIMENSIONS AND CONDITIONS PRIOR TO DISTRIBUTION TO ARCHITECT AND ENGINEER.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT [AND ENGINEER] FOR REVIEW PRIOR TO FABRICATION AND CONSTRUCTION OF ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:

SUBMITTALS			
ITEM	**SUBMITTAL (1,4)**	**DEFERRED SUBMITTAL (2,4)**	**COMMENTS**
CONCRETE ANCHORAGES	X		
EMBEDDED STEEL ITEMS	X		
STRUCTURAL STEEL	X		
STEEL WELDING PROCEDURES	X		
LIGHT GAUGE METAL FRAMING	X		
STEEL FASTENERS	X		

FOOTNOTES:

1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION AND CONSTRUCTION OF STRUCTURAL ITEMS. IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF NEW JERSEY. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT [AND ENGINEER] AND ARE SUBJECT TO REVIEW AND ACCEPTANCE OF THE STRUCTURAL ENGINEER.
2. DESIGN DRAWINGS, SHOP DRAWINGS, AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF NEW JERSEY, AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION. CALCULATIONS SHALL BE INCLUDED FOR ALL CONNECTIONS TO THE STRUCTURE, CONSIDERING LOCALIZED EFFECTS ON STRUCTURAL ELEMENTS INDUCED BY THE CONNECTION LOADS. DESIGN SHALL BE BASED ON THE REQUIREMENTS OF THE IBC AND AS NOTED UNDER 'DESIGN CRITERIA'.
3. THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, MACHINERY, AND ASSOCIATED PIPING WITH THE STRUCTURE. CONNECTIONS TO STRUCTURE SHALL CONFORM TO ASCE 7-10 CHAPTER 13, BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF NEW JERSEY, AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION. THE DESIGN OF RESTRAINTS AND SUPPORTS SHALL BEAR THE SEAL AND SIGNATURE OF THE STRUCTURAL ENGINEER.
4. FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF NEW JERSEY AND SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
5. NONSTRUCTURAL COMPONENTS DESIGNED BY OTHERS SHALL NOT INDUCE TORSIONAL LOADING INTO SUPPORTING STEEL STRUCTURAL MEMBERS WITHOUT ADDITIONAL BRACING OF THOSE MEMBERS TO ELIMINATE TORSIONAL FORCES. TORSIONAL BRACING SHALL BE DESIGNED BY THE NONSTRUCTURAL COMPONENT DESIGNER AND APPROVED BY THE ENGINEER OF RECORD.
6. THE USE OF REPRODUCTIONS OR PHOTOCOPIES OF THE CONTRACT DRAWINGS SHALL NOT BE PERMITTED. WHEN CAD OR REVIT FILES ARE PROVIDED TO THE CONTRACTOR OR SUBCONTRACTORS, IT IS THE RESPONSIBILITY OF THE DETAILERS TO REMOVE ALL INFORMATION NOT DIRECTLY RELEVANT TO THE CREATION OF THE PLACING DRAWINGS AS WELL AS ALL REFERENCES TO THE OUTSIDE SOURCE FILES.

STRUCTURAL STEEL:

STRUCTURAL STEEL SHALL BE:

STRUCTURAL STEEL	
MATERIAL GRADE	**SHAPE**
ASTM A992, GRADE 50	WIDE FLANGE SHAPES
ASTM A572, GRADE 50	PLATES WHERE NOTED
ASTM A36	CHANNELS, PLATES AND ANGLES, EXCEPT AS NOTED
ASTM A325, A490	STRUCTURAL BOLTS
ASTM F1554 GRADE 55	ANCHOR BOLTS
70ksi, MINIMUM, METAL DECK, COLD FORMED FRAMING	WELDING ELECTRODES

DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" WITH "COMMENTARY" AND THE "CODE OF STANDARD PRACTICE", WITH EXCEPTIONS NOTED IN SPECIFICATIONS.

ALL MEMBERS ARE TO BE ERECTED WITH NATURAL MILL CAMBER OR INDUCED CAMBER UP, UNLESS OTHERWISE NOTED ON THE PLANS. SUBSTITUTION OF MEMBER SIZES OR STEEL GRADE WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ARCHITECT. BOLTED CONNECTIONS ARE TO BE OF HIGH STRENGTH ASTM A 325 BOLTS AS SHOWN, UNLESS NOTED OTHERWISE. A MINIMUM OF TWO BOLTS IS REQUIRED FOR ALL BEAM CONNECTIONS. ALTERNATIVE CONNECTIONS TO THOSE SHOWN ON THESE DRAWINGS WILL REQUIRE PRIOR APPROVAL OF THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS AND JOINT PREPARATIONS THAT INCLUDE, BUT ARE NOT LIMITED TO, ERECTION ANGLES, LIFT HOLES AND OTHER AIDS, WELDING PROCEDURES, REQUIRED ROOT OPENINGS, ROOT FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, COPES, SURFACE ROUGHNESS VALUES, AND UNEQUAL PARTS.

STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO WEATHER AND NOT TO BE PAINTED SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM A 123. ALL FIELD WELDS ON GALVANIZED MATERIAL SHALL BE COATED WITH BRUSH APPLIED ZINC-RICH PAINT. ALL PLATES AND OTHER STEEL ITEMS EMBEDDED IN CONCRETE SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.

BOLTS SHALL CONFORM TO THE ASTM AND RCSC SPECIFICATIONS FOR JOINTS USING A325 OR A490 HIGH STRENGTH BOLTS. BOLTS SHALL BE SNUG-TIGHT UNLESS NOTED OTHERWISE.

ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS, AND SHALL BE PERFORMED BY AWS CERTIFIED WELDERS USING 70 ksi ELECTRODES AND LOW HYDROGEN PROCESSES. ONLY WELDS THAT ARE PREQUALIFIED, AS DEFINED BY AWS, OR QUALIFIED BY TESTING SHALL BE USED. SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. WELDS SHOWN ON THE DRAWINGS ARE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES BASED ON THICKNESS. MINIMUM WELD SIZE SHALL BE 3/16-INCH, UNLESS NOTED OTHERWISE. THE WELDS SHOWN ARE FOR THE FINAL CONNECTIONS. FIELD WELD SYMBOLS ARE SHOWN WHERE FIELD WELDS ARE REQUIRED BY THE STRUCTURAL DESIGN. WHERE FIELD WELD IS NOT INDICATED, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP- OR FIELD-WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL ERECTION.

WELDING SHALL CONFORM TO THE AWS CODES FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDED PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.1 AND APPROVED BY THE STRUCTURAL ENGINEER. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-METAL MANUFACTURER.

FOR COMPLETE JOINT PENETRATION WELDS ASSOCIATED WITH MEMBER SPLICES AND CONNECTIONS NOT PART OF THE SFRS, WELDS SHALL BE MADE WITH FILLER METAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT 40 DEGREES F.

WELDS SHALL BE MADE USING E70XX ELECTRODES AND SHALL BE 3/16" MINIMUM, UNLESS OTHERWISE NOTED. WELDING SHALL BE BY AWS CERTIFIED WELDERS.

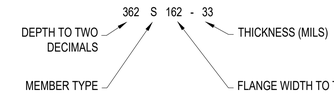
PROVIDE WEEP HOLES AT EXTERIOR CLOSED SECTIONS WHERE MOISTURE MAY ACCUMULATE.

COLD FORMED METAL FRAMING:

METAL STUDS SHALL BE C-STUDS WITH A MINIMUM YIELD STRENGTH OF 33,000 PSI FOR 33 AND 43 MIL AND 50,000 PSI FOR 54, 68 AND 97 MIL THICKNESSES. GAUGE PLATE AND STRAPS SHALL HAVE A MINIMUM YIELD STRENGTH OF 30,000 PSI FOR 33 AND 43 MIL AND 50,000 PSI FOR 54, 68 AND 97 MIL THICKNESSES.

COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE TYPE, SHAPE, SIZE, GAGE, AND SPACING AS SHOWN ON THE DRAWINGS. MEMBERS EQUIVALENT IN SHAPE, SIZE, STIFFNESS, AND STRENGTH BY OTHER MANUFACTURERS MAY BE SUBSTITUTED FOR FRAMING MEMBERS SHOWN. ALTERNATE MEMBERS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATION AND ERECTION. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE AISI. "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS." ALL STUDS, TRACKS AND JOISTS SHALL BE GALVANIZED WITH A G-90 GALVANIZED COATING, MEETING ASTM A-653. FASTENINGS SHALL BE AS SHOWN ON THE DRAWINGS. FASTENINGS NOT SHOWN SHALL BE AS RECOMMENDED BY THE MANUFACTURER.

THE AMERICAN IRON AND STEEL INSTITUTE (AISI) AND STEEL STUD MANUFACTURES ASSOCIATION (SSMA) STANDARDS ARE USED IN THIS PACKAGE. PRODUCTS USED SHALL MEET OR EXCEED AISI STANDARDS AND ARE DESIGNATED BY:



ALL STUDS, JOISTS, TRACKS, BRIDGING, END CLOSURES, AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" UNLESS NOTED OTHERWISE.

PROVIDE BRIDGING ADEQUATE TO DEVELOP THE FULL MOMENT CAPACITY OF STUDS IN CONFORMANCE WITH THE STEEL STUD MANUFACTURERS ASSOCIATION'S (SSMA) RECOMMENDATIONS.

UNLESS NOTED OTHERWISE, TRACKS SHALL BE THE SAME DEPTH AS STUDS OR JOISTS AND OF AN EQUAL OR THICKER GAUGE THAN STUDS OR JUSTS. TRACKS SHALL BE CONNECTED TO SUPPORTS WITH TWO SCREWS OR PINS AT 16 INCHES OC MAX. STUDS OR JOISTS SHALL BE CONNECTED TO TRACKS AT EACH SIDE.

ALL FIELD CUTTING OF STUDS MUST BE BY SAWING, SHEARING, OR PLASMA CUTTING. OTHER CUTTING METHODS OF COLD-FORMED MEMBERS ARE UNACCEPTABLE.

NO NOTCHING OR COPING OF STUDS IS ALLOWED, UNLESS NOTED OTHERWISE.

ENDS OF AXIAL LOAD BEARING WALL STUDS SHALL HAVE SQUARE END CUTS AND SHALL BE SEATED TIGHT AGAINST THE TRACKS WITH A MAXIMUM GAP TOLERANCE OF 1/8" BETWEEN THE STUD AND TRACK. FOR STUDS WITH A MATERIAL THICKNESS OF 68 MIL AND GREATER, THE MAXIMUM GAP TOLERANCE IS REDUCED TO 1/16".

SPLICING OF WALL STUDS OR HEADERS IS NOT ALLOWED, UNLESS NOTED OTHERWISE.

CONTRACTOR TO ENSURE PUNCH OUT ALIGNMENT WHEN ASSEMBLING LATERAL BRACING AND FIELD CUTTING STUDS TO LENGTH.

THE QUANTITY OF STUDS AND JOISTS DISPLACED OR CUT FOR OPENINGS SHALL BE PLACED HALF ON EACH SIDE OF THE OPENING UNLESS NOTED OTHERWISE, (2) STUDS MIN EACH SIDE OF OPENING.

ALL HEADERS/BUILT-UP BEAMS ARE TO BE CONSTRUCTED WITH UNPUNCHED MATERIAL ONLY.

FOR ALL FULL HEIGHT STUD WALLS (WALLS WITH BASE SUPPORT AT FOUNDATION OR FLOOR STRUCTURE), PROVIDE CLIP SUPPORT WITH VERTICAL SLIP CAPACTIY OR SLIP TRACK AT TOP TRACK CONNECTION TO ALLOW FOR 3/4" LIVE LOAD DEFLECTION OF STRUCTURE ABOVE THE STUD WALLS.

LIGHT GAUGE FRAMING CONNECTIONS SHALL BE AS FOLLOWS:

LIGHT GAUGE METAL FRAMING CONNECTIONS

FASTENER	PRODUCT
SCREWS	ELCO DRIL-FLEX OR HILTI KWIK-FLEX (ESR-3332)
PAF'S	HILTI X-U (ESR-2269)

FOR SCREWS, PROVIDE 3/4" MINIMUM CLEARANCE FROM ALL EDGES AND 3/4" MINIMUM CENTER TO CENTER SPACING.

FASTENERS OF COMPARABLE SPECIFICATIONS AND LOAD CAPACITIES MAY BE SUBMITTED FOR APPROVAL.

COLD FORMED STEEL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.3, "SPECIFICATION FOR WELDING SHEET STEEL IN STRUCTURES." WELDERS SHALL BE QUALIFIED BY THE LOCAL SHEET STEEL WELDER CERTIFICATION PROGRAM.

LIGHT GAUGE METAL FRAMING:

MEMBER SIZE, GAUGE, AND SPACING OF EXTERIOR WALL STUDS AND ALL MEMBER CONNECTIONS SHALL BE DESIGNED BY THE STUD MANUFACTURER OR SUPPLIER. SUBMIT CALCULATIONS FOR ALL MEMBERS AND CONNECTIONS. WITH SHOP DRAWINGS SIGNED AND STAMPED BY AN ENGINEER LICENSED IN THE STATE OF NEW JERSEY. DESIGN OF STUDS SHALL CONFORM TO THE LOAD CRITERIA NOTED ON THE DRAWINGS WITH A MAXIMUM STUD DEFELCTION OF L/240 OF THE STUD LENGTH (L/3670 FOR SIMULATED STONE WALLS OR STUCCO FINSHES, L/600 FOR BRICK OR STONE VENEER WALLS).

SHOP DRAWINGS SHALL INCLUDE PLACING DRAWINGS FOR FRAMING MEMBERS SHOWING SIZE AND GAGE DESIGNATIONS, NUMBER, TYPE, LOCATION, AND SPACING. INDICATE SUPPLEMENTAL STRAPPING, BRACES, SPLICES, BRIDING, ACCESSORIES, AND DETAILS REQUIRED FOR PROPER INSTALLATION. SHOP DRAWINGS SHALL SHOW WALL SECTIONS COORDINATED WITH THE DRAWINGS IN ADDITION TO FRAMING ACCESSORIES, ANCHORAGE, AND CONNECTION DETAILS.

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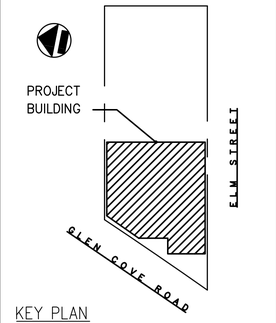

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IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND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

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

SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

GENERAL NOTES

SEAL & SIGNATURE

STATE OF NEW YORK · SIYRIDON KREMMIDAS · 084716 · LICENSED PROFESSIONAL ENGINEER

DATE:	
PROJECT No.:	2117
DRAWN BY:	AJH
SCALE:	AS NOTED
DWG. No.:	S-002

SCAN CODE

STATEMENT OF SPECIAL INSPECTION NOTES:

1. SPECIAL INSPECTIONS SHALL CONFORM TO SECTION 1705 OF THE 2018 NYBC, CONTRACT DOCUMENTS AND APPROVED SUBMITTALS. REFER TO SPECIAL INSPECTION AND TESTING TABLES FOR PROJECT REQUIREMENTS.

2. SPECIAL INSPECTIONS AND ASSOCIATED TESTING SHALL BE PERFORMED BY AN APPROVED ACCREDITED INDEPENDENT AGENCY MEETING THE REQUIREMENTS OF ASTM E329 (MATERIALS). THE INSPECTION AND TESTING AGENCY SHALL FURNISH TO THE STRUCTURAL ENGINEER ARCHITECT A COPY OF THEIR SCOPE OF ACCREDITATION. SPECIAL INSPECTORS SHALL BE APPROVED BY THE BUILDING OFFICIAL. WELDING INSPECTORS SHALL BE QUALIFIED PER SECTION 6.1.4.1(1) OF AWS D1.1.

3. THE SPECIAL INSPECTOR SHALL OBSERVE THE INDICATED WORK FOR COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION AND NOTED IN THE INSPECTION REPORTS.

4. THE SPECIAL INSPECTOR AND GEOTECHNICAL ENGINEER SHALL FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, STRUCTURAL ENGINEER, ARCHITECT, CONTRACTOR, AND OWNER. THE SPECIAL INSPECTION AGENCY SHALL SUBMIT A FINAL REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED AND IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THAT ALL DISCREPANCIES NOTED IN THE INSPECTION REPORTS HAVE BEEN CORRECTED.

5 QUALITY ASSURANCE (QA) IS REQURIED FOR STRUCTURAL STEEL ITEMS PER AISC 360 AND 341 UNLESS SPECIFICALLY NOTED OTHERWISE. QUALITY CONTROL (QC) TO BE PROVIDED BY THE FABRICATOR, ERECTOR OR OTHER RESPONSIBLE CONTRACTOR AS APPLICABLE. CONTRACTOR AND SPECIAL INSPECTOR TO DOCUMENT QUALITY CONTROL AS REQUIRED IN AISC 360 SECTION N3 AND AISC 341 SECTION J2.

6 **INSPECTION TYPES:**

CONTINUOUS : THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.

PERIODIC : THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK.

OBSERVE : OBSERVE THESE FUNCTIONS ON A RANDOM, DAILY BASIS. OPERATIONS NEED NOT BE DELAYED PENDING OBSERVATIONS.

PERFORM : INSPECTIONS SHALL BE PERFORMED PRIOR TO THE FINAL ACCEPTANCE OF THE ITEM.

7 PERFORM INSPECTION PRIOR TO FINAL ACCEPTANCE OF THE ITEM FOR TEN WELDS TO BE MADE BY A GIVEN WELDER, WITH THE WELDER DEMONSTRATING UNDERSTANDING OF REQUIREMENTS AND POSSESSION OF SKILLS AND TOOLS TO VERIFY THESE ITEMS, THE PERFORM DESIGNATION OF THIS TASK SHALL BE REDUCED TO OBSERVE, AND THE WELDER SHALL PERFORM THIS TASK. SHOULD THE INSPECTOR DETERMINE THAT THE WELDER HAS DISCONTINUED PERFORMANCE OF THIS TASK, THE TASK SHALL BE RETURNED TO PERFORM UNTIL SUCH TIME AS THE INSPECTOR HAS RE-ESTABLISHED ADEQUATE ASSURANCE THAT THE WELDER WILL PERFORM THE INSPECTION TASKS LISTED.

8 SPECIAL INSPECTION OF MECHANICAL POST INSTALLED ANCHORS SHALL BE IN STRICT CONFORMANCE WITH THE ICC REPORT AND MANUFACTURER'S INSTALLATION REQUIREMENTS. ANCHOR INSTALLERS SHALL BE QUALIFIED AS REQUIRED BY JURISDICTION REQUIREMENTS.

- INSPECTION REPORTS SHALL IDENTIFY NAMES OF INSTALLERS.

- SPECIAL INSPECTOR SHALL PROVIDE DOCUMENTATION AT THE END OF ANCHOR INSTALLATIONS STATING THAT THE ANCHORS WERE INSPECTED PER APPROVED ANCHOR EVALUATION REPORT.

GENERAL - SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	NYBC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY (NOTE 6)		REMARKS
			CONTINUOUS	PERIODIC	
FABRICATORS	1705.10 1704.2.5				SPECIAL INSPECTION IS REQUIRED FOR STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES FABRICATED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTIONS SHALL BE PERFORMED DURING FABRICATION. PERFORMING SPECIAL INSPECTIONS IS NOT REQUIRED, WHERE FABRICATOR HAS BEEN APPROVED AS AN APPROVED FABRICATOR, PER SECTION 1704.2.5.1.
DEFERRED SUBMITTALS				X	SPECIAL INSPECTION REQUIREMENTS FOR DEFERRED SUBMITTAL ITEMS, INCLUDING REQUIREMENTS FOR DESIGNATED SEISMIC SYSTEMS IN ACCORDANCE WITH OSSC SECTION 1705.12.4 IF APPLICABLE, TO BE SPECIFIED BY THE SYSTEM ENGINEER AND INCLUDED WITH DEFERRED SUBMITAL DOCUMENTS.
SUBMITTALS TO THE BUILDING OFFICIAL	1704.5			X	CERTIFICATES OF COMPLIANCE, REPORTS OF PRE-CONSTRUCTION TESTS, OR REPORTS OF MATERIAL PROPERTIES SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

STEEL - SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	NYBC CODE REFERENCE	CODE OR STANDARD REFERENCE	INSPECTION (NOTES 5 AND 6)		REMARKS
			CONTINUOUS/ PERFORM	PERIODIC/ OBSERVE	
STEEL FABRICATION					
FABRICATION OF STRUCTURAL ELEMENTS	1704.2.5.1	AISC 360		X	REFER TO INSPECTION OF FABRICATOR REQUIREMENTS
MATERIAL VERIFICATION OF STRUCTURAL STEEL COMPONENTS	1505.2.1 2203.1 TABLE 1705.2	ASTM A6 ASTM STANDARDS SPECIFIED IN CONSTRUCTION DOCUMENTS AISC 360 A3.1 AISC 360 N3.2		X	CERTIFIED MILL TEST REPORTS
MATERIAL VERIFICATION OF ANCHOR BOLTS AND THREADED RODS		AISC 360 A3.4 AISC 360 N3.2 ASTM STANDARDS SPECIFIED IN CONSTRUCTION DOCUMENTS		X	MANUFACTURER'S CERTIFIED TEST REPORTS
STRUCTURAL STEEL WELDING					
VERIFYING USE OF PROPER WPS'S	1705.2.1 AWS D1.1	AISC 360 N3.2			RETAIN A RECORD OF WELDING PROCEDURE SPECIFICATIONS
VERIFYING WELDER QUALIFICATIONS		AWS D1.1		X	RETAIN A RECORD OF QUALIFICATION CARDS
SINGLE PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16"	TABLE 1705.2-6	AWS D1.1 CLAUSE 6		X	

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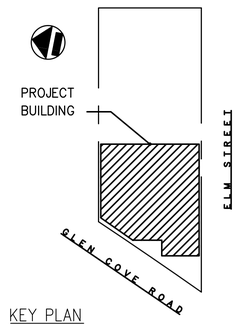

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REVISIONS

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SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

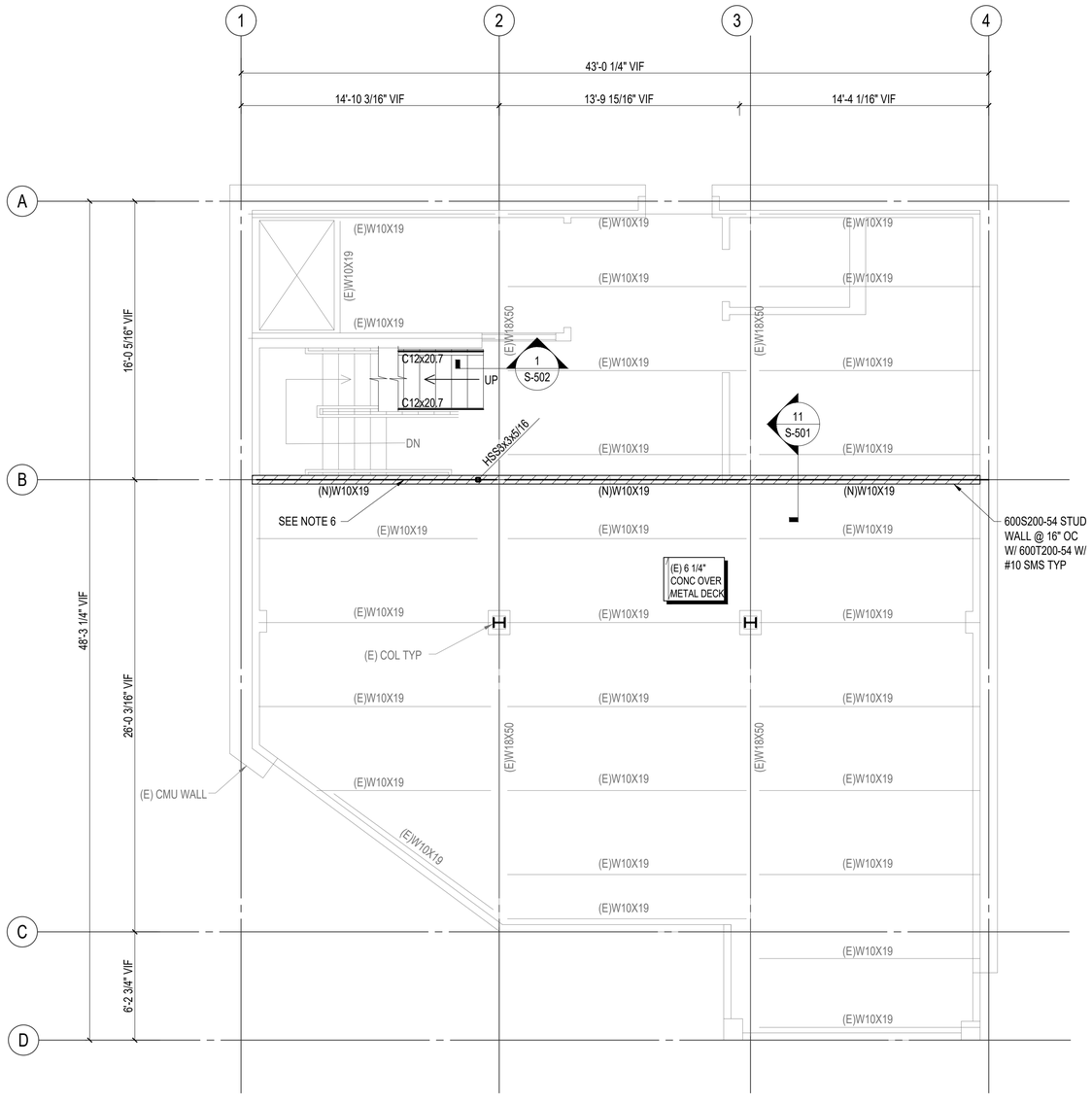
SPECIAL INSPECTIONS

SEAL & SIGNATURE

STATE OF NEW YORK
SPYRIDON KREMMIDAS
LICENSED PROFESSIONAL ENGINEER
084716

DATE:	
PROJECT No.:	2117
DRAWN BY:	AJH
SCALE:	AS NOTED
DWG. No.:	S-003

SCAN CODE



1 GROUND FLOOR FRAMING PLAN

1/4" = 1'-0"

PLAN NORTH

NOTES:

1. SEE SHEET S-500 FOR TYPICAL FRAMING DETAILS.
2. GENERAL CONTRACTOR TO COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS.
3. EXISTING STRUCTURE SHOWN ON PLAN IS BASED ON STRUCTURAL SITE VISIT PREFORMED 9/15/22 AND ARCHITECTURAL SURVEY DRAWINGS RECEIVED 9/13/22. CONTRACTOR TO FIELD VERIFY EXISTING STRUCTURAL FRAMING PRIOR TO CONSTRUCTION AND NOTIFY THE EOR IF FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
4. NO SHORING DESIGN WILL BE PROVIDED BY KPFF. ALL NECESSARY SHORING, SUPPORT, BRACING, TRANSPORTATION AND PLACEMENT OF EQUIPMENT ETC OR THE NEW STRUCTURE SHALL BE THE CONTRACTOR OR CONTRACTOR'S ENGINEER.
5. INFORM EOR IF (E) BEAM IS PRESENT (N) W10X19 CAN BE OMITTED IF THERE'S AN (E) BEAM PRESENT

THE DIMENSIONS AND ELEVATIONS SHOWN FOR THE EXISTING CONSTRUCTION ARE NOT AS-BUILT CONDITIONS, BUT WERE OBTAINED FROM FIELD MEASUREMENTS AND OBSERVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND MEMBER SIZES AS REQUIRED PRIOR TO BEGINNING CONSTRUCTION, FABRICATION, ETC.

LEGEND:

INDICATES BEAM BEARING AT CMU WALL PER 2/S-500.

NEW CFMF STUD WALL.

ARCHITECT OF RECORD

DRV ARCHITECT, P.C.

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ENGINEER OF RECORD

kpff Consulting Engineers

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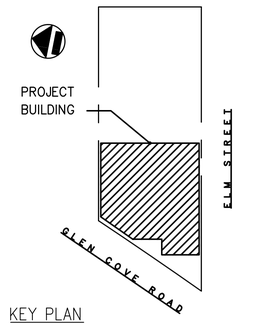
New York, NY 10007
212.973.1748 | kpff.com



KEY PLAN
N.T.S.

No.	Issue Date	Description
1	11/7/22	ISSUED FOR BD FILING

REVISIONS

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SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

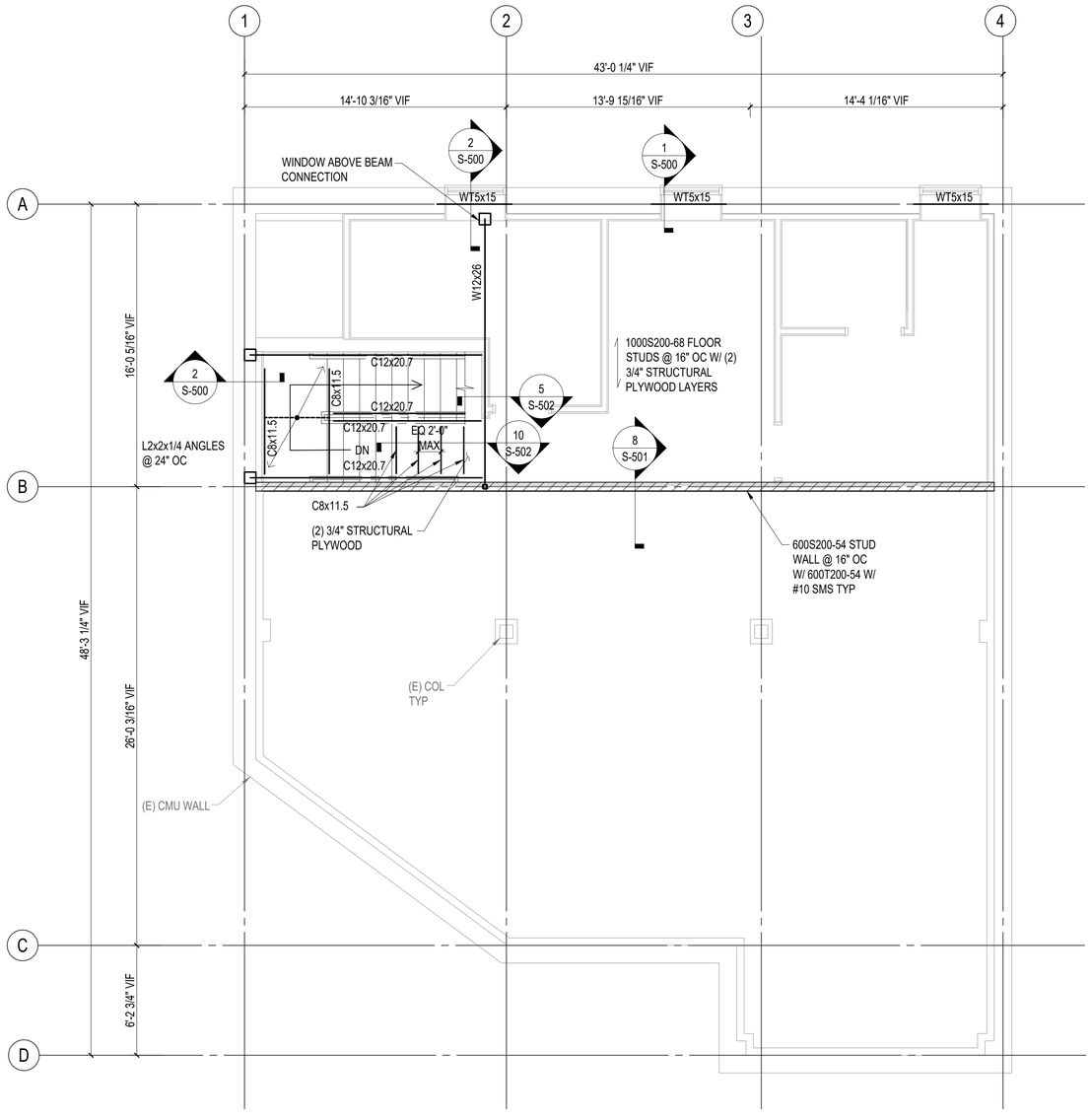
GROUND FLOOR FRAMING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK · SYMEON KREMIDAS · 084716 · LICENSED PROFESSIONAL ENGINEER

DATE:	
PROJECT No.:	2117
DRAWN BY:	AJH
SCALE:	AS NOTED
DWG. No.:	S-100

SCAN CODE



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

PLAN NORTH

NOTES:

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LEGEND:

INDICATES BEAM BEARING AT CMU WALL PER 2/S-500.

NEW CFMF STUD WALL.

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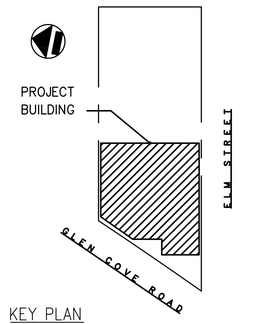

KEY PLAN
N.T.S.

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RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

MEZZANINE FLOOR PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
SHYMOON KREMNITZER
084716
LICENSED PROFESSIONAL ENGINEER

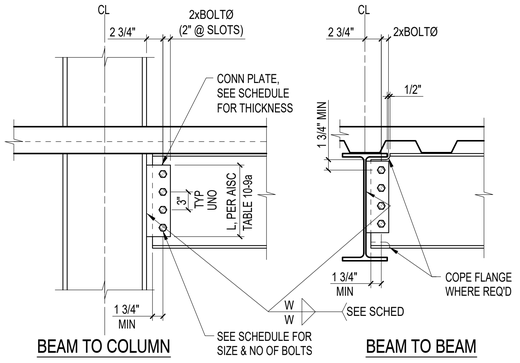
DATE:
PROJECT No.: 2117
DRAWN BY: AJH
SCALE: AS NOTED
DWG. No.:

S-101

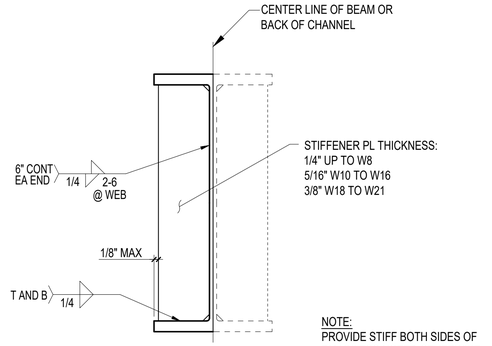
SCAN CODE

STANDARD BOLTED CONNECTION SCHEDULE "A"			
BEAM SIZE	NUMBER & SIZE OF BOLTS REQ'D	PLATE THICKNESS	WELD SIZE (W)
W6, C6, C7	(2) 3/4"Ø @ 2" GA	1/4"	3/16"
W8, C8, C9	(2) 3/4"Ø	1/4"	3/16"
W10, C10	(2) 3/4"Ø	1/4"	3/16"
W12, C12	(3) 3/4"Ø	1/4"	3/16"
W14, C15	(3) 3/4"Ø	1/4"	3/16"
W16	(4) 3/4"Ø	1/4"	3/16"
W18	(4) 3/4"Ø	5/16"	1/4"
W21	(5) 3/4"Ø	5/16"	1/4"
W24	(6) 3/4"Ø	5/16"	1/4"
W27	(7) 3/4"Ø	3/8"	1/4"
W30	(8) 1"Ø	3/8"	1/4"
W33	(9) 1"Ø	1/2"	5/16"
W36	(10) 1"Ø *	1/2"	5/16"
W40	(11) 1"Ø *	1/2"	5/16"
W44	(12) 1"Ø *	1/2"	5/16"

NOTES:
1. SHORT SLOTTED HOLES MAY BE USED AT ALL COLUMN CONNECTIONS AS AN OPTION. * FOR 10, 11 & 12 BOLT GROUPS, USE SHORT SLOTTED HOLES AT CONNECTIONS TO COLUMNS.
2. FOR BEAM TO COLUMN WEB CONNECTION AT W14 & SMALLER COLUMNS, SEE EXTENDED PLATE DETAIL.

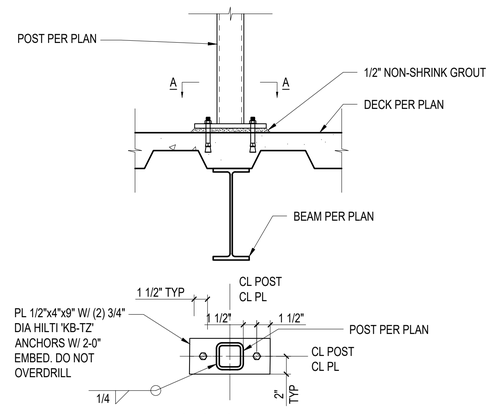


8 STANDARD WIDE FLANGE CONNECTIONS
NTS



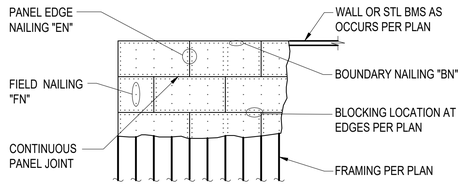
NOTE:
PROVIDE STIFF BOTH SIDES OF BM UNLESS NOTED OTHERWISE ON PLAN. USE THIS DETAIL WHEN STIFF INFO NOT OTHERWISE NOTED.

4 STANDARD STIFFENER DETAIL
NTS



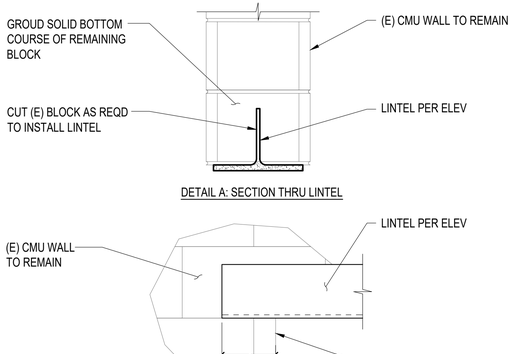
SECTION A-A

5 COLUMN BASEPLATE CONN
NTS

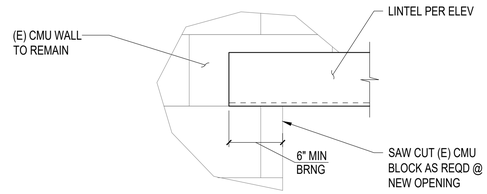


NOTE:
TYPICAL DIAPHRAGM FASTENERES FOR ROOF SHEATHING TO WOOD JOISTS AS FOLLOWS:
BN: #10 SMS @ 6" OC
EN: #10 SMS @ 6" OC
FN: #10 SMS @ 12" OC

6 DIAPHRAM NAILING
NTS

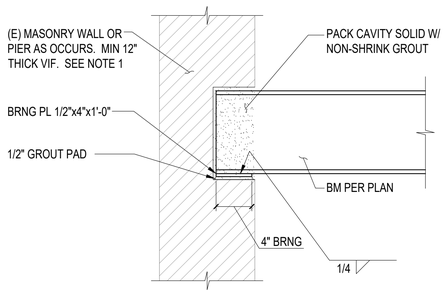


DETAIL A: SECTION THRU LINTEL



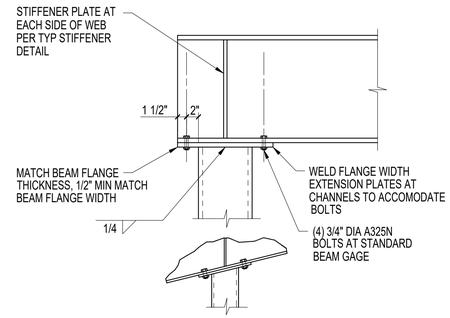
DETAIL B: DETAIL @ LINTEL BEARING

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



NOTES:
1. GC TO VERIFY WALL THICKNESS AND NOTIFY EOR IF EXISTING CONDITIONS DIFFER FROM WHAT IS NOTED.
2. GC TO INFORM EOR IF EXISTING FRAMING BEARS ON OR IN WALL ADJACENT TO PROPOSED DETAIL.
3. REMOVE TERRA COTTA FILL TO BEAR ON SOUND BRICK WHERE REQUIRED

2 WF BEAM BRNG ON (E) WALL
1"=1'-0"



NOTES:
1. IF OTHER BEAMS FRAME IN AT COLUMN, CONNECTION TO STIFF PLATE SIMILAR TO DETAIL 2/S-501. (SHIFT STIFF. PLATE SLIGHTLY OFF CENTER TO FIT)
2. BEAM SLOPE NOT SHOWN ABOVE. SET CAP PLATE TO FIT AT ANY BEAM SLOPE.

3 BEAM OVER COLUMN CONNECTION
NTS

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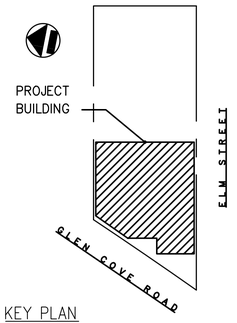

KEY PLAN
N.T.S.

No.	Issue Date	Description
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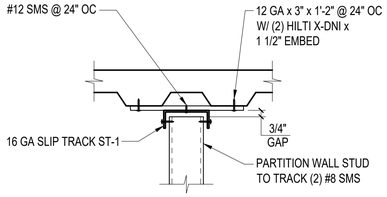
RETAIL SPACE RENOVATION
54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:
DETAILS

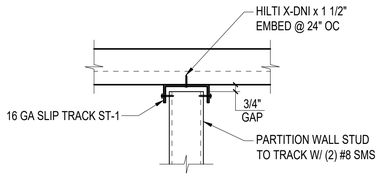
SEAL & SIGNATURE
STATE OF NEW YORK · SPYRIDON KREMMIDAS · LICENSED PROFESSIONAL ENGINEER · 084716

DATE:	
PROJECT No.:	2117
DRAWN BY:	AJH
SCALE:	AS NOTED
DWG. No.:	S-500

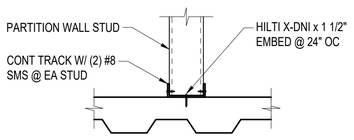
SCAN CODE



DECK PARALLEL TO WALL

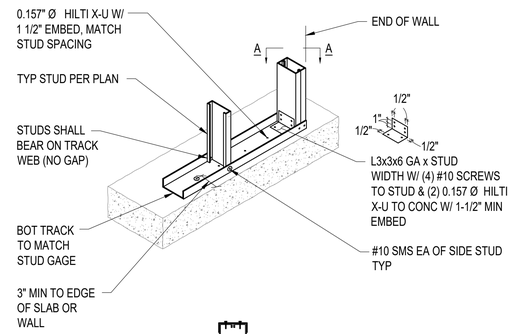


DECK PERPENDICULAR TO WALL



WALL BEARING ON TOP OF COMPOSITE DECK

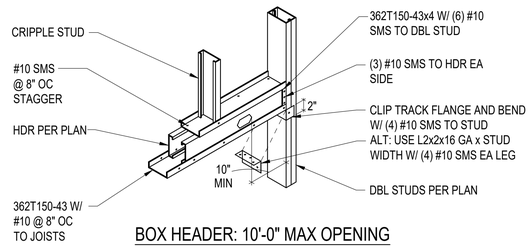
TYP LIGHT GAGE PARTITION WALL
TO COMPOSITE DECK DTL



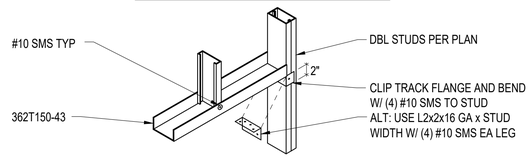
SECTION A-A

7 BOTTOM TRACK TO SLAB CONNECTION

NTS



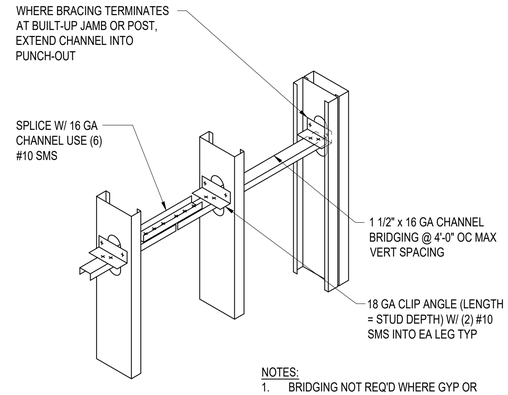
BOX HEADER: 10'-0" MAX OPENING



HEADER: 4'-0" MAX OPENING

4 INT NON-BEARING WALL HEADER DETAILS

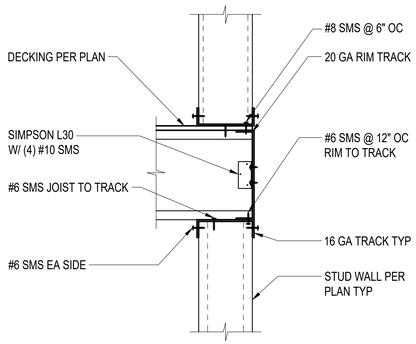
1"=1'-0"



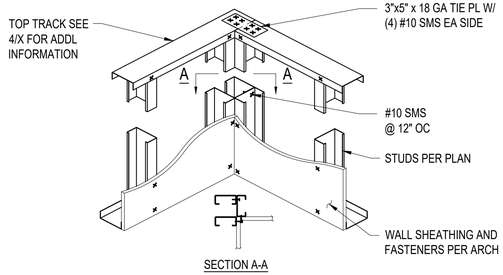
NOTES:
1. BRIDGING NOT REQ'D WHERE GYP OR OTHER SHEATHING IS USED ON BOTH SIDES OF WALL.
2. THIS DETAIL ONLY APPLIES TO STUDS W/ MAX 6" DEPTH.

1 TYPICAL STUD BRIDGING DETAIL

3/4"=1'-0"

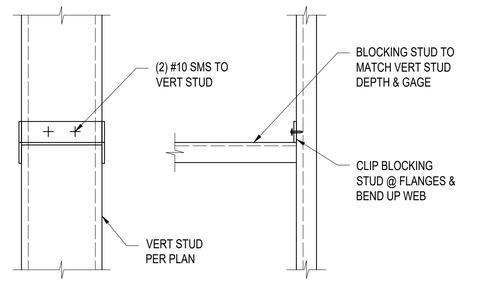


TYPICAL JOIST PERPENDICULAR TO STUD WALL



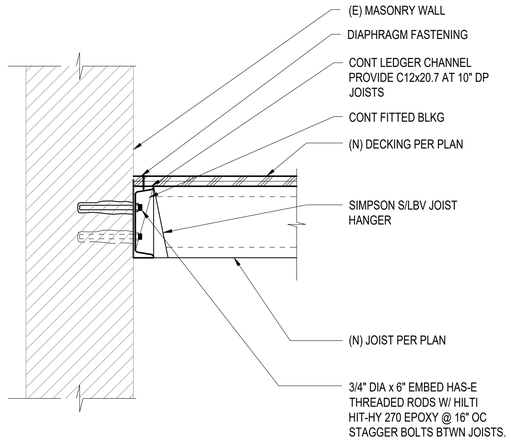
SECTION A-A

DETAIL A: TYPICAL INTERIOR WALL CORNER CONN



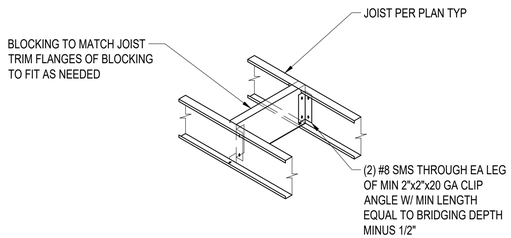
2 TYPICAL STUD BLOCKING

1 1/2"=1'-0"



11 TYPICAL WALL CONNECTION

1 1/2"=1'-0"

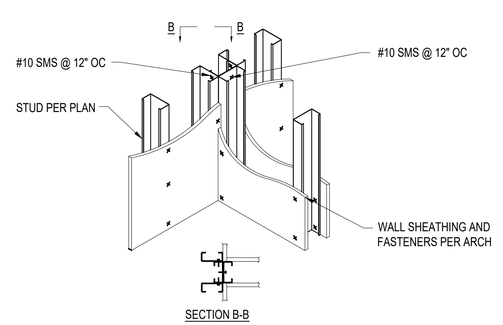


NOTE:
FOR FLOOR JOIST SHAPES/TYPES OTHER THAN THOSE DEFINED BY THE STEEL STUD MANUFACTURER'S ASSOCIATION (SSMA) ALTERNATE BLOCKING/STIFFENING DETAILING TO FOLLOW MANUFACTURER SPECS AND BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW.

TYPICAL FLOOR/ROOF JOIST BLOCKING DETAIL

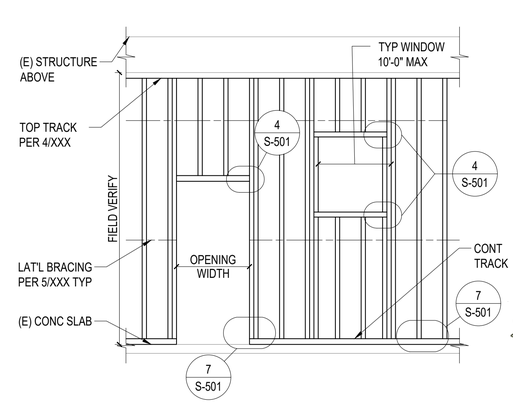
8 TYPICAL JOIST PERP TO STUD WALL

1"=1'-0"



SECTION B-B

DETAIL B: TYPICAL INTERIOR WALL INTERSECTION CONN



12 JOIST TO CMU WALL CONNECTION

1 1/2"=1'-0"

9 TYPICAL FLOOR JOIST BLOCKING

1"=1'-0"

6 WALL CORNER DETAILS

1"=1'-0"

3 TYP NON-BEARING WALL ELEVATION

1"=1'-0"

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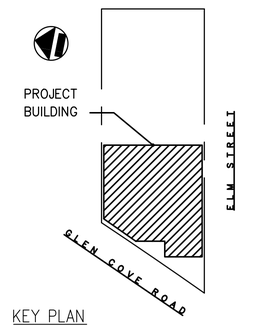

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SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

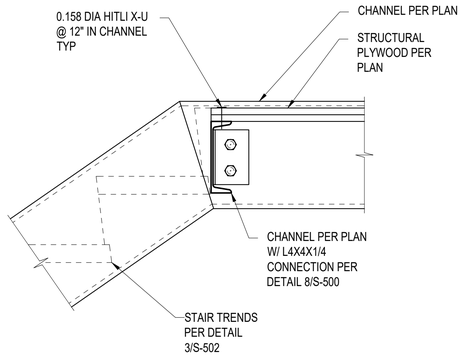
DRAWING TITLE:

DETAILS

SEAL & SIGNATURE

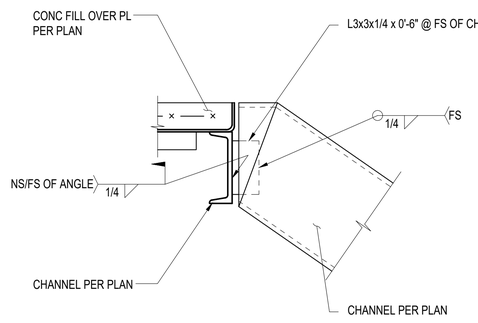
DATE:	
PROJECT No.:	2117
DRAWN BY:	AJH
SCALE:	AS NOTED
DWG. No.:	S-501

SCAN CODE



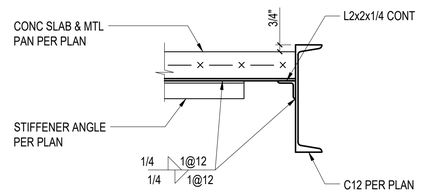
10 LANDING HEADING AT OUTER STRINGER DOWN

1 1/2"=1'-0"

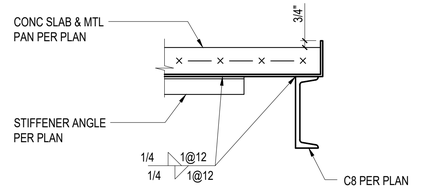


7 STRINGER TO LANDING HEADER CONN

1 1/2"=1'-0"



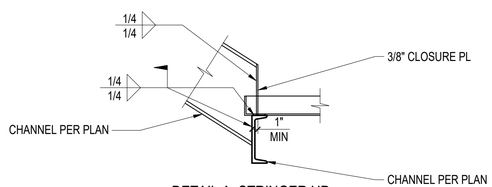
DETAIL A: C12 CHANNEL



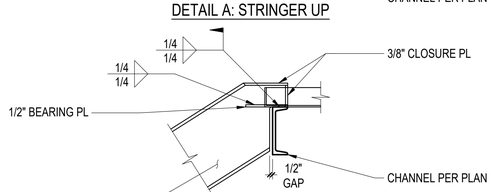
DETAIL B: C8 CHANNEL

8 EDGE OF LANDING DETAILS

1 1/2"=1'-0"



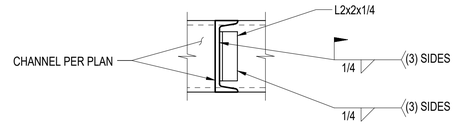
DETAIL A: STRINGER UP



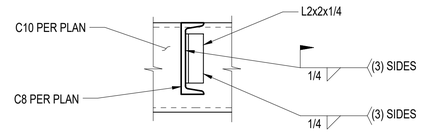
DETAIL B: STRINGER DOWN

9 STRINGER UP & DN FROM LANDING HDR

NTS



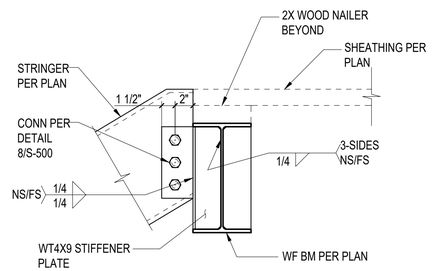
DETAIL A: SIMILAR CHANNELS



DETAIL B: C8 TO C10 CONN

4 CHANNEL TO CHANNEL CONN DETAIL

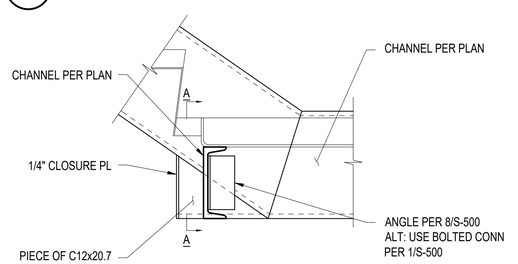
1 1/2"=1'-0"

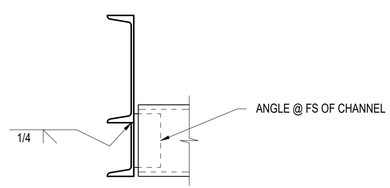


NOTE:
REFER TO ARCHITECTURAL
DRAWINGS FOR COORDINATION OF
STAIR AND FLOOR FINISHES

5 STRINGER TO FLOOR FRAMING

1 1/2"=1'-0"

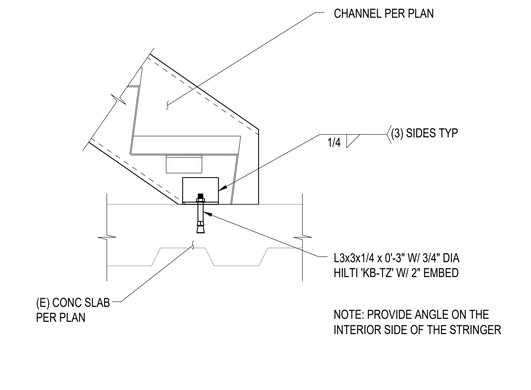




SECTION A-A

6 LANDING HEADERS TO STRINGER UP

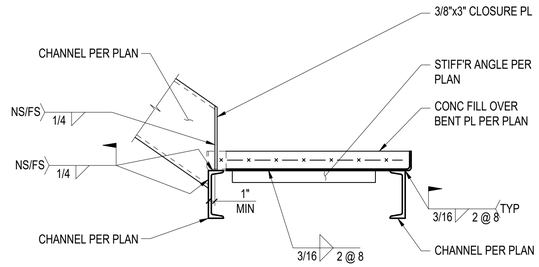
NTS



NOTE: PROVIDE ANGLE ON THE
INTERIOR SIDE OF THE STRINGER

1 STRINGER TO CONCRETE SLAB

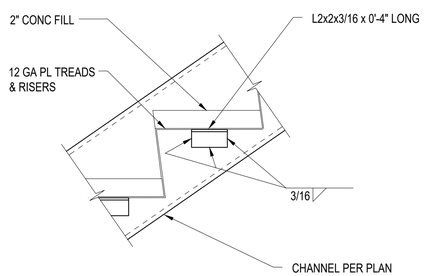
1 1/2"=1'-0"



NOTE:
STAIR TREADS NOT SHOWN FOR CLARITY.

2 SECTION THROUGH LANDING

1"=1'-0"



3 TREAD AND RISER DETAIL

1 1/2"=1'-0"

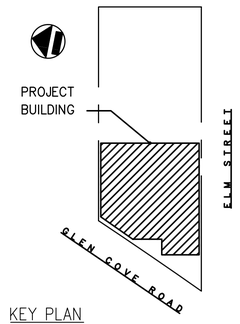
ARCHITECT OF RECORD

DRV ARCHITECT, P.C.

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

ENGINEER OF RECORD

kpff Consulting Engineers
299 Broadway, Suite 900
New York, NY 10007
212.973.1740 | kpff.com



KEY PLAN
N.T.S.

No.	Issue Date	Description
1	11/7/22	ISSUED FOR BD FILING

REVISIONS

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SITE:

COVE REALTY, LLC

RETAIL SPACE RENOVATION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

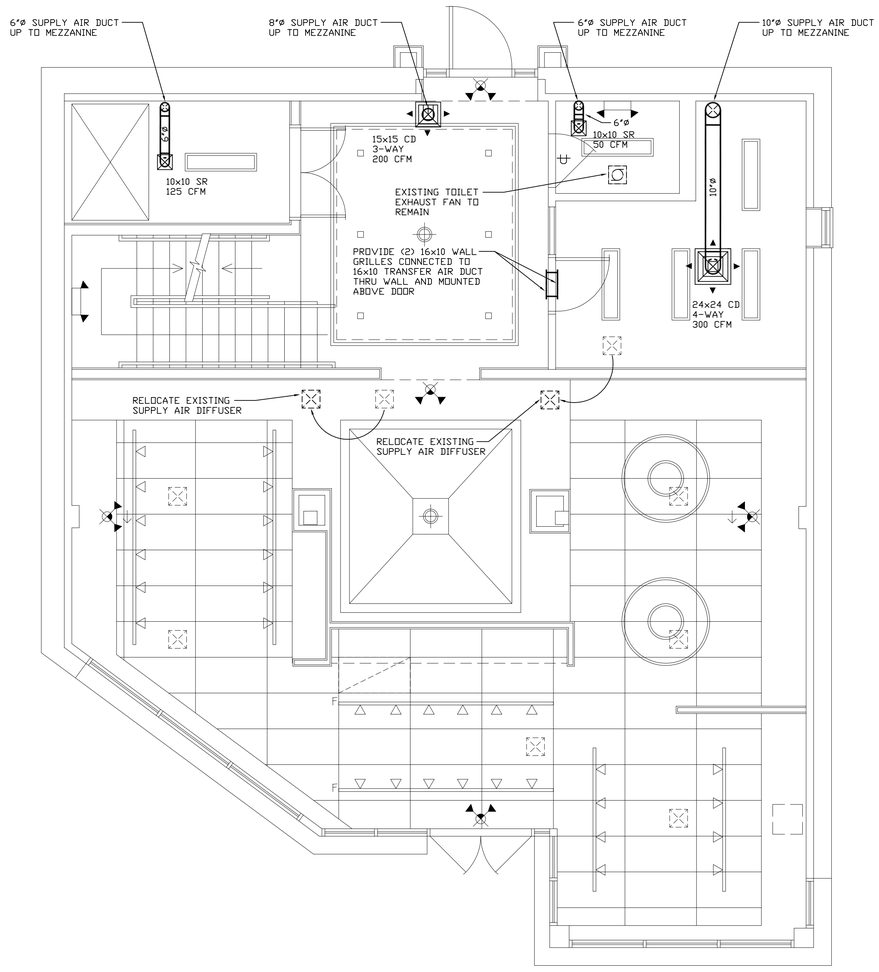
DETAILS

SEAL & SIGNATURE

DATE:
PROJECT No.: 2117
DRAWN BY: AH
SCALE: AS NOTED
DWG. No.:

S-502

SCAN CODE



FIRST FLOOR HVAC PLAN

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

ARCHITECT OF RECORD

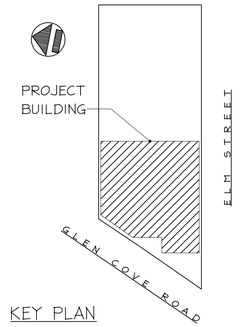
DRV ARCHITECT, P.C.

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

ENGINEER OF RECORD

Smalley
ENGINEERING, P.C.
CONSULTING ENGINEERS

145 Fairfield Drive (631) 360-0825 tel.
Holbrook, New York 11741 www.smalleyeng.com



KEY PLAN
N.T.S.

No.	Issue Date	Description
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SITE:

COVE REALTY, LLC

INTERIOR DEMOLITION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

FIRST FLOOR HVAC PLAN

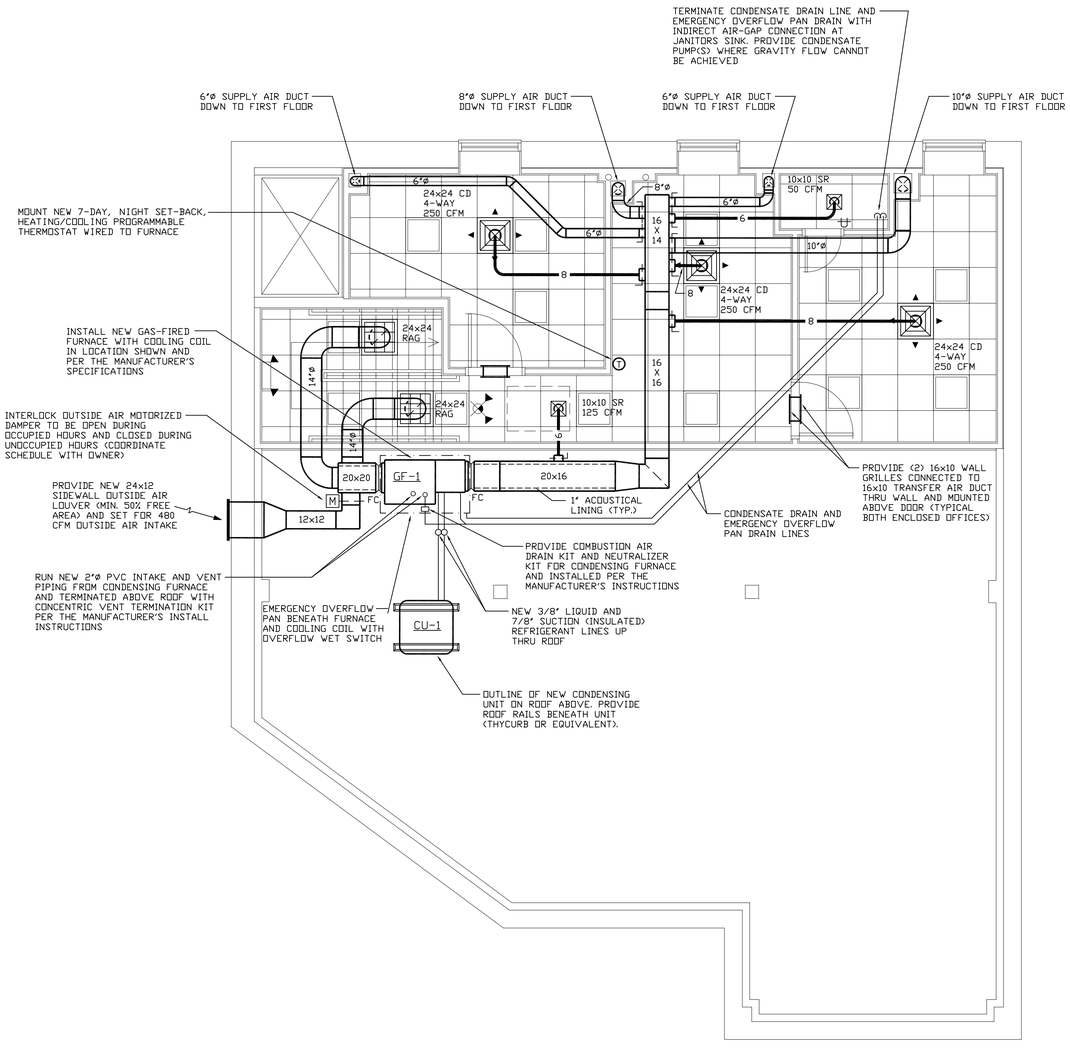
SEAL & SIGNATURE

STATE OF NEW YORK
PHILIP JOSEPH SMALLEY
083165
LICENSED PROFESSIONAL ENGINEER

DATE:
PROJECT No.: 2117
DRAWN BY: PJS
SCALE: AS NOTED
DWG. No.:

M-001.00

01 OF 05



MEZZANINE HVAC PLAN

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

ARCHITECT OF RECORD

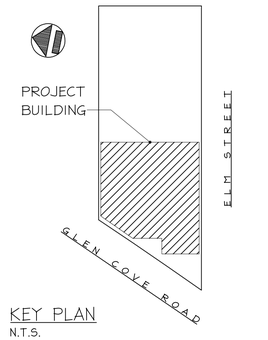
DRV ARCHITECT, P.C.

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

ENGINEER OF RECORD

Smalley
ENGINEERING, P.C.
CONSULTING ENGINEERS

145 Fairfield Drive (631) 360-0825 tel.
Holbrook, New York 11741 www.smalleyeng.com



KEY PLAN
N.T.S.

No.	Issue Date	Description
	11/07/22	ISSUED FOR BD FILING

REVISIONS

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COVE REALTY, LLC

INTERIOR DEMOLITION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

MEZZANINE HVAC PLAN

SEAL & SIGNATURE

STATE OF NEW YORK
PHILIP JOSEPH SMALLEY
083165
LICENSED PROFESSIONAL ENGINEER

DATE:
PROJECT No.: 2117
DRAWN BY: PJS
SCALE: AS NOTED
DWG. No.:

M-002.00

TENANT SPACE VENTILATION AIR BALANCE SCHEDULE

ROOM NAME	SPACE	ROOM SIZE			PEOPLE O.A. RATE BREATHING ZONE CFM/PERSON (Rp)	AREA O.A. RATE BREATHING ZONE CFM/SQ. FT. (Ra)	DEFAULT PEOPLE #/1000 SQ. FT.	CALCULATED PEOPLE	ACUAL PEOPLE (Pz)	BREATHING ZONE O.A. CFM (Vbz)	ZONE AIR EFFECTIVENESS FACTOR (Ez)	CODE REQUIRED O.A. CFM	ACTUAL PROVIDED O.A. CFM	EXHAUST AIRFLOW CFM/SQ. FT.	EXHAUST AIR PER FIXTURE QTY. X CFM	ACTUAL EXHAUST AIR CFM
		AREA (Az) (SQ. FT.)	HEIGHT (FT.)	VOLUME (CU. FT.)												
SHOW ROOM	1.00	1,044	16	16,704	7.5	0.12	15	16	17	252.78	0.80	315.98	320	---	---	---
OFFICE	1.01	166	9	1,494	5	0.06	5	1	4	29.96	0.80	37.45	40	---	---	---
RESTROOM	1.02	36	9	324	---	---	---	---	---	---	---	---	---	0.50	---	50
VESTIBULE	1.03	207	9	1,863	---	0.06	---	---	---	12.42	0.80	15.53	20	---	---	---
RECEIVING	1.04	86	9	774	10	0.06	---	---	1	15.16	0.80	18.95	20	0.50	---	50
HALLWAY	2.00	73	8	584	---	0.06	---	---	---	4.38	0.80	5.48	10	---	140	160
OFFICE	2.01	131	8	1,048	5	0.06	5	1	1	12.86	0.80	16.08	20	---	100	160
OPEN OFFICE	2.02	107	8	856	5	0.06	5	1	2	16.42	0.80	20.53	25	---	---	---
OFFICE	2.03	145	8	1,160	5	0.06	5	1	1	13.70	0.80	17.13	20	---	---	---
JANITORS CLOSET	2.04	18	8	144	---	0.12	---	---	---	2.16	0.80	2.70	5	---	---	---
TOTAL PROJECT AREA		2,013						TOTAL PROJECT PEOPLE	26			TOTAL OUTSIDE AIR CFM	480		TOTAL EXHAUST CFM	450

1. BASED ON THE 2020 NEW YORK STATE MECHANICAL CODE VENTILATION REQUIREMENTS AND CALCULATIONS.

RHEEM GAS-FIRED FURNACE w/SPLIT SYSTEM COOLING SCHEDULE

GAS-FIRED FURNACE: MODEL # R96VA-0702521MSA W/ ADD-ON CASED COOLING COIL MODEL # RCF4821STAMCA													CONDENSING UNIT: MODEL # RA1648AJ1NB								
MARK	TYPE	FUEL	GAS INPUT	OUTPUT CAP.	VENT SIZE	MOTOR H.P.	SUPPLY CFM	ELECTRIC	MINIMUM CIRC. AMPS	MAX. OVERCURRENT PROTECTION (AMPS)	WEIGHT	ACCESSORIES	MARK	NOMINAL TONNAGE	COOLING CAPACITY	SYSTEM S.E.E.R.	ELECTRIC	MINIMUM CIRC. AMPS	MAX. OVERCURRENT PROTECTION (AMPS)	WEIGHT	ACCESSORIES
GF-1	HORIZONTAL	NATURAL	70 MBH	68 MBH	2"ø	3/4	1,600	115-1-60	12.0	20	139 LBS.	1, 2, 3, 4, 5, 6	CU-1	4	46,000	15.1	208-1-60	25.0	40	225 LBS.	7, 8, 9, 10

ACCESSORIES:

1. FIELD INSTALL 2-STAGE HEAT, 2-STAGE COOL, 7-DAY, NIGHT SET-BACK PROGRAMMABLE THERMOSTAT.
2. FIELD INSTALL FACTORY HORIZONTAL FILTER RACK KIT.
3. FIELD INSTALL 2"ø COMBUSTION VENT AND AIR INLET PIPING WITH FACTORY CONCENTRIC VENT TERMINATION KIT.
4. FIELD INSTALL FACTORY COMBUSTION AIR DRAIN KIT.
5. FIELD INSTALL FACTORY NEUTRALIZER KIT.
6. FIELD INSTALL NON-FUSED DISCONNECT SWITCH AT FURNACE (BY ELECTRICIAN).
7. PROVIDE WITH FACTORY HIGH/LOW PRESSURE SWITCHES.
8. FIELD INSTALL FACTORY LOW AMBIENT KIT.
9. FIELD INSTALL SIGHT GLASS AND FILTER LINE DRYER ON CONDENSING UNIT.
10. FIELD INSTALL NON-FUSED DISCONNECT SWITCH AT CONDENSING UNIT (BY ELECTRICIAN).

COMcheck Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: COVE REALTY - COMCHECK
Location: Roslyn Harbor, New York
Climate Zone: 4a
Project Type: Alteration

Construction Site:
54 Glen Cove Road
Greenvale, New York 11548

Owner/Agent:
Cove Realty, LLC
54 Glen Cove Road
Greenvale, New York 11548

Designer/Contractor:
Philip Smalley
Smalley Engineering, P.C.
145 Fairfield Drive
Holbrook, New York 11741
(631) 360-0825
smalleyeng@optonline.net

Mechanical Systems List

Quantity System Type & Description

1 HVAC System (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 70 kBtu/h
Proposed Efficiency = 96.00% Et, Required Efficiency: 80.00 % Et or 80% AFUE
Cooling: 1 each - Split System, Capacity = 46 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 15.10 SEER, Required Efficiency = 13.00 SEER
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
Fan System: FAN SYSTEM 1 | FURNACE -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:
FAN 1 Supply, Constant Volume, 1600 CFM, 0.8 motor nameplate hp, 66.0 fan efficiency grade, 70.0 total fan efficiency, 50.0 design fan efficiency , fan exception: Single fan <= 5HP

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title _____ Signature _____ Date _____

HVAC DUCTWORK LEGEND

- NEW SUPPLY AIR DUCT UP THROUGH FLOOR/ROOF
- NEW RETURN OR EXHAUST DUCT UP THROUGH FLOOR/ROOF
- 1" ACOUSTICALLY LINED DUCT SIZES SHOWN ARE OUTSIDE DIMENSIONS - DO NO INCREASE
- 12" RND — NEW SHEETMETAL ROUND DUCTWORK AND SIZE
- 12 — NEW FLEXIBLE DUCTWORK AND SIZE
- FOUR WAY DIFFUSER (NAILOR - UNI)
- THREE WAY DIFFUSER (NAILOR - UNI)
- TWO WAY (CR) DIFFUSER (NAILOR - UNI)
- TWO WAY (OP) DIFFUSER (NAILOR - UNI)
- ROUND CEILING DIFFUSER (NAILOR - 6300)
- RETURN AIR GRILLE (NAILOR - 51EC)
- EXHAUST AIR GRILLE (NAILOR - 5145H)
- DUCT / WALL RETURN AIR GRILLE (NAILOR - 5145H)
- SUPPLY AIR REGISTER (NAILOR - 51DHO)
- T — ROOM THERMOSTAT
- S — REMOTE SENSOR
- S — DUCT MOUNTED SMOKE DETECTOR
- VOLUME DAMPER
- FD&AD — FIRE DAMPER AND ACCESS DOOR
- UNDERCUT DOOR 1"
- AFF — ABOVE FINISHED FLOOR
- TE — TOILET EXHAUST FAN
- FAI — FRESH AIR INTAKE
- FC — FLEX CONNECTION
- FD — FIRE DAMPER
- RA — RETURN AIR
- SA — SUPPLY AIR
- RAG — RETURN AIR GRILLE
- SR — SUPPLY REGISTER
- CD — CEILING DIFFUSER
- EG — EXHAUST GRILLE
- VD — VOLUME DAMPER
- CVD — CABLE-DRIVE VOLUME DAMPER
- BDD — GRAVITY BACKDRAFT DAMPER

ARCHITECT OF RECORD
DRV ARCHITECT, P.C.
1180 Park Avenue Franklin Square, New York 11010
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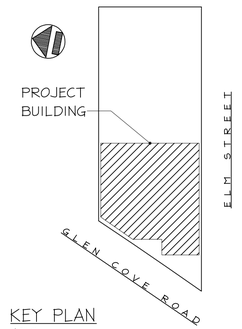

KEY PLAN
N.T.S.

No.	Issue Date	Description
	11/07/22	ISSUED FOR BD FILING

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SITE:
COVE REALTY, LLC

INTERIOR DEMOLITION

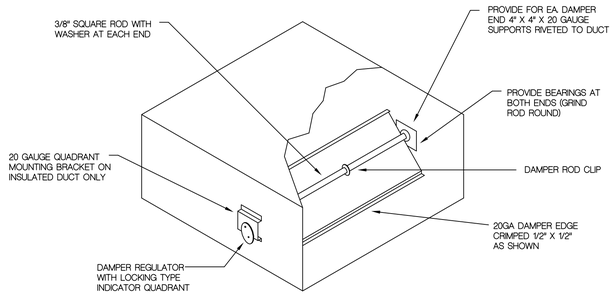
54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:
HVAC SCHEDULES AND LEGENDS

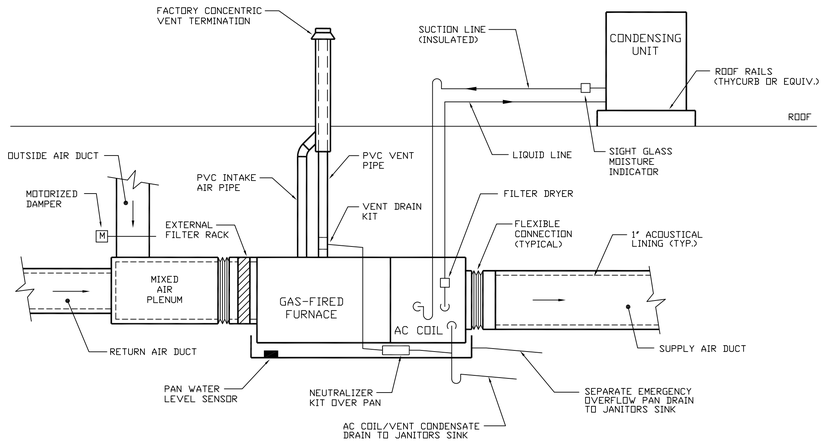
SEAL & SIGNATURE

STATE OF NEW YORK
PHILIP JOSEPH SMALLEY
083165
LICENSED PROFESSIONAL ENGINEER

DATE:
PROJECT No.: 2117
DRAWN BY: PJS
SCALE: AS NOTED
DWG. No.:
M-003.00

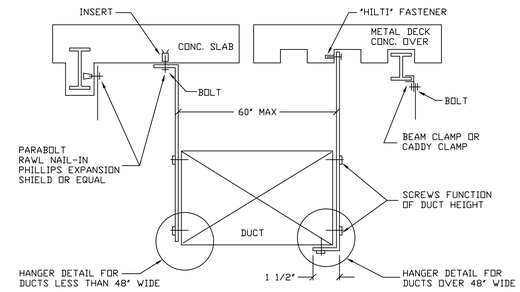


LOW PRESSURE BALANCING DAMPER



SPLIT SYSTEM UNIT WITH DUCT FURNACE CONNECTION DETAIL

NO SCALE



HANGER SIZE

DUCT SIZE	HANGER SIZE
UP TO 2 SQ. FT.	1" X 1/16"
2 TO 8 SQ. FT.	1" X 1/8"
OVER 8 SQ. FT.	1" X 1/8"

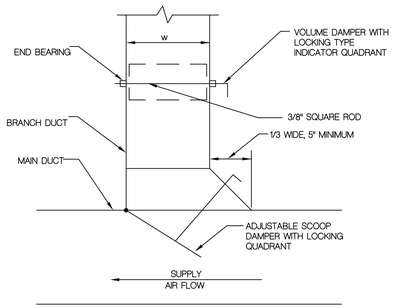
HANGER SPACING

DUCT SIZE	MAX SPACING
UP TO 4 SQ. FT.	8'-0"
4 TO 10 SQ. FT.	6'-0"
OVER 10 SQ. FT.	4'-0"

NOTES:
1. ALL SUPPLEMENTARY STEEL OR ANGLE TO BE EITHER GALVANIZE OR BLACK
2. DUCTS OVER 60" TO TRAPEZE WITH ROD AND ANGLE AS PER SMACNA.

DUCT HANGING DETAILS

NO SCALE



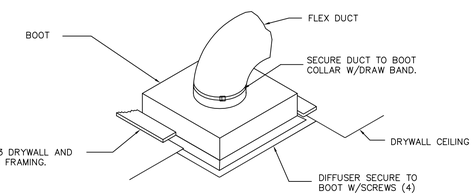
TYPICAL DUCT TAP DETAIL

NO SCALE

NOTES:
1. ALL SUPPLEMENTARY STEEL OR ANGLE TO BE EITHER GALVANIZE OR BLACK

GAS FURNACE HANGING DETAILS

NO SCALE

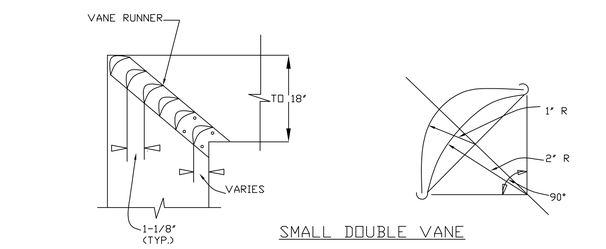


DETAIL

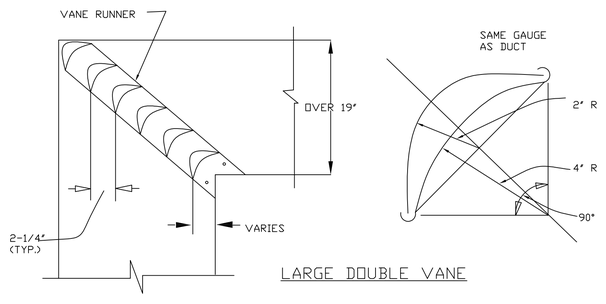
PERSPECTIVE

DIFFUSER BOOT INSTALLATION - DRYWALL CEILING

NO SCALE



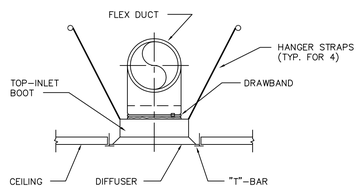
SMALL DOUBLE VANE



LARGE DOUBLE VANE

DUCT TURN INSTALLATION

NO SCALE



NOTES:
1. ATTACH HANGER STRAPS IN ALL FOUR CORNERS OF BOOT.
2. LAY-IN BOOT INTO "T-BAR" CEILING WITH BOTTOM EDGE OF BOOT 5/8" ABOVE FINISHED CEILING.
3. SECURE GRILLE TO BOOT WITH SCREWS.

DIFFUSER BOOT INSTALLATION IN T-BAR CEILING

NO SCALE

ARCHITECT OF RECORD
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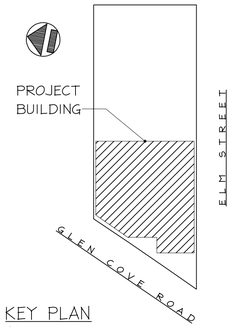


KEY PLAN
N.T.S.

No.	Issue Date	Description
	11/07/22	ISSUED FOR BD FILING

REVISIONS

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

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

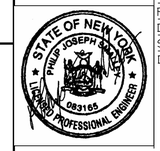
SITE:
COVE REALTY, LLC

INTERIOR DEMOLITION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:
HVAC DETAILS

SEAL & SIGNATURE



DATE:
PROJECT No.: 2117
DRAWN BY: PJS
SCALE: AS NOTED
DWG. No.:
M-004.00

04 OF 05

1. GENERAL

A. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF NEW YORK STATE AND LOCAL BUILDING CODES, BUILDING DEPARTMENT AND BUILDING MANAGEMENT.

B. PRIOR TO SUBMISSION OF A BID, THIS CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK AS INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES, IF ANY, SHALL BE BROUGHT TO THE ARCHITECTS AND ENGINEERS ATTENTION PRIOR TO SUBMISSION OF THE BID, AND IF NOT RESOLVED TO HIS SATISFACTION, SHALL BE A WRITTEN QUALIFICATION OF HIS BID.

C. PRIOR TO SUBMISSION OF HIS FORMAL BID, THIS CONTRACTOR SHALL REVIEW ALL DRAWINGS OF THE ENTIRE PROJECT INCLUDING GENERAL CONSTRUCTION, DEMOLITION, ELECTRICAL, MECHANICAL, PLUMBING, AND SPRINKLER AND HE SHALL NOTIFY THE GENERAL CONTRACTOR OF WORK REQUIRED IN HIS BID WHICH IS INDICATED OR IMPLIED IN OTHER SECTIONS OF THE WORK.

D. INSTALL WORK IN A NEAT WORKMANLIKE MANNER READILY ACCESSIBLE FOR OPERATION, MAINTENANCE, AND REPAIR.

E. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND APPROXIMATE LOCATION OF EQUIPMENT. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND COORDINATE FINAL LOCATIONS OF DIFFUSERS AND REGISTERS WITH REFLECTED CEILING PLANS. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICT.

F. THE ARCHITECTS SPECIFICATIONS, AS APPLICABLE, ARE PART OF THIS CONTRACT.

2. SCOPE OF WORK

A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND CONTRACTOR'S SERVICES NECESSARY FOR COMPLETE AND SAFE INSTALLATION OF ALL WORK IN FULL CONFORMITY WITH REQUIREMENTS OF LOCAL ELECTRICAL AND BUILDING CODES AND OF ALL AUTHORITIES HAVING JURISDICTION.

B. SECURE CERTIFICATES, PAY ALL FEES AND CHARGES FOR ALL WORK INSTALLED, CERTIFYING COMPLIANCE WITH LOCAL CODES AND GOVERNING AUTHORITIES. CONTRACTOR TO PERFORM REQUIRED CONTROLLED INSPECTION (IF REQUIRED). DELIVER CERTIFICATES TO OWNER BEFORE FILING.

C. THE FOLLOWING IS A GENERAL LISTING, NOT NECESSARILY COMPLETE, OF THE WORK TO BE PROVIDED AND INSTALLED BY THE HVAC CONTRACTOR.

1. HEATING/COOLING SYSTEMS
2. PIPING AND SPECIALTIES
3. DUCTWORK
4. CONTROLS
5. GRILLES AND REGISTERS
6. EXHAUST FANS
7. BALANCING
8. COMPLIANCE WITH DRAWING AND SPECIFICATIONS
9. PERMITS AND BUILDING DEPARTMENT FILING

3. SHOP DRAWINGS, SAMPLES AND APPROVALS

A. SUBMIT A SEPIA AND TWO PRINTS OF SHEET METAL AND/OR PIPING SHOP DRAWINGS, CERTIFIED BY ALL TRADES THAT COORDINATION HAS BEEN ESTABLISHED. SUBMIT CERTIFIED EQUIPMENT CUTS WITH CONSTRUCTION WIRING DIAGRAMS AND AUTOMATIC TEMPERATURE CONTROL SHOP DRAWINGS. SUBMIT FOUR (4) BOOKBOUND OPERATING AND SERVICE MANUALS WHICH SHALL INCLUDE COPIES OF ALL SHOP DRAWINGS. SUBMITTALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- DUCTWORK
- PIPING LAYOUT AND APPURTENANCES
- CERTIFIED BALANCING REPORT
- DIFFUSERS, REGISTERS, GRILLES
- EXHAUST FANS
- AUTOMATIC TEMPERATURE CONTROL DIAGRAMS
- EQUIPMENT

4. EXCAVATION, BACKFILLING AND CONSTRUCTION

A. ALL EXCAVATION, BACKFILLING, CUTTING, PATCHING AND CONCRETE AND MASONRY CONSTRUCTION BOTH INTERIOR AND EXTERIOR, REQUIRED FOR THE PURPOSE OF COMPLETING ALL WORK CALLED FOR UNDER THIS SPECIFICATION SHALL BE INCLUDED AS PART OF EACH CONTRACT.

5. TRENCHING AND BACKFILLING

A. DIG TRENCHES STRAIGHT AND TRUE TO LINE AND GRADE, WITH BOTTOM OF TRENCH FREE FROM ROCK POINTS AND WITH PIPE CUSHION CONSISTING OF EITHER UNDISTURBED NATURAL SOIL OR COMPACTED FINE SAND.

B. PROVIDE A TRENCH DEPTH TO BE BELOW LOCAL FROST LINE INVERTED ELEVATION FOR EXTERIOR CHILLED WATER PIPING.

C. BACKFILL UPON RECEIPT OF ALL NECESSARY APPROVALS, USING STOCKPILED MATERIAL EXCAVATED FROM THE TRENCH, OR USING OTHER MATERIAL APPROVED BY THE ARCHITECT.

D. ALL BACKFILL MATERIAL SHALL BE FREE FROM ROCKS, LARGE CLOD ROOTS, AND OTHER FOREIGN MATTER, AND SHALL BE COMPACTED IN SIX INCH LAYERS TO A MINIMUM OF 95% COMPACTION.

E. JETTING OF BACKFILL WILL NOT BE PERMITTED.

F. PROMPTLY REMOVE ALL EXCESS EXCAVATED MATERIAL FROM THE SITE.

6. ELIMINATION OF NOISE AND VIBRATION

A. ALL EQUIPMENT AND ACCESSORIES SHALL OPERATE WITHOUT OBJECTIONABLE NOISE OR VIBRATION. SHOULD OPERATION OF ANY ONE OR MORE OF THE SYSTEMS PRODUCE NOISE OR VIBRATION, WHICH IS, IN THE OPINION OF THE ARCHITECT, OBJECTIONABLE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, MAKE CHANGES IN EQUIPMENT AND DO ALL THE WORK NECESSARY TO ELIMINATE THE OBJECTIONABLE NOISE OR VIBRATION.

7. THERMAL INSULATION

A. INSULATE ALL SUPPLY AND RETURN DUCTWORK TO CONFORM TO THE REQUIREMENTS OF SECTIONS M604.2 THROUGH M604.13 OF THE NEW YORK STATE MECHANICAL CODE AND SECTION C403.11.1 OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

B. WHERE DUCTS USED FOR COOLING ARE EXTERNALLY INSULATED, THE INSULATION SHALL BE COVERED WITH A VAPOR RETARDER HAVING A MAXIMUM PERMEANCE OF 0.05 PERM OR ALUMINUM FOIL HAVING A MINIMUM THICKNESS OF 2 MILS. INSULATIONS HAVING A PERMEANCE OF 0.05 PERM OR LESS SHALL NOT BE REQUIRED TO BE COVERED. ALL JOINTS AND SEAMS SHALL BE SEALED TO MAINTAIN THE CONTINUITY OF THE VAPOR RETARDER. A VAPOR RETARDER IS NOT REQUIRED FOR SPRAY POLYURETHANE FOAM INSULATION HAVING A WATER VAPOR PERMEANCE OF NOT GREATER THAN 3 PERMS PER INCH AT THE INSTALLED THICKNESS.

C. INSULATED EXTERIOR DUCTS SHALL BE PROTECTED WITH AN APPROVED WEATHERPROOF BARRIER.

D. MATERIALS USED AS INTERNAL INSULATION AND EXPOSED TO THE AIRSTREAM IN DUCTS SHALL BE SHOWN TO BE DURABLE WHEN TESTED IN ACCORDANCE WITH UL 181. EXPOSED INTERNAL INSULATION THAT IS NOT IMPERMEABLE TO WATER SHALL NOT BE USED TO LINE DUCTS OR PLENUMS FROM THE EXIT OF A COOLING COIL TO THE DOWNSTREAM END OF THE DRAIN PAN.

E. COVERINGS AND LININGS, INCLUDING ADHESIVES WHEN USED, SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE- DEVELOPED INDEX NOT MORE THAN 50, WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723, USING THE SPECIMEN PREPARATION AND MOUNTING PROCEDURES OF ASTM E 2231. DUCT COVERINGS AND LININGS SHALL NOT FLAME, GLOW, SMOLDER OR SMOKE WHEN TESTED IN ACCORDANCE WITH ASTM C 411 AT THE TEMPERATURE TO WHICH THEY ARE EXPOSED IN SERVICE. THE TEST TEMPERATURE SHALL NOT FALL BELOW 250 DEGREES F. COVERINGS AND LININGS SHALL BE LISTED AND LABELED.

F. SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH NOT LESS THAN R-6 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH NOT LESS THAN R-8 INSULATION WHERE LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY. THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY A MINIMUM OF R-8 INSULATION.

G. INSULATE REFRIGERANT PIPING WITH 1" FIBERGLASS INSULATION FOR PIPING UP TO 1" IN DIAMETER AND 1-1/2" FOR PIPING EXCEEDING 1" IN DIAMETER (BASED ON INSULATION HAVING A CONDUCTIVITY OF 0.21 TO 0.28 BTU/h-sq.ft.-degree AND A MEAN RATING TEMPERATURE OF 100 DEGREE F) AS MANUFACTURED BY ARMACELL, AP ARMAFLEX OR EQUIVALENT. PIPING INSULATION EXPOSED TO THE WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND, AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE PERMITTED.

H. ALL HOT WATER PIPING SHALL BE INSULATED WITH OWENS CORNING "FIBERGLAS" GLASS FIBER PIPE INSULATION, 1 1/2" THICK FOR PIPING SMALLER THAN 1 1/2" DIAMETER, AND 2" THICK FOR PIPING 1 1/2" AND LARGER (BASED ON INSULATION HAVING A CONDUCTIVITY OF BETWEEN 0.27 TO 0.29 BTU/h-sq.ft.-degree AND A MEAN RATING TEMPERATURE OF 125 DEGREE F) PASTED AND BONDED IN PLACE WITH INTEGRAL OWENS CORNING SSL II WITH ASJ MAX ADHESIVE. ALL FITTINGS SHALL BE INSULATED WITH PREMOLDED GLASS FIBER FITTINGS AND FINISHED WITH PVC JACKET MATERIAL.

I. ALL CHILLED WATER PIPING SHALL BE INSULATED WITH OWENS CORNING "FIBERGLAS" GLASS FIBER PIPE INSULATION, 1/2" THICK FOR PIPING SMALLER THAN 1 1/2" DIAMETER, AND 1" THICK FOR PIPING 1 1/2" AND LARGER (BASED ON INSULATION HAVING A CONDUCTIVITY OF BETWEEN 0.27 TO 0.29 BTU/h-sq.ft.-degreeF AND A MEAN RATING TEMPERATURE OF 75 DEGREE F) PASTED AND BONDED IN PLACE WITH INTEGRAL OWENS CORNING SSL II WITH ASJ MAX ADHESIVE. ALL FITTINGS SHALL BE INSULATED WITH PREMOLDED GLASS FIBER FITTINGS AND FINISHED WITH PVC JACKET MATERIAL.

8. CONDENSATE DRAIN PIPING

A. CONDENSATE DRAIN PIPING SHALL BE WROUGHT COPPER TYPE "L", FITTINGS SHALL BE WROUGHT COPPER WITH 95/5 SOLDERED JOINTS. PIPE SHALL BE PITCHED DOWN 1/8" PER FOOT IN DIRECTION OF FLOW. PROVIDE AUXILIARY AND SECONDARY DRAIN SYSTEMS PER MECHANICAL CODE SECTION 307.2.3 AND/OR WATER-LEVEL MONITORING DEVICES PER MECHANICAL CODE SECTION 307.2.3.1. CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 1/2" THICK INSULATION (BASED ON INSULATION HAVING A CONDUCTIVITY OF BETWEEN 0.21 TO 0.27 BTU/h-sq.ft.-degreeF).

9. REFRIGERANT PIPING

A. INSTALL PIPING OF A SIZE REQUIRED BY THE EQUIPMENT MANUFACTURER BASED ON THE ACTUAL FIELD INSTALLED LENGTH OF PIPING.

B. PRIOR TO INITIAL OPERATION, CLEAN AND TEST REFRIGERANT PIPING IN ACCORDANCE WITH ANSI/ASME B 315, REFRIGERANT PIPING AND HEAT TRANSFER COMPONENTS.

C. REFRIGERANT PIPING SHALL BE COPPER TYPE K, WROUGHT COPPER FITTINGS, SILVER SOLDERED.

D. THE CONTRACTOR SHALL USE ONLY QUALIFIED REFRIGERATION MECHANICS, EXPERIENCED IN THE INSTALLATION OF REFRIGERANT PIPING DUE TO THE COMPLEXITY OF THE DESIGN. A DETAILED SHOP DRAWING OF THE PIPE ROUTINGS, FITTINGS AND APPURTENANCES SHALL BE SUBMITTED FOR APPROVAL BEFORE ANY INSTALLATION IS TO PROCEED.

10. HOT WATER PIPING

A. WATER PIPING, 2" AND SMALLER, SHALL BE WROUGHT COPPER TYPE "L", WROUGHT COPPER FITTINGS WITH 95/5 SOLDER JOINTS, PIPING RUN BELOW GRADE SHALL BE COPPER TUBE, TYPE K WITH NO JOINTS BELOW GRADE.

B. ALL HYDRONIC HOT WATER DISTRIBUTION EQUIPMENT (EX. HOT WATER COILS, HOT WATER RADIATORS, ETC.) TO BE PROVIDED WITH FREEZE PROTECTION IF LOCATED IN AREAS SUBJECT TO FREEZING. FREEZE PROTECTION TO INCLUDE ANTI-FREEZE ADDITIVE ONLY IF PERFORMANCE LOSSES (HEAT OUTPUT DERATING) HAD BEEN DESIGNED INTO EQUIPMENT SELECTION. FREEZE-STAT PROTECTION SHALL BE SERPENTINE CAPILLARY TYPE ACROSS HEATING COIL/RADIATOR FACE AND WIRED TO PROVIDE CIRCULATION OF THE WATER INSIDE THE HYDRONIC PIPING. WHERE THE HEATING COIL/RADIATOR IS INSTALLED AS A COMPONENT OF AN AIR CONDITIONING SYSTEM, THE FREEZE-STAT SHALL ALSO TURN OFF THE AIR CONDITIONING SYSTEM.

11. VALVES

A. STOP VALVES ON CHILLED WATER AND HOT WATER LINES 2" AND SMALLER SHALL BE FULL PORT 400LB. NON-SHOCK BRONZE BALL VALVES, NIBCO T-595-Y FOR THREADED CONNECTIONS, AND NIBCO S-595-Y FOR COPPER TO COPPER, OR APPROVED OTHER.

B. GLOBE VALVES UP TO AND INCLUDING 3" SHALL BE SCREW-OVER BONNET, COMPOSITION DISC, BRASS, NIBCO T-211 FOR THREADED CONNECTIONS AND S-211 FOR SOLDER CONNECTION, OR APPROVED OTHER.

C. CHECK VALVES SHALL BE OF THE SWING-TYPE, SIZES UP TO AND INCLUDING 3" SHALL BE ALL BRASS, 125LB. S.W.P., NIBCO T-413 FOR THREADED CONNECTIONS AND NIBCO S-413 FOR SOLDER CONNECTIONS, OR APPROVED OTHER.

12. AIR DISTRIBUTION

A. AIR DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEETMETAL IN ACCORDANCE WITH SMACNA STANDARDS.

B. DUCT SIZES INDICATE DUCT DIMENSIONS REQUIRED AND DO NOT INCREASE TO ACCOUNT FOR DUCT LINER.

C. PROVIDE SHEET METAL ACCESS DOORS AS REQUIRED FOR PROPER ACCESS TO THE EQUIPMENT ACCESS DOORS SHALL BE PROVIDED ON EACH SIDE OF EACH COIL AND FILTER BANK, INLET TO EACH FAN, AND WHEREVER ELSE SHOWN.

D. PROVIDE SUPPORTS AND FASTENINGS ADEQUATE TO INSURE PERMANENT STABILITY AND TO EFFECTIVELY RESIST ALL APPLIED LOADS.

E. FLEXIBLE AIR DUCTWORK SHALL BE PRE-INSULATED CHLOROPRENE RUBBER COATED, GLASS FABRIC, SIMILAR TO WIRE MOLD 57K OR ZINC COATED METAL FLEXIBLE DUCTING, DAYCON DUCT ST 103, OR AS APPROVED. FLEXIBLE AIR DUCTWORK SHALL BE RATED PER UL 181 STANDARDS AND ARE NOT LIMITED IN LENGTH. THE USE OF FLEXIBLE AIR CONNECTOR DUCTWORK AS RATED PER UL 181 STANDARDS SHALL NOT BE USED.

F. FLEXIBLE CONNECTIONS AT FANS SHALL BE NEOPRENE COATED GLASS FABRIC, 30 OZ/SQ. YD. WITH SEWED AND CEMENTED SEAMS, SIMILAR TO VENT FABRICS INC.

13. FLUES

A. ALL FLUES SHALL BE DOUBLE WALL, PREFABRICATED SECTIONAL TYPE "B" OF ALUMINUM CONSTRUCTION FOR GAS APPLIANCES OR DESIGNED AND SPECIFIED TO HANDLE COMBUSTION PRODUCTS OF FUEL BEING USED. PROVIDE WITH INSPECTION CAP AS REQUIRED BY LOCAL CODE, ROOF FLASHING, AND CLEAN-OUT.

B. NO VERTICAL FLUE SHALL HAVE AN AREA OF LESS THAN 12 1/2 SQ. INCHES (4 INCHES IN DIAMETER).

C. IN NO CASE SHALL VENT CONNECTOR BE SMALLER THAN OUTLET COLLAR PROVIDED BY MANUFACTURER.

D. APPROVED FLUE MANUFACTURERS ARE AMERI-VENT, DURA-VENT, METALBESTOS AND METAL-FAB, INC.

E. VENT CAPS SHALL BE NON-BACKDRAFT TYPE FOR INSTALLATION ON TOP OF FLUE, ALUMINUM CONSTRUCTION.

F. APPROVED VENT CAP MANUFACTURERS SHALL BE ACME MASTERVENT TYPE MVR, AMERI-CAP, BREIDERT, METAL-FAB, ETC.

G. HEIGHT OF FLUE ABOVE ROOF SHALL BE 3'-0" ABOVE THE HIGHEST POINT OF THE ROOF WITHIN 10'-0" OF THE FLUE.

H. EVERY PORTION OF FLUE CONNECTOR SHALL HAVE RISE OF ONE INCH PER FT. MINIMUM FROM APPLIANCE TO VERTICAL FLUE.

I. ALL SEALED COMBUSTION DIRECT VENT EQUIPMENT AND APPLIANCES SHALL BE INSTALLED AND CONSTRUCTED OF MATERIALS APPROVED BY THE MANUFACTURER.

14. DIFFUSERS, GRILLES AND REGISTERS

A. RETURN AIR AND EXHAUST AIR GRILLES SHALL BE NAILOR INDUSTRIES HEAVY DUTY EGGCRATE TYPE, AND SIZES AS SHOWN ON DRAWING MODEL #51EC OR EQUIVALENT.

B. CEILING DIFFUSERS SHALL BE NAILOR INDUSTRIES ARCHITECTURAL PLAQUE TYPE DIRECTIONAL DIFFUSERS, ROUND NECK WITH OPPOSED BLADE DAMPER ACCESSORY, FACE AREA, ROUND NECK, AND SIZES AS SHOWN ON DRAWING MODEL #UNI OR EQUIVALENT.

C. SUPPLY AIR REGISTERS SHALL BE NAILOR INDUSTRIES ALUMINUM DOUBLE DEFLECTION WITH OPPOSED BLADE DAMPER, AND SIZES AS SHOWN ON DRAWING MODEL #51DH-O OR EQUIVALENT.

D. LINEAR SLOT DIFFUSERS SHALL BE AS MANUFACTURED BY NAILOR INDUSTRIES 2" SLOT WIDTH, 2-SLOT AND SIZE AS SHOWN ON DRAWINGS MODEL No. FLH20 OR EQUIVALENT.

E. FINISH SHALL BE AS SPECIFIED BY THE ARCHITECT.

15. AIR CONDITIONING AND HEATING EQUIPMENT

A. INSTALL AND START-UP HEATING AND COOLING UNITS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. INSTALL UNITS PLUMB AND LEVEL, FIRMLY ANCHORED IN LOCATIONS INDICATED AND MAINTAIN MANUFACTURERS RECOMMENDED CLEARANCES.

B. INSTALL UNITS ON STRUCTURAL SUPPORTS OR CONCRETE PADS FURNISHED BY GENERAL CONTRACTOR. PROVIDE VIBRATION ISOLATION, HANGING RODS, KINDORF, THREADED RODS, ETC. ON UNITS SUPPORTED FROM BUILDING STRUCTURE. PROVIDE SPRING-TYPE VIBRATION ISOLATORS BOLTED TO UNIT BASE AND TOP OF STEEL ON ALL UNITS SUPPORTED BY EXTERIOR ROOF STEEL (DUNNAGE) AND SIZED BASED UNIT CORNER WEIGHTS.

C. INSTALL ROOFTOP UNITS ON FACTORY ROOF MOUNTING CURBS PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND AS COORDINATED WITH A STRUCTURAL ENGINEER AND THE ROOFING CONTRACTOR.

D. ROOFTOP UNITS SHALL BE INSTALLED ON FACTORY CURB ADAPTORS ONLY IF PRE-APPROVED BY THE AUTHORITY HAVING JURISDICTION. THE STRUCTURAL INTEGRITY OF THE EXISTING ROOF CURB ANCHORING TO THE BUILDING FRAMING AND THE EXISTING ROOF CURBS ABILITY TO SUPPORT THE CURB ADAPTOR AND ROOFTOP UNIT WEIGHTS AND CONFIGURATION SHALL BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR AND MAY REQUIRE THE USE OF A THIRD-PARTY STRUCTURAL ENGINEER. THE CURB ADAPTOR IS TO TO BE PERMANENTLY FIXED TO THE EXISTING ROOF CURB WITH 14 GA. CURB ADAPTOR TIE-DOWN BRACKETS WITH A MINIMUM OF (2) BRACKETS PER SIDE OR AS OTHERWISE DIRECTED BY THE MANUFACTURERS INSTALLATION INSTRUCTIONS. THE ROOFTOP UNIT SHALL BE SECURED TO THE CURB ADAPTOR WITH "HURRICANE" METAL STRAPS WITH A MINIMUM OF (1) STRAP PER SIDE OR AS OTHERWISE DIRECTED BY THE MANUFACTURERS INSTALLATION INSTRUCTIONS.

16. BALANCING

A. ALL SYSTEMS SHALL BE ADJUSTED AND BALANCED TO SPECIFIED VALUES BY AN INDEPENDENT BALANCING FIRM SPECIALIZING IN THIS WORK AND A REPORT IS TO BE SUBMITTED TO THE ENGINEER AND/OR ARCHITECT, AND THE OWNER FOR APPROVAL.

17. ACOUSTICS

A. THE CONTRACTOR SHALL PROVIDE AN INSTALLATION THAT DOES NOT EXCEED NC 35 IN OCCUPIED SPACES AND NC 40 IN SERVICE AREAS.

B. ALL EQUIPMENT SHALL BE ISOLATED FROM THE BUILDING SO AS NOT TO IMPART VIBRATION ON THE STRUCTURE, WALLS, DUCTWORK AND PIPING.

C. SUPPLY DUCT SHALL BE ACOUSTICALLY LINED FOR A DISTANCE OF 25 FEET FROM THE HVAC UNIT AND 10 FEET FROM ALL VAV BOXES, OR AS NOTED ON DRAWINGS.

D. RETURN DUCT SHALL BE ACOUSTICALLY LINED FOR THE ENTIRE LENGTH, OR AS NOTED ON DRAWINGS.

E. APPLY LINING WITH FACED SURFACE EXPOSED TO THE AIR STREAM.

F. ACOUSTIC LINING SHALL BE MAT-FACED FIBERGLASS, 1" MINIMUM THICKNESS, 1 1/2 LB./CU. FT. MINIMUM DENSITY FACING MEETING REQUIREMENTS OF NFPA-90A. SUITABLE FOR VELOCITY OF 4,000 FPM. ADHESIVE SHALL BE BENJAMIN FOSTER 85-20), OR AS APPROVED LINING INSULATION.

G. FASTEN INSULATION TO INTERIOR OF DUCTS AND CASING WITH ADHESIVE AND WELDED PIN OR CLIP FASTENERS SPACED A MAXIMUM OF 18" ON CENTERS. CAULKED BUTTING EDGES EXPOSED. TRANSITION FROM LINED STANDARD DUCT WITH SHEETMETAL NOSING.

18. AUTOMATIC TEMPERATURE CONTROLS

A. THE AUTOMATIC CONTROL SYSTEM SHALL BE COMPLETE WITH ALL NECESSARY SOURCES OF ELECTRICITY, SENSORS, CONTROLLERS, RELAYS, SWITCHES, TRANSFORMERS AND INTERCONNECTING WIRING TO CONTROL THE SYSTEM IN ACCORDANCE WITH THE SEQUENCES SPECIFIED. THE CONTROLS SHALL BE ELECTRIC.

B. INSTALL CONTROLS SO THAT ADJUSTMENTS AND CALIBRATION CAN BE READILY MADE.

C. MOUNT SURFACE MOUNTED CONTROL DEVICES ON BRACKETS TO CLEAR THE FINAL FINISHED SURFACE OF INSTALLATION.

D. CONCEAL CONTROL WIRING IN ALL SPACES EXCEPT IN THE MECHANICAL EQUIPMENT ROOMS AND IN UNFINISHED SPACE.

E. EACH HEATING AND COOLING SYSTEM SHALL BE PROVIDED WITH CONTROLS IN ACCORDANCE WITH THE FOLLOWING:
1. EACH HEATING AND/OR COOLING ZONE SHALL BE CONTROLLED BY INDIVIDUAL THERMOSTATIC CONTROLS CAPABLE OF RESPONDING TO TEMPERATURE WITHIN THE ZONE SERVED.
2. WHERE HUMIDIFICATION OR DEHUMIDIFICATION OR BOTH IS PROVIDED, NOT FEWER THAN ONE HUMIDITY CONTROL DEVICE INDEPENDENT PERIMETER SYSTEMS THAT ARE DESIGNED TO OFFSET ONLY BUILDING ENVELOPE HEAT LOSSES, GAINS OR BOTH SERVING ONE OR MORE PERIMETER ZONES ALSO SERVED BY AN INTERIOR SYSTEM ARE EXEMPT PROVIDED THAT THE PERIMETER SYSTEM INCLUDES NOT FEWER THAN ONE THERMOSTATIC CONTROL ZONE FOR EACH BUILDING EXPOSURE HAVING EXTERIOR WALLS FACING ONLY ONE ORIENTATION (WITHIN 45-DEGREES) FOR MORE THAN 50 CONTIGUOUS FEET AND THE PERIMETER SYSTEM HEATING AND COOLING SUPPLY IS CONTROLLED BY THERMOSTATS LOCATED WITHIN THE ZONES SERVED BY THE SYSTEM.
3. HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTARY HEAT OPERATION WHERE THE HEAT PUMP CAN PROVIDE THE HEATING LOAD.
4. WHERE USED TO CONTROL BOTH HEATING AND COOLING, ZONE THERMOSTATIC CONTROLS SHALL BE CONFIGURED TO PROVIDE A TEMPERATURE RANGE OR DEADBAND OF NOT LESS THAN 5-DEGREES FAHRENHEIT WITHIN THE SUPPLY OF HEATING AND COOLING ENERGY TO THE ZONE IS SHUT OFF OR REDUCED TO A MINIMUM. THERMOSTATS THAT REQUIRE MANUAL CHANGEOVER BETWEEN HEATING AND COOLING MODES AND OCCUPANCIES OR APPLICATIONS REQUIRING PRECISION IN INDOOR TEMPERATURE CONTROL AS AS APPROVED BY THE AUTHORITY HAVING JURISDICTION ARE EXEMPT.
5. WHERE A ZONE HAS A SEPARATE HEATING AND A SEPARATE COOLING THERMOSTATIC CONTROL LOCATED WITHIN THE ZONE, A LIMIT SWITCH, MECHANICAL STOP OR DIRECT DIGITAL CONTROL SYSTEM WITH SOFTWARE PROGRAMMING SHALL BE CONFIGURED TO PREVENT THE HEATING SETPOINT FROM EXCEEDING THE COOLING SETPOINT AND TO MAINTAIN A DEADBAND OF NOT LESS THAN 5-DEGREES FAHRENHEIT.
6. HOT WATER BOILERS THAT SUPPLY HEAT TO THE BUILDING THROUGH ONE OR TWO PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SETBACK CONTROL THAT LOWERS THE BOILER WATER TEMPERATURE BASED ON THE OUTDOOR TEMPERATURE.
7. EACH ZONE SHALL BE PROVIDED WITH THERMOSTATIC SETBACK CONTROLS THAT ARE CONTROLLED BY EITHER AN AUTOMATIC TIME CLOCK OR PROGRAMMABLE CONTROL SYSTEM AS FOLLOWS:
1. THERMOSTATIC SETBACK CONTROLS SHALL BE CONFIGURED TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55-DEGREES FAHRENHEIT OR UP TO 85-DEGREES FAHRENHEIT.
2. AUTOMATIC TIME CLOCK OR PROGRAMMABLE CONTROLS SHALL BE CAPABLE OF STARTING AND STOPPING THE SYSTEM FOR SEVEN DIFFERENT DAILY SCHEDULES PER WEEK AND RETAINING THEIR PROGRAMMING AND TIME SETTING DURING A LOSS OF POWER FOR NOT FEWER THAN 10-HOURS. ADDITIONALLY, THE CONTROLS SHALL HAVE A MANUAL OVERRIDE THAT ALLOWS TEMPORARY OPERATION OF THE SYSTEM FOR UP TO 2-HOURS; A MANUAL OPERATED TIMER CONFIGURED TO OPERATE THE SYSTEM FOR UP TO 2-HOURS; OR AN OCCUPANCY SENSOR.
3. AUTOMATIC START CONTROLS SHALL BE PROVIDED FOR EACH HVAC SYSTEM. THE CONTROLS SHALL BE CONFIGURED TO AUTOMATICALLY ADJUST THE DAILY START TIME OF THE HVAC SYSTEM IN ORDER TO BRING EACH SPACE TO THE DESIRED OCCUPIED TEMPERATURE IMMEDIATELY PRIOR TO THE SCHEDULED OCCUPANCY.
4. THERMOSTATIC SETBACK CONTROLS ARE NOT REQUIRED FOR ZONES THAT OPERATE CONTINUOUSLY OR ZONES WITH A FULL HVAC LOAD DEMAND NOT EXCEEDING 6,800 BTU/HR AND HAVING A MANUAL SHUTOFF SWITCH LOCATED WITH READY ACCESS.

F. ALL THERMOSTATS SHALL BE PROVIDED WITH TAMPER PROOF COVERS. INSTALL WALL MOUNTED THERMOSTATS AND SWITCHES 4'-0" ABOVE THE FLOOR.

G. ELECTRIC CONTROLS SHALL BE LOW VOLTAGE TYPE. CONTROL WIRING SHALL BE STRANDED COPPER MINIMUM WIRING NO. 14/HW TERMINATED IN AN APPROPRIATE LUG AND INSTALLED IN CONDUIT.

H. SUBMIT SHOP DRAWINGS AS PREPARED BY AUTOMATIC TEMPERATURE CONTROL MANUFACTURER.

19. WARRANTY

A. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, MATERIALS, AND EQUIPMENT AND REPLACE ANY FOUND DEFECTIVE WITHOUT COST TO THE OWNER, FOR ONE YEAR AFTER FINAL ACCEPTANCE.

B. EACH WARRANTY THAT COMES WITH EQUIPMENT USED ON THE JOB AND WHICH EXCEED THE ONE YEAR DESCRIBED ABOVE SHALL BE PASSED ON TO THE OWNER WITH DATES OF START AND END OF THE WARRANTY.

ARCHITECT OF RECORD

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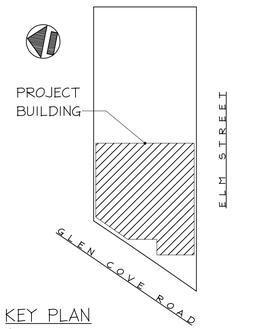

KEY PLAN
N.T.S.

No.	Issue Date	Description
	11/07/22	ISSUED FOR BD FILING

REVISIONS

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SITE:

COVE REALTY, LLC

INTERIOR DEMOLITION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

HVAC SPECIFICATIONS

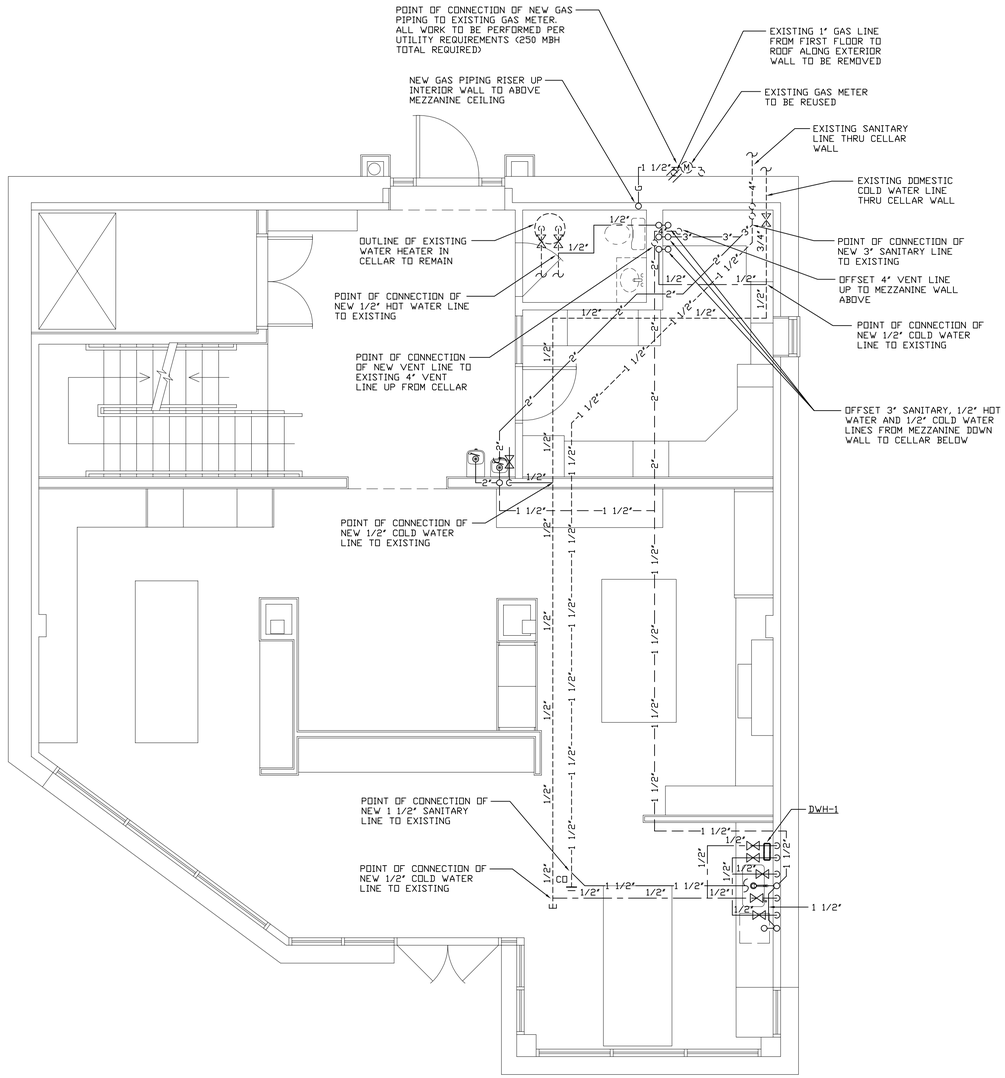
SEAL & SIGNATURE

STATE OF NEW YORK
PHILIP JOSEPH SMALLEY
093165
LICENSED PROFESSIONAL ENGINEER

DATE:
PROJECT No.: 2117
DRAWN BY: PJS
SCALE: AS NOTED
DWG. No.:

M-005.00

05 OF 05



FIRST FLOOR PLUMBING PLAN

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

PLUMBING FIXTURES NOTE:

PLUMBING CONTRACTOR TO COORDINATE WITH AND OBTAIN APPROVAL FROM OWNER PRIOR TO PURCHASING AND/OR INSTALLING PLUMBING FIXTURES, COMPONENTS AND ACCESSORIES REQUIRED FOR PROJECT

NEW PLUMBING WORK NOTES:

1. ALL EXISTING PLUMBING FIXTURES, SANITARY PIPING, VENT PIPING, COLD WATER AND HOT WATER PIPING TO BE REMOVED BACK TO THE SOURCE AND CAPPED IN AREAS OF NEW WORK UNLESS OTHERWISE NOTED (FIELD VERIFY).
2. REFER TO ARCHITECTURAL DRAWINGS AND DOCUMENTS FOR ALL DIMENSIONS AND MOUNTING HEIGHT REQUIREMENTS OF PLUMBING FIXTURES AND COMPONENTS.
3. WORKMANSHIP SHALL BE FIRST-CLASS, ACCEPTABLE TO THE OWNER AND PER ALL REQUIRED CODES.
4. PROVIDE ITEMS AND WORK REQUIRED TO COMPLETE THE INSTALLATION OF PLUMBING SYSTEMS TO FIXTURES AND EQUIPMENT: TRAPS, STRAINERS, GAUGES, GAS AND WATER PRESSURE REGULATORS, CONNECT PLUMBING PIPE FROM ROUGH-INS TO ITEMS AS SHOWN, SPECIFIED AND REQUIRED.
5. VERIFY LOCATION: EXISTING PIPING SHOWN ON DRAWINGS HAS BEEN LOCATED FROM INFORMATION PROVIDED BY OTHERS. VERIFY EXACT LOCATIONS ON JOB SITE.
6. BACKFLOW PREVENTION: PROVIDE BACKFLOW PREVENTERS (BFP) IN WATER LINES ONLY IF REQUIRED BY LOCAL AUTHORITIES. USE DEVICES OF TYPE (VACUUM BREAKER, DOUBLE CHECK, REDUCED PRESSURE) AND MANUFACTURER APPROVED BY LOCAL AUTHORITIES, ONLY IN LOCATIONS REQUIRED.
7. THE CONTRACTOR IS TO HOLD PIPING TIGHT TO FRAMING WHERE POSSIBLE.

PLUMBING LEGEND

———	NEW WASTE LINE BELOW	⊙	CLEANOUT DECK PLATE (CODP)
- - - - - -	EXISTING TO BE REUSED	‖	HORIZONTAL PIPE CLEANOUT
— — —	NEW VENT LINE ABOVE	⋈	GATE VALVE
— - —	COLD WATER SUPPLY (CWS)	⊤	GAS COCK
— - - —	HOT WATER SUPPLY	VIF	VERIFY IN FIELD
—G—	GAS PIPING (G)	VTR	VENT THRU ROOF
———o	PIPE TURNED UP	FD	FLOOR DRAIN
———o	PIPE TURNED DOWN		

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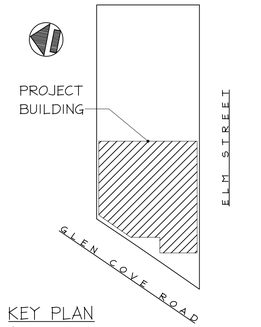

KEY PLAN
N.T.S.

No.	Issue Date	Description
	11/07/22	ISSUED FOR BD FILING

REVISIONS

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SITE:

COVE REALTY, LLC

INTERIOR DEMOLITION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

FIRST FLOOR
PLUMBING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK · PHILIP JOSEPH SMALLEY · 083165 · LICENSED PROFESSIONAL ENGINEER

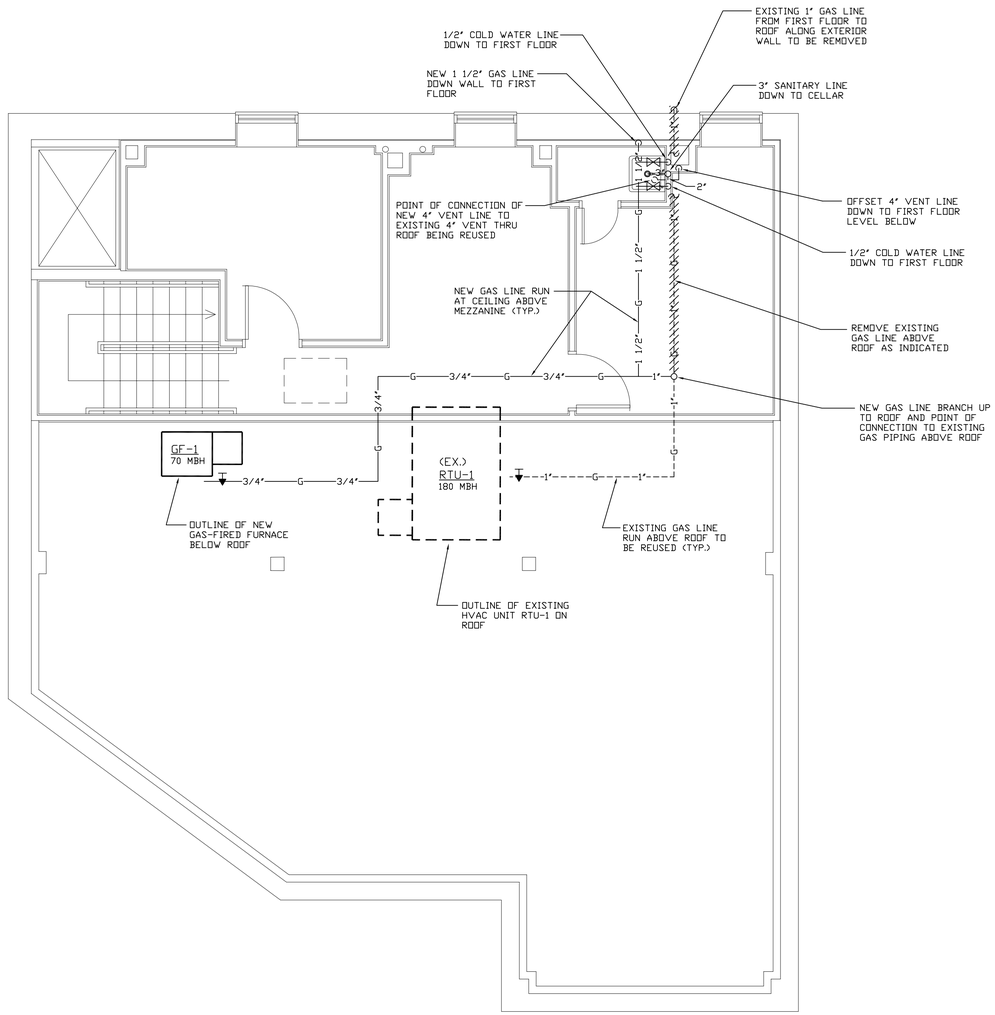
DATE:
PROJECT No.: 2117
DRAWN BY: PJS
SCALE: AS NOTED
DWG. No.:

P-001.00

01 OF 05

PLUMBING FIXTURES NOTE:

PLUMBING CONTRACTOR TO COORDINATE WITH AND OBTAIN APPROVAL FROM OWNER PRIOR TO PURCHASING AND/OR INSTALLING PLUMBING FIXTURES, COMPONENTS AND ACCESSORIES REQUIRED FOR PROJECT



MEZZANINE PLUMBING PLAN

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

NEW PLUMBING WORK NOTES:

1. ALL EXISTING PLUMBING FIXTURES, SANITARY PIPING, VENT PIPING, COLD WATER AND HOT WATER PIPING TO BE REMOVED BACK TO THE SOURCE AND CAPPED IN AREAS OF NEW WORK UNLESS OTHERWISE NOTED (FIELD VERIFY).
2. REFER TO ARCHITECTURAL DRAWINGS AND DOCUMENTS FOR ALL DIMENSIONS AND MOUNTING HEIGHT REQUIREMENTS OF PLUMBING FIXTURES AND COMPONENTS.
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4. PROVIDE ITEMS AND WORK REQUIRED TO COMPLETE THE INSTALLATION OF PLUMBING SYSTEMS TO FIXTURES AND EQUIPMENT; TRAPS, STRAINERS, GAUGES, GAS AND WATER PRESSURE REGULATORS, CONNECT PLUMBING PIPE FROM ROUGH-INS TO ITEMS AS SHOWN, SPECIFIED AND REQUIRED.
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7. THE CONTRACTOR IS TO HOLD PIPING TIGHT TO FRAMING WHERE POSSIBLE.

PLUMBING LEGEND

———	NEW WASTE LINE BELOW	⊙	CLEANOUT DECK PLATE (CODP)
- - - - - -	EXISTING TO BE REUSED	‖	HORIZONTAL PIPE CLEANOUT
— — —	NEW VENT LINE ABOVE	⋈	GATE VALVE
— - —	COLD WATER SUPPLY (CWS)	⊤	GAS COCK
— - - —	HOT WATER SUPPLY	VIF	VERIFY IN FIELD
—G—	GAS PIPING (G)	VTR	VENT THRU ROOF
———o	PIPE TURNED UP	FD	FLOOR DRAIN
———o	PIPE TURNED DOWN		

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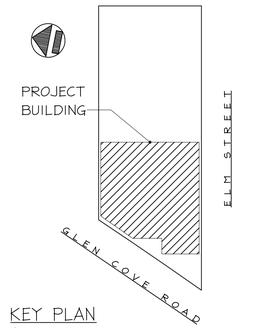

KEY PLAN
N.T.S.

No.	Issue Date	Description
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SITE:

COVE REALTY, LLC

INTERIOR DEMOLITION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

MEZZANINE
PLUMBING PLAN

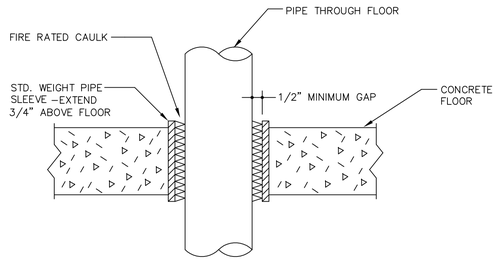
SEAL & SIGNATURE

STATE OF NEW YORK · PHILIP JOSEPH SMALLEY · 083165 · LICENSED PROFESSIONAL ENGINEER

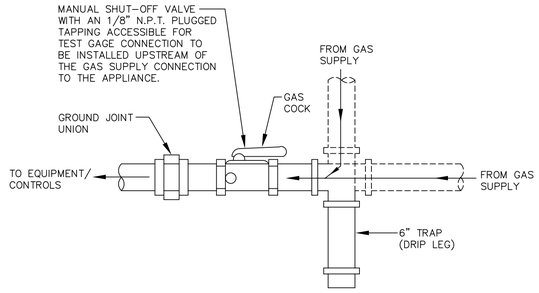
DATE:
PROJECT No.: 2117
DRAWN BY: PJS
SCALE: AS NOTED
DWG. No.:

P-002.00

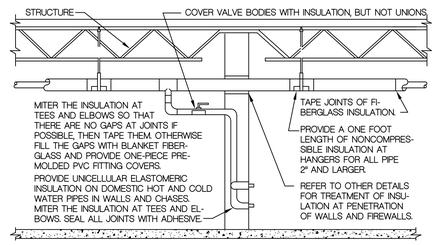
02 OF 05



PIPE SLEEVE THROUGH FLOOR DETAIL

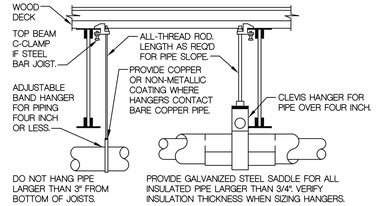


GAS CONNECTION TO EQUIPMENT DETAIL



PROVIDE 1/2" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET WITH VAPOR BARRIER ON ALL COLD WATER AND CONDENSATE PIPES LESS THAN 1 1/2" DIAMETER AND 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET WITH VAPOR BARRIER ON ALL COLD WATER AND CONDENSATE PIPES 1 1/2" DIAMETER AND LARGER. PROVIDE 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET ON DOMESTIC HOT WATER PIPES LESS THAN 1 1/2" DIAMETER AND 1 1/2" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET ON DOMESTIC HOT WATER PIPES 1 1/2" DIAMETER AND LARGER. INSULATION BASED ON A CONDUCTIVITY (k) RANGE OF 0.21 AND 0.27 BTU/IN/HR x SQ. FEET x F FOR COLD WATER AND CONDENSATE PIPES AND A CONDUCTIVITY (k) RANGE OF 0.22 AND 0.28 BTU/IN/HR x SQ. FEET x F FOR DOMESTIC HOT WATER PIPES. REFER TO SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS. MAINTAIN VAPOR BARRIER ON COLD PIPING BY MEANS OF SEALANT AND TAPE. FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES SHALL NOT EXCEED 25/50. SEAL EXPOSED ENDS OF FIBERGLASS INSULATION WITH ADHESIVE MASTIC.

PIPE INSULATION



PROVIDE UPPER ATTACHMENT AS REQUIRED FOR CASES NOT SHOWN HERE. DO NOT INSTALL HANGER INSIDE INSULATION OR OTHERWISE PENETRATE VAPOR BARRIER. DO NOT HANG ONE PIPE FROM ANOTHER EXCEPT IN CHASES. TRAPEZE HANGERS MAY BE USED FOR MULTIPLE PARALLEL PIPES. HANGER SPACING SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE PLUMBING CODE (SECTION 308 - PIPING SUPPORT, TABLE 308.5) BASED ON PIPING MATERIAL AND SIZES AS APPLICABLE TO THE INSTALLATION.

LOCATE HANGERS AS CLOSE AS POSSIBLE TO TURNS & TEES OF PIPE. PROVIDE SUPPLEMENT STEEL STRUNTS BETWEEN JOISTS IF REQ'D. LOCATE HANGERS TO TAKE LOAD OFF EQUIPMENTCONNECTIONS. ANCHOR WATER PIPE AGAINST SWAYING DUE TO CHANGES IN WATER VELOCITY. PROVIDE SEISMIC BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES. CHAINS OR PERFORATED STRAP IRON OR STEEL IS NOT ACCEPTABLE. REFER TO CODES FOR FURTHER INFORMATION.

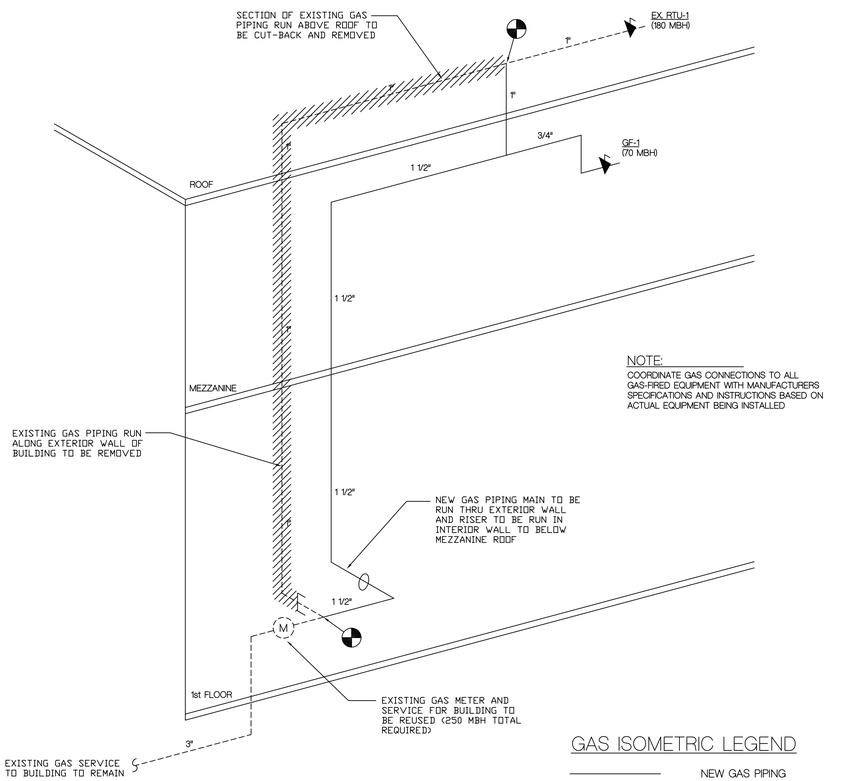
PIPE HANGERS

ELECTRIC POINT-OF-USE DOMESTIC WATER HEATER SCHEDULE

MARK	AREAS SERVED	MAKE	MODEL	WATTS	AMPS	FIXTURE FLOW (GPM)	TEMPERATURE RISE AT GPM	ELECTRIC	WEIGHT (LBS)
DWH-1	SALES DISPLAY	RHEEM	RTEX-06	6,000	25.0	0.5	56 F	208-1-60	45

NOTES:

1. SET DISCHARGE TEMPERATURE FOR 110° F.



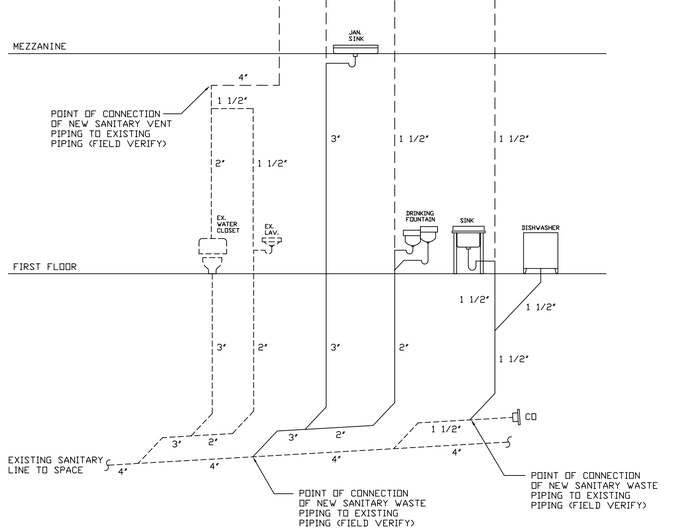
NOTE:
COORDINATE GAS CONNECTIONS TO ALL GAS-FIRED EQUIPMENT WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS BASED ON ACTUAL EQUIPMENT BEING INSTALLED

GAS PIPING ISOMETRIC

NOT TO SCALE

GAS ISOMETRIC LEGEND

- NEW GAS PIPING
- EXISTING TO BE REUSED
- EXISTING TO BE REMOVED
- POINT OF CONNECTION NEW GAS PIPING TO EXISTING



RISER DIAGRAM LEGEND

- NEW SANITARY WASTE LINE
- NEW SANITARY VENT LINE
- EXISTING SANITARY/VENT LINE

SANITARY RISER DIAGRAM

NOT TO SCALE

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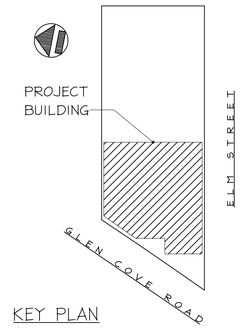

KEY PLAN
N.T.S.

No.	Issue Date	Description
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SITE:

COVE REALTY, LLC

INTERIOR DEMOLITION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

PLUMBING RISERS, DETAILS AND SCHEDULES

SEAL & SIGNATURE

STATE OF NEW YORK · PHILIP JOSEPH SMALLEY · 083165 · LICENSED PROFESSIONAL ENGINEER

DATE:
PROJECT No.: 2117
DRAWN BY: PJS
SCALE: AS NOTED
DWG. No.:

P-003.00

03 OF 05

PLUMBING SPECIFICATIONS

1. GENERAL

A. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE NEW YORK STATE PLUMBING CODE, BUILDING CODE AND LOCAL BUILDING MANAGEMENT.

B. PRIOR TO SUBMISSION OF HIS BID, THIS CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK AS INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES, IF ANY, SHALL BE BROUGHT TO THE ARCHITECTS AND ENGINEERS ATTENTION PRIOR TO SUBMISSION OF HIS BID, AND IF NOT RESOLVED TO HIS SATISFACTION , SHALL BE A WRITTEN QUALIFICATION OF HIS BID.

C. PRIOR TO HIS SUBMISSION OF HIS FORMAL BID, THIS CONTRACTOR SHALL REVIEW ALL DRAWINGS OF THE ENTIRE PROJECT INCLUDING GENERAL CONSTRUCTION, DEMOLITION, ELECTRICAL, MECHANICAL, PLUMBING, AND SPRINKLER AND HE SHALL NOTIFY THE GENERAL CONTRACTOR OF WORK REQUIRED IN HIS BID WHICH IS INDICATED OR IMPLIED IN OTHER SECTIONS OF THE WORK.

D. INSTALL WORK IN A NEAT WORKMANLIKE MANNER READILY ACCESSIBLE FOR OPERATION, MAINTENANCE, AND REPAIR.

E. DRAWINGS ARE DIAGRAMMATIC AND INDICATES GENERAL ARRANGEMENT OF WORK AND APPROXIMATE LOCATION OF EQUIPMENT. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND COORDINATE FINAL LOCATIONS WITH WALLS AND REFLECTED CEILING PLANS. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICT.

F. THE ARCHITECTS SPECIFICATIONS, AS APPLICABLE, ARE PART OF THIS CONTRACT.

G. THE PLUMBING CONTRACTOR SHALL BE A LICENSED INSTALLER OF PLUMBING SYSTEMS IN THE JURISDICTION WHERE THE PLUMBING WORK IS TO PERFORMED.

2. SCOPE OF WORK

THE FOLLOWING IS A GENERAL LISTING, NOT NECESSARILY COMPLETE, OF THE WORK TO BE PROVIDED AND INSTALLED BY THE PLUMBING CONTRACTOR.

A. HOT, COLD WATER PIPING
B. DRAINAGE AND VENT PIPING
C. WATER HEATER
D. FIXTURES
E. ALL WORK SHOWN ON DRAWINGS
F. GAS PIPING

3. SHOP DRAWINGS, SAMPLES AND APPROVALS

A. SUBMIT A SEPIA AND TWO PRINTS OF SHEET METAL AND/OR PIPING SHOP DRAWINGS, CERTIFIED BY ALL TRADES THAT COORDINATION HAS BEEN ESTABLISHED. SUBMIT CERTIFIED EQUIPMENT CUTS WITH CONSTRUCTION WIRING DIAGRAMS AND AUTOMATIC TEMPERATURE CONTROL SHOP DRAWINGS. SUBMIT FOUR (4) BOOKBOUND OPERATING AND SERVICE MANUALS WHICH SHALL INCLUDE COPIES OF ALL SHOP DRAWINGS. SUBMITTALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- PLUMBING FIXTURES AND EQUIPMENT
- VALVES
- PIPE AND FITTINGS
- HANGERS
- INSULATION
- VACUUM BREAKERS
- PIPING LAYOUTS

4. AS-BUILT DRAWINGS

A. PREPARE AND SUBMIT "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE PROJECT.

5. TESTS

A. THE PLUMBING SYSTEMS SHALL BE INSPECTED AND TESTED IN ACCORDANCE WITH REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, HEALTH DEPARTMENT AND LOCAL AUTHORITIES HAVING JURISDICTION.

6. VERMIN CONTROL

A. ALL PIPING , ETC., PASSING THROUGH WALLS, FLOORS, CEILING AND/OR SOLID CONSTRUCTION , SHALL BE SEALED TO PREVENT THE PASSAGE OF VERMIN.

B. SEALS SHALL BE MADE BY MEANS OF ROCK WOOL OR OTHER APPROVED INERT MATERIAL, PACKED SLEEVES OR OTHER APPROVED CONSTRUCTION.

7. EXCAVATION, BACKFILLING AND CONSTRUCTION

A. ALL EXCAVATION, BACKFILLING, CUTTING, PATCHING AND CONCRETE AND MASONRY CONSTRUCTION BOTH INTERIOR AND EXTERIOR, REQUIRED FOR THE PURPOSE OF COMPLETING ALL WORK CALLED FOR UNDER THIS SPECIFICATION SHALL BE INCLUDED AS PART OF EACH CONTRACT.

8. FIRESTOPPING

A. ALL PIPING PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS, CEILINGS, ETC. MUST BE SEALED AROUND THE PERIMETER WITH FIRE RATED CAULKING TO MEET OR EXCEED THE RATING OF THE ASSEMBLY OR SHALL BE FURNISHED WITH FIRE RATED COLLARS PER APPROVAL OF AND IN ACCORDANCE WITH THE LOCAL AUTHORITIES HAVING JURISDICTION.

9. PIPING MATERIALS

A. CONTRACTOR IS RESPONSIBLE FOR CONFORMITY TO ANY LOCAL CODES AND FOR APPROVAL OF MATERIAL USE FROM THE AUTHORITY HAVING JURISDICTION.

B. ABOVE-GROUND SOIL, WASTE AND VENT PIPING SHALL CONFORM TO ONE OF THE STANDARDS LISTED BELOW (SECTION PC702 - TABLE 702.1) AND THE APPLICABLE BASE BUILDING STANDARD:

1. ACRYLONITRILE BUTADINE STYRENE (ABS) PLASTIC PIPE IN IPS DIAMTERES, INCLUDING SCHEDULE 40, DR 22 (PS 200) AND DR 24 (PS 140); WITH SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2661; ASTM F628; ASTM F1488; CSA B181.1
2. CAST-IRON PIPE - STANDARD ASTM A74; ASTM A888; CISPI 301
3. COPPER OR COPPER-ALLOY PIPE - STANDARD ASTM B42; ASTM B43; ASTM B302
4. COPPER OR COPPER-ALLOY TUBING (TYPE K, L, M OR DWV) - STANDARD ASTM B75; ASTM B88; ASTM B251; ASTM B306
5. GALVANIZED STEEL PIPE - STANDARD ASTM A53
6. GLASS PIPE - STANDARD ASTM C1053
7. POLYOLEFIN PIPE - STANDARD ASTM F1412; CSA B181.3
8. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE IN IPS DIAMETERS, INCLUDING SCHEDULE 40, DR 22 (PS 200), AND DR 24 (PS 140); WITH A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2665; ASTM F891; ASTM F1488; CSA B181.2
9. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE WITH A 3.25-INCH O.D. AND A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2949; ASTM F1488
10. POLYVINYL FLUORIDE (PVDF) PLASTIC PIPE - STANDARD ASTM F1673; CSA B181.3
11. STAINLESS STEEL DRAINAGE SYSTEMS, TYPES 304 AND 316L - STANDARD ASME A112.3.1

C. UNDERGROUND BUILDING SANITARY DRAINAGE AND VENT PIPING SHALL CONFORM TO ONE OF THE STANDARDS LISTED BELOW (SECTION PC702 - TABLE 702.2) AND THE APPLICABLE BASE BUILDING STANDARD:

1. ACRYLONITRILE BUTADINE STYRENE (ABS) PLASTIC PIPE IN IPS DIAMTERES, INCLUDING SCHEDULE 40, DR 22 (PS 200) AND DR 24 (PS 140); WITH SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2661; ASTM F628; ASTM F1488; CSA B181.1
2. CAST-IRON PIPE - STANDARD ASTM A74; ASTM A888; CISPI 301
3. COPPER OR COPPER-ALLOY TUBING (TYPE K, L, M OR DWV) - STANDARD ASTM B75; ASTM B88; ASTM B251; ASTM B306
4. POLYETHYLENE (PE) PLASTIC PIPE - STANDARD ASTM F714
5. POLYOLEFIN PIPE - STANDARD ASTM F1412; ASTM F714; CSA B181.3
6. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE IN IPS DIAMETERS, INCLUDING SCHEDULE 40, DR 22 (PS 200), AND DR 24 (PS 140); WITH A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2665; ASTM F891; ASTM F1488; CSA B181.2
7. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE WITH A 3.25-INCH O.D. AND A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2949; ASTM F1488
8. POLYVINYL FLUORIDE (PVDF) PLASTIC PIPE - STANDARD ASTM F1673; CSA B181.3
9. STAINLESS STEEL DRAINAGE SYSTEMS, TYPE 316L - STANDARD ASME A112.3.1

D. BUILDING SEWER PIPING SHALL CONFORM TO ONE OF THE STANDARDS LISTED BELOW (SECTION PC702 - TABLE 702.3) AND THE APPLICABLE BASE BUILDING STANDARD:

1. ACRYLONITRILE BUTADINE STYRENE (ABS) PLASTIC PIPE IN IPS DIAMTERES, INCLUDING SCHEDULE 40, DR 22 (PS 200) AND DR 24 (PS 140); WITH SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2661; ASTM F628; ASTM F1488; CSA B181.1
2. ACRYLONITRILE BUTADINE STYRENE (ABS) PLASTIC PIPE IN SEWER AND DRAIN DIAMETERS, INCLUDING SDR 42 (PS 20), PS 35, SDR 35 (PS 45), PS 50, PS 100, PS 140, SDR 23.5 (PS 150) AND PS 200; WITH A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM F1488; ASTM D2751
3. CAST-IRON PIPE - STANDARD ASTM A74; ASTM A888; CISPI 301
4. CONCRETE PIPE - STANDARD ASTM C14; ASTM C76; CSA A257.1M; CSA A257.2M
5. COPPER OR COPPER-ALLOY TUBING (TYPE K OR L) - STANDARD ASTM B75; ASTM B88; ASTM B251
6. POLYETHYLENE (PE) PLASTIC PIPE (SDR-PR) - STANDARD ASTM F714
7. POLYPROPYLENE (PP) PLASTIC PIPE - STANDARD ASTM F2736; ASTM F2764; CSA B182.13
8. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE IN IPS DIAMETERS, INCLUDING SCHEDULE 40, DR 22 (PS 200), AND DR 24 (PS 140); WITH A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2665; ASTM F891; ASTM F1488
9. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE IN SEWER AND DRAIN DIAMETERS, INCLUDING PS25, SDR 41 (PS 28), PS 35, SDR 35 (PS 46), PS 50, PS 100, SDR 26 (PS 115), PS 140 AND PS 200 WITH A SOLID CORE OR COMPOSITE WALL - STANDARD ASTM F891; ASTM F1488; ASTM D3034; CSA B182.2; CSA B182.4
10. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE WITH A 3.25-INCH O.D. AND A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2949; ASTM F1488
11. POLYVINYL FLUORIDE (PVDF) PLASTIC PIPE - STANDARD ASTM F1673; CSA B181.3
12. STAINLESS STEEL DRAINAGE SYSTEMS, TYPES 304 AND 316L - STANDARD ASME A112.3.1
13. VITRIFIED CLAY PIPE - STANDARD ASTM C4; ASTM C700

E. PIPE FITTINGS SHALL BE APPROVED FOR INSTALLATION WITH THE PIPING MATERIAL INSTALLED AND SHALL CONFORM TO THE RESPECTIVE PIPE STANDARDS OR ONE OF THE STANDARDS LISTED BELOW (SECTION PC702 - TABLE 702.4):

1. ACRYLONITRILE BUTADINE STYRENE (ABS) PLASTIC PIPE IN IPS DIAMETERS - STANDARD ASTM D2661; ASTM F628; CSA B181.1
2. ACRYLONITRILE BUTADINE STYRENE (ABS) PLASTIC PIPE IN SEWER AND DRAIN DIAMETERS - STANDARD ASTM D2751
3. CAST-IRON PIPE - STANDARD ASME B16.4; ASME B16.12; ASTM A74; ASTM A888; CISPI 301
4. COPPER OR COPPER-ALLOY PIPE - STANDARD ASME B16.15; ASME B16.18; ASME B16.22; ASME B16.23; ASME B16.26; ASME B16.29
5. GLASS - STANDARD ASTM C1053
6. GRAY IRON AND DUCTILE IRON - STANDARD AWWA C110/A21.10
7. POLYETHYLENE - STANDARD ASTM D2683
8. POLYOLEFIN - STANDARD ASTM F1412; CSA B181.3
9. POLYVINYL CHLORIDE (PVC) PLASTIC IN IPS DIAMETERS - STANDARD ASTM D2665; ASTM F1866
10. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE IN SEWER AND DRAIN DIAMETERS - STANDARD ASTM D3034
11. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE WITH A 3.25-INCH O.D. - STANDARD ASTM D2949
12. POLYVINYL FLUORIDE (PVDF) PLASTIC PIPE - STANDARD ASTM F1673; CSA B181.3
13. STAINLESS STEEL DRAINAGE SYSTEMS, TYPES 304 AND 316L - STANDARD ASME A112.3.1
14. STEEL - STANDARD ASME B16.9; ASME B16.11; ASME B16.28
15. VITRIFIED CLAY PIPE - ASTM C700

F. WATER SERVICE PIPING SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF THE STANDARDS LISTED BELOW (SECTION PC605 - TABLE 605.3) AND THE APPLICABLE BASE BUILDING STANDARD:

1. ACRYLONITRILE BUTADIENE STYRENE (ABS) PLASTIC PIPE - STANDARD ASTM D1527; ASTM D2282
2. CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE - STANDARD ASTM D2846; ASTM F441; ASTM F442; CSA B137.6
3. CHLORINATED POLYVINYL CHLORIDE/ALUMINUM/CHLORINATED POLYVINYL CHLORIDE (CPVC/AL/CPVC) - STANDARD ASTM F2855
4. COPPER OR COPPER-ALLOY PIPE - STANDARD ASTM B42; ASTM B302
5. COPPER OR COPPER-ALLOY TUBING (TYPE K, WK, L, WL, M OR WM) - STANDARD ASTM B75; ASTM B88; ASTM B251; ASTM B447
6. CROSS-LINKED POLYETHYLENE (PEX) PLASTIC PIPE AND TUBING - STANDARD ASTM F876; AWWA C904; CSA B137.5
7. CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) PIPE - STANDARD ASTM F1281; ASTM F2262; CSA B137.10
8. CROSS-LINKED POLYETHYLENE/ALUMINUM/HIGH-DENSITY POLYETHYLENE (PEX-AL-HDPE) PIPE - STANDARD ASTM F1986
9. DUCTILE IRON WATER PIPE - STANDARD AWWA C151/A21.51; AWWA C115/A21.15
10. GALVANIZED STEEL PIPE - STANDARD ASTM A53
11. POLYETHYLENE (PE) PLASTIC PIPE - STANDARD ASTM D2239; ASTM D3035; AWWA C901; CSA B137.1
12. POLYETHYLENE (PE) PLASTIC TUBING - STANDARD ASTM D2737; AWWA C901; CSA B137.1
13. POLYETHYLENE/ALUMINUM/POLYETHYLENE (PE-AL-PE) PIPE - STANDARD ASTM F1282; CSA B137.9
14. POLYETHYLENE OF RAISED TEMPERATURE (PE-RT) PLASTIC TUBING - STANDARD ASTM F2769; CSA B137.18
15. POLYPROPYLENE (PP) PLASTIC PIPE OR TUBING - STANDARD ASTM F2389; CSA B137.11
16. STAINLESS STEEL PIPE (TYPE 304/304L) - STANDARD ASTM A312; ASTM A778
17. STAINLESS STEEL PIPE (TYPE 316/316L) - STANDARD ASTM A312; ASTM A778

G. WATER DISTRIBUTION PIPING AND TUBING SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF THE STANDARDS LISTED BELOW (SECTION PC605 - TABLE 605.4) AND THE APPLICABLE BASE BUILDING STANDARD:

1. CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE AND TUBING - STANDARD ASTM D2846; ASTM F441; ASTM F442; CSA B137.6
2. CHLORINATED POLYVINYL CHLORIDE/ALUMINUM/CHLORINATED POLYVINYL CHLORIDE (CPVC/AL/CPVC) - STANDARD ASTM F2855
3. COPPER OR COPPER-ALLOY PIPE - STANDARD ASTM B42; ASTM B302; ASTM B43
4. COPPER OR COPPER-ALLOY TUBING (TYPE K, WK, L, WL, M OR WM) - STANDARD ASTM B75; ASTM B88; ASTM B251; ASTM B447
5. CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING - STANDARD ASTM F876; CSA B137.5
6. CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) PIPE - STANDARD ASTM F1281; ASTM F2262; CSA B137.10
7. CROSS-LINKED POLYETHYLENE/ALUMINUM/HIGH-DENSITY POLYETHYLENE (PEX-AL-HDPE) PIPE - STANDARD ASTM F1986
8. DUCTILE IRON WATER PIPE - STANDARD AWWA C151/A21.51; AWWA C115/A21.15
9. GALVANIZED STEEL PIPE - STANDARD ASTM A53
10. POLYETHYLENE/ALUMINUM/POLYETHYLENE (PE-AL-PE) COMPOSITE PIPE - STANDARD ASTM F1282
11. POLYETHYLENE OF RAISED TEMPERATURE (PE-RT) PLASTIC TUBING - STANDARD ASTM F2769; CSA B137.18
12. POLYPROPYLENE (PP) PLASTIC PIPE OR TUBING - STANDARD ASTM F2389; CSA B137.11
13. STAINLESS STEEL PIPE (TYPE 304/304L) - STANDARD ASTM A312; ASTM A778
14. STAINLESS STEEL PIPE (TYPE 316/316L) - STANDARD ASTM A312; ASTM A778

H. PIPE FITTINGS UTILIZED IN WATER SUPPLY SYSTEMS SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO THE RESPECTIVE PIPE STANDARDS OR ONE OF THE STANDARDS LISTED BELOW (SECTION PC605 - TABLE 605..5):

1. ACRYLONITRILE BUTADIENE STYRENE (ABS) PLASTIC - STANDARD ASTM D2468
2. CAST-IRON - STANDARD ASTM B16.4
3. CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC - STANDARD ASSE 1061; ASTM D2846; ASTM F437; ASTM F438; ASTM F439; CSA B137.6
4. COPPER OR COPPER-ALLOY - STANDARD ASME B16.15; ASME B16.18; ASME B16.22; ASTM B16.26; ASME B16.51; ASSE 1061; ASTM F1476; ASTM F1548
5. CROSS-LINKED POLYETHYLENE/ALUMINUM/HIGH-DENSITY POLYETHYLENE (PEX-AL-HDPE) ASTM F1986
6. FITTINGS FOR CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING - STANDARD ASSE 1061; ASTM F877; ASTM F1807; ASTM F1960; ASTM F2080; ASTM F2098; ASTM F2434; ASTM F2735; CSA B137.5
7. FITTINGS FOR POLYETHYLENE OF RAISED TEMPERATURE (PE-RT) PLASTIC TUBING STANDARD - ASSE 1061; ASTM D3261; ASTM F1807; ASTM F2098; ASTM F2159; ASTM F2735; ASTM F2769; CSA B137.18
8. GRAY IRON AND DUCTILE IRON - STANDARD ASTM F1476; ASTM F1548; AWWA C110/A21.10; AWWA C153/A21.53
9. INSERT FITTINGS FOR POLYETHYLENE/ALUMINUM/POLYETHYLENE (PE-AL-PE) AND CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) - STANDARD - ASTM F1974; ASTM F1281; ASTM F1282; CSA B137.9; CSA B137.10
10. MALLEABLE IRON - STANDARD ASME B16.3
11. METAL (BRASS) INSERT FITTINGS FOR INSERT FITTINGS FOR POLYETHYLENE/ALUMINUM/ POLYETHYLENE (PE-AL-PE) AND CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) -STANDARD - ASTM F1974
12. POLYETHYLENE (PE) PLASTIC PIPE - STANDARD ASTM D2609; ASTM D2683; ASTM D3261; ASTM F1055; CSA B137.1
13. POLYPROPYLENE (PP) PLASTIC PIPE OR TUBING - STANDARD ASTM F2389; CSA B137.11
14. POLYVINYL CHLORIDE (PVC) PLASTIC - STANDARD ASTM D2464; ASTM D2466; ASTM D2467; CSA B137.2; CSA B137.3
15. STAINLESS STEEL PIPE (TYPE 304/304L) - STANDARD ASTM A312; ASTM A778; ASTM F1476; ASTM 1548
16. STAINLESS STEEL PIPE (TYPE 316/316L) - STANDARD ASTM A312; ASTM A778; ASTM F1476; ASTM 1548
17. STEEL - STANDARD ASME B16.9; ASME B16.11; ASME B16.28; ASTM F1476; ASTM F1548

I. GAS PIPING MATERIALS SHALL CONFORM TO ONE OF THE MATERIALS AND STANDARDS LISTED BELOW (SECTION FGC 403) AND THE APPLICABLE BASE BUILDING STANDARD:
1. STEEL, STAINLESS STEEL AND WROUGHT-IRON PIPE SHALL BE NO LIGHTER THAN SCHEDULE 10 AND SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF ASME B36.10M AND ONE OF THE FOLLOWING STANDARDS: ASTM A 53A/A53M; ASTM A106 OR ASTM A312.
2. COPPER AND COPPER ALLOY PIPE SHALL NOR BE USED IF THE GAS CONTAINS MORE THAN AN AVERAGE OF 0.3 GRAINS OF HYDROGEN SULFIDE PER 100 STANDARD CUBIC FEET OF GAS. THREADED COPPER, COPPER ALLOY AND ALUMINUM-ALLOY PIPE SHALL NOT BE USED WITH GASES CORROSIVE TO SUCH MATERIALS.
3. ALUMINUM-ALLOY PIPE SHALL COMPLY WITH ASTM B241 EXCEPT THAT THE USE OF ALLOY 5456 IS PROHIBITED. ALUMINUM-ALLOY PIPE SHALL BE MARKED AT EACH END OF LENGTH INDICATING COMPLIANCE. ALUMINUM-ALLOY PIPE SHALL BE COATED TO PROTECT AGAINST EXTERNAL CORROSION WHERE IT IS IN CONTACT WITH MASONRY, PLASTER OR INSULATION, OR IS SUBJECT TO REPEATED WETTINGS BY SUCH LIQUIDS AS WATER, DETERGENTS OR SEWAGE. ALUMINUM-ALLOY PIPE SHALL NOT BE USED IN EXTERIOR LOCATIONS OR UNDERGROUND.
4. METALLIC TUBING SHALL NOT BE USED WITH GASES CORROSIVE TO THE TUBING MATERIAL AND SHALL CONFORM TO ONE OF THE MATERIALS AND STANDARDS LISTED BELOW:
   A. STEEL TUBING SHALL COMPLY WITH ASTM A254.
   B. STAINLESS STEEL TUBING SHALL COMPLY WITH ASTM A268 OR ASTM A269.
   C. COPPER TUBING SHALL COMPLY WITH STANDARD TYPE K OR L OF ASTM B88 OR ASTM B280. COPPER AND COPPER SLLY TUBING SHALL NOT BE USED IF THE GAS CONTAINS MORE THAN AN AVERAGE OF 0.3 GRAINS OF HYDROGEN SULFIDE PER 100 CUBIC FEET OF GAS.
   D. ALUMINUM-ALLOY TUBING SHALL COMPLY WITH ASTM B210 OR ASTM B241. ALUMINUM-ALLOY TUBING SHALL BE COATED TO PROTECT AGAINST EXTERNAL CORROSION WHERE IT IS IN CONTACT WITH MASONRY, PLASTER OR INSULATION, OR IS SUBJECT TO REPEATED WETTINGS BY SUCH LIQUIDS AS WATER, DETERGENT OR SEWAGE. ALUMINUM ALLOY TUBING SHALL NOT BE USED IN EXTERIOR LOCATIONS OR UNDERGROUND.
   E. CORRUGATED STAINLESS STEEL TUBING SHALL BE LISTED IN ACCORDANCE WITH ANSI LC 1/CSA 6.26.
5. POLYETHYLENE PLASTIC PIPE, TUBING AND FITTINGS USED TO SUPPLY FUEL GAS SHALL CONFORM TO ASTM D2513. SUCH PIPE SHALL BE MARKED "GAS" AND "ASTM F2513".
6. POLYAMIDE PIPE, TUBING AND FITTINGS SHALL BE IDENTIFIED AND CONFORM TO ASTM F2945 AND SHALL BE MARKED "GAS" AND "ASTM F2945".
7. POLYVINYL CHLORIDE (PVC) AND CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE AND FITTINGS SHALL NOT BE USED TO SUPPLY FUEL GAS.

J. PIPE JOINTS AND FITTINGS UTILIZED IN GAS PIPING SYSTEMS CONFORM TO THE FOLLOWING AS APPLICABLE TO THE GAS PIPING MATERIAL INSTALLED:

1. METALLIC PIPING JOINTS AND FITTINGS: THE TYPE OF PIPING JOINT USED SHALL BE SUITABLE FOR THE PRESSURE-TEMPERATURE CONDITIONS AND SHALL BE SELECTED GIVING CONSIDERATION TO JOINT TIGHTNESS AND MECHANICAL STRENGTH UNDER THE SERVICE CONDITIONS. THE JOINT SHALL BE ABLE TO SUSTAIN THE MAXIMUM END FORCE CAUSED BY THE INTERNAL PRESSURE AND ANY ADDITIONAL FORCES CAUSED BY TEMPERATURE EXPANSION OR CONTRACTION, VIBRATION, FATIGUE OR WEIGHT OF THE PIPE AND ITS CONTENTS.
   A. PIPE JOINTS: SCHEDULE 40 AND HEAVIER PIPE JOINTS SHALL BE THREADED, FLANGED, BRAZED, WELDED OR ASSEMBLED WITH PRESS-CONNECT FITTINGS LISTED IN ACCORDANCE WITH ANSI LC4/CSA 6.32. PIPE LIGHTER THAN SCHEDULE 40 SHALL BE CONNECTED USING PRESS-CONNECT FITTINGS, FLANGES, BRAZING OR WELDING. WHERE NONFERROUS PIPE IS BRAZED, THE BRAZING MATERIALS SHALL HAVE A MELTING POINT IN EXCESS OF 1,000 DEG. FAHRENHEIT. BRAZING ALLOYS SHALL NOT CONTAIN MORE THAN 0.05-PERCENT PHOSPHOROUS.

   B. COPPER TUBING JOINTS: COPPER TUBING JOINTS SHALL BE ASSEMBLED WITH APPROVED GAS TUBING FITTINGS, SHALL BE BRAZED WITH A MATERIAL HAVING A MELTING POINT IN EXCESS OF 1,000 DEG. FAHRENHEIT OR ASSEMBLED WITH PRESS-CONNECT LISTED IN ACCORDANCE WITHJ ANSI LC-4/CSA 6.32. BRAZING ALLOYS SHALL NOT CONTAIN MORE THAN 0.05-PERCENT PHOSPHORUS.
   C. STAINLESS STEEL TUBING JOINTS: STAINLESS STEEL TUBING JOINTS SHALL BE WELDED, ASSEMBLED WITH APPROVED TUBING FITTINGS, BRAZED WITH MATERIAL HAVING A MELTING POINT IN EXCESS OF 1,000 DEG. FAHRENHEIT, OR ASSEMBLED WITH PRESS-CONNECT FITTINGS LISTED IN ACCORDANCE WITH ANSI LC4/CSA 6.32.
   D. FLARED JOINTS: FLARED JOINTS SHALL BE USED ONLY IN SYSTEMS CONSTRUCTED WITH NONFERROUS PIPE AND TUBING WHERE EXPERIENCE OR TESTS HAVE DEMONSTRATED THAT THE JOINT IS SUITABLE FOR THE CONDITIONS AND WHERE PROVISIONS ARE MADE IN THE DESIGN TO PREVENT SEPARATION OF THE JOINTS.
   E. METALLIC FITTINGS SHALL COMPLY WITH THE FOLLOWING:
      1. THREADED FITTINGS IS SIZES LARGER THAN 4 INCHES SHALL NOT BE USED.
      2. FITTINGS USED WITH STEEL, STAINLESS STEEL OR WROUGHT IRON PIPE SHALL BE STEEL, STAINLESS STEEL, COPPER ALLOY, MALLEABLE IRON OR CAST IRON.
      3. FITTINGS USED WITH COPPER OR COPPER ALLOY PIPE SHALL BE COPPER OR COPPER ALLOY.
      4. FITTINGS USED WITH ALUMINUM-ALLOY PIPE SHALL BE OF ALUMINUM ALLOY.
      5. CAST-IRON FITTINGS:
         5.1 FLANGES SHALL BE PERMITTED.
         5.2 BUSHINGS SHALL NOT BE PERMITTED.
         5.3 FITTINGS SHALL NOT BE USED IN SYSTEMS CONTAINING FLAMMABLE GAS-AIR MIXTURES.
         5.4 FITTINGS IN SIZES 4 INCHES AND LARGER SHALL NOT BE USED INDOORS EXCEPT WHERE APPROVED.
         5.5 FITTINGS IN SIZES 6 INCHES AND LARGER SHALL NOT BE USED EXCEPT WHERE APPROVED.
      6. ALUMINUM-ALLOY FITTINGS. THREADS SHALL NOT FORM THE JOINT SEAL.
      7. ZINC ALUMINUM-ALLOY FIINGS. FITTINGS SHALL NOT BE USED IN SYSTEMS CONTAINING FLAMMABLE GAS-AIR MIXTURES.
      8. SPECIAL FITTINGS. FITTINGS SUCH AS COUPLINGS, PROPRIETARY-TYPE JOINTS, SADDLE TEES, GLAND-TYPE COMPRESSION FITTINGS AND FLARED, FLARELESS AND COMPRESSION-TYPE TUBING FITTINGS SHALL BE USED: USED WITHIN THE FITTING MANUFACTURERS PRESSURE-TEMPERATURE RECOMMENDATIONS; USED WITHIN THE SERVICE CONDITIONS ANTICIPATED WITH RESPECT TO VIBRATION, FATIGUE, THERMAL EXPANSION AND CONTRACTION, AND SHALL BE APPROVED.

9. WHERE PIPE FITTINGS ARE DRILLED AND TAPPED IN THE FIELD, THE OPERATION SHALL BE IN ACCORDANCE WITH ALL OF THE FOLLOWING:
   9.1 THE OPERATION SHALL BE PERFORMED ON SYSTEMS HAVING OPERATING PRESSURES OF 5 PSI OR LESS.
   9.2 THE OPERATION SHALL BE PERFORMED BY THE GAS SUPPLIER OR THE GAS SUPPLIERS DESIGNATED REPRESENTATIVE.
   9.3 THE DRILLING AND TAPPING OPERATION SHALL BE PERFORMED IN ACCORDANCE WITH WRITTEN PROCEDURES PREPARED BY THE GAS SUPPLIER.
   9.4 THE FITTINGS SHALL BE LOCATED OUTDOORS.
   9.5 THE TAPPED FITTING ASSEMBLY SHALL BE INSPECTED AND PROVEN TO BE FREE OF LEAKAGE.

2. PLASTIC PIPE, TUBING AND FITTINGS SHALL BE JOINED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND SHALL COMPLY WITH THE FOLLOWING:
   A. THE JOINT SHALL BE DESIGNED AND INSTALLED SO THAT THE LONGITUDINAL PULL-OUT RESISTANCE OF THE JOINT WILL BE GREATER THAN OR EQUAL TO THE TENSILE STRENGTH OF THE PLASTIC PIPING MATERIAL.
   B. HEAT-FUSION JOINTS SHALL BE MADE IN ACCORDANCE WITH QUALIFIED PROCEDURES THAT HAVE BEEN ESTABLISHED AND PROVEN BY TEST TO PRODUCE GAS-TIGHT JOINTS AS STRONG AS OR STRONGER THAN THE PIPE OR TUBING BEING JOINED. JOINTS SHALL BE MADE WITH THE JOINING METHOD RECOMMENDED BY THE PIPE MANUFACTURER. HEAT FUSION FITTINGS SHALL BE MARKED "ASTM D2513".
   C. WHERE COMPRESSION-TYPE MECHANICAL JOINTS ARE USED, THE GASKET MATERIAL IN THE FITTING SHALL BE COMPATIBLE WITH THE PLASTIC PIPING AND WITH THE GAS DISTRIBUTED BY THE SYSTEM. AN INTERNAL TUBULAR RIGID STIFFNER SHALL BE USED IN CONJUNCTION WITH THE FITTING. THE STIFFNER SHALL BE FLUSH WITH THE END OF THE PIPE OR TUBING AND SHALL EXTEND TO OR BEYOND THE OUTSIDE END OF THE COMPRESSION FITTING WHEN INSTALLED. THE STIFFNER SHALL BE FREE OF ROUGH OR SHARP EDGES AND SHALL NOT BE A FORCE-FIT IN THE PLASTIC. SPLIT TUBULAR STIFFNERS SHALL NOT BE USED.
   D. PLASTIC PIPING JOINTS AND FITTINGS FOR USE IN LIQUEFIED PETROLEUM GAS PIPING SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 58.
3. FLANGES AND FLANGE GASKETS SHALL COMPLY WITH THE FOLLOWING:
   A. CAST IRON FLANGES SHALL BE IN ACCORDANCE WITH ASME B16.1.
   B. STEEL FLANGES SHALL BE IN ACCORDANCE WITH ASME B16.5 OR ASME B16.47.
   C. NONFERROUS FLANGES SHALL BE IN ACCORDANCE WITH ASME B16.24.
   D. DUCTILE-IRON FLANGES SHALL BE IN ACCORDANCE WITH ASME B16.42.
   E. RAISED FACE FLANGES SHALL NOT BE JOINED TO FLAT FACED CAST-IRON, DUCTILE-IRON OR NONFERROUS MATERIAL FLANGES.
   F. STANDARD FLANGE FACINGS SHALL BE PERMITTED FOR USE UNDER THIS CODE. WHERE 150-POUND PRESSURE-RATED STEEL FLANGES ARE BOLTED TO CLASS 125 CAST-IRON FLANGES, THE RAISED FACE ON THE STEEL FLANGE SHALL BE REMOVED.
   G. LAPPED FLANGES SHALL BE USED ONLY ABOVE GROUND OR IN EXPOSED LOCATIONS ACCESSIBLE FOR INSPECTION.
4. MATERIALS FOR FLANGE GASKETS SHALL BE CAPABLE OF WITHSTANDING THE DESIGN TEMPERATURE AND PRESSURE OF THE PIPING SYSTEM, AND THE CHEMICAL CONSTITUENTS OF THE GAS BEING CONDUCTED, WITHOUT CHANGE TO ITS CHEMICAL AND PHYSICAL PROPERTIES. THE EFFECTS OF FIRE EXPOSURE TO THE JOINT SHALL BE CONSIDERED IN CHOOSING MATERIAL. ACCEPTABLE MATERIALS INCLUDE METAL (PLAIN OR CORRUGATED), COMPOSITION, ALUMINUM "O" RINGS, SPIRAL WOUND METAL GASKETS, RUBBER-FACED PHENOLIC AND ELASTOMERIC. WHERE A FLANGED JOINT IS OPENED, THE GASKET SHALL BE REPLACED. FULL-FACE FLANGE GASKETS SHALL BE USED WITH ALL NON-STEEL FLANGES.
   A. METALLIC FLANGE GASKETS SHALL BE IN ACCORDANCE WITH ASME B16.20.
   B. NONMETALLIC FLANGE GASKETS SHALL BE IN ACCORDANCE WITH ASME B16.21.

10. WATER PIPING JOINTS AND CONNECTIONS

A. FLEXIBLE WATER CONNECTORS EXPOSED TO CONTINUOUS PRESSURE SHALL CONFORM TO ASME A112.18.6/CSA B125.6. ACCESS SHALL BE PROVIDED TO ALL FLEXIBLE WATER CONNECTORS.

B. PROHIBITED JOINTS AND CONNECTIONS INCLUDE: CEMENT OR CONCRETE JOINTS, JOINTS MADE WITH FITTINGS NOT APPROVED FOR THE SPECIFIC INSTALLATION, SOLVENT-CEMENT JOINTS BETWEEN DIFFERENT TYPES OF PLASTIC PIPE AND SADDLE-TYPE FITTINGS.

C. JOINTS BETWEEN ABS PLASTIC PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS ON WATER PIPES SHALL BE MADE WITH AN ELASTOMETRIC SEAL CONFORMING TO ASTM D3139. MECHANICAL JOINTS SHALL ONLY BE INSTALLED IN UNDERGROUND SYSTEMS, UNLESS OTHERWISE APPROVED. JOINTS SHALL BE INSTALLED ONLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. SOLVENT CEMENTING: JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. SOLVENT CEMENT THAT CONFORMS TO ASTM D2235 SHALL BE APPLIED TO ALL JOINT SURFACES. THE JOINT SHALL BE MADE WHILE THE CEMENT IS WET. JOINTS TO BE MADE IN ACCORDANCE WITH ASTM D2235. SOLVENT-CEMENT JOINTS SHALL BE PERMITTED ABOVE OR BELOW GROUND.
3. THREADED JOINTS: THREADS SHALL CONFORM TO ASME B1.20.1. WHERE PIPE IS THREADED, THE PIPE SHALL HAVE A WALL THICKNESS OF NOT LESS THAN SCHEDULE 80. PIPE THREADS SHALL BE MADE WITH DIES SPECIFICALLY DESIGNED FOR PLASTIC PIPE. APPROVED THREAD LUBRICANT OR TAPE SHALL BE APPLIED ON THE MALE THREADS ONLY.

D. JOINTS FOR GRAY IRON AND DUCTILE IRON PIPE AND FITTINGS SHALL COMPLY WITH AWWA C111/A21.11 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

E. JOINTS BETWEEN COPPER OR COPPER-ALLOY PIPE AND FITTINGS SHALL COMPLY TO THE FOLLOWING:
1. BRAZED JOINTS: JOINT SURFACES SHALL BE CLEANED. AN APPROVED FLUX SHALL BE APPLIED WHERE REQUIRED. THE JOINT SHALL BE BRAZED WITH A FILLER METAL CONFORMING TO AWS A5.8.
2. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
3. SOLDERED JOINTS: SOLDER JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM B828. CUT TUBE ENDS SHALL BE REAMED TO THE FULL INSIDE DIAMETER OF THE TUBE END. JOINT SURFACES SHALL BE CLEANED. A FLUX CONFORMING TO ASTM B813 SHALL BE APPLIED. THE JOINT SHALL BE SOLDERED WITH SOLDER CONFORMING TO ASTM B32. THE JOINING OF WATER SUPPLY PIPING SHALL BE MADE WITH LEAD-FREE SOLDER AND FLUXES. "LEAD FREE" SHALL MEAN A CHEMICAL COMPOSITION EQUAL TO OR LESS THAN 0.2-PERCENT LEAD.
4. THREADED JOINTS: THREADS SHALL CONFORM TO ASME B 1.20.1. PIPE-JOINT COMPOUND OR TAPE SHALL BE APPLIED ON THE MALE THREADS ONLY.
5. WELDED JOINTS: JOINT SURFACES SHALL BE CLEANED. THE JOINT SHALL BE WELDED WITH AN APPROVED FILLER MATERIAL.

F. JOINTS BETWEEN COPPER OR COPPER-ALLOY TUBING AND FITTINGS SHALL COMPLY TO THE FOLLOWING:
1. BRAZED JOINTS: JOINT SURFACES SHALL BE CLEANED. AN APPROVED FLUX SHALL BE APPLIED WHERE REQUIRED. THE JOINT SHALL BE BRAZED WITH A FILLER MATERIAL CONFORMING TO AWS A5.8.
2. FLARED JOINTS: FLARED JOINTS FOR WATER PIPES SHALL BE MADE BY A TOOL DESIGNED FOR THAT OPERATION.
3. GROOVED AND SHOULDERED MECHANICAL JOINTS: GROOVE AND SHOULDERED MECHANICAL JOINTS SHALL COMPLY WITH ASTM F1476, SHALL BE MADE WITH AN APPROVED ELASTOMERIC SEAL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SUCH JOINTS SHALL BE EXPOSED OR CONCEALED.
4. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
5. PRESS-CONNECT JOINTS: PRESS-CONNECT JOINTS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 605.5 OF THE NEW YORK STATE PLUMBING CODE, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. CUT TUBE ENDS SHALL BE REAMED TO THE FULL INSIDE DIAMETER OF THE TUBE END. JOINT SURFACES SHALL BE CLEANED, THE TUBE SHALL BE FULLY INSERTED INTO THE PRESSCONNECT FITTING. PRESS-CONNECT JOINTS SHALL BE PRESSED WITH A TOOL CERTIFIED BY THE MANUFACTURER.
6. SOLDERED JOINTS: SOLDER JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM B828. CUT TUBE ENDS SHALL BE REAMED TO THE FULL INSIDE DIAMETER OF THE TUBE END. JOINT SURFACES SHALL BE CLEANED. A FLUX CONFORMING TO ASTM B813 SHALL BE APPLIED. THE JOINT SHALL BE SOLDERED WITH SOLDER CONFORMING TO ASTM B32. THE JOINING OF WATER SUPPLY PIPING SHALL BE MADE WITH LEAD-FREE SOLDER AND FLUXES. "LEAD FREE" SHALL MEAN A CHEMICAL COMPOSITION EQUAL TO OR LESS THAN 0.2-PERCENT LEAD.
7. PUSH-FIT JOINTS: PUSH-FIT JOINTS SHALL CONFORM TO ASSE 1061 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

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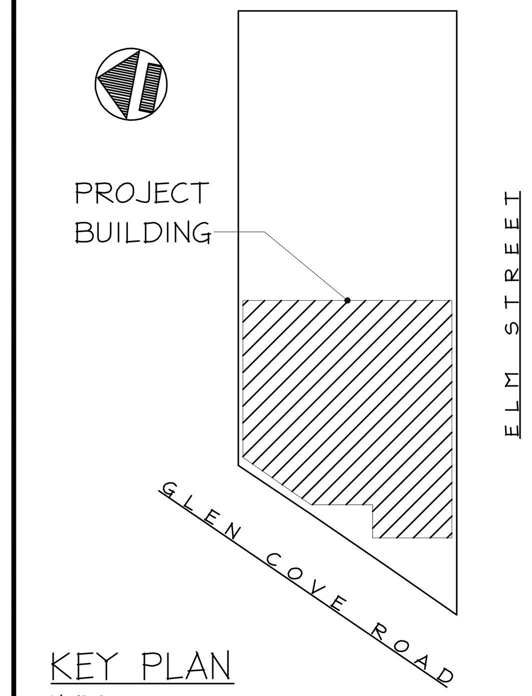

KEY PLAN
N.T.S.

No.	Issue Date	Description
	11/07/22	ISSUED FOR BD FILING

REVISIONS

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

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GREENVALE, NEW YORK

DRAWING TITLE:
PLUMBING SPECIFICATIONS

SEAL & SIGNATURE

STATE OF NEW YORK · PHILIP JOSEPH SMALLEY · 083165 · LICENSED PROFESSIONAL ENGINEER

DATE:
PROJECT No.: 2117
DRAWN BY: PJS
SCALE: AS NOTED
DWG. No.:
P-004.00

PLUMBING SPECIFICATIONS (CON)

10. WATER PIPING JOINTS AND CONNECTIONS (CON)

G. JOINTS BETWEEN CPVC PLASTIC PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. SOLVENT CEMENTING: JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. JOINTS SHALL BE MADE IN ACCORDANCE WITH THE PIPE MANUFACTURERS INSTALLATION INSTRUCTIONS. WHERE SUCH INSTRUCTIONS REQUIRE THAT A PRIMER BE USED, THE PRIMER SHALL BE APPLIED TO THE JOINT SURFACES AND A SOLVENT CEMENT ORANGE IN COLOR AND CONFORMING TO ASTM F493 SHALL BE APPLIED TO THE JOINT SURFACES. WHERE SUCH INSTRUCTIONS ALLOW FOR A ONE-STEP SOLVENT CEMENT, YELLOW IN COLOR AND CONFORMING TO ASTM F493, TO BE USED, THE JOINT SURFACES SHALL NOT REQUIRE APPLICATION OF A PRIMER BEFORE THE SOLVENT CEMENT IS APPLIED. THE JOINT SHALL BE MADE WHILE THE CEMENT IS WET AND IN ACCORDANCE WITH ASTM D2846 OR ASTM F493. SOLVENT CEMENTED JOINTS SHALL BE PERMITTED ABOVE OR BELOW GROUND.
3. THREADED JOINTS: THREADS SHALL CONFORM TO ASME B120.1. WHERE PIPE IS TO BE THREADED, THE PIPE SHALL HAVE A WALL THICKNESS OF NOT LESS THAN SCHEDULE 80. PIPE THREADS SHALL BE MADE WITH DIES SPECIFICALLY DESIGNED FOR PLASTIC PIPE. THE PRESSURE RATING OF THE THREADED PIPE SHALL BE REDUCED BY 50 PERCENT. THREAD-BY-SOCKET MOLDED FITTINGS SHALL BE PERMITTED. APPROVED THREAD LUBRICANT OR TAPE SHALL BE APPLIED ON THE MALE THREADS ONLY.
4. PUSH-FIT JOINTS: PUSH-FIT JOINTS SHALL CONFORM TO ASSE 1061 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

H. JOINTS BETWEEN CHLORINATED POLYVINYL CHLORIDE/ALUMINUM/CHLORINATED POLYVINYL CHLORIDE (CPVC/AL/CPVC) PLASTIC PIPE OR CPVC FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. SOLVENT CEMENTING: JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE, AND AN APPROVED PRIMER SHALL BE APPLIED. SOLVENT CEMENT, ORANGE IN COLOR, AND CONFORMING TO ASTM F493, SHALL BE APPLIED TO THE JOINT SURFACES. THE JOINT SHALL BE MADE WHILE THE CEMENT IS WET, AND IN ACCORDANCE WITH ASTM D2846 OR ASTM F493. SOLVENT CEMENT JOINTS SHALL BE PERMITTED ABOVE OR BELOW GROUND. EXCEPTION: A PRIMER IS NOT REQUIRED WHERE ALL OF THE FOLLOWING CONDITIONS APPLY:
   A. THE SOLVENT CEMENT USED IS THIRD-PARTY CERTIFIED AS CONFORMING TO ASTM F493.
   B. THE SOLVENT CEMENT IS YELLOW IN COLOR.
   C. THE SOLVENT CEMENT IS USED ONLY FOR JOINING 1/2-INCH THROUGH 2-INCH DIAMETER CPVC/AL/CPVC PIPE AND CPVC FITTINGS.
   D. THE CPVC FITTINGS ARE MANUFACTURED IN ACCORDANCE WITH ASTM D2846.

I. JOINTS BETWEEN CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. FLARED JOINTS: FLARED PIPE ENDS SHALL BE MADE BY A TOOL DESIGNED FOR THAT OPERATION.
2. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. FITTINGS FOR CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN TABLE 605.5 OF THE NEW YORK STATE PLUMBING CODE AND SHALL BE INSTALLED IN ACCOUTANCE WITH THE MANUFACTURERS INSTRUCTIONS. PEX TUBING SHALL BE FACTORY MARKED WITH THE APPROPRIATE STANDARDS FOR THE FITTINGS THAT THE PEX MANUFACTURER SPECIFIES FOR USE WITH THE TUBING.
3. PUSH-FIT JOINTS: PUSH-FIT JOINTS SHALL CONFORM TO ASSE 1061 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

J. JOINTS BETWEEN GALVANIZED STEEL PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. THREADED JOINTS: THREADS SHALL CONFORM TO ASME B120.1. PIPE-JOINT COMPOUND OR TAPE SHALL BE APPLIED ON THE MALE THREADS ONLY.
2. MECHANICAL JOINTS: JOINTS SHALL BE MADE WITH AN APPROVED ELASTOMERIC SEAL. MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
3. GROOVED AND SHOULDERED MECHANICAL JOINTS: GROOVE AND SHOULDERED MECHANICAL JOINTS SHALL COMPLY WITH ASTM F1476, SHALL BE MADE WITH AN APPROVED ELASTOMERIC SEAL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SUCH JOINTS SHALL BE EXPOSED OR CONCEALED.

K. JOINTS BETWEEN POLYETHYLENE (PE) PLASTIC TUBING AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. FLARED JOINTS: FLARED JOINTS SHALL BE PERMITTED WHERE SO INDICATED BY THE PIPE MANUFACTURER. FLARED JOINTS SHALL BE MADE BY A TOOL DESIGNED FOR THAT OPERATION.
2. HEAT-FUSION JOINTS: JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. JOINT SURFACES SHALL BE HEATED TO MELT TEMPERATURE AND JOINED. THE JOINT SHALL BE UNDISTURBED UNTIL COOL. JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM D2657.
3. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
4. INSTALLATION: POLYETHYLENE PIPE SHALL BE CUT SQUARE, WITH A CUTTER DESIGNED FOR PLASTIC PIPE, EXCEPT WHERE JOINED BY HEAT FUSION, PIPE ENDS SHALL BE CHAMFERED TO REMOVE SHARP EDGES. KINKED PIPE SHALL NOT BE INSTALLED. THE MINIMUM PIPE BENDING RADIUS SHALL BE NOT LESS THAN 30 PIPE DIAMETERS, OR THE MINIMUM COIL RADIUS, WHICHEVER IS GREATER. PIPING SHALL NOT BE BENT BEYOND STRAIGHTENING OF THE CURVED PORTION OF THE COIL OR BEND. BENDS ARE PROHIBITED WITHIN 10 PIPE DIAMETERS OF ANY FITTING OR VALVE. STIFFNER INSERTS INSTALLED WITH COMPRESSION-TYPE COUPLINGS AND FITTINGS SHALL NOT EXTEND BEYOND THE CLAMP OR NUT OF THE COUPLING FITTING.

L. JOINTS BETWEEN POLYPROPYLENE (PP) PLASTIC PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. HEAT-FUSION JOINTS: HEAT-FUSION JOINTS FOR POLYPROPYLENE PIPE AND TUBING JOINTS SHALL BE INSTALLED WITH SOCKET-TYPE HEAT-FUSED POLYPROPYLENE FITTINGS, BUTT-FUSION POLYPROPYLENE FITTINGS OR ELECTROFUSION POLYPROPYLENE FITTINGS. JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. THE JOINT SHALL BE UNDISTURBED UNTIL COOL. JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM F2389.
2. MECHANICAL AND COMPRESSION SLEEVE JOINTS: MECHANICAL AND COMPRESSION SLEEVE JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
3. INSTALLATION: POLYETHYLENE PIPE SHALL BE CUT SQUARE, WITH A CUTTER DESIGNED

M. JOINTS BETWEEN POLYETHYLENE/ALUMINUM/POLYETHYLENE (PE-AL-PE) AND CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. FITTINGS FOR PE-AL-PE AND PEX-AL-PEX AS DESCRIBED IN ASTM F1974, ASTM F1281, ASTM F1282, CSA B137.9 AND CSA B137.10 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

N. JOINTS BETWEEN PVC PLASTIC PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS ON WATER PIPE SHALL BE MADE WITH AN ELASTOMERIC SEAL CONFORMING TO ASTM D3139. MECHANICAL JOINTS SHALL NOT BE INSTALLED IN ABOVE-GROUND SYSTEMS UNLESS OTHERWISE APPROVED. JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. GROOVED AND SHOULDERED MECHANICAL JOINTS: GROOVE AND SHOULDERED MECHANICAL JOINTS SHALL COMPLY WITH ASTM F1476, SHALL BE MADE WITH AN APPROVED ELASTOMERIC SEAL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SUCH JOINTS SHALL BE EXPOSED OR CONCEALED.
3. SOLVENT CEMENTING: JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. A PURPLE PRIMER THAT CONFORMS TO ASTM F656 SHALL BE APPLIED. SOLVENT CEMENT NOT PURPLE IN COLOR AND CONFORMING TO ASTM D2564 OR CSA B137.3 SHALL BE APPLIED TO ALL JOINT SURFACES. THE JOINT SHALL BE MADE WHILE THE CEMENT IS WET AND IN ACCORDANCE WITH ASTM D2855. SOLVENT-CEMENT JOINTS SHALL BE PERMITTED ABOVE OR BELOW GROUND.
4. THREADED JOINTS: THREADS SHALL CONFORM TO ASME B120.1. WHERE PIPE IS TO BE THREADED, THE PIPE SHALL HAVE A WALL THICKNESS OF NOT LESS THAN SCHEDULE 80. PIPE THREADS SHALL BE MADE WITH DIES SPECIFICALLY DESIGNED FOR PLASTIC PIPE. THE PRESSURE RATING OF THE THREADED PIPE SHALL BE REDUCED BY 50 PERCENT. THREAD-BY-SOCKET MOLDED FITTINGS SHALL BE PERMITTED. APPROVED THREAD LUBRICANT OR TAPE SHALL BE APPLIED ON THE MALE THREADS ONLY.

O. JOINTS BETWEEN STAINLESS STEEL PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. WELDED JOINTS: JOINT SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
3. GROOVED AND SHOULDERED MECHANICAL JOINTS: GROOVE AND SHOULDERED MECHANICAL JOINTS SHALL COMPLY WITH ASTM F1476, SHALL BE MADE WITH AN APPROVED ELASTOMERIC SEAL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SUCH JOINTS SHALL BE EXPOSED OR CONCEALED.

P. JOINTS BETWEEN DIFFERENT MATERIALS SHALL BE MADE WITH A MECHANICAL JOINT OF THE COMPRESSION OR MECHANICAL-SEALING TYPE, OR SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING: CONNECTORS
1. CONNECTORS AND ADAPTORS SHALL HAVE AN ELASTOMERIC SEAL CONFORMING TO ASTM F477.
2. JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
3. COPPER OR COPPER-ALLOY TUBING TO GALVANIZED PIPE: JOINTS BETWEEN COPPER PIPE OR TUBING AND GALVANIZED STEEL PIPE SHALL BE MADE WITH A COPPER-ALLOY OR DIELECTRIC FITTING OR A DIELECTRIC UNION CONFORMING TO ASSE 1079. THE COPPER TUBING SHALL BE SOLDERED TO THE FITTING IN AN APPROVED MANNER, AND THE FITTING SHALL BE SCREWED TO THE THREADED PIPE.
4. PLASTIC PIPE OR TUBING TO OTHER PIPING MATERIAL: JOINTS BETWEEN DIFFERENT TYPES OF PLASTIC PIPE OR BETWEEN PLASTIC PIPE AND OTHER PIPING MATERIAL SHALL BE MADE WITH APPROVED ADAPTORS OR TRANSITION FITTINGS.
5. STAINLESS STEEL: JOINTS BETWEEN STAINLESS STEEL AND DIFFERENT PIPING MATERIALS SHALL BE MADE WITH A MECHANICAL JOINT OF THE COMPRESSION OR MECHANICAL SEALING TYPE OR A DIELECTRIC FITTING OR DIELECTRIC UNION CONFORMING TO ASSE 1079.

Q. JOINTS BETWEEN POLYETHYLENE OR RAISED TEMPERATURE PLASTIC TUBING AND FITTINGS SHALL CONFORM TO THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. FITTINGS FOR POLYETHYLENE OF RAISED TEMPERATURE PLASTIC TUBING SHALL COMPLY WITH THE APPLICABLE STANDARDS INDICATED IN TABLE 605.5 OF THE NEW YORK STATE PLUMBING CODE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. POLYETHYLENE OF RAISED TEMPERATURE PLASTIC TUBING SHALL BE FACTORY MARKED WITH THE APPLICABLE STANDARDS FOR THE FITTINGS THAT THE MANUFACTURER OF THE TUBING SPECIFIES FOR USE WITH THE TUBING.

11. VALVES

A. VALVES SHALL BE COMPATIBLE WITH THE TYPE OF PIPING MATERIAL INSTALLED IN THE SYSTEM. VALVES SHALL CONFORM TO ONE OF THE STANDARDS LISTED BELOW (SECTION PC605 - TABLE 605.7) AND THE APPLICABLE BASE BUILDING STANDARD:
1. CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC - STANDARD ASME A112.4.14; ASME A112.18.1/ CSA B125.1; ASTM F1970; CSA B125.3; IAPMO Z1157; MSS SP-122
2. COPPER OR COPPER-ALLOY - STANDARD ASME A112.4.14; ASME A112.18/CSA B125.1; ASME B16.34; CSA B125.3; MSS SP-67; MSS SP-80; MSS SP-110; IAPMO Z1157; MSS SP-139
3. CROSS-LINKED POLYETHYLENE (PEX) PLASTIC - STANDARD ASME A112.4.14; ASME A112.18/ CSA B125.1; CSA B125.3; NSF 359; IAPMO Z1157
4. GRAY IRON AND DUCTILE IRON - STANDARD AWWA C500; AWWA C504; AWWA C507; MSS SP-67; MSS SP-70; MSS SP-71; MSS SP-72; MSS SP-78; IAPMO Z1157
5. POLYPROPYLENE (PP) PLASTIC - STANDARD ASME A112.4.14; ASTM F2389; IAPMO Z1157
6. POLYVINYL CHLORIDE (PVC) - STANDARD ASME A112.4.14; ASTM F1970; IAPMO Z1157; MSS SP-122

B. GAS SHUT-OFF VALVES SHALL BE OF AN APPROVED TYPE, SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE PIPING, AND SHALL COMPLY WITH THE STANDARDS LISTED BELOW AND AS APPLICABLE (SECTION FGC 409 - TABLE 409.1.1) AND THE APPLICABLE BASE BUILDING STANDARD:
1. APPLIANCE SHUT-OFF VALVE APPLICATION UP TO 1/2 PSIG PRESSURE - STANDARD ANSI Z21.15/ CGA 9.1; ASME B16.44; ASME B16.33.
2. OTHER VALVE APPLICATIONS UP TO 1/2 PSIG PRESSURE - STANDARD ASME B16.44; ASME B16.33.
3. OTHER VALVE APPLICATIONS UP TO 2 PSIG PRESSURE - STANDARD ASME B16.44 (IF LABELED 2G); ASME B16.33.
4. OTHER VALVE APPLICATIONS UP TO 5 PSIG PRESSURE - STANDARD ASME B16.44 (IF LABELED 5G); ASME B16.33.
5. OTHER VALVE APPLICATIONS UP TO 125 PSIG PRESSURE - STANDARD ASME B16.33.

12. BIBBS AND FAUCETS

A. HOSE BIBBS SHALL BE THREADED END, BRONZE BODY RENEWABLE COMPOSITION DISC, TEE HANDLE, 3/4" NPT INLET, 3/4" HOSE OUTLET.

B. SILL FAUCETS SHALL BE THREADED END BRONZE BODY, RENEWABLE COMPOSITION DISC, WHEEL HANDLE, 3/4" NPT INLET, 3/4" HOSE OUTLET.

13. CLEANOUTS

A. IN ALL AREAS WITH CERAMIC TILE OR CARPETED FINISHES: J. R. SMITH FIG. 4040/4051 WITH SQUARE, ADJUSTABLE NICKEL BRONZE TOP.

B. IN ALL AREAS WITH TILE OR SHEET FLOORING: J.R. SMITH FIG. 4160/4171 WITH SQUARE, ADJUSTABLE NICKEL BRONZE TOP WITH TILE RECESS.

C. WALL CLEANOUTS SHALL BE "TEE" FITTING WITH J.R. SMITH NUMBER 4531 OR 4551 AND CHROME PLATED ACCESS COVER NO. 4422.

14. INSULATION

A. ALL DOMESTIC COLD WATER PIPING SHALL BE INSULATED WITH JOHNS MANVILLE "MICRO-LOK HP" PIPE INSULATION WITH VAPOR RETARDENT ASJ JACKET AT 1/2" THICKNESS FOR PIPES LESS THAN 1 1/2" DIAMETER AND 1" THICKNESS FOR PIPES 1 1/2" DIAMETER AND LARGER. SECURE ALL SEAMS PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS. ALL FITTINGS SHALL BE INSULATED WITH JOHNS MANVILLE "ZESTON" PREMOLDED PVC GLASS FIBER PVC FITTING COVERS WITH ALL SEAMS SEALED WITH VAPOR BARRIER MASTIC.

B. ALL DOMESTIC HOT WATER AND HOT WATER RETURN PIPING SHALL BE INSULATED WITH JOHNS MANVILLE "MICRO-LOK HP" PIPE INSULATION WITH VAPOR RETARDENT ASJ JACKET AT 1" THICKNESS FOR PIPES LESS THAN 1 1/2" DIAMETER AND 1 1/2" THICKNESS FOR PIPES 1 1/2" DIAMETER AND LARGER. SECURE ALL SEAMS PER THE MANUFACTURERS INSTALLATION ALL FITTINGS SHALL BE INSULATED WITH JOHNS MANVILLE "ZESTON" PREMOLDED PVC GLASS FIBER PVC FITTING COVERS WITH ALL SEAMS SEALED WITH VAPOR BARRIER MASTIC.

C. FIRE HAZARD RATING FOR INSULATION, FASTENER AND JACKETING MATERIALS SHALL NOT EXCEED 24 FOR FLAME SPREAD, 50 FOR FUEL CONTRIBUTED, AND 50 FOR SMOKE DEVELOPED.

15. ACCESS DOORS

A. ACCESS DOORS SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR

16. PLUMBING FIXTURES AND ACCESSORIES

A. UNLESS OTHERWISE INDICATED ON DRAWINGS ALL FIXTURES SHALL BE AS PER THE PLUMBING FIXTURE SCHEDULE OR PER THE OWNERS SPECIFICATIONS. THE EQUIVALENT FIXTURES OF OTHER MANUFACTURERS SUCH AS CRANE, KOHLER, ELJER, ETC., MAY BE USED. COLOR SHALL BE SELECTED BY THE ARCHITECT OR OWNER. ALL FIXTURES SHALL BE SUPPLIED COMPLETE WITH ALL REQUIRED ACCESSORIES SUCH AS TRAPS, TAIL PIECES, ETC. PROVIDE STOPS IN HOT AND COLD WATER SUPPLY TO EACH FIXTURE.

17. TRENCHING AND BACKFILLING

A. DIG TRENCHES STRAIGHT AND TRUE TO LINE AND GRADE, WITH BOTTOM OF TRENCH FREE FROM ROCK POINTS AND WITH PIPE CUSHION CONSISTING OF EITHER UNDISTURBED NATURAL SOIL OR COMPACTED FINE SAND.

B. PROVIDE A MINIMUM TRENCH WIDTH OF 16 INCHES FOR MAIN SOIL AND DRAINAGE PIPE, AND A MINIMUM OF 24 INCHES COVER BELOW FINISHED GRADE WHEREVER CONDITIONS WILL PERMIT.

C. WHERE FIELD CONDITIONS REQUIRE VARIANCE FROM THESE MINIMUMS, SECURE THE ARCHITECTS APPROVAL BEFORE PROCEEDING WITH THE VARIANCE. PERFORM ALL SUCH VARIANCES AT NO ADDITIONAL COST TO THE OWNER.

D. BACKFILL UPON RECEIPT OF ALL NECESSARY APPROVALS, USING STOCKPILED MATERIAL EXCAVATED FROM THE TRENCH, OR USING OTHER MATERIAL APPROVED BY THE ARCHITECT.

E. ALL BACKFILL MATERIAL SHALL BE FREE FROM ROCKS, LARGE CLOD ROOTS, AND OTHER FOREIGN MATTER, AND SHALL BE COMPACTED IN SIX INCH LAYERS TO A MINIMUM OF 95% COMPACTION.

F. JETTING OF BACKFILL WILL NOT BE PERMITTED.

G. PROMPTLY REMOVE ALL EXCESS EXCAVATED MATERIAL FROM THE SITE.

18. INSTALLATION OF VALVES

A. INSTALL SECTIONAL VALVES ON EACH BRANCH AND RISER, CLOSE TO MAIN, WHERE BRANCH OR RISER SERVES 2 OR MORE PLUMBING FIXTURES OR EQUIPMENT CONNECTIONS, AND ELSEWHERE AS INDICATED.

B. INSTALL SHUTOFF VALVES ON INLET OF EACH PLUMBING EQUIPMENT ITEM AND ON INLET OF EACH FIXTURE, AND AS ELSEWHERE INDICATED.

C. INSTALL DRAIN VALVES ON EACH PLUMBING EQUIPMENT ITEM LOCATED TO COMPLETELY DRAIN EQUIPMENT FOR SERVICE OR REPAIR INSTALL AT BASE OF EACH RISER OR DROP IN PIPING SYSTEM AND ELSEWHERE AS REQUIRED TO COMPLETELY DRAIN POTABLE WATER SYSTEM.

D. INSTALL CHECK VALVES ON DISCHARGE SIDE OF EACH PUMP AND ELSEWHERE AS INDICATED.

E. INSTALL BALANCE COCKS IN EACH HOT WATER RECIRCULATING LOOP, AND ELSEWHERE AS INDICATED.

F. INSTALL HOSE BIBBS ON EXPOSED PIPING WHERE INDICATED, WITH VACUUM BREAKER.

G. INSTALL SILL FAUCETS ON CONCEALED PIPING WHERE INDICATED WITH VACUUM BREAKER.

H. INSTALL HYDRANTS WHERE INDICATED, IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS.

I. INSTALL BACKFLOW PREVENTERS WHERE INDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL WATER AUTHORITY AND HEALTH DEPARTMENT.

J. INSTALL PRESSURE REGULATING VALVES WHERE INDICATED. PROVIDES INLET PRESSURE GAGE ON VALVE OUTLET.

19. INSTALLATION OF NATURAL GAS PIPING

A. USE SEALANTS ON METAL GAS PIPING THREADS WHICH ARE CHEMICALLY RESISTANT TO NATURAL GAS. USE SEALANTS SPARINGLY, AND APPLY TO ONLY MALE THREADS OF METAL JOINTS.

B. REMOVE CUTTING AND THREADING BURRS BEFORE ASSEMBLING PIPING.

C. DO NOT INSTALL DEFECTIVE PIPING OR FITTINGS. DO NOT USE PIPE WITH THREADS WHICH ARE CHIPPED, STRIPPED OR DAMAGED.

D. PLUG EACH GAS OUTLET, INCLUDING VALVES, WITH THREADED PLUG OR CAP IMMEDIATELY AFTER INSTALLATION AND RETAIN UNTIL CONTINUING PIPING, OR EQUIPMENT CONNECTIONS ARE COMPLETED.

E. GROUND GAS PIPING ELECTRICALLY AND CONTINUOUSLY WITHIN PROJECT, AND BOND TIGHTLY TO GROUNDING CONNECTION.

F. ARRANGE WITH UTILITY COMPANY TO PROVIDE GAS SERVICE TO INDICATED LOCATION WITH SHUT-OFF AT TERMINUS. CONSULT WITH UTILITY AS TO EXTENT OF ITS WORK, COSTS, FEES, AND PERMITS INVOLVED. PAY SUCH COSTS AND FEES AND OBTAIN PERMITS.

G. PROVIDE GAS COCK AT AN ACCESSIBLE LOCATION AT CONNECTION TO EACH GAS-FIRED EQUIPMENT ITEM AND ON RISERS AND BRANCHES WHERE INDICATED.

H. INSTALL, INSPECT, TEST AND PURGE NATURAL GAS SYSTEMS IN ACCORDANCE WITH NFPA 54, AND LOCAL UTILITY REQUIREMENTS.

20. WARRANTY

A. THIS CONTRACTOR SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNERS, ALL MATERIALS, APPARATUS AND WORKMANSHIP WHETHER FURNISHED BY HIMSELF OR BY HIS SUBCONTRACTORS AND HE SHALL REPLACE OR REPAIR IN A MANNER APPROVED BY THE ARCHITECTS, WITHOUT COST TO THE OWNER, ANY PARTS OR PARTS OF THE WORK WHICH MAY PROVE DEFECTIVE OR UNSATISFACTORY WITHIN THE PERIOD OF THE GUARANTEE.

B. WHERE SPECIAL GUARANTEES COVERING INSTALLATION, OPERATION OR PERFORMANCE OF ANY SYSTEMS OR APPLIANCES FURNISHED UNDER THIS CONTRACTOR ARE REQUIRED, THE FULL RESPONSIBILITY FOR THE FULFILLMENT OF SUCH GUARANTEES MUST BE ASSUMED BY THE CONTRACTOR, WHO SHALL OBTAIN WRITTEN GUARANTEES, IN TRIPLICATE, WHICH SHALL BE FILED WITH THE ARCHITECT BEFORE FINAL ACCEPTANCE.

C. CONTRACTOR WILL BE RESPONSIBLE FOR ALL LEAKS IN ALL PIPES FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF WORK UNDER THIS CONTRACT. CONTRACTOR SHALL REPAIR AT NO COST TO THE OWNER, ALL SUCH LEAKS WHICH OCCUR AFTER COMPLETION OF THIS CONTRACT UPON 24 HOURS NOTICE THEREOF BY THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR. LEAKS WHICH OCCUR PRIOR TO THE COMPLETION OF THIS CONTRACT SHALL BE REPAIRED AT ONCE. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED BY SUCH LEAKS AND THE REPAIR THEREOF AND WILL REIMBURSE THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR FOR ALL EXPENSES INCURRED THEREBY.

D. DISINFECTION

THE POTABLE WATER SYSTEM SHALL BE DISINFECTED PRIOR TO USE BY A METHOD OF DISINFECTION IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE. THE POTABLE WATER PURITY TEST RESULT FROM A NEW YORK STATE CERTIFIED TESTER SHALL BE SUBMITTED FOR ENGINEER'S REVIEW AND APPROVAL.

ARCHITECT OF RECORD

DRV ARCHITECT, P.C.

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

ENGINEER OF RECORD

Smalley
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CONSULTING ENGINEERS

145 Fairfield Drive (631) 360-0825 tel.
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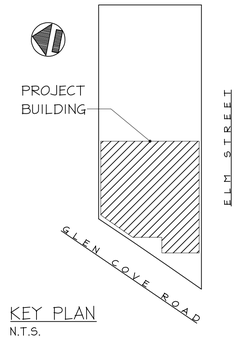

KEY PLAN
N.T.S.

No.	Issue Date	Description
	11/07/22	ISSUED FOR BD FILING

REVISIONS

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

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

SITE:

COVE REALTY, LLC

INTERIOR DEMOLITION

54 GLEN COVE ROAD
GREENVALE, NEW YORK

DRAWING TITLE:

PLUMBING SPECIFICATIONS

SEAL & SIGNATURE

STATE OF NEW YORK · PHILIP JOSEPH SCHULTZ · 083165 · LICENSED PROFESSIONAL ENGINEER

DATE:
PROJECT No.: 2117
DRAWN BY: PJS
SCALE: AS NOTED
DWG. No.:

P-005.00

05 OF 05

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 #21383 - The Paper Store; 1454 Union Turnpike, New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA
Variance from §70-196.J(1)(f) to erect a sign that is too high.

Whereas, an application (SGP22-000030, BZA23-000043) 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 **June 7, 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 Universal Signs and Service dated March 20, 2023.

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

Motioned by: Member Goodsell Seconded by: Member Donatelli

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

Members
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NOTICE OF DECISION

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.

Whereas, an application (CBP22-000297, BZA23-000048) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **June 7, 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 Andrew J. Nee, P.E. dated September 16, 2022 and revised through April 6, 2023 and on plans prepared by Caitlin C. Servidio, R.A. dated August 31, 2022 **SUBJECT TO THE FOLLOWING CONDITION:**

> ***The applicant shall install "rumble strips" at the site in accordance with the requirements of 70-203.V of the Town Code***

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

Motioned by: Vice Chairman Francis Seconded by: Member Donatelli

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

Nays: None

VIRGINIA M. WAGNER
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NOTICE OF DECISION

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.

Whereas, an application (CBP22-000297, BZA23-000048) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **June 7,** 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 Franz M. Seborga, L.P.E. dated June 27, 2020 and revised through February 15, 2022 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER:**

SEE ATTACHED RIDER

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

Motioned by: Vice Chairman Francis Seconded by: Member Hernandez

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21392 (Conditions)

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.

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to the issuance of a Certificate of Occupancy or Certificate of Completion. All pick-up of sanitation shall be performed after 8:00 a.m.

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

3. At no time may the number of seats on the premises exceed **0** or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.

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

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

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

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

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

7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the

conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

THIS IS NOT A BUILDING PERMIT

Chairman
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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

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NOTICE OF DECISION

APPEAL #21397 – Robert Burrows; 27 Mitchell Rd., Port Washington, Section 5, Block 112, Lots 460-463; Zoned Residence-B
Variance from § 70-40.C to construct additions that are too close to the street.

Whereas, an application (RBP23-000152, BZA23-000060) 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 **June 7, 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 Nathan Lloyd Laubach, R.A. dated September 6, 2022 and revised through March 28, 2023.

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

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

VIRGINIA M. WAGNER
SECRETARY

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NOTICE OF DECISION

APPEAL #21398 – Cove Realty, LLC; 54 Glen Cove Rd., Greenvale, Section 20, Block J06, Lot 102; Zoned Business-A/Residence-C
Variance from § 70-103(A)(1) to construct interior alterations to a commercial building with not enough parking.

Whereas, an application (CBP22-000341, BZA22-000020) 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 **June 7, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Douglas R. Vaggi, R.A. dated November 7, 2022 and revised through December 21, 2022.

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

Motioned by: Member Donatelli Seconded by: Member Hernandez

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

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