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Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR JUNE 21, 2023

RESIDENTIAL CALENDAR

APPEAL #21363- Michael Licciardello; 25 Third Avenue, Port Washington; Section 5, Block 45, Lot 204; Zoned: Residence-C
Variance from §70-51.E to legalize a deck with smaller than required aggregate side yards and is too close to a side property line.

APPEAL #21399 - Marcin Bielawski; 24 Lynn Road, Port Washington; Section 6, Block 68, Lot 2; Zoned: Residence-B
Variance from §70-40.C to construct an addition (foyer) that is too close to the street.

APPEAL #21400 – Francisco Diaz; 31 Jessica Pl., Roslyn Heights, Section 7, Block E, Lot 919; Zoned Residence-C
Variance from §70-50.C to construct a second story addition and extended eave that would be too close to a street.

APPEAL #21401 - Wennie Lee; 18 Lake Drive, New Hyde Park; Section 8, Block 237, Lot 29; Zoned: Residence-A
Variance from 70-31.A to construct additions that are too close to the side property line and create smaller than required aggregate (total) side yards.

APPEAL #21402 - Consuelo Champlin; 157 Rushmore Street, Westbury; Section 11, Block 26, Lot 51; Zoned: Residence-C
Variance from §70-100.2(A)(2) to install fencing that is in a front yard (not permitted)

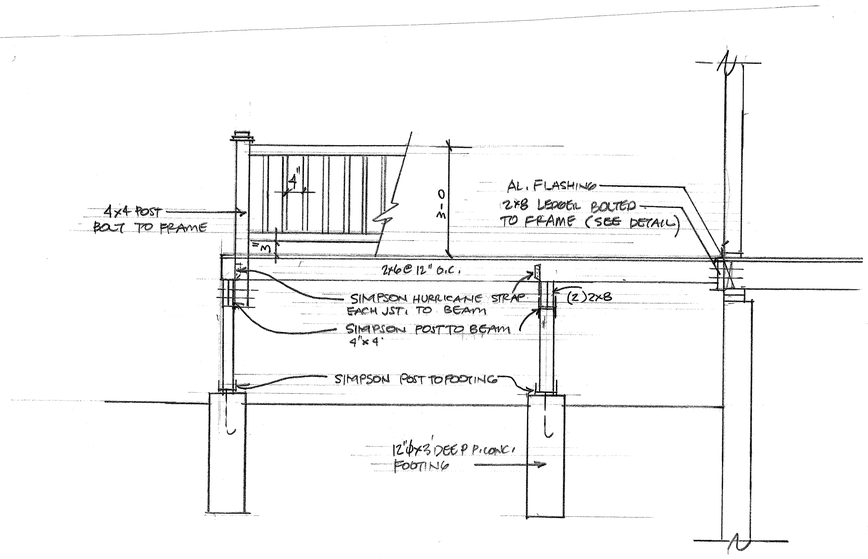
COMMERCIAL CALENDAR

APPEAL #21404 - The Dot Cakes, Inc; 121 Mineola Ave, Roslyn Heights; Section 7, Block 14, Lots 142, 144, 164, & 167; Zoned: Business-B/Parking District
Conditional use §70-139.A (70-126.F) for interior alteration to convert a beauty salon into a retail food use.

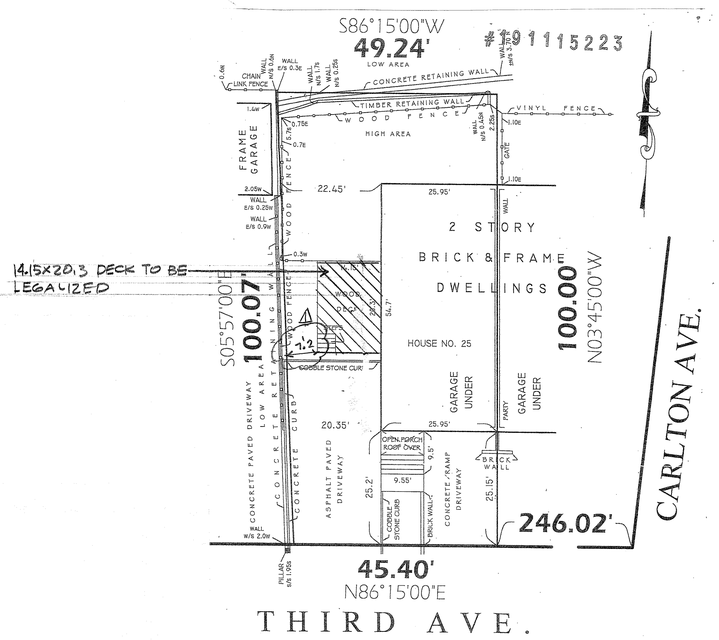
APPEAL #21405 – Ku Ku Chicken; 96 Mineola Ave., Roslyn, Section 7, Block 30, Lot 14; Zoned Business-B & Residence-B

Conditional Uses §70-139.A (70-126.A) and 70-139.A (70-126.H) for interior alterations to construct a new restaurant (a conditional use) and parking in a greater restrictive district (a conditional use).

#21363

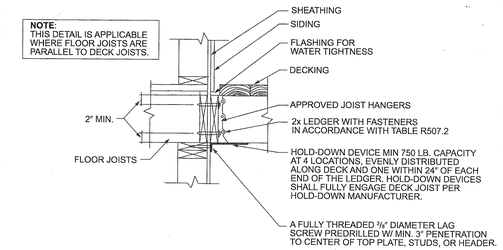


SECTION AT DECK 1/2"=1-0"



SITE PLAN 1/16"=1-0"

FROM SURVEY BY: A. AGUJO 1-8-14



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

FIGURE R507.2.3(2)
DECK ATTACHMENT FOR LATERAL LOADS

project
25 THIRD AVE, PORT WASHINGTON

drawing
SITE PLAN, SECTION

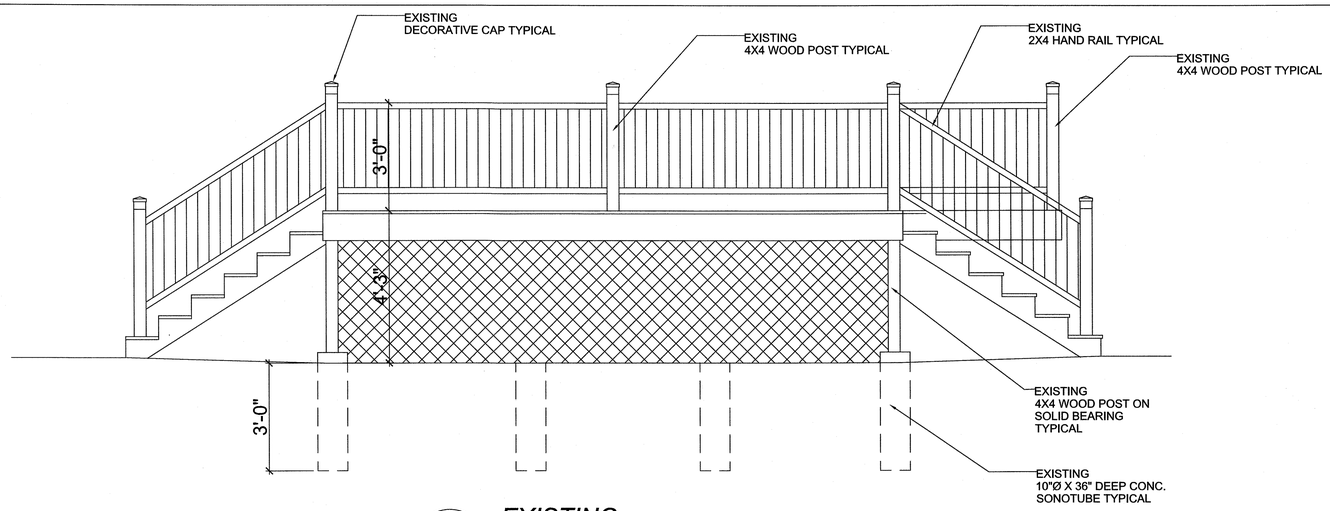
number A-1 | dwn by RA | scale
job no. 22-14 | date 5-15-22

Donald Alberto Architect P.C.
68 Highland Avenue
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albertodonald@yahoo.com

revisions
1 12-24-22

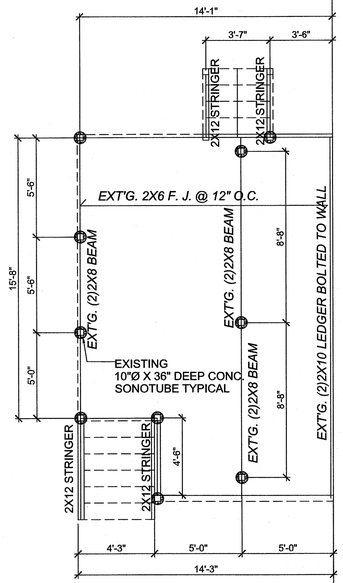
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REGISTERED ARCHITECT DONALD ALBERTO 027417 STATE OF NEW YORK



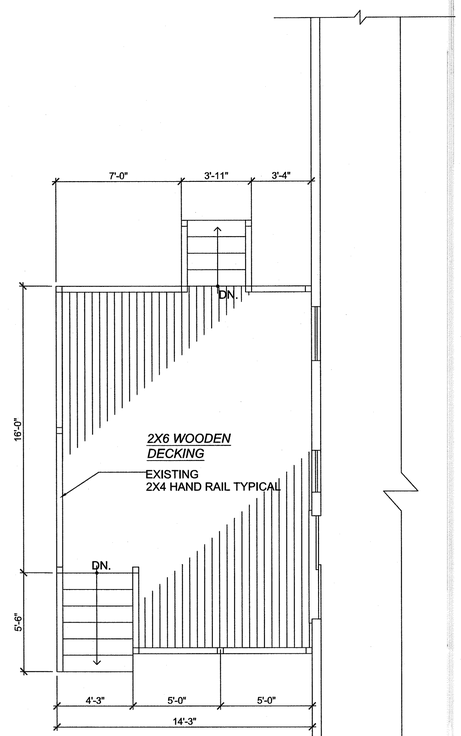
6 EXISTING LEFT SIDE ELEVATION

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



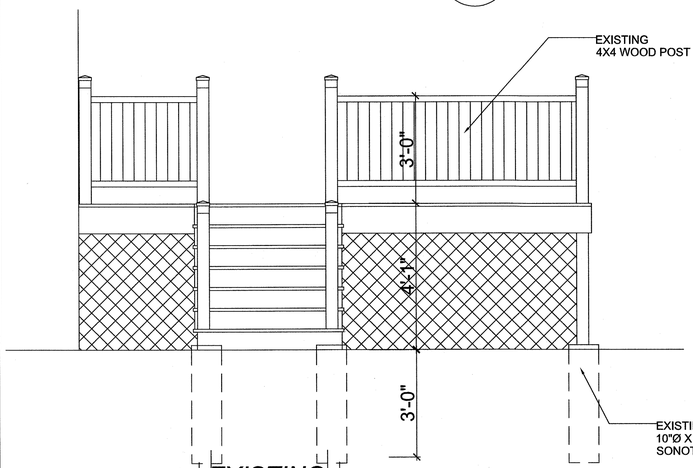
1 EXISTING STRUCTURE WOODEN DECK PLAN

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



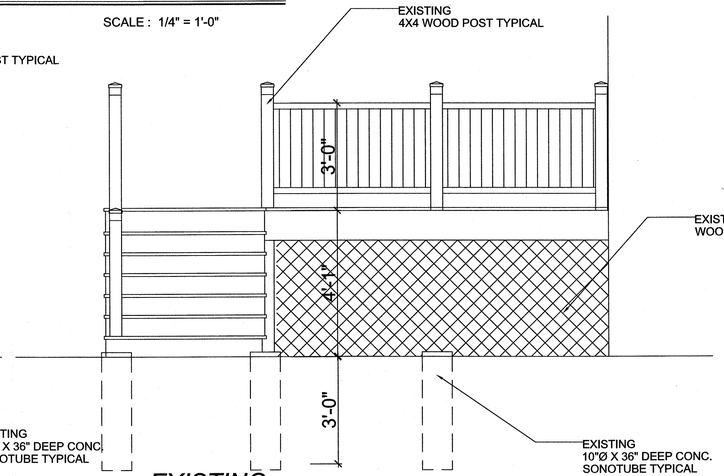
2 EXISTING WOODEN DECK PLAN

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



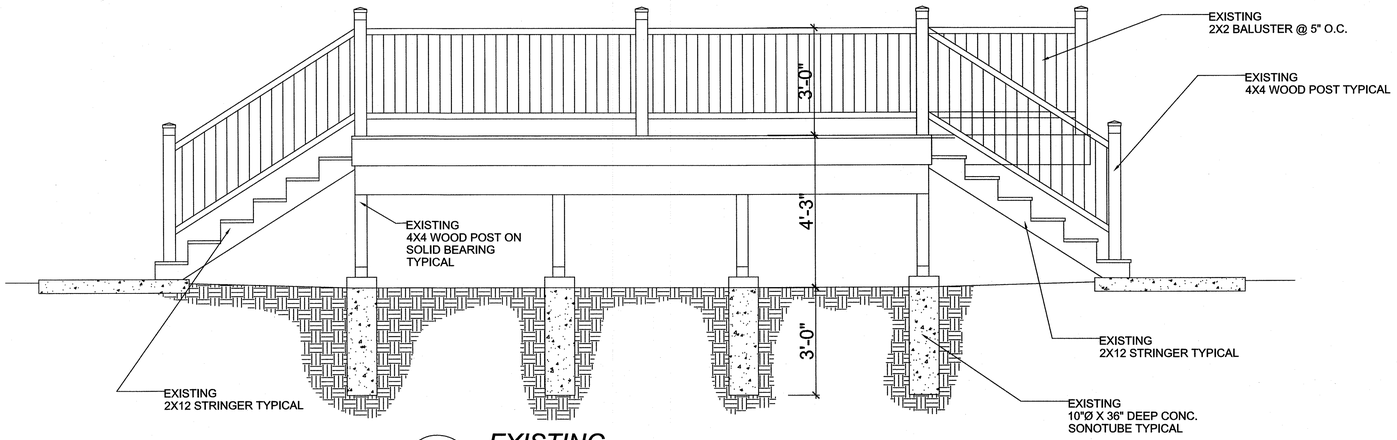
5 EXISTING REAR ELEVATION

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



4 EXISTING FRONT ELEVATION

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



3 EXISTING LONGITUDINAL SECTION

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

LEGALIZATION OF AN EXISTING WOODEN DECK

project: 25 3rd AVENUE, GLEN COVE, N.Y. 11542			
drawing: EXISTING WOODEN DECK			
number: A-2	dwn by: JB	scale: AS NOTED	
	job no.: #22-14	date: 5 - 15 - 2022	

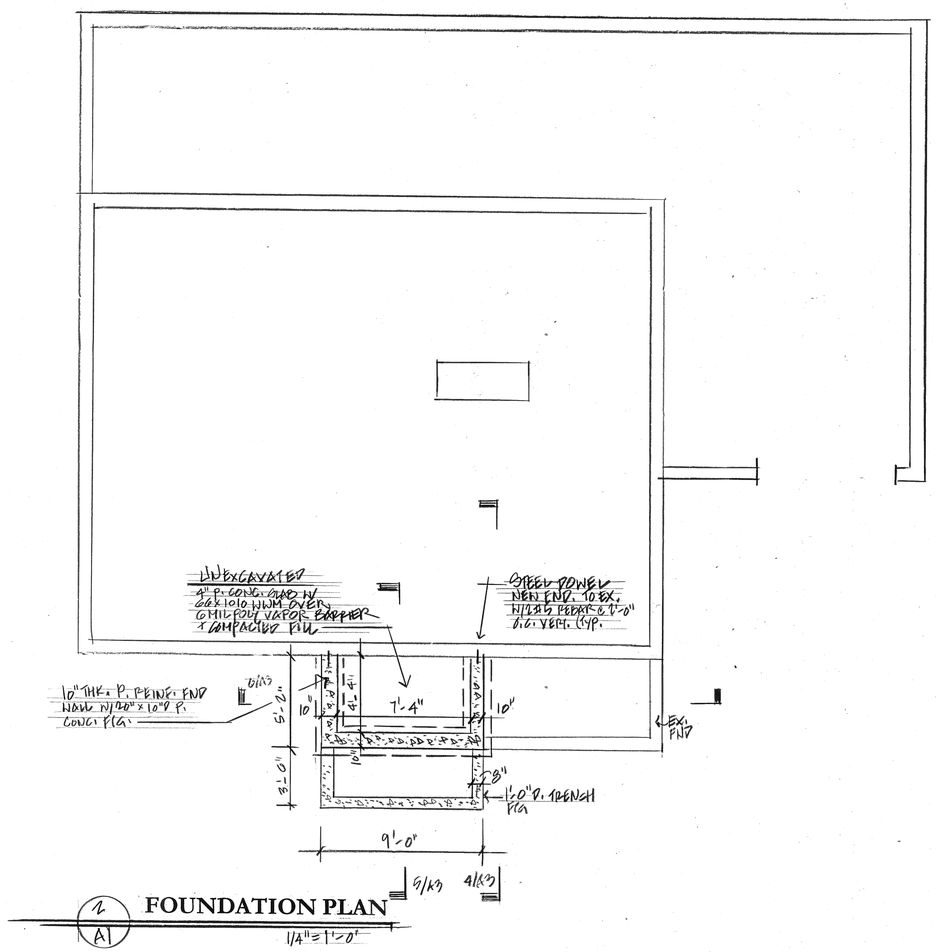
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revisions

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REGISTERED ARCHITECT DONALD ALBERTO 017812 STATE OF NEW YORK

#21399



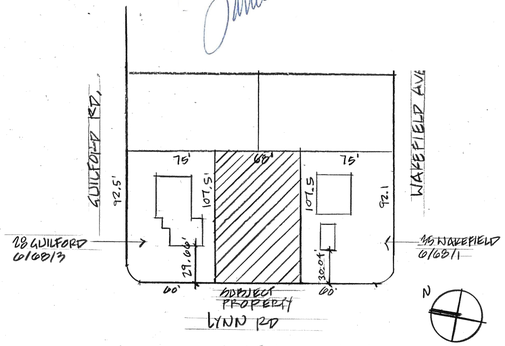
FOUNDATION PLAN

1/4" = 1'-0"

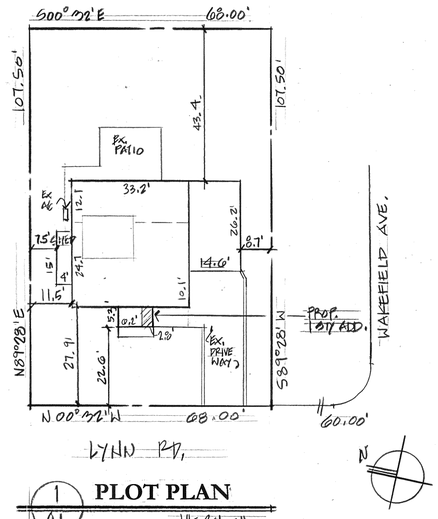
ZONING ANALYSIS

TOWN OF NORTH HEMPSTEAD
REFERENCE 'B' DISTRICT
SECTION: 6 BLOCK: 70 LOT: 2

ISSUE	REQ'D/ PERMITTED	EXISTG	PROPOSED
MIN. LOT AREA	6,000 SF	7,310 SF	7,310 SF
LOT COVERAGE	30% 2,193 SF	22% 1620 SF	22.3% 1635 SF
MIN. FRONTYARD	30'	22.6'	22.6'
AVER. FRONTYARD 200'		29.85'	
SIDEYARDS: MIN. AGG (30%)	7' 20.4'	8.7', 7.5' 16.2'	8.7', 7.5' 16.2'
MIN. REAR YARD	15'	43.4'	43.4'
MAX. HEIGHT	30'	19'	19'
MAX. EAVE HT.	NR	8'	8'
GROSS FL. AREA .45 = 3290 SF	1ST FL. 2ND FL. TOTAL	1020 SF 478 SF 1498 SF 20.79%	1035 SF 478 SF 1513 SF 20.99%



AVERAGE FRONTYARD SETBACK WITHIN 200' = 29.85'



PLOT PLAN

1" = 20'-0"

DRYWELL NOT REQUIRED

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

NOTES:

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

FOUNDATION NOTES:

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

GENERAL NOTES

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

SITEWORK

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

STRUCTURAL WORK

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

CONCRETE & FOUNDATIONS

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

STEEL

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

WOOD

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

FINISH & MISCELLANEOUS WORK

62. Drywall shall be 5/8" gypsum wallboard at walls and ceilings with (3) coats tape and spackle finish, ready for paint.
63. All drywall outside corners shall have metal bead.

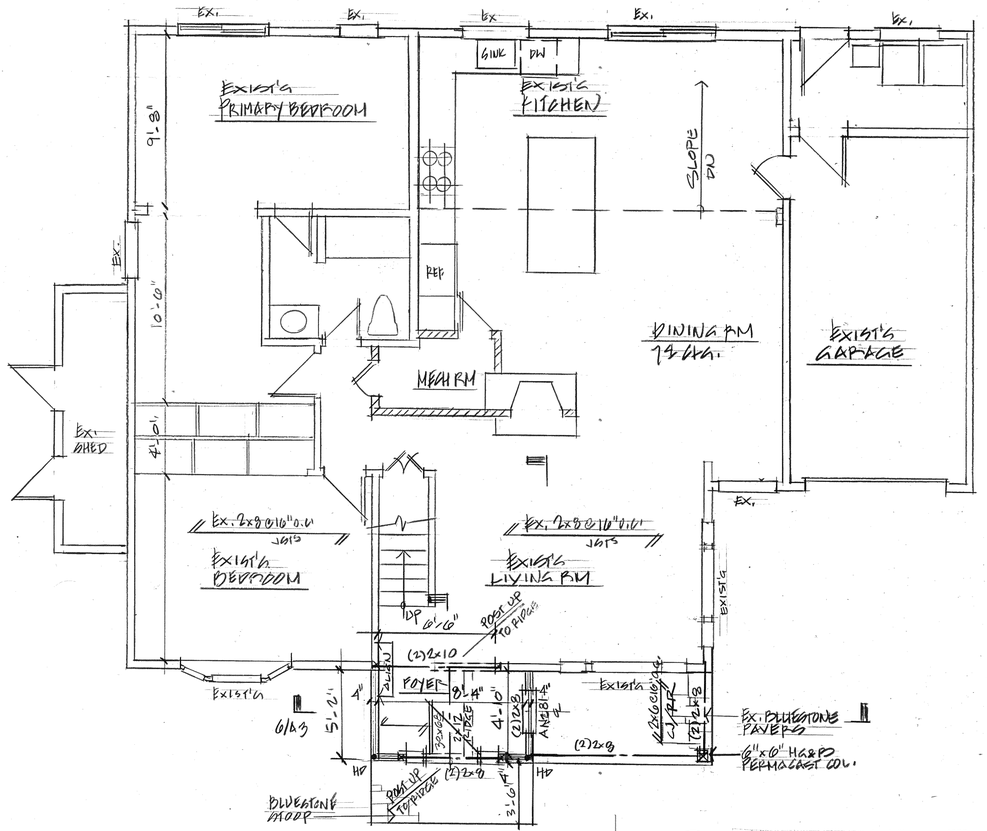
JANICE ARCHITECT MILLER
516-944-9371
2 LINCOLN PLACE
PORT WASHINGTON, NY 11050

Bielawski Residence

24 Lynn Rd. Port Washington, N.Y.

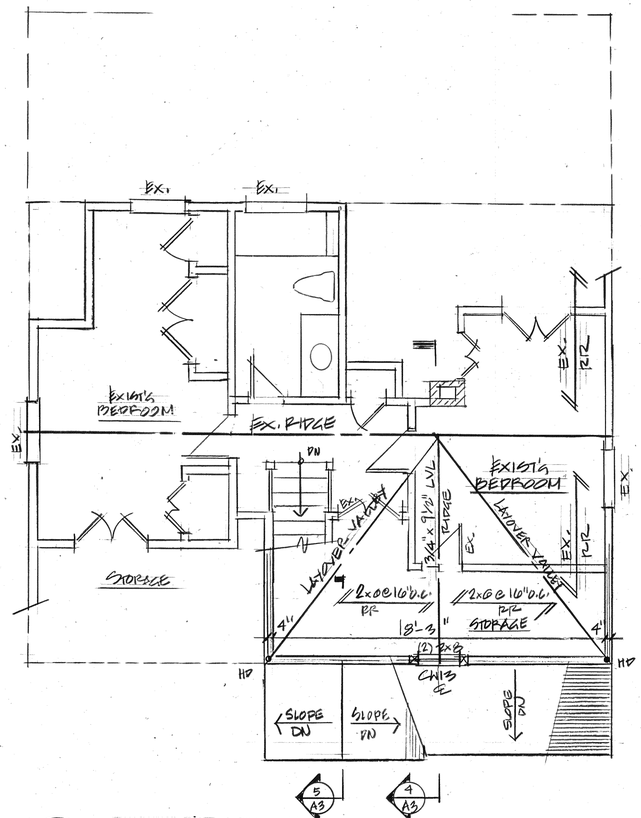
PLOT PLAN, FOUNDATION PLAN

REVISIONS		DATE	DRAWING
		4/20/23	A1
DRAWN JLM	SCALE AS NOTED	FILE 2303	



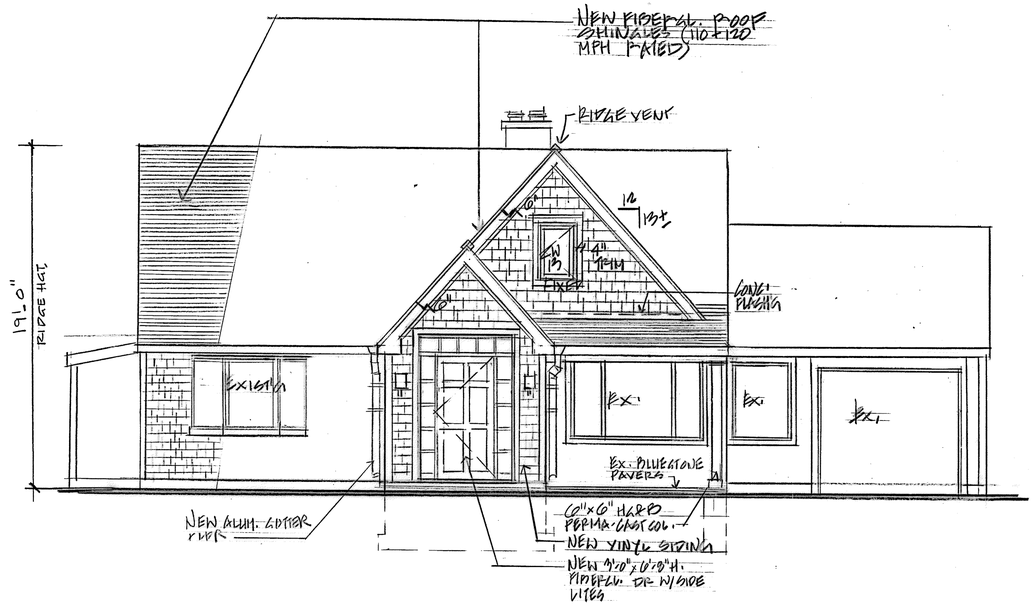
FIRST FLOOR PLAN

1/4"=1'-0"

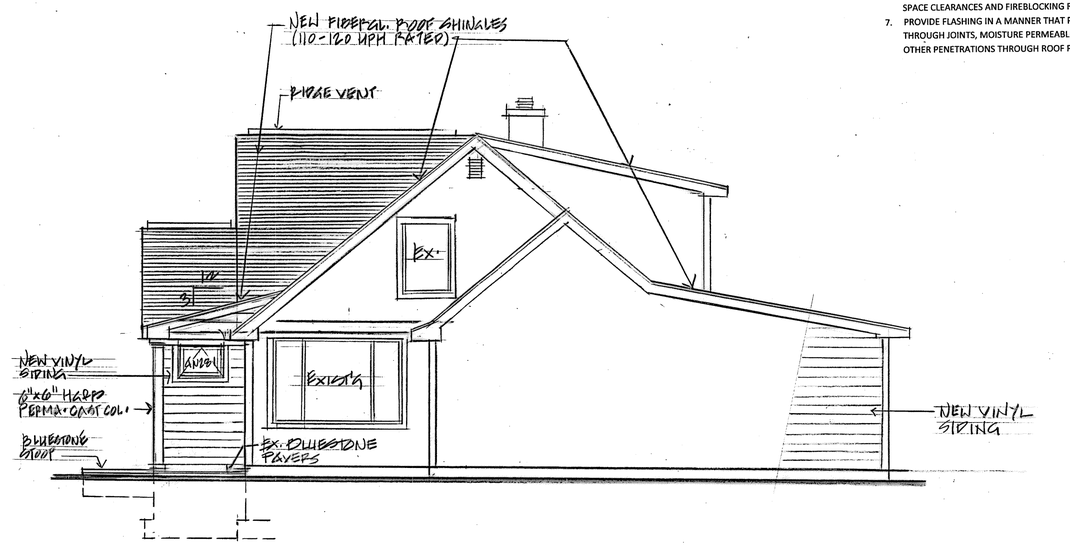

EX.
EXIST'S BEDROOM
EX. RIDGE
DN
EXIST'S BEDROOM
EX. RIDGE
EX. RIDGE
EX.
EX.
EX.

ROOF NOTES:

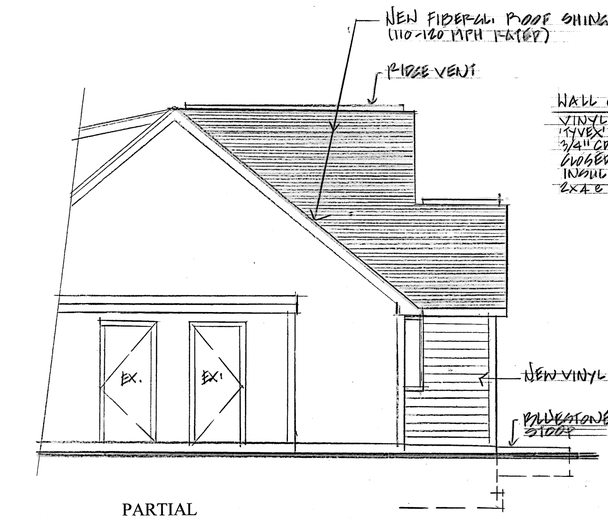
1. SEE BUILDING ELEVATIONS FOR ALL ROOF PITCHES.
2. ADJUST BIRDSMOUTH OR PLATE HEIGHT TO ALIGN NEW AND EXISTING EAVES, OVERHANGS AND SOFFITS.
3. PROVIDE ACCESS TO NEW ATTIC FROM DWELLING OR FROM ANY EXISTING ATTIC.
4. PROVIDE COPPER CRICKETS, FLASHING AND COUNTERFLASHING WHERE WALLS OR CHIMNEY MEET THE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



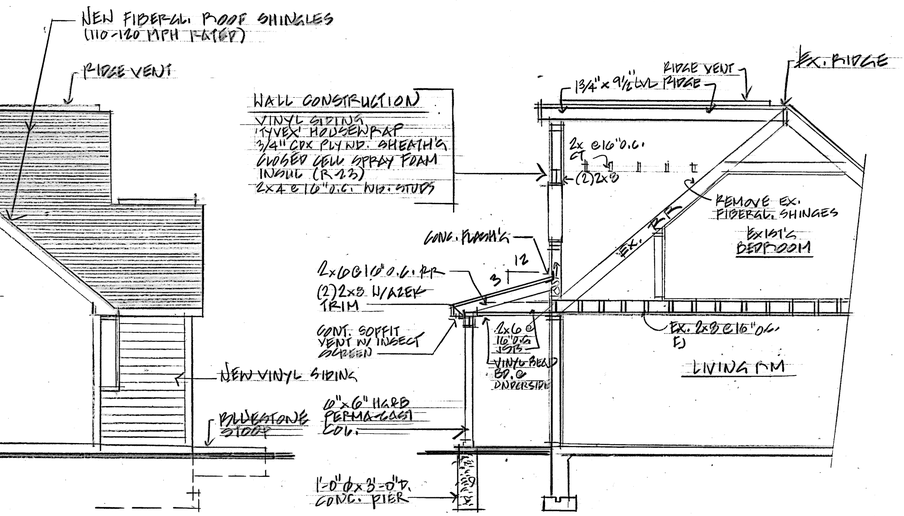
1 A2 WEST ELEVATION
1/4"=1'-0"



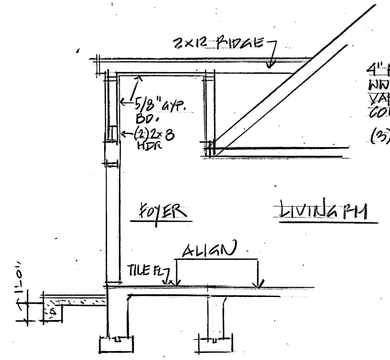
2 A3 SOUTH ELEVATION
1/4"=1'-0"



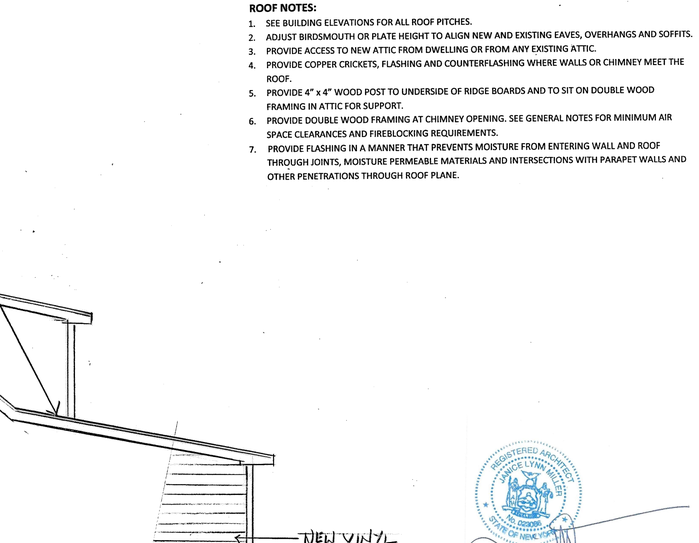
3 A3 PARTIAL NORTH ELEVATION
1/4"=1'-0"



4 A3 SECTION
1/4"=1'-0"



5 A3 SECTION
1/4"=1'-0"



C A3 SECTION
1/4"=1'-0"

REGISTERED ARCHITECT JANICE LYNN MILLER STATE OF NEW YORK

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

Bielawski Residence
24 Lynn Rd. Port Washington, N.Y.

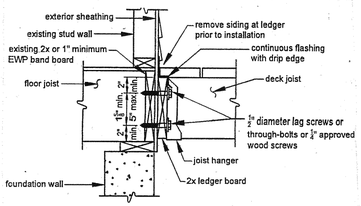
ELEVATIONS, SECTIONS

REVISIONS		DATE	DRAWING
		4/20/23	A3
DRAWN JLM	SCALE 1/4"=1'-0"	FILE 2303	

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

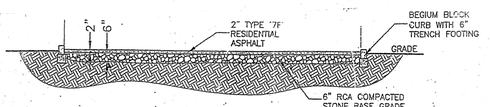
GROUND SNOW LOAD	WIND DESIGN: SPEED (MPH)	TOPOGRAPHIC EFFECTS	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGOHY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
25 PSF	120	N/A	WIND < 130 MPH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

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



LEDGER BOARD-TO-BAND BOARD ATTACHMENT

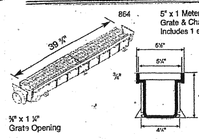
1



SECTION THROUGH DRIVEWAY

12

CHANNEL DRAIN DETAIL (MODULAR)

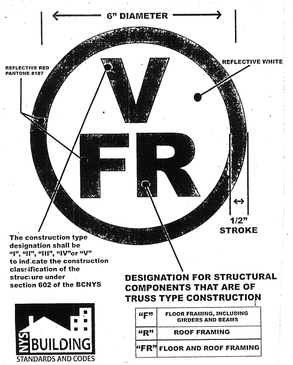


Grate should be recessed 1/8" below finish grade in non traffic applications. Grate should be recessed 1/4" in traffic applications.

Specifications

NDS #864, 5" Wide Structural Foam Polyolefin light traffic channel grate and deep profile high impact PVC channel drain with mechanical interlocking joint and UV inhibitors. Open surface area 25.17 square inches per foot. 32.91 GPN per foot.

13



The construction type designation shall be "I", "II", "III", "IV" or "V" to indicate the construction classification of the structure under section 602 of the BCNYS

DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION

"F"	FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS
"R"	ROOF FRAMING
"FR"	FLOOR AND ROOF FRAMING

USA BUILDING STANDARDS AND CODES

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

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

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

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

WFCM 2001 Nailing Schedule

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

MINIMUM UNIFORM DISTRIBUTED LOADS

MINIMUM UNIFORM DISTRIBUTED LOADS

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

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

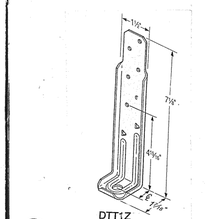
REFER TO TABLE R301.7 OF THE RESIDENTIAL CODE OF NEW YORK STATE)

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

NOTE: L = SPAN LENGTH H = SPAN HEIGHT

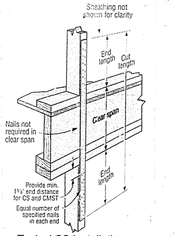
a. THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN.

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



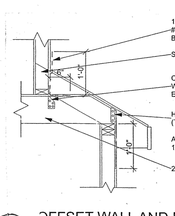
DTT1Z
U.S. Patent Pending

1



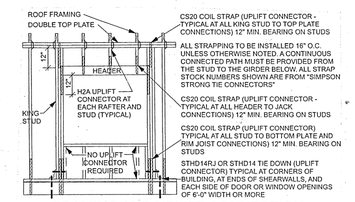
Typical CS Installation
(Floor-to-Floor Tie)

2



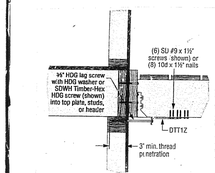
OFFSET WALL AND FLOOR DETAIL
NOT TO SCALE

3



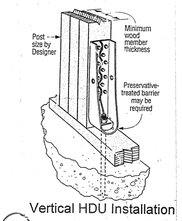
FRAMING AND UPLIFT CONNECTION FOR WINDOW AND DOOR OPENING

5



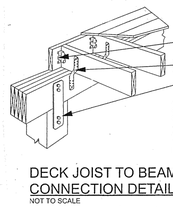
Typical DTT1Z Deck-to-House Lateral Load Connection

6



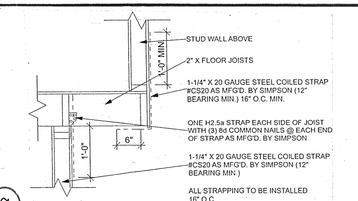
Vertical HDU Installation

7



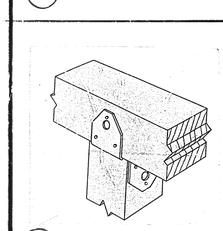
DECK JOIST TO BEAM CONNECTION DETAIL
NOT TO SCALE

8



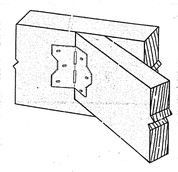
CANTILEVERED FLOOR DETAIL

9



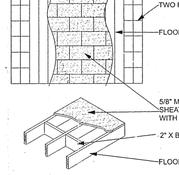
Typical HCP Installation

18



Typical LS30 Installation

19

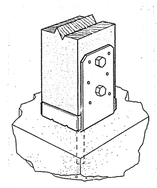


CEILING AND FLOOR BRACING AT END WALLS

20

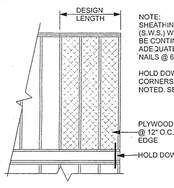
Typical BC4 Installation

10



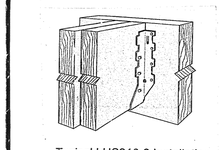
Typical ABU44Z Installation

11



SHEARWALL SEGMENT DETAIL
NOT TO SCALE

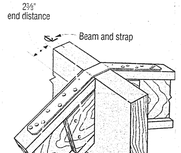
12



Typical LUS210-2 Installation

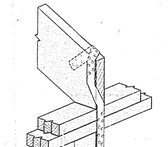
FACE MOUNT HANGER

14



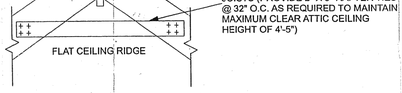
Typical LSTA Installation

15



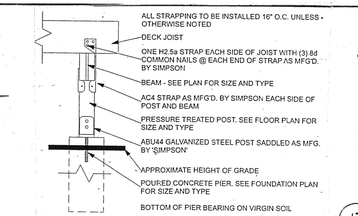
Typical MTS24C Installation

16



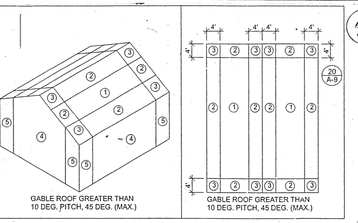
ROOF RIDGE DETAIL

13



PORCH FLOOR POST SUPPORT DTL.

17



21

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

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

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

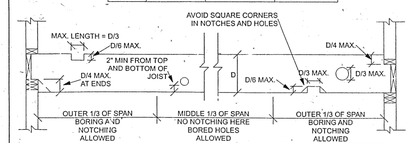
ROOF AND WALL SHEATHING NAILING SCHEDULE

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

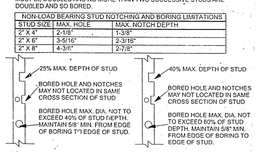
LOAD BEARING STUD NOTCHING AND BORING LIMITATIONS		
STUD SIZE	MAX. HOLE	MAX. NOTCH DEPTH
2" X 4"	1-3/8"	7/8"
2" X 6"	2-3/16"	1-3/8"
2" X 8"	2-7/8"	1-13/16"

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

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



NOTCHING LIMITATIONS



LOAD BEARING STUDS



NON-LOAD BEARING STUDS

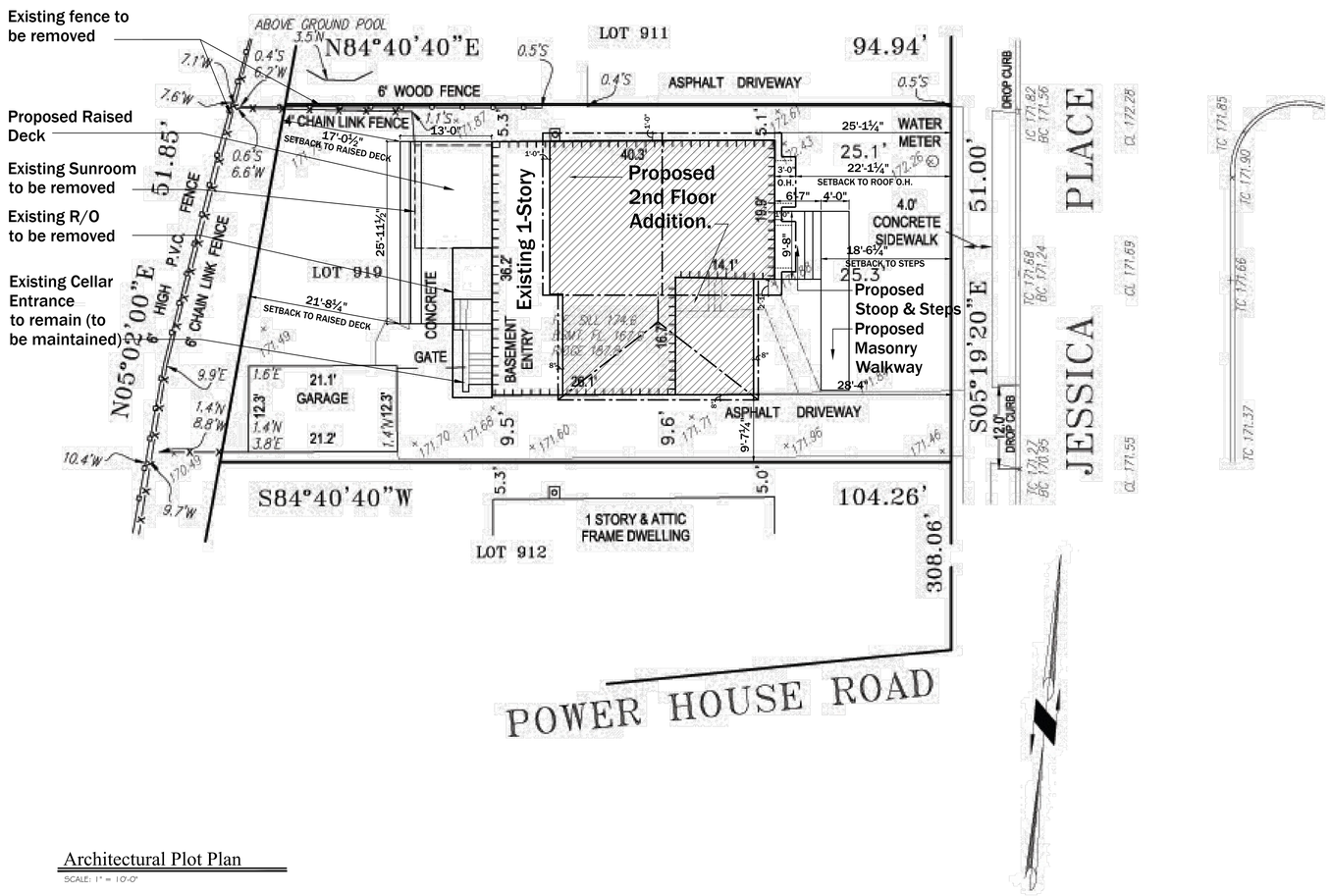
REGISTERED ARCHITECT
JANICE LYNN MILLER
No. 023086
STATE OF NEW YORK

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

Bielawski Residence
24 Lynn Rd. Port Washington, N.Y.

NOTES

REVISIONS		DATE	DRAWING
		4/20/23	A-9
DRAWN JLM	SCALE AS NOTED	FILE 2303	



Architectural Plot Plan

SCALE: 1" = 10'-0"

Town of North Hempstead

Department of Building Safety, Inspection & Enforcement

210 Plandome Road, Manhasset, NY 11030-2326

www.northhempsteadny.gov

Residential Zoning Analysis Sheet

Required for submission with all Residential Building Permit Applications

All fields must be completed. If not applicable to the application put N/A. Incomplete applications will not be accepted.

Property Address: 31 Jessica Place Roslyn Heights, NY Owner: Francisco Diaz

Section: 7 Block: E Lot(s): 919

Zoning District Classification:	Resd-C		Total Lot Area:	5,079.58	sq. ft.
Max. Permitted Coverage:	1,777.85	sq. ft.	Proposed Coverage:	1,484.71	sq. ft.
Max. Permitted Coverage %:	35%	%	Proposed Coverage %:	29.228	%
Max Permitted Gross Floor Area:	2,539.79	sq. ft.	Proposed Gross Floor Area:	2,503.717	sq. ft.
Max. Permitted Gross Floor Area %:	50%	%	Proposed Gross Floor Area %:	49.289	%
Front Yard Required:	25	ft.	Front Yard Proposed: 22'-1 1/4"from 3-ft roof eave	25.1	ft.
Front Yard Required (Corner Lot):	N/A	ft.	Front Yard Proposed (Corner Lot):	28.3	ft.
Avg. Front Yard	28.3	ft.	Avg. Front Yard (Corner Lot):	N/A	ft.
Min. Side Yard Required:	5	ft.	Side Yard Proposed: (EXISTING)	5.1	ft.
Min. Side Yard Required:	7.75	ft.	Side Yard Proposed:	9.5	ft.
Aggregated Side Yard Required:	12.75	ft.	Aggregate Side Yard Proposed:	14.6	ft.
Rear Yard Required:	29	ft.	Rear Yard Proposed: measured to raised deck	17'-0 1/2"	ft.
Max. Height to Ridge:	30	ft.	Height to Ridge Proposed:	26'-5"	ft.
Max. Height to Eaves:	22	ft.	Height to Eaves Proposed:	19'-10"	ft.
Max. Front Yard Paving:	2,750	sq. ft.	Front Yard Paving Proposed:	165.52	sq. ft.
Max Rear Yard Coverage:	2,000	sq. ft.	Rear Yard Coverage Proposed:	252	sq. ft.
Preexisting Average Grade:	171.91	ft.	Sky Exposure Plane Ratio Required:	4 : 1	N/A
Req. for Other Code: 70-			Proposal for Other Code:		

#21400

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF MIG ARCHITECT PLLC TO ALTER AN ITEM ON THESE DRAWINGS, IN ANY WAY.

All drawings and copies thereof are instruments of service and as such remain the property, MIG Architect PLLC. They are to be used only with respect to this project. With the exception of one complete set for each party to the contract, all copies are to be returned or suitably accounted for to MIG Architect PLLC upon completion of the work.

- ☐ Preliminary
- ■ For Construction
- ☐ Not for Construction
- ☐ Review Set
- ☐ Bid Set

Proposed Addition/Alteration to the:

31 Jessica Place

Roslyn Heights, New York

MIG
ARCHITECT
PLLC

1050 OLD NICHOLS ROAD
SUITE 200
ISLANDIA, NEW YORK 11749

(631) 363-5924 (tel)
(631) 315-1404 (tel)
(631) 983-8820 (fax)

Mel@migarch.net

REGISTERED ARCHITECT MELVIN I GONZALEZ 22179 STATE OF NEW YORK

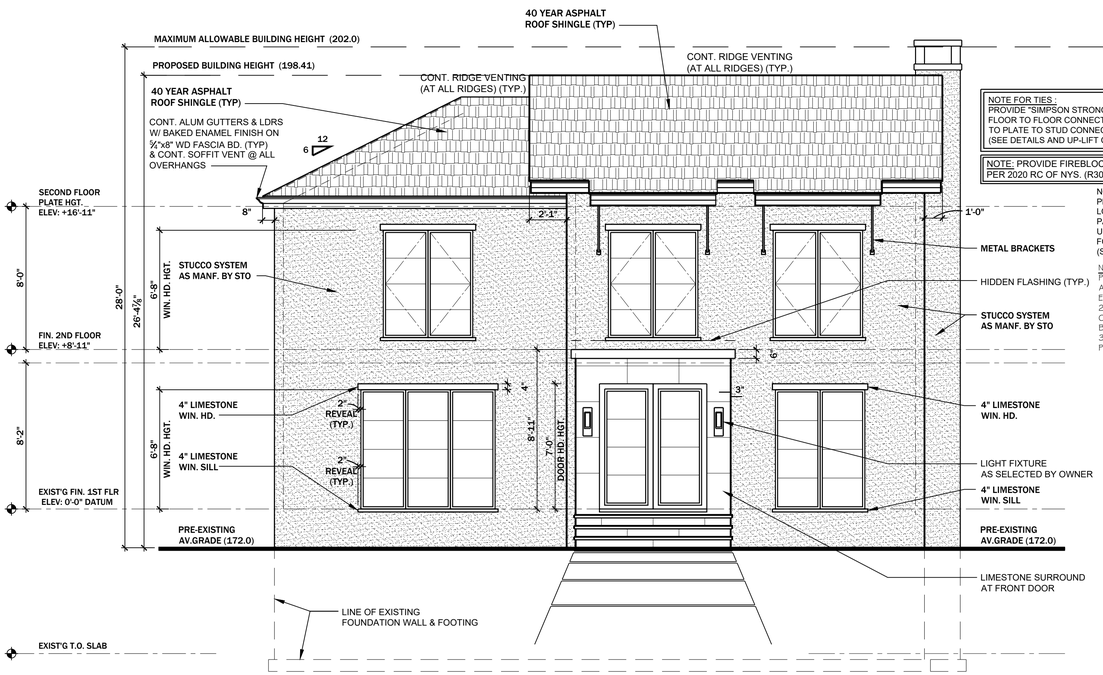
date: 8-18-2021

scale: as noted

revisions: 10-20-2021, 10-26-2022, 1-30-2023, 2-15-2023

drawing no: SP-1

file no: 21:20



NOTE FOR TIES :
PROVIDE "SIMPSON STRONG-TIES" AT ALL FLOOR TO FLOOR CONNECTIONS AND ROOF TO PLATE TO STUD CONNECTIONS. (TYP.)
(SEE DETAILS AND UP-LIFT CALCULATIONS)

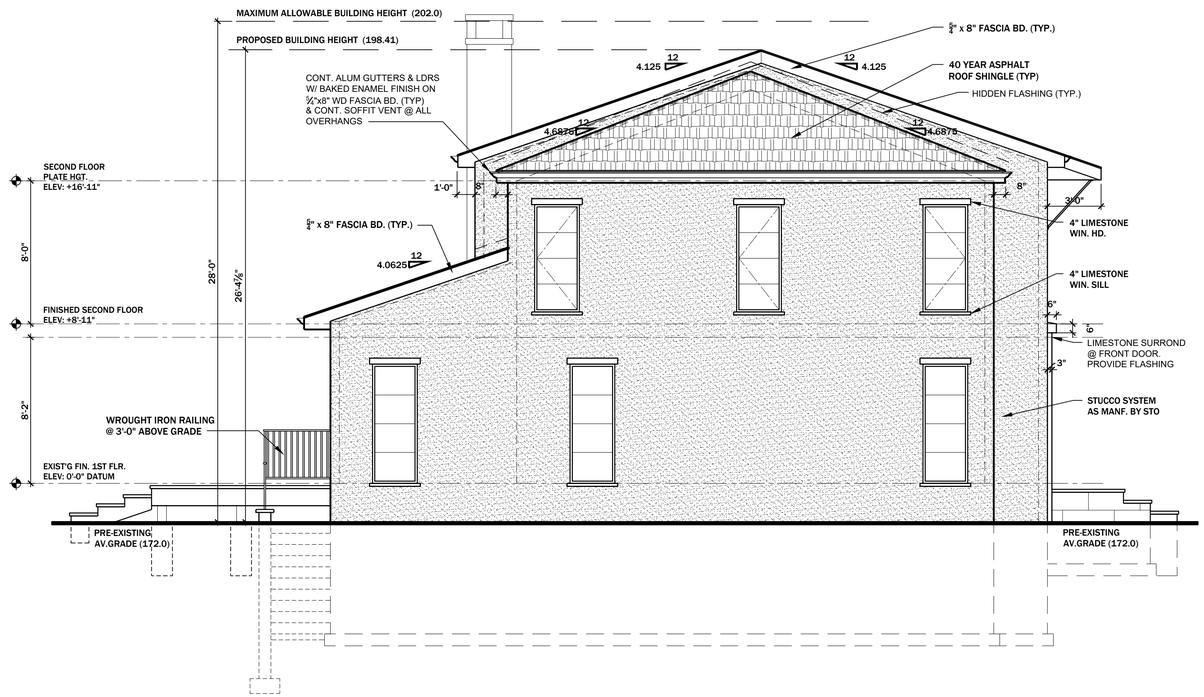
NOTE: PROVIDE FIREBLOCKING AS PER 2020 RC OF NYS. (R302.11)

NOTE:
PROVIDE METAL TIES AT ALL RAFTER BEARING LOCATIONS PER R802.11. A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE UPLIFT FORCES FROM THE ROOF TO THE FOUNDATION. (TYP.)
(SEE WIND UP-LIFT CALCS AND DETAILS SP-1)

NOTE:
PROVIDE "HENRY BLUESKIN" ICE & WATER SHIELD AT ALL ROOF EDGES, RIDGES, HIPS, VALLEYS, EAVES, WALL TO ROOF INTERSECTIONS, ETC. IN 24" MIN. WIDTHS AT ROOF W/ SLOPE EQUAL TO OR GREATER THAN 3:12 PROVIDE "HENRY BLUESKIN" ICE & WATER SHIELD NOT LESS THAN 36" AS PER MANUFACTURER'S SPECS. (TYP.) & PER 2020 RC OF NYS SECT. 905.2.7 & 905.1.2

Front Elevation

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



Left Side Elevation

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

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE b	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE b, g	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS e	40
FIRE ESCAPES	40
GUARD AND HANDRAILS d	200lb
GUARD IN-FILL COMPONENTS f	50lb
PASSENGER VEHICLE GARAGES a	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm2, 1 pound = 4.45 N.
a. Elevated garage floors shall be capable of supporting a 2,000 lbs. load applied over a 20-square-inch area.
b. Uninhabitable attics without storage are those where the clear height between joists & rafters is not more than 42", or where there are not 2 or more adjacent trusses w/ web configurations capable of accommodating an assumed rectangle 42" in height by 24" in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
c. Individual stair treads shall be designed for the uniformly distributed live load or a 300 lbs. concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
d. A single concentrated load applied in any direction at any point along the top.
e. See Section R507.1 for decks attached to exterior walls.
f. Guard in-fill components (all those except the handrail), balusters & panel fillers shall be designed to withstand a horizontally applied normal load of 50 lbs. on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
g. Uninhabitable attics with limited storage are those where the clear height between joists & rafters is 42" or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42" in height by 24" in width, or greater, within the plane of the trusses.
The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:
1. The attic area is accessible from an opening not less than 20" in width by 30" in length that is located where the clear height in the attic is not less than 30".
2. The slopes of the joists or truss bottom chords are not greater than 2" vertical to 12 units horizontal.
3. Required insulation depth is less than the joist or truss bottom chord member depth.
The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 lbs. per square foot.
h. Glazing used in handrail assemblies & guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, & to the load on the in-fill components. These loads shall be determined independent of one another, & loads are assumed not to occur with any other live load.

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

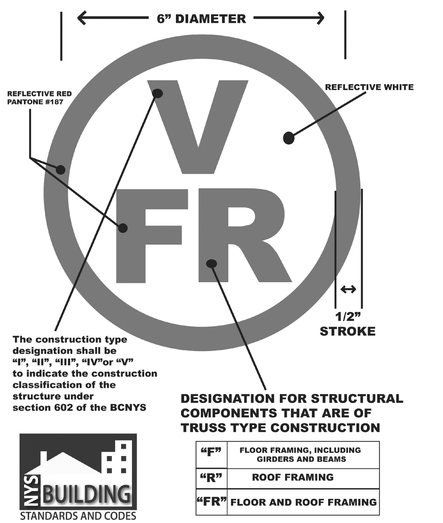
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L / 180
INTERIOR WALLS AND PARTITIONS	H / 180
FLOORS	L / 360
CEILINGS WITH BRITTLE FINISHES (INCLUDING PLASTER & STUCCO)	L / 360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYP. BOARD)	L / 240
ALL OTHER STRUCTURAL MEMBERS	L / 240
EXTERIOR WALLS- WIND LOADS a WITH PLASTER OR STUCCO FINISH	H / 360
EXTERIOR WALLS -WIND LOADS a WITH OTHER BRITTLE FINISHES	H / 240
EXTERIOR WALLS - WIND LOADS a WITH FLEXIBLE FINISHES	H / 120d
LINTELS SUPPORTING MASONRY VENEER WALLS	L / 600

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT
a. For the purpose of the determining deflection limits herein, the wind load shall be permitted to be taken as 0.7 times the component and cladding (ASD) loads obtained from Table R301.2 (2).
b. For cantilever members, L shall be taken as twice the length of the cantilever.
c. For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich panels, total load deflection shall not exceed L/60. For continuous aluminum structural members supporting edge of glass, the total load deflection shall not exceed L/175 for each glass lite or L/60 for entire length of member, whichever is more stringent. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed L/120.
d. Deflection for exterior walls with interior gypsum board finish shall be limited to an allowable deflection of H/180.
e. Refer to Section R703.8.2.

TABLE R402.2 MIN. SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH (f'c) WEATHERING POTENTIALS		
	NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500	2,500	2,500 c
BASEMENT SLABS & INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	2,500	2,500 c
BASEMENT WALLS, FOUNDATIONS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	2,500	3,000 d	3,000 d
PORCHES CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	2,500	3,000 d,e,f	3,500 d,e,f

For SI 1 pound per square inch = 6.895 kPa.
a. Strength at 28 DAYS psi.
b. See Table R301.2(1) for weathering potential.
c. Concrete in these locations that may be subject to freezing and thawing during construction shall be air entrained concrete in accordance with footnote d.
d. Concrete shall be air entrained. Total air content (percent by volume of concrete) shall not be less than 5 percent or more than 7 percent.
e. See Section R402.2 for maximum cementitious materials content.
f. For Garage floors with a steel troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3 percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.



"F"	FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS
"R"	ROOF FRAMING
"FR"	FLOOR AND ROOF FRAMING

NYS BUILDING STANDARDS AND CODES

IDENTIFICATION NOTICE:

Notice of truss type, pre-engineered wood, or timber onstruction or timber construction identification shall be affixed to the electric box, on the exterior of the structure indicating that truss type, pre-engineered wood, or timber construction has been used. As Per Title19, NYCRR Part 1265, Section 1265.4

CONSTRUCTION CLASSIFICATION: **V**
STRUCTURAL COMPONENT DESIGNATION: **R**

Protection of Openings (plywood panels conforming to R301.2.1.2)

WOOD STRUCTURAL PANELS W/ A MIN. OF 7/16" & A MAX. SPAN OF 8 FT. SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE & TWO STORY BUILDINGS. PANELS SHALL BE PRECUT SO THAT THEY SHALL BE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT W/ THE GLAZING OPENING. PANELS SHALL BE PREDRILLED A REQUIRED FOR THE ANCHORAGE METHOD & SHALL BE SECURED W/ THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT & CLADDING LOADS DETERMINED IN ACCORDANCE W/ TABLE R301.2(2) OR ASCE 7, W/ THE PERMANENT CORROSION RESISTANT ATTACHMENT HARDWARE PROVIDED & ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE W/ TABLE R301.2.1.2 IS PERMITTED FOR BUILDINGS W/ A MEAN ROOF HEIGHT OF 45 FT. OR LESS WHERE THE ULTIMATE DESIGN WIND SPEED, IS 140MPH OR LESS.

Fastener Type	FASTENER SPACING (inches)		
	Panel span ≤ 4 feet	< panel span < 6 feet	6 feet < panel span ≤ 8 feet
NO. 8 WOOD SCREW BASED ANDCHOR W/ 2" EMBEDMENT	16"	10"	8"
NO. 10 WOOD SCREW BASED ANDCHOR W/ 2" EMBEDMENT	16"	12"	9"
1/4" LAG SCREW BASED ANDCHOR W/ 2" EMBEDMENT	16"	16"	16"

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448N,
1 mile per hour = .447 m/s.
a. This table is based on 180 mph ultimate designs wind speeds, Vult, and a 33-foot mean roof height.
b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located a min. of 1" from the edge of the panel.
c. Anchors shall penetrate through the exterior wall covering with an embedment length of of not less than 2" into the building frame. Fasteners shall be located a min. of 2 ½" from the edge of concrete block or concrete.
d. Panels attached to masonry or masonry/stucco shall be attached using vibration-resistant anchors having an ultimate withdrawal capacity of 1,500 pounds.

NOTE: ALL EXTERIOR WALL HEADERS TO BE MIN. (2) 2"x 8" UNLESS NOTED OTHERWISE (U.N.O.)

PROVIDE SOLID TJI BLOCKING & WEB STIFF. BETWEEN ALL FLR. JTS. UNDER BRG. WALLS ABOVE. (TYP. PER MANUF. SPECS.)

GENERAL NOTES:

1. G.C. TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
2. ALL WINDOW DESIGNATIONS ARE BY "MARVIN ELEVATE" CASEMENTS (U.N.O.). ALL WINDOWS TO MEET CODE REQUIREMENTS FOR LIGHT, VENT, & EGRESS.
3. G.C. TO REVIEW WITH OWNER: MANUF./ MODEL #/ SIZES/ LOCATION & GRILLE PATTERNS OF ALL WINDOWS & DOORS PRIOR TO ORDERING FOR CONSTRUCTION.
4. WINDOW SUPPLIER SHALL SUPPLY SHOP DRAWINGS FOR REVIEW, PRIOR TO FABRICATION, FOR FINAL APPROVAL BY OWNER.
5. HEAD HEIGHT OF ALL WINDOWS AND DOORS AT FIRST FLOOR SHALL BE 6'-8". (UNLESS OTHERWISE NOTED)
6. CEILING HEIGHT THROUGHOUT FIRST FLOOR TO BE 8'-2". (UNLESS OTHERWISE NOTED)
7. HEAD HEIGHT OF ALL WINDOWS AND DOORS AT SECOND FLOOR SHALL BE 6'-8". (UNLESS OTHERWISE NOTED)
8. CEILING HEIGHT THROUGHOUT SECOND FLOOR 8'-0". (UNLESS OTHERWISE NOTED)
9. G.C.'S TO COORDINATE CONTINUITY OF WINDOW & DR. HEAD HGTS. W/ FINISHED FLOOR MATERIALS.
10. ALL WOOD FRAMING, NAILING AND FASTENING MUST CONFORM TO THE 2020 RC OF NYS. (SEE SCHEDULE & DETAILS)
11. ALIGN ALL FINISHED FLOOR SURFACES (TYP- U.O.N.)
12. ALL DOOR DESIGNATIONS ARE "FOOT-INCH" STANDARD SIZES. (FOR EXAMPLE: 3050 = 3'-0"W x 5'-0"H) ALL WINDOWS TO MEET CODE REQUIREMENTS FOR LIGHT, VENT AND EGRESS, WHERE APPLICABLE.

NOTE:
ALL WINDOW AND DOOR STRUCTURAL HEADERS TO BE UPSET, IF REQ'D., TO ACCOMMODATE SPECIFIED WINDOW OR DOOR HEAD HEIGHT.

NOTE:
ALL STRUCTURAL WOOD FRAMING TO BE DOUG FIR LARCH #2 OR BETTER @ 16" O.C.

NOTE:
EXTERIOR DECK CONSTRUCTION TO COMPLY WITH SECTION R507.

R317.1.1 Field Treatment
Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4.

R317.3 Fasteners and Connectors in Contact With Preservative-Treated and Fire-Retardant-Treated Wood

Fasteners, including nuts and washers, and connectors in contact with preservative-treated wood and fire-retardant-treated wood shall be in accordance with this section. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A153. Stainless steel driven fasteners shall be in accordance with the material requirements of ASTM F1667.

R317.3.1 Fasteners for Preservative-Treated Wood
Fasteners, including nuts and washers, for preservative-treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Staples shall be of stainless steel. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, not less than ASTM A653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.
Exceptions:
1/2-inch-diameter (12.7 mm) or greater steel bolts.
Fasteners other than nails, staples and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum.
Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

CONSTRUCTION NOTES:

1) PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE (R301).
2) SLOPE GROUND AROUND FOUNDATION AS PER (R401.3.) THE GRADE ADJOINING ALL FOUNDATION WALLS SHALL BE SLOPED AT A MINIMUM OF (6") WITHIN THE FIRST TEN FOOT (10'-0") DISTANCE FROM THE WALL.
3) ALL STEPPED FOUNDATION WALL AND FOOTINGS SHALL CONFORM TO R403.1.5 SLOPE.
4) PROVIDE FOUNDATION WATERPROOFING / DAMPPROOFING AS PER (R406).
5) PROVIDE MOISTURE VAPOR BARRIER AS PER (R318).
6) PROVIDE MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER BELOW FLOOR SLAB AS PER (R405.2.2).
7) ALL EXTERIOR WINDOWS & GLASS DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT & EXPOSURE AS PER TABLE R301.2(3). UNITS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, & BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS & APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA/CSA 101/I.S.2/A440-11.
8) WINDOWS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND-BORNE DEBRIS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST ASTME 1996 AND OF ASTME 1986 REFERENCED THEREIN.
9) PROVIDE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING AS PER R310. ALL SLEEPING ROOMS & HABITABLE SPACES LOCATED IN BASEMENTS & HABITABLE ATTICS SHALL HAVE A MIN. OF ONE (1) EMERGENCY ESCAPE & RESCUE OPENING WITH A MAX. SILL HEIGHT OF 44" ABOVE THE FLOOR, MIN. 5.7 SQUARE FOOT NET AREA, MIN. 24" CLEAR HEIGHT & MIN. 20" CLEAR WIDTH. ALL LOCATION OF EMERGENCY WINDOWS & SIZES LOCATED ON FLOOR PLANS.
10) PROVIDE TERMITE PROTECTION AS PER (R318).
11) PROVIDE PREMISES IDENTIFICATION AS PER (R319).
12) ALL CANTILEVERED JOISTS DESIGNED IN COMPLIANCE WITH AS PER TABLE [R502.3.3 (1) AND R502.3.3(2)].
13) ALL HEADERS, TRIMMERS AND BEAMS RUNNING PARALLEL TO & UNDER PARTITIONS SHALL BE DOUBLED AS PER FIGURE (R502.2)
14) ALL STONE IN CHIMNEY WILL BE BONDED WITH FULL HEADER EVERY SEVENTH COURSE.
15) PROVIDE F.A.I. (FRESH AIR INTAKE) AND TEMPERED GLASS DOOR FOR FIREPLACE AS PER 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS 303.1.5 AND 2020 RESIDENTIAL CODE OF NYS (R1003-R1006).
16) PROVIDE FIREBLOCKING AS PER (R302.11 AND R602.8).
17) PROVIDE ROOF VENTS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH, WITH (1/8") MINIMUM TO (1/4") MAXIMUM OPENINGS. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN (1 TO 150) OF THE AREA OF THE SPACE VENTILATED. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF (1") SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
18) INTERIOR BATHROOMS TO BE MECHANICALLY VENTED DIRECTLY TO EXTERIOR WITH A MINIMUM 50 CFM EXHAUST FAN ON LIGHT SWITCH AS PER 2020 RESIDENTIAL CODE OF NYS (R303.3 AND M1507).
19) PROVIDE STAIRWAY LIGHTING AS PER (R303.7).
20) THE CONTRACTOR SHALL PROVIDE RECEPTACLES SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET (6') MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE AS PER (E3901.2.1).
21) ALL BATHROOM, KITCHEN, LAUNDRY, GARAGE, UNFINISHED BASEMENT, CRAWLSPACE, AND OUTDOOR OUTLETS SHALL BE GROUND-FAULT INTERRUPTER PROTECTION APPROVED DEVICES AS PER (E3902).
22) PROVIDE SMOKE ALARMS AS PER (R314). UNITS SHALL BE HARDWIRED WITH BATTERY BACKUP. WHERE WORK IS BEING PERFORMED IN AN EXISTING SPACE WHERE ACCESS FOR WIRING IS NOT PRACTICAL, BATTERY OPERATED UNITS MAY BE INSTALLED WITHOUT WIRING. REFER TO FLOOR PLAN FOR LOCATIONS. NOT LESS THAN 3' FT. HORIZONTAL FROM BATHROOM DOOR AND IONIZATION SMOKE ALARM INSTALLATION DISTANCE.
23) WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED THE UNITS SHALL BE INTERCONNECTED AS PER (R314.4).
24) PROVIDE CARBON MONOXIDE DETECTOR (MINIMUM) OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS & WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. (R315.3).

NOTE:
PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL (WFCM 2018 EDITION) FOR ONE AND TWO FAMILY DWELLINGS AS REQUIRED BY THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. SECTION R301.2.(1) DESIGN CRITERIA ENGINEERED STRUCTURAL DESIGN WITH 130 MPH WIND SPEED. PLANS IN COMPLIANCE WITH THE TOWN OF ISLIP ZONING & CONSTRUCTION CODES.
PLANS ARE IN COMPLIANCE WITH 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF MIG ARCHITECT, PLLC TO ALTER AN ITEM ON THESE DRAWINGS, IN ANY WAY.

All drawings and copies thereof are instruments of service and as such remain the property of MIG Architect, PLLC They are to be used only with respect to this project. With the exception of one complete set for each party to the contract, all copies are to be returned or suitably accounted for to MIG Architect, PLLC upon completion of the work.

- ☐ Preliminary
- ■ For Construction
- ☐ Not for Construction
- ☐ Review Set
- ☐ Bid Set

Proposed Addition/Alteration to the:
31 Jessica Place
Roslyn Heights, New York

MIG
ARCHITECT
PLLC

1050 OLD NICHOLS ROAD
SUITE 200
ISLANDIA, NEW YORK 11749

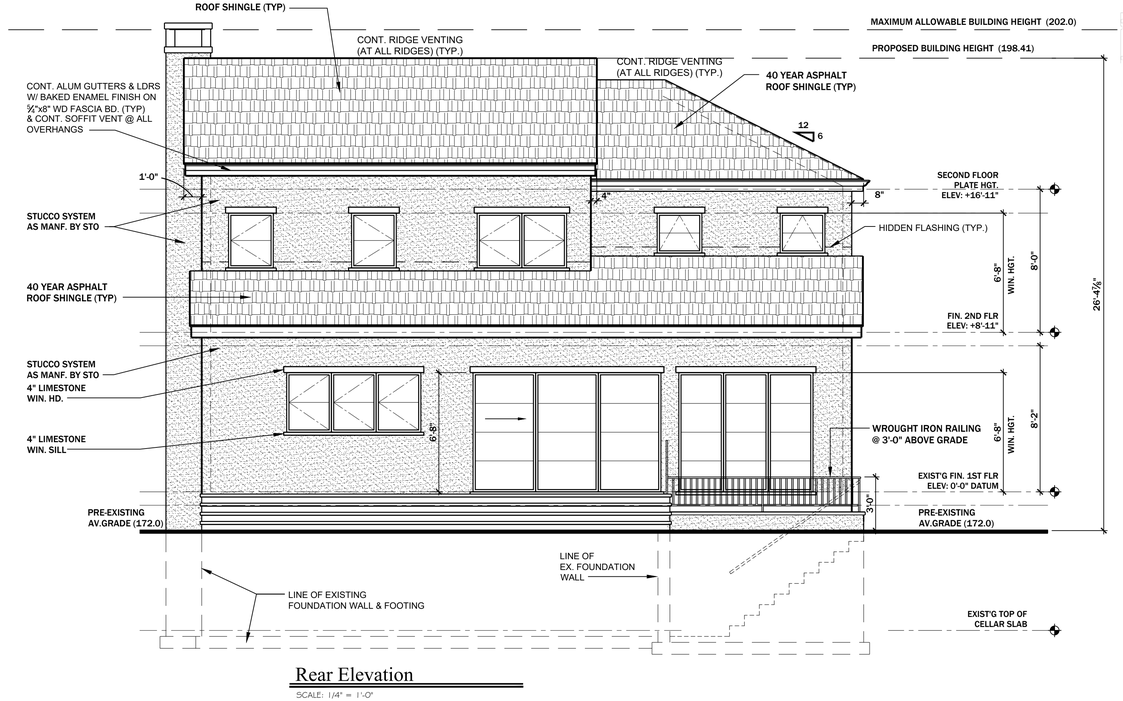
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REGISTERED ARCHITECT MELVIN I GONZALEZ 22179 STATE OF NEW YORK

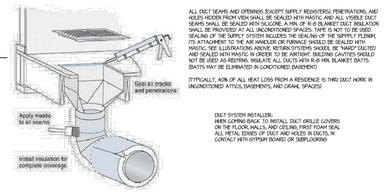
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revisions: 10-20-2021, 10-26-2022, 1-30-2023

drawing no: A-1
file no: 21:20



Rear Elevation

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



ALL DUCT SEAMS AND OPENINGS (EXCEPT SUPPLY REGISTERS), PENETRATIONS, AND HOLES HIDDEN FROM VIEW SHALL BE SEALED WITH MASTIC AND ALL VISIBLE DUCT SEAMS SHALL BE SEALED WITH SILICONE. A MIN. OF R-19 (BLANKET DUCT INSULATION OR R-13 DUCT BOARD) SHALL BE INSTALLED ON ALL DUCTS IN THE ATTIC. THE SEALING OF THE SUPPLY SYSTEM INCLUDES THE SEALING OF THE SUPPLY PLENUM, ITS ATTACHMENT TO THE AIR HANDLER, OR FURNACE SHOULD BE SEALED WITH MASTIC. SEE ILLUSTRATIONS ABOVE. RETURN SYSTEMS SHOULD, BE "MAKE" DUCTED AND SEALED WITH MASTIC IN ORDER TO BE AIRTIGHT. BUILDING CAVITIES SHOULD NOT BE USED AS RESTING. INSULATE ALL DUCTS WITH R-19 MIN. BLANKET BATTS. (BATTS MAY BE ELIMINATED IN CONDITIONED BASEMENT

(TYPICALLY, 40% OF ALL HEAT LOSS FROM A RESIDENCE IS THRU DUCT WORK IN UNCONDITIONED ATTICS, BASEMENTS, AND CRAWL SPACES)

DUCT SYSTEM INSTALLERS WHEN COMING BACK TO INSTALL DUCT WORK COVERS ON THE ATTIC FLOOR, AND ALL ANY FIRST FOAM SEAL ALL PENETRATIONS OF DUCT AND HOLES IN DUCTS, IN CONTACT WITH GYPSUM BOARD OR SHEETROCKING

CHIMNEY CLEARANCE

PROVIDE A 2" (AIR SPACE) CLEARANCE TO ALL COMBUSTIBLE FRAMING.

CHIMNEY FIREBLOCKING

SPACE BETWEEN CHIMNEY AND FLOOR (AND CHIMNEY AND CEILING) SHALL BE FIREBLOCKED WITH NON COMBUSTIBLE MATERIAL (5/8" GYPSUM BOARD, OR ACCEPTED MATERIAL AS PER RG02.8.11), SECURELY FASTENED IN PLACE. FIREBLOCKING SHALL BE SELF-SUPPORTING, OR PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY.

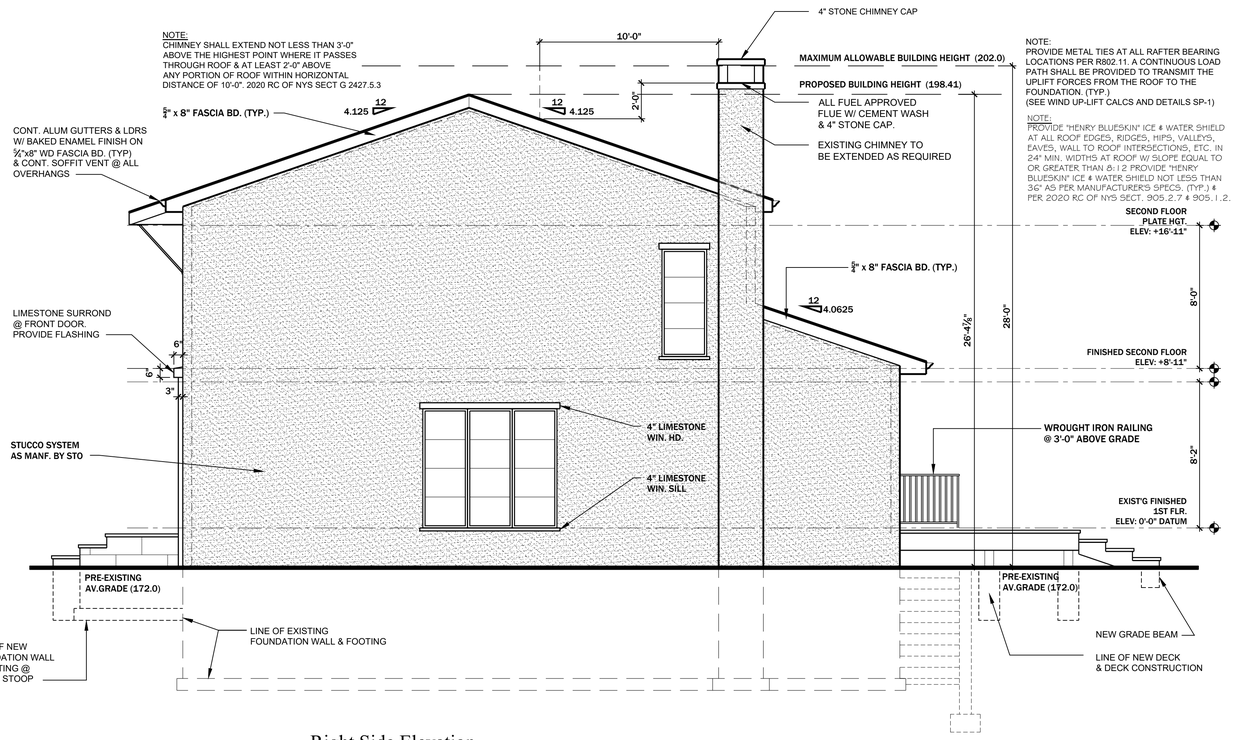
PROVIDE FIREBLOCKING IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH R 602.8

PROVIDE FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES & WIRES AT CEILING AND FLOOR LEVEL, W/ AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF OF FLAME AND PRODUCTS OF COMBUSTION.

PROVIDE FIREBLOCKING AT FIREPLACE/ CHIMNEY IN ACCORDANCE WITH R1003.19

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 ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair 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 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 the 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.	
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.	

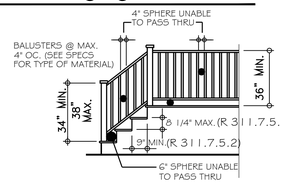
a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



Right Side Elevation

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

stairs/ railings/ guards:



ALL STAIRS SHALL COMPLY WITH 2020 RC OF NYS (R311.7) WIDTH, HANDRAIL PROJECTION, RISER HEIGHT, TREAD WIDTH, NOSING, HEADROOM, ETC.

STAIRWAYS SHALL NOT BE LESS THAN THIRTY-SIX INCHES (36") IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT (R311.7.1) & BELOW THE REQUIRED HEADROOM HEIGHT. HEADROOM IS 6'-8" MIN.. (R311.7.2)

THE HEIGHT OF RISER SHALL NOT EXCEED (8 1/4") (R311.7.5.1) & TREADS EXCLUSIVE OF NOSING, SHALL NOT BE LESS THAN (9") (R311.7.5.2). NOSING SHALL NOT BE LESS THAN (3/4") NOR MORE THAN (1 1/4"). (R311.7.5.3)

LANDINGS SHALL BE PROVIDED AT TOP & BOTTOM OF STAIRS.(R311.7.6) LANDING SHALL NOT BE LESS THAN THE REQUIRED WIDTH OF THE STAIR. WHERE STAIR HAS STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL NOT BE LESS THAN 36".

PROVIDE HANDRAILS AT ALL STAIRS IN COMPLIANCE WITH (R311.7.8.1 thru 311.7.8.4).

HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT W/ 4 OR MORE RISERS. (R311.7.8).

TOP OF HANDRAIL SHALL NOT BE LESS THAN (34"), & NOT MORE THAN (38") (R311.8.1).

ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN (1 1/2") BETWEEN THE WALL & THE HANDRAIL (R311.8.2).

REQUIRED HANDRAILS SHALL BE OF TYPE 1 OR TYPE 2 OR PROVIDE EQUIVALENT GRASPABILITY. (R311.7.8.3)

EXTERIOR PLASTIC COMPOSITE HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R507.3 (R311.7.8.4)

PROVIDE GUARDS AT ALL PORCHES, BALCONIES OR RAISED

FLOOR SURFACES AS PER R312. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN (30") ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN (36") IN HEIGHT.

HANDRAILS & GUARDRAILS SHALL BE ASSEMBLED & CONSTRUCTED TO WITHSTAND A LIVE LOAD OF 200 lbs. PER SQ. FT. IN ACCORDANCE WITH 2020 RC OF NYS TABLE R301.5
GC. TO PROVIDE SHOP DRAWINGS OF ALL STAIR CASES FOR REVIEW PRIOR TO FABRICATION BY THE MANUFACTURER.

CONSTRUCTION NOTES (CONT.):

55. HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED. (R303.1) EXCEPTIONS:
1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 & A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1507.
2. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 IS SATISFIED & ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
3. USE OF SUNROOM & PATIO COVERS, AS DEFINED IN SECTION R202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40% OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING.

56. FOR THE PURPOSE OF DETERMINING LIGHT & VENTILATION REQUIREMENTS, ANY ROOM SHALL BE CONSIDERED TO BE A PORTION OF AN ADJOINING ROOM WHERE NOT LESS THAN ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN & UNOBSTRUCTED & PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM & NOT LESS THAN 25 sf. (R303.2)
EXCEPTION: OPENINGS REQUIRED FOR LIGHT OR VENTILATION SHALL BE PERMITTED TO OPEN INTO A SUNROOM WITH THERMAL ISOLATION OR A PATIO COVER, PROVIDED THAT THERE IS AN OPENABLE AREA BETWEEN THE ADJOINING ROOM & THE SUNROOM OR PATIO COVER OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM AND NOT LESS THAN 20 s.f. THE MIN. OPENABLE AREA TO THE OUTDOORS SHALL BE BASED UPON THE TOTAL FLOOR AREA BEING VENTILATED.

57. BATHROOMS, WATER CLOSET COMPARTMENTS & OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 s.f., ONE-HALF OF WHICH MUST BE OPENABLE. (R303.3)
EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT & A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MIN. LOCAL EXHAUST RATES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION M1507. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

58. WHERE THE AIR INFILTRATION RATE OF A DWELLING UNIT IS 3 AIR CHANGES PER HOUR OR LESS WHERE TESTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCH W.C (50 PA) IN ACCORDANCE WITH SECTION N1102.4.1.2, THE DWELLING UNIT SHALL BE PROVIDED WITH WHOLE-HOUSE MECHANICAL VENTILATION IN ACCORDANCE WITH SECTION M1507.3. (R303.4)

CONSTRUCTION NOTES (CONT.):

25) THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PLANS AS SUBMITTED COMPLY IN ALL RESPECTS WITH THE 2020 RESIDENTIAL CODE OF NYS & THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.
26) NO WORK TO BE STARTED UNTIL EVIDENCE OF WORKERS' COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE IS FILED AS REQUIRED BY SECTION 57 AND 220 SUBD.8 OF THE WORKERS' COMPENSATION LAW OF THE STATE OF NEW YORK.
27) A FINAL SURVEY MUST BE SUBMITTED BY THE GENERAL CONTRACTOR OR OWNER AT THE COMPLETION OF THE JOB.
28) ELECTRICAL UNDERWRITERS CERTIFICATE MUST BE SUBMITTED AT THE COMPLETION OF THE JOB.
29) NO FOOTINGS SHALL BE PLACED OR DRY WELLS COVERED UNTIL APPROVED BY INSPECTOR.
30) DRILLING & NOTCHING OF EXTERIOR WALLS & BEARING PARTITIONS SHALL COMPLY WITH SECTION (R602.6). DRILLING & NOTCHING OF TOP PLATE SHALL COMPLY WITH SECTION (R602.6.1)" OF THE 2020 RC OF NYS.
31) THE MAXIMUM WATER CONSUMPTION FLOW RATES & QUANTITIES FOR ALL PLUMBING FIXTURES & FIXTURE FITTINGS SHALL BE IN ACCORDANCE WITH TABLE P2903.2.
32) BATHTUBS WITH SHOWER HEADS & SHOWER COMPARTMENT FLOORS & WALLS SHALL BE FINISHED WITH NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN SIX (6') ABOVE THE FLOOR.
33) SHOWERS & TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED W/ CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPES WITH LIMIT STOPS.
34) ALL POTABLE WATER OPENINGS & OUTLETS SHALL BE PROTECTED BY AIR GAP, ATMOSPHERIC TYPE VACUUM BREAKER, PRESSURE TYPE VACUUM BREAKER OR HOSE CONNECTION BACKFLOW PREVENTER.
35) SEPARATE SHUT-OFF VALVES WILL BE PROVIDED FOR EACH BATHROOM & KITCHEN.
36) ALL CONNECTIONS TO THE POTABLE WATER SHALL CONFORM TO SECTIONS P2902.4.1 THROUGH P2902.4.5.
37) WOOD FRAMED STRUCTURAL MEMBERS SHALL NOT BE DRILLED, NOTCHED OR ALTERED IN ANY MANNER EXCEPT AS PROVIDED IN 2020 RC OF NYS (R602.6).
38) PIPING SHALL BE INSTALLED IN TRENCHES SO THAT THE PIPING RESTS ON SOLID & CONTINUOUS BEARING.
39) DRAIN, WASTE & VENT PIPING & FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.1.
40) BUILDING SEWER PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.2.
41) THE WATER SUPPLY FOR DISHWASHERS SHALL BE PROTECTED BY AIR GAP OR INTEGRAL BACKFLOW PREVENTER IRC 2015 P2717.1 AND P2902.
42) THE DISCHARGE FROM CLOTHES WASHING MACHINES SHALL BE THROUGH AN AIR BREAK AS PER 2020 RC OF NYS P2718.1.
43) THE ENTIRE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH SECTION P2503 OF THE 2020 RC OF NYS.
44) "ALL HEATING, VENTILATING & AIR CONDITIONING SYSTEMS & WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 13 THROUGH 24 OF THE 2020 RC OF NYS. ALL LOCAL RULES & REGULATIONS & AS SPECIFIED BY THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION."
45) "ALL MECHANICAL SYSTEMS, EQUIPMENT, APPLIANCES, ETC. MUST BE LISTED & LABELED & INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, LISTING / LABEL & THE CODE."
46) "ALL FUEL, GAS SPACE HEATING APPLIANCES IN RESIDENTIAL BUILDINGS SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE, WHICH WILL SHUT OFF THE FUEL SUPPLY TO THE BURNER WHEN THE FLAME OR PILOT LIGHT IS EXTINGUISHED."
47) ALL EQUIPMENT SHALL PERFORM IN ACCORDANCE WITH TABLE N1103.1 OF THE 2020 RC OF NYS.
48) ALL HVAC PIPING SHALL BE INSULATED IN ACCORDANCE WITH N1103.5.3
49) DOMESTIC HOT WATER HEATING EQUIPMENT SHALL BE SUBJECT TO THE MIN. FEDERAL STANDARDS AS PER TABLE N1105.5.2 (1) & N1105.5.2 (2) AS APPLICABLE.
50) THE MINIMUM LOAD FOR UNDERGROUND SERVICE CONDUCTORS & SERVICE DEVICES THAT SERVE (100%) OF THE DWELLING UNIT LOAD SHALL BE COMPUTED IN ACCORDANCE WITH TABLE E3602.2.
51) "WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3801.2. ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE 3801.4. GENERAL INSTALLATION AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3708.1."
52) "THE SEPTIC AND SITE DRAINAGE SYSTEM SHALL BE INSPECTED AND CERTIFIED BY OWNER'S P.E. UPON COMPLETION."
53. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED VIRGIN SOIL, INCLUDING INTERIOR FOOTINGS. ASSUMED SOIL BEARING CAPACITY- 2,000 PSI.
54. DESIGN TIMBER STRESS 1450 P.S.I. - DOUGLAS FIR NO. 2. ALL LUMBER TO BE GRADE MARKED. PLYWOOD SHALL BEAR IDENTIFICATION AS TO GRADE, TYPE SPECIES OR IDENTIFICATION MARK. ALL JOISTS SHALL HAVE SOLID WOOD BLOCK BRIDGING AT 8'-0" ON CENTER MAXIMUM R502.7.1.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF MIG ARCHITECT, PLLC TO ALTER AN ITEM ON THESE DRAWINGS, IN ANY WAY.

All drawings and copies thereof are instruments of service and as such remain the property of MIG Architect, PLLC They are to be used only with respect to this project. With the exception of one complete set for each party to the contract, all copies are to be returned or suitably accounted for to MIG Architect, PLLC upon completion of the work.

- ☐ Preliminary
- ■ For Construction
- ☐ Not for Construction
- ☐ Review Set
- ☐ Bid Set

Proposed Addition/Alteration to the:

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REGISTERED ARCHITECT MELVIN I GONZALEZ 22179 STATE OF NEW YORK

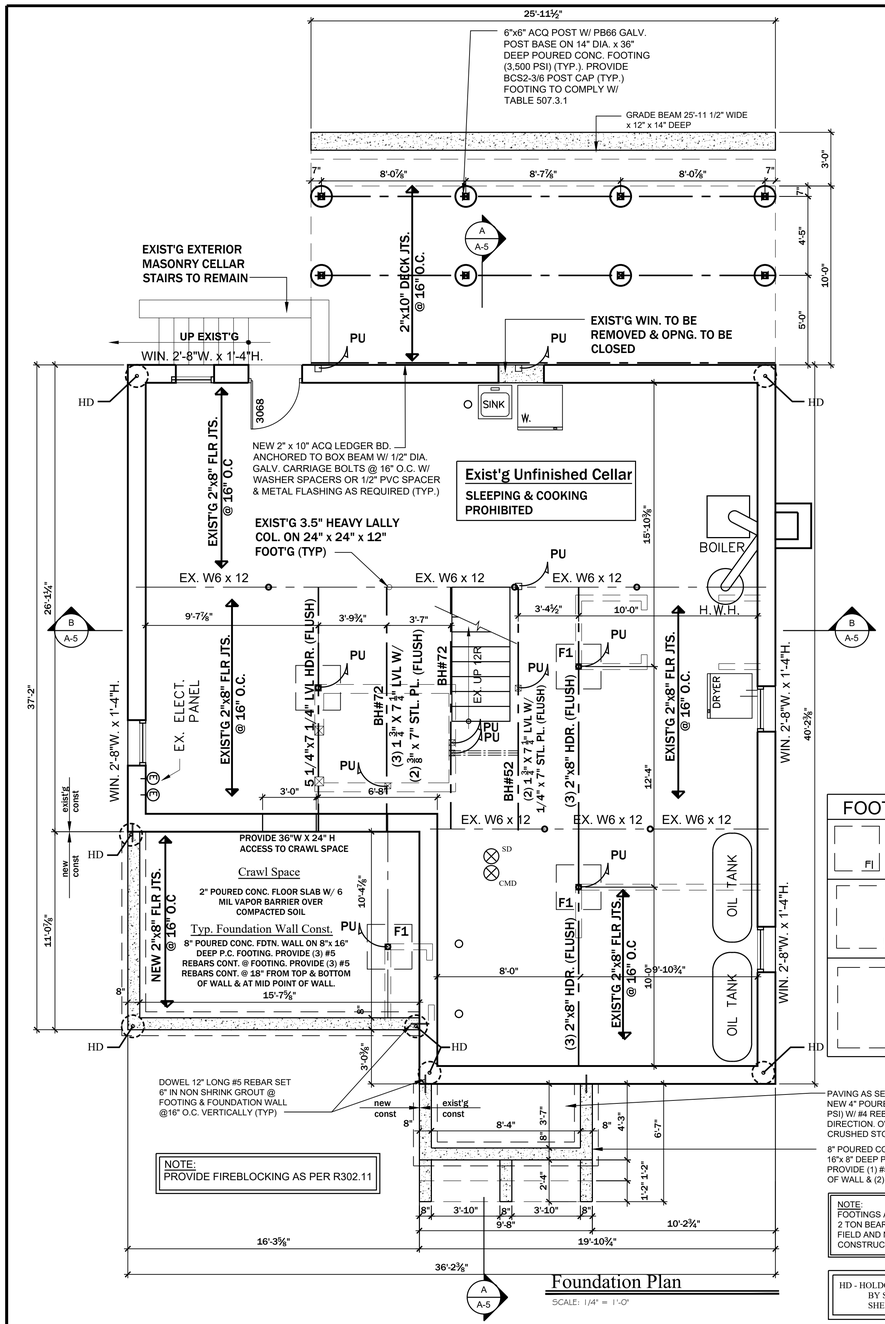
date: 8-18-2021

scale: as noted

revisions: 10-20-2021, 10-26-2022, 1-30-2023

drawing no: A-2

file no: 21:20



FOOTING SCHEDULE

F1	2'-6" x 2'-6" x 1'-6" DP. P.C. FOOTING w/ #5 REBAR @ 6" o.c. IN EACH DIRECTION
F2	3'-6" x 3'-6" x 1'-6" DP. P.C. FOOTING w/ #5 REBAR @ 6" o.c. IN EACH DIRECTION
F3	4'-6" x 4'-6" x 1'-6" DP. P.C. FOOTING w/ #5 REBAR @ 6" o.c. IN EACH DIRECTION

NOTE:
FOOTINGS AND GRADE BEAM TO REST ON 2 TON BEARING SOIL. G.C. TO VERIFY IN FIELD AND NOTIFY ARCHITECT PRIOR TO CONSTRUCTION.

HD - HOLDOWN ANCHOR HDQ8 AS MANUF. BY SIMPSON STRONG TIE. REFER TO SHEET SP1 of 1.

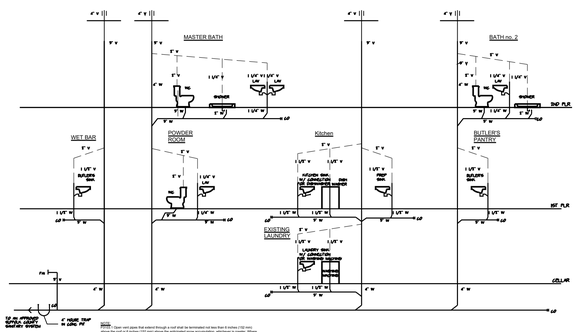
PAVING AS SELECTED BY OWNER OVER NEW 4" POURED CONCRETE SLAB (3,500 PSI) W/ #4 REBAR @ 36" O.C. IN EACH DIRECTION. OVER 6" COMPACTED GRAVEL, CRUSHED STONE & SOIL INFILL.

8" POURED CONC. FNDTN. WALL ON 16"x 8" DEEP POURED CONC. FTG. PROVIDE (1) #5 REBARS CONT. @ TOP OF WALL & (2) #5 REBARS @ FTG.

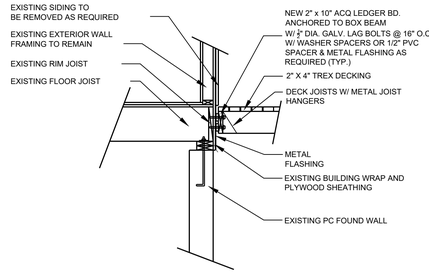
TABLE P3201.7
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (inches)
Bathtub (with or without shower head and/or whirlpool attachments)	1 1/2
Bidet	1 1/4
Clothes washer standpipe	2
Dishwasher (on separate trap)	1 1/2
Floor drain	2
Kitchen sink (one or two traps, with or without dishwasher and food waste disposer)	1 1/2
Laundry tub (one or more compartments)	1 1/2
Laundry tub (one or more compartments)	1 1/4
Shower (based on the total flow rate through showerheads and bodysprays) Flow rate:	
5.7 gpm and less	1 1/2
More than 5.7 gpm up to 12.3 gpm	2
More than 12.3 gpm up to 25.8 gpm	3
More than 25.8 gpm up to 55.6 gpm	4

For SI: 1 inch = 25.4 mm.

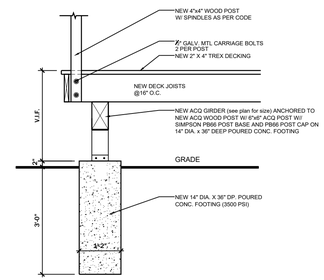


Plumbing Riser Diagram
SCALE: N.T.S.



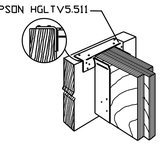
Deck Flashing Detail 1

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



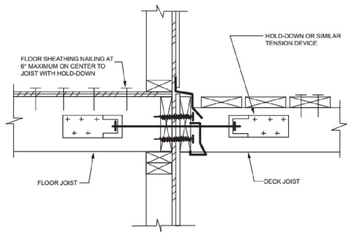
Deck Footing/Deck Detail 2

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



LVL / LVL BEAM CONNECTION DETAIL 3

R507.9.2 Lateral Connection
Lateral loads shall be transferred to the ground or to a structure capable of transmitting them to the ground. Where the lateral load connection is provided in accordance with Figure R507.9.2(1), hold-down tension devices shall be installed in not less than two locations per deck, within 24" of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 pounds. Where the lateral load connections are provided in accordance with Figure R507.9.2(2), the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds.



NOTE:
EXTERIOR DECK CONSTRUCTION TO COMPLY WITH SECTION R507.

R317.1.1 Field Treatment
Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4.

R317.3 Fasteners and Connectors in Contact With Preservative-Treated and Fire-Retardant-Treated Wood

Fasteners, including nuts and washers, and connectors in contact with preservative-treated wood and fire-retardant-treated wood shall be in accordance with this section. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A153. Stainless steel driven fasteners shall be in accordance with the material requirements of ASTM F1667.

R317.3.1 Fasteners for Preservative-Treated Wood
Fasteners, including nuts and washers, for preservative-treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Staples shall be of stainless steel. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, not less than ASTM A653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.
Exceptions:
1/2-inch-diameter (12.7 mm) or greater steel bolts.
Fasteners other than nails, staples and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum.
Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

TABLE R402.2 MIN. SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH f'c, at WEATHERING POTENTIALS: NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500	2,500	2,500 c
BASEMENT SLABS & INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	2,500	2,500 c
BASEMENT WALLS, FOUNDATIONS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	2,500	3,000 d	3,000 d
PORCHES CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	2,500	3,000 d,e,f	3,500 d,e,f

For SI: 1 pound per square inch = 6.895 kPa.
a. Strength at 28 DAYS psi.
b. See Table R301.2(1) for weathering potential.
c. Concrete in these locations that may be subject to freezing and thawing during construction shall be air entrained concrete in accordance with footnote d.
d. Concrete shall be air entrained. Total air content (percent by volume of concrete) shall not be less than 5 percent or more than 7 percent.
e. See Section R402.2 for maximum cementitious materials content.
f. For Garage floors with a steel troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3 percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L / 180
INTERIOR WALLS AND PARTITIONS	H / 180
FLOORS	L / 360
CEILINGS WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L / 360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYP. BOARD)	L / 240
ALL OTHER STRUCTURAL MEMBERS	L / 240
EXTERIOR WALLS- WIND LOADS.a WITH PLASTER OR STUCCO FINISH	H / 360
EXTERIOR WALLS -WIND LOADS.a WITH FLEXIBLE FINISHES	H / 240
EXTERIOR WALLS - WIND LOADS.a WITH OTHER BRITTLE FINISHES	H / 120d
LINTELS SUPPORTING MASONRY VENEER WALLS	L / 600

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT
a. For the purpose of the determining deflection limits herein, the wind load shall be permitted to be taken as 0.7 times the component and cladding (ASD) loads obtained from Table R301.2 (2).
b. For cantilever members, L shall be taken as twice the length of the cantilever.
c. For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich panels, total load deflection shall not exceed L/60. For continuous aluminum structural members supporting edge of glass, the total load deflection shall not exceed L/175 for each glass lite or L/60 for entire length of member, whichever is more stringent. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed L/120.
d. Deflection for exterior walls with interior gypsum board finish shall be limited to an allowable deflection of H/180.
e. Refer to Section R703.8.2.

FOUNDATION ANCHOR REQUIREMENTS

SILL PLATES OR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.2A.

INSTALL 5/8" DIAMETER ANCHOR BOLTS EMBEDDED 7 INCHES INTO CONCRETE FOUNDATION WITH (LBPS 5/8) SIMPSON STRONG TIE BEARING PLATES AT 36" O.C.

A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES OF EACH END OF EACH BOTTOM PLATE AND WITHIN 12 INCHES OF CORNERS.

PROVIDE TERMITE SHIELD PROTECTION AS PER 2015 IRC (R318).

ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED VIRGIN SOIL, INCLUDING INTERIOR FOOTINGS. ASSUMED SOIL BEARING CAPACITY 2,000 PSI.

DESIGN TIMBER STRESS 1450 P.S.I. - DOUGLAS FIR NO. 2. ALL LUMBER TO BE GRADE MARKED. PLYWOOD SHALL BEAR IDENTIFICATION AS TO GRADE, TYPE SPECIES OR IDENTIFICATION MARK. ALL JOISTS SHALL HAVE SOLID WOOD BLOCK BRIDGING AT 8'-0" ON CENTER MAXIMUM.

FOOTINGS AS PER R403
STEPPED FOOTINGS R403.1.7
FOUNDATION WALL AS PER R404
HORIZONTAL REINFORCEMENT PER TABLE 404.1.2 (1)
VERTICAL REINFORCEMENT PER TABLE 404.1.2 (2-8)

NOTE: MIN. DBL. F.J.'S UNDER ALL POINT LOADS FROM ABOVE.
NOTE: MIN. DBL. F.J.'S UNDER ALL PARALLEL PART. WALLS AND BATH TUB ABOVE.
NOTE: MIN. DBL. F.J.'S UNDER ALL POST FROM FLOOR ABOVE.

NOTE: HOLD DOWNS SHALL BE INSTALLED AT LOCATIONS SHOWN ON PLAN. A CONTINUOUS LOAD PATH FROM THE HOLD DOWN TO THE FOUNDATION SHALL BE MAINTAINED. REFER TO SP-1 FOR HOLD DOWN DETAIL.
SOLID BLOCK ALL CONCENTRATED LOADING (DOWN) TO STEEL BEAM OR FOUNDATION WALL.

NOTE FOR TIES:
PROVIDE "SIMPSON STRONG-TIES" AT ALL FLOOR TO FLOOR CONNECTIONS AND ROOF TO PLATE TO STUD CONNECTIONS. (TYP.)
(SEE DETAILS AND UP-LIFT CALCULATIONS, SPEC-1)

STEEL GIRDERS TO HAVE 1/2" BOLT HOLES @ 4'-0" O.C., PRE-DRILLED IN TOP FLANGES. ALL STEEL CONNECTIONS, SUPPORTS, ETC. TO BE SIZED BY STEEL FABRICATOR IN ACCORDANCE WITH APPROVED STANDARDS. STEEL TO BE SOP FABRICATED FROM APPROVED SHOP DRAWINGS. STEEL GIRDERS TO BE SHIMMED WITH STEEL PLATES ONLY. FABRICATOR TO PROVIDE STEEL SHIMS. SEE FLOOR PLAN FOR STEEL SIZES.

PROVIDE KEYED CONTROL JOINTS 1 1/4" DEEP AT CELLAR FLOOR SLAB AT (MAXIMUM) 15'x15' AREAS.

PROVIDE 1/2" PREMOLDED EXPANSION JOINT FILLER AT PERIMETER OF CONCRETE FLOOR SLAB.

NOTE: ALL EXTERIOR WALL HEADERS TO BE MIN. (3) 2"x 8" UNLESS NOTED OTHERWISE

PROVIDE SOLID TJI BLOCKING & WEB STIFF. BETWEEN ALL FLR. JTS. UNDER BRG. WALLS ABOVE. (TYP. PER MANUF. SPECS.)

SLOPE GROUND AROUND FOUNDATION AS PER (R401.3.)THE GRADE ADJOINING ALL FOUNDATION WALLS SHALL BE SLOPED AT A MINIMUM OF SIX INCHES (6") WITHIN THE FIRST TEN FOOT (10'-0") DISTANCE FROM THE WALL.

NOTE:
ALL WINDOW AND DOOR STRUCTURAL HEADERS TO BE UPSET, IF REQ'D., TO ACCOMMODATE SPECIFIED WINDOW OR DOOR HEAD HEIGHT.

LEGEND

- 2" x 6" WOOD STUDS @ 16" O.C. or 2" x 4" WOOD STUDS @ 16" O.C. (SEE PLAN)
- CONCRETE FOUNDATION WALL CONSTRUCTION 3,500 P.S.I. (MIN)
- STRUCTURAL HEADER OR STEEL BEAM
- CMD — CARBON MONOXIDE DETECTOR (R315)
- SD — SMOKE DETECTOR (R314).

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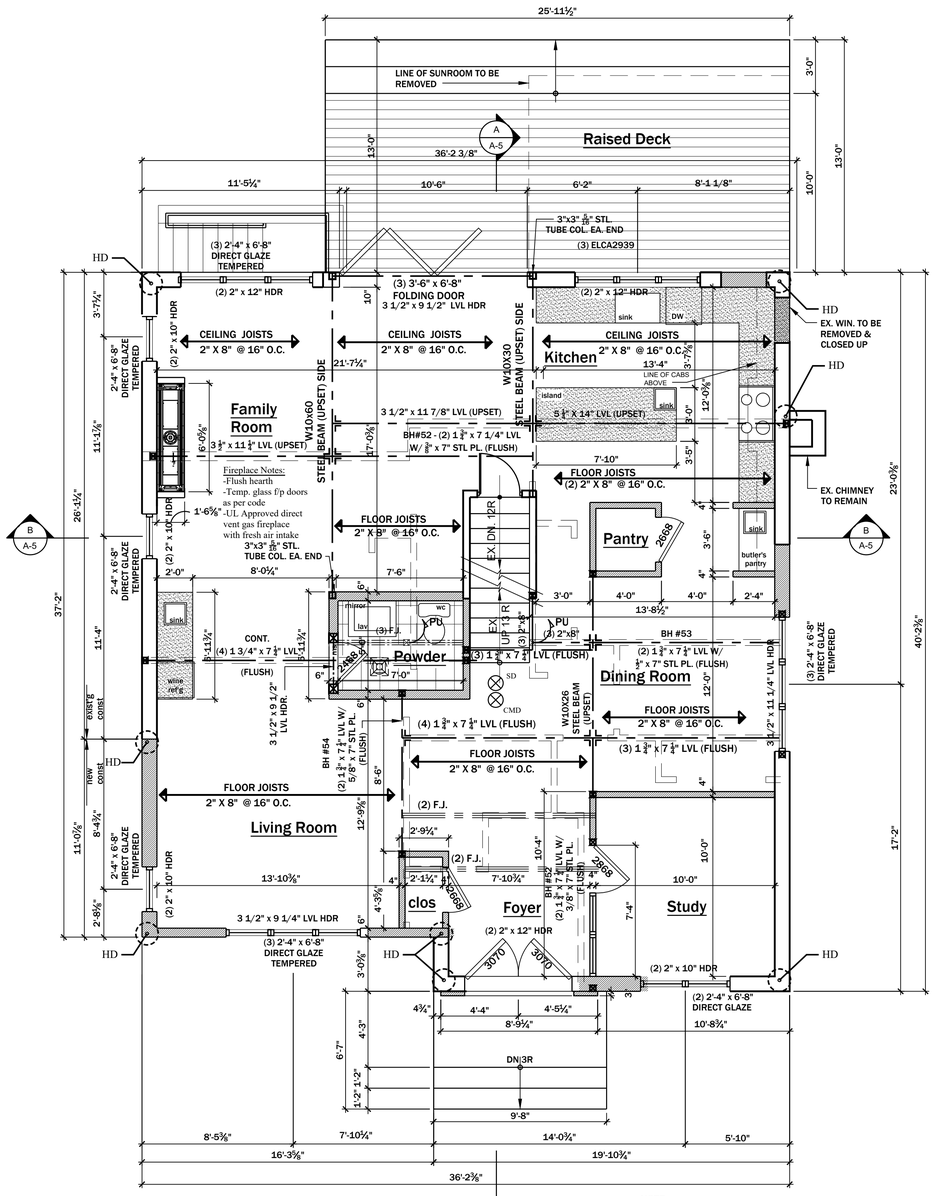
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REGISTERED ARCHITECT MELVIN I GONZALEZ 22179 STATE OF NEW YORK

date: 8-18-2021
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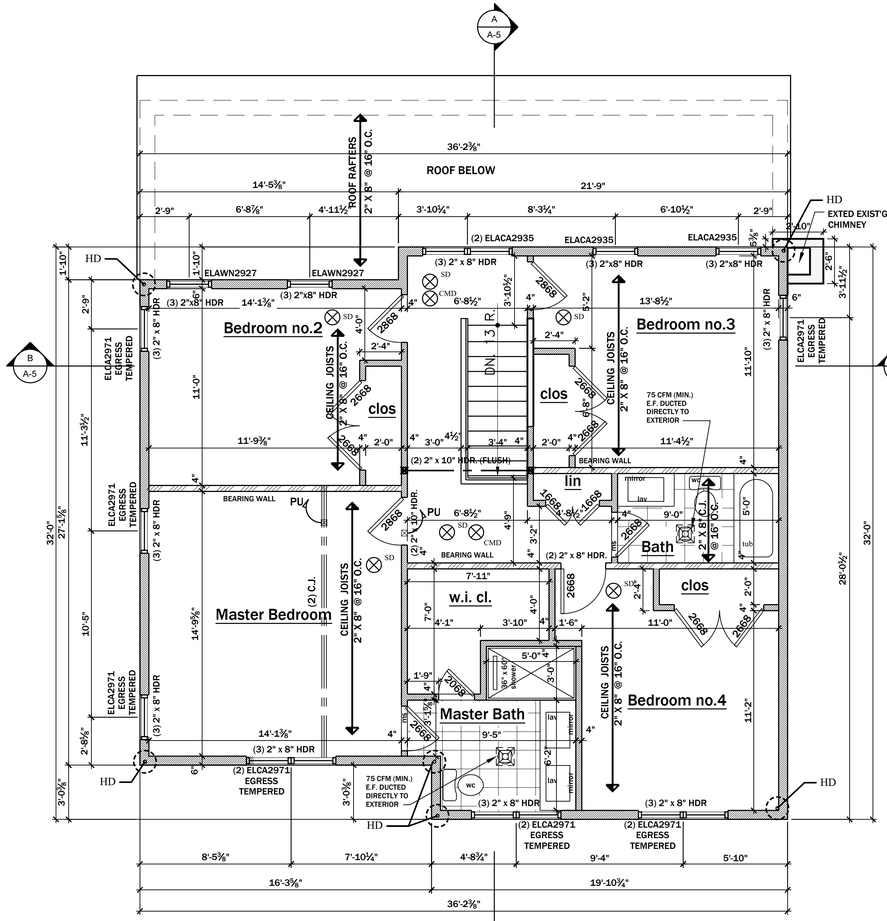


PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
1,231.78 SF
175.58 SF (addition)
1,407.36 SF

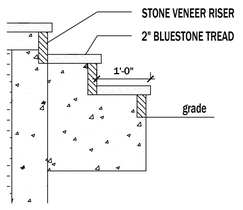
NOTE:
ALL BETTER HDR. POST TO BE (4) 2" x 4" (TYP.)

SLOPE GROUND AROUND FOUNDATION AS PER (R401.3.)THE GRADE ADJOINING ALL FOUNDATION WALLS SHALL BE SLOPED AT A MINIMUM OF SIX INCHES (6") WITHIN THE FIRST TEN FOOT (10'-0") DISTANCE FROM THE WALL.

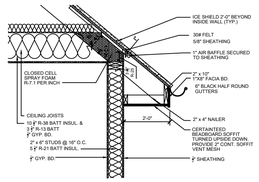


PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
1,090.51 SF

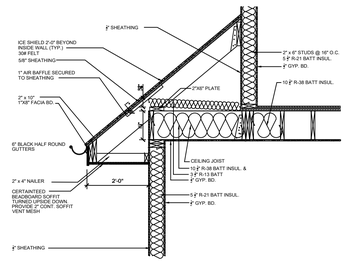


1 Steps detail



SECOND FLOOR SOFFIT

- SPRAY FOAM CAVITY OVER TOP PLATE FOR AVERAGE R-41 INSULATION
- R-38 PERMITTED OVER TOP PLATE PER SECTION R402.2.1



FIRST FLOOR SOFFIT

SLOPE GROUND AROUND FOUNDATION AS PER (R401.3.)THE GRADE ADJOINING ALL FOUNDATION WALLS SHALL BE SLOPED AT A MINIMUM OF SIX INCHES (6") WITHIN THE FIRST TEN FOOT (10'-0") DISTANCE FROM THE WALL.

NOTE: ALL EXTERIOR WALL HEADERS TO BE MIN. (2) 2"x 8" UNLESS NOTED OTHERWISE (U.N.O.)

PROVIDE SOLID TJI BLOCKING & WEB STIFF. BETWEEN ALL FLR. JTS. UNDER BRG. WALLS ABOVE. (TYP. PER MANUF. SPECS.)

SLOPE GROUND AROUND FOUNDATION AS PER (R401.3.)THE GRADE ADJOINING ALL FOUNDATION WALLS SHALL BE SLOPED AT A MINIMUM OF SIX INCHES (6") WITHIN THE FIRST TEN FOOT (10'-0") DISTANCE FROM THE WALL.

NOTE:
ALL WINDOW AND DOOR STRUCTURAL HEADERS TO BE UPSET, IF REQ'D., TO ACCOMMODATE SPECIFIED WINDOW OR DOOR HEAD HEIGHT.

NOTE:
ALL STRUCTURAL WOOD FRAMING TO BE DOUG FIR LARCH #2 OR BETTER @ 16" O.C.

SMOKE DETECTION
1. SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE W/ SECTION 314 OF THE 2020 RC OF NYS. UNITS SHALL BE HARDWIRED WITH BATTERY BACKUP. WHERE WORK IS BEING PERFORMED IN AN EXISTING SPACE WHERE ACCESS FOR WIRING IS NOT PRACTICAL BATTERY OPERATED UNITS MAY BE INSTALLED WITHOUT WIRING.
2. A MIN. OF ONE SMOKE DETECTOR SHALL BE INSTALLED FOR EACH STORY & A MIN. OF 1 UNIT INSIDE & OUTSIDE OF EACH BEDROOM SHALL BE INSTALLED.
3. WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED THE UNITS SHALL BE INTERCONNECTED.

CARBON MONOXIDE DETECTION
CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 915.2 OF THE 2020 FC OF NYS AS PER SECTION R315.1 2020 RC OF NYS OR NFPA 720. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ALL NEW OR EXISTING BUILDINGS OR STRUCTURES. 915.2.3 REQUIRED LOCATIONS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE LOCATIONS DETERMINED PURSUANT TO SECTION 915.2.3.
EXCEPTIONS:
1. WHERE COVERAGE AT A LOCATION IS REQUIRED BY MORE THAN ONE PROVISION OF SECTION 915.2.3, PROVIDING ONE CARBON MONOXIDE ALARM AT SUCH LOCATION SHALL BE DEEMED TO SATISFY ALL SUCH PROVISIONS.
2. IN LIEU OF A CARBON MONOXIDE ALARM, A CARBON MONOXIDE DETECTOR MAY BE PROVIDED AT ANY LOCATION WHERE COVERAGE IS REQUIRED, PROVIDED THAT SUCH CARBON MONOXIDE DETECTOR IS PART OF A SYSTEM THAT CAUSES AN ALARM TO SOUND AT SUCH LOCATION WHEN CARBON MONOXIDE IS DETECTED AT SUCH LOCATION.
915.2.3.1 ONE- FAMILY DWELLINGS.
915.2.3.1.1 BUILDINGS CONSTRUCTED ON OR AFTER JANUARY 1, 2008.
915.2.3.1.1.1 A CARBON MONOXIDE ALARM SHALL BE PROVIDED ON EACH STORY CONTAINING A SLEEPING AREA, WITHIN 15 FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON SUCH STORY IS MORE THAN 15 FEET AWAY FROM A CARBON MONOXIDE ALARM.
915.2.3.1.1.2 A CARBON MONOXIDE ALARM SHALL BE PROVIDED ON EACH STORY THAT CONTAINS A CARBON MONOXIDE SOURCE.
915.2.6 EQUIPMENT CARBON MONOXIDE ALARMS SHALL BE LISTED & LABELED AS COMPLYING WITH UL 2034 OR CAN/CSA 6.19. CARBON MONOXIDE DETECTORS SHALL BE LISTED & LABELED AS COMPLYING WITH UL 2075 & SHALL MEET THE SENSITIVITY TESTING & ALARM THRESHOLDS OF UL 2034 OR CAN/CSA 6.19. CARBON MONOXIDE ALARMS, CARBON MONOXIDE DETECTORS & ALARM CONTROL UNITS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 915.2 & THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
915.2.6.1 CONNECTION OF MULTIPLE CARBON MONOXIDE ALARMS & DETECTORS. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, SLEEPING UNIT, OR SLEEPING AREA, ALL CARBON MONOXIDE ALARMS IN SUCH DWELLING UNIT, SLEEPING UNIT, OR SLEEPING AREA SHALL BE INTERCONNECTED.
EXCEPTION:
INTERCONNECTION IS NOT REQUIRED WHERE BATTERY OPERATED, CORD-TYPE OR DIRECT PLUG CARBON MONOXIDE ALARMS & CARBON MONOXIDE DETECTORS ARE PERMITTED.

factory built fireplace units:

LISTED AND LABELED PRE-FABRICATED FIREPLACE UNIT(S) SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING (R1004) HEARTH EXTENTION SHALL BE INSTALLED PER CODE AND IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. EXTERIOR AIR SUPPLY IN ACCORDANCE WITH R1005.

PROVIDE FAI AND TEMPERED GLASS DOORS AS PER NYS ENERGY CONSERVATION CODE.

MANUFACTURED FIREPLACE UNIT:
PROVIDE GLASS DOORS, AND 20" MINIMUM HEARTH EXTENTION, PER CODE AND IN ACCORDANCE WITH THE LISTING OF FIREPLACE.

UNIT SHALL BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY TO ASSURE PROPER FUEL COMBUSTION. AIR DUCT SHALL BE A LISTED COMPONENT OF THE FIREPLACE AND SHALL BE INSTALLED ACCORDING TO THE FIREPLACE MANUFACTURERS INSTRUCTIONS, AND THE 2020 RES. CODE OF NY STATE.

LEGEND

	2" x 6" WOOD STUDS @ 16" O.C. or 2" x 4" WOOD STUDS @ 16" O.C. (SEE PLAN)
	CONCRETE FOUNDATION WALL CONSTRUCTION 3,500 P.S.I. (MIN)
	STRUCTURAL HEADER OR STEEL BEAM
CMD	CARBON MONOXIDE DETECTOR (R315)
SD	SMOKE DETECTOR (R314).

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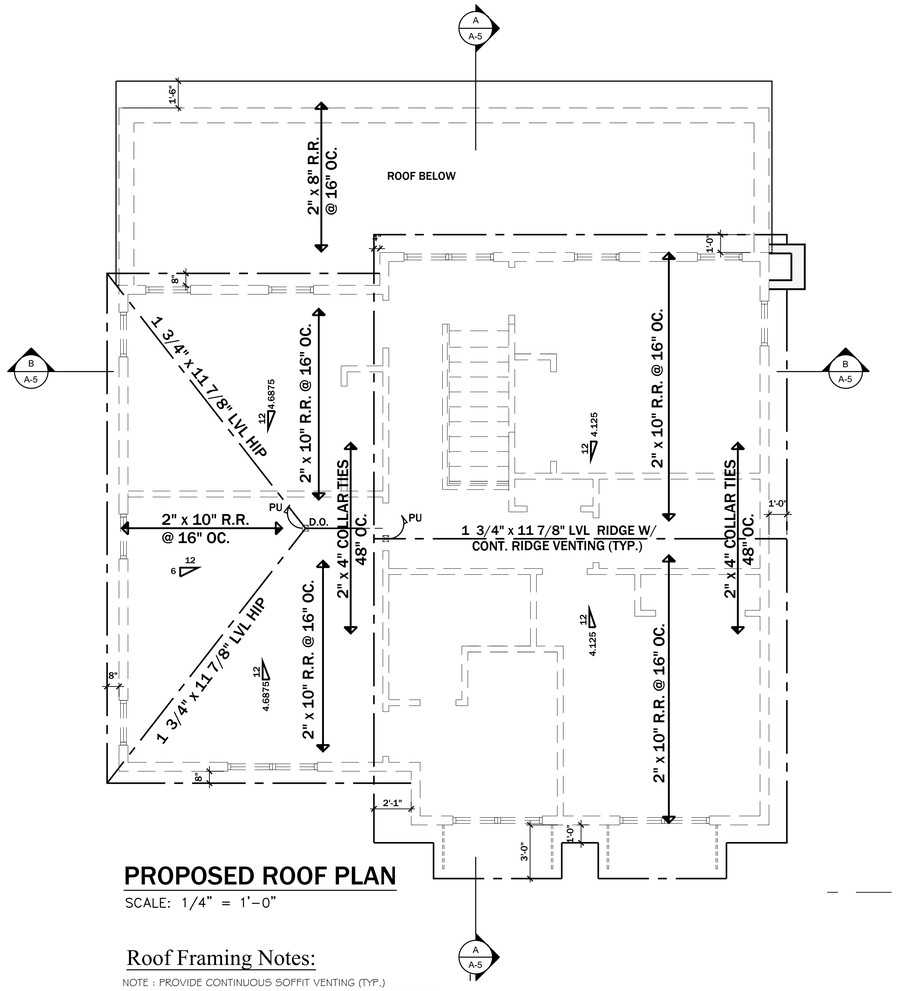
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drawing no: A-4
file no: 21:20



PROPOSED ROOF PLAN

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

Roof Framing Notes:

NOTE : PROVIDE CONTINUOUS SOFFIT VENTING (TYP.)

NOTE : PROVIDE STEEL CONNECTORS AT ALL INTERSECTIONS OF RIDGES, HIPS, VALLEYS AND DOUBLE ROOF RAFTERS. (TYP.)

NOTE : MIN. DOUBLE FRAME AROUND ALL ROOF OPENINGS AND / OR PENETRATIONS AT DORMERS, CHIMNEYS, ETC.

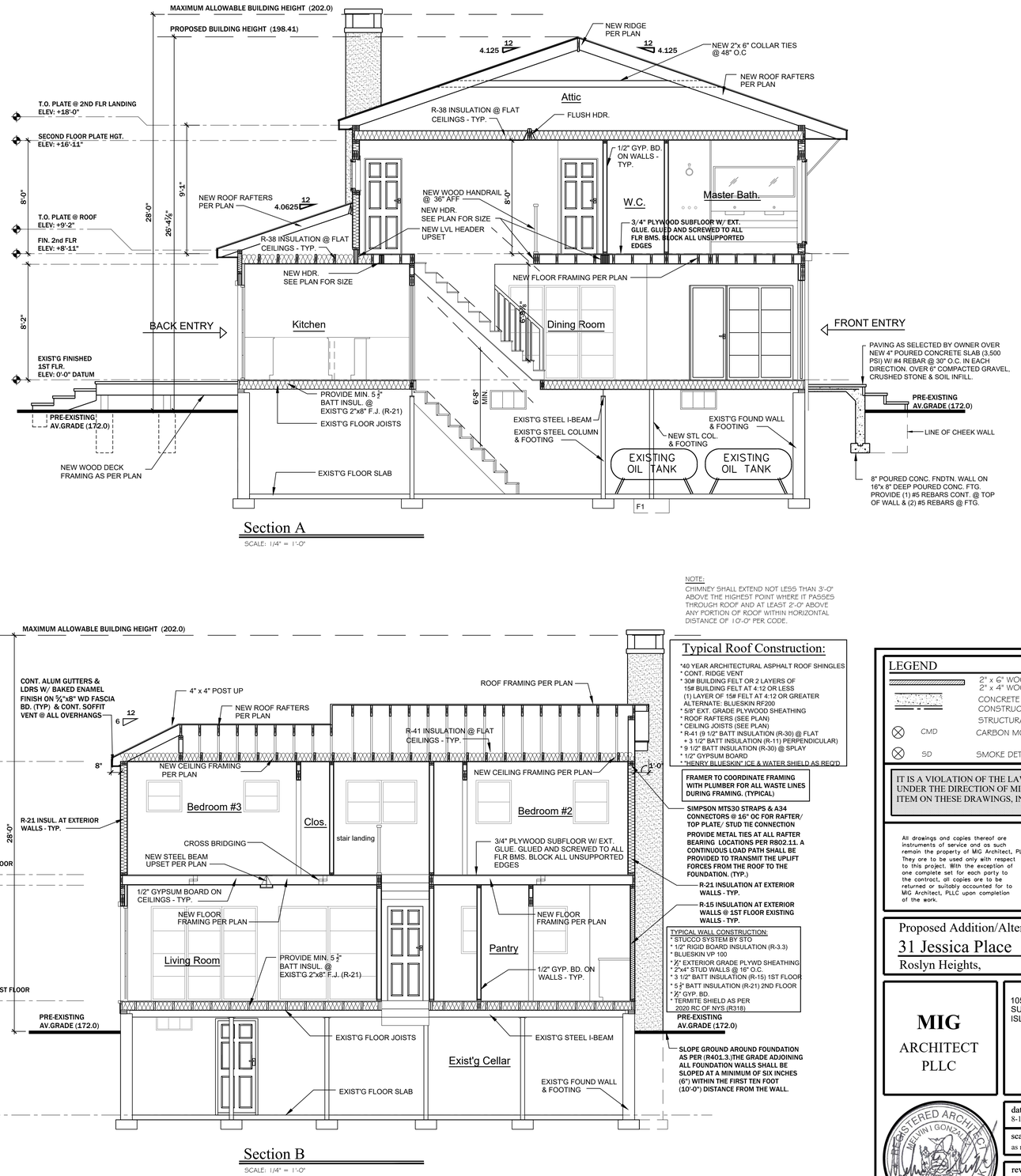
NOTE : ALL RIDGES TO HAVE CONTIN. RIDGE VENTING WITH ROOF SHINGLE OVER TOP.

NOTE : PROVIDE "HENRY BLUESKIN" ICE & WATER SHIELD AT ALL ROOF EDGES, RIDGES, HIPS, VALLEYS, EAVES, WALL TO ROOF INTERSECTIONS, ETC. IN 24" MIN. WIDTHS AT ROOF WITH SLOPE EQUAL TO OR GREATER THAN 8:12 PROVIDE "HENRY BLUESKIN" ICE & WATER SHIELD NOT LESS THAN 36" AS PER MANUFACTURERS SPECIFICATIONS. (TYP.) AND PER 2020 RC OF NYS SECT. 905.2.7 AND 905.1.2.

NOTE : 4" CONT. ALUM GUTTERS & LDRS W/ BAKED ENAMEL FINISH

ALL OVERHANG DIMENSIONS ARE TO FRAME
BASE FLASHING AS REQ'D

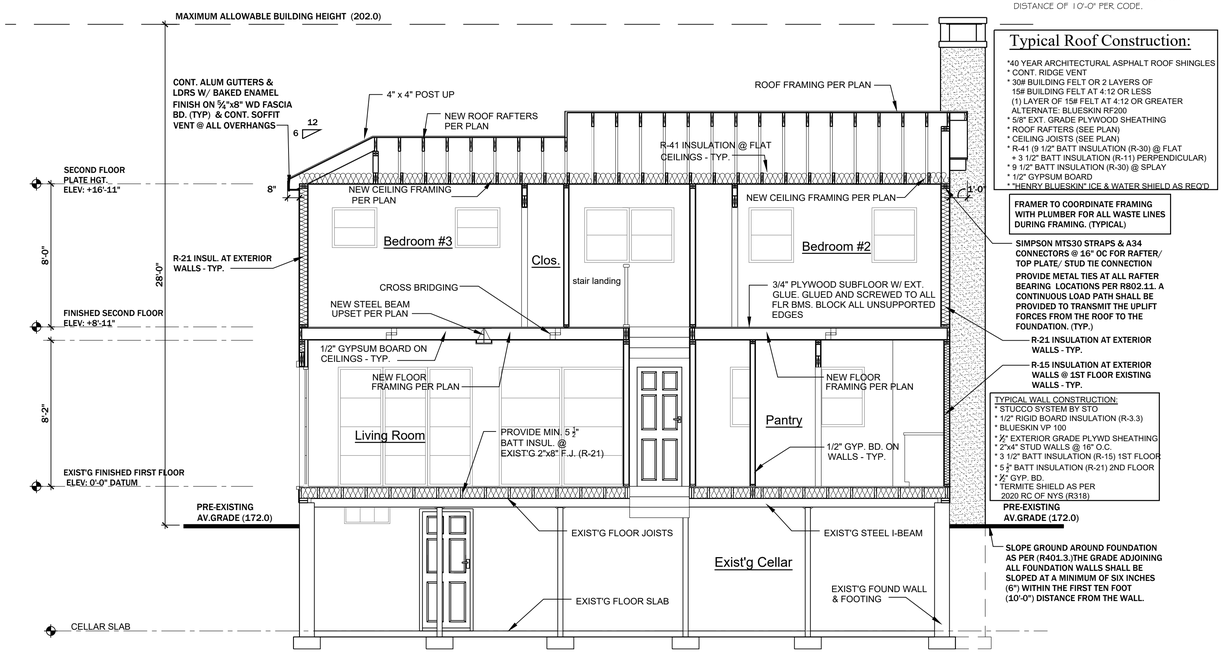
PROVIDE METAL TIES AT ALL RAFTER BEARING LOCATIONS PER R802.11. A CONTIN. LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE UPLIFT FORCES FROM THE ROOF TO THE FOUNDATION. (TYP.) (SEE WIND UP-LIFT CALCS AND DETAILS)



Section A

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

NOTE:
CHIMNEY SHALL EXTEND NOT LESS THAN 3'-0" ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH ROOF AND AT LEAST 2'-0" ABOVE ANY PORTION OF ROOF WITHIN HORIZONTAL DISTANCE OF 10'-0" PER CODE.



Section B

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

Typical Roof Construction:

*40 YEAR ARCHITECTURAL ASPHALT ROOF SHINGLES
* CONT. RIDGE VENT
* 30# BUILDING FELT OR 2 LAYERS OF 15# BUILDING FELT AT 4:12 OR LESS (1) LAYER OF 15# FELT AT 4:12 OR GREATER ALTERNATE: BLUESKIN RF200
* 5/8" EXT. GRADE PLYWOOD SHEATHING
* ROOF RAFTERS (SEE PLAN)
* CEILING JOISTS (SEE PLAN)
* R-41 (9 1/2" BATT INSULATION (R-30) @ FLAT + 3 1/2" BATT INSULATION (R-11) PERPENDICULAR)
* 9 1/2" BATT INSULATION (R-30) @ SPLAY
* 1/2" GYPSUM BOARD
* "HENRY BLUESKIN" ICE & WATER SHIELD AS REQ'D

FRAMER TO COORDINATE FRAMING WITH PLUMBER FOR ALL WASTE LINES DURING FRAMING. (TYPICAL)

SIMPSON MTS30 STRAPS & A34 CONNECTORS @ 16" OC FOR RAFTER/ TOP PLATE/ STUD TIE CONNECTION

PROVIDE METAL TIES AT ALL RAFTER BEARING LOCATIONS PER R802.11. A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE UPLIFT FORCES FROM THE ROOF TO THE FOUNDATION. (TYP.)

R-21 INSULATION AT EXTERIOR WALLS - TYP.

R-15 INSULATION AT EXTERIOR WALLS @ 1ST FLOOR EXISTING WALLS - TYP.

TYPICAL WALL CONSTRUCTION:
* STUCCO SYSTEM BY STO
* 1/2" RIGID BOARD INSULATION (R-3.3)
* BLUESKIN VP 100
* 7/16" EXTERIOR GRADE PLYWD SHEATHING
* 2"x4" STUD WALLS @ 16" O.C.
* 3 1/2" BATT INSULATION (R-15) 1ST FLOOR
* 5 1/2" BATT INSULATION (R-21) 2ND FLOOR
* 1/2" GYP. BD.
* TERMITE SHIELD AS PER 2020 RC OF NYS (R318)

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LEGEND

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		CONCRETE FOUNDATION WALL CONSTRUCTION 3,500 P.S.I. (MIN)
		STRUCTURAL HEADER OR STEEL BEAM
⊗	CMD	CARBON MONOXIDE DETECTOR (R315)
⊗	SD	SMOKE DETECTOR (R314).

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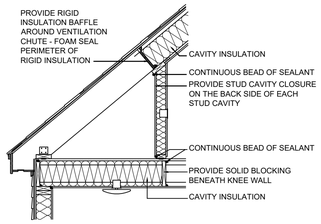
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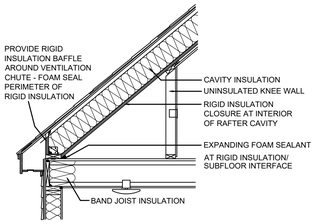
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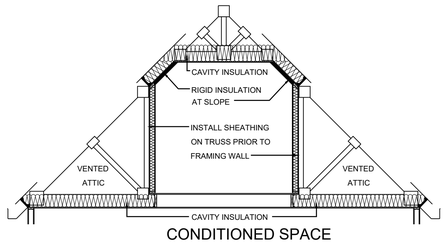
ROOF/ ATTICS:



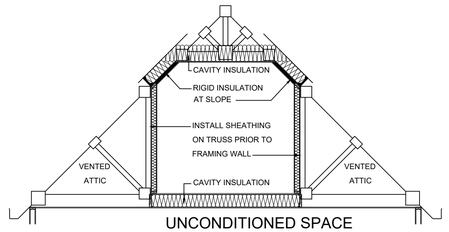
ceiling/ kneewall cavity insulation



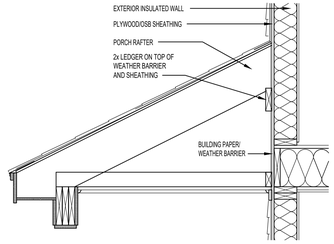
roof cavity insulation with rigid insulation



conceptual insulation at attic-style truss system- above conditioned space

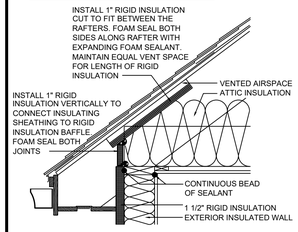


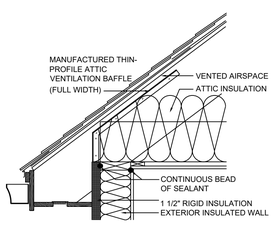
conceptual insulation at attic-style truss system- above unconditioned space



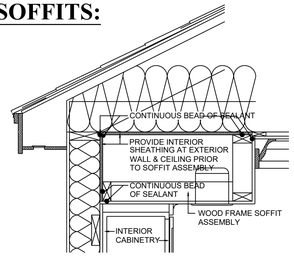
air seal at porch roof

EAVE BAFFLES:

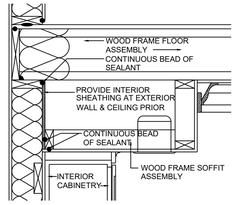




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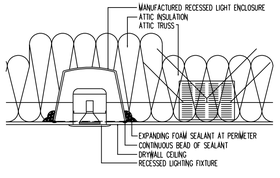


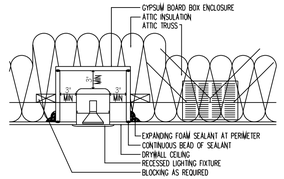
air sealing at cabinet soffit
(one-story)



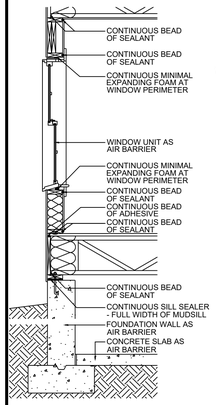
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(two-story)

RECESSED LIGHTING FIXTURE:

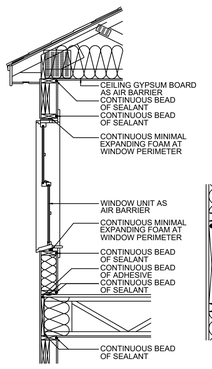




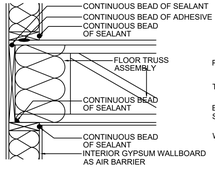
WALL:



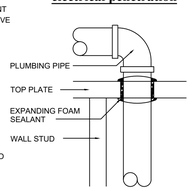
air sealing at lower wall



air sealing at upper wall

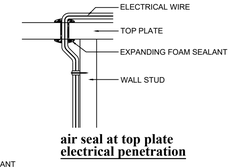


air sealing at (upper) floor band joist

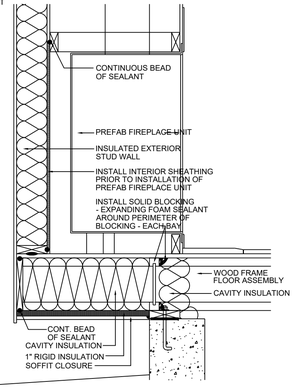


air seal at top plate pipe penetration

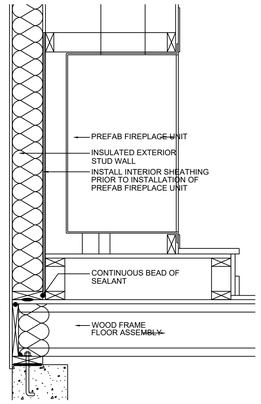
FIREPLACES:



air seal at top plate electrical penetration

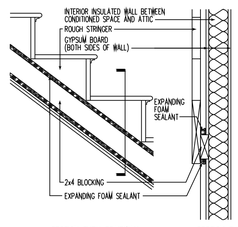


air sealing at cantilevered manufactured fireplace assembly



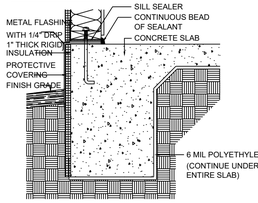
air sealing at platform for manufactured fireplace assembly

STAIR:

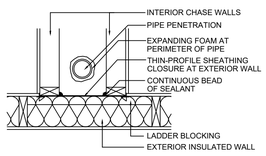


air sealing at interior wall between conditioned space and unconditioned space

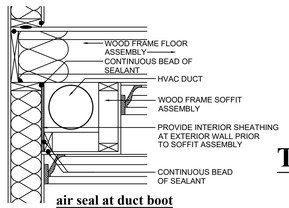
SLAB:



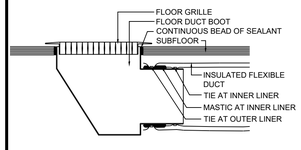
DUCTS:



air seal at chase wall
(plan)

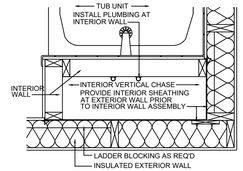


air seal at duct boot

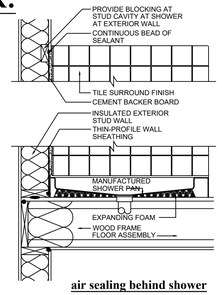


air seal at duct boot

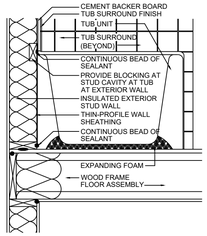
TUB/ SHOWER:



air sealing at corner vertical bathtub chase

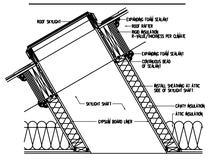


air sealing behind shower



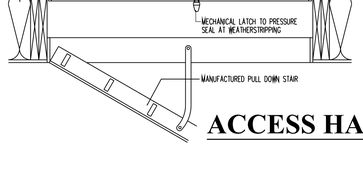
air sealing behind tub

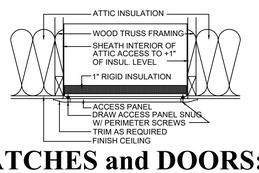
SKYLIGHT:



air sealing at skylight shaft

ACCESS HATCHES and DOORS:

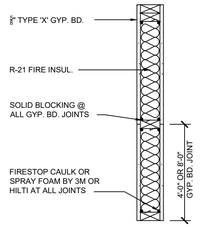




fire stop detail:

* FIRESTOP CAULK OR SEALANT SHALL BE TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479

fire wall detail:



GA FILE #3514
ONE LAYER 5/8" TYPE X GYP. WALL BOARD APPLIES PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2" x6" WOOD STUDS @ 16" O.C. W/ 1 1/4" TYPE W DRYWALL SCREWS 12" O.C.

ENERGY NOTES:

1. ALL WORK SHALL COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE .
2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER & POSTED IN THE UTILITY ROOM OR OTHER APPROVED LOCATION INSIDE THE BUILDING. CERTIFICATE SHALL COMPLY WITH IRC N1101.14.
3. ATTIC OR CRAWL SPACE ACCESS SHALL BE WEATHERSTRIPPED & INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
4. AIR LEAKAGE - BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE TO ≤ 3 AIR CHANGES PER HOUR.
5. INSTALLATION - THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA LISTED IN TABLE 402.4.1.1. WHERE REQUIRED BY CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.
6. TESTING - BUILDING OR DWELLING UNIT SHALL BE TESTED & VERIFIED HAVING LESS THAN OR EQUAL TO 3 ACH50 IN CZ 4A, 5A, 6A. TESTING SHALL BE BY AN APPROVED THIRD PARTY.
7. COMBUSTION CLOSETS - ROOMS CONTAINING FUEL-BURNING APPLIANCES REQUIRE SPECIAL CARE.*
   * EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE.
8. DUCTS - SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-8 @ 3" OR GREATER IN DIAMETER, & R-6 @ DUCTS LESS THAN 3" IN DIAMETER.

8A. DUCT SEALING - DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED.

9. DUCT TESTING - DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY AN APPROVED THIRD PARTY.
   * EXCEPTION: DUCT LEAKAGE TEST IS NOT REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
10. BUILDING CAVITIES - SHALL NOT BE USED AS DUCTS OR PLENUMS.
11. MECHANICAL SYSTEM PIPING INSULATION - CARRYING FLUIDS > 105 DEGREES OR < 55 DEGREES SHALL BE INSULATED WITH R-3 MINIMUM.
12. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE RC OF NYS/ MC OF NYS. THE MECHANICAL VENTILATION RATE SHALL BE NO GREATER THAN 0.01 x CFA + 7.5 X (# OF BEDROOMS + 1). (CFA = CONDITIONED FLOOR AREA.)
13. EQUIPMENT SIZING - PER ACCA MANUAL S, BASED ON LOADS CALCULATED PER ACCA MANUAL J AS PROVIDED BY A THIRD PARTY HERS RATER.
14. LIGHTING- A MINIMUM OF 75% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICIENCY LAMPS. LOW-VOLTAGE LIGHTING EXEMPT.
15. ALL HVAC, PLUMBING, AND ELECTRICAL SYSTEMS SHALL MEET THE 2020 RC OF NYS CHAPTER 11 ENERGY EFFICIENCY, 2020 MECHANICAL CODE OF NYS, ENERGY CONSERVATION CONSTRUCTION CODE OF NYS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT IN DETAIL THE DESIGN, CALCULATIONS, DRAWINGS, WRITTEN STATEMENTS OF THE MECHANICAL, AIR CONDITIONING, VENTILATION, HEATING SYSTEMS (NEW, EXISTING, OR UPGRADED) STAMPED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE OWNER OR BUILDING DEPARTMENT.
16. ADDITIONS, ALTERATIONS OR RENOVATION: SHALL COMPLY WITH 2020 ECC OF NYS. UNALTERED PORTIONS OF THE EXISTING BUILDING ARE NOT REQUIRED TO COMPLY WITH THIS CODE.
17. AT MINIMUM, ONE PROGRAMMABLE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING & COOLING SYSTEM IN ACCORDANCE WITH SECTION N1103 CONTROL SYSTEMS.
18. ALL EXTERIOR WALL/ FLOOR/ CEILING JOISTS SHALL BE AIR SEALED & INSULATED IN ACCORDANCE WITH TABLE R402.4.1.1. APPLY A FRESH BEAD OF CAULK TO THE TOP & BOTTOM PLATE IMMEDIATELY PRIOR TO INSTALLING GYPSUM WALL BOARD.
19. ALL DOORS LEADING TO UNCONDITIONED SPACES SHALL HAVE R VALUES GREATER THAN OR EQUAL TO 2.85 (U=0.35) IN ACCORDANCE WITH TABLE 402.1.1 PROVIDE GASKET AND WEATHERSTRIPPING.

DETAILS INDICATED ARE DIAGRAMMATIC FOR COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

EAVE BAFFLES:

SECTION R 402.2.3- FOR AIR PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL TO OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL.

ACCESS HATCHES & DOORS:

SECTION 402.2.4- ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWLSPACES) SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT WHICH PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED, THE PURPOSE OF WHICH IS TO PREVENT THE LOOSE FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED, AND TO PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE INSULATION.

AIR LEAKAGE:

SECTION 402.4- THE THERMAL BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R402.4.2 TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED & VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR IN CZ 4. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 & REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST & PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

AIR INFILTRATION:

SECTION 402.4.3- WINDOWS, SKYLIGHTS, & SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT & SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT WHEN TESTED ACCORDING TO NRFC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY & LISTED & LABELED BY THE MANUFACTURER.

RECESSED LIGHTING FIXTURE:

SECTION 402.4.5- RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED & UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC- RATED & LABELED AS MEETING ASTM E-283 WHEN TESTED AT 1.57 PSF PRESSURE DIFFERENTIAL WITH NO MORE THAN 2.0 CFM OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING & THE INTERIOR WALL OR CEILING COVERING.

MECHANICAL VENTILATION:

SECTION R403.6 - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES & EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

PROGRAMMABLE THERMOSTAT:

SECTION N1103.1.1- (2009 IECC) A PROGRAMMABLE THERMOSTAT SHALL BE PROVIDED WHERE THE PRIMARY HEATING SYSTEM IS A FORCED AIR FURNACE.

DUCTS:

SECTION 403.3- INSULATION FOR SUPPLY DUCTS IN ATTICS SHALL BE A MIN. OF R-8. ALL OTHER DUCTS OUTSIDE THE THERMAL ENVELOPE R-6. SEALING IS MANDATORY FOR DUCTS, AIR HANDLERS, FILTER BOXES. JOINTS & SEAMS SHALL COMPLY WITH SECTION M1601.4.1 (RC OF NYS) & N1103.3.3.2 (R403.3.2 (MC OF NYS). DUCTWORK OUTSIDE OF THE THERMAL BOUNDARY (ATTIC, UNCONDITIONED BASEMENT) SHALL BE POST-CONSTRUCTION OR ROUGH-IN TESTED.

FIREPLACES:

SECTION 303.1.5- TIGHT FITTING NONCOMBUSTIBLE FIREPLACE DOORS TO CONTROL INFILTRATION LOSSES SHALL BE INSTALLED ON FIREPLACE OPENINGS:

1. MASONRY FIREPLACES OR FIREPLACE UNITS DESIGNED TO ALLOW AN OPEN BURN.
2. DECORATIVE APPLIANCES (ANSI STANDARD Z21.60 GAS-LOG STYLE UNIT) INSTALLED IN VENTED SOLID FUEL FIREPLACES.
3. VENTED DECORATIVE GAS FIREPLACE (ANSI STANDARD Z21.50 UNIT)

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Proposed Addition/Alteration to the:
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Roslyn Heights, New York

MIG
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ISLANDIA, NEW YORK 11749

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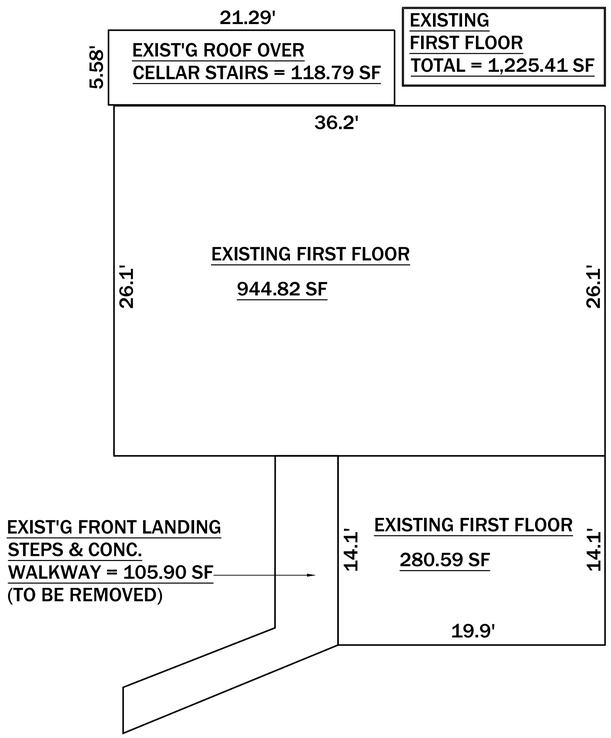
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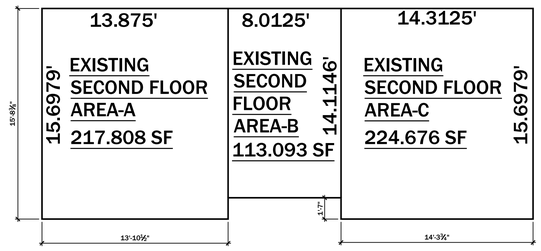
REGISTERED ARCHITECT MELVIN I GONZALEZ 22179 STATE OF NEW YORK

date: 8-18-2021
scale: as noted
revisions: 10-20-2021, 10-26-2022, 1-30-2023

drawing no: A-6
file no: 21:20

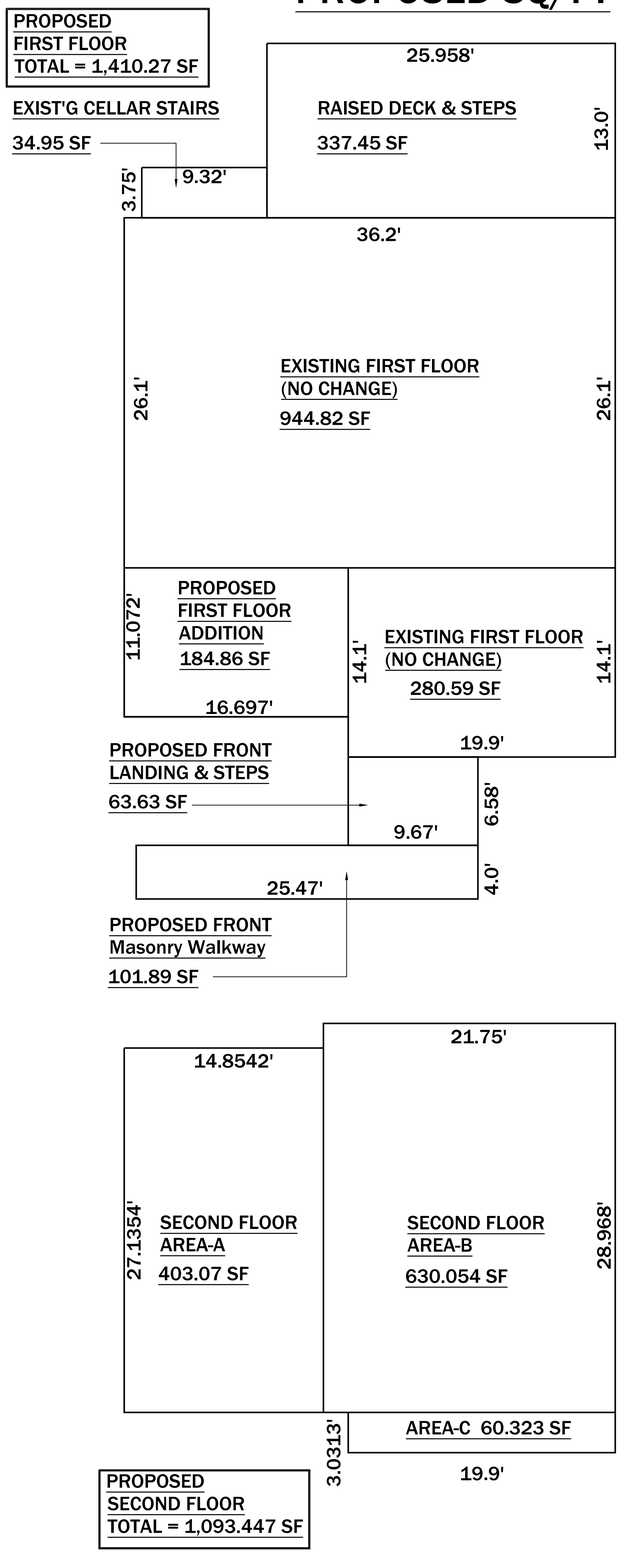
EXISTING SQ/FT





PROPOSED SECOND FLOOR TOTAL = 555.577 SF

PROPOSED SQ/FT



PROPOSED SECOND FLOOR TOTAL = 1,093.447 SF

Lot Area = 5,079.58 SF

Proposed Gross Floor Area

PROPOSED FIRST FLOOR ——— 1,410.27 SF

PROPOSED SECOND FLOOR ——— 1,093.447 SF

PROPOSED GROSS FLOOR AREA – 2,503.717 SF
5,079.58 SF / 2,503.717 SF = 49.289%

ALLOWABLE GFA 5,079.58 SF X 50% = 2,539.79 SF

Total Lot Coverage

EXISTING FIRST FLOOR	= 1,225.41 SF
DETACHED GARAGE	= 259.3 SF
EXISTING TOTAL LOT COVERAGE	= 1,484.71 SF

5,079.58 SF / 1,484.71 SF = 29.228%

ErosionControl & Stormwater Management Analysis

Section: 70-202.2 ALL CONSTRUCTION IN WHICH THERE WILL BE INCREASE IN IMPERVIOUS SURFACE AREA IN EXCESS OF 5% OF THE LOT AREA OR 750 SQUARE FEET, WHICHEVER IS LESS, REQUIRES ON-SITE RETENTION OF 2 1/2" INCHES OF RAINFALL.

ALLOWABLE INCREASE OF IMPERVIOUS SURFACE AREA =5,079.58 SF X 5% = 253.97 SF

Existing Impervious Surfaces

EXISTING FIRST FLOOR	= 1,225.41 SF
EXISTING DETACHED GARAGE	= 259.3 SF
EXISTING FRONT LANDING, STEPS AND CONCRETE WALKWAY	= 105.90 SF
EXISTING ROOF OVER EXTERIOR CELLAR STAIRS	= 118.79 SF
EXISTING SUNROOM TO BE REMOVED	= 163.17 SF
EXISTING IMPERVIOUS SURFACE AREAS	= 1,872.57 SF

Proposed Impervious Surfaces

EXISTING FIRST FLOOR	= 1,225.41 SF
EXISTING DETACHED GARAGE	= 259.3 SF
PROPOSED REAR DECK & STEPS	= 337.45 SF
PROPOSED FRONT MASONRY WALKWAY	= 101.89 SF
PROPOSED FRONT LANDING & STEPS	= 63.63 SF
SUB-TOTAL	= 1,987.68 SF

PROPOSED INCREASE OF IMPERVIOUS SURFACE AREA
1,987.68 SF - 1,872.57 SF = 115.11 SF LESS THAN 253.97 SF

NOTE: ON-SITE RETENTION NOT REQUIRED AS PER Section: 70-202.2 ALL.

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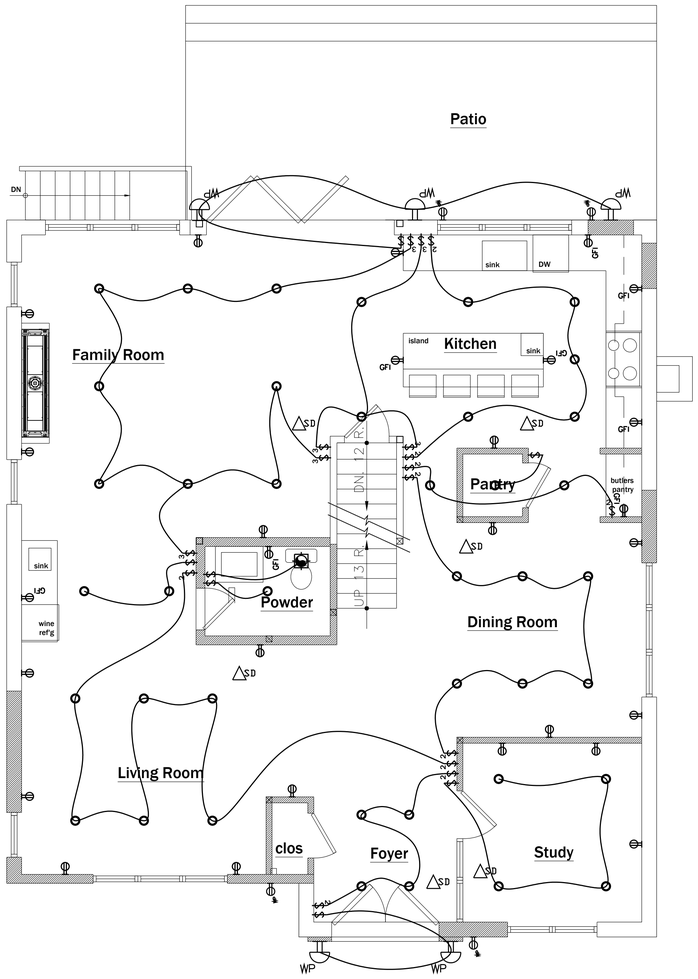
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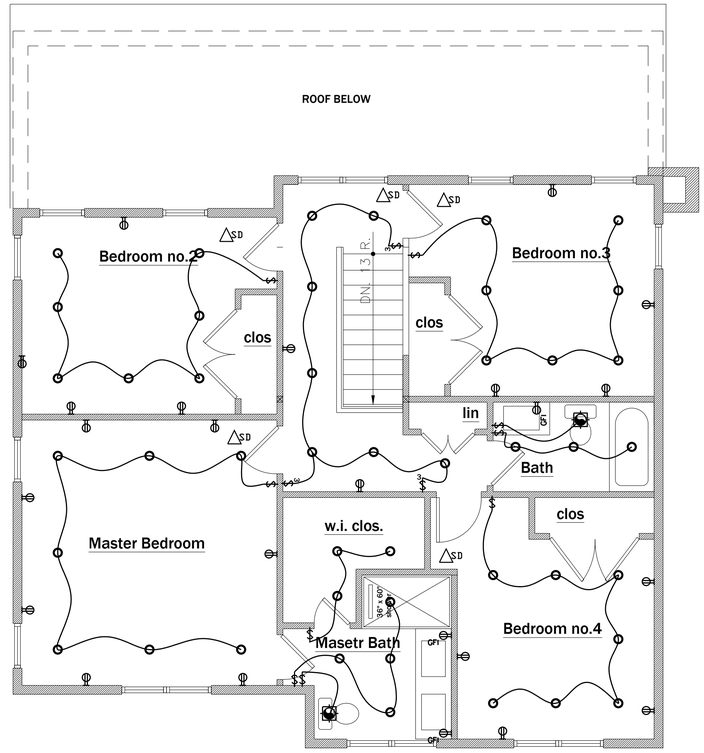
REGISTERED ARCHITECT MELVIN I GONZALEZ 22179 STATE OF NEW YORK

date: 10-26-2022
scale: as noted
revisions: 1-30-2023
drawing no: A-7
file no: 21:20



PROPOSED FIRST FLOOR ELECTRICAL PLAN

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



PROPOSED SECOND FLOOR ELECTRICAL PLAN

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

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drawing no: E-1
file no: 21:20

TABLE 2304.9.1
FASTENING SCHEDULE

CONNECTION	FASTENING[a,b]	LOCATION
1. Joist to sill or girder	3 - 8d common (2½" × 0.131") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail
2. Bridging to joist	2 - 8d common (2½" × 0.131") 2 - 3" × 0.131" nails 2 - 3" 14 gage staples	toenail each end
3. 1" × 6" subfloor or less to each joist	2 - 8d common (2½" × 0.131")	face nail
4. Wider than 1" × 6" subfloor to each joist	3 - 8d common (2½" × 0.131")	face nail
5. 2" subfloor to joist or girder	2 - 16d common (3½" × 0.162")	blind and face nail
6. Sole plate to joist or blocking	16d (3½" × 0.135") at 16" o.c. 3" × 0.131" nails at 8" o.c. 3" 14 gage staples at 12" o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	3 - 16d (3½" × 0.135") at 16" o.c. 4 - 3" × 0.131" nails at 16" o.c. 4 - 3" 14 gage staples at 16" o.c.	braced wall panels
7. Top plate to stud	2 - 16d common (3½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	end nail
8. Stud to sole plate	4 - 8d common (2½" × 0.131") 4 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail
	2 - 16d common (3½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	end nail
9. Double studs	16d (3½" × 0.135") at 24" o.c. 3" × 0.131" nail at 8" o.c. 3" 14 gage staple at 8" o.c.	face nail
10. Double top plates	16d (3½" × 0.135") at 16" o.c. 3" × 0.131" nail at 12" o.c. 3" 14 gage staple at 12" o.c.	typical face nail
Double top plates	8 - 16d common (3½" × 0.162") 12 - 3" × 0.131" nails 12 - 3" 14 gage staples	lap splice
11. Blocking between joists or rafters to top plate	3 - 8d common (2½" × 0.131") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail
12. Rim joist to top plate	8d (2½" × 0.131") at 6" o.c. 3" × 0.131" nail at 6" o.c. 3" 14 gage staple at 6" o.c.	toenail
13. Top plates, laps and intersections	2 - 16d common (3½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	face nail
14. Continuous header, two pieces	16d common (3½" × 0.162")	16" o.c. along edge
15. Ceiling joists to plate	3 - 8d common (2½" × 0.131") 5 - 3" × 0.131" nails 5 - 3" 14 gage staples	toenail
16. Continuous header to stud	4 - 8d common (2½" × 0.131")	toenail

TABLE 2304.9.1—continued
FASTENING SCHEDULE

CONNECTION	FASTENING[a,b]	LOCATION
17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common (3½" × 0.162") minimum, Table 2308.10.4.1 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	face nail
18. Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common (3½" × 0.162") minimum, Table 2308.10.4.1 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	face nail
19. Rafter to plate (see Section 2308.10.1, Table 2308.10.1)	3 - 8d common (2½" × 0.131") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail
20. 1" diagonal brace to each stud and plate	2 - 8d common (2½" × 0.131") 2 - 3" × 0.131" nails 3 - 3" 14 gage staples	face nail
21. 1" × 8" sheathing to each bearing	3 - 8d common (2½" × 0.131")	face nail
22. Wider than 1" × 8" sheathing to each bearing	3 - 8d common (2½" × 0.131")	face nail
23. Built-up corner studs	16d common (3½" × 0.162") 3" × 0.131" nails 3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.
24. Built-up girder and beams	20d common (4" × 0.192") 32" o.c. 3" × 0.131" nail at 24" o.c. 3" 14 gage staple at 24" o.c.	face nail at top and bottom staggered on opposite sides
	2 - 20d common (4" × 0.192") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	face nail at ends and at each splice
25. 2" planks	16d common (3½" × 0.162")	at each bearing
26. Collar tie to rafter	3 - 10d common (3" × 0.148") 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	face nail
27. Jack rafter to hip	3 - 10d common (3" × 0.148") 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	toenail
	2 - 16d common (3½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	face nail
28. Roof rafter to 2-by ridge beam	2 - 16d common (3½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail
	2 -16d commons (3½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	face nail
29. Joist to band joist	3 - 16d common (3½" × 0.162") 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	face nail

TABLE 2304.9.1—continued
FASTENING SCHEDULE

CONNECTION	FASTENING[a,b]		LOCATION
30. Ledger strip	3 - 16d common (3½" × 0.162") 4 - 3" × 0.131" nails 4 - 3" 14 gage staples		face nail at each joist
31. Wood structural panels and particleboard[e]: Subfloor, roof and wall sheathing (to framing)	½" and less	6d[f] 2 ¾" × 0.113" nail[g] 1½" 16 gage[g]	
	⁹/₁₆" to ¾"	8d[f] or 6d[f] 2¼" × 0.113" nail[g] 2" 16 gage[g]	
	⅞" to 1"	8d[f]	
	1 ¼" to 1 ½"	10d[f] or 8d[f]	
Single floor (combination subfloor-underlayment to framing)	¾" and less	6d[f]	
	⅞" to 1"	8d[f]	
	1¼" to 1½"	10d[f] or 8d[f]	
32. Panel siding (to framing)	½" or less	6d[f]	
	⅝"	8d[f]	
33. Fiberboard sheathing[e]	½"	No. 11 gage roofing nail[g] 6d common nail (2" × 0.113") No. 16 gage staple[g]	
	²⁵/₃₂"	No. 11 gage roofing nail[g] 8d common nail (2½" × 0.131") No. 16 gage staple[g]	
34. Interior paneling	¼"	6d[f]	
	⅜"	6d[f]	

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending shield strengths as shown: 80 ksi (551 Mpa) for shank diameter of 0.192" (20d common nail), 90 ksi for shank diameters larger than 0.142" but not larger than 0.177", and 100 ksi for shank diameters of 0.142" or less.

b. Staples are 16 gauge wire and have a minimum of 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. Where the ultimate design wind speed is 130 or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6" o.c. Where the ultimate design wind speed is greater than 130mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6" o.c. for minimum 48-inch distance from ridges, eaves and gable end walls, and 4" o.c. to gable end wall framing.

g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

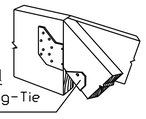
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

TABLE R703.7.3
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

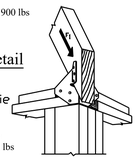
Size of Steel Angle(a,c) (inches)	No Story Above	One Story Above	Two Stories Above	No. of ½" or equivalent Reinforcing Bars (b,d)
3 x 3 x ¼	6'-0"	4'-6"	3'-0"	1
4 x 3 x ¼	8'-0"	6'-0"	4'-6"	1
5 x 3 1/2 x 5/16	10'-0"	8'-0"	6'-0"	2
6 x 3-½ x 5/16	14'-0"	9'-6"	7'-0"	2
2-6 x 3-½ x 5/16	20'-0"	12'-0"	9'-6"	4

Rafter to Ridge Connection Detail

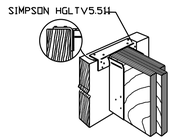


Simpson Strong-Tie
HRC1.81
USE 16-10d x 1 ½" CARRYING MEMBER
USE 2-10d x1 ½" EACH HIP
REQUIRED UPLIFT 292 lbs
ALLOWABLE UPLIFT LOAD 900 lbs

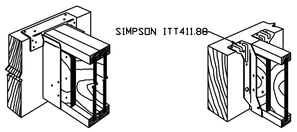
Valley to Top Plate Connection Detail



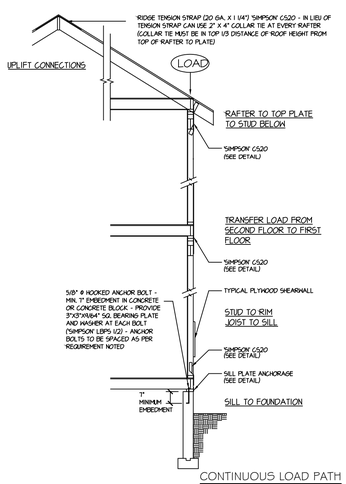
HCP4Z
Simpson Strong-Tie
USE 8-10d TO RAFTER
USE 8-10d TO PLATES
ALLOWABLE UPLIFT 645 lbs
ALLOWABLE LATERAL 300 lbs



TOP FLANGE TRIPLE 1.75 LVL HANGER



TOP FLANGE DOUBLE & SINGLE JOIST HANGERS

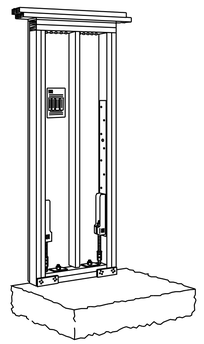


CONTINUOUS LOAD PATH
n.t.s.

DRAWING IS DIAGRAMMATIC ONLY AND IS NOT REFLECTIVE OF ACTUAL MEMBER SIZES OR TYPES. FOR THIS PARTICULAR PROJECT SEE FLOOR PLANS AND SECTIONS.

CONNECTION DETAILS

SHEAR-WALL CONNECTIONS



Strong-Wall Shearwall

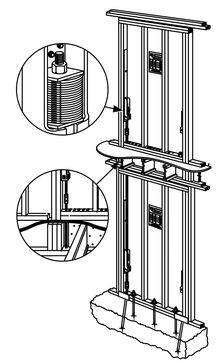
SW18x8 18" x 93 1/4" x 3 1/2"
No. of fasteners in top wall 9-SDS 1/4 x 6
No. of mudsill anchors 2-5/8
Holdown anchor bolts 2-SSTB28

SW24x8 24" x 93 1/4" x 3 1/2"
No. of fasteners in top wall 12-SDS 1/4 x 6
No. of mudsill anchors 2-5/8
Holdown anchor bolts 2-SSTB28

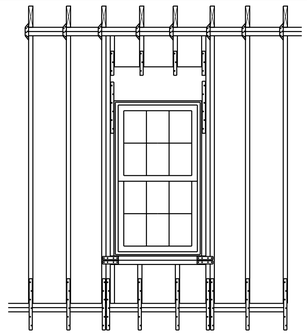
SW32x8 32" x 93 1/4" x 3 1/2"
No. of fasteners in top wall 16-SDS 1/4 x 6
No. of mudsill anchors 2-5/8
Holdown anchor bolts 2-SSTB28

SW48x8 48" x 93 1/4" x 3 1/2"
No. of fasteners in top wall 24-SDS 1/4 x 6
No. of mudsill anchors 2-5/8
Holdown anchor bolts 2-SSTB28

NOTE : Standard height of all shear walls is 8', 9', 10' & 12'.



Strong-Wall Shearwall For Second Floor Applications



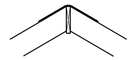
Simpson Strong-Tie
GA10 at each end
of all exterior wall headers

20 GA.
1 1/4" W x 21"L
(1) @ SPANS LESS THAN 6'-0" W/ 16-10d NAILS
(2) @ SPANS GREATER THAN 6'-0" & LESS THAN 12'-0" W/ 16-10d NAILS

UPLIFT CONNECTIONS

PROVIDE ALL TOE–NAILING AS PER NAILING SCHEDULE.

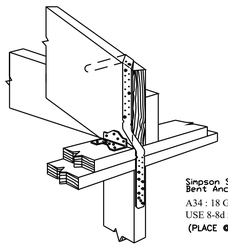
NOTE :
A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE UPLIFT FORCES FROM THE ROOF TO THE FOUNDATION. (TYP. PER CODE) (SEE WIND UPLIFT CALCS. AND DETAILS)



Rafter / Ridge / Rafter Tie Detail
Simpson CS20

(PLACE @ 16" OC.)

20 GA.
1 1/4" W x 14" L
USE 4-8d NAILS @ EA. SIDE
TOTAL OF 8-8d NAILS

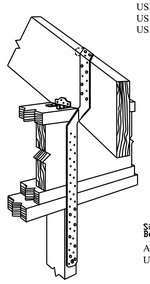


Simpson Strong-Tie
Bent Anchor and Twist Strap
A34 : 18 GA. 1⅞" x 2½"
USE 8-8d x 1½" NAILS
(PLACE @ 16" OC.)

Rafter / Plate / Stud Tie Detail
Simpson MTS30 & A34

(PLACE @ 16" OC.)

MTS30 : 16 GA. 30" LONG
USE 7-10d NAILS TO RAFTERS
USE 3-8d NAILS MIN. TO PLATES
USE 7-10d NAILS TO STUDS



Simpson Strong-Tie
Bent Anchor and Twist Strap
A34 : 18 GA. 1⅞" x 2½"
USE 8-8d x 1½" NAILS
(PLACE @ 16" OC.)

Rafter / Plate / Stud Tie Detail
Simpson MTS30 & A34

(PLACE @ 16" OC.)

16 GA. 30" L
USE 7-10d NAILS TO RAFTER
USE 7-10d NAILS TO STUD
(Additional Nailing thru plates & box.)

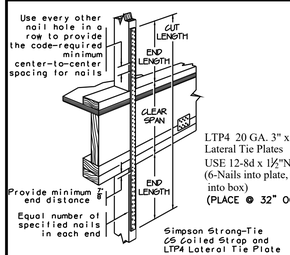
UPLIFT DECK CONNECTION NOTES

Uplift (Exterior Decks) (P)
(model #'s vary relative to specific dimensions of Post & Girder)
All Mechanical Connection Hardware exposed to the Exterior shall be Stainless Steel
Exterior Post Base / Girder
Simpson CC Series
Ext. Post Cap @ 90 deg. Flush Connection
Simpson ECCU Series & HW Series

Exterior Post Cap @ "T" Flush Intersection Conn.
Simpson CC Series & GLT Series

Exterior Post Cap @ 90 deg. Lap Conn.
(2) Simpson ECCU Series

Exterior Post Cap @ "T" Lap Intersection Conn.
(2) Simpson CC Series

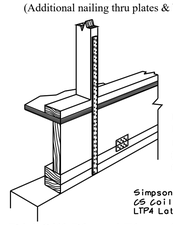


LTP4 20 GA. 3" x 4¼"
Lateral Tie Plates
USE 12-8d x 1½"NAILS
(6-Nails into plate, 6-Nails into box)
(PLACE @ 32" OC.)

Simpson Strong-Tie
GS Goiled Strap and
LTP4 Lateral Tie Plate

Floor / Floor Tension Tie Detail
Simpson CS20 Strap & LTP4 Lateral Tie Plate

20 GA. 38" L (PLACE @ 16" OC.)
CLEAR SPAN + 20"
USE 9-10d NAILS @ Ea. End Length STUD
TOTAL OF 18-10d NAILS
(Additional nailing thru plates & box)



LTP4 20 GA. 3" x 4¼"
Lateral Tie Plates
USE 12-8d x 1½"NAILS
(6-Nails into plate, 6-Nails into box)
(PLACE @ 32" OC.)

Simpson Strong-Tie
GS Goiled Strap and
LTP4 Lateral Tie Plate

Dbl.Sill Plate / Floor / Stud Connection Detail
CS20 Strap & LTP4 Lateral Tie Plate

20 GA. 24" L
USE 9-10d NAILS @ STUD (PLACE @ 16" OC.)
USE 9-10d NAILS @ BOX & PLATE

G.C. TO VERIFY ALL EXISTING AND NEW CONDITIONS, EXISTING & NEW DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

TYPICAL ROOF CONSTRUCTION

*40 YEAR ARCHITECTURAL ASPHALT ROOF SHINGLES
* CONT. RIDGE VENT
* 30# BUILDING FELT OR 2 LAYERS OF 15# BUILDING FELT AT 4:12 OR LESS (1) LAYER OF 15# FELT AT 4:12 OR GREATER ALTERNATE: BLUESKIN RF200
* 5/8" EXT. GRADE PLYWOOD SHEATHING
* ROOF RAFTERS (SEE PLAN)
* CEILING JOISTS (SEE PLAN)
* 10 1/4" BATT INSULATION (R-38) @FLAT
* 9 1/2" BATT INSULATION (R-30) @ SPLAY
* 1/2" GYPSUM BOARD
* "HENRY BLUESKIN" ICE & WATER SHIELD AS REQD

NOTE :
PROVIDE "HENRY BLUESKIN" ICE & WATER SHIELD AT ALL ROOF EDGES, RIDGES, HIPS, VALLEYS, EAVES, WALL TO ROOF INTERSECTIONS, ETC. IN 24" MIN. WIDTHS AT ROOF WITH SLOPE EQUAL TO OR GREATER THAN 8:12 PROVIDE "HENRY BLUESKIN" ICE & WATER SHIELD NOT LESS THAN 36" AS PER MANUFACTURERS SPECIFICATIONS. (TYP.) & PER 2020 RC OF NYS SECT. 905.2.7 AND 905.1.2.

ALL OVERHANG DIMENSIONS ARE TO FRAME
ALL RIDGES TO HAVE RIDGE VENTS
BASE FLASHING AS REQD

NOTE:
ALL STRUCTURAL WOOD FRAMING TO BE DOUG FIR #2 OR BETTER @ 16" O.C.

NOTE:
ALL WINDOW AND DOOR STRUCTURAL HEADERS TO BE UPSET, IF REQD., TO ACCOMMODATE SPECIFIED WINDOW OR DOOR HEAD HEIGHT.

TYPICAL WALL CONSTRUCTION

* STUCCO SYSTEM BY STO
* 1/2" RIGID BOARD INSULATION (R-3.3)
* BLUESKIN VP 100
* ½" EXTERIOR GRADE PLYWD SHEATHING
* 2"x4" STUD WALLS @ 16" O.C.
* 3 1/2" BATT INSULATION (R-15) 1ST FLOOR
* 5 ½" BATT INSULATION (R-21) 2ND FLOOR
* ½" GYP. BD.
* TERMITE SHIELD AS PER 2020 RC OF NYS (R318)

TYPICAL FLOOR CONSTRUCTION

* FINISH FLOORING (SEE PLAN)
* 3/4" PLYWOOD SUBFLR. WITH EXTERIOR GLUE. GLUED AND SCREWED TO ALL FLR. BEAMS. BLOCK ALL UNSUPPORTED EDGES.
* FLOOR JOISTS (SEE STRUCTURAL DRAWINGS)
*CROSS BRIDGING @ 8'-0" O.C. MAX.
* 9" BATT INSULATION (R-30) MIN

NOTE:
PROVIDE METAL TIES AT ALL RAFTER BEARING LOCATIONS PER R802.11. A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE UPLIFT FORCES FROM THE ROOF TO THE FOUNDATION. (TYP.)
(SEE WIND UP-LIFT CALCS AND DETAILS)

TYP. FNDTN. WALL CONSTR.:

8" POURED CONCRETE FOUNDATION WALL ON 8" x 16" DEEP P.C. FOOTING.
PROVIDE (3) #5 REBARS CONTINUOUS @ FOOTING.
PROVIDE (3) #5 REBARS CONT. @ TOP & BOTTOM OF WALL & AT MID POINT OF WALL.

FOUNDATION ANCHOR REQUIREMENTS

NOTE: ALL CONNECTIONS SHALL COMPLY WITH THE 2018 EDITION OF THE WOOD FRAME CONSTRUCTION MANUAL (WFCM) FOR ONE AND TWO-FAMILY DWELLINGS.

SILL PLATES OR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.2A.

INSTALL 5/8" DIAMETER ANCHOR BOLTS EMBEDDED 7 INCHES INTO CONCRETE FOUNDATION WITH (LBPS 5/8) SIMPSON STRONG TIE BEARING PLATES AT 36" O.C.

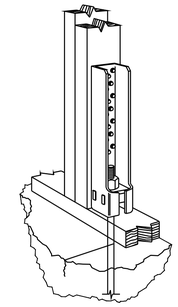
A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES OF EACH END OF EACH BOTTOM PLATE AND WITHIN 12 INCHES OF CORNERS.

PROVIDE TERMITE SHIELD PROTECTION AS PER N.Y.S. BUILDING CODE (R318).

ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED VIRGIN SOIL, INCLUDING INTERIOR FOOTINGS. ASSUMED SOIL BEARING CAPACITY- 2,000 PSI.

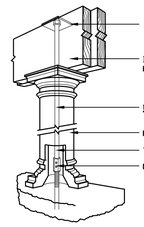
DESIGN TIMBER STRESS 1450 P.S.I. - DOUGLAS FIR NO. 2. ALL LUMBER TO BE GRADE MARKED. PLYWOOD SHALL BEAR IDENTIFICATION AS TO GRADE, TYPE SPECIES OR IDENTIFICATION MARK. ALL JOISTS SHALL HAVE SOLID WOOD BLOCK BRIDGING AT 8'-0" ON CENTER MAXIMUM.

HOLDOWN CONNECTIONS

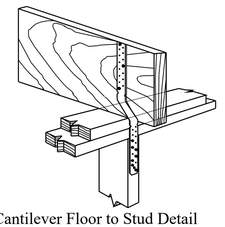


Predeflected Holdown Anchor (HDU8)

HDU8-SDS2.5
10 GA. 3" (W) x 16 5/8" (H) x 3½" (B)
USE 7/8" DIAM. A-36 THREADED ROD WITH "SET" HIGH STRENGTH EPOXY.
MINIMUM (20) SDS 1/4" x 2. 1/2" WOOD SCREWS (TOP)



Hollow Column Uplift Detail



Cantilever Floor to Stud Detail
Simpson MTS12

(PLACE @ 16" OC.)

16 GA. 12" Long
USE 7-10d NAILS TO FLOOR JOIST
USE 7-10d NAILS TO STUD

G.C. TO VERIFY ALL EXISTING AND NEW CONDITIONS, EXISTING & NEW DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

STRUCTURAL CONNECTORS:

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN DESIGNED IN ACCORDANCE & SHALL COMPLY WITH THE WOOD FRAME CONSTRUCTION MANUAL (WFCM 2018), RESIDENTIAL CODE OF NEW YORK STATE 2020 AND ENGINEERED DESIGN PER ASCE7-10.
3 SECOND GUST = 130 MPH
700 YR. WIND SPEED

RAFTER to RIDGE - Table 2.2B

ROOF SPAN= 33'-10" (USE 36'-0")
ROOF PITCH = 10:12
UNIT CONNECTION LOAD REQUIRED = 339 plf (for 130 W.S.) x 1.33 (16"oc) = 450.87 lbs.
PROVIDE (18") 1 1/4" WIDE CS20 STRAP @ 16" O.C. W/
REQUIRED NUMBER OF NAILS: (2) 8D NAILS x 1.33 = 2.66 REQ'D
PROVIDE (3) 8d NAILS @ EACH SIDE (EACH RAFTER)

ROOF to WALL-Table 2.2A

RAFTER SPACING= 16" o.c.
ROOF SPAN= 33'-10" (USE 36'-0")
ROOF / CEILING ASSEMBLY DEAD LOAD = 15 psf

REQUIRED UPLIFT DESIGN = 255 (plf, for 130 W.S.) x 1.33 = 266 lbs.
REQUIRED LATERAL DESIGN = 111 (plf, for 130 W.S.) x 1.33 = 147.63 lbs

PROVIDE MTS12 @ 16" O.C. WITH (14) 10d NAILS- (1000 lbs. UPLIFT)
PROVIDE A34 LATERAL ANCHOR @ 16" O.C. WITH (8) 8d NAILS (295 lbs. LATERAL)

WALL to WALL-Table 2.2A (FOOTNOTE 3)

UPLIFT REDUCED BY 73 plf x 1.33 (16"o.c.) = 97.09 lbs.
REQUIRED UPLIFT DESIGN = 266 - 97.09 = 168.91 lbs.
REQUIRED LATERAL DESIGN = 111 lbs.

PROVIDE CS20 @ 16" O.C. 38" LONG W/ (12) 10d NAILS @ EACH STUD - (1030 lbs.)
PROVIDE LTP4 @ 32" O.C. W/ (12) 8d NAILS = 645 lbs. / 2 = 322.5 lbs. LATERAL

WALL to FLOOR-Table 2.2A (FOOTNOTE 3)

UPLIFT REDUCED BY 73 plf x 1.33 (16"o.c.) = 97.09 lbs.
REQUIRED UPLIFT DESIGN = 266 - 97.09 = 168.91 lbs.
REQUIRED LATERAL DESIGN = 111 lbs.

PROVIDE CS20 @ 16" O.C. 38" LONG WITH (12) 10d NAILS @ EACH STUD - 1030 lbs.
PROVIDE LTP4 @ 32" O.C. W/ (12) 8d NAILS = 645 lbs. / 2 = 322.5 lbs. LATERAL

SILL/BOTTOM PLATE to FOUNDATION -Table 3.2A

ROOF PITCH = 4:12
TWO STORIES (ATTIC)
AS PER SECTION 3.1.3.1 BUILDING HEIGHT)

PROVIDE 5/8" DIAMETER ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE FOUNDATION WITH (LBPS 5/8) SIMPSON STRONG TIE BEARING PLATES @ 36" OC. A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6" TO 12" OF EACH END OF BOTTOM PLATE, AND WITHIN 12" OF ALL CORNERS.

G.C. TO VERIFY ALL EXISTING AND NEW CONDITIONS, EXISTING & NEW DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

NOTE: PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL (WFCM 2018 EDITION) FOR ONE AND TWO FAMILY DWELLINGS AS REQUIRED BY THE 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R301.2.1.1 DESIGN CRITERIA ENGINEERED STRUCTURAL DESIGN WITH 130 MPH WIND SPEED.

DESIGN CRITERIA

GROUND SNOW LOAD Tor. Ld. (psf)	WIND Speed (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: Weathering	Frost line depth	Termite	Decay	WINTER DESIGN TEMP.	ICE SHIELD UNDER-LAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX
30	130	B	SEVERE	36"	MODERATE TO HEAVY	SLIGHT TO MODERATE	10°	REQUIRED	SEE MAP	<1500

Exposure Category : Exposure B (Ice Shield Underlayment Required)

Wind-Borne Debris region : (more than 1 mile from the Sound / Coast) 130 mph wind speed

DESIGN LOADS (R301.2.2.4 & R301.4)

	ROOF	CEILING (no attic stor.)	CEILING (attic stor.)	FLOOR (sleep'g. rm.)	FLOOR (all other)
LIVE LOAD	45 (psf)	10 (psf)	20 (psf)	30 (psf)	40 (psf)
DEAD LOAD	15 (psf)	15 (psf)	15 (psf)	10 (psf)	10 (psf)
TOTAL LOAD	60 (psf)	25 (psf)	35 (psf)	40 (psf)	50 (psf)

Proposed Addition/Alteration to the:
31 Jessica Place
Roslyn Heights, New York

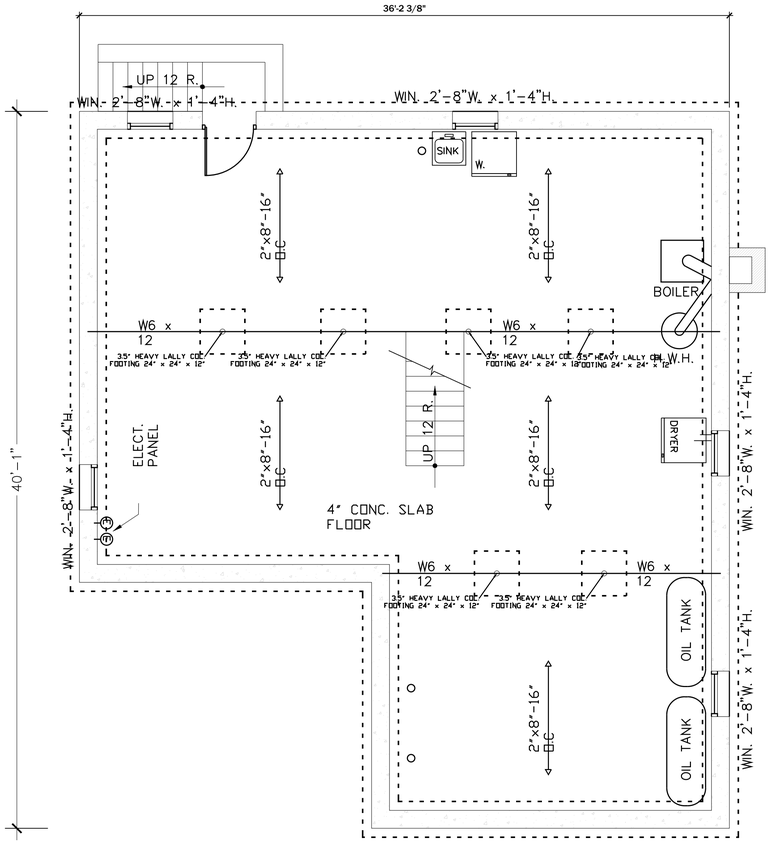
MIG
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REGISTERED ARCHITECT MELVIN I. GONZALEZ 22179 STATE OF NEW YORK

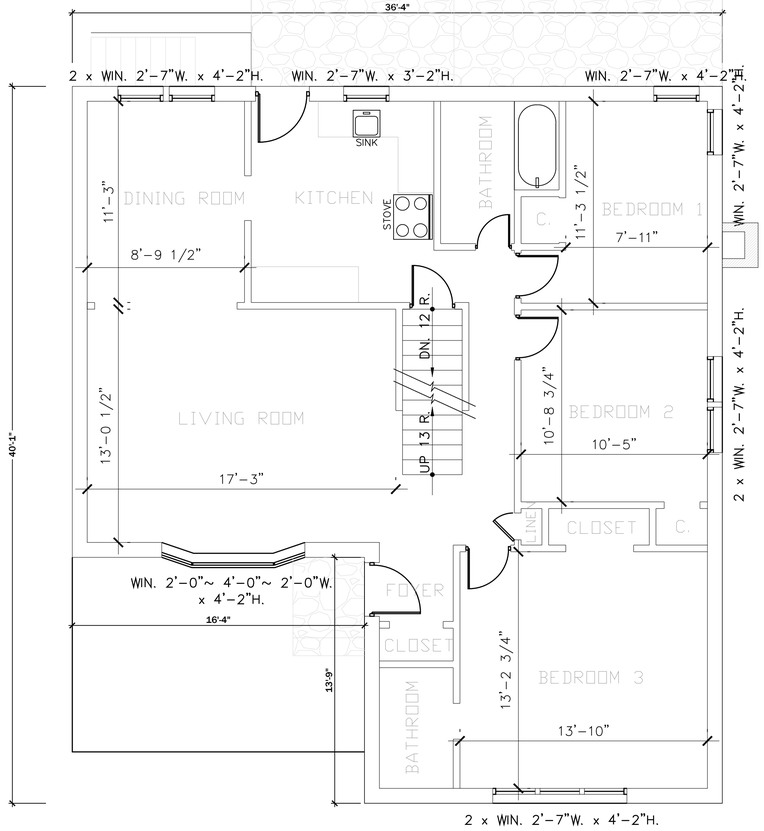
date: 8-18-2021
scale: as noted
revisions: 10-20-2021, 10-26-2022, 1-30-2023

drawing no: SPEC-1
file no: 21:20



EXISTING BASEMENT FLOOR PLAN

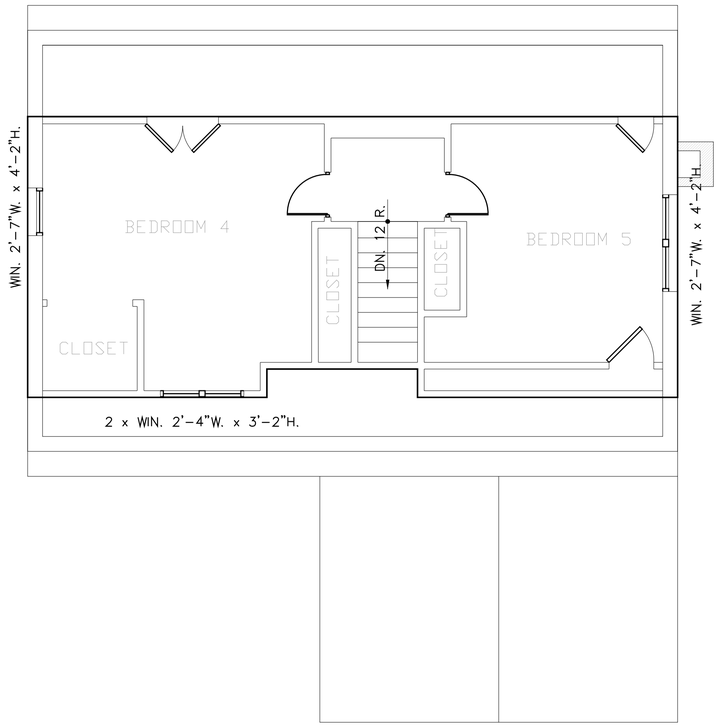
SCALE: 3/16" = 1'-0"



EXISTING FIRST FLOOR PLAN

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

1,231.78 SF



EXISTING SECOND FLOOR PLAN

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

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF MIG ARCHITECT, PLLC TO ALTER AN ITEM ON THESE DRAWINGS, IN ANY WAY.

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- ☐ Preliminary
- ■ For Construction
- ☐ Not for Construction
- ☐ Review Set
- ☐ Bid Set

Proposed Addition/Alteration to the:

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Roslyn Heights, New York

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date: 8-18-2021

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drawing no: **EX-1**

file no: 21:20

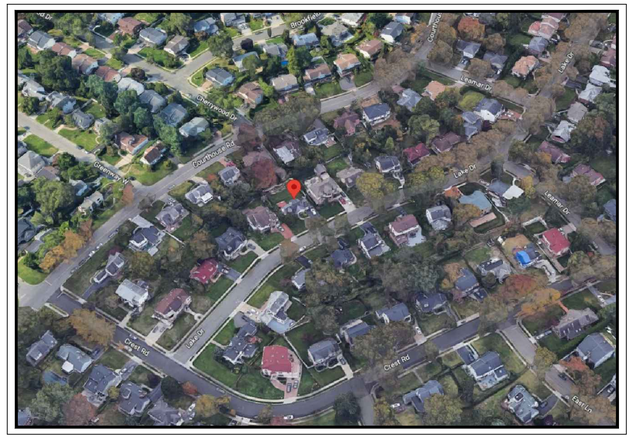
PRIVATE RESIDENCE

#21401

TOWN OF NORTH HEMPSTEAD

18 LAKE DRIVE

NEW HYDE PARK, NY 11040



PROPOSED 1-STORY ADDITION, 2-STORY ADDITION, 2ND STORY ADDITION, PORTICO, INTERIOR ALTERATIONS

DRAWING INDEX

T-1	COVER SHEET, GENERAL NOTES
GN-1	GENERAL CONSTRUCTION NOTES
Z-1	PLOT PLAN, ZONING, AREA DIAGRAMS
D-1	EXISTING FLOOR PLANS, DEMOLITION PLANS, NOTES
A-1	PROPOSED FOUNDATION PLANS, NOTES
A-2	PROPOSED FLOOR PLANS, NOTES
A-3	PROPOSED FLOOR PLANS, ROOF PLAN, NOTES
A-5	PROPOSED EXTERIOR ELEVATIONS
A-6	PROPOSED EXTERIOR ELEVATIONS
A-7	PROPOSED BUILDING SECTION, DETAILS, NOTES
A-8	RISER DIAGRAMS, DETAILS
A-9	NAILING & STRAPPING DETAILS, NOTES
A-10	CONSTRUCTION DETAILS

CODE INFORMATION

THESE CONSTRUCTION DOCUMENTS WERE PREPARED USING THE RESIDENTIAL CODE OF NEW YORK (2020 EDITION) IN CONJUNCTION W/ THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS & ASCE 7

THESE ENERGY CONSERVATION CALCULATIONS WERE PREPARED USING THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (2018 EDITION)

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS : TABLE 3015

USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60 psf	10 psf
DECKS	40 psf	10 psf
PASSENGER VEHICLE GARAGES	50 psf	PER PLAN
ATTICS WITHOUT STORAGE	10 psf	10 psf
ATTICS WITH STORAGE	20 psf	10 psf
RMS OTHER THAN SLEEPING RMS	40 psf	10 psf
SLEEPING ROOMS	30 psf	10 psf
STAIRS	40 psf	10 psf
GUARDRAILS AND HANDRAILS	200 psf	10 psf
ROOFS: LIVE = GROUND SNOW LOAD ADJUSTMENTS AS PER ASCE 7	20 psf 30 psf	10 psf

DIVISION 1 - GENERAL REQUIREMENTS

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
   A. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
   B. BUILDING CODE AS SPECIFIED ON THE ARCHITECTURAL DRAWINGS.
   C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
   D. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODICALLY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
2. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. NEVER SCALE DIRECTLY FROM DRAWINGS. CONTRACTOR SHOULD CONSULT ARCHITECT IN CASE OF QUESTION.
4. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
5. DISCREPANCIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS1 WHEN IN THE OPINION OF THE CONTRACTOR, A DISCREPANCY EXISTS HE SHALL PROMPTLY NOTIFY THE ARCHITECT, IN WRITING, BEFORE PROCEEDING WITH THE WORK OR HE SHALL BE RESPONSIBLE FOR THE SAME AND ANY INDIRECT RESULTS OF HIS ACTION.
6. OMISSIONS: ARCHITECTURAL DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONDITIONS FOR THE WORK. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, CURRENT NATIONAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS OR AGREEMENTS AS WELL AS CURRENT ACCEPTABLE BUILDING PRACTICES SHALL GOVERN, AND THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
7. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS, OR ANYONE PERFORMING ANY OF THE WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPROVED CONTRACT DOCUMENTS.
8. ANY AND ALL DRAWINGS AND SPECIFICATIONS FOR SITEWORK, PLUMBING SUPPLY OR WASTE, ELECTRICAL CIRCUITRY, AND HEATING, VENTILATING, FABRICATED TRUSSES, AND AIR CONDITIONING SYSTEMS ARE NOT A PART OF THE PROFESSIONAL SERVICES PROVIDED TO THE CLIENT BY THE ARCHITECT UNLESS INCLUDED UNDER THEIR AGREEMENT. ANY DISCREPANCIES WITH THESE DOCUMENTS BY ANY OF THE ABOVE LISTED SERVICES SHOWN IN DOCUMENTS PREPARED BY OTHERS SHOULD BE INDICATED IN WRITING TO THE ARCHITECT IMMEDIATELY.
9. PRIOR TO APPLICATION FOR BUILDING PERMITS, THE CONTRACTOR WILL FURNISH THE ARCHITECT WITH TWO SETS OF SHOP DRAWINGS OF ALL PREFABRICATED COMPONENTS, ONE SET TO BE RETAINED BY ARCHITECT, THE OTHER SET TO BE RETURNED TO CONTRACTOR AFTER REVIEW. ITEMS REQUIRING SHOP DRAWINGS INCLUDE BUT ARE NOT LIMITED TO ROOF TRUSSES, FLOOR TRUSSES, STAIRS, CABINETS, VANITIES, ETC. SHOULD THE DESIGN OR CONFIGURATIONS OF ANY PREFABRICATED COMPONENT BE MODIFIED DURING CONSTRUCTION FROM PREVIOUSLY APPROVED SHOP DRAWINGS, THE ARCHITECT SHALL BE FURNISHED, PRIOR TO FABRICATION, WITH REVISED SHOP DRAWINGS INCORPORATING THE REVISION. IF THE ARCHITECT IS NOT PROVIDED WITH THE ABOVE INFORMATION, THE CLIENT SHALL INDEMNIFY, AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIM OR SUITE WHATSOEVER, INCLUDING BUT NOT LIMITED TO, ALL PAYMENTS, EXPENSES OR COSTS INCLUDED, ARISING OR ALLEGED TO HAVE ARISEN FROM PREFABRICATED ITEMS.
10. THE CONDITIONS AND ASSUMPTIONS STATED IN THESE SPECIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR FOR CONFORMANCE TO LOCAL CODES AND CONDITIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THESE SPECIFICATIONS AND LOCAL CODES OR CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF THE DISCREPANCY AND SPECIAL ENGINEERING REQUIREMENTS SHALL BE APPLIED TO INSURE THE BUILDING'S STRUCTURAL INTEGRITY.
11. THESE REQUIREMENTS MAY BE SUPERSEDED BY MORE STRINGENT INFORMATION CONTAINED WITHIN THE DRAWINGS. THE MORE STRINGENT SHALL BE FOLLOWED.
12. SOIL CONDITIONS SHALL CONFORM TO OR EXCEED THE FOLLOWING CONDITIONS: BEARING CAPACITY: MIN. 2000 PSF. FIELD VERIFIED UNDER ALL FOOTINGS AND REINFORCED SLABS. WATER TABLE: MIN. 2'-0" BELOW BOTTOM OF ALL CONCRETE SLABS AND FOOTINGS. FOOTINGS, FOUNDATIONS, WALLS, AND SLABS SHALL NOT BE PLACED ON OR IN MARINE CLAY, PEAT AND OTHER ORGANIC MATERIALS.
13. BOTTOM OF FOOTINGS SHALL EXTEND BELOW FROST LINE OF THE LOCALITY AND MINIMUM 3'-0" BELOW EXISTING GRADE TO UNDISTURBED SOIL OR SOIL COMPACTED TO 95% DRY DENSITY HAVING A LOAD CARRYING CAPACITY AS SPECIFIED IN NOTE 12, AS VERIFIED BY A SOILS ENGINEER LICENSED IN THE LOCALITY WHERE PROJECT IS BEING BUILT.
14. ALL FOUNDATION WALL BACKFILL UNDER SLABS WHERE DISTANCE FROM EDGE OF WALL TO EDGE OF UNDISTURBED SOIL EXCEEDS 16", BUT LESS THAN 4'-0", SHALL CONSIST BE CLEAN, POROUS, SOIL COMPACTED IN 6" LIFTS TO 95 % DRY DENSITY OR PROVIDE #4 REBAR AT 2'-0" O.C., 1'-0" BEYOND EDGE OF UNDISTURBED SOIL AND 1'-0" INTO FOUNDATION WALL. ½
15. FREE DRAINING GRANULAR BACKFILL (SM OR BETTER) SHALL BE USED AGAINST FOUNDATION WALLS CONSISTENT WITH THE ARCHITECTURAL PLANS AND RELATED DETAILS. EQUIVALENT FLUID PRESSURE OF BACKFILL NOT TO EXCEED 40PCF (POUNDS PER CUBIC FOOT). IF BACKFILL PRESSURES EXCEED 40PCF, THEN WALLS MUST BE DESIGNED FOR ACTUAL PRESSURES BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE LOCALITY WHERE PROJECT IS BEING BUILT.
17. UNBALANCED FILL NOT TO EXCEED 7'-0" UNLESS OTHERWISE NOTED AND SUBSTANTIATED BY ENGINEERING CALCULATIONS. BACKFILL SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS-ON-GRADE AND FRAMED FLOORS ARE IN PLACE AND HAVE REACHED THEIR DESIGN STRENGTH. PROPER PRECAUTIONS SHALL BE TAKEN TO BRACE FOUNDATION WALLS WHEN BACKFILLING. WHERE BACKFILL IS REQUIRED ON BOTH SIDES, BACKFILL BOTH SIDES SIMULTANEOUSLY.

DIVISION 3 - CONCRETE

A. GENERAL:
1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI-318 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
2. ALL REINFORCEMENT, ANCHOR BOLTS, PIPE SLEEVES AND OTHER INSERTS SHALL BE POSITIVELY SECURED IN PLACE AND LOCATED ACCORDING TO THE APPROPRIATE ARCHITECTURAL DRAWINGS AND DETAILS.

B. REINFORCING STEEL:
1. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE NEW BILLET DEFORMED BARS GRADE 60 CONFORMING TO ASTM A 615. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SEE ARCHITECTURAL DRAWINGS FOR SIZES AND LOCATIONS.
2. DETAILING, FABRICATING AND PLACING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI-318-99
CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
3. ALL REINFORCING BARS WHICH INTERCEPT PERPENDICULAR ELEMENTS SHALL TERMINATE IN HOOKS, PLACED TWO (2) INCHES CLEAR FROM OUTER FACE OF ELEMENT.
4. THE CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO POURING CONCRETE FOUR. NO CONCRETE SHALL BE POURED INTO FOOTINGS CONTAINING STANDING WATER OR MUD. FOOTINGS SHALL BE DEWATERED PRIOR TO PLACEMENT OF CONCRETE. NO CONCRETE SHALL BE PLACED UNTIL ALL REINFORCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE BUILDING OFFICIAL OR COUNTY APPROVED LICENSED INSPECTOR. B. MINIMUM PROTECTIVE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
A. FOOTINGS: 3"
B. BEAMS & COLUMNS: 2"
C. SLAB: 3/4" (WIRE MESH TO BE PLACED AT MID-DEPTH OF SLAB)
D. WALLS - 1 1/4" AT INTERIOR FACE; 3" AT EXTERIOR FACE
C. FOUNDATION:
1. FOOTING DEPTHS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS. FOOTINGS SHALL BEAR A MINIMUM OF 1'-0" INTO ORIGINAL UNDISTURBED SOIL AND A MINIMUM OF 3'-0" BELOW FINISHED GRADE. WHERE REQUIRED, STEP FOOTINGS TO RATIO OF 2 HORIZONTAL TO 1 VERTICAL.
2. WHERE CONDITIONS DEVELOP REQUIRING CHANGES IN EXCAVATIONS, SUCH CHANGES SHALL BE MADE AS DIRECTED BY THE ENGINEER.
3. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL OR COUNTY APPROVED INSPECTOR PRIOR TO THE PLACING OF ANY CONCRETE. SAME SHALL BE PLACED WITHIN FORTY-EIGHT (48) HOURS NOTICE FOR THIS OBSERVATION.
4. SOIL INVESTIGATION AND REPORT: ALL EARTH WORK, COMPACTION AND SUPERVISIONS SHALL BE DONE ACCORDING TO THE RECOMMENDATIONS OF THE SOIL INVESTIGATION REPORT PREPARED BY A LICENSED GEOTECHNICAL ENGINEER. FLOOR SLAB AND FOOTING CALCULATIONS ARE BASED ON A 2,000 PSF VALUE. IF ON-SITE TEST BORING INDICATE LESSER VALUES, NOTIFY ENGINEER, IN WRITING, SO THAT NECESSARY STRUCTURAL MODIFICATIONS CAN BE MADE.
5. SLAB-ON-GRADE SHALL BE 4" THICK REINFORCED WITH 6 X 6 W1.4 X W1.4 WIF AND SHALL BE PLACED ON 6 MIL. VAPOR BARRIER ON 4" CRUSHED STONE.
6. SLAB-ON-GRADE AT PORCHES SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
7. INSTALL ANCHOR STRAPS AS PER MFG. RECOMMENDATIONS: 12" FROM CORNERS AND INTERVALS AS PER PLANS. MINIMUM EMBEDMENT FOR ANCHORS SHALL BE AS SPECIFIED BY MANUFACTURER.
8. BEAM POCKETS SHALL BE FORMED INTO CONCRETE WALLS TO PROVIDE A CONTINUOUS LEVEL FLAT SOLID BEARING SURFACE FOR ALL BEAMS.

DIVISION 6 - WOOD

A. LUMBER GRADE: AMERICAN SOFTWOOD LUMBER STANDARD
GRADING SHALL COMPLY WITH DOC PS 20-70 AND APPLICABLE WESTERN WOOD PRODUCTS ASSOCIATION STANDARDS.
1. ALL LUMBER SHALL BE, UNLESS OTHERWISE NOTED, NO. 2 GRADE. DOUGLAS FIR-LARCH WITH THE FOLLOWING MINIMUM STRUCTURAL VALUES.
   A. EXTREME FIBER BENDING STRESS: 2 X 4 WIDER FB 875 PSI
   B. HORIZONTAL SHEAR: FV = 95 PSI
   C. COMPRESSION PERPENDICULAR TO GRAIN: FCL = 625 PSI
   D. COMPRESSION PARALLEL TO GRAIN: FC = 1300 PSI
   E. MODULUS OF ELASTICITY: E = 1,600,000 PSI
   F. MOISTURE CONTENT: 19% MAXIMUM.
2. OTHER SPECIES MAY BE USED PROVIDED SUBSTITUTED SPECIES SHALL MEET OR EXCEED REQUIREMENTS NOTED ABOVE.
3. MOISTURE CONTENT: ALL LUMBER 4" AND DEEPER SHALL HAVE MOISTURE CONTENT NOT GREATER THAN 19%. AIR DRIED LUMBER IS DESIRED BUT NOT NECESSARY. LUMBER MAY BE KILN DRIED, HOUEVER DRYING PROCESS MUST BE SLOW AND REGULATED TO CAUSE A MINIMUM AMOUNT OF CHECKING, COMPARABLE WITH AIR DRIED STOCK.
4. ALL EXTERIOR LUMBER AND LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH AF&PA STANDARDS AND STAMPED "GROUND CONTACT 0.40 LBS/CUBIC FOOT".
5. GRADE STAMPS SHALL APPEAR ON ALL LUMBER.
6. STORE ALL LUMBER ABOVE GRADE AND PROTECT FROM EXPOSURE TO WEATHER.

B. FLITCH BEAMS:
1. FLITCH BEAMS SHALL HAVE A MINIMUM FB = 1500D, E=1.4 WITH 1/2" BOLTS LOCATED NOT CLOSER THAN 2" FROM THE TOP AND BOTTOM EDGE UNLESS OTHERWISE NOTED. THERE SHALL BE A BOLT TOP AND BOTTOM 2" FROM EACH END (SEE TYPICAL FLITCH PLATE BOLT PATTERN DETAIL).

C. JOIST HANGERS:
1. ALL PURLINS, JOISTS AND BEAMS NOT FRAMED OVER SUPPORTING MEMBERS SHALL BE SUPPORTED.
2. JOIST HANGERS SHALL BE PRIME QUALITY STEEL WHICH CONFORMS TO ASTM-A525, MIN. 22 GAUGE. PRODUCTS ACCEPTABLE SHALL BE SIMPSON, KANT-SAG, OR EQUIVALENT.

D. BOLTS IN WOOD FRAMING:
1. ALL BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS OR STEEL PLATE WASHERS.
2. STEEL PLATE WASHER SIZES SHALL BE AS FOLLOWS:
   A. 1/2" AND 5/8" DIAM. BOLTS - 2-1/4" SQ. X 5/16"
   B. 3/4" DIA. BOLTS-2-5/8" SQ. X 5/16".
3. EACH BOLT HOLE IN WOOD SHALL BE DRILLED 1/16" LARGER THAN DIAMETER OF BOLT.
4. FOR SILL ANCHORS, SEE TYPICAL DETAILS ON ARCHITECTURAL DRAWINGS.

E. LAG BOLTS:
1. SHALL BE OF STRUCTURAL GRADE STEEL.
2. WASHERS SHALL BE PLACED UNDER THE HEAD OF LAG BOLTS BEARING ON WOOD. LENGTH OF LAG BOLTS SHALL BE MINIMUM 2/3 DEPTH OF MEMBERS BEING BOLTED TOGETHER.

F. ALTERING STRUCTURAL MEMBERS:
1. NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL BY THE ENGINEER. DO NOT ALTER SIZES OF MEMBERS NOTED WITHOUT APPROVAL OF ENGINEER.

G. BUILT-UP BEAMS:
1. BUILT-UP BEAMS OR JOISTS FORMED BY A MULTIPLE OF 2 X MEMBERS SHALL BE INTERCONNECTED AS FOLLOWS:
   A. MEMBERS 9-1/4" AND LESS IN DEPTH: GLUE AND INTERNAIL W/2 ROWS 16D NAILS AT 12" O.C. STAGGERED.
   B. MEMBERS GREATER THAN 9-1/4" IN DEPTH OR MULTIPLE 3 X MEMBERS THROUGH BOLT WITH 1/2" DIAMETER MACHINE BOLTS AT 24" O.C. STAGGERED.

H. CUTTING OF BEAMS, JOIST AND RAFTERS:
1. CUTTING OF WOOD BEAMS, JOISTS AND RAFTERS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN 1/6 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE OF 1/3 OF THE SPAN. NOTCH DEPTH OF THE ENDS AT THE MEMBER SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. HOLES BORED OR CUT INTO JOIST SHALL NOT BE CLOSER THAN 2 INCHES TO THE TIP OR BOTTOM OF THE JOISTS AND THE DIAMETER OF THE HOLE SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF 4 INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.

I. PIPES IN STUD BEARING NAILS OR SHEAR NAILS:
1. NOTCHES OR BORED HOLES TO STUDS OF BEARING WALLS OR PARTITIONS SHALL NOT BE MORE THAN 1/3 THE DEPTH OF THE STUD.

J. BRIDGING AND BLOCKING:
1. THERE SHALL BE NOT LESS THAN ONE LINE OF BRIDGING IN EVERY EIGHT FEET OF SPAN IN FLOOR, ATTIC AND ROOF FRAMING. THE BRIDGING SHALL CONSIST OF NOT LESS THAN ONE BY THREE INCH LUMBER DOUBLE NAILED AT EACH END OR OF EQUIVALENT METAL BRACING OF EQUAL RIGIDITY. MIDSPAN BRIDGING IS NOT REQUIRED FOR ATTIC OR ROOF FRAMING WHERE JOIST DEPTH DOES NOT EXCEED TWELVE INCHES NOMINAL. BLOCK SOLID AT ALL BEARING SUPPORTS WHERE ADEQUATE LATERAL SUPPORT IS NOT OTHERWISE PROVIDED. BLOCK ALL STUD WALLS AT MAXIMUM INTERVALS OF EIGHT FEET WITH MINIMUM OF 2 X SOLID MATERIAL WITH TIGHT JOINTS. PROVIDE 2 X FIRESTOPS AT MID-POINT VERTICALLY OF STUD WALL. BRIDGING AS REQUIRED BY FLOOR TRUSS MANUFACTURER'S PRINTED INSTRUCTIONS.

K. LINTEL SCHEDULE:
1. UNLESS OTHERWISE SHOWN, PROVIDE 1 LINTEL WITH 6" MINIMUM BEARING FOR EACH 4" OF WALL THICKNESS.
2. LINTEL SCHEDULE:

SPAN	SIZE OF MEMBER
UP TO 4'-0"	(3)9½"x⅝" OR (2)2x6
4'-1" TO 5'-0"	(4)9½"x⅝" OR (2)2x8
5'-1" TO 6'-0"	(5)9½"x⅝" OR (2)2x10
6'-1" TO 8'-0"	(6)9½"x⅝" OR (2)2x12

L. PLYWOOD:
1. ALL PLYWOOD SHALL BE DOUG FIR OR EQUAL. IT SHALL BE MANUFACTURED AND GRADED IN ACCORDANCE WITH GUIDE FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD
2. EACH PLYWOOD SHEET SHALL BEAR THE "APA" TRADEMARK.
3. ALL END JOINTS SHALL BE STAGGERED AND SHALL BUTT ALONG THE CENTER LINES OF FRAMING MEMBERS.
4. THE FACE GRAIN OF THE PLYWOOD SHALL BE LAID AT RIGHT ANGLES TO THE JOISTS AND TRUSSES AND PARALLEL TO THE STUDS.
5. NAILS SHALL BE PLACED 3/8" MINIMUM FROM THE EDGE OF THE SHEETS. THE MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS SHALL BE 1 1/2" FOR 8D NAILS AND 1 3/8" FOR 10D NAILS.
6. ALL PLYWOOD SHALL BE NAILED AS PER NAILING SCHEDULE.

M. CORNER BRACING:
1. UNLESS OTHERWISE NOTED, BRACE EXTERIOR CORNERS OF BUILDING WITH 1 X 4 DIAGONALS, LET INTO STUDS, OR WITH 4 X 8 PLYWOOD SHEET OF THICKNESS TO MATCH THAT OF SIDING, OR WITH METAL STRAP DEVICES INSTALLED IN ACCORDANCE NAILING SCHEDULE.

N. NAILING:
1. ALL NAILING SHALL COMPLY WITH NAILING SCHEDULES IN WFCM, (SEE ATTACHED NAILING SCHEDULE FOR SUPERCEDING REQUIREMENTS)
2. WHEN FRAMING END TO END JOISTS SHALL BE SECURED TOGETHER BY METAL STRAPS.

O. FIRE STOPPING:
1. FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) WITH 2" NOMINAL LUMBER OR 2 THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER APPROVED MATERIAL.

P. ALIGNMENT:
1. ALL RAFTERS AND JOISTS FRAMING FROM OPPOSITE SIDES SHALL LAP AT LEAST SIX (3) INCHES AND BE NAILED TOGETHER WITH MIN. (3) 10D FACE NAILS. ((SEE ATTACHED NAILING SCHEDULE FOR SUPERCEDING REQUIREMENTS)
2. WHEN FRAMING END TO END JOISTS SHALL BE SECURED TOGETHER BY METAL STRAPS.

Q. PARTITIONS:
1. GENERAL:
   A. PROVIDE SOLID BLOCKING AT 4'-0" O.C. BETWEEN THE JOIST AND FIRST INTERIOR PARALLEL JOIST.
   B. SPLICES OF THE TOP AND BOTTOM PORTION OF DOUBLE TOP PLATES MUST BE STAGGERED A MINIMUM OF 4'-0".
   C. SPLICES SHALL OCCUR ONLY DIRECTLY OVER STUDS.
   D. STRUCTURAL VARIATIONS ARE ALLOUED IF SUBSTANTIATED BY ENGINEERING CALCULATIONS. STAMPED BY PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE JURISDICTION WHERE CONSTRUCTION IS TAKING PLACE. ONE SET OF CALCULATIONS TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
   E. LAP TOP PLATES AT CORNERS AND INTERSECTIONS.
2. BEARING WALLS SUPPORTING ONE FLOOR OR MORE:
   A. PARTITIONS MUST BE CONSTRUCTED OF MINIMUM 2 X 4 STUDS SPACED 16" O.C. OF TYPE LUMBER SPECIFIED.
   B. IF A DOUBLE TOP PLATE OF LESS THAN 2-2 X 6'S OR 3-2 X 4'S IS USED, FLOOR JOISTS SHALL BE CENTERED DIRECTLY OVER AND BELOW BEARING WALL STUDS WITH A TOLERANCE OF NO MORE THAN 1" UNLESS SUBSTANTIATED BY ENGINEERING CALCULATIONS.
   C. BEARING STUD WALLS MUST BE SHEATHED WITH A MINIMUM 1/2" GYPSUM BOARD FASTENED ACCORDING TO DRYWALL MANUFACTURER RECOMMENDATION.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

A. ROOFING:
1. FIBERGLASS SHINGLES: THIRTY (30) YEAR SELF SEALING SHINGLES OVER 1 LAYER OF 30# ASPHALT SATURATED FELT UNDERLAYMENT UNLESS OTHERWISE NOTED. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2. CEDAR SHAKES: #2 GRADE RED-LABEL CEDAR SHAKES (18" I X 45"T) OVER ONE LAYER 30# ASF. UNDERLAYMENT. INSTALL WITH 4 1/2" WEATHER EXPOSURE. APPLY AN 18" WIDE STRIP OF 30# ASF. OVER EACH COURSE OF SHAKES, 9" FROM BOTTOM EDGE OF SHAKE EXTENDING OVER TOP OF SHAKE AND ONTO SHEATHING.
3. EAVE FLASHING: SEE NOTE B-4, BELOW.

B. FLASHING:
1. ALL FLASHING, COUNTER FLASHING, AND COPING WHEN OF METAL SHALL BE OF NOT LESS THAN NO. 26 U.S. GAUGE CORROSION-RESISTANT METAL.
2. FLASH ALL EXTERIOR OPENINGS AND ALL BUILDING CORNERS WITH APPROVED MATERIAL TO EXTEND AT LEAST 4" BEHIND WALL COVERING. COVER ALL EXPOSED PLYWOOD AT BUILDING CORNERS WITH WATERPROOF BUILDING PAPER.
3. STEP FLASH AT ALL ROOF TO WALL CONDITIONS. FLASH AND CAULK WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS OR ROOF SURFACES.
4. EAVE FLASHING SHALL CONSIST OF TWO LAYERS OF 15# ASF. CEMENTED TOGETHER IN ADDITION TO REQUIRED NAILING FROM THE EDGE OF THE EAVE UP THE ROOF TO OVERLAY A POINT 24 INCHES INSIDE THE INTERIOR WALL LINE OF THE BUILDING.

C. ATTIC VENTILATION:
1. ENCLOSED ATTIC TRUSS SPACES AND ENCLOSED ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR SEPARATE SPACE WITH SCREENED VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF MOISTURE AND RAIN IN ACCORDANCE WITH THE IRCM, AND NYS AND LOCAL CODES AND ORDINANCES. SEE DETAILS ON ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS.

DIVISION 8 - DOORS AND WINDOWS

A. GENERAL
1. WINDOWS IN BUILDINGS LOCATED IN WIND-BORNE DEBRIS REGIONS (WITH-IN DISTANCES OF THE OCEAN, BAY AND SOUND) SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND-BORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE. GLAZED OPENING PROTECTION FOR WIND-BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTME 1996 AND OF ASTME 1886.
EXCEPTION:
WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11.1 MM) AND A MAXIMUM SPAN OF 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R602.3.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE.
2. ALL WINDOWS SHALL HAVE INSULATING GLASS, OR SINGLE GLASS WITH STORM WINDOWS OR EQUAL. SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER TO CONSULT WITH WINDOW MANUFACTURER TO DETERMINE EXACT SIZES, ROUGH OPENINGS, ETC. AT LEAST ONE WINDOW FROM EACH BEDROOM AREA SHALL HAVE A NET CLEAR OPENING AREA OF 5.7 SQ. FT. (GRADE FLOOR 5.0 SQ. FT.) WITH A NET CLEAR HEIGHT OF 24", A NET CLEAR OPENING WIDTH OF 20", AND A SILL HEIGHT OF 44" OR LESS ABOVE THE FLOOR FOR EGRESS PURPOSES. GLAZING IN DOORS AND FIXED GLAZED PANELS IMMEDIATELY ADJACENT TO DOORS OR WITHIN 18" OF THE FLOOR WHICH MAY BE SUBJECT TO FREQUENT AND REQUIRENT ACCIDENTAL HUMAN IMPACT SHALL BE TEMPERED AS PER RESIDENTIAL CODE OF NEW YORK STATE AND LOCAL CODES AND ORDINANCES.

DIVISION 9 - FINISHES

A. GENERAL
1. ALL GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE AND LOCAL CODES AND ORDINANCES (AS APPLICABLE.)
2. GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED. STORAGE SHOULD BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMING MEMBERS EXCEPT THOSE EDGES WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES OF GYPSUM WALLBOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTIVE CONSTRUCTION IS NOT REQUIRED.
4. THE SIZES AND SPACING OF FASTENERS SHALL COMPLY WITH THE RESIDENTIAL CODE OF NYS AND LOCAL CODES AND ORDINANCES (AS APPLICABLE).
5. PROVIDE MOISTURE RESISTANT DRYWALL CEMENT BOARD AT TUBS AND SHOWERS AS SHOUN ON DETAILS IN ARCHITECTURAL DRAWINGS.
6. FIRE-RESISTIVE CONSTRUCTION: GARAGE CEILINGS AND WALLS WHEN ADJACENT TO A DWELLING UNIT SHALL BE OF RATED CONSTRUCTION ACCORDING TO THE UL DESIGN SPECIFIED ON THE DRAWINGS WHEN UNITS ARE DESIGNED UNDER NYS STANDARDS AS INDICATED ON THE DRAWINGS, (5/8" TYPE X WALLS AND CEILINGS)

DIVISION 15 - MECHANICAL

A. HEATING VENTILATION AND AIR CONDITIONING:
1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CURRENT CODES AND REGULATIONS OF THE GOVERNING AGENCIES.
2. MECHANICAL SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS INDICATING DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. TO ENGINEER PRIOR TO INSTALLATION. MECHANICAL SUBCONTRACTOR TO REVIEW STRUCTURAL SHOP DRAWINGS AND NOTIFY THE ENGINEER

CONSTRUCTION NOTES

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

1. ALL ARCHITECTURAL PLANS AND CONSTRUCTION MEANS AND METHODS MUST BE REVIEWED AND INSPECTED BY A NEW YORK CODE ENFORCEMENT OFFICIAL PURSUANT TO TITLE 19 NYSRR PARTS 434 & 1208.
2. EACH RESIDENTIAL APPLICATION FOR A NEW STRUCTURE AND EACH ADDITION TO OR REHABILITATION TO AN EXISTING RESIDENTIAL STRUCTURE THAT UTILIZES TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION SHALL BE IDENTIFIED BY A SIGN IN ACCORDANCE WITH THE PROVISIONS OF TITLE 19 NYCRR (PART 1265.). A SIGN MUST BE AFFIXED TO THE ELECTRONIC BOX. IF THERE IS ONE, ON THE EXTERIOR OF THE STRUCTURE. IF NO ELECTRONIC BOX EXISTS, THEN A CONSPICUOUS LOCATION ON THE STRUCTURE THAT IS APPROVED BY THE AUTHORITY HAVING JURISDICTION AND CAN BE SEEN BY FIRST RESPONDERS.
3. ALL EXISTING CONDITIONS ARE ASSUMED AND SHALL BE VERIFIED IN THE FILED BY THE CONTRACTOR. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY TO MODIFY THE STRUCTURAL PLANS. IF CONTRACTOR PROCEEDS WITHOUT NOTIFYING THE ARCHITECT, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY ILLEGAL CONSTRUCTION. THE EXISTING FIRST FLOOR JOISTS ARE ASSUMED TO BE 2"X10" @ 16" O.C. AND ALL EXISTING EXTERIOR AND INTERIOR WALLS ARE ASSUMED TO BE 2"X4" @ 16" O.C. WITH INTERMEDIATE BLOCKING AT ALL BEARING PARTITIONS WITH (2) 2"X4" WOOD PLATES. THE FOUNDATION WALL AND FOOTINGS ARE ASSUMED TO BE CONCRETE (APPROXIMATELY 8" THICK WITH "T" SHAPED 16"Wx8" DEEP FOOTING (36" MINIMUM BELOW ADJACENT GRADE).
4. AJ6 ALTERATIONS - LEVEL 2:
   AJ601.3 COMPLIANCE - ALL NEWLY CONSTRUCTED ELEMENTS, COMPONENTS, SYSTEMS AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THIS CODE.

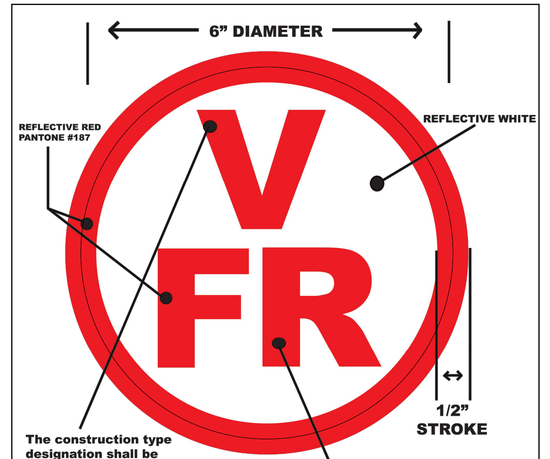
   EXCEPTIONS:

1. SPACES CREATED IN BASEMENTS MAY HAVE A CEILING THAT PROJECTS TO WITHIN 6 FEET, 8 INCHES OF THE FINISHED FLOOR. GIRDERS AND DUCTS OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6 FEET, 4 INCHES OF THE FINISHED FLOOR. EXISTING FINISHED CEILING HEIGHTS IN SPACES SHALL NOT BE REDUCED.
2. EXISTING STAIRS NOT OTHERWISE BEING ALTERED SHALL BE PERMITTED TO REMAIN THEIR CURRENT CLEAR WIDTH AT, ABOVE, AND BELOW EXISTING HANDRAILS.
3. EXISTING STAIRS NOT OTHERWISE BEING ALTERED SHALL BE PERMITTED TO MAINTAIN THEIR CURRENT RISER HEIGHTS AND TREAD DEPTHS.
4. HEADROOM HEIGHT ON EXISTING STAIRS BEING ALTERED SHALL NOT BE REDUCED BELOW THE EXISTING STAIRWAY FINISHED HEADROOM. EXISTING STAIRS NOT OTHERWISE BEING ALTERED SHALL BE PERMITTED TO MAINTAIN THE CURRENT FINISHED HEADROOM.
5. LANDINGS FOR EXISTING STAIRS NOT OTHERWISE BEING ALTERED SHALL BE PERMITTED TO MAINTAIN THEIR CURRENT WIDTHS.
5. TOILET, BATH AND SHOWER SPACES - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1 AND IN ACCORDANCE WITH REQUIREMENTS OF P2705.1. BATHTUB AND SHOWER FLOOR AND WALLS ABOVE TUBS AND INSTALLED SHOWER HEADS AND IN SHOWER COMPONENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE AND SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET, 8 INCHES ABOVE AN AREA OF NOT LESS THAN 30 INCHES X 30 INCHES AT THE SHOWER HEAD.
6. EXTERIOR STAIRS SHALL BE FIELD MEASURED TO VERIFY THE NUMBER OF RISERS AND TREADS AS PER R311.5.
   MAXIMUM RISER = 8 1/4" AND MINIMUM TREAD = 9" + 1 1/4" (MINIMUM) NOSING.
7. SMOKE/CARBON MONOXIDE DETECTOR ALARMS SHALL BE HARD WIRED W/ BATTERY BACKUP. INTERCONNECTED AND INSTALLED AS PER SECTION R314 &318 OF BUILDING CODE OF NEW YORK STATE". SMOKE ALARMS/CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BATTERY OPERATED WHERE PERMITTED IN ACCORDANCE WITH APPENDIX J. (SEE CODE COMPLIANCE NOTES FOR ADDITIONAL INFORMATION).
8. LEVEL AND REINFORCE ANY EXISTING FLOOR JOISTS THAT IS SLOPED AND NOT LEVEL.
9. THE CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTIONS AND SERVICE LOCATIONS (I.E. DOMESTIC WATER, GAS, ELECTRIC, STORM AND SANITARY DRAIN AND/OR UNDERGROUND TANKS AND WELLS) LOCATIONS BEFORE EXCAVATION.
10. THE CONTRACTOR SHALL CAREFULLY INSPECT THE POINT OF CONTACT AT FOUNDATION SUPPORTING COLUMNS AND POINT TRANSFERRING LOADS FOR CRACKS OR OTHER DEFICIENCIES, AND ADVISE ARCHITECT IMMEDIATELY.
11. THE CONTRACTOR SHALL INSPECT THE EXISTING WOOD FRAMING FOR ANY INSECT OR WATER DAMAGE THAT WOULD EFFECT THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE. NOTIFY THE ARCHITECT AND OWNER IF DAMAGE IS ENCOUNTERED.
12. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF THE EXISTING STRUCTURE AS REQUIRED DURING THE OPERATION OF WORK. PROVIDE SUFFICIENT SHORING OF EXISTING WALL REMOVALS BEFORE ANY ENLARGEMENT OF OPENINGS AND/OR WALL REMOVALS. DO NOT MOVE SHORING FURTHER FROM WALL REMOVAL THAN THE ACTUAL DEPTH OF THE JOIST SUPPORT.
13. THE CONTRACTOR SHALL VERIFY IF ANY WALLS TO BE REMOVED ARE BEARING PARTITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF CONDITIONS VARY.
14. SISTER NEW FLOOR JOISTS WHERE SHOWN ON PLAN. EXTEND JOISTS TO OVERLAP UNDER BEARING PARTITION AND BOLT JOISTS WITH (2) 3/4" DIAMETER GALV. BOLTS OR WITH (2) SIMPSON TIMBERLOCK STRUCTURAL WOOD SCREWS @ 16" O.C. AND STAGGERED.
15. FIREBLOCKING INSTALLATION AND CONSTRUCTION SHALL COMPLY AS PER R602.8.
16. DRAFTSTOPPING SHALL BE REQUIRED AT CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY AS PER R502.13. DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING MATERIALS SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS WITH MATERIALS TO COMPLY WITH R-502.12.1.
17. NEW MASONRY PATIO AND ALL WALKS SHALL BE SET ON SAND BASE.
18. PROVIDE METAL CONNECTORS TO THE EXISTING PORTION OF DWELLING TO REMAIN AS PER THE REQUIREMENTS OF THE NEW ADDITION.
19. ENGINEERED LUMBER SHALL BE AS FOLLOWS:
   A. LAMINATED WOOD BEAMS SHALL BE SIMILAR TO GEORGIA PACIFIC 'GP' - 20ELVL. BUILT UP MEMBERS SHALL BE BOLTED WITH 2-3/4" DIAM. STEEL BOLTS AT 16" O.C. AT TOP AND BOTTOM (STAGGER BOLTS).
   B. FLOOR JOISTS SHALL BE WI 80 SERIES 11 7/8" DEPTH WOOD I-BEAMS @ 16" O.C. WITH 3 1/2" FLANGE WIDTH BY 'GEORGIA PACIFIC' OR EQUAL - (MAX. SPAN = 22'-8"). JOISTS SHALL EXTEND WHERE POSSIBLE OVER BEARING WALL FOR MULTIPLE SPANS TO IMPROVE PERFORMANCE. ALL SPANS SHALL HAVE BLOCKING PANEL AND CROSS BRIDGING AT 8'-0" O.C.
   C. ALL JOISTS SHALL BEAR ON WOOD STUD OR BEARING PARTITIONS OR FLUSH TO BEAMS. PROVIDE TOP FLANGE JOIST HANGERS.
   D. PROVIDE BLOCKING PANELS FOR A MINIMUM 4'-0" AT EACH BUILDING CORNER, AT EXTERIOR END WALLS, AT CANTILEVER OVERHANGS AND AT BEARING WALLS. SEE MANUFACTURERS SPECIFICATIONS FOR ADDITIONAL LOCATIONS.
   E. PROVIDE FILLER BLOCK WHERE BUILT UP MEMBERS ARE SPECIFIED.
   F. WHERE JOISTS CANTILEVER INTERIOR BEARING WALLS, DOUBLE FLOOR JOISTS WITH LENGTH AS FOLLOWS (CANTILEVER + 2 x CANTILEVER.
   G. PROVIDE FILLER BLOCKING FOR FULL LENGTH, BEARING STIFFENERS AND BLOCKING PANELS.
   H. INSTALLATION AND CONSTRUCTION SHALL BE AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS.
20. PROVIDE COPPER CRICKET, STEPPED FLASHING AND COUNTER FLASHING AS REQUIRED WHERE ROOF MEETS EXTERIOR WALLS.
21. ALL LEADERS AND DRAINS SHALL DRAIN3 TO 6" DIAMETER PLASTIC "SCHEDULE" - 40" PLASTIC PIPE TO DRYWELLS.
22. CONSULT WITH OWNER FOR ALL ELECTRICAL OUTLETS, SWITCHES, CEILING FANS AND EXTERIOR LIGHTING.
23. CONSULT WITH OWNER FOR TYPE OF ARCHITECTURAL STYLE ASPHALT ROOF SHINGLES.
24. ALL FLITCH BEAMS SHALL BE AS PER FLOOR PLANS. PROVIDE (2) 5/8" DIAM. STEEL BOLTS AT TOP AND BOTTOM, 16" O.C. AND STAGGERED OR 'BETTER HEADER' AS PER NUMBER SHOWN. PROVIDE APPROVED TYPE SIMPSON GALV. JOISTS HANGERS A EACH SUPPORTING JOISTS, RAFTERS AND GIRDER CONNECTION.
25. UNEXCAVATED AREAS UNDER MASONRY PORCHES AND STEPS SHALL HAVE 4" THICK (MIN.) CONCRETE SLAB WITH #4 REBARS AT 6" O.C. (EACH WAY) OVER COMPACTED SOIL. PROVIDE BRICK PAVERS OVER AT PORCH AND STEPS.
26. FURR-OUT CEILINGS AS REQUIRED FOR SHEETROCK TO BE FLUSH WITH STEEL BEAM.
27. THE EXISTING ACCESS TO ATTIC SHALL REMAIN - EX. STAIR TO ATTIC FROM SECOND FLOOR.
28. PROVIDE ACCESS TO ATTIC WITH PULL DOWN STAIR (30"x20"). CONSULT WITH OWNER FOR LOCATION. FRAME OPENING AS PER MANUFACTURER SPECIFICATIONS. ACCESS SHALL COMPLY AS PER R807.1.
29. NEW STAIRS FROM FIRST FLOOR SHALL BE AS PER R311 AND AS FOLLOWS. ALL HANDRAILS AND GUARDS SHALL BE 36" HIGH AND CONFORM TO R311 & 312. MAINTAIN 6'-8" (MINIMUM) CLEAR HEADROOM AT ALL STAIRS AS PER R311.5.2. (VERIFY ALL DIMENSIONS IN THE FIELD)
   FIRST FLOOR TO SECOND FLOOR
   15 RISERS @ 7 1/4" (VERIFY IN FIELD)
   14 TREADS @ 9" + 1 1/4" NOSING
   FIRST FLOOR TO CELLAR
   13 RISERS @ 7 9/16" (VERIFY IN FIELD)
   12 TREADS @ 9" + 1 1/4" NOSING
30. ENCLOSED ACCESSIBLE SPACE UNDER STAIR STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH SHEETROCK FINISH.
31. ALL DOOR AND TRIMMED OPENINGS WITHIN BEARING WALLS SHALL HAVE DOUBLE WOOD HEADERS, 2-2"x10" MIN. UNLESS OTHERWISE NOTED.
32. ALL BEAMS AND BUILT-UP GIRDERS SHOULD BE FLUSH UNLESS OTHERWISE NOTED.
33. CONSULT WITH OWNER FOR EXACT SIZE AND LOCATION OF ATTIC FAN. PROVIDE ELECTRIC OUTLET.
34. INSULATE PERIMETER WALLS OF FIRST AND SECOND FLOOR CELLAR STAIRS AND UNDERSIDE OF STAIRS TO BE INSULATED WITH R-15 BATT INSULATION WHERE EXPOSED TO UNFINISHED CELLAR OR ATTIC SPACES.
35. PROVIDE WINDOW WELLS FOR ANY WINDOWS OR CRAWL SPACE VENT OPENINGS LOCATED AT GRADE. WELLS SHALL EXTEND BELOW GRADE WITH 12 INCH (MIN.) GRAVEL AT BASE.
36. WHERE RAFTERS MEET FROM VARING ROOFS, INSTALL NEW WOOD SLEEPER (SEE ROOF PLAN FOR SIZE) AT VALLEY TO PROVIDE ADEQUATE SUPPORT , UNLESS NOTED OTHERWISE. SEE ROOF PLAN.
37. CONSULT WITH OWNER FOR TYPE OF FINISH FLOORING, ALL WOOD BASE, WINDOW, DOOR AND CROWN MOLDINGS.
38. WHERE EXISTING EXTERIOR WALLS ARE TO BE CONVERTED INTO INTERIOR WALLS, CAREFULLY REMOVE ALL EXISTING SIDING, BUILDING PAPER AND INSTALL N32 5/8" SHEETROCK FINISH.
39. ALL CRAWL SPACES SHALL HAVE A TWO-INCH THICK CONCRETE RAT SLAB OVER A 6 MIL VAPOR BARRIER. PROVIDE VENTILATION WITH WELLS AS REQUIRED. CONSULT WITH OWNER FOR LOCATION OF ACCESS TO CRAWL SPACE. VENTILATION AND ACCESS OPENING SHALL COMPLY AS PER SECTION R408.
40. PRECAST COLUMNS SHALL BE "HB&G", 12" & 8" DIAMETER (LOAD BEARING), DORIC STYLE COLUMN WITH TUSCAN CAPITAL AND BASE. PROVIDE METAL CONNECTOR (1 1/4" WIDE x 20 GA. STEEL STRAP) NAILED TO WOOD HEADER AND RUN THROUGH INSIDE OF COLUMN TO WOOD GIRDER SUPPORT AT FLOOR W/ 6-8d COMMON NAILS OR ANCHORED INTO MASONRY FOUNDATION WITH 2 GALVANIZED EXPANSION BOLTS. WRAP OVER TOP OF BEAM AND NAIL W/ 6-8d COMMON NAILS IN EACH END.
41. FIREPLACE CONSTRUCTION, INSULATION AND INSPECTIONS SHALL COMPLY WITH THE PROVISIONS OF THE NEW YORK STATE CONSERVATION AND BUILDING CODES. GAS FIREPLACE UNITS SHALL BE UL RATED WITH DIRECT VENT EXHAUST OR ZERO CLEARANCE METAL FLUE WITH ANTI-DOWN DRAFT CAP AS PER MANUFACTURERS SPECIFICATIONS. UNITS SHALL BE ANSI Z2180 OR ANSI Z2188 COMPLIANT. IN ACCORDANCE WITH G2434.1/G2435.1/M18012.5 DIRECT VENT TERMINATIONS OF THE NYS RESIDENTIAL CODE. CONSULT OWNER FOR MODEL NUMBER AND EXACT SIZE AND LOCATION. FIREBLOCK AS REQUIRED.
42. CONSULT WITH OWNER INSTALLATION OF CENTRAL AIR CONDITIONING.
43. PROVIDE POCKET IN NEW FOUNDATION FOR STEEL BEAM, IF REQUIRED ALONG WITH STEEL PLATE, LEVELING NON-SHRINK GROUT AND 1" AIR SPACE.
44. ALL CONCRETE FOOTINGS AT UNEXCAVATED AREAS SHALL BE STEPPED DOWN AS PER R403.1 (10-PERCENT SLOPE) TO MATCH THE ELEVATION OF THE CELLAR FOUNDATION. ALL EXTERIOR FOOTINGS SHALL BE PLACE AT LEAST 12 INCHES BELOW UNDISTURBED GROUND SURFACES.
45. LAUNDRY CLOSET FLOOR SHALL HAVE RUBBEROID WATERPROOF MEMBRANE BASE WITH 3/4" TH. (MIN.) MORTAR, CERAMIC TILE FLOOR FINISH AND WATERPROOF GROUT PITCHED TO FLOOR DRAIN WITH TRAP PRIMER.
46. FIRE RETARD ALL CEILING AND ALL WALLS AT BOILER WITH 5/8" TYPE "X" SHEETROCK. PROVIDE 3/4 HOUR FIRERATED SELF-CLOSING METAL DOOR AND FRAME.
47. PROVIDE 5/8" TYPE "X" SHEETROCK AT ALL GARAGE WALL AND CEILING SURFACES & 5/8" TYPE "X" SHEETROCK FINISH TO OPPOSITE SIDE OF HABITABLE AREA (AT LIVING AREA). CONSTRUCTION SHALL COMPLY WITH SECTIONS R302.5 TRU R302.5.3, R702.3 & R805.1. EXTEND SHEETROCK ALONG FIRERATED WALL ADJACENT TO DWELLING TO UNDERSIDE OF JOISTS IF REQUIRED FOR (1-HOUR RATED ENCLOSURE).
48. PROVIDE DAMPROOFING AT NEW FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR SPACES AND FLOORS BELOW GRADE FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE WITH TROWELED OR SPRAYED POLYMER ENHANCED ASPHALTIC LIQUID-APPLIED MEMBRANE (OR APPROVED EQUAL) TO COMPLY WITH THE REQUIREMENTS OF R46.1. A RUBBEROID MEMBRANE SHALL BE REQUIRED WHERE SOIL CONDITIONS INDICATE A HIGH WATER TABLE OR OTHER SEVER SOIL-WATER CONDITIONS ARE KNOWN TO EXIST TO COMPLY WITH THE REQUIREMENTS OF R406.2 FOR FOUNDATION WATERPROOFING. NOTIFY ARCHITECT IMMEDIATELY SHOULD POOR SOIL CONDITIONS EXIST AND CONSULT WITH OWNER FOR ADDITIONAL EXISTING FOUNDATIONS TO BE DAMPROOFED.
49. EXTEND EXISTING MASONRY AND FIRE CLAY FLUE TO BOILER OR FURNACE AS SHOWN ON DRAWINGS AND AS PER SECTION R1003. PROVIDE CEMENT WASH, COPPER CRICKET, FLASHING AND COUNTER FLASHING AS REQUIRED.
50. NEW GAS FIRED BOILER AND HOT WATER HEATER WITH INSTALLATION AS PER THE MANUFACTURER SPECIFICATIONS AND TO COMPLY WITH THE REQUIREMENTS FOR HEATING AS PER R303.10.
51. ALL EXTERIOR TRIM SHOWN AS 'AZEK' AND/OR 'FYPON' ARE GIVEN AS A GUIDE, ALL SHAPES SHALL MATCH THE EXISTING TRIM AND PROFILES. THE CONTRACTOR SHALL VERIFY ALL SIZES AND SHAPES AT LOCATIONS SHOWN ON DRAWINGS. CONSULT WITH OWNER AND ARCHITECT FOR ANY DISCREPANCIES.

FOUNDATION NOTES

1. COMPLIANCE TO R405 FOUNDATION DRAINAGE IS WITH REGARDS TO EXCEPTION: A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS AS DETAILED IN TABLE R405.1. THE SOIL CONDITIONS SHALL BE OF WELL DRAINED SAND-GRADULAR SOIL COMPOSITION CONSISTENT WITH GROUP I AS PER TABLE 405.1. PLEASE ADVISE ARCHITECT IMMEDIATELY SHOULD CONDITIONS VARY.
2. SANITARY WASTE , TRAP AND LINES FROM DWELLING TO THE SEWER DISPOSAL SYSTEM, WATER, GAS SERVICES AND ELECTRICAL PANELS ARE SHOWN FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHOULD VERIFY ALL UTILITY SERVICE CONNECTIONS.
3. SEE FIRST FLOOR PLAN FOR LOCATION OF SHEARWALL HOLDOWNS.
4. THE CONTRACTOR SHALL CAREFULLY INSPECT THE POINT OF CONTACT AT FOUNDATION SUPPORTING COLUMNS FOR CRACKS OR OTHER DEFICIENCIES, AND ADVISE ARCHITECT IMMEDIATELY.
5. THE BOTTOM SURFACE OF STEPPED FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING A 10% SLOPE AS PER THE REQUIREMENTS OF R403.1.5.
6. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND SURFACE AS PER 403.1.4.
7. EXTEND THE TOP OF FOOTING TO AT LEAST 12 INCHES BELOW THE SANITARY WASTE LINE.
8. PROVIDE SHELF IN THE FOUNDATION WALLS FOR MASONRY SHELVES AND METAL DECKING AS PER PLANS.
9. THE CONTRACTOR SHALL VERIFY WITH THE DEPARTMENT OF PUBLIC WORKS FOR LOCATION OF GAS & WATER SERVICE AND SANITARY SEWER LOCATIONS.
10. WHERE TOP OF CELLAR WINDOWS ARE LOCATED BELOW THE TOP OF FOUNDATION WALL, PROVIDE (4) #5 HORIZONTAL REBARS ABOVE THE OPENING. BAR LENGTH SHALL BE 12 INCHES WIDER THAN OPENING.
11. UNEXCAVATED AREAS UNDER MASONRY PORCHES AND STEPS SHALL HAVE 4" THICK (MIN) CONCRETE SLAB WITH #4 REBARS AT 6" O.C. (EACH WAY) OVER COMPACTED SOIL. PROVIDE PAVERS OVER AT PORCH AND STEPS WHERE SHOWN ON DRAWINGS.
12. WHERE A SLAB ON GRADE IS SUPPORTED ON BACKFILL, THE FILL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING EIGHT INCHES TO AT LEAST NINETY FIVE PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FILL MATERIAL SHALL BE LIMITED TO WELL GRADED SAND OR SAND AND GRAVEL MIXTURE WITH LESS THAN TEN TO FIFTEEN PERCENT FINES PASSING THE No. 200 SIEVE AND A MAXIMUM GRAVEL SIZE OF THREE INCHES.
13. PROVIDE 1/2" THICK EXPANSION JOINT PREMOLDED FILLER WITH JOINT SEALER WHERE SLAB MEETS FOUNDATION WALL.
14. PROVIDE #4 HOOKED DOWELS 1'-6" LONG, EMBEDDED 6" INTO EXISTING FOUNDATION WALL AT 12" O.C. (VERT.). SECURE WITH HIGH STRENGTH, NON SHRINK EPOXY GROUT. TYPICAL WHERE NEW AND EXISTING FOUNDATIONS MEET.
15. ALL INTERIOR CONCRETE SLABS SITTING ON SOIL SHALL HAVE A 6 MIL VAPOR BARRIER BENEATH.

STAIR NOTES:	ALL BEAM AND POST SIZES TO BE VERIFIED W/ ARCHITECT UPON DEMOLITION
RISERS: THE RISER HEIGHT SHALL BE NOT MORE THAN 8¼" (196MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAT ⅜" (9.5MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD. ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDE THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIAMETER(102MM) SPHERE.	CONTRACTOR TO VERIFY DIRECTION OF JOISTS PRIOR TO REMOVAL OF WALLS. BRACE AS REQUIRED TO SUPPORT JOISTS BELOW. BEARING WALLS TO BE REMOVED PRIOR TO INSTITUTION OF BEAM SPECIFICATION.
TREADS: THE TREAD DEPTH SHALL BE NOT LESS THAN 9" (254MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5MM)	ALL WINDOW AND DOOR HEADER TO BE (2) 2X8 UNLESS OTHERWISE SPECIFIED ON PLANS.
	PROVIDE AT LEAST ONE EXTERIOR LIGHTING OUTLET CONTROLLED BY THE INSIDE WALL SWITCH FOR ALL ENTRANCES. AS PER RCNYS 2020
	SMOKE/CARBON MONOXIDE ALARMS TO BE INSTALLED: - IN EACH SLEEPING ROOM - OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS. - SMOKE ALARM TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL THE INTERVENING DOORS CLOSED. -CO DETECTOR MUST PROVIDE DIFFERENT SOUND THAN SMOKE DETECTOR.
WOOD TO BE PRESSURE TREATED WITHIN AREAS OF THE NEW WORK THAT IS: -WOOD STRUCTURAL FLOOR CLOSER THAN 18 INCHES AND WOOD GIRDERS CLOSER THAN 12" -ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY. -ENDS OF WOOD ENTERING CONC. -WALL FRAMING ON EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND -ALL DECKING MATERIAL/COLUMNS	VERIFY THERE IS SUFFICIENT PROTECTION AGAINST DECAY AND TERMITES AS PER 2304.12 OF THE RCNYS 2020
AREAS FAVORABLE TO TERMITE DAMAGE SHALL BE PROTECTED BY CHEMICAL SOIL TREATMENT, NATURALLY TERMITE RESISTANT WOOD, PHYSICAL BARRIERS OR PRESSURE PRESERVATIVELY TREATED WOOD	-ALL EXTERIOR LIGHTING ON PREMISES SHALL BE DIRECTED AWAY FROM ADJOINING RESIDENCES OR PUBLIC RIGHTS OF WAY AND SHALL NOT EXCEED A HEIGHT OF 20 FT ABOVE GRADE OF THE PREMISES. THE LOCATION, CANDLEPOWER AND TYPE OF FIXTURES TO BE INSTALLED SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL AS PER 110-52.1
ALL SMOKE/CARBON MONOXIDE DETECTORS TO MEET THE REGULATIONS STATED IN SECTION R314 OF THE RCNYS 2020	



DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION

"F"	FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS
"R"	ROOF FRAMING
"FR"	FLOOR AND ROOF FRAMING

NYS BUILDING STANDARDS AND CODES

PLEASE TAKE NOTICE THAT THE SYMBOL ILLUSTRATED ABOVE MUST BE AFFIXED TO THE ELECTRIC METER BOX OF A RESIDENTIAL STRUCTURE THAT HAS BEEN CONSTRUCTED,ADDED TO OR REHABILITATED USING TRUSS TYPE, PRE-ENGINEERED WOOD OR TIMBER CONSTRUCTION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE SYMBOL AND SHALL REPLACE THE SYMBOL IF IT IS REMOVED, DAMAGED, FADES OR WORN.

NOTES

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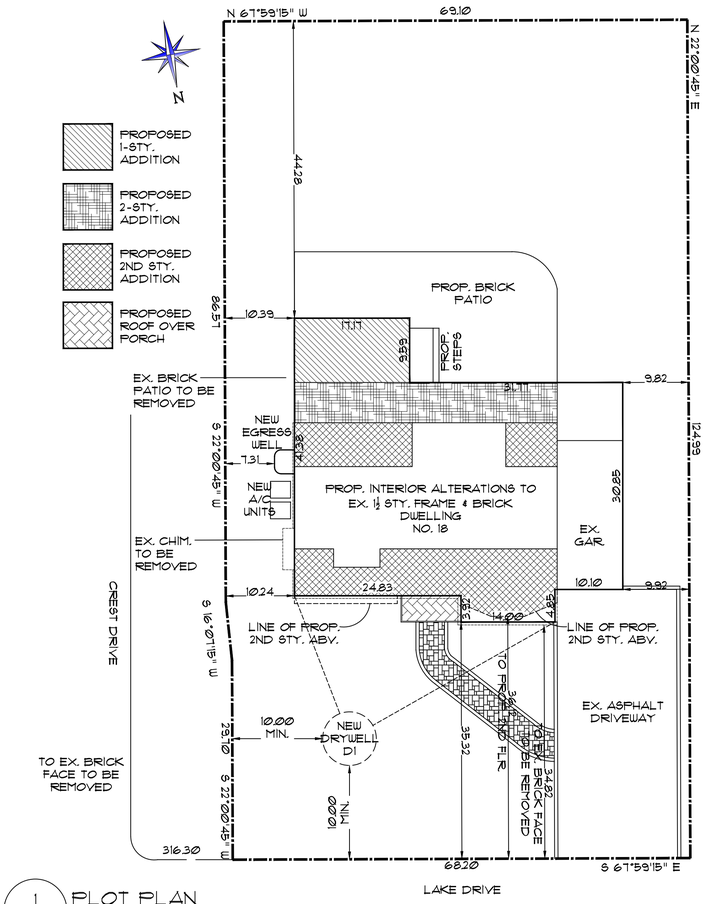
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PRIVATE RESIDENCE
18 LAKE DRIVE
NEW HYDE PARK, NY 11040

PAGE CONTENTS: GENERAL NOTES

APPLICATION #:	_ _ _ _ _ _ _ _ _ _		
DRAWN BY:	R.H.	CHECKED BY:	J.M.
PROJECT #:	22052	SHEET NUMBER	GN-1
DATE:	04.26.2023		
SCALE:	AS NOTED		



1 Z-1 PLOT PLAN

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

ZONING ANALYSIS

18 LAKE DRIVE
NEW HYDE PARK, NY 11040

TOWN OF NORTH HEMPSTEAD
RESIDENCE: R-A
SECTION: 8, BLOCK: 237, LOT: 29

ISSUE	REQUIRED/ PERMITTED	EXISTING	PROPOSED	
LOT AREA	8,500 SF.	8,606.40 SF.	8,606.40 SF. (NO CHANGE)	
LOT WIDTH	65.0 FT.	68.65 FT.	68.65 FT. (NO CHANGE)	
LOT COVERAGE	25% = 2,151.60 SF.	15.87% = 1,365.59 SF.	20.70% = 1,739.71 SF.	
FLOOR AREA	36% = 3,098.30 SF.	22.76% = 1,958.54 SF.	35.52% = 3,056.75 SF.	
FRONT YARD	AFYSB = 36.12 FT.	34.82 FT.	36.12 FT. TO 2ND FLOOR	
MIN. SIDE YARD AGGREGATE	30% OF LOT WIDTH 20.60 FT.	19.82 FT.	20.06 FT.	VARIANCE REQ'D
MIN. SIDE YARD	10.0 FT.	9.82 FT.	9.82 FT. (NO CHANGE)	
MIN. REAR YARD	15.0 FT.	56.91 FT.	44.28 FT.	
MAX BUILDING HEIGHT	2 1/2 STY./ 35.0 FT.	20.64 FT.	26.74 FT.	

STORM WATER DRAINAGE CALCULATIONS

REQUIRED LEACHING POOLS:
D1
RAINFALL: 2.5"*.0208 FT PROP. ADDITIONS PROP. PORTICO 854.21 X 208= 177.69 C.F.
TOTAL REQUIRED = 177.69 C.F.
PROVIDED VOLUME (STORM WATER RINGS)
(1) 8'-0" x 5'-0" 1 x 211.10 C.F.
=211.10 C.F
TYP. PLAN SPECIFICATION
8'-0" DIA. LEACHING POOL W/ (1) 5'-0" STORM RINGS

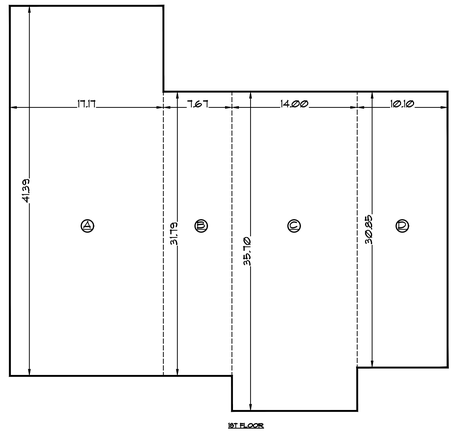
SITE NOTES:

1. SURVEYOR SHOULD STAKE-OUT ALL PROPOSED WORK AND PROVIDE A FOUNDATION SURVEY TO THE ARCHITECT AND BUILDING DEPARTMENT UPON COMPLETION OF THE FOUNDATION BEFORE PROCEEDING WITH FRAMING CONSTRUCTION. ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. REPAIR AND/OR REPLACE DAMAGED SIDEWALKS, CURBS, STREET PAVING AND CURB CUTS AS PER DEPT. OF PUBLIC WORKS REQUIREMENTS.
3. SEE PLANS FOR DRYWELL CALCULATIONS/DETAILS AND SIZING.
4. SOIL EROSION & ADJACENT PROPERTY PROTECTION - CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM SOIL EROSION WHERE REQUIRED. PROVIDE HAY BALES RECESSED 4" (MINIMUM) BELOW GRADE AND STAKED ALONG WITH SILT FENCE. LOCATION AND EXTENT OF FENCE AND HAY BALES SHALL BE DETERMINED AND COORDINATED IN THE FIELD AND APPROVED BY THE BUILDING INSPECTOR. SEE DETAILS.

5 Z-1 TYPICAL DRYWELL DETAIL

SCALE : N.T.S.

TABLE R301.2(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA													NASSAU COUNTY
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAY-MENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
	SPEED (MPH)	TOPOGRAPHIC EFFECT	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20 psf	130	YES	NO	N/A	B	SEVERE	3 FEET	MODERATE TO HEAVY	15°	YES	NO	YES	45°



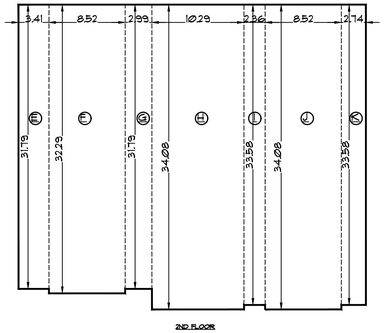
FLOOR AREA BREAKDOWNS

1ST FLOOR
A = 17.17 FT. x 41.39 FT. = 710.67 S.F.
B = 7.67 FT. x 31.79 FT. = 243.83 S.F.
C = 14.00 FT. x 35.10 FT. = 499.80 S.F.
D = 10.10 FT. x 30.85 FT. = 311.59 S.F.
TOTAL = 1,765.89 S.F.

2ND FLOOR
E = 3.41 FT. x 31.79 FT. = 108.40 S.F.
F = 8.52 FT. x 32.29 FT. = 275.11 S.F.
G = 2.99 FT. x 31.79 FT. = 95.05 S.F.
H = 10.29 FT. x 34.08 FT. = 350.68 S.F.
I = 2.36 FT. x 33.58 FT. = 79.25 S.F.
J = 8.52 FT. x 34.08 FT. = 290.36 S.F.
K = 2.14 FT. x 33.58 FT. = 92.01 S.F.

TOTAL = 1,290.86 S.F.

TOTAL FLOOR AREA
1,765.89 S.F. + 1,290.86 S.F. = 3,056.75 S.F.



2 Z-1 FLOOR AREA DIAGRAMS

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

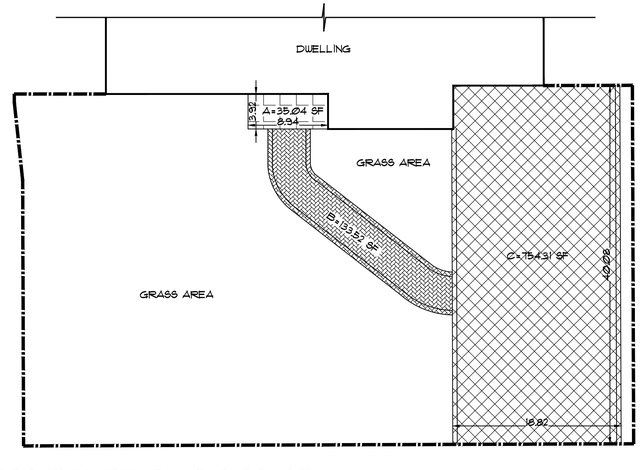
AVERAGE GRADE CALCULATION

117.67+117.43 = 235.10 /2 = 117.55 x 26.20' =	3,079.81		
117.43+117.25 = 234.68 /2 = 117.34 x 39.08' =	4,585.65		
117.25+117.12 = 234.37 /2 = 117.19 x 3.15' =	369.15		
117.12+116.96 = 234.08 /2 = 117.04 x 10.10' =	1,182.10		
116.96+116.93 = 233.89 /2 = 116.95 x 28.00' =	3,274.60		
116.93+117.04 = 233.97 /2 = 116.98 x 11.12' =	1,300.93		
117.04+117.68 = 234.72 /2 = 117.36 x 14.80' =	1,736.93		
117.68+117.67 = 235.35 /2 = 117.68 x 24.92' =	2,932.59		
	TOTALS	157.37'	18,461.76

18,461.76 /157.37'
FREEXISTING AVG. GRADE = 117.31'

3 Z-1 PRE-EXISTING AVERAGE GRADE CALCULATION

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



FRONT YARD PAVING CALCULATION

TOTAL FRONT YARD AREA= 2,644.79 S.F.

A = 35.04 S.F. (IMPERVIOUS SURFACE)
B = 133.52 S.F. (IMPERVIOUS SURFACE)
C = 754.31 S.F. (IMPERVIOUS SURFACE)

TOTAL FRONT YARD IMPERVIOUS SURFACE AREA = 922.87 S.F.

MAXIMUM ALLOWED = 1057.92 S.F. (40%)

922.87 / 2,644.79 = 0.349 x 100 = 34.90%

4 Z-1 FRONT YARD PAVING DIAGRAM

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

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PAGE CONTENTS: PLOT PLAN, ZONING

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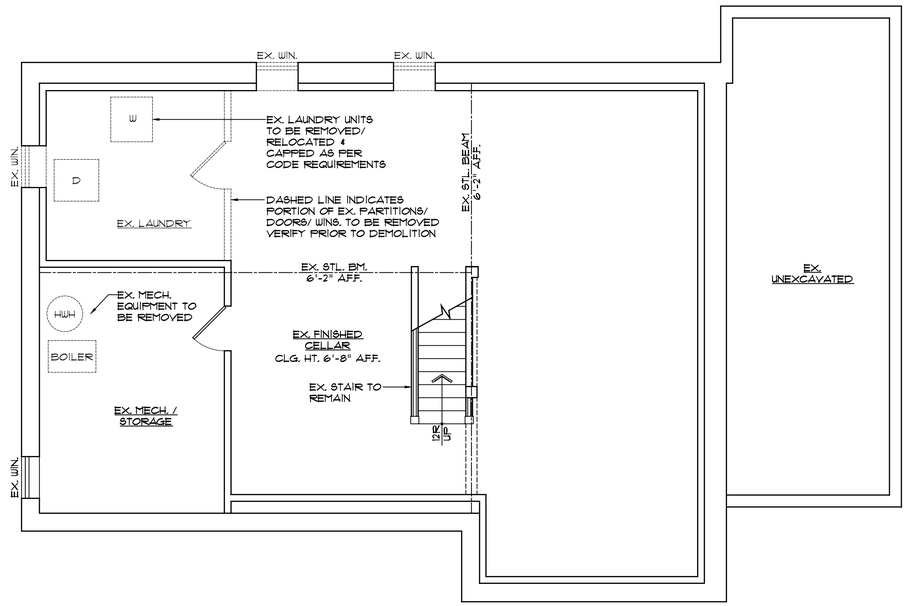
DRAWN BY: R.H. CHECKED BY: J.M.

PROJECT #: 22052

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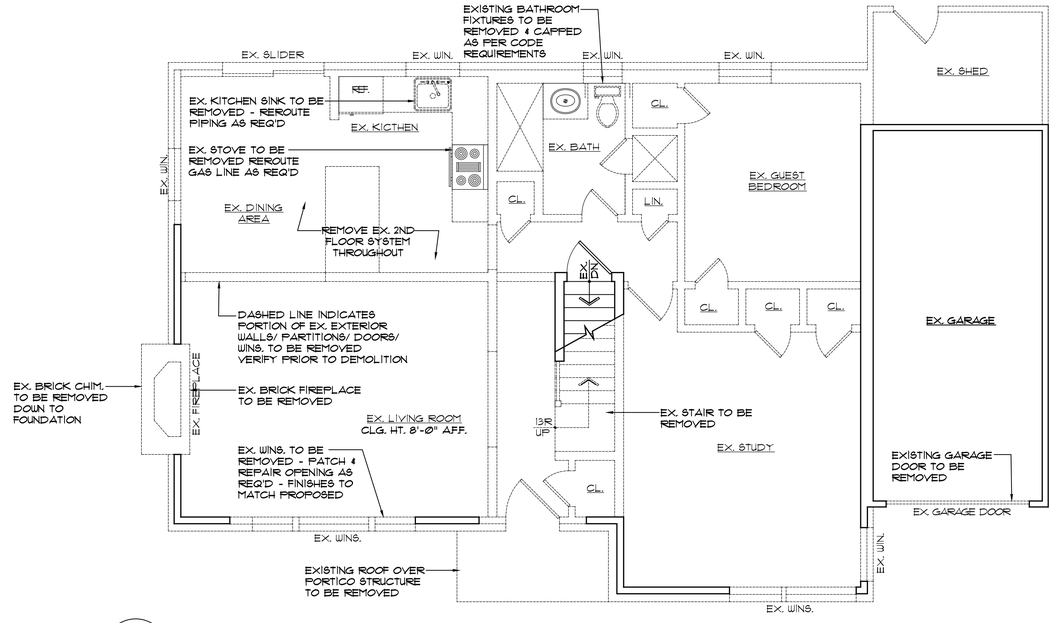
SCALE: AS NOTED

SHEET NUMBER: Z-1



1 / D-1 EX. CELLAR DEMOLITION PLAN

SCALE : 1/4" = 1'-Ø"



2 / D-1 EX. FIRST FLOOR DEMOLITION PLAN

SCALE : 1/4" = 1'-Ø"

EXISTING CONDITION GENERAL NOTES

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

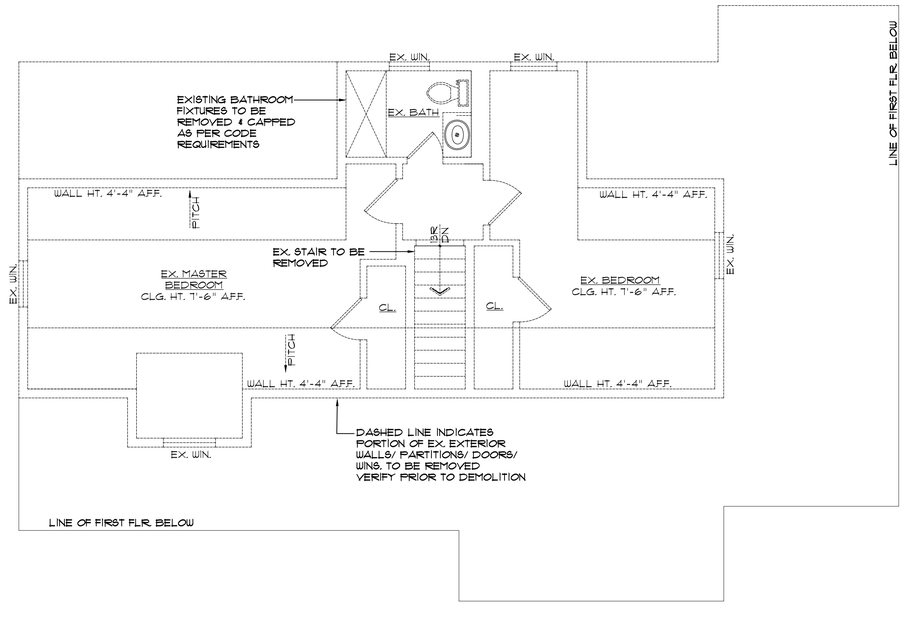
IT IS NOT THE INTENTION OF THESE PLANS TO COMPLETELY DOCUMENT THE EXISTING "AS-BUILT" CONDITIONS OF EVERY ELEMENT, NOR TO DEFINE THE CONSTRUCTION MEANS AND METHODS, OR EVALUATE DEFECTS. THESE PLANS ARE SIMPLY TO EVALUATE THE BASIC CONDITION OF THE BUILDING BASED ON OUR VISUAL OBSERVATIONS BY THE NAKED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

DEMOLITION NOTES

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

CLEAN UP-SAFETY

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



3 / D-1 EX. SECOND FLOOR DEMOLITION PLAN

SCALE : 1/4" = 1'-Ø"

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PAGE CONTENTS:
EXISTING FLOOR PLANS, DEMOLITION PLANS, NOTES

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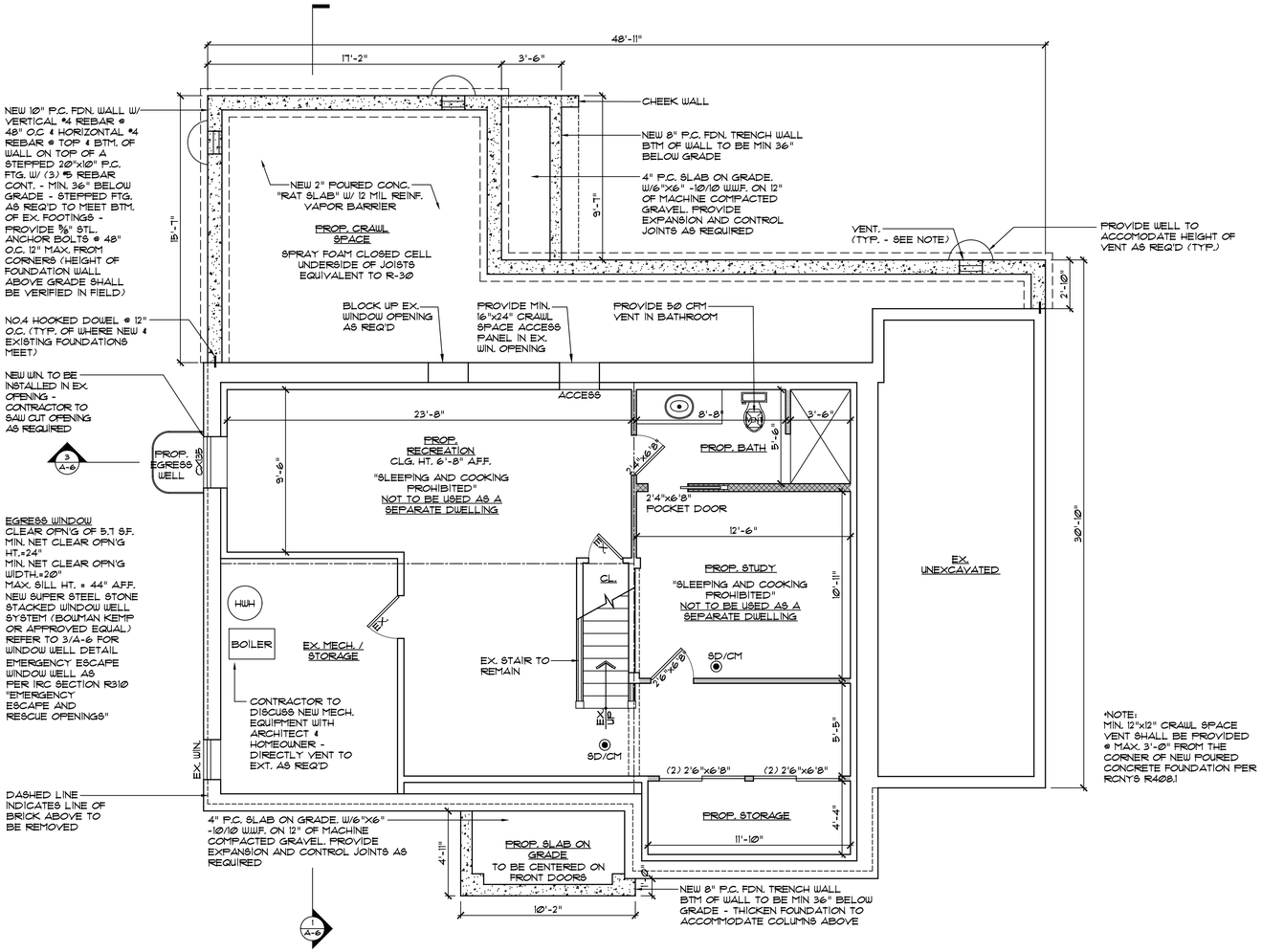
DRAWN BY: R.H. CHECKED BY: J.M.

PROJECT #: 22052

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SCALE: AS NOTED

SHEET NUMBER
D-1



1 / A-1 PROPOSED FOUNDATION PLAN

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

GENERAL NOTE #1

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

GENERAL NOTE #2

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

GENERAL NOTE #3

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

GENERAL NOTE #4

ALL PROPOSED EXTERIOR WALLS TO BE 2x6 UNLESS OTHERWISE SPECIFIED.

GENERAL NOTE #5

EXTERIOR DIMENSIONS ARE PROVIDED TO FRAMING.

GENERAL NOTE #6

GARAGE FIRE PROTECTION NOTES

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

RCNYS DWELLING GARAGE SEPARATION: WHERE HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM THE LIVING SPACE OR ITS ATTIC, SUCH CONSTRUCTION SHALL BE PROTECTED WITH ONE LAYER OF 5/8in. THICK, TYPE-X, GYPSUM BOARD, INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF SECTION R702.3.5. OPENINGS IN HORIZONTAL SEPARATIONS SHALL NOT BE PERMITTED EXCEPT WHERE THE RESIDENCE IS OTHERWISE PROTECTED BY VERTICAL SEPARATIONS. WHERE THE HORIZONTAL SEPARATION IS FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NO LESS THAN 5/8in. TYPE-X GYPSUM BOARD OR EQUIVALENT

WALL LEGEND

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

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

CALL 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY EXCAVATION IN ACCORDANCE W/ 16 NYCRR PART 753 - PROTECTION OF UNDERGROUND FACILITIES

NOTES

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1	04.26.23	INITIAL SUBMISSION

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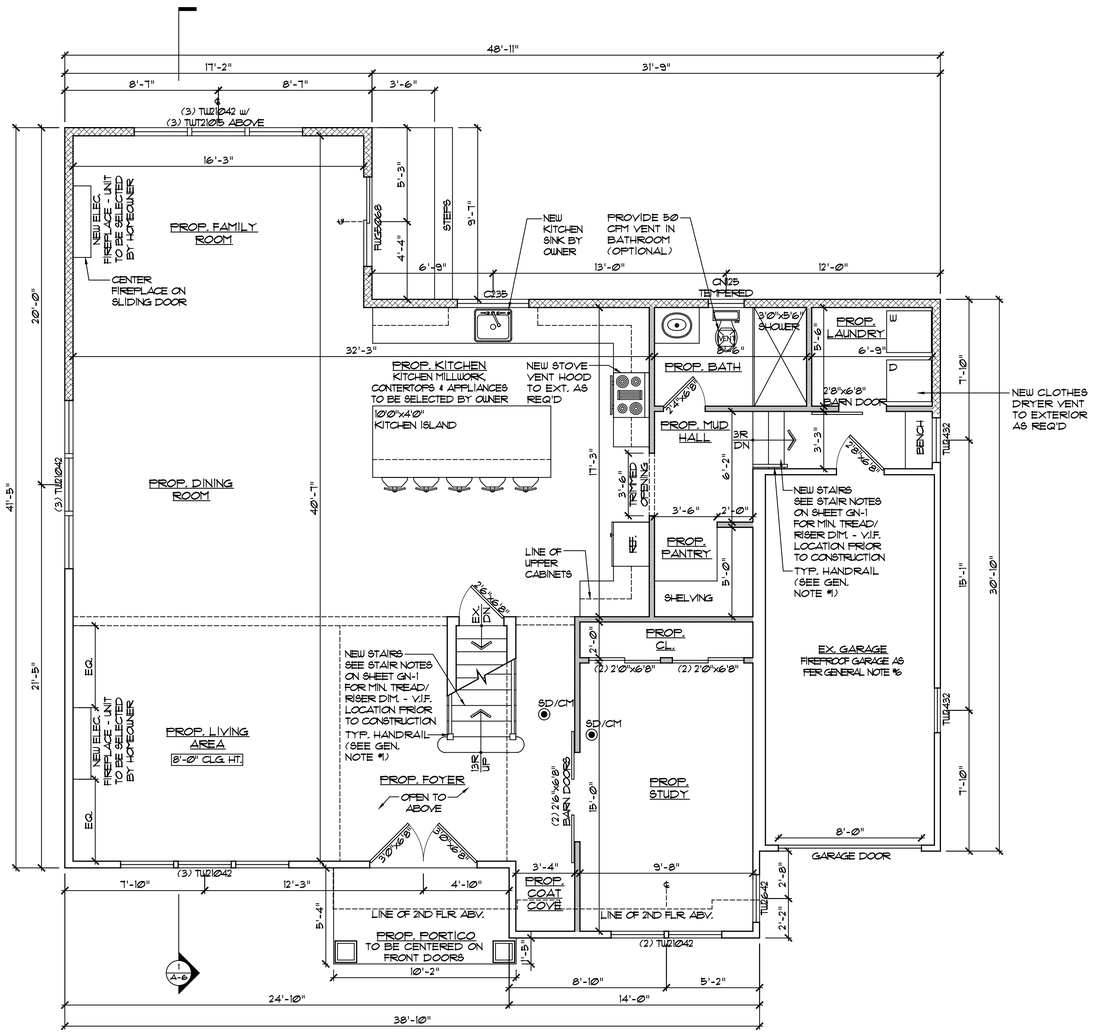
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PRIVATE RESIDENCE
18 LAKE DRIVE
NEW HYDE PARK, NY 11040

PAGE CONTENTS:

PROPOSED FOUNDATION PLAN, NOTES

APPLICATION #:	_ _ _ _ _ _ _ _ _ _
DRAWN BY:	R.H.
CHECKED BY:	J.M.
PROJECT #:	22052
DATE:	04.26.2023
SCALE:	AS NOTED
SHEET NUMBER	A-1



1 / A-2 PROPOSED FIRST FLOOR PLAN

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

"LIGHTING EXCEPTION: R303.1 (2) (RCNYS 2020)

- PROVIDE ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.

*** VENTILATION EXCEPTION FOR CELLAR: R303.1 (1) (RCNYS 2020)

- CELLAR MEETS RCNYS 2020 SECTION R310 REGULATIONS.
- EXISTING AIR CONDITIONING SYSTEM THROUGHOUT THE HOUSE IS CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 50cfm (15cfm PER OCCUPANT, 4 OCCUPANTS).

TABLE T1.1: LIGHT AND VENTILATION CALCULATIONS

ROOM	AREA S.F.	REQUIRED LIGHT (8%) S.F.	NATURAL LIGHT, S.F.	REQUIRED VENT. (4%) S.F.	ACTUAL VENT.S.F.	
SECOND FLOOR						
PROP. MASTER BEDROOM	214.09	17.13	55.86	8.56	27.93	✓
PROP. MASTER BATH	99.71	7.98	8.93	3.99	4.47	✓*
PROP. COMMON BATH	72.03	5.76	4.04	2.88	2.02	✓
PROP. BEDROOM #1	138.80	11.10	41.01	5.55	20.51	✓
PROP. BEDROOM #2	148.64	11.89	41.01	5.95	20.51	✓
FIRST FLOOR						
PROP. FAMILY/ DINING/ KITCHEN/ LIVING RM.	1036.03	87.68	178.92	43.84	89.46	✓
PROP. BATH	46.88	3.75	4.04	1.87	2.02	✓
PROP. STUDY	145.00	11.60	26.16	5.80	13.08	✓
BASEMENT						
PROP. RECREATION	369.00	29.52	8.93	14.76	8.93	✓**
PROP. BATH	68.75	5.50	0.00	2.75	0.00	✓*
PROP. STUDY	135.55	10.84	0.00	5.42	0.00	✓**

AGG. 30 S.F. GLAZING IN BATHROOMS, WATER CLOSETS, AND SIMILAR COMPARTMENTS AND HALF OF THAT (15 S.F. VENT) HAS TO BE OPENABLE AS PER R303.3 (RCNYS 2020).
•EXCEPTION: GLAZING SHALL NOT BE REQUIRED IN BATHROOMS WHERE SUFFICIENT ARTIFICIAL LIGHT AND MECHANICAL VENTILATION ARE PROVIDED.
••SEE EXCEPTION NOTES FOR NATURAL LIGHTING AND VENTILATION REQUIREMENTS IN FINISHED CELLARS

GENERAL NOTE #1

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

GENERAL NOTE #2

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

GENERAL NOTE #3

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

GENERAL NOTE #4

ALL PROPOSED EXTERIOR WALLS TO BE 2x6 UNLESS OTHERWISE SPECIFIED.

GENERAL NOTE #5

EXTERIOR DIMENSIONS ARE PROVIDED TO FRAMING.

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SD/CM	SMOKE DETECTOR/CARBON MONOXIDE DETECTOR AS PER R314, R315
⊠	STRUCTURAL POST SHOWN TO BELOW VARIES AS PER PLAN
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PAGE CONTENTS: PROPOSED FLOOR PLANS

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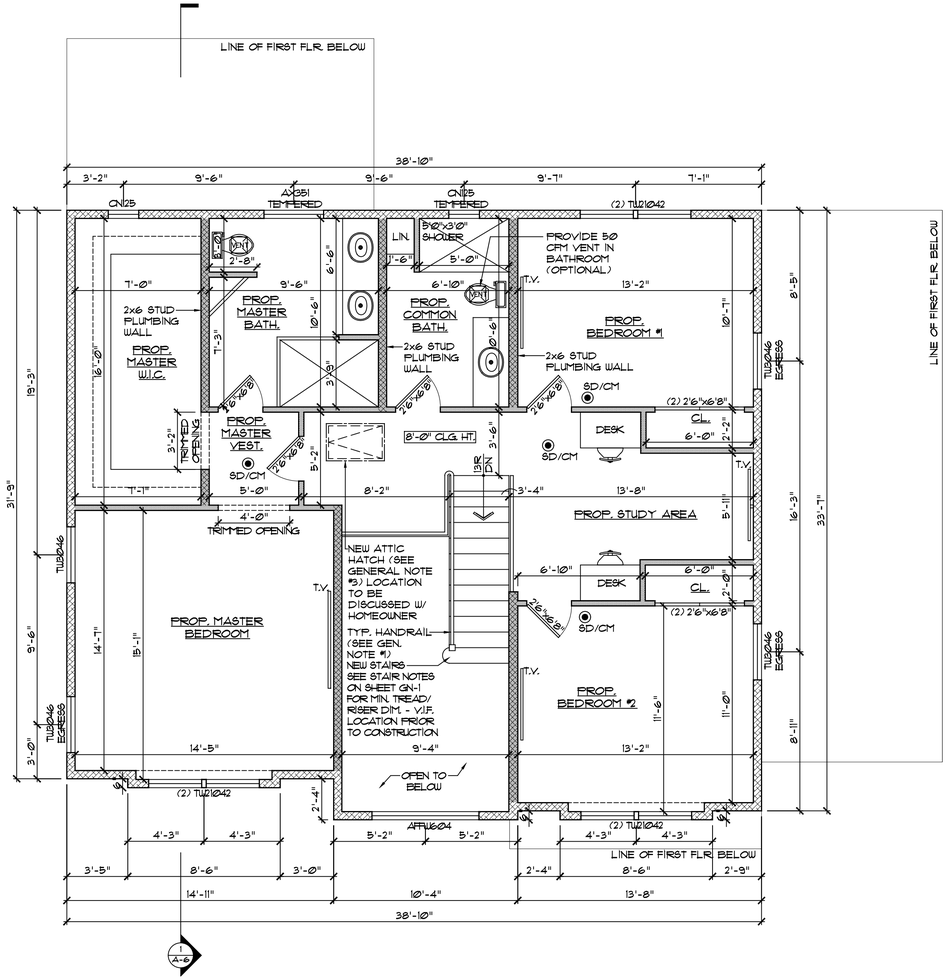
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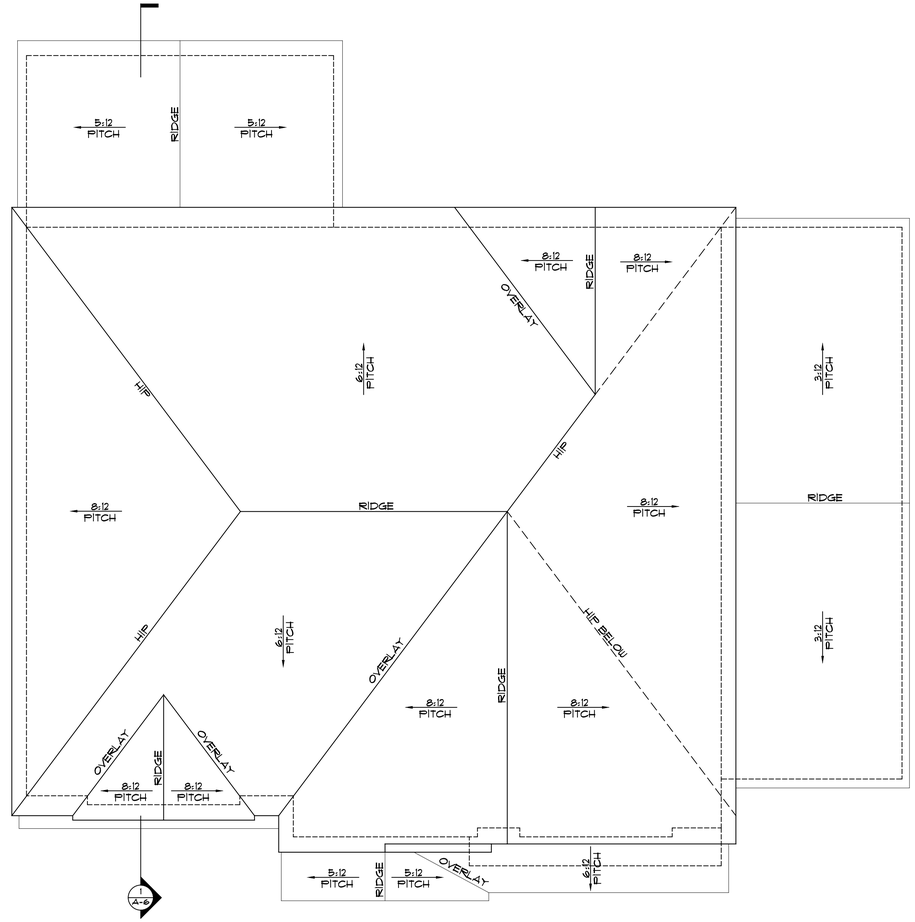
SCALE: AS NOTED

SHEET NUMBER A-2



1 A-3 PROPOSED SECOND FLOOR PLAN

SCALE : 1/4" = 1'-Ø"



2 A-3 PROPOSED ROOF PLAN

SCALE : 1/4" = 1'-Ø"

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▣ — STRUCTURAL POST SHOWN TO BELOW VARIES AS PER PLAN

□ — STRUCTURAL POST SHOWN ABOVE

○ — STRUCTURAL STEEL POST

⊗ — STRUCTURAL BEAM IDENTIFIER

ROOF PLAN LEGEND

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

▣ — STRUCTURAL POST SHOWN TO BELOW VARIES AS PER PLAN

⊗ — STRUCTURAL BEAM IDENTIFIER

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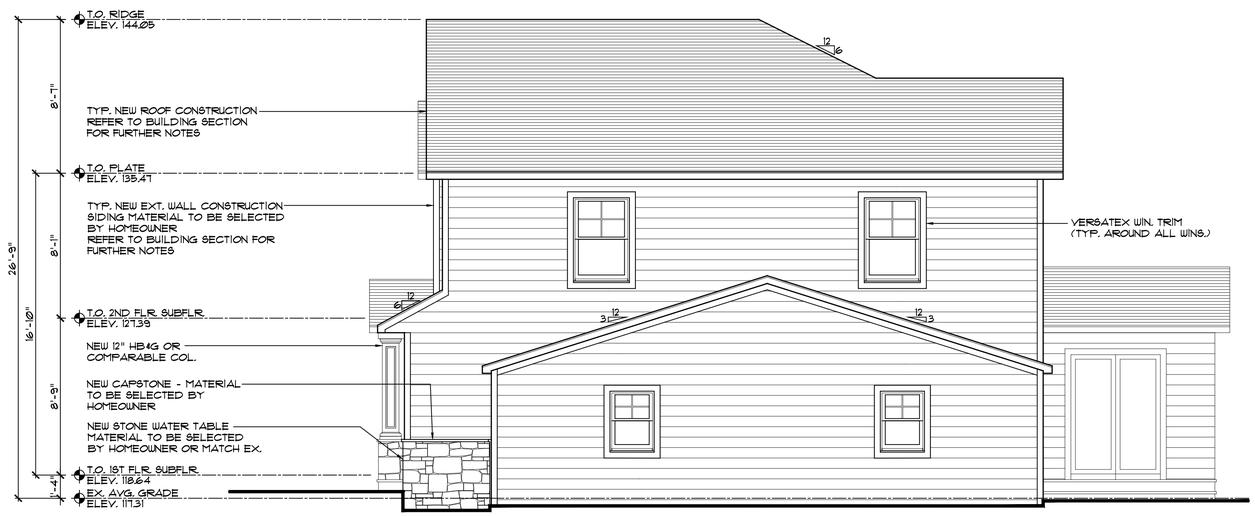
SHEET NUMBER

A-3



1 / A-4 PROPOSED FRONT ELEVATION

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



2 / A-4 PROPOSED RIGHT ELEVATION

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

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EXTERIOR ELEVATIONS

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SCALE: AS NOTED

SHEET NUMBER

A-4



1 / A-5 PROPOSED LEFT ELEVATION

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



2 / A-5 PROPOSED REAR ELEVATION

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

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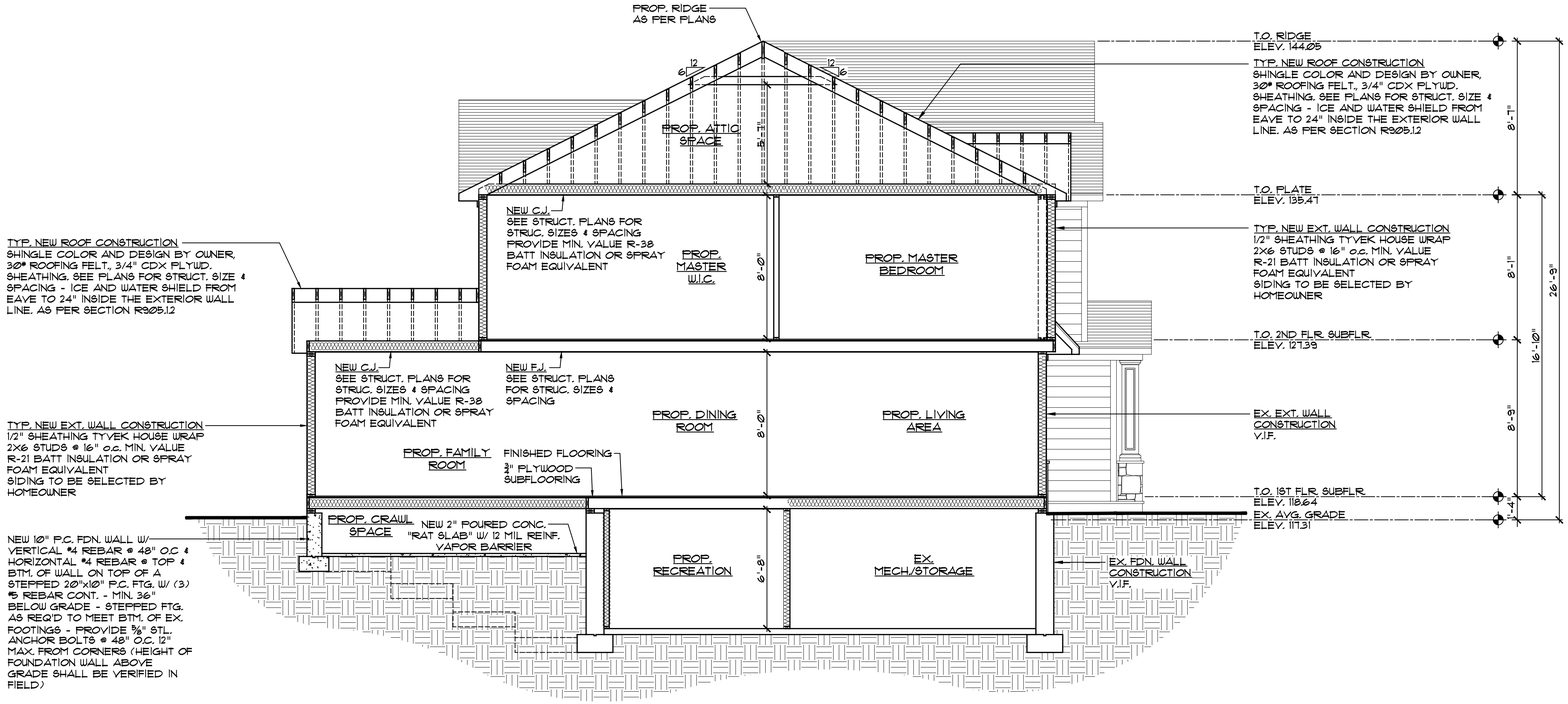
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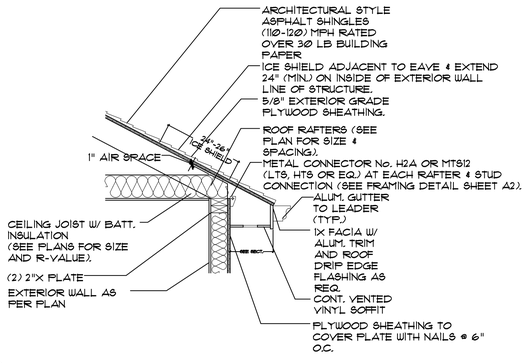
SHEET NUMBER

A-5



1 A-6 PROPOSED BUILDING SECTION

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



2 A-6 TYP. ROOF EAVE DETAIL

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

BUILDING SECTION NOTES:

1. **REGARDLESS OF ROOF PITCH OR DIMENSIONS SHOWN, THE ACTUAL HEIGHT OF THE HIGHEST ROOF RIDGE AND OR ROOF SHALL NOT EXCEED THE MAXIMUM ALLOWABLE HEIGHT AS ESTABLISHED BY THE TOUN OF NORTH HEMPSTEAD. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES TO MAXIMUM HEIGHT EXISTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS REGARDING THESE HEIGHTS.**
2. ALL EXTERIOR WOOD FRAME WALL AND INTERIOR BEARING WALLS SHALL HAVE (2"THICK) SOLID WOOD BLOCKING AT INTERMEDIATE WALL HEIGHT AS PER SHEARWALL DETAIL ON FRAMING DETAIL SHEET FOR SHEARWALL DIAGRAM.
3. THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS REGARDING NEW YORK STATE CODE COMPLIANCE, GENERAL NOTES & REQUIREMENTS, FRAMING DETAILS AND NAILING REQUIREMENTS AND SHALL BE RESPONSIBLE FOR ALL METAL CONNECTOR REQUIREMENTS.
4. ALL LUMBER SHALL BE 'DOUGLAS FIR' No . 2 GRADE OR BETTER WITH A MINIMUM FIBER BENDING STRESS Fb OF 1,100 PSI SINGULAR ABD 1,400 PSI REPETITIVE WITH MODULUS OF ELASTICITY E = 1,600,000.
5. ALL METAL CONNECTORS SHALL BE 'SIMPSON - STRONG TIE' AS PER NUMBERS SHOWN ON DRAWING AND DETAILS AND SHALL BE 'HDG - HOT DIPPED GALVANIZED'.
6. ALL CONNECTORS, FASTENERS, NAILS, BOLTS AND ANCHORS SHALL BE APPROVED BY THE MANUFACTURER FOR USE WITH THE 'ACQ' TREATED LUMBER. ' SIMPSON STRONG TIE', "Z-MAX" OR EQUAL.
7. NEW ROOF SHINGLES SHALL BE RATED TO WITHSTAND 120 MPH WIND LOADS.
8. PROVIDE METAL CONNECTOR AT WINDOW AD DOOR HEADER, NO HH6 OR EQUAL. SEE FRAMING DETAILS.
9. TOP PLATE MINIMUM SPLICE DIMENSION TO CONFORM AS PER SCHEDULE ON FRAMING DETAILS SHEET.
10. SEE PLANS FOR LOCATION OF ANY SHEAR WALL CORNER HOLD DOWNS.
11. SEE GENERAL NOTES FOR ALL OTHER CONSTRUCTION REQUIREMENTS.
12. PROVIDE EXTERIOR LIGHT FIXTURES AT EACH EXTERIOR ENTRANCE DOOR AS PER E3903.3.
13. PROVIDE MECHANICAL VENTILATION IN EACH BATHROOM & POWDER ROOM AS PER R303.3.
14. PROVIDE VALLEY FLASHING AT ALL ROOF VALLEYS AS PER R903.2.
15. DRYER SHALL BE VENTED TO THE EXTERIOR AS PER M1502.
16. GROUND FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER (GFI) RECEPTACLES SHALL BE REQUIRED IN A BATHROOM, TOILETS AND ALL OTHER WET LOCATIONS INCLUDING BUT NOT LIMITED TO THE GARAGE AND FRONT AND REAR OF DWELLING AS PER E3902.
17. SHEAR WALL DESIGN - TYPE #2
    - CORNER SHEAR WALL TIE DOWNS AT EACH CORNER (SEE FLOOR PLANS FOR LOCATIONS) HDU8-SDS2.5 (ALLOWABLE LOAD = 7,870 LBS. EACH. SEE PLANS FOR CATALOG No. AND ALLOWABLE LOAD CAPACITY.
    - SHEAR WALL BETWEEN DOOR & WINDOW & WINDOW & CORNER (INTERIOR SEGMENTED SHEAR WALL).
    - FIELD BUILT SHEARWALL USING 8D COMMON NAILS, 16" O.C. STUDS

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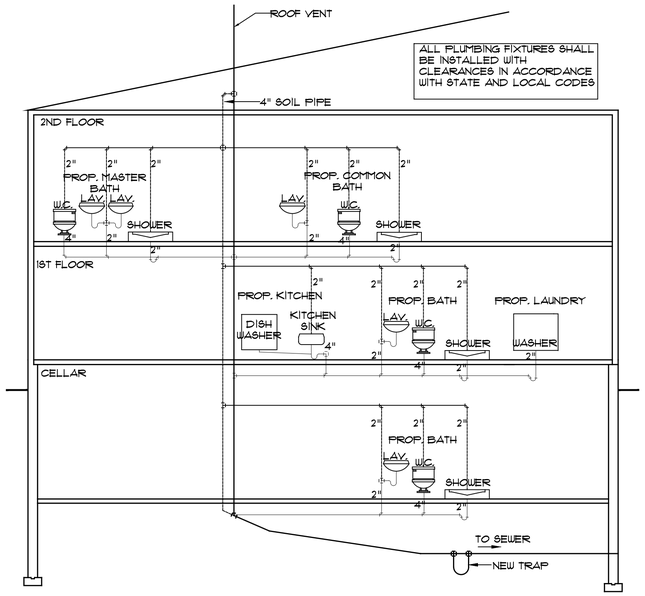
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1 / A-7 PLUMBING RISER DIAGRAM

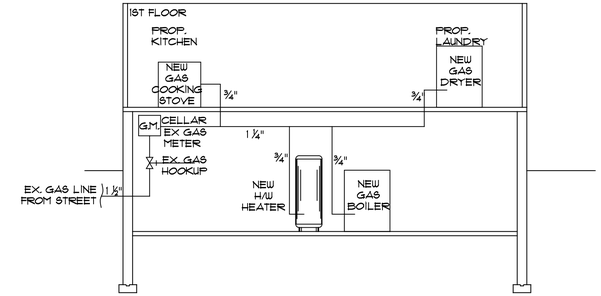
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TABLE P3201.7
SIZE OF TRAPS AND TRAP ARMS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 ½
BIDET	1 ¼
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPERATE TRAP)	1 ½
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND GARBAGE GRINDER)	1 ½
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 ½
LAVATORY	1 ¼
SHOWER	2
WATER CLOSET	NOTE a

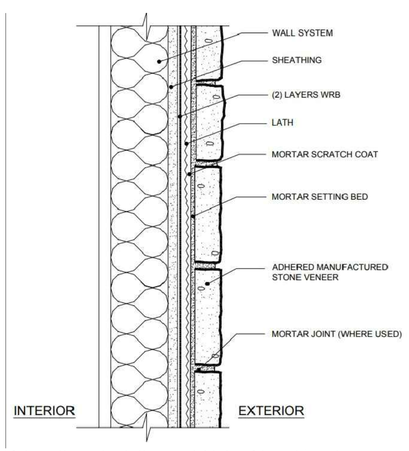
FIXTURE	BRANCH HOT WATER	BRANCH HOT WATER	SOIL OR WASTE CONNECTION	VENT CONNECTION
WATER CLOSET	¾"	¾"	3" X 4"	
SINK	¾"	¾"	1 ½"	1 ¼ "
BATHTUB	¾"	¾"	1 ½"	1 ¼ "
SHOWER	¾"	¾"	1 ½"	1 ¼ "
WASHER	¾"	¾"	1 ½"	1 ¼ "

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



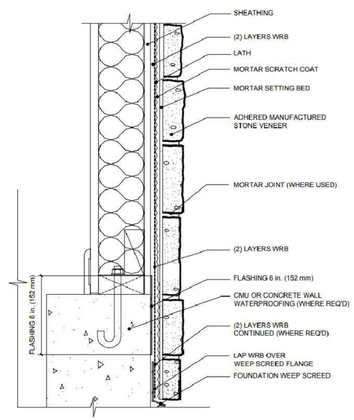
2 / A-7 GAS RISER DIAGRAM

SCALE : N.T.S.



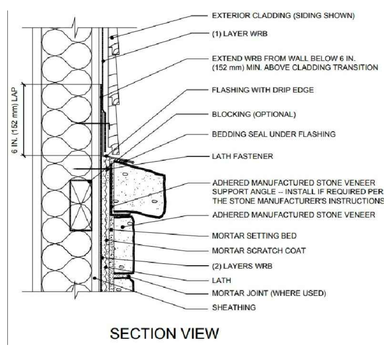
4 / A-7 STONE VENNER WALL SECTION

SCALE : N.T.S.



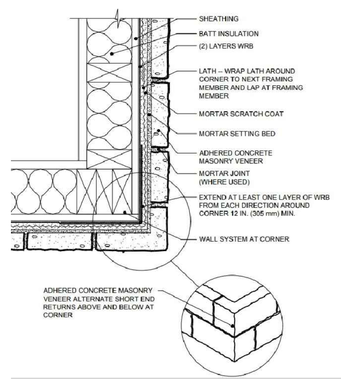
5 / A-7 STONE VENNER DETAIL @ FOUNDATION OVERLAP

SCALE : N.T.S.



6 / A-7 STONE VENNER DETAIL @ TRANSISTION

SCALE : N.T.S.



7 / A-7 STONE VENNER DETAIL @ OUTSIDE CORNER

SCALE : N.T.S.

Generated by RES*check-Web* Software

Compliance Certificate

Project 18 Lake Drive

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

Construction Site: Owner/Agent: Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **0.7% Better Than Code** Maximum UA: **301** Your UA: **299** Maximum SHGC: **0.40** Your SHGC: **0.29**

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
Ceiling: Flat Ceiling or Scissor Truss	1,380	38.0	0.0	0.030	0.026	41	36
Wall: Wood Frame, 16" o.c.	2,700	21.0	0.0	0.057	0.060	131	138
Window: Vinyl Frame SHGC: 0.29	398			0.320	0.320	127	127

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.

Name - Title Signature Date

Project Title: 18 Lake Drive
Data filename:

Report date: 04/26/23
Page 1 of 9

RESCHECK COMPLIANCE

NOTES

NOT FOR CONSTRUCTION

SUBMISSIONS

#	DATE	DESCRIPTION
1	04.26.23	INITIAL SUBMISSION

EST. - 2009

JM

JARED MANDEL
ARCHITECTS

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REGISTERED ARCHITECT JARED MANDEL 033491 STATE OF NEW YORK

PRIVATE RESIDENCE
18 LAKE DRIVE
NEW HYDE PARK, NY 11040

PAGE CONTENTS:
RISER DIAGRAMS, DETAILS

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

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

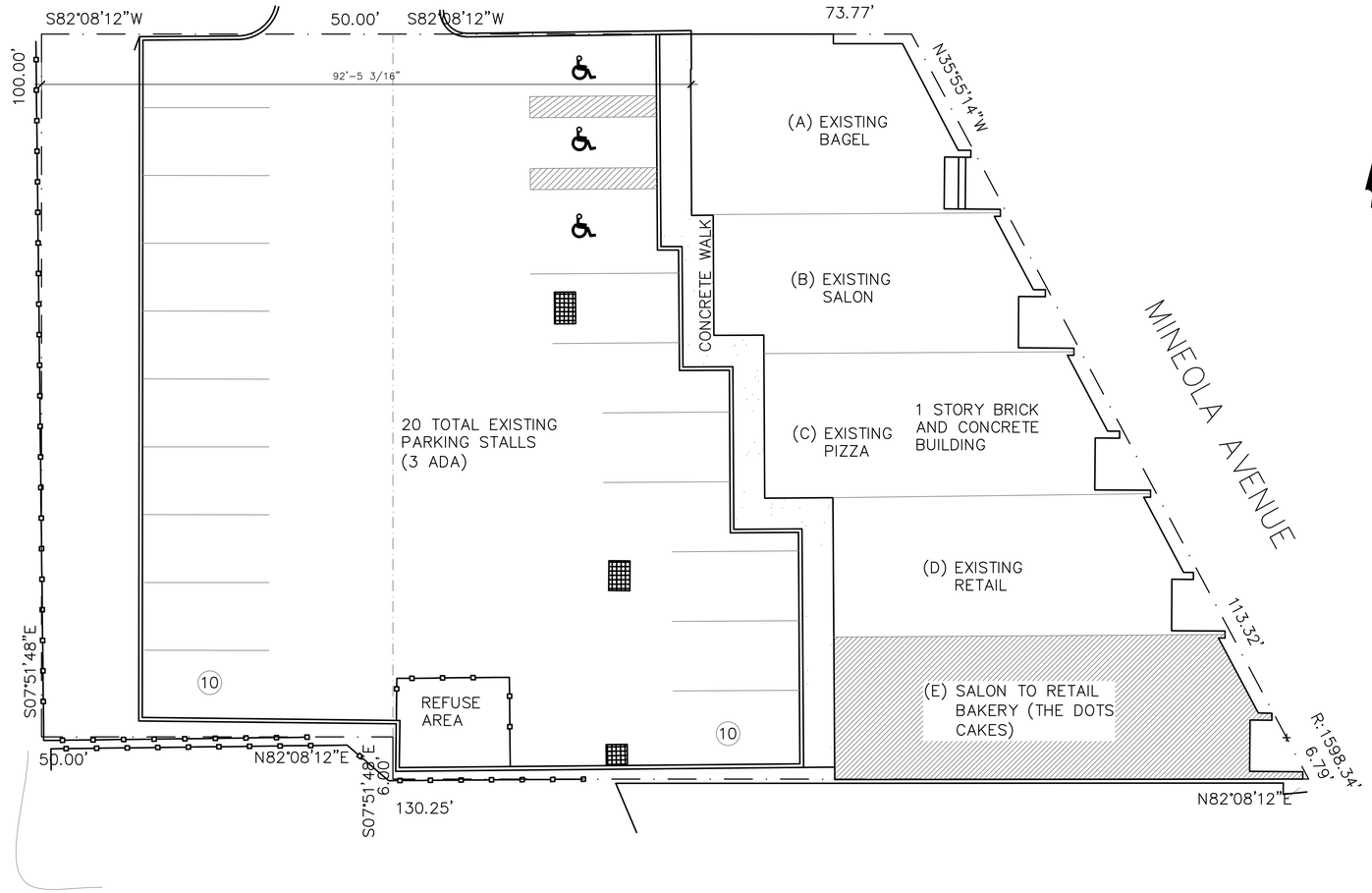
PROJECT #: 22052

DATE: 04.26.2023

SCALE: AS NOTED

SHEET NUMBER
A-7

#21404



1 SITE PLAN
SCALE: 1"=10'-0"

PARKING CALCULATIONS	PROPERTY INFORMATION
4,833 – TOTAL BUILDING A) RETAIL (BAGEL) 1/300 B) SALON 1/300 C) PIZZA (RETAIL) 1/300 D) RETAIL 1/300 E) RETAIL (BAKERY) 1/300 FOOD RETAIL– NO SEATS, 1–12 SEATS – 1/300 4,833 SF/ 300 16.1 STALLS REQUIRED 20 STALLS PROVIDED (INCLUDES 3 ADA STALLS)	NASSAU COUNTY TAX MAP NUMBER 7–14–142,144, 164 & 167 SECTION–BLOCK–LOTS SITE DATA ZONED B–B BUILDING USE MIXED BUSINESS USES APPLICATION: CHANGE OF USE FROM SALON TO BAKERY (RETAIL NO SEATS) REFRIGERATED REFUSE STORAGE PROVIDED

archstreet
1550 Deer Park Ave..
Deer Park, NY 11729
P: 516.665.5834

CLIENT:

CONSULTANTS:

REGISTERED ARCHITECT
JAMES MICHAEL NICOLAZZI
029245
STATE OF NEW YORK
Date:

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PLOT PLAN:

Rev.	Revision Description	Date
	ISSUED FOR FILING	5/16/23

Project Location:

113 - 121 MINEOLA AVENUE
ROSLYN HEIGHTS, NEW YORK
11577

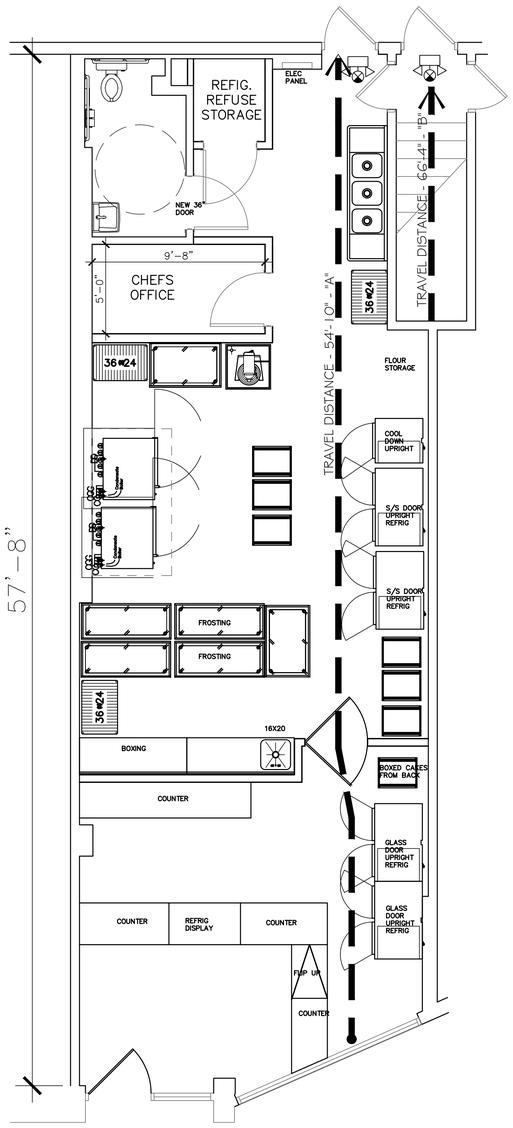
Drawing Title:

EXISTING SITE PLANS

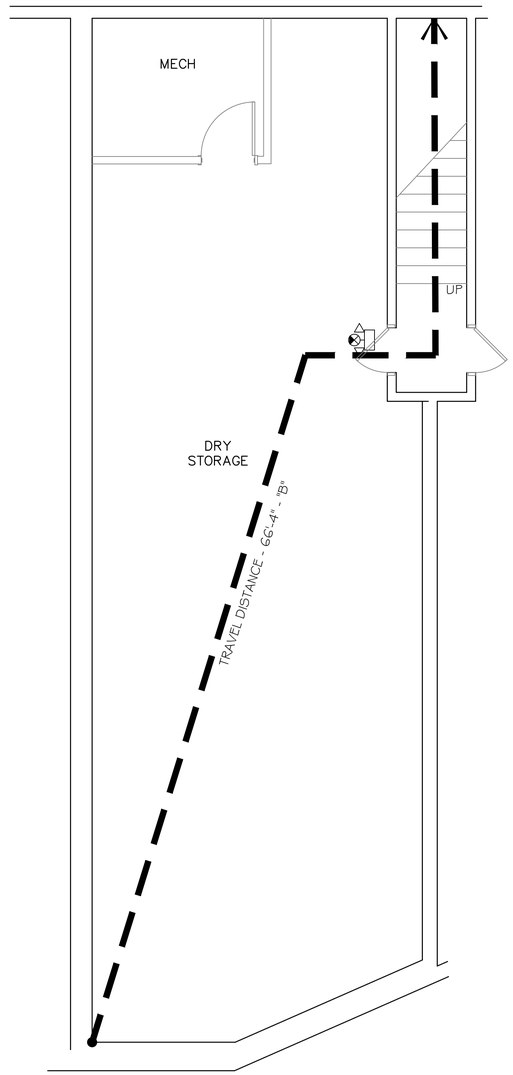
Designed by	Drawn by	Checked by
MR	JN	JN

Feb 20, 2023 — Date
A23x008 — Project Number

C101.00
Sheet Number — Drawing Number



FIRST FLOOR PLAN



BASEMENT PLAN

NEW YORK STATE BUILDING CODE ANALYSIS

CHAPTER 5-
1. PER TABLE 504.3 & 504.4, OCCUPANCY 'B', CONSTRUCTION CLASS IIB

CHAPTER 6-
1. PER TABLE 601 -- CONSTRUCTION CLASS - PROPOSED TYPE II-B,

BUILDING COMPONENT	RESISTANCE REQUIRED	RESISTANCE PROVIDED
STRUCTURAL FRAME	0 HOURS	0 HOURS
BEARING WALLS		
-EXTERIOR	2 HOURS	2 HOURS
-INTERIOR	0 HOURS	0 HOURS
NON BEARING WALLS		
-EXTERIOR	0 HOURS	0 HOURS
-INTERIOR	0 HOURS	0 HOURS
FLOOR CONSTRUCTION	0 HOURS	0 HOURS
ROOF CONSTRUCTION	0 HOURS	0 HOURS

CHAPTER 7
1. PER 711.2.4, ALL FIRE RESISTIVE WALL SHALL COMPLY
2. PER 716, OPENING PROTECTIVE SHALL COMPLY PER OCCUPANCY
3. PER 717, DUCT AND AIR TRANSFER OPENINGS REQUIRED PER USE
4. PER 718.1 FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACE OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS, CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIREBLOCKED AT INTERVALS NOT EXCEEDING 10 FEET.
5. PER 720, THERMAL AND SOUND INSULATION MATERIALS. ALL MATERIALS SPECIFIED SHALL HAVE NON-COMBUSTIBLE PROPERTIES
6. PER 721, PRESCRIPTIVE FIRE RESISTANCE NOT REQUIRED (TABLE 601)
7. PER 722, CALCULATING FIRE RESISTANCE NOT REQUIRED (TABLE 601)

CHAPTER 8
1. PER 803.1, ALL WALL FINISHES AND CEILING FINISHES SHALL BE A MINIMUM OF CLASS 'A', UNLESS OTHERWISE NOTED AS ACCEPTABLE ELSEWHERE IN THE CODE
2. PER TABLE 803.11 'INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (B OCCUPANCIES - SPRINKLERED)
   A. EXIT ENCLOSURES AND EXIT PASSAGEWAYS - CLASS 'A' REQUIRED, CLASS 'A' PROVIDED
   B. CORRIDORS - CLASS 'B' REQUIRED, CLASS 'B' PROVIDED
   C. ROOMS AND ENCLOSED SPACES, CLASS 'B' REQUIRED, CLASS 'B' PROVIDED
3. PER 804.4, INTERIOR FLOOR FINISH - TYPE IIIB CONSTRUCTION CLASSIFICATION USE GROUP 'A2' INTERIOR FLOOR FINISH SHALL BE NOT LASS THAN CLASS II
4. PER 806.7 TRIM - INTERIOR TRIM PROVIDE WILL COMPLY WITH CLASS 'C' FLAMESPREAD AND WILL NOT EXCEED 10% OF THE AGGREGATE WALL AREA

CHAPTER 9
1. PER 903 GROUP 'A2', AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED, IT IS PROVIDED
2. PER 906, PORTABLE FIRE EXTINGUISHERS - EXTINGUISHERS PROVIDED SHALL COMPLY. 48" AFF AND INSIDE APPROVED CABINET NO TRAVEL DISTANCE GREATER THAN 75 FEET
3. PER 907 - FIRE ALARM AND DETECTION SYSTEM - NOT REQUIRED BY USE. MAINTAIN EXISTING STROBE FROM BUILD SYSTEM. PER 907.2.1GROUP 'B' FIRE ALARM NOT REQUIRED IF 300 OCCUPANTS OR LESS

CHAPTER 10
1. GENERAL MEANS OF EGRESS -OCCUPANCY LOADS PER TABLE 1004.1.2
2. PER TABLE 1005.3.2 'B' USE - 0.15 PER OCCUPANT FOR EGRESS WIDTH
3. PER TABLE 1010.1 SIZE OF DOOR REQUIREMENTS-GREATER THAN 32" : 36" PROVIDED
4. PER 1013, ALL EXITS SIGNS SHALL COMPLY
5. PER 1019 - EXIT ACCESS. PER TABLE 106.2.1

LEGEND

- PATH OF EGRESS
- EMERGENCY EXIT LIGHT
- K — PORTABLE FIRE EXTINGUISHER 10# K TYPE
- BC — PORTABLE FIRE EXTINGUISHER 10# BC TYPE
- EMERGENCY LIGHT

BUILDING INFORMATION

OCCUPANCY GROUP: 'B'- BUSINESS
CONSTRUCTION CLASS: IIB
OCCUPANT LOAD : 11 OCCUPANTS
TENANT AREA (GROSS): 2088 SQ FT
EXISTING FIRE ALARM STROBE TO REMAIN
EXISTING SPRINKERS

NYSBC SECTION 1005
11 OCCUPANTS
FIRST FLOOR DOORS:
7 x 0.15 = 1.05 EGRESS REQUIRED
2 DOORS @ 36" = 72" EGRESS PROVIDED
BASEMENT
STAIRS
4 X 0.20 = 0.8
36 INCH STAIR WIDTH

OCCUPANCY ANALYSIS - TABLE 1004.1.2

ROOM NAME	OCCUP. RATING	SQ. FT.	OCCUP./ SF	TTL. OCCUP.
FIRSTFLOOR AREA	BUISNESS	1044	1/150	6.96
BASEMENT AREA	STORAGE	1044	1/300	3.48
	TOTAL OCCUPANCY			11

FLOOR TRAVEL DISTANCE

TRAVEL DISTANCE - TABLE 1006.2.1

PATH	TO	OCCUP.	MAXIMUM TRAVEL DISTANCE - 100'
PATH "A"	EXIT "A"	47	TRAVEL DISTANCE PROVIDED: 55'-10"
PATH "B"	EXIT "B"	9	TRAVEL DISTANCE PROVIDED: 66'-4"

PLUMBING FACILITIES CALCULATIONS

MINIMUM PLUMBING FIXTURES - PER 403.2.2 OR 403.2.4: SEPARATE FACILITIES NOT REQUIRED

OCCUPANCY BUSINESS B	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK
UNITS PER OCCUPANT	1	1	NOT REQUIRED PER 410.2 -	NOT REQUIRED
TOTAL UNITS REQ.	1	1		

NOTE: PLUMBING CALCULATED FOR 11 PEOPLE

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

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1550 Deer Park Ave..
Deer Park, NY 11729
P: 516.665.5834

CLIENT:

CONSULTANTS:

REGISTERED ARCHITECT JAMES MICHAEL NIGRO 029249 STATE OF NEW YORK

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PLOT PLAN:

Rev. Revision Description — Date

Project Location:

113 - 121 MINEOLA AVENUE
ROSLYN HEIGHTS, NEW YORK
11577

Drawing Title:

PROPOSEDFLOOR PLANS

MR Designed by | JN Drawn by | JN Checked by

Feb 20, 2023 Date | A23x008 Project Number

A101.00
Sheet Number — Drawing Number

UTILITY STATEMENT

THE LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY GENERAL CONTRACTOR. CIRCLE PLANNING AND DESIGN WILL NOT TAKE ANY RESPONSIBILITY IN THIS REGARD.

I CERTIFY THAT I HAVE READ OR HAVE ADVISED OF THE PERMIT CONDITION AND BELIEVE THAT I UNDERSTAND THEM, I AM AWARE OF THE REQUIREMENTS SPDES GENERAL PERMIT NO. 02-01 FOR STORM WATER RUNOFF CONSTRUCTION ACTIVITY AND WILL COMPLY WITH THE PREPARATION OF A NOI, SEDIMENT AND EROSION CONTROL PLAN AND STORM WATER POLLUTION PREVENTION.

PLUMBING NOTES

1. ALL PLUMBING SHALL BE IN STRICT CONFORMANCE WITH N.Y.C. BLDG. CODE AND CO-OP RULES AND REGULATIONS.
2. TIE NEW FIXTURES INTO EXISTING SOIL LINE AS INDICATED IN THE PLUMBING RISER DIAGRAM.
3. ALL WATER PIPE IN UNINSULATED SPACES TO BE INSULATED WITH 1" INSULATION FOR PIPING 1" OR LESS AND 1 ½" INSULATED FOR PIPING 1 ¼" TO 2 ½".
4. ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY TRAPPED AND VENTED AS REQUIRED BY N.Y.C. CODE. CAST IRON PIPE SHALL CONFORM WITH LOCAL CODE REQUIREMENTS, WITH APPROVED JOINTS, PIPE SUPPORTS AND CLEANOUTS.
5. ALL BUILT-IN PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY LICENSED PLUMBING CONTRACTOR. PLUMBING CONTRACTOR TO SUPPLY ALL NECESSARY INFORMATION FOR CUT-OUTS TO BE PERFORMED BY CABINET CONTRACTOR.
6. ALL CHANGE IN THE SIZE OF "RUN" ON DRAINAGE PIPING SHALL BE MADE WITH REDUCING FITTINGS. ALL WATER SUPPLY PIPING SHALL BE SIZED TO PRODUCE VELOCITY NOT TO EXCEED 8FT, AND SHALL HAVE A MINIMUM OF 8 PSI PRESSURE AT EVERY FIXTURE.
7. EXPANSION COMPENSATORS AND ANCHORS SHALL BE PROVIDED FOR EXPANSION IN HOT WATER PIPE LINES.
8. PROVIDE SHUT-OFF VALVE ON ALL BRANCH LINE TO EACH FIXTURE INCLUDING BRANCHES FROM MAINS AND RISERS.
9. ALL WATER PIPING SHALL BE TYPE "L" COPPER TUBING.
10. ALL WORK SHALL CONFORM TO NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE AND SHALL MEET BUT NOT BE LIMITED TO THE FOLLOWING MINIMUM REQUIREMENTS.
11. DESIGN VALUES: 500 DEGREES DAY 10° F TO 72° F WINTER DESIGN DRY BULB TEMPERATURE: 83° F TO 70° F SUMMER DESIGN DRY BULB TEMPERATURE.
12. PROVIDE WATERLINE FOR DISPENSER AT REFRIGERATOR.

ADDITIONAL NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL CORNER BEADS AT ALL EXPOSED CORNERS AND J-MOLDINGS ON ALL EXPOSED ENDS OF DRYWALL CONSTRUCTION, TAPE, SPACKLE, AND POLISH ALL WORK.
2. FURNISH AND INSTALL SUFFICIENT FRAMING FOR ALL WALL OPENINGS REQUIRED.
3. ALL DIMENSIONS OF PARTITIONS ARE GIVEN FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.
4. ALL DAMAGED "EXISTING TO REMAIN" AREAS OR AREAS AFFECTED BY DEMOLITION OR OTHER WORK TO BE PATCHED AS REQUIRED TO MATCH ADJACENT AREAS IN FINISH, COLOR, MATERIAL, AND FIRE RATING.
5. CONTRACTOR SHALL FURNISH, INSTALL, AND COORDINATE ALL NECESSARY WOOD GROUNDS, CORNER CASINGS, AND REQUIRED WOOD BLOCKING AND SHIMMING WITH MILLWORK CONTRACTOR, CEILING CONTRACTOR, AND/OR OTHER TRADES AS REQUIRED.
6. ALL ROUGH AND FINISH LUMBER SPECIFIED AND/OR USED SHALL BE FIRE TREATED RETARDANT PER ALL APPLICABLE RULES AND REGULATIONS PER LOCAL & STATE BUILDING CODES.
7. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF HEAVY WEIGHT DROP CLOTHS. CONTRACTOR SHALL VERIFY ALL WINDOW OPENING DIMENSIONS PRIOR TO FABRICATION OF NEW WINDOWS. ALL WINDOW DIMENSIONS SHOWN ON PLANS ARE BETWEEN STOP BEADS.
8. NO JOISTS SHALL BE CUT NOR NOTCHED.
9. ALL METAL STUD AND WALLBOARD PARTITIONS, EXCEPT AT TOILETS, BATHROOMS, AND OTHER WET WALLS SHALL BE SHEATHED WITH 5/8" FIRE CODE "X" WALLBOARD BSA AL #301-60-SM.
10. ALL METAL STUD AND WALLBOARD PARTITIONS AT ALL TOILETS, BATHROOMS, AND OTHER WET WALLS SHALL BE SHEATHED WITH 5/8" FIRE CODE "C" WATER RESISTANT WALLBOARD, OR CEMENTICIOUS WALLBOARD AS NOTED AND/OR KEYED.
11. PARTITIONS ADJACENT TO RANGES SHALL BE FIRE RETARDED WITH ONE (1) LAYER OF 5/8" FIRE CODE "C" GYPSUM WALLBOARD. WOOD OR COMPOSITION BOARD CABINETS ADJACENT TO RANGES SHALL BE FIRE RETARDED AS REQUIRED BY THE DEPT OF BLDGS AND THE ADMINISTRATIVE CODE.
12. ALL FPSC DOORS SHALL BE 1-HOUR TEST INCLUDING JAMBS AND TRIM AS APPROVED BY THE DEPARTMENT OF BUILDINGS UNLESS OTHERWISE NOTED. DOORS TO PUBLIC STAIRS AND OTHER LOCATIONS AS REQUIRED BY THE DEPT OF BLDGS SHALL BE 1-1/2 HOUR TEST RATED.
13. ALL MATERIALS AND EQUIPMENT WHICH ARE INSTALLED OVERHEAD SUCH AS CEILINGS, LIGHTING FIXTURES, AIR DUCTS, PIPES, MECHANICAL EQUIPMENT AND OTHERS MUST BE PROPERLY AND FIRMLY SUSPENDED FROM THE STRUCTURAL ELEMENTS OF THE BUILDING OR FROM A HANGER SYSTEM APPROVED BY THE NYC BUILDING CODE TO CARRY SUCH LOAD. THE CONTRACTOR AND SUBCONTRACTOR ARE ALWAYS RESPONSIBLE FOR PROVIDING SAFE AND APPROPRIATE SUSPENSION OF ALL MATERIALS AND EQUIPMENT INSTALLED OVERHEAD EVEN WHEN SUCH METHODS ARE NOT SPECIFICALLY CALLED FOR ON THE ARCHITECT'S DRAWINGS OR SPECIFICATIONS.
14. NO ELECTRIC PANELS, MEDICINE CABINETS, CONDUITS, PIPES, ETC. SHALL ENCROACH UPON FIRE RESISTIVE PARTITIONS ENCLOSING PUBLIC HALLS, FIRE STAIRS, ELEVATOR, AND VENTILATION SHAFTS, OR SEPARATING APARTMENTS FROM EACH OTHER OR FROM OTHER OCCUPANCY GROUPS.
15. ALL PLUMBING AND ELECTRICAL LINES AND DUCT WORK SHALL BE ENCLOSED IN GYPSUM WALLBOARD SOFFITS, CHASES, OR SHAFTS UNLESS OTHERWISE NOTED OR SPECIFICALLY SHOWN ENCLOSED IN SOME OTHER MANNER.
16. ALL PIPE RECESSES SHALL BE FILLED WITH IN COMBUSTIBLE MATERIAL AND FIRESTOPPED.
17. BUILDING PAPER: FEDERAL SPEC. UU-B-790, TYPE I, GRADE D, STYLE 1.
18. JOIST HANGERS: GALVANIZED STEEL OR IRON, SIZED TO FIT THE SUPPORTED MEMBER OF SUFFICIENT STRENGTH TO DEVELOP THE FULL STRENGTH OF THE SUPPORTED MEMBER, AND FURNISHED COMPLETE WITH ANY SPECIAL NAILS REQUIRED.
19. ROUGH HARDWARE: HOT-DIPPED GALVANIZED NAILS, BOLTS, NUTS, WASHERS, AND SCREWS AS NECESSARY FOR EXTERIOR LOCATIONS. PLAIN FINISH FOR INTERIOR LOCATIONS. SIZE AND TYPE TO SUIT APPLICATION.
20. CONCEALED SPACES WITHIN WALL PARTITIONS, FLOOR OR CONSTRUCTION AND AROUND CHIMNEY, PIPE, AND DUCT OPENINGS IN SUCH CONSTRUCTION SHALL BE FIRESTOPPED.
21. CONCEALED VERTICAL SPACES IN WALLS AND PARTITIONS SHALL BE FIRESTOPPED AT EACH FLOOR LEVEL AND AT THE CEILING OF THE UPPERMOST STORY SO THAT SUCH SPACES WILL NOT BE CONTINUOUS FOR MORE THAN ONE STORY, OR COMMUNICATE WITH CONCEALED HORIZONTAL SPACES IN THE FLOOR OR ROOF CONSTRUCTION.
22. ALL MEMBERS SHALL BE CLOSELY FITTED, ACCURATELY SET TO REQUIRED LINES AND LEVELS AND RIGIDLY SECURED IN PLACE WITH PROPER BEARING AND CORRECT SIZE AND TYPE OF FASTENING. NAILING SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE. JOIST SHALL SET WITH CROWN EDGE UP. MAKE ANGLED RAFTER CUTS THAT ARE TIGHTLY FITTED AND SECURELY ANCHORED.
23. SILL PLATES SHALL BE LEVEL AND SQUARE AND ANCHOR BOLTED AT NOT MORE THAN 6 FEET ON CENTERS AND NOT MORE THAN 12 INCHES FROM EACH END OF EACH PIECE. A MINIMUM OF TWO ANCHORS SHALL BE USED FOR EACH PIECE OF WOOD.
24. COORDINATE PLUMBING AND HVAC REQUIRED OPENINGS WITH FRAMING TO PROVIDE PROPER FRAMED OPENINGS.
25. BLOCKING SHALL BE PROVIDED AS NECESSARY FOR APPLICATION OF SHEATHING, WALLBOARD, AND OTHER MATERIALS OR BUILDING ITEMS. INSTALLATION OF WALL AND CEILING MOUNTED FIXTURES AND EQUIPMENT AND TO PROVIDE FIRE STOPPING.
26. PROVIDE ANCHORS, BRACKETS, FRAMES, HANGERS AND OTHER SUPPORTS, TO SUPPORT CEILING- HUNG OR SUPPORTED, PIPING, CONDUITS, DUCTS, SHELVING, LIGHT FIXTURES AND OTHER MISCELLANEOUS ITEMS.
27. USE NAILING MACHINES OR POWER HAMMERS ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
28. PROVIDE CLEARANCES BETWEEN FRAMING AND OTHER CONSTRUCTION THAT MAY BE SUBJECT TO DIFFERENTIAL MOVEMENT, NOISE TRANSFER AND FIRE HAZARD.
29. FIRESTOPPING SHALL BE CONSTRUCTED TO CLOSE ALL CONCEALED DRAFT OPENINGS AND TO FORM EFFECTUAL FIRE BARRIERS AGAINST THE SPREAD OF FIRE BETWEEN STORIES OF EACH AND EVERY BUILDING AND IN ALL OPEN STRUCTURAL SPACES THEREIN.
30. INSTALL ¼ INCH UNDERLAYMENT UNDER ALL TILE AND SHEETVINYL FLOORS.

SURVEY NOTES

1. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. CIRCLE PLANNING & DESIGN ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
2. THIS DRAWING IS NOT TO SCALE AND USING IT TO LOCATE NEW CONSTRUCTION MAY RESULT IN PROBLEMS FOR WHICH CIRCLE PLANNING & DESIGN WILL NOT BE LIABLE.

CONTRACTOR NOTES

1. ALL WORK, MATERIALS, SPECIFICATIONS, REGULATIONS, RULES, PERMITS, ETC., OF APPLICABLE STATE, COUNTY AND TOWN GOVERNMENTS AND REGIONAL UTILITY COMPANIES (PUBLIC AND PRIVATE) SHALL BE FOLLOWED BY THE CONTRACTOR.
2. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS, DOORWAYS, CONCRETE STOOPS, AND ALL OTHER DETAILS ADJACENT TO BUILDING.
3. RELOCATION OF EXISTING UTILITY POLES, TRAFFIC SIGNS, HYDRANTS, ETC. SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING FEATURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THESE INSPECTIONS AND/OR CERTIFICATIONS SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSIONS AND THE FINAL CONNECTION OF SERVICES.
5. ALL DEBRIS AND SOILS DERIVED FROM THE CONTRACTOR'S OPERATIONS FOUND IN THE PUBLIC RIGHT-OF-WAY OR CAUSING NUISANCE TO OPERATIONS SHALL BE CLEANED AND REMOVED ON A DAILY BASIS OR WHEN NOTIFIED BY THE OWNERS REPRESENTATIVE.
6. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREAS OF CONSTRUCTION.

⚠1 DRAWINGS TO BE SUBMITTED TO NASSAU COUNTY HEALTH DEPARTMENT FOR GREASE TRAP APPROVAL, PRIOR TO OBTAINING FINAL BUILDING PERMIT FROM TOWN OF NORTH HEMPSTEAD BUILDING DEPARTMENT

DRAWING TO BE SUBMITTED TO NASSAU COUNTY FIRE MARSHAL FOR APPROVAL OF FIRE SUPPRESSION SYSTEM AND ALL RELATED FIRE SAFETY SYSTEMS WITHIN PROPOSED ESTABLISHMENT, PRIOR TO IMPLEMENTATION AND CONSTRUCTION.

ZONING CALCULATION

96 MINEOLA AVE, ROSLYN HEIGHTS NY 11577
SEC:7 BLOCK:30 LOT: 14 ZONE: BUSINESS B, (CORNER LOT)

ITEM	REQUIRED/ PERMITTED	PROVIDED/PROPOSED
§70-138.A PERMITTED USES	Permitted as set forth in article XVI, Business A: 70-126.A CONDITIONAL USES; RESTAURANT	RESTAURANT (EXIST. NO CHANGE)
§70-141.1.A PARKING REQUIREMENTS	PER §70-103.A(1): Restaurant/bar and grill; one parking space per 80 sf. of floor area one parking space per 3 linear ft. of bar or counter. 1,470.72 sf. / 80sf = 19 space required; See parking calculation below, this page (4 Parking spaces + 1 handicap = 5 parking spaces existing) ⚠2	RESTAURANT (EXIST. NO CHANGE) 14.0 Space req'rd > 5 Parking Spaces Exist. (Existing per approved town record dated June 18, 2019: 4 parking stalls +1 handicap stall w/ aisle, @ rear yard) ⚠1
§70-142.A HEIGHT	40 Feet max.	16'-4" (EXIST. NO CHANGE)
§70-143 PLOT AREA	2,000 sf. minimum lot area. 98.84'+45.54'/2 + 100'+113.32'/2 = ±7,699.78 SF	±7,699.78 SF (EXIST. NO CHANGE)
§70-144 LOT COVERAGE	Shall not exceed 85% max. of the lot area. ±7,699.78SF X 85% = ±6,544.81 SF	±3,234.57 (EXIST. NO CHANGE)
§70-144.1.B FLOOR AREA	The maximum permitted floor area shall be calculated based on the sum of the separate floor areas for each type of facility.	EXIST. RESTAURANT FLOOR AREA: ±1,630 SF. (EXIST. NO CHANGE)
§70-145.A FRONT YARD	Not required unless vehicle entrance door faces a street, then 18ft shall be required.	N/A
§70-146.A REAR YARD	15ft min. for bldgs provided w/ municipal sewage system. 20ft min. for bldgs not provided w/ municipal sewage system.	±17'-10" (EXIST. NO CHANGE)
§70-146.B SIDE YARD	15ft. min. when lot abuts a residence district	N/A
§70-147 FENCES	7FT. max. height	±6 FT (EXIST. NO CHANGE)

OCCUPANCY LOAD CALCULATION

PERMITTED USE PER TOWN OF NORTH HEMPSTEAD ZONING CODE

ZONE BUSINESS B DISTRICT, CONDITIONAL USE:
FOOD ESTABLISHMENT (EXIST. NO CHANGE)
AS PER TOWN OF NORTH HEMPSTEAD PERMITTED USE REGULATION 70-126.A (BUSINESS A REGULATION SHALL APPLY PER 70-138.A)

OCCUPANCY LOAD CLASSIFICATION PER NYS BLDG CODE 2022

NYS USE AND OCCUPANCY LOAD CLASSIFICATION SEC. 303.1:
ASSEMBLY GROUP: A-2 (RESTAURANT)

USE: RESTAURANT
(PER SECTION 1004.1.2 NYS BLDG CODE)

COMMERCIAL KITCHEN: 200 SF. GROSS FLOOR AREA PER OCCUPANT
UN-CONCENTRATED TABLE & CHAIRS: 15 SF. NET FLOOR AREA PER OCCUPANT

FOR PROPOSED FLOOR AREA :
(SEE FLOOR PLAN SHEET A-1)
KITCHEN AREA = 622.0 SF.
DINING AREA = 392 SF.

CALCULATION FOR MAX. OCCUPANCY LOAD WITHIN MAJOR SPACES:

KITCHEN: 622.0 SF. / 200SF / PERSON =	03 PERSON
DINING AREA: 392.0 SF. / 15SF / PERSON =	26 PERSON
TOTAL MAX. OCCUPANCY LOAD =	29 PERSON

TOTAL OCCUPANCY LOAD PROPOSED:
25 PERSON (PATRONS) + 1 CASHIER + 1 CHEFS + 1 ASSISTANT CHEF + 1 WAITER = 29 PERSON PROPOSED

EGRESS REQUIREMENTS, PER NYS CODE CHAPTER 10 FOR OCCUPANCY GROUP A-2:

WHERE A SPACE HAS GREATER THAN 30 OCCUPANTS AND PATH OF TRAVEL DISTANCE TO EGRESS ACCESS DOORWAY IS LESS THAN 100 FEET, NO SPRINKLER SYSTEM IS REQUIRED (PER TABLE 1024.7 NYS BLDG CODE 2022)

PROPOSED OCCUPANCY LOAD:
29 PERSON (PROPOSED) < 30 OCCUPANTS MAX. PERMITTED, THEREFORE, NO SPRINKLER SYSTEM REQUIRED

EGRESS TRAVEL DISTANCE WITHIN OCCUPANCY GROUP A-2 PER NYS BUILDING CODE TABLE 1024.7:
REQUIRED MAX. TRAVEL DISTANCE TO EXIT ACCESS DOORWAY SHALL BE 100FT. MAX. PERMITTED

PROPOSED 55'-0" (PROVIDED) < 100 (MAX. PERMITTED). THEREFORE, NO SPRINKLER SYSTEM REQUIRED

PARKING CALCULATION

REQUIRED PARKING CALCULATION PER TOWN OF NORTH HEMPSTEAD ZONING CODE 79-103.A(1)

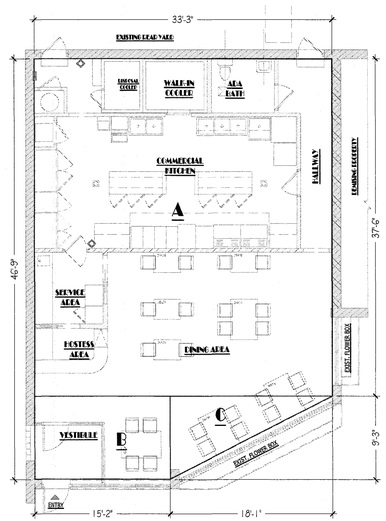
USE: RESTAURANT / BAR AND GRILL
PARKING REQUIREMENTS:
ONE PARKING SPACE PER 80 SF. OF FLOOR AREA

EXIST. FLOOR AREA CALCULATION: ⚠2

A: 33'-3" X 37'-6" =	1,246.87 SF
B: 9'-3" X 15'-2" =	140.23 SF
C: 9'-3" X 18'-1" =	83.62 SF
TOTAL =	1,470.72 SF

1,470.72 SF / 80SF = 19.0 PARKING SPACES REQ'RD

⚠1 5 PARKING SPACES EXIST @ REAR YARD; 19 PARKING SPACES REQUIRED FOR PROPOSED ESTABLISHMENT



FLOOR AREA DIAGRAM

BASE FOR PARKING CALCULATION SCALE: 1/8" = 1'-0"

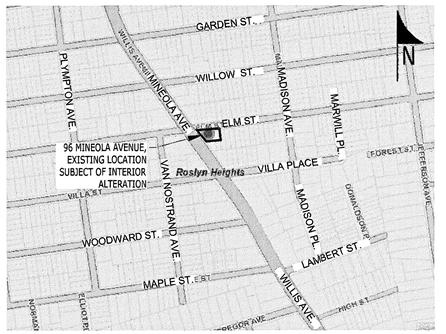
#21405



SITE PLAN WAS ESTABLISHED FROM A SURVEY PREPARED BY LICENSED LAND SURVEYOR, PETER V. BRABAZON, SURVEY DATED 07/01/2022

SITE PLAN

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



LOCATION PLAN

SCALE: NTS

PROPERTY INFORMATION

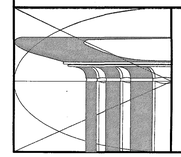
ADDRESS: 96 MINEOLA AVE, ROSLYN HEIGHTS NY 11577
SECTION: 7 BLOCK: 30 LOT: 14 ZONE: BUSINES
ALTERATION TYPE II
CONSTRUCTION CLASS: TYPE III-B (EXISTING)
OCCUPANCY CLASS: GROUP A-2 (ASSEMBLY)
EXIST. BLDG. HAS NO SPRINKLER SYSTEM & NO FIRE ALARM SYSTEM

SCOPE OF WORK (ATL-2)

INTERIOR ALTERATION OF EXISTING COMMERCIAL SPACE, KITCHEN EQUIPMENT, DOORS AND FINISHES. NO CHANGE IN BULK, FLOOR AREA, BLDG. ENVELOPE, MEANS OF EGRESS, OR STRUCTURE UNDER THIS APPLICATION.

DRAWING LIST

S-1	SITE PLAN, ZONING ANALYSIS, AND OCCUPANCY CALCULATION
A-0	CONSTRUCTION NOTES
A-1	FIRST FLOOR DEMO PLAN & FIRST FLOOR CONSTRUCTION PLAN
A-2	REFLECTED CEILING PLAN AND RELATED CONSTRUCTION DETAILS
A-3	HANDICAP ACCESSIBILITY, PLANS AND NOTES, PLUMBING RISER DIAGRAM, AND GAS RISER DIAGRAM



CIRCLE PLANNING AND DESIGN
71-A CUTTERMILL ROAD
GREAT NECK, NEW YORK, 11021
TEL. (516) 773-3311
EMAIL - CIRCLEPLANDESIGN@AOL.COM

REVISIONS	REVISIONS DESCRIPTION
⚠1 2/20/2023	REVISED TO COMPLY WITH PLAN EXAMINER COMMENTS DATED 2.17.2023
⚠2 5/18/2023	REVISED TO ADJUST PARKING CALCULATION
△	

PROJECT
INTERIOR ALTERATION
96 MINEOLA AVENUE,
ROSLYN HEIGHTS, NY, 11577

STATE OF NEW YORK — PATRICK ANTHONY HAMMOND — No. 025736 — REGISTERED ARCHITECT

PATRICK A. HAMMOND R.A
STRUCTURAL ENGINEER
LAND SURVEYOR

DRAWING TITLE
SIRE PLAN, ZONING ANALYSIS, OCCUPANCY LOAD CALCULATION, DRAWING LIST, AND LOCATION MAP

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CLIENT:	MR. JAMES CHEN
DRAWN BY:	LR
DATE DR'N:	DECEMBER 23, 2022
CHK'D BY:	MN
OWNER:	MEDFORD RH, LLC, C/o NEAL VOHORA MD
OWNER ADDRESS:	811 OLD COUNTRY RD PLAINVIEW, NY 11803

SHEET NO. S-1

DRAWING SCALE: AS NOTED

BUILDING DEPARTMENT NOTES

THE CODE SHALL BE KNOWN AND MAY BE CITED AS THE "NEW YORK STATE BUILDING CODE," "NYS BC" OR "BC." ALL SECTION NUMBERS IN THIS CODE SHALL BE DEEMED TO BE PRECEDED BY THE DESIGNATION "BC."

THE PROVISIONS OF THE NEW YORK STATE ELECTRICAL CODE SHALL APPLY TO THE INSTALLATION OF ELECTRICAL SYSTEMS, INCLUDING ALTERATIONS, REPAIRS, REPLACEMENT, EQUIPMENT, APPLIANCES, FIXTURES, FITTINGS AND APPURTENANCES THERETO.

THE PROVISIONS OF THE NEW YORK STATE FUEL GAS CODE SHALL APPLY TO THE INSTALLATION OF GAS PIPING, GAS APPLIANCES AND RELATED ACCESSORIES AS COVERED IN THIS CODE. THESE REQUIREMENTS APPLY TO GAS PIPING SYSTEMS EXTENDING TO THE INLET CONNECTIONS OF APPLIANCES AND THE INSTALLATION AND OPERATION OF RESIDENTIAL AND COMMERCIAL GAS APPLIANCES AND RELATED ACCESSORIES.

THE PROVISIONS OF THE NEW YORK STATE MECHANICAL CODE SHALL APPLY TO THE INSTALLATION, ALTERATIONS, REPAIRS AND REPLACEMENT OF MECHANICAL SYSTEMS, INCLUDING EQUIPMENT, APPLIANCES, FIXTURES, FITTINGS AND/OR APPURTENANCES, INCLUDING VENTILATING, HEATING, COOLING, AIR-CONDITIONING AND REFRIGERATION SYSTEMS, INCINERATORS AND OTHER ENERGY-RELATED SYSTEMS.

THE PROVISIONS OF THE NEW YORK STATE PLUMBING CODE SHALL APPLY TO THE INSTALLATION, ALTERATION, REPAIR AND REPLACEMENT OF PLUMBING SYSTEMS, INCLUDING EQUIPMENT, APPLIANCES, FIXTURES, FITTINGS AND APPURTENANCES, AND WHERE CONNECTED TO A WATER OR SEWAGE SYSTEM AND ALL ASPECTS OF A MEDICAL GAS SYSTEM.

THE PROVISIONS OF THE NEW YORK STATE FIRE CODE SHALL APPLY TO

THE PROVISIONS OF THE NEW YORK STATE ENERGY CONSERVATION CODE SHALL APPLY TO ALL MATTERS GOVERNING THE DESIGN AND CONSTRUCTION AND ALTERATION OF BUILDINGS FOR ENERGY EFFICIENCY

THE PROVISIONS OF THE EXISTING BUILDING CODE OF NEW YORK STATE SHALL APPLY TO ALL MATTERS GOVERNING THE REPAIRS, ALTERATIONS, CHANGE OF OCCUPANCY, ADDITIONS AND RELOCATION OF EXISTING BUILDINGS.

ALL PERMITS MUST BE FILED, APPROVED AND OBTAIN FROM THE LOCAL MUNICIPALITY OF THE JOB SITE LOCATION BEFORE COMMENCING ANY WORK.

CONTRACTORS, CONSTRUCTION MANAGERS, AND SUBCONTRACTORS ENGAGED IN CONSTRUCTION OR DEMOLITION OPERATIONS SHALL INSTITUTE AND MAINTAIN ALL SAFETY MEASURES REQUIRED BY PROPERTY MAINTENANCE CODE OF NEW YORK STATE AND PROVIDE ALL EQUIPMENT OR TEMPORARY CONSTRUCTION NECESSARY TO SAFEGUARD AND THE PUBLIC AND PROPERTY AFFECTED BY SUCH CONTRACTOR'S OPERATIONS.

ANY STRUCTURE, TEMPORARY CONSTRUCTION, OPERATION, OR EQUIPMENT FOUND TO BE DEFECTIVE OR UNSAFE, AND POSING A RISK TO THE PUBLIC AND PROPERTY, SHALL BE IMMEDIATELY SECURED AND CORRECTED, OR REMOVED FROM THE SITE IS THE RESPONSIBLE OF THE GENERAL CONTRACTOR, SUPERINTENDENT OF CONSTRUCTION AND/ OR SITE SAFETY MANAGER.

CONSTRUCTION DOCUMENTS, DRAWINGS, INSPECTION REPORTS, LOGS,CHECKLISTS, SITE SAFETY PLANS, FIRE SAFETY AND EVACUATION PLANS, TENANT PROTECTION PLANS, OCCUPANT PROTECTION PLANS, OR MONITORING PLANS, COPIES OF SUCH SHALL BE MAINTAINED AT THE SITE FOR THE DURATION OF THE JOB AND MADE AVAILABLE TO THE INSPECTOR AND LOCAL MUNICIPAL OFFICIALS UPON REQUEST. COPIES OF SUCH AFOREMENTIONED CONSTRUCTION DOCUMENTS OR DRAWINGS SHALL ALSO BE MAINTAINED BY THE PERMIT HOLDER. COPIES OF SUCH AFOREMENTIONED INSPECTION REPORTS, LOGS, OR CHECKLISTS SHALL ALSO BE MAINTAINED BY THE PERMIT HOLDER AND THE ENTITY THAT PERFORMED THE INSPECTION. COPIES OF SUCH AFOREMENTIONED PLANS SHALL ALSO BE KEPT BY THE PERMIT HOLDER AND THE ENTITY THAT DEVELOPED THE PLAN

THE DEPARTMENT SHALL BE NOTIFIED IMMEDIATELY BY THE PERMIT HOLDER, OR A DULY AUTHORIZED REPRESENTATIVE, OF AN ACCIDENT AT A CONSTRUCTION OR DEMOLITION SITE, OR OF ANY DAMAGE TO ADJOINING PROPERTY CAUSED BY CONSTRUCTION OR DEMOLITION ACTIVITY AT THE SITE.

ALL SAFEGUARDS AND MAINTENANCE OF WORK SITE MUST BE IN COMPLIANCE WITH NYS BC CHAPTER 33 SAFEGUARD DURING CONSTRUCTION.

ALL SOIL AND FOUNDATION WORK, INCLUDING BUT NOT LIMITED TO EXCAVATIONS MADE FOR THE PURPOSES OF TAKING EARTH, SAND, GRAVEL, OR OTHER MATERIAL AS WELL AS TO SOIL AND FOUNDATION WORK RELATED TO ACCESSORY USES SUCH AS GARAGES, POOLS AND DECKS, AND ALSO TO THE UNDERPINNING OR BRACING OF BUILDINGS OR STRUCTURES, IN ORDER TO SAFEGUARD THE PUBLIC AND PROPERTY FROM SUCH WORK MUST BE IN COMPLIANCE WITH NYS BC SECTION BC 3304.

NO SOIL OR FOUNDATION WORK WITHIN THE PROPERTY LINE SHALL COMMENCE UNLESS A PERMIT WAS ISSUED THE PERMIT HOLDER THE PERSON CAUSING THE SOIL OR FOUNDATION WORK TO BE MADE, NOTIFIES THE LOCAL MUNICIPALITY, VIA PHONE OR ELECTRONICALLY, AT LEAST 24 HOURS, BUT NO MORE THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF SUCH WORK. THE NOTIFICATION SHALL STATE THE DATE THAT SUCH SOIL OR FOUNDATION WORK IS TO COMMENCE. SHOULD THE NOTIFICATION DATE FALL ON A WEEKEND OR OFFICIAL HOLIDAY, THE PERMIT HOLDER SHALL NOTIFY THE DEPARTMENT ON THE LAST BUSINESS DAY BEFORE THE COMMENCEMENT DATE. FOR FURTHER INFORMATION ON NOTIFICATION CONTACT THE LOCAL MUNICIPALITY.

THE PERSON CAUSING THE EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION. SEE NYS BC SECTION 3307 PROTECTION OF ADJOINING PROPERTY FOR FURTHER DETAILS

ADJOINING PROPERTY OWNERS SHALL BE NOTIFIED OF UPCOMING DEMOLITION OPERATIONS IN WRITING NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE DEMOLITION. THE WRITTEN NOTICE SHALL PROVIDE A DESCRIPTION OF THE WORK TO BE PERFORMED, THE TIMEFRAME AND SCHEDULE, AND CONTACT INFORMATION OF THE PERSON CAUSING THE DEMOLITION AND OF THE DEPARTMENT. SEE NYS BC OR CONTACT THE LOCAL MUNICIPALITY FURTHER DETAILS.

REQUIRED PROTECTION FOR THE SIDES OF THE EXCAVATION SHALL BE INSTALLED AS THE EXCAVATION ADVANCES. THE PLACEMENT OF PERMANENT STRUCTURES OR FILL IN AREAS REQUIRING SUPPORT OF EXCAVATION SHALL NOT BEGIN UNTIL THE SUPPORT OF EXCAVATION HAS BEEN COMPLETED FOR SUCH AREAS.

PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION OR DEMOLITION ACTIVITIES AS REQUIRED BY NYS BC SECTION 3307, LOCAL MUNICIPALITY AND NYS AGENCIES

SAFETY NETTING SYSTEMS AND GUARDRAIL SYSTEMS SHALL BE PROVIDED AS REQUIRED BY NYS BC TO PROTECT UNENCLOSED PERIMETERS. EXCEPT WHERE NYS BC AUTHORIZES THE TEMPORARY REMOVAL OF UNENCLOSED PERIMETER PROTECTION, NO WORK SHALL OCCUR, NOR SHALL MATERIALS BE STORED ON ANY LEVEL WHERE REQUIRED UNENCLOSED PERIMETER PROTECTION IS NOT INSTALLED AS PER NYS BC SECTION BC 3308.

ADJOINING PUBLIC AND PRIVATE PROPERTY, INCLUDING PERSONS THEREON,SHALL BE PROTECTED FROM DAMAGE AND INJURY DURING CONSTRUCTION OR DEMOLITION WORKING ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUN-OFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES AS PER NYS BC.

OWNER'S RESPONSIBILITIES: ALL BUILDINGS AND ALL PARTS THEREOF AND ALL OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE CONDITION. ALL SERVICE EQUIPMENT, MEANS OF EGRESS, MATERIALS, DEVICES, AND SAFEGUARDS THAT ARE REQUIRED IN A BUILDING BY THE PROVISION OF THIS CODE, THE NEW YORK STATE BUILDING CODE OR OTHER APPLICABLE LAWS OR RULES, OR THAT WERE REQUIRED BY LAW WHEN THE BUILDING WAS ERECTED, ALTERED, OR REPAIRED, SHALL BE MAINTAINED IN GOOD WORKING CONDITION. WHENEVER PERSONS ENGAGED IN BUILDING OPERATIONS HAVE REASON TO BELIEVE IN THE COURSE OF SUCH OPERATIONS THAT ANY BUILDING OR OTHER STRUCTURE IS DANGEROUS OR UNSAFE SUCH PERSON SHALL FORTHWITH REPORT SUCH BELIEF IN WRITING TO THE DEPARTMENT. THE OWNER SHALL BE RESPONSIBLE AT ALL TIMES TO MAINTAIN THE BUILDING AND ITS FACILITIES AND ALL OTHER STRUCTURES REGULATED BY THIS CODE IN A SAFE AND CODE-COMPLIANT MANNER AND SHALL COMPLY WITH THE INSPECTION AND MAINTENANCE REQUIREMENTS OF THE NYS PROPERTY MAINTENANCE CODE AND EXISTING BUILDING CODE OF NEW YORK STATE

THE REQUIRED FIRE-RESISTANCE RATING OF FIRE-RESISTANCE-RATED CONSTRUCTION, INCLUDING WALLS, FIRESTOPS, SHAFT ENCLOSURES, PARTITIONS, SMOKE BARRIERS, FLOORS, FIRE-RESISTIVE COATINGS AND SPRAYED FIRE-RESISTANT MATERIALS APPLIED TO STRUCTURAL MEMBERS AND FIRE-RESISTANT JOINT SYSTEMS, SHALL BE MAINTAINED. SUCH ELEMENTS SHALL BE PROPERLY REPAIRED, RESTORED OR REPLACED WHEN DAMAGED, ALTERED, BREACHED OR PENETRATED. OPENINGS MADE THEREIN FOR THE PASSAGE OF PIPES, ELECTRICAL CONDUIT, WIRES, DUCTS, AIR TRANSFER OPENINGS AND HOLES MADE FOR ANY REASON SHALL BE PROTECTED WITH APPROVED METHODS CAPABLE OF RESISTING THE PASSAGE OF SMOKE AND FIRE. OPENINGS THROUGH FIRE-RESISTANCE-RATED ASSEMBLIES SHALL BE PROTECTED BY SELF-CLOSING OR AUTOMATIC-CLOSING DOORS OF APPROVED CONSTRUCTION MEETING THE FIRE PROTECTION REQUIREMENTS FOR THE ASSEMBLY. SEE NYS BC FOR FIRE-RESISTANCE-RATED CONSTRUCTION FOR FURTHER DETAILS

ALL DEVELOPMENTS WITHIN THE FLOOD ZONE, INCLUDING BUT NOT LIMITED TO UTILITY INSTALLATION, SITE IMPROVEMENTS, PLACEMENT OF PREFABRICATED BUILDINGS AND MANUFACTURED HOMES, NEW BUILDING CONSTRUCTION, ALTERATIONS AND REPAIRS, SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE EFFECTS OF FLOOD HAZARDS AND FLOOD LOADS IN ACCORDANCE WITH THIS NYS BC AND ASCE 24

GENERAL NOTES

THE CONTRACTOR MUST PROMPTLY REPORT TO ARCHITECT OF ANY APPARENT WORK DISCREPANCIES OR DEFECTS IN THE CONSTRUCTION DOCUMENTS OR ANY RELATED DOCUMENTS THAT WOULD RENDER IT UNSUITABLE FOR SUCH PROPER EXECUTION AND RESULTS PRIOR TO PROCEEDING. FAILURE OF THE CONTRACTOR TO REPORT DISCREPANCIES OR DEFECTS SHALL CONSTITUTE AN ACKNOWLEDGMENT THAT THE OWNER, GENERAL CONTRACTOR AND/OR SUBCONTRACTORS COMPLETED OR PARTIALLY COMPLETED CONSTRUCTION IS FIT AND PROPERLY INSTALLED TO THE MANUFACTURER'S SPECIFICATIONS, THE NYS BUILDING CODE COMPLIANCE AND JURISDICTION INSPECTOR APPROVAL.

CONTRACTORS SHALL COMPLY WITH NYS BC SECTION 1704 SPECIAL INSPECTION. THE PERMIT HOLDER SHALL NOTIFY THE RELEVANT SPECIAL INSPECTORS IN WRITING AT LEAST 72 HOURS BEFORE THE COMMENCEMENT OF ANY WORK REQUIRING SPECIAL INSPECTION. FOR NOTIFICATION TO ASSIGNED SPECIAL INSPECTOR.

ENERGY CODE NOTES

C301.1 GENERAL
CLIMATE ZONES FROM FIGURE C301.1 OR TABLE C301.1 SHALL BE USED IN DETERMINING THE APPLICABLE REQUIREMENTS FROMCHAPTER 4. LOCATIONS NOT IN TABLE C301.1 (OUTSIDE THE UNITED STATES) SHALL BE ASSIGNED A CLIMATE ZONE BASED ON SECTION C301.3.

TABLE C301.1
CLIMATE ZONES, MOISTURE REGIMES, AND WARM-HUMID DESIGNATIONS BY STAT, COUNTY AND TERRITORY

KEY: A- MOIST, B- DRY, C- MARINE. ABSENCE OF MOISTURE DESIGNATION INDICATES MOISTURE REGIME IS IRRELEVANT. ASTERISK INDICATES A WARM-HUMID LOCATION.

NEW YORK

4A NASSAU

C301.2 WARM HUMID COUNTIES.
WARM HUMID COUNTIES ARE IDENTIFIED IN TABLE C301.1 BY AN ASTERISK.
C301.3 INTERNATIONAL CLIMATE ZONES.
THE CLIMATE ZONE FOR ANY LOCATION OUTSIDE THE UNITED STATES SHALL BE DETERMINED BY APPLYING TABLE C301.3(1) AND THEN TABLE C301.3(2).

TABLE C301.3(1)
INTERNATIONAL CLIMATE ZONE DEFINITIONS

MAJOR CLIMATE TYPE DEFINITIONS
MARINE (C) DEFINITION—LOCATIONS MEETING ALL FOUR CRITERIA: 1. MEAN TEMPERATURE OF COLDEST MONTH BETWEEN -3°C (27°F) AND 18°C (65°F). 2. WARMEST MONTH MEAN < 22°C (72°F). 3. AT LEAST FOUR MONTHS WITH MEAN TEMPERATURES OVER 10°C (50°F). 4. DRY SEASON IN SUMMER. THE MONTH WITH THE HEAVIEST PRECIPITATION IN THE COLD SEASON HAS AT LEAST THREE TIMES AS MUCH PRECIPITATION AS THE MONTH WITH THE LEAST PRECIPITATION IN THE REST OF THE YEAR. THE COLD SEASON IS OCTOBER THROUGH MARCH IN THE NORTHERN HEMISPHERE AND APRIL THROUGH SEPTEMBER IN THE SOUTHERN HEMISPHERE.
DRY (B) DEFINITION—LOCATIONS MEETING THE FOLLOWING CRITERIA: NOT MARINE AND PIN < 0.44 × (TF - 19.5) [PCM < 2.0 × (TC − 7) IN SI UNITS] WHERE: PIN = ANNUAL PRECIPITATION IN INCHES (CM) T = ANNUAL MEAN TEMPERATURE IN °F (°C)
MOIST (A) DEFINITION—LOCATIONS THAT ARE NOT MARINE AND NOT DRY.
WARM-HUMID DEFINITION—MOIST (A) LOCATIONS WHERE EITHER OF THE FOLLOWING WET-BULB TEMPERATURE CONDITIONS SHALL OCCUR DURING THE HOURS OF THE CONTIGUOUS MONTHS OF THE YEAR: 1. 67°F (19.4°C) OR HIGHER FOR 3,000 OR MORE HOURS; OR 2. 73°F (22.8°C) OR HIGHER FOR 1,500 OR MORE HOURS.

TABLE C301.3(2)
INTERNATIONAL CLIMATE ZONE DEFINITIONS

ZONE NUMBER	THERMAL CRITERIA	
	IP UNITS	SI UNITS
4A AND 4B	CDD 59° F<4500 AND HDD 65° F <5400	CDD 10° C< 2500 AND HDD 18° C <3000

C302.1 INTERIOR DESIGN CONDITIONS.
THE INTERIOR DESIGN TEMPERATURES USED FOR HEATING AND COOLING LOAD CALCULATIONS SHALL BE A MAXIMUM OF 72°F (22°C) FOR HEATING AND MINIMUM OF 75°F (24°C) FOR COOLING.
C303.1 IDENTIFICATION
MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THIS CODE.
C303.1.1 BUILDING THERMAL ENVELOPE INSULATION.
AN R-VALUE IDENTIFICATION MARK SHALL BE APPLIED BY THE MANUFACTURER TO EACH PIECE OF BUILDING THERMAL ENVELOPE INSULATION 12 INCHES (305 MM) OR GREATER IN WIDTH. ALTERNATELY, THE INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. FOR BLOWN OR SPRAYED INSULATION (FIBERGLASS AND CELLULOSE), THE INITIAL INSTALLED THICKNESS, SETTLED THICKNESS, SETTLED R-VALUE, INSTALLED DENSITY, COVERAGE AREA AND NUMBER OF BAGS INSTALLED SHALL BE LISTED ON THE CERTIFICATION. FOR SPRAYED POLYURETHANE FOAM (SPF) INSULATION, THE INSTALLED THICKNESS OF THE AREAS COVERED AND R-VALUE OF INSTALLED THICKNESS SHALL BE LISTED ON THE CERTIFICATION. THE INSULATION INSTALLER SHALL SIGN, DATE AND POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE.
C303.1.1.1 BLOWN OR SPRAYED ROOF/CEILING INSULATION.
THE THICKNESS OF BLOWN-IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES (MM) ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET (28 M2) THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS A MINIMUM OF 1 INCH (25 MM) IN HEIGHT. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING. SPRAY POLYURETHANE FOAM THICKNESS AND INSTALLED R-VALUE SHALL BE LISTED ON CERTIFICATION PROVIDED BY THE INSULATION INSTALLER.
C303.1.2 INSULATION MARK INSTALLATION.
INSULATING MATERIALS SHALL BE INSTALLED SUCH THAT THE MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION.
C303.1.3 FENESTRATION PRODUCT RATING.
U-FACTORS OF FENESTRATION PRODUCTS (WINDOWS, DOORS AND SKYLIGHTS) SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER. PRODUCTS LACKING SUCH A LABELED U-FACTOR SHALL BE ASSIGNED A DEFAULT U-FACTOR FROM TABLE C303.1.3(1) OR C303.1.3(2). THE SOLAR HEAT GAIN COEFFICIENT (SHGC) AND VISIBLE TRANSMITTANCE (VT) OF GLAZED FENESTRATION PRODUCTS (WINDOWS, GLAZED DOORS AND SKYLIGHTS) SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 200 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER. PRODUCTS LACKING SUCH A LABELED SHGC OR VT SHALL BE ASSIGNED A DEFAULT SHGC OR VT FROM TABLE C303.1.3(3).

TABLE C303.1.3(1)
DEFAULT GLAZED FENESTRATION U-FACTOR

FRAME TYPE	SINGLE PANE	DOUBLE PANE	SKYLIGHT SINGLE	SKYLIGHT DOUBLE
METAL	1.20	0.80	2.00	1.30
METAL WITH THERMAL BREAK	1.10	0.65	1.90	1.10
NONMETAL OR METAL CLAD	0.95	0.55	1.75	1.05
GLAZED BLOCK		0.60		

TABLE C303.1.3(2)
DEFAULT DOOR U- FACTORS

DOOR TYPE	U-FACTOR
UNINSULATED METAL	1.20
INSULATED METAL	0.60
WOOD	0.50
INSULATED, NONMETAL EDGE, MAX 45% GLAZING, ANY GLAZING DOUBLE PANE	0.35

TABLE C303.1.3(3)
DEFAULT GLAZED FENESTRATION SHGC AND VT

	SINGLE GLAZED		DOUBLE GLAZED		GLAZED
	CLEAR	TINTED	CLEAR	TINTED	BLOCK
SHGC	0.8	0.7	0.7	0.6	0.6
VT	0.6	0.3	0.6	0.3	0.6

C303.1.4 INSULATION PRODUCT RATING.
THE THERMAL RESISTANCE (R-VALUE) OF INSULATION SHALL BE DETERMINED IN ACCORDANCE WITH THE U.S. FEDERAL TRADE COMMISSION R-VALUE RULE (CFR TITLE 16, PART 460) IN UNITS OF H · FT2 · °F/BTU AT A MEAN TEMPERATURE OF 75°F (24°C).
C303.2 INSTALLATION.
ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE NEW YORK CITY BUILDING CODE.
C303.2.1 PROTECTION OF EXPOSED FOUNDATION INSULATION.
INSULATION APPLIED TO THE EXTERIOR OF BASEMENT WALLS, CRAWLSPACE WALLS AND THE PERIMETER OF SLAB-ON-GRADE FLOORS SHALL HAVE A RIGID, OPAQUE AND WEATHER-RESISTANT PROTECTIVE COVERING TO PREVENT THE DEGRADATION OF THE INSULATION'S THERMAL PERFORMANCE. THE PROTECTIVE COVERING SHALL COVER THE EXPOSED EXTERIOR INSULATION AND EXTEND A MINIMUM OF 6 INCHES (153 MM) BELOW GRADE.
C303.3 MAINTENANCE INFORMATION.
MAINTENANCE INSTRUCTIONS SHALL BE FURNISHED FOR EQUIPMENT AND SYSTEMS THAT REQUIRE PREVENTIVE MAINTENANCE. REQUIRED REGULAR MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT.

DEMOLITION NOTES

CONSTRUCTION DOCUMENTS AND A SCHEDULE FOR DEMOLITION MUST BE SUBMITTED WHEN REQUIRED BY THE CODE ENFORCEMENT OFFICIAL. WHERE SUCH INFORMATION IS REQUIRED NO WORK SHALL BE UNTIL SUCH CONSTRUCTION DOCUMENTS OR SCHEDULE, OR BOTH ARE APPROVED.

THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL PEDESTRIAN PROTECTION IS IN PLACE AS REQUIRED BY NYS BC SECTION 3303.

A PARTY WALL BALCONY OR HORIZONTAL EXIT SHALL NOT BE DESTROYED UNLESS AND UNTIL A SUBSTITUTE MEANS OF EGRESS HAS BEEN PROVIDED AND APPROVED

WHERE A STRUCTURE HAS BEEN DEMOLISHED OR REMOVED, THE VACANT LOT SHALL BE FILLED AND MAINTAINED TO THE EXISTING GRADE OR IN ACCORDANCE WITH THE ORDINANCES OF THE JURISDICTION HAVING AUTHORITY

PROVISION SHALL BE MADE TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR THE ADJOINING PROPERTY.

SERVICE UTILITY CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH THE APPROVED RULES AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

AN ASBESTOS SURVEY IS REQUIRED FOR ALL RENOVATION, REMODELING, REPAIR AND DEMOLITION OF ALL INTERIOR AND EXTERIOR BUILDING MATERIALS. AS PER NYS INDUSTRIAL CODE RULE 56, ASBESTOS MATERIAL MUST BE ABATED BY LICENSED CONTRACTORS UTILIZING CERTIFIED ASBESTOS HANDLERS, WITH THE EXCEPTION OF OWNER-OCCUPIED SINGLE FAMILY HOMES, WHERE THE OWNER MAY REMOVE THE ASBESTOS, HOWEVER, IT IS NOT RECOMMENDED THAT THE OWNER REMOVE ASBESTOS. THE OWNER COULD POTENTIALLY EXPOSE THEMSELVES, THEIR FAMILY AND NEIGHBORS TO ASBESTOS FIBERS IF CORRECT ENGINEERING CONTROLS AND WORK METHODS ARE NOT UTILIZED DURING THE ABATEMENT.

NO PERSON, FIRM, CORPORATION, ASSOCIATION OR OTHER ORGANIZATION SHALL COMMENCE THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, IMPROVEMENT, RELOCATION, REMOVAL OR DEMOLITION OF ANY BUILDING OR STRUCTURE, EXCEPT A NONRESIDENTIAL FARM BUILDING OR STRUCTURE,NOR INSTALL HEATING EQUIPMENT, WITHOUT HAVING APPLIED FOR AND OBTAINED A PERMIT FROM THE DEPARTMENT OF STATE. NO PERMIT SHALL BE REQUIRED FOR THE PERFORMANCE OF NECESSARY REPAIRS WHICH DO NOT MATERIALLY AFFECT STRUCTURAL ELEMENTS, AND/OR PLUMBING, ELECTRICAL OR HEATINGVENTILATING SYSTEMS, INCLUDING, FOR EXAMPLE, THE REPAIR OF SIDING AND ROOFING WITH LIKE OR SIMILAR MATERIALS, NOR FOR THE ERECTION OF FENCES. NOR FOR THE CONSTRUCTION OF NONCOMMERCIAL STORAGE FACILITIES OF LESS THAN 140 SQUARE FEET OF GROSS FLOOR AREA. SUCH WORK SHALL NEVERTHELESS BE DONE IN CONFORMITY WITH THE UNIFORM CODE.

THE CONTRACTOR SHALL FURNISH ALL MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED ON THE DRAWINGS. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR AS OTHERWISE DIRECTED.

CONTRACTOR SHALL REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATE BRIDGES OR ANY OTHER TELEPHONE, ELECTRICAL WIRING AND EQUIPMENT.

IN ALL AREAS WHERE DEMOLITION OF WALLS CAUSES AN UNEVENNESS IN FLOORS, THE CONTRACTOR SHALL PATCH THE FLOOR.

ALL EXPOSED LIGHT FIXTURES, WIRING ELECTRIC PANELS AND METAL MOLDING NOT TO BE REUSED SHALL BE CARTED AWAY BY THE CONTRACTOR.

THE CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.

THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION, AS REQUIRED

UPON COMPLETION OF THE DEMOLITIONS WORK, THE CONTRACTOR SHALL PROVIDE THAT ALL AREAS ARE TO BE LEFT BROOM CLEAN,

TIC CONTRACTOR IS TO PROPERLY CAP ALL PLUMBING LINES WHERE THE FIXTURES ARE TO BE REMOVED.

PEDESTRIAN PROTECTION REQUIRED BY THE NYS CODE REQUIRED SHALL BE MAINTAINED IN PLACE AND KEPT IN GOOD ORDER FOR THE ENTIRE LENGTH OF TIME PEDESTRIANS MAY BE ENDANGERED. THE OWNER OF THE OWNER'S AGENT, UPON THE COMPLETION OF THE CONSTRUCTION ACTIVITY, SHALL IMMEDIATELY REMOVE WALKWAYS, DEBRIS AND OTHER OBSTRUCTIONS AND LEAVE SUCH PUBLIC PROPERTY IN AS GOOD A CONDITION AS IT WAS BEFORE SUCH WORK WAS STARTED.

ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATION, PARTY WALLS, CHIMNEYS, SKYLIGHT AND ROOFS.

PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THE, THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS 10 DAYS PRIOR SCHEDULED STARTING DATE OF THE EXCAVATION.

THE TEMPORARY USE OF STREET OR PUBLIC PROPERTY FO[illegible]ORAGE OR HANDLING OF MATERIALS OR OF EQUIPMENT REQUIRED FOR CONSTRUCTION OR DEMOLITION, AND THE PROTECTION PROVIDED TO THE PUBLIC SHALL COMPLY WITH THE PROVISIONS OF THE AUTHORITY HAVING JURISDICTION AND THE NYS BC.

CONSTRUCTION MATERIAL AND EQUIPMENT NOT BE PLACED OR STORED SO AS TO OBSTRUCT ACCESS TO FIRE HY[illegible]S, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES, NOR SHALL SUCH MATERIAL OR EQUIPMENT BE LOCATED WITHIN 20 FEET OF A STREET INTERSECTION, CLOSED SO AS TO OBSTRUCT NORMAL OBSERVATIONS OF TRAFFIC SIGNALS OR TO HINDER THE USE OF PUBLIC TRANSIT LOADING PLATFORMS.

REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING THE LOCAL MUNICIPALITY SHALL BE NOTIFIED IMMEDIATELY BY THE PERMIT HOLDER, OR A DULY AUTHORIZED REPRESENTATIVE, OF AN ACCIDENT AT A CONSTRUCTION OR DEMOLITION SITE, OR OF ANY DAMAGE TO ADJOINING PROPERTY CAUSED BY CONSTRUCTION OR DEMOLITION ACTIVITY AT THE SITE.

CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING

SIGNS REQUIRED BY LAW TO BE DISPLAYED AT A CONSTRUCTION OR DEMOLITION SITE SHALL BE POSTED WITHIN THE SITE, READILY VISIBLE TO WORKERS, AND SHALL NOT BE POSTED IN ANY LOCATION READILY VISIBLE TO THE PUBLIC UNLESS OTHERWISE REQUIRED BY LAW

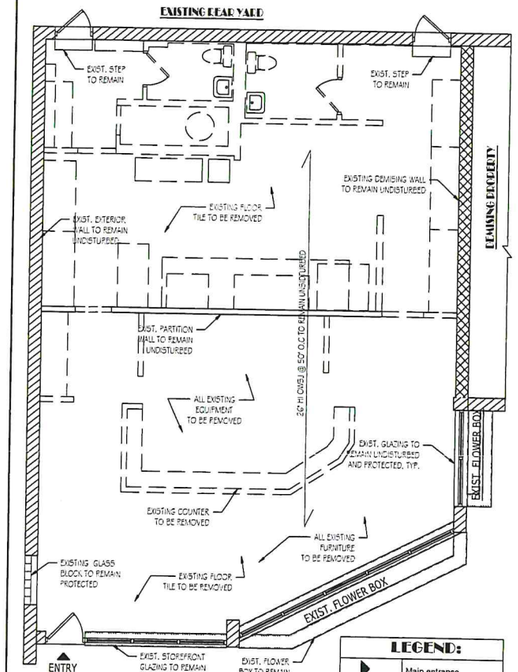
SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE NEW YORK STATE PLUMBING CODE.

IF ANY UTILITY IS TO BE REMOVED, RELOCATED, OR HAVE ITS SERVICE INTERRUPTED. THE UTILITY COMPANY OR CITY AGENCY AFFECTED SHALL BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE. PRIOR TO THE REMOVAL OF ANY SERVICE, THE UTILITY CONNECTION SHALL BE DISCONNECTED AND CAPPED, AND CERTIFICATIONS TO THAT EFFECT ISSUED BY THE REPRESENTATIVE UTILITY COMPANY SHALL BE FILED WITH THE DEPARTMENT.

MATERIAL AND DEBRIS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO THE PUBLIC OR PROPERTY.

FIREFIGHTING EQUIPMENT, FIREFIGHTING ACCESS AT THE CONSTRUCTION OR DEMOLITION SITE, AND THE CONDUCT OF ALL CONSTRUCTION OR DEMOLITION OPERATIONS AFFECTING FIRE PREVENTION AND FIRE FIGHTING SHALL COMPLY WITH THE NEW YORK STATE FIRE CODE

REQUIRED MEANS OF EGRESS, EXISTING STRUCTURAL ELEMENTS, FIRE



INTERIOR DEMOLITION FLOOR PLAN

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

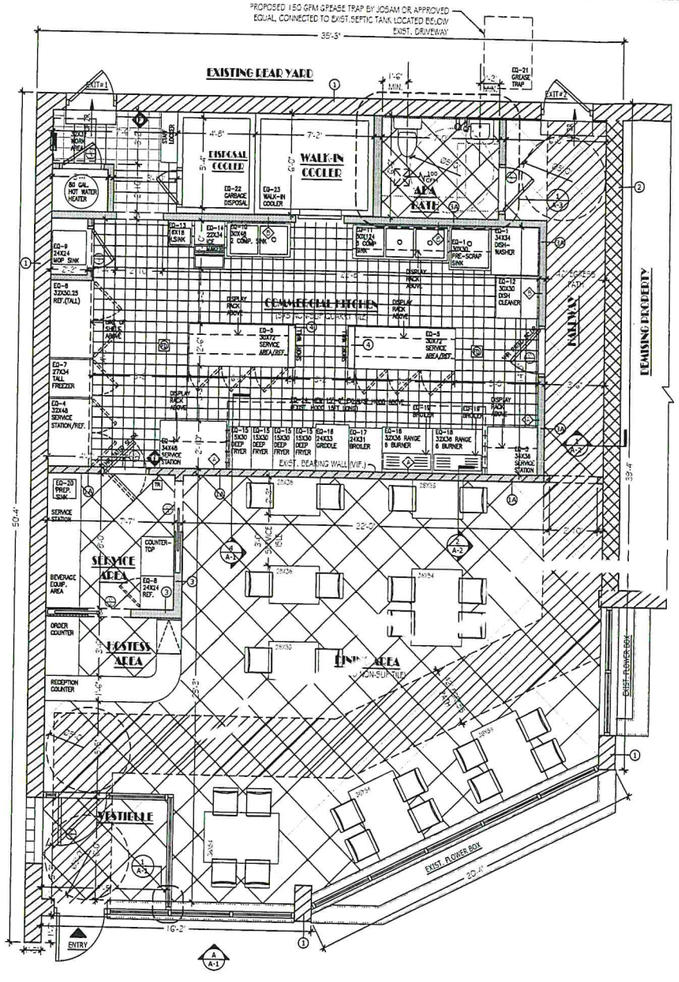
LEGEND:

- Main entrance
- Existing demising wall to remain undisturbed
- Existing interior partition walls subject of removal

KUKU CHICKEN - 96 MINEOLA AVE.
EQUIPMENT LIST

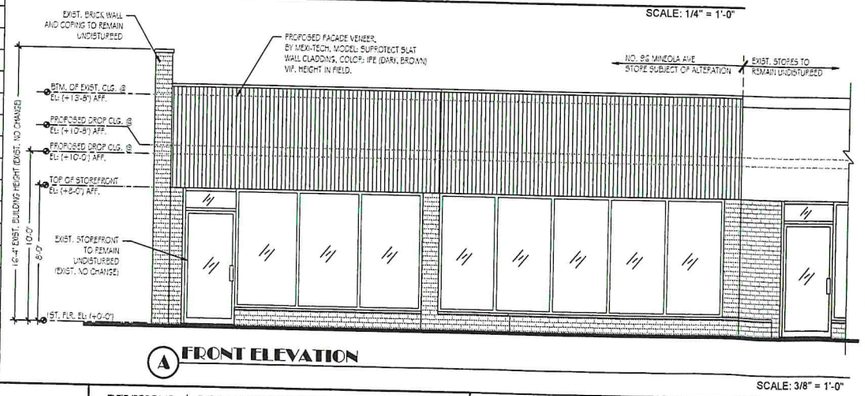
EQUIP. NUMBER	NAME OF EQ.	MANUF.	MODEL No.	SIZE WxDxH	ELEC/ GAS	QUAN-TITY	REMARKS
EQ-0	SCRAP SINK	EAGLE	TBD	TBD		1	
EQ-1	DISH WASHER	ADS	AHC-3DS	33.5" X 34 1/4"X 70.5"	115 v	1	
EQ-2	REFRIGERATED CHEF BASES	ATOSA	MGF8450GR	48 2/5" X 33"X 26 3/5"	115 v	1	
EQ-3	MEGA TOP SAND- WICH PREP TABLES	ATOSA	MSF3615GR	36 5/16"X 34"X 47 1/10"	115 v	1	
EQ-4	MEGA TOP SAND- WICH PREP TABLES	ATOSA	MSF8306GR	78 1/5"X 34"X 47 1/10"	115 v	1	
EQ-5	STANDARD TOP SAND-WICH PREP TABLES	ATOSA	MSF8304GR	72 7/10"X 30"X 44 3/10"	115 v	2	
EQ-6	BOTTOM MOUNT REACH-IN REFRIG.	ATOSA	MBF8508GR	54 2/5"X 31"X 83 1/10"	115 v	2	
EQ-7	BOTTOM MOUNT REACH-IN FREEZER	ATOSA	MBF8501GR(L)	27x31 7/10x83 1/10	115 v	1	
EQ-8	BLACK EXTERIOR GLASS DOOR REF.	ATOSA	MCF8725GR	24 1/5x 24 x76 1/5	115 v	1	
EQ-9	MOP SINK	EAGLE	F1916	TBD		1	
EQ-10	TWO-COMPARTMENT UTILITY SINKS	EAGLE	TBD	TBD		1	
EQ-11	SOLID DISHTABLES W/ THREE-COMPARTMENT SINK	EAGLE	TBD	124x 30 x34 1/2		1	
EQ-12	CLEAN DISHTABLES	EAGLE	TBD	TBD		1	
EQ-13	HAND SINK WITH DECK MOUNT FAUCET	EAGLE	HSAD-10-F	16 1/2"x 18 7/8" x 12 3/4"		1	
EQ-14	ICE CUBE MACGINE	EAGLE	IY0620d-420	71.5"x 22" x 34"	208-230v	1	
EQ-15	GAS FLOOR FRYER	CECILWARE FRO	FM550NAT	48.12"x 15.5" x 30.25"	GAS	4	
EQ-16	GAS COUNTERTOP CHARBROILER	GLOBE	GCB24G-RK	24"x 30.32" x 15.75"	GAS	1	
EQ-17	GAS COUNTERTOP GRIDDLES	EAGLE	CG24G	24"x 32.68" x 15.75"	GAS	1	
EQ-18	GAS RANDE + OVEN	IMPERIAL		TBD	GAS	2	
EQ-19	SALAMANDER BROILER	IMPERIAL	IR5-36	TBD	GAS	2	
EQ-20	PREP AREA SINK	KRAUS	KWU111-23	W 23" x D 19" x H 10"		1	BOWL SIZE 16" X 21" X 10"
EQ-21	GREASE TRAP	JOSAM	TBD	TBD		1	BELOW GRADE 150GPM MIN.
EQ-22	WALK-IN MODULAR BOX	FAST-TRAK	TBD	W 72" x D 84" x H 84"		1	WALK-IN COOLER
EQ-23	REF. GARBAGE DISPOSAL	FAST-TRAK	TBD	W 60" x D 72" x H 84"		1	REFRIGERATED GARBAGE
EQ-24	KITCHEN HOOD	TBD	TBD	W 15.5' x D 48'		1	AIUSIL SYSTEM
EQ-25	GAS WATER HEATER	TBD	TBD	26" DIA.		1	

PROPOSED 150 GPM GREASE TRAP BY JOSAM OR APPROVED EQUAL CONNECTED TO EXIST. SEPTIC TANK LOCATED BELOW EXIST. DRIVEWAY



PROPOSED FLOOR PLAN

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



A FRONT ELEVATION

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

CONSTRUCTION LEGEND

0	EXISTING GLASS STORE FRONT TO REMAIN UNDISTURBED
1	EXISTING EXTERIOR WALL TO REMAIN UNDISTURBED
2	EXISTING 2HR RATED INTERIOR PARTITION WALL TO REMAIN UNDISTURBED. PROVIDE FIRE DAMPERS WHERE DUCTS PENETRATE 2 HOUR RATED FIRE WALLS
3	EXIST. INTERIOR DEMISING/ PARTY WALL (VERIFY IN FIELD) EXISTING 2 HOUR DEMISING WALL (VERIFY IN FIELD) WITH TWO LAYER OF 5/8" GYP. BOARD TYPE X, BOTH SIDES, TO REMAIN UNDISTURBED.
5	NEW PARTITION WALL 2X4@16" O.C. 3-5/8" METAL STUDS @ 16" O.C. WITH (1) LAYER OF 5/8" GYPSUM BOARD, TAPED & SPACKLED BOTH SIDES. WALL TO BE FULL HEIGHT TO UNDERSIDE OF DECK. CEILING ABOVE. PROVIDE HORIZONTAL BRACING @ 42" O.C. APP. BETWEEN METAL STUDS. SEE DETAIL
6	NEW PARTITION WALL 2 HR RATED, 2X6@16" O.C. 6" METAL STUDS @ 16" O.C. WITH (1) LAYER OF 5/8" GYPSUM BOARD TYPE X, BOTH SIDES. WALL TO BE FULL HEIGHT TO UNDERSIDE OF DECK. CEILING ABOVE. PROVIDE HORIZONTAL BRACING @ 42" O.C. APP. BETWEEN METAL STUDS. PROVIDE FIRE DAMPERS WHERE DUCTS PENETRATE 2 HOUR RATED FIRE WALLS. SEE DETAIL
4	NEW SHORT WALL 42" TALL 2X4@16" O.C. METAL STUDS @ 16" O.C. WITH (1) LAYER OF 5/8" GYPSUM BOARD, BOTH SIDES. (TAPED & SPACKLED BOTH SIDES.
	NEW STAINLESS STEEL WALL FINISH STAINLESS STEEL BEHIND COUNTERS FROM TOP OF COUNTER TOP TO UNDERSIDE OF KITCHEN HOOD
	NEW TILE WALL FINISH 4X4 GREY COLOR CERAMIC WALL TILE FINISH, WALL TO RECEIVE TILE WALL UP TO +8' AFF. OR MIN. ____" OR APPROVED EQUAL.
	DIRECTION OF EXISTING STRUCTURAL OPEN WEB STL. JOIST TO REMAIN UNDISTURBED
	EXISTING BUILDING ENTRY TO REMAIN UNDISTURBED

ELECTRICAL LEGEND

	NEW ELECTRICAL PANEL
TH	...MABLE THERMOSTAT
EXIT	NEW EXIT SIGN WITH EMERGENCY LIGHT
GFCI	NEW GROUND FAULT INTERRUPTER OUTLET
	NEW LIGHT SWITCH
100 CFM	NEW 100 CFM EXHAUST FAN WITH LIGHT

DOOR SCHEDULE

ITEM ID	DOOR TYPE	SIZE (W x H)	REMARK
	DBL ACTION HINGE	3'-0" x 8'-0"	1HR RATED SELF-CLOSING
	HINGED	3'-0" x 8'-0"	1HR RATED SELF-CLOSING
	HINGED	3'-0" x 8'-0"	ADA RESTROOM
	HINGED	3'-0" x 8'-0"	UTILITY CLO.
	HINGED	2'-6" x 8'-0"	POCKET DR.
	HINGED	3'-0" X 8'-0"	VESTIBULE DR.

DOOR INSTALLATION NOTES:
1. DOOR FRAME MAX HEIGHT = 8'-0" AFF. (AFTER FINISHED FLOOR).
2.DOOR HARDWARE ON HANDICAP ACCESSIBLE DOORS SHALL BE 36" MAX. AFTER FINISHED FLOOR

GREASE TRAP CALCULATION

PROPOSED FIXTURES CONNECTED TO GREASE TRAP #1

KITCHEN AREA EQUIPMENT:
EQ-0:
SCRAP SINK:
BOWL SIZE: 24" X 24" X 14" DEEP
8,064 CU.INCH / 231 = 34.9 GAL
34.9 GAL X 0.75 = 46.5 GAL / 1 MIN = 46.5 GPM

EQ-11:
3 COMP SINKS:
BOWL SIZE: 20" X 20" X 14" DEEP
16,600 CU.INCH / 231 = 72.72 GAL
72.72 GAL X 0.75 = 54.5 GAL / 1 MIN = 54.5 GPM

EQ-10
2 COMP SINKS:
BOWL SIZE: 20" X 20" X 14" DEEP
11,200 CU.INCH / 231 = 48.48 GAL
48.48 GAL X 0.75 = 36.4 GAL / 1 MIN = 1.23 GPM

EQ-13:
DISHWASHER PRE-SCRAP SINK:
BOWL SIZE 18" X 18" X 8" DEEP
2,592 CU.INCH / 231 = 11.22 GAL
11.22 GAL X 0.75 = 8.42 GAL / 1 MIN = 8.42 GPM

EQ-13
HAND SINK
BOWL SIZE: 14" X 10" X 5 1/2" DEEP
770 CU.INCH / 231 = 3.33GAL
3.33 GAL X 0.75 = 2.5 GAL / 1 MIN = 2.5 GPM

PREP. AREA SINK:
EQ-20:
18" X 21" X 10" = 3,360 CU.INCH
3,360 CU.INCH / 231 CU.INCH/GAL = 14.54 GAL
14.54 GAL X 0.75 = 10.90 GAL
10.90 GAL / 1 MIN = 10.90 GPM

JANITORIAL CLOSET:

EQ-9 MOP SINK
24" X 24" X 10" = 5,760 CU.INCH
5,760 CU.INCH / 231 = 24.93 GAL
24.93 GAL X 0.75 = 18.69 GAL
18.69 GAL / 1 MIN = 18.69 GPM

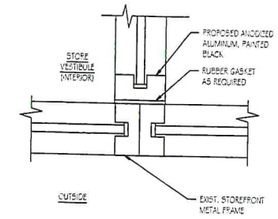
2 FLOOR DRAINS (EACH FLOOR DRAIN REQUIRES AN APPROX. 2" P... = 1 GPM
2 P... = 2 GPM

GREASE TRAP #1 (EQ-21)
CALCULATION AND SIZE REQUIRED:
TOTAL: 42.5 GPM + 54.5 GPM + 1.23 GPM + 8.42 GPM + 2.5 GPM + 10.90 GPM + 18.69 GPM + 2 GPM = 144.74 GPM
REQUIRED GREASE TRAP SIZE= 150 GPM

PROPOSED GREASE TRAP AND RELATED FLOW CONTROL VALVE MODEL: TBD
GREASE TRAP MODEL: TBD
MANUFACTURED BY: JOSAM
(150 GPM CAPACITY)
PDI CERTIFIED

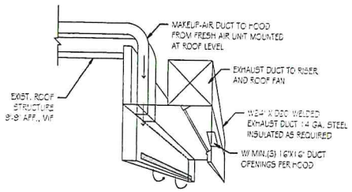
DRAWINGS TO BE SUBMITTED TO NASSAU COUNTY HEALTH DEPARTMENT FOR GREASE TRAP APPROVAL, PRIOR TO OBTAINING FINAL BUILDING PERMIT FROM TOWN OF NORTH HEMPSTEAD BUILDING DEPARTMENT

DRAWING TO BE SUBMITTED TO NASSAU COUNTY FIRE MARSHAL FOR APPROVAL OF FIRE SUPPRESSION SYSTEM AND ALL RELATED FIRE SAFETY SYSTEMS WITHIN PROPOSED ESTABLISHMENT, PRIOR TO IMPLEMENTATION AND CONSTRUCTION.



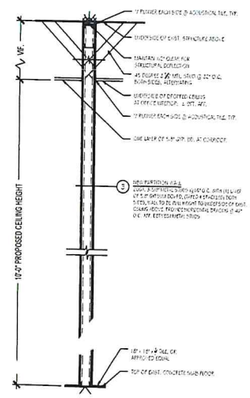
1 GLASS FRAME TO STOREFRONT DETAIL

SCALE: 3" = 1'-0"



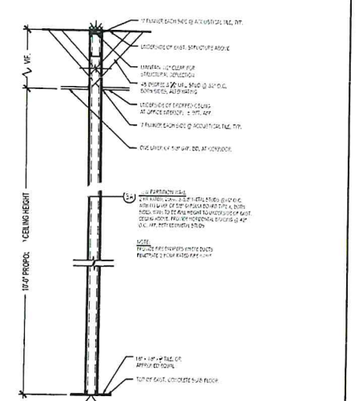
2 TYP. EXHAUST HOOD DETAIL

SCALE: NTS



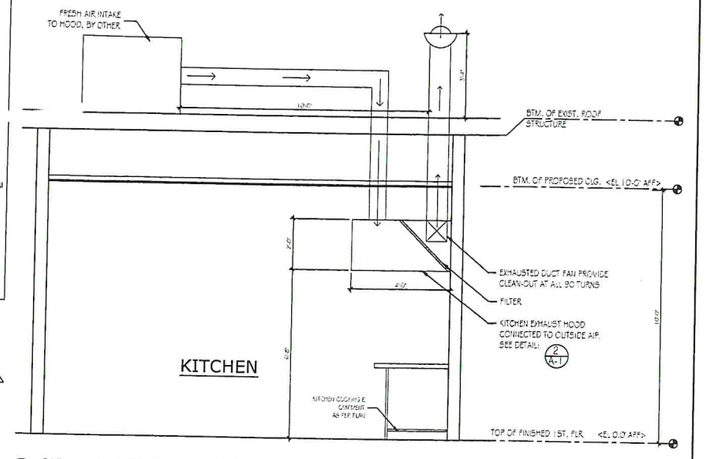
3 INTERIOR PARTITION WALL

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



3A INTERIOR PARTITION WALL

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



4 SECTION THRU EXHAUST HOOD

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

CIRCLE PLANNING AND DESIGN
71-A CUTTERMILL ROAD
GREAT NECK, NEW YORK, 11021
TEL. (516) 773-3311
EMAIL - CIRCLEPLANDESIGN@AOL.COM

REVISIONS
2/20/2023

REVISIONS DESCRIPTION
REVISED TO COMPLY WITH PLAN EXAMINER COMMENTS DATED 2.17.2023

PROJECT
INTERIOR ALTERATION
96 MINEOLA AVENUE,
ROSLYN HEIGHTS, NY, 11577

STATE OF NEW YORK — PATRICK ANTHONY HAMMOND — LICENSED PROFESSIONAL ENGINEER

PATRICK A. HAMMOND R.A
STRUCTURAL ENGINEER
LAND SURVEYOR

DRAWING TITLE
PLOT PLAN, LOCATION MAP, GENERAL NOTES, EXIST. CELLAR DEMO PLAN, FIRST FLOOR PLAN, PLUMBING NOTES, AND RELATED CONSTRUCTION LEGENDS

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CLIENT: MR. JAMES CHEN
DRAWN BY: LR
DATE DRN: DECEMBER 23, 2022
CHK'D BY: MN
OWNER: MEDFORD RH, LLC, C/o NEAL VOHORA MD
OWNER ADDRESS: 811 OLD COUNTRY RD PLAINVIEW, NY 11803

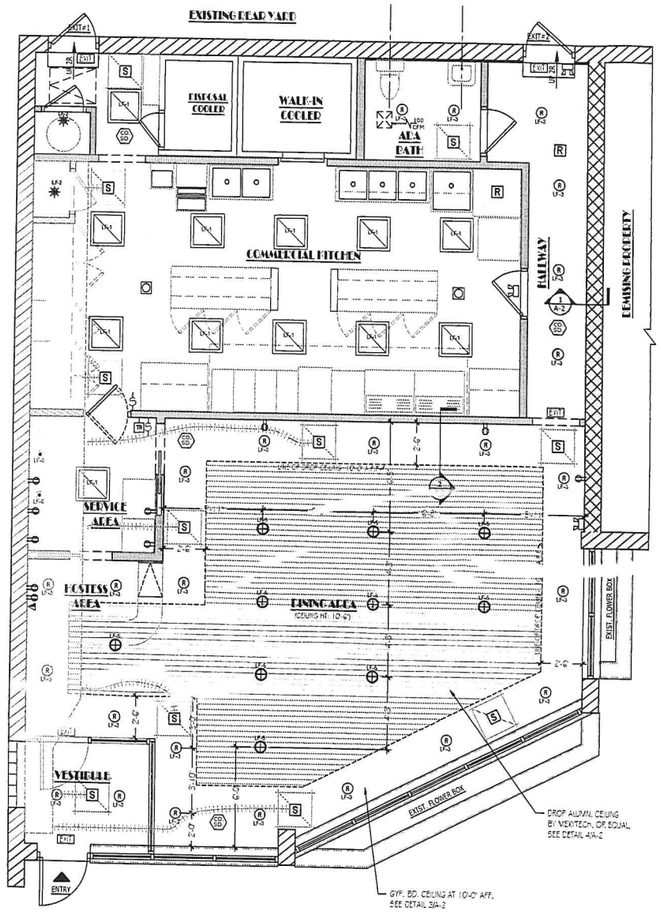
SHEET NO.
A-1

DRAWING SCALE: AS NOTED

ELECTRICAL NOTES

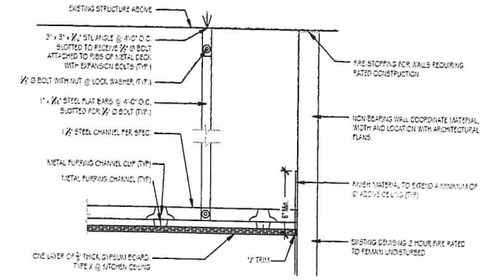
1. ALL ELECTRICAL AND TELEPHONE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE FEDERAL, STATE AND LOCAL AUTHORITIES ELECTRICAL CODES; AND THE CIRCLE PLANNING AND DESIGN CONSTRUCTION GUIDELINES.
2. NO EXPOSED WIRING SHALL BE PERMITTED.
3. ALL OUTLETS, TELEPHONE JACKS AND SWITCHES SHALL BE MOUNTED VERTICALLY.
4. TYPICAL DIMENSION FROM CENTERLINE TO CENTERLINE OF ADJACENT OUTLET BOXES SHALL BE 6".
5. ALL ELECTRICAL OUTLETS SHALL BE 15" ABOVE FINISHED FLOOR (AFF) UNLESS OTHERWISE NOTED.
6. ALL BACK TO BACK OUTLETS IN ADJOINING ROOMS SHALL BE STAGGERED.
7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RUNNING AND INSTALLATION OF THERMOSTATS AND LINES AS CALLED FOR ON THESE DOCUMENTS.
8. ALL MATERIALS SHALL BE NEW AND CONFORM TO UNDERWRITERS LABORATORIES SPECIFICATIONS AND REGULATIONS.
9. ALL RECEPTACLES TO BE GROUNDED AND TO RECEIVE STANDARD 3 – PRONG PLUG, UNLESS VOLTAGE AMPERAGE OR SPECIFIC NOTATION CALLS FOR A DIFFERENT RECEPTACLE.
10. ALL LIGHT SWITCHES SHALL BE GAUGED TOGETHER WHEREVER POSSIBLE.
11. PANEL LAYOUT TO CONFORM TO NEW POWER REQUIREMENTS.
12. CONTRACTOR SHALL CONNECT, DISCONNECT AND PROVIDE ANY NECESSARY RUNS TO CONFORM TO REQUIREMENT.
13. ELECTRICAL CONTRACTOR TO INSPECT THE EXISTING ELECTRICAL SYSTEMS AND TAKE WHATEVER NECESSARY STEPS TO ENSURE THE ELECTRICAL SUPPLY IS ADEQUATE FOR THE NEW INTENDED USE.
14. CONTRACTOR SHALL RE–ROUTE AS REQUIRED ALL EXISTING ELECTRICAL AND HEATING LINES, WHICH INTERFERES WITH NEW CONSTRUCTION.
15. INSTALL AS PER OWNER'S DIRECTION ANY AND ALL TELEPHONE WIRING IN WALLS PRIOR TO SHEET ROCKING. ALL TEMPERATURE CONTROL WIRING SHALL RUN CONCEALED IN WALLS, FLOOR AND/OR CEILING.
16. ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITER APPROVED. THIS APPROVAL SHALL BE OBTAINED BY ELECTRICAL CONTRACTOR.
17. CONTRACTOR SHALL REMOVE OR RELOCATE EXISTING ELECTRICAL BOXES, SWITCHES, OUTLETS, FIXTURES, ETC. AND MODIFY THE EXISTING ELECTRICAL SYSTEM TO SUIT NEW USE, ALL IN ACCORDANCE WITH NEW YORK STATE ELECTRICAL CODE AND LOCAL AUTHORITIES REGULATIONS.
18. INSTALL ALL WALL SWITCHES AT 4'–0" ABOVE FINISH FLOOR TO CENTERLINE THE SWITCH, UNLESS OTHERWISE NOTED

*** ALL ADJUSTED SPRINKLER SYSTEM TO BE FILE UNDER SEPARATE APPLICATION, IF APPLICABLE, VERIFY IN FIELD.



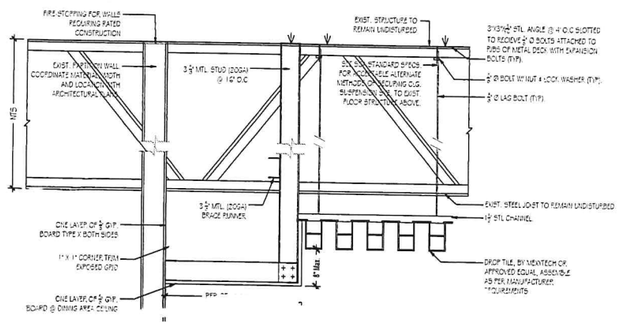
PROPOSED REFLECTED CEILING PLAN AND ELECTRICAL POWER PLAN

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



③ SUSPENDED GYP. BOARD CEILING @ KITCHEN, BATH, STORAGE & SERVICE AREA

SCALE: NTS



② SUSPENDED CEILING @ DINING AREA

SCALE: NTS

ELECTRICAL LEGEND:

S	PROPOSED 6" x 8" HVAC SUPPLY DIFFUSER
R	PROPOSED 6" x 8" HVAC RETURN
LF-1	2'X2' RECESSED TROFFER LED LIGHT (23.4), MANUF. COOPER LIGHTING SOLUTIONS METALUX COLLECTION, MODEL: 22SR-LD2-29-C-UNV-L835-CD1-SVPD1-U-PL (SKYRIDGE 22SR LED, WITH PEARL SKY TRIM)
LF-2	AUTOMATIC HARDWIRED CLOSET LIGHT FIXTURE
LF-3 (R)	4" DIA. ADJUSTABLE LED RECESSED GIMBLE LIGHT (9WATT), MANUF. WAC LIGHTING, LOTOS COLLECTION, MODEL: R4ERAR-W8CS-WT
LF-5	PROPOSED PENDULUM DROP LIGHTS
LF-6	PUCK LIGHT UNDERCABINET LIGHTING (4W), MANUF. WAC LIGHTING. MODEL: HR-AC70-CS-WT
	CAT-6 Ethernet cable jack
	Floor mounted outlet power grommet with Ethernet jack
	New Outlet
	Cable connection
Hi.	Cable connection @ High level
GFI	NEW Ground Fault Interrupter (GFI) Outlet @ High level, Duplex, 3 Prong, min.
	NEW ELECTRIC LIGHT SWITCH
	Electrical switch panel box
	ELECTRIC WIRE
100 CFM	BATHROOM FAN. CFM AS SHOWN
T	PROPOSED THERMOSTAT
	NEW EXIT SING. HARDWIRED
	NEW WALL MOUNTED EMERGENCY FLOOD LIGHT
CO SD	NEW COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR, WITH MIN. TEN YEAR BATTERY LIFE-SPAN
	PORTABLE FIRE EXTINGUISHER, MODEL: 10HISA-STD
	ONE LAYER OF 5/8" THICK GYP. BD. TYPE X @ CEILING. 10FT A.F.F. BATHROOM TO HAVE 8FT CEILING A.F.F.
	HVAC SUPPLY DUCT
	ECO-WOOD DROP CEILING BY MEXYTECH, MODEL: GREAT WALL CEILING 6, COLOR: TEAK, SEE DETAIL 4/A-2

LIGHT FIXTURE SCHEDULE

SEE ELECTRICAL LEGEND ABOVE FOR LIGHT FIXTURE ITEM ID

ITEM ID	DESCRIPTION	BULB TYPE	WATTAGE	QUANTITY	NOTE
LF-1	2'X2' TROFFER FIN-STYLE LIGHT FIXTURE	LED	23.4W	12	
LF-2	AUTOMATIC CLOSET LIGHTS	LED	6W	2	
LF-3	4" DIA. RECESSED GIMBLE LIGHT FIXTURE	LED	9W	23	
LF-4	6" DIA. RECESSED GIMBLE LIGHT FIXTURE	LED	14W	2	
LF-5	PENDULUM LIGHT FIXTURE	LED	50W	10	
LF-6	BELOW CABINET PUCK LIGHTS	LED	4W	2	

NOTE: PROVIDE LIGHT COVER AT FIXTURES LOCATED ABOVE ANY FOOD PREPARATION AREAS, FOOD DISPLAY AREAS, OR FOOD STORING AREAS

CIRCLE PLANNING AND DESIGN
71-A CUTTERMILL ROAD
GREAT NECK, NEW YORK, 11021
TEL. (516) 773-3311
EMAIL - CIRCLEPLANDESIGN@AOL.COM

REVISIONS
△
△
△

REVISIONS DESCRIPTION

PROJECT
INTERIOR ALTERATION
96 MINEOLA AVENUE,
ROSLYN HEIGHTS, NY, 11577

STATE OF NEW YORK · PATRICK ANTHONY HAMMOND · LICENSED ARCHITECT

PATRICK A. HAMMOND R.A
STRUCTURAL ENGINEER
LAND SURVEYOR

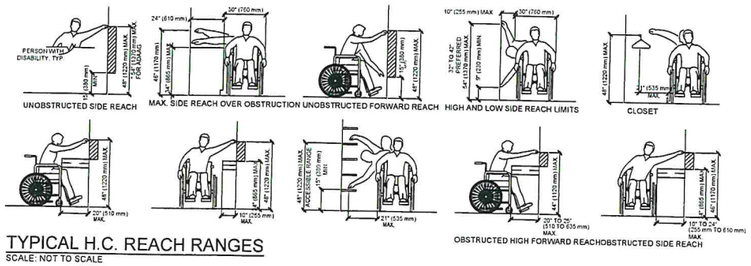
DRAWING TITLE
REFLECTED CEILING PLAN AND ELECTRICAL POWER PLAN, INTERIOR ELEVATIONS, AND RELATED ELECTRICAL LEGEND.

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CLIENT: MR. JAMES CHEN
DRAWN BY: LR
DATE DRWN: DECEMBER 23, 2022
CHK'D BY: MN
OWNER: MEDFORD RH, LLC, C/o NEAL VOHORA MD
OWNER ADDRESS: 811 OLD COUNTRY RD PLAINVIEW, NY 11803

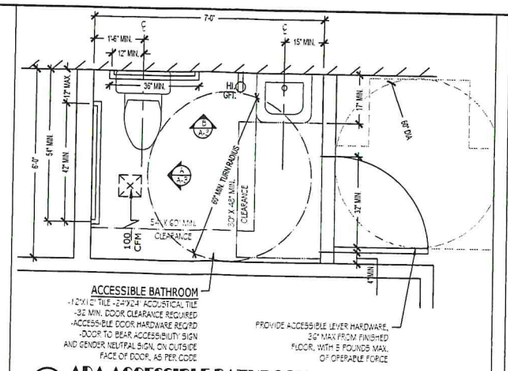
SHEET NO.
A-2

DRAWING SCALE: AS NOTED



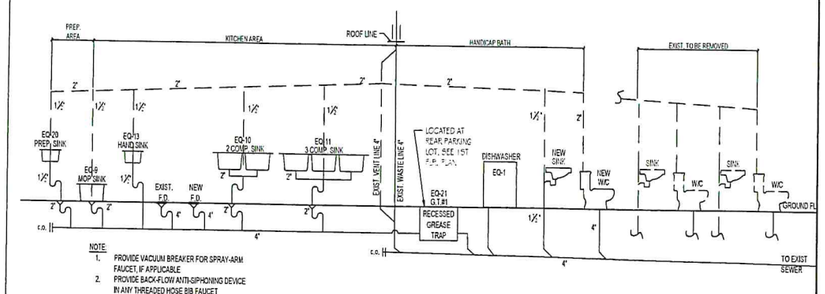
TYPICAL H.C. REACH RANGES

SCALE: NOT TO SCALE



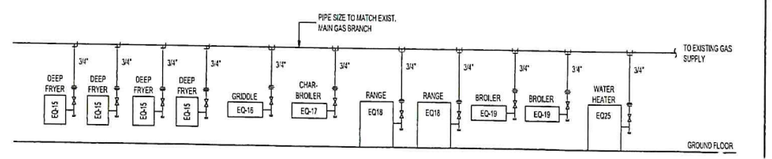
1 ADA ACCESSIBLE BATHROOM

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



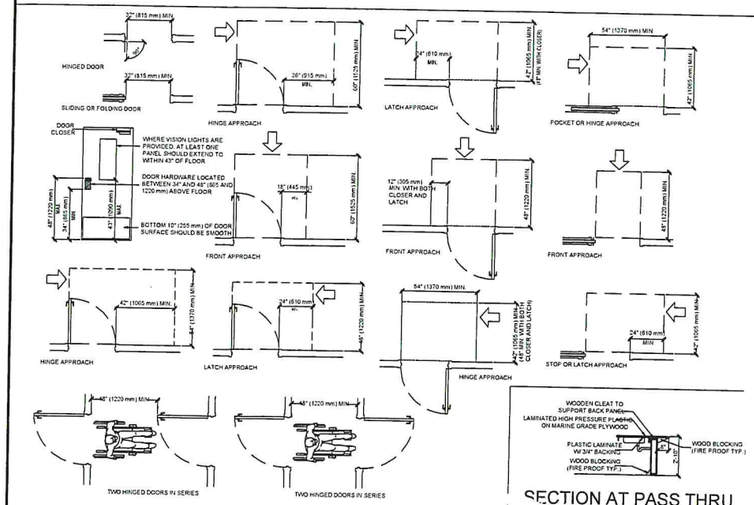
PLUMBING RISER DIAGRAM

SCALE: NTS



GAS RISER DIAGRAM

SCALE: NTS

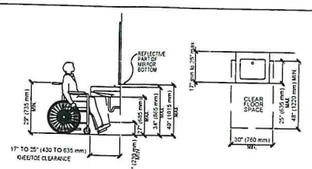


TYP H.C. DOOR CLEARANCE REQUIREMENTS

SCALE: NOT TO SCALE

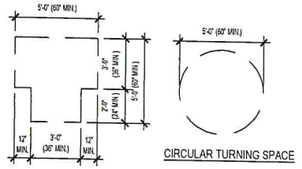
SECTION AT PASS THRU FOR HANDICAPPED

SCALE: NOT TO SCALE



LAVATORY CLEARANCE REQUIREMENTS

SCALE: NOT TO SCALE

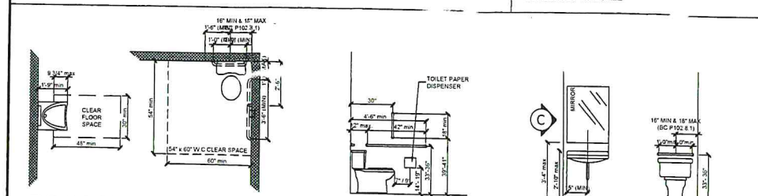


WHEEL CHAIR TURNING SPACE REQUIREMENTS

NOT TO SCALE

HANDICAPPED ADAPTABILITY NOTES

1. ALL DETAILS AND GENERAL NOTES PERTAINING TO HANDICAPPED ADAPTABILITY SHALL SUPERSEDE OTHER DETAILS AND NOTES HEREIN.
2. ALL COMPONENTS OF SPACES REQUIRED TO COMPLY WITH HANDICAPPED ADAPTABILITY NOT COVERED BY THESE DOCUMENTS SHALL ALSO COMPLY WITH REQUIREMENTS OF ANSI A117.1 2007. THIS INCLUDES (BUT IS NOT LIMITED TO) INTERIOR FINISHES; CONTROLS FOR BATHROOM, KITCHEN AND HVAC APPLIANCES AND FOR LIFTS & ELEVATORS; AND HARDWARE FOR DOORS, WINDOWS AND STORAGE AREAS.
3. DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN. WITH DOOR OPEN 90 DEGREES. MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP.
4. THE DOOR AND DOOR BUCK AT THE BATHROOM (S) SHALL BE DESIGNED AND BUILT SO THAT REMOUNTING THE HINGES IS THE ONLY CHANGE REQUIRED TO SWING THE DOOR OUT.
5. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 IN. IN HEIGHT FOR SLIDING DOORS OR 1/2 IN. FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2
6. IN DWELLING UNITS THE CENTERLINE OF THE WATER CLOSETS SHALL BE AT LEAST 15 IN. AND NO MORE THAN 19 IN. MEASURED TO THE TOP OF THE TOILET SEAT.
7. STRUCTURAL REINFORCEMENT OR OTHER PROVISIONS SHALL BE MADE THAT WILL ALLOW INSTALLATION OF GRAB BARS IN THE LOCATIONS SHOWN IN THE DETAILS.
8. IF A CABINET IS PROVIDED UNDER THE LAVATORY SHALL BE EASILY REMOVABLE FOR A WIDTH OF 30". FINISHED FLOORING SHALL EXTEND UNDER THIS AREA TO THE WALL
9. THE SINK AND SURROUNDING COUNTER IN ACCESSIBLE DWELLING UNITS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   9.1. THE SINK AND SURROUNDING COUNTER SHALL BE ADJUSTABLE OR REPLACEABLE AS A UNIT AT VARIABLE HEIGHT BETWEEN 28 IN. AND 36 IN. MEASURED FROM THE FINISHED FLOOR TO THE TOP OF THE COUNTER SURFACE OR SINK RIM, OR SHALL BE MOUNTED AT A FIXED HEIGHT NO GREATER THAN 34 IN., MEASURED FROM THE FINISHED FLOOR TO THE TOP OF THE COUNTER SURFACE OR SINK RIM.
   9.2. WHERE SINKS ARE INSTALLED TO BE ADJUSTABLE IN HEIGHT, ROUGH-IN PLUMBING SHALL BE LOCATED TO ACCEPT CONNECTIONS OF SUPPLY AND DRAIN PIPES FOR SINKS MOUNTED AT THE HEIGHT OF 28 IN.
   9.3. BASE CABINETS, IF PROVIDED, SHALL BE REMOVABLE UNDER THE FULL 30-IN. MINIMUM FRONTAGE OF THE SINK AND SURROUNDING COUNTER. THE FINISHED FLOORING SHALL EXTEND UNDER THE COUNTER TO THE WALL.
   9.4. COUNTER THICKNESS AND SUPPORTING STRUCTURE SHALL BE 2 IN. MAXIMUM OVER THE REQUIRED CLEAR SPACE.
   9.5. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS. HOT-WATER PIPES AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED.
10. OVERHEAD KITCHEN CABINETS (EXCEPT OVER STOVES, COOKTOPS AND PASS THROUGH) SHALL BE INSTALLED SO AS TO BE EASILY LOWERED TO A HEIGHT OF 48" FROM FINISHED FLOOR TO TOP OF LOWEST SHELF.
11. IF A MEDICINE CABINET IS PROVIDED ABOVE THE LAVATORY, THEN THE BOTTOM OF THE MEDICINE CABINET SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 IN. ABOVE THE FLOOR.
12. AN IN-TUB SEAT OR A SEAT AT THE HEAD END OF THE TUB SHALL BE PROVIDED IN BATHTUBS. SEATS SHALL BE MOUNTED SECURELY AND SHALL NOT SLIP DURING USE.
13. A SEAT SHALL BE PROVIDED IN SHOWER STALLS (SEE DETAIL). THE SEAT SHALL BE MOUNTED 17 IN. TO 19 IN. FROM THE BATHROOM FLOOR AND SHALL EXTEND THE FULL DEPTH OF THE STALL. THE SEAT SHALL BE ON THE WALL OPPOSITE THE CONTROLS.
14. A SHOWER SPRAY UNIT SHALL BE PROVIDED WITH A HOSE AT LEAST 60 IN. LONG THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A MOUNTED ON A VERTICAL BAR USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS.
15. THE 30 IN. KITCHEN WORK SURFACE SHOWN ON THE PLANS SHALL PROVIDE A WORK SURFACE THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
   15.1. THE COUNTER SHALL BE ADJUSTABLE OR RELEASABLE AS A UNIT AS VARIABLE HEIGHTS BETWEEN 28 IN. AND 36IN., MEASURED FROM THE FLOOR TO THE TOP COUNTER SURFACE, OR SHALL BE MOUNTED AT A FIXED HEIGHT NO OF THE COUNTER SURFACE.
   15.2. BASE CABINETS, IF PROVIDED, SHALL BE REMOVABLE UNDER THE FULL 30 IN. MINIMUM FROMTAGE COUNTER. THE FINISHED FLOOR SHALL EXTEND COUNTER TO THE WALL.
   15.3. COUNTER THICKNESS AND SUPPORTING STRUCTURE SHALL BE 2 IN. MAXIMUM OVER THE COUNTER TO THE WALL.
   15.4. THERE SHALL BE NO SHARP OR ABRASIVE SURFACE UNDER SUCH COUNTERS.
16. WASHING MACHINES AND CLOTHES DRYERS IN COMMON-USE LAUNDRY ROOMS SHALL BE FRONT LOADING.
17. CLOTHES RODS SHALL BE A MAXIMUM OF 54 IN. FROM THE FLOOR; OR SHALL BE EASILY ADJUSTABLE TO THIS HEIGHT.
18. CHANGES IN GROUND LEVEL UP TO 1/4 IN. MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4 IN. AND 1/2 IN. SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
19. DOORS TO HAZARDOUS AREAS SHALL BE MADE IDENTIFIABLE TO THE TOUCH BY A TEXTURED SURFACE ON THE DOOR HANDLE, KNOB, PULL OR OTHER OPERATING HARDWARE. THIS TEXTURED SURFACE MAY BE MADE BY KNURLING OR ROUGHENING OR BY A MATERIAL APPLIED TO THE CONTACT SURFACE. (HAZARDOUS AREAS INCLUDE LOADING PLATFORMS, BOILER ROOMS, STAGES, ETC.).
20. DETECTABLE WARNING TEXTURES ON WALKING SURFACES AS SHOWN ON PLANS SHALL CONSIST OF EXPOSED AGGREGATE CONCRETE, CUSHIONED SURFACES MADE OF RUBBER OR PLASTIC, RAISED STRIPS, OR GROOVES. RAISED STRIPS OR GROOVES SHALL COMPLY WITH RS 4-6. GROOVES MAY BE USED INDOORS ONLY.
21. AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15 DECIBELS OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 30 SECONDS BY 5 DECIBELS, WHICHEVER IS LOUDER. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120 DECIBELS.
22. VISUAL ALARMS SHALL BE FLASHING LIGHTS ARRANGED TO FLASH IN CONJUNCTION WITH THE AUDIBLE EMERGENCY ALARMS. THE FLASHING FREQUENCY OF VISUAL ALARMS SHALL BE APPROXIMATELY 1 HZ. SPECIALIZED SYSTEMS USING ADVANCED TECHNOLOGY MAY BE SUBSTITUTED IF EQUIVALENT PROTECTION IS AFFORDED HANDICAPPED USERS OF THE BUILDING OR FACILITY.
23. SENSORY ALARMS PROVIDED FOR PERSONS WITH HEARING IMPAIRMENTS SHALL BE CONNECTED TO THE BUILDING EMERGENCY SYSTEM OR THERE SHALL BE A STANDARD 110-VOLT ELECTRICAL RECEPTACLE INTO WHICH AN ALARM UNIT CAN BE CONNECTED TO BE ACTIVATED BY THE BUILDING ALARM SYSTEM. INSTRUCTIONS FOR USE OF THE AUXILIARY ALARM OR CONNECTIONS SHALL BE PROVIDED.
24. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   24.1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
   24.2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.



TYP. H.C. BATHROOM CLEARANCE REQUIREMENTS

SCALE: NTS

A INTERIOR ELEVATION

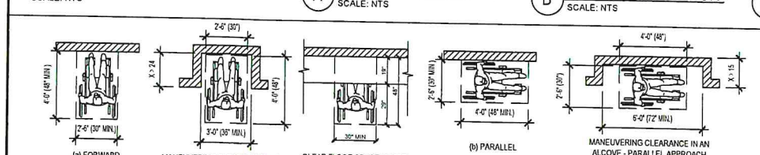
SCALE: NTS

B INTERIOR ELEVATION

SCALE: NTS

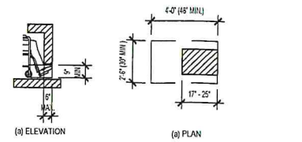
C INTERIOR ELEVATION

SCALE: NTS



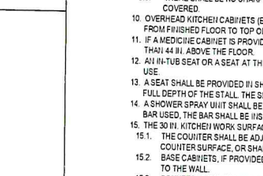
H.C. MANEUVERING CLEARANCE REQUIREMENTS

NOT TO SCALE



TOE CLEARANCE

NOT TO SCALE



KNEE CLEARANCE

NOT TO SCALE

CIRCLE PLANNING AND DESIGN
71-A CUTTERMILL ROAD
GREAT NECK, NEW YORK, 11021
TEL. (516) 773-3311
EMAIL - CIRCLEPLANDESIGN@AOL.COM

REVISIONS
REVISIONS DESCRIPTION

PROJECT
INTERIOR ALTERATION
96 MINEOLA AVENUE,
ROSLYN HEIGHTS, NY, 11577

PATRICK A. HAMMOND P.A
STRUCTURAL ENGINEER
LAND SURVEYOR

DRAWING TITLE
ACCESSIBLE BATHROOM FLOOR PLAN, AND HANDICAP REACH RANGE DETAILS, AND ACCESSIBILITY NOTES

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CLIENT: MR. JAMES CHEN
DRAWN BY: LR
DATE DWG: DECEMBER 23, 2022
CHK'D BY: MN
OWNER: MEDFORD RH, LLC, C/o NEAL VOHORA MD
OWNER ADDRESS: 811 OLD COUNTRY RD PLAINVIEW, NY 11803

SHEET NO.
A-3
DRAWING SCALE: AS NOTED

Town of North Hempstead

Chairman
David L. Mammina, A.I.A.
Members
Leslie Francis, Esq.
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.

Board of Zoning Appeals

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

TO: **TOWN CLERK**
FROM: **Virginia Wagner, Secretary**
CC: **Building Dept.**
DATE: **June 28, 2023**
RE: **BZA Decisions for June 21, 2023**

Appeal No.	Name	Sec.	Blk.	Lots
21209	Port Washington Fire Department, Inc.	6	59	50 & 51
21356	Port Washington Yacht Club, Inc.	5	C	191, 216, 236 303,304, 435, 443 & 460
21381	Mario Cipriani	20	P	731
21393	Larry Karantzios	3	85	132
21394	Michael Rogers & Diana Morales-Rogers	5	J	112
21395	Patrick & Cluadine Ward	5	3	1
21388	Robert and Janet Fabian	8	312	13
21399	Marcin Bielawski	6	68	2
21400	Francisco Diaz	7	E	919
21401	Wennie Lee	8	237	29
21402	Consuelo Champlin	11	26	51
21404	The Dot cakes, Inc.	7	14	142, 144, 164 & 167
21405	Ku Ku Chicken	7	30	14

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 #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.

Whereas, an application (CBP21-000138, BZA22-000024) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **June 21, 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 Donald Alberto, R.A. dated August 30, 2022 and revised through April 4, 2023.

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

Motioned by: Member Donatelli Seconded by: Vice Chairman Francis

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Whereas, an application (BP19-111455, BZA23-000013) 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 21, 2023,** the appeal in the above-entitled matter was decided as follows:

The appeal for determination to review the decision of the Building Official is **GRANTED** with respect to **§70-24** (no variance is required under **§ 70-24,** the outdoor storage of boats is covered under the prior conditional use granted to the yacht club under **§ 70-25**), and **§70-229.A** (no modification of the prior approval is required), and the appeal for determination to review the decision of the Building Official with respect to the variance required under **§ 70-100.1.A** is **DENIED**, and the variance sought under **§ 70-100.1.A** is **GRANTED** of the dimension and in the location as shown on drawings prepared by Victor Thomas, R.A. dated August 22, 2019, and revised through March 30, 2023.

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

THIS IS NOT A BUILDING PERMIT

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

Motioned by: Member Donatelli Seconded by: Vice Chairman Francis

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21356

APPEAL #21356 – Port Washington Yacht Club, Inc.; 1 Yacht Club Dr., Port Washington, Section 5, Block C, Lots 191, 216, 236, 303, 304, 435, 443 & 460; Zoned Residence-A

Appeal for determination of §70-24 (permitted uses) or in the alternative a conditional use under §70-25 to permit the storage of boats (outdoor storage) at the yacht club; Appeal for determination or in the alternative modification of prior BZA approval (Appeal #16079) condition 2 to legalize paving over a landscaped area not in compliance with prior BZA approval as required by §70-229.A; and Appeal for determination or in the alternative variance § 70-100.1.A to legalize accessory structures which are located within a front yard.

The Board is familiar with the subject property and surrounding area based upon personal inspection. The Board has given a great deal of consideration to the evidence presented at the hearing, including but not limited to, testimony, photographs and a survey. The Board notes that this evidence also includes letters and testimony from several neighbors opposing the application, as well as testimony from a neighbor expressing support of the application.

Appeals for Determination:

The appeal for determination to review the decision of the Building Official with respect to the variance required under § 70-24 (permitted uses) is **GRANTED** (no variance is required under § 70-24). based on the following facts:

> The Board finds that "boat storage" is customarily associated with the use of a site for a yacht club and that this use should be considered accessory to the primary use of the yacht club and therefore is covered by the conditional use previously granted to the applicant. This determination is supported by testimony from Glenn Norjen, Deputy Commissioner of the Building Department.[1]

The appeal for determination to review the decision of the Building Official with respect to the citing of 70-229.A for a modification of prior BZA approval (Appeal #16079) condition 2 to legalize paving over a landscaped area not in compliance with prior BZA approval, is **GRANTED** (no modification of the prior approval is required) based on the following facts:

> The plans associated with BZA Appeal #16079 (plans prepared by Anthony Joseph DiSanto, R.A. dated August 28, 1998 and revised through October 30, 1998) clearly show that the area referred to in this condition is not the subject parcel, but is located on the opposite side of the property along the northern property line.

[1] See page 62 of the transcript from the May 24, 2023 Town of North Hempstead Board of Zoning Appeals Hearing

The appeal for determination to review the decision of the Building Official with respect to the variance required under § 70-100.1.A to legalize accessory structures which are located within a front yard is **DENIED** based on the following facts:

The Board finds that the Building Official was correct in determining that the area where the accessory structures are located is the front yard of the premises because the Town Code defines a front yard as "[a] yard across the full width of the lot extending from the front line of the building to the front line of the lot measured between the side property lines". A "lot" is defined as including a "plot, tract, premises or parcel of land, with or without buildings or structures located thereon, as surveyed and apportioned for sale or other purpose". The Port Washington Yacht Club is comprised of several tax lots, however, by the Town's definition, and as treated by the building department for zoning purposes, it is considered one lot. That lot has a building as well as a front yard. The accessory structures which are the subject of this variance are situated in that front yard.

Area Variances

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, the Board finds the following with respect to these criteria:

With respect to the variance requested under § 70-100.1.A the Board makes the following determination:

1. The Board finds that there will be no undesirable change produced in the character of the neighborhood or that a detriment to nearby properties will occur as a result of granting this variance. The structures have been in their current location for several years. The Board finds that the structures are adequately screened from the street and have little impact on the surrounding neighborhood. Moreover, the applicant is constrained in where the structures can be located because there is no rear yard (the back of the building is on the water).
2. The Board finds that the benefit to the applicant cannot be achieved by any other method which would not require variance(s) since the building does not have a rear yard.

3. Although this variance could be considered substantial (100%), given the totality of the relief requested and after giving great consideration to the merits of the application, the Board finds that this fact does not weigh in favor of denial.
4. The Board finds that granting the requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. The difficulty with respect to this variance is self-created but this fact is not determinative.

Therefore, based on the above, the appeal for determination to review the decision of the Building Official with respect to the variance required under **§ 70-24** (permitted uses) is **GRANTED** (no variance is required under **§ 70-24,** the outdoor storage of boats is covered under the prior conditional use granted to the yacht club under **§ 70-25),** the appeal for determination to review the decision of the Building Official with respect to the citing of **§ 70-229.A** for a modification of prior BZA approval (Appeal #16079) condition 2 to legalize paving over a landscaped area not in compliance with prior BZA approval, is **GRANTED** (no modification of the prior approval is required); the appeal for determination to review the decision of the Building Official with respect to the variance required under **§ 70-100.1.A** is **DENIED** (a variance is required), AND the variance sought under **§ 70-100.1.A** is **GRANTED** as it has been determined that the benefit to the applicant to legalize the accessory structures in the front yard outweighs any detriment to the health, safety and welfare of the neighborhood or community.

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21381 - Mario Cipriani; 24 Viking Road, Glenwood Landing; Section 20, Block P, Lot 731; Zoned: Residence-B
Appeal for determination, or in the alternative, variances from §§70-42.6 and 70-100.2.L(1) & (3) to legalize too much paving (gravel driveway) in the front yard and to legalize too many light piers located within a front yard and which are too tall and a variance from §70-103.C(1) to legalize a gravel (unpaved) parking area (not permitted)

Whereas, an application (BP20-106904, BZA23-000045) 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 21, 2023,** the appeal in the above-entitled matter was decided as follows:

The **appeal for determination** to review the decision of the Building Official is **DENIED** and the **variances** sought under **§§70-42.6, 70-100.2.L(1) &(3) and §70-103.C(1)** are **GRANTED** of the dimension and in the location as shown on drawings prepared by Chris M. Taufman, R.A. dated December 30, 2019 and revised through March 7, 2023.

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

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

Motioned by:	Member 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

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21381

APPEAL #21381 - Mario Cipriani; 24 Viking Road, Glenwood Landing; Section 20, Block P, Lot 731; Zoned: Residence-B

Appeal for determination, or in the alternative, variances from §§70-42.6 and 70-100.2.L(1) & (3) to legalize too much paving (gravel driveway) in the front yard and to legalize too many light piers located within a front yard and which are too tall and a variance from §70-103.C(1) to legalize a gravel (unpaved) parking area (not permitted)

Appeal for Determination:

With respect to the appeal for determination, the Board finds that the Building Official was correct in issuing a Notice of Disapproval for the application citing non-compliance with §§70-42.6 and 70-100.2.L(1) & (3) to legalize too much paving (gravel driveway) in the front yard and to legalize too many light piers located within a front yard and which are too tall based on the following facts:

1. The Board acknowledges that 24 Viking Road is a very unique piece of property. Access to the house is achieved via a common driveway which extends from the top of Viking Road and dead ends in an area which includes several garages, including one owned by the applicant, and services other houses. Both the common driveway and parking area are subject to an easement. The opposite side of the subject house (the south side) is comprised of a patio, grassy area and a steep heavily wooded slope that runs down toward Scudders Lane. There is no access to the house from Scudders Lane. The front door to the house faces the west side yard of the property near Viking Road. The Board agrees with the determination of the Building Official that the subject property is a through lot with frontage on both Viking Road and Scudders Lane. The Board finds that there was a rationale for the Building Official to determine that the north side of the property is a front yard since the common driveway extends from Viking Road and provides access to the property. While there is no access to the property from Scudders Lane, the Board finds that since the south property line is along this roadway the subject property can be classified as a through lot. Accordingly, the Building Official was correct in issuing a Notice of Disapproval which cites non-compliance with the above enumerated sections of the Town Code because the excessive paving is located within the front yard and because the light piers (which are located in the front yard) are too tall and exceed the number of light piers permitted in the front yard.

Area Variances

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance

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

With respect to the variances requested under §§70-42.6 and 70-103.C(1) the Board makes the following determination:

1. The Board finds that there will be no undesirable change produced in the character of the neighborhood nor that a detriment to nearby properties will occur as a result of granting these variances. The unique shape and location of the property make it difficult to comply with the regulations of §70-42.6 and §70-103.C(1). The area of the common driveway is considered in the calculations of the amount of paved area located within the front yard and therefore, even if the parking area was not covered with impervious surfaces there would still be a percentage of area in the front yard which would be considered paved for the purposes of this section of the code. The gravel parking area, which is considered paved area, is needed in order for the applicant to have space to park their cars and the cars of visitors as well as to provide two (2) compliant parking spaces in conformance with the requirements of the Code.

   The Board also finds that providing a gravel parking area on this site, including the drywell which is provided, will not have an adverse impact on the physical or environmental conditions in the neighborhood. The gravel and drywell will foster drainage and help prevent flooding on adjacent properties.

   For these reasons, and because Section 70-225.G authorizes the Board to "vary the application of the provisions of this chapter and establish appropriate requirements for irregular lots ...." the Board grants the variances requested under §§70-42.6 and 70-103.C(1). The Board also finds that because of the uniqueness of the property and the charming country feel of this block, the gravel is appropriate and in keeping with the character of the neighborhood.

With respect to the variance requested under § 70-100.2.L(1) & (3) the Board makes the following determination:

1. The Board finds that there will be no undesirable change produced in the character of the neighborhood nor that a detriment to nearby properties will occur as a result of granting

this variance. In this instance, the light piers serve as a safety feature because the area is very dark at night and difficult to navigate. The light piers define the entrance to the property and provide an outline of the parking area. The height of the light piers provides for better light distribution and increases visibility as cars approach the sharp turn in the common driveway. The light pier located on the eastern side of the property is needed because the electric panel for the property is located on this light pier.

Therefore, based on the above, the appeal for determination to review the decision of the Building Official is **DENIED** and the variances sought under §§70-42.6, 70-100.2.L(1) & (3) and 70-103.C(1) are **GRANTED** because it has been determined that the benefit to the applicant outweighs any detriment to the health, safety and welfare of the neighborhood or community.

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

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)

Whereas, an application (RFP23-000019, BZA23-001009) 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 21, 2023,** the appeal in the above-entitled matter was decided as follows:

DENIED

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

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

Motioned by: Member Hernandez Seconded by: Member Goodsell

Ayes: Member Goodsell, Member Hernandez, 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
Findings of Fact for Appeal # 21393

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).

The Board finds that the applicant can still achieve the benefit sought (room for the dog to run around) by relocating the fence to an area that is compliant with the Code. The Board notes that the rear fence is located approximately 10 feet off the rear property line, which if relocated to the property line would give the applicant the additional space being sought without violating the Code. Given these alternatives the Board does not find justification in granting the requested variance. The Board additionally finds that granting the requested variances to permit the fence to remain in its current location in the front yard will set a negative precedent detrimental to the character of the neighborhood for approving similar applications which do not comply with the Town Code (see *Pecoraro v. Bd. of Appeals of Town of Hempstead*, 2 N.Y.3d 608, 613 (2004); Nataro v. DeChance, 53 N.Y.S.3d 156 (2nd Dept 2017); *Russo v. City of Albany Zoning Board*, 910 N.Y.S. 2d 263 (3rd Dept 2010).

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Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

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.

Whereas, an application (RBP23-000111, BZA23-000062) 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 21, 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 Kurt A. Jacobs, R.A. dated February 3, 2023 and revised through February 27, 2023 **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. ***Applicant must install sprinklers in the attic space and must comply with the requirements of the N.Y.S. Building Code for habitable attics.***

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

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

Motioned by: Member Donatelli Seconded by: Member Hernandez

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

Nays: None

Virginia M Wagner

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21394

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.

The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variance. In making this determination the Board considered the following factors:

1) The home was constructed in 1908 before the zoning code was adopted.

2) The Nassau County Assessor's card shows that the home had an attic with stairs and a finished floor.

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Members
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Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

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.

Whereas, an application (RBP23-000280, BZA23-000058) 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 21, 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 Sussan Lari, R.A. dated April 13, 2023.

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

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

Motioned by: Member Donatelli Seconded by: Member Goodsell

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 # 21395 (Findings of Fact)

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.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created.

The Board is familiar with the subject property and surrounding area based upon personal inspection. The Board has given a great deal of consideration to the information presented in the application as well as the evidence presented at the hearing, including but not limited to, testimony and exhibits. The Board notes that this evidence also includes a letter and an exhibit from the neighbor to the immediate east whose lot adjoins the subject property. In consideration of this information as well as the criteria listed above the Board finds the following:

§ 70-49.C

1. The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variances. While under different circumstances the Board might not grant a variance of this magnitude, in this instance, the opportunity to preserve a documented historic structure outweighs any perceived negative impacts to the character of the neighborhood or adjacent properties. Additionally, the Board acknowledges that because of the large size of the property (11,259.69 s.f) the applicant would be entitled to erect a home of up to 4,000 s.f. if the existing residence were to be torn down. However, because the home has been identified as a historic structure by the Cow Neck Historical Society, and because neighbors have expressed their wishes that the existing home not be torn down, the applicants have chosen to renovate and add on to the existing home instead.

   The age of the existing home, the steep sloping topography of the site and the position of the existing structure on the lot present significant development constraints to this property. The

applicants have stated that the proposed plan represents an attempt to restore the integrity of this historic structure while providing new and useable living space for their family on this unique and challenging property.

The owners of the property to the immediate east of the subject property have expressed concerns regarding the noise and disturbance created by construction at the site. While these concerns are acknowledged, the Board finds that any construction, including construction that would be necessary to renovate the existing home or to tear it down entirely, would cause similar disturbances. Therefore, it is not anticipated that granting the requested variances would exacerbate this type of disturbance to the neighbors. These same neighbors also stated that the proposed home will be constructed 15' from their property line. The side yard setback to the home as indicated on the plans prepared by Sussan Lari, R.A. dated April 13, 2023, is 19' 8 ½ ". This setback is three times greater than the required 5' setback of the R-C zoning district and is compliant with the 10' required setback of the R-A zoning district. The proposed residence is also compliant with the maximum height requirements of the code.

2. The benefit to the applicant could be achieved by demolishing the existing residence and constructing an entirely new residence which conforms to the restrictions of the zoning code, however, for the reasons stated above, the proposed action (which includes the preservation of the historic structure) is considered a preferred alternative.

3. Although the requested GFA variance could be considered substantial, for the reasons stated in #1 above, the board does not find the substantiality of this variance to weigh in favor of denial.

4. The Board finds that granting the requested variances would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Although the property contains steep slopes and thus presents constraints for redevelopment, these same constraints would exist with any development of the property and are not exacerbated by the granting of these variances. The Board also notes that as a result of the proposed renovations, the driveway at the property will be relocated further away from the intersection of Harbor Road and Sandy Hollow Road and will be expanded to better accommodate vehicles so that they no longer have to back out on to Harbor Road. This will be a positive change which will result in increased safety to vehicles travelling on this road.

5. The Board finds that the difficulty is self-created because the applicant purchased a home which was pre-existing non-conforming with respect to the requirements of the zoning code, however, this fact is not determinative.

§ 70-50.B

1. The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variance. The proposed porch will be set back 17'4.25" from Sandy Hollow Road where 20' would be required (25' requirement with a 5' permitted encroachment = 20'). This setback is greater than the setback of the neighboring home to the east which has a front yard setback of only 16' from Sandy Hollow Road and this setback is less than 3' from the required setback of 20'. The proposed porch will be set back 12'4.5" from Harbor Road where the required front yard setback would be 15' (20' with a 5' permitted encroachment = 15'). The porch will not encroach any further into the front yard setback along Harbor Road than the existing home. In fact the property line along Harbor Road is skewed so that the setback becomes greater between the road and the outside edge of the porch.

   The Board also finds that granting the requested variance will allow the applicant to further achieve the goal of restoring the home to its original appearance since the original home had a porch located in front.[2]

2. The benefit to the applicant to construct a porch in the location where the original porch was located can not be achieved without the requested variance.

3. For the reasons stated in #1 the Board does not find the requested variances to be substantial.

4. The Board finds that the requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. The Board finds that the difficulty is self-created because the applicant purchased a home which was pre-existing non-conforming with respect to the requirements of the zoning code, however, this fact is not determinative.

After weighing the benefit to the applicant to construct additions that make the house too big and to construct a front porch too close to the street.
against the detriment to the health, safety and welfare of the neighborhood and community, the Board finds that the benefit to the applicant outweighs any detriment to the community. Therefore, the variances sought under §§ 70-49.C and 70-50.B are **GRANTED.**

[2] See applicant's exhibit 3

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
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NOTICE OF DECISION

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.

Whereas, an application (RBP23-000132, BZA23-000053) 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 21, 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 Kenneth S. Schulman, R.A. dated February, 2023 and revised through March 22, 2023.

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

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

Motioned by: Member Goodsell Seconded by: Member Hernandez

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21388

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.

The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variance. In making this determination the Board considered the following factors:

1) As the proposed addition will be located in an area which represents a notch in the first floor of the home, it will not increase the bulk of the home as it presents to the neighboring property to the west nor will it be visible from the front or the rear of the property.

2) The proposed addition is *de minimus* as it will add only 54 s.f. to the home.

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21399 - Marcin Bielawski; 24 Lynn Road, Port Washington; Section 6, Block 68, Lot 2; Zoned: Residence-B
Variance from §70-40.C to construct an addition (foyer) that is too close to the street.

Whereas, an application (RBP23-000293, BZA23-000063) 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 21, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Janice Lynn Miller, R.A. dated April 20, 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, Chairman Mammina

Nays: None

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21400 – Francisco Diaz; 31 Jessica Pl., Roslyn Heights, Section 7, Block E, Lot 919; Zoned Residence-C
Variance from §70-50.C to construct a second story addition and extended eave that would be too close to a street.

Whereas, an application (RBP21-000945, BZA23-000066) 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 21, 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 Melvin I. Gonzalez, R.A. dated August 18, 2021 and revised through February 15, 2023 and drawings prepared by Melvin I. Gonzalez, R.A. dated August 18, 2021 and revised through January 30, 2023.

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

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21401 - Wennie Lee; 18 Lake Drive, New Hyde Park; Section 8, Block 237, Lot 29; Zoned: Residence-A
Variance from 70-31.A to construct additions that are too close to the side property line and create smaller than required aggregate (total) side yards.

Whereas, an application (RBP23-000307, BZA23-000065) 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 21, 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 Jared Mandel, R.A. dated April 26, 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

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NOTICE OF DECISION

APPEAL #21402 - Consuelo Champlin; 157 Rushmore Street, Westbury; Section 11, Block 26, Lot 51; Zoned: Residence-C
Variance from §70-100.2(A)(2) to install fencing that is in a front yard (not permitted)

Whereas, an application (RFP22-000252, BZA22-000134) 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 21, 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 Chas. H. Weckerle undated.

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

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

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

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21402

APPEAL #21402 - Consuelo Champlin; 157 Rushmore Street, Westbury; Section 11, Block 26, Lot 51; Zoned: Residence-C

Variance from §70-100.2(A)(2) to install fencing that is in a front yard (not permitted)

The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variance. In making this determination the Board considered the following factors:

1) The proposed fence will replace in kind a deteriorated fence which has existed on the property since at least 1950 which was prior to the adoption of the code which prohibits fences in the front yard.

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Vice Chairman
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Members
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Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21404 - The Dot Cakes, Inc; 121 Mineola Ave, Roslyn Heights; Section 7, Block 14, Lots 142, 144, 164, & 167; Zoned: Business-B/Parking District
Conditional use §70-139.A (70-126.F) for interior alteration to convert a beauty salon into a retail food use

Whereas, an application (CBP23-000098, BZA23-000067) 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 21, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by James Michael Nicolazzi, R.A. dated February 20, 2023 and revised through May 16, 2023 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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

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

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21404 (Conditions)

APPEAL #21404 - The Dot Cakes, Inc; 121 Mineola Ave, Roslyn Heights; Section 7, Block 14, Lots 142, 144, 164, & 167; Zoned: Business-B/Parking District

Conditional use §70-139.A (70-126.F) for interior alteration to convert a beauty salon into a retail 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.

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21405 – Ku Ku Chicken; 96 Mineola Ave., Roslyn, Section 7, Block 30, Lot 14; Zoned Business-B & Residence-B
Conditional Uses §70-139.A (70-126.A) and 70-139.A (70-126.H) for interior alterations to construct a new restaurant (a conditional use) and parking in a greater restrictive district (a conditional use).

Whereas, an application (CBP23-000025, BZA23-000064) 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 21, 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 Patrick Anthony Hammond, R.A. dated December 23, 2022 and revised through May 18, 2023 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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

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

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21405 (Conditions)

APPEAL #21405 – Ku Ku Chicken; 96 Mineola Ave., Roslyn, Section 7, Block 30, Lot 14; Zoned Business-B & Residence-B

Conditional Uses §70-139.A (70-126.A) and 70-139.A (70-126.H) for interior alterations to construct a new restaurant (a conditional use) and parking in a greater restrictive district (a conditional use).

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to the issuance of a Certificate of Occupancy or Certificate of Completion. All pick-up of sanitation shall be performed after 8:00 a.m.

2. That all exterior doors (with the exception of the primary customer entrance door) shall be of solid construction in a material permitted under the New York State Fire Prevention and Building Code, shall be equipped with self-closing hardware, and shall remain closed at all times except for ingress and egress.

3. At no time may the number of seats on the premises exceed <u>24</u> or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.

4. That, if applicable, the applicant shall obtain a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.

5. That the applicant shall comply with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the premises and that no Certificate of Occupancy or Completion shall be issued until absolute compliance has been proven to the Commissioner of the Buildings.

6. That the applicant and or its successor shall comply with Code §70-225B(7)(a). Any restaurant or retail food use must apply to the board of Zoning and Appeals if any of the following occurs:

   [3]. <u>an increase in the size of an approved kitchen by 20% of floor area of said kitchen, or 250 square feet, whichever is less, inclusive of prep areas, is proposed</u>.

   [4]. <u>The addition or removal of counter/kiosk service for the placement of a food order.</u>

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

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