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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 AUGUST 16, 2023

10:00am RESIDENTIAL CALENDAR

APPEAL #21418 – Lindsay Hill & Mehdi Elofir; 46 Stonehenge Rd., Manhasset, Section 3, Block 86, Lot 146; Zoned Residence-B
Variances from §§ 70-40(C) and 70-208.F to construct a second-story addition that is too close to the street on a non-conforming building.

APPEAL #21419 - David Poon; 23 Prospect Avenue, Port Washington; Section 5, Block 51, Lot 112; Zoned: Residence-C
Special exception under 70-231 and variance from 70-208.F to legalize and expand a finished attic, resulting in an increase in the non-conformity of a home.

APPEAL #21420 – Angela Ferrante; 112 Huntington Rd., Port Washington, Section 5, Block 60, Lot 31; Zoned Residence-A
Variances from §§ 70-32.7 and 70-208.F to legalize an extension to a shed dormer with the eave height being too high on a non-conforming building.

APPEAL #21421 – Nicholas & Evangelia Romeo; 5 Andover Rd., Port Washington, Section 6, Block 61, Lot 34; Zoned Residence-B
Variance from § 70-41.A to construct additions to a home that would not have large enough total (aggregate) side yards.

APPEAL #21422 – Richard Braunstein; 34 Belmont Dr., Roslyn Heights, Section 7, Block 168, Lot 49; Zoned Residence-AA
Variance from § 70-19(B) to legalize additions that make the house too big.

APPEAL #21423 – Fawad Awan; 76 Dogleg Ln., Roslyn Heights, Section 7, Block 175, Lot 3; Zoned Residence-AA
Variances from §§ 70-100.1.A, 70-102.C(1) & 70-100.2.A(2) to construct a pool in a side yard and to erect a pool barrier fence/pool enclosure forward of the front building line for a new home.

APPEAL #21360 – Angel Villalona; 110 Yale St., Roslyn Heights, Section 7, Block 311, Lot 40; Zoned Residence-B
Variance from §§ 70-41.A(1) and 70-100.2C(1) to legalize a raised terrace and to construct a roof over a raised terrace that are too close to the side property line.

APPEAL #21424 - Hiren Mody; 2 Haddon Road, New Hyde Park; Section 8, Block B04, Lot 43; Zoned: Residence-C
Variance from §70-50.B to construct additions that are too close to the street.

APPEAL #21425 - Donald Hochheiser; 38 Beechwood Lane, New Hyde Park; Section 8, Block 308, Lot 23; Zoned: Residence-B
Variance from 70-41.A to legalize additions that are too close to the side property line.

APPEAL #21426 – Mikhail Stolirov; 21 Hunting Hill Rd., New Hyde Park, Section 9, Block 589, Lot 7; Zoned Residence-C
Variance from § 70-51(A) to construct exterior stairs to a second-story deck which are too close to a side property line.

APPEAL #21427 - Shelly-Ann Wright; 342 Grand Street, Westbury; Section 11, Block 1, Lot 2; Zoned: Residence-C
Variances from 70-100.2.A(2) and 70-100.2.A(4) to legalize fencing that is too tall and fencing in the front yard.

APPEAL #21428 - Jiji Mathew; 30 Cantiague Lane, Westbury; Section 11, Block 416, Lot 29; Zoned: Residence-C
Variances from §§70-49, 70-52.5, 70-100.2.A(4)(b), 70-101.B, and 70-100.2(L) to legalize a home that is too big, to legalize a driveway, walkway and stoop that cover too much of the front yard, to legalize light piers that are too tall, to legalize fencing that is too tall, and to construct a new front porch that is too close to the street.

2:30 pm COMMERICIAL CALENDAR

APPEAL #21429 – 8-22 Park Avenue, LLC (Strength in Mobility, LLC); 14 Park Ave., Manhasset, Section 3, Block 79, Lot 230; Zoned Business-B
Variance from § 70-103(A) to construct interior alterations for a new personal training facility with not enough parking.

APPEAL #21414 – Port Washington Center, LLC (Uncle Giuseppe's); 364 Port Washington Blvd., Port Washington, Section 5, Block J, Lot 17; Zoned Business-A/Parking District
Conditional Use § 70-126(F) and Variances from §§ 70-132(A), 70-133, 70-202.1(C), 70-202.1(D), 70-203(G) for an expansion of a retail grocery (a conditional use), with a transformer too close to the street, concrete stairs too close to a side property line, a smaller-than-required landscaped buffer and a retaining wall that is too high within 50' of a residential zoning district and with not enough distance between steps.

APPEAL #21430 - Lifestyle Café (James Gurrieri); 14 Main Street, Port Washington; Section 5, Block 126, Lot 225; Zoned: Business-B
Conditional Use §70-139(A)/70-126(F) to convert a retail space to a retail food use.

APPEAL #21382 - Guillermo Ortiz; 55 Bayview Avenue, Manhasset; Section 3, Block 138-02, Lots 101-104 & 805; Zoned: Business-B

Appeal for determination or in the alternative, variances from §70-138 and §70-103.B to legalize the conversion of an automobile service station to an auto body repair shop (not a permitted use within the Business-B district) with parking stalls that are too small.

APPEAL #21431 - Louie's Port Washington (Louie's Real Estate Main Street, LLC); 395 Main Street, Port Washington; Section 5, Block C, Lot 2; Zoned: Waterfront Business (B-W)
Variances from §§70-103.A(1), 70-148.12(A) and 70-148.7(D) to legalize additions to a restaurant and to construct additions to a restaurant which will exceed the permitted height (too tall), with not enough parking and with a proposed second floor deck/gathering area which is not permitted.

APPEAL #21432 - Jesco Co. (Sign); 1000 Willis Avenue, Albertson; Section 7, Block 230, Lot 45; Zoned: Business-A
Variances from §§70-196.J(2)(b) and 70-196.J(2)(c) to construct a directory sign that is too high above the ground, too large and too close to the street.

APPEAL #21433 – Twenty Five Restaurant Group, LLC; 388 Willis Ave, Roslyn Heights, Section 7, Block 147, Lots 105, 110, 111, 112; Zoned Business-A & Residence-B
Conditional Use § 70-126.A for a renewal of a conditional use permit to continue to use the premises as a restaurant.

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

VILLALONA RESIDENCE
110 YALE STREET,
ROSLYN HEIGHTS, NY 11577

#21360

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

SECTION:7	BLOCK: 311	LOT: 40		ZONE:R-B	
AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	8,160 S.F.	------	------	------	8,160 S.F.
REAR YARD:	4,457 S.F.	------	------	------	4,457 S.F.
FIRST FLOOR:	1,052 S.F.	------	------	------	1,052 S.F.
SECOND FLOOR:	912 S.F.	------	------	------	912 S.F.
GARAGE:	330 S.F.	------	------	------	330 S.F.
REAR ROOFED OVER:	------	------	------	388 S.F.	388 S.F.
SHED:	131 S.F.	------	------	------	131 S.F.
OUTDOOR KITCHEN:	66 S.F.	------	------	------	66 S.F.
HOT TUB:	61 S.F.	------	------	------	61 S.F.

BUILDING FOOTPRINT	G.F.A.	REAR YARD COVERAGE
1,052 S.F.	1,052 S.F.	------
------	912 S.F.	------
330 S.F.	330 S.F.	------
388 S.F.	388 S.F.	388 S.F.
131 S.F.	131 S.F.	131 S.F.
------	------	66 S.F.
------	------	61 S.F.
TOTAL:	TOTAL:	TOTAL:
1,874 S.F.	2,813 S.F.	646 S.F.

ZONING — TOWN OF NORTH HEMPSTEAD

ZONING DISTRICT: R-B (SINGLE FAMILY)					
ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
LOT SIZE	6,000	MIN.	8,160 S.F.	NO CHANGE	- - -
LOT COVERAGE (BUILDING)	30%	MAX	18.21%	22.96%	✓
HEIGHT (2.5 STORIES)	30'	MAX	EXISTING	11.95'	✓
FRONT YARD	30' MIN. 45' MAX		26.50'	NO CHANGE	- - -
SIDE YARD	7'	MIN.	2.50'	5.00'	✗
COMBINED SIDE YARDS	30 % WIDTH OF LOT (20.40')	MIN.	15.00'	48.75'	✓
REAR YARD	15'	MIN.	63.47'	45.15'	✓
FLOOR AREA RATIO	3,400 OR (3,672 S.F.)%45 OF LOT		2,425 S.F.	2,813 S.F.	✓
REAR YARD COVERAGE (ⓐ)	40% MAX 1,781 S.F. MAX		5.79% 258 S.F.	14.51% 646 S.F.	✓

(ⓐ) REAR YARD AREA: 4,452 S.F.

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

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

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

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

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

HOT TUB NOTES

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

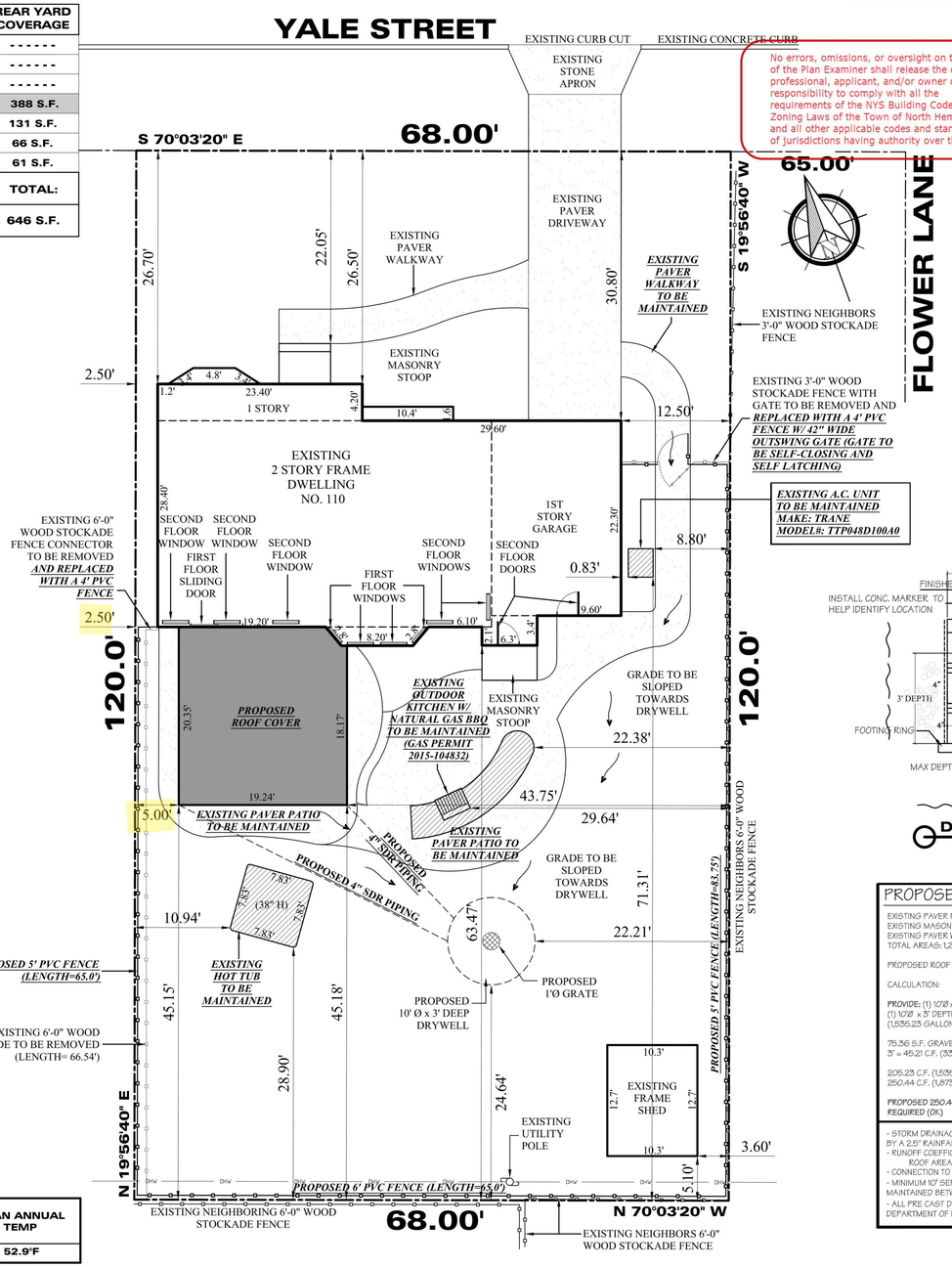
TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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

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

DISAPPROVED
Dorys Rendon
06/30/2023

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



SCOPE OF WORK

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

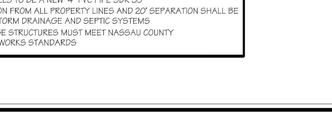
THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020)

PLOT PLAN INFORMATION AS PER:

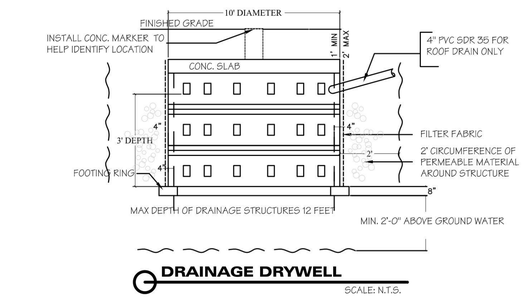
SURVEY DRAWN : MAY 10, 2021

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

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



HOT TUB FRONT ELEVATION



DRAINAGE DRYWELL
SCALE: N.T.S.

PROPOSED DRAINAGE:

EXISTING PAVER PATIO AREA: 956 S.F.
EXISTING MASONRY STOOP AREA= 25 S.F.
EXISTING PAVER WALKWAY AREA= 221 S.F.
TOTAL AREA=1,202 S.F.

PROPOSED ROOF OVER PATIO AREA: 388 S.F. (OVER EXISTING PAVERS)

CALCULATION: 1,202 S.F. x 1 x (2.5/12) = 250.4 c.f. (1,873.1 GALLONS) REQUIRED

PROVIDE: (1) 10'Ø x 4' DEEP DRY WELL
(1) 10'Ø x 3' DEPTH DRYWELL CAPACITY = (1) 3' x 68.41 C.F./Ft= 205.23 CUBIC FEET (1,535.23 GALLONS)

75.36 S.F. GRAVEL x 20% VOID = 15.07 FLOW OUT CAPACITY PER FOOT = 15.07 C.F. x 3' = 45.21 C.F. (338.19 GALLONS)

205.23 C.F. (1,535.23 GALLONS) + 45.21 C.F. (338.19 GALLONS) = 250.44 C.F. (1,873.42 GALLONS)

PROPOSED 250.44 C.F. (1873.42 GALLONS) > 250.4 c.f. (1,873.1 GALLONS) REQUIRED (OK)

- STORM DRAINAGE SYSTEM DESIGNED TO STORE RUNOFF PRODUCED BY A 2.5" RAINFALL
- RUNOFF COEFFICIENTS:
  ROOF AREA : 1.00
- CONNECTION TO DRYWELLS TO BE A NEW 4" PVC PIPE SDR 35
- MINIMUM 10' SEPARATION FROM ALL PROPERTY LINES AND 20' SEPARATION SHALL BE MAINTAINED BETWEEN STORM DRAINAGE AND SEPTIC SYSTEMS
- ALL PRE CAST DRAINAGE STRUCTURES MUST MEET NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

All Drawings, Specifications and the design expressed therein are the sole property of Mark Anthony Architects. They are to be used only with respect to this Project and are not to be copied or reproduced without written permission of Mark Anthony Architecture P.C. It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

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

REVISIONS		PLOTTED: 5/4/2023
NO.	DATE	DESCRIPTION
1.	06/16/22	D.O.B. RESUBMISSION
2.	10/12/22	D.O.B. RESUBMISSION
3.	12/27/22	D.O.B. RESUBMISSION
4.	01/23/23	D.O.B. RESUBMISSION
5.	05/04/23	B.Z.A. MODIFICATION

PROJECT NO.	2021315
DATE	05/04/2023
SCALE	AS NOTED
DRAWN BY	M.Z. - S.V.

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

SEAL:
REGISTERED ARCHITECT MARK ANTHONY MINISTERI 031737 STATE OF NEW YORK
LIC # 031737
MARK ANTHONY MINISTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
ZONING & PLOT PLAN

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

D.O.B. I.D#

DRAWING No.
A0.0

GENERAL NOTES

THE ARCHITECT OF RECORD HAS BEEN RETAINED ONLY FOR THE PURPOSE OF FILING THE PLANS TO OBTAIN A PERMIT AND HAS NOT BEEN RETAINED FOR ANY SUPERVISION OR OBSERVATION OF THE WORK, AND HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS. THESE DRAWINGS ARE FOR BUILDING DEPT. USE ONLY.

NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER THOSE SCALED.

ANY OMISSIONS OR CHANGES IN THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ALL CONSTRUCTION AND/OR INSTALLATIONS BY THE CONTRACTOR.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITY PIPING PRIOR TO THE PROPOSED CONSTRUCTION EXCAVATION.

THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE, AND/OR UNDERPIN ALL NEIGHBORING STRUCTURES AS REQUIRED FOR SAFE OPERATION.

ALL SITE DEVELOPMENT INCLUDING RETAINING WALLS, SIDEWALKS, PLANTINGS, ETC. BY OTHERS.

ALL LABOR, MATERIALS, AND CONSTRUCTION SHALL COMPLY WITH ALL RULES, REGULATIONS, CODES, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK DESIGN CRITERIA:

BUILDING CODE OF NEW YORK STATE (2020)
RESIDENTIAL CODE OF NEW YORK STATE (2020)
EXISTING BUILDING CODE OF NEW YORK STATE (2020)
PLUMBING CODE OF NEW YORK STATE (2020)
FIRE CODE OF NEW YORK STATE (2020)
ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK (2020)
WOOD FRAME CONSTRUCTION MANUEL FOR ONE-AND TWO FAMILY DWELLINGS (2018)
FUEL GAS CODE OF NEW YORK STATE (2020)
PROPERTY MAINTENANCE CODE OF NEW YORK STATE (2020)
NFPA 70: NATIONAL ELECTRIC CODE (NEC) 2017
MECHANICAL CODE OF NEW YORK STATE (2020)

ALL LUMBER TO BE AMERICAN STANDARD SIZES. ALL STRUCTURAL * DOUGLAS FIR-LARCH LUMBER #2.

A MINIMUM OF ONE 5/8" ANCHOR BOLT SHALL BE PROVIDED WITHIN 6" - 12" OF EACH END PLATE, AND HAVE A MINIMUM EMBEDMENT OF 7" IN CONC. FOUNDATIONS AND SLABS ON GRADE OR 7 " IN MASONRY BLOCK FOUNDATIONS WHEN RESISTING LATERAL AND SHEAR LOADS ONLY. ALSO 3" SQUARE WASHERS SHALL BE USED ON ALL ANCHOR BOLTS WITH THE ANCHOR BOLTS SPACING NOT TO EXCEED THE REQUIREMENTS SPECIFIED IN TABLE TABLE 3.2C.
(WFCM 2018, SECTION 3.2.1.7 AND TABLE 3.2B AND 3.2C)

LUMBER TO BE GRADE MARKED PRIOR TO DELIVERY TO SITE, SUBJECT TO INSPECTION.

DOUBLE STUDS AT ALL OPENINGS IN THE EXTERIOR AND BEARINGS WALLS, DOUBLE ALL JOISTS, HEADERS AND TRIMMERS AROUND ALL OPENINGS AND UNDER ALL PARTITIONS. USE TECO HANGERS OR CONNECTORS WHERE REQUIRED (OR APPROVED EQUAL).

ALL HEADERS TO BE MIN. (2) 2 X 10 UNLESS OTHERWISE NOTED.

ALL GLAZING SHALL BE INSULATED, HIGH-PERFORMANCE GLASS (U0=.33), UNLESS OTHERWISE NOTED. PROVIDE MIN. 1" X 2 1/2" (ACTUAL SIZE) MITERED CROSS BRIDGING MAX. 8'-0" O.C. FOR FLOOR JOINTS OR EQUIVALENT METAL BRIDGING.

ALL INTERIOR PARTITIONS TO BE 2 X 4 WOOD STUDS, @ 16" O.C. WITH GYPSUM BOARD BOTH SIDES. DOUBLE-UP FLOOR JOISTS UNDER PARTITIONS RUNNING PARALLEL.

GYPSUM BOARD TO BE 1/2" TAPERED EDGE "SHEET ROCK", TAPED AND SPACKLED (3 COATS), OR EQUAL, UNLESS OTHERWISE NOTED ON DRAWINGS.

PROVIDE FLASHING AT ALL ROOF, WALL, OR OTHER INTERSECTIONS, OVER HEADS OF ALL OPENINGS AND UNDER SILLS OF ALL WINDOWS AND DOORS. CAULK ALL JOINTS EXPOSED TO WEATHER.

ROOF COVERING SHALL BE CLASSIFIED AS TYPE A OR B.
ALL STRUCTURAL STEEL SHALL BE MIN. 36,000 PSI.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND INSPECTED BY THE BOARD OF FIRE UNDERWRITERS AS PER THE NEC.

SINGLE STATION SMOKE & CARBON MONOXIDE DETECTING DEVICE TO BE INSTALLED ADJACENT TO SLEEPING AREAS ON EACH FLOOR LEVEL AND SHALL BE LOCATED ON OR NEAR CEILING.

ALL PLUMBING TO BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL CODE OF NEW YORK STATE, PLUMBING CODE OF NEW YORK STATE. (2020)

CURBS, CURB CUTS, AND PAVING MUST CONFORM WITH ALL REGULATIONS AND REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.

LEGEND

PARTITION TO REMAIN
PARTITION TO BE REMOVED
NEW PARTITION
CONCRETE
INSULATION
DIM. LUMBER
GRAVEL
UNDISTURBED EARTH
MECHANICAL VENTILATION (VENTED TO OUTSIDE AIR)
EXISTING SWING DOOR
NEW SWING DOOR
COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
SMOKE DETECTOR

TABLE R403.1(1)
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (INCHES)

8" SOLID CONCRETE OR MASONRY, OR FULLY GROUTED MASONRY	LOAD-BEARING VALUE OF SOIL (PSF)			
	1,500	2,000	3,000	≥ 4,000
1 STORY	16"	X	X	X

TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (POUNDS PER SQUARE FOOT)
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CI, ML, MH and CH)	1,500

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH OF CONC. (f'_c)		
	WEATHERING POTENTIAL (SEE TABLE 301.2(1))		
	NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO THE WEATHER	X	X	2,500[c]
BASEMENT (CELLAR) SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLAB	X	X	2,500[c]
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONC. WORK EXPOSED TO THE WEATHER	X	X	3,000[d]
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	X	X	3,500[b,d]

FOR SI: 1 POUND PER SQUARE INCH = 6.895 kPa.
(a) AT 28 DAYS PSI
(b) SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL
(c) CONC. 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% OR MORE THAN 7%
(e) SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT

TABLE 3.2B (WFCM 2018)
BOTTOM PLATE TO FOUNDATION CONNECTIONS (ANCHOR BOLTS) RESISTING LATERAL & SHEAR LOADS FROM WIND-EXPOSURE B

FOR EXPOSURES B & C AND ALL WIND SPEEDS

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (in.) [1,2,3,4]	
LATERAL AND SHEAR LOADS	1 - 3 STORIES	1/2" ANCHOR BOLTS	31
	1 - 3 STORIES	5/8" ANCHOR BOLTS	48

[1] PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2
[2] WHEN ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATERAL, AND SHEAR LOADS, THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2C) OR LATERAL AND SHEAR LOADS (TABLE 3.2B) FOR OTHER ANCHOR BOLT LIMITATIONS SEE SECTION 3.2
[3] TABULATED ANCHOR BOLT SPACING FOR LATERAL AND SHEAR LOADS ASSUME WALLS ARE SHEATHED IN ACCORDANCE WITH SECTION 3.4.4.2. FOR OTHER WALL SHEATHING TYPES THE TABULATED ANCHOR BOLT SPACING SHALL BE MULTIPLIED BY THE APPROPRIATE SHEATHING TYPE ADJUSTMENT FACTOR IN TABLE 3.17D, BUT IN NO CASE SHALL ANCHOR BOLT SPACING EXCEED 6 FEET ON CENTER.
[4] FOR THREE SECOND GUST WIND SPEEDS GREATER THAN 110 MPH, WITH A TABULATED LATERAL VALUE FROM TABLE 3.5 GREATER THAN 262 plf, LATERAL CONNECTIONS SHALL BE DETERMINED USING THE LOADS FROM TABLE 3.5

TABLE 3.2C (WFCM 2018)
SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS (ANCHOR BOLTS) RESISTING UPLIFT LOADS FROM WIND-EXPOSURE B

700-YR. 3 SECOND GUST WIND SPEED (MPH)			90	95	100	105	110	115	120	130	140	150	160	170	180	195
BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	PLATE SIZE	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (in.) [1,2]													
UPLIFT LOADS	2 x 4	1 - 3 STORIES 8 'END ZONES	72	72	72	72	72	72	71	57	43	35	30	27	24	22
		1 - 3 STORIES INTERIOR ZONES	72	72	72	72	72	72	72	66	50	41	35	31	28	26
	2 x 6	1 - 3 STORIES 8 'END ZONES	72	72	72	72	72	72	72	68	51	42	36	32	29	26
		1 - 3 STORIES INTERIOR ZONES	72	72	72	72	72	72	72	72	60	49	42	37	34	31

[1] PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2
[2] WHEN ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATERAL, AND SHEAR LOADS, THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2C) OR LATERAL AND SHEAR LOADS (TABLE 3.2B) FOR OTHER ANCHOR BOLT LIMITATIONS SEE SECTION 3.2.1.7 and 3.2.2.3

TABLE R703.3(1)
WEATHER RESISTANT SIDING ATTACHED AND MIN. THICKNESS

SIDING MATERIAL	NOMINAL THICKNESS (INCHES)	JOINT TREATMENT	SHEATHING PAPER REQUIRED	WOOD OR WOOD STRUCTURAL PANEL SHEATHING	FIBERBOARD SHEATHING INTO STUD	GYPSUM SHEATHING INTO STUD	DIRECT TO STUDS	NUMBER OR SPACING OF FASTENERS
VINYL SIDING*	0.035	LAP	NO	0.120 NAIL 1½" STAPLE-1¾"	0.120 NAIL 2" STAPLE-2½"	0.120 NAIL 2" STAPLE-2½"	NOT ALLOWED	SAME AS STUD SPACING

***VINYL SIDING SHALL COMPLY WITH ASTM D3679**

TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD

THICKNESS OF GYPSUM BOARD (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING	MAX. SPACING OF FRAMING MEMBERS	MAX. SPACING OF FASTENERS		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING
				NAILS	SCREWS	
1/2	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1¾" LONG, 19/64" HEAD; 0.098 DIAMETER, 1½" LONG, ANNULAR-RINGED;5d COOLER NAIL, 0.086 DIAMETER, 1⅝" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL,0.0915 DIAMETER, 1⅜" LONG, 9/32" HEAD.
	WALL	EITHER DIRECTION	16	8	16	

CODE R702.3.1 RCNYS-GYPSUM BOARD
ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C22, C475, C514, C1002, C1047, C1177, C1178, C1278, C1396, C1658 OR C1766 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL CONFORM TO ASTM C557.

LUMBER SPECIFICATION:

* DOUG - FIR LUMBER #2 WITH FB 875 OR EQUAL

* DESIGN LOADS TAKEN AS PER WESTERN WOOD PRODUCTS ASSOCIATION IN ACCORDANCE WITH ASTM STANDARDS

* SOLID POST UNDER FULL WIDTH OF GIRDER @ EACH END

* SOLID POST DOWN TO FOUNDATION OR GIRDER BELOW UNDER ALL GIRDER POSTS.

- ALL HEADERS @ DOOR OPENINGS TO BE 2 x 10 UNLESS NOTED OTHERWISE

- ALL LAMINATED GIRDERS TO BE 2.0E G-P LAM LVL.

- ALL LAMINATED GIRDERS ARE CALLED OUT AS NOMINAL SIZE CONTRACTOR TO USE:
- 1 3/4" x 9 1/2" FOR 2 x 10 LVL
- 1 3/4" x 11 7/8" FOR 2 x 12 LVL

- ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE TO BE A.C.Q.

FASTENERS, HANGERS AND TIE-DOWN CONNECTORS THAT COME IN CONTACT WITH A.C.Q. TREATED LUMBER MUST BE DESIGNED FOR SUCH USE (CHECK MANUFACTURERS SPECIFICTAIONS)

ALL FASTENERS IN DIRECT CONTACT WITH A.C.Q. OR WOLMANIZED LUMBER MUST BE "ZMAX/HDG" GALVANIZED OR STAINLESS STEEL

TABLE R301.5 ALSO NOTED SECTION R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD	DEAD LOAD: R301.4
UNINHABITABLE ATTICS WITHOUT STORAGE [b]	10	THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT.
UNINHABITABLE ATTICS WITH LIMITED STORAGE [b,g]	20	
HABITABLE ATTICS AND SERVED WITH FIXED STAIRS	30	
EXTERIOR BALCONIES AND DECKS [e]	40	
FIRE ESCAPES	40	
GUARD RAILS AND HANDRAILS [d]	200 [h]	
GUARD RAILS IN-FILL COMPONENTS [f]	50 [h]	
PASSENGER VECHICLE GARAGES [a]	50 [a]	
ROOMS OTHER THAN SLEEPING ROOM	40	
SLEEPING ROOMS	30	
STAIRS	40 [c]	

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 kN/m , 1 SQUARE INCH = 645 mm, 1 POUND = 4.45 N.
(a) (b) (c) (d) (e) (f) (g) (h) REFER TO SECTION R301.5 OF THE (RCNYS 2020)

DISAPPROVED
Zoning Action
No errors, omissions or oversights on the part of the Plan Examiner shall relieve the professional, applicant, owner, owner's agent of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead and all other applicable codes and standards of jurisdictions having authority over the work.

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS (b) (c)

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

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 CANTILVER
(c) FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/175 FOR EACH GLASS LITE OR L/60 FOR THE ENTIRE LENGTH OF THE MEMBER, WHICHEVER IS MORE STRINGENT. FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOAL 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

SECTION R301.2.2.2 WEIGHTS OF MATERIALS

USE	DEAD LOAD	
EXTERIOR LIGHT FRAME WOOD WALLS	15 psf	
EXTERIOR LIGHT FRAME COLD-FORMED STEEL WALLS	14 psf	
INTERIOR LIGHT FRAME WOOD WALLS	10 psf	
INTERIOR LIGHT FRAME COLD-FORMED STEEL WALLS	5 psf	
8" THICK MASONRY WALLS	80 psf	
6" THICK CONCRETE WALLS	85 psf	
SIP WALLS	10 psf	

EXCEPTIONS:

1) ROOF AND CEILING DEAD LOADS NOT EXCEEDING 25 psf SHALL BE PERMITTED PROVIDED THE WALL BRACING AMOUNTS IN SECTION R602.10.3 ARE INCREASED IN ACCORDANCE WITH TABLE R602.10.3(4)

2) LIGHT-FRAME WALLS WITH STONE OR MASONRY VENEER SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS R702.1 AND R703

3) FIREPLACES AND CHIMNEYS SHALL BE PERMITTED IN ACCORDANCE WITH CHAPTER 10

TABLE R301.2.1.3
EQUIVALENT BASIC WIND SPEEDS

V_{ULT}	110	115	120	130	140	150	160	170	180	190	200
V_{ASD}	85	89	93	101	108	116	124	132	139	147	155

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5.	05/04/23	B.Z.A. MODIFICATION

PROJECT NO.	2021315
DATE	05/04/2023
SCALE	AS NOTED
DRAWN BY	M.Z. - S.V.

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

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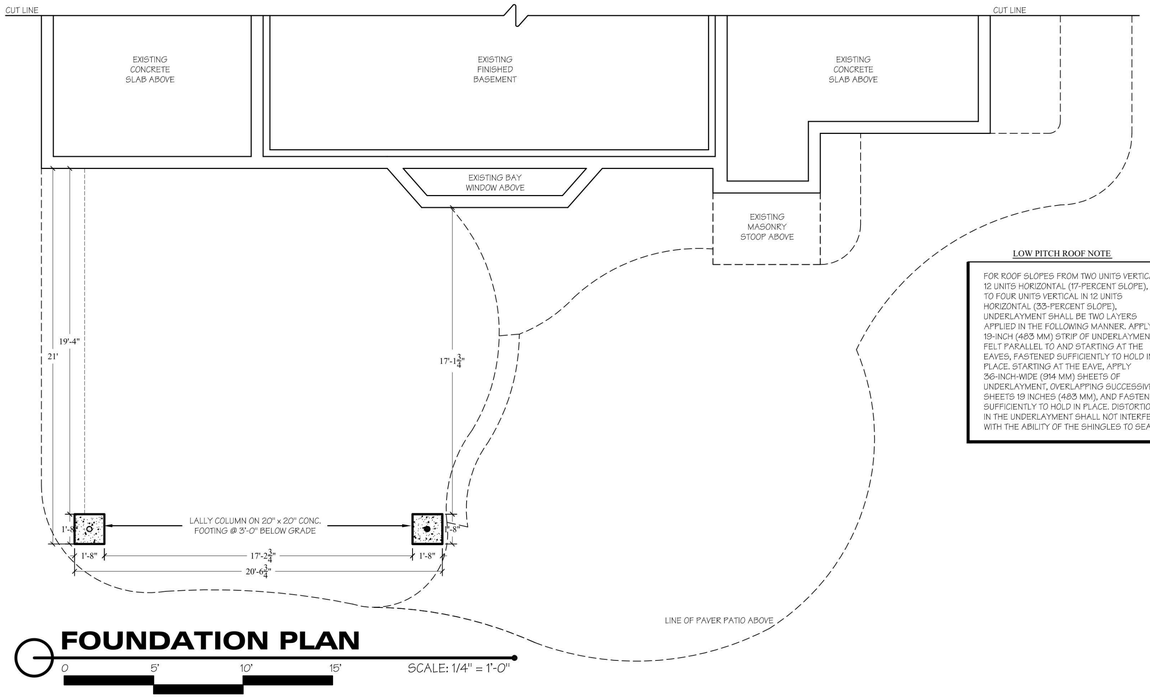
REGISTERED ARCHITECT 031737-1 STATE OF NEW YORK
LIC # 031737-1
MARK ANTHONY MUNISTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING: GENERAL NOTES

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

D.O.B. I.D#

DRAWING No.
T1.0

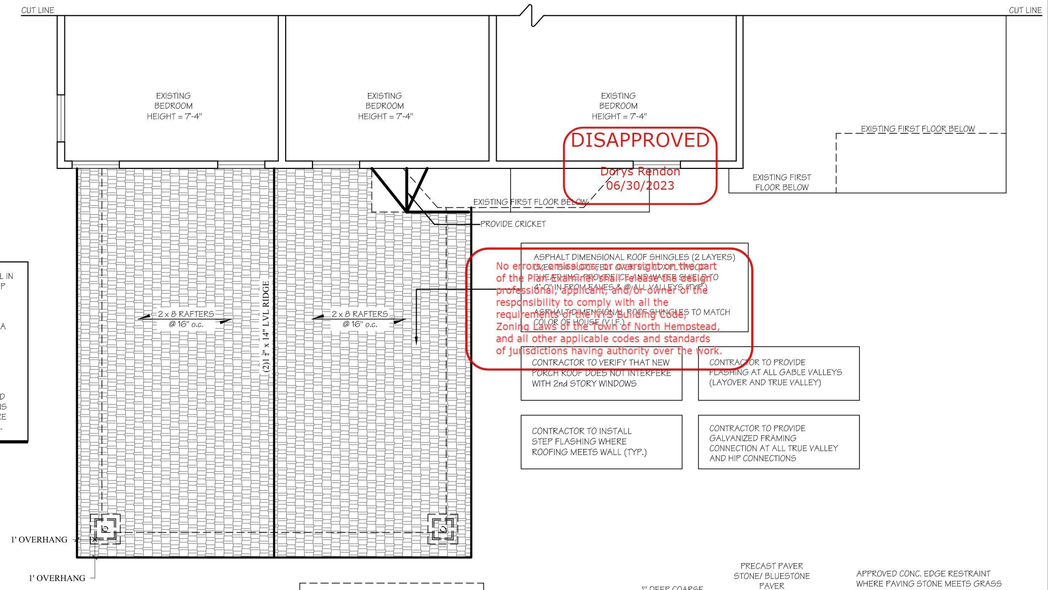


FOUNDATION PLAN

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

LOW PITCH ROOF NOTE

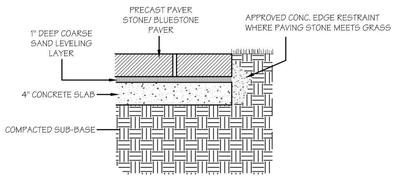
FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A 19-INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM), AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.



ROOF PLAN

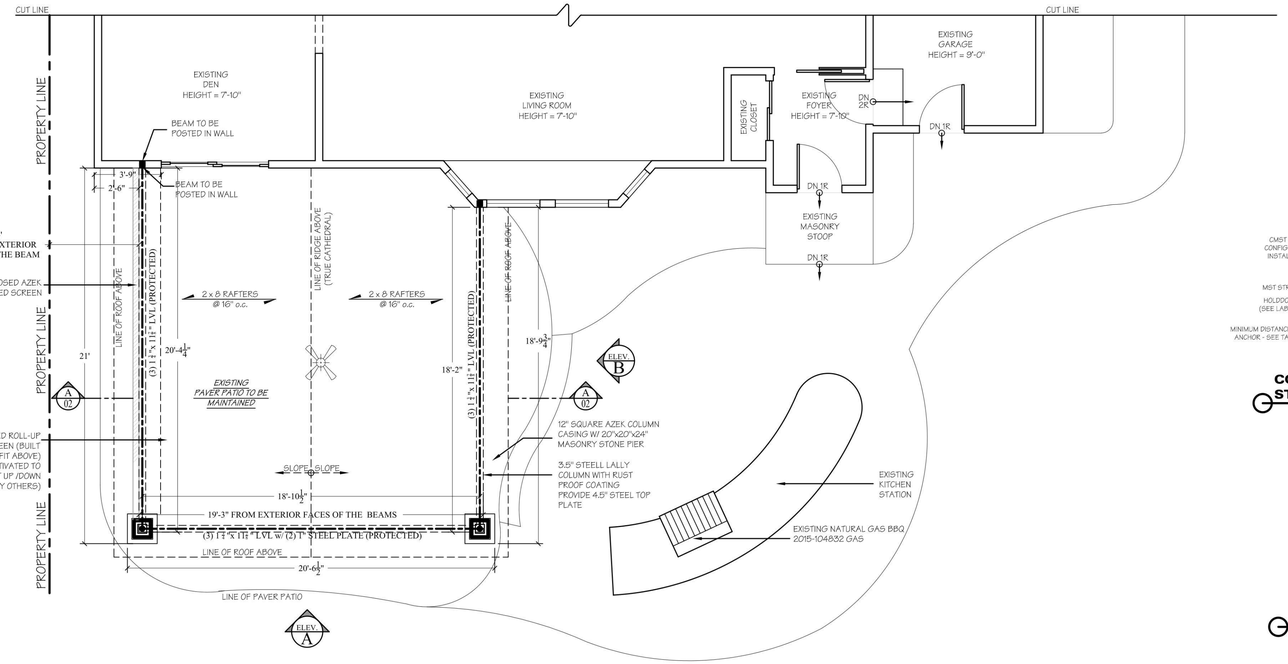
SCALE: 1/4" = 1'-0"

FRAMING NOTE
CONTRACTOR TO INSTALL BOTH RIDGE STRAPPING AND ADJUSTABLE RAFTER HANGERS DUE TO TRUE CATHEDRAL CEILING



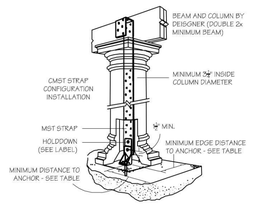
PAVER PATIO/ WALKWAY DETAIL (TYP.)

SCALE: N.T.S.

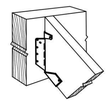


FLOOR PLAN

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

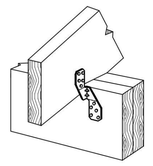


COLUMN STRAPPING DETAIL



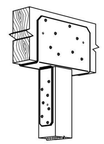
ADJUSTABLE HANGER

SIMPSON STRONG - TIE
LSSU28 @ 16" o.c.



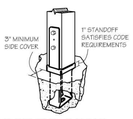
PORCH RAFTER TO GIRDER STRAP

SIMPSON STRONG - TIE
H2.5A & H2.5AZ @16" o.c.



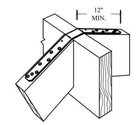
POST TO GIRDER

SIMPSON STRONG - TIE CCQ3



POST TO CONC. FOOTING

SIMPSON STRONG - TIE CB644
TYPICAL INSTALLATION



RIDGE STRAP

SIMPSON STRONG - TIE
LSTA30 (20 GAUGE) @ 16" o.c.

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X:\Drawings\VILLALONA 2021\DWG\[VILLALONA (05-04-23).dwg]

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SEAL:

REGISTERED ARCHITECT MARK ANTHONY MINERVINI 031737 STATE OF NEW YORK

LIC # 031737-1
MARK ANTHONY MINERVINI
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:

PROPOSED ROOF OVER

PROJECT:

VILLALONA RESIDENCE

110 YALE STREET
ROSLYN HEIGHTS, NY 11577

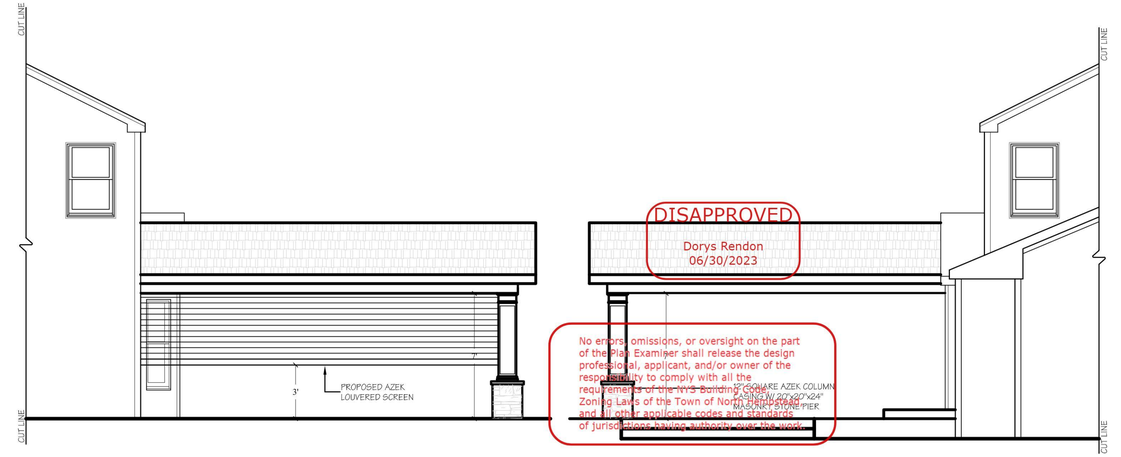
D.O.B. I.D#

DRAWING No.

A1.00

REAR ELEVATION "A"

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



SIDE ELEVATION "C"

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

DISAPPROVED
Dorys Rendon
06/30/2023

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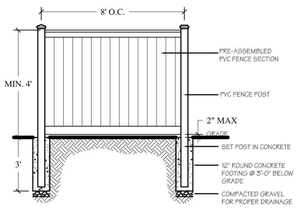
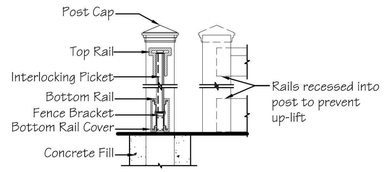
SIDE ELEVATION "B"

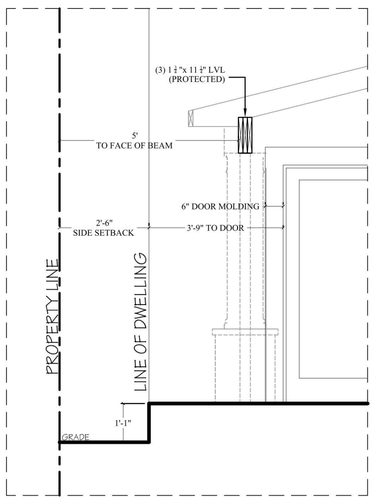
0 5' 10' 15' SCALE: 1/4" = 1'-0"



POOL BARRIER DETAIL

0 5' 10' 15' SCALE: N.T.S.

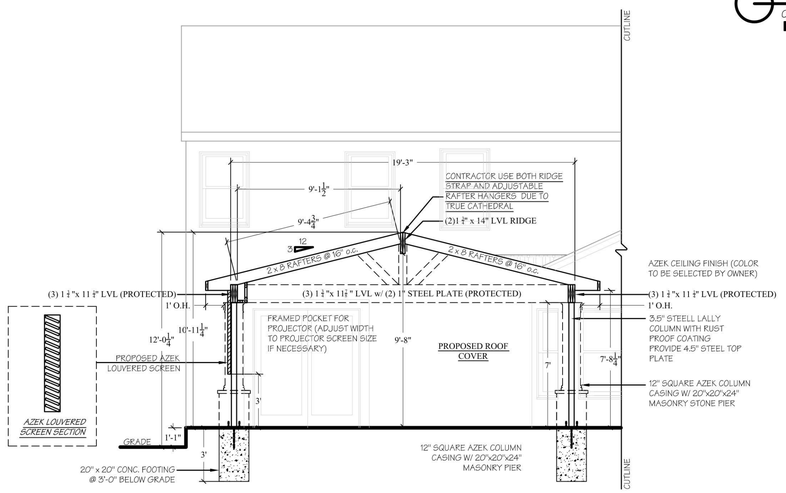




SECTION DETAIL

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

0' 5' 10' 15'

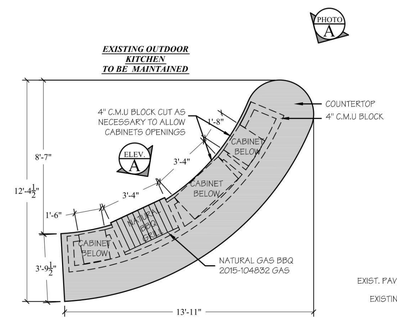


CROSS SECTION 'A'

0 5' 10' 15' SCALE: N.T.S.

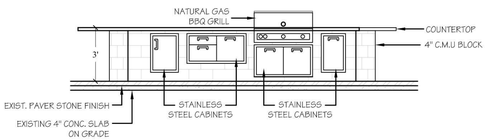
OUTDOOR KITCHEN
TO BE MAINTAINED

PHOTO A



FLOOR PLAN

0 5' 10' 15'



ELEVATION 'A'

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N.BELLMORE, NY 11710

SEAL:

REGISTERED ARCHITECT MARK ANTHONY MUNISTERI 031737 STATE OF NEW YORK

LIC # 031737
MARK ANTHONY MUNISTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
ELEVATIONS, SECTION & MAINTAIN OUTDOOR KITCHEN

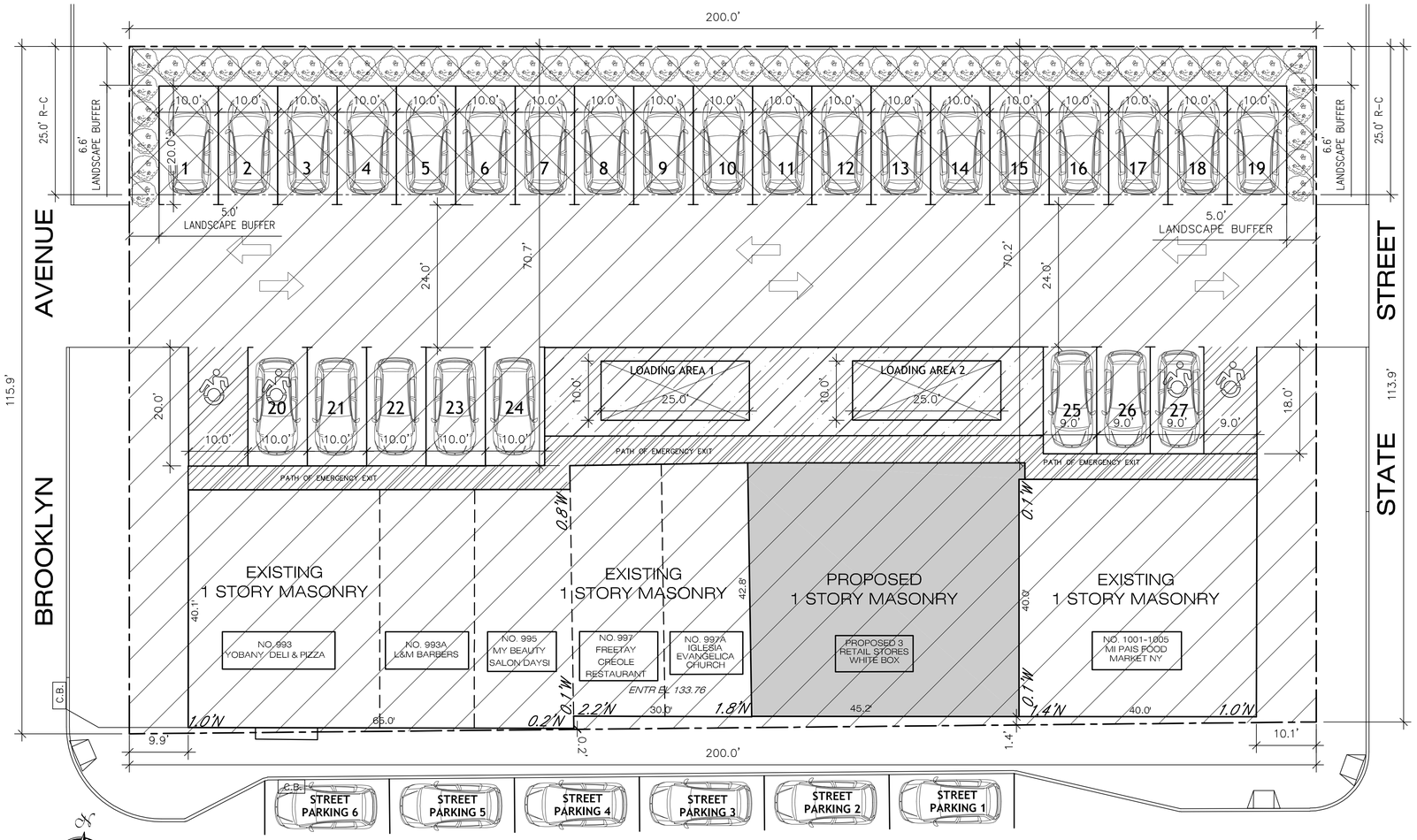
PROJECT:
VILLALONA RESIDENCE

110 YALE STREET
ROSLYN HEIGHTS, NY 11577

D.O.B. I.D#

DRAWING No.
A2.00

K:\Drawings\VILLALONA 2021315\DOB SUBMISSION\ PROPOSED VILLALONA 05042023.dwg



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

BUILDING ANALYSIS

SCOPE OF WORK:

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

EXISTING & PROPOSED BUILDING CONSTRUCTION & CLASSIFICATION:

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

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

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

WALL AND CEILING FINISHES:

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

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

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

MAX. FLOOR AREA ALLOWANCES PER OCCUPANT:

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

EGRESS WIDTH:

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

EXIT TRAVEL DISTANCE:

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

AUTOMATIC SPRINKLER SYSTEMS:

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

FIRE ALARM SYSTEMS:

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

PORTABLE FIRE EXTINGUISHERS REQUIREMENTS:

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

EXIST SIGNS REQUIREMENTS:

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

MEANS OF EGRESS ILLUMINATION REQUIREMENTS:

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

PLUMBING FIXTURES:

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

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

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

993-1005 PROSPECT AVE, WESTBURY, NY 11590

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

SECTION	REQUIREMENT	ACTUAL	COMPLIANCE
T.N.H. 70-103.A.1	PARKING REQUIREMENTS: NO. 993 YONBANY DELI & PIZZA RETAIL FOOD USE, 1 TO 12 SEATS: 1 PARKING / 300 SQ FT	1,295 SQ FT / 300 = 4.31	27 OFF-STREET PARKING SPACES PROVIDED OK
	NO. 993A L&M BARBERS RETAIL STORE USE: 1 PARKING / 300 SQ FT OF FLOOR AREA IN EXCESS OF 1,000 SQ FT	642 SQ FT / 300 SQ FT = 2.14	
	NO. 995 MY BEAUTY SALON DAYSI RETAIL STORE USE: 1 PARKING / 300 SQ FT OF FLOOR AREA IN EXCESS OF 1,000 SQ FT	663 SQ FT / 300 SQ FT = 2.21	
	NO. 997 FREETAY CREOLE RETAIL FOOD USE, 1 TO 12 SEATS: 1 PARKING / 300 SQ FT	654 SQ FT / 300 = 2.18	
	NO. 997A IGLESIA EVANGELICA CHURCH PLACE OF PUBLIC ASSEMBLY USE: 1 PARKING / 4 SEATS OR 4 PERSONS WHICH CAN BE LEGALLY ACCOMMODATED, PLUS 1 SPACE PER EMPLOYEE	TOTAL NUMBER OF PLACE OF PUBLIC ASSEMBLY SEATS = 20 SEATS 20 / 4 = 5 + 2 EMPLOYEES = 7	
	NO. 1001-1005 MI PAIS FOOD MARKET NY FOOD MARKET STORE: 1 PARKING / 300 SQ FT OF FLOOR AREA IN EXCESS OF 1,000 SQ FT	1,601.76 SQ FT / 300 = 5.33	
	PROPOSED 3 RETAIL STORES WHITE BOX 1 PARKING / 300 SQ FT OF FLOOR AREA IN EXCESS OF 1,000 SQ FT	1,943.07 SQ FT - 1000 / 300 = 3.14	
	TOTAL OF REQUIRED OFF-STREET PARKING SPACES	4.31 + 2.14 + 2.21 + 2.18 = 7 + 5.33 + 3.14 = 26.31 ROUND UP TO 27 SPACES - 6 ON-STREET PARKING @ PROSPECT AVE = 21 SPACES REQUIRED	
T.N.H. 70-103.F.1	1 LOADING AREA FOR EACH 10,000 SQ FT OF RETAIL USE.	TOTAL FLOOR AREA: 7,410 SQ FT 7,410 SQ FT /10,000 = 0,71 1 LOADING AREA OF 10.0'X25.0' REQUIRED	2 LOADING SPACES PROVIDED OK
T.N.H. 70-103.B	IN SATISFYING THE OFF-STREET PARKING REQUIREMENTS AS SET FORTH IN THIS SECTION, FOR NONMEDICAL OFFICE USE AND INDUSTRIAL USE UP TO BUT NOT EXCEEDING 20% OF THE OFF-STREET PARKING SPACES MAY HAVE DIMENSIONS OF NOT LESS THAN NINE FEET BY 18 FEET AND SHALL BE SO DESIGNATED, WITH RESPECT TO ALL OTHER USES, ALL OFF-STREET PARKING SPACES MUST HAVE DIMENSIONS OF NOT LESS THAN 10 FEET BY 20 FEET, WHENEVER PARKING REQUIREMENTS ARE CALCULATED ON THE BASIS OF FLOOR AREA OR SPACE.	TOTAL REQUIRED OFF-STREET PARKING: 21 SPACES 20% OF 21 SPACES = 4.2	TOTAL OF 9'x18' PARKING SPACE: 3 SPACES OK
T.N.H. 70-125	PERMITTED USES - RETAIL STORE	EXISTING USE - RETAIL STORE NO CHANGE TO EXISTING USE	OK
T.N.H. 70-130	MAXIMUM BUILDING HEIGHT= 3 STORIES OR 40'	EXISTING BUILDING HEIGHT= 1 STORY, 16.3' PROPOSED BUILDING HEIGHT = 1 STORY, 16.3'	OK
T.N.H. 70-131	MAXIMUM LOT COVERAGE = 70% 22,980 X 0.70 = 16,086 Sq Ft	EXISTING LOT COVERAGE = 5,468.17 Sq Ft BUILDING AREA / 22,980 Sq Ft LOT AREA = 23.8% PROPOSED LOT COVERAGE = 7,410 Sq Ft BUILDING AREA / 22,980 LOT AREA = 32.2%	OK
T.N.H. 70-132	NO FRONT YARD REQUIRED	FRONT YARD @ PROSPECT AVE. 0.2' FRONT YARD @ BROOKLYN AVE. 9.9' FRONT YARD @ STATE ST. 10.1'	OK
T.N.H. 70-133	NO SIDE YARD REQUIRED	EXISTING SIDE YARDS N/A PROPOSED SIDE YARDS N/A	OK
T.N.H. 70-134	20' REAR YARD REQUIRED	EXISTING REAR YARD 70,7' PROPOSED REAR YARD 70,2'	OK
T.N.H. 70-44	PERMITTED USES	COMMERCIAL PARKING LOT	VARIANCE REQUIRED
T.N.H. 70-50	FRONT YARD	PARKING SPACES LOCATED WITHIN THE REQUIRED 25' FRONT YARD SETBACK IN THE R-C ZONING DISTRICT.	VARIANCE REQUIRED
T.N.H. 70-203(G)	15' LANDSCAPE BUFFER ALONG THE REAR YARD REQUIRED.	PROPOSED LANDSCAPE BUFFER 6.6'	VARIANCE REQUIRED

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

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

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

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

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

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

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

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

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

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

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

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

Seal

STATE OF NEW YORK HOOSHANG NEJATHAIM LICENSED PROFESSIONAL ENGINEER 074402

#21368

Consultants

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

No.	Date	Issue
1	08.17.22	Issued For Filing
2	11.17.22	As Per 09.22.22 Omission Letter
3	03.20.23	As Per 03.17.23 Omission Letter

No.	Date	Revision

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

Drawing name:
SITE PLAN & NOTES

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

Drawing Number:
A-01
1 of 6

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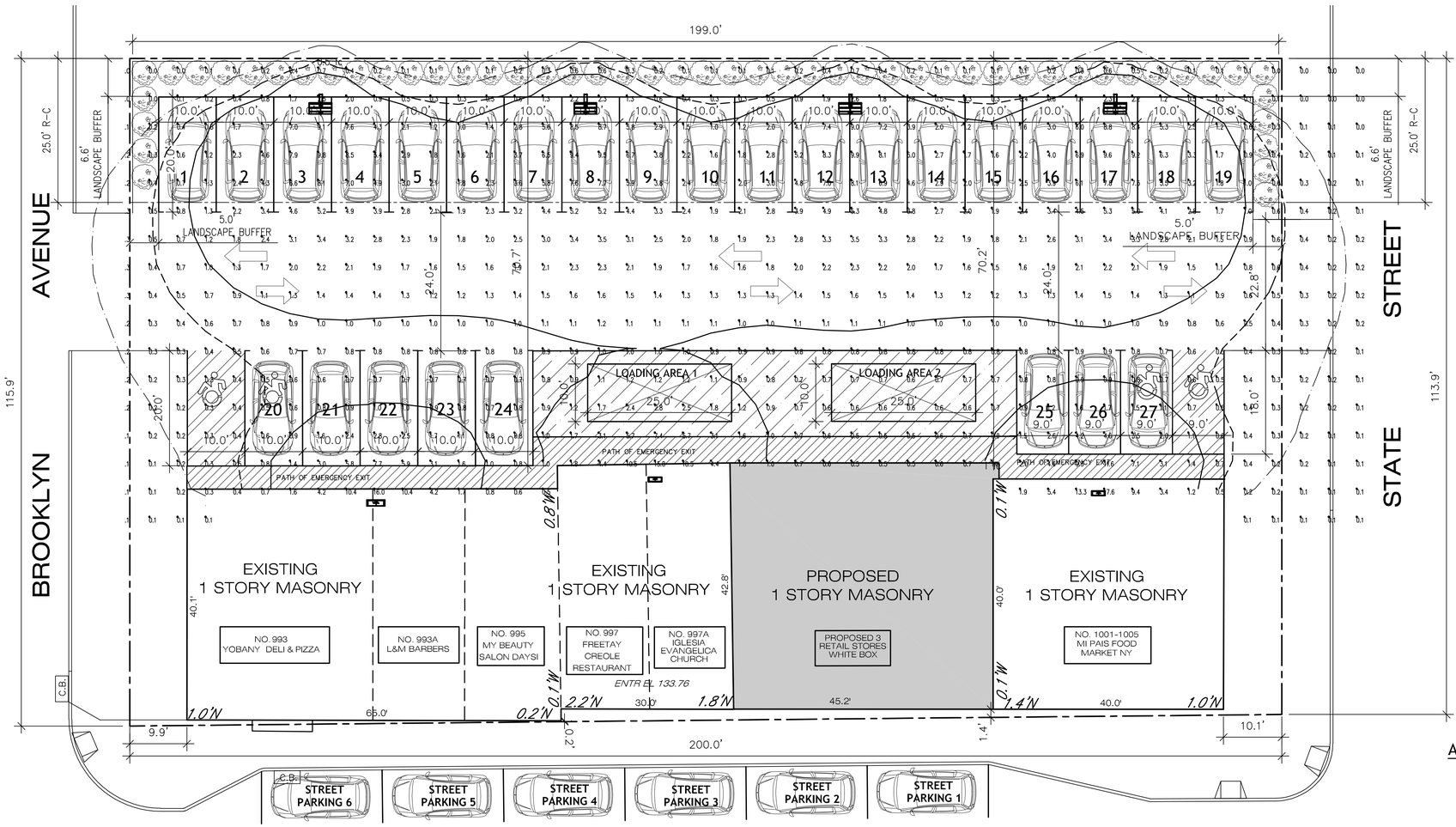
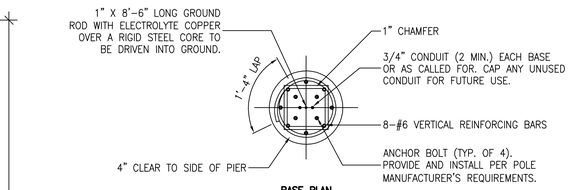
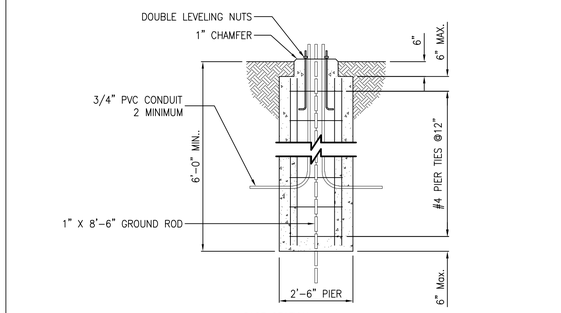




BASE PLAN

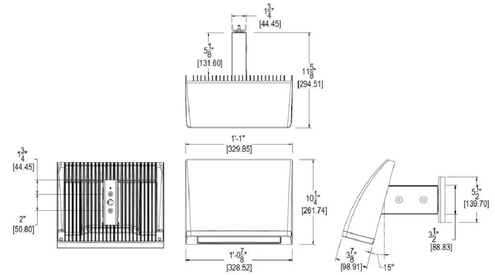


BASE SECTION

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

CONCRETE BASE FOR LIGHTPOLE
MAXIMUM 20' HEIGHT

ALED52 - RAB02587MOD5250



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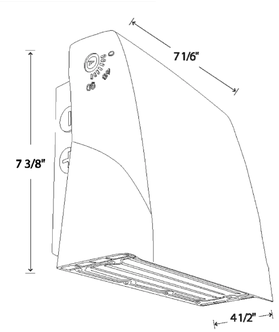

EXTERIOR LIGHTING PLAN
3/32" = 1'-0"

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.2
	0.5
	1

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

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

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

Luminaire Location Summary						
UserField5	Label	X	Y	Z	Orient	Tilt
	ALED52 - RAB02587MOD5250	82	241.5	15	270	0
	ALED52 - RAB02587MOD5250	129.167	241.5	15	270	0
	ALED52 - RAB02587MOD5250	176.333	241.5	15	270	0
	ALED52 - RAB02587MOD5250	223.5	241.5	15	270	0
	slim17fa30adj_5k (1)	91.5	169	10	90	0
	slim17fa30adj_5k (1)	220.5	171	10	90	0
	slim17fa30adj_5k (1)	141.528	173.305	10	90	0

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Drawing name:
EXTERIOR LIGHTING PLAN & NOTES

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

Drawing Number:
A-02
2 of 6

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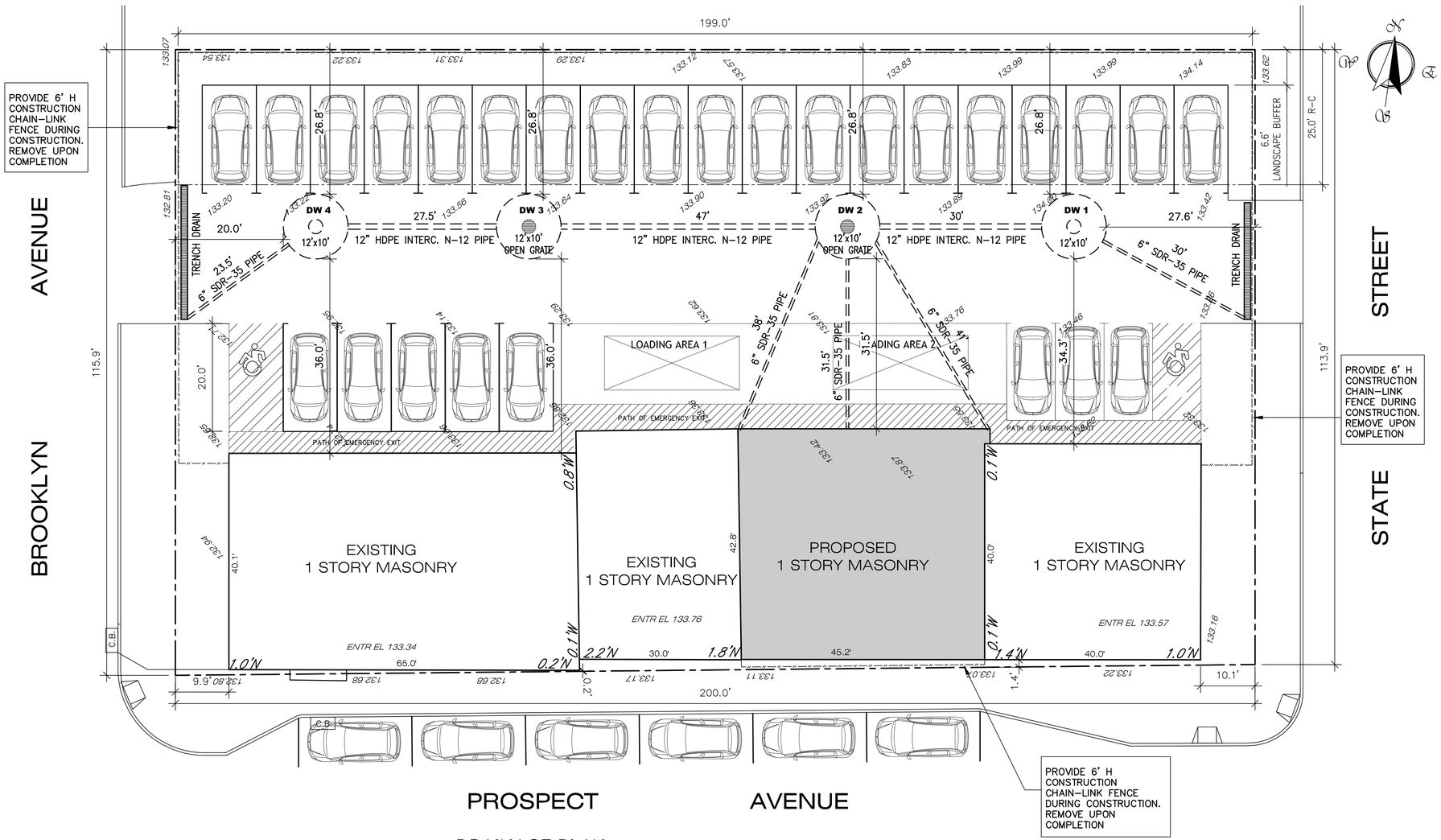


DRAINAGE PLAN

3/32" = 1'-0"

SITE DRAINAGE CALCULATIONS

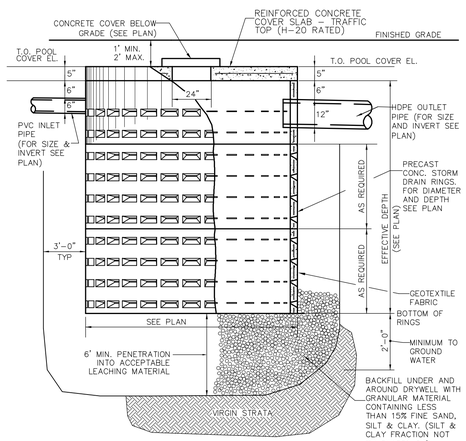
RAINFALL INTENSITY (as per 70-202.2.A): 2.5"
PROPOSED IMPERVIOUS AREA:
13,720.40 Sq Ft (Parking)
1,943.07 Sq Ft (New One Story Retail)
15,663.47 Sq Ft

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

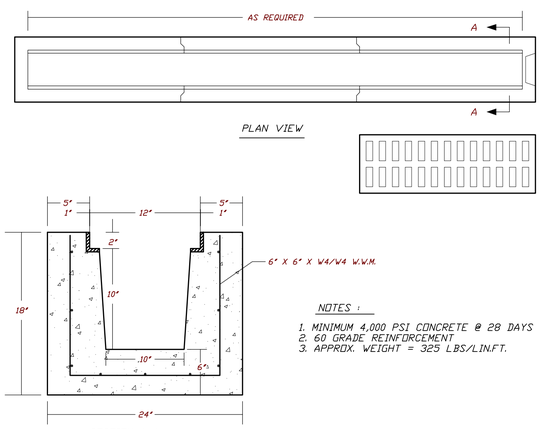
DRYWELL CALCULATIONS:
3,258 cu ft / 100.88 (12' Ø ring) = 32.30'
PROVIDE 40 lin.ft. : 4 DRYWELLS 12' Ø RING @ 10' DEEP

NOTES:

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

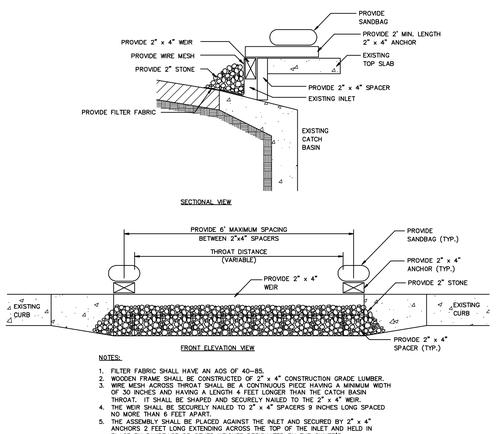


1 TYPICAL DRYWELL DETAIL
N.T.S.



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

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



NOTES:

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

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

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Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

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STATE OF NEW YORK HOOSHANG NEJATHAM LICENSED PROFESSIONAL ENGINEER 074402

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Drawing name:
DRAINAGE PLAN NOTES & DETAILS

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

Drawing Number:
A-03
3 of 6

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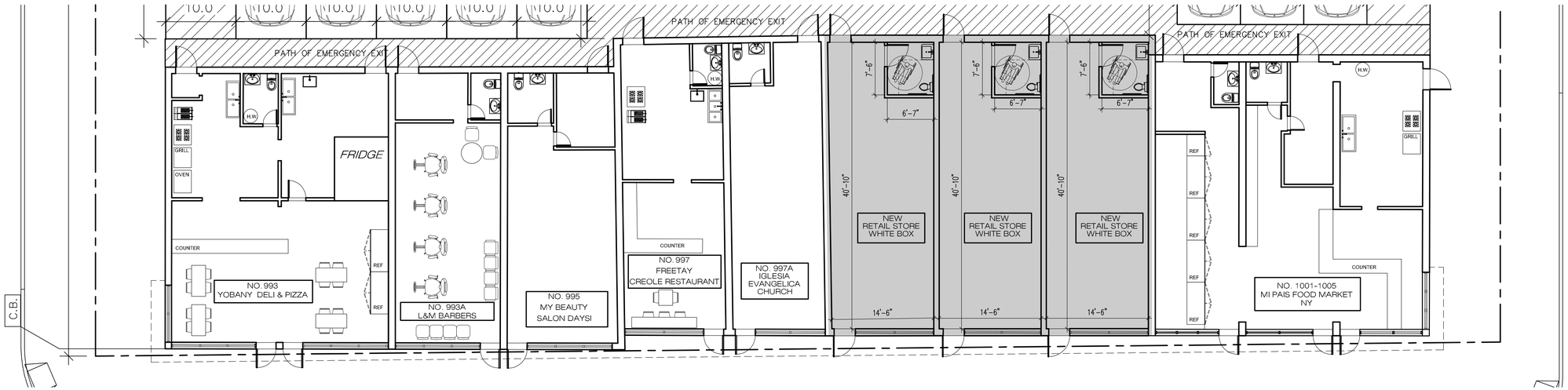
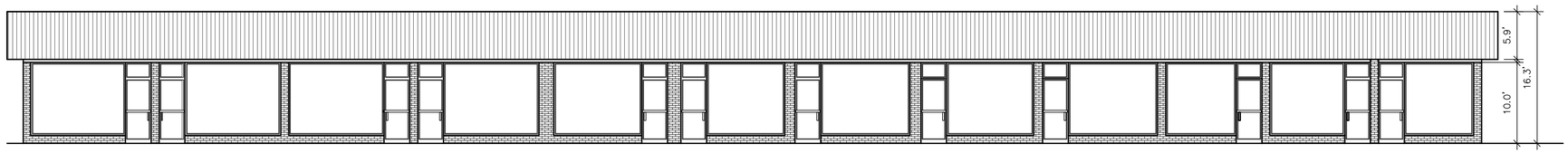


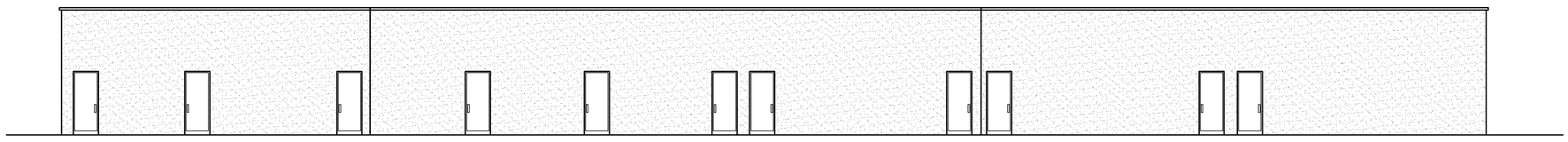
FLOOR PLAN

1/8" = 1'-0"



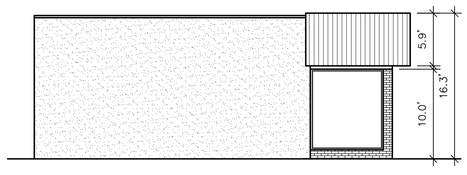
FRONT ELEVATION @ PROSPECT AVE

1/8" = 1'-0"



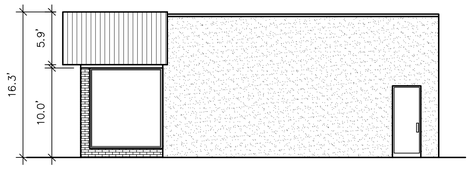
REAR ELEVATION

1/8" = 1'-0"



SIDE ELEVATION @ BROOKLYN AVE

1/8" = 1'-0"



SIDE ELEVATION @ STATE STREET

1/8" = 1'-0"

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

Seal

Consultants

Project name:

Proposed 3 One Story White Box & New Off-Street Parking Layout

993-1005 Prospect Ave
Westbury, NY 11590

No.	Date	Issue
1	08.17.22	Issued For Filing
2	11.17.22	As Per 09.22.22 Omission Letter
3	03.20.23	As Per 03.17.23 Omission Letter

No.	Date	Revision

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

Drawing name:

FLOOR PLAN
ELEVATIOS

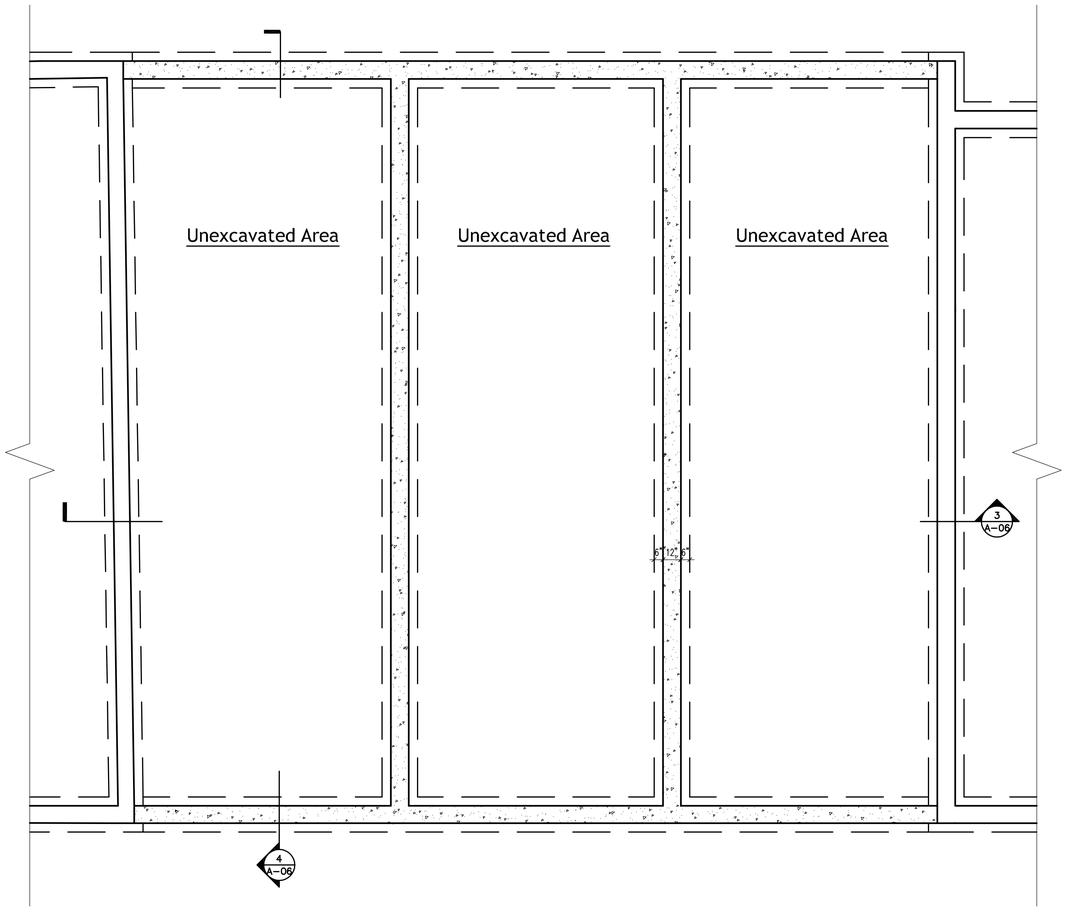
Job No: 2132
Date: 8/17/22
Scale: as shown
Drawn By: ER

Drawing Number:

A-04

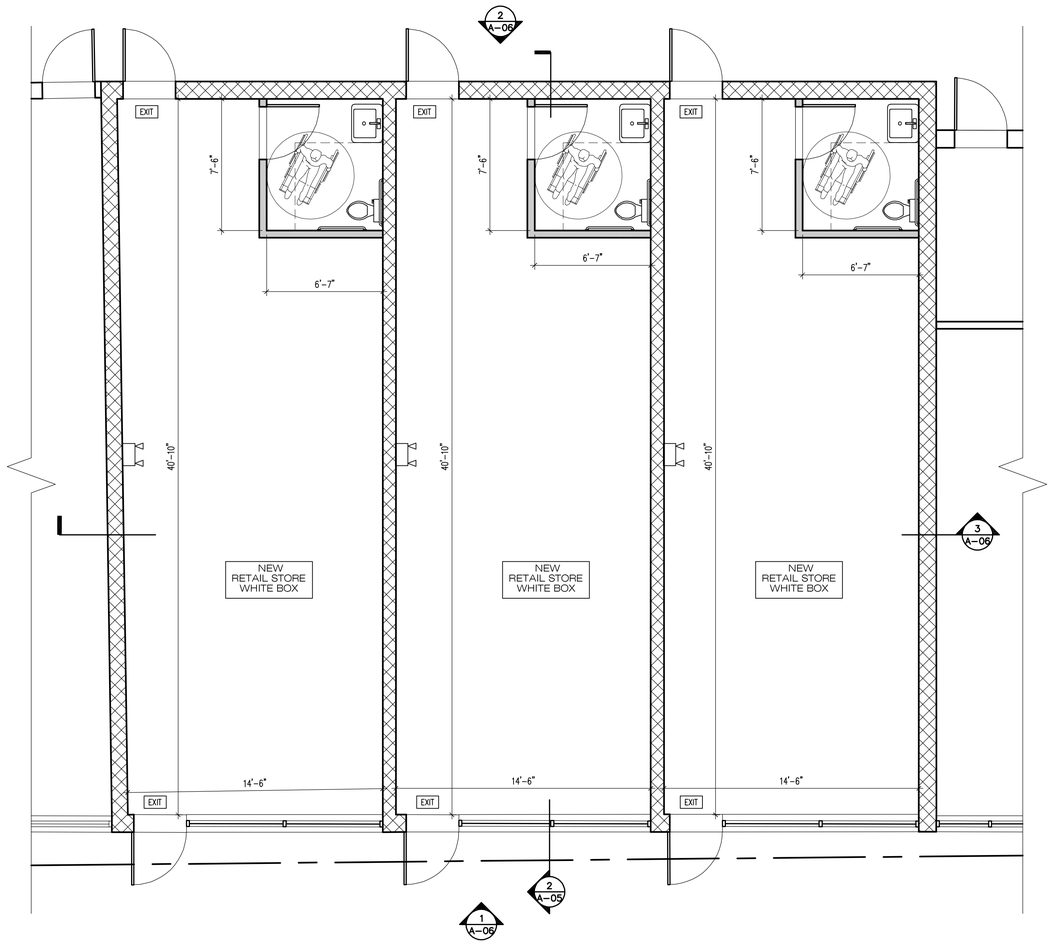
4 of 6

ALL RIGHTS RESERVED 3.20.2023



FOOTING & FOUNDATION PLAN

1/4" = 1'-0"



FIRST FLOOR PAN

1/4" = 1'-0"

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Seal

STATE OF NEW YORK
HOOSHANG NEJATBAKHSH
LICENSED PROFESSIONAL ENGINEER
074402

Consultants

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993-1005 Prospect Ave
Westbury, NY 11590

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Drawing name:
FLOOR PLANS

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

Drawing Number:
A-05
5 of 6

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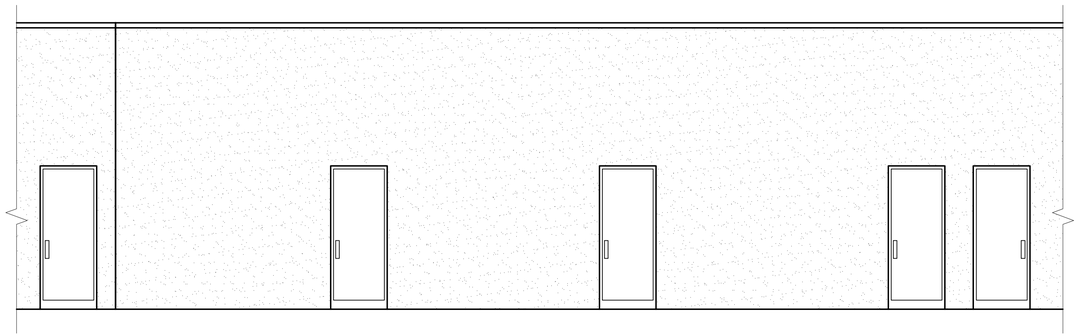
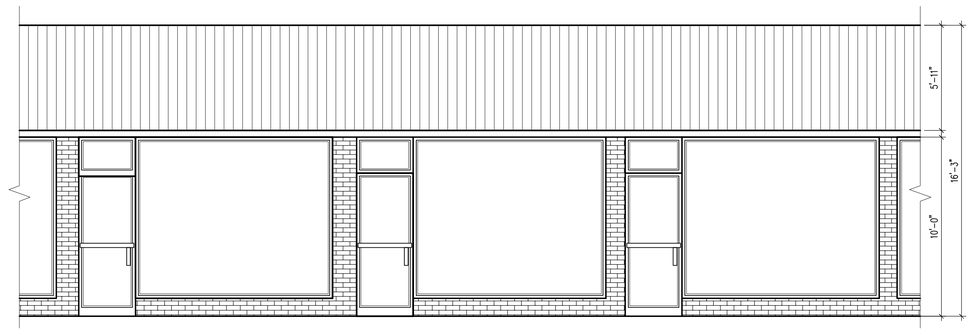
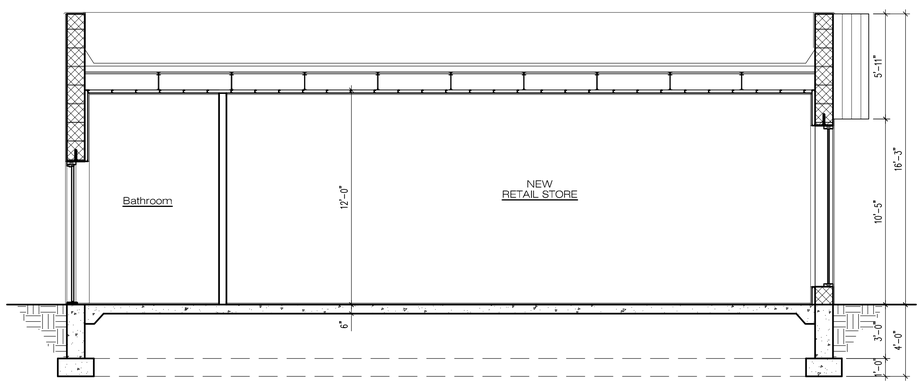


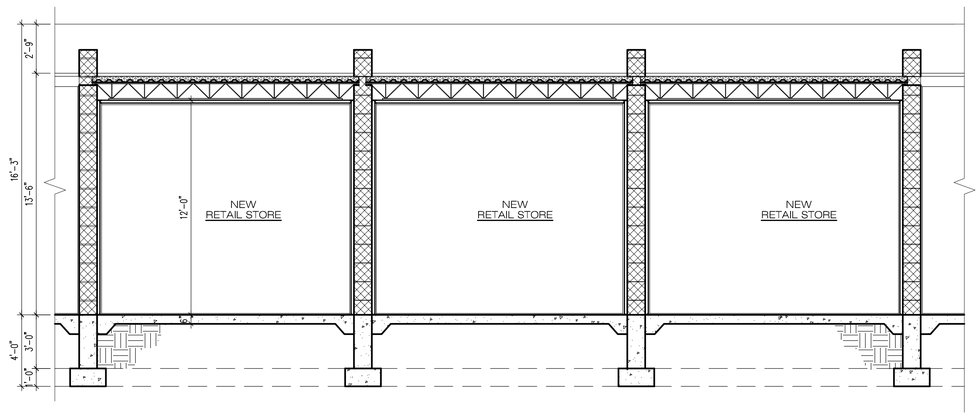
2 REAL ELEVATION
1/4" = 1'-0"



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



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



3 LONGITUDINAL SECTION
1/4" = 1'-0"

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Seal

Consultants

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

No.	Date	Issue
1	08.17.22	Issued For Filing
2	11.17.22	As Per 09.22.22 Omission Letter
3	03.20.23	As Per 03.17.23 Omission Letter

No.	Date	Revision

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

Drawing name:
ELEVATIONS & SECTIONS

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

Drawing Number:
A-06
6 of 6

ALL RIGHTS RESERVED 3.20.2023

#21382

FIRE MARSHALL NOTES
THE PLANS AND DOCUMENTATION SUBMITTED SHALL COMPLY TO ALL REQUIREMENTS OF THE NASSAU COUNTY FIRE PREVENTION ORDINANCE, NFPA 17, NFPA 33 AND NEW YORK STATE BUILDING AND FIRE CODE, MECHANICAL CODE AND THE REFERENCE STANDARDS FOR THE INSTALLATION OF THE PAINT SPRAY BOOTH.
1.THE DESIGN AND CONSTRUCTION OF SPRAY ROOMS, SPRAY BOOTHS AND SPRAY SPACES SHALL BE IN ACCORDANCE WITH NYS FIRE CODE SECTION 1504.
2.CONSTRUCTION OF THE FLOOR AND CEILING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION FC 1504.
3.SPRAY BOOTHS SHALL BE INSTALLED SO THAT ALL PARTS OF THE BOOTH ARE READILY ACCESSIBLE FOR CLEANING. A CLEAR SPACE OF NOT LESS THAN 3 FEET SHALL BE MAINTAINED ON ALL SIDES OF THE SPRAY BOOTH. WHERE BOOTH IS LOCATED ADJACENT TO A ONE HOUR RATED PARTITION OR NON-COMBUSTIBLE EXTERIOR WALL/CEILING, BOOTH MAY BE LOCATED CLOSER PROVIDED ADEQUATE SPACE IS MAINTAINED FOR CLEANING OF BOOTH.
4.SPRAY BOOTHS AND SPRAY ROOMS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NYS CODE CHAPTER 9.
5.PORTABLE FIRE EXTINGUISHERS MIN. 40-BC RATED SHALL BE PROVIDED FOR SPRAYING AREAS IN ACCORDANCE WITH THE REQUIREMENTS FOR AN EXTRA HIGH HAZARD OCCUPANCY AND COMPLYING WITH SECTION 906 OF NYS CODE.
6.THE TERMINATION POINT FOR EXHAUST DUCTS DISCHARGING INTO THE ATMOSPHERE SHALL BE LOCATED WITH THE FOLLOWING MINIMUM DISTANCES AS OUTLINES IN SECTION 1504.7.6 "TERMINATION POINT".
7.THE SPRAYING SPACE SHALL BE VENTILATED WHEN THE SPRAY IS IN OPERATION SO THAT THE MOVEMENT OF AIR SHALL BE AT LEAST 100 FT/MIN. IN THE BREATHING ZONE OF THE OPERATOR.
8.MECHANICAL VENTILATION SHALL BE KEPT IN OPERATION AT ALL TIMES WHILE SPRAYING OPERATIONS ARE CONDUCTED AND FOR A SUFFICIENT TIME THEREAFTER TO ALLOW VAPORS FROM DRYING COATED ARTICLES AND FINISHING MATERIAL RESIDUE TO BE EXHAUSTED. SPRAYING EQUIPMENT SHALL BE INTERLOCKED WITH THE VENTILATION OF THE SPRAY BOOTH SUCH THAT SPRAYING OPERATIONS CANNOT BE CONDUCTED UNLESS THE VENTILATION SYSTEM IS IN OPERATION.
9.EXHAUST MOTOR TO BE EXPLOSION PROOF, LOCATED OUTSIDE OF SPRAYING SPACED AND AIRSTREAM. EXHAUST FAN BLADES TO BE CONSTRUCTED OF NON-FERROUS METAL.
10.EXHAUST DUCT SHALL HAVE ACCESS DOORS AT ALL SPRINKLERS OR OTHER FIRE PROTECTION DEVICES AND TO PROVIDE ACCESS TO ALL AREAS OF THE DUCTWORK.
11.WHERE EXHAUST DUCT PASSES THRU A NON-FIREPROOF ROOF OR FLOOR, THE DUCT SHALL BE PROTECTED AT SUCH POINT BY AN OUTER PIPE OR SLEEVE WITH AN AIR SPACE OF AT LEAST 1" BETWEEN THE SLEEVE AND PIPE. THE SLEEVE TO BE PROTECTED FROM THE WOODWORK BY 2 LAYERS OF APPROVED FIRE WRAP FROM ROOF DECK TO 12" BELOW RAFTERS. THE SLEEVE SHALL NOT BE LESS THAN 2" FROM ANY WOODWORK AND SUCH WOODWORK SHALL BE COVERED WITH AT LEST 26 GAUGE METAL OR OTHER INCOMBUSTIBLE MATERIAL.
12.ALL SPRAY AREAS SHALL BE KEPT FREE OF ACCUMULATED DEPOSITS OF COMBUSTIBLE RESIDUE.
13.ALL DISCARDED OVERSPRAY FILTERS, PAINT RESIDUE, ETC. SHALL BE REMOVED AND PLACED IN A WATER FILLED METAL CONTAINER AND DISPOSED OF AT THE CLOSE OF THE DAY'S BUSINESS UNLESS MAINTAINED COMPLETELY UNDER WATER. ONLY NON-SPARKING TOOLS SHALL BE USED FOR CLEANING SPRAY BOOTHS.
14.RAGS AND WASTE SHALL BE DEPOSITED IMMEDIATELY IN APPROVED METAL WASTE CANS AND DISPOSED OF AT THE END OF EACH DAY.
15. SOLVENTS FOR CLEANING OPERATIONS SHALL HAVE A FLASH POINT ABOVE 100F°.
16.NO OPEN FLAMES OR DEVICES CREATING OPEN FLAMES OR ARCS SHALL BE OPERATED WITHIN 20 FT. OF ANY SPRAY SPACE OR VAPOR AREAS, UNLESS SEPARATED BY A PERMANENT PARTITION.
17.THE PAINT STORAGE AND MIXING ROOM SHALL BE PROVIDED WITH INDEPENDENT SUPPLY AND EXHAUST OPENINGS OR DUCTS AND WITH MECHANICAL VENTILATION DESIGNED TO PROVIDE A MINIMUM CONTINUOUS RATE OF NOT LESS THAN 1 CFM/SW.FT. OF FLOOR AREA OVER THE STORAGE AREA, OR 150 CFM, WHICHEVER IS GREATER, IN ACCORDANCE WITH SECTIONS 3404.3.7.4 AND 2704.3 OF THE FIRE CODE, SECTION 502.8 OF THE MECHANICAL CODE AND 6.3.1(4) OF NFPA 33.
18.ELEVATED TEMPERATURE DRYING OPERATIONS SHALL BE PROHIBITED. ONLY AMBIENT TEMPERATURE DRYING SHALL BE PERMITTED. THE EXHAUST FANS SHALL RUN CONTINUOUSLY WHEN AMBIENT TEMPERATURE DRYING OPERATIONS ARE BEING CARRIED OUT IN THE SPRAY AREA.
19.SMOKING SHALL BE PROHIBITED. APPROVED "NO SMOKING" SIGNS SHALL BE CONSPICUOUSLY POSTED IN ACCORDANCE WITH FC310.
T.WELDING, CUTTING AND OTHER HOT WORK OPERATIONS SHALL NOT BE CONDUCTED IN OR ADJACENT TO SPRAY AREAS. DURABLE SIGNS BEARING THE FOLLOWING WARNING SHALL BE CONSPICUOUSLY POSTED IN THE VICINITY OF SPRAY AREAS:
-"NO WELDING. THE USE OF WELDING OR CUTTING EQUIPMENT IN OR NEAR THIS AREA IS DANGEROUS BECAUSE OF FIRE AND EXPLOSION HAZARDS."
-AN ADEQUATE NUMBER OF PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF FC 1504.6.4.

OCCUPANT SAFETY NOTES
1. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THE BUILDING CODE. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
2. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
3. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
4. CONSTRUCTION OPERATION WILL BE FROM 8 A.M. TO 5 P.M. MONDAY THRU FRIDAY.
5. CONSTRUCTION OPERATION WILL NOT INTERUPT HEATING, WATER, OR ELECTRIC TO TENANTS.
GENERAL NOTES
1. EGRESS: COMPLIANT WITH CHAPTER 10 OF BUILDING CODE OF NEW YORK STATE AS ILLUSTRATED IN CONSTRUCTION CLASSIFICATION OF PROJECT IS IN COMPLIANCE WITH SECTION 602 OF THE BUILDINGC ODE OF NYS.
2. NO SPRINKLER SYSTEM IN PROPERTY. FIRE PROTECTION FOR SPRAY BOOTH TO BE FILED UNDER SEPARATE APPLICATION.
3. NO FIRE ALARM SYSTEM IN PROPERTY.
4. "NO SMOKING" SIGNS POSTED AS SHOWN ON PLAN.
5. 40LB ABC FIRE EXTINGUISHERS FOR EXTRA HIGH HAZARD CLASS B FIRES MOUNTED AS SHOWN ON PLAN
6. NO DIP TANK FILING
NYS BUILDING CODE: IBC 416.2 COMPLIANCE
SPRAY ROOM AND MIXING ROOM FLOORS ARE TO BE:
1. ENCLOSED IN MINIMUM 1 HOUR FIRE RATED BARRIER
2. WATERPROOF AND DRAINED IN AN APPROPRIATE MANNER.
BC 416.2.2 VENTILATION TO BE IN ACCORDANCE WITH ICC MECHANICAL CODE.
BC 416.3 COMPLIANCE
THIS APPLICATION FOR PAINT SPRAY BOOTH WITH EXHAUST SYSTEM CAPABLE OF ATLEAST SIX (6) AIR EXHANGES PER HOUSE IS IN ACCORDANCE WITH
NY BC 416.3, NY BC 416.4 AND NY MECHANICAL CODE.
BC 416.2.1 AND BC 416.3.1 SURFACES: FILING IS IN COMPLIANCE WITH SECTION

NYS ENERGY CODE ANALYSIS:
IMC 502.1.3 COMPLIANCE
EQUIPMENT, APPLIANCE AND SERVICE ROOMS ROOMS THAT HOUSE SOURCES OF ODORS, FUMES, NOIXIOUS GASES, SMOKE, STEAM, DUST, SPRAY OR OTHER CONTAMINENTS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO PREVENT SPREADING OF SUCH CONTAMINANTS TO OTHER OCCUPIED PARTS OF THE BUILDING.
MC 502.7.3 COMPLIANCE
FLAMMABLE VAPOR AREAS
MECHANICAL VENTILATION SHAL BE PROVIDED IN ACCORDANCE WITH SECTIONS 502.7.3.1 THROUGH 502.7.3.6

502.7.3.1 OPERATION
MECHANICAL VENTILATION SHALL BE KEPT IN OPERATION AT ALL TIMES WHILE SPRAYING OPERATIONS ARE BEING CONDUCTED AND FOR THE REQUIRED TIME THEREAFTOR TO ALLOW FOR COMPLETE EXHAUST.
502.7.3.2 RECIRCULATION
EXHAUSTED AIR SHALL NOT BE RECIRCULATED UNLESS AS APPLICABLE UNDER EXCEPTIONS 1 AND 2
502.7.3.3 AIR VELOCITY
NOT LESS THAN 0.51 M/S
502.7.3.4 VENTILATION OBSTRUCTION
THERE SHALL BE NO OBSTRUCTION OF OVERSPRAY COLLECTION
502.7.3.5 INDEPENDENT DUCTS
SPRAY BOOTH AND MIXING ROOM TO HAVE INDEPENDENT DUCTS
502.7.3.6 FAN MORORS AND BELTS
ROTATING ELEMENTS TO BE NONFERROUS OR NONSPRAKING OR ENCASED IN SUCH A MATERIAL.
BELTS SHALL NOT ENTER DUCT OR BOOTH UNLESS PULLEY IS TIGHTLY CLOSED.
ELECTRIC MOTORS, DRIVING EXHAUST FANS SHALL NOT BE PLACED INSIDE BOOTHS OR DUCTS.

NYS FIRE CODE CHAPTER 24 FLAMMABLE FINISHES
SPRAYING OPERATIONS INCLUDING PAINT MIXING AND STORAGE SHALL BE CONDUCTED IN ACCORDANCE WITH THIS CHAPTER WHERE APPLICABLE.
1. FC2403.2.1 ELECTRICAL WIRING TO COMPLY WITH THIS CHAPTER AND IN ACCORDANCE WITH NFPA 70.
2. FC2403.2.1.3 AREAS ADJACENT TO SPRAY BOOTHS
TO BE LOCATED MINIMUM 5' HORIZONTALLY AND 3' VERTICALL OF ALL SPRAY BOOTH AND MIXING ROOM OPENINGS
EXCEPT FOR APPROVED CLASS 1, DIVISION 2 OR CLASS II, DIVISION 2 HAZARDOUS.
3. OPEN FLAMES AND SPRAKS
SHALL NOT BE LOCATED WITHIN 20' OF FLAMMABLE VAPOR AREAS.
4. FC2403.2.7 WELDING WARNING SIGN
NO WELDING, CUTTING, AND SIMILIAR SPARK-PRODUCING OPERATIONS SHALL NOT BE CONDUCTED IN OR ADJACENT TO FLAMMABLE VAPOR AREAS UNLESS SAFETY PRECAUSTIONS PROVIDED. CONSPICUOUS SIGNS SHALL BE POSTED IN VICINITY OF FLAMMABLE VAPOR AREAS:
NO WELDING. THE USE OF WELDING OR CUTTING EQUIPMENT IN OR NEAR THIS AREA IS DANGEROUS BECAUSE OF FIRE AND EXPLOSION HAZARDS. WELDING AND CUTTING SHALL BE DONE ONLY UNDER THE SUPERVISION OF THE PERSON IN CHARGE.
5. SPRAY FINISHING OPERATIONS
A. LOCATION COMPLIANCE: FC1504.3.2.2 CLEAR SPACE
MINIMUM 3' MAINTAINED ON ALL SIDES OF THE SPRAY BOOTH.
EXCEPTION: 3' SPACE NOT REQUIRED IF INTERIOR PARTITION, WALL OR FLOOR/CEILING ASSEMBLY WITH A FIRE-RESISTANCE-RATING OF NOT LESS THAN 1 HOUR... OR NONCOMBUSTIBLE WALL OR ROOF."
COMPLIANCE: YES (OK)
B. FC1504.3 DESIGN AND INSTALLATION COMPLIANCE:
1504.3.2 "CONSTRUCTION OF SPRAY BOOTHS SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF THE BUILDING CODE AND MECHANICAL CODE... AND OF THIS SECTION."
COMPLIANCE: YES (OK)
C. FC1504.3.2.5 MEANS OF EGRESS
PRE-MANUFACTURED SPRAY BOOTH DOORS SHALL BE NO LESS THAN 30" WIDE BY 80" IN HEIGHT.
COMPLIANCE: YES (OK)
6. FC1504.4.3.3 FIRE PROTECTION
REQUIRED: YES
COMPLIANCE: TO BE FILED SEPARATELY (OK)
7. FC1504.3.7 VENTILATION: SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF MECHANICAL CODE AND THIS SECTION
8. FC1504.3.7.3 FILTERS: EXHAUST FILTERS REQUIRED (OK)
9. FC1504.4.1-5 OPERATION AND MAINTENANCE:
FACILITY SHALL BE MAINTAINED IN COMPLIANCE WHILE SPRAY OPERATIONS AND DRYING OPERATIONS ARE CONDUCTED. ONLY COMPATIBLE MATERIALS TO BE SPRAYED.
DISCARD FILTERS IN ACCORDANCE WITH FC304.3.1.
COMBUSTIBLE FLOOR CONSTRUCTION TO BE COVERED WITH NONCOMBUSTIBLE MATERIALS.
CONTINUOUS MECHANICAL VENTILATION SHALL BE KEPT IN OPERATION AT ALL TIMES WHILE SPRAYING OPERATIONS ARE BEING CONDUCTED AND FOR A SUFFICIENT TIME THEREAFTER TO ALLOW VPORTS FROM DRING COARTED ARTICLES AND RESIDUE TO BE EXHAUSTED.

NEW YORK STATE MECHANICAL CODE NOTES:
MC502 REQUIRED SYSTEMS
EXHAUST SYSTEM REQUIRED FOR SPRAY BOOTH
502.1.3 ROOMS SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT SPREADING OF CONTAMINANTS TO OTHER PARTS OF THE BUILDING.
502.7.3 FLAMMABLE VAPOR AREAS
MECHANICAL VENTILATION OF FLAMMABLE VAPOR AREAS SHALL BE PROVIDED IN ACCORDANCE WITH NEW YORK STATE MECHANICAL CODE.
502.7.3.1 OPERATION
VENTILATION SHALL BE KEPT IN OPERATION AT ALL TIME WHILE OPERATIONS ARE BEING CONDUCTED AND FOR A SUFFICIENT TIME THEREAFTER.
DUCTWORK TERMINATING ABOVE ROOF LEVEL

GENERAL NOTES

SCOPE OF WORK:
INSTALLATION PAINT SPRAY BOOTH AND MIXING ROOM
EXISTING AUTO REPAIR

PROGRESS INSPECTION ITEMS:
FIRE RESISTANT RATED CONSTRUCTION
STRUCTURAL STABILITY

OCCUPANT SAFETY NOTES:
1. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THE NYC BUILDING CODE. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
2. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
3. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
4. CONSTRUCTION OPERATION WILL BE FROM 8 A.M. TO 5 P.M. MONDAY THRU FRIDAY.
5. CONSTRUCTION OPERATION WILL NOT INTERRUPT HEATING, WATER, ELECTRIC TO TENANTS OF THE BUILDING.

GENERAL NOTES:
1. EGRESS: COMPLIANT WITH CHAPTER 10 OF BUILDING CODE OF NEW YORK STATE AS ILLUSTRATED IN PROPERTY PLAN.
2. NOTIFICATION: FILING IS COMPLIANT WITH THE BUILDING CODE OF THE STATE OF NEW YORK.
3. CONSTRUCTION CLASSIFICATION OF PROJECT IS IN COMPLIANCE WITH SECTION 602 OF THE BUILDING CODE OF NYS.
4. NO SPRINKLER SYSTEM IN PROPERTY.
5. NO FIRE ALARM SYSTEM IN PROPERTY.
6. "NO SMOKING" SIGNS POSTED AS SHOWN ON PLAN.
7. ALL WORK TO COMPLY WITH 2016 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

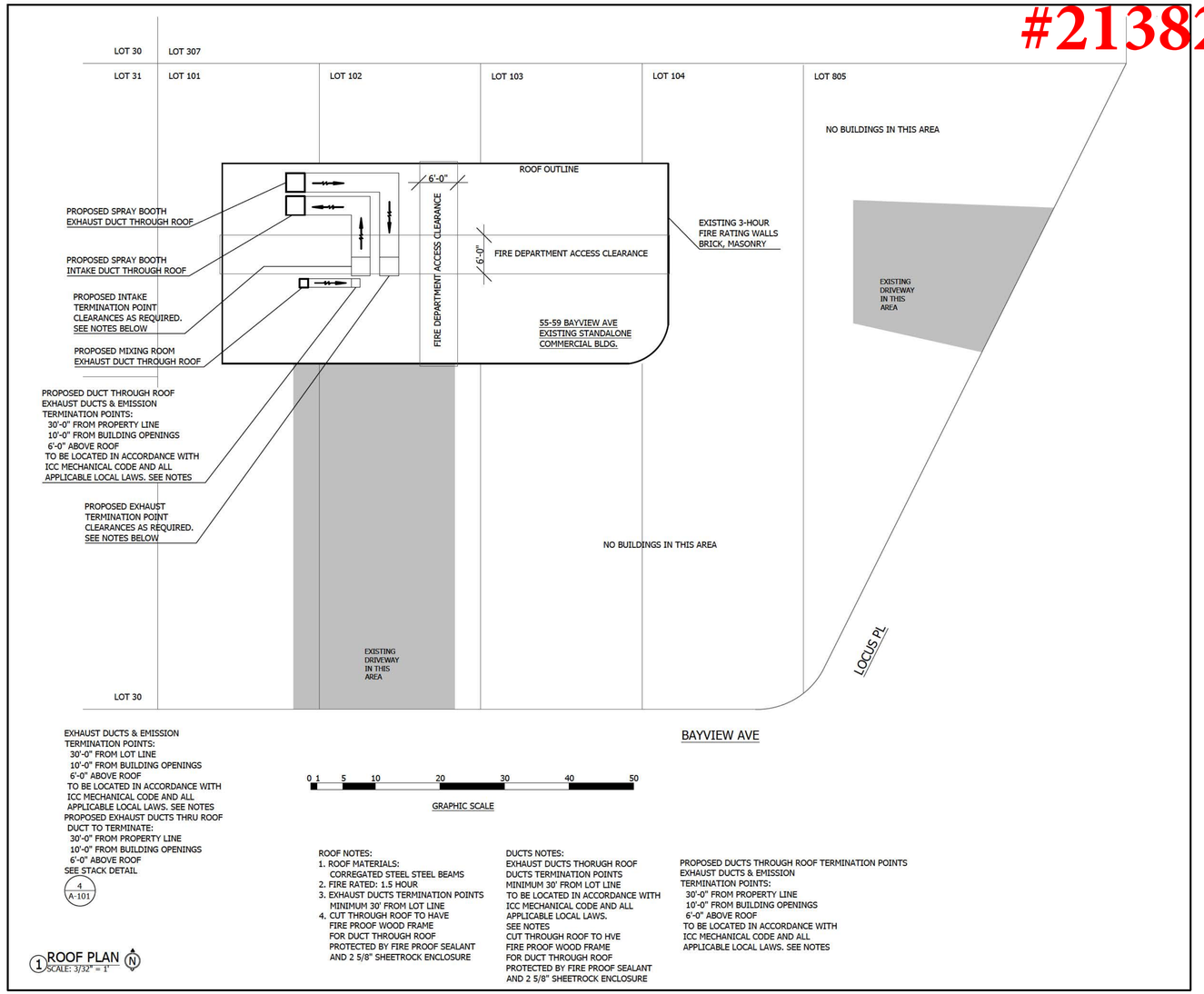
BUILDING DEPARTMENT NOTE
THIS PLAN IS ONLY APPROVED FOR WORK INDICATED ON THE BUILDING PERMIT APPLICATION. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR CONSIDERED AS BEING EITHER APPROVED OR IN COMPLIANCE WITH APPLICABLE CODES.

DRY CHEMICAL FIRE SUPPORESION SYSTEM TO BE FILED SEPARATELY.

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area.
NOT LOCATED IN A FLOOD ZONE

ENERGY COMPLIANCE AFFIDAVIT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2016 ENERGY CONSERVATION CONSTRUCTION CODE OF THE CITY OF NEW YORK



1 ROOF PLAN
SCALE: 3/32" = 1'

DRAWINGS

NO.	SHEET	DESCRIPTION
1.	A-100.00	ROOF PLAN
1.	A-101.00	FLOOR PLAN - FIRST FLOOR
2.	A-101.00	DUCTS THROUGH ROOF ELEVATION - SIDE
3.	A-101.00	DUCTS THROUGH ROOF ELEVATION - FRONT
4.	A-101.00	DUCTS THROUGH ROOF PLOT VIEW AND STACK DETAIL
5.	A-101.00	GAS PIPING RISER DIAGRAM
1.	MH-100.00	PIT LAYOUT
2.	MH-100.00	ACCUDRAFT TITAN DETAILS
3.	MH-100.00	ACCUDRAFT MXMR DETAILS

SPECIAL INSPECTION ITEMS

MECHANICAL SYSTEMS
FIRE RESISTANT PENETRATION AND JOINTS

PROGRESS INSPECTION ITEMS:
ENERGY CODE COMPLIANCE INSPECTIONS
FIRE RESISTANT RATED CONSTRUCTION

ENERGY CODE PROGRESS INSPECTIONS:
INTERIOR LIGHTING POWER
LIGHTING CONTROLS

THE PROPOSED AUTO PAINT SPRAY BOOTH AND PREP AREA TO MEET NFPA 17, NFPA 33 AND NEW YORK STATE BUILDING AND FIRE CODE AND NEW YORK STATE MECHANICAL CODE REQUIREMENTS.

APPLICABLE CODES

1. EGRESS TO HAVE
A. EXIT SIGN HANGING ABOVE DOOR
B. EXIT SIGN TO BE LIGHTED
C. SWING OUT TO STREET
D. BE 3-HOUR FIRE RATED
E. BE MADE OF STEEL
F. BE 1 1/4" THICK
G. BOLTED TO WALL WITH DOUBLE HINGES
H. DOUBLE DOORS
I. EACH DOOR SIZE OF: 3' WIDE X 7' HEIGHT
COMPLIANCE BC 3202.2.1.1
2. ENERGY ANALYSIS
COMPLIANT WITH OPAQUE SWINGING DOOR
U-0.61 NYCECC TABLE C402.1.1. AND COMPLIANT WITH BC 3202.2.1.1
ENTRANCE DOORS AND STEPS TO BE NOT MORE THAN 18" BEYOND STREET LINE
ACTUAL DISTANCE BEYOND STREET LINE: 0" (OK)
EXISTING GAS METER NOTES
1. COMPLIANCE WITH NATIONAL FUEL GAS CODE
2. NFGC 5.7.2.1 GAS METERS SHALL BE LOCATED IN VENTILATED SPACES READILY ACCESSIBLE
3. NFGC 5.7.2.3 COMPLIANCE: GAS METERS SHALL BE LOCATED AT LEAST 3 FT FROM SOURCES OF IGNITION.

BUILDING DEPARTMENT NOTE
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ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR CONSIDERED AS BEING EITHER APPROVED OR IN COMPLIANCE WITH APPLICABLE CODES.

FIRE MARSHALL NOTES:
1. DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH NYS FIRE CODE SECTION 1504.
2. CONSTRUCTION OF THE FLOOR AND CEILING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION FC 1504.
3. PORTABLE FIRE EXTINGUISHERS MIN. 40-BC RATED SHALL BE PROVIDED FOR AREAS IN ACCORDANCE WITH THE REQUIREMENTS FOR AN EXTRA HIGH HAZARD OCCUPANCY AND COMPLYING WITH SECTION 906 OF NYS CODE.
4. THE TERMINATION POINT FOR EXHAUST DUCTS DISCHARGING INTO THE ATMOSPHERE SHALL BE LOCATED WITH THE FOLLOWING MINIMUM DISTANCES AS OUTLINES IN SECTION 1504.7.6 "TERMINATION POINT".
5. EXHAUST MOTOR TO BE EXPLOSION PROOF, LOCATED OUTSIDE OF SPRAYING SPACED AND AIRSTREAM. EXHAUST FAN BLADES TO BE CONSTRUCTED OF NON-FERROUS METAL.
6. SMOKING SHALL BE PROHIBITED. APPROVED "NO SMOKING" SIGNS SHALL BE CONSPICUOUSLY POSTED IN ACCORDANCE WITH FC310.
7. AN ADEQUATE NUMBER OF PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF FC 1504.6.4.

OWNER: FAMILY AUTO

APPLICANT: FAMILY AUTO
55-59 BAYVIEW AVE
MANHASSET, NY 11030

SITE DATA

ADDRESS: 55 BAYVIEW AVE
MANHASSET, NT 11030
PARCEL KEY: 3 13802 101

LAND CATEGORY: COMMERCIAL
LAND TITLE: COMMERCIAL GARAGE REPAIRS,

SECTION: 3 BLOCK: 13802 LOT: 101
LOT GROUPING: 101-104, 805
LOT AREA: 12,500 SF

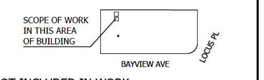
ZONING DISTRICT: BA
LANDMARK: NO
HISTORIC DISTRICT: NO
SCHOOL DISTRICT: MANHASSET UFSD #6

BUILDING DETAIL

FLOOR:	USE:	AREA:
01-01	AUTO SERVICE GARAGE	2,170 SF
OSP	PAVING ASP	9,000 SF

OCCUPANCY CLASS: F1

SCOPE OF WORK: Installation of of spray booth



NOT INCLUDED IN WORK
FIRE PROTECTION TO BE DRY CHEMICAL FIRE EXTINGUISHING SYSTEM FILED BY OTHERS UNDER SEPARATE APPLICATION.

NASSAU COUNTY NY TAX MAP:
SECTION: 3 BLOCK: 13802 LOT: 101

DATE:	NOTE:	INITIAL:
07-22-2021	SUBMISSION	LB

ALL WORK TO COMPLY WITH 2016 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

FOR TOWN USE

A-100.00

INSTALLATION OF PAINT SPRAY BOOTH

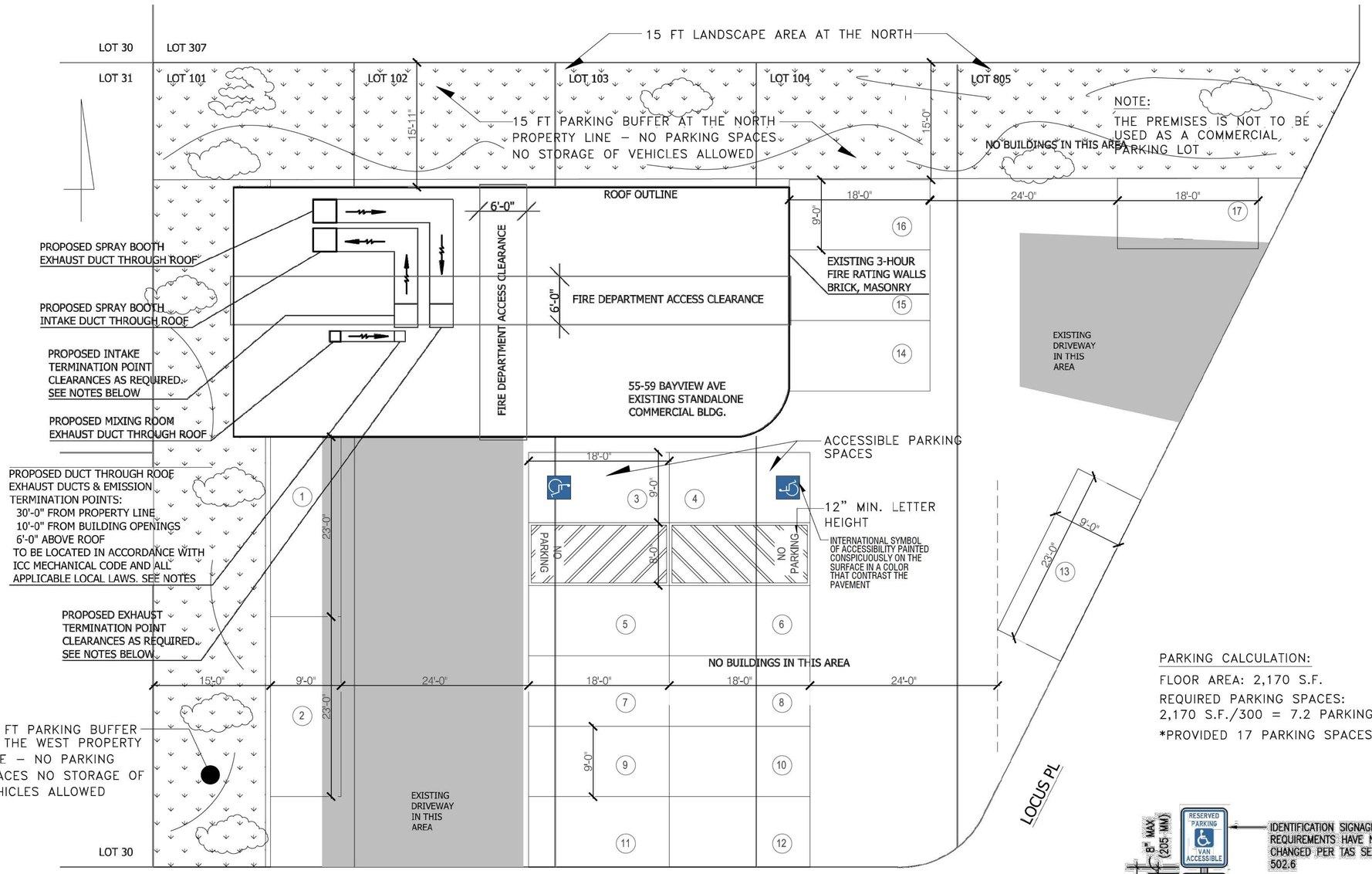
55-59 BAYVIEW AVE
MANHASSET, NY 11030

TOWN OF NORTH HEMPSTEAD NASSAU COUNTY NEW YORK

SECTION: 3 BLOCK: 13802 LOT: 101
LOT GROUPING: 101-104, 805

ASHISH A. PATEL, R.A.
ASHOK ARCHITECTURE DESIGN, PPLLC
202-43, 46TH ROAD
BAYSIDE, NY 11361

SCALE: AS NOTED DATE: 07-22-2021 SHEET: 1 OF 5



EXHAUST DUCTS & EMISSION TERMINATION POINTS:
30'-0" FROM LOT LINE
10'-0" FROM BUILDING OPENINGS
6'-0" ABOVE ROOF
TO BE LOCATED IN ACCORDANCE WITH ICC MECHANICAL CODE AND ALL APPLICABLE LOCAL LAWS. SEE NOTES
PROPOSED EXHAUST DUCTS THRU ROOF DUCT TO TERMINATE:
30'-0" FROM PROPERTY LINE
10'-0" FROM BUILDING OPENINGS
6'-0" ABOVE ROOF
SEE STACK DETAIL
4 / A-101

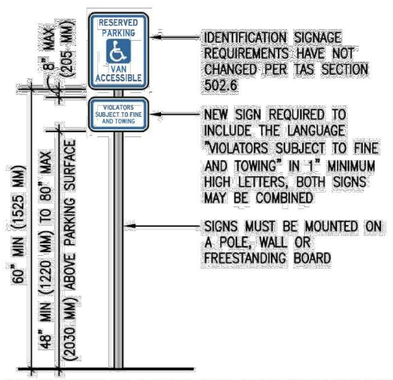
0 1 5 10 20 30 40 50
GRAPHIC SCALE

ROOF NOTES:
1. ROOF MATERIALS: CORREGATED STEEL STEEL BEAMS
2. FIRE RATED: 1.5 HOUR
3. EXHAUST DUCTS TERMINATION POINTS MINIMUM 30' FROM LOT LINE
4. CUT THROUGH ROOF TO HAVE FIRE PROOF WOOD FRAME FOR DUCT THROUGH ROOF PROTECTED BY FIRE PROOF SEALANT AND 2 5/8" SHEETROCK ENCLOSURE

DUCTS NOTES:
EXHAUST DUCTS THORUGH ROOF DUCTS TERMINATION POINTS MINIMUM 30' FROM LOT LINE TO BE LOCATED IN ACCORDANCE WITH ICC MECHANICAL CODE AND ALL APPLICABLE LOCAL LAWS. SEE NOTES
CUT THROUGH ROOF TO HVE FIRE PROOF WOOD FRAME FOR DUCT THROUGH ROOF PROTECTED BY FIRE PROOF SEALANT AND 2 5/8" SHEETROCK ENCLOSURE

PROPOSED DUCTS THROUGH ROOF TERMINATION POINTS
EXHAUST DUCTS & EMISSION TERMINATION POINTS:
30'-0" FROM PROPERTY LINE
10'-0" FROM BUILDING OPENINGS
6'-0" ABOVE ROOF
TO BE LOCATED IN ACCORDANCE WITH ICC MECHANICAL CODE AND ALL APPLICABLE LOCAL LAWS. SEE NOTES

PARKING CALCULATION:
FLOOR AREA: 2,170 S.F.
REQUIRED PARKING SPACES:
2,170 S.F./300 = 7.2 PARKING SPACES
*PROVIDED 17 PARKING SPACES.



SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN ACCESSIBLE PARKING SPACES

1 ROOF PLAN
SCALE: 3/32" = 1'

SITE DATA
ADDRESS: 55 BAYVIEW AVE MANHASSET, NY 11030
PARCEL KEY: 3 13802 101
LAND CATEGORY: COMMERCIAL
LAND TITLE: COMMERCIAL GARAGE REPAIRS, AUTO BODY, TIRE SHOPS AND OTHER RELATED REPAIRS
SECTION: 3 BLOCK: 13802 LOT: 101
LOT GROUPING: 101, 104, 805
LOT AREA: 12,500 SF
ZONING DISTRICT: BA
LANDMARK: NO
HISTORIC DISTRICT: NO
SCHOOL DISTRICT: MANHASSET UFSD #5
BUILDING DETAIL
FLOOR: USE: AREA:
01-01 AUTO SERVICE GARAGE 2,170 SF
OSP PAVING ASP 9,220 SF
OCCUPANCY CLASS: F1

SCOPE OF WORK
INSTALLATION OF AUTO PAINT SPRAY BOOTH

NOT INCLUDED IN WORK
FIRE PROTECTION TO BE DRY CHEMICAL FIRE EXTINGUISHING SYSTEM FILED BY OTHERS UNDER SEPARATE APPLICATION.

NASSAU COUNTY NY TAX MAP
SECTION: 3 BLOCK: 13802 LOT: 101

DATE:	NOTE:	INITIAL:
07-22-2021	SUBMISSION	LB

ALL WORK TO COMPLY WITH 2015 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

FOR TOWN USE

OWNER: FAMILY AUTO

APPLICANT: FAMILY AUTO
55-59 BAYVIEW AVE
MANHASSET, NY 11030

A-100.00

INSTALLATION OF PAINT SPRAY BOOTH
55-59 BAYVIEW AVE
MANHASSET, NY 11030

TOWN OF NORTH HEMPSTEAD NASSAU COUNTY NEW YORK

SECTION: 3 BLOCK: 13802 LOT: 101
LOT GROUPING: 101-104, 805

ASHISH A. PATEL, R.A.
ASHOK ARCHITECTURE DESIGN, PPLLC
202-43, 45TH ROAD
BAYSIDE, NY 11361

SCALE: AS NOTED DATE: 07-22-2021 SHEET: 1 OF 3

LIGHTING FIXTURE SCHEDULE				
FIXTURE SYMBOL	FIXTURE TYPE	MOUNTING	PHILLIPS LAMP	NOTES
ES	DIRECTIONAL EXIT SIGN	CEILING/ SURFACE	(1) 20W LED LAMP ARRAY W/FIXTURE	LED SINGLE-FACE EXIT SIGN WITH EMERGENCY BATTERY SYMBOL SAMPLE FOR RIGHT DIRECTIONAL
	INTERIOR EMERGENCY FLOOD LIGHT	INTERIOR WALL	2(8)W HALOGEN SEALED BEAMS FURN. W/FIXTURE	EXTERIOR EMERGENCY LIGHT WITH BATTERY

PEDESTRIAN DOOR SCHEDULE				
ID ON PLANS	FLOOR	WIDTH X HEIGHT	DESCRIPTION	SELF CLOSING
D1.	001	3' X 7'	EXISTING EGRESS TO LOCUS PL	YES
D2.	001	3' X 7'	EXISTING EGRESS TO LOCUS PL	YES
D3.	001	3' X 7'	PROPOSED EGRESS TO DRIVEWAY	YES

GARAGE DOOR SCHEDULE			
ID ON PLANS	FLOOR	WIDTH X HEIGHT	DESCRIPTION
G1.	001	10' X 12'	BAYVIEW AVE
G2.	001	10' X 12'	BAYVIEW AVE
G3.	001	10' X 12'	BAYVIEW AVE
G4.	001	10' X 12'	BAYVIEW AVE

LEGEND

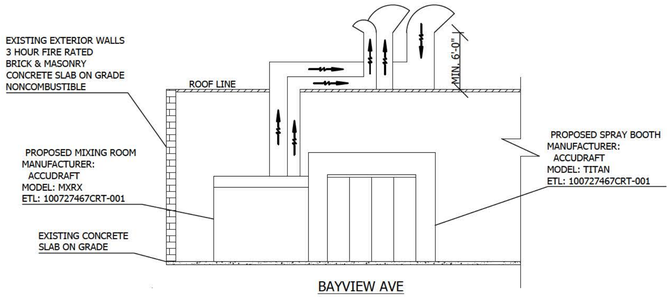
- ABC FIRE EXTINGUISHER
- DUCT
- FUEL EMERGENCY SHUTOFF VALVE
- G — GAS METER
- NORTH
- N.T.S. NOT TO SCALE
- REVISION

MATERIALS SYMBOLS

- BRICK & MASONRY
- CONCRETE
- STEEL

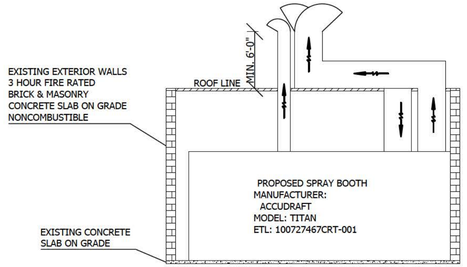
SAMPLE DRAWING SYMBOL

6 / A-100 — DRAWING NUMBER / SHEET

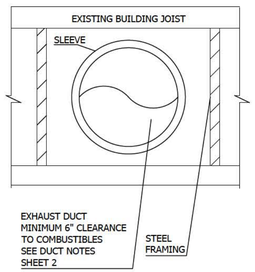


PROPOSED DUCTS THROUGH ROOF:
EXHAUST DUCTS & EMISSION
TERMINATION POINTS:
30'-0" FROM PROPERTY LINE
10'-0" FROM BUILDING OPENINGS
6'-0" ABOVE ROOF
TO BE LOCATED IN ACCORDANCE WITH
ICC MECHANICAL CODE AND ALL
APPLICABLE LOCAL LAWS. SEE NOTES A-001

② DUCT THROUGH ROOF ELEVATIONS - FRONT
SCALE: 1/8" = 1'



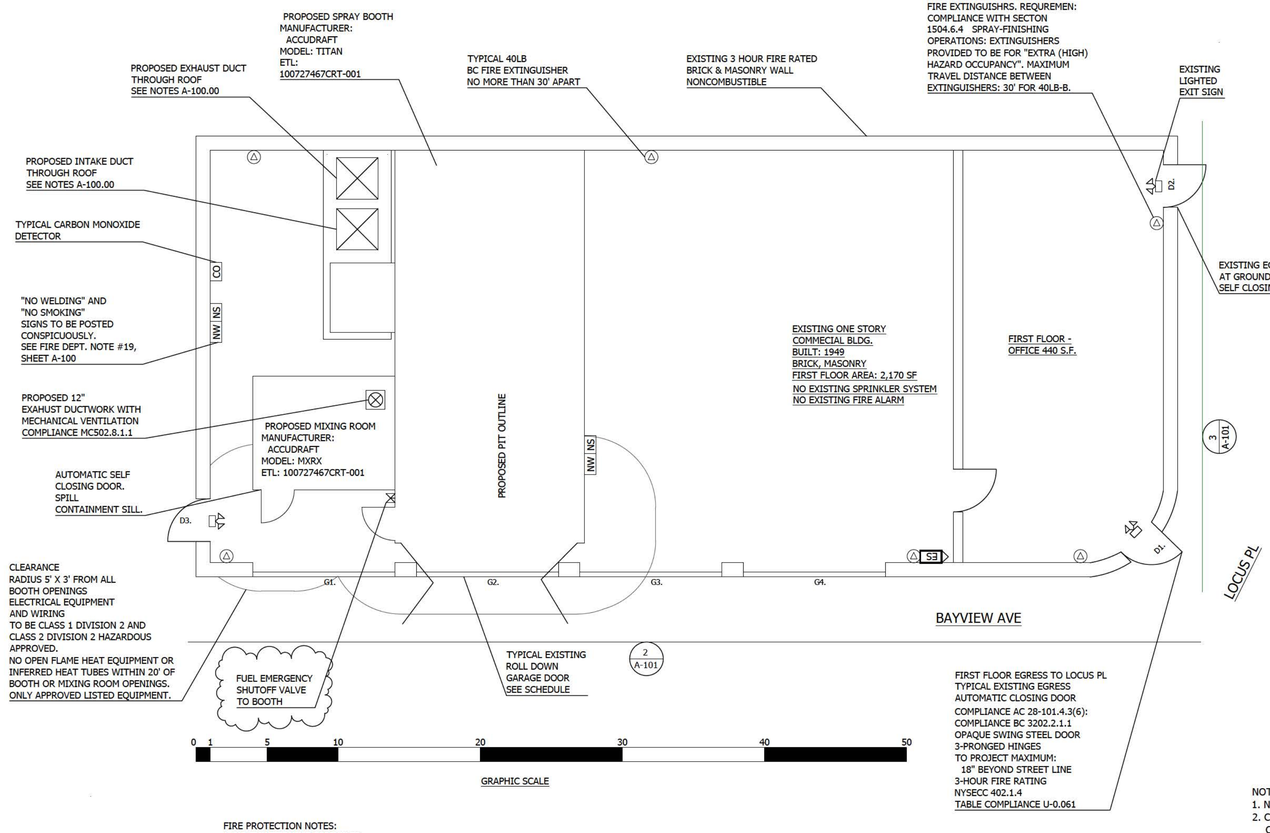
③ DUCTS ELEVATIONS - SIDE
SCALE: 1/8" = 1'



DUCTS THROUGH ROOF NOTES:
1. DUCTS PASSING THROUGH A NON FIREPROOF ROOF OR FLOOR TO BE PROTECTED BY 1" MINIMUM COMPRESSED ROCKWOOL OR EQUIVELENT FIRE RESISTANT MATERIAL, EXTENDED THROUGH DEPTH OF CONSTRUCTION AND SEQURED ADEQUATELY TO OUTER SLEEVE.
2. OUTER SLEEVE TO BE NO LESS THAN 2" FROM WOODWORK.
3. ANY WOODWORK TO BE COVERED WITH MINIMUM 25 GAUGE METAL OR INCOMBUSTIBLE MATERIAL.
4. NEW YORK STATE MECHANICAL CODE 510 EXHAUST SYSTEMS TABLE 510.9.9 COMPLIANCE FOR MINIMUM DUCT THICKNESS
5. MC510.9 CLEARANCE TO COMBUSTIBLE DUCTS SHALL HAVE A CLEARANCE IN ACCORDANCE WITH TABLE 510.9.2. FLAMMABLE VAPOR EXHAUST TO HAVE MINIMUM 6" CLEARANCE TO COMBUSTIBLES.
6. MC604.8 LINING INSTALLATION WHERE APPLICABLE LININGS SHALL BE INTERUPTED AT AREA OF OPERATION OF A FIRE DAMPER AND NOT LESS THAN 6" UPSTREAM AND 6" DOWNSTEAM OF ELECTRIC-RESISTANCE AND FUEL-BURNING HEATERS IN A DUCT SYSTEM. METAL NOTSINGS OR SLEEVES SHALL BE INSTALLED OVER EXPOSED DUCT LINER EDGES FACING OPPOSITE THE DIRECTION OF AIR FLOW.
7. MC604.9 THERMAL CONTINUITY WHERE APPLICABLE WHERE DUCT LINER IS INTERRUPTED, A COVERING OF EQUAL THERMAL PERFORMANCE SHALL BE INSTALLED.

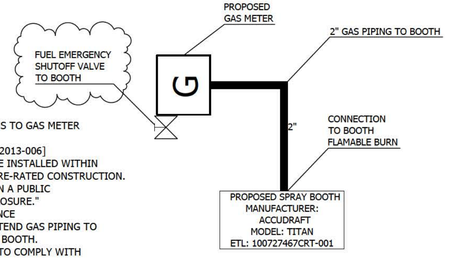
STACK DETAIL NOTES:
A. RAIN CAP
B. STACK
C. RAIN SKIRT
D. ROOF
E. ROOF FLASHING
F. FIRE SLEEVE
G. INSULATION
H. CLEAN-OUT DOOR
I. FAN & MOTOR ASSY
J. FLOOR
K. BOOTH (TYP.)

④ DUCTS THROUGH ROOF PLOT VIEW AND STACK DETAIL
SCALE: N.T.S.



FIRE PROTECTION NOTES:
1. NO FUNCTIONING SPRINKLER.
2. DRY CHECMICAL FIRE SUPPRESSION SYSTEM TO BE FILED UNDER SEPARATE APPLICATION.
3. TYPICAL FIRE EXTINGUISHER IN ACCORDANCE WITH NYSFC SECTION 906 PORTABLE FIRE EXTINGUISHERS. REQUREMENT: COMPLIANCE WITH SECTON 1504.6.4 SPRAY-FINISHING OPERATIONS: EXTINGUISHERS PROVIDED TO BE FOR "EXTRA (HIGH) HAZARD OCCUPANCY". MAXIMUM TRAVEL DISTANCE BETWEEN EXTINGUISHERS: 30' FOR 40LB-B.

① PROPOSED FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'



NOTES
1. NO EXISTING CONNECTIONS TO GAS METER
2. COMPLIANCE PC 106.5
COMPLIANCE FGC 404 [BB 2013-006]
"GAS PIPING SHALL NOT BE INSTALLED WITHIN CONCEALED SPACES OF FIRE-RATED CONSTRUCTION.
... NOT PERMITTED WITHIN A PUBLIC CORRIDOR OR STAIR ENCLOSURE."
3. AC 28-101.4.3(1) COMPLIANCE
EXISTING GAS HEAT TO EXTEND GAS PIPING TO FLAMMABLE BURN UNIT OF BOOTH.
PLUMBING & MEHCANICAL TO COMPLY WITH PRESENT (2014) CODE

⑤ GAS PIPING RISER DIAGRAM
SCALE: N.T.S.

DATE:	NOTE:	INITIAL:
07-22-2021	SUBMISSION	LB

ALL WORK TO COMPLY WITH 2016 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

FOR TOWN USE

OWNER: FAMILY AUTO

APPLICANT: FAMILY AUTO
55-59 BAYVIEW AVE
MANHASSET, NY 11030

ASHISH A. PATEL REGISTERED ARCHITECT 033515 STATE OF NEW YORK

A-100.00

INSTALLATION OF PAINT SPRAY BOOTH

55-59 BAYVIEW AVE
MANHASSET, NY 11030

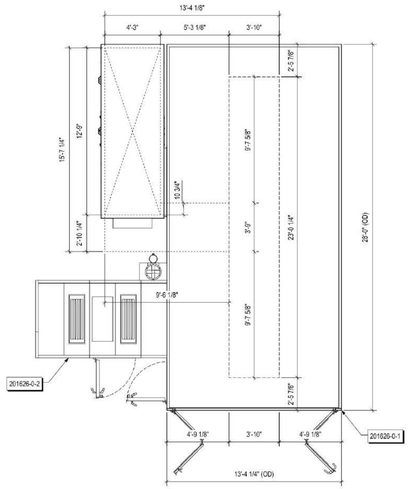
TOWN OF NORTH HEMPSTEAD NASSAU COUNTY NEW YORK

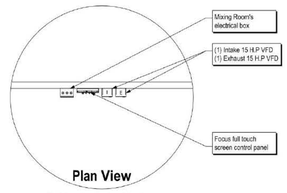
SECTION: 3 BLOCK: 13802 LOT: 101
LOT GROUPING: 101-104, 805

ASHISH A. PATEL, R.A.
ASHOK ARCHITECTURE DESIGN, PPLLC
202-43, 46TH ROAD
BAYSIDE, NY 11361

SCALE: AS NOTED DATE: 07-22-2021 SHEET: 2 OF 5

Pit Layout





Plan View

Control panel may be placed at one's discretion near the booth and not to be within 3' of the booth opening. The placement shall comply with local codes

Accudraft Paint Booths

Drawn By: Daniel Concha
Approved By: Mark D'Andrea
Date: 01/08/2021

All dimensions are approximate and subject to change. The customer is to check the equipment size, location in the building, and adequate clearances to the building, and the contents. This print is the confidential property of SAIMA of North America, Inc. It is not to be reproduced, published or shown, nor submitted to other parties for examination without the prior approval of SAIMA of North America, Inc.

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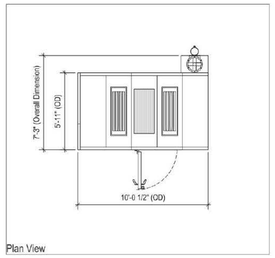
Randolph, New Jersey 07869
(800) 524-8340
(973)927-0235 Fax
www.saimaamericas.com

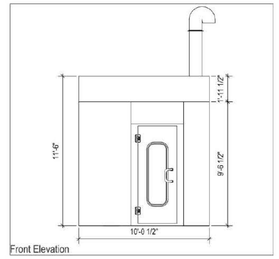
accuDraft Think Ductless

Drawing View: Plan View
Name of Project: Family Auto
Description of Drawing: Pit Layout
Project Number: 201626
Sheet Number: 2 of 8
Revision: A
Scale: 3/8" = 1'
Sheet: Architectural D

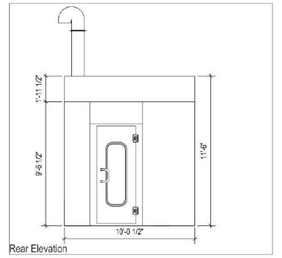
Mixing Room (10 X 6)



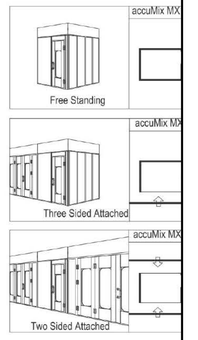
Plan View

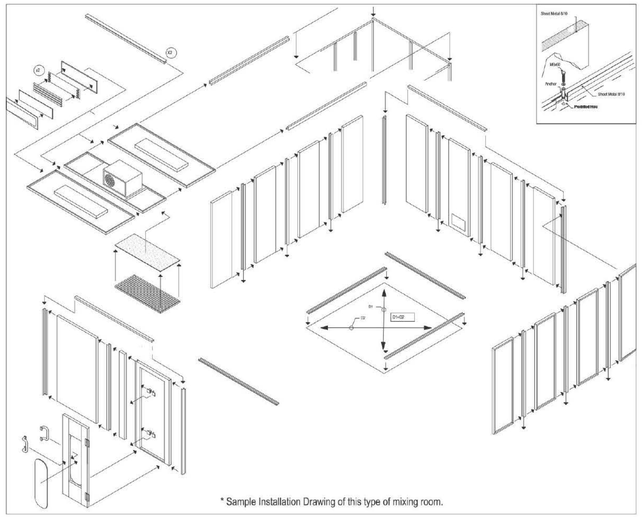


Front Elevation



Rear Elevation





* Sample Installation Drawing of this type of mixing room.

Model MXMR (10 X 8)
Full Downdraft Mixing Room

Each Booth will require:

1. Level Floor +/- 1/8"
2. Allow for adequate space around the mixing room for cleaning and maintenance, in accordance with NFPA (National Fire Protection Association) 33, Section 3.3.
3. Allow for adequate clearance of 3'-0" min. from all sparking electrical components, to conform with NFPA 33, Section 4-3.4. (National Fire Protection Association)
4. Means of egress to conform with NFPA 101.
5. An approved automatic fire extinguishing system shall be provided by others.
6. Overall Height of Room: 11'6"
   Overall Width of Room: 10'-0 1/2"
   Overall Length of Room: 5'-11"
7. Air Volume: 1,000 cfm

Command Panel:

Panel may be placed at one's discretion and not to be within 3'-0" of the room opening. The placement shall comply with local codes.

Electrical Demands

1. 2.5 FLA 208 V 3 Phase Circuit
   1.8 FLA 120 V Single Phase Cikrcuit
2. All electrical connections should be in accordance with NEC (National Electrical Code). Verify compliance to local codes within the jurisdiction of the installation site.

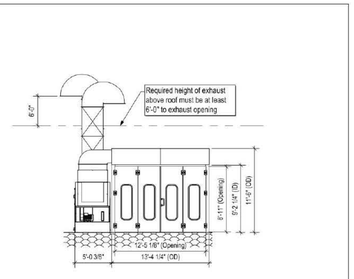
ETL Listing Reports:

1. Mixing Room: 100727467CRT-001

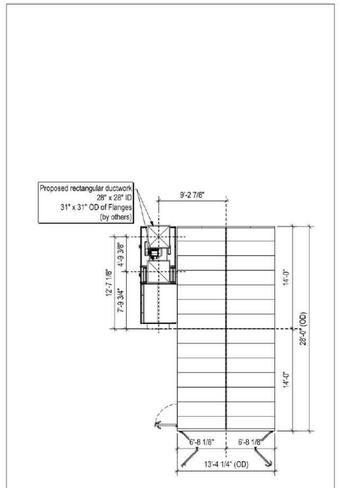
accuDraft Think Ductless
SAIMA of North America, Inc.
901 Route 10 East, Suite 2N
Randolph, New Jersey 07869
(800) 524-8340
(973)927-0235 Fax
www.saimaamericas.com

File Name: Family Auto - MR Permit | Client: Family Auto
SAIMA of North America, Inc. reserves the right to modify or change any of the technical dimensions in these drawings.
Drawing View: 3-D View and Installation View with Permit Inform
Date: 01/08/2021 | Drawn By: Daniel Concha | Job No:
Order Date: | Size: ARCH D | Drawing No: MR Permit | Re
Scale: N/A | Notes: | Sheet:

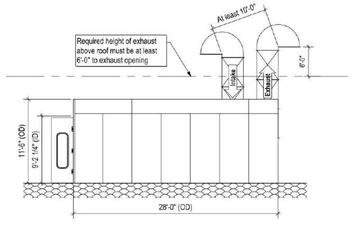
Accudraft - TITAN



Front Elevation



Duct Work Location



Side Elevation

Booth Operating Features (201626-0-1)

Each Booth will require:

1. Level Floor +/- 1/8"
2. Allow for adequate space around the booth for cleaning and maintenance, in accordance with NFPA (National Fire Protection Association) 33, Section 3.3.
3. Allow for adequate clearance of 3'-0" min. from all sparking electrical components, to conform with NFPA 33, Section 4-3.4.
4. Means of egress to conform with NFPA 101.
5. An approved automatic fire extinguishing system shall be provided by others.
6. ID Height: 9'-2 1/4"
   OD Length: 28'-0"
   OD Width: 13'-4 1/4"
   OD Height: 11'-6"
7. Air Volume:
   Intake Fan: 19,000 CFM
   Exhaust Fan: 19,000 CFM
8. Air Changes per Minute: 5 to 6
   (During Spray Cycle)
9. Air Re-circulation: 80%
   (During Bake Cycle)

Temp. Rise over Ambient: + 75°F +/-5°

Control Panel

1. Panel may be placed at one's discretion and not to be within 3'-0" of the booth opening. The placement shall comply with local codes.

Burner Demands

1. Thermic Power of Burner: 1,500,000 BTU
2. Fuel Pressure: 14" of water column @ 1,500 CFH
3. Fuel: Natural Gas
4. Combustion Efficiency: 100 %
5. Temperature Set Point Accuracy: +/- .5°
6. Electic Power to Driver: 110 v

Electrical Demands

1. 100 FLA - 208 V 3 Phase Circuit
   25.7 FLA - 120 V Single Phase Circuit
2. All electrical connections should be in accordance with NEC (National Electrical Code). Verify compliance to local codes within the jurisdiction of the installation site.

Air Demands

1. Max 100 psi to the air regulator
2. Piping dimension to the spray air solenoid valve: 1/2"

ETL Listing Reports:

1. Booth: #100727467CRT-001
2. Burner: #3040049-002
3. Lighting: #J200936157-003

accuDraft Think Ductless
SAIMA of North America, Inc.
901 Route 10 East, Suite 2N
Randolph, New Jersey 07869
(800) 524-8340
(973)927-0235 Fax
www.saimaamericas.com

File Name: Family Auto - Booth Permit | Client: Family Auto
SAIMA of North America, Inc. reserves the right to modify or change any of the technical dimensions in these drawings.
Drawing View: All Views with Permit Information
Date: 01/08/2021 | Drawn By: Daniel Concha | Project No: 201626
Order Date: | Size: ARCH D | Drawing Description: Permit | Rev: A
Scale: N/A | Notes: | Sheet: 7 of 8

DATE:	NOTE:	INITIAL:
07-22-2021	SUBMISSION	LB

FOR TOWN USE

OWNER: FAMILY AUTO

APPLICANT: FAMILY AUTO
55-59 BAYVIEW AVE
MANHASSET, NY 11030

ALL WORK TO COMPLY WITH 2016 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

REGISTERED ARCHITECT ASHISH A. PATEL 033515 STATE OF NEW YORK

A-100.00

INSTALLATION OF PAINT SPRAY BOOTH

55-59 BAYVIEW AVE
MANHASSET, NY 11030

TOWN OF NORTH HEMPSTEAD NASSAU COUNTY NEW YORK

SECTION: 3 BLOCK: 13802 LOT: 101
LOT GROUPING: 101-104, 805

ASHISH A. PATEL, R.A.
ASHOK ARCHITECTURE DESIGN, PPLLC
202-43, 46TH ROAD
BAYSIDE, NY 11361

SCALE: AS NOTED DATE: 07-22-2021 SHEET: 3 OF 5

Uncle Giuseppe's MARKETPLACE AT

Village of Port Washington, NY

EXPANSION / ALTERATION

319-374 Port Washington Blvd.
Port Washington, New York 11050
Section 5, Lots 1029, 1028, 1099, 17 & 434

#21414

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A2.0	EXTERIOR ELEVATIONS
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CIVIL

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C5	LANDSCAPING PLAN
C6	SITE LIGHTING PLAN
C7	SITE DETAILS PLAN
C8	PARKING LOT RETAINING WALL DETAILS

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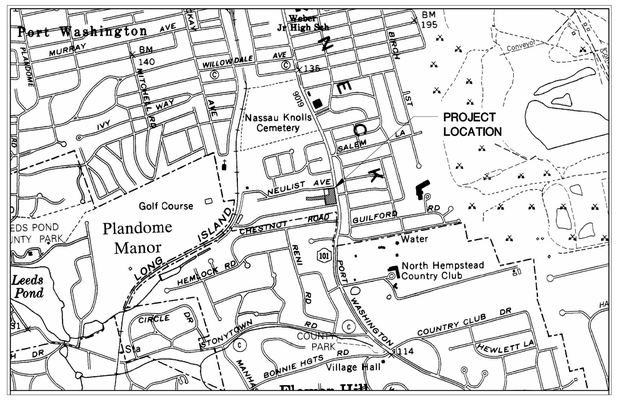
ABBREVIATIONS :

A/C	AIR CONDITIONING			PH, ϕ	PHASE
ADA	AMERICANS w/ DISABILITIES ACT	G	GROUND	PIV	POST INDICATOR VALVE
		GA	GAUGE	PLBG	PLUMBING
ADJ	ADJACENT	GALV	GALVANIZED	PLF	POUNDS PER LINEAR FOOT
AFC	ABOVE FINISHED CEILING	GC	GENERAL CONTRACTOR		
AFF	ABOVE FINISHED FLOOR	GFCI	GROUND FAULT CURRENT INTERRUPTER	PLYWD	PLYWOOD
AFG	ABOVE FINISHED GRADE			PR	PAIR
AFI	ADVANCE FIXTURES INC	GL	GLASS	PSI	POUNDS PER SQUARE INCH
AHJ	AUTHORITY HAVING JURISDICTION	GYP	GYPSUM	PSIG	POUNDS PER SQUARE INCH GAUGE
ALT	ALTERNATE	HB	HOSE BIBB		
ALUM	ALUMINUM	HC	HANDICAPPED	PSF	POUNDS PER SQUARE FOOT
AMP	AMPERE	HDAS	HEADED ANCHOR STUDS		
ARCH	ARCHITECT	HDWE	HARDWARE	PTD	PAINTED
AVG	AVERAGE	HM	HOLLOW METAL	PVC	POLYVINYL CHLORIDE
		HORIZ	HORIZONTAL		
BD	BOARD	HT	HEIGHT	QTY	QUANTITY
BLDG	BUILDING	HTR	HEATER		
BLKG	BLOCKING	HVAC	HEATING VENTILATION AND AIR CONDITIONING	R	RADIUS
BO	BOTTOM OF			R/A	RETURN AIR
BOT	BOTTOM	HW	HOT WATER	RCP	REFLECTED CEILING PLAN
				RD	ROOF DRAIN
CF	CUBIC FEET	ID	INSIDE DIAMETER	REQ'D	REQUIRED
CFM	CUBIC FEET PER MINUTE	IE	INVERT ELEVATION	REV	REVISION
CHPT	CHAPTER	IN	INCH	RM	ROOM
CJ	CONTROL JOINT	INSUL	INSULATION	RO	ROUGH OPENING
CL	CENTER LINE	INT	INTERIOR	RTU	ROOF TOP OPENING
CLG	CEILING	INV	INVERT		
CLR	CLEAR			SECT	SECTION
CMU	CONCRETE MASONRY UNIT	JAN	JANITOR	SF	SQUARE FEET
		J-BOX	JUNCTION BOX	SIM	SIMILAR
CO	CLEAN OUT	JST	JOIST	SMS	SHEET METAL SCREW
COL	COLUMN	JT	JOINT	SPEC	SPECIFICATION
CONC	CONCRETE			SS	STAINLESS STEEL
CONST	CONSTRUCTION	K	KIP (1000 LBS)	STD	STANDARD
CONT	CONTINUOUS	KV	KILOVOLT	STL	STEEL
CONTR	CONTRACTOR	KVA	KILOVOLT-AMPS	STRUCT	STRUCTURE
COR'G	CORRUGATED	KW	KILOWATT	SUSP	SUSPENDED
CT	CERAMIC TILE	KWH	KILOWATT-HOUR	SYM	SYMMETRICAL
CW	COLD WATER				
		LAM	LAMINATED	T/F	TOP OF FOOTING
DIA, ϕ	DIAMETER	LAV	LAVATORY	TO	TOP OF
DEG, °	DEGREE	LB	POUND	TOD	TOP OF DECK
DET	DETAIL	LF	LINEAR FEET	TOM	TOP OF MASONRY
DIAG	DIAGONAL	LG	LENGTH	TSTAT	THERMOSTAT
DIM	DIMENSION	LLH	LONG LEG HORIZONTAL	TYP	TYPICAL
DN	DOWN	LLV	LONG LEG VERTICAL		
DS	DOWNSPOUT			UL	UNDERWRITER'S LABORATORY
DWG	DRAWING	MAT'L	MATERIAL		
DWL	DOWEL	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
		MCJ	MASONRY CONTROL JOINT		
EC	ELECTRICAL CONTRACTOR	MDF	MEDIUM DENSITY FIBERBOARD	VA	VOLT-AMPERE
EDF	ELECTRIC DRINKING FOUNTAIN	MECH	MECHANICAL	VCT	VINYL COMPOSITION TILE
				VERT	VERTICAL
EF	EXHAUST FAN			VTR	VENT THROUGH ROOF
EIFS	EXTERIOR INSULATING FINISH SYSTEM	MEP	MECHANICAL, ELECTRICAL, PLUMBING	W/	WITH
				WC	WATER CLOSET, WATER COLUMN
EJ	EXPANSION JOINT				
ELEC	ELECTRICAL				
ELEV	ELEVATION	MIN	MINIMUM	WCO	WALL CLEANOUT
EPS	EXPANDED POLYSTYRENE	MFR	MANUFACTURER	WD	WOOD
EQ	EQUAL	MO	MASONRY OPENING	WH	WATER HEATER
EQUIP	EQUIPMENT	MPH	MILES PER HOUR	WL	WIND LOAD
EXH	EXHAUST	MR	MOISTURE RESISTANT	W/O	WITHOUT
EXIST	EXISTING	MSW	MAIN SWITCHBOARD	WWF	WELDED WIRE FABRIC
EXP	EXPANSION	MTD	MOUNTED		
EXT	EXTERIOR	MTL	METAL	XFMR	TRANSFORMER
		MULL	MULLION		
FA	FIRE ALARM				
FACP	FIRE ALARM CONTROL PANEL	N/A	NOT APPLICABLE		
		NIC	NOT IN CONTRACT		
FCO	FLOOR CLEAN OUT	NO	NUMBER		
FD	FLOOR DRAIN	NOM	NOMINAL		
FIN	FINISH	NTS	NOT TO SCALE		
FIXT	FIXTURE				
FF	FINISHED FLOOR	OA	OVERALL		
FLR	FLOOR	OC	ON CENTER		
FND	FOUNDATION	OD	OUTSIDE DIAMETER		
FO	FINISH OPENING	OH	OVERHEAD, OPPOSITE HAND		
FP	FIRE PROTECTION				
FRP	FIBERGALSS REINFORCED PANEL	OPNG	OPENING		
		OPP	OPPOSITE HAND		
FRT	FIRE RETARDANT TREATED	OSHA	OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION		
FT	FEET				
FTG	FOOTING				

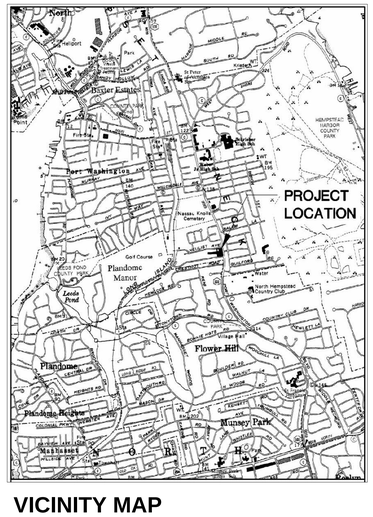
SYMBOLS LEGEND

- 10.01 — KEYNOTE INDICATOR
- P3 — COLOR INDICATOR
- 5 DIM / A3 — FULL AND PARTIAL SECTION INDICATOR
- 1 / A5 — EXTERIOR AND INTERIOR ELEVATION INDICATOR
- ROOM NAME 101 — ROOM NAME AND NUMBER
- ? — WALL TYPE INDICATOR
- 104A — DOOR INDICATOR
- ? — WINDOW INDICATOR
- A — EXISTING COLUMN LINE INDICATOR
- A — NEW COLUMN LINE INDICATOR
- 100'-0" FF EL — HEIGHT ELEVATION INDICATOR
- 100'-0" — PLAN ELEVATION INDICATOR
- 5 / A2 — ENLARGED DETAIL INDICATOR
- 5 / A2 — DETAIL INDICATOR
- 1 DETAIL NAME / SCALE

VICINITY MAP:



KEY MAP — NOT TO SCALE



VICINITY MAP — NOT TO SCALE

PROJECT INFORMATION:

PROJECT ADDRESS: 319-374 Port Washington Blvd.
Village of Port Washington, New York 11050

PROJECT DESCRIPTION: Expansion / Alteration to an Existing Mercantile Structure

DESIGN CODES:

2020 BUILDING CODE OF NYS
IBC 2018 WITH AMENDMENTS
2020 EXISTING BUILDING CODE OF NYS
IBC 2018 WITH AMENDMENTS
2020 MECHANICAL CODE OF NYS
IMC 2018 WITH AMENDMENTS
2020 PLUMBING CODE OF NYS
IPC 2018 WITH AMENDMENTS
2020 FIRE CODE OF NYS
IFC 2018 WITH AMENDMENTS
2020 FUEL GAS CODE OF NYS
IFGC 2018 WITH AMENDMENTS
2017 NATIONAL ELECTRICAL CODE OF NYS
NFPA 70 2017 WITHOUT AMENDMENTS
2016 SAFETY CODE FOR ELEVATORS AND ESCALATORS OF NYS
2009 ACCESSIBLE AND USABLE BUILDING AND FACILITIES OF NYS - A117.1 2009 WITHOUT AMENDMENTS

OCCUPANCY: MERCANTILE PER 602 OF THE 2020 BUILDING CODE OF NYS

CONSTRUCTION TYPE: TYPE II-B (FULLY SPRINKLERED)

NO CHANGE IN CLASSIFICATION OR USE GROUP PER 1001.2.1 & 1001.2.2 OF THE EXISTING BUILDING CODE OF NYS

CLASSIFICATION OF WORK; ALTERATION LEVEL 3 PER SECTION 604 OF THE EXISTING BUILDING CODE OF NYS

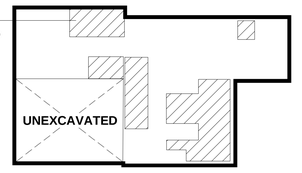
PROJECT DATA: FOR ZONING & PARKING CALCULATIONS

REFERENCE CIVIL DRAWING C2 FOR ADDITIONAL INFORMATION

PER ZONING CODE SECTION 70-103

BASEMENT =	14,713.3 SF	
	-9,713.3 SF	(STORAGE)
SUB TOTAL	5,000 SF	
FIRST FLOOR =	19,284 SF	
	- 1,415 SF	(STORAGE)
SUB TOTAL	17,869 SF	
MEZZANINE =	3,180 SF	
TOTAL =	26,049 SF	

HIGHLIGHTED AREAS ARE FOOD PREP AND BREAKROOM SPACES



BASEMENT SUB-TOTAL= 5,000 SF

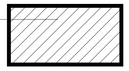
FIRST FLOOR SUB-TOTAL= 17,869 SF

PER ZONING CODE SECTION 70-103
26,049 SF / 300 SF = 87 PARKING SPACES REQUIRED

111 PARKING SPACES EXISTING

92 INCLUDING 4 ADA SPACES PROPOSED

HIGHLIGHTED AREAS ARE OFFICES, LOUNGE & PUBLIC RESTROOM SPACES



MEZZANINE SUB-TOTAL= 3,180 SF

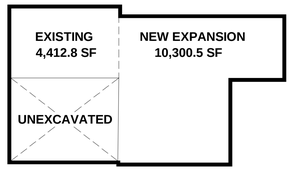
SPACES NOT HIGHLIGHTED ARE UNOCCUPIED AREAS SUCH AS STORAGE, STAIRWAYS, ELEVATORS, AND VESTIBULES

PROJECT DATA: FOR OVERALL BUILDING SQUARE FOOTAGE AND LIFE SAFETY CALCULATIONS

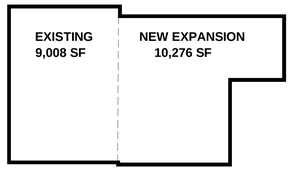
BUILDING WILL HAVE AN AUTOMATIC FIRE ALARM SYSTEM PER 2020 NYS BUILDING CODE REQUIREMENTS

BUILDING WILL BE FULLY SPRINKLERED PER 2020 NYS BUILDING CODE REQUIREMENTS

BUILDING WILL HAVE CARBON MONOXIDE ALARMS/ DETECTORS IN ACCORDANCE WITH SECTION 915 OF THE 2020 FIRE CODE OF NYS



BASEMENT SUB-TOTAL= 14,713.3 SF



FIRST FLOOR SUB-TOTAL= 19,284.0 SF

OCCUPANT LOAD SUMMARY	
BASEMENT SUB-TOTAL	80.5 OCCUPANTS
FIRST FLOOR SUB-TOTAL	245.2 OCCUPANTS
MEZZANINE SUB-TOTAL	111.5 OCCUPANTS
TOTAL OCCUPANT LOAD	437.2 OCCUPANTS

NOTE: REFERENCE LS1 FOR MORE DETAILED INFORMATION

NEW EXPANSION 3,180 SF

MEZZANINE SUB-TOTAL= 3,180.0 SF

BASEMENT = 14,713.3 SF
FIRST FLOOR = 19,284.0 SF
MEZZANINE = 3,180.0 SF

TOTAL = 37,177.3 SF BUILDING AREA

No.	REVISION/DESCRIPTION	DATE	BY
	PLANNING/ ZONING SUBMITTAL	02/08/22	
	PLANNING/ ZONING SUBMITTAL	01/12/23	
3	PLANNING/ ZONING SUBMITTAL	04/10/23	

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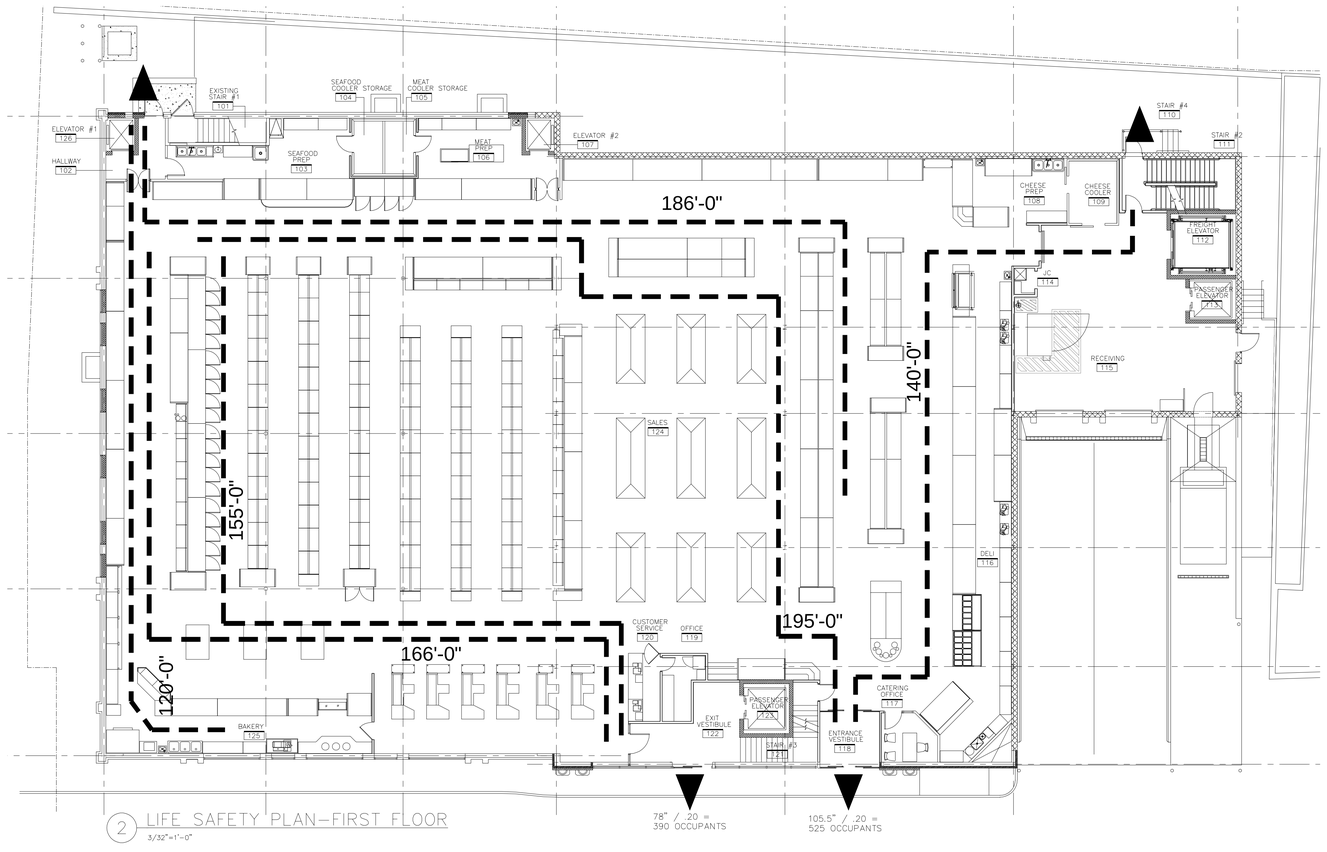
NEW YORK STATE REG. No. 027171

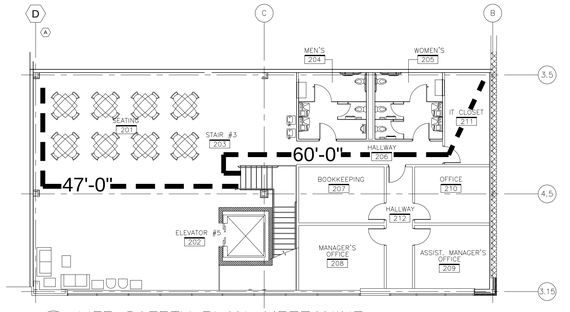
PROJECT:
Uncle Giuseppe's MARKETPLACE
Expansion/ Renovation
319-374 Port Washington Blvd.
Port Washington, New York 11050

DRAWING: COVER SHEET
DRAWN: DCV
DATE: 02/08/22
SCALE: AS NOTED
JOB NO: 21.166
SHEET: C1



2 LIFE SAFETY PLAN–FIRST FLOOR

3/32"=1'-0"



3 LIFE SAFETY PLAN–MEZZANINE

3/32"=1'-0"

SHEET NOTES

1. MAINTAIN A MINIMUM OF 3'–0" AISLE WIDTH ON THE SALES FLOOR WHERE MERCHANDISE OR OTHER OBSTRUCTIONS ARE PLACED ON ONE SIDE OF THE AISLE, AND 3'–6" AISLE WIDTH WHEN SUCH OBSTRUCTIONS ARE PLACE ON BOTH SIDES OF THE AISLE
2. ALL POWERED EXIT SIGNS AND EMERGENCY LIGHTS ARE SHOWN ON SHEET E1, (SYMBOL LEGEND ON E3), AND WILL BE SUBJECT TO INSPECTION FROM THE FIRE MARSHAL HAVING AUTHORITY PRIOR TO FINAL APPROVALS.
3. 250' MAX. TRAVEL DISTANCE IS SHOWN AS A DASHED LINE.
4. PROVIDE 30" X 48" CLEAR AND LEVEL FLOOR SPACE AT EACH FIRE EXTINGUISHER LOCATION. ALL CONTROLS SHALL BE 48" MAX.

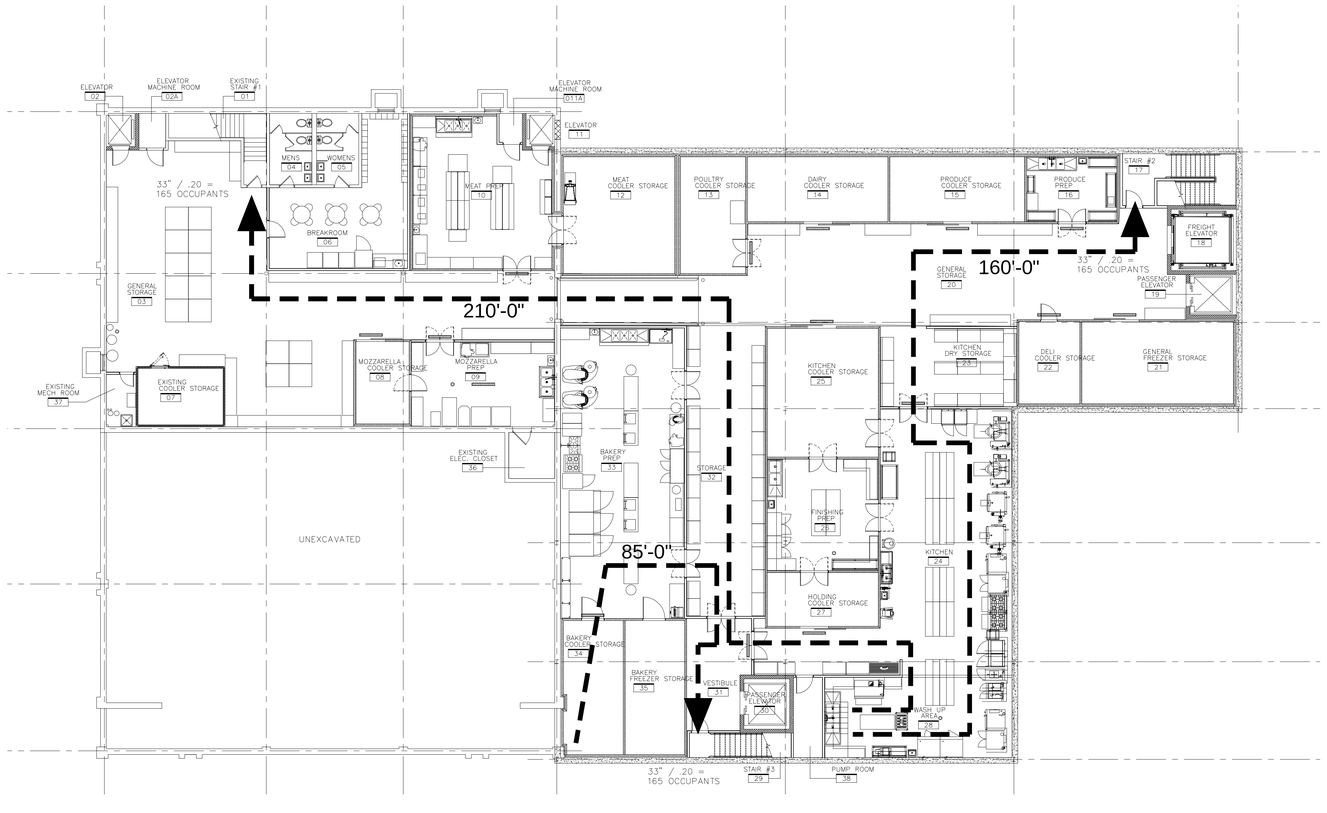
LEGEND

- (FE) FIRE EXTINGUISHER
- (FE) K K TYPE FIRE EXTINGUISHER (WITHIN 30 FT OF EACH COOKING APPLIANCE EQUIPMENT WITHIN A HOOD SYSTEM)
- TACTILE EXIT SIGNAGE REF N1

OCCUPANT LOAD SUMMARY	
BASEMENT SUB-TOTAL	80.5 OCCUPANTS
FIRST FLOOR SUB-TOTAL	245.2 OCCUPANTS
MEZZANINE SUB-TOTAL	111.5 OCCUPANTS
TOTAL OCCUPANT LOAD	437.2 OCCUPANTS

OCCUPANT SCHEDULE PER 2020 BUILDING CODE OF NEW YORK STATE

OCCUPANT LOAD CALCULATIONS:					REQUIRED EGRESS WIDTH CALCULATIONS:			
ROOM #	NAME	AREA	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD OCCUPANCY	WIDTH FACTOR	WIDTH REQUIRED (INCHES)	WIDTH PROVIDED (INCHES)	DOOR NUMBER
	BASEMENT							
01	Existing Stair #1	151 SF	–	–	–	–	–	–
02	Elevator #1	28 SF	–	–	–	–	–	–
02A	Elevator Machine Rm	28 SF	300	.1				
03	General Storage	1955 SF	200	10				
04	Men's Restroom	90 SF	60	.1				
05	Women's Restroom	90 SF	60	.1				
06	Breakroom	440 SF	15	30				
07	Existing Cooler	145 SF	300	.5				
08	Mozzarella Cooler	130 SF	300	.5				
09	Mozzarella Prep	370 SF	300	2				
10	Meat Prep	590 SF	300	2				
11	Elevator #2	28 SF	–	–	–	–	–	–
11A	Elevator Machine Rm	28 SF	–	–	–	–	–	–
12	Meat Cooler	395 SF	300	1.5				
13	Poultry Cooler	230 SF	300	1				
14	Dairy Cooler	275 SF	300	1				
15	Produce Cooler	265 SF	300	1				
16	Produce Prep	180 SF	200	1				
17	Stair #2	145 SF	–	–	–	–	–	–
18	Freight Elevator #3	120 SF	–	–	–	–	–	–
19	Elevator #4	60 SF	–	–	–	–	–	–
20	General Storage	1,580 SF	300	5.2				
21	General Freezer	380 SF	300	1.5				
22	Deli Cooler	150 SF	300	.5				
23	Kitchen Dry Storage	330 SF	300	1.5				
24	Kitchen	1240 SF	200	6.5				
25	Kitchen Cooler	435 SF	300	2				
26	Finishing Prep	375 SF	200	2				
27	Holding Cooler	180 SF	300	1				
28	Wash-Up Area	450 SF	200	2.5				
29	Stair #3	75 SF	–	–	–	–	–	–
30	Elevator #5	43 SF	–	–	–	–	–	–
31	Vestibule	200 SF	200	1				
32	Storage	690 SF	300	2.5				
33	Bakery Prep	1090 SF	300	3.5				
34	Bakery Cooler	245 SF	300	1				
35	Bakery Freezer	245 SF	300	1				
36	Existing Elec Closet	65 SF	300	.5				
37	Existing Mech Room	37 SF	300	.5				
38	Pump Room	70 SF	300	.5				
	BASEMENT SUB-TOTAL			80.5 OCCUPANTS		101.81"		
	FIRST FLOOR							
101	Existing Stair #1	151 SF	–	–	–	–	–	–
102	Hallway	75 SF	200	1				
103	Seafood Prep	250 SF	200	1				
104	Seafood Cooler	45 SF	300	1				
105	Meat Cooler	45 SF	300	1				
106	Meat Prep	345 SF	200	1				
107	Elevator #2	30 SF	–	–	–	–	–	–
108	Cheese Prep	315 SF	200	1				
109	Cheese Cooler	84 SF	300	1				
110	Stair #4 (exterior)	NA	–	–	–	–	–	–
111	Stair #2	145 SF	–	–	–	–	–	–
112	Freight Elevator #3	120 SF	–	–	–	–	–	–
113	Elevator #4	60 SF	–	–	–	–	–	–
114	Janitor's Closet	20 SF	300	1				
115	Receiving	1,050 SF	300	3.5				
116	Deli	920 SF	200	5				
117	Catering Office	80 SF	60	1.5				
118	Entrance Vestibule	85 SF	60	1.5				
119	Office	90 SF	60	1.5				
120	Customer Service	125 SF	60	2				
121	Stair #3	110 SF	–	–	–	–	–	–
122	Exit Vestibule	100 SF	60	2				
123	Elevator #5	43 SF	–	–	–	–	–	–
124	Sales	13,025 SF	60	217				
125	Bakery Prep	430 SF	200	2.2				
126	Elevator #1	60 SF	–	–	–	–	–	–
	FIRST FLOOR SUB-TOTAL			245.2 OCCUPANTS		101.81"		
	MEZZANINE							
201	Customer Seating	1,415 SF	15	95				
202	Elevator #5	43 SF	–	–	–	–	–	–
203	Stair #3	110 SF	–	–	–	–	–	–
204	Men's Restroom	135 SF	60	2.5				
205	Women's Restroom	135 SF	60	2.5				
206	Hallway	102 SF	200	.50				
207	Bookkeeping	145 SF	60	2.5				
208	Manager's Office	160 SF	60	2.5	–	–	–	–
209	Assist. Manager's Office	145 SF	60	2.5				
210	Office	125 SF	60	2	–	–	–	–
211	IT CLOSET	125 SF	200	1				
212	Hallway	95 SF	200	.50				
	MEZZANINE SUB-TOTAL			111.5 OCCUPANTS		101.81"		



1 LIFE SAFETY PLAN–BASEMENT

3/32"=1'-0"

No.	REVISION/DESCRIPTION	DATE:	BY:
	PLANNING/ ZONING SUBMITTAL	02/08/22	
	PLANNING/ ZONING SUBMITTAL	01/12/23	

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NEW YORK STATE LIC. No. 024875-1

PROJECT:
Uncle Giuseppe's MARKETPLACE
Expansion / Renovation
319-374 Port Washington Blvd.
Port Washington, New York 11050

DRAWING: LIFE SAFETY PLANS

DRAWN: DCV

DATE: 02/08/22

SCALE: AS NOTED

JOB NO: 21,166

SHEET: LS1

* COLUMN DESIGNATION NOTES ORIGINAL COLUMN TAGS THAT HAVE BEEN UPDATED FOR THIS PROJECT.

1 BASEMENT FLOOR PLAN

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

NORTH

No.	REVISION/DESCRIPTION	DATE:	BY:
1	PLANNING/ ZONING SUBMITTAL	02/08/22	
2	PLANNING/ ZONING SUBMITTAL	01/12/23	

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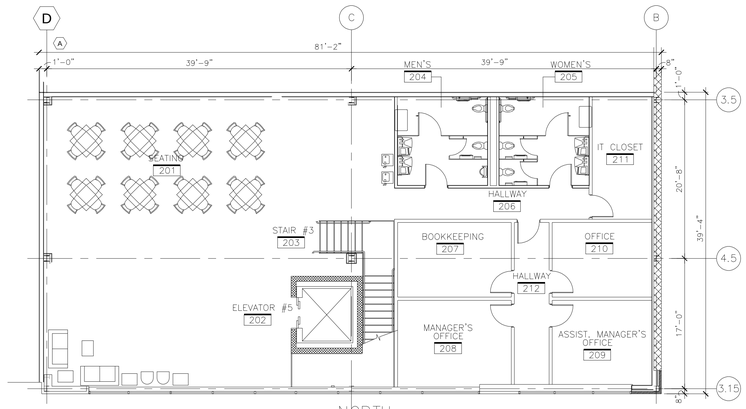
NEW YORK STATE LIC. No. 024375-1

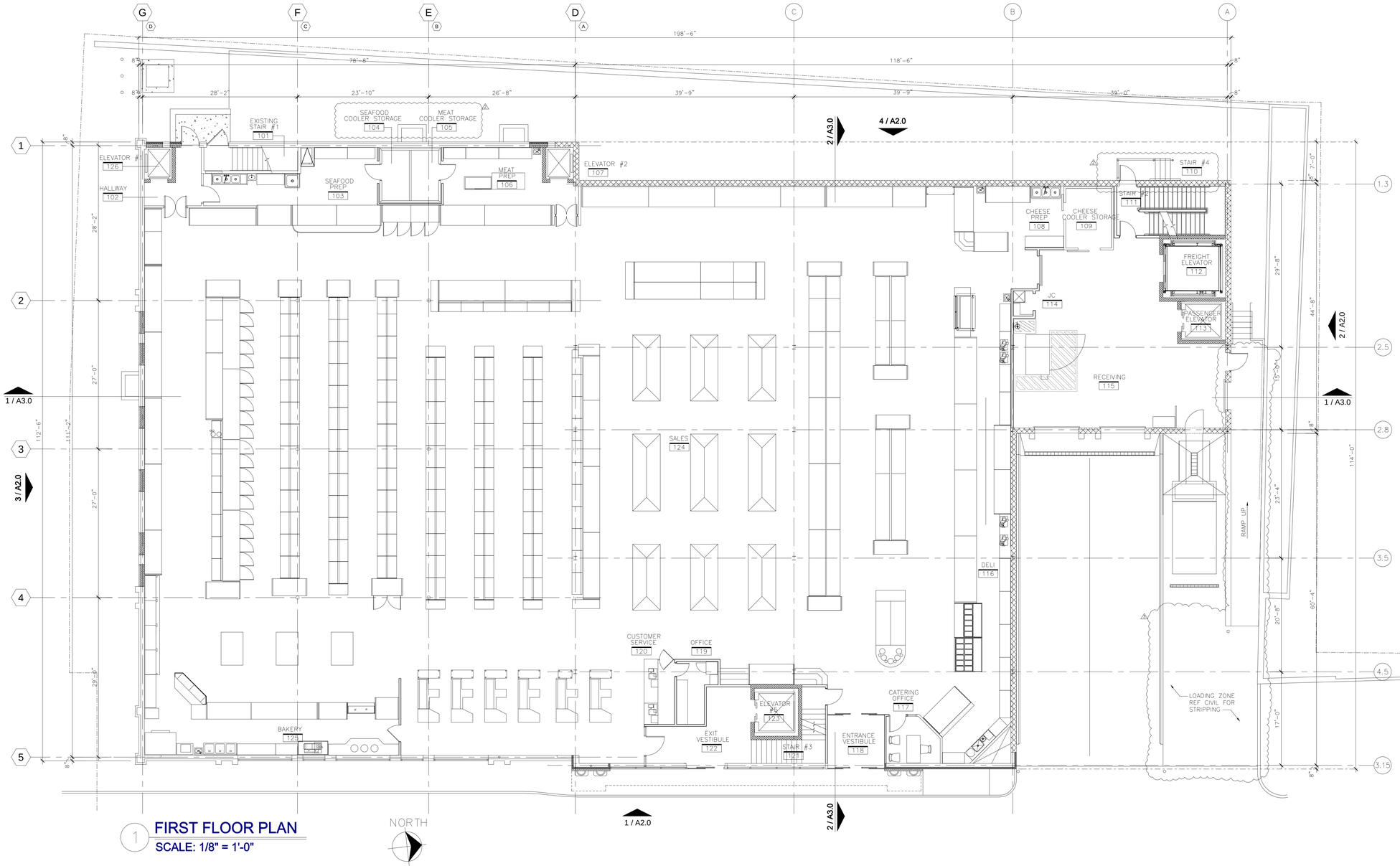
PROJECT:
Uncle Giuseppe's MARKETPLACE
Expansion/ Renovation
319-374 Port Washington Blvd.
Port Washington, New York 11050

DRAWING:	BASEMENT FLOOR PLAN
DRAWN:	DCV
DATE:	02/08/22
SCALE:	AS NOTED
JOB NO:	21,166
SHEET:	A1.0



2 MEZZANINE PLAN

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



1 FIRST FLOOR PLAN

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

No.	REVISION/DESCRIPTION	DATE	BY:
1	PLANNING/ ZONING SUBMITTAL	02/08/22	
2	PLANNING/ ZONING SUBMITTAL	01/12/23	
3	PLANNING/ ZONING SUBMITTAL	04/10/23	

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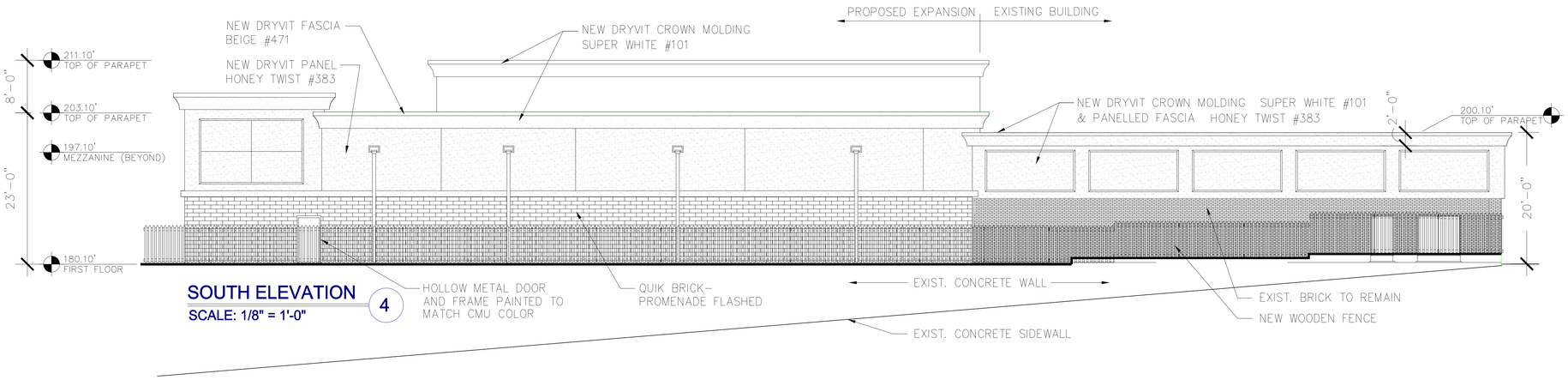
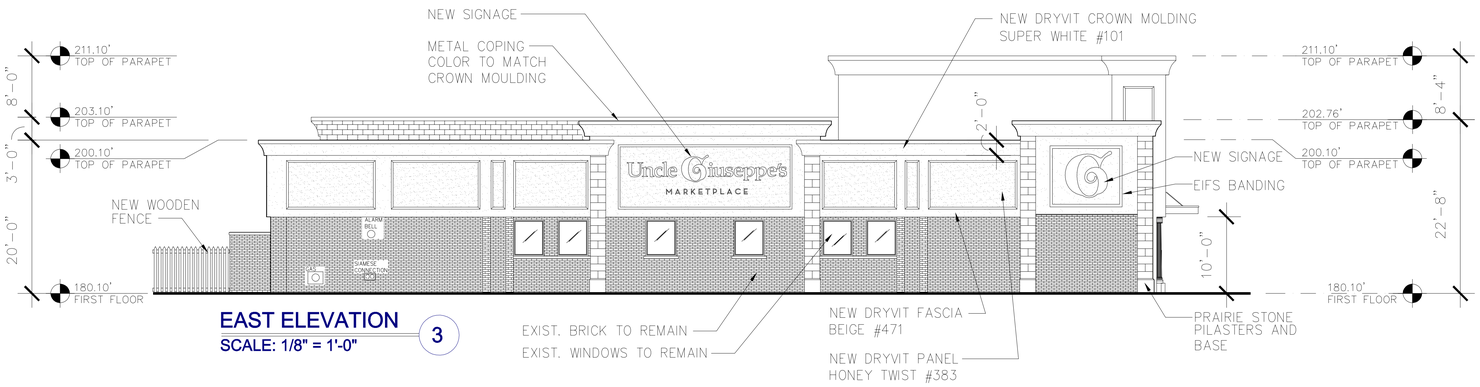
PROJECT:
Uncle Giuseppe's MARKETPLACE
Expansion/ Renovation
319-374 Port Washington Blvd.
Port Washington, New York 11050

DRAWING: FIRST FLOOR AND MEZZANINE PLAN
DRAWN: DCV
DATE: 02/08/22
SCALE: AS NOTED
JOB NO: 21.166
SHEET: A1.1



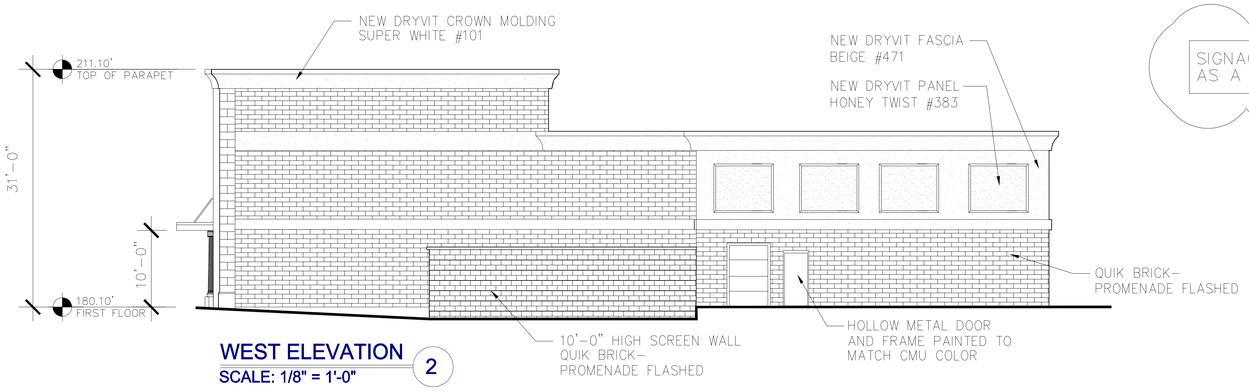
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

4



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

3

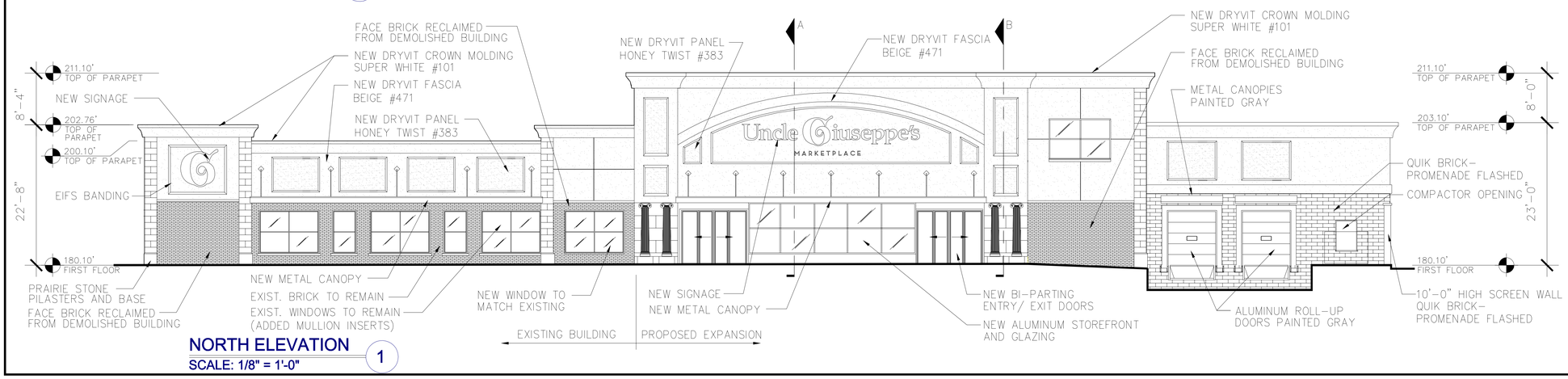


WEST ELEVATION
SCALE: 1/8" = 1'-0"

2

SIGNAGE WILL BE SUBMITTED AS A DEFERRED SUBMITTAL

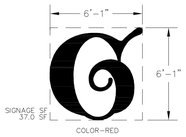
1



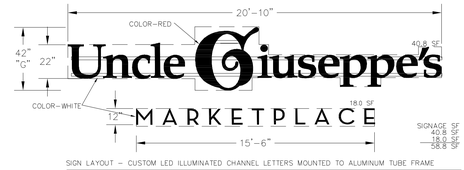
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1

EAST ELEVATION
NORTH ELEVATION
STAND ALONE

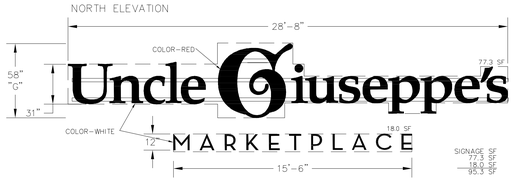


EAST ELEVATION



SIGN LAYOUT - CUSTOM LED ILLUMINATED CHANNEL LETTERS MOUNTED TO ALUMINUM TUBE FRAME

NORTH ELEVATION



SIGN LAYOUT - CUSTOM LED ILLUMINATED CHANNEL LETTERS MOUNTED TO ALUMINUM TUBE FRAME

SIGNAGE CALCULATIONS

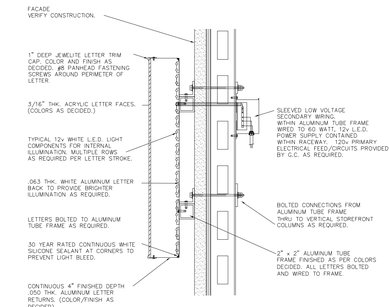
EAST ELEVATION	58.8 SF + 37.0 SF = 95.8 SF	NORTH ELEVATION 95.3 SF + 37.0 SF = 132.3 SF	TOTAL SIGNAGE SF 132.3 SF + 95.8 SF = 228.1 SF

SIGNAGE REQUIREMENT SCHEDULE

TOWN OF NORTH HEMPSTEAD, NY — PERMITTED SIGNS ARTICLE XXI SIGNS 70-196 (J)(1)(a,b)

NEED VARIANCE FOR:

			PROPOSED	ALLOWED
1.	QUANTITY OF SIGNS FOR EACH FACADE:			
A	PUBLIC STREET (EAST ELEVATION)		3	1 FOR EACH WALL
B	PARKING AREA (NORTH ELEVATION)		3	1 FOR EACH WALL
2.	HEIGHT OF SIGNAGE:			
A	PUBLIC STREET (EAST ELEVATION)	STAND ALONE "G"	6'-1" HT.	4'-6" MAX. HT.
B	PARKING AREA (NORTH ELEVATION)	STAND ALONE "G"	6'-1" HT.	2'-0" MAX. HT.
C	PARKING AREA (NORTH ELEVATION)	"G" (IN UNCLE GIUSEPPE'S)	4'-10" HT	2'-0" MAX. HT.
D	PARKING AREA (NORTH ELEVATION)	UNCLE GIUSEPPE'S (LESS THE "G")	2'-7" HT	2'-0" MAX. HT.
	NO VARIANCE NEEDED FOR SQUARE FOOTAGE OF SIGNAGE:			
A	PUBLIC STREET (EAST ELEVATION)	115 LF OF FACADE X 2	95.8 SF	230 SF
B	PARKING AREA (NORTH ELEVATION)	162 LF OF FACADE X 1	132.3 SF	162 SF



CUSTOM LED ILLUMINATED CHANNEL LETTERS MOUNTED TO ALUMINUM TUBE FRAME

No.	REVISION/DESCRIPTION	DATE:	BY:
1	PLANNING/ ZONING SUBMITTAL	02/08/22	
2	PLANNING/ ZONING SUBMITTAL	09/15/22	
3	PLANNING/ ZONING SUBMITTAL	01/12/23	

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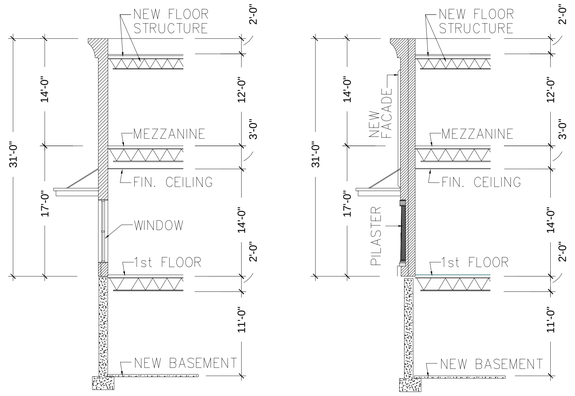
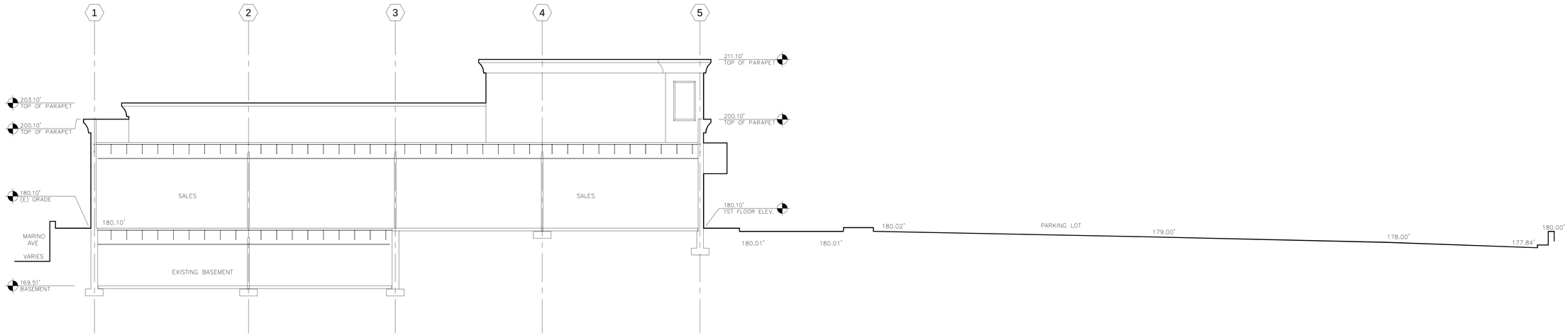
PROJECT:
Uncle Giuseppe's MARKETPLACE
Expansion/ Renovation
319-374 Port Washington Blvd.
Port Washington, New York 11050

DRAWING: EXTERIOR BUILDING ELEVATIONS and SIGNAGE
DRAWN: DCV
DATE: 02/08/22
SCALE: AS NOTED
JOB NO: 21.166
SHEET: A2.0



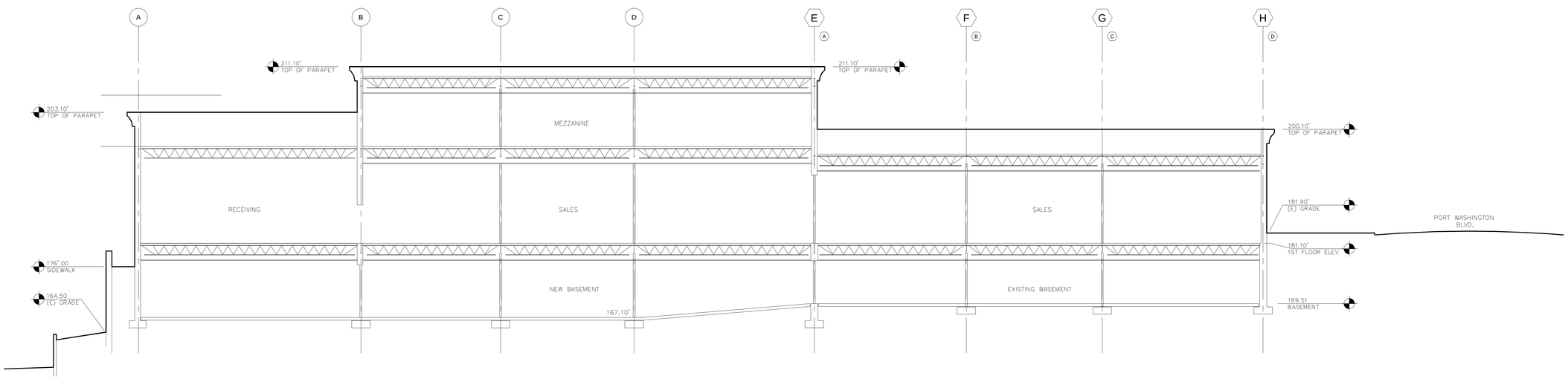
SECTION A

SECTION B



2 SECTION B-B

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



1 SECTION A-A

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

No.	REVISION/DESCRIPTION	DATE:	BY:
	PLANNING/ ZONING SUBMITTAL	02/08/22	
	PLANNING/ ZONING SUBMITTAL	01/12/23	

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LIC. NO. 024575-1

PROJECT:
Uncle Giuseppe's MARKETPLACE
Expansion/ Renovation
319-374 Port Washington Blvd.
Port Washington, New York 11050

DRAWING:
BUILDING SECTIONS

DRAWN:
DCV

DATE:
02/08/22

SCALE:
AS NOTED

JOB NO:
21.166

SHEET:
A3.0

4/10/2023 9:46:40 AM

DESIGN PARAMETERS

NEW YORK STATE BUILDING CODE 2020 (IBC 2018)
ASCE 7-16

RETAINING WALL LOAD CRITERIA

SIDEWALK SURCHARGE:	25 PSF
BEARING PRESSURE:	2000 PSF (ASSUMED)

LATERAL EARTH PRESSURES: (SOIL REPORT BY J.R. HOLZMACHER, P.E., LLC.)

INTERNAL FRICTION:	34°
Ka:	0.2827
Kp:	3.5371
LATERAL BEARING:	150 PSF/FT
COEFFICIENT OF FRICTION:	0.25

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL CONTRACTUAL REQUIREMENTS; BE RESPONSIBLE FOR CONTROL OF CONSTRUCTION LOCATIONS, ELEVATIONS, DIMENSIONS, AND QUANTITIES; PROTECT EXISTING UTILITIES; AND PROVIDE QUALIFIED PERSONNEL TO PERFORM AND SUPERVISE WORK.
2. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK; NOR WILL HE BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARR OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH CIVIL/SITE DRAWINGS AND SPECIFICATIONS.
4. CONTRACTOR SHALL:
   A. VERIFY ALL FIELD CONDITIONS AND COORDINATE DIMENSIONS, ELEVATIONS, AND DETAILS SHOWN ON CONTRACT DRAWINGS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PREPARATION OF SHOP DRAWINGS AND THE START OF CONSTRUCTION.
   B. COORDINATE WORK OF ALL DISCIPLINES (ARCH, STRUCT, MECH, ELECT) WITH EXISTING CONDITIONS, SPECIAL REQUIREMENTS, CONSTRUCTION SCHEDULE AND OTHER CONTRACTORS PERFORMING WORK AT THE SITE.
   C. OBSERVE ALL OSHA AND ANY OTHER STATE/FEDERAL SAFETY REQUIREMENTS INCLUDING THE USE OF SAFETY GLASSES, HARD HATS, AND PROTECTION OF AREA WHEN WORKING OVERHEAD. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONSTRUCTION SAFETY AT ALL TIMES.
5. ALL EXISTING CONTRUCTION ADJACENT TO NEW WORK IS TO BE ADEQUATELY SUPPORTED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY NEW OR EXISTING CONSTRUCTION DAMAGE WHILE WORK IS IN PROGRESS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAING FOR EACH OF THE STRUCTURAL COMPONENTS, WHICH SHALL CONSIST OF A MINIMUM OF 2 REPRODUCIBLE DRAWINGS OF EACH COMPONENT OR FULL SIZE PDFs.

   SHOP DRAWINGS AND SUBMITTALS SHALL BE REVIEWED BY THE CONTRACTOR TO VERIFY THAT SUBMITTAL IS COMPLETE PRIOR O SUBMITTING TO ARCHITECT/ENGINEER.

   SHOP DRAWINGS AND SUBMITTALS SHALL INCLUDE THE FOLLOWING:
   A. CONCRETE MIX DESIGN
   B. FOUNDATION REINFORCING BARS
   C. STRUCTURAL CONCRETE REINFORCING BARS
8. SECTIONS & DETAILS ARE CONTINUOUS AND TYPICAL UNLESS NOTED OTHERWISE.
9. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING STRUCTURES, PAVEMENT, EQUIPMENT, ETX. THAT OCCURS DURING CONSTRUCTION.

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1704 OF THE INTERNATIONAL BUILDING CODE 2018 AND THE STATEMENT OF SPECIAL INSPECTIONS. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1705. THE FOLLOWING AREAS OF WORK REQUIRE SPECIAL INSPECTIONS IN ACCORDANCE WITH THE LISTED IBC 2018 SECTIONS/LOCATIONS:

1. SOILS - SECTION 1705.6 AND PER TABLE 1705.6.
2. CONCRETE - SECTION 1705.3 AND PER TABLE 1705.3.

FOUNDATIONS

1. ALLOWABLE SOIL BEARING: 2,000 PSF (ASSUMED)
2. ALL FOOTINGS ARE TO BE PLACED ON CLEAN, DRY, LEVEL, AND UNDISTURBED SOIL OR STRUCTURAL FILL, U.N.O. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT ALL EXCAVATION WORK AND FOUNDATION CONSTRUCTION IS PERFORMED IN DRY CONDITIONS.
3. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 48" BELOW GRADE OR SHALL MATCH THE DEPTH OF ADJACENT FOOTINGS.
4. GRANULAR FILL SHOULD CONSIST OF A DURABLE SAND AND GRAVEL OR #2 CRUSHER-RUN STONE AND BE FREE OF ANY ORGANIC MATTER. THE PLASTICITY INDEX SHOULD BE LESS THAN 6. GRANULAR FILL SHOULD HAVE 100 PERCENT FINER THAN A 3 INCH SIEVE, AT LEAST 20 PERCENT FINER THAN THE NUMBER 4 SIEVE, AND NO MORE THAN 10 PERCENT FINER THAN THE NUMBER 200 SIEVE.
5. STRUCTURAL FILL SHOULD CONSIST OF DURABLE MATERIAL, FREE OF ANY ORGANIC MATTER. THE PLASTICITY INDEX SHOULD BE LESS THAN 15. COMMON FILL SHOULD HAVE 100 PERCENT FINER THAN 6 INCHES, AT LEAST 90 PERCENT FINER THAN 3 INCHES, AND AT LEAST 20 PERCENT FINER THAN THE NUMBER 4 SIEVE.
6. COMMON FILL SHOULD CONSIST OF DURABLE MATERIAL AND BE FREE OF ANY ORGANIC MATTER. THE PLASTICITY INDEX SHOULD BE LESS THAN 15. COMMON FILL SHOULD HAVE 100 PERCENT FINER THAN A 6 INCH SIEVE, AT LEAST 90 PERCENT FINER THAN A 3 INCH SIEVE, AND AT LEAST 20 PERCENT FINER THAN THE NUMBER 4 SIEVE.
7. GRANULAR FILL SHOULD BE USED WITHIN 6 INCHES OF FLOOR SLABS, AND AS BACKFILL AGAINST EARTH-RETAINING WALLS. COMMON FILL MAY GENERALLY BE USED ELSEWHERE.
8. ALL LOAD-BEARING FILL SHOULD BE COMPACTED IN LIFTS OF 8 INCHES OR LESS TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D 1557, AT LEAST ON DENSITY TEST ON EACH 50 CUBIC YARDS OF MASS FILL PLACED, BUT NO LESS THAN TWO TESTS PER LIFT. THE DENSITY TESTING SHALL BE PERFORMED BY A QUALIFIED TECHNICIAN USING THE APPROVED TEST METHODS. COMPACTION TEST REPORTS SHOULD BE REVIEWED BY THE GEOTECHNICAL ENGINEER DAILY.
9. A GEOTECHNICAL ENGINEER SHALL VERIFY BEARING GRADE IN RANDOM LOCATIONS AS DEEMED NECESSARY BY THE GEOTECHNICAL ENGINEER, TO VERIFY DESIGN ASSUMPTIONS.
10. WHEN TOP OR SUBSOILS ARE EXPANSIVE, COMPRESSIBLE, OR SHIFTING, SUCH SOILS SHALL BE REMOVED TO A DEPTH AND WIDTH SUFFICIENT TO ASSURE STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE AND SHALL NOT BE USED AS FILL.
11. PROVIDE CORNER BARS AT ALL FOOTING CORNERS AND INTERSECTIONS. BARS SHALL BE A MINIMUM OF 2'-6" LONG AND SHALL HAVE THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCEMENT. SEE TYPICAL DETAIL.

CONCRETE

1. ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 315.
2. PROVIDE CONCRETE COVER OVER REINFORCING IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318.
3. PROVIDE 2-#5 BARS x 4'-0" LONG DIAGONALLY AT RE-ENTRANTENT CORNERS IN CONCRETE SLABS-ON-GRADE, U.N.O.
4. ALL NORMAL WEIGHT CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS.

ELEMENT OR AREA	28 DAY STRENGTH	MAX. SLUMP	AIR CONTENT	COARSE AGGREGATE
FOOTINGS, WALLS & PIERS	4000 PSI	4"	4%-6%	ASTM #56
EXTERIOR WALKS, RAMPS, PADS &	4500 PSI (A)	3" (C)(E)	6%-8%	ASTM #467 (D)

(A) USE TYPE II CEMENT.

(B) A VIBRATORY SCREED SHALL BE USED FOR THESE SLABS. THIS REQUIREMENT MAY BE RELAXED (AS APPROVED BY THE STRUCTURAL ENGINEER) IF A HRWR IS USED.

(C) MIXING WATER SHALL BE LIMITED TO 260LBS./CY WHERE NOTED. WORKABILITY SHALL BE OBTAINED BY METHODS OTHER THAN THE ADDITION OF WATER.

(D) A GRADATION ANALYSIS OF THE COARSE AGGREGATE SHALL BE SUBMITTED WITH THE MIX DESIGN. A MINIMUM OF 5% SHALL BE RETAINED ON THE 1" SIEVE.

(E) IF A HIGH RANGE WATER REDUCER (HRWR) IS USED TO IMPROVE WORKABILITY, THE MAX. SLUMP LIMIT MAYBE RELAXED AS APPORVED BY THE STRUCTURAL ENGINEER.

5. SUBMIT A GRADATION ANALYSIS OF THE COARSE AGGREGATE WITH THE MIX DESIGN. A MINIMUM OF 5% SHALL BE RETAINED ON THE 1" SIEVE.
6. DO NOT CAST CONCRETE IN WATER OR ON FROZEN GROUND.
7. HOT AND COLD WEATHER CONCRETE PRACTICES SHALL BE FOLLOWED IN ACCORDANCE WITH ACI 305 AND 306.
8. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615 <(OR A706)>, GRADE 60 REINFORCING BAR.
9. PROVIDE REINFORCEMENT CLASS "B" LAP AND EMBEDMENT LENGTHS IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318. PROVIDE CORNER BARS AT ALL WALL CORNERS AND INTERSECTIONS. BARS SHALL BE A MINIMUM OF 2'-6" LONG AND SHALL HAVE THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCEMENT.
10. DO NOT REMOVE FORMS UNTIL CONCRETE HAS PROPERLY SET AND ATTAINED SUFFICIENT STRENGTH TO SUPPORT ITS OWN WEIGHT AND CONSTRUCTION LIVE LOADS ON IT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER REMOVAL OF FORMS AND SHALL REPLACE ANY WORK DAMAGED.
11. PROTECT ALL NEWLY PLACED CONCRETE FROM DAMAGE DURING CONSTRUCTION. IMMEDIATELY AFTER FORMS ARE REMOVED, APPLY 2 COATS OF CURING COMPOUND.
12. CLEAN UP AND LEGALLY DISPOSE OF OFF PREMISES ALL CRATING, PACKING, SCRAPS, WASTE MATERIALS, AND OTHER REFUSE WHICH HAS BEEN BROUGHT ONTO THE SITE OR WHICH HAS ACCUMULATED AS A RESULT OF WORK PERFORMED.
13. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
14. THE GENERAL CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND THE SUB-CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS, AND OTHER ITEMS RELATED TO THE CONCRETE WORK, AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION.

CONCRETE CURING AND PROTECTION

PREVENT PREMATURE DRYING OF FRESHLY PLACED CONCRETE, AND PROTECT FROM EXCESSIVELY COLD OR HOT TEMPERATURES UNTIL CONCRETE HAS CURED.

PROVIDE CURING OF CONCRETE BY ONE OF THE METHODS LISTED AND AS APPROPRIATE TO SERVICE CONDITIONS AND TYPE OF APPLIED FINISH IN EACH CASE. CURING PERIOD SHALL BE NOT LESS THAN 7 DAYS FOR STANDARD CEMENTS AND MIXES.

WATER CURE

THE SURFACE OF FINISHED CONCRETE SHALL BE KEPT CONTINUOUSLY WET FOR A MINIMUM OF SEVEN DAYS.

CONCRETE SURFACES SHALL BE KEPT CONTINUOUSLY WET BY SPRINKLING OR FOGGING WITH WATER AND BY A COVERING MATERIAL THOROUGHLY SATURATED WITH WATER AND KEPT WET BY INTERMITTENT HOSING. CONCRETE SHALL BE PROTECTED AGAINST FREEZING DURING THE CURING.

DO NOT USE PLASTIC SHEETING DIRECTLY ON SURFACES WHICH WILL BE EXPOSED TO VIEW WHEN IN SERVICE.

COMPOUND CURE

CURING AND SEALING COMPOUNDS: ASTM C 309, TYPE 1, CLEAR STYRENE ACRYLATE TYPE, 30% MINIMUM SOLIDS CONTENT.

MAXIMUM ALLOWABLE MOISTURE LOSS OF 0.03 GRAMS PER SQUARE CENTIMETER.

"SUPERREZ-SEAL", THE EUCLID CHEMICAL COMPANY OR APPROVED EQUIVALENT.

APPLY CURING COMPOUND AT RATE STATED BY MANUFACTURER TO CONFORM WITH MOISTURE RETENTION REQUIREMENTS SPECIFIED, USING SECOND, IMMEDIATE APPLICATION AT RIGHT ANGLES TO FIRST. REAPPLY IF DAMAGED BY RAIN.

SEALING

AFTER SUBSTANTIAL COMPLETION OF EITHER A WATER CURE OR COMPOUND CURE, APPLY A COAT OF "SUPERREZ-SEAL", OR APPROVED EQUIVALENT TO ACT AS SEALER.

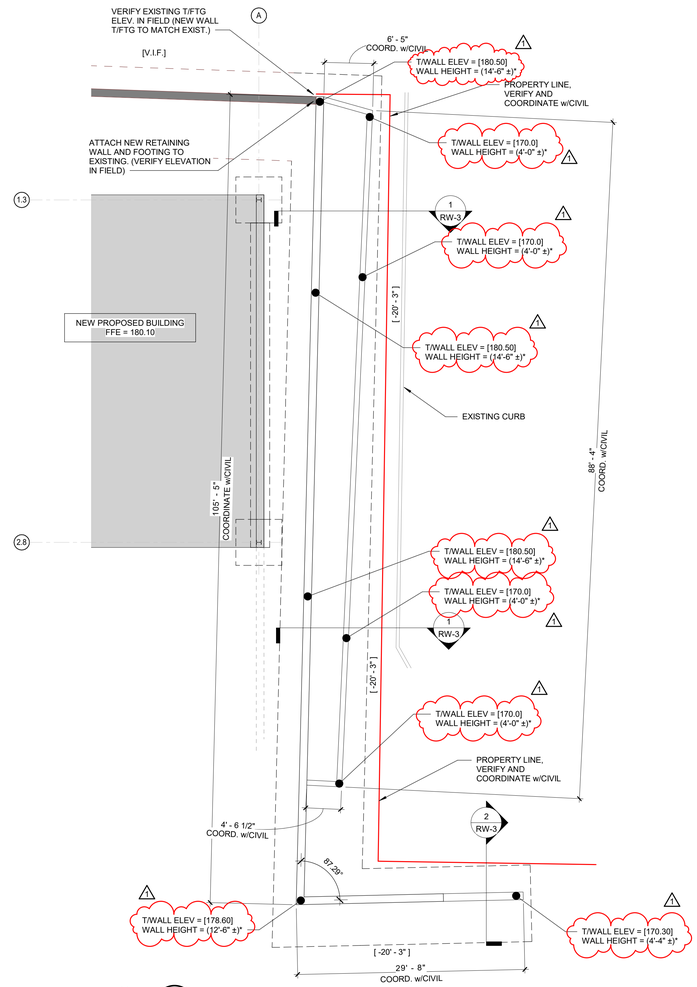
CONCRETE REPAIRS

THE CONTRACTOR IS RESPONSIBLE FOR CORRECTION OF CONCRETE WORK WHICH DOES NOT CONFORM TO THE SPECIFIED REQUIREMENTS, INCLUDING STRENGTH, TOLERANCES, AND FINISHES. THE CONTRACTOR SHALL CORRECT DEFICIENT CONCRETE AS DIRECTED BY THE OWNER AND ENGINEER.

PATCH HONEYCOMB AND OTHER SURFACE IMPERFECTIONS IN ACCORDANCE WITH ACI 301 AND AS DIRECTED BY THE ENGINEER.

DEFECTIVE CONCRETE IS DEFINED AS CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS, DIMENSIONS, TOLERANCES OR SPECIFIED REQUIREMENTS.

REPAIR OR REPLACEMENT OF DEFECTIVE CONCRETE OR SURFACE IMPERFECTIONS SHALL BE AS DETERMINED BY THE ENGINEER.



1 RETAINING WALL PLAN

0' 2' 4' 8' 16'
1/8" = 1'-0"

N

1. FINISH FLOOR ELEVATIONS EQUALS REFERENCE DATUM (0'-0") ON THE DRAWINGS. TOP OF FOOTING ELEVATIONS, NOTED AS [-X'-X"], AND ALL OTHER ELEVATION REFERENCES ARE RELATIVE TO THIS DATUM ELEVATIONS.
2. ALL DIMENSIONS, ANGLES AND WALL ELEVATIONS SHALL BE VERIFIED/COORDINATED WITH CIVIL DWGS.
3. EXISTING RETAINING WALL FOOTING ELEVATIONS SHALL BE VERIFIED IN FIELD. NEW T/FTG ELEVATION SHALL MATCH.
4. PROPERTY LINE AND ADJACENT CURB SHALL BE VERIFIED AND COORDINATED WITH CIVIL. FOOTING MAY NEED ADJUSTMENT.

1 5 * WALL HEIGHTS ARE BASED ON FINISHED GRADE OF 166.0' (EXACT GRADE SHALL BE COORDINATED WITH CIVIL DRAWINGS)

HSE
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STATE OF NEW YORK — MICHAEL A. HERRICK — LICENSED PROFESSIONAL ENGINEER — NO. 079433

Uncle Giuseppe's MARKETPLACE
364 PORT WASHINGTON BLVD.
PORT WASHINGTON, NY 11050

REVISIONS

No.	DATE	BY	DESCRIPTION
1	09/16/22	MAH	MUNICIPALITY COMMENTS

PROJECT:
UNCLE G'S - PORT WASHINGTON, NY

CLIENT:
UNCLE GIUSEPPE'S MARKETPLACE

DRAWING TITLE:
RETAINING WALL PLAN & NOTES

DRAWING NO.
RW-1

drawn by: MAH
checked: JWH
proj. mgr.: JWH
proj. no.: 216415.0

STATUS:
PERMIT

ISSUE DATE:
2/7/2022

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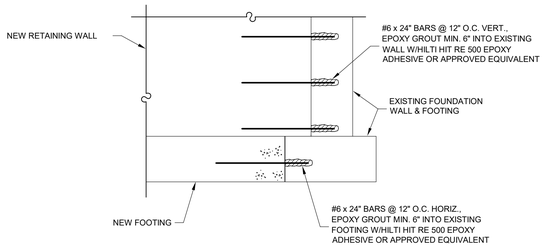
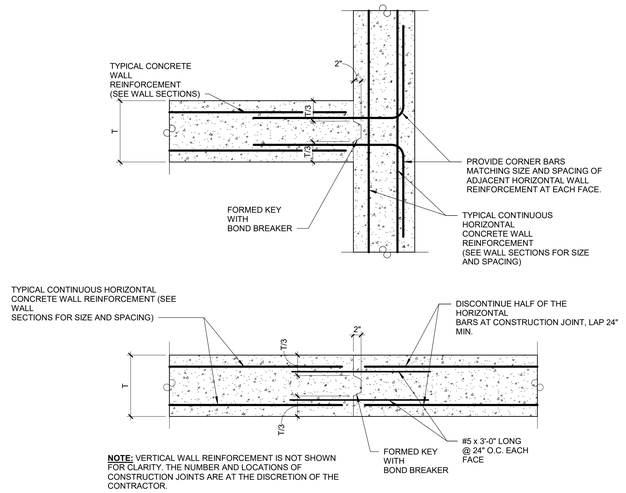


A TYPICAL NEW/EXISTING RETAINING WALL INTERSECTION DETAILS

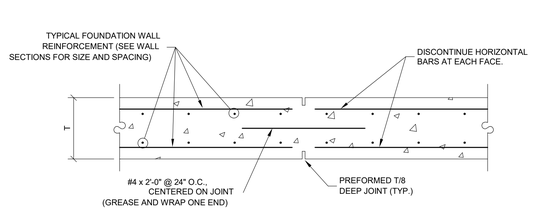
N.T.S.



NOTE: VERTICAL WALL REINFORCEMENT IS NOT SHOWN FOR CLARITY. THE NUMBER AND LOCATIONS OF CONSTRUCTION JOINTS ARE AT THE DISCRETION OF THE CONTRACTOR.

B TYPICAL FOUNDATION WALL CONSTRUCTION JOINT DETAILS

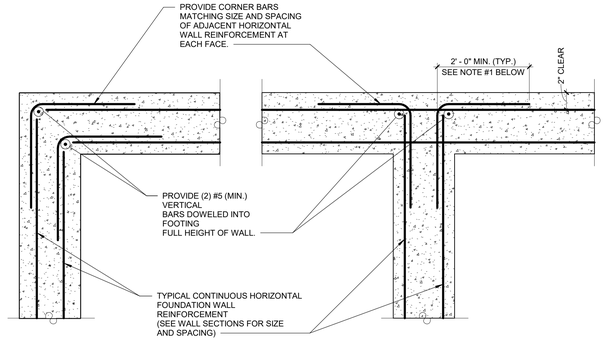
N.T.S.



NOTE: THE CONTRACTOR SHALL COORDINATE CONTROL JOINT LOCATIONS WITH SECTION CHANGES IN THE ABOVE GRADE WALL CONSTRUCTION. MAXIMUM CONTROL JOINT SPACING SHALL BE +/- 25'-0". WHERE POSSIBLE

C TYPICAL FOUNDATION WALL CONTROL JOINT

N.T.S.



NOTES:

1. ALL BAR LAP LENGTHS SHALL BE 2'-0" MIN. OR LONGER TO DEVELOP A CLASS 'A' SPLICE.
2. VERTICAL WALL REINFORCEMENT IS NOT SHOWN FOR CLARITY. SEE WALL SECTIONS FOR SIZE AND SPACING.

D TYPICAL FOUNDATION WALL DETAILS

N.T.S.

HSE
STRUCTURAL ENGINEERING CONSULTANTS
HERRICK-SAYLOR ENGINEERS, D.P.C.
50 SQUARE DRIVE, SUITE 110
VICTOR, NEW YORK 14564
(585)586-1700
WWW.HERRICK-SAYLOR.COM

Uncle Giuseppe's MARKETPLACE
364 PORT WASHINGTON BLVD.
PORT WASHINGTON, NY 11050

REVISIONS

No.	DATE	BY	DESCRIPTION

PROJECT:
UNCLE G'S - PORT WASHINGTON, NY

CLIENT:
UNCLE GIUSEPPE'S MARKETPLACE

DRAWING TITLE:
TYPICAL CONCRETE DETAILS

DRAWING NO.
RW-2

drawn by: MAH
checked: JWH
proj. mgr.: JWH
proj. no.: 216415.0

STATUS:
PERMIT

ISSUE DATE:
2/7/2022

FILE PATH: C:\Users\mhaschak\Desktop\Projects\Revit\Local Files\2020\Uncle G - Port Washington_STR_v20_mhaschakHSE.rvt

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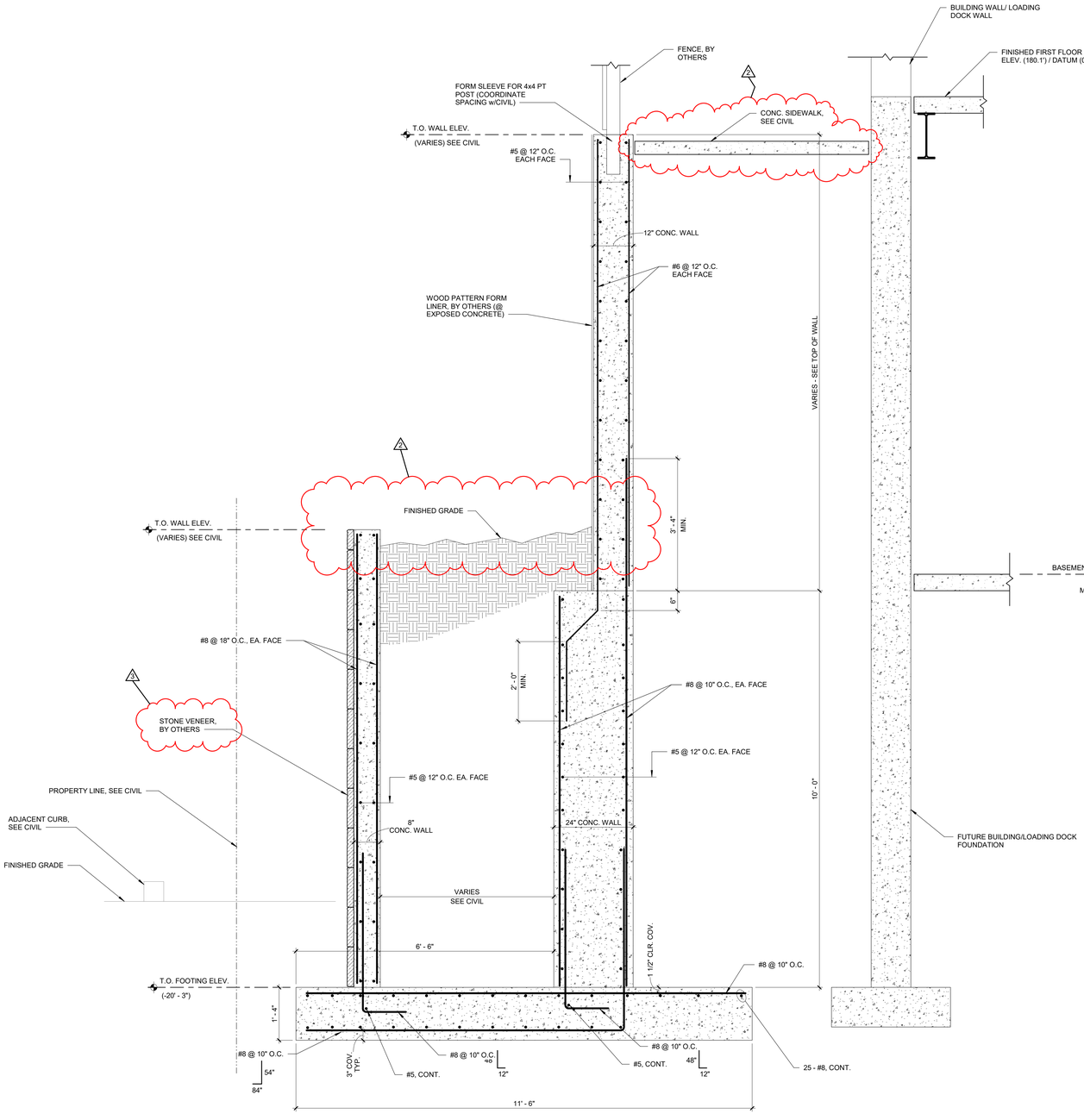
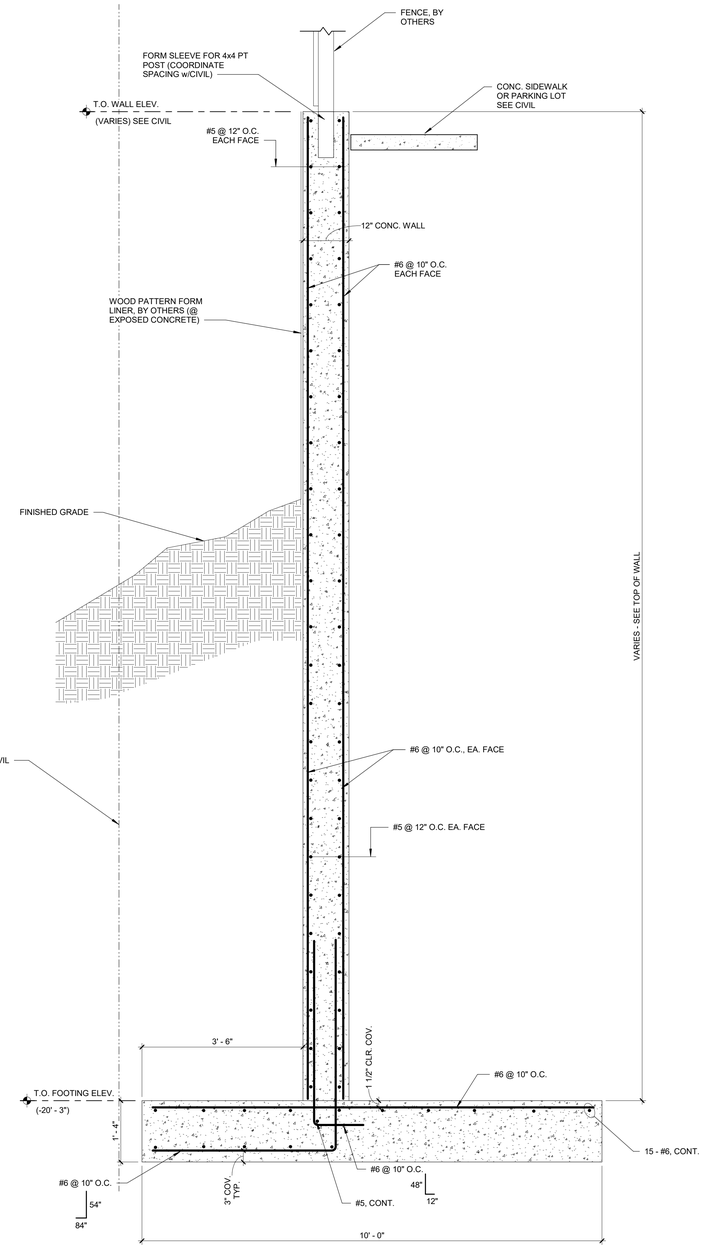


1 TYPICAL EXTERIOR CONCRETE RETAINING WALL @ BUILDING

0" 6" 1' 2' 4'
3/4" = 1'-0"



2 TYPICAL EXTERIOR CONCRETE RETAINING WALL DETAIL

0" 6" 1' 2' 4'
3/4" = 1'-0"

HSE
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HERRICK-SAYLOR ENGINEERS, D.P.C.
50 SQUARE DRIVE, SUITE 110
VICTOR, NEW YORK 14564
(585)586-1700
WWW.HERRICK-SAYLOR.COM

STATE OF NEW YORK — JAMES W. FINNERAN — LICENSED PROFESSIONAL ENGINEER — NO. 079433

Uncle Giuseppe's MARKETPLACE
364 PORT WASHINGTON BLVD.
PORT WASHINGTON, NY 11050

REVISIONS

No.	DATE	BY	DESCRIPTION
2	12/9/22	MAH	MUNICIPALITY COMMENTS
3	04/10/23	MAH	MUNICIPALITY COMMENTS

PROJECT:
UNCLE G'S - PORT WASHINGTON, NY

CLIENT:
UNCLE GIUSEPPE'S MARKETPLACE

DRAWING TITLE:
RETAINING WALL DETAILS

DRAWING NO.
RW-3

drawn by: MAH
checked: JWH
proj. mgr.: JWH
proj. no.: 216415.0

STATUS:
PERMIT

ISSUE DATE:
2/7/2022

FILE PATH: C:\Users\mhaschak\Desktop\Projects\Revit\Local Files\2020\Uncle G - Port Washington_STR_v20_mhaschakHSE.rvt

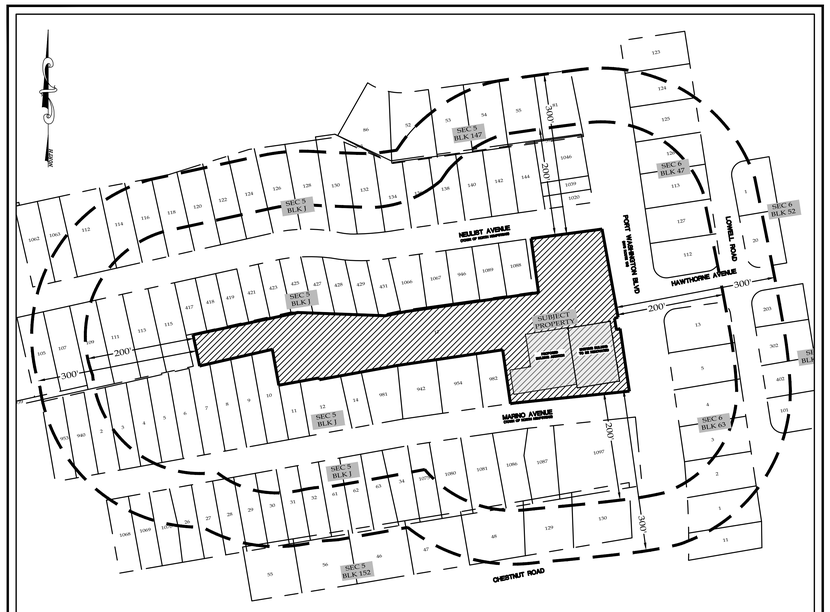
UNCLE GIUSEPPE'S

319-374 PORT WASHINGTON BLVD

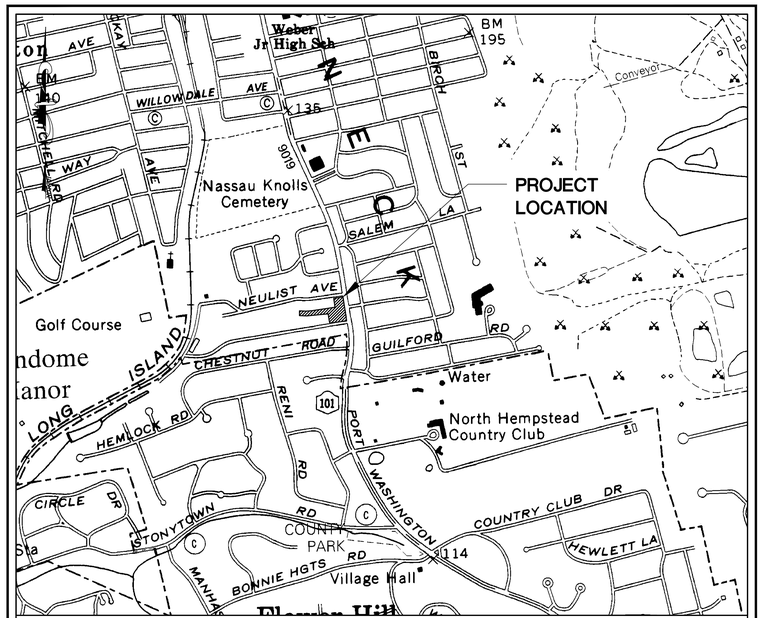
PORT WASHINGTON, NEW YORK, 11050

SECTION 5, BLOCK J, TAX LOTS: 1029, 1028, 1099, 17 & 434

Site Plan Approval Drawings



AREA MAP (Scale: 1" = 100')



KEY MAP (Scale: 1" = 200')

LIST OF DRAWINGS

DRAWING NO.	TITLE
C-0	COVER
C-1	EXISTING CONDITION & REMOVALS PLAN
C-2	SITE PLAN
C-3	GRADING, DRAINAGE & UTILITIES PLAN
C-4	EROSION & SEDIMENT CONTROL PLAN
C-5	LANDSCAPE PLAN
C-6	SITE LIGHTING PLAN
C-7	SITE DETAILS PLAN
C-8	PARKING LOT RETAINING WALL DETAIL

SITE DATA

1. OWNER/APPLICANT: PORT WASHINGTON CENTER, LLC
   99 SEAVIEW BLVD., STE. 100, PORT WASHINGTON, NY 11050
   EMAIL: JASONG@BEST.COM
   CONTACT:
   LOUIS SOLOWAY
   CERTILMAN BALIN
   90 MERRICK AVENUE, EAST MEADOW, NY 11550
   TEL: 516-296-7000
2. SITE ADDRESS: 319-374 PORT WASHINGTON BOULEVARD, PORT WASHINGTON, NY 11050.
3. SECTION 5, BLOCK J, TAX LOTS: 1029, 1028, 1099, 17 & 434 IN NASSAU COUNTY TAX MAP.
4. TOTAL LOT AREA: 111,554 SF (2.56 ACRE)
   TAX LOT# 1029: 13,514 SF (0.31 ACRE)
   TAX LOT# 1028: 6,330 SF (0.15 ACRE)
   TAX LOT# 1099: 68,959 SF (1.58 ACRE)
   TAX LOT# 17: 5,074 SF (0.12 ACRE)
   TAX LOT# 434: 17,577 SF (0.40 ACRE)
5. ZONING: "B-A" BUSINESS A DISTRICT & "P" PARKING DISTRICT.
6. SERVICES
   SCHOOL DISTRICT: PORT WASHINGTON UFSD
   WATER DISTRICT: PORT WASHINGTON WATER DISTRICT
   FIRE DISTRICT: PORT WASHINGTON FIRE DEPARTMENT
   POLICE PRECINCT: PORT WASHINGTON POLICE
   SEWER: PORT WASHINGTON WATER POLLUTION CONTROL
   GARBAGE DISTRICT: PORT WASHINGTON GARBAGE DISTRICT
7. THIS PLAN REFERENCES:
   A. "MAP OF PROPERTY" 319-374 PORT WASHINGTON BOULEVARD, PORT WASHINGTON, NY 11050, DATED 1/19/2018. PREPARED BY JERRY P LARUE, 6314 NORTHERN BOULEVARD, OYSTER BAY, NEW YORK 11771, TEL: 877-779-3722.
   B. SOIL BORINGS PROVIDED BY SLACKE TEST BORINGS INC., PO BOX 64, KINGS PARK, NY 11754, DATED 8/29/2017.
   ARCHITECTURAL PLANS PROVIDED BY MIGUEL WEINSTEIN, TEL: 516-502-8175.

ZONING DATA

CATEGORY	ZONING CODE	REQUIRED	EXISTING	PROPOSED	REMARKS
ZONING DISTRICT	ZONING MAP		B-A & P	Supermarket use expanded into Parking District. Proposed parking lot in Business A District.	REQUIRES RE-ZONE & CONDITIONAL USE VARIANCE
MINIMUM LOT AREA (SF)	N/A	N/A	111,554 SF	111,554 SF	
MINIMUM BUILDING FOOTPRINT (SF) *	N/A	N/A	Supermarket: 9,008 SF (to remain) Retail: 9,479 SF (to be demolished) Total: 18,487 SF	Supermarket Existing to remain: 9,008 SF Addition: 10,276 SF Total New Footprint: 19,284 SF	
MAXIMUM LOT COVERAGE (%)	70-131	70% MAX.	16.6%	17.3%	
MAXIMUM BUILDING HEIGHT (FT) *	70-130	40' MAX.	20'	31'	
MAXIMUM BUILDING HEIGHT (STORIES) *	70-130	3 STORIES MAX.	1 STORY	1 STORY	
GROSS FLOOR AREA (SF) *	70-131.1	N/A	Supermarket: 9,008 SF (to remain) Retail: 9,479 SF (to be demolished) Total: 18,487 SF	Supermarket 1st Floor Existing: 9,008 SF Addition: 10,276 SF Subtotal: 19,284 SF Mezzanine: 3,180 SF Total: 22,464 SF Note: Basement not part of Gross Floor Area (ceiling is less than 4 feet above grade)	
MINIMUM FRONT YARD (FT)	70-132	10.0'	Supermarket Port Washington Blvd.: 11.2' Marino Ave: 14.2' Retail Bldg. Port Washington Blvd.: 12.1' Neulist Ave: 8.8'	Supermarket Port Washington Blvd.: 11.2' Marino Ave: 14.0' to Bldg; 3.9' to Transformer Neulist Ave: 171.6' Retail Bldg. N/A, demolished	REQUIRES VARIANCE
MINIMUM SIDE YARD (FT)	70-133	15'	Supermarket Marino Ave: 133.9' Retail Bldg. Neulist Ave: 49.0'	Supermarket Marino Ave: 15.8' to Bldg.; 12' to W. Entrance Stairs Retail Bldg. N/A, demolished	REQUIRES VARIANCE
MINIMUM REAR YARD (FT)	70-134	20'	N/A	N/A	
RETAINING WALL	70-202.1	5' Max Ht within 50' of Residential; 5' Min. horizontal separation	Existing 3-tier Wall @ Marino Height: 0 to 9.2' Horizontal Distrance: 1.5' to 2.9'	Proposed 2-tier Wall @ Marino (SWC) Height: 0 to 12' Horizontal Distrance: 3.5' to 5.4'	REQUIRES VARIANCE
LANDSCAPE BUFFER	70-203 G	15' MIN. BUFFER WITHIN 15' OF A RESIDENTAIL ZONE	Marino Residential Neighbor: 2' between 3-tier retaining walls	Marino Residential Neighbor: 5' between 2-tier retaining walls	REQUIRES VARIANCE
PARKING					
REGULAR PARKING SPACES (10' X 20')	70-103	Supermarket: 1st Floor: 19,284 SF Total - 1,415 SF Utility/Storage/Vestibule) = 17,869 SF Basement: 5,000 SF Mezzanine: 3,180 SF Total: 26,049 SF / 300SF/Space = 87 Spaces *	111	92 INCLUDING 4 ADA SPACES	
LOADING SPACES	70-103	2 MIN. 3 MAX	0	2	

* SEE ARCHITECTURAL PLANS FOR FLOOR AREA DETAILS.

OWNER NAMES OF ABUTTING PROPERTIES

Sec	Block	Lot(s)	Owner(s)
5	J	7	Joel & Jane Ronis
		8	Melissa Jeffrey
		9	Donna & Yehezkel Mizrahi
		10	Jennifer & Steven Doodnauth
		11	De Capital Mortgage LLC
		12-13	Shui & Xie Li Kwan
		14	Ronald O. Rochester
		417	Joseph & Barbara Sottile
		418	Hitoshi & Junko Kohama
		419	Michael & Nicole Tiberia
		421	Raymond & Marilyn Slavinsky
		423	Franco Condo*
		425	Brendan O'Neill
		427	Tara Lipinsky*
		428	Soccorso & Dawn Braccio
		429	John & Mary Furlong
		431	Xianla Li & Zao Lou*
		942, 955	Manuel & Josefina Lema
		954	Joseph R. Leogrande
		981	Naomi Barasch
		982	David Damato & Christine Brognano
		946	Raffaele & Vini Clemente, Jr
		1066	Walter Hinck & Kathleen Joyce
		1067	Kok Hong Wong & Lee Choon Chin
		1087, 1096	Carmine & Lauren Solomita
		1088	Luigi & Maria Aquino

PREPARED BY:

CAMERON ENGINEERING & ASSOCIATES, LLP

177 Crossways Park Drive, Woodbury, NY 11797 T: (516) 827-4900
1411 Broadway, Suite 610, New York, NY 10018 T: (212) 324-4000
303 Tarrytown Road, 1st Floor, White Plains, NY 10603 T: (914) 721-8300
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www.Cameronengineering.com

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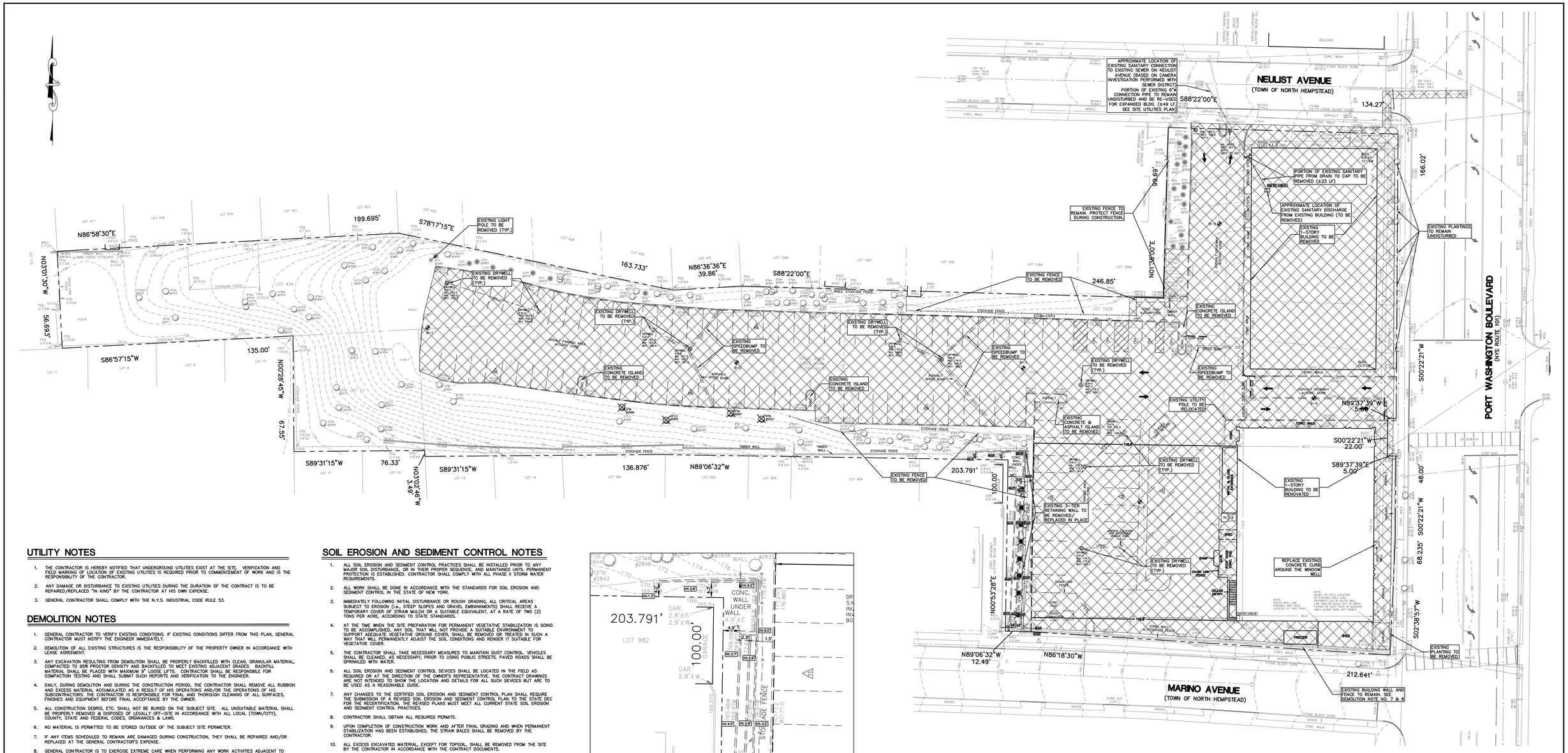
Rev. 0, 06/28/2022
REV. 1, 01/12/2023


NEULIST AVENUE
(TOWN OF NORTH HEMPSTEAD)
PORT WASHINGTON BOULEVARD
(NYS ROUTE 101)
MARINO AVENUE
(TOWN OF NORTH HEMPSTEAD)
N86°58'30"E
199.695'
S78°17'15"E
163.733'
N86°36'36"E
39.86'
S88°22'00"E
246.85'
N03°01'30"W
56.693'
S86°57'15"W
135.00'
N00°28'45"W
67.55'
S89°31'15"W
76.33'
S89°31'15"W
N03°02'46"W
3.49'
136.876'
N89°06'32"W
203.791'
100.00'
S88°22'00"E
134.27'
N00°53'28"E
99.69'
N01°39'00"E
166.02'
S00°22'21"W
N89°37'39"W
5.00'
S00°22'21"W
22.00'
S89°37'39"E
5.00'
S00°22'21"W
48.00'
S00°22'21"W
68.235'
S02°38'57"W
212.641'
N89°06'32"W
12.49'
N86°18'30"W
EXISTING LIGHT POLE TO BE REMOVED (TYP.)
EXISTING DRYWELL TO BE REMOVED (TYP.)
EXISTING SPEEDBUMP TO BE REMOVED
EXISTING CONCRETE ISLAND TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO REMAIN, PROTECT FENCE DURING CONSTRUCTION.
APPROXIMATE LOCATION OF EXISTING SANITARY CONNECTION TO EXISTING SEWER ON NEULIST AVENUE (BASED ON CAMERA INVESTIGATION PERFORMED WITH SEWER DISTRICT)
PORTION OF EXISTING 6"ø CONNECTION PIPE TO REMAIN UNDISTURBED AND BE RE-USED FOR EXPANDED BLDG. (±49 LF. SEE SITE UTILITIES PLAN)
PORTION OF EXISTING SANITARY PIPE FROM DRAIN TO CAP TO BE REMOVED (±23 LF)
APPROXIMATE LOCATION OF EXISTING SANITARY DISCHARGE FROM EXISTING BUILDING (TO BE REMOVED)
EXISTING 1-STORY BUILDING TO BE REMOVED
EXISTING PLANTINGS TO REMAIN UNDISTURBED
EXISTING CONCRETE ISLAND TO BE REMOVED
EXISTING SPEEDBUMP TO BE REMOVED
EXISTING UTILITY POLE TO BE RELOCATED
EXISTING CONCRETE & ASPHALT ISLAND TO BE REMOVED
EXISTING 1-STORY BUILDING TO BE RENOVATED
EXISTING 3-TIER RETAINING WALL TO BE REMOVED/ REPLACED IN PLACE
REPLACE EXISTING CONCRETE CURB AROUND THE WINDOW WELL
EXISTING TO BE REMOVED
EXISTING BUILDING WALL AND FENCE TO REMAIN. SEE DEMOLITION NOTE NO. 7 & 8
EXISTING DRYWELL TO BE REMOVED (TYP.)
EXISTING CONCRETE CURB TO BE REMOVED
EXISTING CONCRETE & ASPHALT ISLAND TO BE REMOVED
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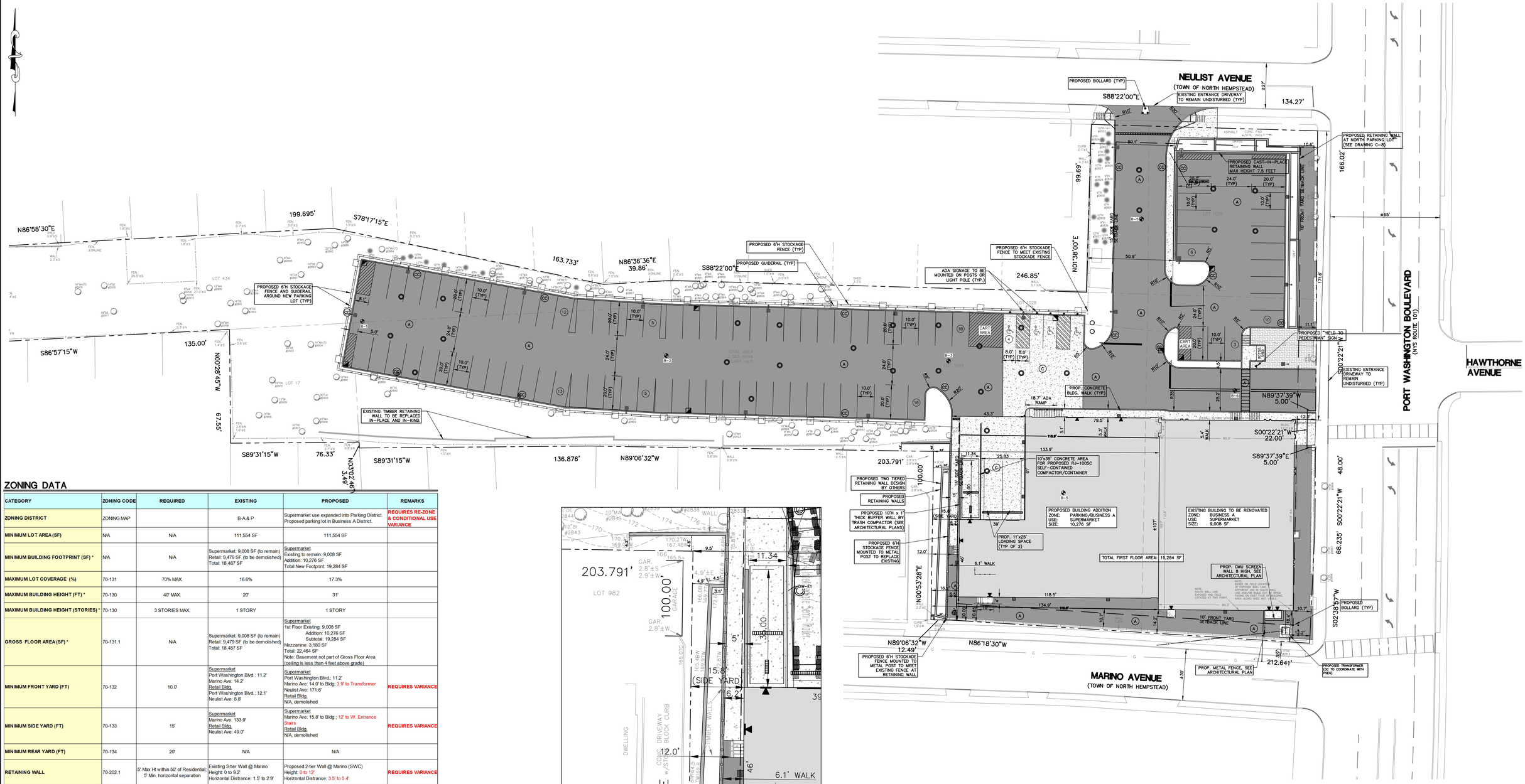
REPLACE EXISTING CONCRETE CURB AROUND THE WINDOW WELL
EXISTING TO BE REMOVED
EXISTING BUILDING WALL AND FENCE TO REMAIN. SEE DEMOLITION NOTE NO. 7 & 8
EXISTING PLANTINGS TO REMAIN UNDISTURBED
EXISTING DRYWELL TO BE REMOVED (TYP.)
EXISTING SPEEDBUMP TO BE REMOVED
EXISTING UTILITY POLE TO BE RELOCAT



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LOADING SPACES	70-103	2 MIN, 3 MAX	0	2	

* SEE ARCHITECTURAL PLANS FOR FLOOR AREA DETAILS.

PROPOSED RETAINING WALL SETBACKS

SCALE: 1"=10'

GENERAL NOTES

1. THIS PLAN REFERENCES:
   A. "MAP OF PROPERTY" PREPARED BY JERRY P LARUE, (6314 NORTHERN BOULEVARD, OYSTER BAY, NY 11771, PHONE 877-779-3722), DATED 1/19/2018
   B. SOIL BORINGS PROVIDED BY SLACKE TEST BORINGS INC, (PO BOX 64, KINGS PARK, NY 11754, PHONE 631-269-7930) DATED 8/29/2017
   C. ARCHITECTURAL PLANS PROVIDED BY NIEGO ASSOCIATES, ARCHITECTS/PLANNERS, (33 FRONT STREET, S-304, HEMPSTEAD, NY 11550, PHONE 516-486-5340) DATED 2/12/2019
2. THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES SHOWN ARE APPROXIMATE; AND SHALL BE CONFIRMED BY CONTRACTOR WITH LOCAL UTILITY COMPANIES PRIOR TO THE START OF WORK. SHOULD FIELD CONDITIONS VARY FROM THOSE DEPICTED ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL ESTABLISH EROSION CONTROL MEASURES AS NECESSARY AND NYS DEC GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.
4. DEBRIS SHALL NOT BE BURIED ON SITE. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL AND DEBRIS IN FULL ACCORDANCE WITH APPLICABLE LOCAL, TOWN, COUNTY, STATE AND FEDERAL REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC FOR THE DURATION OF WORK.
6. ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
7. ALL ASPHALT PAVEMENT PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVEMENT SECTION DETAILS AND TOWN OF NORTH HEMPSTEAD STANDARDS.
8. SITE LIGHTING SHALL BE PROPERLY SHIELDED TO PREVENT GLARE ON ADJACENT PROPERTIES.
9. ALL WORK SHALL CONFORM WITH THE LATEST TOWN OF NORTH HEMPSTEAD REQUIREMENTS.
10. ON-SITE TRAFFIC IMPROVEMENT TO COMPLY WITH THE LATEST "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) STANDARDS.
11. ALL EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN EARTH AND COMPACTED TO 95% PROCTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION TESTING AND SHALL SUBMIT SUCH REPORTS AND VERIFICATION TO ENGINEER OF RECORD.
12. ALL UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS.
13. GENERAL CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO BUILDINGS WALLS AND STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF FOUNDATIONS/WALLS/ FOOTINGS, SIDEWALKS, ETC. TO REMAIN.
14. THIS PLAN IS TO BE USED AS REFERENCE FOR ONLY THOSE WORK SCOPES LISTED ON THIS PLAN.
15. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ANY CONSTRUCTION.
16. THIS FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. A COPY OF THE APPROVED PLANS MUST BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
17. GENERAL CONTRACTOR TO ENSURE ADA COMPLIANT GRADES AT ADA ACCESSIBLE ROUTES. SEE GRADING PLAN FOR DETAILS.
18. MAP INDEX ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATED 09/11/2009 INDICATES THAT THE SUBJECT PROPERTY IS LOCATED WITHIN PANEL NO. 36059C0140G AND NO. 36059C0145G. BOTH PANELS ARE DESIGNATED AS "NO SPECIAL FLOOD HAZARD AREAS", WHERE FEMA HAS NOT PUBLISHED ANY MAPS FOR THESE PANELS/AREAS.
19. PROPOSED PAD MOUNTED TRANSFORMER WITH PROTECTION TO CONFORM TO NATIONAL GRID/LIPA STANDARDS.
   A. PROPOSED BOLLARDS TO PROVIDE BARRIER PROTECTION FOR PAD MOUNTED EQUIPMENT SUBJECT TO VEHICULAR TRAFFIC.
   B. CONTRACTOR TO COORDINATE WITH NATIONAL GRID/LIPA TO ENSURE BOLLARDS DO NOT INTERFERE WITH THE OPERATION OF PAD MOUNT EQUIPMENT BY NATIONAL GRID/LIPA PERSONNEL.
   C. BOLLARDS TO BE 3"ø HEAVY WALL STEEL, CONCRETE FILLED LALLY COLUMN. BEARING PLATES MUST BE REMOVED. SEE C-8, SITE DETAILS PLAN (1).
20. CONTRACTOR TO COORDINATE WITH NATIONAL GRID ON PROPOSED UTILITY POLE ON THE WEST SIDE OF STATE STREET TO RE-ROUTE ELECTRICAL SERVICES, TO COORDINATE WITH TOWN OF NORTH HEMPSTEAD DEPARTMENT OF PUBLIC WORKS TO RELOCATE EXISTING STREET LIGHTING TO THE NEW UTILITY POLE; TO COORDINATE WITH VERIZON FOR PHONE SERVICE TO REMAIN ON ORIGINAL POLE; AND TO COORDINATE WITH CABLE VISION ON WHETHER TO RELOCATE CABLE SERVICE LINES AND PROVIDE ADD ALTERNATE QUOTE AS PART OF BID.
21. PROPOSED FENCE LIMITS SHOWN FOR COORDINATION PURPOSES ONLY AND ARE NOT PART OF THIS CONTRACT. CONTRACTOR TO OBTAIN FENCE PERMIT UNDER SEPARATE BUILDING PERMIT.

LEGEND EXISTING

OHW	OVERHEAD WIRES	TC	TOP OF CURB
UP	UTILITY POLE	BC	BOTTOM OF CURB
GW	GUY WIRE	TW	TOP OF WALL
SN	SIGN	BW	BOTTOM OF WALL
DI	DRAINAGE INLET	INV.	INVERT
LP	LIGHT POLE	INL.	INLET
HY	HYDRANT	+134.2	SPOT ELEVATION
WV	WATER VALVE	DE	DECIDUOUS
W	WATER LINE	LO	LOCUST
GV	GAS VALVE	MA	MAPLE
G	GAS LINE	OA	OAK
EB	ELECTRIC BOX	BI	BIRCH
E	ELECTRIC LINE	CH	CHERRY
DM	DRAINAGE MANHOLE	CE	CEDAR
D	DRAINAGE LINE	PI	PINE
SM	SEWER MANHOLE		
S	SEWER LINE		
TSV	TRAFFIC SIGNAL BOX		
TSP	TRAFFIC SIGNAL POLE		

LEGEND PROPOSED

PROPERTY LINE	HANDICAP SYMBOL
LANDSCAPED AREA (L)	NUMBER OF PROPOSED REGULAR PARKING SPACES (10' x 20') (N)
BUILDING FOOTPRINT	NUMBER OF PROPOSED SMALL SIZE PARKING SPACES (9' x 18') (S)
CONCRETE PAVEMENT (C)	NUMBER OF VALET PARKING SPACES (9' x 18') (V)
SCORED CONCRETE PAVEMENT (SC)	DIRECTION OF TRAFFIC
ASPHALT PAVEMENT (A)	ADA SIGNAGE
CONCRETE CURB (CC)	WALL MOUNTED FIXTURE
6'H STOCKADE FENCE	SITE LIGHTING
	SOIL BORING B-5
	ADS DRAIN INLET
	DRYWELL SOLID COVER

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORIZ. 1 inch = 20 ft.

NO.	DATE	REVISION DESCRIPTION	INT.
0	06/28/22	SUBMISSION FOR TOWN BUILDING DEPT. DENIAL	JXH
1	04/15/23	SUBMISSION FOR TOWN BUILDING DEPT. DENIAL	JXH

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PROJECT NAME: UNCLE GIUSEPPE'S

PROJECT FOR: 319-374 PORT WASHINGTON BLVD
PORT WASHINGTON, NEW YORK, 11050

TITLE: SITE PLAN

DISCIPLINE: CIVIL

PROJECT ENGINEER:	JXH
DESIGNED BY:	JXH
DRAWN BY:	RDF
CHECKED BY:	JXH
PROJECT NO.	CE2835
JOB NO.	CE2835
DATE:	06/28/2022
SCALE:	AS SHOWN
DRAWING NO.	C-2
SHEET	2 of 8

PLOT DATE: 6/28/2022 - 2:23:51 PM
J:\Projects\CE2835\C-2 SITE PLAN.dwg, Sheet Set: 36, 2023, Vertical, ---, Revised by Lindsey Brennan

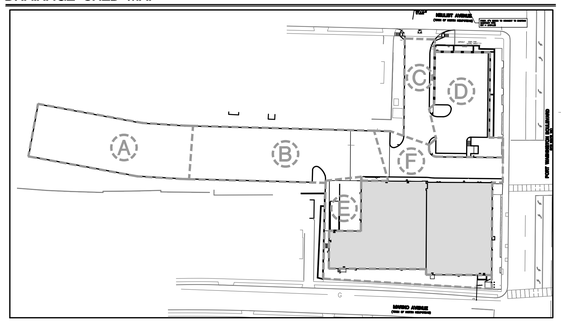
LEGEND EXISTING

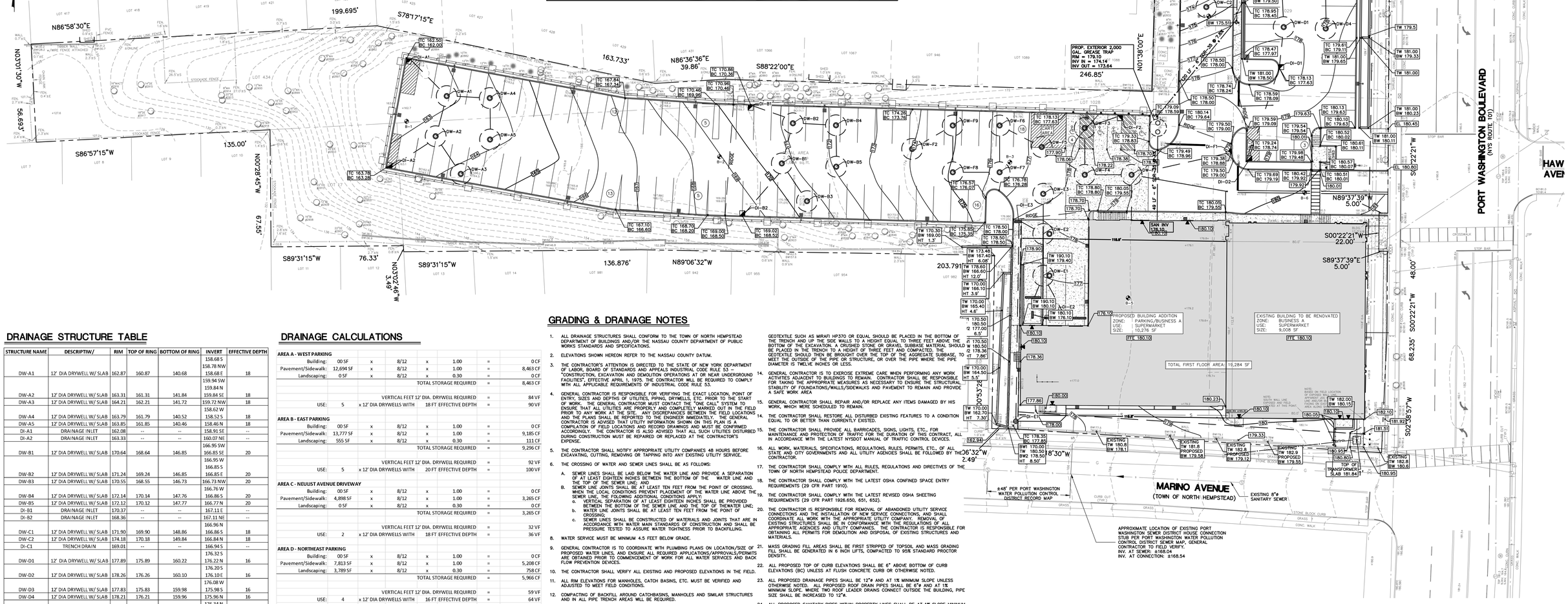
—	OVERHEAD WIRES	TC	TOP OF CURB
—	UTILITY POLE	BC	BOTTOM OF CURB
—	GUY WIRE	TW	TOP OF WALL
—	SIGN	BW	BOTTOM OF WALL
—	DRAINAGE INLET	INV.	INVERT
—	LIGHT POLE	INL.	INLET
—	HYDRANT	+134.2	SPOT ELEVATION
—	WATER VALVE	DE	DECIDUOUS
—	WATER LINE	LO	LOCUST
—	GAS VALVE	MA	MAPLE
—	GAS LINE	OA	OAK
—	ELECTRIC BOX	BI	BIRCH
—	ELECTRIC LINE	CH	CHERRY
—	DRAINAGE MANHOLE	CE	CEDAR
—	DRAINAGE LINE	PI	PINE
—	SEWER MANHOLE		
—	SEWER LINE		
—	TRAFFIC SIGNAL BOX		
—	TRAFFIC SIGNAL POLE		

LEGEND PROPOSED

—	RIDGE LINE	B-1	SOIL BORING
— 98.78 —	PROPOSED GRADE ELEVATION AT BUILDING FOUNDATION		FLOW ARROW
— 98.78 —	PROPOSED SPOT GRADE	C/O	PROPOSED SANITARY CLEAN OUT
BC 48.8	PROPOSED BOTTOM OF CURB ELEVATION		PROPOSED 12"x12" ADS DRAIN INLET
FF=58.0	PROPOSED FINISH FLOOR ELEVATION		PROPOSED 12'ø DRYWELL W. SOLID COVER
— 57 —	PROPOSED CONTOUR LINE		PROPOSED 2'x2' CATCH BASIN
— S —	PROPOSED STORM DRAINAGE PIPE		PROPOSED 10'ø SANITARY LEACHING POOL
— RD — RD —	PROPOSED ROOF DRAIN PIPE		PROPOSED SEPTIC TANK
— S —	PROPOSED SANITARY PIPE		DRAINAGE SHED NUMBER
RIM:100.00	CATCH BASIN RIM ELEVATION		
INV:100.00	PIPE INVERT ELEVATION		

DRAINAGE SHED MAP





DRAINAGE STRUCTURE TABLE

STRUCTURE NAME	DESCRIPTIW/	RIM	TOP OF RING	BOTTOM OF RING	INVERT	EFFECTIVE DEPTH
					158.68 S	
					158.78 NW	
DW-A1	12' DIA DRYWELL W/ SLAB	162.87	160.87	140.68	158.68 E	18
					159.94 SW	
					159.84 N	
DW-A2	12' DIA DRYWELL W/ SLAB	163.31	161.31	141.84	159.84 SE	18
DW-A3	12' DIA DRYWELL W/ SLAB	164.21	162.21	141.72	159.72 NW	18
					158.62 W	
DW-A4	12' DIA DRYWELL W/ SLAB	163.79	161.79	140.52	158.52 S	18
DW-A5	12' DIA DRYWELL W/ SLAB	163.85	161.85	140.46	158.46 N	18
DI-A1	DRAINAGE INLET	162.08	--	--	158.91 E	--
DI-A2	DRAINAGE INLET	163.33	--	--	160.07 NE	--
					166.95 SW	
DW-B1	12' DIA DRYWELL W/ SLAB	170.64	168.64	146.85	166.85 SE	20
					166.95 W	
					166.85 S	
DW-B2	12' DIA DRYWELL W/ SLAB	171.24	169.24	146.85	166.85 N	20
DW-B3	12' DIA DRYWELL W/ SLAB	170.55	168.55	146.73	166.73 NW	
					166.76 W	
DW-B4	12' DIA DRYWELL W/ SLAB	172.14	170.14	147.76	166.86 S	20
DW-B5	12' DIA DRYWELL W/ SLAB	172.12	170.12	147.77	166.77 N	20
DI-B1	DRAINAGE INLET	170.37	--	--	167.11 E	--
DI-B2	DRAINAGE INLET	168.36	--	--	167.11 NE	--
					166.96 N	
DW-C1	12' DIA DRYWELL W/ SLAB	171.90	169.90	148.86	166.86 S	18
DW-C2	12' DIA DRYWELL W/ SLAB	174.18	170.18	149.84	166.84 N	18
DI-C1	TRENCH DRAIN	169.01	--	--	166.94 S	--
					176.32 S	
DW-D1	12' DIA DRYWELL W/ SLAB	177.89	175.89	160.22	176.22 N	16
					176.20 S	
DW-D2	12' DIA DRYWELL W/ SLAB	178.26	176.26	160.10	176.10 E	16
					176.08 W	
DW-D3	12' DIA DRYWELL W/ SLAB	177.83	175.83	159.98	175.98 S	16
DW-D4	12' DIA DRYWELL W/ SLAB	178.21	176.21	159.96	175.96 N	16
					176.34 N	
DI-D1	DRAINAGE INLET	177.63	--	--	176.44 S	--
DI-D2	DRAINAGE INLET	178.65	--	--	176.50 N	--
					173.65 N	
DW-E1	12' DIA DRYWELL W/ SLAB	177.10	174.75	157.65	173.75 S	16
					173.63 S	
DW-E2	12' DIA DRYWELL W/ SLAB	177.85	174.75	157.53	173.53 N	16
DW-E3	12' DIA DRYWELL W/ SLAB	177.65	174.75	157.51	173.51 S	16
DI-E1	DRAINAGE INLET	177.66	--	--	173.94 N	--
DI-E2	TRENCH DRAIN	176.00	--	--	173.78 N	--
DI-E3	DRAINAGE INLET	178.00	--	--	173.94 N	--
					175.57 E	
DW-F1	12' DIA DRYWELL W/ SLAB	178.90	176.90	155.47	175.47 N	20
DW-F2	12' DIA DRYWELL W/ SLAB	174.00	172.00	151.00	171.00 NE	20
					175.31 E	
DW-F3	12' DIA DRYWELL W/ SLAB	178.00	176.00	155.21	175.21 S	20
					175.18 S	
					175.18 E	
DW-F4	12' DIA DRYWELL W/ SLAB	178.30	176.30	155.08	175.08 NW	20
					175.05 SE	
DW-F5	12' DIA DRYWELL W/ SLAB	177.21	175.21	154.95	174.95 NW	20
					173.18 SE	
DW-F6	12' DIA DRYWELL W/ SLAB	176.18	174.18	153.08	173.08 S	20
					172.96 N	
DW-F7	12' DIA DRYWELL W/ SLAB	176.25	174.25	152.86	172.86 W	20
					172.08 E	
DW-F8	12' DIA DRYWELL W/ SLAB	175.08	173.08	151.98	171.98 N	20
DW-F9	12' DIA DRYWELL W/ SLAB	174.97	172.97	151.85	171.85 S	20
DI-F1	DRAINAGE INLET	178.88	--	--	175.63 W	--
DI-F2	DRAINAGE INLET	178.25	--	--	175.63 W	--

DRAINAGE CALCULATIONS

AREA A - WEST PARKING							
Building:	00 SF	x	8/12	x	1.00	=	0 CF
Pavement/Sidewalk:	12,694 SF	x	8/12	x	1.00	=	8,463 CF
Landscaping:	0 SF	x	8/12	x	0.30	=	0 CF
				TOTAL STORAGE REQUIRED		=	8,463 CF
			VERTICAL FEET 12' DIA. DRYWELL REQUIRED			=	84 VF
USE:	5	x 12' DIA DRYWELLS WITH		18 FT EFFECTIVE DEPTH		=	90 VF
AREA B - EAST PARKING							
Building:	00 SF	x	8/12	x	1.00	=	0 CF
Pavement/Sidewalk:	13,777 SF	x	8/12	x	1.00	=	9,185 CF
Landscaping:	555 SF	x	8/12	x	0.30	=	111 CF
				TOTAL STORAGE REQUIRED		=	9,296 CF
			VERTICAL FEET 12' DIA. DRYWELL REQUIRED			=	92 VF
USE:	5	x 12' DIA DRYWELLS WITH		20 FT EFFECTIVE DEPTH		=	100 VF
AREA C - NEUSIST AVENUE DRIVEWAY							
Building:	00 SF	x	8/12	x	1.00	=	0 CF
Pavement/Sidewalk:	4,898 SF	x	8/12	x	1.00	=	3,265 CF
Landscaping:	0 SF	x	8/12	x	0.30	=	0 CF
				TOTAL STORAGE REQUIRED		=	3,265 CF
			VERTICAL FEET 12' DIA. DRYWELL REQUIRED			=	32 VF
USE:	2	x 12' DIA DRYWELLS WITH		18 FT EFFECTIVE DEPTH		=	36 VF
AREA D - NORTHEAST PARKING							
Building:	00 SF	x	8/12	x	1.00	=	0 CF
Pavement/Sidewalk:	7,813 SF	x	8/12	x	1.00	=	5,208 CF
Landscaping:	3,789 SF	x	8/12	x	0.30	=	758 CF
				TOTAL STORAGE REQUIRED		=	5,966 CF
			VERTICAL FEET 12' DIA. DRYWELL REQUIRED			=	59 VF
USE:	4	x 12' DIA DRYWELLS WITH		16 FT EFFECTIVE DEPTH		=	64 VF
AREA E - ALONG MARINO AVENUE							
Building:	00 SF	x	8/12	x	1.00	=	0 CF
Pavement/Sidewalk:	6,545 SF	x	8/12	x	1.00	=	4,363 CF
Landscaping:	0 SF	x	8/12	x	0.30	=	0 CF
				TOTAL STORAGE REQUIRED		=	4,363 CF
			VERTICAL FEET 12' DIA. DRYWELL REQUIRED			=	43 VF
USE:	3	x 12' DIA DRYWELLS WITH		16 FT EFFECTIVE DEPTH		=	48 VF
AREA F - PORT WASHINGTON BOULEVARD DRIVEWAY							
Building:	19,284 SF	x	8/12	x	1.00	=	12,856 CF
Pavement/Sidewalk:	7,530 SF	x	8/12	x	1.00	=	5,020 CF
Landscaping:	0 SF	x	8/12	x	0.30	=	0 CF
				TOTAL STORAGE REQUIRED		=	17,876 CF
			VERTICAL FEET 12' DIA. DRYWELL REQUIRED			=	177 VF
USE:	9	x 12' DIA DRYWELLS WITH		20 FT EFFECTIVE DEPTH		=	180 VF

GRADING & DRAINAGE NOTES

1. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS AND/OR THE NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. ELEVATIONS SHOWN HEREON REFER TO THE NASSAU COUNTY DATUM.
3. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE STATE OF NEW YORK DEPARTMENT OF LABOR, BOARD OF STANDARDS AND APPEALS INDUSTRIAL CODE RULE 53 – "CONSTRUCTION, EXCAVATION AND DEMOLITION OPERATIONS AT OR NEAR UNDERGROUND FACILITIES", EFFECTIVE APRIL 1, 1975. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF INDUSTRIAL CODE RULE 53.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, POINT OF ENTRY, SIZES AND DEPTHS OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF WORK. THE GENERAL CONTRACTOR MUST CONTACT THE "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE GENERAL CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THIS PLANS IS A COMPILATION OF FIELD LOCATIONS AND RECORD PLANS AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH UTILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES 48 HOURS BEFORE EXCAVATING, CUTTING, REMOVING OR TAPPING INTO ANY EXISTING UTILITY SERVICE.
6. THE CROSSING OF WATER AND SEWER LINES SHALL BE AS FOLLOWS:
   A. SEWER LINES SHALL BE LAID BELOW THE WATER LINE AND PROVIDE A SEPARATION OF AT LEAST EIGHTEEN INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SEWER LINE; AND
   B. SEWER LINE JOINTS SHALL BE AT LEAST TEN FEET FROM THE POINT OF CROSSING, WHEN THE LOCAL CONDITIONS PREVENT PLACEMENT OF THE WATER LINE ABOVE THE SEWER LINE, THE FOLLOWING ADDITIONAL CONDITIONS APPLY:
      a. VERTICAL SEPARATION OF AT LEAST EIGHTEEN INCHES SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE SEWER LINE AND THE TOP OF THEWATER LINE;
      b. WATER LINE JOINTS SHALL BE AT LEAST TEN FEET FROM THE POINT OF CROSSING;
      c. SEWER LINES SHALL BE CONSTRUCTED OF MATERIALS AND JOINTS THAT ARE IN ACCORDANCE WITH WATER MAIN STANDARDS OF CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
8. WATER SERVICE MUST BE MINIMUM 4.5 FEET BELOW GRADE.
9. GENERAL CONTRACTOR IS TO COORDINATE WITH PLUMBING PLANS ON LOCATION/SIZE OF PROPOSED WATER LINES, AND ENSURE ALL REQUIRED APPLICATIONS/APPROVALS/PERMITS ARE OBTAINED PRIOR TO COMMENCEMENT OF WORK FOR ALL WATER SERVICES AND BACK FLOW PREVENTION DEVICES.
10. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS IN THE FIELD.
11. ALL RIM ELEVATIONS FOR MANHOLES, CATCH BASINS, ETC. MUST BE VERIFIED AND ADJUSTED TO MEET FIELD CONDITIONS.
12. COMPACTING OF BACKFILL AROUND CATCHBASINS, MANHOLES AND SIMILAR STRUCTURES AND IN ALL PIPE TRENCH AREAS WILL BE REQUIRED.
13. AREAS BELOW PROPOSED UTILITY PIPES, DUCTS, RAMPS, STAIRS, RETAINING WALLS, STRUCTURES, ETC. SHALL BE COMPACTED TO 92% (95% IN VEHICULAR AREAS) OF MAXIMUM DRY DENSITY. IN AREAS WHERE THIS DENSITY IS NOT ACHIEVABLE, A GEOTEXTILE SUCH AS MIRAFI HP370 OR EQUAL SHOULD BE PLACED IN THE BOTTOM OF THE TRENCH AND UP THE SIDE WALLS TO A HEIGHT EQUAL TO THREE FEET ABOVE THE BOTTOM OF THE EXCAVATION. A CRUSHED STONE OR GRAVEL SUBBASE MATERIAL SHOULD BE PLACED IN THE TRENCH TO A HEIGHT OF THREE FEET AND COMPACTED. THE GEOTEXTILE SHOULD THEN BE BROUGHT OVER THE TOP OF THE AGGREGATE SUBBASE, TO MEET THE OUTSIDE OF THE PIPE OR STRUCTURE, OR OVER THE PIPE WHERE THE PIPE DIAMETER IS TWELVE INCHES OR LESS.
14. GENERAL CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO BUILDINGS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF FOUNDATIONS/WALLS/SIDEWALKS AND PAVEMENT TO REMAIN AND PROVIDE A SAFE WORK AREA
15. GENERAL CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY ITEMS DAMAGED BY HIS WORK, WHICH WERE SCHEDULED TO REMAIN.
16. THE CONTRACTOR SHALL RESTORE ALL DISTURBED EXISTING FEATURES TO A CONDITION EQUAL TO OR BETTER THAN CURRENTLY EXISTED.
17. THE CONTRACTOR SHALL PROVIDE ALL BARRICADES, SIGNS, LIGHTS, ETC., FOR MAINTENANCE AND PROTECTION OF TRAFFIC FOR THE DURATION OF THIS CONTRACT, ALL IN ACCORDANCE WITH THE LATEST NYSDOT MANUAL OF TRAFFIC CONTROL DEVICES.
18. ALL WORK, MATERIALS, SPECIFICATIONS, REGULATIONS, RULES, PERMITS, ETC., OF ALL STATE AND CITY GOVERNMENTS AND ALL UTILITY AGENCIES SHALL BE FOLLOWED BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND DIRECTIVES OF THE TOWN OF NORTH HEMPSTEAD POLICE DEPARTMENT.
20. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OSHA CONFINED SPACE ENTRY REQUIREMENTS (29 CFR PART 1910).
21. THE CONTRACTOR SHALL COMPLY WITH THE LATEST REVISED OSHA SHEETING REQUIREMENTS (29 CFR PART 1926.650, 651, 652).
22. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ABANDONED UTILITY SERVICE CONNECTIONS AND THE INSTALLATION OF NEW SERVICE CONNECTIONS, AND SHALL COORDINATE ALL WORK WITH THE APPROPRIATE UTILITY COMPANY. REMOVAL OF EXISTING STRUCTURES SHALL BE IN CONFORMANCE WITH THE REGULATIONS OF ALL APPROPRIATE AGENCIES AND UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES AND MATERIALS.
23. MASS GRADING FILL AREAS SHALL BE FIRST STRIPPED OF TOPSOIL AND MASS GRADING FILL SHALL BE GENERATED IN 6 INCH LIFTS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
24. ALL PROPOSED TOP OF CURB ELEVATIONS SHALL BE 6" ABOVE BOTTOM OF CURB ELEVATIONS (BC) UNLESS AT FLUSH CONCRETE CURB OR OTHERWISE NOTED.
25. ALL PROPOSED DRAINAGE PIPES SHALL BE 12"ø AND AT 1% MINIMUM SLOPE UNLESS OTHERWISE NOTED. ALL PROPOSED ROOF DRAIN PIPES SHALL BE 6"ø AND AT 1% MINIMUM SLOPE. WHERE TWO ROOF LEADER DRAINS CONNECT OUTSIDE THE BUILDING, PIPE SIZE SHALL BE INCREASED TO 12"ø.
26. ALL PROPOSED SANITARY PIPES WITHIN PROPERTY LINES SHALL BE AT 1% SLOPE MINIMUM UNLESS OTHERWISE NOTED. REFER TO PLUMBING DRAWINGS FOR LOAD CALCULATIONS AND EXACT LOCATION OF PROPOSED SANITARY PIPES.

SOIL BORING TEST

BORING No. 1 — DATE: 1/31/18 — SURFACE ELEVATION:

DEPTH IN FEET	BLOWS PER FOOT		SAMPLE NO.	DESCRIPTION OF SAMPLE
1	15	18	1	ASPHALT (3") R.C.A. (3") FINE TO COARSE DARK GRAY AND BROWN SILTY SAND, SOME FINE TO COARSE GRAVEL, SOME BLUESTONE (FILL) (SM)
	16	12		
	12	13	2	
	12	17		
5	15	13	3	
	11	12		FINE DARK BROWN SILTY SAND, SOME BROKEN CONCRETE/BRICK, SOME FINE TO SMALL GRAVEL (FILL) (SM)
10				
	6	3	4	FINE DARK BROWN AND DARK GRAY SILTY SAND, TRACE FINE TO COARSE GRAVEL, SOME BROKEN ASPHALT/CONCRETE (FILL)
	9	4		
15				
	5	8	5	FINE DARK BROWN SILTY SAND, SOME FINE TO LARGE GRAVEL, SOME WOOD/CONSTRUCTION DEBRIS (FILL)
	6	4		
20				
	31		6	
	REFUSAL			

NO GROUNDWATER ENCOUNTERED

SOIL BORINGS COMPLETED BY SLACKE TEST BORING, INC. ON 1/31/18 AND 2/1/18.

BORING No. 2 — DATE: 1/31/18 — SURFACE ELEVATION:

DEPTH IN FEET	BLOWS PER FOOT		SAMPLE NO.	DESCRIPTION OF SAMPLE
1	6	10	1	ASPHALT (4") R.C.A. (2") MEDIUM FINE DARK GRAY SILTY SAND, SOME FINE TO LARGE GRAVEL, TRACE BROKEN ASPHALT (PROBABLE FILL) (SM)
	8	8		
	12	15	2	
	16	20		
5	7	6	3	
	4	3		FINE DARK GRAY SILTY SAND, TRACE FINE TO COARSE GRAVEL, SOME BROKEN CONCRETE (SM) - (FILL)
10				
	3	3	4	FINE BROWN AND LIGHT BROWN SILTY SAND AND CLAY, TRACE FINE GRAVEL (SM/SC)
	5	5		
15				
	1	1	5	
	1	2		
20				
	3	6	6	
	8	10		FINE LIGHT BROWN SAND, TRACE FINE GRAVEL, TRACE SILT (SP)
25				
	9	8	7	
	11	13		
				FINE TO MEDIUM FINE LIGHT BROWN AND RUST BROWN SAND, TRACE FINE GRAVEL (SW)
30	1	1	8	
	1	2		

BORING No. 3 — DATE: 1/31/18 — SURFACE ELEVATION:

DEPTH IN FEET	BLOWS PER FOOT		SAMPLE NO.	DESCRIPTION OF SAMPLE
1	12	15	1	ASPHALT (5") R.C.A. (3") MEDIUM FINE TO FINE BROWN AND DARK GRAY SILTY SAND, SOME FINE TO LARGE GRAVEL (SM)
	18	20		
	14	16	2	
5	20	REFUSAL		
	7	10	3	
	7	8		FINE GRAY AND BROWN SAND, SOME SILT, SOME COARSE TO FINE GRAVEL (SM)
10				
	2	6	4	FINE TO MEDIUM FINE BROWN AND LIGHT BROWN SAND, TRACE FINE GRAVEL, SOME SILT (SM/SW)
	4	4		
15				
	2	4	5	MEDIUM FINE LIGHT BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)
	4	4		
20				
	3	5	6	FINE LIGHT BROWN SAND, TRACE FINE GRAVEL (SP)
	5	8		
25				
	5	6	7	FINE LIGHT BROWN SAND (SP)
	6	6		
				FINE TO MEDIUM FINE LIGHT BROWN SAND, TRACE FINE TO COARSE GRAVEL (SP/SW)
30	7	9	8	
	10	12		

BORING No. 4 — DATE: 1/31/18 — SURFACE ELEVATION:

DEPTH IN FEET	BLOWS PER FOOT		SAMPLE NO.	DESCRIPTION OF SAMPLE
1	10	18	1	ASPHALT (3") R.C.A. (3") FINE TO MEDIUM BROWN AND DARK BROWN SAND, SOME FINE TO COARSE GRAVEL, SOME SILT (SM)
	15	12		
	9	11	2	
	10	8		
5	5	5	3	
	4	4		MEDIUM FINE LIGHT BROWN SAND, SOME FINE TO SMALL GRAVEL (SP)
10				
	2	2	4	FINE LIGHT BROWN SAND, TRACE FINE TO COARSE GRAVEL (SP/SW)
	2	3		
15				
	5	5	5	FINE TO MEDIUM LIGHT BROWN SAND, TRACE FINE TO LARGE GRAVEL (SP/SW)
	6	7		
20				
	4	6	6	FINE TO MEDIUM FINE LIGHT BROWN SAND, TRACE FINE TO COARSE GRAVEL (SP/SW)
	9	8		
25				
	4	5	7	
	8	9		
30	6	8	8	
	7	6		

BORING No. 5 — DATE: 2/1/18 — SURFACE ELEVATION:

DEPTH IN FEET	BLOWS PER FOOT		SAMPLE NO.	DESCRIPTION OF SAMPLE
1	2	3	1	ASPHALT (4.5") ASPHALT BASE (2") MEDIUM FINE DARK GRAY AND DARK BROWN SILTY SAND, SOME FINE TO LARGE GRAVEL (SM)
	2	2		
	2	2	2	
	2	2		
5	3	4	3	FINE DARK BROWN SILTY SAND, SOME FINE TO LARGE GRAVEL (SM)
	WOH	1		
	1	WOH		FINE BROWN AND DARK BROWN SILTY SAND AND CLAY, TRACE FINE GRAVEL (SM/CL)
10				
	13	16	4	FINE BROWN SILTY SAND, TRACE CLAY, SOME FINE TO LARGE GRAVEL (SM)
	16	14		
15				
	10	8	5	MEDIUM TO COARSE LIGHT BROWN AND RUST BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)
	5	5		
20				
	8	6	6	
	8	8		
25				
	5	8	7	MEDIUM TO COARSE LIGHT BROWN SAND, SOME FINE TO COARSE GRAVEL (SW)
	8	9		
30	8	14	8	FINE TO MEDIUM LIGHT BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)
	17	16		

BORING No. 6 — DATE: 2/1/18 — SURFACE ELEVATION:

DEPTH IN FEET	BLOWS PER FOOT		SAMPLE NO.	DESCRIPTION OF SAMPLE
1	8	11	1	ASPHALT (3") R.C.A. (3") MEDIUM FINE BROWN AND DARK BROWN SILTY SAND, SOME FINE TO SMALL GRAVEL (SM)
	13	12		
	17	16	2	
	21	REFUSAL		
5	9	15	3	MEDIUM TO FINE BROWN AND LIGHT BROWN SILTY SAND, SOME FINE TO LARGE GRAVEL (SM)
	18	20		
				MEDIUM FINE LIGHT BROWN SAND, SOME FINE TO LARGE GRAVEL (SM/SW)
10				
	5	5	4	FINE TO MEDIUM LIGHT BROWN SAND, TRACE FINE TO COARSE GRAVEL (SW)
	5	6		
15				
	2	4	5	
	5	6		
20				
	3	4	6	FINE LIGHT BROWN SAND, TRACE FINE GRAVEL (SP)
	5	7		
25				
	4	8	7	
	10	11		
				FINE TO COARSE LIGHT BROWN SAND, SOME FINE TO SMALL GRAVEL (SW)
30	6	7	8	
	9	12		

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORIZ. 1 inch = 20 ft.

NO.	DATE	REVISION DESCRIPTION	INT.
0	06/28/22	SUBMISSION FOR TOWN BUILDING DEPT. SCHEAL	JXH
1	04/10/23	SUBMISSION FOR TOWN BUILDING DEPT. SCHEAL	JXH

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PROJECT NAME: UNCLE GIUSEPPE'S

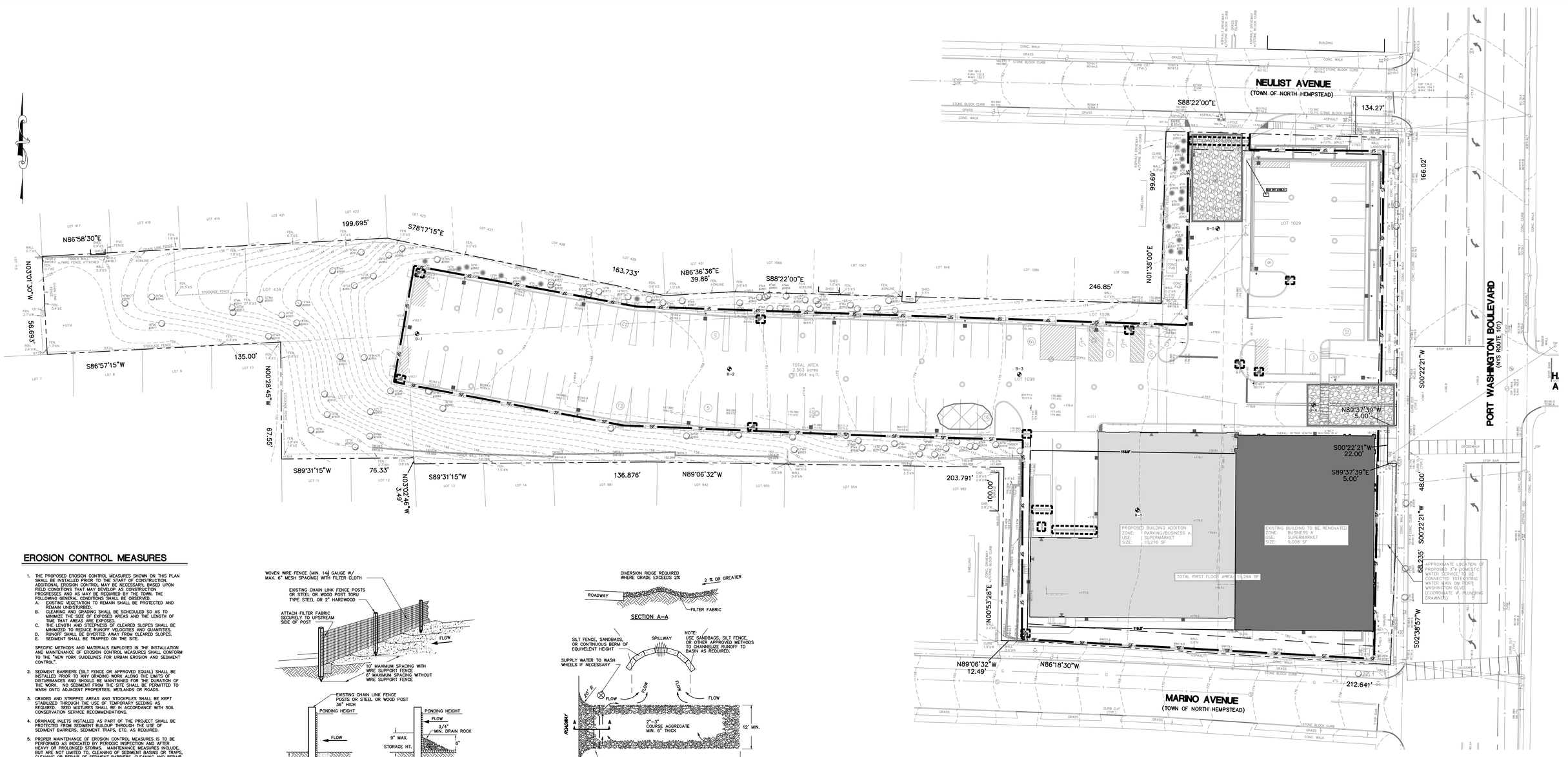
PROJECT FOR: 319-374 PORT WASHINGTON BLVD
PORT WASHINGTON, NEW YORK, 11050

DISCIPLINE: CIVIL

TITLE: GRADING, DRAINAGE & UTILITIES PLAN

PROJECT ENGINEER:	JXH
DESIGNED BY:	JXH
DRAWN BY:	RDF
CHECKED BY:	JXH
PROJECT NO.	CE2835
JOB NO.	CE2835
DATE:	06/28/2022
SCALE:	AS SHOWN
DRAWING NO.	C-3
SHEET	3 of 8

PLOT SCALE: 1.00 DATE: 6/28/2022 FILE: C:\Users\JXH\OneDrive - Cameron Engineering & Associates, LLP\Desktop\Projects\2022\



EROSION CONTROL MEASURES

1. THE PROPOSED EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. ADDITIONAL EROSION CONTROL MAY BE NECESSARY, BASED UPON FIELD CONDITIONS THAT MAY DEVELOP AS CONSTRUCTION PROGRESSES AND AS MAY BE REQUIRED BY THE TOWN. THE FOLLOWING GENERAL CONDITIONS SHALL BE OBSERVED.
   - A. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED.
   - B. CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED.
   - C. THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUNOFF VELOCITIES AND QUANTITIES.
   - D. RUNOFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
   - E. SEDIMENT SHALL BE TRAPPED ON THE SITE.

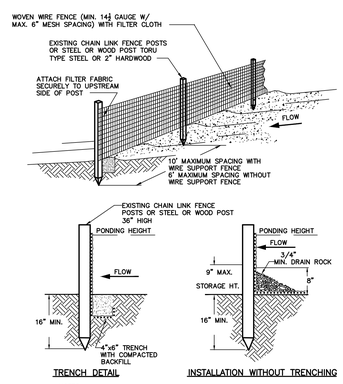
   SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL CONFORM TO THE "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL."
2. SEDIMENT BARRIERS (SILT FENCE OR APPROVED EQUAL) SHALL BE INSTALLED PRIOR TO ANY GRADING WORK ALONG THE LIMITS OF DISTURBANCES AND SHOULD BE MAINTAINED FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ONTO ADJACENT PROPERTIES, WETLANDS OR ROADS.
3. GRADED AND STRIPPED AREAS AND STOCKPILES SHALL BE KEPT STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AS REQUIRED. SEED MIXTURES SHALL BE IN ACCORDANCE WITH SOIL CONSERVATION SERVICE RECOMMENDATIONS.
4. DRAINAGE INLETS INSTALLED AS PART OF THE PROJECT SHALL BE PROTECTED FROM SEDIMENT BUILDUP THROUGH THE USE OF SEDIMENT BARRIERS, SEDIMENT TRAPS, ETC. AS REQUIRED.
5. PROPER MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED AS INDICATED BY PERIODIC INSPECTION AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, CLEANING OF SEDIMENT BASINS OR TRAPS, CLEANING OR REPAIR OF SEDIMENT BARRIERS, CLEANING AND REPAIR OF BERMS AND DIVERSIONS AND CLEANING AND REPAIR OF INLET PROTECTION.
6. APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING CONSTRUCTION. IF THE CONTRACTOR WATER-DOWNS ANY SURFACE TO MITIGATE UNWANTED DUST LEVELS, RUNOFF FROM THE "WETTING" OPERATIONS SHALL NOT BE ALLOWED TO ENTER THE ON-SITE STORM DRAIN OR SANITARY SYSTEM NOR SHALL IT BE ALLOWED TO DISCHARGE OFF THE PROPERTY. THE CONTRACTOR SHALL ARRANGE FOR WATER SUPPLY, PROVIDE ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE LOCAL WATER SUPPLIER, AND PAY FOR ALL ASSOCIATED COSTS.
7. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.
8. SEDIMENT BARRIERS AND OTHER EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL UPLAND DISTURBED AREAS ARE PERMANENTLY STABILIZED (SEE GRADING NOTE NUMBER 1). AFTER PERMANENT STABILIZATION, PAVED AREAS SHALL BE CLEANED AND DRAINAGE SYSTEMS CLEANED AND FLUSHED AS NECESSARY.
9. SILT FENCE TO BE INSTALLED AROUND ALL MATERIAL STOCKPILING AREAS.
10. STOCKPILED MATERIAL NOT TO BE PLACED WHERE IT CAN BE IN CONFLICT WITH THE DEED RESTRICTED AREAS.

GRADING NOTES

ALL 1:2 & 1:3 SLOPE AREAS WILL BE PROTECTED AGAINST EROSION DURING CONSTRUCTION AND PERMANENT GROUND COVER SHALL BE SUCH THAT EROSION WILL BE PREVENTED. NECESSARY MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, SILT FENCE, SILT TRAPS/BASINS, JUTE MESH, HYDROSEEDING, ETC. AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION AS WELL AS FOLLOWING THE COMPLETION OF CONSTRUCTION UNTIL SUCH TIME THAT THE PROPOSED PLANTINGS HAVE BECOME ACCLIMATED/ESTABLISHED.

LEGEND PROPOSED

- SF —— SILT FENCE
- MATERIAL STOCKPILE AREA
- INLET PROTECTION
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

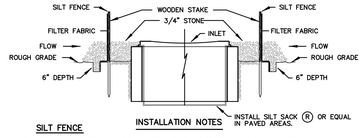


TRENCH DETAIL — INSTALLATION WITHOUT TRENCHING

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. WHERE POSSIBLE ATTACH SILT FENCE TO EXISTING CHAIN LINK FENCE.

SILT FENCE DETAIL

SCALE: NTS

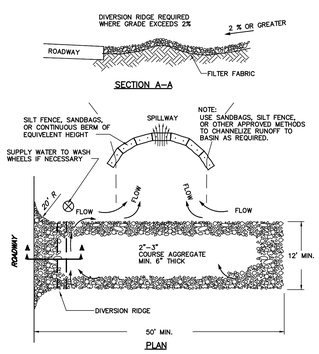


INSTALLATION NOTES — INSTALL SILT SACK ® OR EQUAL IN PAVED AREAS.

SILT FENCE
1. EXCAVATE A 6 INCH x 6 INCH TRENCH, OFFSET APPROXIMATELY 2 FEET FROM THE INLET PERIMETER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL AND TAMP ALL AROUND THE POST. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE. SUPPLEMENT WITH GRAVEL, PILED AGAINST THE FENCE.

INLET PROTECTION

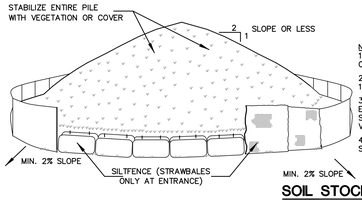
SCALE: NTS



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT DETAIL (CONTRACTOR TO MAINTAIN)

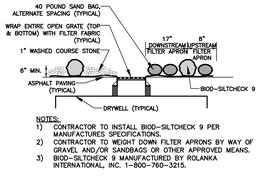
SCALE: NTS



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

SOIL STOCKPILING

SCALE: NTS



NOTES:
1) CONTRACTOR TO INSTALL BIOD–SILTCHECK 9 PER MANUFACTURES SPECIFICATIONS.
2) CONTRACTOR TO WEIGHT DOWN FILTER APRONS BY WAY OF GRAVEL AND/OR SANDBAGS OR OTHER APPROVED MEANS.
3) BIOD–SILTCHECK 9 MANUFACTURED BY ROLANKA INTERNATIONAL, INC. 1–800–760–3215.

DROP INLET PROTECTION IN PAVED AREAS

SCALE: N.T.S.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORIZ. 1 inch = 20 ft.

NO.	DATE	REVISION DESCRIPTION	INT.
0	06/28/22	SUBMISSION FOR TOWN BUILDING DEPT. DENIAL	JXH
1	04/10/23	SUBMISSION FOR TOWN BUILDING DEPT. DENIAL	JXH

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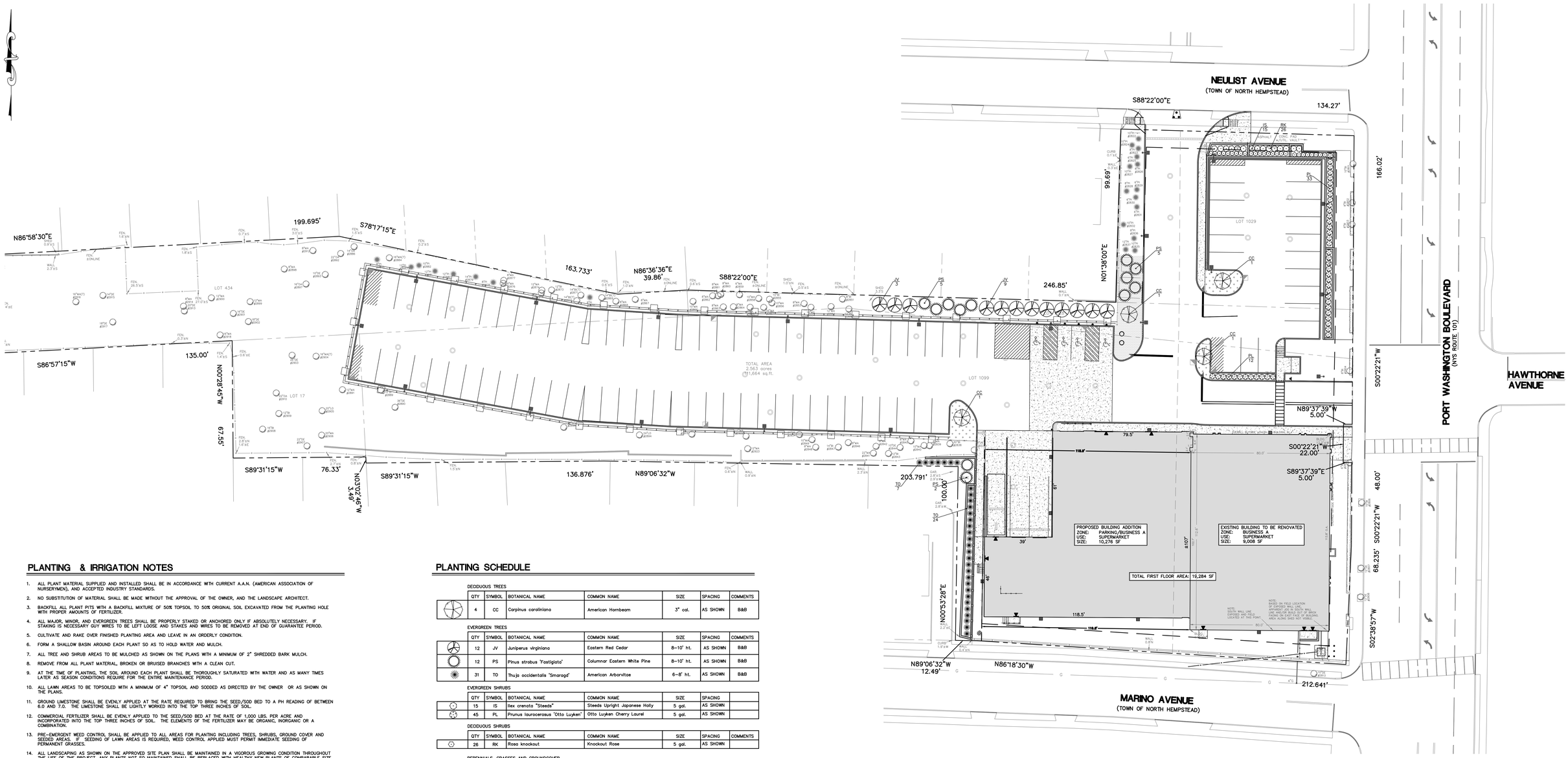
PROJECT NAME: UNCLE GIUSEPPE'S
PROJECT FOR: 319–374 PORT WASHINGTON BLVD PORT WASHINGTON, NEW YORK, 11050
DISCIPLINE: CIVIL
TITLE: EROSION & SEDIMENT CONTROL PLAN

PROJECT ENGINEER:	JXH
DESIGNED BY:	JXH
DRAWN BY:	RDF
CHECKED BY:	JXH
PROJECT NO.	CE2835
JOB NO.	CE2835
DATE:	06/28/2022
SCALE:	AS SHOWN
DRAWING NO.	C-4
SHEET	4 of 8

PLOT SCALE: 1:1 PLOT DATE: 6/28/2022 FILE NAME: C:\Users\CE2835\Dropbox\CE2835 Uncle Giuseppe's\Drawings\Civil\C-4 EROSION & SEDIMENT CONTROL (ESC).dwg, Model, Plotted by: Robert Fogarty, Plotted



PLANTING & IRRIGATION NOTES

1. ALL PLANT MATERIAL SUPPLIED AND INSTALLED SHALL BE IN ACCORDANCE WITH CURRENT A.A.N. (AMERICAN ASSOCIATION OF NURSERYMEN), AND ACCEPTED INDUSTRY STANDARDS.
2. NO SUBSTITUTION OF MATERIAL SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNER, AND THE LANDSCAPE ARCHITECT.
3. BACKFILL ALL PLANT PITS WITH A BACKFILL MIXTURE OF 50% TOPSOIL TO 50% ORIGINAL SOIL EXCAVATED FROM THE PLANTING HOLE WITH PROPER AMOUNTS OF FERTILIZER.
4. ALL MAJOR, MINOR, AND EVERGREEN TREES SHALL BE PROPERLY STAKED OR ANCHORED ONLY IF ABSOLUTELY NECESSARY. IF STAKING IS NECESSARY GUY WIRES TO BE LEFT LOOSE AND STAKES AND WIRES TO BE REMOVED AT END OF GUARANTEE PERIOD.
5. CULTIVATE AND RAKE OVER FINISHED PLANTING AREA AND LEAVE IN AN ORDERLY CONDITION.
6. FORM A SHALLOW BASIN AROUND EACH PLANT SO AS TO HOLD WATER AND MULCH.
7. ALL TREE AND SHRUB AREAS TO BE MULCHED AS SHOWN ON THE PLANS WITH A MINIMUM OF 2" SHREDDED BARK MULCH.
8. REMOVE FROM ALL PLANT MATERIAL, BROKEN OR BRUISED BRANCHES WITH A CLEAN CUT.
9. AT THE TIME OF PLANTING, THE SOIL AROUND EACH PLANT SHALL BE THOROUGHLY SATURATED WITH WATER AND AS MANY TIMES LATER AS SEASON CONDITIONS REQUIRE FOR THE ENTIRE MAINTENANCE PERIOD.
10. ALL LAWN AREAS TO BE TOPSOILED WITH A MINIMUM OF 4" TOPSOIL AND SODDED AS DIRECTED BY THE OWNER OR AS SHOWN ON THE PLANS.
11. GROUND LIMESTONE SHALL BE EVENLY APPLIED AT THE RATE REQUIRED TO BRING THE SEED/SOD BED TO A PH READING OF BETWEEN 6.0 AND 7.0. THE LIMESTONE SHALL BE LIGHTLY WORKED INTO THE TOP THREE INCHES OF SOIL.
12. COMMERCIAL FERTILIZER SHALL BE EVENLY APPLIED TO THE SEED/SOD BED AT THE RATE OF 1,000 LBS. PER ACRE AND INCORPORATED INTO THE TOP THREE INCHES OF SOIL. THE ELEMENTS OF THE FERTILIZER MAY BE ORGANIC, INORGANIC OR A COMBINATION.
13. PRE-EMERGENT WEED CONTROL SHALL BE APPLIED TO ALL AREAS FOR PLANTING INCLUDING TREES, SHRUBS, GROUND COVER AND SEEDED AREAS. IF SEEDING OF LAWN AREAS IS REQUIRED, WEED CONTROL APPLIED MUST PERMIT IMMEDIATE SEEDING OF PERMANENT GRASSES.
14. ALL LANDSCAPING AS SHOWN ON THE APPROVED SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE LIFE OF THE PROJECT. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH HEALTHY NEW PLANTS OF COMPARABLE SIZE, TYPE AND QUALITY AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
15. TOPSOIL FOR PLANTING AND SEED AREAS TO BE IMPORTED AS REQUIRED. AT NO ADDITIONAL COST TO THE OWNER.
16. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND HIGH EFFICIENCY IRRIGATION SYSTEM. INSTALLATION OF IRRIGATION SYSTEM TO BE COORDINATED WITH INSTALLATION OF LANDSCAPE MATERIAL.
17. IRRIGATION SYSTEM SHALL UTILIZE A DRIP SYSTEM, A TIMER/MULTI-ZONE SMART CONTROLLER CAPABLE OF MONITORING CLIMATIC CONDITIONS, AND RAIN SENSOR EQUIPPED TO DETECT RAINFALL AND SOIL MOISTURE CONDITIONS.
18. LANDSCAPE/IRRIGATION CONTRACTOR TO PROVIDE AND COORDINATE INSTALLATION LOCATIONS OF ALL SLEEVING REQUIRED.
19. SUB-CONTRACTOR TO PROVIDE (2) 4"ø SDR-35 PVC SLEEVES BELOW PAVEMENT TO ALL LANDSCAPED ISLANDS, TREE PITS, LANDSCAPED PARKING MEDIANS, ETC. SLEEVES TO PROJECT 12" MINIMUM INTO LANDSCAPED AREAS.
20. ALL LANDSCAPED LAWN AREAS TO RECEIVE HIGH EFFICIENCY SPRAY IRRIGATION

MULCH NOTES

1. ALL MULCH SHALL BE PRIMARILY COMPOSED OF SHREDDED HARDWOOD BARK. A WRITTEN CERTIFICATION AND SAMPLE OF MATERIAL COMPOSITION SHALL BE SUBMITTED TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
2. THE WRITTEN CERTIFICATION FURNISHED SHALL SPECIFICALLY NOTE THAT MULCH SUPPLIED CONTAINS NONE OF THE FOLLOWING:
   A) GROUND RECYCLED PALLETS
   B) CHEMICAL TREATMENTS OR RESIDUES

LEGEND EXISTING

— ~ —	OVERHEAD WIRES	TC	TOP OF CURB
	UTILITY POLE	BC	BOTTOM OF CURB
←—	GUY WIRE	TW	TOP OF WALL
	SIGN	BW	BOTTOM OF WALL
	DRAINAGE INLET	INV.	INVERT
	LIGHT POLE	INL.	INLET
	HYDRANT	+134.2	SPOT ELEVATION
	WATER VALVE	DE	DECIDUOUS
— W —	WATER LINE	LO	LOCUST
	GAS VALVE	MA	MAPLE
— G —	GAS LINE	OA	OAK
	ELECTRIC BOX	BI	BIRCH
— E —	ELECTRIC LINE	CH	CHERRY
	DRAINAGE MANHOLE	CE	CEDAR
— D —	DRAINAGE LINE	PI	PINE
	SEWER MANHOLE		
— S —	SEWER LINE		
	TRAFFIC SIGNAL BOX		
	TRAFFIC SIGNAL POLE		

PLANTING SCHEDULE

DECIDUOUS TREES

	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	4	CC	Carpinus caroliniana	American Hornbeam	3" cal.	AS SHOWN	B&B

EVERGREEN TREES

	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	12	JV	Juniperus virginiana	Eastern Red Cedar	8–10' ht.	AS SHOWN	B&B
	12	PS	Pinus strobus 'Fastigiata'	Columnar Eastern White Pine	8–10' ht.	AS SHOWN	B&B
	31	TO	Thuja occidentalis 'Smaragd'	American Arborvitae	6–8' ht.	AS SHOWN	B&B

EVERGREEN SHRUBS

	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	15	IS	Ilex crenata "Steeds"	Steeds Upright Japanese Holly	5 gal.	AS SHOWN	
	45	PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	5 gal.	AS SHOWN	

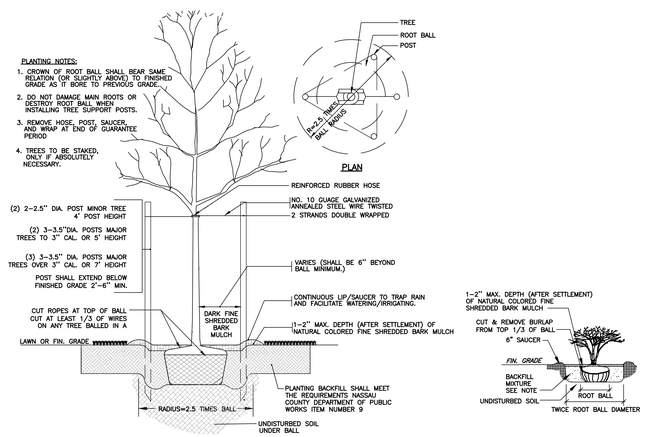
DECIDUOUS SHRUBS

	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	26	RK	Rosa knockout	Knockout Rose	5 gal.	AS SHOWN	

PERENNIALS, GRASSES AND GROUNDCOVER

	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	550	CF	Carex flaccosperma	Bluewood Sedge	#1 cont.	12" O.C.	
		PP	Pachysandra procumbens	Allegheny Spurge	2" plugs	6" O.C.	

SYMBOLS SHOWN ON PLAN SHALL GOVERN OVER QUANTITIES SHOWN ON PLANT SCHEDULE.



TREE & SHRUB INSTALLATION

SCALE N.T.S

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORIZ. 1 inch = 20 ft.

NO.	DATE	REVISION DESCRIPTION	INT.
0	06/08/22	SUBMISSION FOR TOWN BUILDING DEPT. SCHEAL	JAH
1	04/10/23	SUBMISSION FOR TOWN BUILDING DEPT. SCHEAL	JAH

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STATE OF NEW YORK JOSEPH R. KAMMER LICENSED PROFESSIONAL ENGINEER

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1411 Broadway, Suite 610, New York, NY 10018
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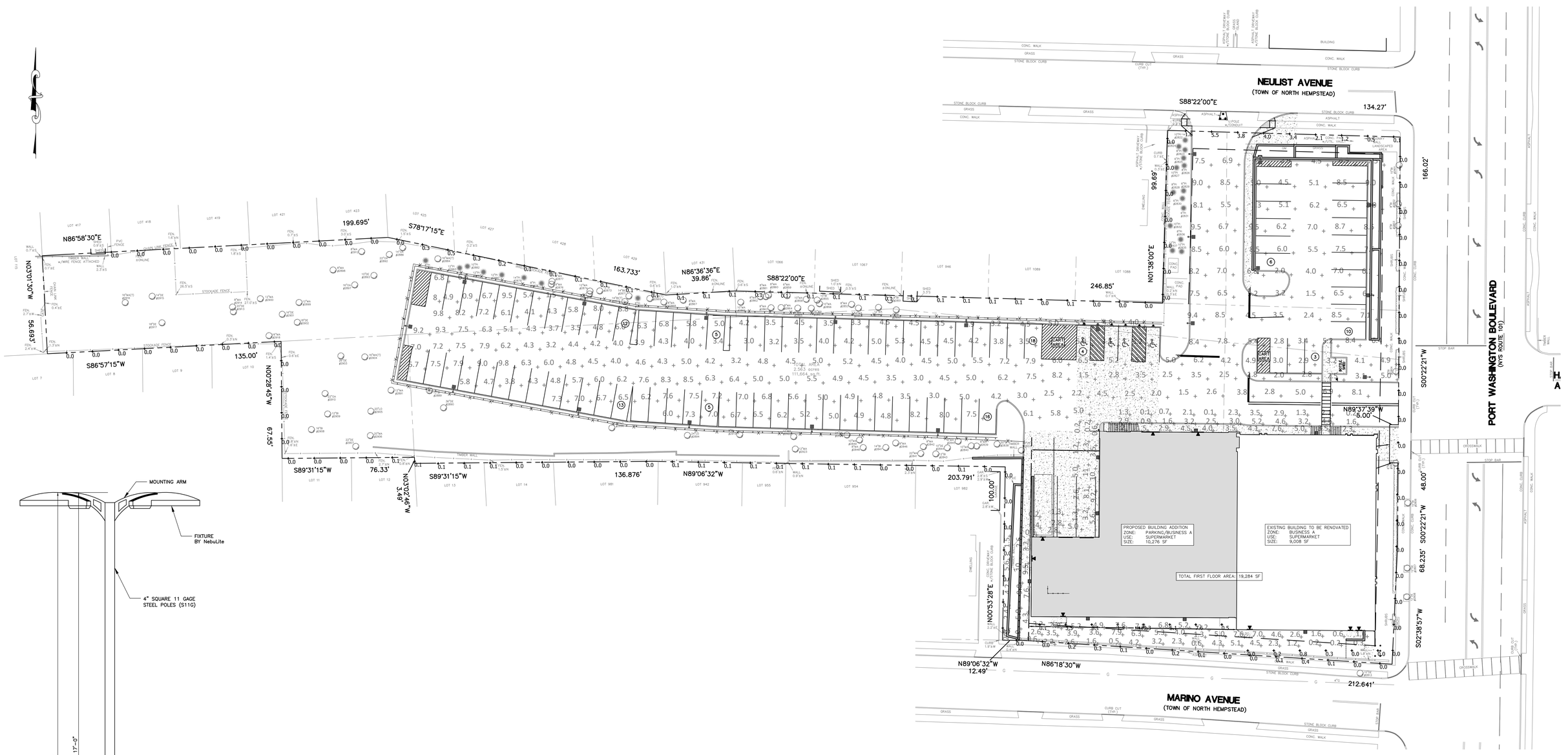
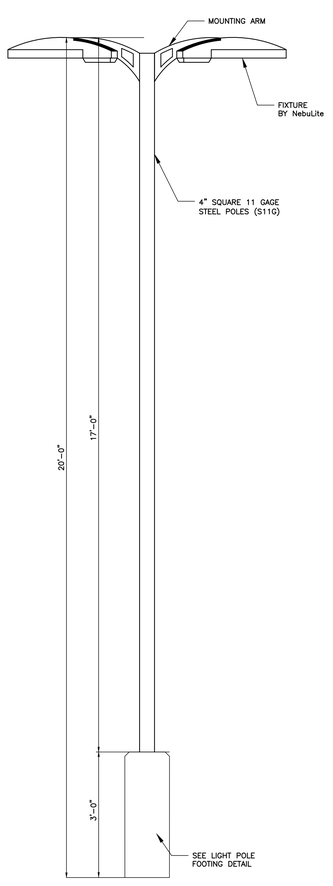
PROJECT NAME: UNCLE GIUSEPPE'S
PROJECT FOR: 319–374 PORT WASHINGTON BLVD
PORT WASHINGTON, NEW YORK, 11050

TITLE: LANDSCAPE PLAN
DISCIPLINE: CIVIL

PROJECT ENGINEER:	JDB
DESIGNED BY:	JDB
DRAWN BY:	LMB
CHECKED BY:	AJK
PROJECT NO.	CE2835
JOB NO.	CE2835
DATE:	06/28/2022
SCALE:	AS SHOWN
DRAWING NO.	C-5
SHEET	5 of 8

PLOT SCALE: 1:20.0000 / Date: 2023 Plotted: ---- Plotted By: Lindsay Bannon





SITE LIGHT POLE DETAIL

SCALE: NTS

LIGHT POLE FOOTING DETAIL

SCALE: NTS

LIGHTING NOTES

1. LIGHTING SHALL BE DIRECTED AS NOT TO SHINE ONTO NEIGHBORING PROPERTIES, OR PUBLIC RIGHT-OF-WAY. SHIELDS SHALL BE PROVIDED AS NECESSARY.
2. LIGHT FIXTURES, LIGHT POLES, FOOTINGS TO BE FURNISHED BY CONTRACTOR.
3. CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL/CIRCUIT INFORMATION ONLY FOR PROPOSED LIGHTING FIXTURES.
4. CONTRACTOR SHALL USE THIS PLAN FOR THE EXACT NUMBER AND LOCATION OF EXTERIOR LIGHTING FIXTURES. IF FIELD CONDITIONS AND ELECTRICAL DRAWINGS DIFFER FROM THIS DRAWING, THE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
5. ILLUMINATION LEVELS ON THIS PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING/AMBIENT LIGHTING WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
6. PHOTOMETRIC STATISTICAL AREA SUMMARY PROVIDED BY CBMC, INC., INCLUDING BUILDING MOUNTED EXTERIOR LIGHTS.

LUMINAIRE CUT SHEET

LUMINAIRE SCHEDULE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
▪-■	20	S4	SINGLE	12817	0.900	100	NBAL-[illegible]
■	8	WM	WALL MOUNT	6914	0.900	60	WPS-60W

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Main Parking & Drives	Illuminance	Fc	4.43	11.3	0.3	14.77	37.67
Property Line	Illuminance	Fc	0.20	5.5	0.0	N.A.	N.A.
Side & Back of Bldg	Illuminance	Fc	2.06	8.1	0.0	N.A.	N.A.
Truck Dock	Illuminance	Fc	1.13	3.6	0.0	N.A.	N.A.

NOTES:
1. BUILDING MOUNTED LIGHTS TO BE NebuLite WPS 60W LED (SEE PRODUCT CUTSHEET ON THIS DRAWING).
2. SITE LIGHT POLE/FIXTURE TO BE NebuLite NBAL 100W LED (SEE PRODUCT CUTSHEET ON THIS DRAWING).

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORIZ. 1 inch = 20 ft.

NO.	DATE	REVISION DESCRIPTION	INT.
0	06/28/22	SUBMISSION FOR TOWN BUILDING DEPT. DENIAL	JXH
1	04/10/23	SUBMISSION FOR TOWN BUILDING DEPT. DENIAL	JXH

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STATE OF NEW YORK JOSEPH R. CAMERON No. 56461 LICENSED PROFESSIONAL ENGINEER

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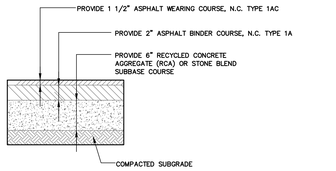
PROJECT NAME:
UNCLE GIUSEPPE'S

PROJECT FOR:
319-374 PORT WASHINGTON BLVD
PORT WASHINGTON, NEW YORK, 11050

TITLE:
SITE LIGHTING PLAN

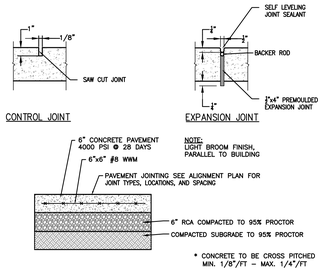
DISCIPLINE:
CIVIL

PROJECT ENGINEER:	JXH
DESIGNED BY:	JXH
DRAWN BY:	RDF
CHECKED BY:	JXH
PROJECT NO.	CE2835
JOB NO.	CE2835
DATE:	06/28/2022
SCALE:	AS SHOWN
DRAWING NO.	C-6
SHEET	6 of 8



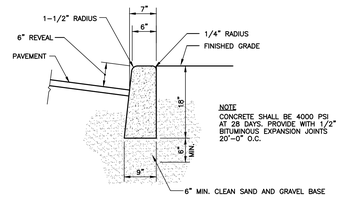
ASPHALT PAVEMENT

SCALE: NTS



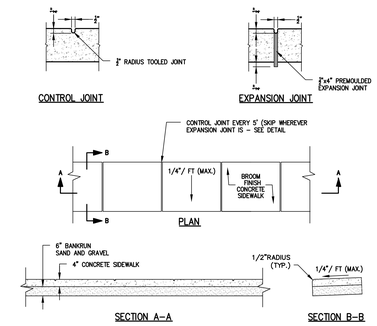
CONCRETE PAVEMENT DETAIL

SCALE: N.T.S.



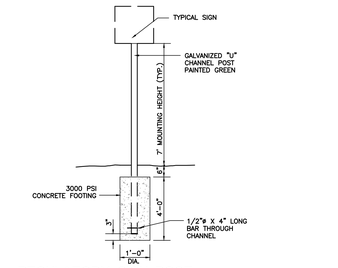
CONCRETE CURB

SCALE: NTS



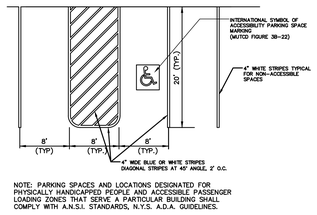
CONCRETE SIDEWALK

SCALE: NTS



REGULATORY SIGN POST

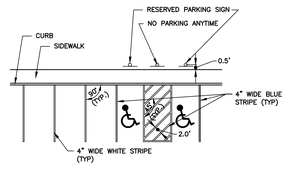
SCALE: NTS



NOTE: PARKING SPACES AND LOCATIONS DESIGNATED FOR PHYSICALLY HANDICAPPED PEOPLE AND ACCESSIBLE PASSENGER LOADING ZONES THAT SERVE A PARTICULAR BUILDING SHALL COMPLY WITH A.N.S.I. STANDARDS, N.Y.S. A.D.A. GUIDELINES.

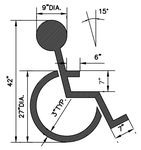
ADA STALL STRIPPING DETAIL

SCALE: N.T.S.



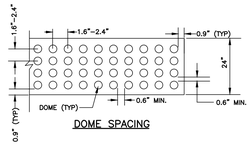
PARKING LOT STRIPING

SCALE: NTS



ACCESSIBLE SYMBOL DETAIL

SCALE: N.T.S.

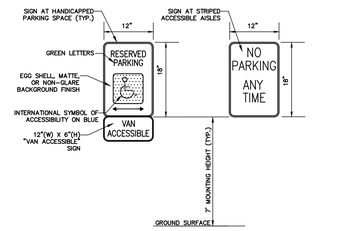


GENERAL NOTES:

1. THE DETAILS PROVIDED ON THE TRUNCATED DOME INLAYS ARE NOT TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING SURFACE (THE DOMES AND THE ENTIRE 24 IN. LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OF THE WARNING SURFACE NEAREST TO THE ROADWAY OR STREET IS 6 IN. TO 8 IN. FROM THE EDGE OF THE ROADWAY/STREET, OR FROM THE BACK OF THE DROPPED CURB, WHERE A DROPPED CURB CONTINUES ACROSS THE BOTTOM OF THE SIDEWALK CURB RAMP, THE DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL.
4. THE DETECTABLE WARNING SURFACE SHALL BE A COLOR CONTRASTING FROM THE SURFACE IT IS ON AS SPECIFIED IN THE CONTRACT DOCUMENTS.

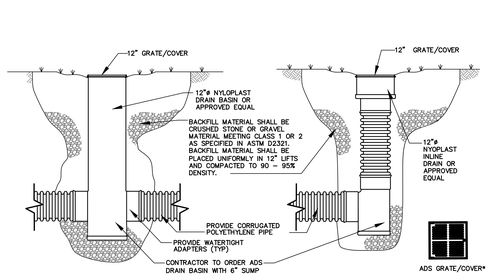
DETECTABLE WARNING SURFACE

SCALE: NTS



ACCESSIBLE SIGNAGE DETAIL

SCALE: N.T.S.



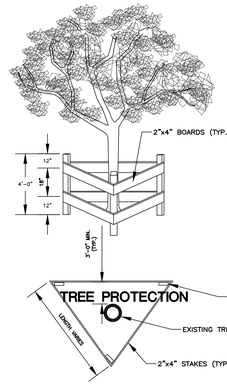
12" ADS DRAIN BASIN DETAIL

SCALE: NTS

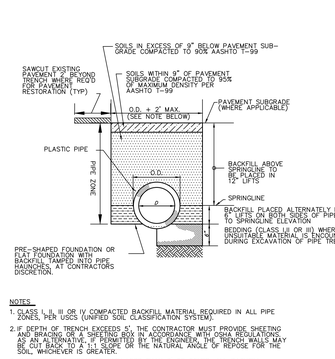
12" ADS INLINE DRAIN DETAIL

SCALE: NTS

*GRATE/COVER FOR ALL DRAIN BASINS SHALL BE 12" ADS NYLOPLAST DUCTILE IRON GRATE WITH CAST IRON FRAME, AND LOCKING DEVICE (OR APPROVED EQUAL) CAPABLE OF H–20 LOADING.



SCALE: NTS

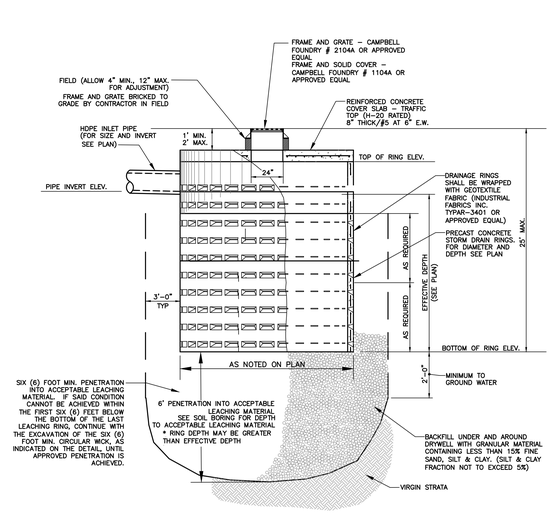


NOTES:

1. CLASS I, II, III OR IV COMPACTED BACKFILL MATERIAL REQUIRED IN ALL PIPE ZONES, MEN LOSS (UNIFIED SOIL CLASSIFICATION SYSTEM).
2. IF DEPTH OF TRENCH EXCEEDS 5', THE CONTRACTOR MUST PROVIDE SHEETING AND BRACING OR A SHEETING BOX IN ACCORDANCE WITH OSHA REGULATIONS. AS AN ALTERNATIVE, IF PERMITTED BY THE ENGINEER, THE TRENCH WALLS MAY BE SLOPED BACK TO A STABLE SLOPE OR THE NATURAL ANGLE OF REPOSE FOR THE SOIL, WHICHEVER IS GREATER.
3. WHERE PIPE IS INSTALLED WITH LESS THAN 3' OF COVER, ALL BACKFILL MATERIAL THROUGHOUT THE PIPE ZONE IS TO BE CLASS I MATERIAL.

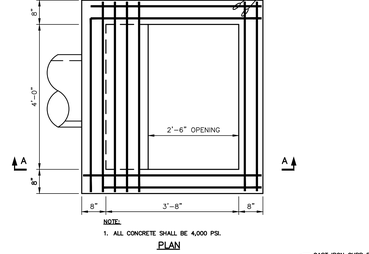
PIPE TRENCH (PLASTIC PIPE)

SCALE: NTS



STORM WATER DRYWELL

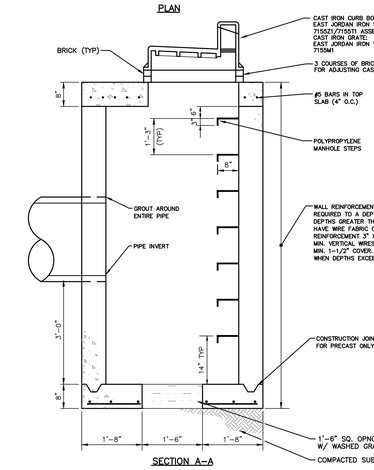
SCALE: N.T.S.



NOTE:

1. ALL CONCRETE SHALL BE 4,000 PSI.

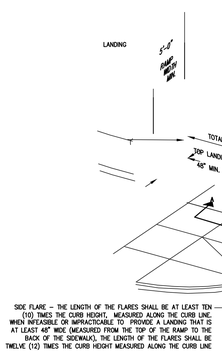
PLAN



SECTION A–A

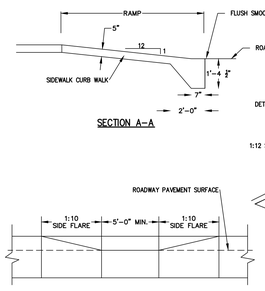
CATCH BASIN DETAIL

SCALE: N.T.S.

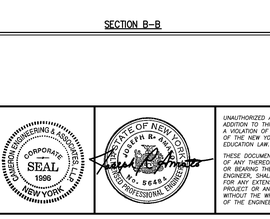


TYPE 1 SIDEWALK RAMP

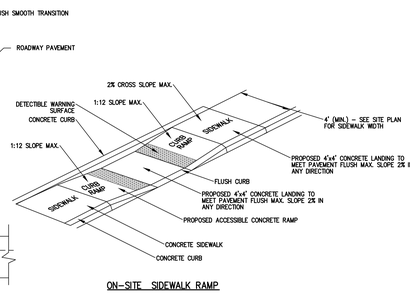
TYPE 6 SIDEWALK RAMP



SECTION A–A



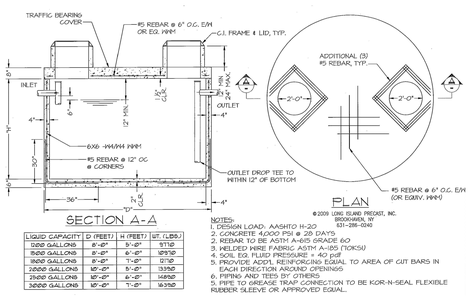
SECTION B–B



ON–SITE SIDEWALK RAMP

HANDICAP SIDEWALK ACCESSIBLE RAMPS

SCALE: NTS



LIQUID CAPACITY	D (FEET)	H (FEET)	WT. (LBS.)
1125 GALLONS	6'-0"	5'-0"	9,715
1500 GALLONS	6'-0"	6'-6"	12,950
1875 GALLONS	6'-0"	7'-0"	17,127
2,000 GALLONS	10'-0"	5'-0"	13,950
2500 GALLONS	10'-0"	6'-6"	14,850
3,000 GALLONS	10'-0"	7'-0"	16,350

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BROOKHAVEN, NY
631–286–0240

NOTES:

1. DESIGN LOAD: AASHTO H–20
2. CONCRETE 4,000 PSI @ 28 DAYS
3. REBAR TO BE ASTM A–615 GRADE 60
4. WELDED WIRE FABRIC: ASTM A–185 (TOKSU)
5. SOIL BEARING PRESSURE = 4.0 psf
6. PLYWOOD MOLD, REINFORCING EQUAL TO AREA OF CUT BARS IN EACH DIRECTION AROUND OPENINGS
7. PIPING AND ITEMS BY OTHERS.
8. PIPE TO GREASE TRAP CONNECTION TO BE KOR–N–SEAL FLEXIBLE RUBBER SLEEVE OR APPROVED EQUAL.

GREASE TRAP

SCALE: NTS

NO.	DATE	REVISION DESCRIPTION	INT.
0	06/08/22	SUBMISSION FOR TOWN BUILDING DEPT. SCHEAL	JXH
1	54/10/23	SUBMISSION FOR TOWN BUILDING DEPT. SCHEAL	JXH

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T: (914) 721-4300
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PROJECT NAME: UNCLE GIUSEPPE'S

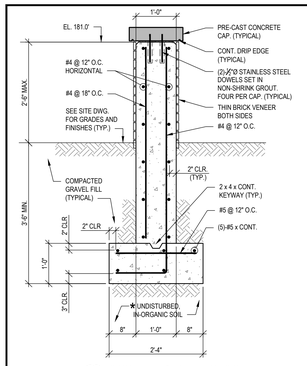
PROJECT FOR: 319–374 PORT WASHINGTON BLVD PORT WASHINGTON, NEW YORK, 11050

TITLE: SITE DETAILS PLAN

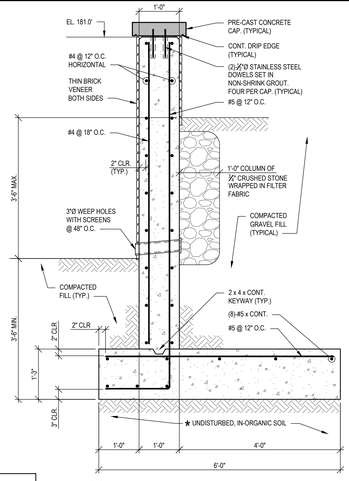
DISCIPLINE: CIVIL

PROJECT ENGINEER:	PROJECT NO.	DRAWING NO.
JXH	CE2835	C-7
DESIGNED BY: JXH	JOB NO. CE2835	
DRAWN BY: RDF	DATE: 06/28/2022	SHEET 7 of 8
CHECKED BY: JXH	SCALE: AS SHOWN	

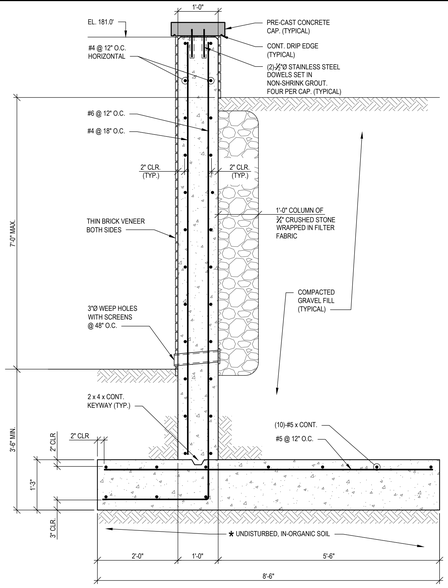
PLOT SCALE: 1.0000 / 1" = 1.0000' | C:\Users\rfiorentino\Cameron Engineering & Associates, LLP\CAMERON ENGINEERING & ASSOCIATES, LLP - Documents\CE2835 - UNCLE GIUSEPPE'S\Drawings\CE2835 - C-7 SITE DETAILS.dwg, 8/24/2023 10:45:41 AM, rfiorentino, Default Extensions Remove



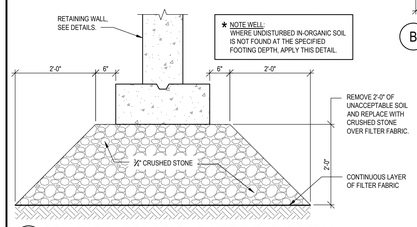
A RETAINING WALL TYPE 'A'
SCALE: 3/4"=1'-0"



B RETAINING WALL TYPE 'B'
SCALE: 3/4"=1'-0"



C RETAINING WALL TYPE 'C'
SCALE: 3/4"=1'-0"

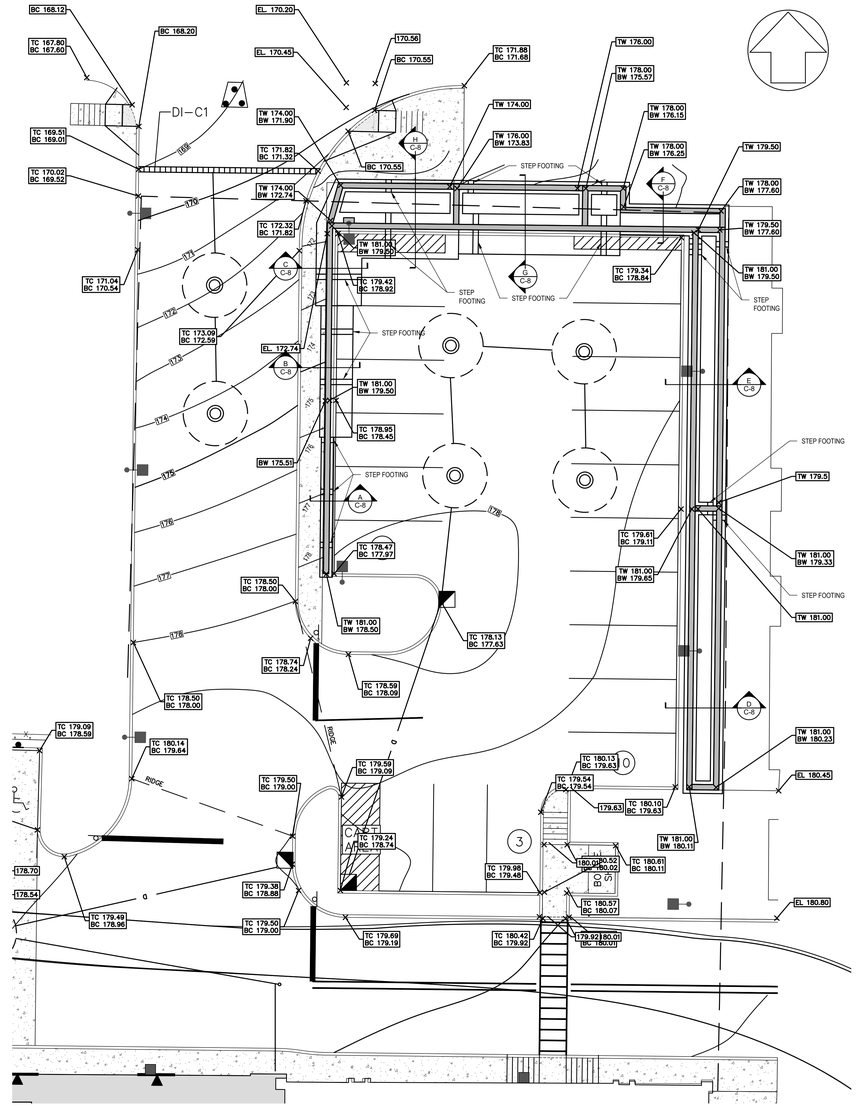


★ NOTE WELL:
WHERE UNDISTURBED IN-ORGANIC SOIL IS NOT FOUND AT THE SPECIFIED FOOTING DEPTH, APPLY THIS DETAIL.

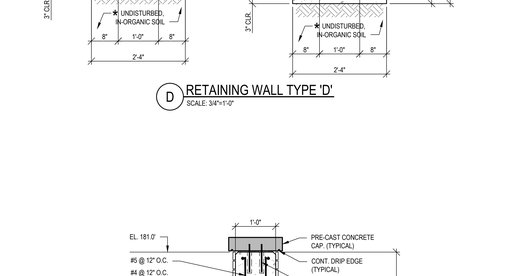
1 FOUNDATION SOIL BEARING IMPROVEMENT DETAIL
SCALE: 3/4"=1'-0"

RETAINING WALL NOTES:

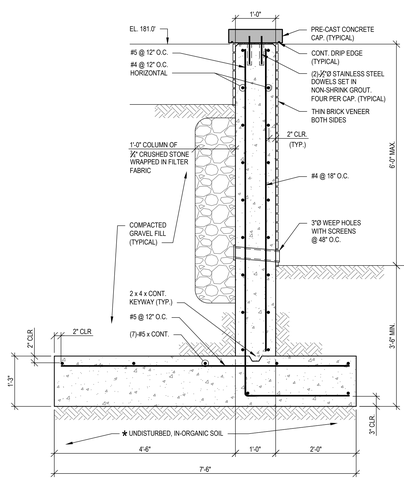
1. FOOTINGS SHALL BEAR ON UNDISTURBED, IN-ORGANIC SOIL WITH A MINIMUM BEARING CAPACITY OF 2,000 PSF. WHERE SOIL IS UNACCEPTABLE, REFER TO DETAIL 1. NOTIFY THE ENGINEER IF THESE CONDITIONS DO NOT EXIST AT THE PRESCRIBED FOOTING DEPTH.
2. CONCRETE SHALL BE 4,000 PSI @28 DAY COMPRESSIVE STRENGTH, ½" NORMAL WEIGHT MAXIMUM AGGREGATE, 5% ± 1% AIR ENTRAINED CONCRETE WITH A MAXIMUM SLUMP OF 5". ALL CONCRETE WORK SHALL CONFORM TO ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURE CONCRETE".
3. REINFORCEMENT BARS SHALL MEET THE REQUIREMENTS OF ASTM A615.
4. MAXIMUM LENGTH OF CONCRETE WALL POUR SHALL BE 30-FEET.
5. THIN BRICK VENEER SHALL MEET THE REQUIREMENTS OF ASTM C1088-18. SUBMIT SAMPLES FOR THE OWNERS REPRESENTATIVE TO REVIEW AND SELECT COLOR FROM
6. SUBMIT STEEL REINFORCING SHOP DRAWINGS PREPARED BY A QUALIFIED NY STATE PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE ALL DETAILS, SECTIONS, PLANS AND ELEVATIONS INCLUDING PIECE NUMBERS, LENGTHS, BEND, CUTS, DIMENSIONS, SUPPORT TIES, ETC. FOR A COMPLETE JOB. ALL WORK SHALL CONFORM TO ALL APPLICABLE ACI & CRSI STANDARDS.
7. SUBMITTALS SHALL INCLUDE CATALOGUE CUTS, SPECIFICATION SHEETS, AND MATERIAL CERTIFICATIONS FOR:
   - CEMENTITIOUS MATERIALS
   - AGGREGATES (FINE & COARSE)
   - ADD MIXTURES
   - STEEL REINFORCING
   - THIN BRICK VENEER
   - PRECAST STONE CAPS
   - THIN BRICK VENEER ACCESSORIES
   - SEALANTS
   - BACKER RODS
   - MORTAR MIX DESIGN
   - NON-SHRINK GROUT
   - CONCRETE MIX DESIGN(S) (IN ACCORDANCE WITH ACI 318)
   - PROCEDURES FOR CONCRETE AND MASONRY WORK IN HOT AND COLD WEATHER
   - FORM RELEASE AGENT
11. CONTRACTOR SHALL PREPARE A 60-INCH LONG BY 48-INCH TALL BRICK AND CMU MOCK-UP PANEL COMPLETE WITH CONTROL JOINTS, CAP STONES, GROUT WASH AND WEEP HOLES FOR THE OWNERS REPRESENTATIVE'S APPROVAL PRIOR TO BEGINNING BRICK WORK.
12. CONCRETE INSPECTIONS AND TESTING: THE OWNER SHALL ENGAGE AN INSPECTION AND TESTING AGENCY QUALIFIED IN ACCORDANCE WITH ASTM C1077 AND ASTM E329. FIELD AND LABORATORY TECHNICIANS SHALL BE ACI QUALIFIED.
    A. THE INSPECTOR SHALL VERIFY THE PLACEMENT OF THE STEEL REINFORCING IS IN CONFORMANCE WITH THE CONTRACT DRAWINGS, CRSI STANDARDS AND THE SHOP DRAWINGS.
    B. THE INSPECTOR SHALL OBSERVE AND VERIFY THE DELIVERY, MIXING, PLACEMENT AND CURING OF THE CONCRETE IN CONFORMANCE WITH THE CONTRACT DRAWINGS, SPECIFICATIONS, AND ALL APPLICABLE ACI AND ASTM REQUIREMENTS.
    C. CONDUCT ONE COMPOSITE SAMPLE FOR EACH CONCRETE MIXTURE FOR EACH DAYS POUR UP TO 50 CU. YDS. PLUS ONE ADDITIONAL SAMPLE FOR EACH ADDITIONAL 50 CU. YDS. TO INCLUDE:
   - MAINTAIN COPIES OF TRUCK DELIVERY BATCH RECEIPTS
   - AMBIENT TEMPERATURE AND WEATHER CONDITIONS
   - CONCRETE TEMPERATURE (ASTM C1064)
   - SLUMP (ASTM C1611)
   - AIR CONTENT (ASTM C231)
   - UNIT WEIGHT (ASTM C567)
   - COMPRESSIVE TEST SPECIMENS: FIVE (5) 6-INCH BY 12-INCH CYLINDERS IN ACCORDANCE WITH ASTM C31 TO BE TESTED ONE (1) AT 7 DAYS, THREE (3) AT 28 DAYS AND ONE (1) HELD FOR 56 DAYS SHOULD THE 28 DAY BREAKS NOT MEET SPECIFIED REQUIREMENTS. COMPRESSIVE TEST SHALL BE IN ACCORDANCE WITH ASTM C39
13. MORTAR AND GROUT PRISM TESTING: THE OWNER SHALL ENGAGE A QUALIFIED TESTING AGENCY (ASTM C1093) TO SAMPLE AND PERFORM MORTAR (ASTM C780), (ASTM 1314 AT 7 AND 28 DAYS) TESTS, ONE PER DAY UP TO 5,000 SF PLUS ONE ADDITIONAL TEST PER EACH ADDITIONAL 5,000 SF.

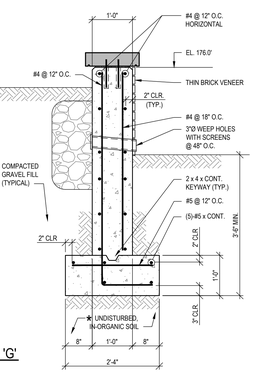


1 RETAINING WALL / PARTIAL SITE PLAN
SCALE: 1"=10'



F RETAINING WALL TYPE 'F'
SCALE: 3/4"=1'-0"





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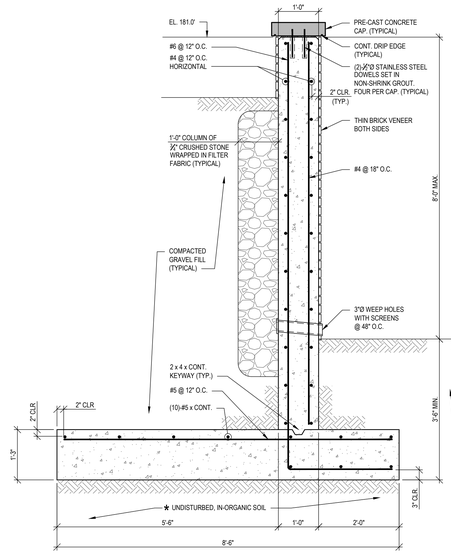
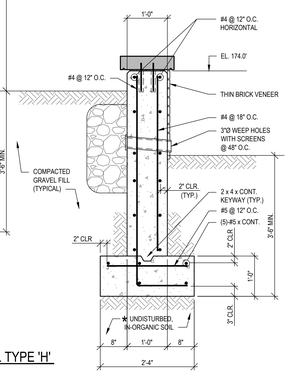
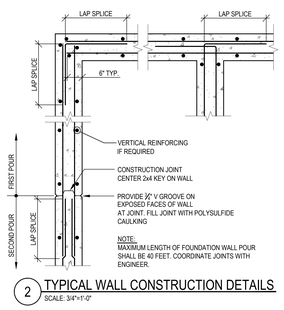
SCALE: 3/4"=1'-0"

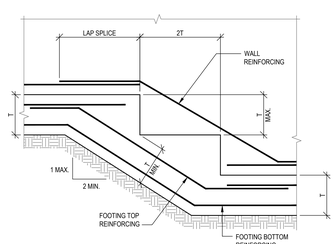




H RETAINING WALL TYPE 'H'
SCALE: 3/4"=1'-0"



2 TYPICAL WALL CONSTRUCTION DETAILS
SCALE: 3/4"=1'-0"



3 STEPPED FOOTING DETAIL
SCALE: 3/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION	INT.
0	06/08/22	SUBMISSION FOR TOWN BUILDING DEPT. DENIAL	JXH
1	04/10/23	SUBMISSION FOR TOWN BUILDING DEPT. DENIAL	JXH

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PROJECT NAME: UNCLE GIUSEPPE'S

PROJECT FOR: 319-374 PORT WASHINGTON BLVD
PORT WASHINGTON, NEW YORK, 11050

TITLE: PARKING LOT RETAINING WALL DETAIL

DISCIPLINE: CIVIL

PROJECT ENGINEER:	JXH
DESIGNED BY:	JXH
DRAWN BY:	RDF
CHECKED BY:	JXH
PROJECT NO.	CE2835
JOB NO.	CE2835
DATE:	06/28/2022
SCALE:	AS SHOWN

DRAWING NO. C-8
SHEET 8 of 8

PLOT SCALE: 1:2.83 | C:\Users\JXH\Desktop\CE2835 UNCLE GIUSEPPE'S\DWG\C-8 RETAINING WALL DETAILS.dwg, 6/28/2022 9:49:08 AM, Plotted by Lindsey Bernon

GENERAL NOTES

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 drawings; 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 as 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 defend, 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. Live Loads: Roof: 20psf. Floor: 40psf (except sleeping rooms: 30psf). Exterior Balconies: 40psf. Stairs: 40psf. Wind Load: 15psf. Garage: 50psf. Maximum foundation lateral pressure: 40psf. Dead Loads: 10psf. Decks: 40psf. Attics without storage 10psf. Attics with storage 20psf. Guardrails & Handrails 200psf.
14. Bottom of footings shall extend below frost line of the locality and minimum 2'-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.
15. All foundation wall backfill under slabs where distance from edge of wall to edge of undisturbed soil exceeds 15", but less than 4'-0", shall consist of clean, porous, soil compacted in 6" layers to 95 % dry density or provide #4 rebar at 2'-0" o.c., T'-0" beyond edge of undisturbed soil and T'-0" into foundation wall.
16. 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. The concrete properties shall be as follows:

Item	Min. Comp. Strength @ 28 Days (PSI)	Min. Aggregate size	Slump
Footings	3,000	1/2"-1"	4" 1"
Slab-on-Grade	2,500	1/2"-1"	4" 1/2"
Walls	3,000	1/2"-1"	4" 1/2"
Garage Slabs & exterior slabs	3,500	1/2"-1"	4" 1" w/ 5% air entrainment

2. Concrete work shall conform to all requirements of ACI-318 specifications for structural concrete for buildings.
3. 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 & 615. Welded wire fabric shall conform to ASTM C-933. See architectural drawings for sizes and locations.
2. Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-332 Residential Code Requirements for Structural Concret

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 each concrete pour. 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.
5. Minimum protective cover for reinforcing steel shall be as follows:
 a. Footings: 3"
 b. Beams and 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 Architect.
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 given 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. Concrete slab and footing calculations are based on a 2,000 psf value. If on-site test boring indicate lesser values, notify Architect, 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 WWF 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 of not more than 16" o.c.. Minimum embedment for anchors shall be a minimum of 7" into concrete.
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:
1. All lumber shall be, unless otherwise noted, No. 2 grade. Douglas Fir-Larch with the following minimum structural values. Grading shall comply with PS 20-05 " American Softwood Lumber Standard " and applicable Western Wood Products Association standards.
a. Extreme fiber bending stress:

Size	Repetitive Member
2 x 12	1005 PSI
2 x 10	1105 PSI
2 x 8	1210 PSI
2 x 6	1310 PSI

b. Horizontal Shear: Fv = 75 PSI
c. Compression perpendicular to grain: FcL = 405 PSI
d. Compression parallel to grain: Fc = 875 PSI
e. Modulus of elasticity: E = 1600,000 PSI
f. Moisture content: 19 % maximum.

EXISTING BUILDINGS ADDITIONS OR ALTERATIONS NOTE:

ADDITIONS TO AN EXISTING BUILDING SHALL COMPLY TO THE PROVISIONS OF SECTION N1108 (R502) IN ACCORDANCE WITH THE 2020 R.C.N.Y.S.

ALTERATIONS TO AN EXISTING BUILDING SHALL COMPLY TO THE PROVISIONS OF SECTION N1109 (R503) IN ACCORDANCE WITH THE 2020 R.C.N.Y.S.

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, however 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. Fitch Beams:
1. Fitch beams shall have a minimum fb = 1500, E=11.4 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 fitch 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-A653, 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 Architect. Do not alter sizes of members noted without approval of Architect.
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 out 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 1/2 x 3 1/2 x 1/2 or 2-2x6
4'-1" to 5'-0"	4 x 3 1/2 x 5/16 or 2-2x8
5'-1" to 6'-0"	5 x 3 1/2 x 5/16 or 2-2x10
6'-1" to 8'-0"	6 x 3 1/2 x 3/8 or 2-2x12

L. Plywood
1. All plywood shall be Doug fir or equal. It shall be manufactured and graded in accordance with U.S. Product Standard PS 1-09 Structural Plywood
2. Each plywood sheet shall bear the "APA" trademark.
3. All end joints shall be staggered and shall built 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 floors 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 sheathing, or with metal strap devices installed in accordance with manufacturer's instructions (16 Ga. compression tension), or w/structural grade thermo-ply.
2. Lap plates at all corners.
N. Nailing:
1. All nailing shall comply with nailing schedules in WFCM, and RCNYS (as applicable), latest edition and all state and local building codes, or manufacturer's recommendations.
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.
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 allowed 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 Architect 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.
R. Wood Roof Trusses:
1. Timber trusses shall be designed in accordance with accepted engineering practices. Calculations, joint strength information (allowable load per square inch or per nail, allowable edge distance, allowable end distances) load test data and other information as necessary shall be submitted to local authorities for approval prior to fabrication. Each truss shall be secured at bearing with one "rafter tie" metal type anchor at each end.
2. Scissor Trusses: Manufacturer to calculate horizontal thrust of trusses subjected to design loads and to include this information with shop drawings. Each truss to be secured at one end with a metal "rafter tie" type anchor and a scissors truss connector, "Simpson" or approved equal, at the other end to tie down the truss while permitting the truss to move outward without deflecting the wall.
3. Truss diagrams and truss layout plan show design intent only. Truss manufacturer shall verify all spans, dimensions, heel heights, pitches, etc. Fabricator must submit two sets of component shop drawings and truss layout plan, each sealed by a professional engineer registered in the jurisdiction where the construction is taking place, to Architect prior to fabrication, one for Architect's records and one to be returned to contractor after review.
4. Truss shop drawings indicating calculations, loading, load test data, horizontal thrust and any other information required shall be sealed by a professional engineer registered in the jurisdiction where construction is taking place and be submitted to building officials prior to fabrication.
5. Store trusses above grade on wood sticking in such a way to prevent bending, warping or deflection of trusses.
6. Roof Truss Bracing: Install permanent bracing for all wood roof trusses as specified below. Follow all recommendations specified in Building Component Safety Information Guide to Good Practice for Handling, Installing, Restraining & Bracing of Metal Plate Connected Wood Trusses BCSI-2013 published by the Structural Building Components Association
a. Top Chord Plane: Properly installed plywood sheathing with staggered joints and correct nailing should adequately brace the top chord plan. However, when gable end trusses are used, continuous 2 x 4 braces should be installed at a 45° angle to the truss framing. These braces should occur at 3 points on each gable end: midspan between roof center-line and wall on each side of center-line and at center line of roof.
b. Web Member Plane: Provide continuous 2 x 4 braces at 45deg angle from the bottom chord of the truss. This brace should cross at least 4 adjacent trusses and terminate at the truss ridge. Securely nail this brace to all members it crosses. Install this bracing at all gable or end wall conditions and at 14 foot minimum intervals throughout the truss system.
c. Bottom Chord Plane: Provide continuous 2 x 4 braces on top of the bottom chord of all roof trusses. Three rows minimum are required located at the 1/4 points of the truss span. Securely nail these braces to all members that it crosses.
S. Wood Floor Trusses:
1. Floor trusses to be manufactured and installed in strict accordance with manufacturer's recommendations. All spans, joist depth and spacing to be verified by manufacturer's. Shop drawings indicating calculations, loading, load test data and any other information required shall be sealed by a professional engineer registered in the jurisdiction where construction is taking place. Truss manufacturer shall verify all spans, dimensions, bearing points spacing, etc. Fabricator must submit two sets of complete shop drawings and truss layout plan, each sealed by a professional engineer registered in the jurisdiction where the construction is taking place, to Architect prior to fabrication, one for Architect's records and one to be returned to contractor after review.
2. Store trusses above grade on wood sticking to prevent contact with bare each Cover with tarpaulins to prevent exposure to the elements. Always store upright, especially if stacking.

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" 1 x .45"T) over one layer 30# a.s.f. underlayment. Install with 4 1/2" weather exposure. Apply an 18" wide strip of 30# a.s.f. 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# a.s.f. 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 WFCM, and RCNYS latest edition (as applicable) and all state 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 (130 mph wind zone or with-in one mile 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 2020 RCNYS. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missile Test of ASTM E 1996 and of ASTM E 1886.
Exception:
Wood structural panels with a minimum thickness of 7/16 inch (11.1 mm) and a maximum span of not more than 8 feet (2438 mm) shall be permitted for opening protection. Panels shall be precut and attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be secured with the attachment hardware provided. Attachments shall be designed to resist the component and cladding loads determined in accordance with either Table R301.2(2) or ASCE 7, with the permanent corrosion-resistant attachment hardware provided and anchors permanently installed on the building. Attachment in accordance with Table R301.2.1.2 is permitted for buildings with a mean roof height of 45 feet (13 728 mm) or less where the ultimate design wind speed, Vult, is 180 mph (290 kph) or less.
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 opening, etc. At least one window from each bedroom area shall have a net clear opening area of 5.7 Sq. Ft. (grade floor/below 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 recurrent accidental human impact shall be tempered as per WFCW and RCNYS and 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 WFCM, RCNYS and 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 WFCM, RCNYS and state and local codes and ordinances (as applicable).
5. Provide moisture resistant drywall cement board at tubs and showers as shown 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 WFCM, and RCNYS standards as indicated on the drawings.

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 Architect prior to installation. Mechanical subcontractor to review structural sop drawings and notify the Architect of any mechanical and structural and design intent conflicts prior to construction.
3. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
B. Plumbing
1. All work shall be in full accordance with all current codes and regulations of governing agencies.
2. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
3. Plumbing subcontractor to review structural and mechanical drawings and notify the Architect of any plumbing, HVAC, structural and design intent conflicts prior to construction.

DIVISION 16 - ELECTRICAL

1. All work shall be in full accordance with all current codes and shall comply with the requirements of the serving power and telephone companies.
2. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
3. Installation:
a. All equipment installed outdoor and exposed to weather shall be weatherproof.
b. Bottom of receptacles and switches shall be located 5" above counter top unless otherwise noted on drawings.
c. Receptacles shall be installed vertically at 12" above finish floor and 12"-0" o.c. horizontally. All receptacles within 6'-0" horizontally of a sink lavatory or tub shall be wired to a ground fault interrupted circuit.
d. Wall switches to be 48" above floor.
e. All smoke detectors to be wired in a manner such that the activation of one by means of metal hangers will activate all

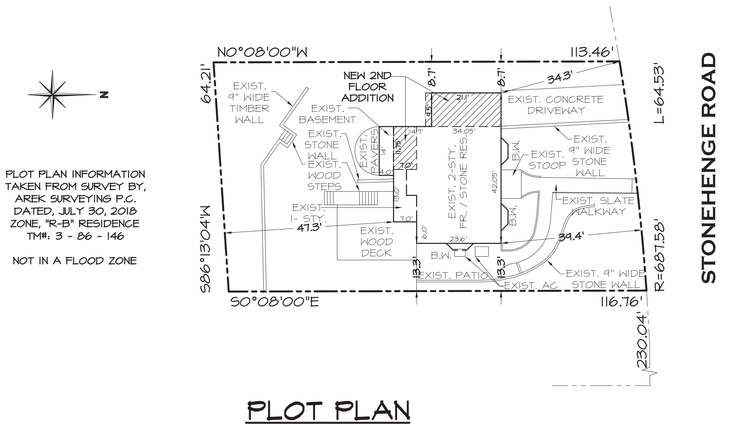
THE SCOPE OF WORK IS CLASSIFIED AS AN ADDITION & ALTERATION LEVEL 2 AS PER THE 2020 R.C.N.Y.S. COMPLIANCE WITH SECTION AJ5, AJ6 & AJ8 OF THE 2020 R.C.N.Y.S. IS DEMONSTRATED WITHIN THE CONSTRUCTION DOCUMENTS.

GENERAL NOTE:
THESE CONST. DOC'S COMPLY WITH
- 2020 RESIDENTIAL CODE OF NEW YORK STATE
- 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
- DESIGN REFERENCED STANDARD 2018 WFCM
 - PRESCRIPTIVE DESIGN
- ZONING CODE OF THE TOWN OF NORTH HEMPSTEAD
- NFPA TO STANDARD

DRAWING INDEX #21418

T-1	TITLE SHEET
N-1	CODE TABLES & NAILING SCHEDULE
N-2	STRAPPING & MISC. DETAILS
A-1	FOUNDATION PLAN & FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN & GROSS FLOOR AREA CALCULATION
A-3	ROOF PLAN & DETAILS
A-4	BUILDING SECTION
A-5	ELEVATIONS, LEGEND & AVERAGE GRADE CALCULATION
A-6	ELEVATIONS & LEGEND
A-7	AIR SEALING DETAILS
A-8	AIR SEALING DETAILS

PLOT PLAN



PLOT PLAN

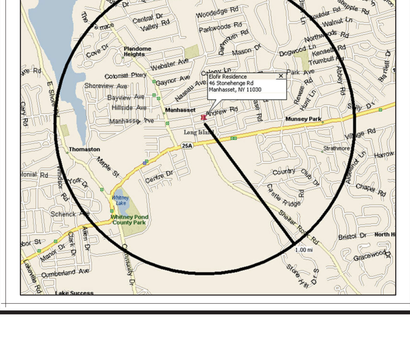
SCALE: 1"=20'

SITE INFO.

SITE INFORMATION

	REQ'D	PROV'D
F.Y. SETBACK	37.63'	34.30'
R.Y. SETBACK	15.00'	47.30'
S.Y. SETBACK	7.00'	8.70'
TOTAL SIDES	19.40'	22.00'
MAX HEIGHT	30.00'	29.53'
LOT SIZE	6,000 S.F.	7,316 S.F.
EXIST. FINISHED BASEMENT	-	533 S.F.
EXIST. GARAGE	-	184 S.F.
EXIST. SUN ROOM	-	46 S.F.
EXIST. 1ST FLOOR	-	1,126 S.F.
EXIST. WD DECK	-	((332 S.F.))
EXIST. 2ND FLOOR	-	769 S.F.
NEW 2ND FLOOR ADDITION	-	282 S.F.
TOTAL LOT COVERAGE	2,212.8 S.F.	1,172 S.F.
LOT COVERAGE	30%	15.88 %
TOTAL F.A.R.	3,314.2 S.F.	2,894 S.F.
F.A.R.	45%	39.24 %

LOCATION MAP


Plandome Manor
Plandome
Plandome Heights
Manhasset
Manhasset Hills
Munsey Park
Thomaston
Flower Hill
Greenlawn
Country Club
Harbor Hill
Harrow
Strathmore
Village Rd
Stonehenge Ln
Stonehenge Rd
Old Stonehenge Rd
Country Club Dr
Chapin Ridge
Chapin Rd
Bristol Dr
Gascwood Dr
Schenck Ave
Cumberland Ave
Lake Success
Searingtown Rd
Shelter Rock Rd
Northern Blvd
Long Island Expy
Community Park
Munsey Pond
Central Dr
Valley Rd
Woodedge Rd
Parkwoods Rd
Deerfield Rd
Mason Dr
Webster Ave
Taylor Ave
Park Ave
Colonial Pkwy
Shorewine Ave
Bayview Ave
Hillside Ave
Andrew Rd
Cove Dr
Circle Dr
Maple St
Center Dr
Cedar Ln
Cedar Rd
Oak Dr
Elm Dr
Pine Dr
Hemlock Rd
Hillcrest Rd
Meadow Ln
Meadow Rd
Overlook Rd
Overlook Ln
Overlook Dr
Overlook Rd
Overlook Ln
Overlook Dr
Overlook Rd
Overlook Ln
Overlook Dr

TABLES TAKEN FROM 2020 RCNYS.

TABLE R301.5
MINIMUM UNIFORMLY DISTUBUTED LIVE LOADS
(IN POUNDS PER SQUARE FOOT)

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

FOR SUBNOTES REFER TO THE 2020 RCNYS

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS[bc]

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

FOR SUBNOTES REFER TO THE 2020 RCNYS

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORN DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20 psf	120 MPH	NO	NO	1 MILE FROM COAST AND FI	C	SEVERE	80F 3 FT. BFG	MODERATE TO HEAVY	SEE BELOW	YES	CALL PLANS EXAMINERS OFFICE	599	51

MANUAL J DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
108 FT	41°N	15°F	86°F	1.00	70°F	75°F	55°F
COOLING TEMPERATURE DIFFERENCE	**WIND VELOCITY HEATING**	**WIND VELOCITY COOLING**	**COINCIDENT WET BULB**	**DAILY RANGE**	**WINTER HUMIDITY**	**SUMMER HUMIDITY**	
11°F	15 MPH	7.5 MPH	72°F	MEDIUM (M)	40%	32 GR @ 50% RH	

FOR SI: 1 POUND PER SQUARE FOOR=0.0447kPa, 1 MILE PER HOUR=0.447m/s
FOR SUBNOTES REFER TO THE 2020 RCNYS

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH[a] (F'c)		
	WEATHERING POTENTIAL[b]		
	NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500	2,500	2,500[c]
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	2,500	2,500[c]
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO 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[de]	3,500[de]

FOR SI: 1 POUND PER SQUARE INCH = 6.895 kPa

A. 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 MATERIAL 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 R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[abc]	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS	TOE NAIL
2	CEILING JOIST TO TOP PLATE	4-8d BOX (2-1/2"x0.113"); OR 3-8d COMMON (2-1/2"x0.131"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R802.4.2. AND TABLE R802.5.2)	4-10d BOX (2-1/2"x0.128"); OR 3-16d COMMON (3-1/2"x0.162"); OR 4-3"x0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R802.5.2 AND TABLE R802.5.2)	TABLE R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTERM FACE NAIL OR 1-1/4"x20 GA RIDGE STRAP TO RAFTER	4-10d BOX (3"x0.128"); OR 3-16d COMMON (3"x0.148"); OR 4-3"x0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX (3-1/2"x0.135"); OR 3-10d COMMON NAILS (3"x0.148"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d BOX (3-1/2"x0.135"); OR 3-10d COMMON NAILS (3"x0.148"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131" NAILS	TOE NAIL
		3-16d BOX (3-1/2"x0.135"); OR 2-16d COMMON NAILS (3-1/2"x0.162"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS	END NAIL
WALL			
8	STUD TO STUD (NOT BRACED WALL PANELS)	16d BOX (3-1/2"x0.162")	24" O.C. FACE NAIL
		10d BOX (3"x0.128"); OR 3"x0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD (NOT BRACED WALL PANELS)	16d BOX (3-1/2"x0.135"); OR 3"x0.131" NAILS	24" O.C. FACE NAIL
		16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER	16d COMMON (3-1/2"x0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX (3-1/2"x0.135")	16" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2-1/2"x0.113"); OR 4-8d COMMON (2-1/2"x0.131"); OR 4-10d BOX (3"x0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
		10d BOX (3"x0.128"); OR 3"x0.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8-16d COMMON (3-1/2"x0.162"); OR 12-16d BOX (3-1/2"x0.135"); OR 12-10d BOX (3"x0.128"); OR 12-3"x0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOISTS, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
		16d BOX (3-1/2"x0.135"); OR 3"x0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3-1/2"x"); OR 2-16d COMMON (3-1/2"x0.162"); OR 4-3"x0.131" NAILS	3 EACH 16" O.C.FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2-1/2"x0.113"); OR 3-16d BOX (3-1/2"x0.135"); OR 4-8d COMMON (2-1/2"x.0.131"); OR 4-10d BOX (3"z0.128"); OR 4-3"x0.131" NAILS	TOE NAIL
		3-16d BOX (3-1/2"x0.135"); OR 2-16d COMMON (3-1/2"x0.162"); OR 3-10d BOX (3"x.0.128"); OR 3-3"x0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-8d BOX (3"x0.128"); OR 2-16d COMMON (3-1/2"x0.162"); OR 3-3"x0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2-1/2"x0.113"); OR 2-8d COMMON (2-1/2"x0.131"); OR 2-10d BOX (3"x0.128"); OR 2 STAPLES 1-3/4"	FACE NAIL
19	1"x6" SHEATHING TO EACH BEARING	3-8d BOX (2-1/2"x0.113"); OR 2-8d COMMON (2-1/2"x0.131"); OR 2-10d BOX (3"x0.128"); OR 2 STAPLES, 1" CROWN, 16ga., 1-3/4" LONG	FACE NAIL
20	1"x8" WIDER SHEATHING TO EACH BEARING	3-8d BOX (2-1/2"x0.113"); OR 2-8d COMMON (2-1/2"x0.131"); OR 2-10d BOX (3"x0.128"); OR 3 STAPLES, 1" CROWN, 16ga., 1-3/4" LONG	FACE NAIL
		WIDER THAN 1"x8" 4-8d BOX (2-1/2"x0.113"); OR 3-8d COMMON (2-1/2"x0.131"); OR 3-10d BOX (3"x0.128"); OR 4 STAPLES, 1" CROWN, 16ga., 1-3/4" LONG	
FLOOR			
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2-1/2"x0.113"); OR 3-8d COMMON (2-1/2"x0.131"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2-1/2"x0.113")	4" O.C. TOE NAIL
		8d COMMON (2-1/2"x0.131"); OR 10d BOX (3"x0.128"); OR 3"x0.131" NAILS	6" O.C. TOE NAIL
23	1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2-1/2"x0.113"); OR 2-8d COMMON (2-1/2"x0.131"); OR 3-10d BOX (3"x0.128"); OR 2 STAPLES, 1" CROWN, 16ga., 1-3/4" LONG	FACE NAIL
FLOOR			
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3-1/2"x0.135"); OR 2-16d COMMON (3-1/2"x0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM-FLOOR & FLOOR)	3-16d BOX (3-1/2"x0.135"); OR 2-16d COMMON (3-1/2"x0.162")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d BOX (3-1/2"x0.162") 4-10 BOX (3"x0.128"); OR 4-3"x0.131" NAILS; OR 4-3"x14 GA. STAPLES, 7/16" CROWN	AT EACH BEARING, FACE NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d COMMON (4"x0.192"); OR	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM STAGGERED
		10d BOX (3"x0.128"); OR 3"x0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM ON OPPOSITE SIDES
		AND: 2-20d COMMON (4"x0.192"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILES.	FACE NAIL AT ENDS AND AT EACH SPLICE
28	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	4-16d BOX (3-1/2"x0.135"); OR 3-16d COMMON (3-1/2"x0.128"IL OR 4-16d BOX)3"x0.128"); OR 4-3"x0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2-10d BOX (3"x0.128"), OR 2-8d COMMON (2-1/2"x0.131"; OR 2-3"x0.131") NAILS	EACH END, TOE NAIL

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[abc]	SPACE OF FASTENERS	
			EDGES (INCHES)[h]	INTERMEDIATE SUPPORTS[cg] (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FTAMING AND PARTICLEBOAD WALL SHEATHING TO FRAMING				
30	3/8"-1/2"	6d COMMIN (2"x0.113") NAIL (SUBFLOOR, WALL)[1] 8d COMMON (2-1/2"x0.131") NAIL (ROOF; OR RSR-01 (2-3/8"x0.113") NAIL (ROOF)[1]	6	12[f]
31	19/16"-1"	8d COMMON NAILS (2-1/2"x0.131"); OR RSR-01 (2-1/2"x0.131") DEFORMED NAIL	6	12[f]
32	1-1/8"-1-1/4"	10d COMMON (3"x0.148") NAIL; OR 8d (2-1/2"x0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING[g]				
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1-1/4"x LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-3/4"GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1-1/2"x LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
35	1/2" GYPSUM SHEATHING[d]	1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-5/8" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHING[d]	1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	3/4" AND LESS	6d DEFORMED (2"x0.120") NAIL; OR 8d COMMON (2-1/2"x0.131") NAIL	6	12
38	7/8"-1"	8d DEFORMED (2-1/2"x0.131") NAIL; OR 8d COMMON (2-1/2"x0.120") NAIL	6	12
39	1-1/8"-1-1/4"	10d DEFORMED (3"x0.148") NAIL; OR 8d COMMON (2-1/2"x0.120") NAIL	6	12

FOR SI: 1 INCH = 25.4MM, 1 FOOR = 304.8MM, 1 MILE PER HOUR = 0.448 M/S; 1 KSI = 6.895 MPA.
a. NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20D COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
b. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 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. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 130 MPH AND SHALL BE SPACED 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR GREATER BUT LESS THAN 140 MPH.
g. GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208.
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 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.
j. RSRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1667.

GENERAL NOTES

1.) THE MECHANICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 12-24 OF THE 2020 RCNYS.

2.) THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 25-33 OF THE 2020 RCNYS.

3.) ELECTRICAL EQUIPMENT AND WIRING SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 34-43 OF THE 2020 RCNYS.

4.) ALL GLAZING IS TO COMPLY WITH SECTION R308.

5.) IN ACCORDANCE WITH SECTIONS R303.7 AND R303.8, ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS AND TREADS.

6.) IN ACCORDANCE WITH SECTION R807.1, BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M2). THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS.

7.) IN ALL WALL, FLOOR AND ROOF/CEILING ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION R702.7.

8.) WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 IN ACCORDANCE WITH SECTION R302.9.

9.) INSULATION MATERIALS SHALL EXHIBIT A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723 IN ACCORDANCE WITH SECTION R302.10.

10.) INTERIOR WALL COVERING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R702 AND EXTERIOR WALL COVERING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.

11.) ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.

12.) IN ACCORDANCE WITH SECTION R319, APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

13.) STAIRWAYS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R311.7 AND HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R311.7.8.

REGISTERED ARCHITECT THOMAS D. BLORE 031918 STATE OF NEW YORK

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Drawing: CODE TABLES & NAILING SCHEDULE

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MANHASSET, NY 11030

Date	Revision / Issue
8/31/22	ISSUED FOR PERMIT
8/31/22	REV 1 AS PER TOWN

Drawn By: AC

Project # 22-050

Scale AS NOTED

Date 06/22/22

Sheet # N-1

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NAILING AND STRAPPING

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

NOTE:

ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT - CS20 (COILED STRAP)
ALL COIL STRAPPING TO HAVE MINIMUM 12" BEARING ON WALL STUDS (ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS) ALL STRAPPING TO BE SPACED AT 16" O.C.
ALL CONNECTORS IN CONTACT W/ P.T. WOOD SHALL BE FINISHED IN 'ZMAX POT HOT-DP GALVANIZED OR STAINLESS STEEL

AT RAFTER TO RIDGE CONNECTION

FOR RIDGE STRAP - 3-8d COMMON NAILS OR 3-10d BOX NAILS IN EA. END OF STRAP.

FOR ALT. COLLAR TIE - 10-10d COMMON NAILS OR 5-12d BOX NAILS IN EA. END.

AT RAFTER TO TOP PLATE TO STUD CONNECTION

H8 BY "SIMPSON 5-10d COMMON NAILS AT EA. END OF STRAP

NOTE:

FOR CATHEDRAL CEILING AT SLOPING RAFTERS OR JOIST TO HEADER CONNECTIONS PROVIDE "SIMPSON" "LSSU210" ADJUSTABLE HANGER.

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION

(ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

FOR STRAP - 4-8d COMMON NAILS AT EACH END OF STRAP

FOR ALTERNATE - "SIMPSON" MTS 16 14-10d NAILS AT EA. STRAP, AS PER MANUF'RS REQ'TS. (TWO STRAPS TOTAL) (MEETS OR EXCEEDS UPLIFT

FOR SECOND - FLR. ADDITIONS STRAPPING TO OVERLAP FIRST & SECOND FLOOR STUDS BY MIN. 12"

NOTE:

ALL CLIPS & STRAPS CAN BE MOUNTED FROM EITHER ALL EXTERIOR OR ALL INTERIOR, BUT NOT A COMBINATION OF BOTH.

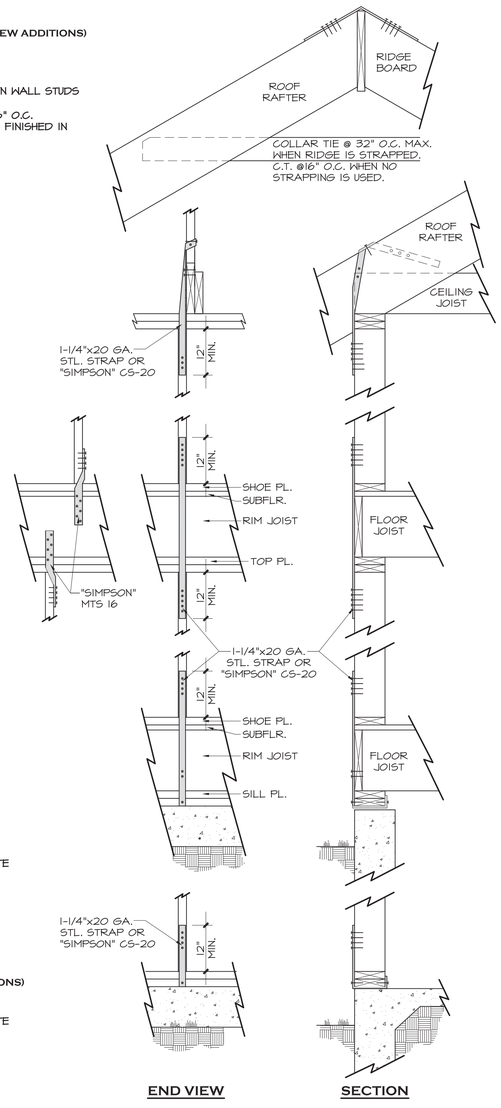
AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

FOR STRAP - 4-8d COMMON NAILS AT EACH END OF STRAP WRAP STRAPPING UNDER SIL PLATE

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

(SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

FOR STRAP - 4-8d COMMON NAI AT EACH END OF STRAP WRAP STRAPPING UNDER SIL PLATE



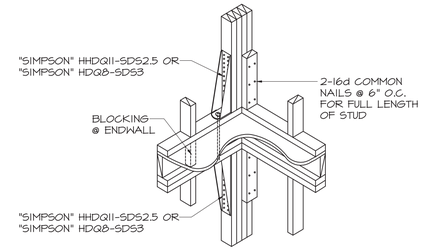
END VIEW SECTION

HOLD DOWN CONNECTIONS

(REQUIRED AT EACH BUILDING CORNER & O.H. GARAGE DOOR JAMBS)
(SEE FLOOR PLANS FOR LOCATIONS)

SECOND FLOOR ATTACHMENT

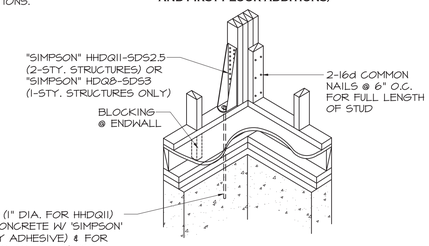
(REQUIRED FOR ALL NEW CONSTRUCTION AND SECOND FLOOR ADDITIONS)

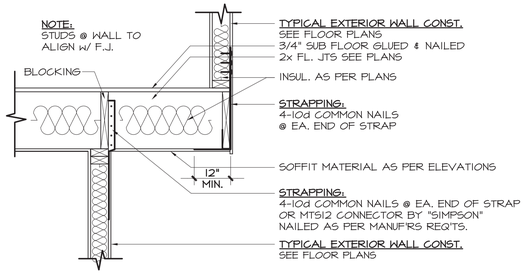


ALL STRAPPING, ANCHORS, HOLD DOWNS, & ADHESIVES TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS.

FIRST FLOOR ATTACHMENT

(REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)



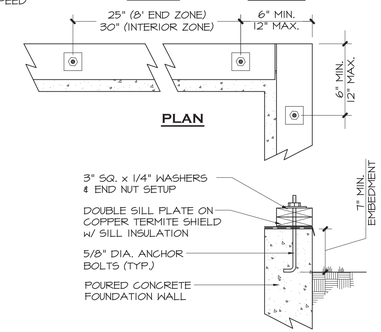


CANTILEVER DETAIL (TYP)

ANCHOR BOLT SPECIFICATION

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

NOTE:
SEE TABLE R301.2(1) SHT. N-1, FOR WIND SPEED



NOTE:

1) USE 5/8" DIA. ANCHOR BOLTS W/ MINIMUM 7" EMBEDMENT INTO CONCRETE W/ 3" SQUARE x 1/4" WASHERS AND END NUT SETUP.
2) ANCHOR NOTED HEREIN ARE NOT TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS.
3) ONE ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MINIMUM TO 12" MAXIMUM FROM ENDS AND CORNERS.

SPLICING OF TOP PLATE

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

TOP PLATE SPLICE REQUIREMENTS
ONE STORY SLAB ON GRADE

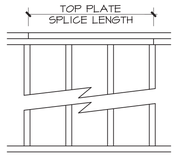
BUILDING DIMENSION (FT.)	MINIMUM [2] SPLICE LENGTH
12'-0"	3'-0"
16'-0"	4'-0"
20'-0"	5'-0"
24'-0"	6'-0"
28'-0"	7'-0"
32'-0"	8'-0"
36'-0"	9'-0"
40'-0"	11'-0"
50'-0"	13'-0"
60'-0"	16'-0"
70'-0"	19'-0"
80'-0"	22'-0"

TOP PLATE SPLICE REQUIREMENTS
ALL OTHER CASES

BUILDING DIMENSION (FT.)	MINIMUM [2] SPLICE LENGTH
12'-0"	2'-0"
16'-0"	3'-0"
20'-0"	4'-0"
24'-0"	4'-0"
28'-0"	5'-0"
32'-0"	6'-0"
36'-0"	7'-0"
40'-0"	8'-0"
50'-0"	10'-0"
60'-0"	12'-0"
70'-0"	14'-0"
80'-0"	16'-0"

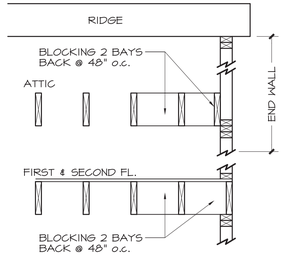
1) TABULATED SPLICE LENGTHS ASSUME TOP PLATE-TO-TOP PLATE CONNECTION USING 2-16d NAILS PER FOOT. FOR SHORTER SPLICE LENGTHS, THE NAIL SPACING SHALL BE REDUCED IN ORDER TO PROVIDE AN EQUIVALENT NUMBER OF NAILS.

2) TABULATED SPLICE LENGTHS ASSUME A MEAN ROOF HEIGHT OF 33 FEET. FOR MEAN ROOF HEIGHTS OF 15 FEET OR LESS, THE TABULATED VALUES SHALL BE PERMITTED TO BE MULTIPLED BY 0.80.

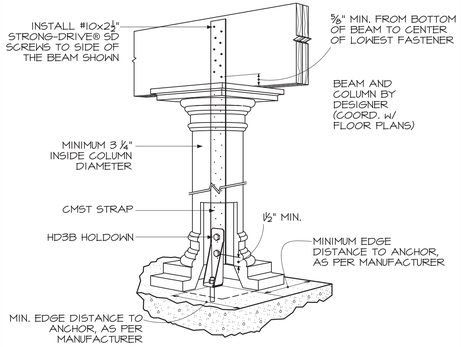


FLOOR & ROOF DIAPHRAGM BRACING

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



EXCEPTION:
WHEN AN ATTIC FLOOR OR CEILING DIAPHRAGM IS USED TO BRACE THE GABLE ENDWALL OR WHEN A HIP ROOF SYSTEM IS USED, BLOCKING IS NOT REQUIRED.



HOLLOW COLUMN DETAIL

NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS

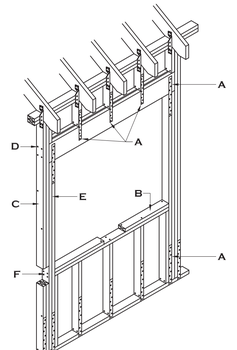
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NAILING SCHEDULE 'B' : (2018 W.F.C.M.)
ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

NOTATION / ROUGH OPENING	A	B	C	D	E	F
2'-0"	2	(1) 2x4	1	1	1	1
4'-0"	4	(1) 2x4	2	2	2	2
6'-0"	6	(2) 2x4 OR (1) 2x6	3	3	3	3
8'-0"	8	(2) 2x4 OR (1) 2x6	3	3	3	3
10'-0"	10	(2) 2x6	4	4	4	4
12'-0"	12	(2) 2x6	5	5	5	5

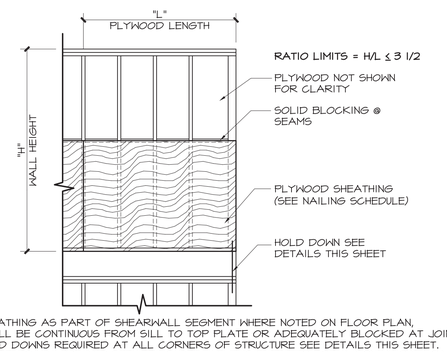
NOTATIONS :

- A. NUMBER OF 8d NAILS AT EA. END OF STRAPPING
- B. NUMBER OF SILL STUDS ON FLAT (DOES NOT APPLY TO DOORS)
- C. NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE OF HEADER
- D. NUMBER OF 16d NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE
- E. NUMBER OF JACK STUDS AT EACH END OF HEADERS (ASSUME DOUBLE HEADERS)
- F. NUMBER OF 16d NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) AT EACH SIDE (DOES NOT APPLY TO DOORS



NOTE:

ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT CS20 (COILED STRAP)



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

SHEARWALL SEG. DETAIL (TYP)

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Date	Revision / Issue
8/31/22	ISSUED FOR PERMIT
8/31/22	REV 1 AS PER TONH

Drawn By: AC

Project # 22-050

Scale: AS NOTED

Date: 06/22/22

Sheet # N-2

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WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WALLS 2"x4" WOOD STUDS @ 16" O.C.

GENERAL NOTES:

1.) PROVIDE "SIMPSON B SERIES" JOIST HANGERS AT ALL APPLICABLE LOCATIONS.

2.) ALL BUILT UP LVL HEADERS TO BE BOLTED OR NAILED AS PER MANUFACTURER'S REQUIREMENTS.

3.) DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS.

4.) ALL HEADERS NOT INDICATED TO BE MIN. (2) 2"x8" DOUG. FIR. LARCH # 2.

5.) DOUBLE ALL JOISTS AROUND ALL STAIR , FLOOR, CEILING & ROOF OPENINGS. (TYP.)

6.) ALL WOOD POSTS TO RECEIVE SOLID WOOD BLOCKING DOWN TO FOUNDATION OR GIRDER BELOW

7.) ALL NEW LEDGER BOARDS TO BE SECURED TO STRUCTURE W/ ½" DIA. GALV. MTL. EXPANSION BOLTS OR LAG. SCREWS @ 16" O.C. (STAGGERED TOP & BOTTOM)

8.) ALL NEW RAILING TO BE 3'-0" HIGH RAILING AS PER N.Y.S. CODE. (O.C. SPACING AS TO NOT ALLOW PASSAGE OF A 4" OR GREATER SPHERE.) COLOR AND STYLE TO BE SELECTED BY OWNER

9.) ALL FLOOR FRAMING TO BE AT 12" O.C. UNDER ALL BATHS / KITCHEN AREAS.

NOTE:
ALL WINDOWS TO BE HIGH PERFORMANCE INSULATING GLASS WINDOWS AS MANUFACTURED BY "ANDERSEN" OR EQUAL. DP30 400 SERIES.

GENERAL DEMOLITION NOTES

1. G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY WHICH IS FOUND BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
2. G.C. TO BE FAMILIAR WITH COMPLETE PROJECT AND SET OF DRAWINGS AND THEIR INTENT BEFORE PROCEEDING WITH THE WORK.
3. WHERE ELECTRICAL OR PLUMBING LINES ARE TO BE ABANDONED, REMOVE ALL SUCH WORK. CAP OFF LINES LEGALLY AT FINAL INACCESSIBLE PENETRATIONS. ALL NEW PLUMBING AND ELECTRICAL WORK TO BE RECESSED BEHIND FINISHED SURFACES.

ABBREVIATIONS LEGEND

AFF.	-	ABOVE FINISHED FLOOR
AVG.	-	AVERAGE
CANT'	-	CANTILEVER
C.B.	-	COLLAR BEAM
C.J.	-	CEILING JOIST
C.L.	-	CENTER LINE
CLG'	-	CEILING
C.M.U.	-	CONCRETE MASONRY UNIT
CONT'	-	CONTINUOUS
C.T.	-	COLLAR TIE
DBL.	-	DOUBLE
DIA.	-	DIAMETER
D.J.	-	DECK JOIST
D.W.	-	DISHWASHER
EA.	-	EACH
E.E.	-	EACH END
E.P.	-	ELECTRIC PANEL
EXT.	-	EXTERIOR
F.J.	-	FLOOR JOIST
F.P.	-	FIREPLACE
F.R.S.C.	-	FIRE RATED SELF CLOSING
FTG'	-	FOOTING
GALV.	-	GALVANIZED
G.C.	-	GENERAL CONTRACTOR
HDR.	-	HEADER
INSUL.	-	INSULATION
MANUF.	-	MANUFACTURER
MECH.	-	MECHANICAL
M.O.	-	MASONRY OPENING
O.C.	-	ON CENTER
O.H.	-	OVERHANG
P.C.	-	POURED CONCRETE
P.T.	-	PRESSURE TREATED
R.B.	-	RIDGE BOARD
R.BM.	-	RIDGE BEAM
REQ'	-	REQUIRED
RF.	-	ROOF
R.R.	-	ROOF RAFTER
R.T.	-	RAFTER TIE
SPECS'	-	SPECIFICATIONS
T.M.E.	-	TO MATCH EXISTING
TYP.	-	TYPICAL
U.S.	-	UNDERSIDE
V.I.F.	-	VERIFY IN FIELD
W.P.	-	WOOD POST
WD.	-	WOOD
W.M.	-	WATER METER
E.M.	-	ELECTRIC METER
G.M.	-	GAS METER

HEATING NOTE:

AN EXPANSION OF THE EXISTING HEATING SYSTEM SHALL BE PROVIDED IN THE NEW FINISHED SPACE IN ACCORDANCE WITH CHAPTER 14 OF THE 2020 R.C.N.Y.S.

GENERAL BUILDING NOTES:

1. ALL WOOD CONNECTIONS TO BE STRAPPED AS PER SHEET N-1 & N-2.
2. ALL LUMBER TO BE DOUGLAS FIR LARCH # 2.
3. 1/2" GYP. BD. (TAPED & SPACKLED - 3 COATS MIN.) ON ALL WALLS & CEILINGS
4. NEW 3/4" PLYWD. SUBFLR. NAILED & GLUED
5. PROVIDE P.T. LUMBER AT ALL APPLICABLE LOCATIONS (SEE P.T. LUMBER NOTES BELOW)

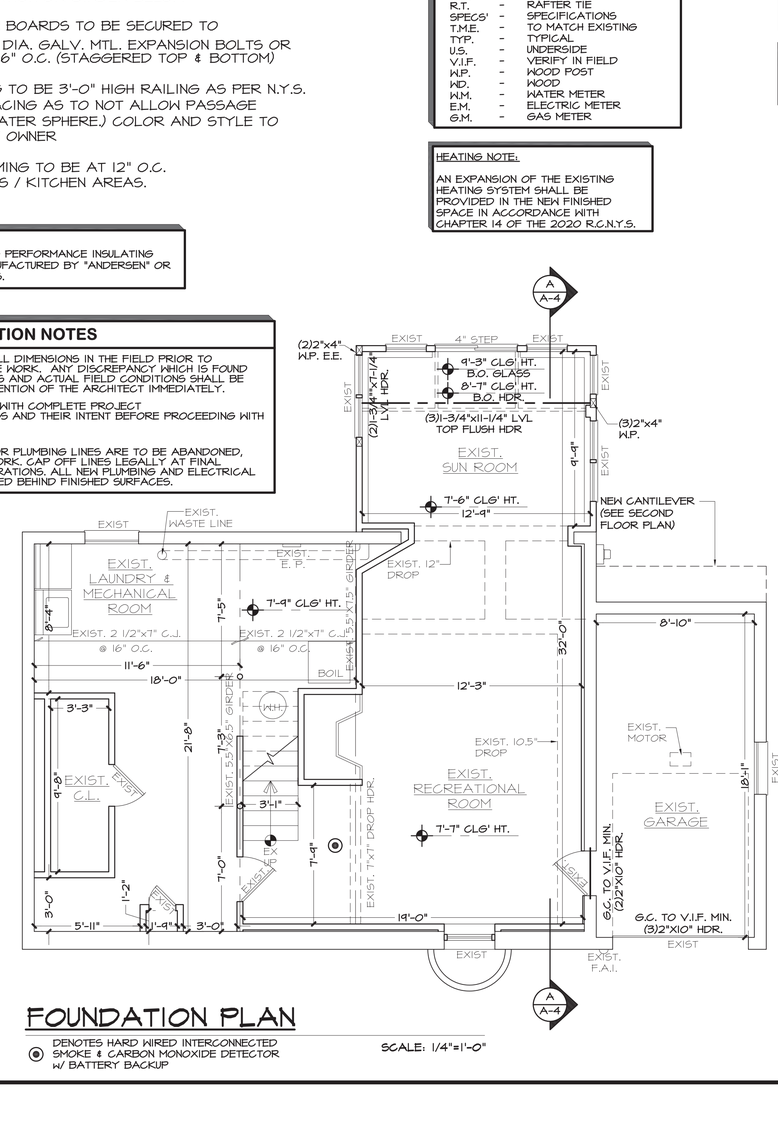
P.T. LUMBER NOTES:
-ALL WD. JOISTS IN CONTACT WITH CONC. SHALL BE PRESSURE TREATED, PROVIDE P.T. JOISTS (AND/OR) P.T. BLOCKING AS REQUIRED (TYP. @ ALL LOCATIONS)

-ALL CONNECTORS / CONNECTIONS IN CONTACT W/ ACQ (P.T.) LUMBER MUST BE APPROVED BY MANUF', AND MUST HAVE A FINISH WITH EXTRA CORROSION RESISTANCE OF EITHER STAINLESS STEEL, HOT-DIP GALVANIZED(HDG OR ZMAX PROTECTION.

LEGEND:
-DENOTES DWELLING HOLD DOWNS AS PER DETAIL SHT. N-2 [ ]

DEMOLITION PERFORMANCE DISCLAIMER

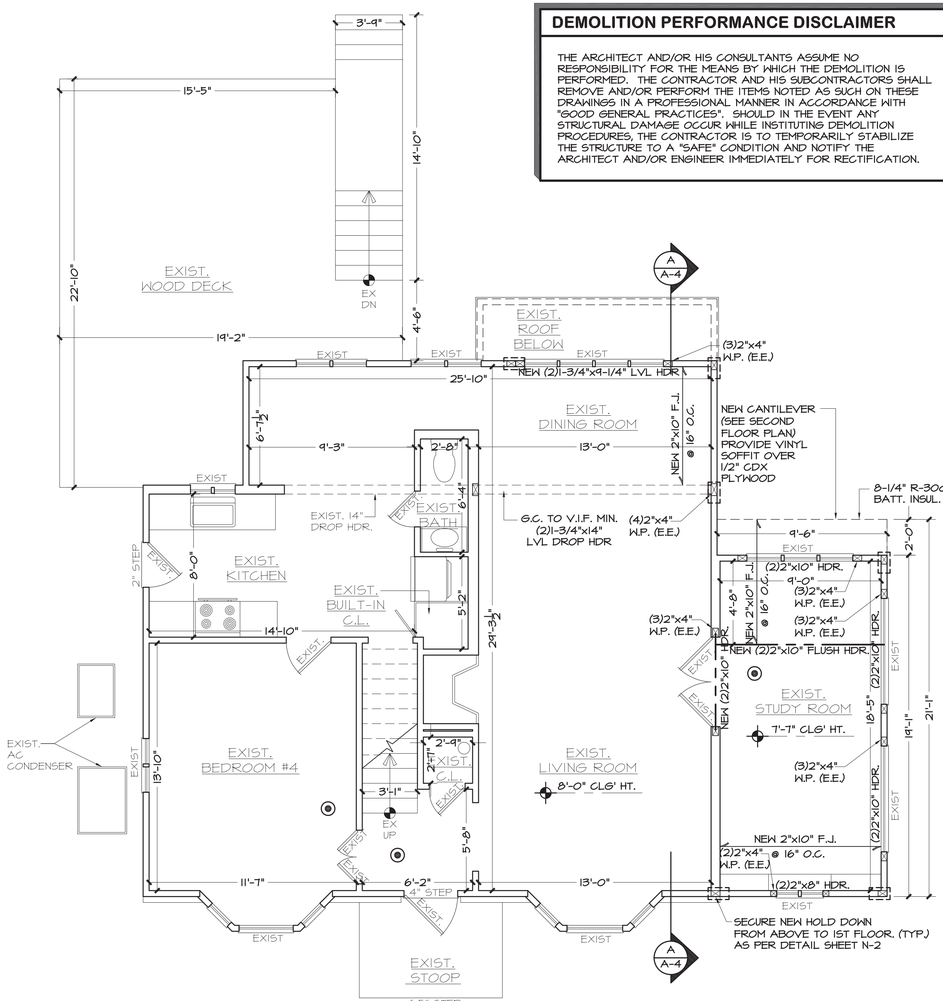
THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THESE DRAWINGS IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES". SHOULD IN THE EVENT ANY STRUCTURAL DAMAGE OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.



FOUNDATION PLAN

DENOTES HARD WIRED INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP

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



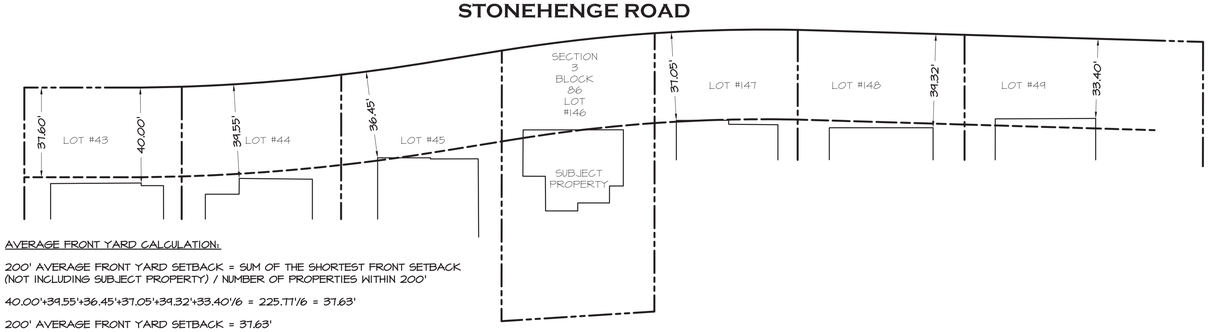
FIRST FLOOR PLAN

DENOTES HARD WIRED INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP

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

1

STONEHENGE ROAD



AVERAGE FRONT YARD CALCULATION:

200' AVERAGE FRONT YARD SETBACK = SUM OF THE SHORTEST FRONT SETBACK (NOT INCLUDING SUBJECT PROPERTY) / NUMBER OF PROPERTIES WITHIN 200'

40.00'+34.55'+36.45'+31.05'+34.32'+33.40'/6 = 225.77'/6 = 37.63'

200' AVERAGE FRONT YARD SETBACK = 37.63'

AVERAGE FRONT YARD CALCULATION

SCALE: N.T.S.

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THOMAS D. BLORE
ARCHITECT, P.C.

Drawing: FOUNDATION PLAN & FIRST FLOOR PLAN

Project Name & Address: ELOFIR RESIDENCE
46 STONEHENGE ROAD
MANHASSET, NY 11050

Date	Revision / Issue
8/31/22	ISSUED FOR PERMIT
8/31/22	REV 1 AS PER TONH

Drawn By: AC

Project # 22-050

Scale: AS NOTED

Date: 06/22/22

Sheet # A-1

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WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WALLS 2"x4" WOOD STUDS @ 16" O.C.

GENERAL NOTES:

1.) PROVIDE "SIMPSON B SERIES" JOIST HANGERS AT ALL APPLICABLE LOCATIONS.

2.) ALL BUILT UP LVL HEADERS TO BE BOLTED OR NAILED AS PER MANUFACTURER'S REQUIREMENTS.

3.) DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS.

4.) ALL HEADERS NOT INDICATED TO BE MIN. (2) 2"x8" DOUG. FIR. LARCH # 2.

5.) DOUBLE ALL JOISTS AROUND ALL STAIR , FLOOR, CEILING & ROOF OPENINGS. (TYP.)

6.) ALL WOOD POSTS TO RECEIVE SOLID WOOD BLOCKING DOWN TO FOUNDATION OR GIRDER BELOW

7.) ALL NEW LEDGER BOARDS TO BE SECURED TO STRUCTURE W/ ½" DIA. GALV. MTL. EXPANSION BOLTS OR LAG. SCREWS @ 16" O.C. (STAGGERED TOP & BOTTOM)

8.) ALL NEW RAILING TO BE 3'-0" HIGH RAILING AS PER N.Y.S. CODE. (O.C. SPACING AS TO NOT ALLOW PASSAGE OF A 4" OR GREATER SPHERE.) COLOR AND STYLE TO BE SELECTED BY OWNER

9.) ALL FLOOR FRAMING TO BE AT 12" O.C. UNDER ALL BATHS / KITCHEN AREAS.

NOTE:
ALL WINDOWS TO BE HIGH PERFORMANCE INSULATING GLASS WINDOWS AS MANUFACTURED BY "ANDERSEN" OR EQUAL. DP30 400 SERIES.

EXTERIOR WALL CONSTRUCTION NOTE:
ALL EXTERIOR WALLS ARE DESIGNED AS "TYPE II" PERFORATED SHEARWALLS. SHEATHING TO BE MIN. 1/2" WOOD STRUCTURAL PANELS ON EXTERIOR ATTACHED W/ 8D COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD. EXTERIOR SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO THE UPPER TOP PLATE, WITH ALL PANEL EDGES OVER FRAMING. HOLDOWNS ARE REQUIRED AT EACH END OF PERFORATED SHEAR WALL.

GENERAL DEMOLITION NOTES

1. G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY WHICH IS FOUND BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
2. G.C. TO BE FAMILIAR WITH COMPLETE PROJECT AND SET OF DRAWINGS AND THEIR INTENT BEFORE PROCEEDING WITH THE WORK.
3. WHERE ELECTRICAL OR PLUMBING LINES ARE TO BE ABANDONED, REMOVE ALL SUCH WORK. CAP OFF LINES LEGALLY AT FINAL INACCESSIBLE PENETRATIONS. ALL NEW PLUMBING AND ELECTRICAL WORK TO BE RECESSED BEHIND FINISHED SURFACES.

DEMOLITION PERFORMANCE DISCLAIMER

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BRACED WALL CALCULATIONS				
SECOND FLOOR				
BRACED WALL LINE	2-A	2-B	2-C	2-D
R602.10.3 RQUIRED LENGTH OF BRACING				
R602.10.3(1)	2.5'	2.5'	2.5'	2.5'
R602.10.3(2)				
1. EXPOSURE CATEGORY	1.00	1.00	1.00	1.00
2. ROOF EAVE TO RIDGE HEIGHT	0.88	0.88	0.88	0.88
3. STORY HEIGHT	0.95	0.95	0.95	0.95
4. NUMBER OF BRACED WALL LINES	1.00	1.00	1.00	1.00
5. ADDITIONAL 800 POUND HOLD-DOWN DEVICE	NA	NA	NA	NA
6. INTERIOR GYPSUM BOARD	NA	NA	NA	NA
7. GYPSUM BOARD FASTENING	NA	NA	NA	NA
8. HORIZONTAL BLOCKING	NA	NA	NA	NA
REQUIRED LENGTH OF BRACING	2.09'	2.09'	2.09'	2.09'
R602.10.5 MINIMUM LENGTH OF BRACED WALL PANEL	24"	24"	24"	24"

CARBON MONOXIDE DETECTION SYSTEMS NOTES:

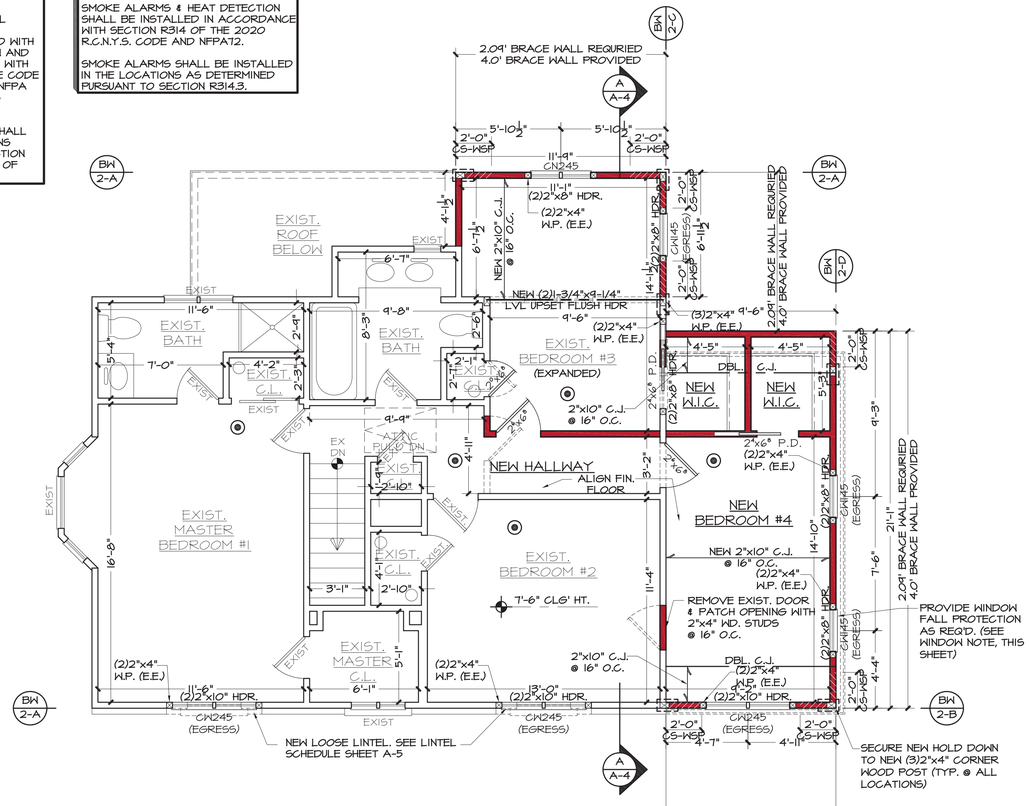
NEW AND EXISTING RESIDENTIAL BUILDINGS AND COMMERCIAL BUILDINGS SHALL BE PROVIDED WITH CARBON MONOXIDE DETECTION AND NOTIFICATION IN ACCORDANCE WITH SECTION 915 OF THE 2020 FIRE CODE OF N.Y.S., THE PROVISIONS OF NFPA 720 AND THE MANUFACTURER'S INSTALLATION INSTRUCTION.

CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE LOCATIONS DETERMINED PURSUANT TO SECTION 915.3 OF THE 2020 FIRE CODE OF N.Y.S.

SMOKE ALARMS NOTES:

SMOKE ALARMS & HEAT DETECTION SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R314 OF THE 2020 R.C.N.Y.S. CODE AND NFPA72.

SMOKE ALARMS SHALL BE INSTALLED IN THE LOCATIONS AS DETERMINED PURSUANT TO SECTION R314.3.



SECOND FLOOR PLAN

DENOTES HARD WIRED INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP

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

ABBREVIATIONS LEGEND

AFF.	-	ABOVE FINISHED FLOOR
AVG.	-	AVERAGE
CANT'	-	CANTILEVER
C.B.	-	COLLAR BEAM
C.J.	-	CEILING JOIST
C.L.	-	CENTER LINE
CLG'	-	CEILING
C.M.U.	-	CONCRETE MASONRY UNIT
CONT"	-	CONTINUOUS
C.T.	-	COLLAR TIE
DBL.	-	DOUBLE
DIA.	-	DIAMETER
D.J.	-	DECK JOIST
D.W.	-	DISHWASHER
EA.	-	EACH
E.E.	-	EACH END
E.P.	-	ELECTRIC PANEL
EXT.	-	EXTERIOR
F.J.	-	FLOOR JOIST
F.P.	-	FIREPLACE
F.R.S.C.	-	FIRE RATED SELF CLOSING
FTG'	-	FOOTING
GALV.	-	GALVANIZED
G.C.	-	GENERAL CONTRACTOR
HDR.	-	HEADER
INSUL.	-	INSULATION
MANUF.	-	MANUFACTURER
MECH.	-	MECHANICAL
M.O.	-	MASONRY OPENING
O.C.	-	ON CENTER
O.H.	-	OVERHANG
P.C.	-	POURED CONCRETE
P.T.	-	PRESSURE TREATED
R.B.	-	RIDGE BOARD
R.BM.	-	RIDGE BEAM
REQ'	-	REQUIRED
RF.	-	ROOF
R.R.	-	ROOF RAFTER
R.T.	-	RAFTER TIE
SPECS'	-	SPECIFICATIONS
T.M.E.	-	TO MATCH EXISTING
TYP.	-	TYPICAL
U.S.	-	UNDERSIDE
V.I.F.	-	VERIFY IN FIELD
W.P.	-	WOOD POST
WD.	-	WOOD
W.M.	-	WATER METER
E.M.	-	ELECTRIC METER
G.M.	-	GAS METER

GENERAL BUILDING NOTES:
1. ALL WOOD CONNECTIONS TO BE STRAPPED AS PER SHEET N-1 & N-2.
2. ALL LUMBER TO BE DOUGLAS FIR LARCH # 2.
3. PROVIDE P.T. LUMBER AT ALL APPLICABLE LOCATIONS (SEE P.T. LUMBER NOTES BELOW)
4. 1/2" SYP. BD. (TAPED & SPACKLED - 3 COATS MIN.) ON ALL WALLS & CEILINGS
5. NEW 3/4" PLYWD. SUBFLR. NAILED & GLUED

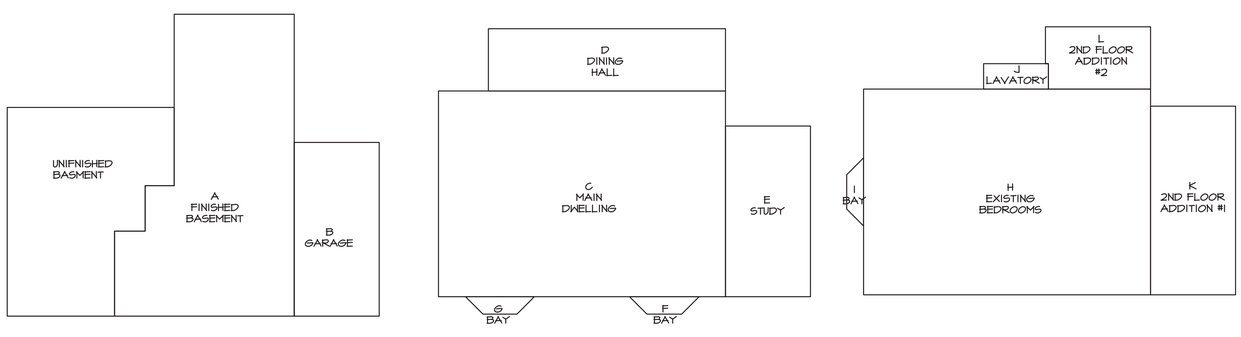
P.T. LUMBER NOTES:
-ALL WD. JOISTS IN CONTACT WITH CONC. SHALL BE PRESSURE TREATED, PROVIDE P.T. JOISTS (AND/OR) P.T. BLOCKING AS REQUIRED (TYP. @ ALL LOCATIONS)

-ALL CONNECTORS / CONNECTIONS IN CONTACT W/ ACQ (P.T.) LUMBER MUST BE APPROVED BY MANUF', AND MUST HAVE A FINISH WITH EXTRA CORROSION RESISTANCE OF EITHER STAINLESS STEEL, HOT-DIP GALVANIZED(HDG OR ZMAX PROTECTION.

LEGEND:
DENOTES HOLD DOWNS AS PER DETAIL SHT. N-2 [-]

WINDOW NOTE:

PROVIDE WINDOW FALL PROTECTION AS REQ'D. PER SECTION R312.2 OF THE 2020 R.C.N.Y.S.
-WINDOWS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW IS LOCATED LESS THAN 24 INCHES ABOVE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE FINISHED GRADE OR OTHER SURFACE ON THE EXTERIOR OF THE BUILDING)



GROSS FLOOR AREA CALCULATION

SCALE: N.T.S.

CALCULATION:

A (FINISHED BASEMENT)	533 S.F.
B (GARAGE)	184 S.F.
C (MAIN DWELLING)	738 S.F.
D (DINING HALL)	185 S.F.
E (STUDY)	181 S.F.
F (BAY)	11 S.F.
G (BAY)	11 S.F.
H (EXISTING BEDROOM)	737 S.F.
I (BAY)	11 S.F.
J (LAVATORY)	21 S.F.
K (2ND FLOOR ADDITION #1)	200 S.F.
L (2ND FLOOR ADDITION #2)	82 S.F.

TOTAL GROSS FLOOR AREA = 2,844 S.F.

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THOMAS D. BLORE
ARCHITECT, P.C.

Drawing: SECOND FLOOR PLAN & GROSS FLOOR AREA CALCULATION

Project Name & Address: ELOFIR RESIDENCE
46 STONEHENGE ROAD
MANHASSET, NY 11030

Date	Revision / Issue
8/31/22	ISSUED FOR PERMIT
8/31/22	REV 1 AS PER TONH

Drawn By: AC

Project # 22-050

Scale: AS NOTED

Date: 06/22/22

Sheet # A-2

WALL LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED

NEW WALLS 2"x4" WOOD STUDS @ 16" O.C.

GENERAL NOTES:

1.) PROVIDE "SIMPSON B SERIES" JOIST HANGERS AT ALL APPLICABLE LOCATIONS.

2.) ALL BUILT UP LVL HEADERS TO BE BOLTED OR NAILED AS PER MANUFACTURER'S REQUIREMENTS.

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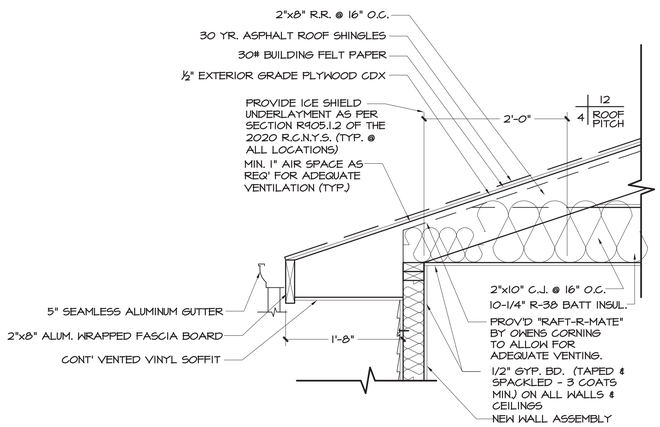
BUILDING NOTE:
MAINTAIN UPLIFT CONNECTIONS @ RAFTER ENDS AT NAILING PAD. TYP. FOR ALL FALSE VALLEY CONNECTIONS. ALSO MAINTAIN VENTILATION

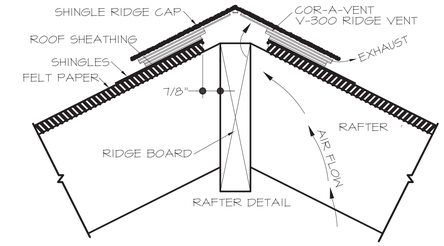
ROOF COVERING NOTES:
-ROOF SLOPE (>4:12 & UP):
30 YR. ASPHALT ROOF SHINGLES ATOP 30# BLDG. FELT, ATOP PLYWD. AS INDICATED ON SECTION.
-ROOF SLOPE (2:12 - 4:12):
30 YR. ASPHALT ROOF SHINGLES ATOP (2) LAYERS OF 30# BLDG. FELT W/ OVERLAPPED SEAMS, ATOP PLYWD. AS INDICATED ON SECTION.
-ROOF SLOPE (0.5:12 - < 2:12):
-"LIBERTY" SELF ADHERING LOW SLOPING ROOF SYSTEM BY "GAF", INSTALL AS PER MANUF' SPEC'S. ATOP PLYWD. AS INDICATED ON SECTION

-COLOR & STYLE TO BE SELECTED BY OWNER



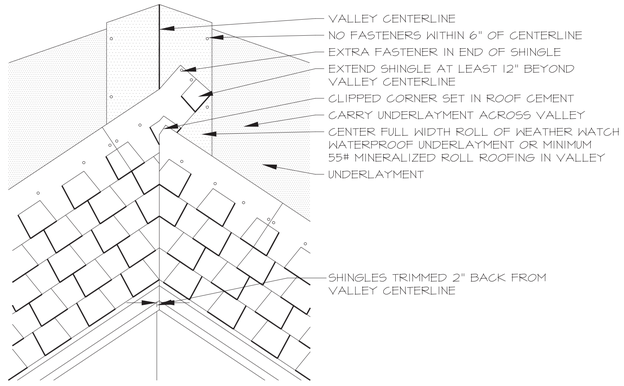
ROOF EAVE DETAIL

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



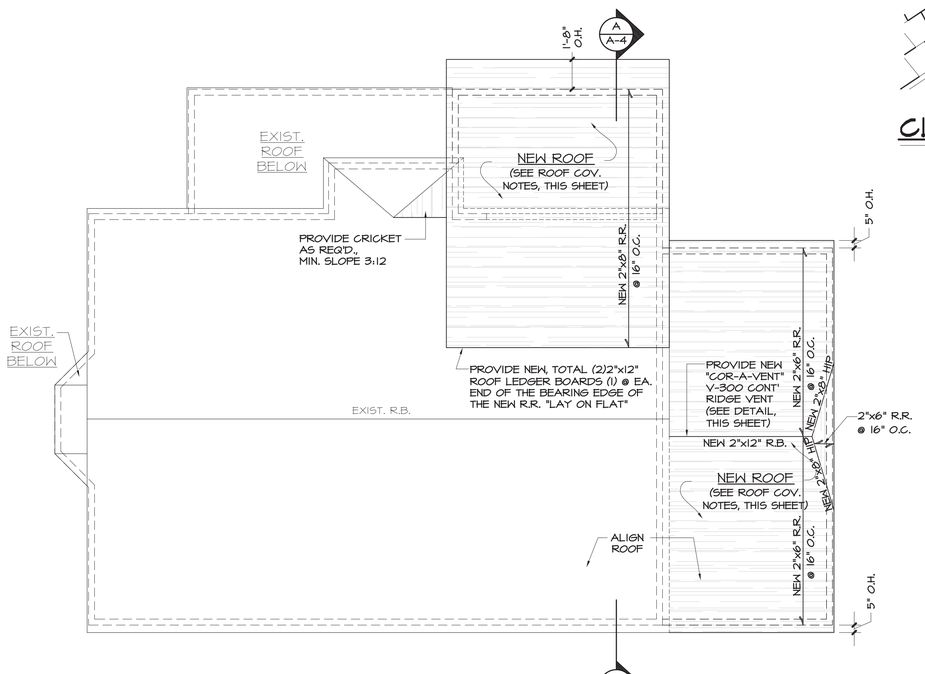
COR-A-VENT V-300 TYP. DTL.

N.T.S.



CLOSED CUT VALLEY CONSTRUCTION

N.T.S.



ROOF PLAN

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

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Drawing: ROOF PLAN & DETAILS

Project Name & Address: ELOFIR RESIDENCE
46 STONEHENGE ROAD
MANHASSET, NY 11030

Date	Revision / Issue
8/31/22	ISSUED FOR PERMIT
8/31/22	REV 1 AS PER TONH

Drawn By: AC

Project # 22-050

Scale: AS NOTED

Date: 06/22/22

Sheet # A-3

LAYOUT 2022 Res Improvements ELOFIR Residence 22-050_Final_Rev1.dwg 2/7/2023 1:34:51 AM

GENERAL NOTES:

1.) PROVIDE "SIMPSON B SERIES" JOIST HANGERS AT ALL APPLICABLE LOCATIONS.

2.) ALL BUILT UP LVL HEADERS TO BE BOLTED OR NAILED AS PER MANUFACTURER'S REQUIREMENTS.

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7.) ALL NEW LEDGER BOARDS TO BE SECURED TO STRUCTURE W/ ½" DIA. GALV. MTL. EXPANSION BOLTS OR LAG. SCREWS @ 16" O.C. (STAGGERED TOP & BOTTOM)

8.) ALL NEW RAILING TO BE 3'-0" HIGH RAILING AS PER N.Y.S. CODE. (O.C. SPACING AS TO NOT ALLOW PASSAGE OF A 4" OR GREATER SPHERE.) COLOR AND STYLE TO BE SELECTED BY OWNER

9.) ALL FLOOR FRAMING TO BE AT 12" O.C. UNDER ALL BATHS / KITCHEN AREAS.

ABBREVIATIONS LEGEND

AFF.	-	ABOVE FINISHED FLOOR
AVG.	-	AVERAGE
CANT'	-	CANTILEVER
C.B.	-	COLLAR BEAM
C.J.	-	CEILING JOIST
C.L.	-	CENTER LINE
CLG'	-	CEILING
C.M.U.	-	CONCRETE MASONRY UNIT
CONT'	-	CONTINUOUS
C.T.	-	COLLAR TIE
DBL.	-	DOUBLE
DIA.	-	DIAMETER
D.J.	-	DECK JOIST
D.W.	-	DISHWASHER
EA.	-	EACH
E.E.	-	EACH END
E.P.	-	ELECTRIC PANEL
EXT.	-	EXTERIOR
F.J.	-	FLOOR JOIST
F.P.	-	FIREPLACE
F.R.S.C.	-	FIRE RATED SELF CLOSING
FTG'	-	FOOTING
GALV.	-	GALVANIZED
G.C.	-	GENERAL CONTRACTOR
HDR.	-	HEADER
INSUL.	-	INSULATION
MANUF.	-	MANUFACTURER
MECH.	-	MECHANICAL
M.O.	-	MASONRY OPENING
O.C.	-	ON CENTER
O.H.	-	OVERHANG
P.C.	-	POURED CONCRETE
P.T.	-	PRESSURE TREATED
R.B.	-	RIDGE BOARD
R.BM.	-	RIDGE BEAM
REQ'	-	REQUIRED
RF.	-	ROOF
R.R.	-	ROOF RAFTER
R.T.	-	RAFTER TIE
SPECS'	-	SPECIFICATIONS
T.M.E.	-	TO MATCH EXISTING
TYP.	-	TYPICAL
U.S.	-	UNDERSIDE
V.I.F.	-	VERIFY IN FIELD
W.P.	-	WOOD POST
WD.	-	WOOD
W.M.	-	WATER METER
E.M.	-	ELECTRIC METER
G.M.	-	GAS METER

HOT WATER BOILER OUTDOOR TEMPERATURE SETBACK NOTE:
HOT WATER BOILERS THAT SUPPLY HEAT TO THE BUILDING THROUGH ONE- OR TWO-PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SETBACK CONTROL THAT LOWERS THE BOILER WATER TEMPERATURE BASED ON THE OUTDOOR TEMPERATURE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION N1103.2 (R403.2) OF THE 2020 R.C.N.Y.S.

GENERAL DEMOLITION NOTES

1. G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY WHICH IS FOUND BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
2. G.C. TO BE FAMILIAR WITH COMPLETE PROJECT AND SET OF DRAWINGS AND THEIR INTENT BEFORE PROCEEDING WITH THE WORK.
3. WHERE ELECTRICAL OR PLUMBING LINES ARE TO BE ABANDONED, REMOVE ALL SUCH WORK. CAP OFF LINES LEGALLY AT FINAL INACCESSIBLE PENETRATIONS. ALL NEW PLUMBING AND ELECTRICAL WORK TO BE RECESSED BEHIND FINISHED SURFACES.

DEMOLITION PERFORMANCE DISCLAIMER

THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THESE DRAWINGS IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES". SHOULD IN THE EVENT ANY STRUCTURAL DAMAGE OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

P.T. LUMBER NOTES:
-ALL WD. JOISTS IN CONTACT WITH CONC. SHALL BE PRESSURE TREATED, PROVIDE P.T. JOISTS (AND/OR) P.T. BLOCKING AS REQUIRED (TYP. @ ALL LOCATIONS)

-ALL CONNECTORS / CONNECTIONS IN CONTACT W/ ACQ (P.T.) LUMBER MUST BE APPROVED BY MANUF', AND MUST HAVE A FINISH WITH EXTRA CORROSION RESISTANCE OF EITHER STAINLESS STEEL, HOT-DIP GALVANIZED(HDG OR ZMAX PROTECTION.

NOTE:
SEE SHT. N-2 FOR RAFTER TO PLATE TO STUD CONNECTION INFO. (TYP.)

HEATING NOTE:
AN EXPANSION OF THE EXISTING HEATING SYSTEM SHALL BE PROVIDED IN THE NEW FINISHED SPACE IN ACCORDANCE WITH CHAPTER 14 OF THE 2020 R.C.N.Y.S.

BUILDING NOTE:
MAINTAIN UPLIFT CONNECTIONS @ RAFTER ENDS AT NAILING PAD. TYP. FOR ALL FALSE VALLEY CONNECTIONS. ALSO MAINTAIN VENTILATION

DUCTS NOTE:
DUCTS AND AIR HANDLERS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS N1103.3.1 (R403.3.1) THROUGH N1103.3.5 (R403.3.5) OF THE 2020 R.C.N.Y.S.

EMERGENCY ESCAPE AND RESCUE OPENINGS NOTE:

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R310 OF THE 2020 R.C.N.Y.S.

R310.2: EMERGENCY ESCAPE AND RESCUE OPENINGS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1: MINIMUM OPENING AREA. - EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.

GENERAL BUILDING NOTES:
1. ALL WOOD CONNECTIONS TO BE STRAPPED AS PER SHEET N-1 & N-2.
2. ALL LUMBER TO BE DOUGLAS FIR LARCH # 2.
3. 1/2" GYP. BD. (TAPED & SPACKLED - 3 COATS MIN.) ON ALL WALLS & CEILINGS
4. NEW 3/4" PLYWD. SUBFLR. NAILED & GLUED
5. PROVIDE P.T. LUMBER AT ALL APPLICABLE LOCATIONS (SEE P.T. LUMBER NOTES BELOW)

MECHANICAL VENTILATION (MANDATORY) NOTE:
THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF SECTION M1505 OF THE 2020 R.C.N.Y.S. OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING IN ACCORDANCE WITH SECTION N1103.6 (R403.6) OF THE 2020 R.C.N.Y.S.

HEATED WATER CIRCULATION AND TEMPERATURE MAINTENANCE SYSTEMS (MANDATORY):

HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION N1103.5.1.1. (R403.5.1.1) HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION N1103.5.1.2. (R403.5.1.2) AUTOMATIC CONTROLS, TEMPERATURE SENSORS AND PUMPS SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.

DEMAND RECIRCULATION SYSTEMS NOTE:

IN ACCORDANCE WITH SECTION N1103.5.2 (R403.5.2) OF THE 2020 R.C.N.Y.S., DEMAND RECIRCULATION WATER SYSTEMS SHALL HAVE CONTROLS THAT COMPLY WITH BOTH OF THE FOLLOWING:

1. THE CONTROLS SHALL START THE PUMP UPON RECEIVING A SIGNAL FROM THE ACTION OF A USER OF A FIXTURE OR APPLIANCE, SENSING THE PRESENCE OF A USER OF A FIXTURE OR SENSING THE FLOW OF HOT OR TEMPERED WATER TO A FIXTURE FITTING OR APPLIANCE.
2. THE CONTROLS SHALL LIMIT THE TEMPERATURE OF THE WATER ENTERING THE COLD WATER PIPING TO NOT GREATER THAN 104°F (40°C).

ROOF COVERING NOTES:
-ROOF SLOPE (>4:12 & UP):
30 YR. ASPHALT ROOF SHINGLES ATOP 30# BLDG. FELT, ATOP PLYWD. AS INDICATED ON SECTION.
-ROOF SLOPE (2:12 - 4:12):
30 YR. ASPHALT ROOF SHINGLES ATOP (2) LAYERS OF 30# BLDG. FELT W/ OVERLAPPED SEAMS, ATOP PLYWD. AS INDICATED ON SECTION.
-ROOF SLOPE (0.5:12 - < 2:12):
-"LIBERTY" SELF ADHERING LOW SLOPING ROOF SYSTEM BY "GAF", INSTALL AS PER MANUF' SPEC'S. ATOP PLYWD. AS INDICATED ON SECTION

-COLOR & STYLE TO BE SELECTED BY OWNER

AIR LEAKAGE NOTE (MANDATORY):

N1102.4 - THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS N1102.4.1 (R402.4.1) THROUGH N1102.4.6 (R402.4.6) OF THE 2020 R.C.N.Y.S.

HOT WATER PIPES NOTE:

HOT WATER PIPES SHALL BE INSULATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION N1103.5.3 (R403.5.3) OF THE 2020 R.C.N.Y.S.

LIGHTING NOTE:

NEW LIGHTING SYSTEMS THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION N1104.1 (R404.1) IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION N1101.1.4 (R503.1.4) OF THE 2020 R.C.N.Y.S.

THERMOSTAT NOTE:
CONTROLS (MANDATORY)
AT LEAST ONE THERMOSTAT SHALL BE PROVIDED AND INSTALLED FOR EACH SEPARATE HEATING & COOLING SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION N1103.1 (R403.1) OF THE 2020 R.C.N.Y.S.

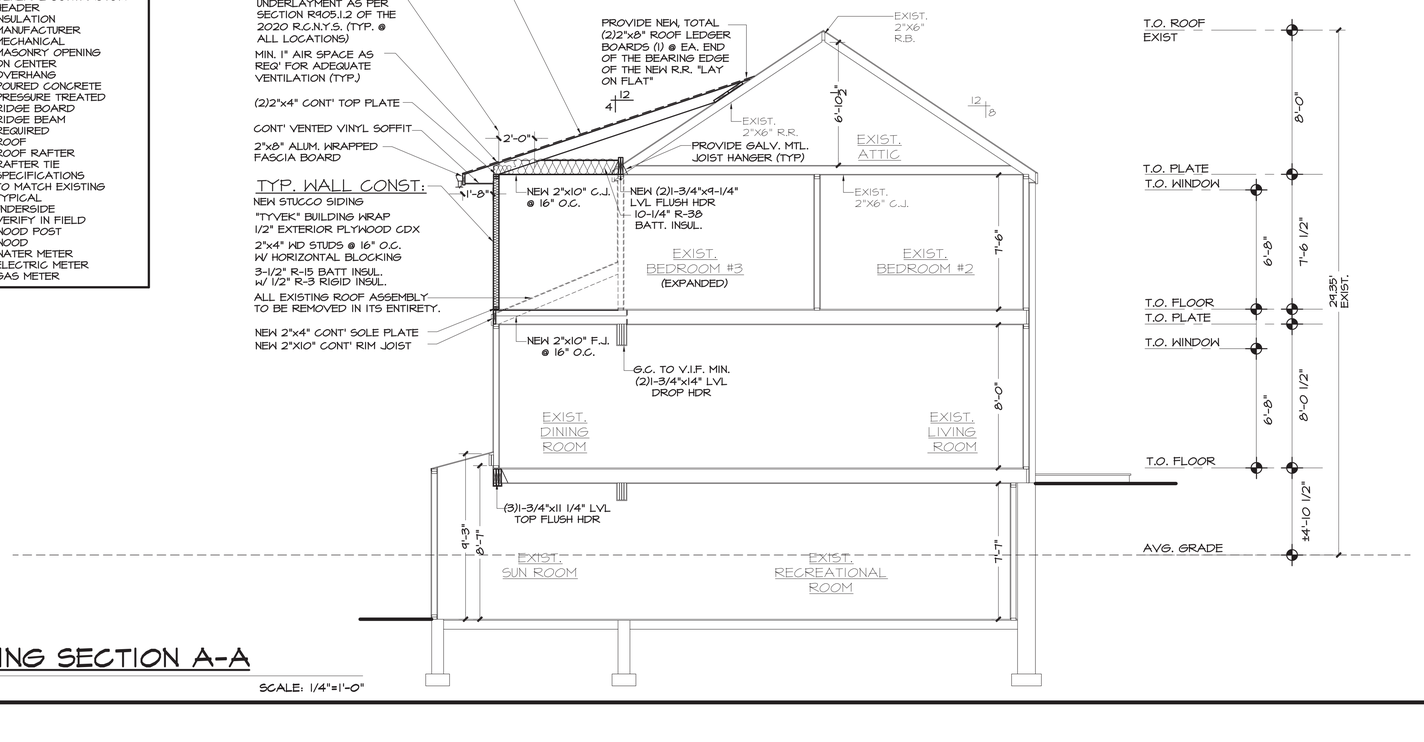
TABLE N1102.4.1.1 (R402.4.1.1)
AIR BARRIER AND INSULATION INSTALLATION[a]

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 ME INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN FRAMING AND SKYLIGHTS, AND THE JAMBS OF WINDOWS AND DOORS, SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS INCLUDING CANTILEVERED FLOORS AND FLOORS ABOVE GARAGES.	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING. ALTERNATIVELY, FLOOR FRAMING CAVITY INSULATION SHALL BE IN CONTACT WITH THE TOP SIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING; AND EXTENDING 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.	CRAWL SPACE INSULATION, WHERE PROVIDED INSTEAD OF FLOOR INSULATION, SHALL BE PERMANENTLY ATTACHED TO THE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SURFACE.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		IN EXTERIOR WALLS, BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING 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 OR TUB.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY, AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING OR CEILING PENETRATED BY THE BOOT.	
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.

TYP. ROOF CONSTRUCTION:
30 YEAR ASPHALT ROOF SHINGLES (SEE ROOF COVERING NOTES, THIS SHEET)
1/2" EXTERIOR GRADE PLYWOOD CDX
2"x8" R.R. @ 16" O.C.
PROVIDE ICE SHIELD UNDERLAYMENT AS PER SECTION R905.1.2 OF THE 2020 R.C.N.Y.S. (TYP. @ ALL LOCATIONS)
MIN. 1" AIR SPACE AS REQ' FOR ADEQUATE VENTILATION (TYP.)
(2)2"x4" CONT' TOP PLATE
CONT' VENTED VINYL SOFFIT
2"x8" ALUM. WRAPPED FASCIA BOARD

TYP. WALL CONST:
NEW STUCCO SIDING
"TYVEK" BUILDING WRAP
1/2" EXTERIOR PLYWOOD CDX
2"x4" WD STUDS @ 16" O.C. W/ HORIZONTAL BLOCKING
3-1/2" R-15 BATT INSUL. w/ 1/2" R-3 RIGID INSUL.
ALL EXISTING ROOF ASSEMBLY TO BE REMOVED IN ITS ENTIRETY.
NEW 2"x4" CONT' SOLE PLATE
NEW 2"x10" CONT' RIM JOIST



BUILDING SECTION A-A

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

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Drawing: BUILDING SECTION

Project Name & Address: ELOFIR RESIDENCE
46 STONEHENGE ROAD
MANHASSET, NY 11030

Date	Revision / Issue
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8/31/22	REV 1 AS PER TOWN

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Project # 22-050

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Date: 06/22/22

Sheet # A-4

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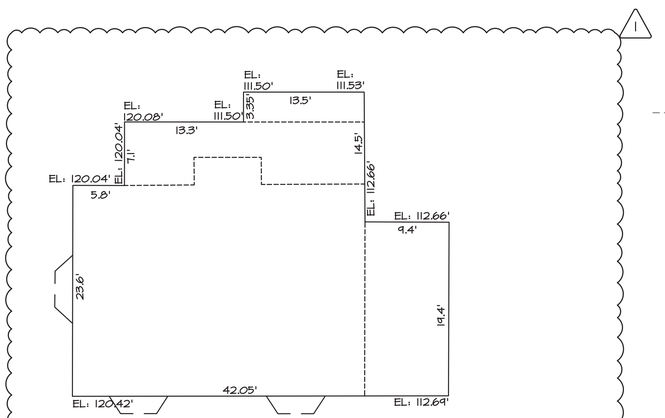
ELEVATION LEGEND

1. COR-A-VENT V-300 RIDGE VENT (SEE DETAIL, SHEET A-3)
2. 30 YEAR ASPHALT ROOF SHINGLE COLOR AND STYLE TO BE SELECTED BY OWNER. (SEE ROOF COVERING NOTES, SHEET A-3, A-4)
3. VALLEY FLASHING AT ALL ROOF/ROOF INTERSECTIONS. (SEE DETAIL, SHEET A-3)
4. CONCEALED ALUMINUM STEP FLASHING AT ALL ROOF/WALL INTERSECTIONS.
5. 2"x8" ALUMINUM WRAPPED FASCIA BOARD.
6. 5" SEAMLESS ALUMINUM GUTTERS AND LEADERS DOWN TO NEW CONCRETE SPLASH BLOCKS AT GRADE. (NOT SHOWN FOR CLARITY)
7. CONTINUOUSLY VENTED VINYL SOFFIT.
8. EXTERIOR STUCCO. FINISH, COLOR AND STYLE TO MATCH & ALIGN W/ EXISTING.
9. HIGH PERFORMANCE INSULATING WINDOWS & GLASS DOORS AS MANUFACTURED BY "ANDERSEN" OR EQUAL. DP30 400 SERIES

FRONT ELEVATION

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



CALCULATION:
120.42+112.69 = 233.11/2 = 116.56x42.05 = 4901.35
112.69+112.66 = 225.35/2 = 112.68x19.4 = 2185.99
112.66+112.66 = 225.32/2 = 112.66x9.4 = 1059.00
112.66+111.53 = 224.19/2 = 112.10x14.5 = 1625.45
111.53+111.50 = 223.03/2 = 111.52x13.5 = 1505.52
111.50+111.50 = 223.00/2 = 111.50x3.35 = 373.53
111.50+120.08 = 231.58/2 = 115.74x13.3 = 1540.01
120.08+120.04 = 240.12/2 = 120.06x7.1 = 852.43
120.04+120.04 = 240.08/2 = 120.04x5.8 = 696.23
120.04+120.42 = 240.46/2 = 120.23x23.6 = 2837.43

AVG. GRADE = 17576.94/152 = 115.64'

AVERAGE GRADE

SCALE: N.T.S.

TABLE R703.8.3.1
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER[a,b,c,d]

SIZE OF STEEL ANGLE[a,b,d] (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF ½" OR EQUIV. REINFORCING BARS IN REINFORCED LINTEL[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 3½ x 5/16	10'-0"	8'-0"	6'-0"	2
6 x 3½ x 5/16	14'-0"	9'-6"	7'-0"	2
2-6 x 3½ x 5/16	20'-0"	12'-0"	9'-6"	4

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

a. Long leg of the angle shall be placed in a vertical position.
b. Depth of reinforced lintels shall not be less than 8 inches and all cells of hollow masonry lintels shall be grouted solid. Reinforcing bars shall extend not less than 8 inches into the support.
c. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements may be used.
d. Either steel angle or reinforced lintel shall span opening.

REAR ELEVATION

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

REGISTERED ARCHITECT THOMAS DANIEL BLORE 031918 STATE OF NEW YORK

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Drawing: ELEVATIONS & LEGEND

Project Name & Address: ELOFIR RESIDENCE
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MANHASSET, NY 11030

Date	Revision / Issue
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Project # 22-050

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Sheet # A-5

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ELEVATION LEGEND

1. COR-A-VENT V-300 RIDGE VENT (SEE DETAIL, SHEET A-3)
2. 30 YEAR ASPHALT ROOF SHINGLE COLOR AND STYLE TO BE SELECTED BY OWNER. (SEE ROOF COVERING NOTES, SHEET A-3, A-4)
3. VALLEY FLASHING AT ALL ROOF/ROOF INTERSECTIONS. (SEE DETAIL, SHEET A-3)
4. CONCEALED ALUMINUM STEP FLASHING AT ALL ROOF/WALL INTERSECTIONS.
5. 2"x8" ALUMINUM WRAPPED FASCIA BOARD.
6. 5" SEAMLESS ALUMINUM GUTTERS AND LEADERS DOWN TO NEW CONCRETE SPLASH BLOCKS AT GRADE. (NOT SHOWN FOR CLARITY)
7. CONTINUOUSLY VENTED VINYL SOFFIT.
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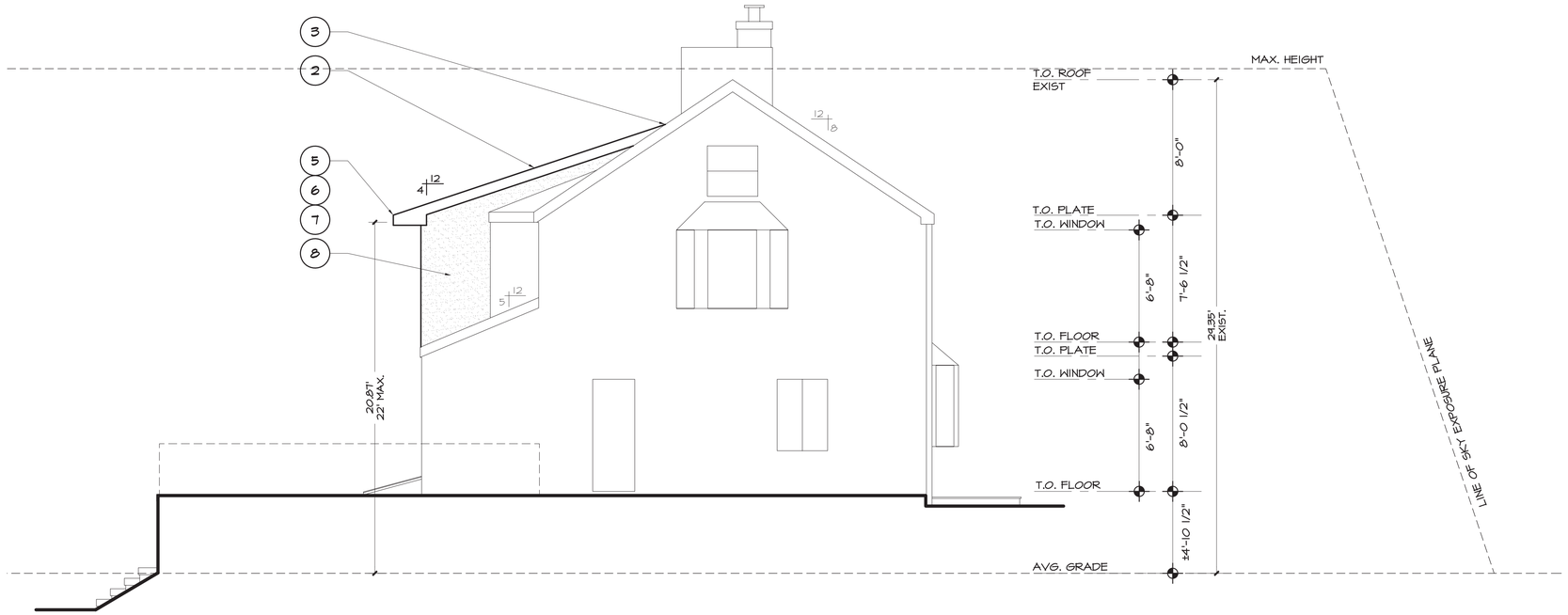
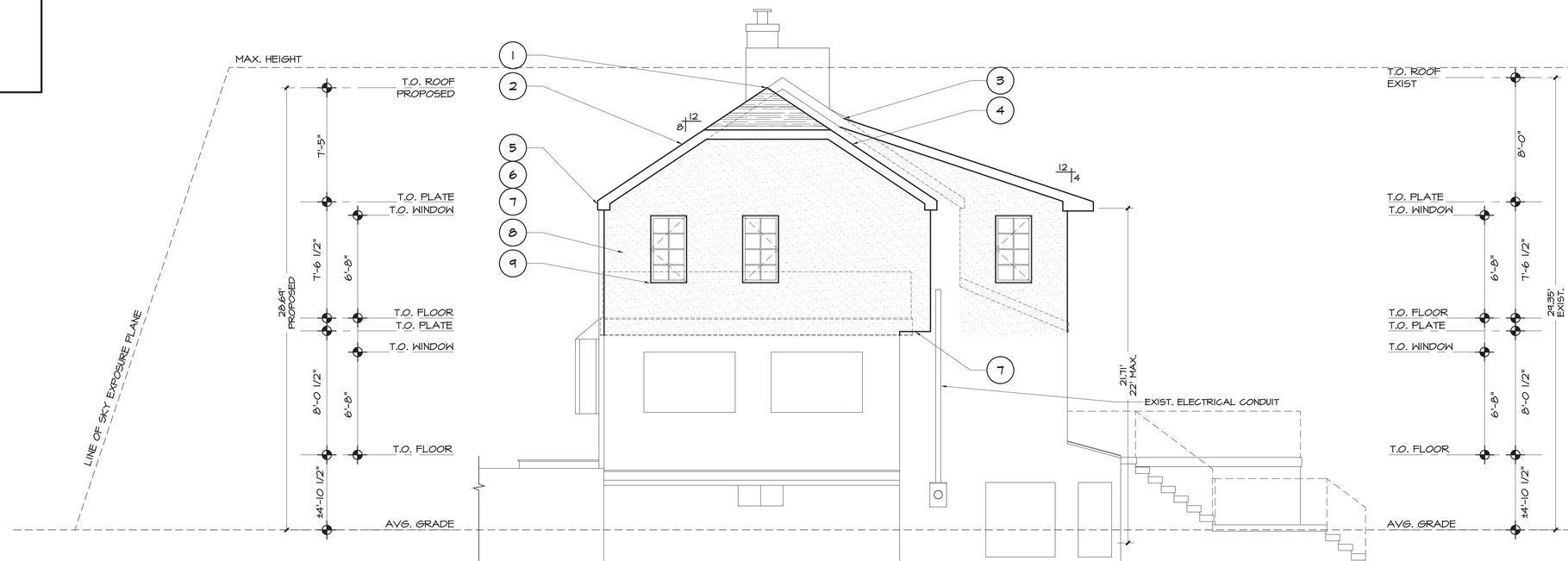


SIDE ELEVATION

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



SIDE ELEVATION

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

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Drawing: ELEVATIONS & LEGEND

Project Name & Address: **ELOFIR RESIDENCE**
46 STONEHENGE ROAD
MANHASSET, NY 11030

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Sheet # **A-6**

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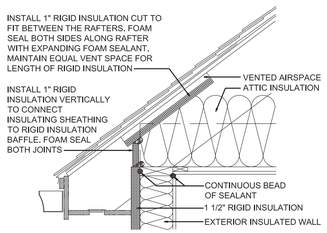
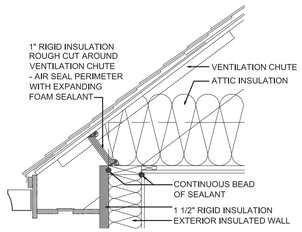
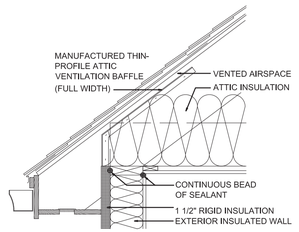


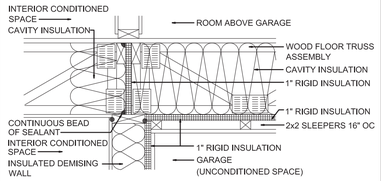
1" EXTERIOR INSULATION SHEATHING AS ATTIC EAVE BAFFLE AND VENT



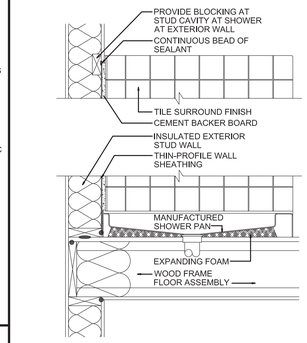
1" RIGID INSULATION AS ATTIC EAVE BAFFLE CUT AROUND MANUFACTURED VENT



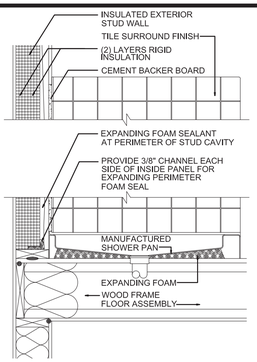
THIN-PROFILE ATTIC EAVE BAFFLE AND VENT



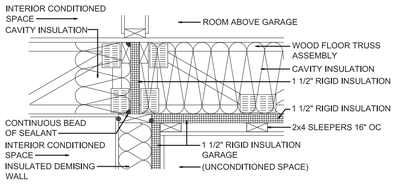
AIR BARRIER AT GARAGE BAND JOIST // 1" RIGID INSULATION WITH 2x2 WOOD FURRING



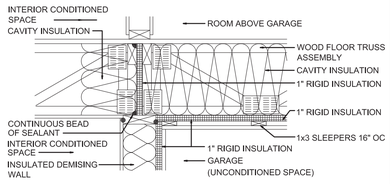
AIR SEALING BEHIND SHOWER WITH THIN-PROFILE SHEATHING



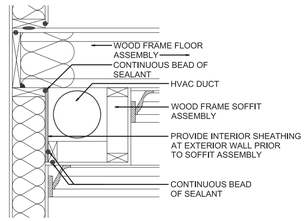
AIR SEALING BEHIND SHOWER WITH CAVITY RIGID INSULATION



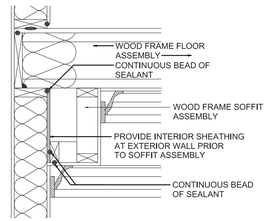
AIR BARRIER AT GARAGE BAND JOIST // 1 1/2" RIGID INSULATION WITH 2x4 SLEEPERS



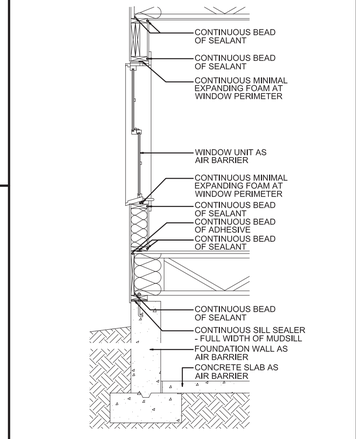
AIR BARRIER AT GARAGE BAND JOIST // 1" RIGID INSULATION WITH 1x3 WOOD FURRING



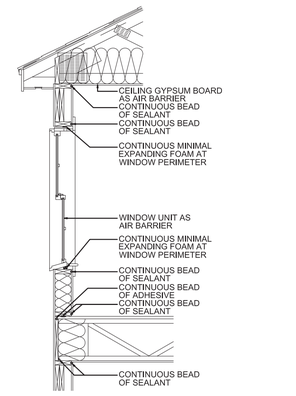
AIR SEAL AT DUCT SOFFIT



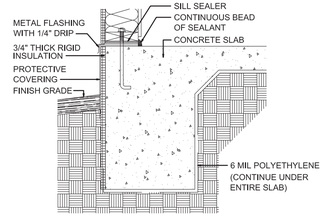
AIR SEAL AT BUILT-OUT SOFFIT



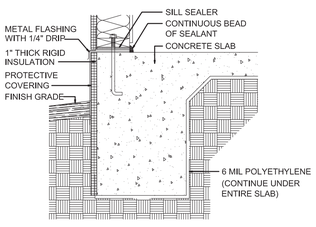
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION



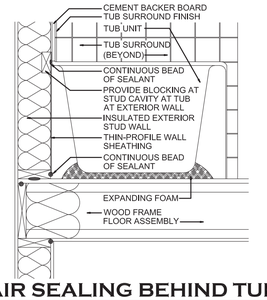
CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION



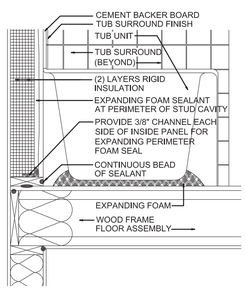
TURNED DOWN CONCRETE SLAB // 3/4" RIGID INSULATION



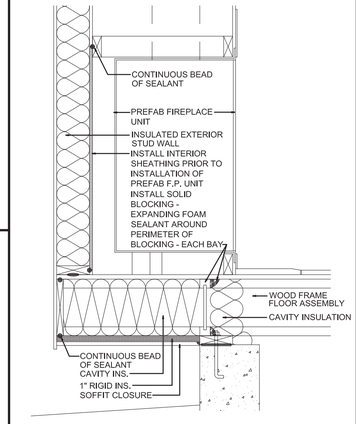
TURNED DOWN CONCRETE SLAB // 1" RIGID INSULATION



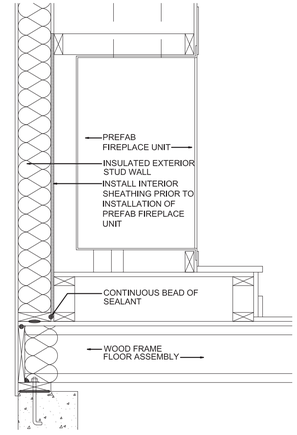
AIR SEALING BEHIND TUB WITH THIN-PROFILE SHEATHING // SECTION



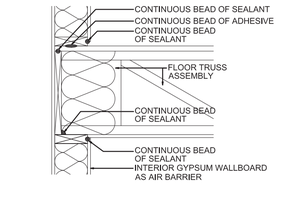
AIR SEALING BEHIND TUB WITH CAVITY RIGID INSULATION



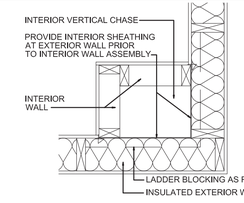
AIR SEALING AT CANT' MANUFACTURED FIREPLACE ASSEMBLY



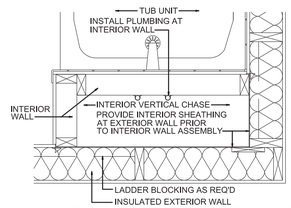
AIR SEALING AT PLATFORM FOR MANUFACTURED FIREPLACE ASSEMBLY



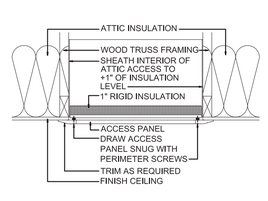
CONCEPTUAL AIR SEALING STRATEGY AT UPPER FLOOR BAND JOIST



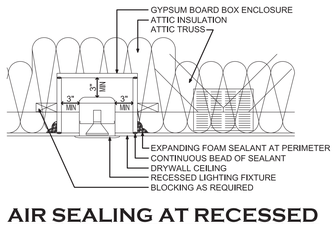
AIR SEALING AT CORNER VERTICAL CHASE



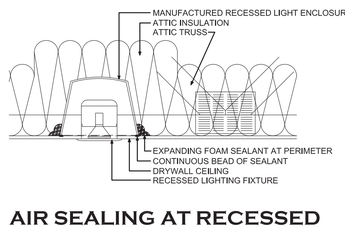
AIR SEALING AT CORNER VERTICAL BATHTUB CHASE



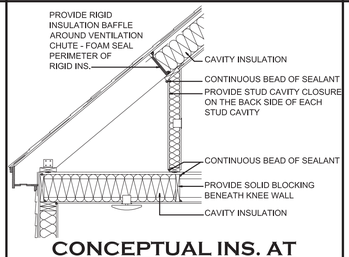
AIR SEALING AT ATTIC HATCH // FINISH SCREWS



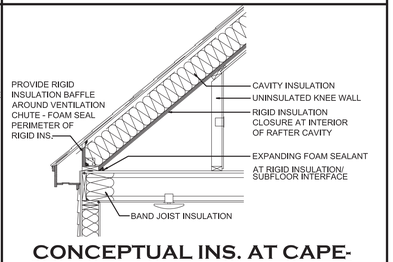
AIR SEALING AT RECESSED LIGHTING IN ATTIC



AIR SEALING AT RECESSED LIGHTING IN ATTIC



CONCEPTUAL INS. AT CAPE-STYLE ROOF // CLG. AND KNEE WALL CAVITY INS.



CONCEPTUAL INS. AT CAPE-STYLE ROOF // ROOF CAVITY INS. WITH RIGID INS. CLOSURE

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TBlore@TDBArch.com

Drawing: AIR SEALING DETAILS

Project Name & Address: ELOFIR RESIDENCE
46 STONEHENGE ROAD
MANHASSET, NY 11030

Date	Revision / Issue
8/31/22	ISSUED FOR PERMIT
8/31/22	REV 1 AS PER TONH

Drawn By: AC

Project #: 22-050

Scale: AS NOTED

Date: 06/22/22

Sheet #: A-7

Plotted: Aug 29, 2022 11:54:52 AM
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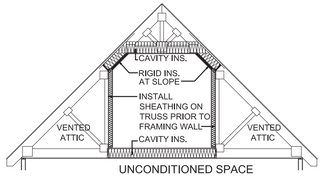
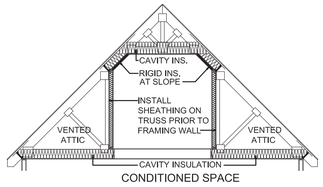
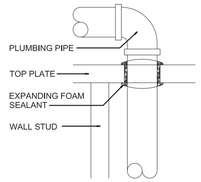


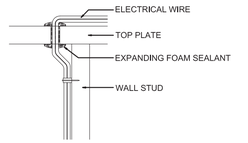
CONCEPTUAL INSULATION PRACTICE AT ATTIC-STYLE TRUSS SYSTEM // ABOVE UNCONDITIONED SPACE



CONCEPTUAL INSULATION PRACTICE AT ATTIC-STYLE TRUSS SYSTEM // ABOVE CONDITIONED SPACE



AIR SEAL AT TOP PLATE PIPE PENETRATION



AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION

LICENSED ARCHITECT THOMAS D. BLORE 031918 STATE OF NEW YORK

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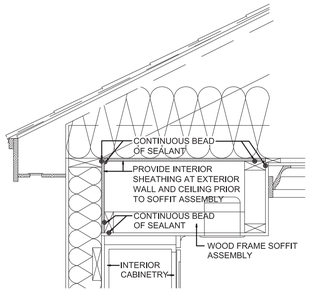
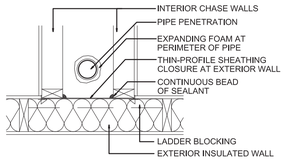
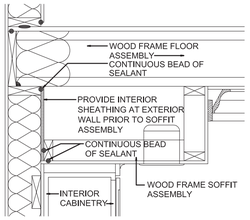
ARCHITECT, P.C.



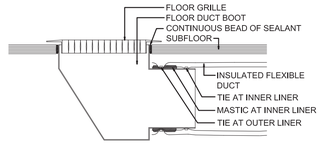
AIR SEAL AT CABINET SOFFIT // SINGLE-STORY



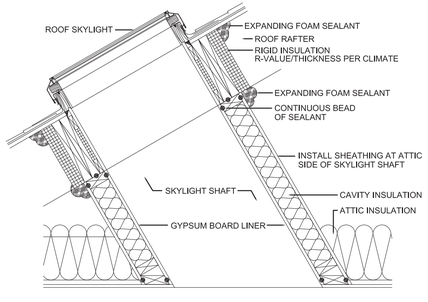
AIR SEAL AT CHASE WALLS // PLAN



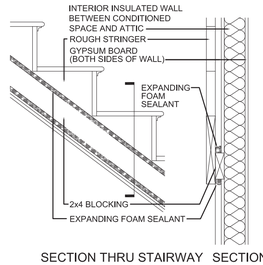
AIR SEAL AT CABINET SOFFIT // TWO-STORY



AIR SEAL AT DUCT BOOT

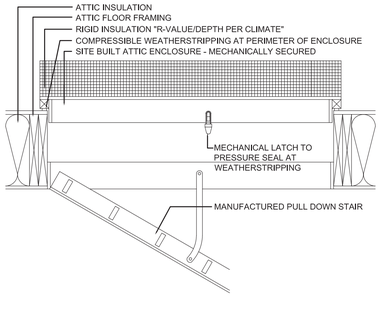


AIR SEALING AT SKYLIGHT SHAFT

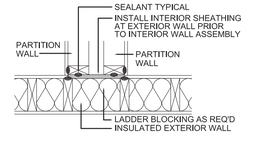


SECTION THRU STAIRWAY SECTION THRU WALL

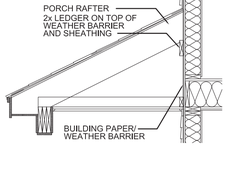
AIR SEALING AT INTERIOR WALL BETWEEN CONDITIONED SPACE AND UNCONDITIONED ATTIC



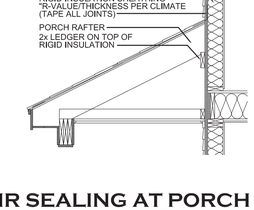
AIR SEALING AT ATTIC PULL DOWN ATTIC STAIR



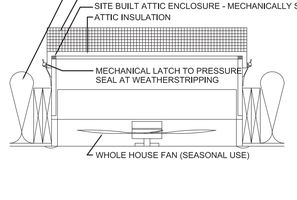
AIR SEALING AT COMMON WALL BETWEEN DWELLING UNITS



AIR SEALING AT PORCH ROOF AT 1/2" PLYWOOD EXTERIOR SHEATHING



AIR SEALING AT PORCH ROOF AT 1" RIGID INSULATION SHEATHING



AIR SEALING AT WHOLE HOUSE FAN ENCLOSURE

Drawing: AIR SEALING DETAILS

Project Name & Address: ELOFIR RESIDENCE
46 STONEHENGE ROAD
MANHASSET, NY 11050

Date	Revision / Issue
8/31/22	ISSUED FOR PERMIT
8/31/22	REV 1 AS PER TONH

Drawn By: AC

Project # 22-050

Scale AS NOTED

Date 06/22/22

Sheet # A-8

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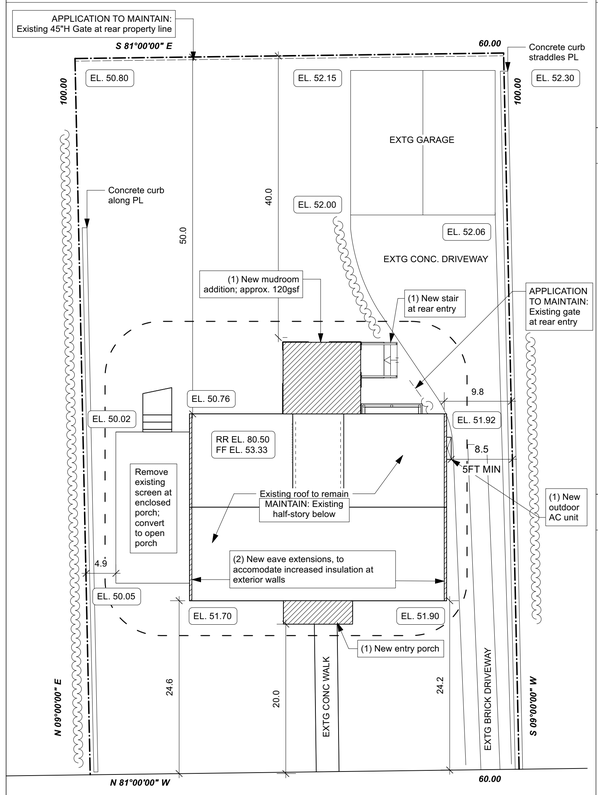
SITE PLAN



Graphic Key

- PROPERTY LINE
- AREA OF WORK
- ADDITION/EXTENSION

PROJECT INFORMATION

ADDRESS	23 PROSPECT AVENUE PORT WASHINGTON, NY 11050
COUNTY	NASSAU
ZONING AUTH.	TOWN OF NORTH HEMPSTEAD
ZONING DISTRICT	R-C "RESIDENCE C"
SECTION	5
BLOCK	051
LOT	112

NOTE

ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR(S).

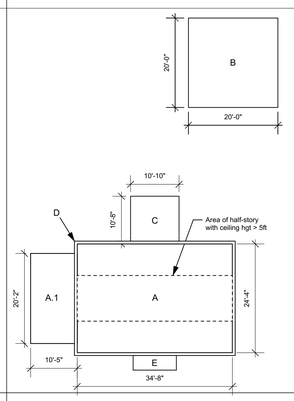
DRAWING LIST

T-001.00	Cover Sheet
A-001.00	ResCheck
A-002.00	Design Criteria
A-003.00	Assembly Schedules
A-004.00	Window & Door Schedules
A-005.00	Specifications & Finish Schedules
DM-100.00	Cellar & 1st Floor Demo
DM-101.00	2nd Floor & Half-Story Demo
A-101.00	1st & 2nd Floor Framing
A-102.00	Half-Story & Roof Framing
A-103.00	Electrical & Mechanical
A-200.00	Building Elevations
A-300.00	Building Sections & Construction Details
A-500.00	Mudroom & Porch Details
A-501.00	Kitchen Details
A-502.00	Bathroom Details, Gas & Plumbing Riser Diagram

ZONING ANALYSIS

	PERMITTED	EXISTING	PROPOSED
FRONT YARD	25 FT MIN	24.4 FT	24 FT
ENTRY PORCH SETBACK	20 FT MAX	24.4 FT	20 FT
SIDE YARD	AGGREGATE 25% LOT WIDTH; 5 FT MIN BOTH SIDES	9.8 FT EAST 4.9 FT EAST	9.6 FT EAST 4.7 FT WEST
REAR YARD	15 FT MIN	±50 FT	±40 FT
BUILDING HGT	30 FT MAX	±30 FT	NO CHANGE
LOT COVERAGE	35% MAX	26%	27%
GROSS SF	2,800 GSF	2,676 GSF	2,699.3 GSF

GROSS FLOOR AREA CALCULATION



GFA Calculation

A (Main Dwelling): 2,067 GSF
- Cellar: NIC*
- 1st Floor: 846 GSF
- 2nd Floor: 846 GSF
- Half Story: 375 GSF

A.1 (Enclosed Porch): 209 GSF**

B (Detached Garage): 400 GSF

C (New Mudroom): 115 GSF

D (New Ext. Insulation): 117.3 GSF
- 1st Floor: 39.1 GSF
- 2nd Floor: 39.1 GSF
- Half Story: 39.1 GSF

E (New Entry Porch) NIC*

Existing GFA (A+ A.1+B) = 2,676 GSF
Proposed GFA (A+B+C+D)= **2,699.3 GSF**

*Cellar Excluded From Existing & Proposed GFA Calculations; > 50% Below Grade.

*New Entry Porch Excluded from GFA Calculations; <50% of Perimeter Enclosed/Screened

**Screened Porch Excluded from Proposed GFA Calculation; Existing Fixed Screens to be Removed in Renovation, Making this an Open-Air Porch with <50% of Perimeter Enclosed/Screened.

AVERAGE GRADE CALCULATION (See Site Plan for EL Datums)

Average Grade Calculation

51.70 + 51.90 = 103.6 / 2 =	51.8 x	34.6	=	1792.28
51.70 + 50.05 = 101.75 / 2 =	50.875 x	10.5	=	534.19
50.05 + 50.02 = 100.07 / 2 =	50.035 x	20.16	=	1008.70
50.02 + 50.76 = 100.78 / 2 =	50.39 x	10.5	=	529.09
50.76 +51.92 = 102.68 / 2 =	51.34 x	34.6	=	1776.36
51.92 + 51.90 = 103.82 /2 =	51.91 x	24.3	=	1261.41
		134.66		6902.03

Preexisting Average Grade = 6902.03 / 134.66 = **51.25'**

AVERAGE FRONT YARD SETBACK CALCULATION

Lot 7:	22'-0"
Lot 8/9:	15'-0"
Lot 110:	25'-5"
Lot 13:	25'-0"
Lot 14:	25'-0"
Lot 15:	15'-10"
Lot 16:	15'-2"
Average =	**20'-11"**

Conclusion: The required front yard setback at the subject property is **25ft**, as 25ft > average front yard setback calculation within 200 ft of the subject property.

70-101B permits a porch to encroach 5 ft into the required front yard setback. The required setback for a porch at the subject property is 20 ft.

GENERAL NOTES AND CONDITIONS

0.0 SCOPE OF WORK

0.1 Renovation of existing 2 1/2 story home, including:
- Energy Retrofit: Infill existing non-insulated 2x4 structural exterior walls with insulation; New rigid exterior insulation at select exterior walls; New continuous air barrier; New doors and windows; Convert existing gas/oil heating system to New electric miniplit heating and cooling; New Energy Recovery Ventilation system.
- Interior renovation: Remove wall between existing kitchen/dining at 1st floor; New kitchen and appliances; Reconfigure west bedroom at 2nd floor, renovate 2nd floor bath; New lighting, interior doors, sheetrock, and paint at 1st & 2nd floors.

0.2. New mudroom addition at 1st floor, incl. half-bathroom.

0.3 New entry porch addition at 1st floor.

1.0 GENERAL CONDITIONS

1.1 "The WORK" shall mean all work necessary to be performed under this contract and shall include all labor, material, and equipment necessary to do all work described in the architectural drawings and specifications. Work not indicated but inferable as necessary to do a complete job shall be understood to be included in the scope and be part of the contract documents.
"The CONTRACT DOCUMENTS" shall be all the drawings listed on this sheet.
"The CONTRACTOR" shall mean the company and its duly authorized representatives hired by the OWNER to execute the Work.
"The OWNER" shall mean **David Poon and Don McAuslan** and their duly authorized representatives.
"The ARCHITECT" shall mean **Buck Moorhead Architect** and his duly authorized representatives.

1.2 The CONTRACTOR shall maintain General Liability and property damage minimally as follows:
$1,000,000 each occurrence
$2,000,000 aggregate
$5,000,000 umbrella
Certificates of Insurance demonstrating same shall be provided to the OWNER prior to commencement of work. The CONTRACTOR shall maintain Workers Compensation and Disability Insurance at all times during the course of the project. The safety of all CONTRACTOR'S employees shall be the responsibility of the CONTRACTOR.

1.3 The CONTRACTOR shall be solely responsible for site safety, and the protection of all conditions and materials within the proposed construction area. The CONTRACTOR shall have sole responsibility for any damage or injuries caused by or during the execution of the work.

1.3 The CONTRACTOR shall obtain all requisite building permits from local governmental agencies. The CONTRACTOR shall schedule and conduct all required inspections, and shall submit proof of said inspections to the ARCHITECT and OWNER.

1.4 The CONTRACTOR shall complete all work in strict compliance of applicable rules and regulations of local state, and federal agencies.

1.5 All work shall be guaranteed and under warranty for a period of one year from the date of final completion.

1.6 The CONTRACTOR shall verify all conditions and dimensions in the field and be responsible for accurate coordination. Any discrepancies shall be reported to the ARCHITECT in writing before proceeding.

1.7 The CONTRACTOR shall lay out his own work, and shall provide all dimensions required for other trades: electrical, plumbing, etc. Electrical work shall be performed by persons licensed in their trades, all required permits, inspections and required sign offs. Plumbing work shall be performed by persons licensed in their trades, all required permits, inspections and required sign offs.

1.8 The CONTRACTOR shall do all cutting, patching, repairing as required to perform all the work indicated on the drawings, and all other work that may be required to complete the job.

1.9 The CONTRACTOR must maintain structural integrity of building components to remain through all project phases. Contractor is responsible for any and all showing temporary stability measures, scaffolding, etc.

1.7 The CONTRACTOR is to comply with all manufacturers' recommendations for installation of materials specified. Materials and equipment must be identified so that compliance can be determined. In those instances where choice in equipment, finish, and/or color is not available, or the equipment, finish and/or color is not specified herein, the CONTRACTOR shall request the decision regarding said equipment, finish and/or color from the ARCHITECT.

1.8 The CONTRACTOR shall submit shop drawings and specification cut sheets to the ARCHITECT for approval for equipment, materials, products, and methods of construction specified herein.

1.9 The CONTRACTOR shall provide a schedule of work for ARCHITECT and OWNER review prior to start of construction.

1.10 The CONTRACTOR shall assign a project manager or site superintendent who will be accessible during all work hours of this project. This individual will be responsible for maintaining all current and relevant contract documents on site.

1.11 Do not scale drawings.

2.0 EXISTING CONDITIONS

2.1 Protect all existing trees, vegetation, objects and structures from damage or removal except those designated for removal on the drawings or by the OWNER.

2.2 OWNER to provide and install any ground protection for driveway and trees flanking driveway.

2.3 Minimize access and material storage areas as indicated by the ARCHITECT or OWNER.

2.4 The CONTRACTOR will check with utility companies for actual locations of any underground utilities before starting operations. Active underground utilities shall be adequately protected from damage and if damaged, shall be immediately repaired at no extra cost to the OWNER.

3.0 CONCRETE

3.1 General engineering notes must be followed.
3.2 No concrete work shall be placed on frozen, soft, loose, wet, or soggy soil.
3.3 Bottom of excavation shall be clean, flat, and free from loose dirt, debris, or organic material.
3.4 Provide and install block-outs, utility sleeves, connectors, etc. as shown and necessary.
3.5 Provide and install insulation, vapor barriers, expansion joints, leveling bed, reinforcement, etc. as shown and required.
3.6 Verify all soil conditions.
3.7 Provide clean and compacted backfill as required.
3.8 Install footing drains around foundation perimeter to drywells as indicated.

4.0 MASONRY

4.1 No masonry work shall be laid when temperature of outside air is below that required by the mortar product for proper installation and curing, unless provision Is made to maintain the masonry above this temperature and keep it from freezing.

5.0 METALS

5.1 Exercise care when working on or about roof surfaces to avoid damaging or puncturing underlayment, roofing, or flashing.
5.2 Verify roof openings, curbs, pipes, sleeves, ducts, or vents through roof are solidly set. Beginning of installation means acceptance of existing conditions.
5.3 Provide and install metal flashing as shown and required at concealed and exposed areas. Color at exposed areas to match roofing.
5.4 Install flashing sleeves and collars for electrical and plumbing items protruding through roofing material. Install starter and edge strips, and cleats before starting installation. Fit flashing tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.
5.5 Secure flashing in place using concealed fasteners. When using exposed fasteners, they are to be the same finish as the flashing.

6.0 WOOD / PLASTICS / COMPOSITES

6.1 ROUGH CARPENTRY
6.1.1 Take care to avoid splitting of framing and finish materials during installation.
6.1.2 Appropriate connectors and fasteners shall be used, whether indicated or not, to provide proper installation of structural members and finish pieces to develop their strength, rigidity and proper installation / appearances for the purposes for which they are intended.

6.2 PRODUCT HANDLING
6.2.1 Protect lumber, millwork, and accessories at all times in transit and storage. Lumber sorted at the site shall be closely piled to lie flat and straight and shall be blocked off the ground and covered. After completion of all work, woodwork shall be thoroughly cleaned and any marred surfaces restored to the satisfaction of the ARCHITECT.

6.3 MATERIALS
6.3.1 Materials shall be the best of their respective kind and shall be sound, flat, straight, well seasoned, thoroughly dry and free from all defects. Warped, split, or twisted wood shall not be used.

6.4 EXECUTION
6.4.1 Install all work level, plumb, and true to line using approved fasteners to hold work secure and rigid.

6.5 FRAMING AND FURRING
6.5.1 Furnish and set all ground, blocking and framing shown or required, to receive trim, shelving, fixtures, equipment, and other work.
6.5.2 Install such work in accordance with manufacturer's recommendations and in coordination with other trades. All concealed block and grounds shall be of fire retardant material.

6.6 MOLDING & WOOD TRIM INSTALLATION
6.6.1 Moldings and trim shall be installed in maximum lengths possible to minimize joints.
6.6.2 All joints shall be tightly finished and flush. Inside and outside joints to be mitered or coped to produce tight fitting joints with maximum tolerance of 1/32"
6.6.3 All joints in running trim to be diagonal (scarfed) joints.
6.6.4 Work adjoining other surfaces or materials shall be fitted and scribed in a careful manner and ample allowance shall be given for cutting and scribing. Do not use additional overlay trim for the purpose U.O.N.
6.6.5 All molding and trim shall be back-primed prior to installation if finish is to be painted.

6.7 JAMBS
6.7.1 Jambs must be set plumb and square with legs parallel to each other within minimum 1/8" over length.
6.7.2 Jambs shall be securely seated directly onto floor and anchored with concealed fasteners.
6.7.3 Door clearance at bottom shall be 1/4" - 1/2" or as indicated by door manufacturer to allow for air circulation throughout house.
6.7.4 Jambs shall not extend beyond 1/16" from face of jamb or 1/8" behind face.

6.8 HARDWARE INSTALLATION
6.8.1 Hardware shall be carefully fitted and securely attached in accordance with these specifications and the instructions of the various manufacturers.
6.8.2 Set units level, plumb and true to line and location.
6.8.3 Wherever cutting and fitting is required to install hardware onto surfaces which are to be painted or finished, install each item completely and then remove and store in a secure place during the finish application. After completion of the finishes, reinstall each item. Do not install surface mounted items until finishes have been completed.

7.0 THERMAL AND MOISTURE PROTECTION

7.0 GENERAL
7.0.1 Provide and install all insulations, caulking, sealants, wind-tight barriers, air-tight barriers roofing, ventilation, sidings, trims, and flashing, etc. and their accessories as shown.

7.1 WATERPROOFING
7.1.1 Install foundation waterproofing membrane within temperature and humidity ranges as specified by waterproofing manufacturer. Maintain appropriate temperatures before, during, and after application until drying or curing has completed.
7.1.2 Do not apply waterproofing to damp, frozen, dirty, dusty, or deck surfaces unacceptable to applicator. Clean and prepare surfaces to receive waterproofing in accordance with manufacturer's instructions. Prime surfaces in accordance with manufacturer's instructions. Allow primer to dry,
7.1.3 Verify surfaces are solid, free of frozen matter, loose particles, cracks, pits, rough projections, and foreign matter detrimental to adhesion and application of waterproofing.
7.1.4 Verify items which penetrate surfaces to receive damp proofing are securely installed. Apply membrane to seal penetrations, small cracks, and honeycomb in substrate. Use only membrane waterproofing at high water areas.
7.1.5 Protect finished waterproofing from damage during backfill operations.

7.2 WIND RESISTANT BARRIER
7.2.1 Wind resistant barrier will be maintained around the entire exterior face of the building envelope.
7.2.3 Roofing wind resistant barrier: All seams, perforations, etc. in sheathing shall be thoroughly taped with specified sheathing tape.
7.2.4 Avoid penetrations and unnecessary cutting of the barrier. If penetration occurs, thoroughly tape & seal.
7.2.5 Closely cut barrier at window, door, and skylight openings. Thoroughly tape all seams with specified wind tight barrier tape.

7.3 AIR TIGHT BARRIER
7.3.1 Air tight barrier will be maintained around the entire interior face of the building envelope. Carefully install all air-tight barriers.
7.3.2 Roofing Airtight Barrier: All seams, perforations, etc. in plywood sheathing shall be thoroughly taped with specified sheathing tape.
7.3.3 Avoid penetrations and unnecessary cutting of the barrier. If penetration occurs, thoroughly tape & seal.
7.3.4 Closely cut barrier at window, door, and skylight openings. Thoroughly tape all seams with specified wind tight barrier tape. Closely cut barrier at electrical outlets and switches, etc. Reseal perimeter with specified insulation and tape thoroughly to maintain a continuous wind-tight barrier.

7.4 TAPING & SEALING
7.4.1 Air sealing tapes to be used for different applications; wood, windows, doors, other openings. Refer to Architectural details and specifications.

7.5 INSULATION
7.5.1 Insulate all exterior framing cavities that will become inaccessible while framing (ie. headers, corners, partition, nailers, etc.). Refer to Architectural Specifications for all insulation specs.
7.5.2 In order to avoid thermal bridging (weak point) in the building envelope, it is necessary to maintain a continuous insulation layer around the whole building. Handle insulation products carefully, ensuring board corners are not broken and boards are not damaged. Site protection after insulation and replace damaged or over-exposed insulation at no additional cost to OWNER.
7.5.3 Do not store insulation products exposed to direct sunlight. If stored outdoors, cover products with light-colored opaque tarpaulins to protect from solar radiation.
7.5.4 Verify that the insulation boards and adjacent materials are compatible.
7.5.5 Verify that substrate is flat, sound, clean, and free of oil, grease, irregularities, materials or substances that may impede adhesive bond.

7.6 SIDING & EXTERIOR TRIM
7.6.1 Refer to elevations and Architectural Specifications for wood siding orientation and finish color specs.
7.6.2 Furnish and Install new wood soffits, wood trim, corner boards, wood fascias, all horizontal & vertical wood siding and flashing per manufacturers latest recommendations.
7.6.3 Caulk all exterior joints around siding joints, windows and doors. Use colored caulk at exposed areas to blend with adjacent materials or caulk to accept material finish. Warm all caulking and sealants prior to use.
7.6.4 Verify & coordinate locations of new window shading devices, wood housing for sliding tracks and guides before starting wood siding installation. Furnish and install new window and related trim and flashing.
7.6.5 Verify & coordinate locations of all new fixtures mounted to exterior of building (ie: lighting fixtures, exterior receptacles, etc.). Furnish and install exterior fixtures and related trim and flashing.

7.7 ROOFING
7.7.1 Install plumb, level, and straight with the seams parallel, conforming to the design as indicated.
7.7.3 Install roofing so it is watertight, without waves, warps, buckles or distortions, and allow for thermal movement considerations.
7.7.4 Abrasive devices shall not be used to cut on or near roof system.
7.7.5 Apply sealant tape or caulking as necessary at flashing and panel joints to prevent water penetration.

8.0 OPENINGS: DOORS AND WINDOWS

8.1 EXTERIOR DOORS, WINDOWS, SKYLIGHTS & FRAMES
8.1.1 Refer to window and door schedules and interior door schedule for specifications.
8.1.2 Submit manufacturer's shop drawings for exterior doors, screens, windows, skylights and frames.
8.1.3 Install units plumb, straight and true. Accurately fit all hardware. Adjust as required to provide smooth operation and clearances required. Seal perimeters of exterior units in accordance with specifications.
8.1.4 Submit a hardware schedule, organized by sets to indicate the product furnished for each door. Require supplier to provide templates for coordination. Provide size and number of hinges as recommended by hardware manufacturer.
8.1.5 Door and Window Installation; Maintain the continuity of all barriers (air-tight & wind-tight) using appropriate methods.

9.0 FINISHES

9.1 GYPSUM DRYWALL
9.1.1 Refer to Specifications and Drawings for types and application areas of gypsum wallboard
9.1.2 Finishing materials including joint reinforcing tape and ready-mixed compound for 3-Coat application.
9.1.3 Acoustical sealant and caulking to be used at floor and ceiling at all interior partitions and shall be non-hardening, non-staining.

9.2 EXECUTION / INSTALLATION
9.2.1 Coordinate all work with all other sections to provide the necessary framing, bracing, grounds or additional studding for proper attachment of carpentry and other items of the finished work.
9.2.2 Allowable tolerances: 1/16" in 8'-0" for plumb, level, warp and bow. 1/64" offsets between planes of board faces.
9.2.3 Ceiling hangers and main runners are to be supported from building structure only. Install 4'-0" O.C. unless otherwise noted or required.
9.2.4 Ceiling channels shall be spaced 16" O.C. and be fastened with sound isolating clips as required or indicated.
9.2.5 Frame around all openings, access doors, light fixtures or similar related work.
9.2.6 Bridge suspension and framing system as necessary at ductwork, piping, fixtures and other work above ceiling.
9.2.7 Isolate ceilings and soffits from any ductwork.
9.2.8 Provide all grounds and bracing for cabinets, shelving, accessories and equipment.
9.2.9 Gypsum board panels shall be installed in lengths and directions that will minimize number of joints, particularly to avoid end joints in central area of ceiling.
9.2.10 Install gypsum board partitions vertically, with joints offset on opposite sides of partitions.
9.2.11 Screw all layers of gypsum board to wood/metal supports
9.2.12 Tape, fill, top and finish all exposed wallboard with a minimum of three (3) applications of compound, sanded between coats and after last coat. Final finish shall be uniformly smooth, even and ready to receive painting or other finish.
9.2.13 Any defects in the work identified prior to, during, or after the application of finishes shall be immediately corrected to the satisfaction of the ARCHITECT.
9.2.14 Partition framing and furring shall be isolated from building structures to prevent transfer of loading and deflection into the support system both horizontally and vertically.
9.2.15 Studs and furring channels shall be spaced 16" O.C. maximum U.O.N.

12.0 PLUMBING

12.1 Refer to Plumbing Riser Diagram A-502.00.

13.0 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

13.1 Refer to A-103.00.

14.0 ELECTRICAL

14.1 Refer to A-103.00.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	NIC	NOT INCLUDED
BLDG	BUILDING	NTS	NOT TO SCALE
BLKG	BLOCKING	OC	ON CENTER
CLG	CEILING	PNT	PAINT
CLR	CLEAR	PT	PRESSURE-TREATED
COL	COLUMN	PL	PROPERTY LINE
DEMO	DEMOLITION	QTY	QUANTITY
DTL	DETAIL	REBAR	REINFORCEMENT BAR
DIM	DIMENSION	REIN	REINFORCE/REINFORCED
EA	EACH	REL	RELOCATED
EQ	EQUAL	REQ'D	REQUIRED
EXTG	EXISTING	RR	ROOF RIDGE
FF	FINISHED FLOOR	RO	ROUGH OPENING
FIN	FINISHED	SECT	SECTION
FND	FOUNDATION	SIM	SIMILAR
FLR	FLOOR	SPECS	SPECIFICATIONS
FTG	FOOTING	SF	SQUARE FOOT
FURN	FURNITURE	TBD	TO BE DETERMINED
GA	GAUGE	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UON	UNLESS OTHERWISE NOTED
GYP	GYPSUM BOARD	VIF	VERIFY IN FIELD
HDWR	HARDWARE	WD	WOOD
HVAC	HEATING VENTILATION & AIR CONDITIONING	W/	WITH
		W/O	WITHOUT
IN	INCH	WPRF	WATERPROOF
INCL	INCLUDING		
INT	INTERIOR		
MAX	MAXIMUM		
MIN	MINIMUM		
MTL	METAL		

SYMBOLS LEGEND

- WALL TYPE
- CONSTRUCTION NOTE
- DEMOLITION NOTE
- WINDOW TAG
- DOOR TAG
- MILLWORK TAG
- CENTER LINE
- DETAIL
- SECTION
- ELEVATION
- STRUCTURAL LINE

#21419

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Seal

REGISTERED ARCHITECT WILLIAM W. MOORHEAD 17092-1 STATE OF NEW YORK

Client

Don McAuslan & David Poon

23 Prospect Avenue
Port Washington, NY 11050

FILING SET: MAINTAIN APPLICATION

Project Title

MCAUSLAN POON RESIDENCE

23 PROSPECT AVENUE
PORT WASHINGTON, NY 11050

Revisions

Issue	Δ	Date	Description

Scale	VARIES SEE DWGS
Date	5/31/2023
Project ID	2001-MCAUSLAN POON
CAD File #	2003\Port Washington_FILING_Maintain\res
Drawing By	R.M.
Checked By	WWM

Sheet Title

Cover Sheet

Drawing No.

T-001.00

Page 1 of 16

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Compliance Certificate

Project McAuslan Poon - 23 Prospect Avenue

Energy Code: **2018 IECC**
Location: **Nassau County, New York**
Construction Type: **Single-family**
Project Type: **Addition**
Orientation: **Bldg. faces 180 deg. from North**
Climate Zone: **4 (5499 HDD)**
Permit Date:
Permit Number:

Construction Site:
23 Prospect Avenue
Port Washington, NY 11050

Owner/Agent:

Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **10.4% Better Than Code** Maximum UA: **279** Your UA: **250** Maximum SHGC: **0.40** Your SHGC: **0.40**

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
R1 - Insulated Roof Assembly (Mudroom): Flat Ceiling or Scissor Truss	125	40.7	9.4	0.023	0.026	3	3
W1 - Exterior Wall Assembly + 4in Continuous Insulation: Wood Frame, 16" o.c. Orientation: Unspecified	1,100	15.0	16.8	0.032	0.060	27	51
D-100: Solid Door (under 50% glazing) Orientation: Unspecified	22			0.270	0.320	6	7
D-103: Glass Door (over 50% glazing) SHGC: 0.40 Orientation: Unspecified	60			0.270	0.320	16	19
D-200: Glass Door (over 50% glazing) SHGC: 0.40 Orientation: Unspecified	22			0.270	0.320	6	7
W-101: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	15			0.270	0.320	4	5
W-102: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	15			0.270	0.320	4	5
W-105: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	19			0.270	0.320	5	6
W-202: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	13			0.270	0.320	3	4

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
W-201: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	13			0.270	0.320	3	4
W-203: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	13			0.270	0.320	3	4
W-206: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	13			0.270	0.320	3	4
W-207: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	25			0.270	0.320	7	8
W-301: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	8			0.270	0.320	2	2
W-302: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	8			0.270	0.320	2	2
W2 - Exterior Wall Assembly + 2in Continuous Insulation: Wood Frame, 16" o.c. Orientation: Unspecified	1,150	15.0	8.4	0.045	0.060	45	60
D-102: Glass Door (over 50% glazing) SHGC: 0.40 Orientation: Unspecified	24			0.270	0.320	7	8
W-103: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	15			0.270	0.320	4	5
W-104: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	22			0.270	0.320	6	7
W-204: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	13			0.270	0.320	3	4
W-205: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	13			0.270	0.320	3	4
W-208: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	25			0.270	0.320	7	8
W-209: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	9			0.270	0.320	2	3
W-303: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	11			0.270	0.320	3	3
W-304: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	7			0.270	0.320	2	2
W-305: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	7			0.270	0.320	2	2
W3 - Mudroom addition: Wood Frame, 16" o.c. Orientation: Unspecified	261	36.9	6.2	0.032	0.060	6	11
D-101: Solid Door (under 50% glazing) Orientation: Unspecified	24			0.270	0.320	7	8
W-106: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	11			0.270	0.320	3	3
W-107: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	22			0.270	0.320	6	7

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
W-108: Vinyl Frame SHGC: 0.40 Orientation: Unspecified	19			0.270	0.320	5	6
Crawl Wall: Solid Concrete or Masonry Wall height: 3.5' Depth below grade: 2.5' Insulation depth: 0.0'	125	0.0	8.2	0.419	0.065	45	7

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 RES*check* Version : REScheck-Web and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Name - Title

Signature

Date

Design Firm

Buck Moorhead Architect

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Email: buck@buckmoorheadarchitect.com

Seal

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Scale: VARIES SEE DWGS

Date: 5/31/2023
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Drawing By: IN,M
Checked By: WWM

Sheet Title

ResCheck

Drawing No.

A-001.00

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RES*check* Software Version : REScheck-Web

Inspection Checklist

Energy Code: 2018 IECC

Requirements: 100.0% were addressed directly in the REScheck software
Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1 (FI)17	Construction drawings and documentation demonstrate energy code compliance for the building envelope as envelope represented on construction documents.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-001
103.1, 103.2, 401.7 (FM)17	Construction drawings and documentation demonstrate energy code compliance for Mechanical and Service systems. Systems serving multiple dwelling units must demonstrate compliance with IECC for Commercial Provisions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
302.1, 403.7 (FP)17	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/h:____ Cooling: Btu/h:____	Heating: Btu/h:____ Cooling: Btu/h:____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.2.11 (FF)17	Unvented crawl space wall insulation R-value.	R-____ R-____	R-____ R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
303.2 (FF)07	Unvented crawl space wall insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-300.00
402.2.11 (FF)07	Unvented crawl space continuous vapor retarder installed over exposed earth, joints overlapped 6 in. (152 mm) and sealed or taped, at least 6 in. up and attached to the wall.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-300.00
402.2.11 (FF)10	Unvented crawl space wall insulation depth of buried or distance from top of wall.	____ in.	____ in.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
303.2.1 (FF)17	A protective covering is installed on the exposed perimeter insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** A-300.00
403.9 (FG)17	Snow- and ice-melting system controls installed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

Additional Comments/Assumptions:

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.1.3 (FR)17	Door U-factor.	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.5, 402.5 (FR)17	Glazing U-factor (area-weighted average).	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
303.1.3 (FR)17	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.3.5 (FR)07	Fenestration in thermally isolated sunrooms in Climate Zones 2-8 have maximum U-2.40.	U-____ ☐ Isolated ☐ Not Isolated	U-____ ☐ Isolated ☐ Not Isolated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable. **Location on plans/spec:** Wall assembly existing to remain
402.3.5 (FR)07	Skylights in thermally isolated sunrooms in Climate Zones 2-8 have a maximum U-factor of 0.75 and a maximum SHGC of 0.30. All other sunroom skylights must meet code requirements.	U-____ ☐ Isolated ☐ Not Isolated	U-____ ☐ Isolated ☐ Not Isolated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
402.4.1 (FR)20	Air barrier and thermal barrier installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.3 (FR)07	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 by an approved independent lab, with 450 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.5 (FR)07	IC-rated recessed lighting fixtures sealed at housing/interior finish. Fixtures have a tested maximum of 2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.1 (FR)17	Supply and return ducts in attics insulated to R-8 where duct is > 3 inches in diameter and R-6 where duct is 3 inches or smaller. return ducts in other portions of the building insulated to R-6 for duct > 3 inches in diameter and R-4 for > 3 inches in diameter			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.2 (FR)15	Ducts, air handlers and filter boxes located within conditioned spaces compliant with International Mechanical Code or International Residential Code, as applicable.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.5 (FR)15	Building cavities are not used as ducts or plenums.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.4.1 (FM)07	Protection of insulation on HVAC piping.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.3 (FR)07	Hot water pipes are insulated to ≥R-3	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6 (FP)07	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1.4, 402.2.7 (FI)17	All insulated insulation is labeled and insulated R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1.1, 402.2.5, 402.2.6 (FI)17	Wall insulation R-value if this is a mass wall with at least ½ of the insulation on the inside of the exterior, the exterior insulation requirement applies (FR)20.	R-____ ☐ Wood ☐ Metal ☐ Steel	R-____ ☐ Wood ☐ Metal ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
303.2 (IN)07	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
303.2 (IN)17	Sunroom wall insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable. **Location on plans/spec:** Wall assembly existing to remain
303.2 (IR)17	Sunroom ceiling insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

Additional Comments/Assumptions:

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 (FI)17	Ceiling insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 (FI)17	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.5 (FI)07	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
402.2.4 (FI)07	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.1.2 (FI)17	Blower door test @ 50 Pa. <=3 ach in Climate Zones 1-2, and <=3 ach in Climate Zones 3-8.	ACH 50 =____	ACH 50 =____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.2 (FR)07	Wood-burning fireplaces have tight-fitting flue dampers, and outdoor air for combustion.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable. **Location on plans/spec:** Existing to remain
403.3.3 (FI)17	Ducts are pressure tested to determine air leakage with rough-in test total duct leakage measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system including the manufacturer's air handler enclosure if installed at time of test. Alternately, post-construction test total leakage measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system including the manufacturer's air handler enclosure	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.4 (FI)17	Duct leakage as a result of <=4 cfm/100 ft² to test the system at <=3 cfm/100 ft² without air handler. If total duct leakage tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.2.1 (FI)07	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.1.1 (FR)07	Programmable thermostats installed for control of primary heating and cooling systems and meet the requirements for code specifications.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.1.2 (FI)07	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5 (FI)17	Circulating service hot water systems have controls and accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6.1 (FI)07	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet the efficacy and air flow limits per Table R403.6.1			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.7 (FI)07	Heated water systems supplying heat through one- or two-pipe heating systems have outdoor setback controls that limit water temperature based on outdoor temperature.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.1.1 (FI)07	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the recirculation system. Controls limit the temperature of the water in the circulation loop when there is no demand for hot water exists.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.2.2 (FI)07	Electric heat trace systems comply with IEEE 515.1 or UL 515 and are controlled to adjust the energy input to the heat tracing to maintain the desired water temperature in the piping			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.2 (FI)07	Demand recirculation water systems have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to <= 104°F.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.4 (FI)17	Drain water heat recovery units tested in accordance with CSA B55.1 test standard. Potable side pressure loss of drain water heat recovery units < 2 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to three or more showers.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
404.1 (FI)07	90% or more of permanent fixtures have high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.1.3 (FI)15	Fuel gas lighting systems have no continuous pilot light.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.2 (FI)07	Compliance certificate posted.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
303.1 (FI)07	Manufacturer manuals for mechanical and water heating systems have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

2018 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	**23.40**
Below-Grade Wall	**8.39**
Floor	**0.00**
Ceiling / Roof	**50.11**
Ductwork (unconditioned spaces):	____

Glass & Door Rating	U-Factor	SHGC
Window	**0.27**	**0.40**
Door	**0.27**	**0.40**

Heating & Cooling Equipment	Efficiency
Heating System:	____
Cooling System:	____
Water Heater:	____

Name: **Date:**
Comments

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP (F)	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP (F)
	Speed (mph)	Topographic effects	Special wind region	Windborne debris zone		Weathering	Frost line depth	Termite					
20	120	None	No	No	B = 17	Severe	42 in	Moderate to Heavy	15	Yes	None	1500 or less	53.5

LOAD & DEFLECTION TABLE (2020 BUILDING CODE OF NYS)

TABLE R301.5

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (lbs/sf)

USE	LIVE LOAD
Uninhabitable attics without storage	10
Uninhabitable attics with limited storage	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks	40
Fire escapes	40
Guards and handrails	200
Guard in-full components	50
Passenger vehicle garages	50
Rooms other than sleeping rooms	40
Sleeping rooms	30

TABLE 301.6

MINIMUM ROOF LIVE LOADS (lbs-force/sf of horizontal projection)

ROOF SLOPE	TRIBUTARY LOADED AREA IN SF FOR ANY STRUCTURAL MEMBER		
	0 to 200	201 to 600	Over 600
Flat or rise less than 4in/ft(1:3)	20	16	12
Rise 4in/ft (1:3) to less than 12in/ft (1:1)	16	14	12
Rise 12in/ft (1:1) and greater	12	12	12

TABLE 301.7

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 (incl. plaster and stucco)	L/360
Ceilings with flexible finishes (incl. gypsum board)	L/240
All other structural members	L/240
Exterior walls - Wind loads with plaster or stucco finish	H/360
Exterior walls - Wind loads with other brittle finishes	H/240
Exterior walls - Wind loads with flexible finishes	H/120
Lintels supporting masonry veneer walls	L/600

FASTENING SCHEDULE (2020 BUILDING CODE OF NYS)

TABLE 2304.10.1

FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (21/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3"14 gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (21/2" × 0.131"); 2-3" × 0.131" nails; 2-3" 14 gage staples	Each end, toenail
	2-16 d common (31/2" × 0.162"); 3-3" × 0.131" nails; 3-3" 14 gage staples	End nail
Flat blocking to truss and web filler	16d common (31/2" × 0.162") @ 6" o.c.; 3" × 0.131" nails @ 6" o.c.; 3" × 14 gage staples @ 6" o.c	Face nail
2. Ceiling joists to top plate	3-8d common (21/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust); (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (31/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint); (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10 common (3" × 0.148"); or 3-16d box (31/2" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131 nails; or 4-3" 14 gage staples, 7/16" crown	Toenail
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (31/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown; or	End nail
	3-10d common (3" × 0.148"); or 4-16d box (31/2" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail

TABLE 2304.10.1

FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
FLOOR		
21. Joist to sill, top plate, or girder	3-8d common (21/2" × 0.131"); or floor 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (21/2" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
23. 1" × 6" subfloor or less to each joist	2-8d common (21/2" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
24. 2" subfloor to joist or girder	2-16d common (31/2" × 0.162")	Face nail
25. 2" planks (plank & beam — floor & roof)	2-16d common (31/2" × 0.162")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	20d common (4" × 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
	2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16"	Ends and at each splice, face nail
27. Ledger strip supporting joists or rafters	3-16d common (31/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3-16d common (31/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (21/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

TABLE 2304.10.1

FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
WALL		
8. Stud to stud (not at braced wall panels)	16d common (31/2" × 0.162"	24" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (31/2" × 0.162"); or	16" o.c. face nail
	16d box (31/2" × 0.135"); or	12" o.c. face nail
	3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (31/2" × 0.162"); or	16" o.c. each edge, face nail
	16d box (31/2" × 0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common (21/2" × 0.131"); or 4-10d box (3" × 0.128")	Toenail
12. Top plate to top plate	16d common (31/2" × 0.162"); or	16" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (31/2" × 0.162"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (31/2" × 0.162"); or	16" o.c. face nail
	16d box (31/2" × 0.135"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (31/2" × 0.162"); or 3-16d box (31/2" × 0.135"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	4-8d common (21/2" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown; or	Toenail
	2-16d common (31/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17. Top plates, laps at corners and intersections	2-16d common (31/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
18. 1" brace to each stud and plate	2-8d common (21/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
19. 1" × 6" sheathing to each bearing	2-8d common (21/2" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
20. 1" × 8" and wider sheathing to each bearing	3-8d common (21/2" × 0.131"); or 3-10d box (3" × 0.128")	Face nail

TABLE 2304.10.1

FASTENING SCHEDULE

Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing

		Edges (inches)	Intermediate supports (inches)
30. 3/8" — 1/2"	6d common or deformed (2" × 0.113") (subfloor and wall)	6	12
	8d common or deformed (21/2" × 0.131") (roof) or RSRS-01 (23/8" × 0.113") nail (roof)d	6	12
	23/8" × 0.113" nail (subfloor and wall)	6	12
	13/4" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
	23/8" × 0.113" nail (roof)	4	8
	13/4" 16 gage staple, 7/16" crown (roof)	3	6
31. 19/32" — 3/4"	8d common (21/2" × 0.131"); or 6d deformed (2" × 0.113") (subfloor and wall)	6	12
	8d common or deformed (21/2" × 0.131") (roof) or RSRS-01 (23/8" × 0.113") nail (roof)d	6	12
	23/8" × 0.113" nail; or 2" 16 gage staple, 7/16" crown	4	8
32. 7/8" — 11/4"	10d common (3" × 0.148"); or 8d deformed (21/2" × 0.131")	6	12
Other exterior wall sheathing			
33. 1/2" fiberboard sheathing	11/2" galvanized roofing nail (7/16" head diameter); or 11/4" 16 gage staple with 7/16" or 1" crown	3	6
34. 25/32" fiberboard sheathing	13/4" galvanized roofing nail (7/16" diameter head); or 11/2" 16 gage staple with 7/16" or 1" crown	3	6
Wood structural panels, combination subfloor underlayment to framing			
35. 3/4" and less	8d common (21/2" × 0.131"); or 6d deformed (2" × 0.113")	6	12
36. 7/8" — 1"	8d common (21/2" × 0.131" or 8d deformed (21/2" × 0.131")	6	12
37. 11/8" — 11/4"	10d common (3" × 0.148"); or 8d deformed (21/2" × 0.131")	6	12
Panel siding to framing			
38. 1/2" or less	6d corrosion-resistant siding (17/8" × 0.106"); or 6d corrosion-resistant casing (2" × 0.099")	6	12
3 9. 5/8"	8d corrosion-resistant siding (23/8" × 0.128"); or 8d corrosion-resistant casing (21/2" × 0.113")	6	12
Interior paneling			
4 0. 1/4"	4d casing (11/2" × 0.080"); or 4d finish (11/2" × 0.072")	6	12
4 1. 1/4'	6d casing (2" × 0.099"); or 6d finish (Panel supports at 24 inches)	6	12

UPLIFT CONNECTION TABLE (2020 BUILDING CODE OF NYS)

TABLE 2308.7.5

REQUIRED RATING OF APPROVED UPLIFT CONNECTORS (pounds)

NOMINAL DESIGN WIND SPEED, V	ROOF SPAN (ft)							OVERHANGS (lbs/ft)
	12	20	24	28	32	36	40	
85	-72	-120	-145	-169	-193	-217	-241	-38.55
90	-91	-151	-181	-212	-242	-272	-302	-48.22
100	-131	-281	-262	-305	-349	-393	-436	-53.36
110	-175	-292	-351	-409	-467	-526	-584	-64.56

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FILING SET: MAINTAIN APPLICATION

Project Title

MCAUSLAN POON RESIDENCE

23 PROSPECT AVENUE
PORT WASHINGTON, NY 11050

Revisions

Issue		Date	Description

Scale: VARIES SEE DWGS

Date: 5/31/2023

Project ID: 2001-MCAUSLAN POON

CAD File #: 2003\Port Washington_FILING_Maintain.vwx

Drawing By: R.M.

Checked By: WWM

Sheet Title

Design Criteria

Drawing No.

A-002.00

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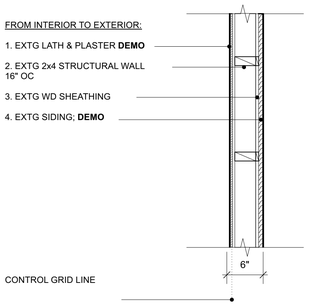
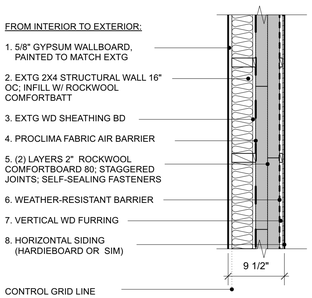
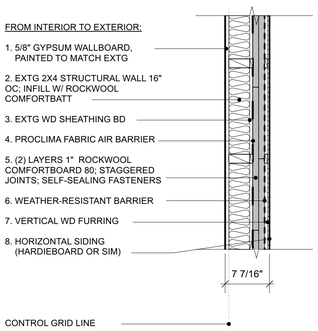
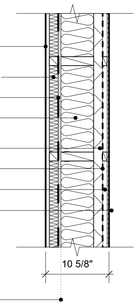
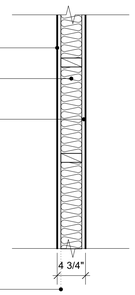
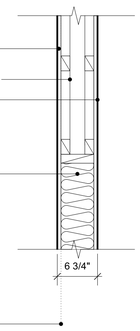
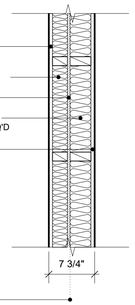
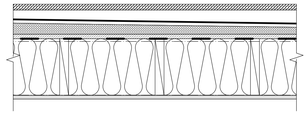
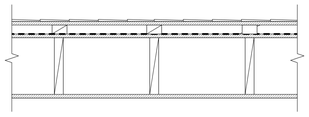
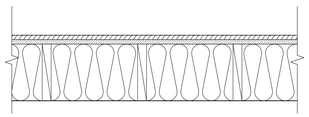
1. SCHEDULE OF ASSEMBLIES

0 1 3 5 FT

TAG	DESCRIPTION AND DETAIL	THERMAL RESISTANCE
W-E	EXISTING 2X4 EXTERIOR WALL ASSEMBLY PLAN DETAIL 	**N/A.**
W-1	EXTERIOR WALL ASSEMBLY (4in exterior insulation) PLAN DETAIL 	Per 2020 Residential Code of NYS, N1109.1.1 (R503.1.1) Building Envelope, assembly is exempt from thermal requirements as long as existing exposed wall cavities are infilled with insulation. Code requirement = infill exposed framing cavities Provided Existing cavity: 3.5" mineral wool batt x R4.28/in = R-15 New continuous: 4" mineral wool, staggered x R4.2/in = R-16.8 R-15 + R-16.8 = **R-31.8 total**
W-2	EXTERIOR WALL ASSEMBLY (2in exterior insulation) PLAN DETAIL 	Per 2020 Residential Code of NYS, N1109.1.1 (R503.1.1) Building Envelope, assembly is exempt from thermal requirements as long as existing exposed wall cavities are infilled with insulation. Code requirement = infill exposed framing cavities Provided Existing cavity: 3.5" mineral wool batt x R4.28/in = R-15 New continuous: 2" mineral wool, staggered x R4.2/in = R-8.4 R-15 + R-8.4 = **R-23.4 total**

TAG	DESCRIPTION AND DETAIL	THERMAL RESISTANCE
W-3	EXTERIOR WALL ASSEMBLY (MUDROOM ADDITION) PLAN DETAIL 	Per 2020 Residential Code of NYS, N1102.1.2 (R402.1.2) Insulation and Fenestration Criteria, Code requirement = R-20 or R-15 cavity + R-5 continuous Provided New cavities: [7.5" mineral wool batt x R4.28/in] + [1.5 mineral wool batt x R4.28/in] = R-38.52 New continuous: 1.5" mineral wool, staggered x R4.2/in = R-6.3 R-38.52 + R-6.3 = **R-44.82 total**
W-4	2X4 INTERIOR WALL ASSEMBLY PLAN DETAIL 	**N/A - Not an exterior assembly.**
W-5	2X6 INTERIOR POCKET DOOR ASSEMBLY PLAN DETAIL 	**N/A - Not an exterior assembly.**

TAG	DESCRIPTION AND DETAIL	THERMAL RESISTANCE
W-6	2X4 INTERIOR WALL ASSEMBLY + UTILITY SPACE PLAN DETAIL 	**N/A - Not an exterior assembly.**
R-1	INSULATED ROOF ASSEMBLY (MUDROOM ADDITION) SECTION DETAIL  FROM EXTERIOR TO INTERIOR: 1. DECKING ON TAPERED 2X PRESSURE-TREATED WD SLEEPERS 2. LIQUID-APPLIED WATERPROOFING SYSTEM 3. TAPERED RIGID INSULATION, 1 1/2" MIN THICKNESS, 1/4":12" MIN SLOPE TO GUTTER 4. 5/8" ZIP SHEATHING, ALL SEAMS TAPED 5. AIR BARRIER, TAPE ALL SEAMS 6. 2X10 WD JOISTS @ 16" OC, INFILL W/ ROCKWOOL COMFORTBATT 7. 5/8" GYPSUM WALLBOARD, PRIMED & PAINTED	Per 2020 Residential Code of NYS, N1102.1.2 (R402.1.2) Insulation and Fenestration Criteria, Code requirement = R-49 Provided New cavities: 9.5" mineral wool batt x R4.28/in = R-40.66 New continuous: 2.25" (avg. tapered) rigid mineral wool, staggered x R4.2/in = R-9.45 R-40.66 + R-9.45 = **R-50.11 total**
R-2	UNINSULATED ROOF ASSEMBLY (ENTRY PORCH) SECTION DETAIL  FROM EXTERIOR TO INTERIOR: 1. SHINGLES TO MATCH EXTG ROOF 2. 5/8" PLYWOOD SHEATHING 3. 2X3 WD SLEEPERS @ 16" OC 4. 5/8" ZIP SHEATHING W/ WRB, ALL SEAMS TAPED. 6. 2X8 WD JOISTS @ 16" OC 7. 5/8" PLYWOOD, PRIMED & PAINTED	**N/A - Outside of building envelope.**
F-1	INSULATED FLOOR ASSEMBLY (MUDROOM ADDITION) SECTION DETAIL  FROM EXTERIOR TO INTERIOR: 1. FINISH FLOORING 2. 5/8" PLYWOOD SHEATHING 3. 2X10 WD JOISTS @ 16" OC, INFILL W/ ROCKWOOL COMFORTBATT	Per 2020 Residential Code of NYS, N1102.1.2 (R402.1.2) Insulation and Fenestration Criteria, Code requirement = R-19 Provided New cavities: [9.5" mineral wool batt x R4.1/in] = **R-38.95 total**

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FILING SET: MAINTAIN APPLICATION

Project Title

MCAUSLAN POON RESIDENCE

23 PROSPECT AVENUE
PORT WASHINGTON, NY 11050

Revisions

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Drawing By	R.M.
Checked By	WWM

Sheet Title

Assembly Schedules

Drawing No.

A-003.00

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WINDOW SCHEDULE

NOTE: Most windows and doors are replacements; sizes given in schedule must be confirmed by contractor prior to purchase.

Tag	Room #	Type	Operation	Width	Height	Head AFF	Specification	Maximum U value	Max air leakage (CFM/SF)	SHGC	Recommended VT	Ext finish	Int finish	Hardware	Glass	Screen	Egress	Remarks
W-101	Living 100	A	Tilt and turn	3'0"	5'0"	7'7"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
W-102	Kitchen/dining 101	A	Tilt and turn	3'0"	5'0"	7'7"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
W-103	Living 100	A	Tilt and turn	3'0"	5'0"	7'7"		0.27	0.5	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
W-104	Kitchen/dining 101	B	Fixed pane + Tilt and turn	4'7"	5'0"	7'7"		0.27	0.3	0.4	min.5			Standard	2x or 3x pane	Yes	No	Operable pane: 1'-6"W
W-105	Kitchen/dining 101	C	Fixed pane + Bottom hopper	4'6"	4'3"	7'7"				0.4	min.5			Standard	2x or 3x pane	Yes	No	Operable pane: 1'-6"H
W-106	WC 103	A	Tilt and turn	2'6"	4'3"	7'7"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	No	Operable pane: 1'-6"W
W-107	Mud 102	E	Fixed	3'0"	7'0"	7'7"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	No	No	
W-108	Mud 102	B	Fixed pane + Tilt and turn	4'9"	4'0"	7'7"		0.27	0.3	0.4	min .5			Standard	1x or 2x storm	Yes	No	Operable pane: 1'-6"W
W-201	Primary 200	A	Tilt and turn	3'0"	4'4"	6'8"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
W-202	Family bath 202	A	Tilt and turn	3'0"	4'4"	6'8"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
W-203	Guest 203	A	Tilt and turn	3'0"	4'4"	6'8"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
W-204	Guest 203	A	Tilt and turn	3'0"	4'4"	6'8"		0.5	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
W-205	Guest 204	A	Tilt and turn	3'0"	4'4"	6'8"		0.5	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
W-206	Guest 204	A	Tilt and turn	3'0"	4'4"	6'8"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
W-207	Primary 200	B	Fixed pane + Tilt and turn	5'9"	4'4"	6'8"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	Operable pane: 1'-6"W
W-208	Primary 200	B	Fixed pane + Tilt and turn	5'9"	4'4"	6'8"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	No	Operable pane: 1'-6"W
W-209	CL 201	A	Tilt and turn	2'0"	4'4"	6'8"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	No	
W-301	Hall 300	A	Tilt and turn	2'6"	3'0"	4'0"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
W-302	Hall 300	A	Tilt and turn	2'6"	3'0"	4'0"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
W-303	Bath 303	D	Fixed pane + Top Hopper	1'10"	6'4"	6'10"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	No	Operable pane: 1'-6"H
W-304	Rec 301	A	Tilt and turn	1'10"	4'0"	5'7 1/2"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
W-305	Rec 301	A	Tilt and turn window	1'10"	4'0"	5'7 1/2"		0.27	0.3	0.4	min .5			Standard	2x or 3x pane	Yes	Yes	
			Total width and height:	70'4"	98'10"													
			Total width and height x 2:	140'8"	197'8"													
			Total fenestration perimeter:	**338'4"**														

EXTERIOR DOOR SCHEDULE

Tag	Room #	Type	Operation	Width	Height	Head AFF	Specification	Maximum U value	Max air leakage (CFM/SF)	SHGC	Recommended VT	Min Light area (SF)	Min Vent area (SF)	Ext finish	Int finish	Hardware	Glass	Screen	Egress	Remarks
D-100	Hall 106	A	Inswing entry door w/ sidelights	5'6"	6'8"	6'8"		0.27	0.5	0.4	min .5	6	4.44			Standard	2x or 3x pane; Low-E	No	Yes	
D-101	Mud 102	B	Inswing exterior door	3'3"	7'6"	7'6"		0.27	0.5	0.4	min .5	29.56	16.67			Standard	2x or 3x pane; Low-E	Yes	Yes	
D-102	Living 100	B	Outswing exterior door	3'3"	7'6"	7'6"		0.27	0.5	0.4	min .5	0	16.89			Standard	2x or 3x pane; Low-E	Yes	No	
D-103	Living 100	C	Sliding patio door	8'0"	7'6"	7'6"		0.27	0.5	0.4	min.5		n/a			Standard	2x or 3x pane; Low-E	No	No	
D-200	Hall 205	B	Outswing balcony door	3'3"	6'8"	6'8"		0.27	0.5	0.4	min.5					Standard	2x or 3x pane; Low-E	Yes	Yes	
			Total width and height:	23'3"	35'10"															
			Total width and height x 2:	46'6"	71'8"															
			Total fenestration perimeter:		**118'2"**															

INTERIOR DOOR SCHEDULE

NOTE: CONTRACTOR MUST VERIFY ALL DOOR ROUGH OPENINGS PRIOR TO ORDERING OR INSTALLING DOORS. NOTIFY ARCHITECT IF ANY DOORS REQUIRE FRAMING REVISIONS TO ACHIEVE SCHEDULED DIMENSIONS.

Tag	Room #	Type	Operation	Width	Height	Head AFF	Specification	Hardware	Remarks
ID-101	CL 105	A	Single-leaf swinging door	2'8"	6'8"	6'8"	1 3/8" solid core pre-hung, primed and painted (See Interior Finish Schedule)	Emtek 86707US19 pull, room-side only. Magnetic catch.	
ID-102	Hall 106	A	Single-leaf swinging door	2'8"	6'8"	6'8"	1 3/8" solid core pre-hung, primed and painted (See Interior Finish Schedule)	Emtek 5112HLOUS19RH passage set.	
ID-103	WC 103	A	Single-leaf swinging door	2'8"	6'8"	6'8"	1 3/8" solid core pre-hung, primed and painted (See Interior Finish Schedule)	Emtek 5212HLOUS19RH privacy set.	
ID-104	CL 104	B	Bi-part swinging door	4'0"	6'8"	6'8"	1 3/8" solid core pre-hung, primed and painted (See Interior Finish Schedule)	Emtek 86707US19 pulls each door, room-side only. Magnetic catch.	
ID-201	Primary 200	A	Single-leaf swinging door	2'8"	6'8"	6'8"	1 3/8" solid core pre-hung, primed and painted (See Interior Finish Schedule)	Emtek 5212HLOUS19RH privacy set.	
ID-202	Family bath 202	A	Single-leaf swinging door	2'8"	6'8"	6'8"	1 3/8" solid core pre-hung, primed and painted (See Interior Finish Schedule)	Emtek 5212HLOUS19RH privacy set.	
ID-203	Family bath 202	A	Single-leaf swinging door	2'8"	6'8"	6'8"	1 3/8" solid core pre-hung, primed and painted (See Interior Finish Schedule)	Emtek 5212HLOUS19RH privacy set.	
ID-204	Guest 203	A	Single-leaf swinging door	2'8"	6'8"	6'8"	1 3/8" solid core pre-hung, primed and painted (See Interior Finish Schedule)	Emtek 5212HLOUS19RH privacy set.	
ID-205	CL 206	A	Single-leaf swinging door	1'8"	6'8"	6'8"	1 3/8" solid core pre-hung, primed and painted (See Interior Finish Schedule)	Emtek 86707US19 pull, room-side only. Magnetic catch.	
ID-206	Guest 204	A	Single-leaf swinging door	2'8"	6'8"	6'8"	1 3/8" solid core pre-hung, primed and painted (See Interior Finish Schedule)	Emtek 5212HLOUS19RH privacy set.	
ID-207	CL 203	B	Bi-part swinging door	4'0"	6'8"	6'8"	1 3/8" solid core pre-hung, primed and painted (See Interior Finish Schedule)	Emtek 86707US19 pulls each door, room-side only. Magnetic catch.	
ID-208	CL 204	B	Bi-part swinging door	4'0"	6'8"	6'8"	1 3/8" solid core pre-hung, primed and painted (See Interior Finish Schedule)	Emtek 86707US19 pulls each door, room-side only. Magnetic catch.	
ID-E	Multiple locations		EXTG	EXTG	EXTG	EXTG	EXTG	Existing hardware to remain.	Existing door to remain.

NOTES

1. Most windows and doors are replacements; sizes given in schedule must be confirmed by contractor prior to purchase.

1. Listed "Head AFF" dimensions are from finished flooring to top of finished window or pre-hung door frame.

2. Listed window dimensions are overall unit dimensions and do not allow for furring or installation clearances. For replacement windows/doors in existing openings, order windows/doors to allow at least 1/2" space at jambs and heads, or more if indicated by manufacturer.

3. Site protect all windows and doors and screens during and after installation. Damage to units that occurs prior to final completion must be remedied at the expense of the Contractor, to Architect's satisfaction.

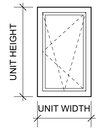
4. On graphic window/door schedule, units are shown from the exterior. Operational arrow points indicate the hinge side of the unit or, in the case of sliding or pocket doors, arrow indicates the direction of the slide.

5. After installation, gaps between window/door units and surroundign rough opening shall be infilled completely with sprayfoam or other expanding insulation. Prior to finished jamb and trim installation, insulation shall be checked for settling and/or damage and repaired as necessary.

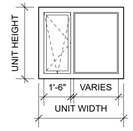
6. After installation, specified air barrier tape must be applied where shown in architectural details so that there is a continuous air barrier between window/door unit and surrounding wall or floor air barrier. Prior to application of interior or exterior wall finishes, air barrier shall be checked for continuity and/or damage and repaired as necessary, to the satisfaction of the Architect. Tape manufacturer's application instructions must be followed.

WINDOW TYPES

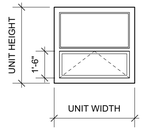
TYPE A
Tilt/Turn only



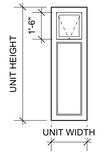
TYPE B
Tilt/Turn + fixed



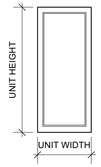
TYPE C
Fixed + bottom hopper



TYPE D
Fixed + top hopper

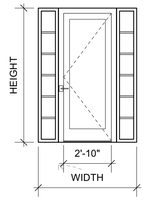


TYPE E
Fixed pane only

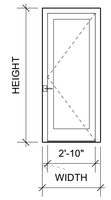


EXTERIOR DOOR TYPES

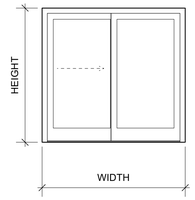
TYPE A
Single-leaf swinging door



TYPE B
Bi-part swinging door



TYPE C
Bi-part pocket door



INTERIOR DOOR TYPES

TYPE A
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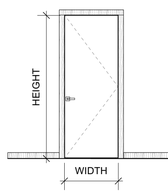
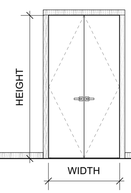
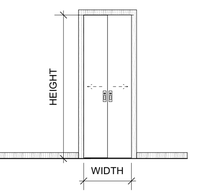


TYPE B
Bi-part swinging door



TYPE C
Bi-part pocket door



INTERIOR TRIMS

BASEBOARDS: 1x4 square cut, applied. Hardwood (See Specifications). Prime & paint to match primary wall color.

WINDOW TRIMS: Painted gyp returns head and jambs. Window stools hardwood (See Specifications). Stain to match flooring.

DOOR TRIMS: 1x3 square cut, applied. Hardwood (See Specifications). Prime & paint to match primary wall color.

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Seal

Client

Don McAuslan & David Poon

23 Prospect Avenue
Port Washington, NY 11050

FILING SET: MAINTAIN APPLICATION

Project Title

MCAUSLAN POON RESIDENCE

23 PROSPECT AVENUE
PORT WASHINGTON, NY 11050

Revisions

Issue	Δ	Date	Description

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Date	5/31/2023
Project ID	2301-MCAUSLAN POON
CAD File #	2305\Port Washington_FILING_Maintain.vwx
Drawing By	R.M.
Checked By	WWM

Sheet Title

Window & Door Schedules

Drawing No.

A-004.00

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SPECIFICATIONS

Item	Component	Manufacturer	Model/Product	Material/Finish	Sizing/Dimensions	Substitutions alllowed?	Remarks
1.0.0 GENERAL REQUIREMENTS							
Reserved							
2.0.0 SITE AND EXISTING CONDITIONS							
1.1.0 UTILITIES							
2.1.1	Electrical						Existing 200 Amp service to remain
2.1.2	Septic						Existing Septic to remain
2.1.3	Water						Existing Public water service to remain
1.2.0 DEMOLITION							
<Reserved>							
1.3.0 EXCAVATION AND FOUNDATION PREP							
1.3.1	Provide app. 18" compacted fill at foundations unless otherwise specified in civil or structural drawings						
1.3.2	Provide 6" min AASHTO #57 and min 2" AASHTO #8 stone layers at foundations unless otherwise specified in civil or structural drawings						
1.3.3	Provide 4" diameter perforated footing drains around perimeter of slab foundation(s); drain to daylight						
1.4.0 DRIVEWAY							
1.4.1							Existing driveway to remain
3.0.0 CONCRETE							
3.1.0 STRUCTURAL CONCRETE - REFER TO STRUCTURAL DRAWINGS							
3.1.1	Slab foundations						
3.1.2	Pads and patios						
3.1.3	Footings and piers						
3.2.0 FINISH CONCRETE							
3.2.1	Concrete slab						
3.2.2	Concrete polishing						
4.0.0 MASONRY							
<Reserved>							
5.0.0 METALS							
5.1.0 STRUCTURAL STEEL							
5.1.1	Reinforcement bar	Refer to structural drawings					
5.1.2	Solar dunnage	If required, provided and installed by others.					
5.2.0 ROOFING AND WATER MANAGEMENT							
5.2.1	Roof						Eave extensions to match existing roofing material
5.2.2	Gutters						
5.2.3	Downspout						
5.3.0 MISCELLANEOUS							
5.3.1	Flashing			Copper or aluminum			
5.3.2	Railing systems	Viewrail	Metal post and cable railing system	Powder-coated black typ	Refer to drawings	With architect approval	Refer to drawings for post types and additional system
5.4.0 DECORATIVE HARDWARE							
5.4.1	Interior door handles and pulls	Baldwin or Emtek; see schedule	See schedules			With architect approval	
5.4.2	Interior door hinges	Emtek	See schedules			With architect approval	
5.4.3	Kitchen cabinetry drawer pulls	Berenson	See drawings			With architect approval	
5.4.4	Primary bathroom millwork drawer pulls	Kohler or approved equal	See drawings			With architect approval	
6.0.0 WOOD, PLASTICS, COMPOSITES							
6.1.0 SHEATHING							
6.1.1	Interior floor sheathing						
6.1.2	Exterior wall sheathing						
6.1.3	Exterior roof sheathing - Eave extensions	Huber Engineered Woods	ZIP System roof sheathing		5/8"	With architect approval	All seams taped
6.2.0 COMPOSITES							
6.2.1	Roof framing - house						
6.2.2	Roof framing - garage						
6.2.3	Composite decking	Trex	Enhance system Grooved Edge board	Color TBD	1" x 5.5" x 12'/16'/20'	No	Install using Trex proprietary hidden fastening system
6.2.4	Misc. headers and framing						
6.3.0 ROUGH CARPENTRY							
6.3.1	Framing lumber - house		Doug fir or sim.		Refer to drawings		
6.4.0 FINISH CARPENTRY							
6.4.1	Wood plank flooring		V3 Engineered Woods or Sim.	Pre-finished; match existing	3/4" x 7" x min 8' length varied	With architect approval	
6.4.3	Baseboards		Pine or Poplar	Primed and painted, color TBD	3/4" x 6"	With architect approval	
6.4.4	Interior door casings		Pine or Poplar	Primed and painted, color TBD	3/4"thick - Refer to drawings	With architect approval	
6.4.5	Interior window stools		Pine or Poplar	Primed and painted, color TBD	1.5" thick - Refer to drawings	With architect approval	
6.5.0 MILLWORK							
6.5.1	Kitchen cabinetry	Provided by Owner	Refer to drawings				
6.5.2	Living room millwork		Refer to drawings				
6.5.3	Stair treads						Existing to remain
6.6.0 PLASTICS							
6.6.1	Rainscreen ventilation system	Cor-A-Vent	Varies; see drawings	Black	Varies; see drawings	With architect approval	

Item	Component	Manufacturer	Model/Product	Material/Finish	Sizing/Dimensions	Substitutions alllowed?	Remarks
7.0.0 THERMAL AND MOISTURE PROTECTION							
7.1.0 WATERPROOFING							
7.1.1	Roofing membrane - Eave extension	Carlisle	Sure-Seal EPDM	Synthetic rubber		With architect approval	Install per manufacturer's specifications
7.1.2	Interior waterproofing	Laticrete	HydroBan				
7.1.3	Shower pan	KBRS	Grate-ready linear shower kit		36" x 60" pan; 24" grate-ready		
7.2.0 WIND RESISTANT BARRIERS							
7.2.1	Weather-resistant barrier - house	Majvest or Sim.				With architect approval	All seams taped
7.3.0 AIRTIGHT BARRIERS							
7.3.1	Air barrier membrane - house	ProClima	Intello				All seams taped. Follow manufacturer's specifications.
7.4.0 TAPING AND SEALING							
7.4.1	Airtight tape - various systems	Varies per application. Refer to other product specs and consult architect as required.					
7.5.0 INSULATION							
7.5.1	Foundation insulation - Mudroom addition	Thermal Foams	EPS		Varies; see drawings	With architect approval	
7.5.2	Exterior wall insulation - Outboard rigid	Rockwool	Comfortboard 80		(2) 3" layers		Install with staggered seams
7.5.3	Exterior wall insulation - Cavity infill	Owens Corning	Thermafiber Insul-Fill		2.5"		Side wall spray insulation
7.5.4	Interior stud wall insulation (site-built)	Rockwool	Safe'n'Sound Proof Insulation		3"		
7.5.5	Misc. applications	OSI or sim	Quadfoam spray foam or sim				Limited applications only, to infill small gaps in exterior
7.6.0 SIDING AND EXTERIOR FINISHES							
7.6.1	Rainscreen siding	James Hardie	Hardie Board	Color/Finish TBD	TBD	With architect approval	
7.6.4	Eaves	James Hardie	Hardie Board	Color/Finish TBD	TBD	With architect approval	
7.6.5	Fascia	James Hardie	Hardie Board	Color/Finish TBD	TBD	With architect approval	
7.6.6	Window trims	Azek	TBD	Color/Finish TBD	TBD	With architect approval	
7.6.7	Window sills	Azek	TBD	Color/Finish TBD	TBD	With architect approval	
7.7.0 ROOFING							
7.7.1	Metal roofing system - see 5.2.0						
7.7.2	Flat roofing system - see 7.1.1 and 6.2.3						
8.0.0 OPENINGS							
8.1.0 EXTERIOR DOORS							
8.1.1	Exterior doors	Wythe or sim	Varies; see drawings	See schedule	See schedule		
8.2.0 WINDOWS							
8.2.1	Exterior windows	Wythe or sim	Varies; see drawings	See schedule	See schedule		
8.3.0 INTERIOR DOORS							
8.3.1	Interior doors	Kuiken Brothers or sim	Solid core birch slab doors	Primed and painted, color TBD	See schedule	With architect approval	Site-bored and mortised for hardware; magnetic latches
9.0.0 FINISHES							
9.1.0 GYPSUM BOARD							
9.1.1	Fire-resistant gypsum wallboard	National Gypsum or approved equal	Gold Bond Fire-Shield C	n/a	5/8"		
9.1.2	Typical gypsum wallboard	National Gypsum or approved equal	Gold Bond Gypsum Board	n/a	1/2"		
9.1.3	Moisture-resistant gypsum wallboard	National Gypsum or approved equal	Gold Bond XP Gypsum Board	n/a	1/2"		
9.1.4	Cement board underlayment	National Gypsum or approved equal	PermaBase PLUS Cement Board	n/a	7/16"		
9.2.0 INTERIOR FINISHES							
9.2.1	Wood flooring - see 6.4.1						
9.2.2	Wood ceiling - see 6.4.2						
9.2.3	Paint	Benjamin Moore or approved equal	Eco Spec paints and primers	See schedule			
9.2.4	Wall and floor tile	Varies; refer to bathroom and kitchen drawings					
9.2.5	Kitchen countertops and backsplash	EcoSupply	FSC Richlite or Sim.	Color TBD	1" thick, custom milled		
9.3.0 GLASS							
9.3.2	Shower surround	Keller Glass or sim	Custom shower enclosure	Clear tempered glass w/ chrome	See drawings		Mitred corners
11.0.0 EQUIPMENT							
11.1.0 PHOTOVOLTAIC SYSTEM							
11.1.1	Photovoltaic panels						N/A
11.1.2	Microinverter						N/A
11.1.3	Battery storage						N/A
11.2.0 WHOLE-HOUSE BATTERY SYSTEM							
11.2.1	Backup energy storage						N/A
12.0.0 PLUMBING							
12.1.0 PLUMBING EQUIPMENT							
12.1.1	Hot water heater	AO Smith or sim	Voltex		80 GAL	With engineer approval	Include duct kit
12.2.0 PLUMBING FIXTURES -- SEE SCHEDULES IN DRAWINGS							
13.0.0 HVAC							
13.1.0 HEATING AND COOLING SYSTEMS							
13.1.1	Outdoor compressor	Fujitsu or sim	AOU18RLF		18 MBH/1.5 tons; 35x33x13	With engineer approval	<Placeholder>
13.1.2	Ducted air handler	Fujitsu or sim	ARU18RLF		18 MBH/1.5 tons; 9x36x25	With engineer approval	<Placeholder>
13.2.0 VENTILATION SYSTEM							
13.2.1	Energy recovery ventilator	Zehnder America or sim	Q350		120 CFM; 34x29x23	With engineer approval	System parts and accessories required; refer to manufacturer

INTERIOR FINISH SCHEDULE

NOTE: CONTRACTOR TO CONFIRM ALL FINISH SPECIFICATIONS WITH ARCHITECT, PRIOR TO ORDERING MATERIALS OR COMMENCING WORK.

ROOM #	ROOM NAME	FLOOR FINISH	PRIMARY WALL FINISH	ACCENT WALL FINISH	CEILINGS & SOFFITS	DOORS	BASEBOARDS & TRIMS	NOTES & EXCEPTIONS
TYP		*Engineered V3 wood plank 3/4"x7" or approved equal, Finish TBD, UON*	*Level 4 Gyp UON; Paint finish: Eggshell UON*	*Match primary wall finish UON*	*Match primary wall finish UON*	*Match primary wall color UON; Paint finish: Pearl*	*Stain to match flooring; See Window & Door Schedule for specifications*	***Confirm all paint specification with Architect prior to ordering***
100	Living	Sand & stain existing floor to match V3 wood spec	Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
101	Kitchen/dining		Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
102	Mud		Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
103	WC	Tile - See Bathroom detail sheet	Benjamin Moore color match for Farrow & Ball "Ammonite" #274	Some walls tiled - See Bathroom detail sheet				
104	CL		Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
105	CL		Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
106	Hall		Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
200	Primary		Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
201	CL		Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
202	Family bath	Tile - See Bathroom detail sheet	Benjamin Moore color match for Farrow & Ball "Ammonite" #274	Some walls tiled - See Bathroom detail sheet				
203	Guest		Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
204	Guest		Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
205	Hall		Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
300	Hall	Existing to remain	Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
301	Rec	Existing to remain	Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
302	Rec	Existing to remain	Benjamin Moore color match for Farrow & Ball "Ammonite" #274					
303	Bath	Existing to remain	Benjamin Moore color match for Farrow & Ball "Ammonite" #274	Some walls tiled - Existing to remain				
304	CL	Existing to remain	Existing to remain					
305	CL	Existing to remain	Existing to remain					

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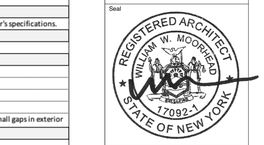
Seal



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Don McAuslan & David Poon

23 Prospect Avenue
Port Washington, NY 11050

FILING SET: MAINTAIN APPLICATION

Project Title

MCAUSLAN POON RESIDENCE

23 PROSPECT AVENUE
PORT WASHINGTON, NY 11050

Revisions

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Specifications & Finish Schedules

Drawing No.

A-005.00

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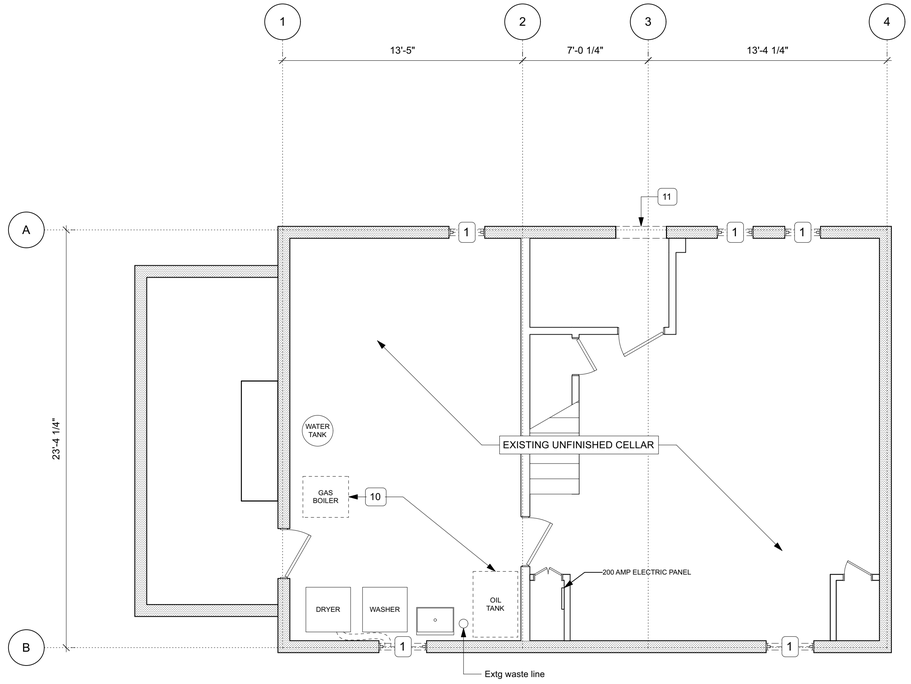
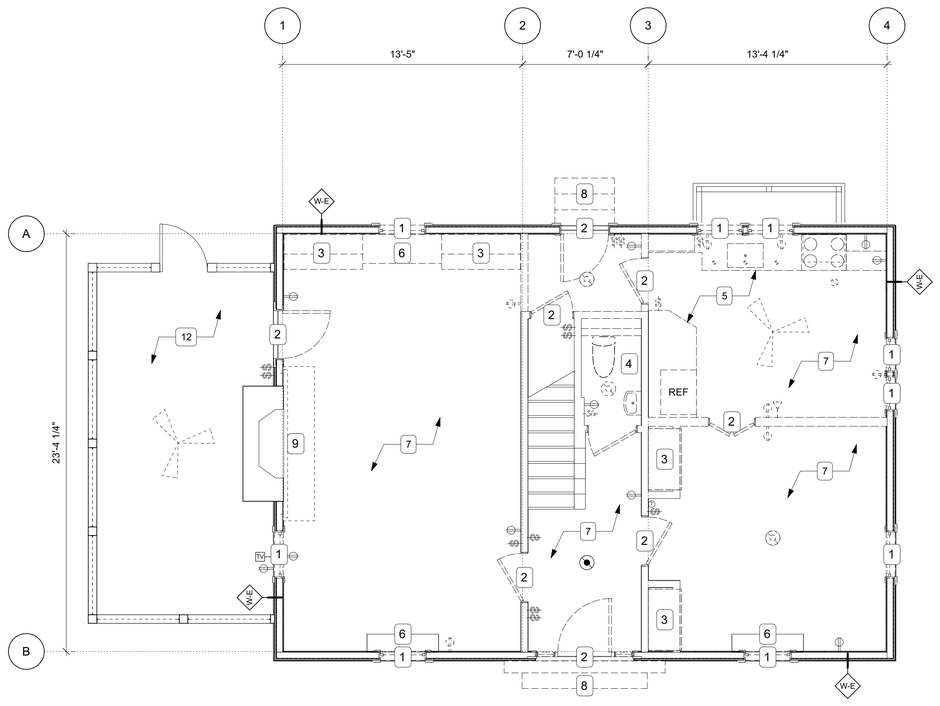
1 BASEMENT DEMOLITION PLAN

N 0 1 5 FT



2 1ST FLOOR DEMOLITION PLAN

N 0 1 5 FT



GRAPHIC KEY

EXISTING TO BE DEMOLISHED OR REMOVED

W-E EXISTING EXTERIOR WALL; REMOVE INTERIOR PLASTER/LATH & EXTERIOR SIDING TO EXPOSE STUDS (SEE A-001.00/WALL TYPES)

DEMOLITION NOTES

1. WINDOW TO BE REMOVED
2. DOOR TO BE REMOVED
3. BUILT-IN MILLWORK TO BE REMOVED
4. BATHROOM & PLUMBING FIXTURES TO BE REMOVED
5. KITCHEN CABINETRY, APPLIANCES, AND SINK TO BE REMOVED
6. RADIATOR & CASE TO BE REMOVED
7. FLOORING TO BE REMOVED
8. FRONT & REAR ENTRY STAIR TO BE REMOVED
9. TILE FIREPLACE BASE & MANTLE TO BE REMOVED
10. OIL/GAS MECHANICAL EQUIPMENT TO BE REMOVED
11. DEMO PORTION OF EXISTING FOUNDATION WALL, AS REQUIRED TO INSTALL ACCESS DOOR TO NEW FOUNDATION AREA
12. FIXED SCREENS AT PORCH TO BE REMOVED

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL ASCERTAIN THAT THE AREA OF DEMOLITION HAS BEEN CLEARED BY OTHERS OF ALL FURNITURE AND MOVABLE EQUIPMENT IN ORDER TO ALLOW FOR DEMOLITION TO PROCEED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SUCH CONDITIONS PREVENTING THEIR PROCEEDING WITH DEMOLITION.
2. ALL WORK DEMOLISHED SHALL BE REMOVED FROM PREMISES AND DISCARDED, UNLESS OTHERWISE NOTED. REMOVAL OF DEBRIS FROM THE AREA OF WORK SHALL BE DONE AT APPROVED TIMES.
3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.

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Checked By	WWM

Sheet Title

Demolition Plan
Cellar & 1st Floor

Drawing No.

DM-100.00

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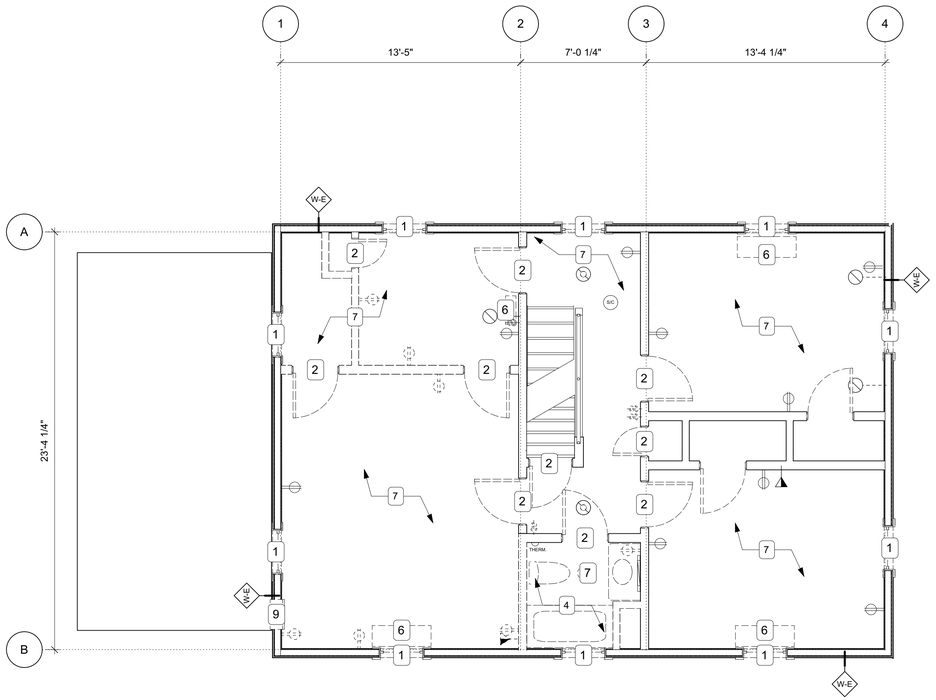
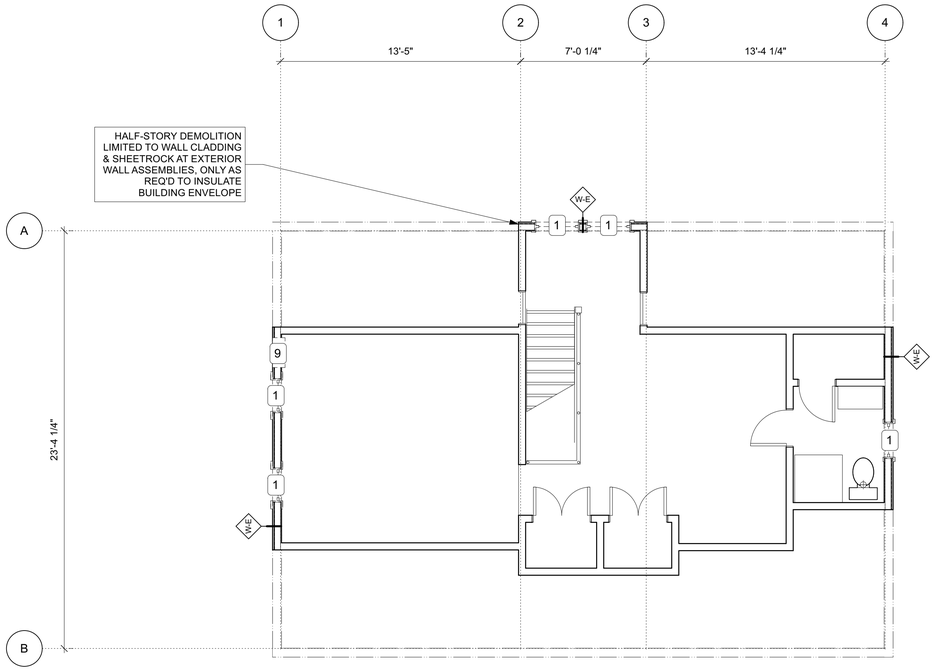
3 2ND FLOOR DEMOLITION PLAN



4 HALF-STORY DEMOLITION PLAN

APPLICATION TO MAINTAIN FINISHED HALF-STORY



GRAPHIC KEY

- – – – – EXISTING TO BE DEMOLISHED OR REMOVED
- W-E EXISTING EXTERIOR WALL; REMOVE INTERIOR SHEETROCK & EXTERIOR SIDING TO EXPOSE STUDS (SEE A-001.00/WALL TYPES)

DEMOLITION NOTES

1. WINDOW TO BE REMOVED
2. DOOR TO BE REMOVED
3. BUILT-IN MILLWORK TO BE REMOVED
4. BATHROOM & PLUMBING FIXTURES TO BE REMOVED
6. RADIATOR & CASE TO BE REMOVED
7. FLOORING TO BE REMOVED

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL ASCERTAIN THAT THE AREA OF DEMOLITION HAS BEEN CLEARED BY OTHERS OF ALL FURNITURE AND MOVABLE EQUIPMENT IN ORDER TO ALLOW FOR DEMOLITION TO PROCEED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SUCH CONDITIONS PREVENTING THEIR PROCEEDING WITH DEMOLITION.
2. ALL WORK DEMOLISHED SHALL BE REMOVED FROM PREMISES AND DISCARDED, UNLESS OTHERWISE NOTED. REMOVAL OF DEBRIS FROM THE AREA OF WORK SHALL BE DONE AT APPROVED TIMES.
3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.

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PORT WASHINGTON, NY 11050

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Checked By	WWM

Sheet Title

Demolition Plan
2nd Floor + Half-Story

Drawing No.

DM-101.00

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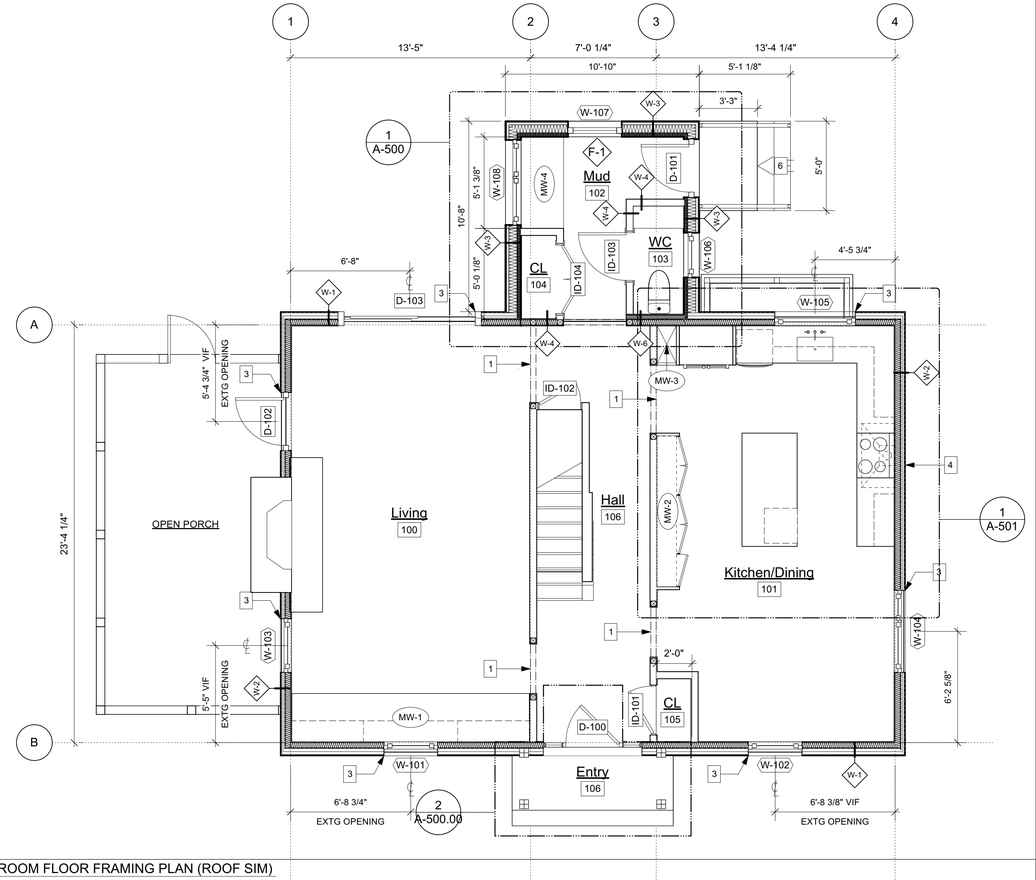
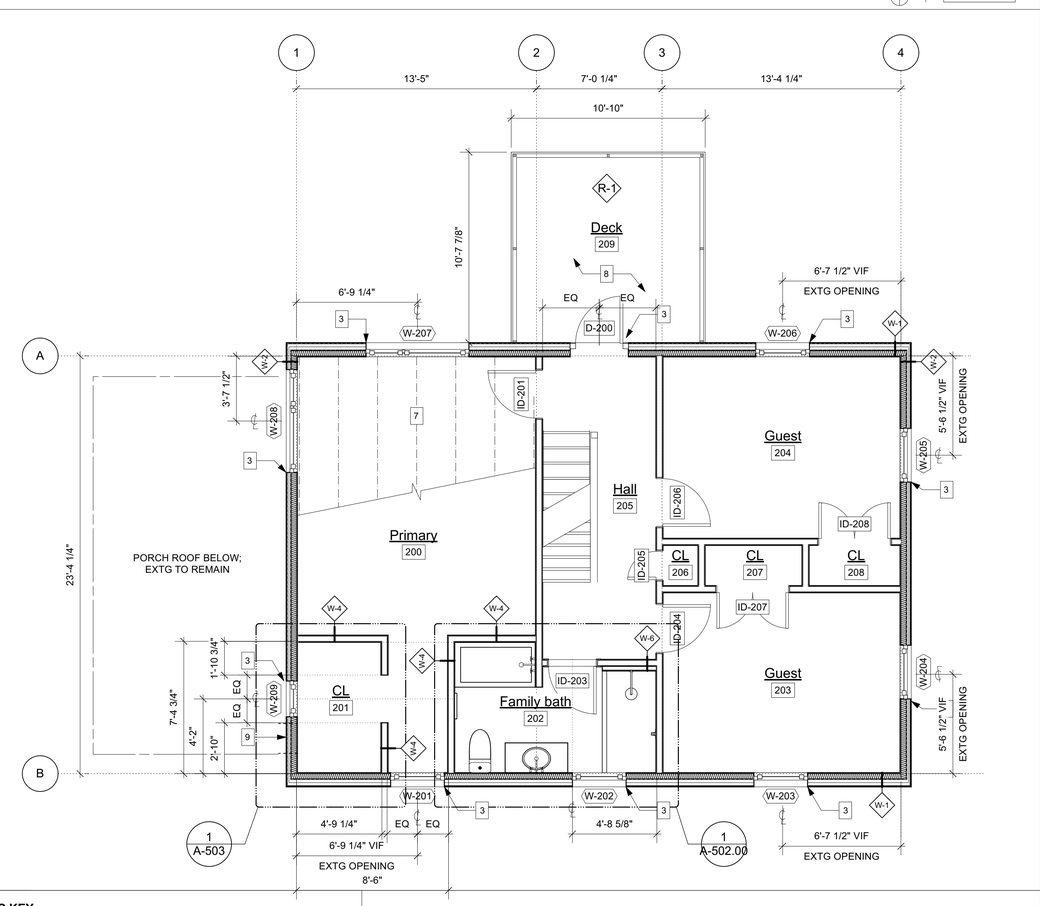
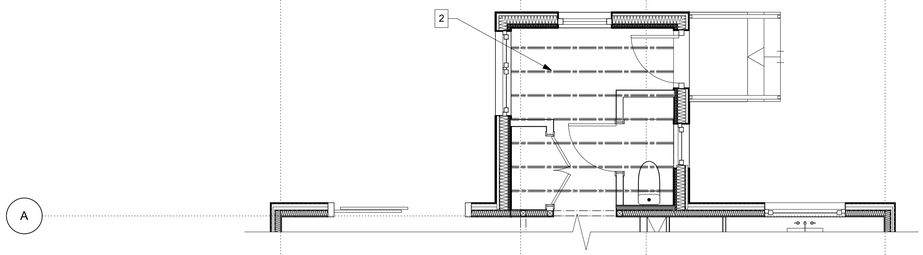
1 1ST FLOOR FRAMING PLAN



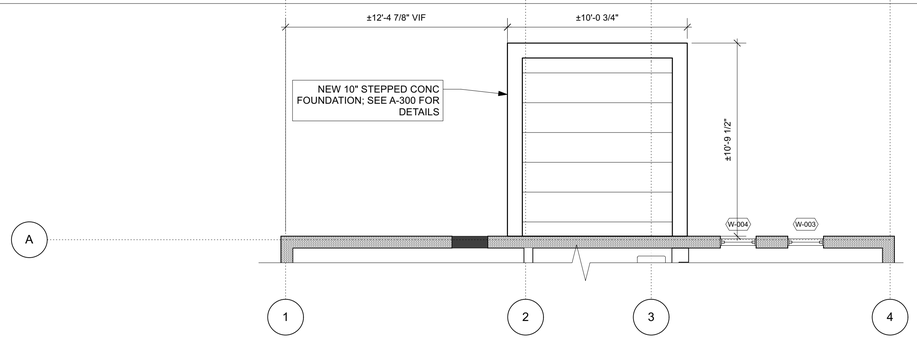
2 2ND FLOOR FRAMING PLAN



3 MUDROOM FLOOR FRAMING PLAN (ROOF SIM)



4 MUDROOM FOUNDATION PLAN



GRAPHIC KEY

- W-# — ASSEMBLY TAG (SEE A-001.00/ASSEMBLY SCHEDULES
- MW-# — MILLWORK TAG

KEY NOTES

1. NEW POST & OVERHEAD BEAM (SIZE TBC) AT OPENING
2. 2X10 @16 OC FLR JOISTS TO SPAN MUDROOM EXTENSION (SEE A-002 FOR ASSEMBLY SCHEDULE & A-300 FOR DETAILS)
3. INSTALL NEW WINDOW/DOOR; RE-FRAME EXTG ROS AS REQ'D
4. INFILL DEMO'D WINDOW AREA
5. REBUILD DECORATIVE ENTRY & STEPS @ FRONT YARD (SEE A-500)
6. RELOCATE & REBUILD CONCRETE ENTRY STEPS @ REAR YARD (SEE A-500.00)
7. SISTER SAGGING WD JOISTS W/ 2X8 AS REQ'D AT ENTIRE PRIMARY SUITE; LEVEL FLR AND PREP TO RECEIVE NEW WD FLOORING
8. 2X10 @16 OC RF JOISTS AT ROOF OVER MUDROOM (SEE A-002 FOR ASSEMBLY SCHEDULE & A-300 FOR DETAILS)
9. INFILL DEMO'D THRU-WALL AC

NOTES

1. Control grid lines denote the interior face of structural sheathing of exterior walls.
2. Windows and exterior doors are dimensioned to their center lines UON.
3. Interior walls are dimensioned to their finished surfaces UON.
4. Dimensions indicated as "CLR" are from finished surfaces.
5. Refer to A-500 series sheets for detailed kitchen and bathroom drawings and specifications.

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FILING SET: MAINTAIN APPLICATION

Project Title

MCAUSLAN POON RESIDENCE

23 PROSPECT AVENUE
PORT WASHINGTON, NY 11050

Revisions

Issue	Δ	Date	Description

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Project ID	2201-MCAUSLAN POON
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Sheet Title	

Framing Plan
1st & 2nd Floor,
Mudroom Foundation

Drawing No.

A-101.00

Page 9 of 16

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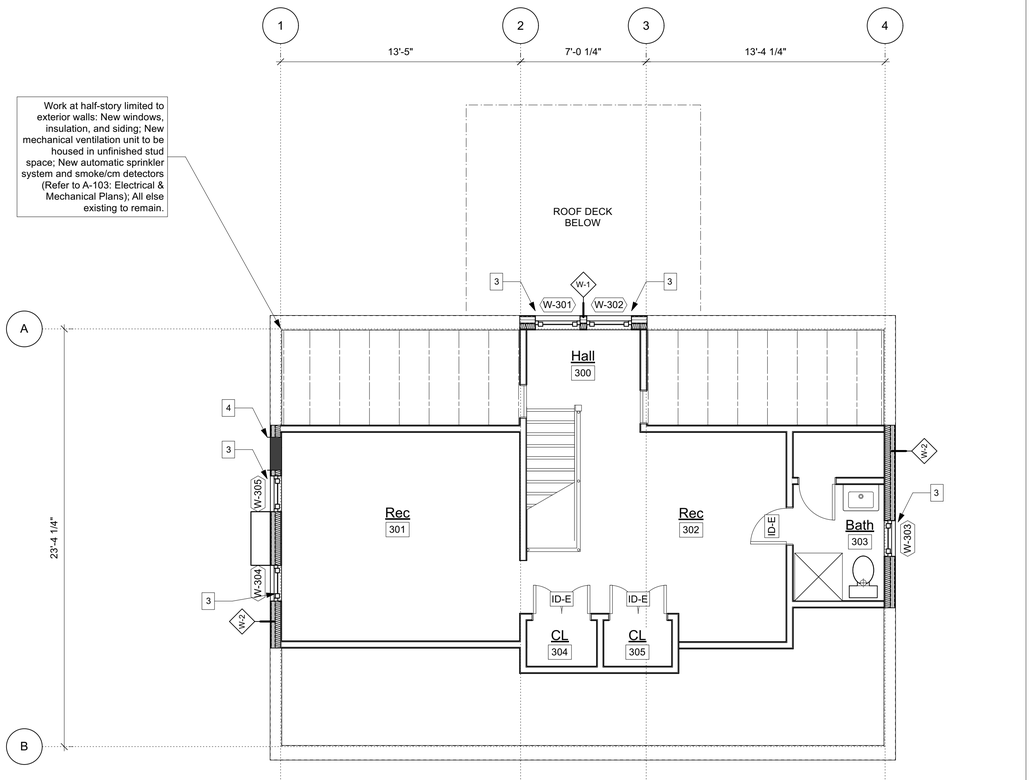
1 HALF-STORY FRAMING PLAN

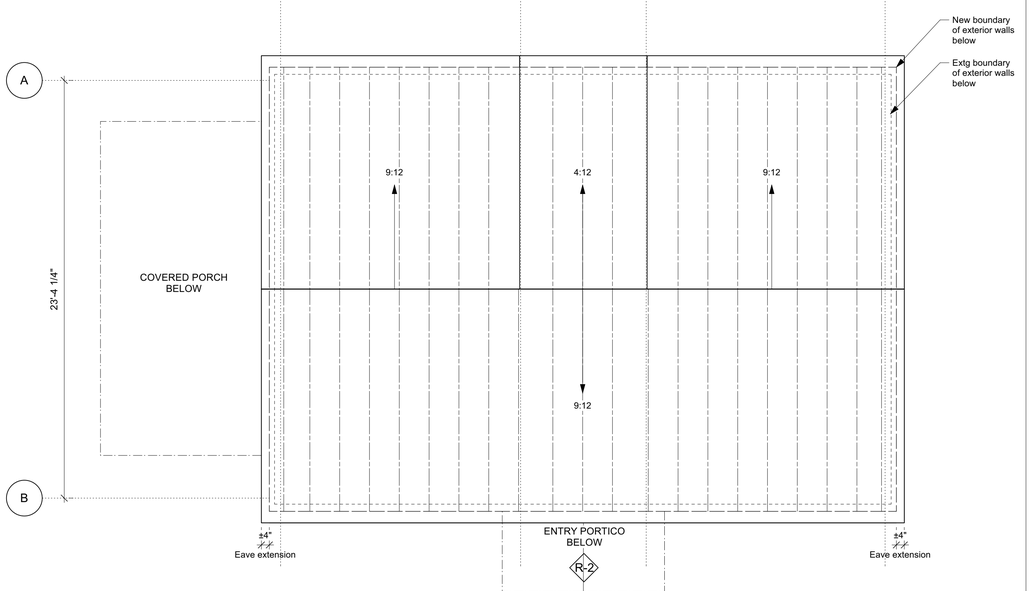
APPLICATION TO MAINTAIN FINISHED HALF-STORY

N 0 1 5 FT



2 ROOF FRAMING PLAN

N 0 1 5 FT



GRAPHIC KEY

W-#— ASSEMBLY TAG (SEE A-002/ASSEMBLY SCHEDULES)

KEY NOTES

1. EXTEND EAVES ON ALL SIDES OF EXTG RF TO REMAIN; 1'-0" OVERHANG; REPLACE GUTTERS & LEADERS
2. ALL INT. FINISHES AT HALF-STORY EXTG TO REMAIN
3. INSTALL NEW WINDOW/DOOR; RE-FRAME EXTG ROS AS REQ'D
4. INFILL DEMO'D THRU-WALL AC

NOTES

1. Control grid lines denote the interior face of structural sheathing of exterior walls.
2. Windows and exterior doors are dimensioned to their center lines UON.
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Framing Plan
Half-Story & Roof

Drawing No.

A-102.00

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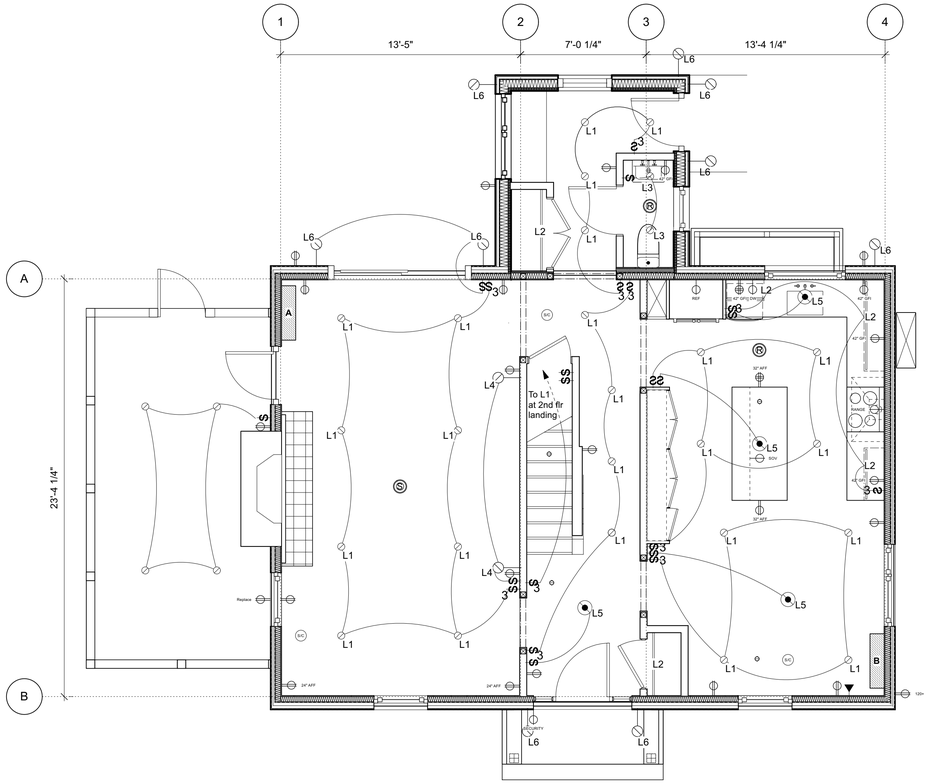
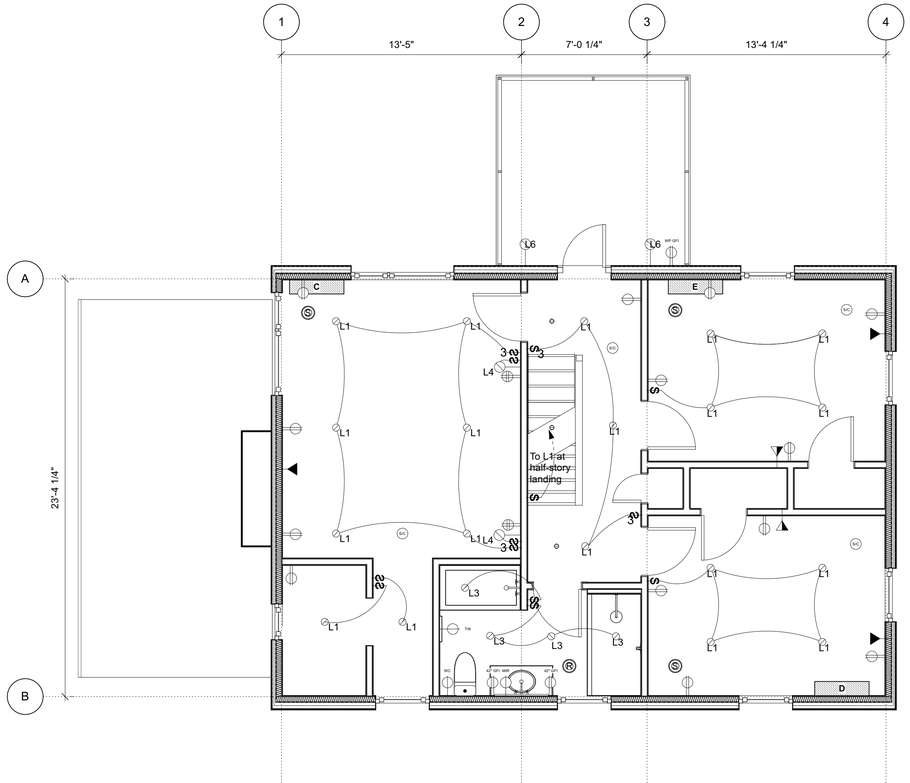
1 1st Floor RCP



2 2nd Floor RCP



LIGHTING SCHEDULE

NOTE: CONTRACTOR TO CONFIRM ALL FINISH SPECIFICATIONS WITH ARCHITECT, PRIOR TO ORDERING MATERIALS OR COMMENCING WORK.

Tag	Description	Manufacturer	Model	Finish	Color Temp	Driver	Watts	Mount	Light specification	Trim specification / Notes
L	1	Recessed downlight	Torchstar	Premium 3" 7W Ultra-Thin LED	White	3000K	Dimming	7	Recessed ceiling	X01JDL-3D7WSWHTXX-V2	Alt spec must be reviewed by Architect
L	2	Strip cove light	FlexFire LED	ColorBright	White	3000K	ZRK-EMLV2-60W-12VDC	2.9W/ft	Cove	CB-30K	Klus Kopro KL-B1888ANODA extrusion, Klus HS frosted cover KL-1369, Klus Micro-Alu end caps KL-1059 and KL-1060
L	3	Wet-rated recessed downlight	Wet-rated equivalent of L1						Recessed ceiling		
L	4	Interior sconce	TBD - provide J box in ceiling	Provided by Owner	White	3000K G9 bulb	Mains dimming	4	Wall		
L	5	Pendant	TBD - provide J box in ceiling	Provided by Owner					Ceiling		Match note L11-L15
L	6	Motion-sensor exterior sconce	TBD		Black	3000K			Wall		

EQUIPMENT SCHEDULE

NOTE: CONTRACTOR TO CONFIRM ALL FINISH SPECIFICATIONS WITH ARCHITECT, PRIOR TO ORDERING MATERIALS OR COMMENCING WORK.

TAG	DESCRIPTION	LOCATION	MANUFACTURER	MODEL/PART	COOLING CAP.	HEATING CAP.		SIZE	WEIGHT	MCA (A)	MCOP (A)	EFFICIENCY
X	Heat pump outdoor unit	Rear yard	Mitsubishi	MXZ-4C36NA3	36,400 BTU/hr	43,000 BTU/hr at 47 deg	26,600 BTU/hr at 17 deg	37.5"W x 13"D x 31.5"H	159 lbs	23.1	25	19.2 SEER / 9.41 EER
A	Heat pump indoor unit	Living 100	Mitsubishi	MSZ-GL15NA-U1	14,000 BTU/hr	18,000 BTU/hr		31.5"W x 9"D x 11.5"H	22 lbs	1		
B	Heat pump indoor unit	Kitchen/Dining 101	Mitsubishi	MSZ-GL15NA-U1	14,000 BTU/hr	18,000 BTU/hr		31.5"W x 9"D x 11.5"H	22 lbs	1		
C	Heat pump indoor unit	Primary 200	Mitsubishi	MSZ-GL06NA-U1	6,000 BTU/hr	7,200 BTU/hr		31.5"W x 9"D x 11.5"H	22 lbs	1		
D	Heat pump indoor unit	Guest 203		TBD								
E	Heat pump indoor unit	Guest 204		TBD								
F	Heat pump indoor unit	Rec 301		TBD								

TAG	DESCRIPTION	LOCATION	MANUFACTURER	MODEL/PART	CFM	RECOVERY EFFICIENCY	FILTER
ERV	Energy recovery ventilator	Attic	Panasonic	FV-10VEC2	50 - 100	60%	MERV 8 or 13
S/R	ERV supply and return registers	Throughout	Zehnder	Luna-S (supply) and Luna-E (return)	up to 36 each		Zehnder round register filter at return diffusers only
n/a	ERV distribution tubing & components	Throughout	Zehnder	ComfoFlex			

ALL EQUIPMENT SPECS & SIZES TO BE CONFIRMED BY ENGINEER.

TAG	DESCRIPTION	LOCATION	MANUFACTURER	MODEL/PART	CAPACITY	SIZE	WEIGHT	UEF
HWH	Heat pump hot water heater	Cellar	AO Smith	Voltex HPTU-50N	50 gallons	63"H x 22"Ø	180 lbs	3.45

SYMBOL KEY

- RECESSED DOWNLIGHT
- WALL-MOUNT DOWNLIGHT
- RECESSED WALLWASH
- PENDANT OR FLUSHMOUNT
- COVE OR STRIP LIGHT
- ERV BOOST SWITCH
- SMOKE/C02 DETECTOR
- WP — WATERPROOF COVER
- TEL/DATA PORT 12" AFF UON
- DATA PORT 12" AFF UON
- DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- FLOOR-MOUNT QUAD RECEPTACLE
- DIMMER SWITCH
- 3-WAY DIMMER SWITCH
- D — DISCONNECT
- MAIN — 200 AMP MAIN PANEL
- CL — 100 AMP CRITICAL LOAD PANEL
- S/R — SUPPLY / RETURN ERV REGISTER
- RECESSED SPRINKLER HEAD

ELECTRICAL NOTES

1. In plan, a receptacle shown on a span of wall between corners, between doors or windows, or any combination thereof, should be assumed to be centered between those elements unless a specific dimension is given.

2. Mount interior wall receptacles 12" AFF to CL and in horizontal orientation UON. Mount exterior receptacles 24" AFF to CL or above grade and in veritcal orientation UON.

3. Mount switches 42" AFF to CL and vertically UON. Gangs of switches to be consolidated into single plates wherever possible.

4. All exterior lights 8'-6" AFF to CL UON

6. All plan dimensions from finished surfaces and CLs of fixtures UON.

7. Panel schedules to be prepared by Electrician; Contractor to confirm all equip sizes and clearances; Architect to review and approve prior to installation.

8. UON, align receptacles and wall-mounted lights where shown adjacent in plan.

9. All lighting to be on dimmer switches UON

10. All switches, receptacles, and plates to be white UON.

MECHANICAL NOTES

1. ERV supply and return registers to be located on flat, smooth surfaces a minimum of 18" clear on all sides from walls, corners, or other obstructions. ERV supply and return distribution tubing pathways shown are suggested. Other reasonable tubing pathways are acceptable as long as manufacturer's installation instructions are followed and architectural finish plans are not compromised.

2. Exterior intake and exhaust ports to be located only in locations specifically identified on plans; Automatic or gravity dampers must be installed on all outdoor air intakes and exhausts.

3.Thermostats must be installed on heat pumps, programmable and initially set to code specifications.

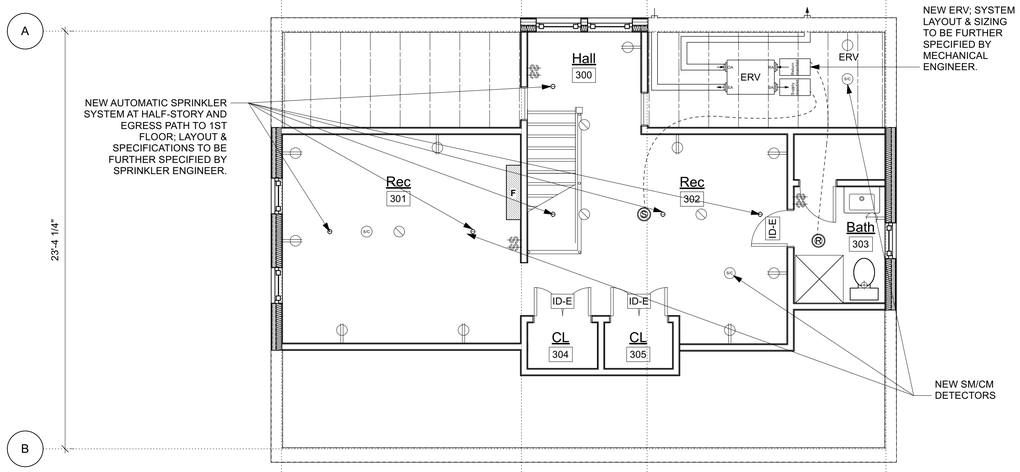
4. nsulate kitchen exhaust duct per detail 4/A-500

5. Piping insulation exposed to weather shall be protected form damage, including that caused by sunlight, moisture, equipment maintenance and wind. Protection shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape is prohibited.

6. In conditioned spaces, insulate all hot water piping, regardless of diameter, to a minimum of R-3. Where piping runs through non-conditioned spaces (cellar, crawlspace, exterior, etc.), insulate to a minimum of R-6; piping serving as part of the HVAC system must be insulated per 2020 NYS Building Code.

3 Half-Story RCP

APPLICATION TO MAINTAIN FINISHED HALF-STORY



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Sheet Title

Electrical & Mechanical Plans

Drawing No.

A-103.00

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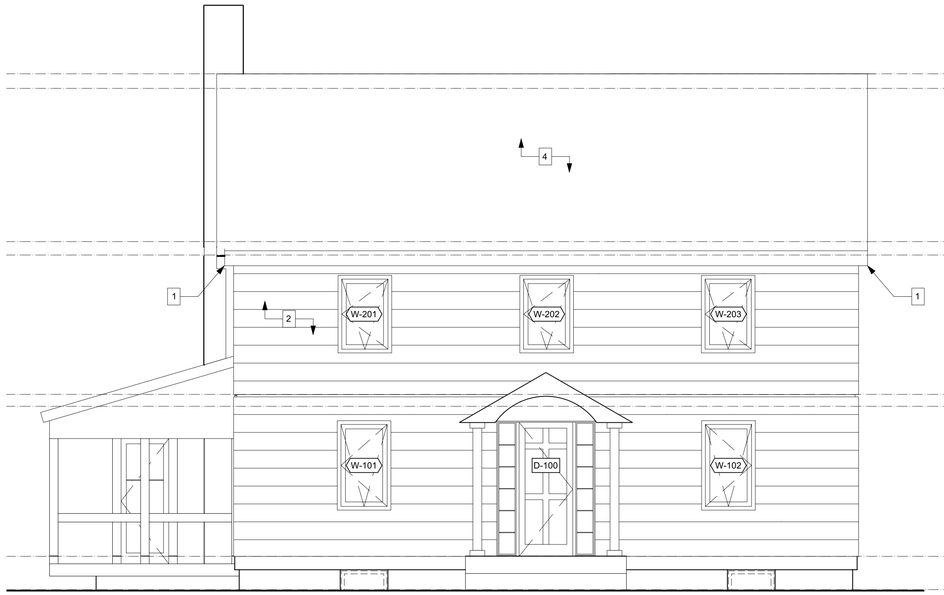
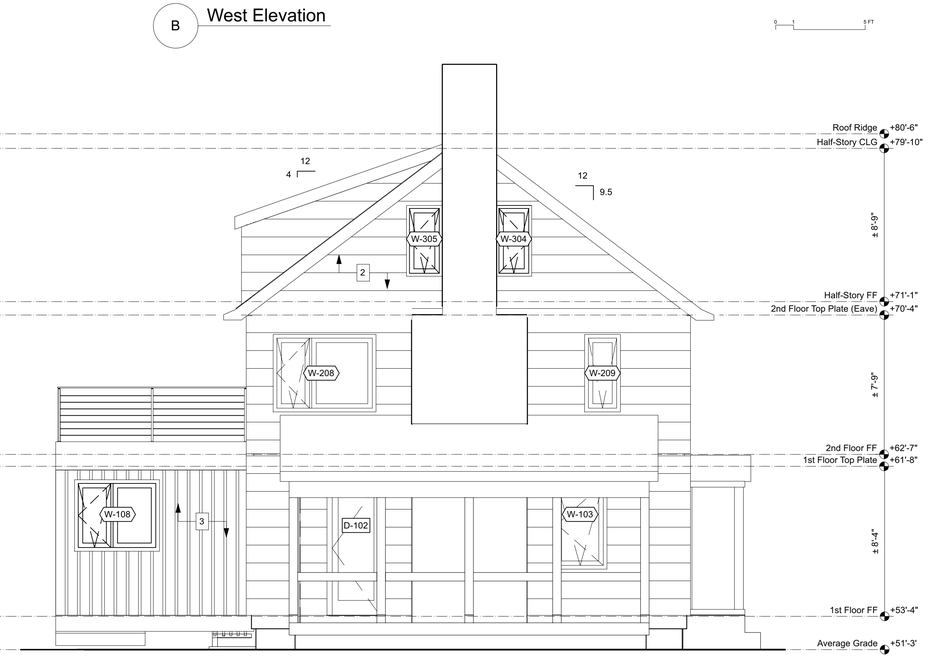
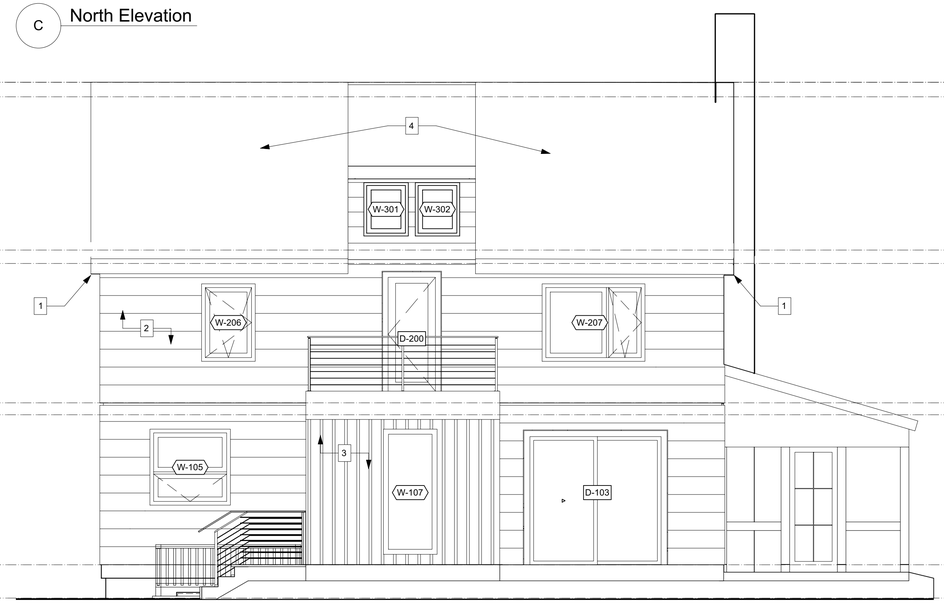
A South Elevation



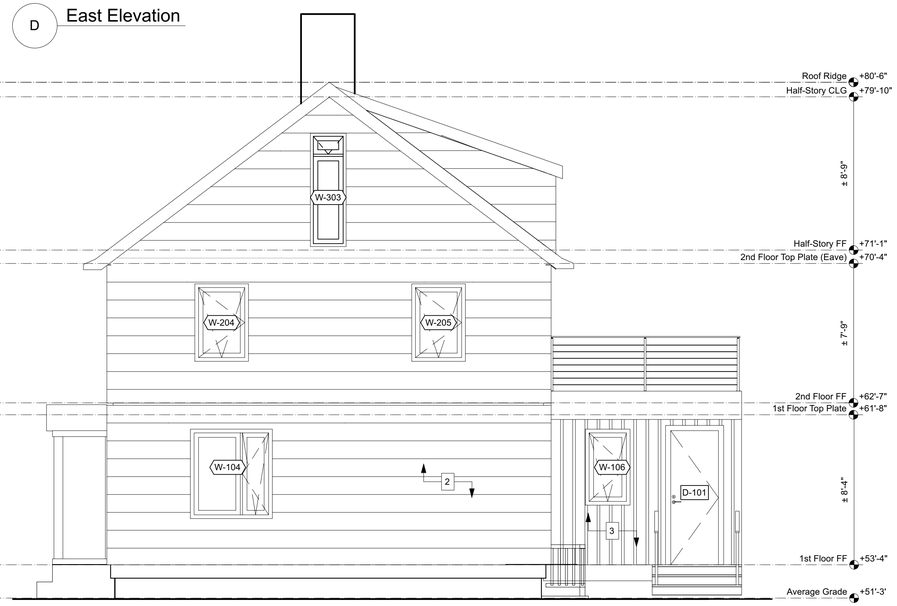
B West Elevation



C North Elevation



D East Elevation



KEY NOTES

1. EXTEND EAVES, TO ACCOMODATE ADDITIONAL EXTERIOR INSULATION WHERE SPECIFIED ON PLANS; REPLACE GUTTERS & LEADERS AS REQ'D.
2. NEW HORIZONTAL SIDING (SEE SPECIFICATIONS)
3. NEW VERTICAL SIDING @ REAR MUDROOM ADDITION (SEE SPECIFICATIONS)
4. EXISTING ROOF STRUCTURE & FINISH TO REMAIN.

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Checked By	WWM

Sheet Title

Building Elevations

Drawing No.

A-200.00

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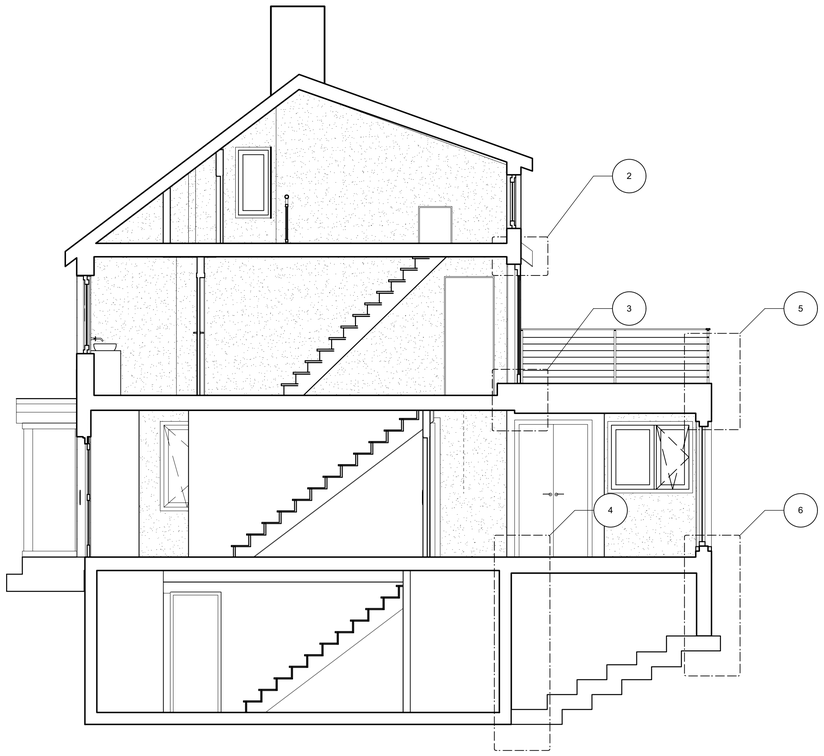
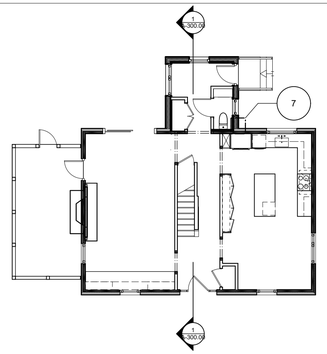
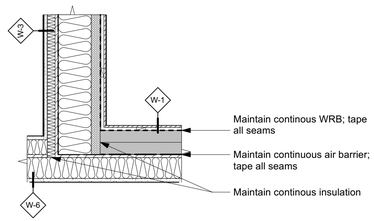
1 Key Section (NS)



KEY PLAN NTS

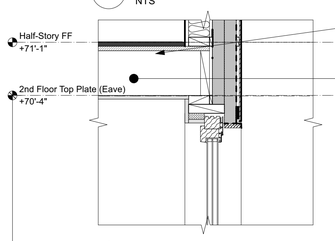


7 Typ Assembly Connection Detail (Plan)

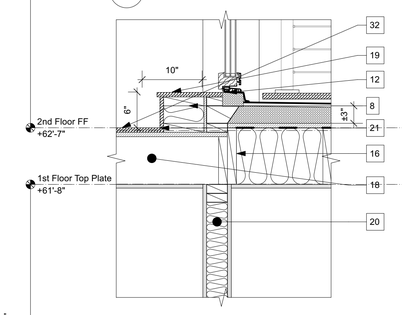


2 Typ Detail at Door Head

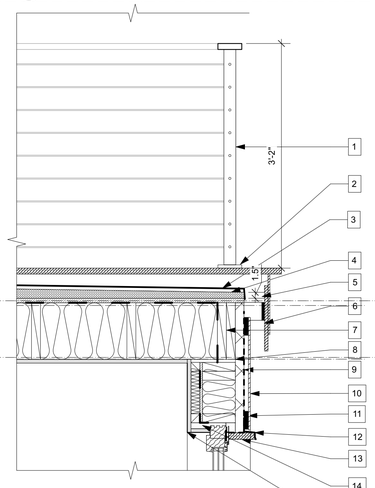
NTS



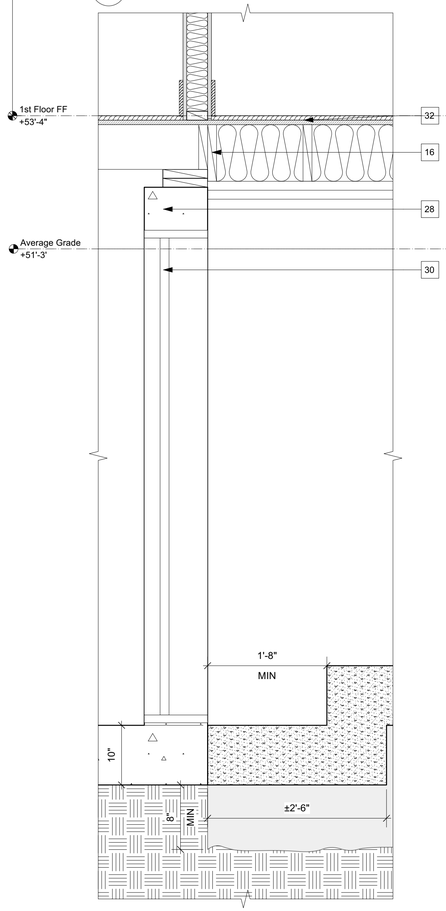
3 Detail at Door Sill (Deck)



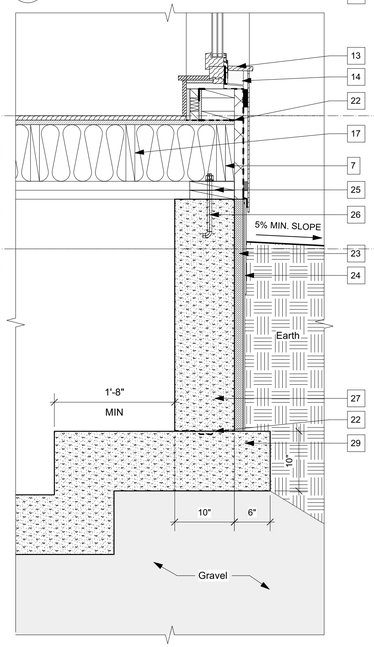
5 Typ Detail at Window Head & Deck Edge



4 Detail at Mudroom Addition (Framing & Foundation)



6 Typ Detail at Window Sill



KEY NOTES (See A-004 for Product Specifications)

1	DECK-MOUNTED RAILING
2	FINISH DECKING
3	WATERPROOF MEMBRANE ON TAPERED DRAINAGE PLAN OVER 3/4" PLYWOOD SHEATHING
4	TAPERED RIGID INSULATION OVER 3/4" PLYWOOD SHEATHING
5	CONCEALED METAL GUTTER
6	FASCIA ON 3/4" HORIZONTAL WD FURRING
7	2X10 WD HEADER(S)
8	2X6 WD PLATE(S)
9	1 1/2" INSULATED SHEATHING W/ CONTINUOUS WRB; ALL SEAMS TAPED
10	FINISH SIDING
11	COR-A-VENT, CONTINUOUS & 3/4" VERTICAL WD FURRING
12	METAL FLASHING
13	EXTERIOR WINDOW TRIM
14	OVER-INSULATE (RIGID INSULATION) AT HEAD, SILL, AND JAMBS OF ALL EXTERIOR DOORS & WINDOWS
15	PAINTED GYP RETURN AT INTERIOR HEAD/JAMBS OF ALL EXTERIOR WINDOWS & DOORS
16	2X10 WD RIM BOARD
17	2X10 WD JOISTS @ 16IN OC; iINFILL W/ INSULATION
18	EXTG 2X8 WD FLOOR FRAMING
19	STAIR TO DECK; TREADS AND RISERS TO MATCH WD FLOOR FINISH
20	EXTG 2X4 STRUCTURAL WALL; INFILL W/ INSULATION
21	2X3 WD FRAMING; INFILL W/ INSULATION
22	CAPILLARY BREAK
23	1 1/2" RIGID XPS INSULATION AT OUTSIDE FACE OF FOUNDATION WALL
24	DRAINAGE MAT (FULL-HEIGHT) & PROTECTIVE BOARD (MIN 6IN BELOW GRADE)
25	2X8 PRESSURE-TREATED WD PLATE(S)
26	ANCHOR BOLT
27	NEW CONCRETE FOUNDATION WALL
28	EXTG CONCRETE FOUNDATION WALL
29	STEPPED CONCRETE FOOTING
30	UTILITY ACCESS DOOR
31	EXTG FINISH FLOOR OVER PLYWOOD SHEATHING TO REMAIN
32	NEW FINISH FLOOR OVER PLYWOOD SHEATHING

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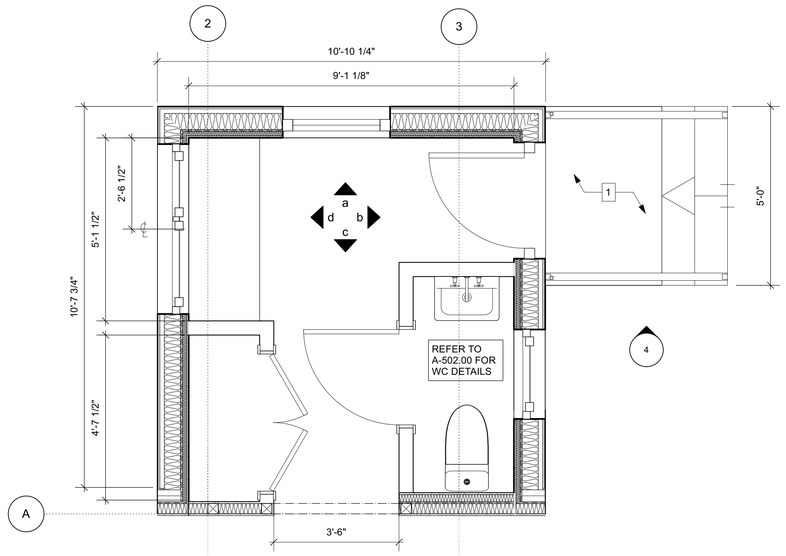
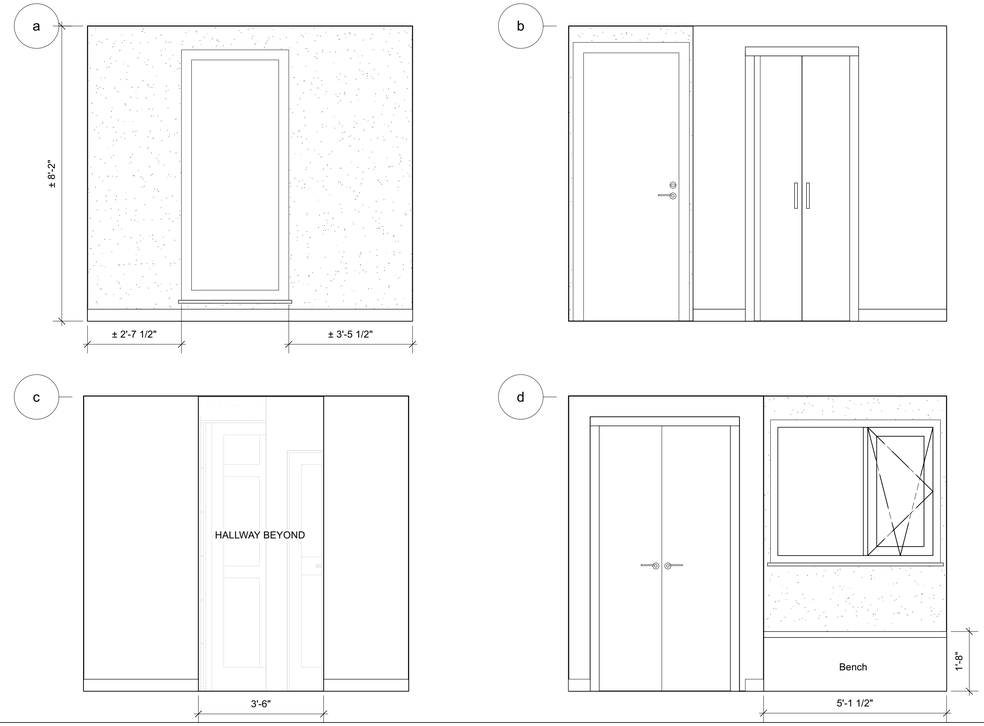
1 Mudroom Detail Plan

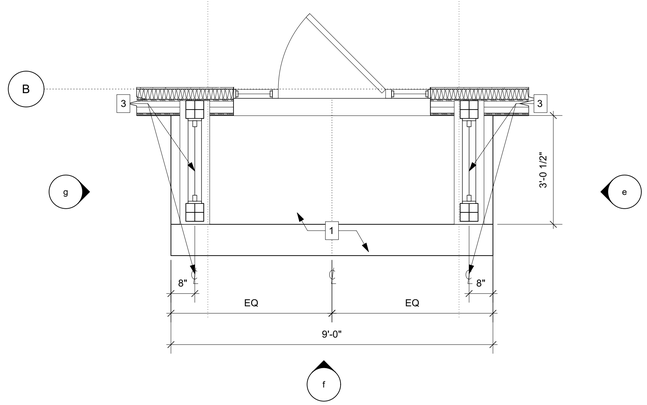
0 1 5 FT N



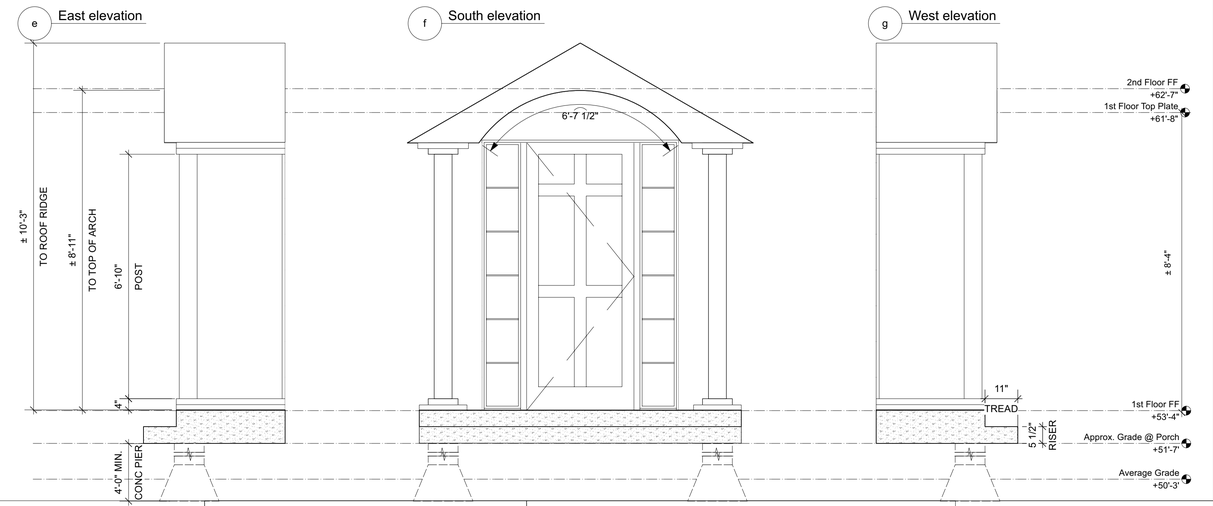
Mudroom Interior Elevations



2 Entry Porch Detail Plan

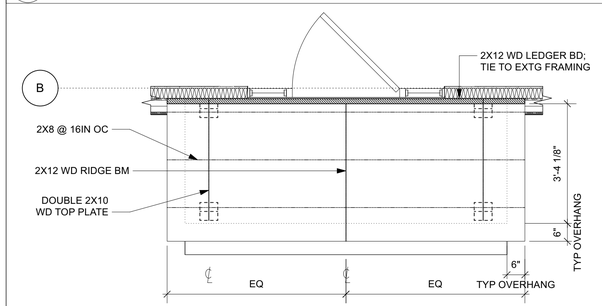


Entry Porch Exterior Elevations

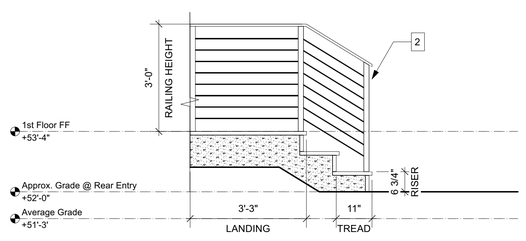


3 Entry Porch Roof Framing Plan

NOTE: CONTRACTOR TO CONFIRM ALL FRAMING SPECIFICATIONS WITH ARCHITECT, PRIOR TO ORDERING MATERIALS OR COMMENCING WORK.



4 Rear entry stair



KEY NOTES (See A-004 for Product Specifications)

1. CONCRETE STAIR; TREADS AND RISERS TO MATCH NEW DECK FINISH
2. DECK-MOUNTED METAL CABLE RAILING
3. 2X6 PRESSURE-TREATED WD POSTS, ON DOUBLE 2X10 CONTINUOUS WD PLATE

NOTES

1. Control grid lines denote the interior face of structural sheathing of exterior walls.
2. Windows and exterior doors are dimensioned to their center lines UON.
3. Interior walls are dimensioned to their finished surfaces UON.
4. Dimensions indicated as "CLR" are from finished surfaces.
5. Refer to A-500 series sheets for detailed kitchen and bathroom drawings and specifications.

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Don McAuslan & David Poon

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FILING SET: MAINTAIN APPLICATION

Project Title

MCAUSLAN POON RESIDENCE

23 PROSPECT AVENUE
PORT WASHINGTON, NY 11050

Revisions

Issue	Δ	Date	Description

Scale	VARIES SEE DWGS
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Project ID	2201-MCAUSLAN POON
CAD File #	2200\Port Washington_FILING_Maintain.vwx
Drawing By	R.M.
Checked By	WWM
Sheet Title	

Mudroom & Portico Details

Drawing No.

A-500.00

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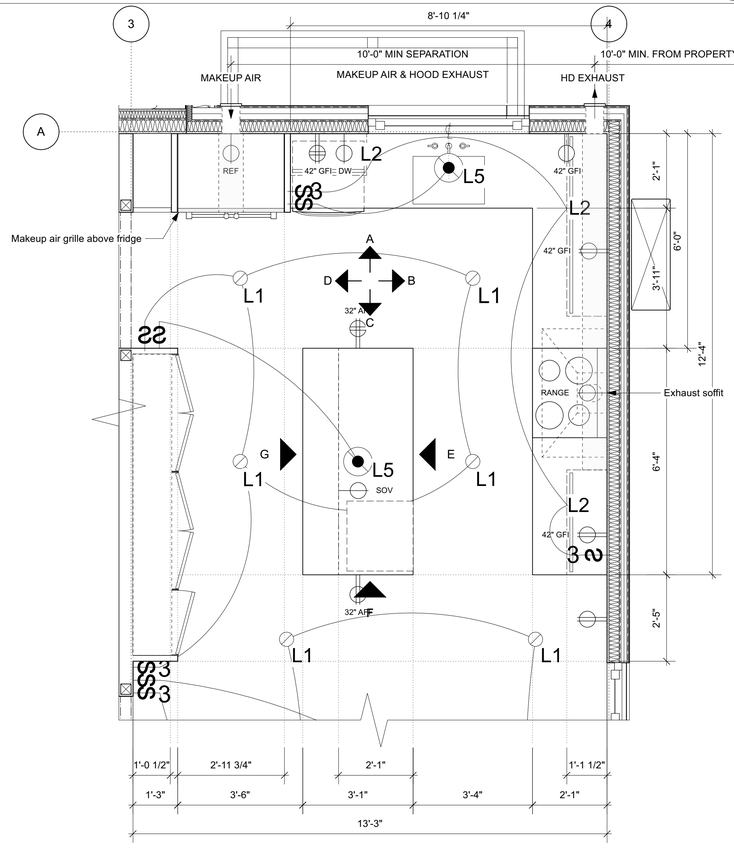
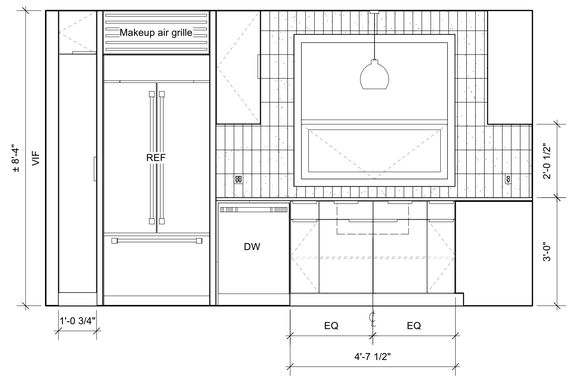
1 KITCHEN DETAIL PLAN

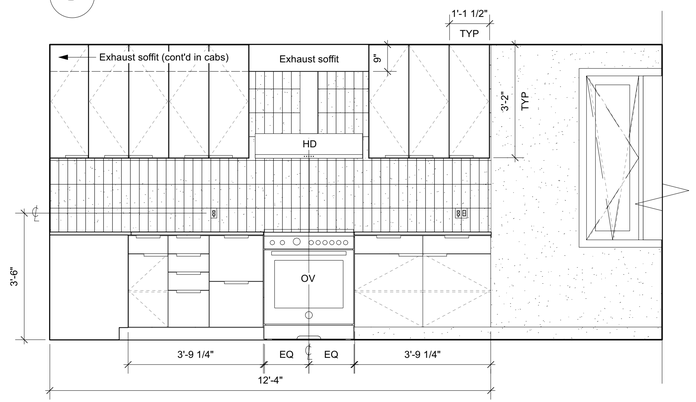


KITCHEN ELEVATIONS

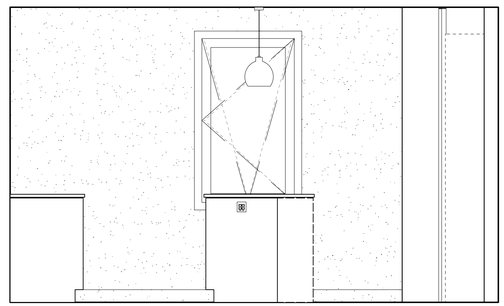
A North Interior Elevation



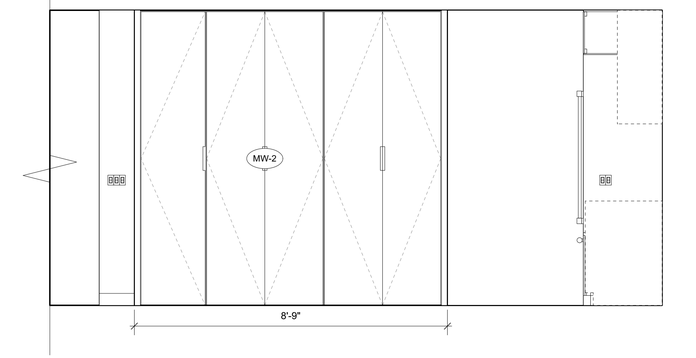
B East Interior Elevation



C South Interior Elevation

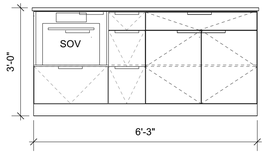


D West Interior Elevation

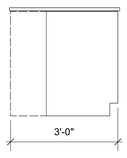


ISLAND ELEVATIONS

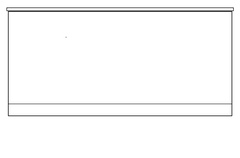
E West elevation



F North Elevation



G East Elevation



MILLWORK NOTES

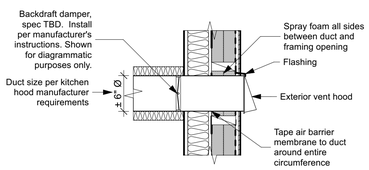
1. KITCHEN CABINETRY (MANUFACTURER TBD, TO BE OWNER-SUPPLIED)
   - TO BE 3/4" MAPLE PLY, WHERE NOT VISIBLE, OR SIMILAR
   - TO BE 3/4" OAK VENEER PLY (STAIN TBD) W/ EDGE VENEER, WHERE VISIBLE, OR SIMILAR
   - ADJUSTABLE INTERIOR SHELVING ALL CABINETS
   - SOFT-CLOSE HINGES TYPICAL

EQUIPMENT FIXTURE & FINISH SCHEDULES

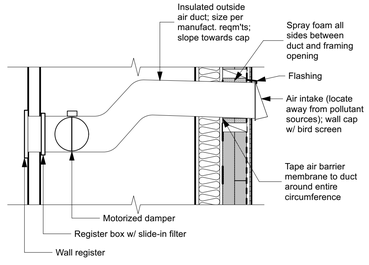
NOTE: CONTRACTOR TO CONFIRM ALL FINISH SPECIFICATIONS WITH ARCHITECT, PRIOR TO ORDERING MATERIALS OR COMMENCING WORK.

			KITCHEN EQUIPMENT (SEE A-500 FOR PLUMBING FIXTURES & REF)			
		Tag	Brand	Model #	Finish	Notes
Range	Induction cooktop (36")	CT	Bosch	800 Series	Stainless steel	
Range	Range hood (36")	HD	Bosch	TBD	Stainless steel	Wall-mounted
Range	Induction oven (30")	OV	Bosch	800 Series	Stainless steel	
Range	Duct cover		Bosch	TBD	Stainless steel	
Range	Undercounter Speed Oven (24")	SOV	Bosch	500 Series	Stainless steel	
	Refrigerator (36")	REF	LG	LRMDC2306S	Stainless steel	
	Sink	SI	TBD	TBD	TBD	
	Faucet		TBD	TBD	TBD	
			KITCHEN FINISHES			
		Tag	Brand	Model #	Finish	Notes
Countertops			TBD			$75/SF Allowance
Wall tile						Refer to A-502.00

KITCHEN HOOD EXHAUST DETAIL



MAKE-UP AIR DETAIL



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Scale: VARIES SEE DWGS

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Project ID	2201-MCAUSLAN POON
CAD File #	2000\Port Washington_FILING_Maintain.vwx
Drawing By	R.M.
Checked By	WWM

Sheet Title

Kitchen Detail Plan
Elevations, Finish & Fixtures

Drawing No.

A-501.00

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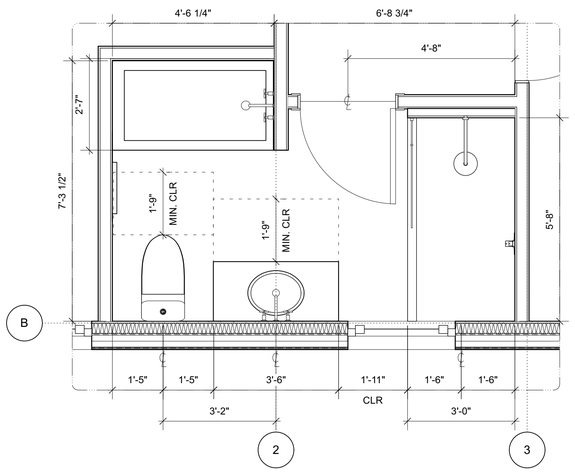
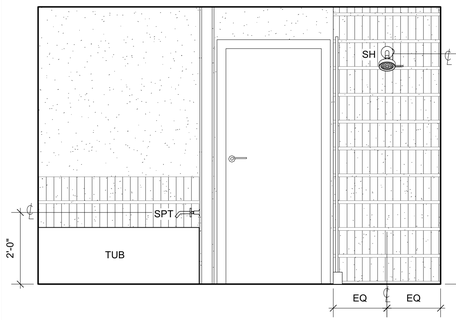
1 FAMILY BATH DETAIL PLAN



FAMILY BATH INTERIOR ELEVATIONS

a North Elevation



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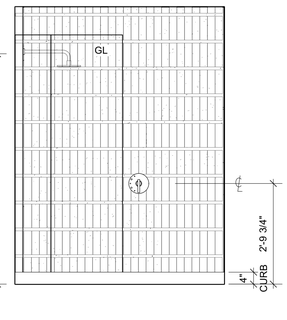
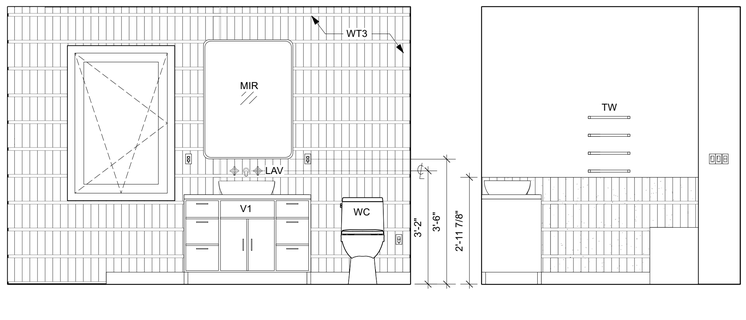
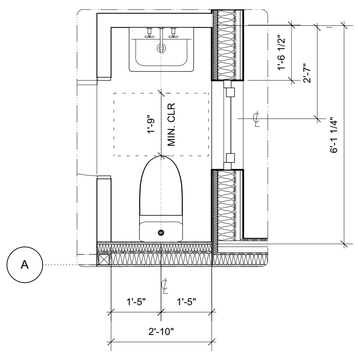


c South Elevation



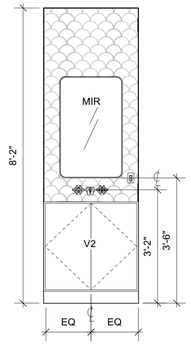
d West Elevation

2 WC DETAIL PLAN

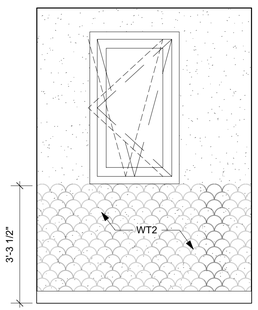


WC INTERIOR ELEVATIONS

e North Elevation



f East Elevation



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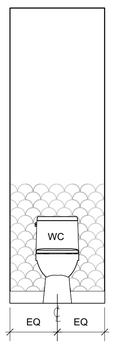
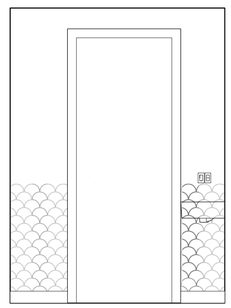


h West Elevation



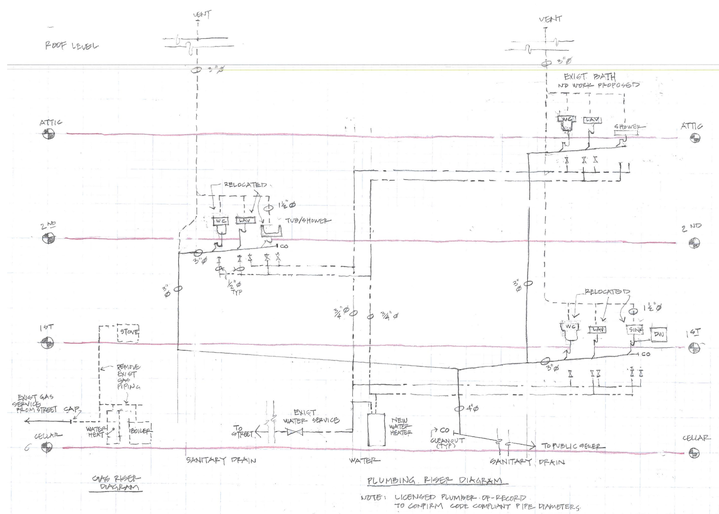
FINISH & FIXTURE SCHEDULE

NOTE: CONTRACTOR TO CONFIRM ALL FINISH SPECIFICATIONS WITH ARCHITECT, PRIOR TO ORDERING MATERIALS OR COMMENCING WORK.

			PLUMBING FIXTURES			
		Tag	Brand	Model #	Finish	Notes
Sink	Vanity w/ integrated top & sink (36")	V1	Room & Board	#839303	White oak, marbled white quartz	
	Vanity w/ integrated top & sink (26")	VS	Room & Board	#839303	Walnut, marbled white quartz	Included with base
	Lavatory faucet	LAV	Kohler	K-14406-4-BN	Brushed nickel	
	Lavatory drain	DR	Kohler	n/a	Brushed nickel	Included with faucet
	Lavatory trap	TRP	n/a			
Tub	Tub (36x66" alcove)	TUB	Duravit	700408000000090	White acrylic	Architec Alcove (36x66")
	Tub spout	SPT	Kohler	K-14427-BN	Brushed nickel	K-302-K-NA rough
	Tub valve trim	TBV	Kohler	K-T14429-4-BN	Brushed nickel	K-302-K-NA rough
	Cable drain	CBL	Kohler	K-37383	n/a	Adjust PVC lengths as req'd
	Drain trim	DT	Kohler	K-T37395-BN	Brushed nickel	
Shower	Showerhead	SH	Kohler	K-TS14422-4-BN	Brushed nickel	K-P8304-KS-NA rough
	Shower valve trim	SHV	Kohler	n/a	Brushed nickel	Included with showerhead
	Tile-in shower drain	SHD	TBD	TBD	Floor tile FT	
	Handshower holder and supply elbow	HLD	Kohler	K-2610-BN	Brushed nickel	
	Handshower head	HSH	Kohler	K-22166-BN	Brushed nickel	
	Handshower transfer trim	XFER	Kohler	K-T14491-4-BN	Brushed nickel	K-728-K-NA rough
	Handshower hose	HOSE	Kohler	K-9514-BN	Brushed nickel	
	Toilet	WC	Toto	MS646142CEMFG#01	Cotton	
	Washlet	BD	TBD			
			FINISHES AND ACCESSORIES			
		Tag	Brand	Model #	Finish	Notes
Shower glass (8" fixed panel + 28" outswing)		n/a	TBD			Tempered safety glass
Mirror w/ Integrated Light (30"x36")		MIR	TBD		Brushed nickel	Adjust framing as req'd
Floor tile		FT	Porcelanosa	#100214641	Bottega Acero 24x24	Colorstuk Rapid Cemento grout
Wall tile		WT1	Nemo	Bond 2.5 x 8	Cotton	**Gray grout - prepare samples for review**
Wall tile		WT2	Nemo	Bond 2.5 x 8	Peacock	**Match grout to tile - prepare samples for review**
Wall tile		WT3	Nemo	Bond 2.5 x 8	Opal	**Match grout to tile - prepare samples for review**
Wall base		WB	Porcelanosa	#100214641	Bottega Acero 24x24	Cut to size
Paper holder		TP	Kohler	K-14377-BN	Brushed nickel	Provide blocking
Towel warmer		TW	TBD			Provide blocking
Robe hooks		RH	Kohler	K-97499-BN	Brushed nickel	Provide blocking
Hardware		KN	Kohler	K-14484-BN	Brushed nickel	Install at vanity and millwork
Grab bar		GB	n/a			Provide blocking

GAS & PUMBING RISER DIAGRAM

Scale: NTS



FINISH NOTES

1. ALL FINISH MATERIALS TO COMPLY WITH THE NY STATE BUILDING CODE.
2. GC SHALL REMOVE FROM THE PREMISES ALL WASTE MATERIAL, RUBBISH, WRAPPINGS, ETC. AS GENERATED BY THE FINISH MATERIALS.
3. ALL FINISHES TO BE PURCHASED AT ONE TIME TO ENSURE UNIFORMITY OF COLOR.
4. ALL WALLS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, TO PROVIDE A SMOOTH SURFACE FOR ALL PAINT AND FINISH WORK.
5. GC SHALL REMOVE ALL ELECTRICAL SWITCH AND OUTLET PLATES, HARDWARE, ETC. BEFORE PAINTING AND PROTECT AND REPLACE SAME WHEN PAINTING IS COMPLETED.
6. ALL EXISTING WORK TO REMAIN AND WORK BY OTHERS SHALL BE ADEQUATELY PROTECTED FROM DAMAGE FROM THE PAINTING AND THE APPLICATION OF WALL COVERINGS. UPON COMPLETION, ALL AREAS SHALL BE LEFT FREE FROM PAINT AND ADHESIVE SPLATTERS AND SPOTS.
7. CONTRACTOR TO VERIFY DIMENSIONS OF ALL FINISHES IN FIELD PRIOR TO THE ORDERING OF THE MATERIAL.
8. ALL WET AREAS TO RECEIVE NEW WASHABLE WALL TILE, TILE FLOORING AND TILE BASES AS NOTED.
9. BASES SHALL BE INSTALLED STRAIGHT AND TRUE, TERMINATING AGAINST THE OUTER EDGE OF THE DOOR FRAME.

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CAD File #	230531Port Washington_FILING_Maintain.vwx
Drawing By	RJM
Checked By	WWM
Sheet Title	

Bathroom Detail Plan
Elevations, Finish & Fixtures, Gas & Plumbing Riser

Drawing No.

A-502.00

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GENERAL NOTES AND SPECIFICATIONS

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

FOUNDATION AND CONCRETE

1. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROPERTY LINES AND SETBACK LINES AS WELL AS ALL UNDERGROUND UTILITIES (WATER, SANITARY, ELECTRIC, OIL, GAS, PHONE, ETC.) FOUNDATIONS TO BEAR A MINIMUM OF 1'-0" INTO UNDISTURBED SOIL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF MINIMUM ALL IN ACCORDANCE WITH NY STATE BUILDING CODE. EXTERIOR FOOTINGS SHALL BE 3'-0" MINIMUM BELOW FINISHED GRADE AND SHALL RECEIVE CONTINUOUS (2)#5 RE-BARS AND 2X4 KEY.
2. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CHECK AND VERIFY THE CONDITION OF ALL EXISTING FOUNDATION WALLS AND FOOTINGS WHICH MAY EFFECT THE NEW WORK. STRUCTURAL INTEGRITY, THICKNESS AND DEPTH BELOW GRADE MUST BE VERIFIED.
3. ALL CONCRETE SHALL BE STONE CONCRETE AND SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 4000 PSI. SLAB ON GRADE TO BE STONE CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI. CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED
4. REMOVE TOPSOIL AND OTHER SURFACE MATERIALS IN PREPARATION FOR POURING CONCRETE SLAB. INTERIOR SLABS ON GRADE TO BE POURED ON COMPACTED POROUS FILL OR SUITABLE ON-SITE MATERIAL. A 4 MIL THICK POLYETHYLENE VAPOR BARRIER SHEET TO BE LAID UNDER SLAB. SLAB TO BE STEEL TROWELED. SLAB TO BE REINFORCED WITH WWF. 6 X 6/10/0
5. FOUNDATION WALLS SHALL BE DAMP PROOFED FROM BOTTOM OF FOOTING TO WITHIN 1" OF GRADE WITH TROWEL COAT OF BITUMINOUS MASTIC. SEPARATED BY A LAYER OF ASPHALT SATURATED MESH.
6. CONTRACTOR MAY BACK FILL AGAINST FOUNDATION WALLS, ONLY AFTER SEVEN (7) DAYS OF CONCRETE CURE TIME USING PROPER CONSTRUCTION METHODS AND EQUIPMENT, TO AVOID DAMAGE TO THE WALLS. WALLS ARE TO BE BRACED ADEQUATELY WITH FIRST FLOOR JOIST AND PLYWOOD DECK..
7. STEP FOOTINGS, WHERE ELEVATION CHANGES, 1 VERTICAL TO 2 HORIZONTAL.
8. ROD REINFORCEMENT SHALL BE INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A615-60, REINFORCEMENT
9. COORDINATION OF ALL THROUGH WALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL CRAWL SPACES SHALL RECEIVE 2" THICK CONCRETE SLABS. TOP OF SLAB SHALL BE 18" MIN. FROM UNDERSIDE OF FLOOR JOISTS.
11. PARGE ALL EXPOSED NEW CONCRETE AFTER BACKFILLING.
12. WHERE NEW FOUNDATION WALLS ABUT EXISTING FOUNDATION WALLS, PROVIDE 1/2" DIAMETER X 12" LONG STEEL DOWELS DRILLED, EMBEDDED 4" MIN. AND GROUTED INTO EXISTING FOUNDATION WALLS AT A MAXIMUM OF 2'-0" O.C VERTICALLY.

STEEL

1. ALL STRUCTURAL STEEL SHALL BE NEW AND CONFORM TO ASTM A- 36 WITH A MIN. Fy =36 KSI.
2. THE DESIGN, FABRICATION AND ERECTION, OF ALL STRUCTURAL STEEL, SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATION.
3. SHOP AND FIELD CONNECTIONS SHALL BE WELDED, OR MACHINE BOLTED, WITH ASTM 235 ETC SERIES ELECTRODES AND A307 BOLTS, WITH LOCK WASHERS.
4. PAINT ALL STEEL, ONE SHOP COAT OF ZINC CHROMATE PRIMER PAINT, AND FIELD TOUCH UP EXCEPT FOR AREAS TO BE WELDED.
5. ALL STRUCTURAL WELDING SHALL BE PERFORMED, BY CERTIFIED WELDERS, IN COMPLIANCE WITH THE AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE.
6. ALL STEEL COLUMNS SHALL HAVE WELDED ON BEARING PLATES AT TOP AND BOTTOM AND SHALL BE SECURELY ANCHORED AT TOP AND BOTTOM BY MECHANICAL MEANS AND BEAR ON FOUNDATION WALLS OR STEEL BEAMS.
7. WELD WEB STIFFENERS AT ALL STEEL BEAMS WHEN PLATFORM FRAMING STEEL BEAMS OR STEEL COLUMNS
8. ALL WOOD PLATES SHALL BE THROUGH BOLTED TO STEEL FLANGES.
9. ALL STEEL TO STEEL CONNECTIONS WHICH ARE NOT WELDED SHALL BE MADE WITH 3/4" DIA. THROUGH BOLTS OF A-325 STEEL.
10. STEEL BEAMS OR STEEL COLUMNS SHALL NOT BEAR DIRECTLY ONTO WOOD PLATES, WOOD SHIMS, OR WOOD POSTS, UNLESS SPECIFICALLY NOTED.

UNIT MASONRY

1. ALL CONCRETE MASONRY UNITS SHALL CONFORM TO THE SPECIFICATIONS, FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS ASTM C-40. UNITS SHALL BE HOLLOW LOAD BEARING CONCRETE BLOCK MASONRY UNITS GRADE N. ALL MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1000 PSI. MORTAR SHALL CONFORM TO THE SPECIFICATIONS FOR MORTAR, FOR UNIT MASONRY ASTM C-270 AND SHALL BE TYPE N MORTAR. ALL MASONRY WALLS AND CORNERS TO BE PROPERLY BONDED.
2. WALL REINFORCEMENT SHALL BE OF NON-CORROSIVE TRUSS TYPE METAL APPROVED BY THE ARCHITECT. HORIZONTAL CONTINUOUS TRUSS REINFORCEMENT SHALL BE PROVIDED AND INSTALLED AT EVERY 2ND COURSE . VERTICAL SPACING SHALL NOT EXCEED 16 INCHES. WALLS SHOULD BE BRACED DURING CONSTRUCTION UNTIL THEY ARE ADEQUATELY ANCHORED TO THE ROOF SYSTEM.
3. ALL CONCRETE MASONRY UNIT WALLS TO BE LAID UP IN RUNNING BOND. MORTAR TO BE TYPE S OR N AND JOINTS TO BE 3/8" THICK TOOLED CONCAVE JOINTS, FULL MORTAR BEDDING. HORIZONTAL JOINT REINFORCING TO BE TRUSS TYPE EVERY SECOND COURSE.

CARPENTRY

1. ALL DIMENSIONS SHOWN ARE TO ROUGH FRAMING. PRIOR TO FRAMING, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROPOSED LIGHT FIXTURES, FANS, ETC., AS PER REFLECTED CEILING PLANS. CONTRACTOR SHALL RELOCATE ANY EXISTING FRAMING WHICH INTERFERES WITH PROPOSED LOCATIONS OF NEW LIGHT FIXTURES, FANS, ETC
2. ALL WOOD POSTS, RESTING ON TOP OF CONCRETE WALLS, SHALL HAVE CLIP ANGLE ANCHORAGE TO CONCRETE BASE. ALL POSTS, RESTING ON TOP OF STEEL BEAM, SHALL HAVE CLIP ANGLES BOLTED OR WELDED TO THE FLANGES OF THE STEEL BEAM.
3. ALL STRUCTURAL FRAMING LUMBER SHALL BE #2 OR BETTER DOUG-FIR, FB=850 P.S.I. & E =1,600,000 P.S.I. UNLESS OTHERWISE INDICATED, WITH SPF UTILITY SHOES AND PLATES, STUD GRADE FPF. ALL HEADERS SHALL BE DOUG-FIR WITH FB = 850 P.S.I.
4. HEADERS OVER DOORS AND WINDOWS SHALL BE (2) 2X8 (UNLESS OTHERWISE NOTED).
5. FLITCH PLATE BEAMS SHALL BE THROUGH BOLTED AT 1'-0" O.C. MAX. STAGGERED.
6. BELOW EACH END OF ALL WOOD BEAMS AND HEADERS, WOOD WITH STEEL FLITCH PLATE BEAMS OR STEEL BEAMS, THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE COLUMN OR POST SUPPORT. BELOW WOOD BEAMS PROVIDE MINIMUM OF (2) 2X4 OR (2) 2X6 WOOD POSTS. BELOW WOOD WITH STEEL FLITCH BEAMS, PROVIDE MIN. 4X4 DOUGLAS FIR POSTS. BELOW STEEL BEAMS PROVIDE 3" DIA. STANDARD WEIGHT STEEL PIPE COLUMNS (UNLESS OTHERWISE NOTED). BLOCK ALL WOOD POSTS SOLID TO CONCRETE OR STEEL BELOW.
7. ALL FLUSH CONNECTIONS SHALL BE MADE WITH HEAVY DUTY JOIST HANGERS.
8. WHERE RAFTERS AND JOISTS FRAME, INTO OTHER WOOD BEAMS, PROVIDE TECO U-GRIP. 18 GAGE GALVANIZED STEEL JOIST AND BEAM HANGERS.
9. ALL RAFTERS AT CATHEDRAL OR VAULTED CEILINGS SHALL HAVE HURRICANE CLIPS INSTALLED WHERE THE RAFTERS AND WALL MEET
10. ALL ROOF OVERHANGS, EXTERIOR COLUMNS, ETC., SHALL BE SECURELY FASTENED BY MECHANICAL MEANS TO PREVENT UPLIFT OR MOVEMENT DUE TO WIND LOADS.
11. PROVIDE 'CATS' AT ALL BAYS IN ALL BEARING WALLS.
12. PROVIDE FIRE STOPPING AS PER CODE.
13. MAINTAIN 2" CLEARANCE BETWEEN FACE OF CHIMNEY AND WOOD CONSTRUCTION AT ALL SIDES OF ROOF, CEILING, WALLS AND FLOOR.
14. PROVIDE BLOCKING FOR ALL ACCESSORY ITEMS AT BATHROOMS, ETC., (TOWEL ROD, TOILET PAPER HOLDER, ETC.)
15. ALL ROOF AND WALL PLYWOOD PANELS SHALL BE EXTERIOR CDX GRADE, WITH EXTERIOR GLUE, SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCTS STANDARD PS-1, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD SUB-FLOOR PANELS SHALL BE OF SAME AS ABOVE, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-L, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
16. ALL EXTERIOR EXPOSED POSTS, GIRDERS AND JOISTS AND ALL WOOD MEMBERS IN CONTACT WITH MASONRY, OR CONCRETE, SHALL BE WOOD PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT AWPA U1 STANDARDS FOR PRESERVATIVE TREATMENT. ALL WOOD MUST BE LABELED CERTIFYING CONFORMANCE TO REQUIREMENTS.

CARPENTRY CONT.

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

ROOFING

1. ROOFING TO BE INSTALLED AS PER SECTION R905 OF THE 2016 IRC.
2. SELF ADHERING POLYMER MODIFIED BITUMEN SHEET UNDERLAYMENT (ICE AND SNOW SHEILD) SHALL COMPLY WITH ASTM D 1970, AND BE APPLIED, 36" WIDE, TO ALL ROOF EAVES AND VALLEYS. EXTEND FROM THE EDGE OF THE EAVE TO A POINT UPWARD ON THE ROOF 24" MIN. PAST THE INSIDE SURFACE OF THE EXTERIOR WALL.
3. APPLY A DOUBLE LAYER OF 15# FELT UNDERLAYMENT FOR ROOF SLOPES OF 4/12 AND LESS, OVERLAPPING THE LAYERS A MINIMUM OF 19".
4. ALUMINUM STEP FLASHING SHALL BE APPLIED TO ALL ROOF AND WALL INTERSECTIONS.
5. ROOF VALLEYS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.8.2.

FINISHES

1. ALL GLAZING AT GLASS DOORS, ENTRANCE SIDELIGHTS, TUB AND SHOWER ENCLOSURES SHALL BE FULLY TEMPERED, MINIMUM CATEGORY A. GLASS TO BE IDENTIFIED.
2. ALL PARTITIONS, EXTERIOR WALLS AND CEILINGS, WILL BE COVERED WITH 5/8" GYPSUM WALL BOARD, MOISTURE RESISTANT GYPSUM WALL BOARD TO BE USED AT BATHROOMS AND OTHER "WET" AREAS WITH CEMENTIOUS BACKER BOARD, "DUROCK" OR APPROVED EQUAL, UNDER ALL TILE .
3. ALL GYPSUM WALL BOARD SHALL RECEIVE 3 COATS TAPE AND SPACKLE, SANDED BETWEEN COATS.
4. INSULATION IN ALL EXTERIOR FRAME WALLS SHALL BE FIBERGLASS TYPE, AND THICKNESS AS SHOWN ON DRAWINGS. INSULATION SHALL BE IN ROOF, CEILINGS LIVING SPACE AND AT UNHEATED TO HEATED SPACES. ALL INSULATION TO HAVE A VAPOR BARRIER SURFACE EXPOSED TO HEATED SURFACES. INSTALL 3 1/2" UNFACED FIBERGLASS OR ROCK WOOL INSULATION AT ALL INTERIOR BEDROOM WALLS AND AT BATHROOMS.
5. ALL EXTERIOR WALL CORNERS TO BE FILLED WITH INSULATION DURING THE FRAMING PROCESS PRIOR TO CLOSING THE CORNER.

BATHROOM NOTES

1. WALLS AND CEILINGS AT SHOWERS AND AT TUBS WITH SHOWERS SHALL RECEIVE 1/2" "DUROCK" WHICH SHALL BE SECURED WITH GALVANIZED SCREWS. ALL OTHER WALLS AND CEILINGS SHALL RECEIVE 1/2" MR. GYPSUM BOARD
2. CUSTOM SHOWER SHALL HAVE VINYL PAN BASE, RUN UP WALLS 6" MIN. AND AT FACE AND TOP OF BENCH (IF APPLICABLE) AND CURB. NOTCH STUDS AS REQUIRED TO RECEIVE PAN.
3. AT SHOWERS, PROVIDE LAMINATED SAFETY GLASS DOOR AND ENCLOSURE WITH METAL FRAMES. FRAME COLOR AS SELECTED BY OWNER
4. PROVIDE SOAP DISH AT SHOWERS AND AT TUBS WITH SHOWERS.

PLUMBING

1. ALL HOT ON COLD WATER PIPING SHALL BE INSULATED TO PREVENT FREEZING AND /OR SWEATING.

MECHANICAL

1. PRIOR TO BIDDING WORK , THE CONTRACTOR SHALL VERIFY THAT THE EXISTING HEATING AND AIR CONDITIONING SYSTEMS ARE ADEQUATE FOR THE NEW WORK, AND NOTIFY THE OWNER IMMEDIATELY IF DEFICIENT.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE SIZE, DESIGN AND TYPE OF MECHANICAL SYSTEMS WHICH WILL BE USED IN SUFFICIENT DETAIL TO THE OWNER AT TIME OF BID. ALL NEW A/C UNITS TO BE HIGH EFFICIENCY 14 SEER MIN.
3. HEATING SYSTEM SHALL HAVE AN EFFICIENCY RATING OF 92% OR HIGHER AND BE CAPABLE OF MAINTAINING A TO DES. F INTERIOR TEMPERATURE @0 DES. OUTDOOR TEMPERATURE WITH A 15MPH WIND FOR A PERIOD OF 24 HR.
4. RELOCATE ALL HVAC DIFFUSERS, RETURNS, AND RELATED DUCTWORK AS REQUIRED TO CLEAR NEW CONSTRUCTION.
5. PROVIDE MINIMUM 50 C.F.M. FAN CONTROLLED WITH A SWITCH, AT BATHROOM UNLESS OTHERWISE NOTED.
6. ALL DUCTWORK WITHIN THE BUILDING ENVELOPE SHALL BE WRAPPED WITH MIN. R-6 INSULATION. ALL DUCTWORK NOT WITHIN THE BUILDING ENVELOPE SHALL BE WRAPPED WITH MIN. R-8 INSULATION

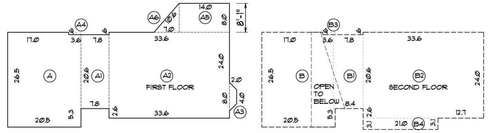
ELECTRICAL

1. ALL ELECTRICAL WORK, MATERIALS AND METHODS OF INSTALLATION ARE TO BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL CODES AND NEC LATEST EDITION.
2. ALL WIRING IS TO BE COPPER, ROMEX, NON-METALLIC, CONCEALED IN FLOORS, WALLS AND CEILINGS AS PER CODE.
3. ALL ELECTRICAL DEVICES (I.E. SWITCHES, DIMMERS, ETC.) TO BE "DECORA" TYPE, UNLESS OTHERWISE NOTED.
4. SUPPLY AND INSTALL SMOKE DETECTORS CO DETECTORS AS PER CODE.
5. PROVIDE ELECTRICAL CONNECTIONS (AS REQUIRED) FOR ALL BATHROOM SPECIALTIES, STEAM UNIT, WHIRLPOOL BATH, ETC.), H.V.A.C. EQUIPMENT AND ALL OTHER (TELEPHONE, VIDEO, AUDIO, ETC.) REQUIRED CONNECTIONS.
6. CONTRACTOR SHALL VERIFY THAT FIXTURE TYPE IS PROPERLY SUITED FOR ITS INTENDED LOCATION (DIRECT CONTACT W/ INSULATION, ABOVE A BATH, ETC).
7. CONTRACTOR SHALL VERIFY DEPTHS OF ALL FIXTURES TO FIT WITHIN FRAMING PRIOR TO ORDERING SAME.
8. PROVIDE STEPPED BAFFLES AT ALL RECESSED LIGHTING FIXTURES AS REQUIRED.
9. PROVIDE REQUIRED LAMPS @ ALL LIGHTING FIXTURES. LAMPS AT ALL RECESSED FIXTURES SHALL BE LED UNLESS OTHERWISE NOTED.
10. ALL SWITCHES SHALL BE SLIDE DIMMER TYPE W/PRESET (EXCEPT AT CLOSETS, FLUORESCENT FIXTURES, EXHAUST FANS OR AS DIRECTED BY OWNER.
11. PROVIDE HIGH CAPACITY SLIDE DIMMERS WHERE REQUIRED.
12. PROVIDE G.F.I. PROTECTED RECEPTACLES AT ALL WET AREAS AS PER CODE.
13. PROVIDE EXTERIOR RECEPTACLES AS PER CODE
14. NOTE: ONLY CERTAIN OUTLET LOCATIONS ARE INDICATED, ALL OTHER OUTLET LOCATIONS SHALL BE AS PER CODE AND OWNERS REQUIREMENTS. ALL OUTLET LOCATIONS SHALL BE REVIEWED WITH OWNER PRIOR TO INSTALLATION.
15. FIRE UNDERWRITERS' CERTIFICATION SHALL BE DELIVERED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF WORK.
16. A MINIMUM OF 50% OF ALL LIGHTING SHALL BE ENERGY EFFICIENT.

ADDITIONAL NOTES

1. WINDOWS AND FRENCH DOORS TO HAVE EXTENSION JAMBS, SCREENS, AND HARDWARE. VERIFY SCREEN AND HARDWARE COLOR WITH OWNER PRIOR TO ORDERING. WINDOWS TO BE INSTALLED WITH SILICONE BEHIND THE NAILING FIN AS PER MANUF. SPECIFICATIONS AND WITH FLASHING OVER WINDOW HEADS. CAULK ALL JOINTS AFTER INSTALLATION OF TRIM..
2. DOORS TO BE 5 PANEL MDF INFINITY SERIES AS MANUF BY SIMPSON OR APPROVED EQUAL. THICKNESS OF DOORS TO MATCH EXISTING. VERIFY STYLE WITH OWNER PRIOR TO ORDERING.
3. OAK FLOORING TO BE CLEAR PLAIN GRADE 3/4"X2-1/4" . OAK FLOORING TO BE FINISHED WITH STAIN, COLOR AS SELECTED BY OWNER, AND 3 COATS BONA TECH-TRAFFIC.
4. INTERIOR WOOD MOULDINGS TO BE CLEAR PINE OR POPLAR. PROFILES AND SIZE TO BE AS PER OWNER. 'T' BASE B 1/2" CASING WITH FLITH BLOCKS AT BASE OF ALL DOOR CASINGS. INSTALL CROWN MOULDINGS IN ROOMS DESIGNATED BY OWNER
5. LVL BEAMS (MICROLAM) TO BE AS MANUF. BY WEYERHAEUSER. FLITCH PLATE BEAMS CAN BE AS MANUF BY BEITER HEADER.
6. ALL PARTITIONS, EXTERIOR WALLS AND CEILINGS, WILL BE COVERED WITH 5/8" GYPSUM WALL BOARD, 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD TO BE USED AT BATHROOMS AND OTHER "WET" AREAS WITH CEMENTIOUS BACKER BOARD, "DUROCK" OR APPROVED EQUAL, UNDER ALL TILE .

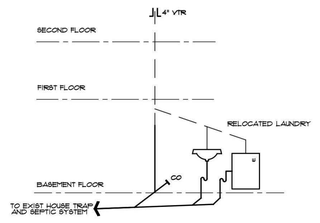
TABULATIONS	REQUIRED	EXISTING	PROPOSED	EXIST AND PROP TOTAL
ZONE R-A				
LOT AREA, SF	18423 SF			
MINIMUM REQUIRED SETBACKS				
FY	35'	35.7'	NO CHANGE	
SY	10' min. 30'total	15.2', 35.7'	NO CHANGE	
RY	15'	104.0"	NO CHANGE	
BUILDING HEIGHT MAXIMUM				
MAXIMUM RIDGE	30'	31'-0"	NO CHANGE	31'-0"
MAXIMUM EAVE	22'	19.8'		
FLOOR AREAS				
FIRST FLOOR		1586 SF	74 SF	1660 SF
SECOND FLOOR		1474 SF	112 SF	1586 SF
BASEMENT (CELLAR)		743 SF		743 SF
GARAGE		368 SF		368 SF
DECK		388 SF	80 SF	468 SF
MAXIMUM LOT COVERAGE	(.25) 4605 SF			(.13) 2496 SF
GROSS FLOOR AREA 4000 SF MAX	(.36) 6632 SF			(.20) 3614 SF
MAXIMUM FRONT YARD PAVING 3732 SF X .40 = 1493 SF	(.40) 1493 SF	896 SF	NO CHANGE	896 SF
DRAINAGE CALCULATIONS				
NO NEW ROOF RUNOFF AREA				



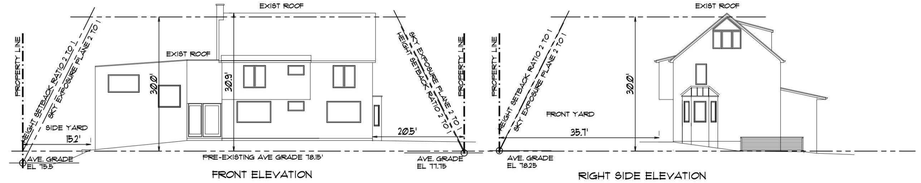
GROSS FLOOR AREA

FIRST FLOOR	A	26.5	X 20.5	= 543.25
	A1	7.8	X 20.6	= 160.68
	A2	33.6	X 24	= 806.4
	A3	6	X 2	= 12
	A4	(0.6	X 3.6)	= (2.16)
	A5	8.0	X 14.0	= 112.0
	A6	(5.7	1.0 X 8.0	= 28.0
SECOND FLOOR	B	26.5	X 20.5	= 543.25
	B1	8.4	X 20.6	= 173.48
	B2	33.6	X 24	= 806.4
	B3	(0.6	X 3.6)	= (2.16)
	B4	3.1	X 21	= 65.1
GARAGE		20.2	X 18.2	= 367.6
TOTAL GROSS FLOOR AREA				= 3614

GROSS FLOOR AREA CALCULATION

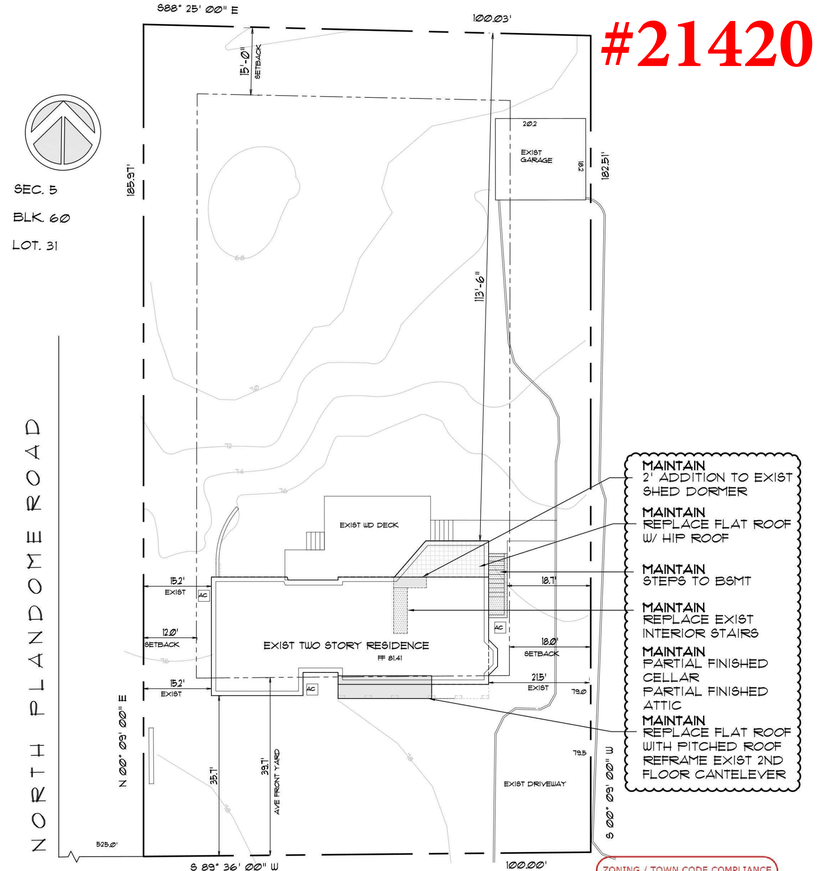


RISER DIAGRAM



SKY EXPOSURE PLANE

SCALE : 1" = 16'-0"



HUNTINGTON ROAD

AVE. SETBACK 39.1'

SITE PLAN

SCALE : 1" = 16'

SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY FERRANTELLO LAND SURVEYING PC DATED 1.04.17

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Nicholas Vissichelli
05/25/2023

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

#21420

	5.22.23	MAINTAIN APP

ADDITIONS and ALTERATIONS to
FERRANTE / EUSTACE RESIDENCE
112 HUNTINGTON ROAD
PORT WASHINGTON NEW YORK

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These Drawing are Instruments of Service and shall remain the property of the Architect.The Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto

GENERAL NOTES
SITE PLAN

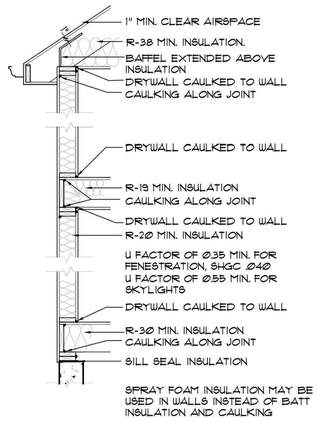
DATE: 4.15.21

T1

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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

THE DESIGN CODE IS THAT OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE NYS 2016 UNIFORM CODE SUPPLEMENT.
DESIGN CRITERIA IS IN ACCORDANCE WITH THE 2015 WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (2015 WFCM).



AIR SEALING/ INSULATION DETAIL

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

Table 3.1 Nailing Schedule

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE NAILED)	3-8d	3-10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE NAILED)	3-8d	3-10d	PER JOIST
CEILING JOIST LAPS TO PARALLEL RAFTER (FACE-NAILED)	5-8d	5-10d	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	5-8d	5-10d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	4-8d	4-10d	PER TIE
BLOCKING TO RAFTER (FACE-NAILED)	2-8d	2-10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16d	3-16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE(FACE-NAILED)	2-16d	2-16d	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	JOINTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16d	2-16d	24" OC
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" OC ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2-16d	2-40d	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE-NAILED)	2-16d	2-16d	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-0d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	4-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d	3-16d	PER FOOT
ROOF SHEATHING			
STRUCTURAL PANELS	8d	10d	6"EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING 1"X6" OR 1"X8"	2-8d	2-10d	PER SUPPORT
1"X10" OR WIDER	3-8d	3-10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	1 1/2" DRYWALL SCREWS	1 1/2" DRYWALL SCREWS	7"EDGE / 10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS	8d	10d	6"EDGE / 12" FIELD
GYPSUM WALLBOARD	1 1/2" DRYWALL SCREWS	1 1/2" DRYWALL SCREWS	7" EDGE / 10" FIELD
FLOOR SHEATHING			
STRUCTURAL PANELS 1" OR LESS	8d	10d	6"EDGE / 12" FIELD
GREATER THAN 1"	8d	10d	6"EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING 1"X6" OR 1"X8"	2-8d	2-10d	PER SUPPORT
1"X10" OR WIDER	3-8d	3-10d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" ON-CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3" ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURE MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1=160 NAIL PER FOOT.
3. CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED, CHECK IBC FOR ADDITIONAL REQUIREMENTS.

Table 3.4B Uplift strap connection requirements

roof to wall, to wall, wall to foundation

FRAMING SPACING	ROOF SPAN (FT)	# OF 8d COMMON OR 10d BOX NAILS IN EACH END OF 1 1/4" X 20GA STRAP
12" OC	16	3
	20	3
	24	3
	28	3
	32	3
	36	3
	40	3
16" OC	16	3
	20	3
	24	3
	28	4
	32	4
	36	4
	40	4

DESIGN LOADS

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

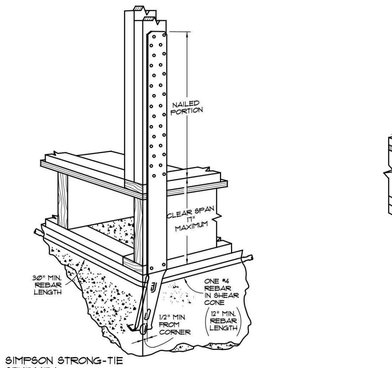
STATEMENT OF COMPLIANCE

TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE 2015 INTERNATIONAL CODES, THE NYS BUILDING STANDARDS & CODE: 2017 UNIFORM CODE SUPPLEMENT, AND THE 2016 SUPPLEMENT TO THE NYS ENERGY CONSERVATION CONSTRUCTION CODE.

ALL STRUCTURAL DRAWINGS ARE PREPARED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH THE NEW YORK STATE 2016 CODE SUPPLEMENT AND THE 2015 WFCM.

DISAPPROVED - Make corrections as noted and resubmit
Nicholas Vissichelli
05/25/2023

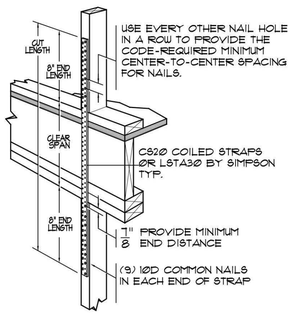
No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards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



SIMPSON STRONG-TIE STHD14RJ
RIM JOIST INSTALLATION

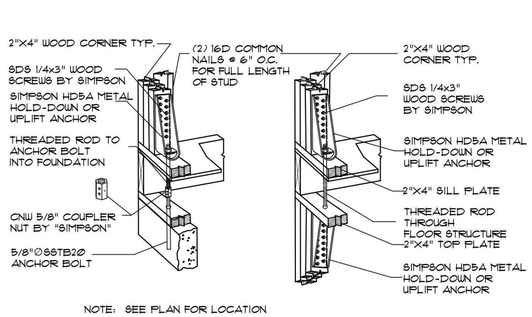
HOLD-DOWN / UPLIFT ANCHOR DETAIL

TRANSFERS TENSION LOAD FROM FLOOR TO FOUNDATION.
REFER TO SIMPSON NAILING REQUIREMENTS. SCALE: NTS



FLOOR TIE ANCHOR DETAIL

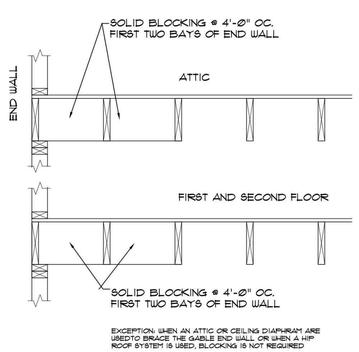
PROVIDES FLOOR-TO-FLOOR TENSION CONNECTION:
REFER TO SIMPSON FOR NAILING REQUIREMENTS
SCALE: NTS



NOTE: SEE PLAN FOR LOCATION

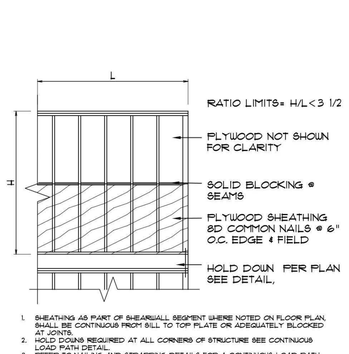
METAL HOLD-DOWN / UPLIFT ANCHOR DETAIL

TRANSFERS TENSION LOAD BETWEEN FLOORS: TIES STUDS / POSTS TO FOUNDATION. SCALE: NTS



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

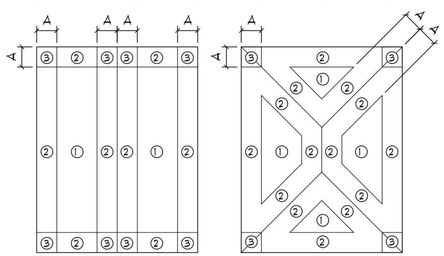
FLOOR & RAFTER BRACING ENDWALL DETAIL



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

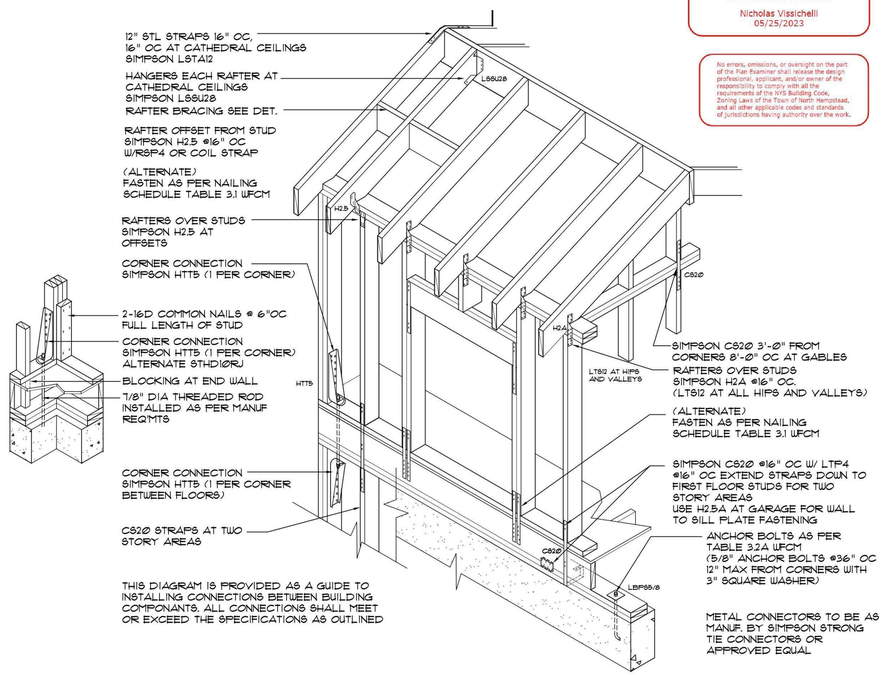
SHEARWALL SEG. DETAIL (TYP)

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



NOTE:
A = 4'-0"
NAILING REQUIREMENTS ARE FOR 120 MPH 3-SEC. GUST WIND SPEED
SPACING IS BASED ON 12" SHEATHING & 8D COMMON NAILS

NAIL SPACING FOR SHEATHING AT PRESSURE ZONES



CONTINUOUS LOAD PATH

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

ADDITIONS and ALTERATIONS to
FERRANTE / EUSTACE RESIDENCE
112 HUNTINGTON ROAD
PORT WASHINGTON NEW YORK

5.22.23 MAINTAIN APP

REGISTERED ARCHITECT NATHAN I. LAUBACH No. 026021 STATE OF NEW YORK

These Drawing are Instruments of Service and shall remain the property of the Architect. The Architect shall retain all common law statutory and other reserved rights, including the copyright thereto

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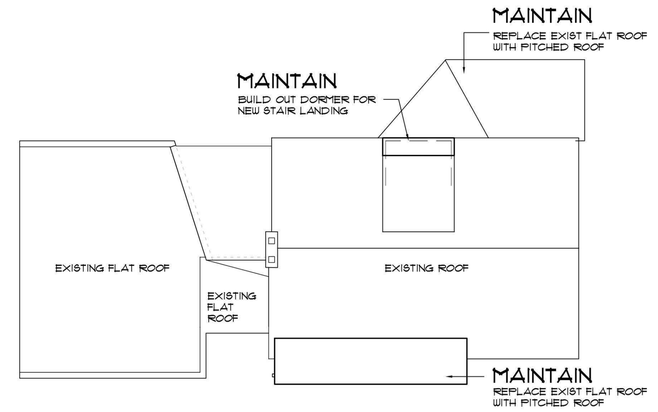
nilarch@optonline.net

GENERAL NOTES

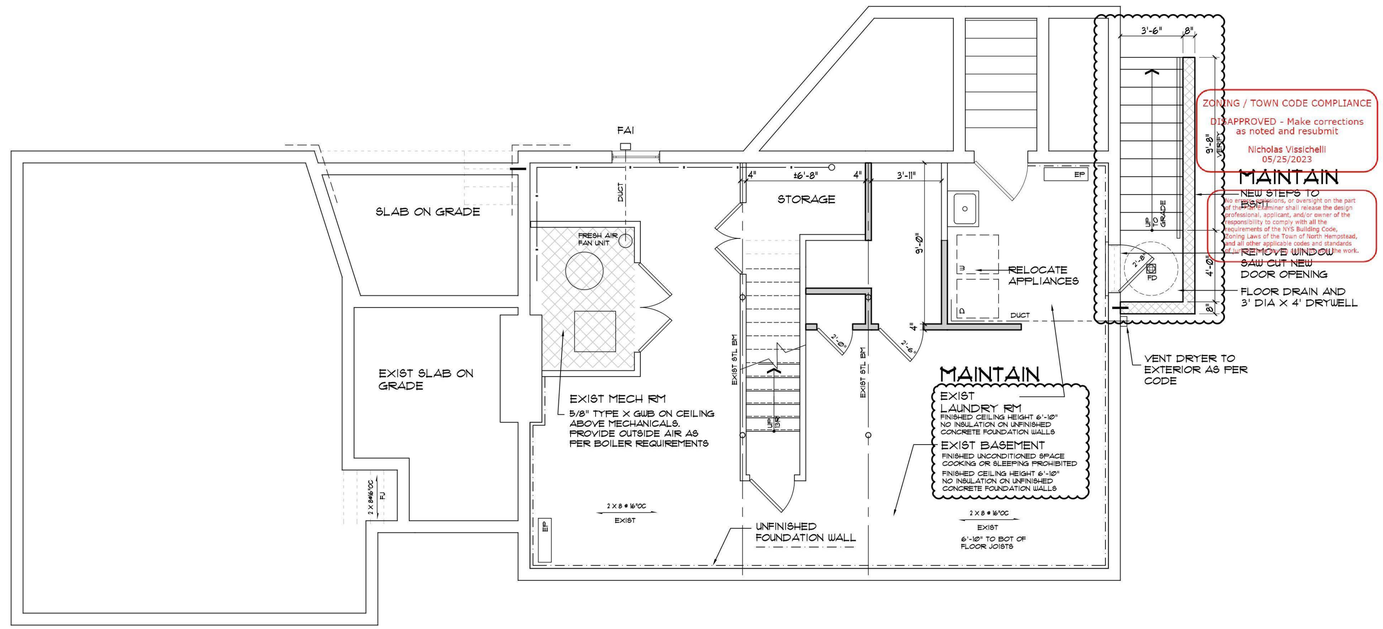
DATE: 4.15.21

1



ROOF PLAN

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



FOUNDATION PLAN

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

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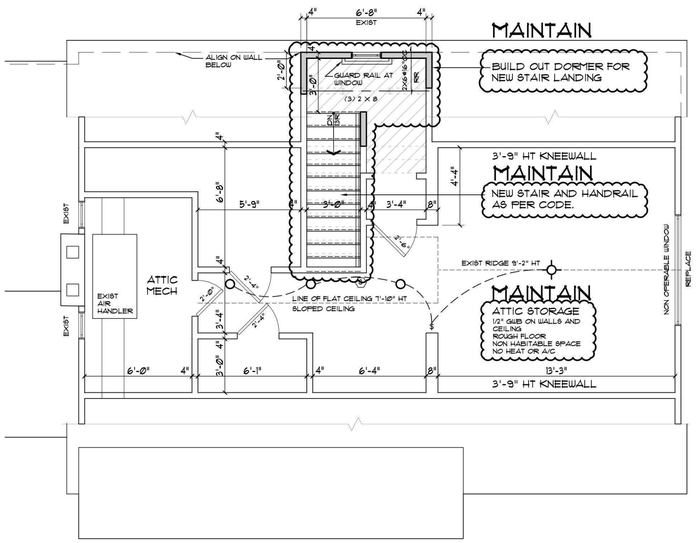
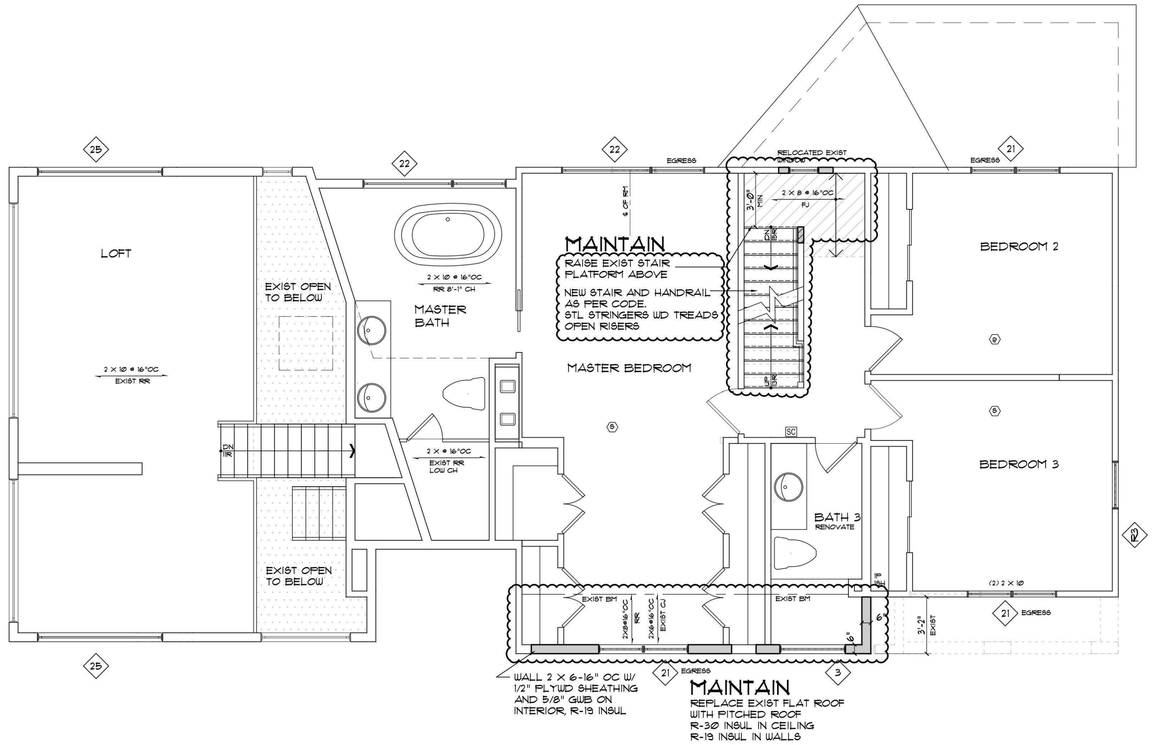
FOUNDATION PLAN

DATE: 4.15.21

2



ATTIC PLAN



SECOND FLOOR PLAN

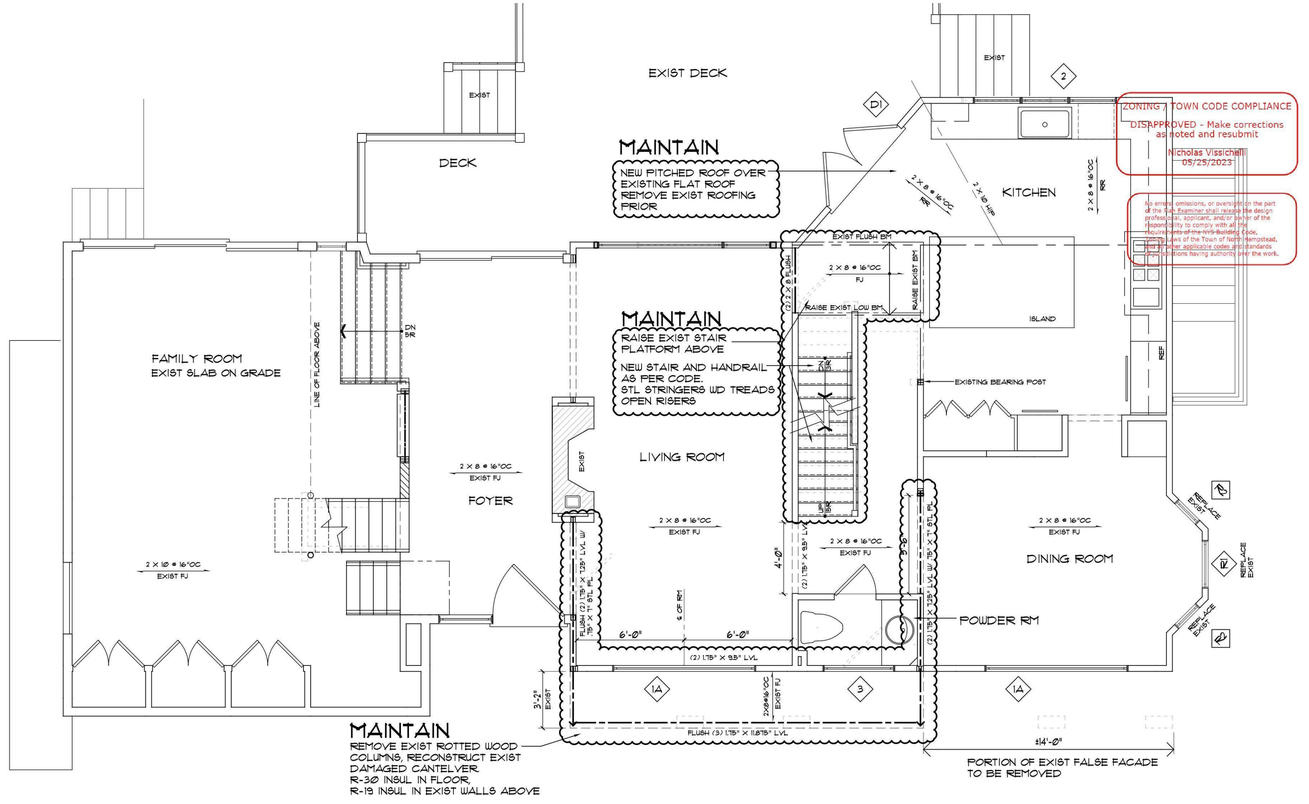
WINDOW SCHEDULE

ID	QTY	MODEL NO.	ROUGH	REMARKS
1	2	AFWT0856 ACW2856	9'-8" X 5'-6"	
1A	2	AFW8084	8'-0" X 4'-8"	
2	1	ACW2834-3	8'-0" X 3'-4"	
3	2	ACW42824	4'-0" X 2'-0"	
D1	1	FWGD6068	6'-0" X 6'-8"	VERIFY SIZE
D2	1	FWGD8061	8'-0" X 6'-11"	VERIFY SWING W/ OWNER
21	3	ACW2650-2	5'-0" X 5'-0"	
22	2	ACW3050 AFW5050	8'-0" X 5'-0"	
25	2	AFWT048	7-0" X 4'-0"	
R1	1	ACW2644	2'-6" X 4'-4"	VERIFY SIZE
R2	2	ACW1848	1'-8" X 4'-8"	VERIFY SIZE
R3	1	ACW2650	2'-6" X 5'-0"	VERIFY SIZE
R5	2	ACW1630	1'-6" X 3'-0"	VERIFY SIZE
R7	1	ACW2040 2440 2040	6'-4" X ±4'-0"	VERIFY SIZE

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

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

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



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

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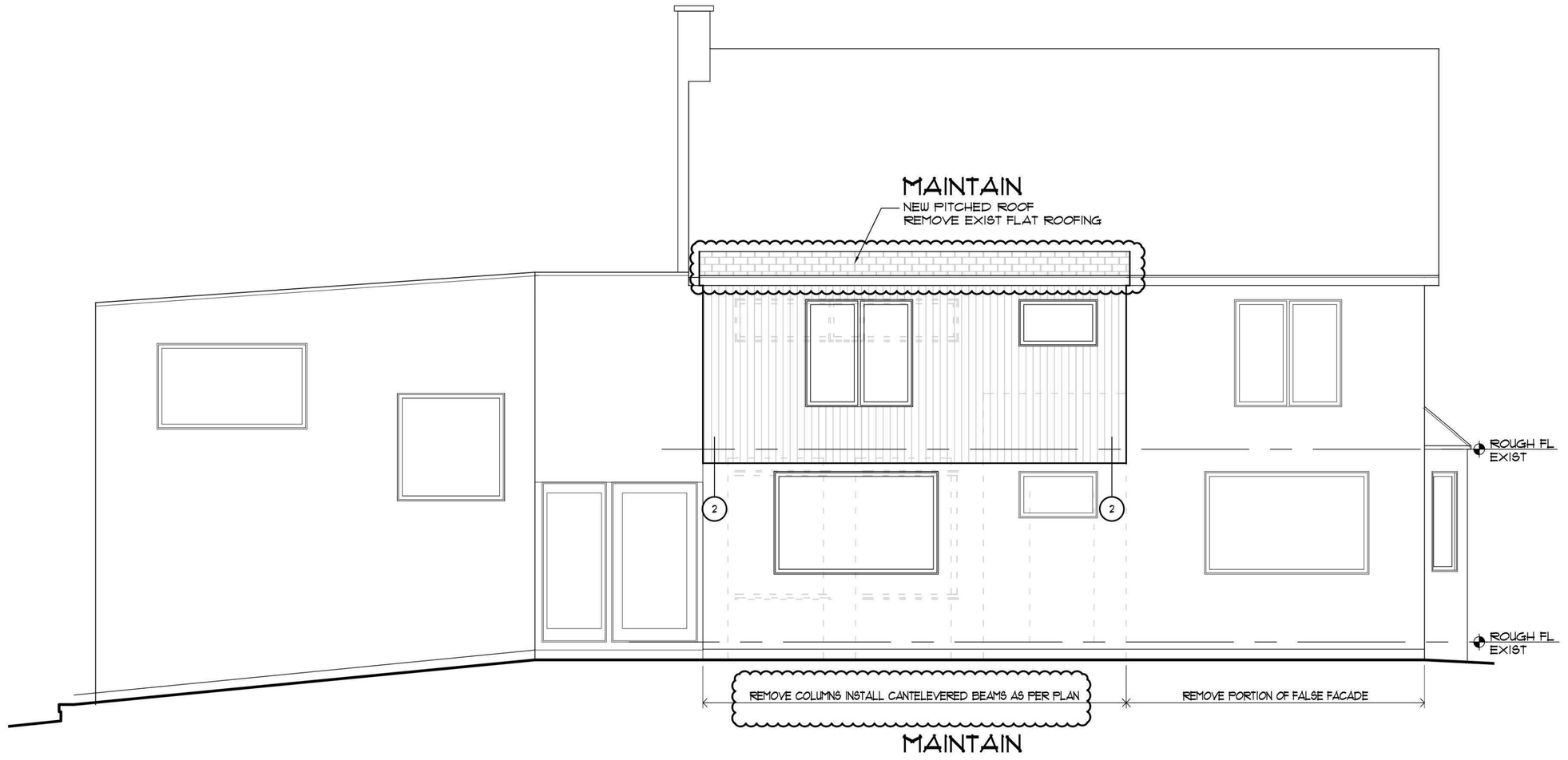
FIRST FLOOR PLAN
SECOND FLOOR PLAN

DATE: 4.15.21

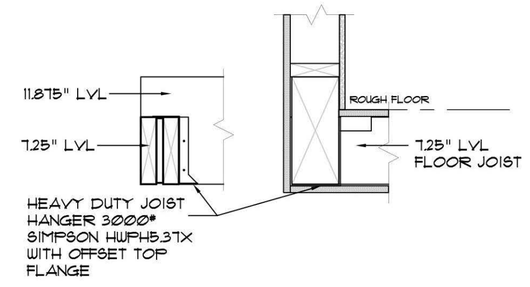
3

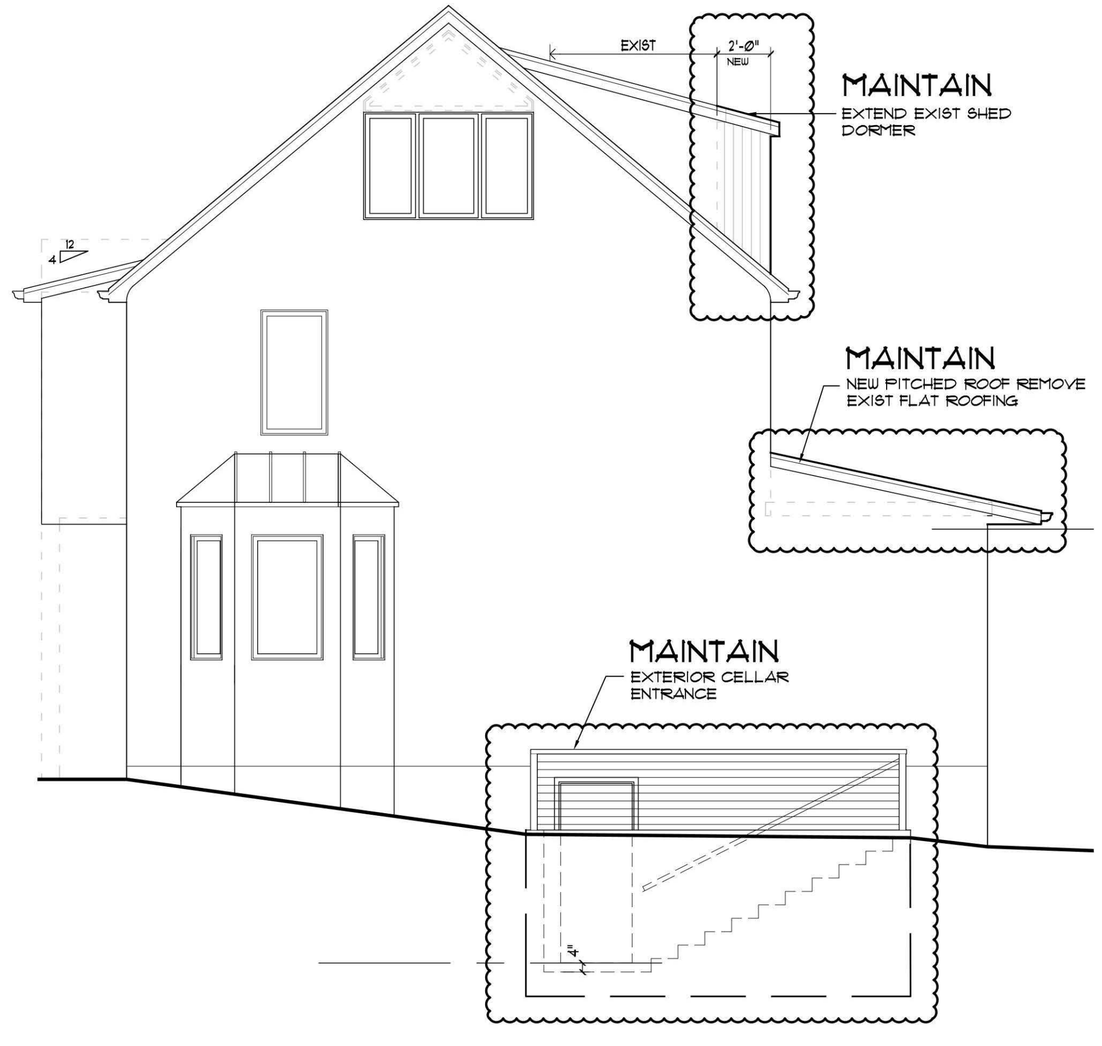
LEFT SIDE ELEVATION



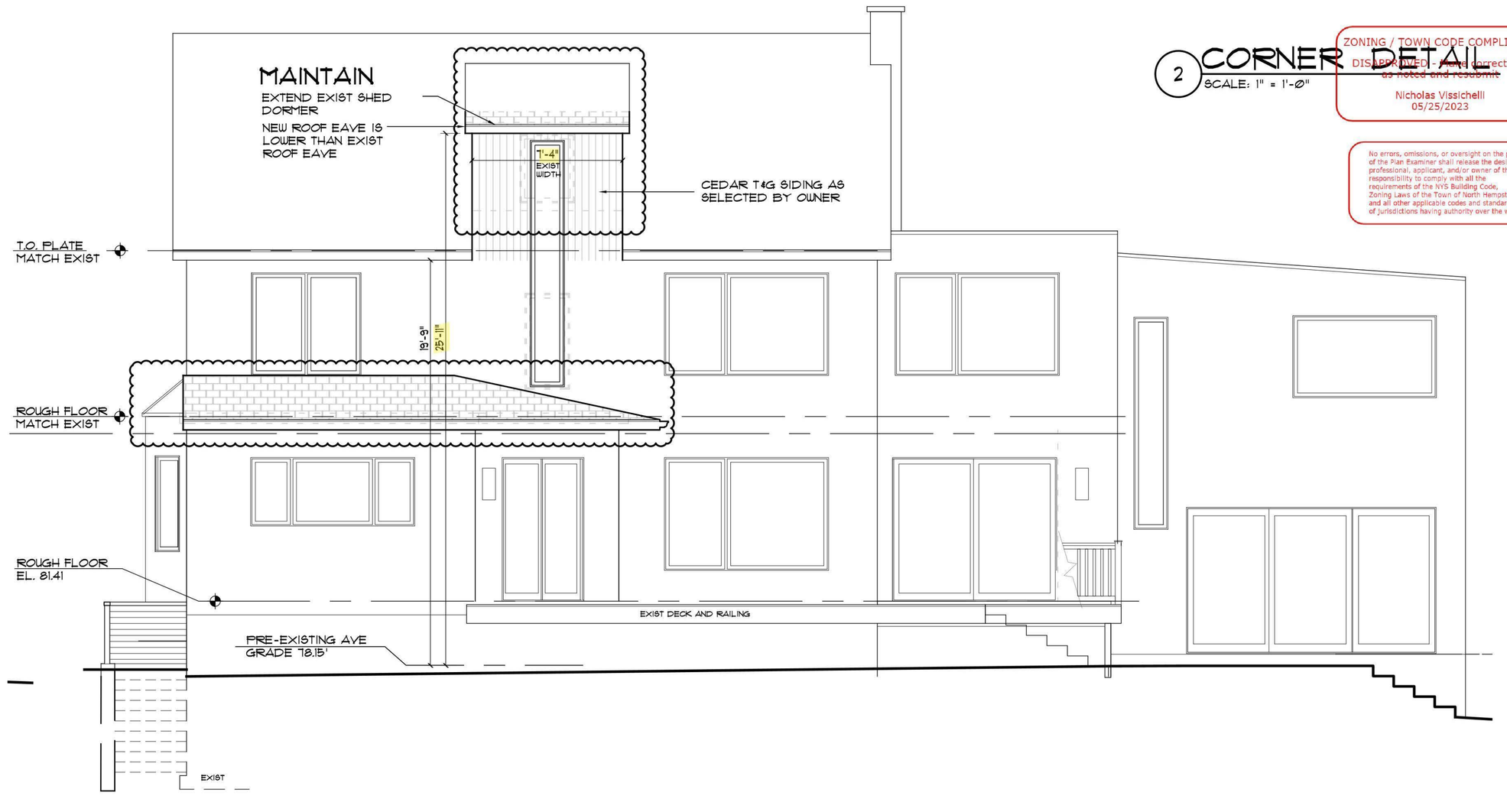
FRONT ELEVATION

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





RIGHT SIDE ELEVATION



REAR ELEVATION

2 CORNER DETAIL
SCALE: 1" = 1'-Ø"

ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Plans corrections
to be noted and resubmit

Nicholas Vissichelli
05/25/2023

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	5.22.23	MAINTAIN APP

ADDITIONS and ALTERATIONS to
FERRANTE / EUSTACE RESIDENCE
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PORT WASHINGTON NEW YORK

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

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nlarch@optonline.net

ELEVATIONS

DATE: 4.15.21

4

ROMEO RESIDENCE
5 ANDOVER ROAD
PORT WASHINGTON, NY 11050

#21421

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, ENERGY CODE AND ALL RULES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING THE LATEST EDITIONS OF THE NATIONAL FIRE CODE AND ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.

2. THE CONTRACTOR IS TO CHECK AND VERIFY THESE DOCUMENTS AND BE RESPONSIBLE FOR ALL MEASUREMENTS, DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE A SUBMISSION OF BID. A SUBMISSION OF BID SHALL IMPLY CONTRACTOR'S ACCEPTANCE OF THE DRAWINGS AND THE EXISTING CONDITIONS.

3. COMMENCEMENT OF CONSTRUCTION WILL SIGNIFY THAT THE CONTRACTOR AND TRADE CONTRACTOR WILL HOLD THE ARCHITECT HARMLESS FOR ANY AND ALL ERRORS, OMISSIONS AND PERSONAL LIABILITY.

4. THESE DRAWINGS ARE INTENDED TO CONVEY THE OVERALL DESIGN INTENT AND GENERAL SCOPE OF WORK. ALL CONNECTIONS, ASSEMBLIES AND DETAILS REQUIRED TO CARRY OUT THIS DESIGN INTENT ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.

5. ALL CONDITIONS CONTAINED IN THE LATEST EDITION OF THE A.I.A A107 "GENERAL CONDITIONS OF THE CONTRACT" SHALL BE INCORPORATED INTO THESE SPECIFICATIONS AND SHALL BE BINDING TO THE CONTRACT AS IF WRITTEN HEREIN.

6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UNDERWRITER'S CERTIFICATES, CERTIFICATE OF OCCUPANCY, AND/OR COMPLETION FOR ALL WORK INDICATED FROM ANY AGENCIES HAVING JURISDICTION.

7. IF, IN THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT IMMEDIATELY. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE TO WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.

8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

9. DURING THE COURSES OF CONSTRUCTION, IF MODIFICATION TO THE DESIGN OCCUR AS A RESULT OF EXISTING CONDITIONS, REQUEST OF THE OWNER, DESIGNER, ETC., THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE IMMEDIATELY. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

10. CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY CONSTRUCTION.

11. ALL MATERIALS USED ARE TO BE PERMANENT. MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PREMISES SHALL BE NEW AND UNUSED.

12. THE CONTRACTOR SHALL GUARANTEE THE WORK OF EACH TRADE AND THE ENTIRE WORK OF THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.

13. CONTRACTOR TO SUPPLY TO OWNER IN WRITING A WAIVER OF ALL LIENS FOR HIMSELF AND ALL SUBCONTRACTORS AT TIME OF FINAL PAYMENT.

14. UPON COMPLETION OF WORK, CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.

15. STRUCTURAL LUMBER: SHALL MEET OR EXCEED THE FOLLOWING:
FB = 1,200 PSI
E = 1,760,000 DOUGLAS FIR CONSTRUCTION GRADE 1

16. CONCRETE: SHALL BE F'C = 3,500 PSI @ 28 DAYS

17. STRUCTURAL STEEL: ASTM A36 – FY = 36 KSI SEE ADDITIONAL INFORMATION ON SHEET A–2 FOR MORE DETAIL

18. FOOTINGS: SHALL BEAR ON UNDISTURBED SOIL WITHIN BEARING CAPACITY OF 3000 PSF.

19. DRYWALL: ALL DRYWALL PRODUCTS, INCLUDING GYPSUM BOARD, STUDS, SCREW, JOINT COMPOUND, TAPES AND TRIM SHALL BE U.S. GYPSUM CO., OR APPROVED EQUAL. ALL JOINTS SHALL RECEIVE 3 COATS OF JOINT TREATMENT. SAND FINAL COAT TO A UNIFORM SMOOTH SURFACE. ALL WALLS, CEILINGS AND INTERIOR OF CLOSETS TO BE TAPED AND SPACKLED 3 COATS, READY FOR PAINT. ALL GYPSUM BOARD SHALL BE 1/2" UNLESS OTHERWISE NOTED.

20. ELECTRICAL: ALL ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITERS APPROVED AND TO INCLUDE INSTALLATION OF FIXTURES AND SPECIFICATIONS AS INDICATED. LIGHT FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR EXCEPT WHERE NOTED. GFI OUTLETS REQUIRED AT ALL WET AREAS, EXTERIOR AND STORAGE AREAS. INSTALL ALL OUTLETS AS PER CODE. ALL WORK TO DONE IN STRICT ACCORDANCE WITH THE NEW YORK STATE CODE BY DULY LICENSED ELECTRICIANS. ALL NEW SWITCHES AND OUTLETS TO BE LEVITION, DECOR WHITE, SUPPLIED AND INSTALLED BY CONTRACTOR. OUTLETS AND SWITCHES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO DO ALL HOOK–UPS AS REQUIRED FOR KITCHEN.

21. HEADER: TO BE INSTALLED ABOVE ALL NEW OPENINGS, DOORS AND WINDOWS IN BEARING WALLS. TECO JOIST HANGERS TO BE USED ON ALL FLUSH HEADER CONNECTIONS. ENDS OF HEADERS TO REST FULLY ON (2) 2"X6" JACK STUDS UNLESS OTHERWISE NOTED.

TYPICAL SPAN:	SIZE OF HEADER
0'–4'	2–2"X8"
4'–8'	2–2X10"
8'–12'	2–2X12"

AT ANY OPENING THERE SHOULD BE DOUBLE JACK STUDS. ALL HEADERS ARE TYPICAL UNLESS OTHERWISE NOTED. INSTALL METAL BRIDGING AT 6'–0" O.C.

22. BASEBOARD: NEW BASEBOARD HEATING IN NEW ADDITION. NEW BASEBOARD HEATING IS TO BE HOT WATER AND ZONED SYSTEM AND PLACE THE BASEBOARDS IN A UNOBSTRUCTIVE LOCATION.

23. COOLING: CONTRACTOR TO PROVIDE NEW DUCT WORK AND INSTALL NEW HVAC UNIT AS REQUIRED WITH SINGLE ZONES FOR THE ENTIRE SECOND FLOOR INCLUDING THE NEW ADDITION ON SECOND FLOOR, FIRST FLOOR TO BE COOLED THRU THE USE OF INDIVIDUAL SPLIT TYPE AIR CONDITIONING UNITS.

24. PAINTING AND FINISHING: ALL WALLS AND SURFACES AS ON THE DRAWINGS ARE TO BE PAINTED WITH 1 COAT PRIMER AND 2 COATS OF FINISH PAINT. REMOVE ALL HARDWARE TRIM, SWITCH PLATES, ETC., PRIOR TO PAINTING AND REPLACE SAME AT COMPLETION OF WORK. WALL COLOR IS TO BE DETERMINED BY OWNER BUT MANUFACTURED BY: BENJAMIN MOORE PAINTS. CEILING COLOR IS TO BE FLAT PAINT IS TO BE USED ON THE WALLS AND CEILINGS AND SEMI–GLOSS IS TO BE USED ON ALL DOORS AND TRIM.

25. CONTRACTOR TO PROVIDE A MINIMUM OF ONE SINGLE STATION SMOKE DETECTOR AT EACH NEW ADDITION AREA AND IN ALL BEDROOMS OF THE HOUSE IN COMPLIANCE WITH NYSEC ASIO. DETECTORS SHALL BE ELECTRIC AND SHALL BE DIRECTLY CONNECTED TO LIGHTING CIRCUITS WITH NO INTERVENING SWITCHES.

26. WINDOWS: ALL WINDOWS TO BE NEW, INSULATED GLASS, SIZE AND FUNCTION AS INDICATED ON PLANS AND ELEVATIONS (SEE DRAWINGS FOR DETAILS). PROVIDE INSECT SCREENS AS REQUIRED. ALL GLASS LESS THAN 18" ABOVE FINISHED FLOOR TO BE TEMPERED. ALL CUSTOM GLAZING SHALL BE 1" INSULATED GLASS. EXTERIOR FRAMEWORK TO BE DETERMINED AND COLOR. PROVIDE 3 SETS OF SHOP DRAWINGS ON CUSTOM UNITS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. SEE PLANS AND ELEVATIONS.

27. PLUMBING AND FIXTURES: ALL PLUMBING WORK SHALL BE DONE BY DULY LICENSED PLUMBER. ALL PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR OR OTHERWISE NOTED.

28. DOORS: ALL NEW INTERIOR DOORS SEE DOOR SCHEDULE. ALL CLOSET DOORS TO SEE DOOR SCHEDULE. ALL HARDWARE TO BE SCHLAGE, OR APPROVED EQUAL. FUNCTION AS REQUIRED. ALL EXTERIOR DOORS TO BE KEYED THE SAME.

29. INSULATION: INSULATE ALL NEW EXTERIOR WALLS, FLOORS AND CEILINGS AS INDICATED ON PLANS AND SECTIONS. ALL BATT INSULATION IS TO HAVE FOIL SURFACE ONE SIDE, OR AS REQUIRED.

30. INSTALL NEW SOFFIT VENTS AS INDICATED ON PLANS.

31. GENERAL CONTRACTOR SHALL PERFORM ALL THE CUTTING AND PATCHING FOR ALL TRADES.

32. GUTTERS: CONTRACTOR TO INSTALL NEW GUTTERS AND LEADERS THROUGHOUT. GUTTERS AND LEADERS TO BE AS PER PLANS AND DETAILS.

33. CLOSETS: ALL NEW CLOSETS TO BE AS PER PLANS.

34. HANDRAILS AND STAIR: PROVIDE NEW HANDRAILS

35. FLOORING: CONTRACTOR TO SUPPLY AND INSTALL NEW FLOORS AS PER OWNER. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS AS PER OWNER.

36. ROOFING: CONTRACTOR TO SUPPLY AND INSTALL NEW ROOF ON HOUSE

NOTE:
CONSTRUCTION COMPLIES WITH THE 2020 BUILDING CODE OF NEW YORK STATE

NOTE:
CONSTRUCTION COMPLIES WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
CONSTRUCTION COMPLIES WITH THE 2020 EXISTING BUILDING CODE OF NEW YORK STATE

NOTE:
CONSTRUCTION COMPLIES WITH THE 2020 FIRE CODE OF NEW YORK STATE

NOTE:
CONSTRUCTION COMPLIES WITH THE 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE

SITE AND ZONING DATA

TOWN OF NORTH HEMPSTEAD

SECTION	6		
BLOCK	61		
LOT(S)	34		
ZONE DESCRIPTION	RESIDENCE B		
LOT AREA	7,089.4 SF		
ZONING	REQUIRED	PROPOSED	CODE SECTION
MAX. BUILDING HEIGHT	2 1/2–STY / 30.0'	30'–0"	70–36
MIN. LOT AREA	6,000 SF	EXTG. 7,089.4 SF	70–37
MIN. LOT WIDTH	40'	EXTG. 50'	70–37.1
MAX. LOT COVERAGE	30% (2,126.82 SF)	25.2 % (1,787.87 SF)	70–38
MAX. FLOOR AREA	45% (3,190.23 SF)	34.4% (2,436.89 SF)	70–39
AVERAGE FRONT YARD	AVERAGE FRONT YARD DEPTH OF EXTG BLDGS WITHIN 200' ON EACH SIDE 30.4' MIN.	30.67' TO MAIN BUILDING	70–40
MIN. SIDE YARD SETBACK	EACH SIDE TO BE NO LESS THAN 7'–0"	SIDE YARD 1: 12.0' PROPOSED SIDE YARD 2: 4.4' EXISTING	70–41
MIN. AGGREGATE SIDE YARD	AVERAGE LOT WIDTH = 59.8' 59.8 X 30% = 17.94	COMBINED: 16.4' PROPOSED	70–41
MIN. REAR YARD SETBACK	15–0"	32'–9"	70–42
BUILDING HEIGHT	30' (2–1/2 STORY)	2	70–36
EAVE HEIGHT	22'–0"	19'–2"	70–42.7
PARKING	MIN. 2	2	70–42.1

REQUIRED VARIANCE
16.4' < 17.94'

STRUCTURAL LOAD CALCULATIONS

UPLIFT
20 PSF X 10' = 200 PSF

ROOF ATTIC
LL= 95 PSF X 10' = 950 PSF

WALL
DL= 15 PSF X 10' = 150 PSF
DL = 80 PSF

FLOOR
LL =40 PSF X 10' = 400 PSF
DL = 10 PSF X 10' = 100 PSF

FOUNDATION/ FOOTING
DL = 600 PSF

TOTAL BEARING LOAD
2200 PSF
LL = 1350 PSF

DL = 850 PSF

THERFORE MIN. 1.5 TON SOIL CAPACITY ACCEPTABLE

PRE–EXISTING AVERAGE GRADE

184.4 + 186.8 = 371.2/2 = 185.6 x 22.9 = 4,250.24	4,250.24	22.9
186.8 + 187.7 = 373.7/2 = 186.85 x 15.1 = 2,896.18	2,896.18	15.1
187.7 + 180 = 367.7/2 = 183.85 x 47.4 = 8,714.49	8,714.49	47.4
180 + 179.20 = 359.2/2 = 179.6 x 26 = 4,669.6	4,669.6	26
179.20 + 179.95 = 359.15/2 = 179.58 x 13.3 = 2,388.35	2,388.35	13.3
179.95 + 179.95 = 359.9/2 = 179.95 x 12.4 = 2,231.38	2,231.38	12.4
179.95 + 179.95 = 359.9/2 = 179.95 x 10.4 = 1,871.48	1,871.48	10.4
179.95 + 179.95 = 359.9/2 = 179.95 x 24.3 = 4,372.8	4,372.8	24.3
179.95 + 184.4 = 364.35/2 = 182.175 x 27.7 = 5,046.3	5,046.3	27.7
TOTAL	35,840.82	199.5

35,840.82 / 199.5 = 179.6

PREEXISTING AVERAGE GRADE = 179.6

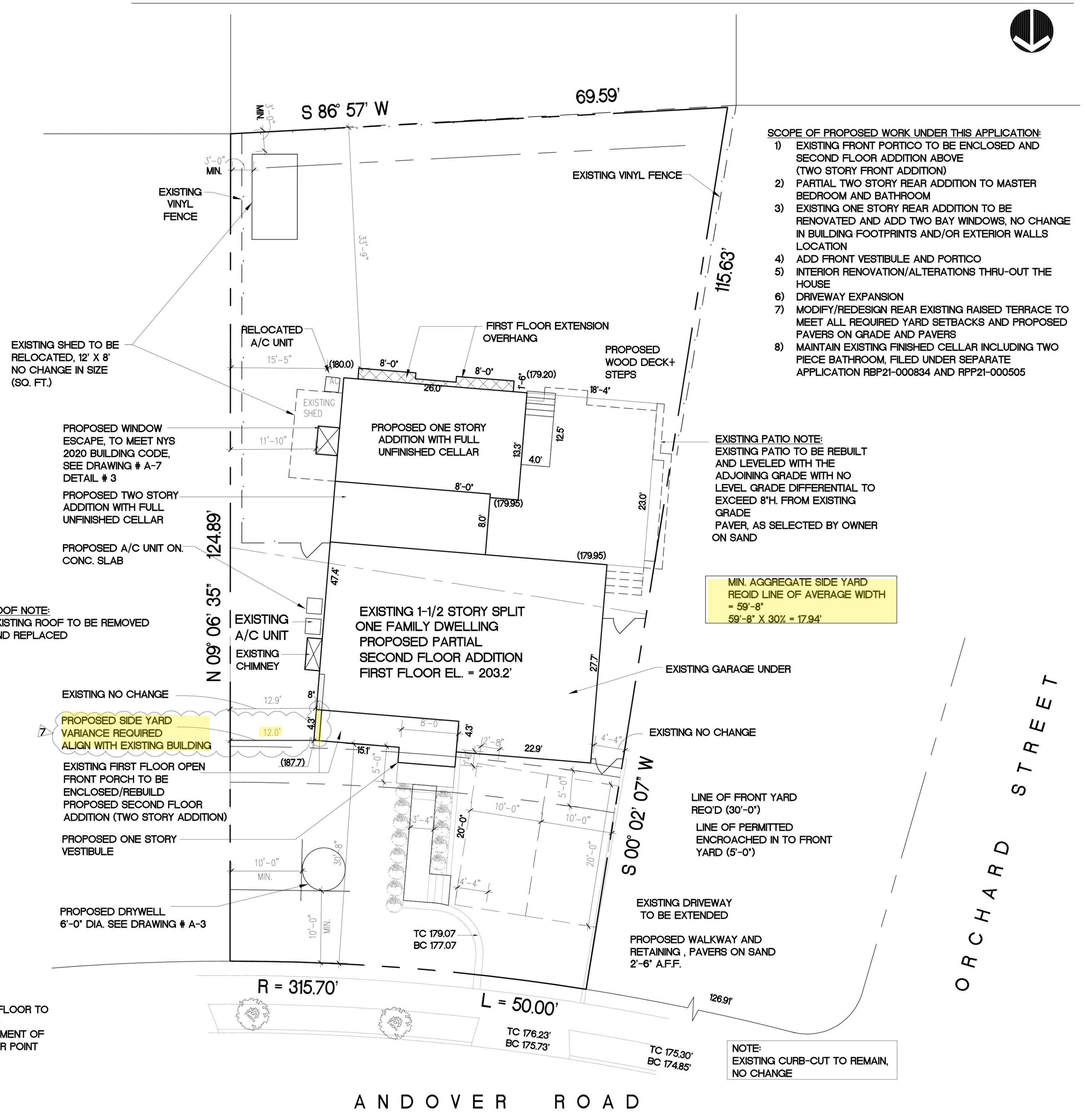
2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN			SUBJECT TO DAMAGE FORM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYING REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	WIND SPEED (MPH)	SEMIC DESIGN CATEGORY	WIND-BORNE DEBRIS ZONE	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
45	130	C	YES	SEVERE	3'–0" MIN.	MODERATE / HEAVY	SLIGHT/ MODERATE	15°F	YES / 24"	PER FEMA FLOOD MAP	1500 OR <	52.9°F

SITE PLAN

SCALE: 1"=10'



NOTE # 1:
PROPOSED SECOND FLOOR TO MEET MIN. SIDE YARD AGGREGATE REQUIREMENT OF 17.94' AT ANY EXTERIOR POINT

SCOPE OF PROPOSED WORK UNDER THIS APPLICATION:

1) EXISTING FRONT PORTICO TO BE ENCLOSED AND SECOND FLOOR ADDITION ABOVE (TWO STORY FRONT ADDITION)
2) PARTIAL TWO STORY REAR ADDITION TO MASTER BEDROOM AND BATHROOM
3) EXISTING ONE STORY REAR ADDITION TO BE RENOVATED AND ADD TWO BAY WINDOWS, NO CHANGE IN BUILDING FOOTPRINTS AND/OR EXTERIOR WALLS LOCATION
4) ADD FRONT VESTIBULE AND PORTICO
5) INTERIOR RENOVATION/ALTERATIONS THRU-OUT THE HOUSE
6) DRIVEWAY EXPANSION
7) MODIFY/REDESIGN REAR EXISTING RAISED TERRACE TO MEET ALL REQUIRED YARD SETBACKS AND PROPOSED PAVERS ON GRADE AND PAVERS
8) MAINTAIN EXISTING FINISHED CELLAR INCLUDING TWO PIECE BATHROOM, FILED UNDER SEPARATE APPLICATION RBP21-000834 AND RPP21-000505

EXISTING PATIO NOTE:
EXISTING PATIO TO BE REBUILT AND LEVELED WITH THE ADJOINING GRADE WITH NO LEVEL GRADE DIFFERENTIAL TO EXCEED 8"H. FROM EXISTING GRADE
PAVER, AS SELECTED BY OWNER ON SAND

NEW YORK STATE CODE REQUIREMENTS:

ALL WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, (IRC 2018 ADOPTED WITH AMENDMENTS) AND THE 2020 NYS RESIDENTIAL ENERGY CONSERVATION CODE 2020, – PLUMBING CODE 2020, MECHANICAL CODE & 2018 WFCM – WOOD FRAME CONSTRUCTION MANUAL AND ALL APPLICABLE LOCAL ZONING AND CONSTRUCTION CODES.

CONSTRUCTION FENCE NOTE:

CONTRACTOR TO INSTALL A MIN. OF 6'–0" HIGH CHAIN LINK FENCE WITH PRIVACY FABRIC AND LOCKABLE GATE AT PERIMETER OF PROPERTY TO PROTECT THE PUBLIC FROM ENTERING THE CONSTRUCTION SITE

DISAPPROVED
Nicholas Vissichelli
06/13/2023

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

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2	Answered Omission #2 Dated 2,07,22	2.16.22
3	Answered Omission #3 Dated 5,06,22 & 5.12.22	6.5.22
4	Answered Omission #4 Dated 07,05,22	7.11.22
5	REVISED AS PER FIELD CONDITION	5.5.23
6	ANSWERED AMENDMENT OMISSION LETTER, DATED 05.18.2023	5.23.23
7	FILED FOR VARIANCE	6.8.23

DRAWING TITLE: ZONING + SITE PLAN

PROJECT NAME: ROMEO RESIDENCE
5 ANDOVER ROAD
PORT WASHINGTON, NY

DATE:	SCALE:	DRAWN BY:	JOB NO.:
06.25.2021		LL/MTRA	221107

EDWARD PAUL BUTT
Architect, AIA
P.O.Box 2069
(516)625-6625
New Hyde Park, New York 11040
FAX (516) 625-6629

DRAWING NO.: C-1

FLOOR AREA CALCULATIONS

EXISTING FIRST FLOOR:

A)	26.0'	X	13.3'	=	345.80 SQ. FT.
B)	13.6'	X	10.4'	=	141.44 SQ. FT.
C)	38.0''	X	23.4'	=	889.20 SQ. FT.
D)	22.9'	X	4.3'	=	98.47 SQ. FT.

EXISTING FIRST FLOOR AREA = 1,474.91 SQ.FT.

PROPOSED FIRST FLOOR:

E)	1.5'	X	8.0'	=	12.0 SQ. FT.
F)	1.5'	X	8.0'	=	12.0 SQ. FT.
G)	2.4'	X	12.4'	=	29.76 SQ. FT.
H)	8.0'	X	8.0'	=	64.0 SQ. FT.
I)	4.3'	X	14.43'	=	62.05 SQ. FT.
J)	2.0'	X	8.0'	=	16.0 SQ. FT.
L)	0.67'	X	4.7'	=	3.15 SQ. FT.

PROPOSED FIRST FLOOR AREA: = 198.96 SQ.FT.

TOTAL FIRST FLOOR AREA = 1,673.87 SQ.FT.

EXISTING SECOND FLOOR:

A)	20.5'	X	21.0'	=	430.50 SQ. FT.
B)	20.33'	X	2.9'	=	58.96

EXISTING SECOND FLOOR = 489.46 SQ. FT.

PROPOSED SECOND FLOOR AREA:

C)	8.5'	X	21.75'	=	184.88 SQ. FT.
D)	4.3'	X	18.83'	=	80.97 SQ. FT.
E)	0.67'	X	7.2'	=	4.83 SQ. FT.

PROPOSED SECOND FLOOR AREA = 273.56 SQ. FT.

TOTAL SECOND FLOOR AREA = 489.46 + 273.56 = 763.02 SQ.FT.

TOTAL FLOOR AREA = 1,673.87 + 763.02 = 2,436.89 SQ. FT.

2,436.89 / 7,089.40 SQ.FT. (LOT AREA) = 0.344 = 34.4%

LOT COVERAGE CALCULATION:

EXISTING FIRST FLOOR:
A + B + C + D = EXISTING FIRST FLOOR AREA = 1,474.91 SQ.FT.
A1) SHED (6' X 12') = 72.00 SQ.FT.

TOTAL EXISTING LOT COVERAGE = 1,546.91 SQ. FT.

PROPOSED FIRST FLOOR:

E)	1.5'	X	8.0'	=	12.0 SQ. FT.
F)	1.5'	X	8.0'	=	12.0 SQ. FT.
G)	2.4'	X	12.4'	=	29.76 SQ. FT.
H)	8.0'	X	8.0'	=	64.0 SQ. FT.
I)	4.3'	X	14.43'	=	62.05 SQ. FT.
J)	2.0'	X	8.0'	=	16.00 SQ. FT.
K)	4.0'	X	10.5'	=	42.0 SQ. FT.
L)	.67'	X	4.7'	=	3.15 SQ. FT.

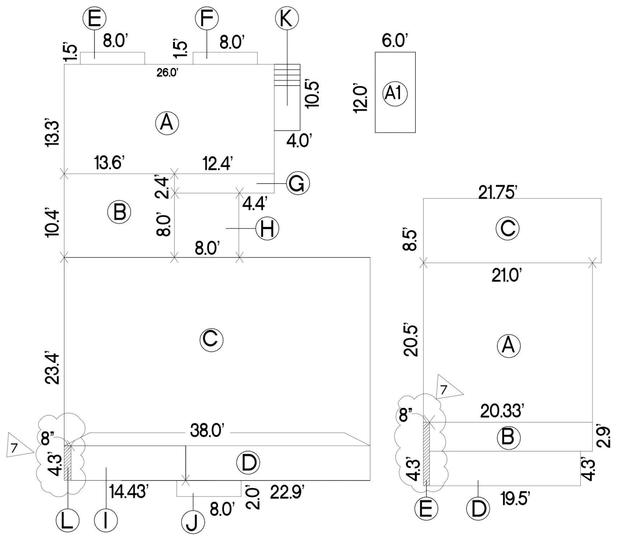
TOTAL PROPOSED LOT COVERAGE: = 240.96 SQ.FT.

TOTAL LOT COVERAGE = 1,546.91 + 240.96 = 1,787.87 SQ.FT.
1,787.87 / 7,089.40 (LOT AREA) = 0.252 = 25.2 %

TOTAL LOT COVERAGE ADDED:

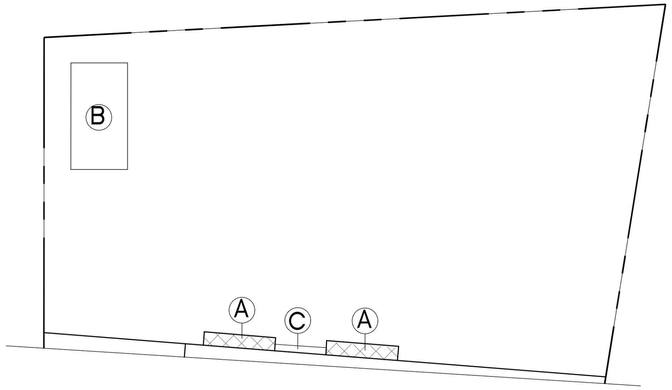
BUILDING	= 198.96 SQ. FT.
FRONT YARD IMPERVIOUS AREA	= 176.91 SQ. FT.
EXTERIOR DECK/STEPS	= 42.0 SQ. FT.

198.96 + 176.91 + 42.0 = 417.87 SQ. FT.) 250.0 SQ. FT. REQUIRED DRYWELL
SEE DRAWING # A-3 FOR DRYWELL DETAILS AND CALCULATIONS



FIRST FLOOR AREA DIAG.

SECOND FLOOR AREA DIAG.



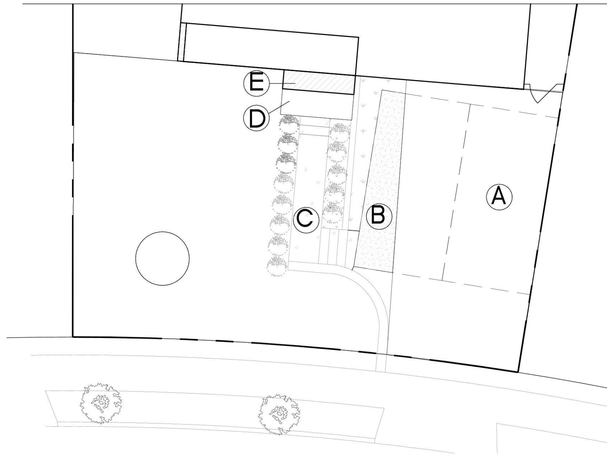
REAR YARD IMPERVIOUS DIAG..

REAR YARD = 2,471.24 SQ. FT.
MAX. PERMITTED IMPERVIOUS AREA 40 %
2,471.24 X 40% = 988.50 SQ.FT.

A)	PROPOSED TWO WINDOW OVER HANGS	= 24.00 SQ. FT.
B)	RELOCATED SHED	= 72.00 SQ.FT.
C)	PART OF CHIMNEY	= 6.00 SQ.FT.

TOTAL IMPERVIOUS REAR YARD = 102.00 SQ.FT. (988.50 SQ.FT.
102 SQ. FT. / 988.50 SQ.FT. = 0.10 = 10%

SITE PLAN, WORK DESCRIPTIS, UNDER THIS APPLIACTION



FRONT YARD IMPERVIOUS DIAG..

FRONT YARD = 1,632.05 SQ. FT.
MAX. PERMITTED IMPERVIOUS AREA 45 % AS PER SECTION 70-42.6
1,632.05 X 45% = 734.42 SQ.FT.

A)	EXISTING DRIVEWAY	= 505.27 SQ. FT.
B)	EXTENDED DRIVEWAY	= 70.52 SQ. FT.
C)	PROPOSED EXTERIOR STEPS	= 66.39 SQ.FT.
D)	PROPOSED OPEN PLATFORM	= 24.00 SQ.FT.
E)	PROPOSED ONE STORY VESTIBULE	= 16.00 SQ.FT.

TOTAL IMPERVIOUS FRONT YARD = 682.18 SQ.FT. (734.42 SQ.FT.
682.18 / 1,632.05 SQ.FT. = 0.418 = 42%

DISAPPROVED
Nicholas Vissichelli
06/13/2023

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DRAWING TITLE: ZONING

PROJECT NAME: ROMEO RESIDENCE
5 ANDOVER ROAD
PORT WASHINGTON, NY

DATE: 06.25.2021
SCALE:
DRAWN BY: LL/MITRA
JOB NO.: 221107

REGISTERED ARCHITECT EDWARD PAUL BUTT No. 017539 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
New Hyde Park, New York 11040
FAX (516) 625-6629
P.O Box 2069
(516)625-6625

DRAWING NO.: C-2

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- D1 — NEW DOOR TAG
- W1 — NEW WINDOW TAG

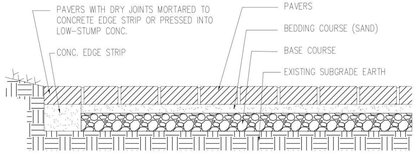
PARTITION TYPES

EXTERIOR WALL
2"X6" WOOD STUDS @ 16" O.C. WITH R-19 BATT INSULATION BETWEEN STUDS, 1/2" CDX PLYWOOD EXTERIOR SHEATHING AND TYVEK HOUSE WRAP

SIDING EXTERIOR FINISH
5/8" GYP. BD. INTERIOR FINISH

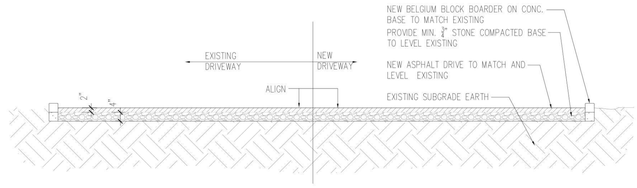
INTERIOR PARTITION NON-BEARING
2"X4" WOOD STUD @16"O.C. & ONE LAYER OF ⅝" GYP. BOARD BOTH SIDES.

NOTE: BATH & WET AREAS TO RECEIVE 5/8" WATER RESISTANT GYP. BD. (PROVIDE WONDER BOARD AROUND TUB & SHOWER AREA)



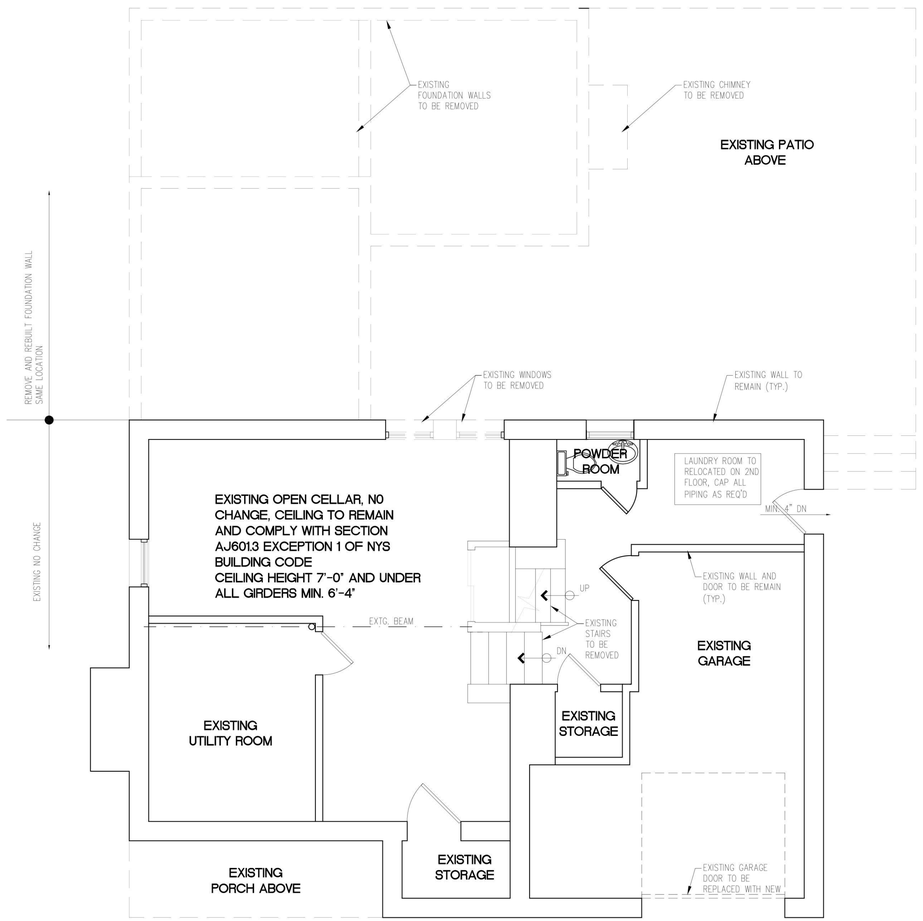
3 / A-1 TYPICAL PAVED DETAIL

SCALE: N.T.S.



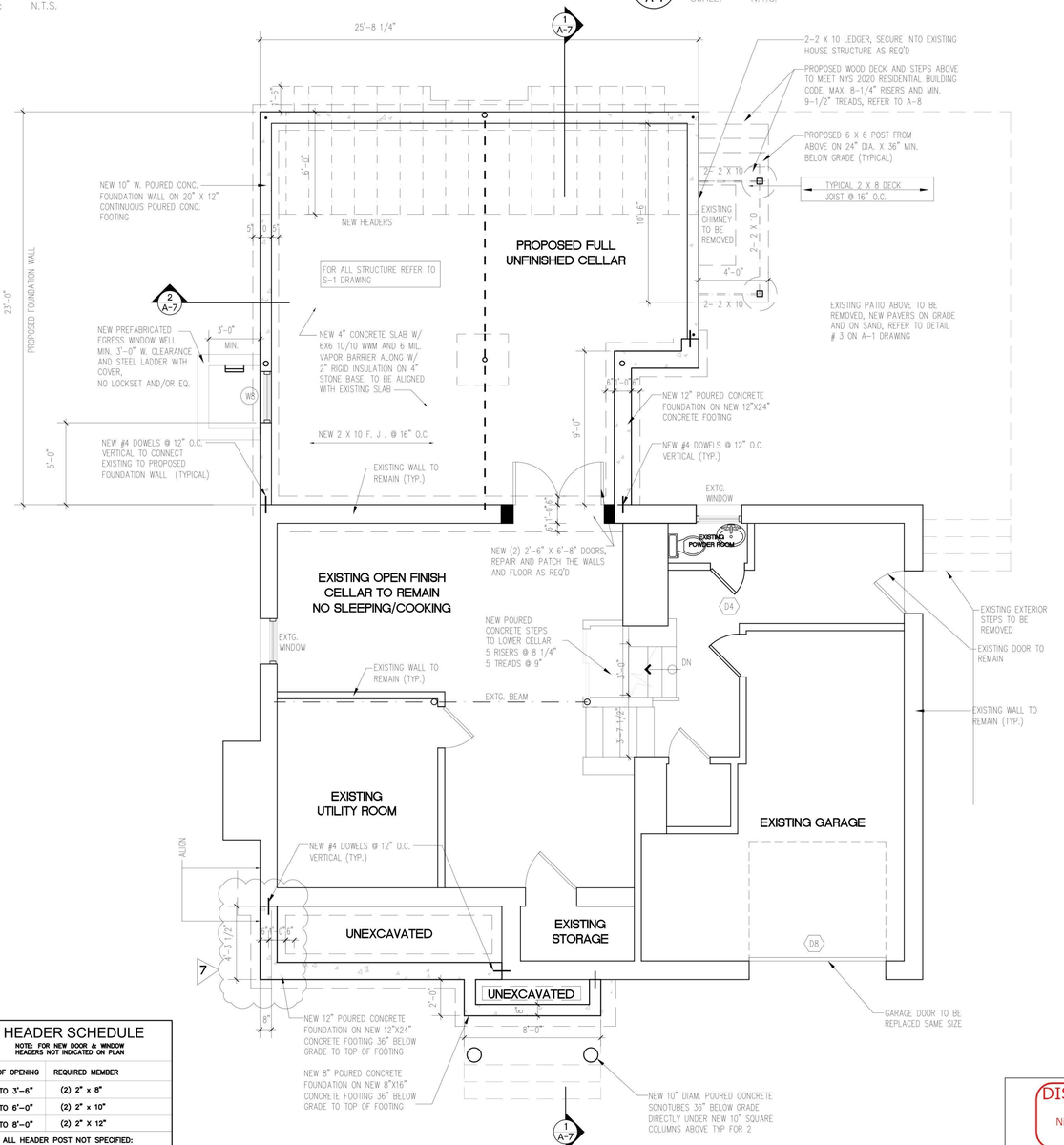
4 / A-1 DRIVEWAY SECTION

SCALE: N.T.S.



1 / A-1 CELLAR DEMOLITION FLOOR PLAN

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



2 / A-1 CONSTRUCTION CELLAR FLOOR PLAN

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

HEADER SCHEDULE

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

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

FOR ALL HEADER POST NOT SPECIFIED:
USE (2) 2"X4" POST FOR OPENINGS < 6'-0"
USE (3) 2"X4" POST FOR OPENINGS > 6'-0"

DISAPPROVED
Nicholas Vissichelli
06/13/2023

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DRAWING TITLE: CELLAR FLOOR PLAN

PROJECT NAME: ROMEO RESIDENCE
5 ANDOVER ROAD
PORT WASHINGTON, NY

DATE:	06.25.2021
SCALE:	AS NOTED
DRAWN BY:	LL/MITRA
JOB NO.:	22107

REGISTERED ARCHITECT EDWARD PAUL BUTT 017537 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
New Hyde Park, New York 11040
FAX (516) 625-6629
P.O.Box 2069
(516)625-6625

DRAWING NO.: A-1

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
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- EXISTING DOOR TO REMAIN
- D1 — NEW DOOR TAG
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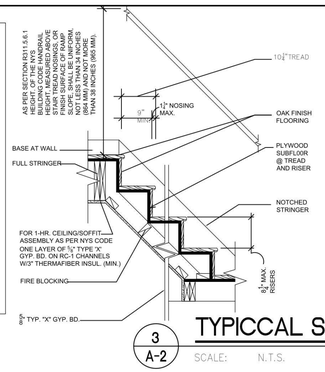
2"X6" WOOD STUDS @ 16" O.C. WITH R-19 BATT INSULATION BETWEEN STUDS, 1/2" CDX PLYWOOD EXTERIOR SHEATHING AND TYVEK HOUSE WRAP

SIDING EXTERIOR FINISH
5/8" GYP. BD. INTERIOR FINISH

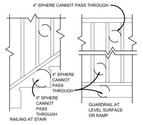
INTERIOR PARTITION NON-BEARING
2"X4" WOOD STUD @16"O.C. & ONE LAYER OF 5/8" GYP. BOARD BOTH SIDES.

NOTE: BATH & WET AREAS TO RECEIVE 5/8" WATER RESISTANT GYP. BD. (PROVIDE WONDER BOARD AROUND TUB & SHOWER AREA)



3 / A-2 — TYPICCAL STAIRS + RAILING DETAILS

SCALE: N.T.S.



STAIR NOTES:

NOTE # 1:
ALL GYP. BD ON GROUND LEVEL MUST BE 5/8" TYPE 'X', FIRE RATED, MOISTURE AND MOLD RESISTANCE, INCLUDING UNDER ALL STAIR THROUGH-OUT (TYPICAL)

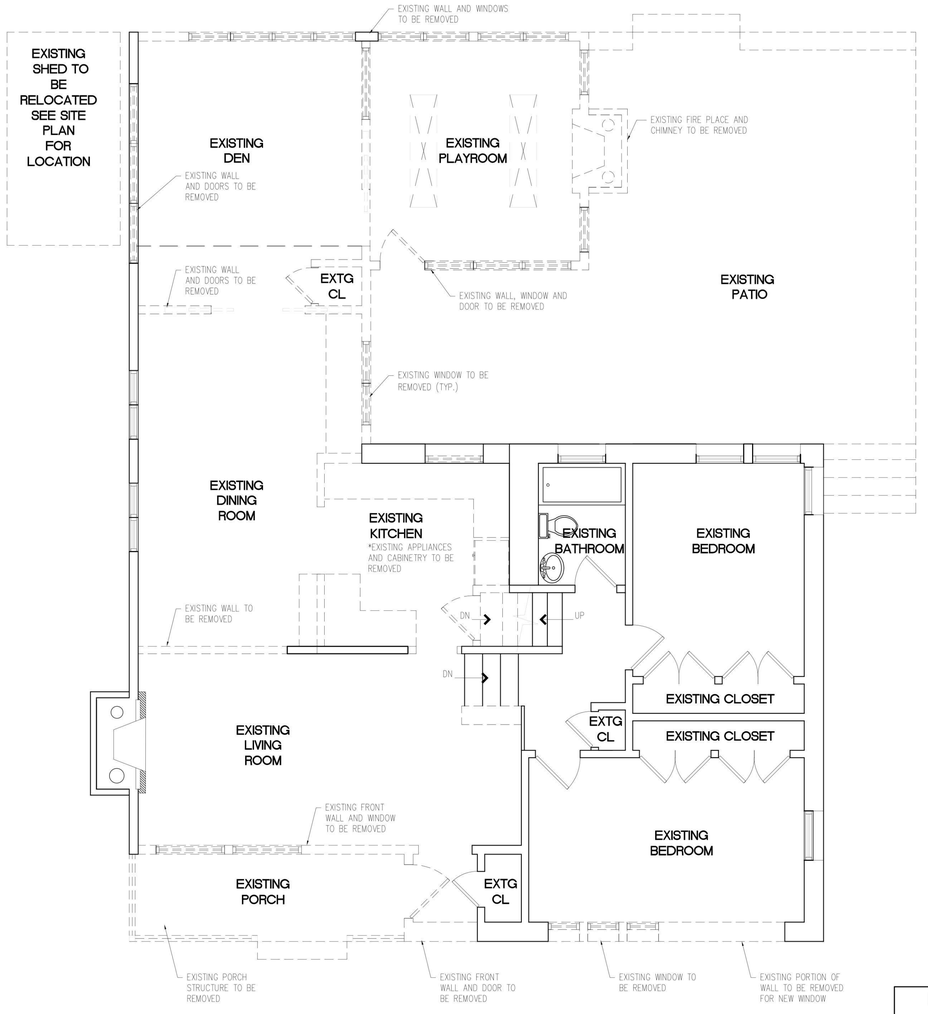
NOTE # 2:
INTERIOR STAIR TREADS AND RISERS TO MEET NEW YORK STATE BUILDING CODE. SECTION R-311.7.5.1 MAX. RISERS = 8-1/4" HIGH 311.7.5.2 MIN. TREADS = 9" WIDE + R-311.7.5.3 MAX. NOISING = 1-1 /4" AND NOT LESS THAN 3/4"

NOTE # 4:
HANDRAILS AND GUARDS ARE TO BE ABLE TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE SUPPORTING THE RAIL OR GUARD.

HANDRAIL ASSEMBLIES ARE ALSO TO BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. THIS LOAD CAN BE CONSIDERED INDEPENDENTLY OF THE UNIFORM LOAD NOTED PREVIOUSLY

RAILING NOTES:

ALL GUARDRAILS & HANDRAIL TO BE INSTALLED AND TO MEET NYS BUILDING CODE
SEE DETAIL/ NOTES ON DRAWING # GN-1, A-1
AS SELECTED BY OWNER



1 / A-2 — FIRST FLOOR DEMOLITION PLAN

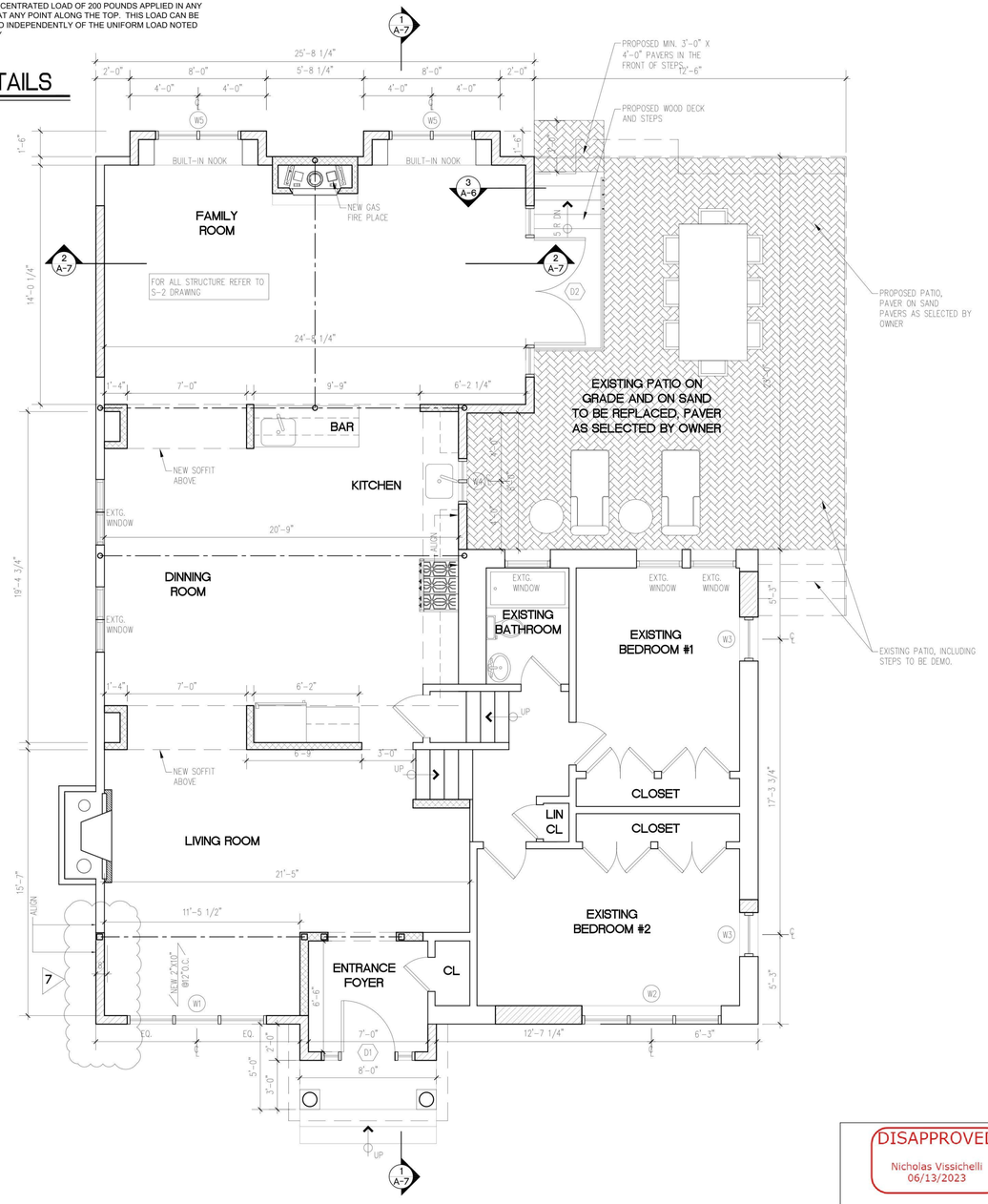
SCALE: 1/4"=1'-0"

HEADER SCHEDULE

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

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

FOR ALL HEADER POST NOT SPECIFIED:
USE (2) 2"X4" POST FOR OPENINGS < 6'-0"
USE (3) 2"X4" POST FOR OPENINGS > 6'-0"



2 / A-2 — FIRST FLOOR CONSTRUCTION PLAN

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

DISAPPROVED
Nicholas Vissichelli
06/13/2023

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5	REVISED AS PER FIELD CONDITION	5.5.23
6	ANSWERED AMENDMENT OMISSION LETTER, DATED 05.18.2023	5.23.23
7	FILED FOR VARIANCE	6.8.23

DRAWING TITLE: FIRST FLOOR PLANS

PROJECT NAME: ROMEO RESIDENCE
5 ANDOVER ROAD
PORT WASHINGTON, NY

DATE:	06.25.2021
SCALE:	AS NOTED
DRAWN BY:	LL/MITRA
JOB NO.:	22107

REGISTERED ARCHITECT EDWARD PAUL BUTT 017530 STATE OF NEW YORK

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(516)625-6625

DRAWING NO.: A-2

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- D1 — NEW DOOR TAG
- W1 — NEW WINDOW TAG

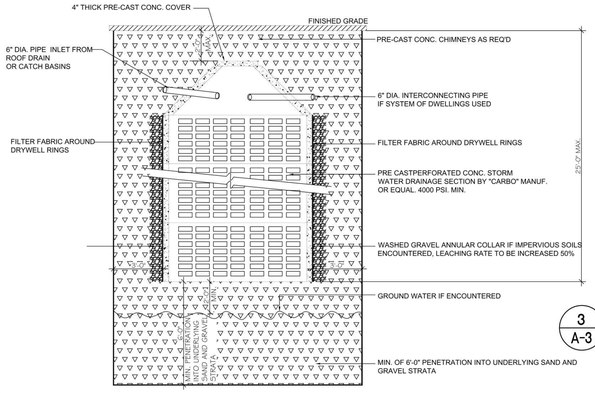
PARTITION TYPES

EXTERIOR WALL
2"X6" WOOD STUDS @ 16" O.C. WITH R-19 BATT INSULATION BETWEEN STUDS, 1/2" CDX PLYWOOD EXTERIOR SHEATHING AND TYVEK HOUSE WRAP

SIDING EXTERIOR FINISH
5/8" GYP. BD. INTERIOR FINISH

INTERIOR PARTITION NON-BEARING
2"X4" WOOD STUD @16"O.C. & ONE LAYER OF 5/8" GYP. BOARD BOTH SIDES.

NOTE: BATH & WET AREAS TO RECEIVE 5/8" WATER RESISTANT GYP. BD. (PROVIDE WONDER BOARD AROUND TUB & SHOWER AREA)



ALL DRYWELL RINGS BY ANDREW CARLSON & SONS OR EQUAL.

ALL PROPOSED DRYWELL RINGS SHALL BE WRAPPED WITH FILTER CLOTH AND PROVIDING WASHED GRAVEL ANNULAR BACKFILL

DRAINAGE CALCULATION FOR ADDING LOT COVERAGE:

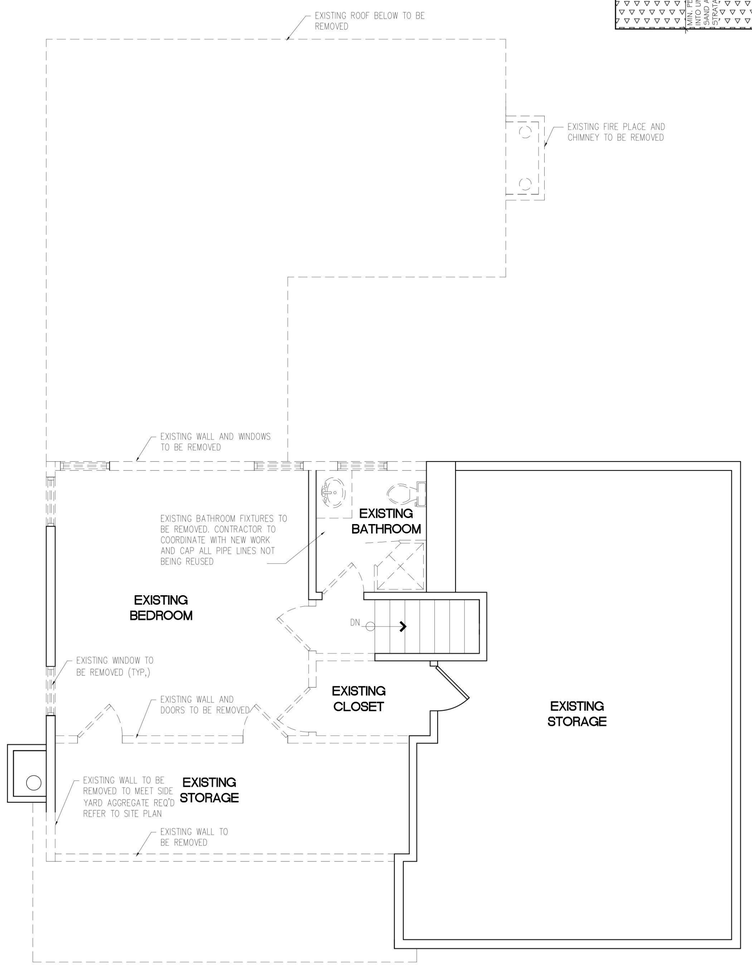
AREA ADDED = 417.87 SQ. FT.
RAIN FALL = 2.5" (0.21)

417.87 X 0.21 = 87.76 CU. FT. MIN. REQUIRED
USE: ONE RING 6'-0" DIA. X 4'-0" HIGH = 89.32 CU. FT. > 87.76 CU. FT.

7

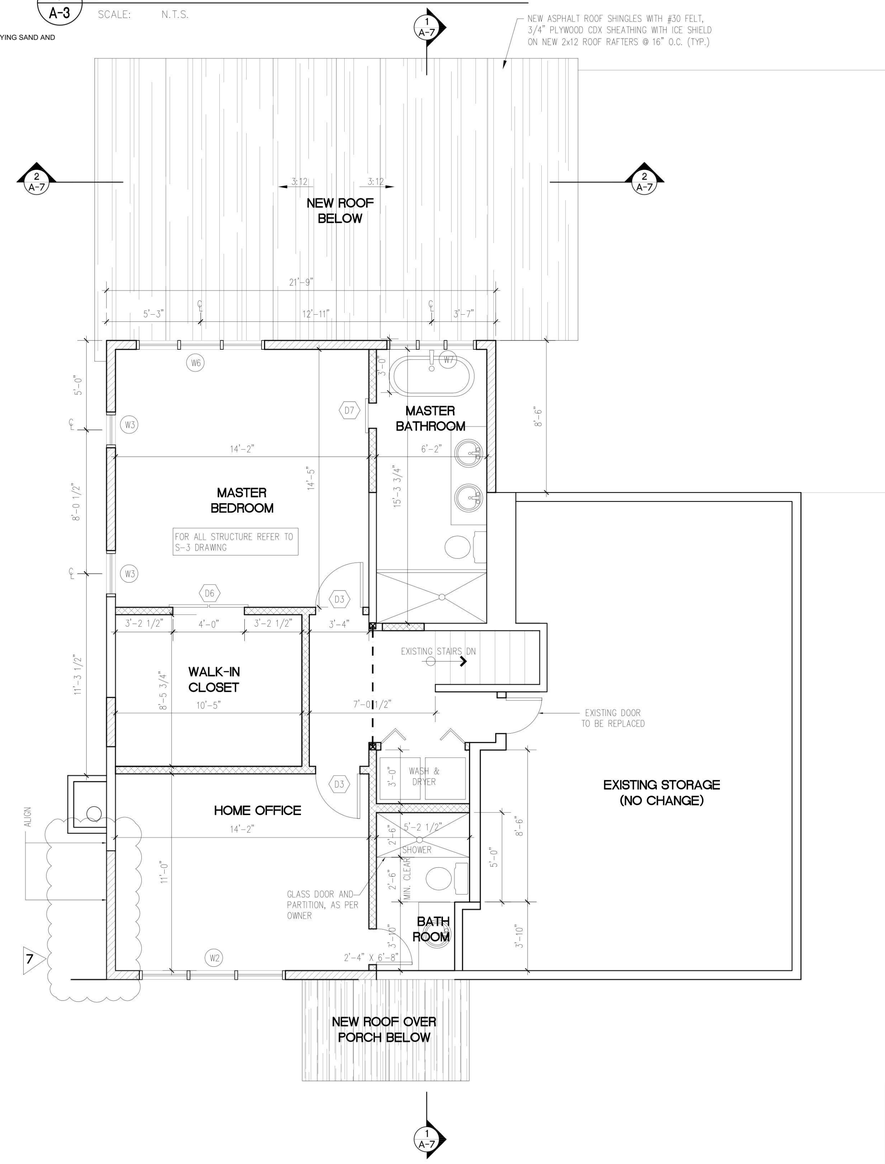
3 / A-3 DRYWELL DETAIL

SCALE: N.T.S.



1 / A-3 EXISTING SECOND FLOOR

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



2 / A-3 PROPOSED SECOND FLOOR

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

HEADER SCHEDULE

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

SIZE OF OPENING	REQUIRED MEMBER
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UP TO 8'-0"	(2) 2" X 12"

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DISAPPROVED
Nicholas Vissichelli
06/13/2023

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DRAWING TITLE: SECOND FLOOR

PROJECT NAME: ROMEO RESIDENCE
5 ANDOVER ROAD
PORT WASHINGTON, NY

DATE:	06.25.2021
SCALE:	AS NOTED
DRAWN BY:	LL/MITRA
JOB NO.:	221107

REGISTERED ARCHITECT EDWARD PAUL BUTT No. 017539 STATE OF NEW YORK

EDWARD PAUL BUTT
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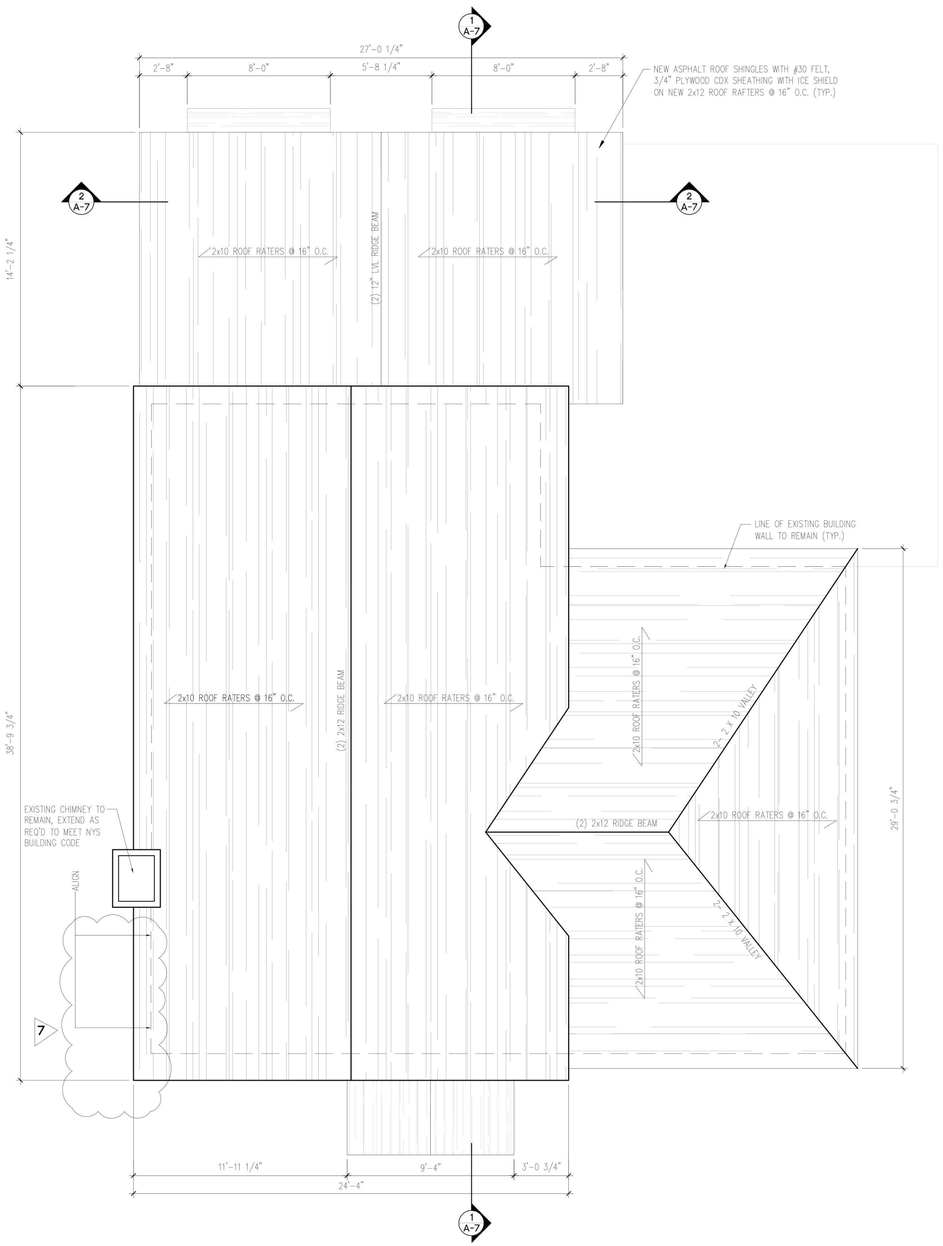
DRAWING NO.: A-3



1 A-4 **PROPOSED ROOF PLAN**

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

DOOR SCHEDULE

U -RATING .32

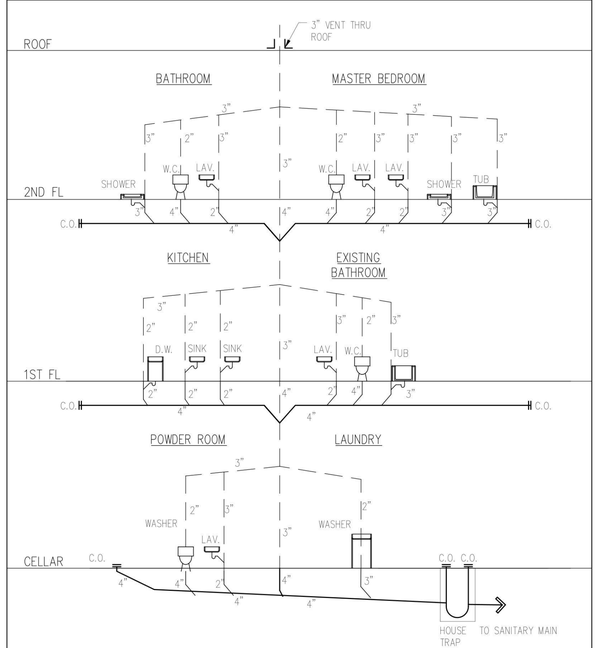
MARK	TYPE	QNTY	SIZE	SWING	MANUF. / COMMENTS	SADDLE	FRAME	REMARKS
D1	SOLID CORE / GLASS	1	3'-0"W x 7'-0"H	SEE PLAN	OWNER TO SPEC. CONTRACTOR TO PURCHASE AND INSTALL.	STONE	WOOD	FRONT ENTRANCE DOOR WITH SIDE LITES
D2	GLASS	1	(2) 3'-0"W x 7'-0"H	SEE PLAN	OWNER TO SPEC. CONTRACTOR TO PURCHASE AND INSTALL.	STONE	WOOD	PATIO DOOR WITH SIDE LITES
D3	HOLLOW CORE	2	2'-6"W x 7'-0"H	SEE PLAN	OWNER TO SPEC. CONTRACTOR TO PURCHASE AND INSTALL.	--	WOOD	BEDROOM
D4	HOLLOW CORE	2	2'-0"W x 7'-0"H	SEE PLAN	OWNER TO SPEC. CONTRACTOR TO PURCHASE AND INSTALL.	MARBLE	WOOD	BATHROOMS / POWDER ROOM
D5	HOLLOW CORE	2	2'-0"W x 7'-0"H	SEE PLAN	OWNER TO SPEC. CONTRACTOR TO PURCHASE AND INSTALL.	--	WOOD	CLOSETS
D6	SOLID CORE	1	(2) 2'-0"W x 7'-0"H	SEE PLAN	OWNER TO SPEC. CONTRACTOR TO PURCHASE AND INSTALL.	--	WOOD	BARN STYLE DOORS AT WALK-IN CLOSET IN MASTER BEDROOM
D7	SOLID CORE	1	2'-6"W x 7'-0"H	SEE PLAN	OWNER TO SPEC. CONTRACTOR TO PURCHASE AND INSTALL.	MARBLE	WOOD	BARN STYLE DOOR AT MASTER BATHROOM
D8	OVERHEAD	1	8'-0"W x 8'-0"H	SEE PLAN	OWNER TO SPEC. CONTRACTOR TO PURCHASE AND INSTALL.	--	WOOD	GARAGE DOOR

WINDOW SCHEDULE

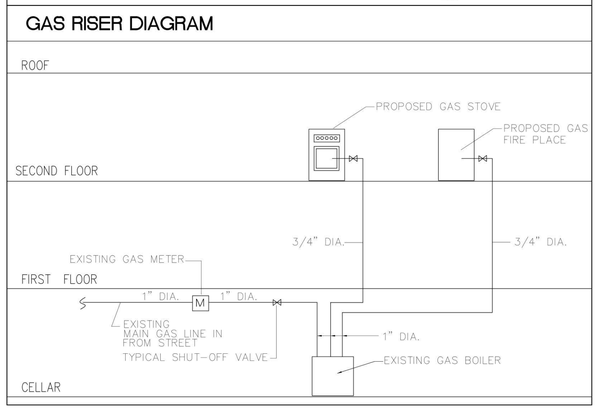
U -RATING .30

MARK	TYPE	QNTY	SIZE (R.O.)	MANUF. & NO.	REMARKS
W1	CASEMENT + TRANSOM GANGED	1	(3) 2'-8"W x 3'-5 3/8"H + 2'-8"W x 1'-4"H	CX135 + ATV2814	LIVING ROOM
W2	DOUBLE HUNG GANGED	2	(3) 2'-8"W x 4'-0"H	244DH2840	BEDROOM / OFFICE
W3	DOUBLE HUNG	4	3'-0"W x 4'-9"H	244DH3049	BEDROOMS / EGRESS
W4	DOUBLE HUNG	1	2'-8"W x 3'-0"H	244DH2830	KITCHEN
W5	DOUBLE HUNG GANGED	2	(2) 2'-4"W x 5'-0"H	244DH2450	FAMILY ROOM
W6	DOUBLE HUNG GANGED	1	(3) 2'-4"W x 3'-6"H	244DH2436	MASTER BEDROOM
W7	DOUBLE HUNG GANGED	1	5'-3/8"W x 3'-5 3/8""H	P5035	MASTER BATHROOM
W8	EGRESS CASEMENT	1	2'-4 $\frac{7}{8}$"W X 3'-5 5/16"H	ANDERSEN CW135	CELLAR / EGRESS

PLUMBING RISER DIAGRAM



GAS RISER DIAGRAM



DOOR AND WINDOW NOTES

1. CONTRACTOR IS TO PROVIDE STRUCTURAL HEADERS OVER ALL WINDOWS. SEE FRONT COVER SHEET GENERAL NOTES FOR HEADER SIZES.
2. EGRESS WINDOWS MUST MEET OR EXCEED MIN. CLEAR OPENING OF 5.7 SQ./FT.
3. ALL WINDOWS TO BE TEMPERED GLASS AT ALL LOCATIONS WHERE SILLS THAT ARE 18" OR LESS TO THE FLOOR
4. WINDOWS TO BE GANGED TOGETHER/ COSTUME MADE IF NECESSARY TO ENCASE STRUCTURAL COLUMNS AND THE DESIGN.
5. CONTRACTOR TO ENSURE ALL WINDOWS FIT PRIOR TO PURCHASING AND INSTALLING.
6. ALL WINDOWS TO BE ANDERSEN OR APPROVED EQUAL.
7. PROVIDE CUT SHEETS ON ALL WINDOWS AND DOORS PRIOR TO PURCHASING AND INSTALLING.
8. STYLE OF ALL DOORS AND HARDWARE TO BE SELECTED BY OWNER. PURCHASED AND INSTALLED BY CONTRACTOR
9. OWNER TO CHOOSE COLORS. CONTRACTOR TO PURCHASE AND INSTALL

DISAPPROVED
Nicholas Vissichelli
06/13/2023

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DRAWING TITLE: ROOF PLAN, SCHEDULES AND PLUMBING RISER DIAGRAM

PROJECT NAME: ROMEO RESIDENCE
5 ANDOVER ROAD
PORT WASHINGTON, NY

DATE:	06.25.2021
SCALE:	AS NOTED
DRAWN BY:	LL/MITRA
JOB NO.:	22107

REGISTERED ARCHITECT EDWARD PAUL BUTT 017539 STATE OF NEW YORK

EDWARD PAUL BUTT
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New Hyde Park, New York 11040
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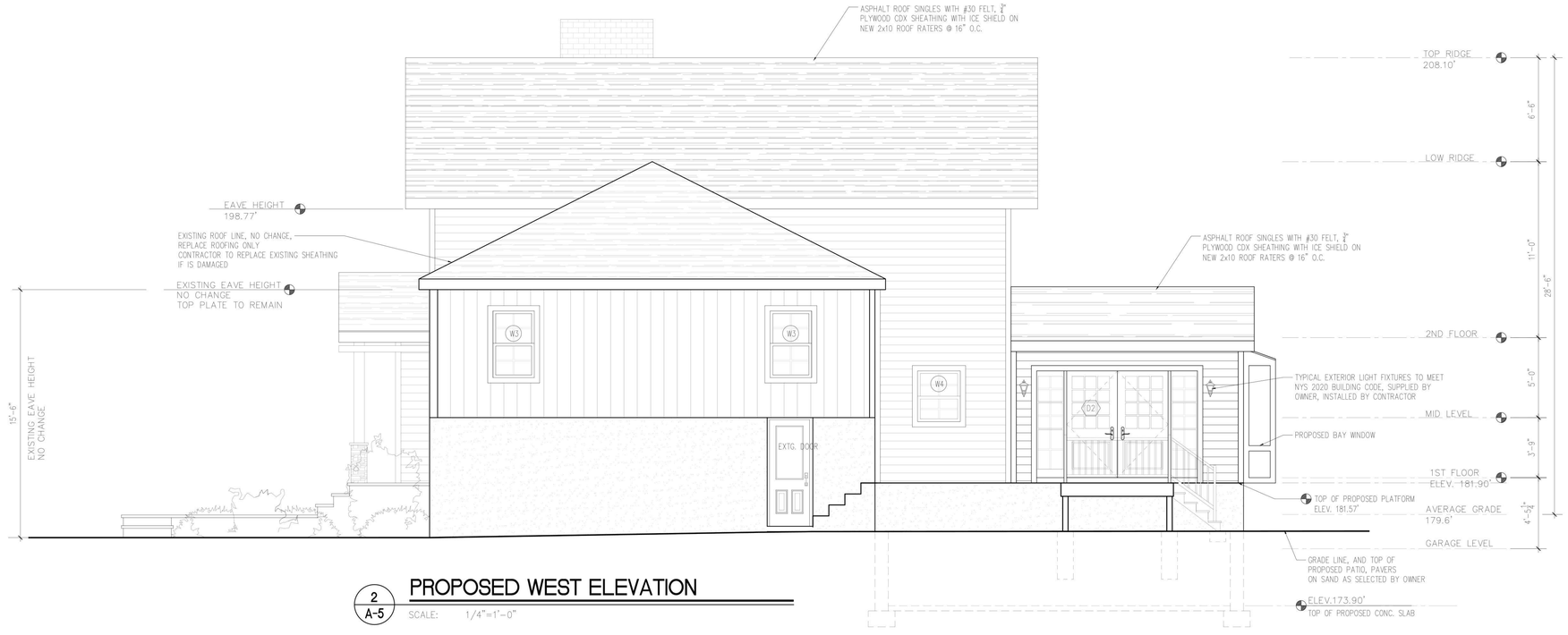
(516)625-6625

DRAWING NO.: A-4

1 / A-5 **PROPOSED FRONT ELEVATION**

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



2 / A-5 **PROPOSED WEST ELEVATION**

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

DISAPPROVED
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06/13/2023

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DRAWING TITLE: FRONT ELEVATION

PROJECT NAME: ROMEO RESIDENCE
5 ANDOVER ROAD
PORT WASHINGTON, NY

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SCALE:	AS NOTED
DRAWN BY:	LL/MITRA
JOB NO.:	221107

REGISTERED ARCHITECT EDWARD PAUL BUTT 017590 STATE OF NEW YORK

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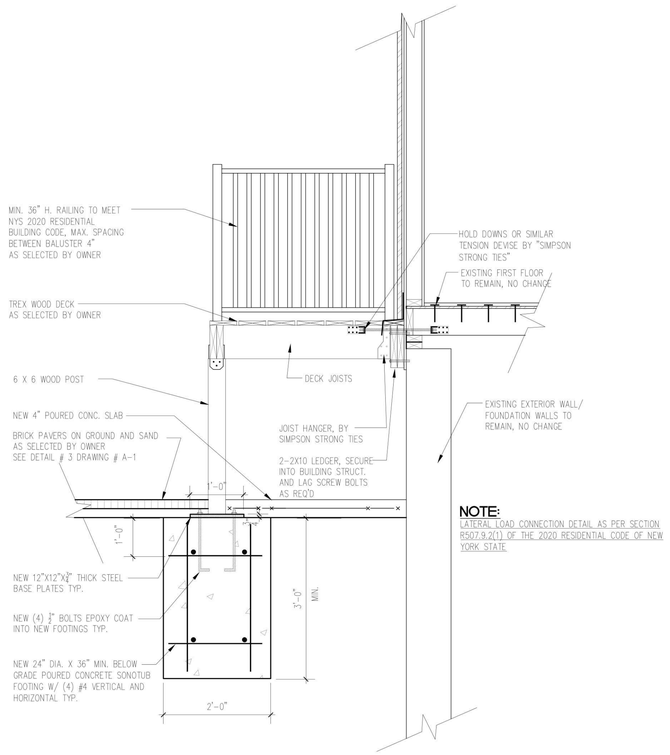
(516)625-5625

DRAWING NO.: A-5

1 A-5 **PROPOSED REAR ELEVATION**

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



NOTE:
LATERAL LOAD CONNECTION DETAIL AS PER SECTION R507.9.2(1) OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

3 A-6 **DECK SECTION**

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

2 A-6 **PROPOSED EAST ELEVATION**

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

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06/13/2023

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DRAWING TITLE: ELEVATIONS

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PORT WASHINGTON, NY

DATE:	06.25.2021
SCALE:	AS NOTED
DRAWN BY:	LL/MITRA
JOB NO.:	221107

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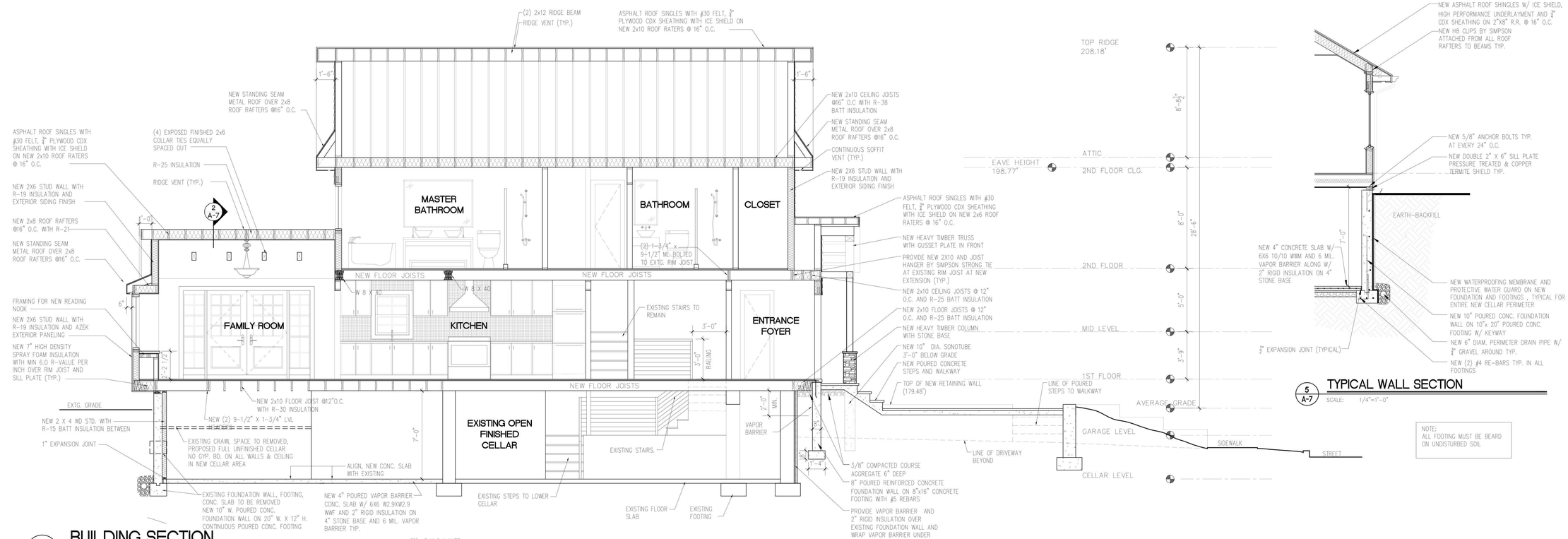
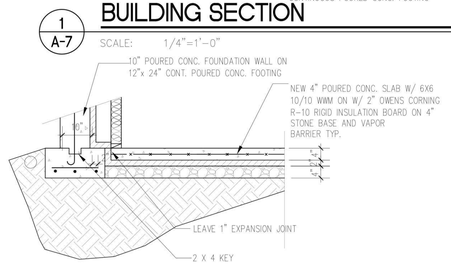
(516)625-6625

DRAWING NO.: A-6

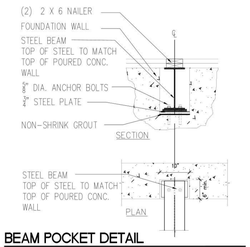


BUILDING SECTION

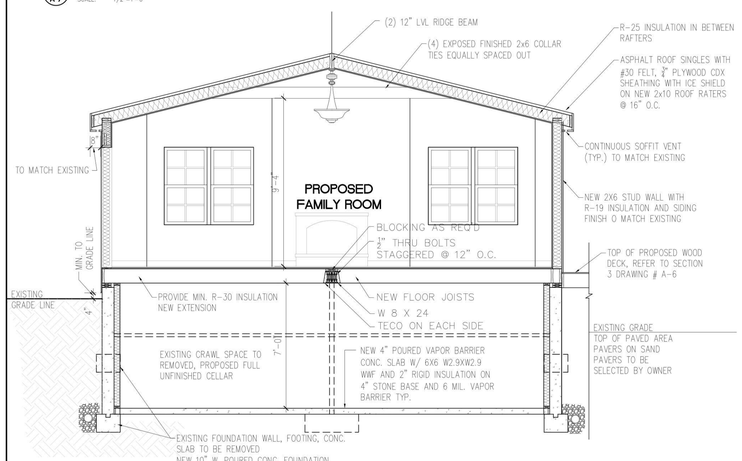
1 / A-7 — SCALE: 1/4"=1'-0"



6 / A-7 — TYP. SLAB INSULATION DETAIL — SCALE: 1/2"=1'-0"



8 / A-7 — BEAM POCKET DETAIL — SCALE: NTS

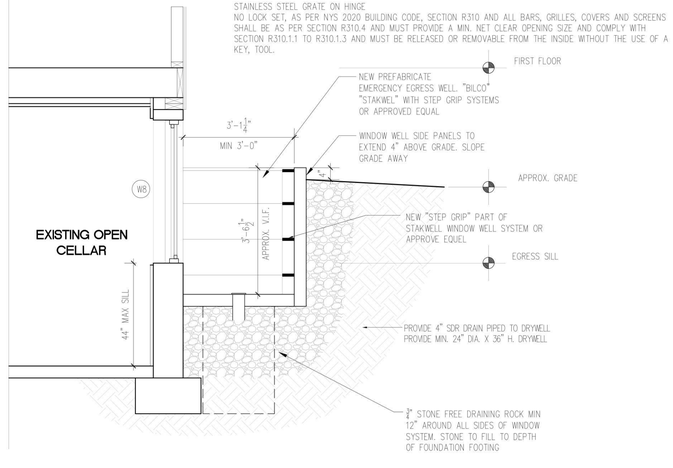


BUILDING SECTION

2 / A-7 — SCALE: 1/4"=1'-0"

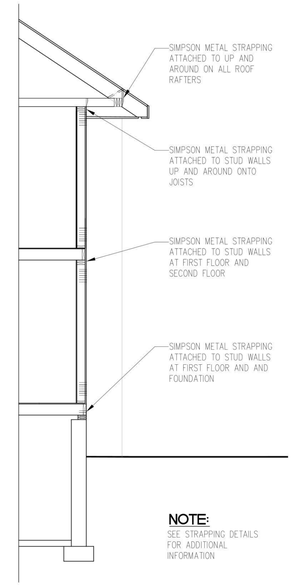
EGRESS STRUCTURE MUST BE A MIN. OF 36"x36" AND PROVIDE A NET CLEAR AREA OF 9 s.f. BOTTOM OF WINDOW MUST BE NO MORE THAN 44" ABOVE THE FLOOR. IF WINDOW WELL HAS A DEPTH OF GREATER THAN 44" THERE MUST BE A PERMANENTLY CONNECTED LADDER OR STEPS. INSIDE WIDTH OF LADDER TO BE 12" MIN. 3" SPACE TO WALL & MAX. 18" VERTICAL RUNG SPACING. PER N.Y.S. RESIDENTIAL CODE.

STAINLESS STEEL GRATE ON HINGE
NO LOCK SET, AS PER NYS 2020 BUILDING CODE, SECTION R310 AND ALL BARS, GRILLES, COVERS AND SCREENS SHALL BE AS PER SECTION R310.4 AND MUST PROVIDE A MIN. NET CLEAR OPENING SIZE AND COMPLY WITH SECTION R310.1.1 TO R310.1.3 AND MUST BE RELEASED OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL.



EGRESS WINDOW WELL SECTION

3 / A-7 — SCALE: 1/2"=1'-0"



NOTE:
SEE STRAPPING DETAILS FOR ADDITIONAL INFORMATION

BASIC STRAP SECTION DETAIL

4 / A-7 — SCALE: 1/4"=1'-0"

TYPICAL WALL SECTION

5 / A-7 — SCALE: 1/4"=1'-0"

NOTE:
ALL FOOTING MUST BE BEARD ON UNDISTURBED SOIL

CONSTRUCTION NOTES

1. CONTRACTOR TO PROVIDE ICE SHIELDS AT VALLEYS AND LOWER EDGE OF ROOFS AS PER SECTION R905.12 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE.
2. MAXIMUM RISER HEIGHT TO BE 8 ¼" AND A MINIMUM TREAD DEPTH TO BE 9" PER THE 2020 RESIDENTIAL CODE OF N.Y. STATE SECTION 311.7.5.
3. DO NOT BACKFILL UNTIL FLOOR FRAMING IS COMPLETED.
4. ROOF PITCH IS APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD FOR EXACT PITCH.
5. CONTRACTOR TO PROVIDE STRUCTURAL TESTS AND SPECIAL INSPECTIONS AS PER NEW YORK STATE CODE CHAPTER 17

DISAPPROVED
Nicholas Vissichelli
06/13/2023

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5	REVISED AS PER FIELD CONDITION	5.5.23
6	ANSWERED AMENDMENT OMISSION LETTER, DATED 05.18.2023	5.23.23
7	FILED FOR VARIANCE	6.8.23

DRAWING TITLE: SECTIONS

PROJECT NAME: ROMEO RESIDENCE
5 ANDOVER ROAD
PORT WASHINGTON, NY

DATE:	06.25.2021
SCALE:	AS NOTED
DRAWN BY:	LL/MITRA
JOB NO.:	221107

REGISTERED ARCHITECT EDWARD PAUL BUTT 017509 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
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New Hyde Park, New York 11040
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DRAWING NO.: A-7

BRAUNSTEIN RESIDENCE

34 BELMONT DRIVE WEST
ROSLYN, NY

#21422

ARCHITECT

S.M. BERGER ARCHITECTURE P.C.

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BUILDING CODE REFERENCE

TOWN OF NORTH HEMPSTEAD BUILDING CODE

CHAPTER 70 ZONING

§ 70-18 Lot coverage.
Amended 12-14-1999 by L.L. No. 14-1999
The lot coverage shall not exceed 20% of the lot area.

§ 70-19 Floor area.
Amended 12-14-1999 by L.L. No. 14-1999± 3-11-2003 by L.L. No. 1-2003
A. No dwelling shall be erected unless it has a habitable floor area on the first floor of at least 1,400 square feet.
B. The gross floor area shall not exceed 31% of the lot area.
C. The gross floor area on a lot shall not exceed 5,200 square feet.
D. In no case shall the limitations of this section prohibit a dwelling of less than 3,060 square feet on a lot held in single and separate ownership as of December 31, 1999, so long as the building conforms to all other restrictions of this chapter.

§ 70-20 Front yard.
A. There shall be a front yard, the depth of which shall be not less than 35 feet from the front property line.

§ 70-21 Side yards.
Amended 12-14-1999 by L.L. No. 14-1999
A. On an interior lot, a single-family dwelling shall have two side yards, one on each side of the main building, the aggregate width of which shall be not less than 35% of the width of the lot, but in no case shall any side yard be less than 15 feet in width.

§70-22 Rear yard.
Amended 12-14-1999 by L.L. No. 14-1999
There shall be a rear yard, the depth of which shall be not less than 20 feet for all single-family residences. For all other buildings, the depth of the rear yard shall be not less than 25 feet.

§70-231 DEFINITIONS:

GROSS FLOOR AREA (RESIDENTIAL):
THE SUM OF THE GROSS HORIZONTAL AREA OF ALL FLOORS OR STORIES OF A DWELLING AS MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL INCLUSIVE OF ALL EXTERIOR FACING AS WELL AS ATTACHED GARAGES, ENCLOSED PORCHES AND ROOFED PORCHES HAVING MORE THAN 50% OF THE PERIMETER ENCLOSED OR SCREENED, ATTICS OVER ONE-STORY EXTENSIONS WHERE THE HEIGHT FROM THE JOIST TO THE UNDERSIDE OF THE RIDGE IS GREATER THAN FIVE FEET, ALL HABITABLE AND OCCUPIABLE ATTICS AND BASEMENT AREAS WITH CEILING HEIGHTS IN EXCESS OF SEVEN FEET OR GREATER. BASEMENT AREAS WITH A MAXIMUM CEILING HEIGHT OF EIGHT FEET SHALL NOT BE INCLUDED IN THE GROSS FLOOR AREA IN ALL RESIDENTIAL BUILDING PERMIT APPLICATIONS OR AMENDMENTS SUBMITTED PRIOR TO DECEMBER 21, 2007. ATTICS THAT ARE NONHABITABLE AND NONOCCUPIABLE AND CELLARS SHALL BE EXCLUDED FROM THE GROSS FLOOR AREA. THE GROSS FLOOR AREA OF DETACHED GARAGES GREATER THAN 300 SQUARE FEET SHALL BE INCLUDED IN THEIR ENTIRETY. GROSS FLOOR AREA IN DWELLINGS FOR AREAS EXCEEDING 12 FEET IN HEIGHT SHALL BE COUNTED AT 2.0 TIMES THE ACTUAL FLOOR AREA EXCEPT IN GARAGES. *AMENDED 1-29-2019 BY L.L. NO. 3-2019*

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

2010 RESIDENTIAL CODE OF NY

CHAPTER 15 EXHAUST SYSTEMS

SECTION M1501 GENERAL

M1501.1 OUTDOOR DISCHARGE

THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS. AIR SHALL NOT BE EXHAUSTED INTO AN ATTIC, SOFFIT, RIDGE VENT OR CRAWL SPACE.

EXCEPTION: WHOLE-HOUSE VENTILATION-TYPE ATTIC FANS THAT DISCHARGE INTO THE ATTIC SPACE OF DWELLING UNITS HAVING PRIVATE ATTICS SHALL BE PERMITTED.

SECTION M1502 CLOTHES DRYER EXHAUST

M1502.1 GENERAL

DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS, AND SHALL CONVEY THE MOISTURE TO THE OUTDOORS.

EXCEPTION: THIS SECTION SHALL NOT APPLY TO LISTED AND LABELED CONDENSING (DUCTLESS) CLOTHES DRYERS.

M1502.2 DUCT TERMINATION

EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. EXHAUST DUCTS SHALL TERMINATE NOT LESS THAN 3 FEET (914 MM) IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. EXHAUST DUCT TERMINATIONS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.

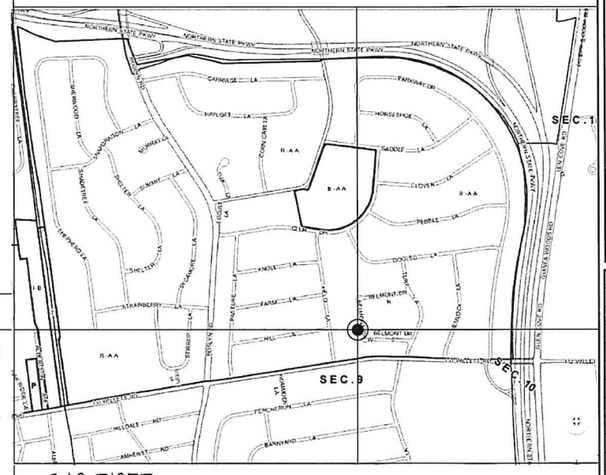
GENERAL NOTES:

1. ALL WORK INDICATED AT THESE SET OF DRAWINGS ARE TO AMEND THE AS-BUILT CONDITIONS. AS PER THE TOWN OF NORTH HEMPSTEAD OMISSION LATTER DATED OCTOBER 10, 2009.
2. ALL WORK SHALL BE IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE LOCAL BUILDING DEPARTMENT, THE NEW YORK STATE RESIDENTIAL BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE.
3. DIMENSION FIGURES INDICATED SHALL BE TAKEN IN PREFERENCE TO SCALING OF DRAWINGS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENTS.
5. ALL NEW WORK WITHIN EXISTING AREAS SHALL MATCH WITH EXISTING MATERIALS AND FINISHED UNLESS OTHERWISE NOTED.
6. PROVIDE MIN. 12" COPPER FLASHING AT ALL NEW EXTERIOR OPENINGS AND AT PLACES WHERE NEW ROOF CONSTRUCTION MEETS WALLS AND ADJOINING ROOFS.
CONTRACTOR SHALL COORDINATE ALL WORK SCHEDULES WITH OWNER.
7. CONTRACTOR SHALL PROVIDE AN ALL INCLUSIVE JOB AND MAINTAIN A CLEAN JOB SITE AT THE END OF EACH WORK DAY.
8. CONTRACTOR SHALL VISIT PROJECT SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO START CONSTRUCTION. ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
9. PROTECT THE OWNERS PROPERTY FROM ALL DAMAGE RELATED TO CONSTRUCTION ACTIVITIES DURING THE COURSE OF THE WORK. REPLACE AND REPAIR ALL DAMAGED ITEMS WITH EQUAL AND MATCHING MATERIALS AND METHODS AS APPROVED BY THE OWNER.
10. CAULK ALL DISSIMILAR SURFACES FOR MOISTURE CONTROL WITH SILICON BASE. COLOR TO MATCH LOCATIONS AS REQUIRED AND AS DIRECTED IN FIELD.
11. IT IS THE INTENT OF THIS PLAN TO EXPLAIN THE CORRECTIONS AND CLARIFICATIONS FOR THE AS-BUILT CONDITIONS . HOWEVER THERE ARE FIELD CONDITIONS THAT MAY ARISE DURING CONSTRUCTION THAT MAY NOT HAVE BEEN EXHAUSTIVELY DETAILED.

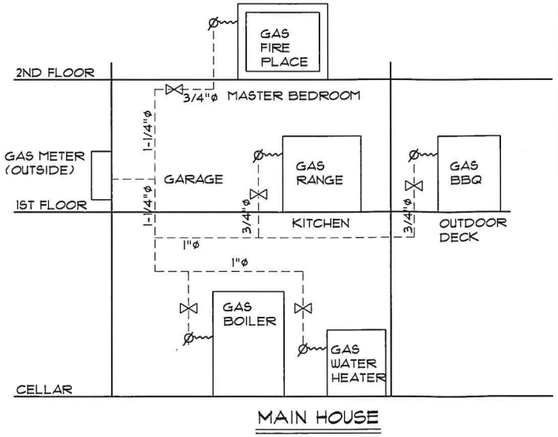
LIST OF DRAWINGS

A-100	GENERAL & CODE NOTES, GAS RISER
A-101	SITE PLAN, ZONING AND AREAS DIAGRAMS
A-201	FLOOR PLANS
A-202	ROOF PLAN WITH DRY-WELL CALCULATIONS
A-301	EXTERIOR ELEVATIONS & SECTIONS
M-101	MECHANICAL
P-101	PLUMBING / GAS FLOOR PLANS

LOCATION MAP



GAS RISER



MAIN HOUSE

TAX MAP
SECTION....7
BLOCK....168
LOT....49
PERMIT # 20053321

NO.	DATE	DESCRIPTION
	07-11-20	ISSUED PER OMISSION LETTER DATED 09-10-2019
	07-24-19	ISSUED PER OMISSION LETTER DATED 10-10-2009

PROJECT

BRAUNSTEIN RESIDENCE
34 BELMONT DRIVE W.
Roslyn Heights , N.Y. 11577

COVER SHEET
GENERAL NOTES

DATE: SEE ABOVE	DWN. BY: MC
JOB NO.: 1228	CKD. BY: SMB
	SCALE:

REGISTERED ARCHITECT — DONALD M. BERGER — 018576 — STATE OF NEW YORK

DWG. No.
A-100

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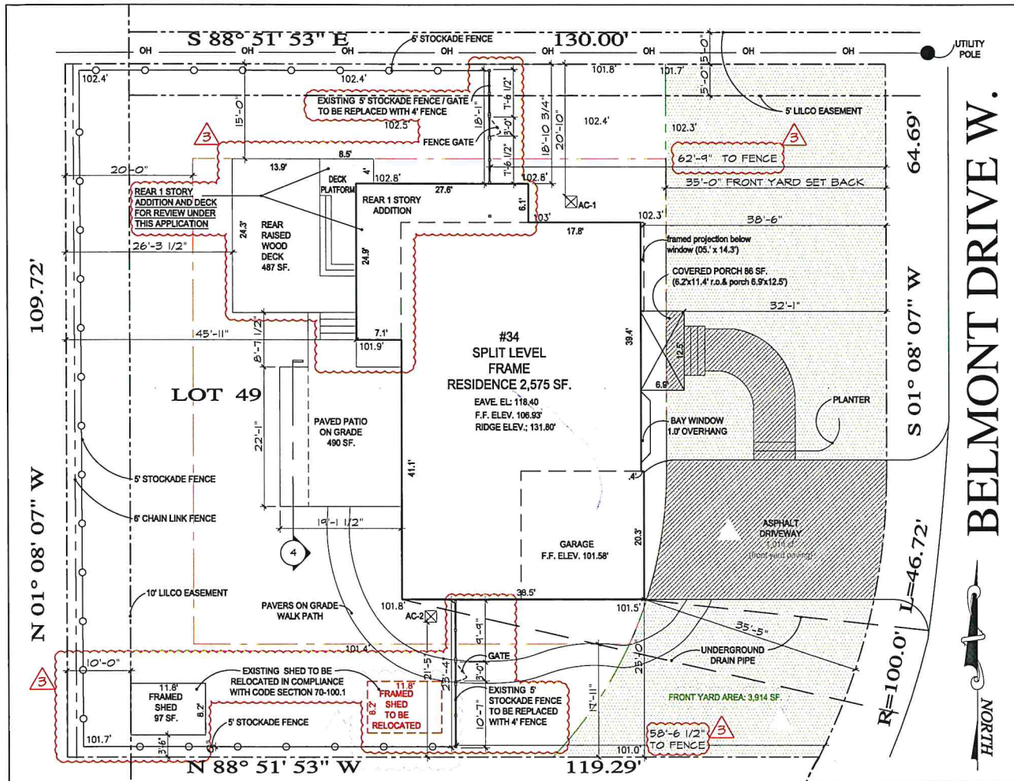


1 A-101 SITE PLAN
SCALE: 3/32" = 1'-0"

ALL SURVEY DATA TAKEN FROM SURVEY PREPARED BY JOHN P. FERRANTELLO P.C. DATED 11-18-2019

BELMONT DR. SOUTH 464.08'

TURF LANE

ZONING DATA:

34 BELMONT DRIVE W, ROSLYN HEIGHTS NY
SECTION: 7 BLOCK: 168 LOT: 49
ZONING DISTRICT: RESIDENCE ZONE R-4A, TOWN OF NORTH HEMPSTEAD
THE LOT COVERAGE SHALL NOT EXCEEDED 20% (2,821 SF.) OF THE LOT AREA .

	REQUIRED	EXISTING	COMPLIES
	=20% OF 14,106 SF	16.16%	YES
	=2,821 SF	=2,280 SF	

THE MAXIMUN PERMITTED GROSS FLOOR AREA (G.F.A.) 31% OF LOT AREA 14,106 SF.

	REQUIRED	EXISTING	COMPLIES
LOT AREA:	14,000 SF	14,106 SF	YES
LOT WIDTH:	100 FT	111'-5" FT	YES
GROSS FLOOR AREA	=4,373 SF =31%	4,471 SF. 31.7%	EXCEEDS BY 98 SF. NO
FRONT YARD SETBACK:	35'	35'-5"	YES
NORTH SIDE SET BACK:	15'	15'	YES
SOUTH SIDE SET BACKS:	17'-11"	25'	YES
* AGGREGATE SIDE YARD IS 30% (32'-11") OF LOT WIDTH WITH A MINIMUM OF 15'			
REAR YARD SETBACK:	20'	26'- 3 1/2"	YES
MAX. BLDG. HEIGHT:	30'	29.55'	YES
MAX. EAVES HEIGHT:	22'	16.15'	YES
MAX. FRONT YARD PAVING 30% OF FRONT YARD :	1,174.2 SF.	1,014 SF.	YES

BUILDING AREA CALCULATION CALCULATION:

FIRST FLOOR MAIN DWELLING:	2,590 SF
SECOND FLOOR:	1,881 SF
GROSS FLOOR AREA TOTAL	4,471 SF.

AREAS NOT INCLUDED IN CALCULATION AS PER CODE:

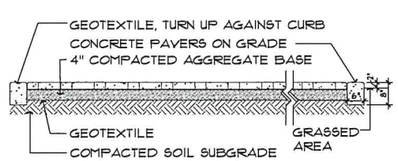
CELLAR:	1,754 SF.
(STORAGE, MECH & SITTING) CLG AT 6'-9" (NOT INCLUDED AS PER CODE)	
FRAMED SHED: (LESS THAN 100 SF)	97 SF.
OPEN COVERED FRONT PORCH:	86.25 SF.
OPEN WOOD DECK TERRACE :	487.2 SF.
ON GRADE PAVED PATIO :	489.66 SF.

AVERAGE GRADE CALCULATION:

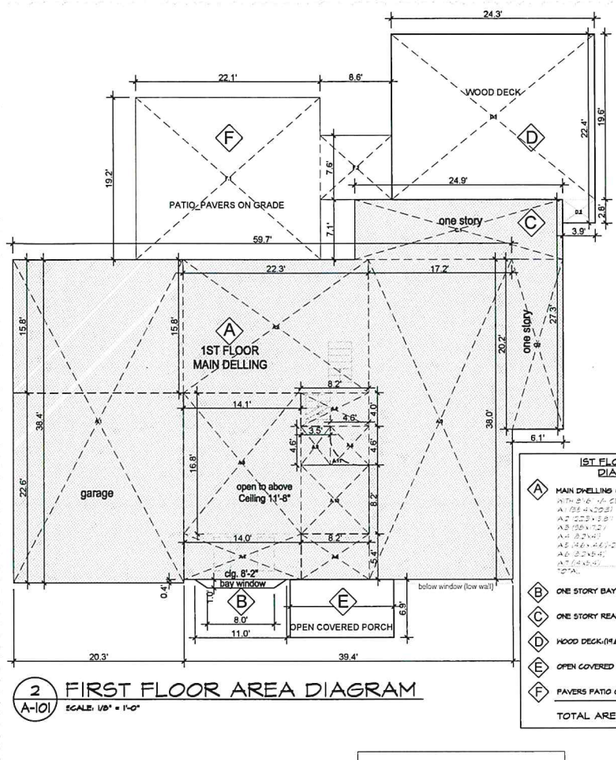
A= 101.5' D=102.8' G=101.9'
B= 102.3' E=102.8' H=101.8'
C=103' F=101.9'

101.5'+102.3'+103'+102.8'+102.8'+101.9' +101.9'+101.8' = 818 /8

= 102.25' AVERAGE GRADE



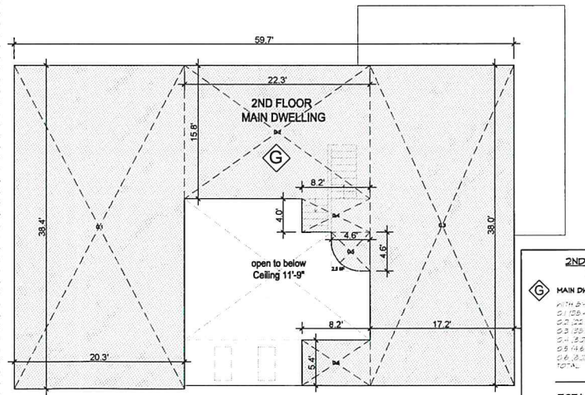
4 A-101 PATIO DETAIL
SCALE: 1/2" = 1'-0"



2 A-101 FIRST FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

1ST FLOOR GROSS FLOOR AREA DIAGRAM CALCULATIONS:

A	MAIN DWELLING =	2,279.86 SF.
B	ONE STORY BAY (1'x10')=	10 SF.
C	ONE STORY REAR (13'x24.9') +(6.1'x20.3')=	500 SF.
D	WOOD DECK=(19.8'x24.5') + (2.8'x3.9') =487.4 SF.	0 SF.
E	OPEN COVERED PORCH. (12.5'x6.9')=86.25 SF.	0 SF.
F	PAVERS PATIO ON GRADE (22.1'x19.2') +(6.6'x7.6')=489.75 SF.	0 SF.
	TOTAL AREA FIRST FLOOR=	2,590 SF.



3 A-101 SECOND FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

2ND FLOOR GROSS FLOOR AREA DIAGRAM CALCULATIONS:

G	MAIN DWELLING =	1,881.2 SF.
	TOTAL AREA 2ND FLOOR=	1,881 SF.

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NO.	DATE	DESCRIPTION
3	03-01-22	ISSUED PER OMISSION LETTER DATED 02-16-2022
	02-11-20	ISSUED PER OMISSION LETTER DATED 09-10-19
	01-24-19	ISSUED PER OMISSION LETTER DATED 10-10-09

PROJECT

BRAUNSTEIN RESIDENCE
34 BELMONT DRIVE W.
Roslyn Heights , N.Y. 11577

SITE PLAN, ZONING CHART & AREA DIAGRAMS

DATE: SEE ABOVE	DWN. BY: MC
JOB NO.: 1228	CKD. BY: SMB
SEAL	SCALE:
	DWG. No. A-101

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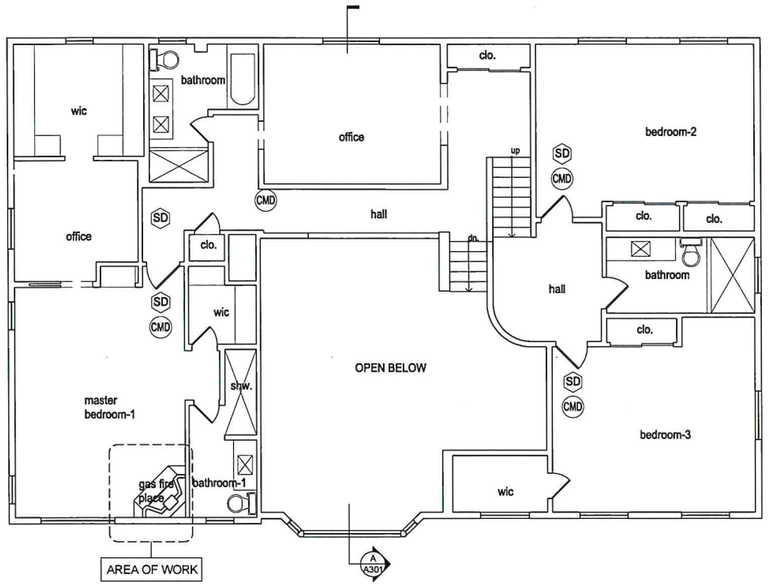
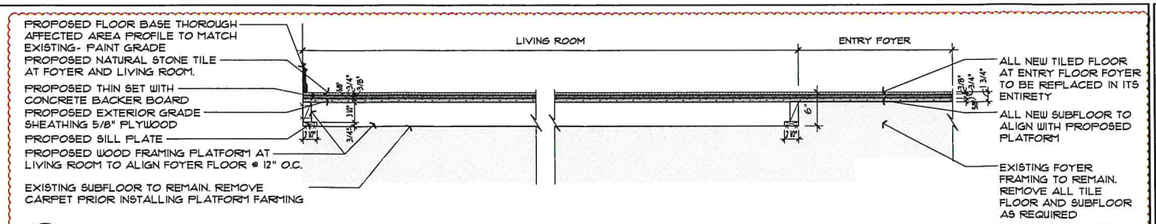
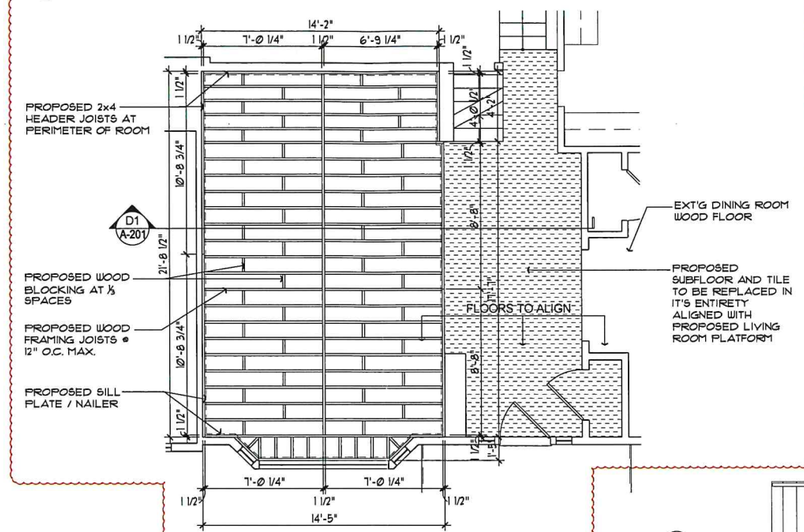


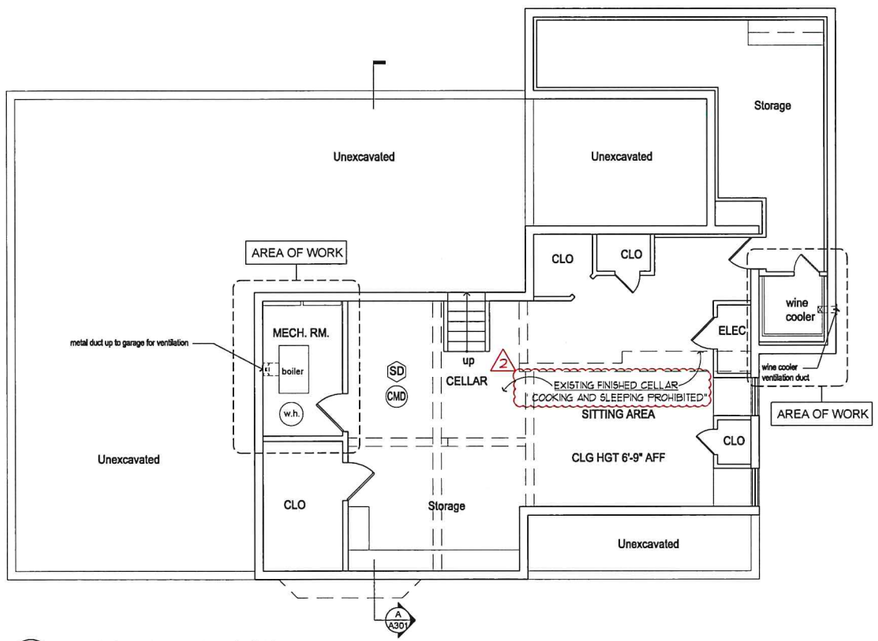
C A-201 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



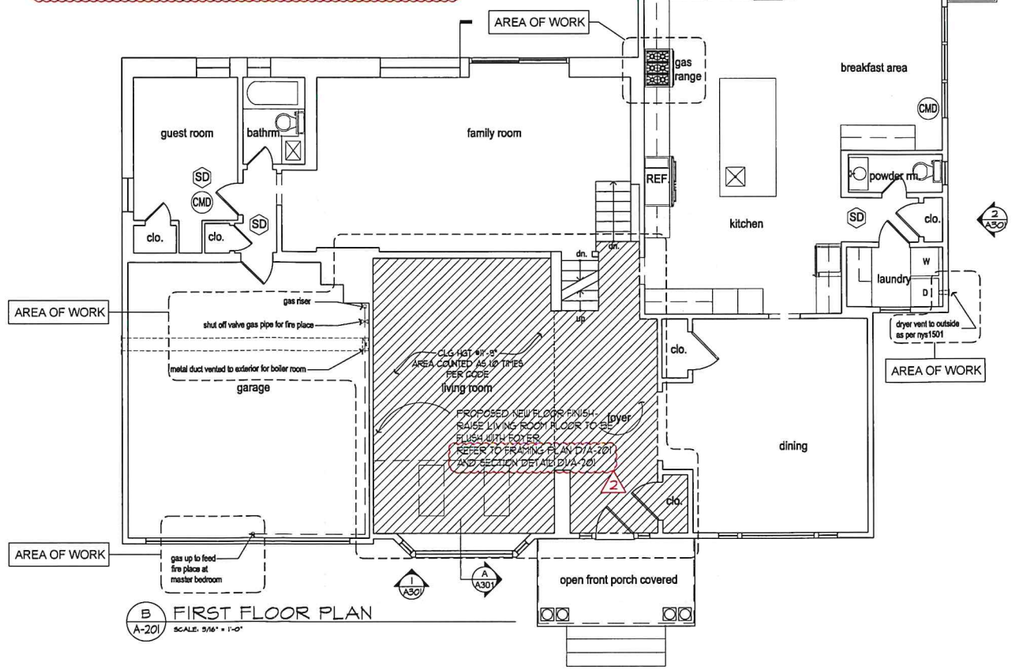
D1 A-202 LIVING ROOM FRAMING SECTION DETAIL
SCALE: 1"= 1'-0"



D A-201 LIVING ROOM FRAMING PLAN
SCALE: 1/4"= 1'-0"



A A-201 CELLAR LEVEL PLAN
SCALE: 3/16" = 1'-0"



B A-201 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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NO.	DATE	DESCRIPTION
3	Ø1-Ø3-22	ISSUED PER OMISSION LETTER DATED 11-Ø-2021
	Ø2-11-2Ø	ISSUED PER OMISSION LETTER DATED Ø9-Ø-2Ø19
	Ø1-24-19	ISSUED PER OMISSION LETTER DATED Ø-Ø-2ØØ9

PROJECT

BRAUNSTEIN RESIDENCE
34 BELMONT DRIVE W.
Roslyn Heights , N.Y. 11577

FLOOR PLANS

DATE: SEE ABOVE	DWN. BY: MC
JOB NO.: 1228	CKD. BY: SMB
	SCALE:
	DWG. No. A-201

REGISTERED ARCHITECT STEVEN M. BERGER 018876 STATE OF NEW YORK

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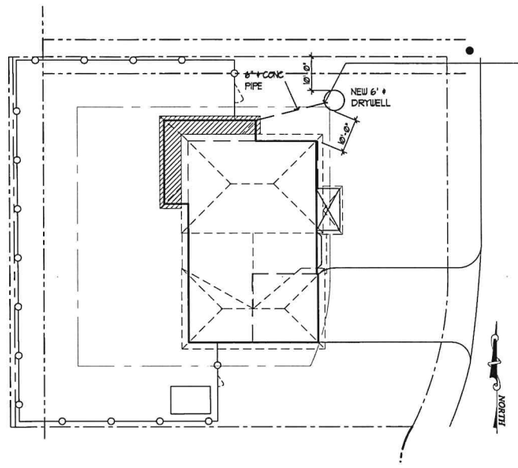
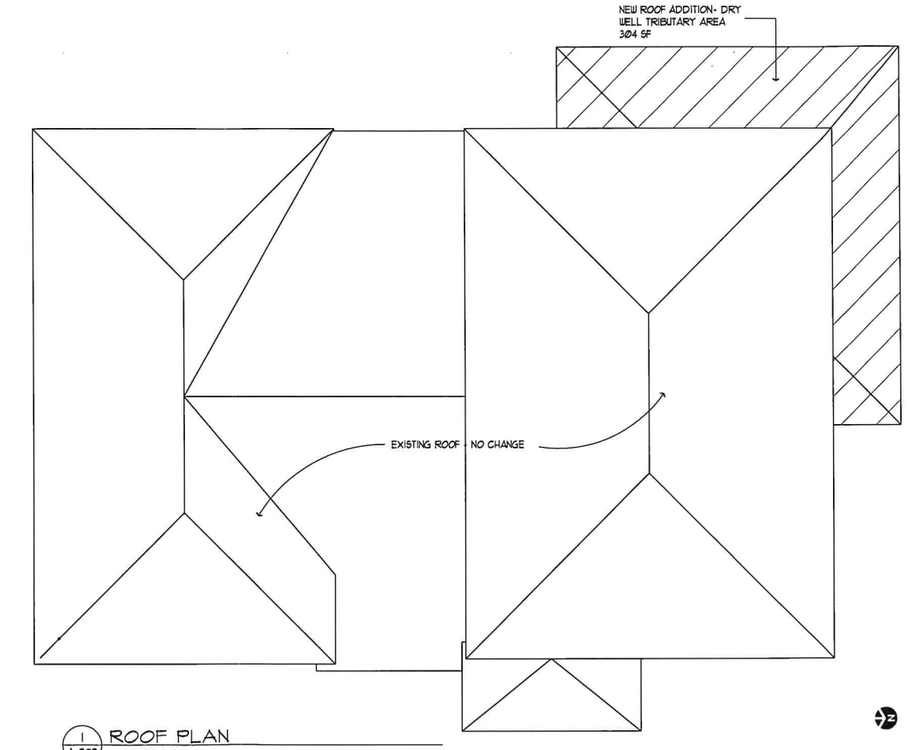


CONNECTED EXISTING LEADER TO PROPOSED STORM WATER RUN OFF CONNECTION SYSTEM. THIS EXISTING CONDITION HAS BEEN COLLECTED TO OFF SET THE NEW ROOF OVER THE REAR KITCHEN ADDITION AS PER THE RECOMMENDATION FROM THE TOWN OF NORTH HEMPSTEAD

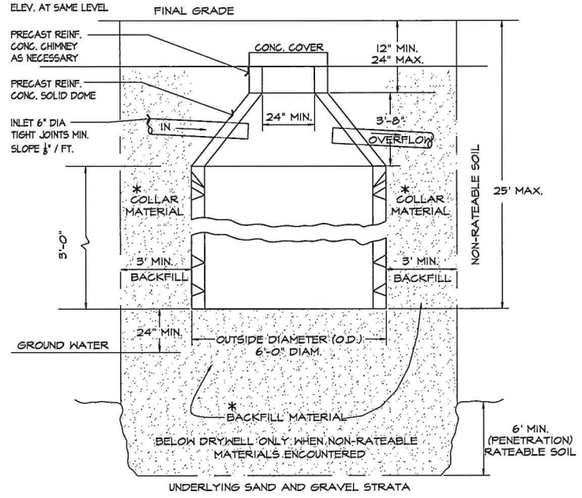
DRYWELL CALCULATION
NEW ROOF AREA = 304 SF
REQUIRED RAINFALL RETENTION = 2½" (10-2013)
VOLUME = 304 SF x 208" = 63 CU FT OR 471 GAL
PROVIDE: 3'-0" HI x 6'ø = 610Ø CU FT OR 5Ø13 GAL. PRECAST CONCRETE DRYWELL W/ COVER

A / A-202 SITE PLAN
SCALE: 1"= 20'-0"



1 / A-202 ROOF PLAN
SCALE: 3/16"= 1'-0"

NOTE:
ALL OUTLET INVERT ELEV. AT SAME LEVEL



DRYWELL DETAIL
NOT TO SCALE

NOTES

1. BACKFILL MATERIAL UNDER RINGS AND IN COLLAR OF GRASS AREA DRYWELLS SHALL BE COMPRISED OF SAND AND GRAVEL FILTER MATERIAL CONTAINING LESS THAN FIFTEEN (15) PERCENT FINE SAND, SILT & CLAY (SILT & CLAY FRACTIONS ARE NOT TO EXCEED (5) PERCENT).

3 / A-202 DRYWELL SECTION DETAIL
SCALE: 3/16"= 1'-0"

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Web site: www.smbarchitect.com

NO.	DATE	DESCRIPTION
	Ø2-11-2Ø	ISSUED PER OMISSION LETTER DATED Ø9-1Ø-2Ø19
	Ø1-24-19	ISSUED PER OMISSION LETTER DATED 1Ø-1Ø-2ØØ9

PROJECT

BRAUNSTEIN RESIDENCE
34 BELMONT DRIVE W.
Roslyn Heights , N.Y. 11577

ROOF PLAN

DATE: SEE ABOVE	DWN. BY: MC
JOB NO.: 1228	CKD. BY: SMB
	SCALE:
REGISTERED ARCHITECT 019876 STATE OF NEW YORK	DWG. No. A-202

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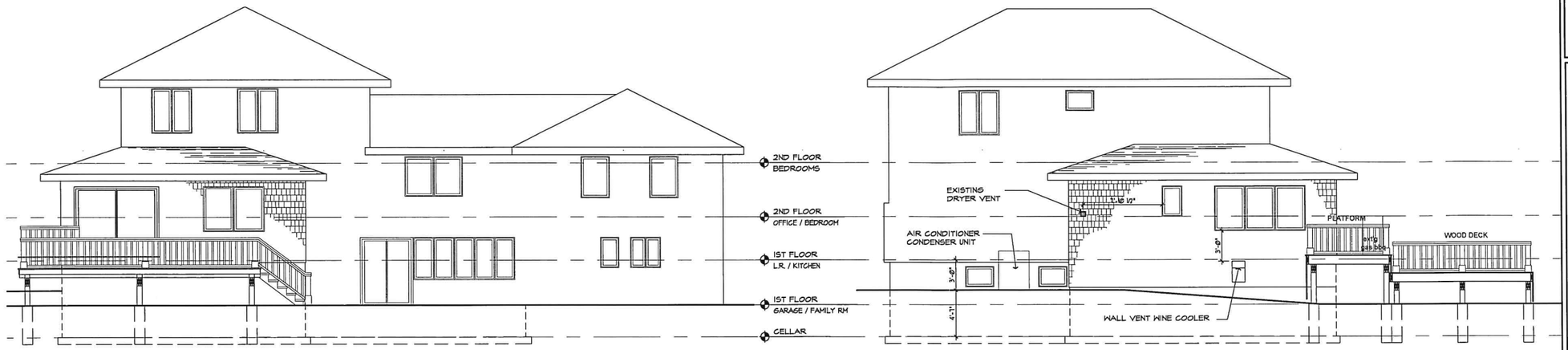
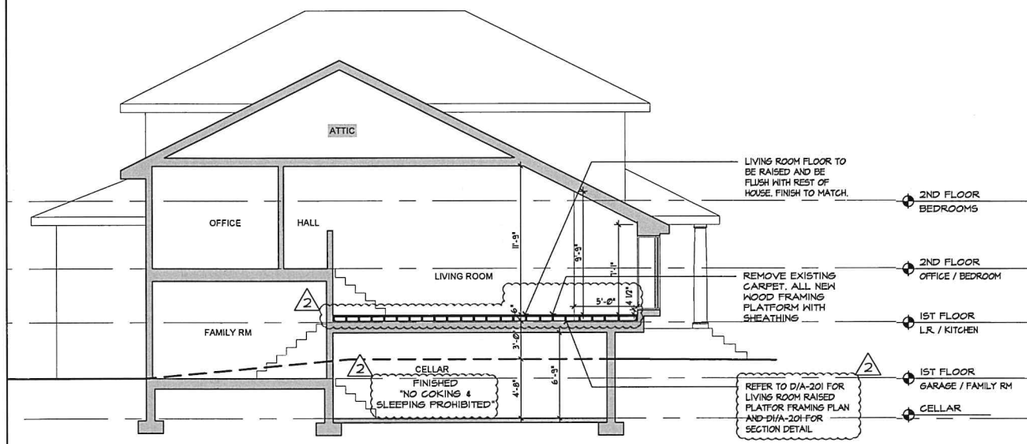


3 A-301 REAR ELEVATION

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

2 A-301 SIDE ELEVATION

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



A A-301 SECTION THRU LIVING ROOM

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

1 A-301 FRONT ELEVATION

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

ARCHITECT

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Web site: www.smbarchitect.com

NO.	DATE	DESCRIPTION
2	01-03-22	ISSUED PER OMISSION LETTER DATED 11-10-2021
	02-11-20	ISSUED PER OMISSION LETTER DATED 09-10-19
	07-24-19	ISSUED PER OMISSION LETTER DATED 10-10-09

PROJECT

BRAUNSTEIN RESIDENCE
34 BELMONT DRIVE W.
Roslyn Heights , N.Y. 11577

EXTERIOR ELEVATION SECTION

DATE: SEE ABOVE	DWN. BY: MC
JOB NO.: 1228	CKD. BY: SMB
	SCALE:
	DWG. No. A-301

REGISTERED ARCHITECT DAVID S. BERGER 019876 STATE OF NEW YORK

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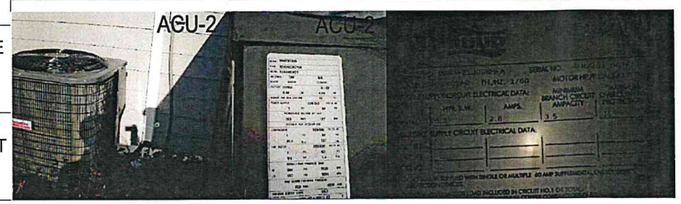
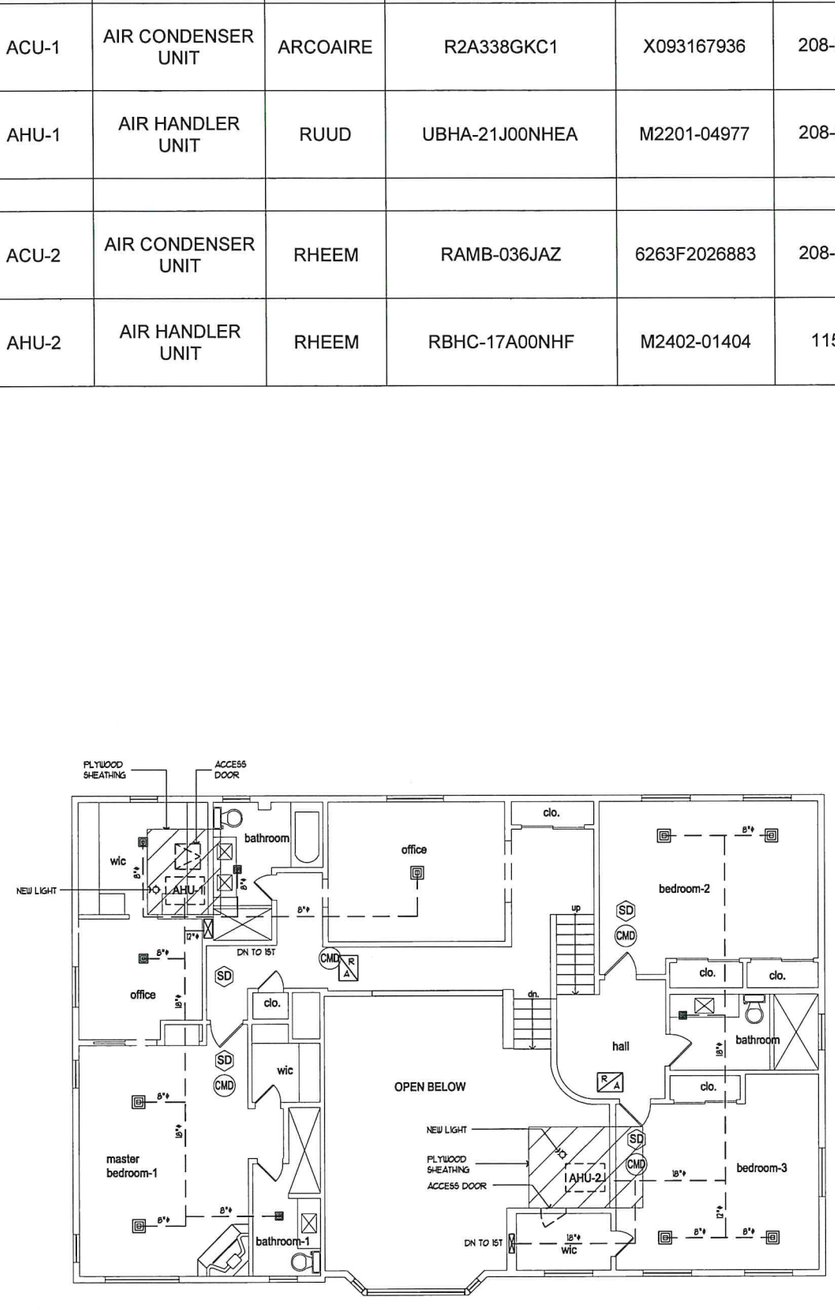
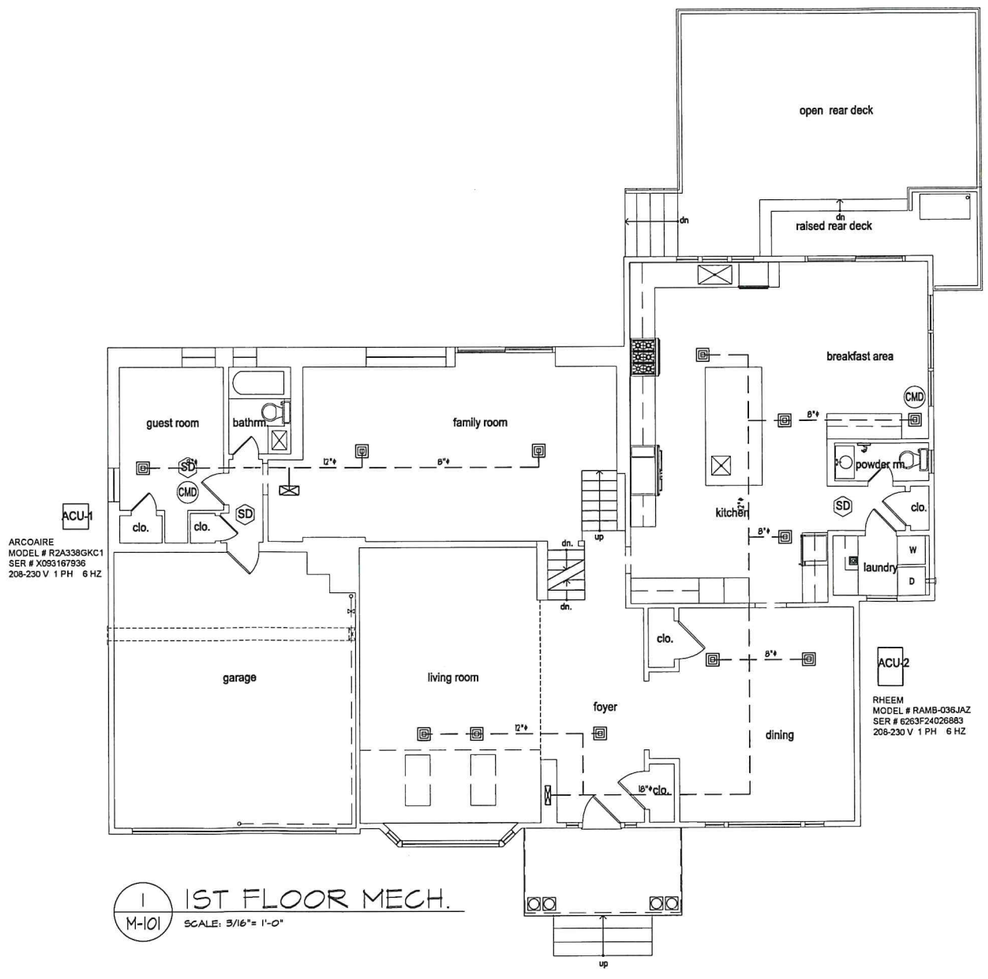
EQUIPMENT SCHEDULE

TAG	TYPE	MANUF.	MODEL #	SERIAL #	REMARKS	LOCATIONS / ACCESS THRU
ACU-1	AIR CONDENSER UNIT	ARCOAIRE	R2A338GKC1	X093167936	208-230V, 1PH, 6HZ.	EXTERIOR SOUTH SIDE ELEVATION IN CONC. PAD
AHU-1	AIR HANDLER UNIT	RUUD	UBHA-21J00NHEA	M2201-04977	208-240V, 1PH, 6HZ.	ATTIC ABOVE WIC- ACCESS PANEL AT CEILING PLYWD. PLATFORM
ACU-2	AIR CONDENSER UNIT	RHEEM	RAMB-036JAZ	6263F2026883	208-230V, 1PH, 6 HZ	EXTERIOR NORTH SIDE ELEVATION IN CONC. PAD
AHU-2	AIR HANDLER UNIT	RHEEM	RBHC-17A00NHF	M2402-01404	115 VA, 1PH, 6HZ	ATTIC ADJACENT TO WIC- ACCESS PANEL AT WALL PLYWD. PLATFORM





2 M-101 2ND FLOOR MECH.
SCALE: 3/16"= 1'-0"



1 M-101 1ST FLOOR MECH.
SCALE: 3/16"= 1'-0"

ARCHITECT
S.M. BERGER ARCHITECTURE P.C.
P.O. Box 222113
Great Neck, NY 11022
Tel: (516) 773-7365
Fax: (347) 436-9517
E-Mail: smb@smbarchitect.com
Web site: www.smbarchitect.com

NO.	DATE	DESCRIPTION
1	02-11-20	ISSUED PER OMISSION LETTER DATED 03-10-2019

PROJECT

BRAUNSTEIN RESIDENCE
34 BELMONT DRIVE W.
Roslyn Heights , N.Y. 11577

MECHANICAL PLANS

DATE: SEE ABOVE	DWN. BY: MC
JOB NO.: 1228	CKD. BY: SMB
	SCALE:
	DWG. No. M-101

REGISTERED ARCHITECT STEVEN M. BERGER 016876 STATE OF NEW YORK

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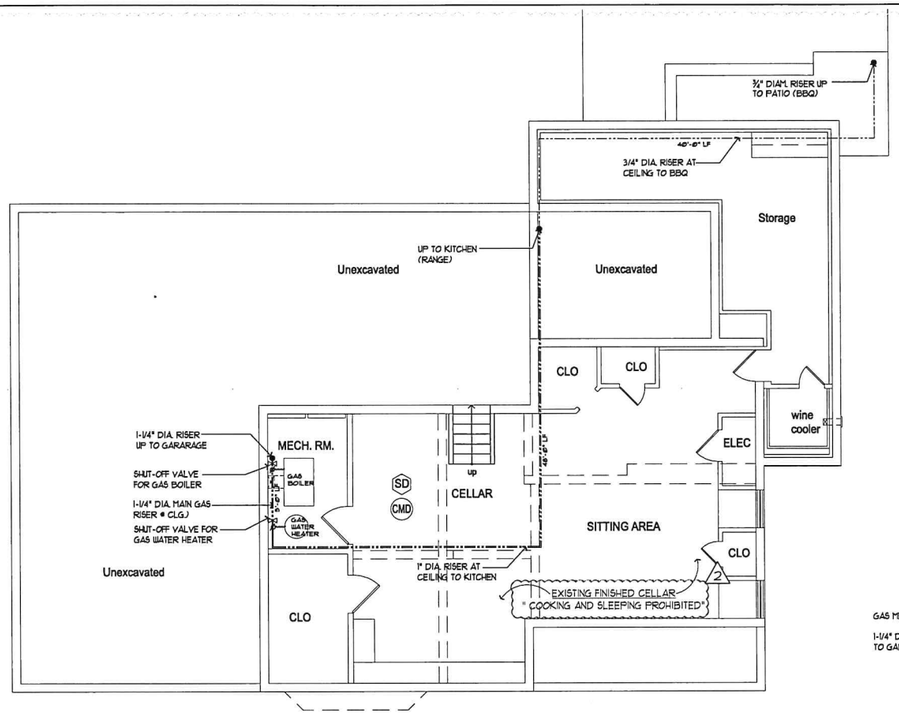
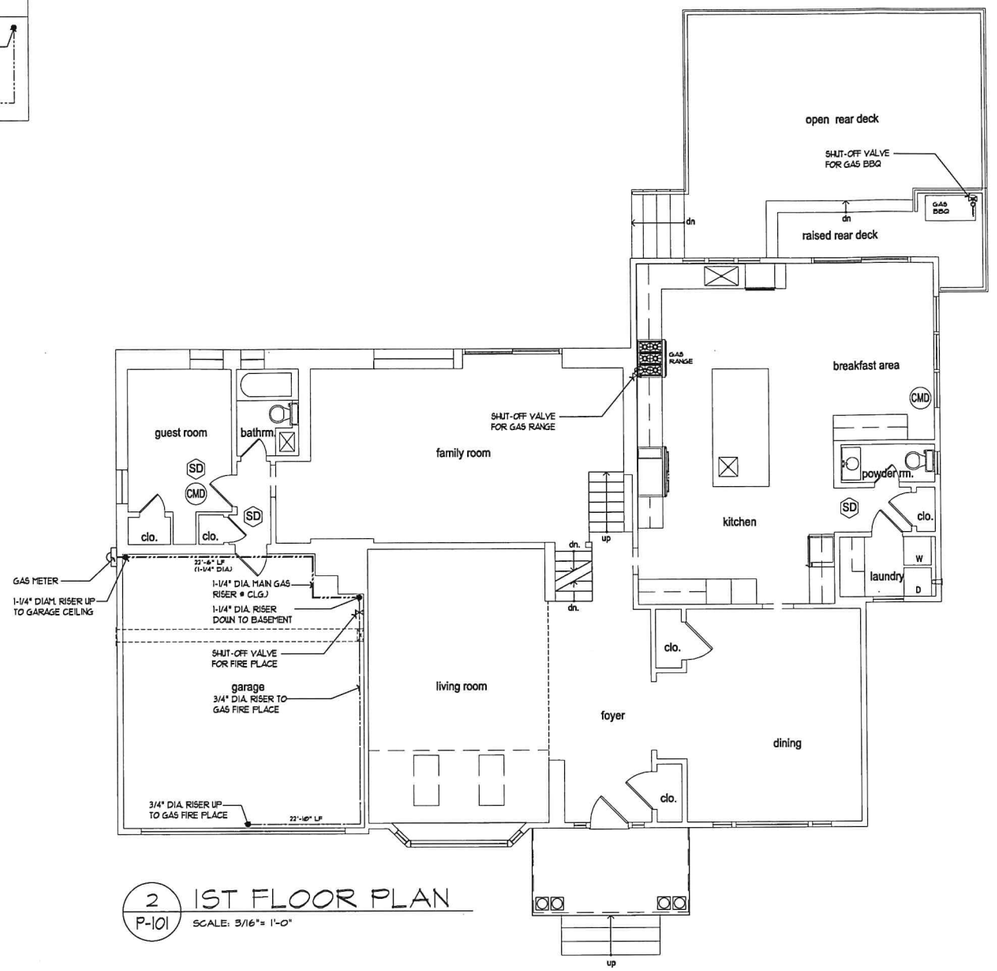


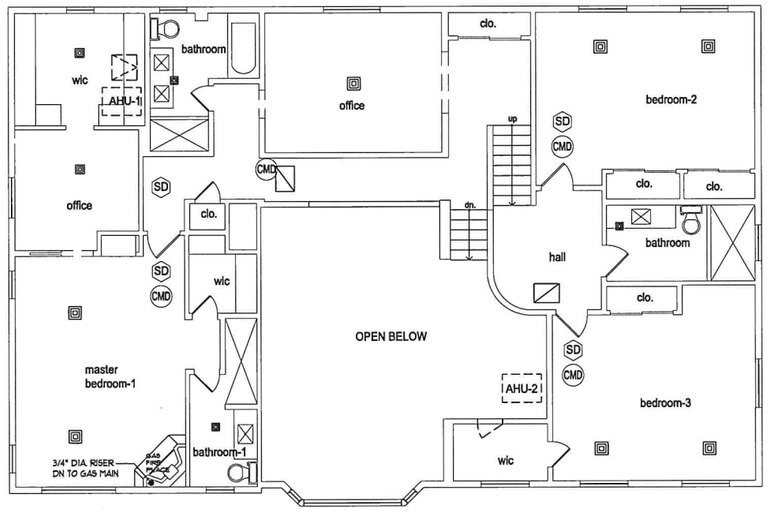
1 / P-101 CELLAR FLOOR PLAN

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



2 / P-101 1ST FLOOR PLAN

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



3 / P-101 2ND FLOOR PLAN

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

ARCHITECT

SMB ARCHITECTS

S.M. BERGER ARCHITECTURE P.C.

P.O. Box 222113
Great Neck, NY 11022
Tel: (516) 773-7365
Fax: (347) 436-9517
E-Mail: smb@smbarchitect.com
Web site: www.smbarchitect.com

NO.	DATE	DESCRIPTION
2	01-03-22	ISSUED PER OMISSION LETTER DATED 11-10-2021
1	07-11-20	ISSUED PER OMISSION LETTER DATED 09-10-2019

PROJECT

BRAUNSTEIN RESIDENCE
34 BELMONT DRIVE W.
Roslyn Heights , N.Y. 11577

PLUMBING /GAS FLOOR PLANS

DATE: SEE ABOVE	DWN. BY: MC
JOB NO.: 1228	CKD. BY: SMB
	SCALE:
	DWG. No. P-101

MICHAEL BREEN ARCHITECT LICENSED REGISTERED 019876 STATE OF NEW YORK

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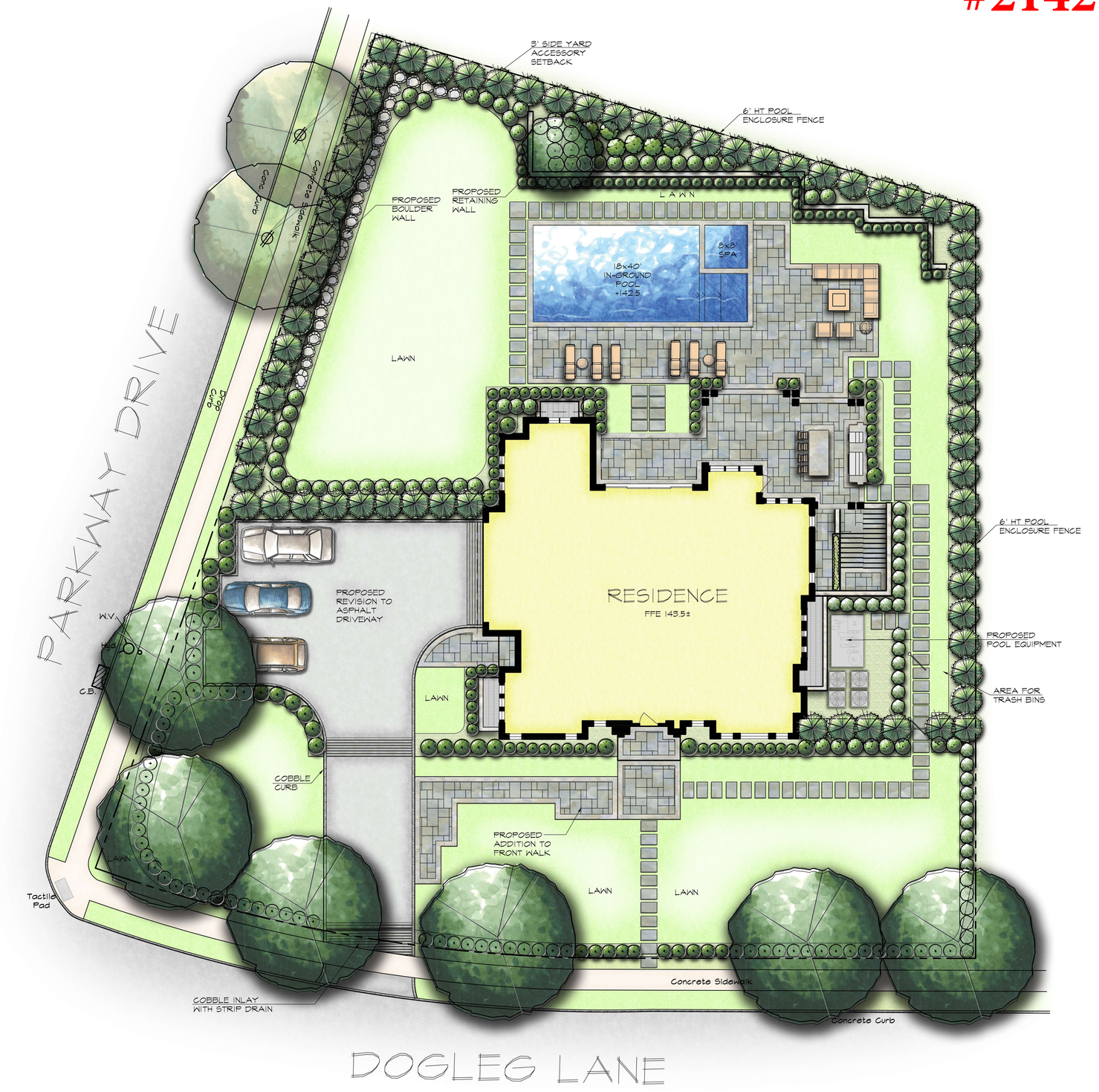

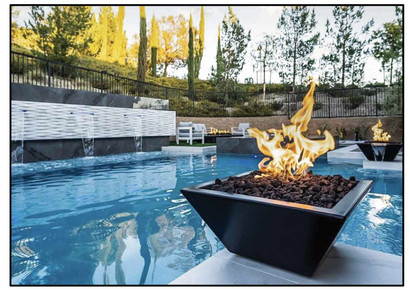

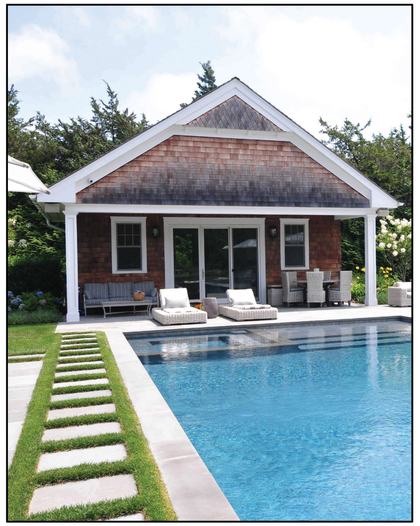

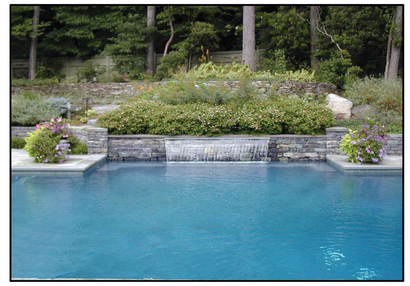

LANDSCAPE PLAN

AWAN RESIDENCE

76 DOGLEG LANE
ROSLYN HEIGHTS, NEW YORK

SCALE: 1"=10'-0"

DATE: FEBRUARY 15, 2023

REVISIONS:

THE LAUREL GROUP
Fine Landscapes

SURVEY NOTES:
INFORMATION FOR BASE PLAN TAKEN FROM SURVEY AND ARCHITECTURAL DATA TAKEN FROM DRAWINGS BY HARRISON DESIGN, DATED 03/07/22.

31 Prospect St
Huntington, New York 11743
P:(631) 547-5200
F:(631) 547-0340

910 Montauk Highway
Water Mill, New York 11976
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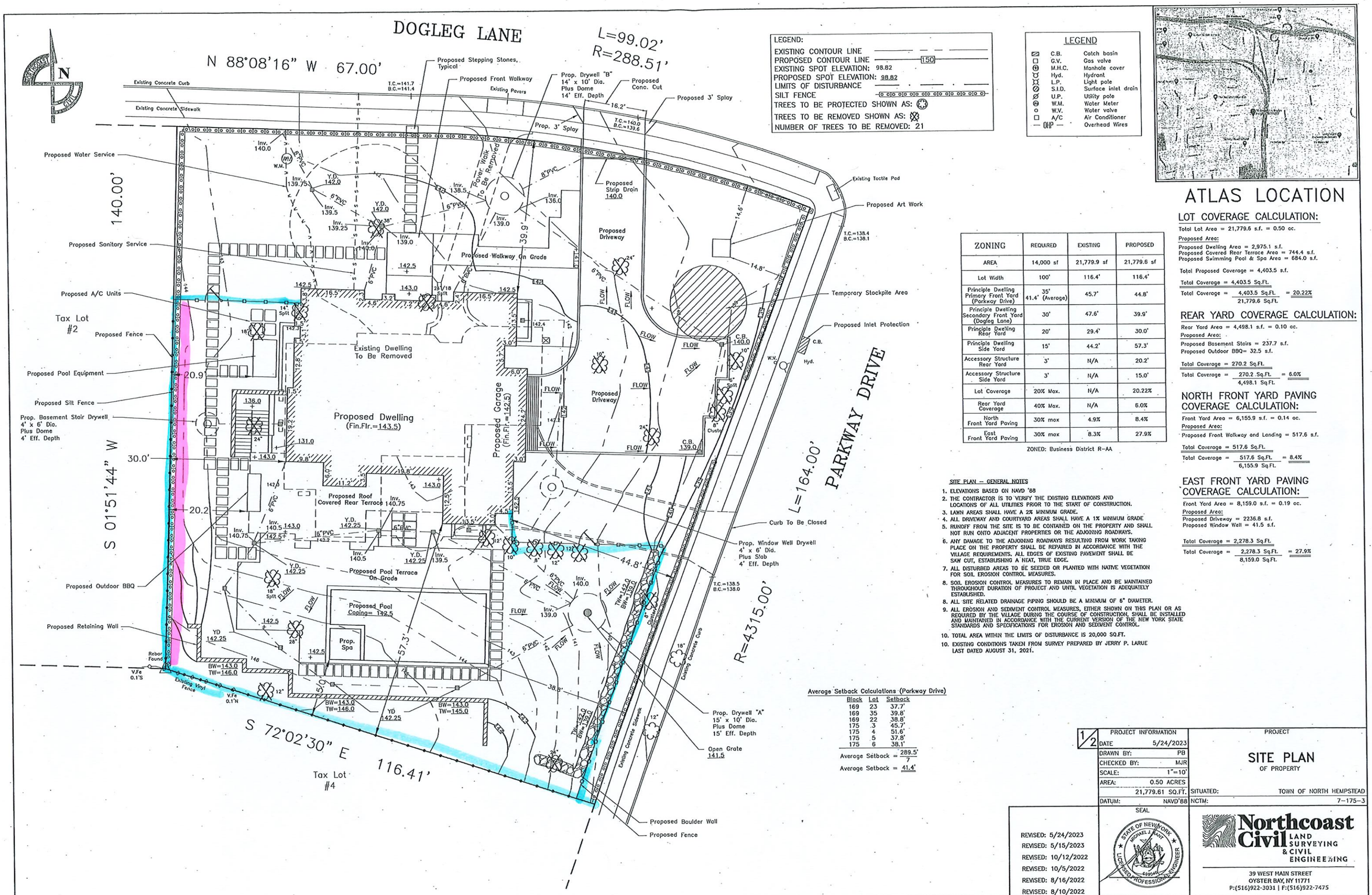
ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR MARKING OUT AND WORKING SAFELY AROUND ALL UNDERGROUND UTILITIES THAT ARE PRESENT ON THE PROPERTY



LEGEND:

EXISTING CONTOUR LINE	
PROPOSED CONTOUR LINE	150
EXISTING SPOT ELEVATION:	98.82
PROPOSED SPOT ELEVATION:	98.82
LIMITS OF DISTURBANCE	
SILT FENCE	
TREES TO BE PROTECTED SHOWN AS:	
TREES TO BE REMOVED SHOWN AS:	
NUMBER OF TREES TO BE REMOVED:	21

LEGEND

C.B.	Catch basin
G.V.	Gas valve
M.H.C.	Manhole cover
Hyd.	Hydrant
L.P.	Light pole
S.I.D.	Surface inlet drain
U.P.	Utility pole
W.M.	Water Meter
W.V.	Water valve
A/C	Air Conditioner
OHP	Overhead Wires

ATLAS LOCATION

ZONING	REQUIRED	EXISTING	PROPOSED
AREA	14,000 sf	21,779.9 sf	21,779.6 sf
Lot Width	100'	116.4'	116.4'
Principle Dwelling Primary Front Yard (Parkway Drive)	35' 41.4' (Average)	45.7'	44.8'
Principle Dwelling Secondary Front Yard (Dogleg Lane)	30'	47.6'	39.9'
Principle Dwelling Rear Yard	20'	29.4'	30.0'
Principle Dwelling Side Yard	15'	44.2'	57.3'
Accessory Structure Rear Yard	3'	N/A	20.2'
Accessory Structure Side Yard	3'	N/A	15.0'
Lot Coverage	20% Max.	N/A	20.22%
Rear Yard Coverage	40% Max.	N/A	8.0%
North Front Yard Paving	30% max	4.9%	8.4%
East Front Yard Paving	30% max	8.3%	27.9%

ZONED: Business District R-AA

SITE PLAN – GENERAL NOTES

1. ELEVATIONS BASED ON NAVD '88
2. THE CONTRACTOR IS TO VERIFY THE EXISTING ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
3. LAWN AREAS SHALL HAVE A 2% MINIMUM GRADE.
4. ALL DRIVEWAY AND COURTYARD AREAS SHALL HAVE A 1% MINIMUM GRADE
5. RUNOFF FROM THE SITE IS TO BE CONTAINED ON THE PROPERTY AND SHALL NOT RUN ONTO ADJACENT PROPERTIES OR THE ADJOINING ROADWAYS.
6. ANY DAMAGE TO THE ADJOINING ROADWAYS RESULTING FROM WORK TAKING PLACE ON THE PROPERTY SHALL BE REPAIRED IN ACCORDANCE WITH THE VILLAGE REQUIREMENTS. ALL EDGES OF EXISTING PAVEMENT SHALL BE SAW CUT, ESTABLISHING A NEAT, TRUE EDGE.
7. ALL DISTURBED AREAS TO BE SEEDED OR PLANTED WITH NATIVE VEGETATION FOR SOIL EROSION CONTROL MEASURES.
8. SOIL EROSION CONTROL MEASURES TO REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT DURATION OF PROJECT AND UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.
8. ALL SITE RELATED DRAINAGE PIPING SHOULD BE A MINIMUM OF 6" DIAMETER.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES, EITHER SHOWN ON THIS PLAN OR AS REQUIRED BY THE VILLAGE DURING THE COURSE OF CONSTRUCTION, SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT VERSION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
10. TOTAL AREA WITHIN THE LIMITS OF DISTURBANCE IS 20,000 SQ.FT.
10. EXISTING CONDITIONS TAKEN FROM SURVEY PREPARED BY JERRY P. LARUE LAST DATED AUGUST 31, 2021.

Average Setback Calculations (Parkway Drive)

Block	Lot	Setback
169	23	37.7'
169	35	39.8'
169	22	38.8'
175	3	45.7'
175	4	51.6'
175	5	37.8'
175	6	38.1'

Average Setback = 289.5 / 7

Average Setback = 41.4'

LOT COVERAGE CALCULATION:

Total Lot Area = 21,779.6 s.f. = 0.50 oc.

Proposed Area:
Proposed Dwelling Area = 2,975.1 s.f.
Proposed Covered Rear Terrace Area = 744.4 s.f.
Proposed Swimming Pool & Spa Area = 684.0 s.f.

Total Proposed Coverage = 4,403.5 s.f.

Total Coverage = 4,403.5 Sq.Ft.

Total Coverage = 4,403.5 Sq.Ft. / 21,779.6 Sq.Ft. = 20.22%

REAR YARD COVERAGE CALCULATION:

Rear Yard Area = 4,498.1 s.f. = 0.10 oc.

Proposed Area:
Proposed Basement Stairs = 237.7 s.f.
Proposed Outdoor BBQ= 32.5 s.f.

Total Coverage = 270.2 Sq.Ft.

Total Coverage = 270.2 Sq.Ft. / 4,498.1 Sq.Ft. = 6.0%

NORTH FRONT YARD PAVING COVERAGE CALCULATION:

Front Yard Area = 6,155.9 s.f. = 0.14 oc.

Proposed Area:
Proposed Front Walkway and Landing = 517.6 s.f.

Total Coverage = 517.6 Sq.Ft.

Total Coverage = 517.6 Sq.Ft. / 6,155.9 Sq.Ft. = 8.4%

EAST FRONT YARD PAVING COVERAGE CALCULATION:

Front Yard Area = 8,159.0 s.f. = 0.19 oc.

Proposed Area:
Proposed Driveway = 2236.8 s.f.
Proposed Window Well = 41.5 s.f.

Total Coverage = 2,278.3 Sq.Ft.

Total Coverage = 2,278.3 Sq.Ft. / 8,159.0 Sq.Ft. = 27.9%

REVISED:
5/24/2023
5/15/2023
10/12/2022
10/5/2022
8/16/2022
8/10/2022

1/2

PROJECT INFORMATION

DATE	5/24/2023
DRAWN BY:	PB
CHECKED BY:	MJR
SCALE:	1"=10'
AREA:	0.50 ACRES
	21,779.61 SQ.FT.
DATUM:	NAVD'88
SITUATED:	TOWN OF NORTH HEMPSTEAD
NCTM:	7-175-3

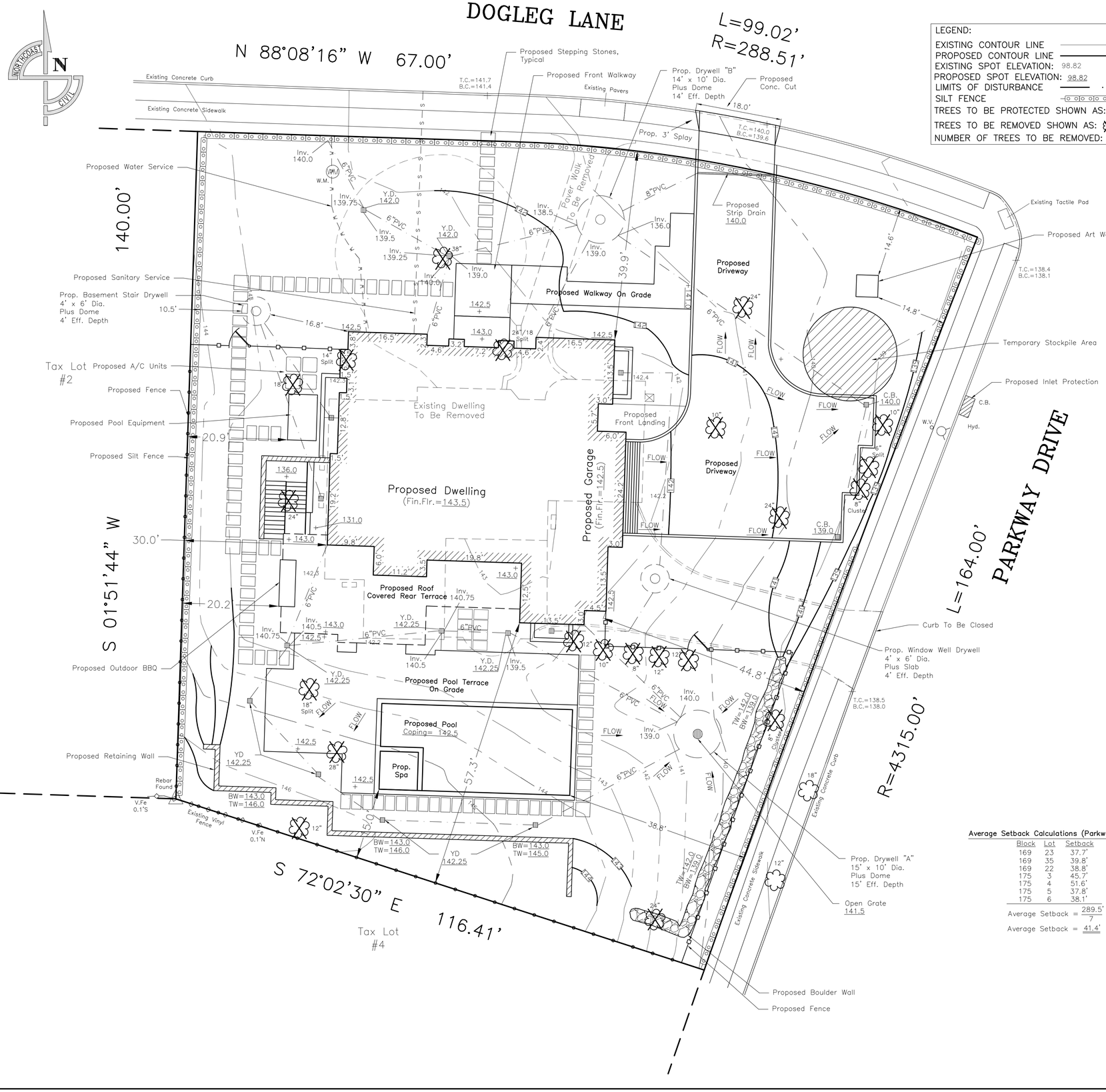
PROJECT

SITE PLAN
OF PROPERTY

SEAL

STATE OF NEW YORK · MICHAEL J. RAFF · LICENSED PROFESSIONAL ENGINEER · 090744

Northcoast Civil
LAND SURVEYING & CIVIL ENGINEERING
39 WEST MAIN STREET
OYSTER BAY, NY 11771
P:(516)922-3031 | F:(516)922-7475

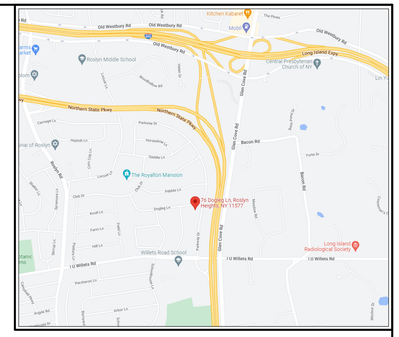


LEGEND:

EXISTING CONTOUR LINE	
PROPOSED CONTOUR LINE	150
EXISTING SPOT ELEVATION:	98.82
PROPOSED SPOT ELEVATION:	98.82
LIMITS OF DISTURBANCE	
SILT FENCE	
TREES TO BE PROTECTED SHOWN AS:	
TREES TO BE REMOVED SHOWN AS:	
NUMBER OF TREES TO BE REMOVED:	21

LEGEND

C.B.	Catch basin
G.V.	Gas valve
M.H.C.	Manhole cover
Hyd.	Hydrant
L.P.	Light pole
S.I.D.	Surface inlet drain
U.P.	Utility pole
W.M.	Water Meter
W.V.	Water valve
A/C	Air Conditioner
OHP	Overhead Wires



ATLAS LOCATION

ZONING	REQUIRED	EXISTING	PROPOSED
AREA	14,000 sf	21,779.9 sf	21,779.6 sf
Lot Width	100'	116.4'	116.4'
Principle Dwelling Primary Front Yard (Parkway Drive)	35' 41.4' (Average)	45.7'	44.8'
Principle Dwelling Secondary Front Yard (Dogleg Lane)	30'	47.6'	39.9'
Principle Dwelling Rear Yard	20'	29.4'	30.0'
Principle Dwelling Side Yard	15'	44.2'	57.3'
Accessory Structure Rear Yard	3'	N/A	20.2'
Accessory Structure Side Yard	3'	N/A	15.0'
Lot Coverage	20% Max.	N/A	17.4%
Rear Yard Coverage	40% Max.	N/A	6.5%
North Front Yard Paving	30% max	4.9%	3.2%
East Front Yard Paving	30% max	8.3%	27.3%

ZONED: Business District R-AA

SITE PLAN – GENERAL NOTES

1. ELEVATIONS BASED ON NAVD '88
2. THE CONTRACTOR IS TO VERIFY THE EXISTING ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
3. LAWN AREAS SHALL HAVE A 2% MINIMUM GRADE.
4. ALL DRIVEWAY AND COURTYARD AREAS SHALL HAVE A 1% MINIMUM GRADE
5. RUNOFF FROM THE SITE IS TO BE CONTAINED ON THE PROPERTY AND SHALL NOT RUN ONTO ADJACENT PROPERTIES OR THE ADJOINING ROADWAYS.
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8. SOIL EROSION CONTROL MEASURES TO REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT DURATION OF PROJECT AND UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.
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169	22	38.8'
175	3	45.7'
175	4	51.6'
175	5	37.8'
175	6	38.1'

Average Setback = 289.5' / 7

Average Setback = 41.4'

LOT COVERAGE CALCULATION:

Total Lot Area = 21,779.6 s.f. = 0.50 ac.

Proposed Area:
Proposed Dwelling Area = 2,975.1 s.f.
Proposed Covered Rear Terrace Area = 744.4 s.f.
Proposed Front Landing Area = 67.7 s.f.

Total Coverage = 3,787.2 Sq.Ft.

Total Coverage = 3,787.2 Sq.Ft. / 21,779.6 Sq.Ft. = 17.4%

REAR YARD COVERAGE CALCULATION:

Rear Yard Area = 4,498.1 s.f. = 0.10 ac.

Proposed Area:
Proposed Basement Stairs = 237.7 s.f.
Proposed Pool Equipment = 57.7 s.f.

Total Coverage = 295.4 Sq.Ft.

Total Coverage = 295.4 Sq.Ft. / 4,498.1 Sq.Ft. = 6.5%

NORTH FRONT YARD PAVING COVERAGE CALCULATION:

Front Yard Area = 6,155.9 s.f. = 0.14 ac.

Proposed Area:
Proposed Front Walkway and Landing = 196.0 s.f.

Total Coverage = 196.0 Sq.Ft.

Total Coverage = 196.0 Sq.Ft. / 6,155.9 Sq.Ft. = 3.2%

EAST FRONT YARD PAVING COVERAGE CALCULATION:

Front Yard Area = 8,159.0 s.f. = 0.19 ac.

Proposed Area:
Proposed Driveway = 1,961.0 s.f.
Proposed Front Landing = 264.7 s.f.

Total Coverage = 2,225.7 Sq.Ft.

Total Coverage = 2,225.7 Sq.Ft. / 8,159.0 Sq.Ft. = 27.3%

1/2

PROJECT INFORMATION	
DATE	6/29/2023
DRAWN BY:	PB
CHECKED BY:	MJR
SCALE:	1"=10'
AREA:	0.50 ACRES
	21,779.61 SQ.FT.
DATUM:	NAVD'88

PROJECT

SITE PLAN

OF PROPERTY

SITUATED: TOWN OF NORTH HEMPSTEAD
NCTM: 7-175-3

REVISED: 7/3/2023
REVISED: 5/24/2023
REVISED: 5/15/2023
REVISED: 10/12/2022
REVISED: 10/5/2022
REVISED: 8/16/2022
REVISED: 8/10/2022

SEAL

STATE OF NEW YORK · MICHAEL J. FANI · LICENSED PROFESSIONAL ENGINEER · 099040

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39 WEST MAIN STREET
OYSTER BAY, NY 11771
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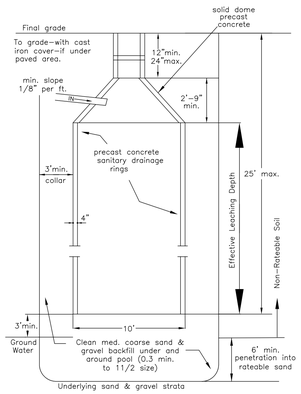


DRYWELL DETAIL

DRAINAGE CALCULATIONS SYSTEM A:

Proposed Pool & Spa Area = 684.0 s.f.
Runoff = 684.0 s.f. x 3"/12 = 171.0 cu.f.

171.0 cu.f./ 68.5 cu.f. per ft. of ring

= 2.5 ft. req'd.

50% Proposed Dwelling Area = 1,487.6 s.f.
Runoff = 1,487.6 s.f. x 3"/12 = 371.9 cu.f.

371.9 cu.f./ 68.5 cu.f. per ft. of ring

= 5.4 ft. req'd.

Proposed Pool Terrace Area = 926.4 s.f.
Runoff = 926.4 s.f. x 3"/12 = 231.6 cu.f.

231.6 cu.f./ 68.5 cu.f. per ft. of ring

= 3.4 ft. req'd.

Proposed Roof Covered Rear Terrace Area = 744.8 s.f.
Runoff = 744.8 s.f. x 3"/12 = 186.2 cu.f.

186.2 cu.f./ 68.5 cu.f. per ft. of ring

= 2.7 ft. req'd.

Total Storage Required = 14.0 ft. of 10 ft. Diam. rings

Total Storage Provided = 14.0 ft. of 10 ft. Diam. rings

DRAINAGE CALCULATIONS SYSTEM B:

Proposed Driveway Area = 2236.8 s.f.
Runoff = 2236.8 s.f. x 3"/12 = 559.2 cu.f.

559.2 cu.f./ 68.5 cu.f. per ft. of ring

= 8.2 ft. req'd.

50% Proposed Dwelling Area = 1,487.6 s.f.
Runoff = 1,487.6 s.f. x 3"/12 = 371.9 cu.f.

371.9 cu.f./ 68.5 cu.f. per ft. of ring

= 5.4 ft. req'd.

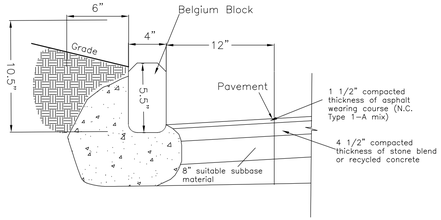
Proposed Front Walkway Area = 517.6 s.f.
Runoff = 517.6 s.f. x 3"/12 = 129.4 cu.f.

129.4 cu.f./ 68.5 cu.f. per ft. of ring

= 1.9 ft. req'd.

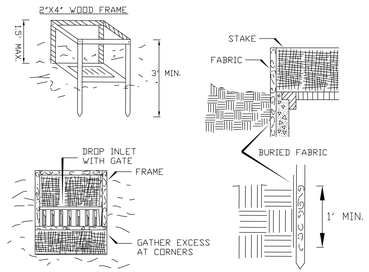
Total Storage Required = 15.5 ft. of 10 ft. Diam. rings

Total Storage Provided = 16.0 ft. of 10 ft. Diam. rings



BELGIUM BLOCK CURB DETAIL

(NOT TO SCALE)

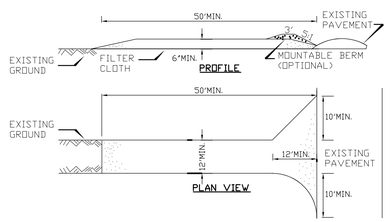


CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

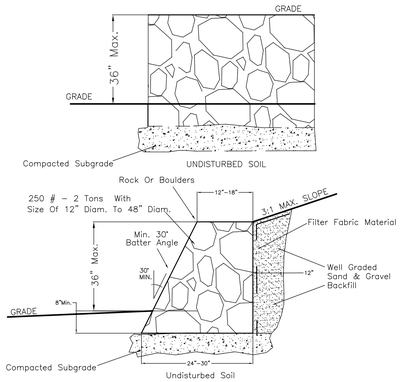
FILTER FABRIC DROP INLET PROTECTION



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH

STABILIZED CONSTRUCTION ACCESS

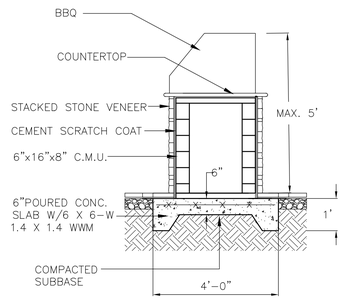


DRY STACK BOULDER EMBANKMENT DETAIL

(NOT TO SCALE)

WALL NOTES:

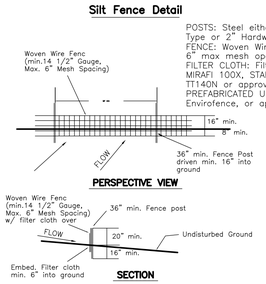
1. 8" course below grade
2. Cover Filter Fabric on Well Graded Sand and Gravel Back Fill
3. 250# To 2 Tons Of Rocks And Boulders
4. 12" To 30" Diam. Rocks And Boulders
5. Wall to be set back a minimum 30 Degrees
6. All disturbed and regraded areas to be stabalized and revegetated.



OUTDOOR KITCHEN DETAIL

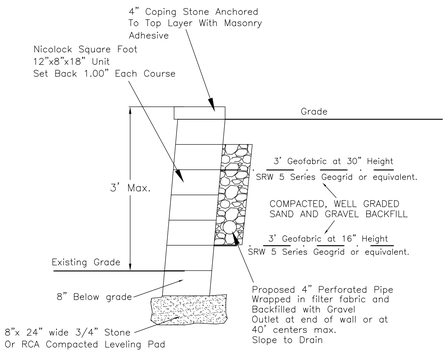
(NOT TO SCALE)

Silt Fence Detail



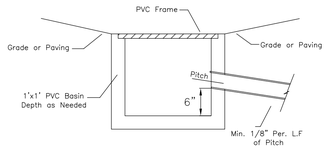
POSTS: Steel either "T" or "U" Type or 2" Hardwood
FENCE: Woven Wire, 14 1/2 ga. 6" max mesh opening
FILTER CLOTH: Filter X, MIRAFI 100X, STABALINKA T1140N or approved equal.
PREFABRICATED UNIT: Geofab, Envirofence, or approved equal

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid. section.
3. When two sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in silt fence.



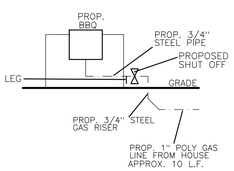
3' RETAINING WALL DETAIL

(NOT TO SCALE)



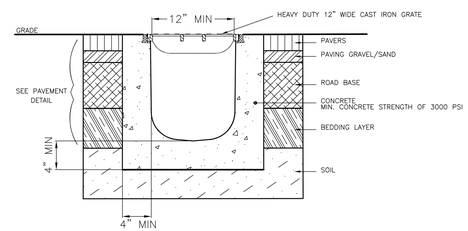
YARD DRAIN DETAIL

(NOT TO SCALE)



OUTDOOR KITCHEN GAS RISER DIAGRAM

(NOT TO SCALE)



TRENCH DRAIN DETAIL

(NOT TO SCALE)

2/2

PROJECT INFORMATION	
DATE	06/29/2022
DRAWN BY:	OB
CHECKED BY:	MJR
SCALE:	1"=10'
AREA:	0.50 ACRES
	21,779.61 SQ.FT.
DATUM:	NAVD'88

PROJECT

DETAIL SHEET

OF PROPERTY

SITUATED: TOWN OF NORTH HEMPSTEAD
NCTM: 7–175–3

REVISED: 7/3/2023
REVISED: 5/24/2023
REVISED: 5/15/2023
REVISED: 10/5/2022
REVISED: 8/16/2022
REVISED: 8/10/2022

SEAL

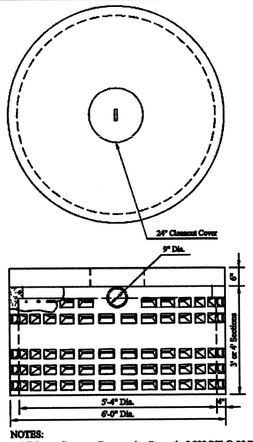
STATE OF NEW YORK · MICHAEL J. RANT · LICENSED PROFESSIONAL ENGINEER · 095840

Northcoast Civil LAND SURVEYING & CIVIL ENGINEERING

39 WEST MAIN STREET
OYSTER BAY, NY 11771
P:(516)922-3031 | F:(516)922-7475

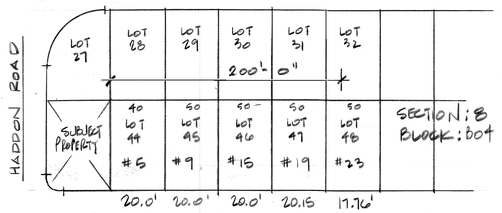
EMERGENCY EGRESS INFORMATION
RCNY SECTION R310
REQUIRED IN HABITABLE BASEMENTS AND SLEEPING AREAS ONLY
SILL HEIGHT 44" MAXIMUM
MINIMUM OPENING WIDTH = 20"
MINIMUM OPENING HEIGHT = 24"
MINIMUM NET OPENING SIZE GRADE LEVEL = 5 SQ. FT. CLEAR
(GRADE TO SILL HEIGHT 44" AT EXT. MAX.)
MINIMUM NET OPENING SIZE OTHER AREAS = 5.7 SQ. FT. CLEAR

WINDOW/DOOR TYPE, SIZE AND MANUFACTURER	Glass	VENT OP'G S.F.	ROUGH OP'G
Andersen LowE SmartSun A281 or Better Awning	3	1.1	32"W X 24-3/8"H
Andersen LowE SmartSun CXW15 or Better Casement	12.1	11.5	36-1/2"W X 60-3/8"H
Andersen LowE SmartSun CXW14 or Better Casement	9.5	9	36-1/2"W X 48-1/2"H
Andersen LowE SmartSun C235 or Better Casement	9.9	9.2	48-1/2"W X 41-3/8"
Andersen LowE SmartSun 2820 or Better Awning	3.3	4	32-1/4"W X 23-3/4"H
Andersen LowE SmartSun AFFW6006 or Better Arch	4.4	NA	72-1/2"W X 9-7/16"H
Andersen LowE SmartSun FWG5068 or Better Sliding Door	18.52	11.58	60" X 80" H
Andersen LowE SmartSun FWG6068 or Better Sliding Door	23.78	14.72	72"W X 80"H
* Complies with egress specifications	30-½"W X 43-1/8"H		



NOTES:
1. Minimum Concrete Compressive Strength: 5,000 PSI @ 28 Days.
2. Design Loading: AASHTO HS20-44.

- PROVIDE (1) 6'-0" x 3'-0" PRECAST DRYWELL
TOTAL 113 CU.FT. OF RAINFALL
(45 CU. FT. VOLUME= NEW CONSTRUCTION)



CALCULATION

BLOCK	LOT	SETBACK
804	44	20.0'
	45	20.0'
	46	20.0'
	47	20.15'
	48	17.76'
		97.91' ÷ 5
		19.58' AVERAGE SETBACK

B AVERAGE FRONT YARD SETBACK

GENERAL NOTES

The Engineer has not been retained for any supervision or observation of the work, and his responsibility is limited to the accuracy of the plans.

No construction work to commence before building department having jurisdiction has issued a building permit.

The contractor shall verify all existing conditions and dimensions before starting construction and shall notify the Engineer of any ambiguities or discrepancies before proceeding with the work. If any questions arise before or during construction as to the intent or details of the drawings, the contractor shall contact the Engineer for clarification and/or instructions. If the contractor fails to follow this procedure, he shall assume the responsibility for his actions and/or decisions.

The contractor is to follow all manufacturers specs for the installation of all products and system equipment.

The Owner shall arrange for the supervision of the construction work to insure compliance with the contract documents if so desired.

No drawing shall be scaled; written dimensions shall be used only.

All labor, materials, and construction methods shall comply with all rules, regulations, codes and local authorities having jurisdiction over the work design criteria: I.R.C. Codes (2020) - N.Y.S. Building Construction Code and N.Y.S. Energy Conservation Code (2020).

The contractor shall field verify the location and depth of all underground utility piping prior to any proposed construction excavation.

All footings to rest on undisturbed soil of 2 tons per square foot bearing capacity. Concrete to have minimum compressive strength of 3000 p.s.i. @ 21 days. Contractor shall have the level of bearing strata verified in the field prior to construction. All new footings to bear on undisturbed virgin soil 3'-0" minimum below grade, stepped down 2:1 to existing footings as per code. .

All concrete work shall conform to the requirements and recommendations of ACI-301-89 "Specifications for the Structural Concrete For Buildings". Reinforcing steel shall conform to ASTM A-615 Grade 60. All foundations shall be adequately braced before backfilling

All masonry work shall conform to R606, R607, R608, R611 and R703 of the RCNYS.

All steel work shall conform to the requirements of the AISC "Specifications For the Design, Fabrication and Erection of Structural Steel for Buildings". Steel shall conform to ASTM A-36 and A-501. All connections shall use A-325 HS bolts or E70XX welds. All structural steel to be min. 36,000 p.s.i.

Anchor bolts to be min. 1/2" diameter galvanized, located 30" o.c. maximum, 1'-0" from each end maximum, 7" min. embedment into foundation per 2.2.1.7 and 2.2.2.3 of WFCM 2018. Provide 3" square washers as per 3.2.2.3 of WFCM 2018. Provide aluminum termite shield and sill seal foam insulation at concrete.

All lumber to be American Standard sizes, grade fb=925 p.s.i. minimum. Hem Fir (North) #2 or better. All structural lumber to be grade marked prior to delivery to the site, subject to inspection. E= 1,500,000.

Double studs at all openings in all walls. Double all joists, headers, and trimmers around all openings and install 'Teco' hangers and connectors as required. Double floor joists under partitions running parallel to floor joists. All headers to be (2) 2 x 8 unless otherwise specified.

Provide 2" thick solid bridging/firestopping maximum 8'-0" o.c. for floor joists. 'Cat' all load bearing and exterior walls at mid-span of framing studs with solid bridging.

All interior partitions to be 2 x 4 wood studs, standard grade fb=1500 p.s.i., 16" o.c., with gypsum board on each side. 'Sheetrock' to be 1/2" tapered edge taped and spackled (three coats) ready for primer.

All insulation, which is capable of absorbing water, shall be protected by a vapor barrier located on the winter warm side of the insulation. Insulation shall be installed in such a manner that provides continuity of insulation at plate lines, sill lines and corners as per R320 and R808 of RCNYS (2020).

Railings and handrails, both interior and exterior, shall be designed to resist lateral impact at top equivalent to a minimum linear load of 50 lbs. per foot as per R315 and R316 of RCNYS (2020)

Stair, doors and exits shall comply with R311, R312 and R314 of RCNYS (2020)

Glazing in doors, shower stalls, fixed panels and bathroom enclosures shall comply with R308 of RCNYS (2020)

Foam plastic insulation shall comply with R318 of RCNYS (2020)

Double all beams and joists under parallel partitions and around openings in floors and roof.

Chimney construction shall conform to chapter 10 and 18 of RCNYS (2020)

Attics to have access and cross ventilation as per R806 and R807 of RCNYS (2020).

All supply, exhaust and intake outlets to be equipped with shut tights at building envelope to minimize air leakage.

Provide combustion air for fuel burning equipment as per Chapter 17 of RCNYS (2020)

Boilers and hot water heaters to comply with Chapter 20 and 28 and fuel gas equipment as per Chapter 24 of RCNYS (2020).

All windows shall be 'Andersen' wood frame unless otherwise noted. All glazing shall be double pane insulated high performance low-E glass (Uvt=.24) unless otherwise noted. All windows that serve as emergency egress shall comply with R310 of RCNYS (2020)

Provide metal flashing and 'Grace' ice and water shield at all roof, wall and other intersections, over the heads of all openings, at all roof penetrations, and under sills of all windows and doors. All joists to be caulked.

Roof covering to be Type A or Type B.

All electrical work shall be performed in strict compliance with the residential code of New York State; Chapters 33-42, and 47 and all applicable codes, and shall be performed by a licensed electrician and inspected by the Board of Fire Underwriters as per the N.E.C.. An Underwriter's Certificate shall be obtained and presented to the owner upon completion of all electrical work.

Hard wired single-station smoke-detecting alarm devices to be installed in adjacent (within 15' feet minimum) to all sleeping areas, located on or near the ceiling, and on each floor or level. Hard wired carbon monoxide detectors to be installed in boiler room and on each floor level as per R314 and R315 of RCNYS (2020).

All plumbing work shall be performed in strict compliance with the Residential Code of New York State; Chapters 25-32 and all applicable local codes and Board of Health Requirements, and shall be installed by a licensed plumber.

All colors and fixtures to be selected by Owner.

All curbs, curb cuts, and paving must conform to Dept. of Public Works regulations.

Trus Joist TJI joist framing shall comply with the applicable sections within the iLevel TrusJoist TJI Joist Specifiers Guide TJ-4000, July 2019

TrusJoist Microllam LVL beam framing shall comply with the applicable sections within the iLevel TrusJoist Beam, Header, Column Specifier's Guide TJ-9000, July 2019

PARTITION TYPE LEGEND

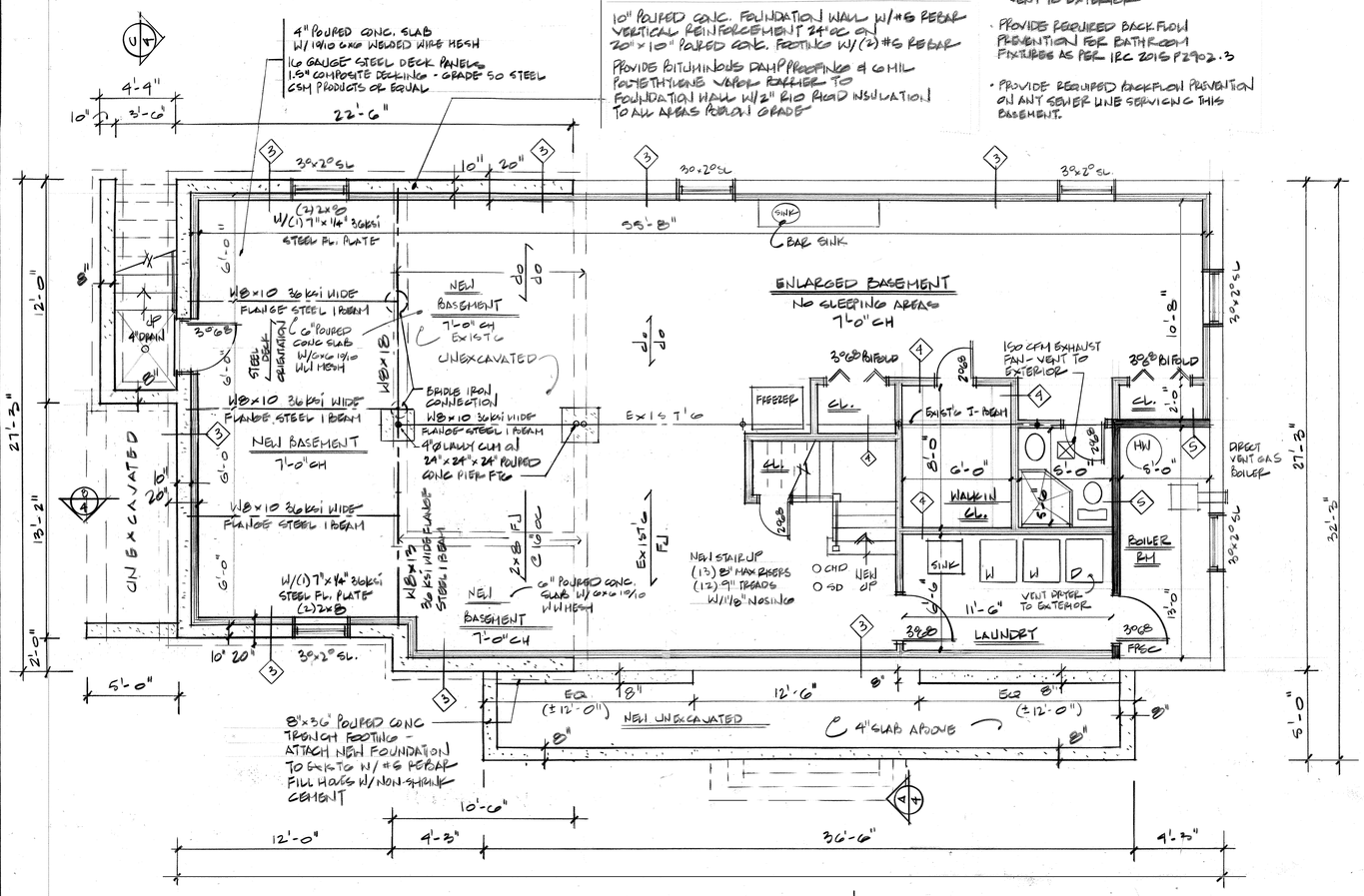
1 – EXIST'G FOUNDATION WALL

2 – NEW FOUNDATION WALL

3 – EXIST'G FOUNDATION WALL, 2x4 FRAMING 16"OC 3½" R15 INSULATION, ½" GYP. BD.

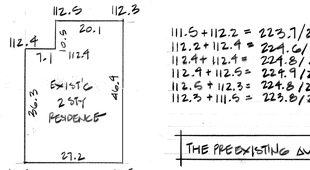
4 – 2x4 FRAMING 16"OC, ½" GYP.BD. - BOTH SIDES

5 – 2x4 FRAMING 16"OC, 5/8" TYPE 'X' FIRE RATED GYP BD ONE SIDE, ½" GYP. BD ONE SIDE, 3½" R15 INSULATION



A/1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

- BOILER ROOM
PROVIDE 5/8" TYPE 'X' FIRE RATED GYP. BD. TO ALL WOOD FRAMING WALLS + CEILING - PROVIDE 1HR RATING
PROVIDE MECHANICAL VENTING OF BOILER ROOM AT ONE SQUARE INCH PER 3,000 BTU/HR. AS PER 2015 IRC G2407.6.2 (304.6.2)
- BATHROOM
PROVIDE 150 CFM EXHAUST FAN VENT TO EXTERIOR
- PROVIDE REQUIRED BACK FLOW PREVENTION FOR BATHROOM FIXTURES AS PER IRC 2015 P2902.3
- PROVIDE REQUIRED BACKFLOW PREVENTION ON ANY SEWER LINE SERVICING THIS BASEMENT.



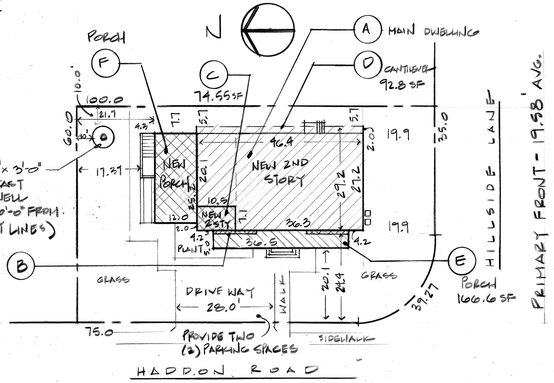
111.5 + 112.2 = 223.7/2 = 111.85 x 27.2 = 3042.32
112.2 + 112.4 = 224.6/2 = 112.30 x 36.3 = 4076.49
112.4 + 112.9 = 225.3/2 = 112.90 x 7.1 = 798.09
112.9 + 112.5 = 224.9/2 = 112.45 x 10.5 = 1180.725
112.5 + 112.3 = 224.8/2 = 112.4 x 20.1 = 2259.24
112.3 + 111.5 = 223.8/2 = 111.9 x 46.4 = 5192.16
147.6 16548.975

THE PREEXISTING AVERAGE GRADE = 112.12'

C AVERAGE GRADE CALCS

D ZONING CALCULATIONS
SEC: 8 BLK: 804 LOT: 48
LOT SIZE: 5497.7 SF ZONE: RES "C"

	Existg	Proposed / Existg
• FRONT YARD HILLSIDE	19.9'	19.9' (19.58' AVG.)
HADDON	25.1' (20.0' MIN)	24.4' (20.1' TO PORCH)
• SIDE YARD	5.0' MIN	5.7' TO CANTILEVER
• REAR YARD	15.0' MIN	21.7' (17.37' TO EXT. STAIR)



PRIMARY FRONT - 19.58' AVG. FRONT YARD SETBACK

E GROSS FLOOR AREA

A - MAIN DWELLING 46.4' x 27.2' = 1187.53 SF (MINUS "C")
B - FRONT ADDITION (2) 12.0' x 1.00 = 15.84 SF
C - FRONT ADDITION 10.5' x 7.1' = 74.55 SF
FIRST FLOOR - 1277.92 SF

A - MAIN DWELLING 46.4' x 27.2' = 1187.53 SF
C - FRONT ADDITION 10.5 x 7.1' = 74.55 SF
D - CANTILEVER 46.4' x 2.0' = 92.8 SF
SECOND FLOOR - 1354.88 SF

E - PORCH 36.6' x 5.0' = 182.50 SF
F - TWO LEVEL PORCH 12.0' x 25.2' = 302.40 SF
PORCHES - 484.90 SF

- GROSS FLOOR AREA - 2632.80 SF
47.8% ✓

- LOT COVERAGE TOTAL - 1855.62 SF
33.75% ✓

A	1187.53
B	15.84
C	74.55
D	92.80
E	182.50
F	302.40
	1855.62 SF

F/1 PLOT PLAN
SCALE: 1" = 20'-0"

#21424

STATE OF NEW YORK · STEVEN J. TREUBERT · LICENSED PROFESSIONAL ENGINEER · 58882

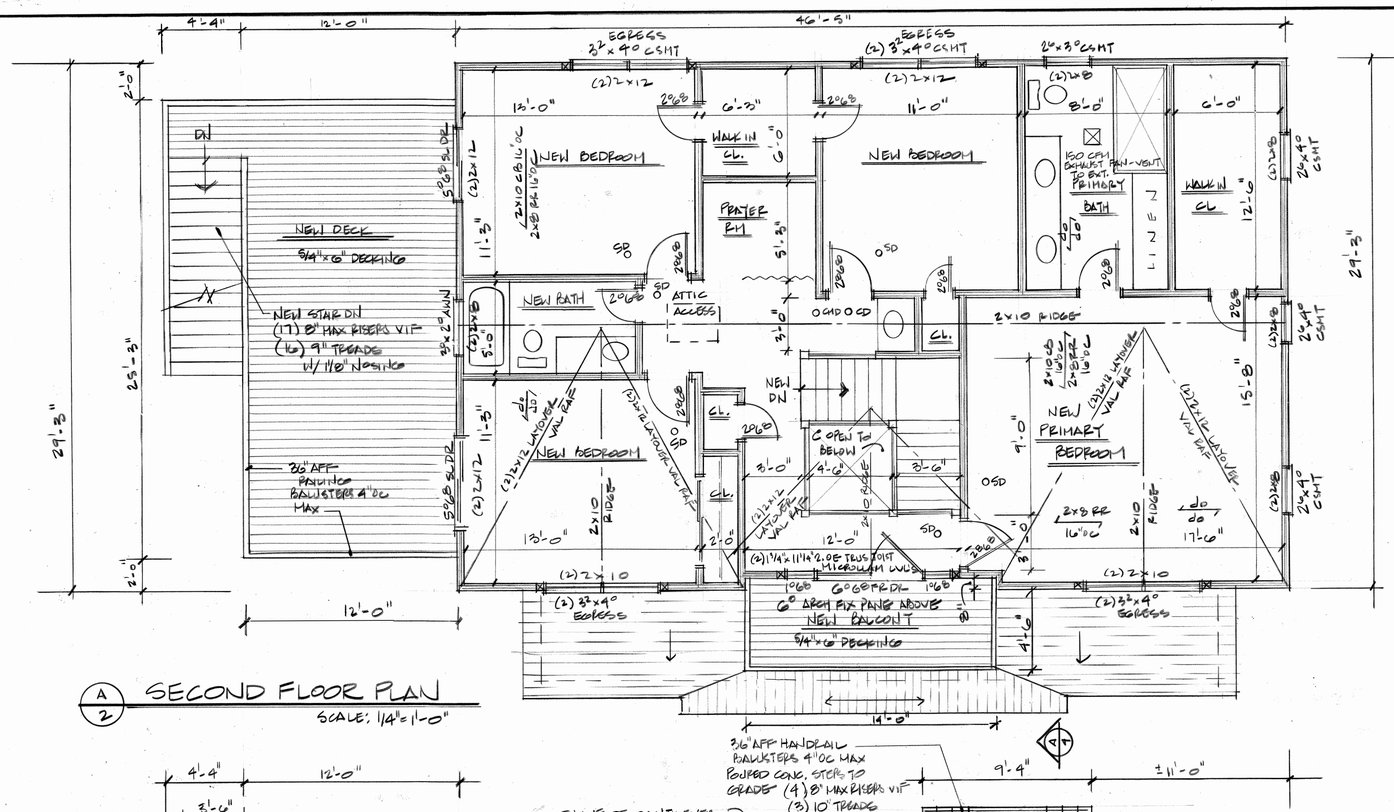
ADDITION TO THE MODY RESIDENCE

2 HADDON ROAD, NEW HYDE PARK, NEW YORK

DATE: 5/2022
DRAWN BY: BAB

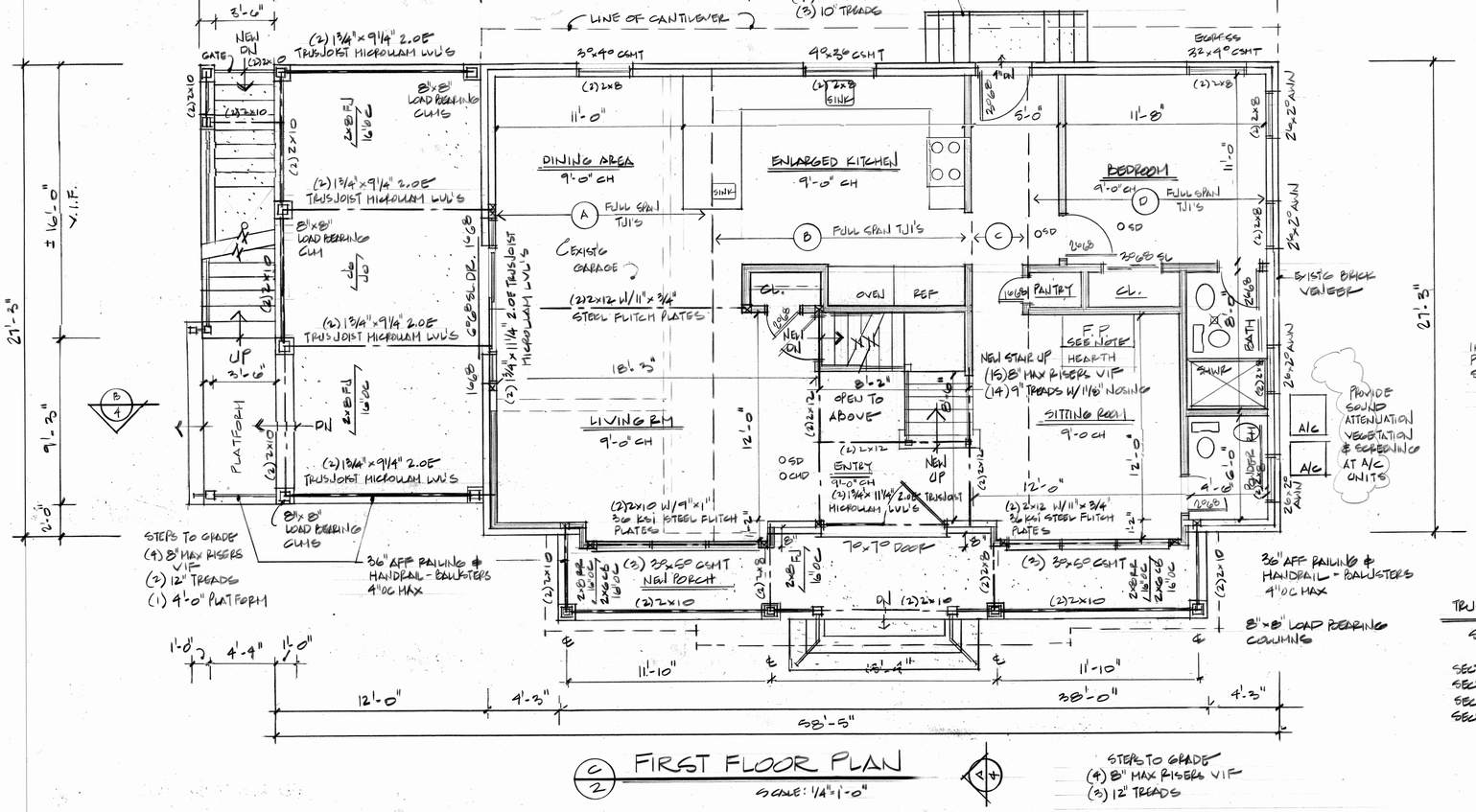
STEVEN J. TREUBERT, P.E.
CONSULTING ENGINEER
600 ST. GEORGES AVE., N. BABYLON, NY 11703 631-242-1956

1/4



A/2 SECOND FLOOR PLAN

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



C/2 FIRST FLOOR PLAN

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

STEPS TO GRADE (4) 8" MAX RISERS VIF (3) 12" TREADS

PB1
Cantilever back span must be permanently braced with either direct-applied ceiling along entire length or permanent bracing at ½ points. See detail PB1 below for connections.

E1, E1W
Web stiffeners required both sides at E1W **ONLY**

8" diameter maximum hole for 11⅞"–16" deep blocking panels, 6" diameter maximum for blocking panels 9½" deep or shorter than 12" long. **Do not cut flanges.**

1¼" TJI® Rim Board or 1¼" or 1½" TimberStrand® LSL closure, typical. Attach to joist with one (0.131" x 3") nail at top and bottom flanges.

E2, E3
4'-0" length of ¼" reinforcement (2'-0" maximum cantilever) on one side at E2, both sides at E3. Attach to joist flange with 8d (0.131" x 2½") nails at 6" on-center. When reinforcing both sides, stagger nails.

1¼" TJI® Rim Board or 1¼" TimberStrand® LSL closure, typical. Attach to joist with one (0.131" x 3") nail at top and bottom flanges.

E5, E6
Full depth vertical blocking panel between each joist. Use 12" length of ¼" reinforcement on one side at E5, both sides at E6. Attach to joist with one 8d (0.131" x 2½") nail at each corner.

E7, E8, E9
Horizontal blocking panel between each joist. 12" length of ¼" reinforcement on one side with E7, both sides with E8. Attach to joist with one 8d (0.131" x 2½") nail at each corner. No reinforcement at E9. Nail rim to blocking panel and blocking panel to plate with connections equivalent to floor panel schedule.

E4
6'-0" length of TJI® joist reinforcement and filler block at E4. Attach to joist web with three rows 10d (0.148" x 3") nails at 6" on-center from alternating sides, clinched when possible. Use (0.131" x 3½") nails with TJI® 560 joists. **F1 applies to uniformly loaded joists only.**

F1
Nail through 2x_ cantilever, wood backer, and TJI® joist web with two rows (0.131" x 3") nails at 6" on-center from alternating sides, clinched when possible. Use (0.131" x 3½") nails with TJI® 560 joists. **F1 applies to uniformly loaded joists only.**

TJI JOIST DETAILS

N.T.S.

TJI® Joist to Bearing Plate

1¼" TimberStrand® LSL rim board

One 8d (0.113" x 2½") nail each side. Drive nails at an angle at least 1½" from end.

1¾" minimum bearing at end support, 3½" minimum at intermediate support

Shear transfer: Connections equivalent to floor panel nailing schedule

Squash Blocks to TJI® Joist (Load bearing wall above)

One 10d (0.128" x 3") nail into each flange

Also see detail B2 on page B

Web Stiffener Attachment

Gap: ⅛" minimum 2⅛" maximum

Three 8d (0.113" x 2½") nails, clinched

Web stiffener(2) each side TJI® 360 joists: 1¼" x 2⅜" minimum

Tight

Rim to TJI® Joist

1¼" TimberStrand® LSL **rim board.** One 10d (0.128" x 3") nail into each flange

TJI® 360 rim joist: One 16d (0.135" x 3½") nail into each flange

1¾" minimum bearing

Locate rim board joist between joists

TJI® 560 rim joist: Toenail with 10d (0.128" x 3") nails, one each side of TJI® joist flange

TJI® 560 floor joist

Top View

TJI® 560 rim joist

TJI® 560 Joists Only

Gap: ⅛" minimum 2⅛" maximum

Three 16d (0.135" x 3½") nails

2x4 web stiffener(2)

Tight

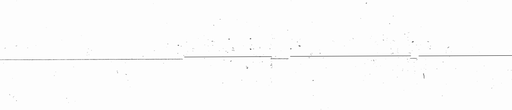
(1) PS1 or PS2 sheathing, face grain vertical
(2) Construction grade or better

Vertical Load Transfer at Bearing

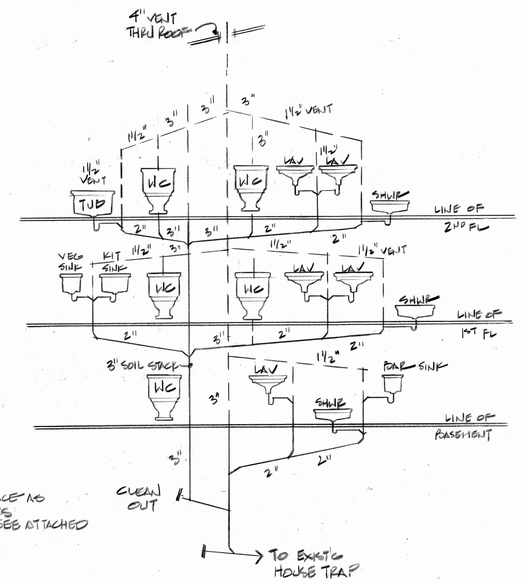
Allowable Uniform Vertical Loads (PLF)	
TJI® rim joist or blocking	1,550
1¼" TimberStrand® rim board or blocking	3,450

• Loads may not be increased for duration of load.

Must have 1¾" minimum joist bearing at ends



Do not cut holes larger than 1½" in cantilever



INSTALL GAS FIREPLACE PER MANUFACTURERS SPECIFICATIONS - SEE ATTACHED

D/2 PLUMBING RISER DIAG.

N.T.S.

TRUSJOIST TJI JOIST FRAMING SIZES

SEE SHEET A-1 FOR FRAMING DETAILS

SECTION A - (1) 11⅞" TJI 210 @ 16" OC
SECTION B - (1) 11⅞" TJI 230 @ 16" OC
SECTION C - (1) 11⅞" TJI 210 @ 16" OC
SECTION D - (1) 11⅞" TJI 230 @ 16" OC

STATE OF NEW YORK · STEVEN J. TREUBERT · LICENSED PROFESSIONAL ENGINEER · 58882

ADDITION TO THE MODY RESIDENCE

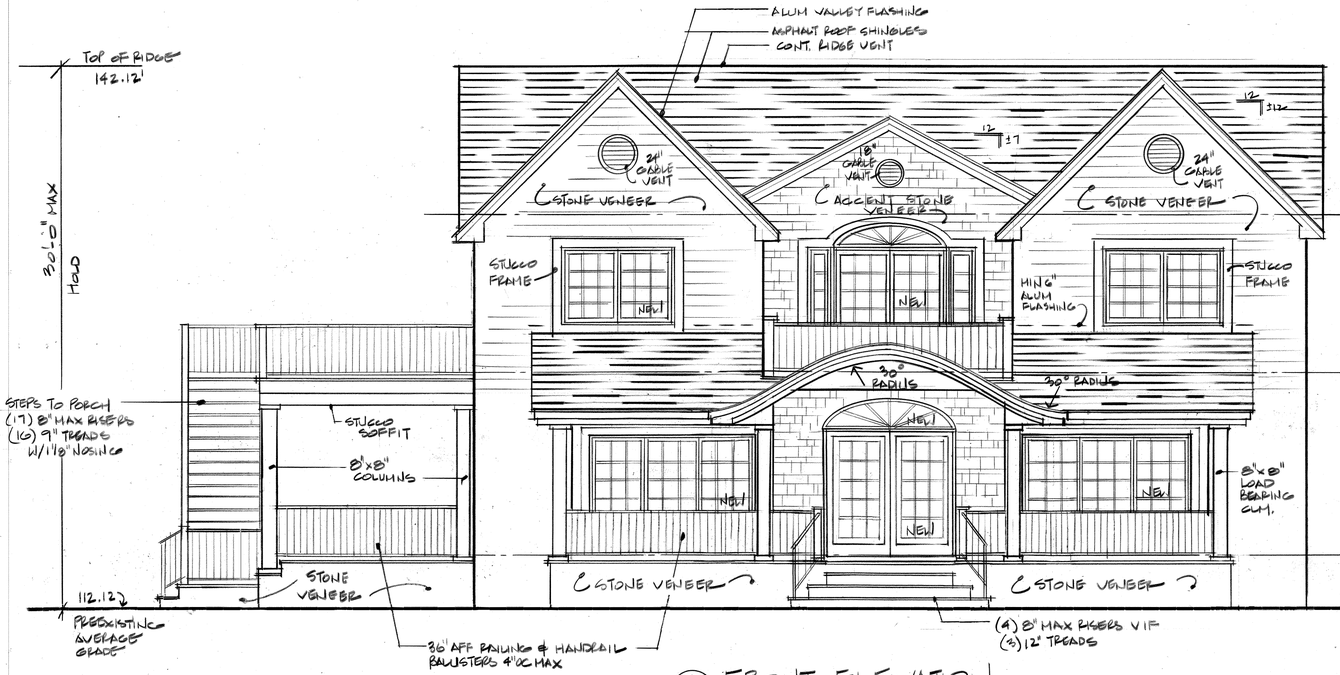
2 HADDON ROAD, NEW HYDE PARK, NEW YORK

DATE: 8/2022

DRAWN BY: ROAD

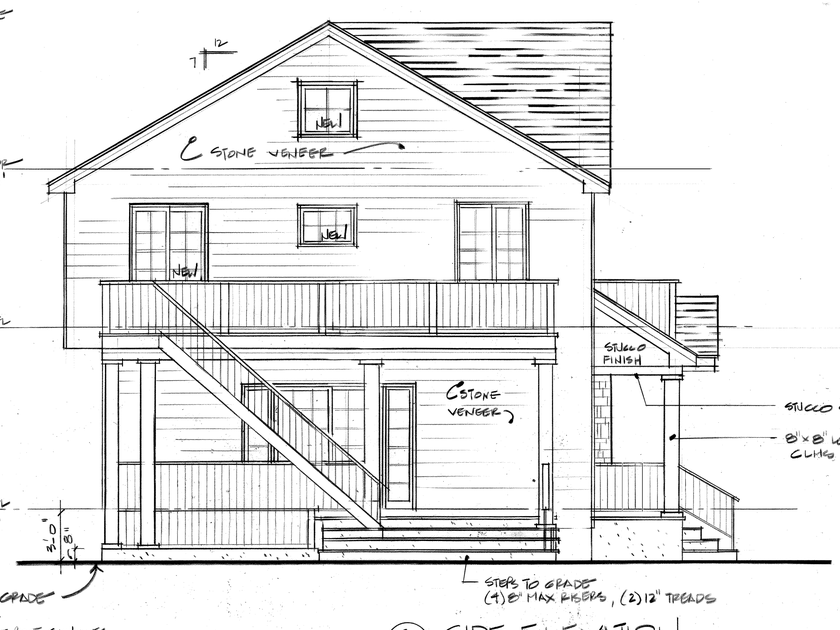
STEVEN J. TREUBERT, P.E.
CONSULTING ENGINEER
630 ST. GEORGES AVE., N. BABYLON, NY 11703 631-242-1956

2/4



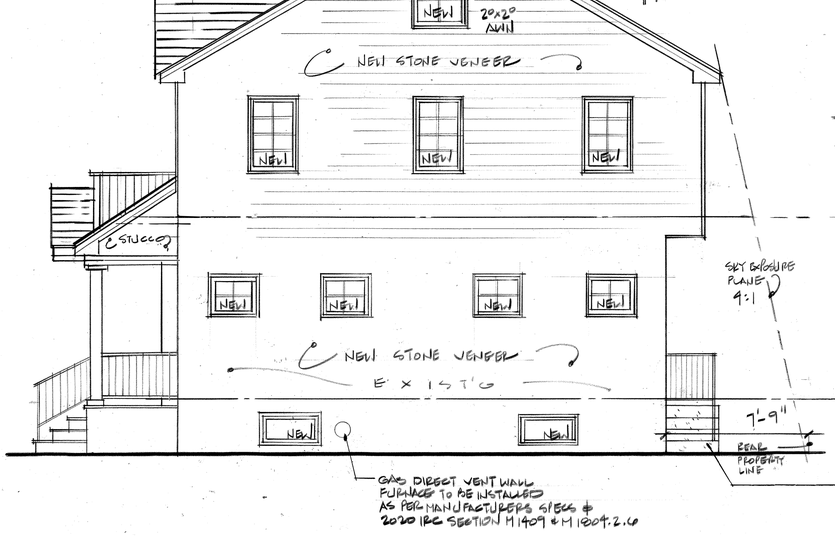
A/3 FRONT ELEVATION

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



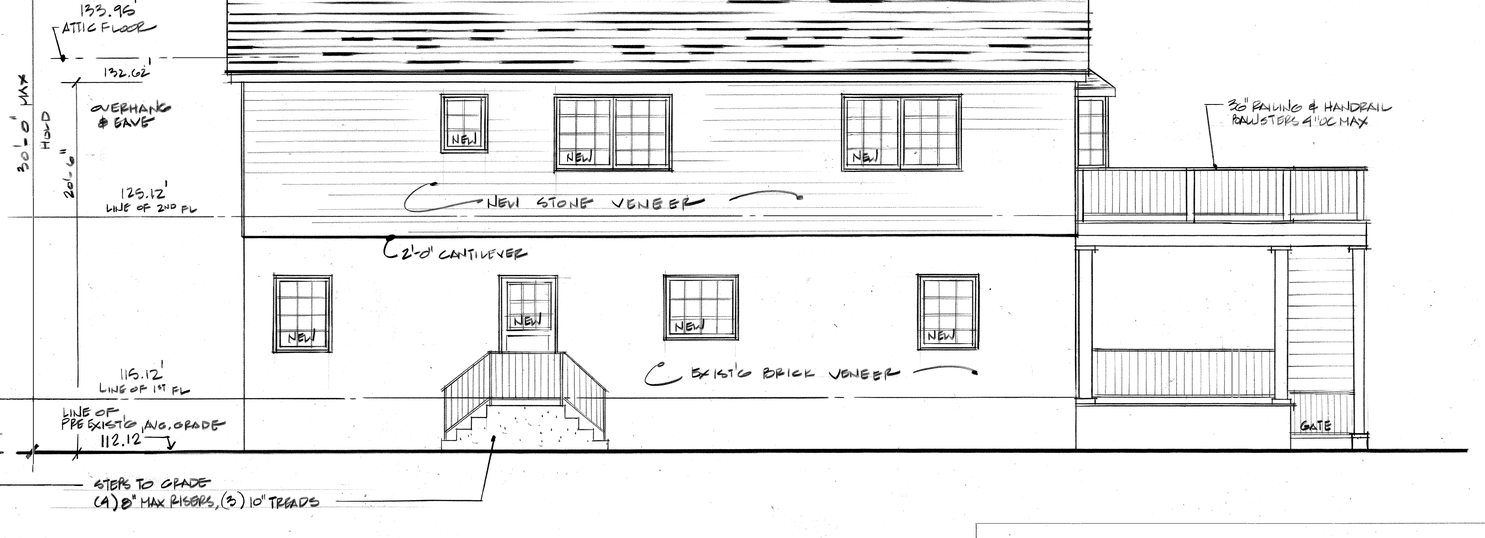
B/3 SIDE ELEVATION

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



C/3 SIDE ELEVATION

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



D/3 REAR ELEVATION

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

STATE OF NEW YORK
STEVEN J. TREUBERT
58882
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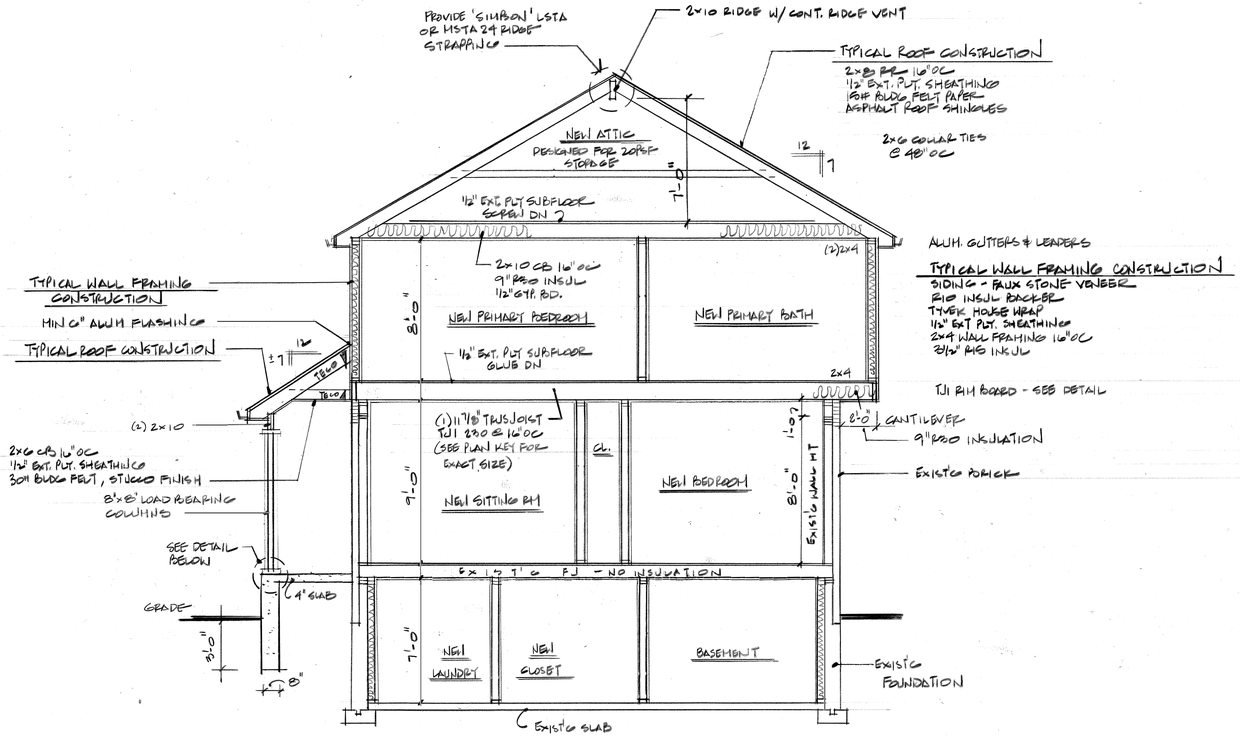
ADDITION TO THE MODY RESIDENCE

2 HADDON ROAD, NEW HYDE PARK, NEW YORK

DATE: 5/2022

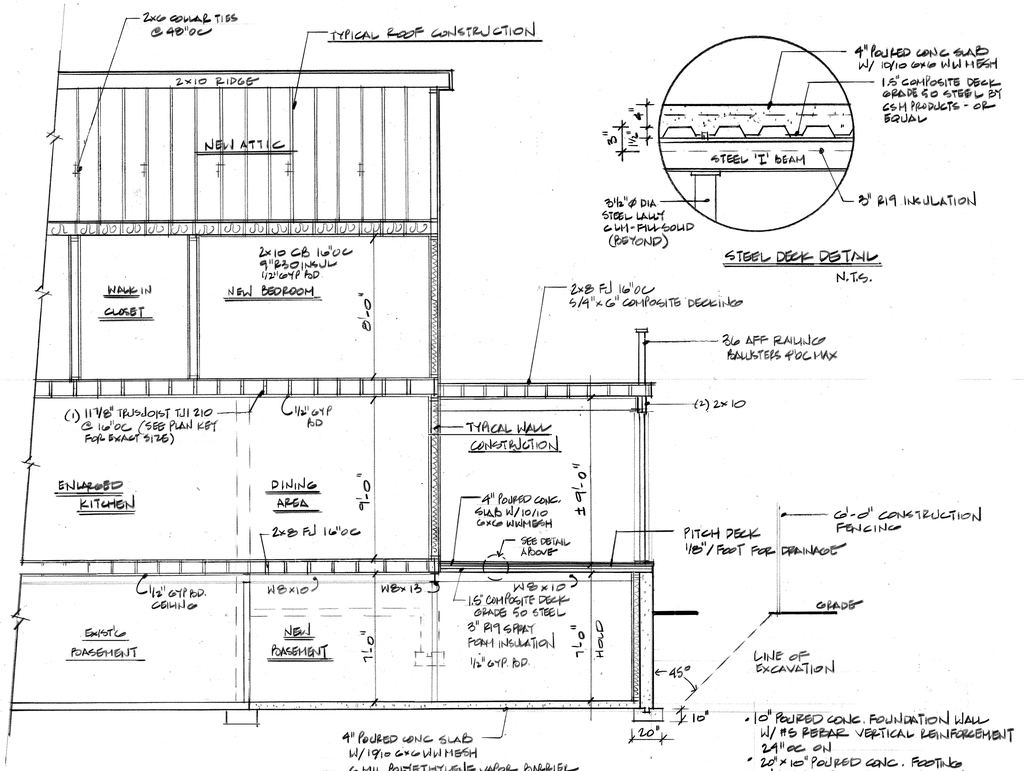
DRAWN BY: BAD

STEVEN J. TREUBERT, P.E.
CONSULTING ENGINEER
630 ST. GEORGES AVE., N. BABYLON, NY 11703 631-242-1956



A/4 SECTION "A-4"

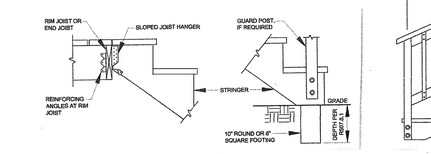
SCALE: 1/4"=1'-0"

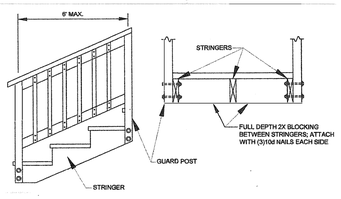


B/4 SECTION "B-4"

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

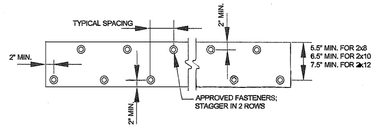
NOTE: PROVIDE 'THERMSEAL' CONCRETE SEALANT TO INTERIOR OF FOUNDATION WALL - ENTIRE BASEMENT

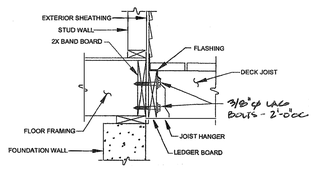




DECK STAIR & HANDRAIL DETAIL

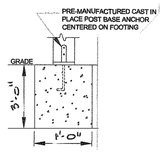
N.T.S.





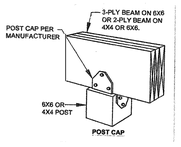
DECK LEDGER BD DETAIL

N.T.S.



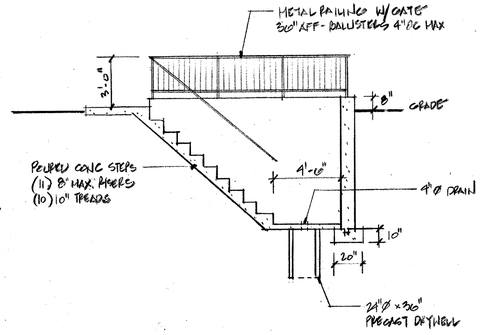
FOOTING/POST ANCHOR

N.T.S.



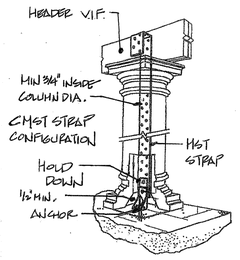
POST TO BEAM CAP

N.T.S.



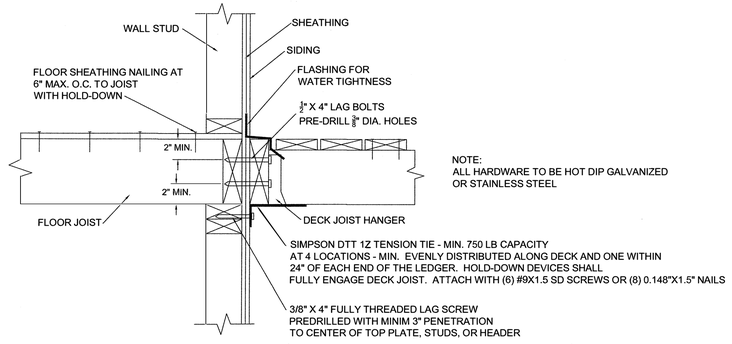
C/4 DETAIL SECTION AT BASEMENT STAIR

N.T.S.



COLUMN STRAPPING DETAIL

N.TS



NOTE:
ALL HARDWARE TO BE HOT DIP GALVANIZED OR STAINLESS STEEL

DETAIL A - DECK LATERAL LOAD CONNECTOR DETAIL

Floor Deck Installation

CSM steel composite floor deck panels and accessories shall be installed by qualified and experienced workers. Floor deck and accessories shall be placed in accordance with approved erection drawings. Maintaining rib alignment across the structure is very important to achieve continuous concrete ribs across abutting sheet ends. A snap chalk line shall be used at reasonable intervals to assure proper alignment and accurate coverage of deck panels.

Position the first sheet as noted on the erection drawings with the upstanding leg the leading or open edge. When one row is placed, begin another, making alignment adjustments as necessary. Do not use unfastened deck as a working platform or storage area.

All sheets are furnished with square ends and full width. Partial width sheets as well as skew cuts shall be field cut by the deck erector to fit field conditions. All accessories, i.e. pour stops, side closures and end closures are manufactured in standard stock lengths. Cutting and fitting of accessories when furnished is by the deck erector. Openings not shown on the erection drawings such as those required for stack, conduits, plumbing, vents, etc. shall be cut (and reinforced if necessary) by the trades requiring the openings.

Integral hanger tabs are rolled in when required. The maximum loading per tab is 100 lb. The deck erector must flatten out all tabs that interfere with proper bearing of deck on supporting steel. Hanger tabs are spaced nominally 12" on center each way. Hanger tabs occur in a repetitive pattern that cannot be maintained across deck joints and cannot be located at predetermined locations. It is imperative that the load carried by the tabs is designed in such a way that the design load is not exceeded on any one tab.

Attachment

Floor deck sheets and accessories shall be attached as soon as possible and all sheets and accessories shall be attached at the end of each working day. Electric arc welding is the best and most economical method for attaching composite deck sheets to structural supports. Welder shall follow close to the placement crew.

All welds are to be made from the top of the deck down through the bottom flange of the ribs. Welds shall penetrate and attach all thickness of material to the structural supports. Care shall be exercised on the selection of the electrodes to provide positive attachment and to prevent high amperage blow holes.

Deck panels are to be fastened to all supports at 12" on center maximum with not less than 3/4" diameter arc spot welds. At deck butt joints, both sheets are to be fastened. Deck panels with spans greater than 5 feet shall have side laps and perimeter edges (at perimeter supports) fastened at mid-span or 36" intervals - whichever is smaller.

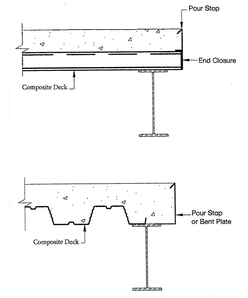
1-1/2" deep deck side laps are to be screw attached or welded.

2" and 3" deep deck side laps are to be button punched, welded or Gator Crimp (GTR).

End closures of the deck (if required) are to be fastened by tack welding or sheet metal screws at 36" centers maximum.

Side closures of the deck (if required) are to be fastened by 1" fillet welds at 12" centers maximum.

Pour stop accessories of the deck (if required) are to be fastened by 1" fillet welds at 12" centers maximum.



STEEL DECK SLAB STOP

N.T.S

STEEL DECK INSTALLATION DETAILS

STATE OF NEW YORK
STEVEN J. TREUBERT
LICENSED PROFESSIONAL ENGINEER
58882

ADDITION TO THE MODY RESIDENCE

2 HADDON ROAD, NEW HYDE PARK, NEW YORK

DATE: 5/2022

DRAWN BY: RMD

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CONSULTING ENGINEER
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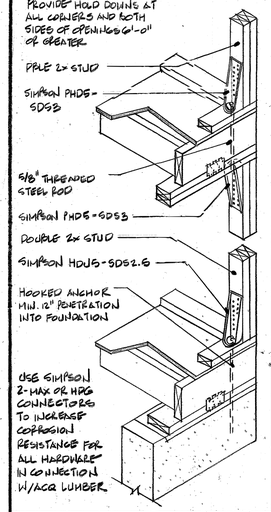
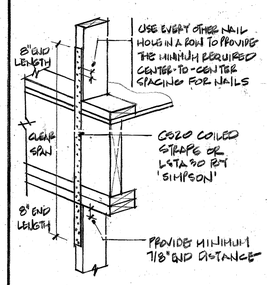
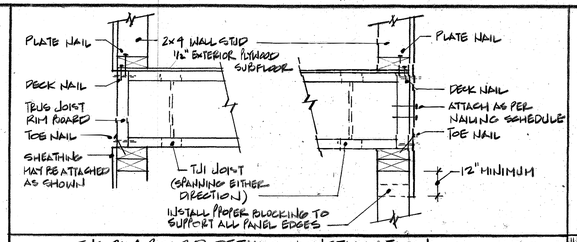
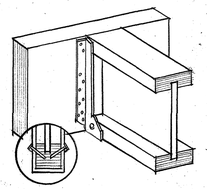


HOLD DOWN DETAIL N.T.S.

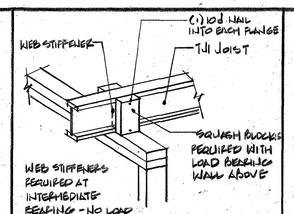




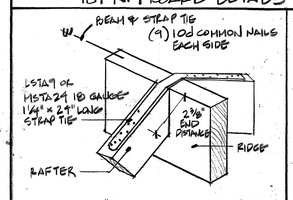
TJI RIM BOARD DETAILS & INSTALLATION N.T.S.



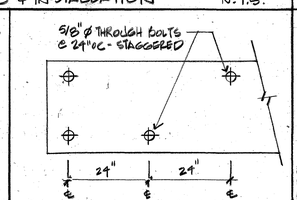
"SIMPSON" MIU JOIST HANGER



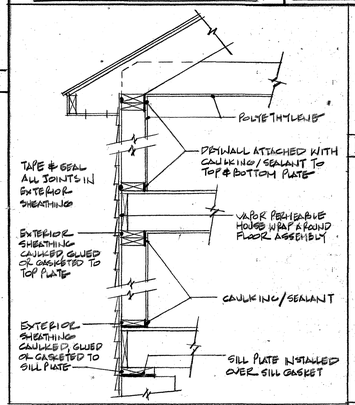
SQUASH BLOCKS & WEB STIFFENERS



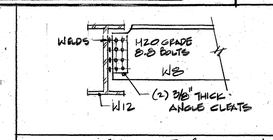
"SIMPSON" LSTA9 OR MSTA24



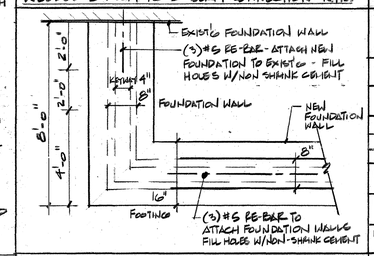
FLITCH BEAM BOLT PATTERN



AIR SEALING DETAILS N.T.S.



WELDED I-BEAM TO I-BEAM CONNECTION N.T.S.



STEP DOWN NEW FOOTING TO EXISTING N.T.S

BUILDING DESIGN REFERENCE STANDARDS:

- 2018 IRC 2ND PRINTING - INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS AS ADOPTED BY NYS & THE 2020 NYS SUPPLEMENT

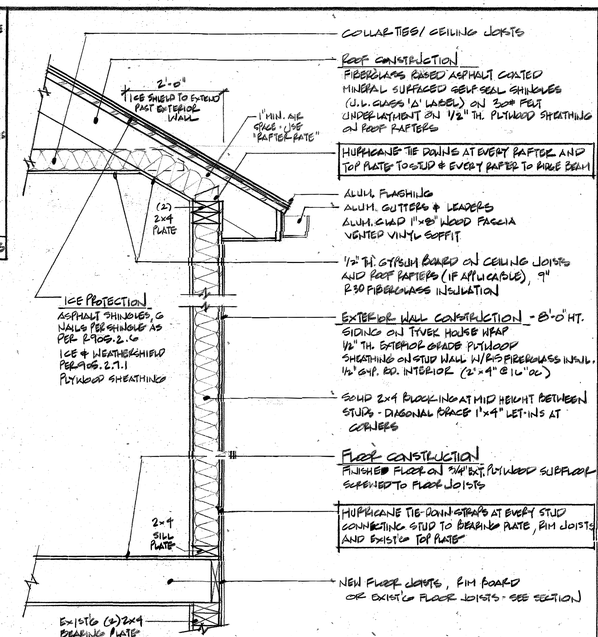
ENERGY CODE COMPLIANCE STATEMENT:

- I, THE HEREBY UNDERSIGNED NY STATE REGISTERED ENGINEER STATE THAT TO THE BEST OF MY KNOWLEDGE & PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE 2018 NYSECC & 2020 SUPPLEMENT

TABLE R301.7 RCNYS 2020

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

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



TYPICAL WALL SECTION SEE CROSS SECTION FOR EXACT CONFIGURATION
N.T.S.

UPLIFT STRAP CONNECTION REQUIREMENTS (ROOF-TO-WALL, WALL-TO-WALL, & WALL-TO-FOUNDATION) UPLIFT STRAP CONNECTION REQUIREMENTS - TABLE 3.4B - WFCM 2015

DEAD LOAD ASSUMPTIONS: ROOF/CEILING ASSEMBLY DL = 10 PSF					
3 SECOND WIND GUST		90	100	110	120
FRAMING SPACING (INCHES)	ROOF SPAN (FT)	NUMBER OF 8d COMMON NAILS (IN EACH END OF 1 1/4" x 20 GA. STRAP)			
16	12	1	2	2	2
	16	1	2	2	3
	20	1	2	2	3
	24	2	2	3	3
	28	2	2	3	4
	32	2	2	3	4
	36	2	3	4	4

(1) TABULATED UPLIFT REQUIREMENTS ASSUME A ROOF/CEILING DEAD LOAD OF 10 PSF (4.8 x 15 PSF). IF A CEILING ASSEMBLY IS NOT PRESENT OR IF THE CEILING ASSEMBLY IS NOT SUPPORTED BY THE RAFTER ASSEMBLY, THE TABULATED NUMBER OF NAILS SHALL BE INCREASED BY 1 NAIL AT EACH END OF THE STRAP FOR EACH STRAP INCREASE IN STRUCTURAL ROOF/CEILING DEAD LOAD. THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED BY 1 NAIL.

(2) FOR WALL-TO-WALL & WALL-TO-FOUNDATION CONNECTIONS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED BY 1 NAIL AT EACH END OF THE STRAP FOR EACH FULL WALL ABOVE

WIND UPLIFT DESIGN - WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2018 EDITION)

SECTION 3.2.2.2.3 WALL ASSEMBLY TO FOUNDATION - TABLE 3.2B & 3.2C
SECTION 3.2.2.1 HEAD DOWNS - TABLE 3.15 A-B, 3.16
SECTION 3.2.6.4 HEADER AND/OR GIRDER TO STUD - TABLE 3.5
SECTION 3.2.2.1 ROOF ASSEMBLY TO WALL ASSEMBLY - TABLE 3.3
SECTION 3.2.5.1 RIDGE STRAPS - TABLE 3.4 (SUBJECT TO 3)

TABLE 301.5 - MIN. LIVE LOADS	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
PASSENGER VEHICLE GARAGES	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS & HANDRAILS	200

NAILING SCHEDULE TABLE 3.1

DESCRIPTION OF BUILDING ELEMENTS	NUMBER OF COMMON NAILS	NAIL SPACING
ROOF FRAMING		
RAFTER TO TOP PLATE (TOE-NAILED)	3-8d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-8d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	6-16d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	6-16d	EACH LAP
COLLAR TIE TO RAFTER (TOE-NAILED)	2-10d	PER TIE
RIM BOARD TO RAFTER (END-NAILED)	2-8d	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	JOISTS-EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16d	24" OC
HEADER TO HEADER (FACE-NAILED)	16d	16" OC ALONG EDGES
TOP PLATE OR BOTTOM PLATE TO STUD (END-NAILED)	2-16d	PER 2x4 STUD
	3-16d	PER 2x6 STUD
	4-16d	PER 2x8 STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST, OR BLOCKING (FACE-NAILED)	2-16d 1/2	PER FOOT
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d 1	PER FOOT
ROOF SHEATHING		
STRUCTURAL PANELS	8d	6" EDGE/12" FIELD
DIAGONAL BOARD SHEATHING		
1"x6 OR 1"x8"	2-8d	PER SUPPORT
1"x10 OR WIDER	3-8d	PER SUPPORT
CEILING SHEATHING		
GYPSUM WALLBOARD	5d COOLERS	7" EDGE/10" FIELD
WALL SHEATHING		
STRUCTURAL PANELS	8d	6" EDGE/12" FIELD
FIBERBOARD PANELS		
1/2"	6d	3" EDGE/6" FIELD
25/32"	8d	3" EDGE/6" FIELD
GYPSUM WALLBOARD	5d COOLERS	7" EDGE/10" FIELD
HARDBOARD	8d	6" EDGE/12" FIELD
PARTICLEBOARD PANELS	8d	6" EDGE/12" FIELD
DIAGONAL BOARD SHEATHING		
1"x6 OR 1"x8"	2-8d	PER SUPPORT
1"x10 OR WIDER	3-8d	PER SUPPORT
FLOOR SHEATHING		
STRUCTURAL PANELS		
1" OR LESS	8d	6" EDGE/12" FIELD
GREATER THAN 1"	10d	6" EDGE/6" FIELD
DIAGONAL BOARD SHEATHING		
1"x6 OR 1"x8"	2-8d	PER SUPPORT
1"x10 OR WIDER	3-8d	PER SUPPORT

TABLE TAKEN FROM WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (2018 EDITION)

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" O/C ON CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3" O/C CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1 - 16d NAIL PER FOOT.

ASPHALT ROOF SHINGLE ATTACHMENT

1. WITHIN THE 110 MPH WIND ZONE ASPHALT STRIP SHINGLES SHALL HAVE A MINIMUM OF SIX (6) FASTENERS PER SHINGLE.
2. FASTENERS FOR ASPHALT ROOF SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8" DIAMETER HEAD, ASTM F1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 1/2" INTO ROOF SHEATHING

- FROM 2020 INTERNATIONAL RESIDENTIAL CODE R905.2.5, R905.2.6

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

TABLE R301.2 (1)

GROUND SNOW LOAD	WIND SPEED MPH	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDER-LAYMENT REQ'D	FLOOD HAZARD	AIR FREEZING INDEX
					MODERATE TO HEAVY	SLIGHT TO MODERATE				
25 PSF	120	C	SEVERE	3 FEET			11°F	YES	NO	432

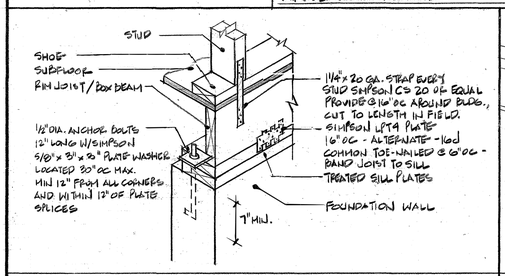
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TABLE R402.2

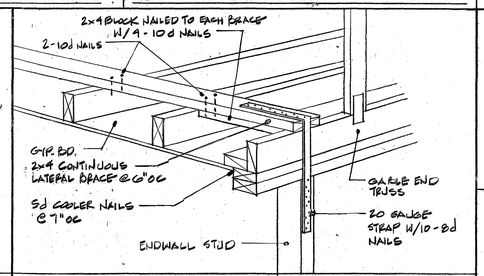
TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) [A]; WEATHERING POTENTIAL: NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO WEATHER	2,500	2,500	2,500[C]
BASEMENT SLABS & INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	2,500	2,500[C]
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONC. EXPOSED TO WEATHER	2,500	3,000[D]	3,000[E]
PORCHES, CARPORT SLABS & STEPS EXPOSED TO WEATHER, GARAGE FLOOR SLABS	2,500	3,000[D,E]	3,500[E]

FOR SI: 1 POUND PER SQUARE INCH = 6,895 KPa

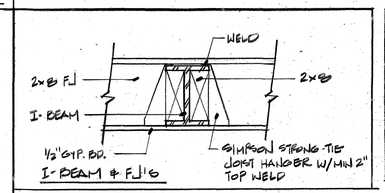
A. AT 28 DAYS PER.
B. SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL
C. CONCRETE IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING & THAWING DURING CONSTRUCTION SHALL BE AIR ENTRAINED CONCRETE IN ACCORDANCE WITH FOOTNOTE D.
D. CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (% BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%.
E. SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT.



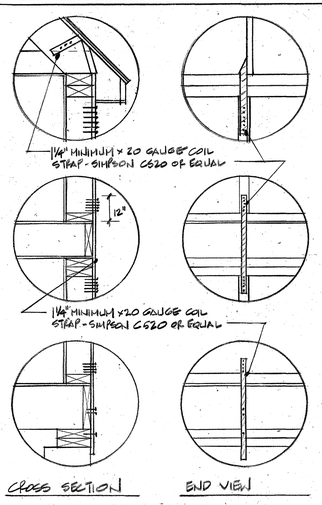
FRAMING TO FOUNDATION ANCHORAGE N.T.S.



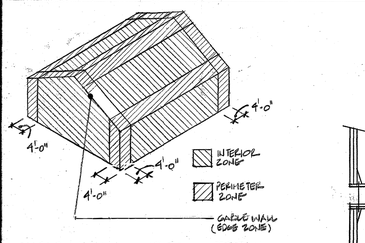
CEILING BRACING AT GABLE ENDWALL N.T.S.



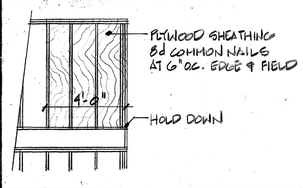
I-BEAM & F.J'S

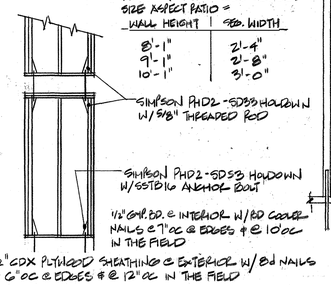


UPLIFT CONNECTION DETAIL
N.T.S.

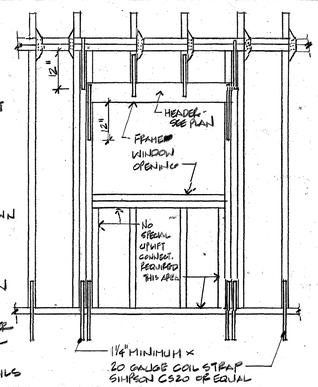


SHEAR WALL ISOMETRIC DETAIL N.T.S.





SHEAR WALL SEG DETAIL
N.T.S.



STRAPPING HOLD DOWN DETAILS
N.T.S.

ADDITION TO THE
MODY RESIDENCE
2 HADDEN ROAD, NEW HYDE PARK, NEW YORK

DATE: 5/2022
DRAWN BY: DAB

STEVEN J. TREUBERT, P.E.
CONSULTING ENGINEER
630 ST. GEORGE AVE., NORTH BABYLON, NY 11703 631-242-1956

A-1

MAINTAIN EXISTING CONDITIONS
38 BEECHWOOD LANE
NEW HYDE PARK, N Y 11040

#21425

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

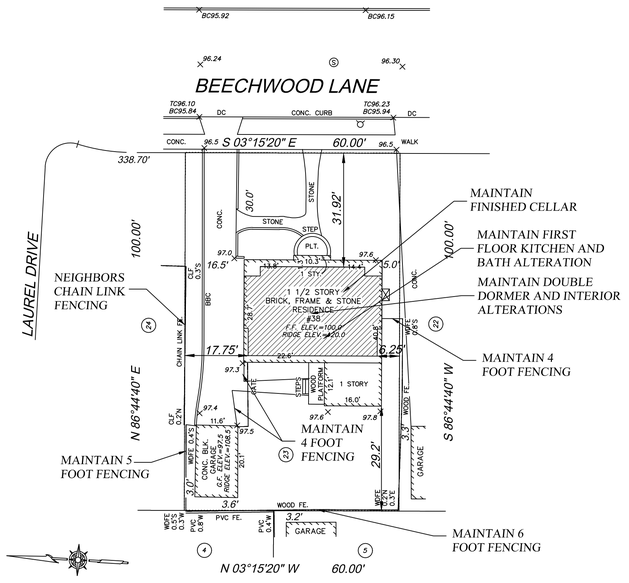
The Contractor shall confine the storage of materials to spaces allotted and shall store all materials neatly and compactly. All inflammable material shall be stored in a manner approved by local fire regulations and shall be properly protected. All rags and waste shall be disposed of daily. All paint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

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

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

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

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



1 / T–1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'–0"

ROOF FRAMING

RAFTER TO TOP PLATE (TOE–NAILED)	3 – 8d	3 – 10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE–NAILED)	3 – 8d	3 – 10d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER, FACE–NAILED) (HEEL JOINT) RAFTER SLOPE: 3:12 4:12 5:12 7:12 9:12 AND GREATER	 22 – 16d 17 – 16d 14 – 16d 10 – 16d 8 – 16d	 22 – 40d 17 – 40d 14 – 40d 10 – 40d 8 – 40d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE–NAILED) RAFTER SLOPE: 3:12 4:12 5:12 7:12 9:12 AND GREATER	 22 – 16d 17 – 16d 14 – 16d 10 – 16d 8 – 16d	 22 – 40d 17 – 40d 14 – 40d 10 – 40d 8 – 40d	EACH LAP
COLLAR TIE TO RAFTER (FACE–NAILED) RAFTER SLOPE: 3:12 4:12 5:12 6:12 AND GREATER	 7 – 10d 6 – 10d 4 – 10d 4 – 10d	 7 – 12d 6 – 12d 4 – 12d 4 – 12d	PER TIE
BLOCKING TO RAFTER (TOE–NAILED)	2 – 8d	2 – 10d	EACH END
RIM BOARD TO RAFTER (END–NAILED)	2 – 16d	3 – 16d	EACH END

WALL FRAMING

TOP PLATE TO TOP PLATE (FACE–NAILED)	2 –16d [1]	2 – 16d [1]	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE–NAILED)	4 – 16d	5 – 16d	JOINTS –EACH SIDE
STUD TO STUD (FACE–NAILED)	2 –16d	2 –16d	24" O.C.
HEADER TO HEADER (FACE–NAILED)	16d	16d	16" OC ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END–NAILED)	2 – 16d	2 – 40d	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST OR BLOCKING, (FACE–NAILED)	2 – 16d 1,2	2 – 16d 1,2	PER FOOT

ROOF SHEATHING

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

FLOOR FRAMING

JOIST TO SILL, TOP PLATE OR GIRDER (TOE–NAILED)	4 –8d	4 – 10d	PER JOIST
BRIDGING TO JOIST (TOE–NAILED)	2 – 8d	2 – 10d	EACH END
BLOCKING TO JOIST (TOE–NAILED)	2 – 8d	2 – 10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE–NAILED)	3 – 16d	4 – 16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE–NAILED)	3 – 16d	4 – 16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE–NAILED)	3 – 8d	3 – 10d	PER JOIST
BAND JOIST TO JOIST (END–NAILED)	3 – 16d	4 – 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE–NAILED)	2 – 16d	2 – 16d	PER FOOT

CEILING SHEATHING

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

WALL SHEATHING

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

FLOOR SHEATHING

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

OCCUPANCY:

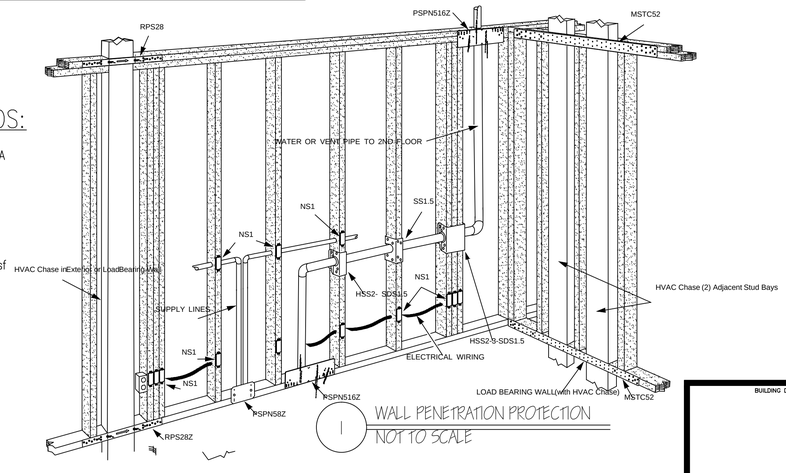
ONE FAMILY RESIDENCE

REFERENCE STANDARDS:

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

DESIGN LOADS:

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



1 WALL PENETRATION PROTECTION

NOT TO SCALE

DESIGN CRITERIA

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

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

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

BUILDING DEPARTMENT USE

JOB # 2023 | DATE: 4/27/2023 | DRAWN BY: ST

SCALE: AS NOTED | REVISIONS: – | – | – | – | – | –

SITE PLAN, NOTES

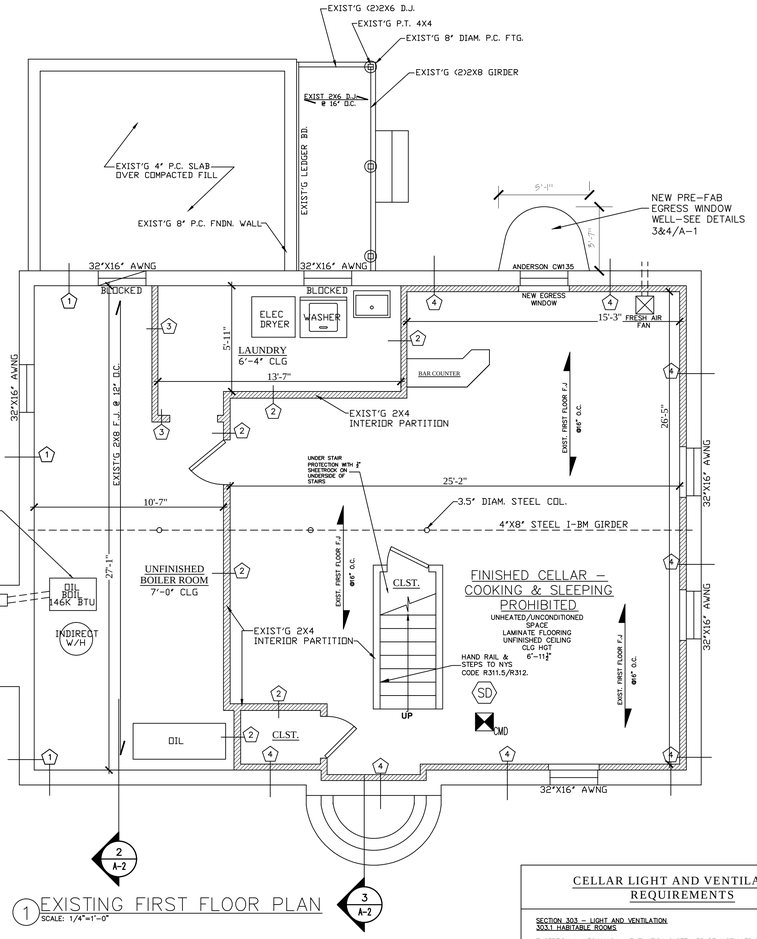
PERMITECH

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

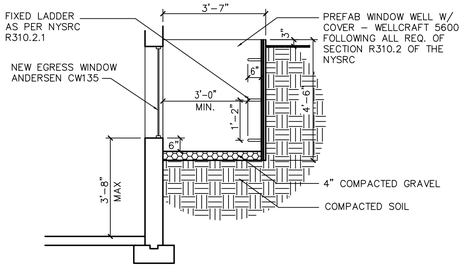
THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE 2020 NEW YORK STATE BUILDING CODE

PROJECT:
HOCHHEISER RESIDENCE
38 BEECHWOOD LANE, NEW HYDE PARK, NY 11040

T–1



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



4 WINDOW WELL DETAIL
A-1 SCALE: N.T.S.

CELLAR LIGHT AND VENTILATION REQUIREMENTS

SECTION 303 - LIGHT AND VENTILATION
303.1 HABITABLE ROOMS

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

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

HABITABLE ROOMS	ROOM AREA
FINISHED CELLAR	589 S.F.

6 FOOTCANDLES REQ'D.
1 65 WATT BULB = 800 LUMENS
589 S.F. X 6 = 3,534
3,534 / 800 = 4.42 < 5 MIN. LIGHTS REQUIRED

REQ'D. = 5 LIGHTS
PROVIDED = 10 LIGHTS

FINISHED CELLAR NOTES:

1. THESE DRAWINGS REPRESENT AS-BUILT CONDITIONS OF THE CELLAR CONFIGURATION.
2. FINISHED CELLAR AREA = 589 SQ. FT.
3. ALL EXISTING COLUMNS AND DROPPED BEAMS ARE FRAMED OUT.
4. CELLAR FLOORING IS LINOLEUM TILE.
5. CELLAR CEILING IS UNFINISHED.
6. PROVIDE 36" HIGH WOOD STAIR RAILINGS SHALL COMPLY WITH THE REQUIREMENTS OF NYSRC R311 & 312.
7. ALL WINDOWS AND DOORS ARE SHOWN AS EXISTING (UNLESS OTHERWISE NOTED).
8. PROVIDE G.F.I. ELECTRIC OUTLETS WHERE REQUIRED BY CODE.
9. CELLAR IS UNHEATED/UNCONDITIONED SPACE.

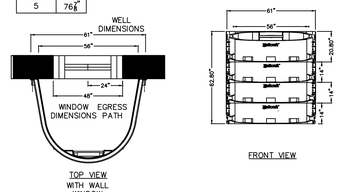
Wellcraft egress systems

5600 MODULAR WELL

SECTIONS	TOTAL HEIGHT
1	20¾"
2	34¾"
3	48¾"
4	62¾"
5	76¾"

☑ SELECT DESIRED COLOR:
☐ GREY (#056100092)

TOP VIEW



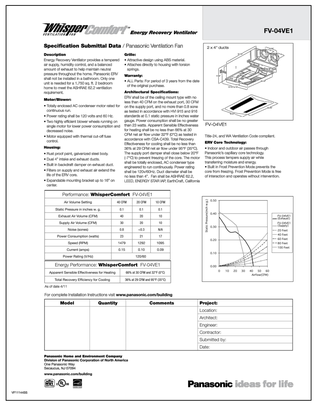
TOP VIEW WITH WALL WINDOW

FRONT VIEW

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

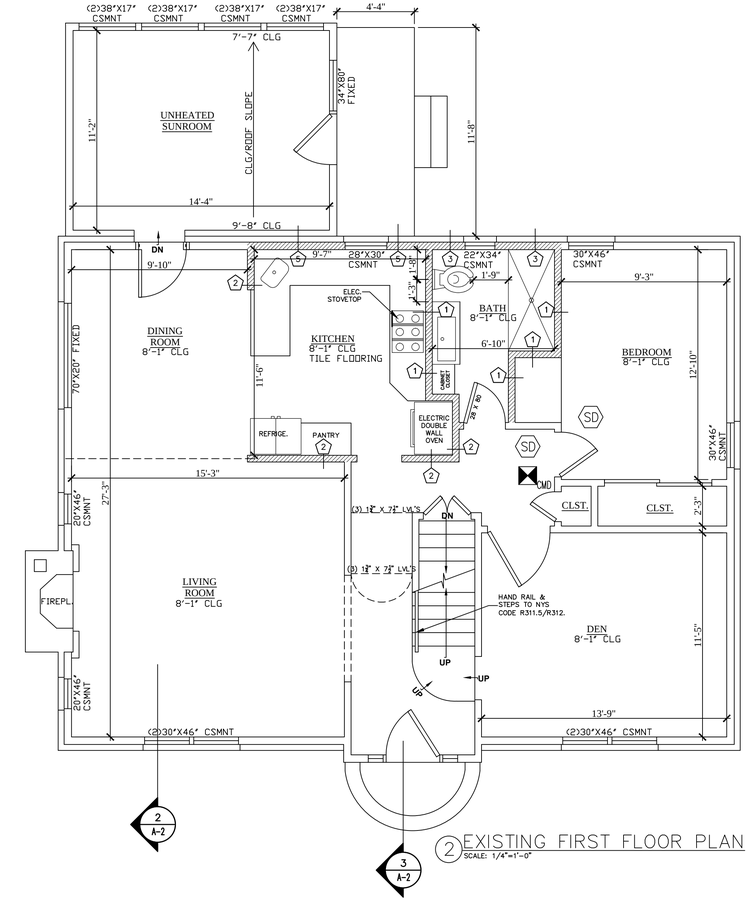
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.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

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



CELLAR WALL TYPES

1. EXISTING CONCRETE FOUNDATION WALL
2. EXISTING 2"X3" STUDS @ 16" O.C. WITH (1) LAYER ½" WOOD PANELING
3. EXISTING 2"X3" STUDS @ 16" O.C. WITH (1) LAYER OF ½" GWB BOTH SIDES
4. EXISTING CONCRETE FOUNDATION WALL ON 2"X3" STUDS @ 16" O.C. WITH (1) LAYER OF ½" WOOD PANELING W/ R-13 BATT. INSUL.



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

FIRST FLOOR WALL TYPES

1. EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF ½" DURROCK & CERAMIC TILE AND ½" GWB ON OTHER SIDE
2. EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF ½" GWB ON BOTH SIDES
3. EXISTING 2"X4" STUDS @ 16" O.C. W/: ½" PLYWOOD SHEETHING, EXIST BRICK VENEER (1) LAYER OF ½" DURROCK, TILE FINISH W/R-15 BATT. INSUL.
4. EXISTING 2"X4" STUDS @ 16" O.C. W/: ½" GWB ON ONE SIDE AND (1) LAYER OF ½" DURROCK W/ CERAMIC TILE ON OTHER
5. EXISTING 2"X4" STUDS @ 16" O.C. W/: ½" PLYWOOD SHEETHING, EXIST BRICK VENEER (1) LAYER OF ½" GWB W/R-15 BATT. INSUL.

KITCHEN RENOVATION NOTES:

1. ALL KITCHEN CABINETS & COUNTERTOPS HAVE BEEN INSTALLED AS PER PLANS.
2. GFCI OUTLETS ARE INSTALLED AS PER CODE.
3. ALL KITCHEN FIXTURES HAVE BEEN INSTALLED AS PER PLANS.
4. KITCHEN FLOORING HAS BEEN REMOVED AND REPLACED WITH CERAMIC TILE.
5. KITCHEN STOVETOP IS ELECTRIC.
6. EXHAUST HOOD ABOVE STOVE IS LESS THAN 400 CFM AND VENTS TO EXTERIOR.
7. DISHWASHER DISCHARGES INTO KITCHEN SINK TRAP.
8. WALL OVEN HAS BEEN INSTALLED AND IS ELECTRIC.
9. NON-LOAD BEARING WALL SEPARATING DINING ROOM AND KITCHEN HAS BEEN OPENED.

FIRST FLOOR HALLWAY BATHROOM NOTES:

1. ALL WALLS IN BATHROOM ARE DURROCK AND CERAMIC TILE TO THE CEILING AS PER THE WALL TYPES.
2. BATHROOM CEILING IS MILDEW RESISTANT SHEETROCK.
3. SINK VANITY IS 42"
4. ENTIRE BATHROOM FLOOR IS CERAMIC TILE.
5. ALL PLUMBING FIXTURE CLEARANCES ARE IN COMPLIANCE WITH R307.1
6. EXISTING FIRST FLOOR HEADROOM AT ALL PLUMBING FIXTURES IS 97".
7. BATHROOM HAS AN OPERABLE CASEMENT WINDOW WHICH MEETS THE CODE FOR VENTILATION.
8. G.F.I. ELECTRIC OUTLETS ARE INSTALLED AS PER CODE.

BUILDING DEPARTMENT USE

JOB # 2023
DATE: 4/27/2023
DRAWN BY: ST
SCALE: AS NOTED
REVISIONS: - -

EXISTING CELLAR PLAN, EXISTING FIRST FLOOR PLAN, CELLAR EGRESS WINDOW DETAIL, FRESH AIR FAN CUT SHEET, LIGHT AND VENT CALCS, WALL TYPES AND CELLAR, KITCHEN AND BATHROOM NOTES

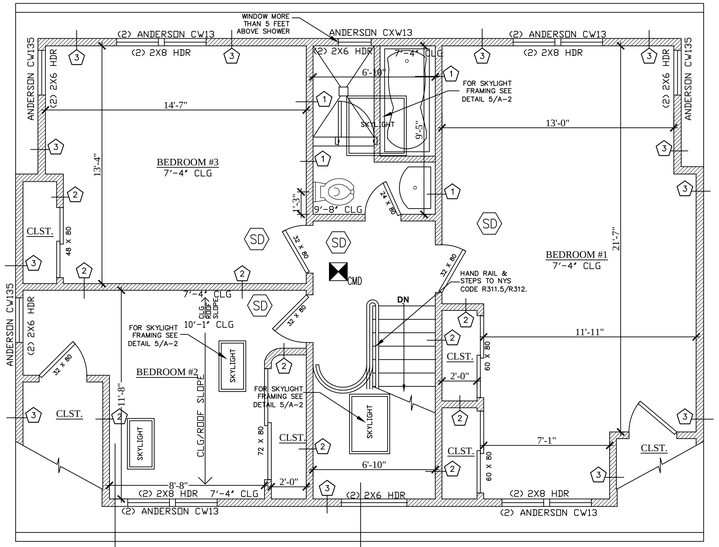
PERMITTECH

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

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

PROJECT:
HOCHHEISER RESIDENCE
38 BEECHWOOD LANE, NEW HYDE PARK, NY 11040

A-1



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

ROOM	LIGHT 8%		VENT 4%	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BEDROOM #1 307 SQ FT	24.56 SQ FT	(4) ANDERSON CW18 9.2 SQ FT EACH (1) ANDERSON CW36 6.0 SQ FT EACH 26.8 SQ FT TOTAL = PASSES	12.28 SQ FT	(4) ANDERSON CW18 4.9 SQ FT EACH (1) ANDERSON CW36 9.7 SQ FT EACH 29.3 SQ FT TOTAL = PASSES

ROOM	LIGHT 8%		VENT 4%	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BEDROOM #2 132 SQ FT	10.56 SQ FT	(2) ANDERSON CW18 9.2 SQ FT EACH (1) ANDERSON CW36 6.0 SQ FT EACH 16.4 SQ FT TOTAL = PASSES	5.28 SQ FT	(2) ANDERSON CW18 4.9 SQ FT EACH (1) ANDERSON CW36 9.7 SQ FT EACH 19.5 SQ FT TOTAL = PASSES

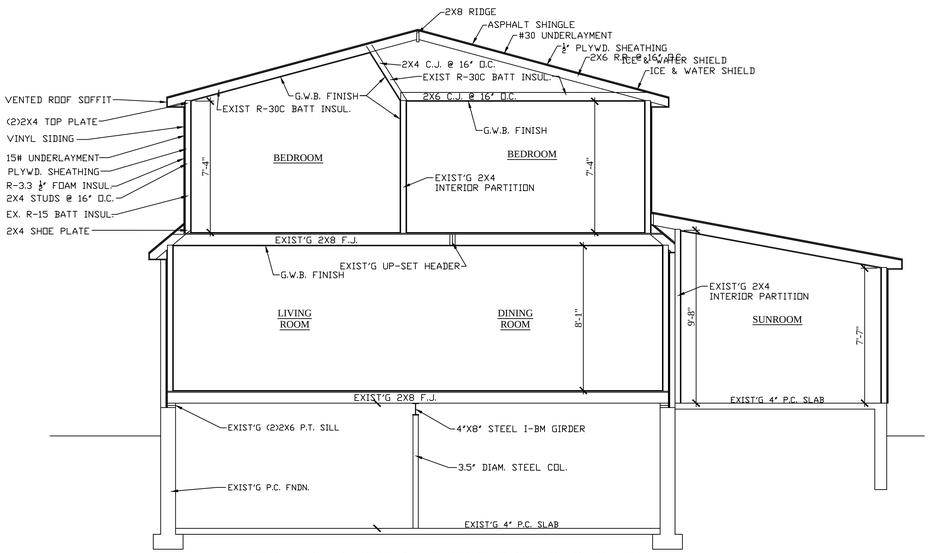
ROOM	LIGHT 8%		VENT 4%	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BEDROOM #3 188 SQ FT	16.04 SQ FT	(2) ANDERSON CW18 9.2 SQ FT EACH (1) ANDERSON CW36 6.0 SQ FT EACH 16.4 SQ FT TOTAL = PASSES	7.52 SQ FT	(2) ANDERSON CW18 4.9 SQ FT EACH (1) ANDERSON CW36 9.7 SQ FT EACH 19.5 SQ FT TOTAL = PASSES

SECOND FLOOR HALLWAY BATHROOM NOTES:

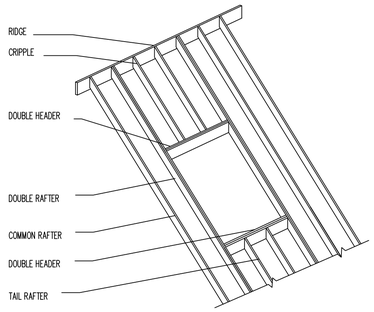
1. ALL WALLS IN BATHROOM ARE DURROCK AND CERAMIC TILE TO THE CEILING AS PER THE WALL TYPES.
2. BATHROOM CEILING IS MILDEW RESISTANT SHEETROCK.
3. SINK IS PEDESTAL SINK.
4. ENTIRE BATHROOM FLOOR IS CERAMIC TILE.
5. ALL PLUMBING FIXTURE CLEARANCES ARE IN COMPLIANCE WITH R307.1
6. EXISTING SECOND FLOOR HEADROOM AT ALL PLUMBING FIXTURES IS VARIES FROM 117" TO 88".
7. BATHROOM HAS AN OPERABLE CASEMENT WINDOW AND AN OPERABLE SKYLIGHT WHICH MEETS THE CODE FOR VENTILATION.
8. G.F.I. ELECTRIC OUTLETS ARE INSTALLED AS PER CODE.

SECOND FLOOR WALL TYPES

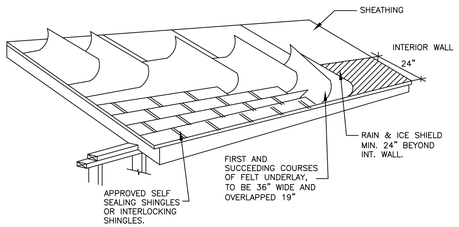
1. EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF ½" DURROCK & CERAMIC TILE AND ½" GWB ON OTHER SIDE
2. EXISTING 2"X4" STUDS @ 16" O.C. WITH (1) LAYER OF ½" GWB ON BOTH SIDES
3. EXISTING 2"X4" STUDS @ 16" O.C. W/: ½" PLYWOOD SHEETHING EXIST (1) LAYER OF ½" GWB, R-3.3 1" FOAM INSUL. W/R-15 BATT. INSUL. & VINYL SIDING



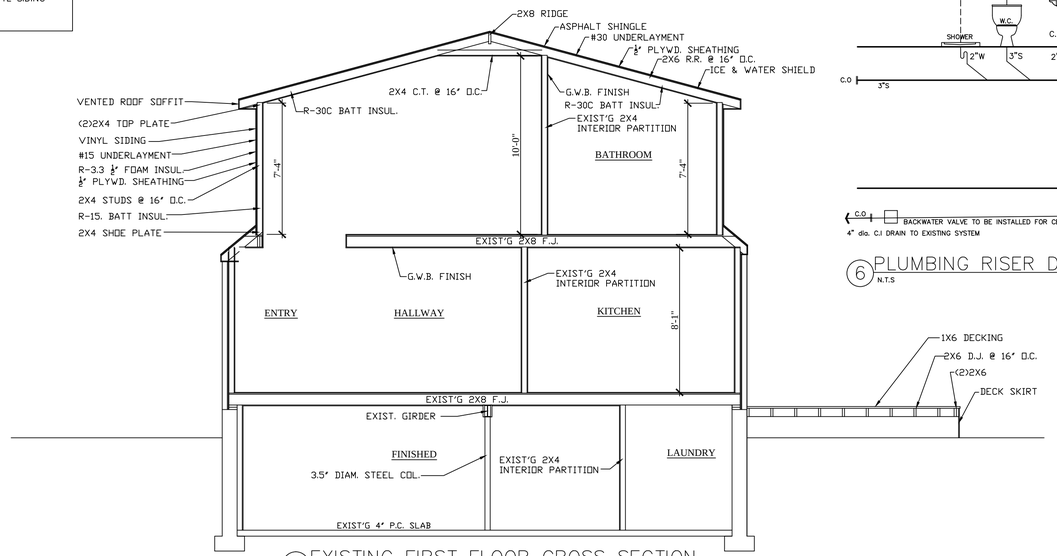
2 EXISTING SECOND FLOOR CROSS SECTION
SCALE: 1/4"=1'-0"



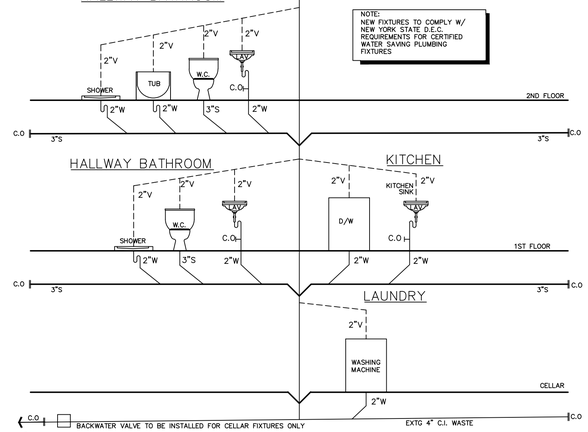
5 SKYLIGHT FRAMING
NOT TO SCALE



4 ASPHALT SHINGLE ROOF
SCALE: N.T.S.



3 EXISTING FIRST FLOOR CROSS SECTION
SCALE: 1/4"=1'-0"



6 PLUMBING RISER DIAGRAM
N.T.S

BUILDING DEPARTMENT USE

JOB # 2023
DATE: 4/27/2023
DRAWN BY: ST
SCALE: AS NOTED
REVISIONS:
– –

EXISTING SECOND FLOOR PLAN, LIGHT & VENT CALCS, WALL TYPES, SKYLIGHT FRAMING DETAIL, SHINGLE DETAIL, PLUMBING RISER DIAGRAM AND CROSS SECTIONS

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

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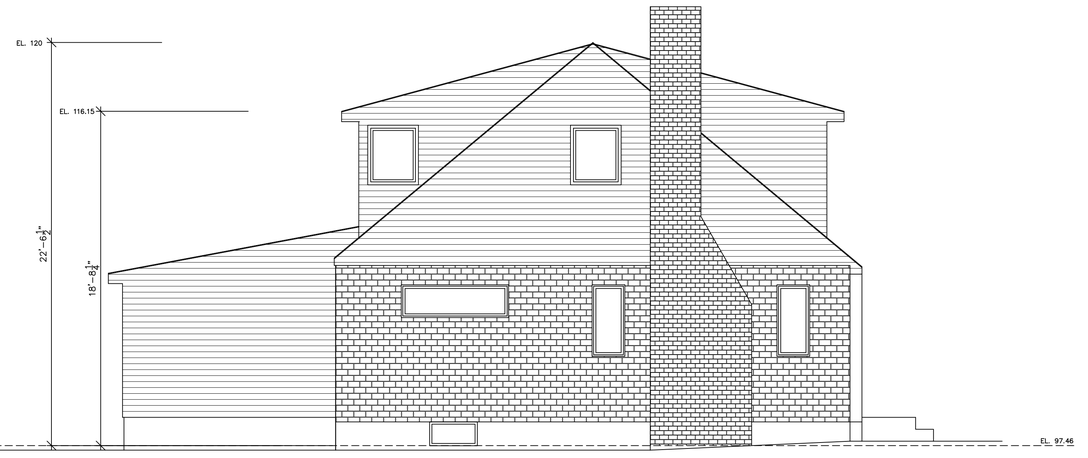
PROJECT:
HOCHHEISER RESIDENCE
38 BEECHWOOD LANE, NEW HYDE PARK, NY 11040

A–2

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

2 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

3 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

BUILDING DEPARTMENT USE

JOB # 2023
DATE: 4/27/2023
DRAWN BY: ST

SCALE: AS NOTED
REVISIONS:
1 –

EXISTING FRONT ELEVATION, REAR ELEVATION, RIGHT SIDE ELEVATION AND LEFT SIDE ELEVATION

PERMITECH
KURT A. JACOBS R.A.
201 NORTHWEST DRIVE
FARMINGDALE, NY 11735
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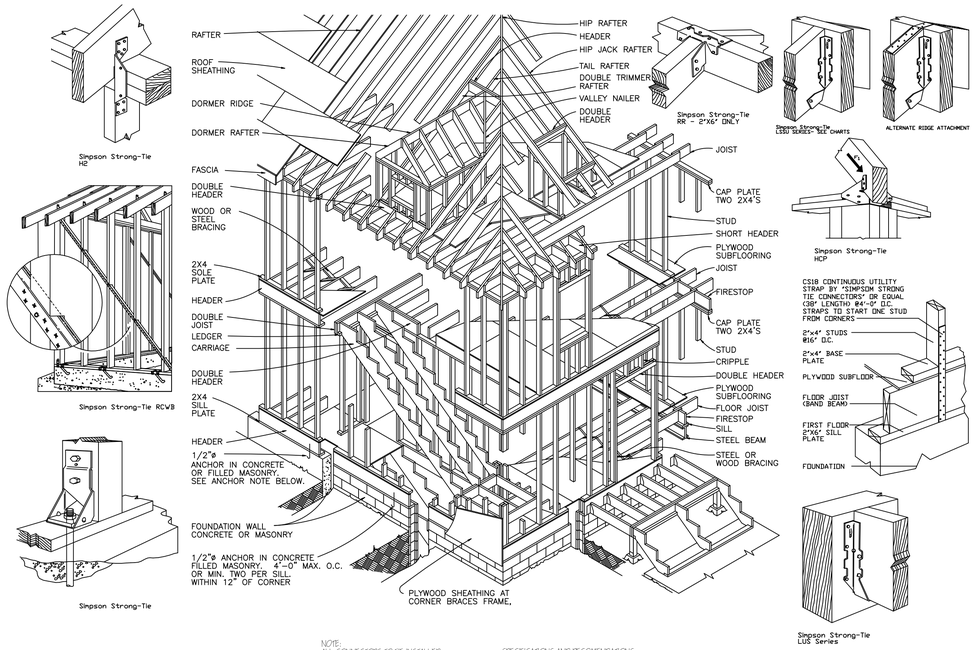
PROJECT:
HOCHHEISER RESIDENCE
38 BEECHWOOD LANE, NEW HYDE PARK, NY 11040

A–3

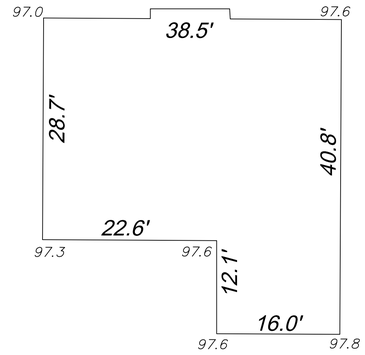


NOTE:
ALL CONNECTORS TO BE INSTALLED AND NAILED AS PER MANUFACTURER'S

SPECIFICATIONS AND RECOMENDATIONS
* PLYWOOD SHEATHING MUST CROSS OVER THE BAND BEAM

1 FRAMING CONNECTOR DETAILS
NOT TO SCALE

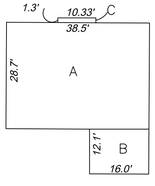
PRE-EXISTING AVERAGE GRADE DIAGRAM



AVERAGE GRADE ELEVATION CALCULATIONS

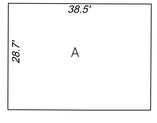
97.00	+ 97.60	=	194.6	/ 2	=	97.3	X 38.50	= 3746.05
97.60	+ 97.80	=	195.4	/ 2	=	97.7	X 40.80	= 3986.16
97.80	+ 97.60	=	195.4	/ 2	=	97.7	X 16.00	= 1563.20
97.60	+ 97.60	=	195.2	/ 2	=	97.6	X 12.10	= 1180.96
97.60	+ 97.30	=	194.9	/ 2	=	97.45	X 22.60	= 2202.37
97.30	+ 97.00	=	194.3	/ 2	=	97.15	X 28.70	= 2788.21
			TOTAL		=		158.70	15466.95
						15466.95	/ 158.70	= 97.46
						AVERAGE GRADE =		**97.46**

GROSS FLOOR AREA DIAGRAM



FIRST FLOOR

BOX A – 38.5 X 28.7 –	1,104.95 SQ FT
BOX B – 12.1 X 16.0 –	193.6 FT
BOX C – 1.3 X 10.33 –	13.43 SQ FT
FIRST FLOOR TOTAL	1,311.98 SQ FT

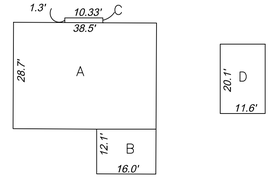


SECOND FLOOR

BOX A – 38.5 X 28.7 –	1,104.95 SQ FT
SECOND FLOOR TOTAL	1,104.95 SQ FT

TOTAL GROSS FLOOR AREA – 2,416.93 SQ FT OR 40.28%

LOT COVERAGE DIAGRAM



BOX A – 38.5 X 28.7 –	1,104.95 SQ FT
BOX B – 12.1 X 16.0 –	193.6 FT
BOX C – 1.3 X 10.33 –	13.43 SQ FT
BOX D – 11.6 X 20.1 –	233.16 SQ FT

TOTAL LOT COVERAGE – 1,545.14 SQ FT OR 25.75%

BUILDING DEPARTMENT USE

JOB # 2023
DATE: 4/27/2023
DRAWN BY: ST
SCALE: AS NOTED
REVISIONS:
1 –

FRAMING CONNECTION DETAILS,
PRE-EXISTING AVERAGE GRADE
CALCULATION, GROSS FLOOR AREA
CALCULATION AND LOT COVERAGE
CALCULATION

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

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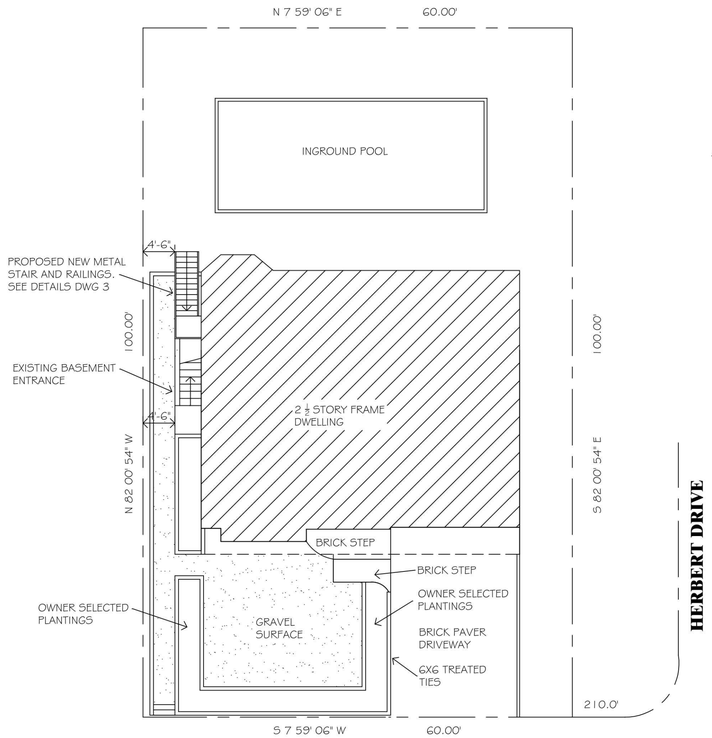
PROJECT:
HOCHHEISER RESIDENCE
38 BEECHWOOD LANE, NEW HYDE PARK, NY 11040

A–4

DISAPPROVED

Carlos Reyes
06/20/2023

#21426

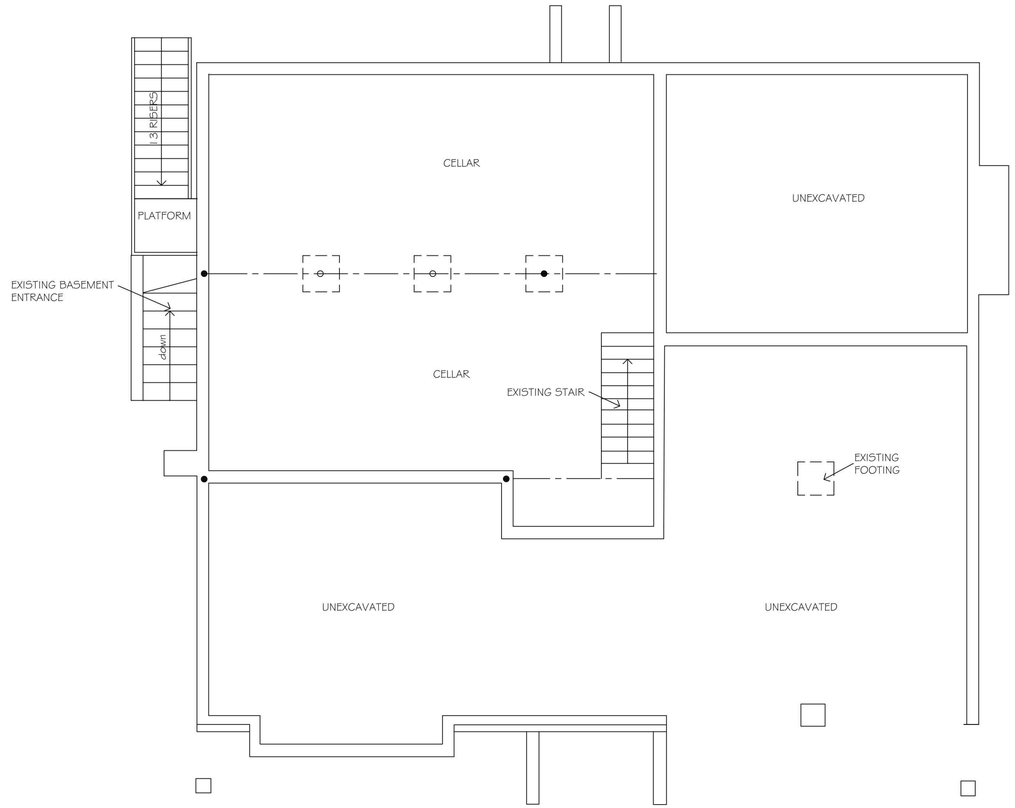


SITE PLAN

SCALE 1" = 10'-0" **NCTM 9 - 589 - 7**

REAR ELEVATION

SCALE 1/4" = 1'-0"



FOUNDATION / BASEMENT PLAN

SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWING
ALL DIMENSIONS TO BE VERIFIED

STOLIAROV RESIDENCE
21 HUNTING HILL ROAD
NEW HYDE PARK, NEW YORK

DWG. FAR

06/09/23 BD
03/20/23
02/24/23

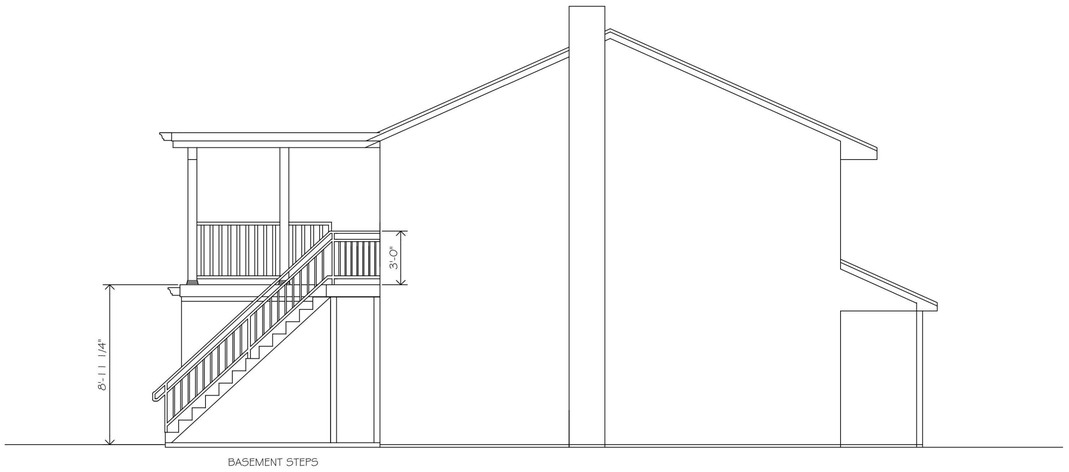
FRANK A. RESTITUTO
ARCHITECT, PC
18 CRABAPPLE LANE
COMMACK, NEW YORK 11725
(631) 543-5430

REGISTERED ARCHITECT FRANK A. RESTITUTO 026744 EDUCATION LAW 7302 UNIVERSITY OF THE STATE OF NEW YORK

1

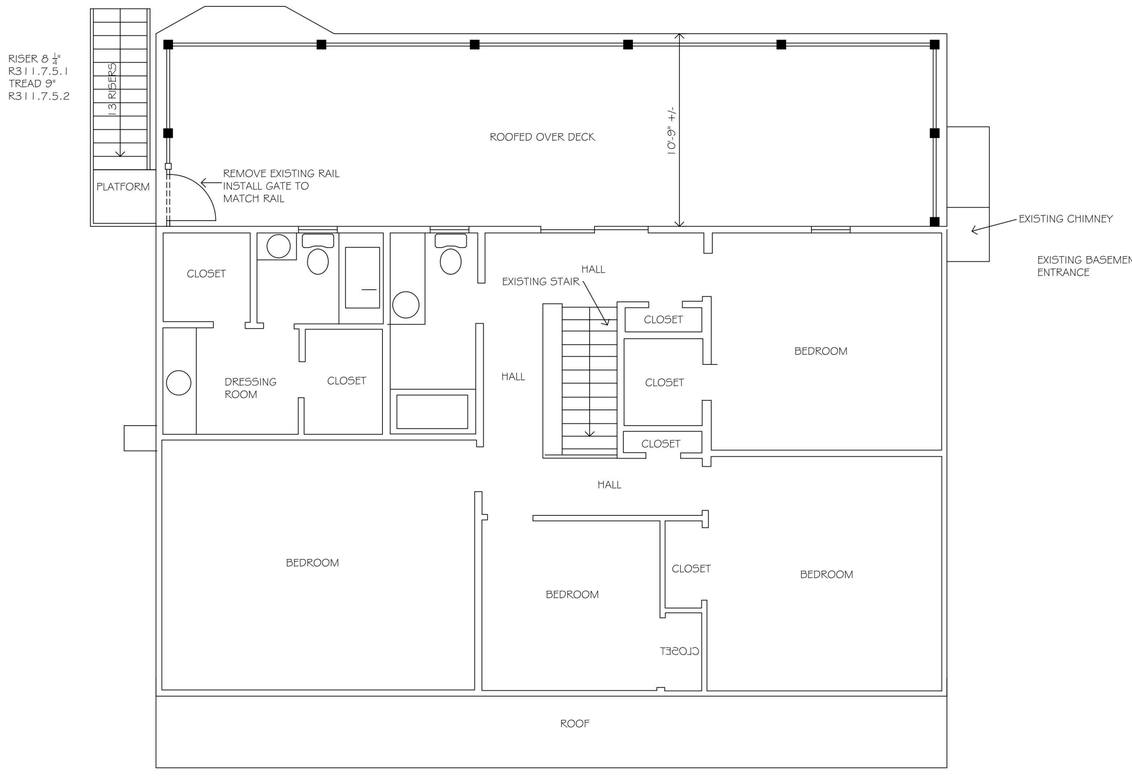
DISAPPROVED

Carlos Reyes
06/20/2023



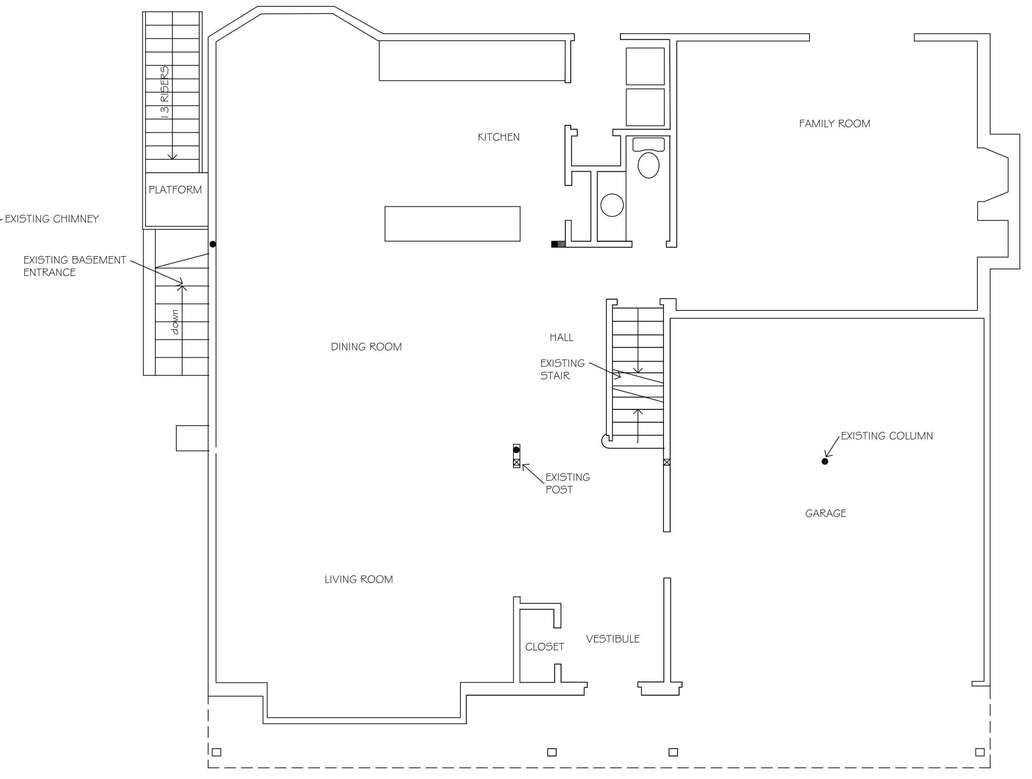
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWING
ALL DIMENSIONS TO BE VERIFIED

STOLIAROV RESIDENCE
21 HUNTING HILL ROAD
NEW HYDE PARK, NEW YORK

DWG. FAR

06/09/23 BD
03/20/23
03/13/23
02/24/23

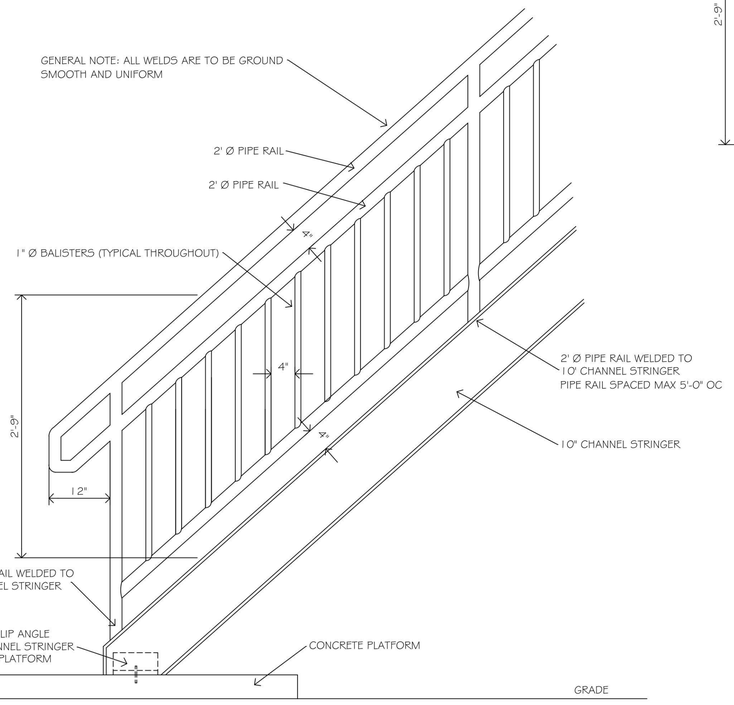
FRANK A. RESTITUTO
ARCHITECT, PC
18 CRABAPPLE LANE
COMMACK, NEW YORK 11725
(631) 543-5430

REGISTERED ARCHITECT
FRANK A. RESTITUTO
No. 10717
STATE OF NEW YORK

2

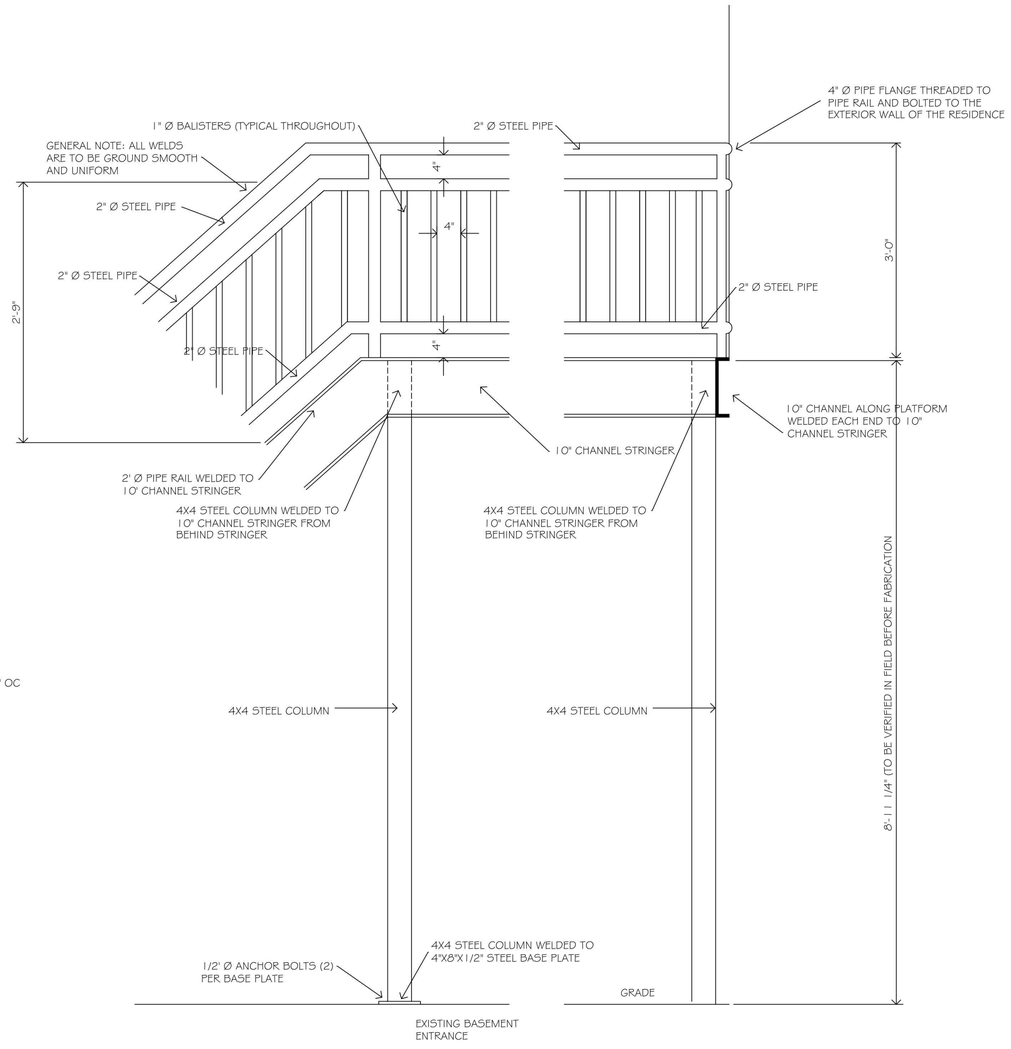
DISAPPROVED

Carlos Reyes
06/20/2023



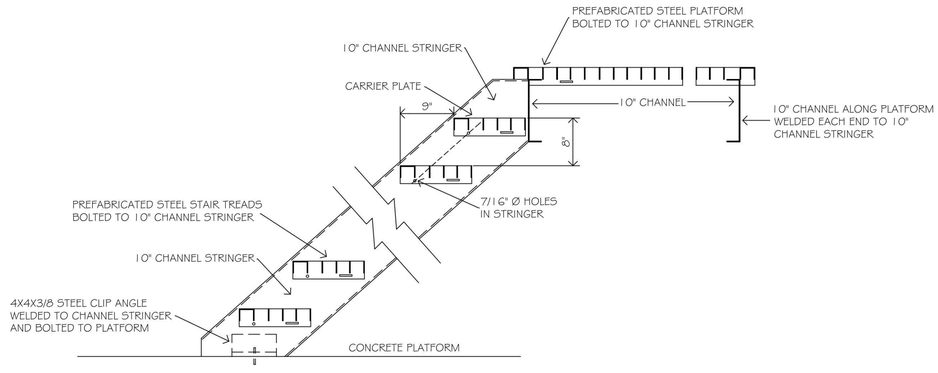
EXTERIOR STAIR DETAIL "B"

SCALE 1" = 1'-0"



EXTERIOR STAIR DETAIL "A"

SCALE 1" = 1'-0"



EXTERIOR STAIR DETAIL "C"

NO SCALE

DO NOT SCALE DRAWING
ALL DIMENSIONS TO BE VERIFIED

STOLIAROV RESIDENCE
21 HUNTING HILL ROAD
NEW HYDE PARK, NEW YORK

DWG. FAR

06/09/23 BD
03/20/23
02/24/23

FRANK A. RESTITUTO
ARCHITECT, PC
1030 JERICHO TURNPIKE, SUITE 6
SMITHTOWN, NEW YORK 11787
(631) 543-5327

REGISTERED ARCHITECT FRANK A. RESTITUTO No. 10117 STATE OF NEW YORK

3

SCALE 1" = 15'

(PARALLEL WITH GRAND STREET)

75.00'

FRAME SHED 3.6'E.

FRAME GARAGE 2.8'E.

FE. 1.0'E.

WOODEN FENCE

FE. 1.7'E.

FE. 0.6'N.

N. SIDE ON LINE

LOT 2

LOT 3

LOT 4

#21427

Y A R D

(PARALLEL WITH PROSPECT AVENUE)

100.00'

IRREGULAR WOODEN FENCE

9.5'

14.2'

6.4'

BRICK STEPS

4.2'

1 STORY FRAME DWELLING

42.7'

36.2'

No. 342

G R A S S

FE. 0.4'S.

9.4'

1.0'

1.0'

16.4'

BRICK STEPS

CONC. WALK

GRAVEL DRIVEWAY

FE. 0.6'S.

12.6'

3'

75.00'

3'

CHAIN LINK FENCE ON CONCRETE RETAINING WALL

A S P H A L T P A R K I N G L O T

100.00'

(PARALLEL WITH PROSPECT AVENUE)

PROSPECT AVENUE

WESTBURY HICKSVILLE ROAD

S. SIDE 0.2'S.

POINT OF BEGINNING

100.00'

CONCRETE SIDEWALK

LAWN

DROP CURB

LAWN

CONCRETE CURB

GRAND STREET

MAP ENTITLED:

"SECOND MAP OR CITY OF NEW CASSELL, QUEENS CO., N.Y."

SURVEYED AUGUST 1891 BY WILLIAM E. HAWXHURST

FILED ON APRIL 22, 1892 AS MAP No. 256

MAP No. 3, CASE No. 14

No. 342 GRAND STREET, WESTBURY	*TOWN OF NORTH HEMPSTEAD*	TITLE No.UAT19-2466-N	
COUNTY OF NASSAU	*STATE OF NEW YORK*	Tax Map *SECT. 11*	*BLOCK 1* *LOT(S) 2-4*

CERTIFIED TO:

1. WFG NATIONAL TITLE INSURANCE COMPANY
2. JULIO JAYA
3. UNITED AMERICAN TITLE AGENCY
4.

NOTES:

1. THIS SURVEY IS FOR TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.
2. PROPERTY CORNER MONUMENTS ARE SET ONLY WHEN ORDERED AT THE TIME OF SURVEY.
3. EASEMENTS NOT SHOWN ARE NOT GUARANTEED. THIS SURVEY IS SUBJECTED TO WHATEVER A COMPLETE TITLE REPORT MAY REVEAL.
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE LAW.

STATE OF NEW YORK ★ ARKADIUSZ JUSIEGA ★ LICENSED LAND SURVEYOR 050569-1

SURVEYED BY ARKADIUSZ JUSIEGA, P.L.S.
NEW YORK STATE LIC. # 050569

DATE OF SURVEY: OCTOBER 11th, 2019

DATES OF REVISION:

CND MAPPING, INC.
46 CEDAR ROAD, WESTBURY
NEW YORK, 11590
Phone (516) 333-3555
Fax (516) 333-3055
survey.cndmapping@gmail.com

SURVEY ORDERED BY:

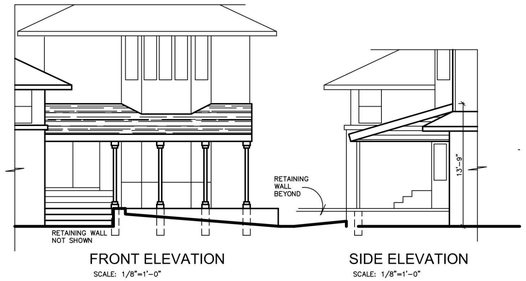
#21428

FRAMING NOTES:

- All lumber to be structural grade DOUG-FIR #2 or better. All lumber must be code marked.
- All foundation sill plates shall be (2)2x6 ACQ installed over copper termite shield and sill plate insulation. Secure plates to foundation with bolts provided (see foundation notes).
- All exterior lumber or lumber in contact with earth shall be ACQ.
- Double framing members @ all openings, under parallel partitions and tubs.
- Provide all solid blocking, DOUBLE FLR JOISTS, ETC, as required to transfer all point loads and jack studs continuously to foundation below.
- Provide min. (2)2x8 hdr @ all openings U.O.N. Minimum post shall be (1)2x4 king stud with (1)2x4 jack stud. min 1-1/2" bearing U.O.N.
- Provide 3 three studs min. @ all corners.
- Provide solid wall cats @ mid-height of all bearing walls.
- Provide solid bridging @ max 6'oc @ all framed floor systems.
- Standard spacing of all framing members shall be 16"oc (U.O.N.) plus additional where needed. Align all joists & rafters with studs.
- ALL WALL FRAMING SHALL BE 2X4 UON. ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE FASTENED AS PER THE NAILING SCHEDULE. ALL TOP PLATES SHALL BE LAPPED @ INTERSECTIONS. TOP PLATE SPLICING SHALL BE MIN 5' AND MIN (12)10D COMMON NAILS EA
- Provide all gyp. bd. nailers as required.
- Do not notch beams or joists.
- The contractor shall coordinate with all other trades to provide blocking, framing, openings, etc. as required.
- All structural steel shall be ASTM-A36.
- Bolt flitch beams & packed out I-beams with 5/8" ASTM-A325 bolts, nuts & washers staggered @ 16"oc and min. 2 each end.
- PROVIDE STL BEARING PLATES WELDED TO TOP AND BOTTOM OF ALL STL COLUMNS. SEE DETAIL
- ALL EXTERIOR STEEL TO BE CORTEN, GALV, OR SEALED WITH EXT GRADE FINISH.
- Unless otherwise noted on the plans all ceiling joists shown shall be assumed structural for roof framing. Lap and securely fasten all ceiling joists to each other and to roof rafters.
- All ridges, hip rafters, & valley rafters shall be sized to fully support the face cut of all attached rafters
- All exterior fasteners shall be galvanized including sheathing nails.
- U.O.N. Provide 2X6 collar ties @ 48"oc in upper 1/3 of all attic spaces attached as per the nailing schedule.
- All plywood sheathing shall be 1/2" fir except where adjoining existing 3/4" sheathing. Where adjoining any 3/4" sheathing provide 3/4" to match or replace existing 3/4" sheathing with 1/2".
- INSTALL ALL SHEATHING INCL GYP BD PERPENDICULAR TO FRAMING AND STAGGERED @ 4'OC
- Double FJ under all posts or pointloads.
- The contractor shall V.I.F. that all existing framing is in accordance with these plans and upgrade any existing framing as required to be in accordance with these plans.
- PROVIDE SOLID BRIDGING @ 4'OC FOR MIN 2 BAYS AT ALL FLOOR JOISTS PARALLEL TO END WALLS
- PROVIDE MTL TECO'S @ ALL FLUSH FRAMED CONNECTIONS
- PROVIDE CONTINUOUS LOADPATH FOR UPLIFT FROM RIDGE TO FOUNDATION. WHERE ANY CONNECTION DETAIL IS UNCLEAR OR MISSING CONTACT THE ARCHITECT

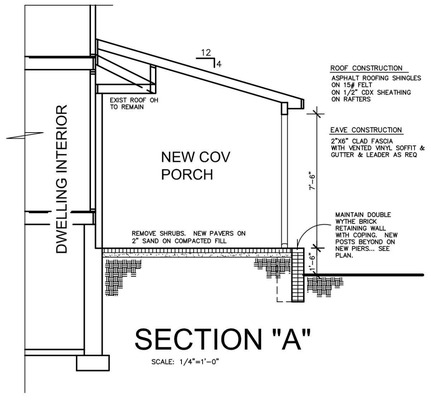
NAILING SCHEDULE:

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND SIZE OF COMMON NAILS	SPACING OF FASTENERS
ROOF FRAMING	RR/CJ TO PLATE - TOE NAIL	3-8D	PER MEMBER
	CJ TO PARALLEL RR (TOE NAILED)	11-16D	PER CONNECTION
	CJ LAPS OVER PARTITIONS - FACE NAILED	11-16D	PER CONNECTION
	CT TO RR - FACE NAILED	5-16D	PER CONNECTION
	BLOCKING TO RR - TOE NAILED	2-8D	EACH END
	RIM BOARD TO RR - END NAILED	2-16D	EACH END
	JACK RAFTERS TO HIPS & VALLEYS - TOE NAILED	5-16D	PER CONNECTION
WALL FRAMING	TOP PLATE TO TOP PLATE - FACE NAILED	2-16D	PER FOOT
	TOP PLATES AT INTERSECTIONS - FACE NAILED	4-16D	JOINTS-EA SIDE
	STUD TO STUD - FACED NAILED	2-16D	24"OC
	HEADER TO HEADER - FACE NAILED	16D	16"OC ALONG EDGES
	STUD TO PLATES - END NAILED	2-16D	PER CONNECTION
	BOTTOM PLATE TO JOISTS - FACE NAILED	2-16D	PER FOOT
FLOOR FRAMING	JOIST TO SILL/PLATE/GIRDER - TOE NAIL	4-8D	PER JOIST
	BRIDGING TO JOIST - TOE NAIL	2-8D	EA END
	BLOCKING TO JOIST - TOE NAIL	2-8D	EA END
	BLOCKING TO SILL OR TOP PLATE - TOE NAIL	3-16D	EA BLOCK
	LEDGER BOARD TO BEAM - FACE NAILED	3-16D	EA JOIST
	JOIST ON LEDGER TO BEAM - TOE NAILED	3-8D	EA JOIST
	BAND JOIST TO JOIST - END NAILED	3-16D	EA JOIST
	BAND JOIST TO SILL OR TOP PLATE - TOE NAILED	2-16D	PER FOOT
ROOF SHEATHING	1/2" CDX PLYWOOD	8D	6"OC @ EDGES - 12"OC @ FIELDS - 4"OC @ GABLE RAKE OVRHANGS
WALL SHEATHING	1/2" CDX PLYWOOD	8D	6"EDGE/12"FIELD
FLOOR SHEATHING	3/4" T&G PLYWOOD	8D	6"EDGE/12"FIELD

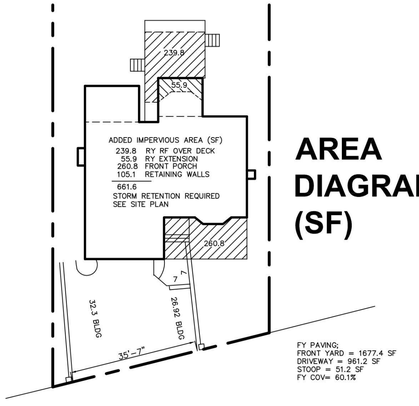


FRONT ELEVATION
SCALE: 1/8"=1'-0"

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

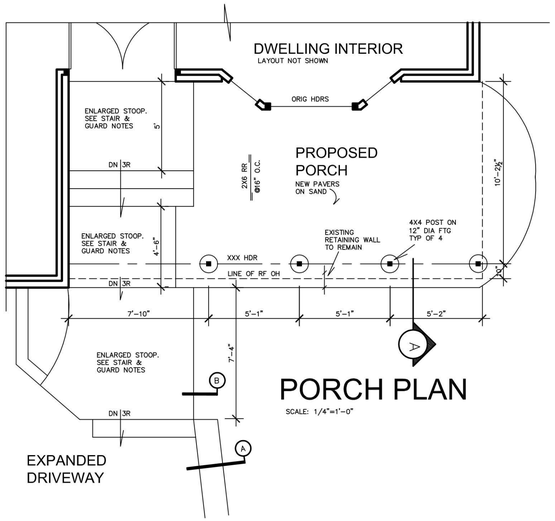


SECTION "A"
SCALE: 1/4"=1'-0"



AREA DIAGRAM (SF)

FY PAVING:
FRONT YARD = 1677.4 SF
DRIVEWAY = 961.2 SF
STOOP = 51.2 SF
FY COV= 60.1%



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

GENERAL NOTES:

- These plans may not be used for construction unless they bear the original seal and signature of the Architect as well as the original seal of approval from any building department having jurisdiction over this proposed project.
- All construction shall conform to the NYS building code, local jurisdiction codes, and all other applicable codes & ordinances.
- All work shall be performed by licensed & insured contractors &sub-contractors. All workman shall be covered by general liability & workman's compensation insurance as specified by state and local law.
- ALL MEP SHOWN HEREIN IS SCHMETIC ONLY. ACTUAL ENGINEERING & CODE COMPLIANCE FOR MEP, DRAINAGE, AND FIRE PROTECTION SYSTEMS SHALL BE BY OTHERS.
- All plumbing, electrical, and mechanical installation shall be performed by licensed contractors in accordance with applicable codes and governing regulations.
- THE CONTRACTOR SHALL VERIFY BEFORE NEW CONSTRUCTION THAT ANY EXIST CONSTRUCTION TO REMAIN IS IN SOUND CONDITION AND IN CONFORMANCE WITH THESE PLANS.
- The installation of all equipment and material shall be done in a professional workmanlike manner and in accordance with manufacturers specifications and recommendations. All equipment and material must be new.
- The Contractor or Owner shall obtain all required permits & inspections from agencies having jurisdiction thereof.
- All existing conditions are shown rough, actual field conditions may vary. All dimensions and size designations given are subject to on site adjustment to fit job conditions.
- BEFORE THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE ACCURACY AND CLEARITY OF THE PLANS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY OR QUESTION OR OF ANY REASON THAT THE WORK CAN NOT BE INSTALLED AS PLANNED.
- Before construction begins the Contractor shall locate and identify all existing surface, subsurface, and overhead installations that may be affected by the new work. The Contractor shall alter such conditions as required by the new work. All such alterations shall be done in accordance with all regulations and standard practice AND APPROVAL FROM ALL AUTHORITIES
- NO EXCAVATIONS WITHOUT APPROVALS FROM ALL REQ AUTHORITIES
- Before construction begins the Contractor shall verify existing soil bearing capacity at min. 2000LBS/SF.
- These drawings do not include components necessary for construction safety. The Contractor shall be responsible for the construction methods, procedures, and conditions for safety including applicable OSHA requirements.
- Follow written dimensions. Do not scale drawing.
- All work shall be performed during normal working hours and days and shall be in compliance with local regulations governing same.
- The Contractor shall provide legal disposal of all demolition and construction debris. The job site shall be kept broom swept and free from accumulated debris.
- THE ARCHITECT IS NOT RETAINED FOR THE SUPERVISION OF THE WORK.

SCOPE OF WORK

PROPOSED; FRONT PORCH AND ROOF OVER REAR DECK.
MAINTAIN; ENLARGED DRIVEWAY, ENLARGED FRONT WALK/STOOP, FRONT GARDEN WALLS & LTGHT PIERS, REAR YARD EXTENSION AND WOOD DECK.

DISAPPROVED
Dorys Rendon
05/25/2023

CONSTRUCTION DETAILS

FULL CONSTRUCTION DETAILS TO BE PROVIDED PENDING BZA DETERMINATION.

BZA VARIANCES

FY ENCROACHMENT
FY COV
GFA

CLIMATIC/GEOGRAPHIC DESIGN CRITERIA

2020 RESIDENTIAL CODE OF NYS

GROUND SNOW LOAD (PSF)	WIND DESIGN				SEISMIC DESIGN CAT	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP (DEGREES F)	ICE SHIELD UNDER-LAYMENT	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	WIND SPEED	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20	130	YES	YES	YES	B/C	SEVERE	36"	MODERATE TO HEAVY	15	YES	07/79	599	51 F

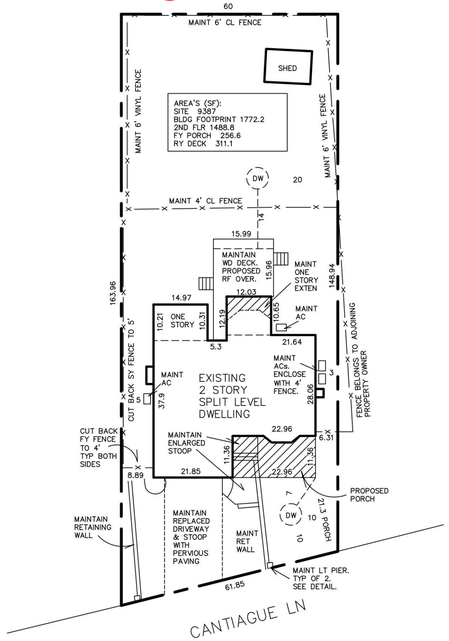
DESIGN CRITERIA

2020 RESIDENTIAL CODE OF NYS

AF&PA WOOD FRAME CONSTRUCTION MANUAL (WFCM), 2015IRC, 2017 NYS UNIFORM CODE SUPPLEMENT.

DRAWING LEGEND

POST IN WALL. UON MIN (3)2x4 MIN 3" BEARING	VIF = VERIFY IN FIELD
3040 DH =3'-0"X4'-0" DRS/WINDOWS DESIGNATION GIVEN IN FEET & INCHES, WIDTH FIRST.	FB INSUL; RIGID INSUL
	SECTION LINE
LINE OF OBJECT ABOVE	POINT LOAD FROM ABOVE
LINE OF OBJECT BEHIND OR IN FOREGROUND	3068 (3'-8"X6'-8"(C-O)) DOOR IN WALL DESIGNATION GIVEN IN FEET & INCHES, WIDTH FIRST.
LINE OF OBJECT REMOVED	
BM,HDR,GIRDER ABOVE	SD CM SMOKE DETECTOR/ALARM CARBON MONOXIDE DETECTOR/ALARM
JOISTS ABOVE	
PROPOSED WALL	FOUND WALL OR WALL TO BE MAINTAINED
HOLD DOWN. SEE DETAIL	



SITE PLAN

SCALE: 1"=20'

NOTE:
Site data taken from survey by: CHRISTOPHER M BUCKLEY
Survey dated: 10/14/2022

PROPERTY LINE

DISAPPROVED
Dorys Rendon
05/25/2023

Gary Spinello - Architect

523 POST AVE. WESTBURY NY 11590
516-319-3115
GMSpinello@gmail.com

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REVISIONS:

DATE	REVISION
12/20/22	DOB OBJ DATED 11/7/22
1/18/23	DOB OBJ DATED 1/11/23
2/22/23	DOB OBJ DATED 2/21/23
3/16/23	DOB OBJ DATED 3/16/23
4/14/23	DOB OBJ DATED 4/11/23

REGISTERED ARCHITECT GARY M. SPINELLO 026247 STATE OF NEW YORK

DOB NUMBERS

RBP22-000932

PROJECT

SEE "SCOPE OF WORK".

TAX SBL: 11 416 29
ZONE:

SITE:
30 CANTIAGUE LN
WESTBURY NY

DATE: 10/25/22

PROJECT #: 3022

SCALE: AS NOTED

A-001.00

ROOF FLASHING

PROVIDE #26 GALVANIZED OR ALUM SHEET FLASHING AT ALL RF/WALL INTERSECTIONS, VALLEYS, AND RF OPENINGS.

FOUNDATION NOTES:

- All concrete construction shall COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTERS 19 & 20 OF ACI 318 OR ACI 332
- All poured in place concrete shall be air entrained and assume a minimum ultimate compressive strength of 3500psi @ 28 days for ext slabs & steps, 2500psi for int slabs, and 3000psi for foundations.
- Block to be ASTM-C90, f'm=1500psi Mortar to be ASTM 270, structural.
- All conc blk shall rest on min 8" high continuous PC ftg.
- Reinforce all conc blk walls with (1)#4 deformed rebar continuous from ftg to top of wall @ 2'oc. Solid fill space around rods with mortar or concrete grout
- Provide "Durowall" mtl horizontal reinforcing @ every other course of block.
- Fill all concrete block solid for min 32" width under all point loads.
- Parge all exposed block work for a finished look.
- Concrete & mortar shall not be installed when the ambient temperature is less than 40 degrees. Nor shall they be installed during wet weather or under any conditions which may adversely affect the control of concrete curing.
- All footings shall rest on level undisturbed soil min. 3'-0" below grade.
- Provide 2x4 key-way in all footings.
- Top of all foundations shall be min 8" above grade.
- The contractor shall verify a minimum 1 ton/SF soil bearing capacity before work begins.
- The contractor shall coordinate with all other trades providing any necessary sleeves as required.
- Damp-proof all foundation walls below grade with bituminous plastic cement before back filling. Finish grade to provide positive drainage away from foundation.
- Pin new foundation walls to existing with 8" #5 rebar @16"oc vertically. Grout solid
- Provide ½" organic expansion joints where slabs meet foundations or other construction. Provide control joints @ every 100 sf. Minimum.
- Provide (2) #5 rebar at all ftg's & haunches. Place rebar 2.5" up from bottom and in from sides
- Provide mtl framing connectors between all conc piers and wood framing.
- PROVIDE ANCHOR BOLTS AS PER THE ANCHOR BOLT SCHEDULE. PROVIDE MIN 7" EMBEDMENT INTO CONCRETE AND 15" EMBEDMENT INTO CONC BLK. PROVIDE 3" SQ WASHERS FOR ANCHOR BOLTS. PROVIDE BOLTS WITHIN 12" OF ALL CORNERS.
- FOUNDATION ELEVATION TO BE SET BY OTHERS

EXTERIOR DOOR LIGHTING

AT ALL NEW EXTERIOR DOORS PROVIDE AN EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH LOCATED ADJACENT TO THE DOOR

SAFTY GLAZING

PROVIDE SAFETY GLAZING AT ALL SHOWER DRS
PROVIDE SAFETY GLAZING AT ALL WINDOWS IN TUBS/SHOWERS.
PROVIDE SAFETY GLAZING @ ALL DOORS AND WINDOWS WITHIN 18" OF FLRS

STAIR NOTES

- WIDTH. Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5" on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5" where a handrail is installed on one side and 27" where handrails are provided on both sides.
- TREADS & RISERS. The maximum riser height shall be 8 1/4" and the minimum tread depth shall be 9". The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angel to the tread's leading edge. The walking surface of treads and landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal (2-percent slope). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8". The greatest tread dept within any flight of stairs shall not exceed the smallest by more than 3/8"
- HANDRAILS. Handrails shall be provided on at least one side of each stairway with two or more risers. Handrail height, measured above stair tread nosings, shall be not less than 34" and not more than 38". All required handrails shall be continuous the full length of the stairs from a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2" between the wall and the handrail.

GUARD NOTES

GUARDS REQUIRED. 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. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height measured vertically from the nosing of the treads.

GUARD OPENING LIMITATIONS. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or closures that do not allow passage of a sphere 4" or more in diameter.

FINISH SCHEDULE	DINETTE
WALLS/CLG	GYP BD. SEE NOTES/SCHEDULES
FLOOR	CERAMIC TILE

GYPSUM BOARD INSTALLATION

UON ALL GYP BD TO BE 1/2". AT BOILER RM & GARAGE PROVIDE 5/8" TYPE X FIRE RATED GYP BD. INSTALL ALL GYP BD PERPENDICULAR TO FRAMING. STAGGER ALL BUTT JOINTS @ 4'OC. FASTEN TO FRAMING WITH 1-1/4" DRYWALL SCREWS @ 7"oc EDGE/10"oc FIELD.

2020 IECC COMPLIANCE METHOD

PRESCRIPTIVE - ☑
RESCHECK - ☐

R402.1.2 INSULATION BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLT U-FACTOR	FENESTRATION SHGC	CEILING R-VALUE	WD FR WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRAWL SPACE R-VALUE
4	0.35	0.55	0.40	49	20 OR 13+5	8/13	19	10/13	10, 2'	10/13

ATTIC ACCESS

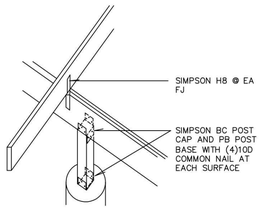
<30SF @ 30" AFF... NO ACCESS REQ

AIR SEALING NOTES

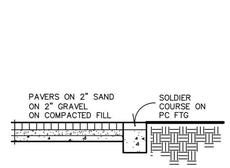
- FOLLOW THE AIR SEALING DETAIL
- SEAL THE RO GAP @ ALL DRS AND WINDOWS
- SEAL ALL MEP PENETRATIONS THROUGH FRAMING
- SEE FIRE STOP NOTES FOR COMPOUNDS

FIRE STOP NOTES

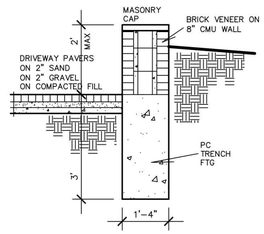
THROUGH PENETRATIONS:
3M IC 15WB+
JOINTS:
3M FIRE DAM SPRAY 200 (SPRAY OR PAINT)
3M FIRE DAM 150+ (CAULK OR TROWEL)
USE WITH MINERAL WOOL BACKING WHERE REQUIRED



DECK CONSTRUCTION



DETAIL "B"



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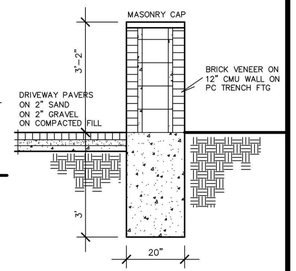


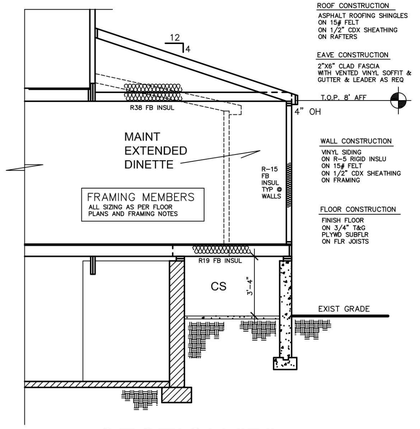
LIGHT PIER DETAIL

ENERGY CODE COMPLIANCE STATEMENT

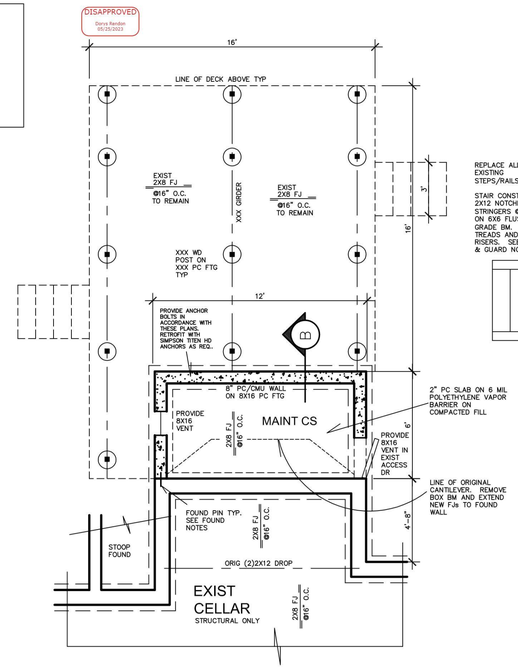
I THE HEREBY UNDERSIGNED NYS REGISTERED DESIGN PROFESSIONAL STATES THAT TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE 2017 NYSECCC & SUPPLEMENT.

ANCHOR BOLT SCHEDULE

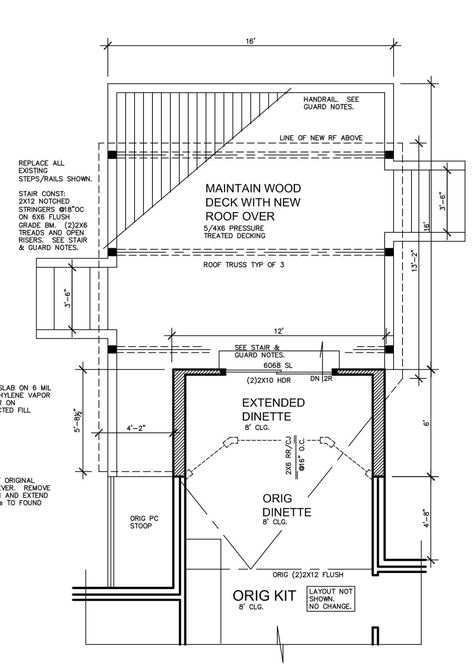
USE 5/8" BOLTS @ 45"OC FOR NEW AND EXIST.
RETROFIT WITH SIMPSON SBS ADHESION SYSTEM.



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



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



1ST FLR PLAN
SCALE: 1/4"=1'-0"

REVISIONS:

DATE	REVISION
12/20/22	DOB OBJ DATED 11/7/22
1/18/23	DOB OBJ DATED 1/11/23
2/22/23	DOB OBJ DATED 2/21/23
4/14/23	DOB OBJ DATED 4/11/23

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DISAPPROVED
Dorys Rendon
05/25/2023

Gary Spinello - Architect
523 POST AVE. WESTBURY NY 11590
516-319-3115
GMSpinello@gmail.com

SITE:
30 CANTIAGUE LN
WESTBURY NY

PROJECT #: 3022

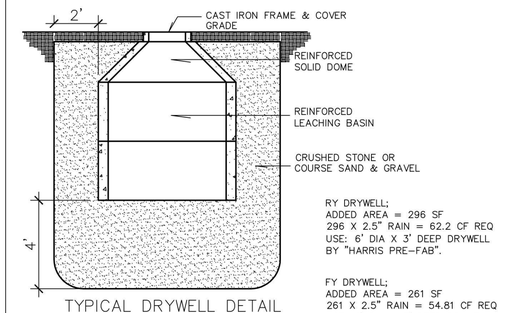
SCALE: AS NOTED

REGISTERED ARCHITECT GARY M. SPINELLO 24047 STATE OF NEW YORK

A-002.00

DISAPPROVED
Dorys Rendon
05/25/2023

STORM DRAINAGE DESIGN



TYPICAL DRYWELL DETAIL

RY DRYWELL:
ADDED AREA = 296 SF
296 X 2.5" RAIN = 62.2 CF REQ
USE: 6' DIA X 3' DEEP DRYWELL
BY "HARRIS PRE-FAB".

FY DRYWELL:
ADDED AREA = 261 SF
261 X 2.5" RAIN = 54.81 CF REQ
USE: 6' DIA X 3' DEEP DRYWELL
BY "HARRIS PRE-FAB".

NOTES

USE 5" PRO SERIES CHANNEL DRAIN WITH MTL GRATE.
ALL UNDERGROUND PIPING TO BE 6" FLEX.

REVISIONS:

DATE	REVISION
4/14/23	DOB OBJ DATED 4/11/23

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DISAPPROVED
Dorys Rendon
05/25/2023

Gary Spinello - Architect
523 POST AVE. WESTBURY NY 11590
516-319-3115
GMSpinello@gmail.com

SITE:
30 CANTIAGUE LN
WESTBURY NY

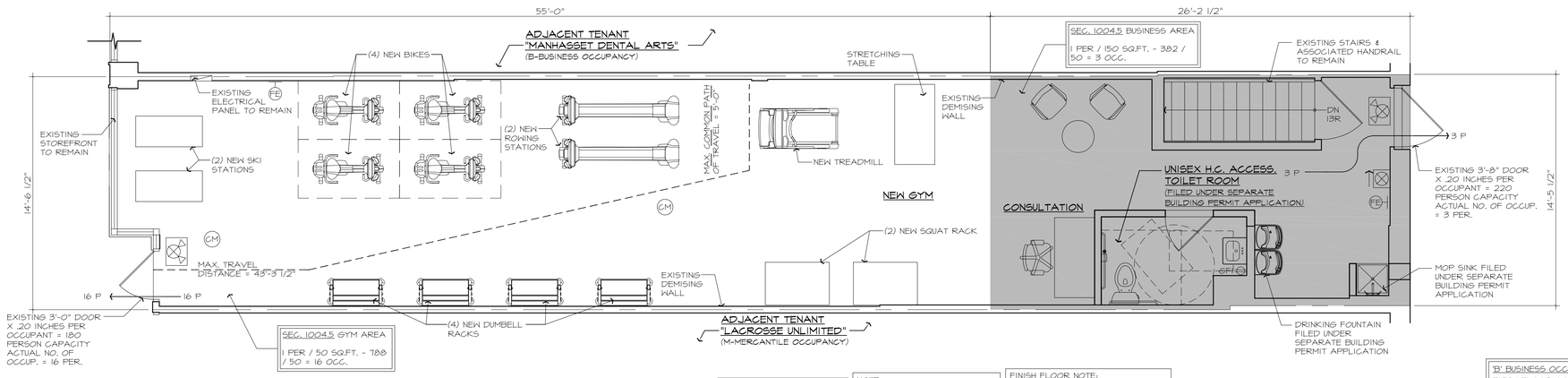
PROJECT #: 3022

SCALE: AS NOTED

REGISTERED ARCHITECT
GARY M. SPINELLO
024747
STATE OF NEW YORK

A-003.00

#21429



N

1/A1 FIRST FLOOR PLAN

1/4" = 1'-0"

NOTE:
ALL GYM EQUIPMENT TO BE PROVIDED BY OWNER & INSTALLED BY

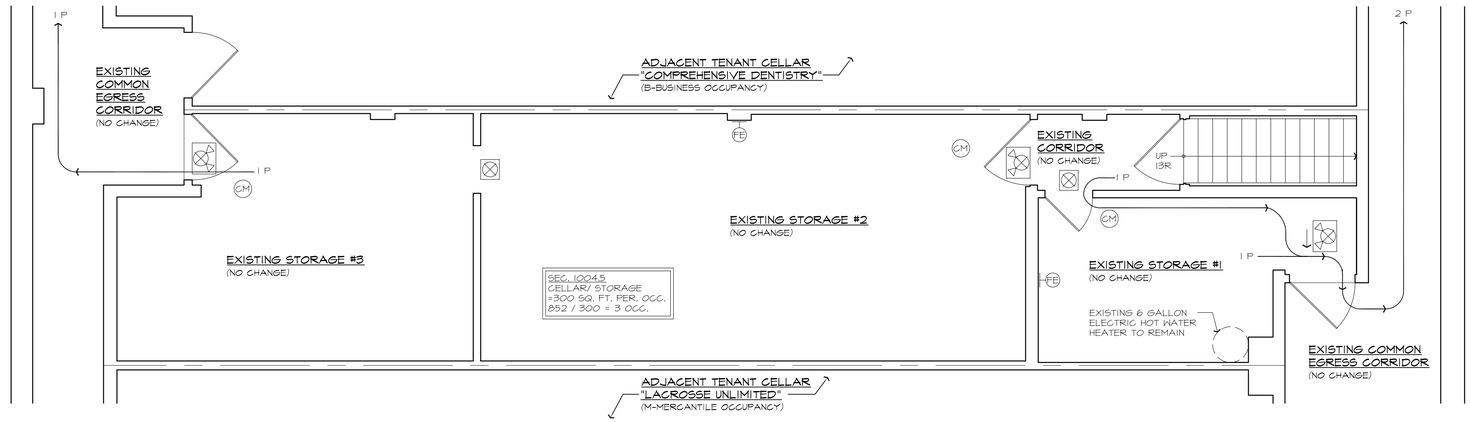
NOTE:
EXISTING CEILING TO REMAIN WITHOUT CHANGE (FILED UNDER SEPARATE BUILDING PERMIT APPLICATION)

FINISH FLOOR NOTE:
NEW RUBBER MAT AS SELECTED BY OWNER TO BE INSTALLED IN WORKOUT AREA BY G.C. AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS

'B' BUSINESS OCCUPANCY

FIRST FLOOR OCCUPANT LOAD	
A - GYM AREA	16
B - BUSINESS AREA	3
TOTAL UPPER LEVEL	19
CELLAR OCCUPATION LOAD	3
TOTAL OCCUPANTS =	22

NOTE:
ALL DOORS ARE 3'-0" WIDE X .20 INCHES PER OCCUPANT = 180 PERSON CAPACITY PER DOOR UNLESS OTHERWISE NOTED



N

2/A1 CELLAR PLAN

1/4" = 1'-0"

NO CHANGE - SHOWN FOR REFERENCE ONLY

BUILDING CODE ANALYSIS

ADDRESS
14 PARK AVE.
MANHASSET, NY 11030
SECTION- 3
BLOCK- 79
LOT- 230

USE GROUP
'B' BUSINESS

CLASSIFICATION OF WORK
'ALTERATION LEVEL 2' WITH CHANGE IN USE & CHANGE IN OCCUPANCY
PREVIOUS TENANT - VACANT TENANT 'M' MERCANTILE

CONSTRUCTION CLASS
TYPE III B

FIRE PROTECTION
NON-SPRINKLERED

BLDG. HEIGHT
1 STORY

FIRE ALARM
TO BE PROVIDED - FILED UNDER SEPARATE WHITE BOX BUILDING PERMIT APPLICATION

COMPLIANCE METHOD
WORK AREA

PARKING CALCULATIONS

- DANCE STUDIO:
  (36 OCCUPANTS + 5 EMPLOYEES)
  36/4 + 5 = 14 SPACES
- RETAIL & HAIR SALON:
  3,592 SQ.FT / 300 = 12.0 SPACES
- DENTAL OFFICE:
  2,323 SQ.FT. - 1000 SQ.FT. = 1,323 SQ.FT / 150 = 8.82 SPACES
- PROPOSED GYM:
  (18 OCCUPANTS + 1 EMPLOYEE)
  18/4 + 1 = 5.5 SPACES
- TOTAL SPACES REQUIRED = 41 SPACES
- TOTAL SPACES PROVIDED = 0 SPACES
- VARIANCE FOR DEFICIENCY GRANTED FOR 39 SPACES - APPEAL NO. 20204 GRANTED 7/2016
- TOTAL DEFICIENCY OF SPACES = 2 SPACES

LEGEND

- EXISTING SINGLE-FACED ILLUMINATED EMERGENCY EXIT SIGN & EMERGENCY LIGHTS WITH BATTERY BACK-UP
- FE — EXISTING FIRE EXTINGUISHER
- EXISTING ILLUMINATE EMERGENCY EXIT SIGN SIGN W/ BATTERY BACK-UP FOR MEANS OF EGRESS TO REMAIN
- EXISTING WALL TO REMAIN - PATCH & REPAIR AS REQUIRED TO RECEIVE FINAL FINISHES- SEE PARTITION TYPES FOR MORE INFO.
- EXISTING DOOR TO REMAIN
- CM — HARDWIRED CARBON MONOXIDE DETECTOR / ALARM W/ BATTERY BACK-UP - TIED INTO FIRE ALARM SYSTEM - FILED UNDER SEPARATE WHITE BOX BUILDING PERMIT APPLICATION

TABLE 803.13

INTERIOR WALL & CEILING FINISH FIRE RATING REQ'S		
VERT EXITS & EXIT PASSAGE WAYS	EXIT ACCESS CORRIDOR & OTHER EXIT WAYS	ROOMS & ENCLOSED SPACES
CLASS 'A'	CLASS 'B'	CLASS 'C'

Class designation with Surface flame-spread rating under ASTM E84

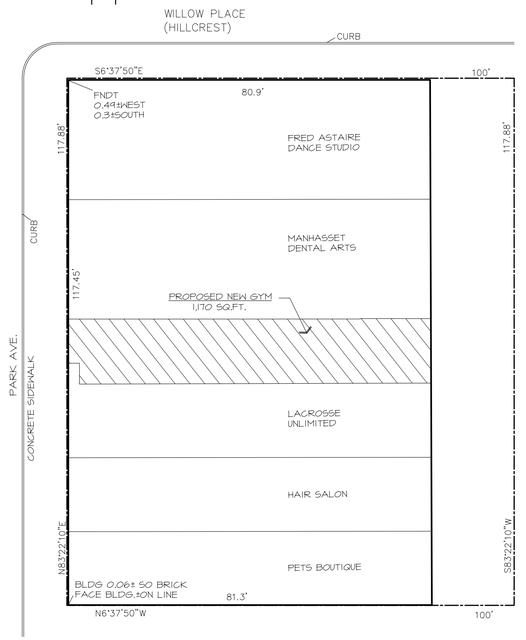
A	0 to 25	C	76 to 200
B	26 to 75	D	

TABLE 906.3 (1) OF THE BUILDING CODE PORTABLE FIRE EXTINGUISHERS

MAXIMUM FLOOR AREA = 3,000 SQ FT. = 2 PORTABLE EXTINGUISHER TRAVEL DISTANCE = 75'

(FE) Fire Extinguisher- SEE FLOOR PLAN FOR LOCATIONS

FIRE EXTINGUISHER NOTES:
1. PORTABLE FIRE EXTINGUISHERS-MODEL #MP10 (10 LBS. ABC TYPE) MOUNTED ON STANDARD BRACKET AS MANUFACTURE BY LARSENS MANUFACTURING COMPANY OR APPROVED EQUAL. MOUNT TO MEET ADA REQUIREMENTS. INSTALL AS PER MANUFACTURE INSTRUCTIONS.
2. VERIFY THAT SPECIFIED EXTINGUISHER MEETS FIRE MARSHALL APPROVAL PRIOR TO ORDERING
3. VERIFY & COORDINATE FIRE EXTINGUISHER QUANITY, LOCATION, SIZE AND TYPE WITH FIRE MARSHALL PRIOR TO ORDERING



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3/A1 SITE PLAN

1/16" = 1'-0"

NO.	DATE	REVISION
2	5-1-23	ISSUED FOR OWNER'S REVIEW
1	4-3-23	ISSUED FOR OWNER'S REVIEW
NO.	DATE	ISSUED

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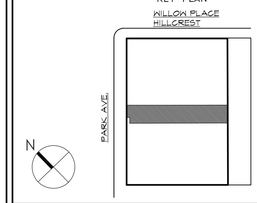
KEY PLAN



DOB STAMP

CONSULTANT

ARCHITECT
LUIGI GILENO ARCHITECT PC
ARCHITECTURE PLANNING INTERIORS
URBAN & REGIONAL DESIGN
PROJECT MANAGEMENT
485 UNDERHILL BLVD. • SUITE 304 • SYOSSET, NY 11791
P: 516 921 4447 • F: 516 921 5557
EMAIL: LGARCHI@OPTONLINE.NET

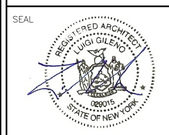
PROJECT

PROPOSED
STRENGTH IN MOBILITY PERSONAL TRAINING
14 PARK AVE.
MANHASSET, NY 11030

DRAWING TITLE

CONSTRUCTION FLOOR PLAN, NOTES, LEGEND & SCHEDULE

DATE: APRIL 3, 2023	DWN. BY: LG
JOB NO.: 23003	SCALE: AS SHOWN
SEAL	DWG. No. A-1



ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
⌴	CHANNEL
ϕ	DIAMETER OR ROUND
⊢	PERPENDICULAR
#	NUMBER OR POUND
ABV.	ABOVE
ACOUST.	ACOUSTICAL
A.C.T.	ACOUSTIC CEILING TILE
A.D.	AREA DRAIN
A.F.F.	ABOVE FINISHED FLOOR
ADJ.	ADJUSTABLE
AGGR.	AGGREATE
AL.	ALUMINUM
ALT.	ALTERNATE
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
ANCH.	ANCHOR
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
AUTO.	AUTOMATIC
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
BRKT.	BRACKET
BSMT.	BASEMENT
BRG.	BEARING
BEL.	BELOW
BRK.	BRICK
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT
C.T.	CERAMIC TILE
CLG.	CEILING
CL.	CLOSET
CLR.	CLEAR
CMU.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CNTR.	COUNTER
CTSK.	COUNTERSUNK
CU.	CUBIC
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DMT.	DEMOUNTABLE
DN.	DOWN
D.O.	DOOR OPENING
D.P.	DAMPPROOFING
DR.	DOOR
DWG.	DRAWING
DWGS.	DRAWINGS
DWR.	DRAWER
E.	EAST
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXP.	EXPANSION
EXP.JT.	EXPANSION JOINT
EXPO.	EXPOSED
EXIST.	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FACE BRICK
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FPRF.	FIREPROOF(ING)
FR.	FRAME
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G.C.	GENERAL CONTRACTOR
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.BD.	GYPSUM WALLBOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HD.	HEAD
HDWR.	HARDWARE
HDWD.	HARDWOOD
HK.	HOOK
HT.	HEIGHT
H.M.	HOLLOW METAL
HR.	HANDRAIL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.V.A.C.	HEATING, VENTILATING, AIR CONDITIONING
I.D.	INSIDE DIAMETER/ DIMENSION
IN.	INCH
INCL.	INCLUDE(D)
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
K.P.	KICK PLATE
KO.	KNOCKOUT
L.	LENGTH
LAB.	LABORATORY
LAM.	LAMINATE
L.F.	LIGHT FIXTURE
LKR.	LOCKER
LG.	LONG
L.L.V.	LONG LEG VERTICAL
L.P.	LOW POINT
LT.	LIGHT
LT.WT.	LIGHTWEIGHT
MATL.	MATERIAL
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEM.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.P.	MOP PLATE
MTD.	MOUNTED
MULL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
OA.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER/ DIMENSION
OFF.	OFFICE
O.H.	OPOSITE HAND
OPNG.	OPENING
OP.	OPPOSITE
O.W.J.	OPEN WEB JOIST
O.H.	OVERHEAD
OZ.	OUNCE
PAV.	PAVING
P.C.	PRECAST CONCRETE
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PLBG.	PLUMBING
P.M.F.	PREMOULDED FILLER
PR.	PAIR
POL.	POLISHED
PRCST.	PRECAST
PT.	POINT
PTN.	PARTITION
Q.T.	QUARRY TILE
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
R.L.	ROOF LEADER
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
REV.	REVISION
RESIL.	RESILIENT
RFL.	REFLECTED
RGTR.	REGISTER
RM.	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
S.H.	SPRINKLER HEAD
SHT.	SHEET
SIM.	SIMILAR
SAN.	SANITARY
SPEC.	SPECIFICATION
SPKR.	SPEAKER
SQ.	SQUARE
S. SINK	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
S.S.	STAINLESS STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
STRL.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.	TREAD
TEL.	TELEPHONE
TEMP.	TEMPERED
T. & G.	TONGUE AND GROOVE
THK.	THICK
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PAVEMENT
T.O.S.	TOP OF STEEL
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
V.B.	VAPOR BARRIER
VERT.	VERTICAL
VEST.	VESTIBULE
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
V.T.R.	VENT THRU ROOF
W.	WEST
W/	WITH
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WSCT.	WAINSCOT
WT.	WEIGHT
W.W.F.	WELDED WIRE FRAME

LIFESTYLE CAFE

#21430

SITE INFORMATION:

TAX MAP.....Section 5, Block 126, Lot 225

LOT AREA.....3,708.50 sf

ZONE.....Business–B

BUILDING INFORMATION:

CONSTRUCTION CLASSIFICATION (2020 BCNYS – Section 602).....Type II–B

OCCUPANCY CLASSIFICATION (2020 BCNYS – Section 302).....Group B

SPRINKLER SYSTEM.....None (Existing)–Not Required

FIRE ALARM (MANUAL).....None (Existing)–Not Required

LEVEL–2 ALTERATION	NEW TENANT: Lifestyle Cafe–Juice Bar	USE: Business Occup. Load: 12 Seats + 3 Employees
	PREVIOUS TENANT: Frank's Pizzeria	USE: Business

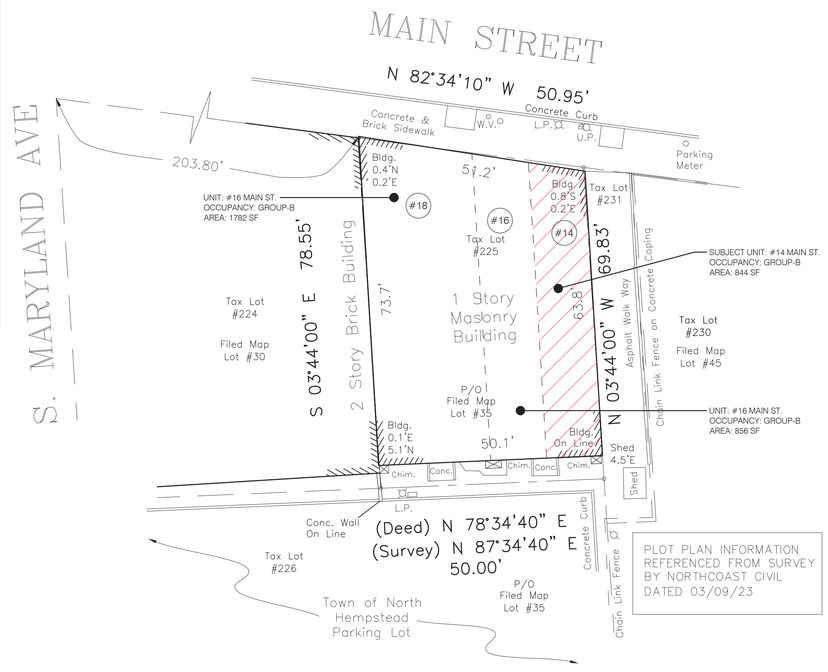
ZONING ANALYSIS & CALCULATIONS – TOWN OF NORTH HEMPSTEAD

LOT AREA = 3,708.50 (0.09 ACRES)

ZONE	SEC. NO.	ZONING ITEM	REQ'D.	EXISTING	REMARKS
BUSINESS – B	SEC. 70–138	ALLOWABLE USE		BUSINESS	NO CHANGE
	SEC. 70–142	ALLOWABLE HEIGHT	40 FT	16 FT (+/–)	NO CHANGE
	SEC. 70–144	LOT COVERAGE	85%	3,482 = 93.8%	NO CHANGE
	SEC. 70–145	FYSB–MAIN BLDG	0 FT	0 FT	NO CHANGE
	SEC. 70–146	RYSB–MAIN BLDG	15 FT	5 FT (+/–)	NO CHANGE
	SEC. 70–146	SYSB–MAIN BLDG	0 FT	0 FT	NO CHANGE

PARKING CALCULATION

USE		AREA	CALCULATION
NEW BUSINESS (JUICE BAR)	(#14)	844 SF	844 / 300 = 2.81
EXIST. BUSINESS (VACANT)	(#16)	856 SF	856 / 300 = 2.85
EXIST. BUSINESS (NAIL SALON)	(#18)	1782 SF	1782 / 300 = 5.94
			TOTAL REQUIRED 12
			TOTAL PROVIDED: 2 (STREET PARKING)– FRONT 104 (MUNICIPAL PARKING)– REAR

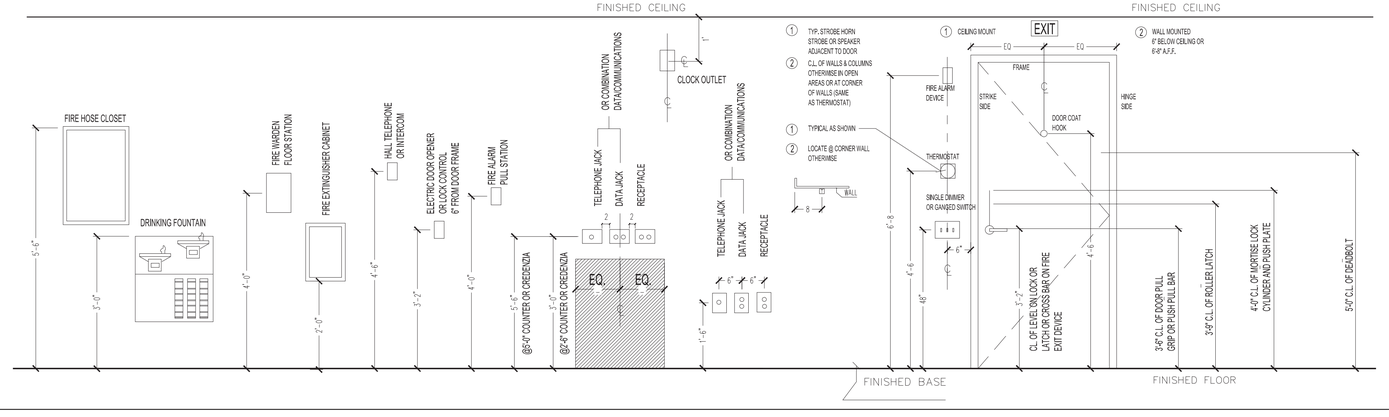


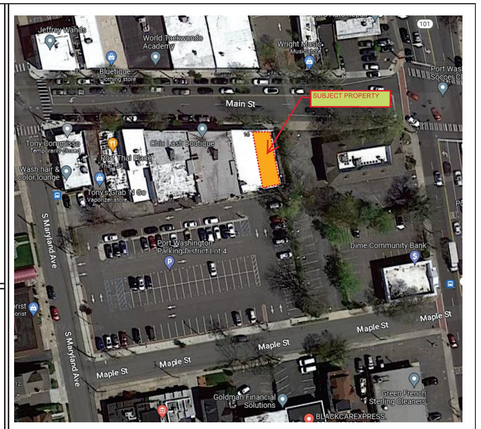
NOTE: MUNICIPAL PARKING LOT CONTAINS 104 PARKING STALLS, INCLUDING 4 HANDICAP PARKING STALLS

PLOT PLAN

SCALE: 1/16"=1'–0"

TYPICAL DEVICE LOCATION & HEIGHT LEGEND





LOCATION MAP

LIST OF DRAWINGS

T–001 COVER SHEET

T–002 GENERAL NOTES

A–1 FLOOR PLANS

A–2 RCP, FINISH PLAN

A–3 ELEVATIONS

FOR OFFICIAL USE

NO.	REVISIONS	DATE

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COVER SHEET T–001

LIFESTYLE CAFE

PROPOSED INTERIOR RENOVATION

14 MAIN STREET

PORT WASHINGTON, NY

REGISTERED ARCHITECT DAVID C. GONZALES 041248 STATE OF NEW YORK

Seven Six Architecture

Tel. (833) 616-7676

Email: info@76arc.com

67 Rolling Street

Lynbrook, NY 11563

NAME OF PROFESSIONAL | SCALE: AS NOTED | DATE: 02–16–23 | DRAWN BY:

GENERAL CONDITIONS OF THE WORK:

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

EXISTING SITE CONDITIONS

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

CONTRACTOR'S RESPONSIBILITIES FOR COORDINATION AND WORKMANSHIP

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

CODE COMPLIANCE

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

PERMITS, INSPECTIONS AND APPROVALS

1- UNLESS OTHERWISE AGREED UPON BETWEEN THE ARCHITECT AND THE OWNER, THE OWNER SHALL PAY FOR AND THE CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE VILLAGE, TOWNSHIP OR GOVERNING MUNICIPALITY PRIOR TO STARTING ANY WORK.
2- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS, PERMITS, INSPECTION APPROVALS, ETC. FOR WORK PERFORMED FROM AGENCIES HAVING JURISDICTION THEREOF, AND SHALL PROVIDE AN NFBU CERTIFICATE AND A NEW CERTIFICATE OR OCCUPANCY UPON COMPLETION OF THE WORK.
3- THE CONTRACTOR SHALL HAVE A COMPETENT REPRESENTATIVE OR FOREMAN PRESENT, WHO SHALL FOLLOW WITHOUT DELAY ALL INSTRUCTIONS OF THE OWNER OR HIS/HER ASSISTANTS IN THE PROSECUTION AND COMPLETION OF THE WORK IN CONFORMITY WITH THIS CONTRACT, AND SHALL HAVE FULL AUTHORITY TO SUPPLY LABOR AND MATERIALS IMMEDIATELY. THE CONTRACTOR SHALL ALSO HAVE A COMPETENT REPRESENTATIVE AVAILABLE TO RECEIVE TELEPHONE MESSAGES AND PROVIDE A REASONABLE REPLY AS SOON AS POSSIBLE, BUT NOT LATER THAN 24 HOURS.
4- THE CONTRACTOR SHALL, AT ALL TIMES, PROVIDE CONSTANT AND EASY ACCESS AND SAFE PROPER FACILITIES FOR THE INSPECTION OF ALL PARTS OF THE WORK.

PAYMENTS TO THE CONTRACTOR

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

INSURANCE AND WARRANTIES

1- EACH CONTRACTOR AND SUB-CONTRACTOR SHALL CARRY WORKER'S COMPENSATION INSURANCE IN THE AMOUNTS PRESCRIBED BY LAW, AND LIABILITY, BODILY INJURY, AUTOMOBILE AND OTHER INSURANCE IN THE AMOUNTS AND PERIODS SATISFACTORY TO THE OWNER.

3- THE CONTRACTOR, IT'S AGENTS, SERVANTS AND EMPLOYEES SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF RESULTING FROM THE PERFORMANCE OF THE WORK.
4- IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ARCHITECT OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, OR SUB-CONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION UNDER THIS PARAGRAPH SHALL NOT BE THE WORK,2LIMIT IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR SUB-CONTRACTOR UNDER WORKER'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR ANY OTHER EMPLOYEE BENEFIT ACTS.
5- ALL WORK LET UNDER THESE DRAWINGS SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE ACCEPTANCE OF THE OWNER. GRANTING A CERTIFICATE OF OCCUPANCY, OR THE OWNER'S USE OF THE PREMISES SHALL NOT CONSTITUTE ACCEPTANCE OF THE WORK.
6- THE CONTRACTOR SHALL ALSO DELIVER ALL MANUFACTURES' WARRANTIES, GUARANTEES, OPERATIONAL AND MAINTENANCE MANUALS PERTAINING TO HIS WORK.
7- EACH CONTRACTOR SHALL ALSO DELIVER TO THE OWNER WRITTEN GUARANTEE IN FORM AND WHOSE TERMS AND EXTENT WILL BE ESTABLISHED IN THE AGREEMENTS BETWEEN EACH CONTRACTOR AND THE OWNER.

SITE WORK, GRADING AND LANDSCAPING

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

DOOR AND WINDOW NOTES:

1- ALL NEW WINDOWS SHALL BE PERMA-SHIELD FINISH IN WHITE AS MANUFACTURED BY ANDERSON OR APPROVED EQUAL - FURNISHED WITH INSECT SCREENS, GRILLS, JAMB EXTENSIONS, TRIM, ETC., WITH 5/8" INSULATED GLASS UNLESS OTHERWISE AGREED TO.
2- ALL EXTERIOR DOORS WITHOUT GLAZING SHALL HAVE PEEP HOLES INSTALLED..

ROOFING:

1- ALL METAL FLASHING WHERE CALLED FOR ON PLANS SHALL BE COPPER OR ALUMINUM
2- CONTRACTOR SHALL PROVIDE GUTTERS AND LEADERS AS REQUIRED AND SHALL CONNECT THEM TO THE APPROVED STORM WATER DRAINAGE SYSTEM.
3- ALL SKYLIGHT OPENINGS SHALL BE PROPERLY FLASHED.
4- ALL WORK SHALL BEAR A WRITTEN ONE (1) YEAR GUARANTEE FROM ROOFING CONTRACTOR FROM THE DATE OF THE OWNER'S ACCEPTANCE, ADDITIONAL MANUFACTURER WARRANTIES SHALL BE PROVIDED WHEN APPROPRIATE.
5- ALL ROOF INTERSECTIONS TO HAVE FLASHING TO EXTEND 8" (MEASURED VERTICALLY) ABOVE FLAT ROOF.
6- FOR ROOFS PITCHED 3:12 AND UP, NEW ROOFING SHALL BE ASPHALT SHINGLES(UNLESS OTHERWISE NOTED) OVER 15# FELT , 1 LAYER OF UNDERLAYMENT REQUIRED WHEN ROOF PITCH IS 4:12 AND ABOVE, OTHERWISE TWO LAYERS SHALL BE USED FROM 3:12 UP TO 4:12, INSTALL AND LAP JOINTS AS PER NYS RESIDENTIAL BUILDING CODE AND MANUFACTURERS SPECIFICATIONS. PROVIDE AN ICE AND WATER SHIELD UNDERLAYMENT WITHIN 2'-0" (PROJECTED HORIZONTALLY) FORM THE INTERIOR SIDES OF EXTERIOR WALLS BELOW, FOR ALL ROOF OVERHANGS. ASPHALT SHINGLES TO BE ATTACHED WITH A MIN OF TWO 12GX3/4" LONG GALVANIZED ROOFING NAILS MIN TWO PER SINGLE SHINGLE AND SIX PER STRIP SHINGLE
7- FOR ROOFS PITCHED BETWEEN 1:12 AND 3:12, NEW ROOFING SHALL BE ROLLED ROOFING WITH AN ICE AND WATER SHIELD UNDERLAYMENT WITHIN 2'-0" (PROJECTED HORIZONTALLY) FORM THE INTERIOR SIDES OF EXTERIOR WALLS BELOW, FOR ALL ROOF OVERHANGS.
8- FOR ROOFS BELOW 1:12 BUILT UP ROOFING SHALL BE A 20 YEAR JOHNS MANVILLE ROOFING SYSTEM, CONSISTING OF 1 LAYER OF NRGII ISO, 1 LAYER OF DYNABASE SET IN MBRCAA, AND 1 LAYER OF DYNAKAP SET IN MBRCAA.
9- NEW WORK SHALL TIE IN AND LAP SO AS TO PREVENT LEAKAGE ACCORDING TO ACCEPTABLE BUILDING PRACTICES ADDRESSED IN THE NYS RESIDENTIAL BUILDING CODE.
10- ALL EXTERIOR NAILING SHALL BE ALUMINUM OR GALVANIZED.
11- FLASHING TO BE PROVIDED AT ALL ROOF PENETRATIONS, PIPES, VENTS, SKYLIGHTS, CHIMNEYS AND ROOF VENTILATORS. FLASHING TO BE PROVIDED AT HIPS, RIDGES, VALLEYS, CHANGES OF ROOF SLOPE, GABLETHE WORK,2 ENDS AND TOP OF FOUND. WALLS.
12- INSTALL SHIMS TO PROVIDE ROOF PITCH UNDER SHEATHING AND PERPENDICULAR TO THE ROOF JOISTS TO PROVIDE FOR ROOF VENTING IN FLAT ROOF AREAS.
13- ALL INTERIOR LEADERS ARE TO HAVE 1/2" FOAM SOUND INSULATION OVER PVC PIPING. (REV. 3/96)
14- CONTRACTOR SHALL PROVIDE GUTTERS AND LEADERS AS REQUIRED AND SHALL CONNECT THEM TO THE APPROVED STORM WATER DRAINAGE SYSTEM.

FINISH WORK NOTES:

1- TRIM, MOLDINGS, CASINGS, WINDOW FRAMES, ETC. SHALL MATCH EXISTING UNLESS OTHERWISE NOTED ON DRAWINGS, PAINT OR STAIN AS PER OWNER.
2- CONTRACTOR SHALL PROVIDE WOOD STEPS TO GRADE(UNLESS OTHERWISE NOTED). NUMBER OF STEPS AS REQUIRED BY GRADE. ALL DECK LUMBER TO BE A.C.Q.(ARSENIC FREE PRESSURE TREATED LUMBER)
3- ALL EXTERIOR WOOD FENCE AND DECKING MATERIALS TO BE WATER SEALED.
4- CONTRACTOR SHALL SEAL AND / OR PRIME ALL DOORS IMMEDIATELY UPON INSTALLATION TO AVOID WARPING.
5- ALL GLAZING AND SKYLIGHTS SHALL BE IN ACCORDANCE WITH THE NYS RESIDENTIAL BUILDING CODE FOR IMPACT RESISTANCES. (REV. 3/96)
6- ALL GYPSUM BOARD WALLS AND CEILINGS SHALL BE TAPED AND SANDED WITH A MIN OF 3 COATS OF SPACKLE, PRIMED AND READY FOR WALL FINISHING, AS PER OWNER.
7- THE OWNER SHALL SELECT ALL COLORS FOR APPLIANCES, PAINT, TILE, CABINETRY, EXTERIOR PAINTING, COUNTER TOPS, AND KITCHEN CABINETS.
8- CARPETING SHALL BE FURNISHED AND INSTALLED AT THE OWNERS EXPENSE UNLESS OTHERWISE AWARDED IN THE CONTRACT
9- CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY THE NEW CONSTRUCTION FOR BOTH THE INTERIOR AND EXTERIOR.
10- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.
11- WATERPROOF ALL BATHROOM FLOOR AND PROVIDE COVE BASE AS PER NYS RESIDENTIAL BUILDING CODE.
12- ALL STAIR CONSTRUCTION TO COMPLY WITH NYS BUILDING CODE.

TEMPORARY PROTECTION AND STRUCTURES

1- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY ELECTRIC, WATER, TOILET FACILITIES, FENCING, BARRICADES, SECURITY, AND CLEAN UP AS AGREED UPON BETWEEN THE OWNER AND THE CONTRACTOR. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.
2- THE CONTRACTOR SHALL CONDUCT ALL WORK TO PRECLUDE THE EFFECTS OF WEATHER ON COMPLETED WORK, OR WORK IN PROGRESS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND EXPENSE OF TEMPORARY ENCLOSURES WHERE NECESSARY. DUST PARTITIONS ARE TO BE PROVIDED BETWEEN WORK AREAS AND THE REST OF THE BUILDING.
3- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOSS OR DAMAGE ARISING FROM THE ACTION OF THE ELEMENTS SUCH AS WATER, HEAT, WIND OR OTHER UNFORESEEN DIFFICULTIES THAT MAY BE ENCOUNTERED IN PERFORMING THE WORK TO BE DONE UNDER HIS CONTRACT. IN THE EVENT OF ANY SUSPENSION OF WORK, EACH CONTRACTOR OR SUB-CONTRACTOR SHALL PROTECT HIS WORK AND MATERIALS AGAINST DAMAGE. ANY WORK OR MATERIALS THAT HAVE BEEN DAMAGED OR DESTROYED BECAUSE OF FAILURE OF ANY CONTRACTOR OR SUB-CONTRACTOR TO SO PROTECT HIS WORK OR MATERIALS SHALL BE PROMPTLY REMOVED AND REPLACED BY THE CONTRACTOR.
4- THE CONTRACTOR SHALL CONDUCT ALL WORK IN SUCH A MANNER SO TO NOT IMPAIR THE STRUCTURAL INTEGRITY OR STABILITY OF ADJACENT STRUCTURES, EQUIPMENT, OR UTILITIES. SHOULD DAMAGE OCCUR AS A RESULT OF THE WORK, THE CONTRACTOR SHALL REPAIR OR REPLACE SAID DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER, AND AT THE CTHE WORK,2ONTRACTORS EXPENSE. THE CONTRACTOR SHALL BEAR ANY AND ALL COSTS ASSOCIATED WITH WORK DISCONTINUATION, ENGINEERING CONSULTATION, MATERIALS TESTING, REPAIR AND ALL MISCELLANEOUS RELATED ITEMS.
5- THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE AND/OR UNDERPIN ALL STRUCTURES, INCLUDING NEIGHBORING STRUCTURES, AS REQUIRED FOR SAFE OPERATION.
6- THE CONTRACTOR IS TO TAKE ALL NECESSARY AND PRUDENT STEPS TO SHORE AND BRACE EXISTING STRUCTURES PRIOR TO INSTALLATION OF HEADERS FOR NEW OPENINGS. THE PROPER AND SAFE EXECUTION OF THIS WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

7- EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND PROTECTION THEREOF, SUCH AS SCAFFOLDS, STAGING, PLATFORMS, RUNAWAYS, HOISTS, LADDERS, CHUTES, TEMPORARY FLOORING, GUARDS, RAILINGS, SHAFT WAY PROTECTIONS, ETC., FOR THE PROTECTION OF WORKMEN AND TO THE PUBLIC SHALL BE PROVIDED, ERECTED, AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL NEW YORK STATE CODES, AND ALL OTHER LAWS, RULES, OR ORDINANCES OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
8- THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN THOSE ITEMS REQUIRED FOR USE, OBTAINING ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS, AND REMOVE THOSE ITEMS WHICH HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE OWNER, UNLESS OTHERWISE STIPULATED BY THE OWNER.

DEMOLITION NOTES:

1- THE CONTRACTOR SHALL ASCERTAIN THAT THE AREA OF DEMOLITION HAS BEEN CLEARED OF ALL FURNITURE AND MOVABLE EQUIPMENT IN ORDER TO ALLOW FOR DEMOLITION TO PROCEED. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY SUCH CONDITIONS PREVENTING HIS PROCEEDING WITH THE DEMOLITION.
2- ALL ELECTRICAL HIGH OR LOW VOLTAGE CONDUITS, WIRES, INSTRUMENTS AND EQUIPMENT ADJACENT TO OR CONTAINED WITHIN PARTITIONS TO BE REMOVED BACK TO THE NEXT PANEL BOARD AND SHUTDOWN. NO CIRCUITS, WIRES OR EQUIPMENT SHALL REMAIN OPEN OR LIVE.
3- DEMOLITION INCLUDES COMPLETE REMOVAL AND DISPOSAL OF ALL ITEMS FROM SITE, EXCEPT ITEMS DESIGNATED TO BE REMOVED AND RETURNED TO THE OWNER FOR RE-USE. MATERIALS OR ITEMS SUCH AS DOORS AND FRAMES, GLASS AND LIGHTING FIXTURES DESIGNATED ON DRAWINGS TO REMAIN THE PROPERTY OF THE OWNER SHALL BE REMOVED WITH CARE AND STORED IN A LOCATION ON THE SITE TO BE DESIGNATED BY THE OWNER.
4- CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL WORK, INCLUDING PERMITS FOR TRANSPORTING AND DISPOSAL OF DEBRIS AND OTHERS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION INCLUDING ANY HAZARDOUS MATERIALS THAT MAY BE DISCOVERED.
5- CONTRACTOR IS REQUIRED TO NOTIFY OWNERS OF ANY AND ALL REQUIRED UTILITY SHUTDOWNS WITHIN THREE DAYS PRIOR TO TIME REQUIRED TO BE SHUTDOWN.
6- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS GUARDRAILS, BARRICADES, COVERING, ETC., TO PROTECT THE WORKMAN AND PUBLIC FROM INJURY.
7- PROVIDE AND MAINTAIN NECESSARY COVERINGS AND BOARDING TO PROTECT EXISTING WORK AND FINISHES TO REMAIN. UPON COMPLETION, REMOVE ALL PROTECTION AND CLEAN DOWN ALL SURFACES AND LEAVE ALL CONSTRUCTION IN A CLEAN, ORDERLY CONDITION. DUST SHALL BE KEPT AT A MINIMUM WITH PROTECTIVE COVERING REQUIRED OVER EXISTING FINISHES (CARPET, ETC.) TO BE PROVIDED.
8- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY IMPROPER PROTECTION AND SHALL MAKE ALL REPAIRS WITHOUT COST TO THE OWNER.
9- ALL REMOVALS SHALL BE NEATLY AND SAFELY DONE, CAUSING NO DAMAGE TO WORK TO REMAIN. DEBRIS AND RUBBISH SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE PROMPTLY DISPOSED OF LEGALLY.
10- MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

NO.	REVISIONS	DATE

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GENERAL NOTES T-002

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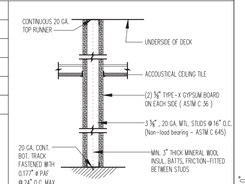
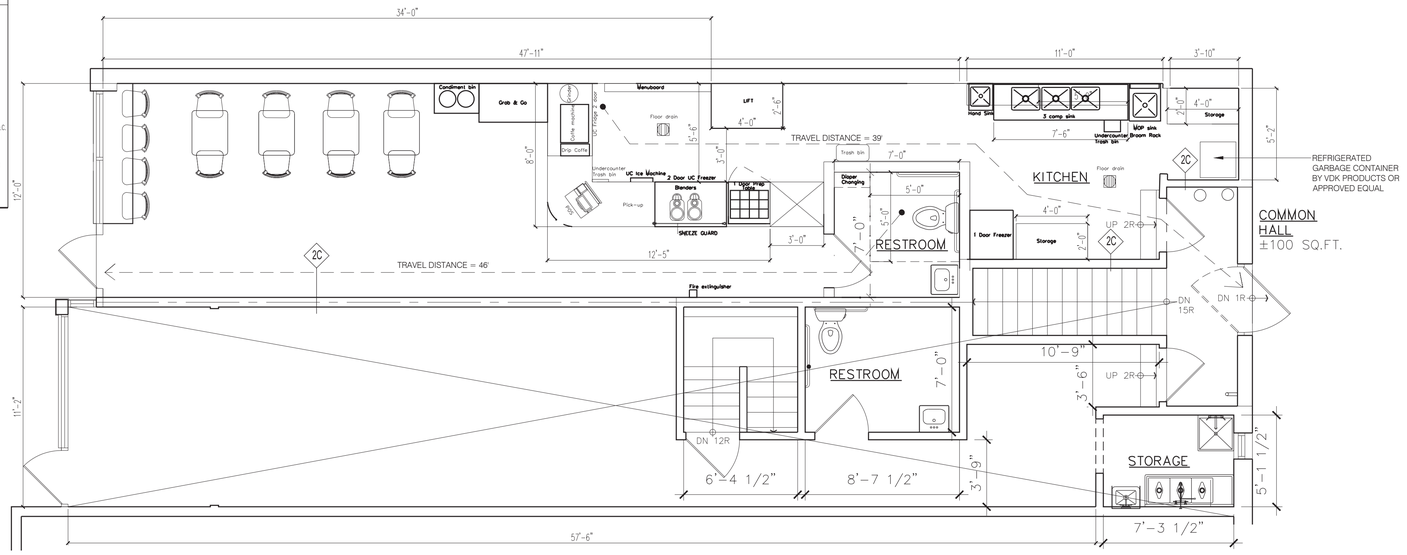
NAME OF PROFESSIONAL | SCALE: AS NOTED | DATE: 04-03-23 | DRAWN BY:

2C FIRE RATED PARTITION

FIRE RATING = 2 HR.	
UL Design No. U419	





1 FIRST FLOOR PLAN

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

NOTES:
1 – PLUMBING CONTRACTOR TO VERIFY METER SIZE AND LOCATION IN FIELD.
2 – PLUMBING CONTRACTOR TO VERIFY LENGTH OF RUN AND SIZE PIPE ACCORDINGLY.
3 – PLUMBING CONTRACTOR TO FILE SEPARATE PERMIT WITH BUILDING DEPARTMENT.

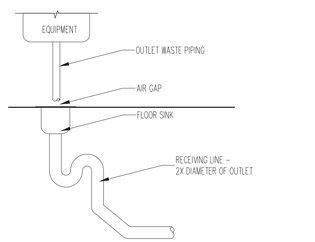
2 BASEMENT PLAN

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

PLUMBING FIXTURE ROUGH-IN SCHEDULE

TAG	PLAN SYMBOL	RISER DIAGRAM SYMBOL	FIXTURE	TRIM	CONNECTION SIZE			ROUGH-IN SIZE			
					H.W.	C.W.	WASTE	H.W.	C.W.	WASTE	VENT
WC-1		WC FLOOR 3"	AMERICAN STANDARD MADERA 1.7"H 3043.102 H/C ACCESSIBLE	ZURN FLUSH VALVE SENSOR BATTERY OP. MOD. ZR6000AV-1-WS1	NA	1/2"	4"	NA	1"	4"	2"
L-1		LAV FLOOR	AMERICAN STANDARD COMRADE WALL HUNG MODEL: 0124.024 H/C ACCESSIBLE	G.C. TO SUBMIT SPEC OF H/C ACCESSIBLE FAUCET COMPLYING WITH ANSI A117.1/2003	3/8"	3/8"	1-1/4"	3/8"	3/8"	1-1/4"	1-1/2"

NOTES:
1. ALL FIXTURES THAT ARE INSTALLED IN AREAS SPECFICALLY DESIGNATED FOR THE HANDICAPPED SHALL BE FROM THE SAME MANUFACTURER SPECIFIED AND OF THE SAME TYPE, EXCEPT, PROVIDE THE ANSI A117.1/ 2003REQUIREMENTS FOR PEOPLE WITH DISABILITIES.
2. PROVIDE OLSONUITE #95 SEAT FOR WATER CLOSETS
3. GENERAL CONTRACTOR TO SUBMIT SPECS OF SUBSTITUTIONS TO ARCHITECT.
4. PROVIDE PROTECTION COVER ON EXPOSED WATER SUPPLY & DRAIN PIPES UNDER SINK AS PER ASME A112.18.9

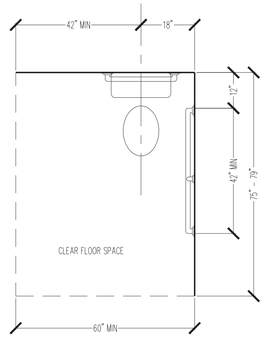


INDIRECT WASTE DETAIL

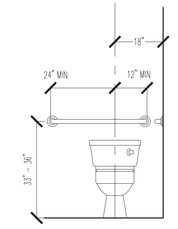
SCALE: NTS

DEPARTMENT OF HEALTH NOTES:

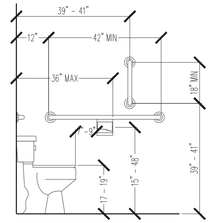
1 – PROVIDE TEMPERING VALVES FOR ALL HAND WASH SINKS – HOT WATER NOT TO EXCEED 110°F.
2 – PROVIDE HAND WASH SIGNS AT ALL HAND WASH STATIONS. ALSO PROVIDE SINGLE USE DISPOSABLE TOWELS. POST HAND WASH SIGNS AT EMPLOYEE WASH STATIONS.
3 – PROVIDE A DOUBLE CHECK VALVE TO DISCHARGE CO2 GAS INTO THE ATMOSPHERE FOR ANY SODA SYSTEM PRESENT.
4 – PROVIDE PLUMBING DIAGRAM FOR INDIRECT WASTE LOCATION.
5 – PROVIDE SIDE SPLASHES AT ALL HAND SINKS.
6 – PROVIDE SUITABLE UTENSILS AND/OR SANITARY GLOVES FOR USE IN FOOD PREPARATION TO ELIMINATE BARE HAND CONTACT WITH FOOD.
7 – ALL OPENINGS IN CONSTRUCTION BETWEEN EQUIPMENT AND BETWEEN EQUIPMENT & FLOOR/WALLS ARE TO BE SEALED WITHIN ½". SEALANTS USED MUST BE APPROVED BY NSF UNDER STANDARD 51.
8 – AUTOMATIC DOOR CLOSING DEVICES ARE REQUIRED ON FOOD PREP AREA & RESTROOM DOORS.
9 – ALL EQUIPMENT REQUIRED TO BE NSF APPROVED OR EQUAL.
10 – FLOOR COVERING IN FOOD PREP/SERVICE AREAS TO BE COMMERCIAL GRADE QUARRY TILE WITH SANITARY BASE MOLDING. THE BASE MOLDING SHALL BE FLOOR/WALL JUNCTIONS & PROVIDE 32" RADIUS & BE A MIN. OF 4" IN HEIGHT.
11 – ANY THREADED HOSE BIB AND/OR FAUCET MUST HAVE AN APPROVED BACK FLOW PREVENTION/ANTI-SIPHONING DEVICE ATTACHED AT ALL TIME AND VISIBLE FOR INSPECTION.



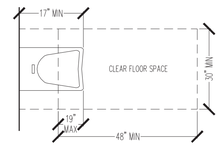
CLEAR FLOOR SPACE AT WATER CLOSETS



BACK WALL OF TOILET

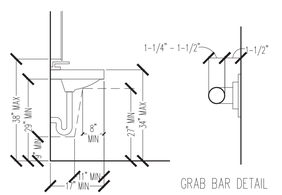


SIDE WALL OF TOILET



CLEAR FLOOR SPACE AT LAVATORIES

THESE DETAILS ARE IN COMPLIANCE WITH THE ADA REQUIREMENTS OF NEW YORK STATE. THESE DETAILS ARE BEING PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR, AND ARE THEREFORE SUBJECT TO CHANGE. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED CONDITIONS, AND SHALL CONSULT THE NEW YORK STATE ADA COMPLIANCE MANUAL FOR ALL APPLICABLE REQUIREMENTS.



GRAB BAR DETAIL

LAVATORY ELEVATION

ADA DETAILS

NO.	REVISIONS	DATE
	REF. GARBAGE CONTAINER	06-22-23

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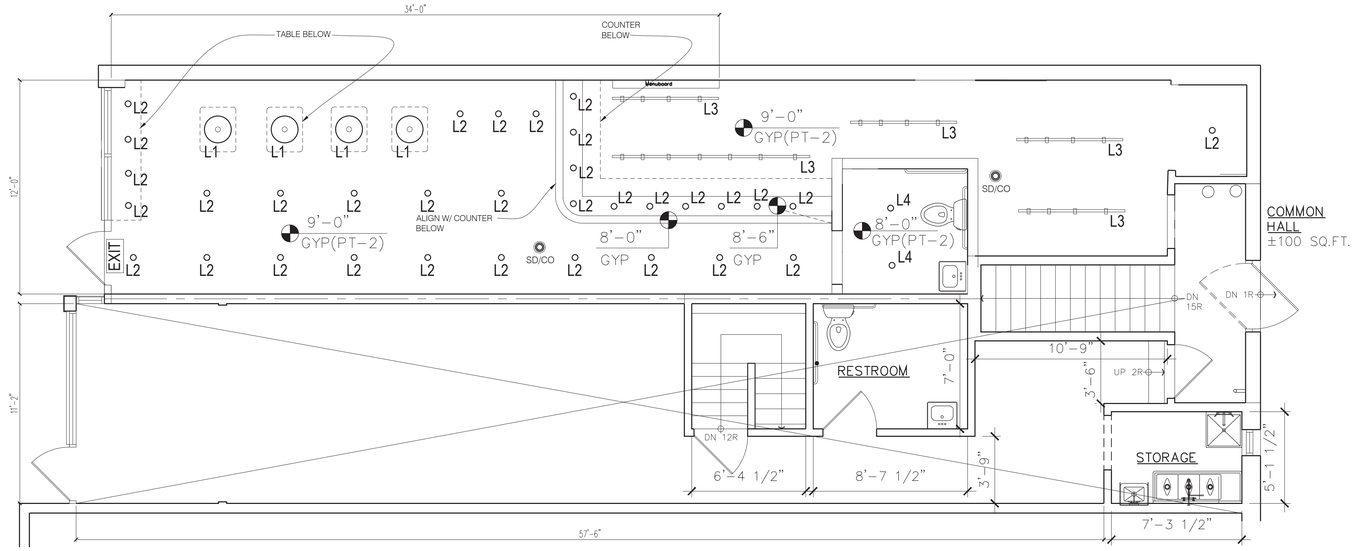
FLOOR PLAN, DETAILS — A–1

LIFESTYLE CAFE
PROPOSED INTERIOR RENOVATION
14 MAIN STREET
PORT WASHINGTON, NY

REGISTERED ARCHITECT DAVID C. GONZALEZ 041248 STATE OF NEW YORK

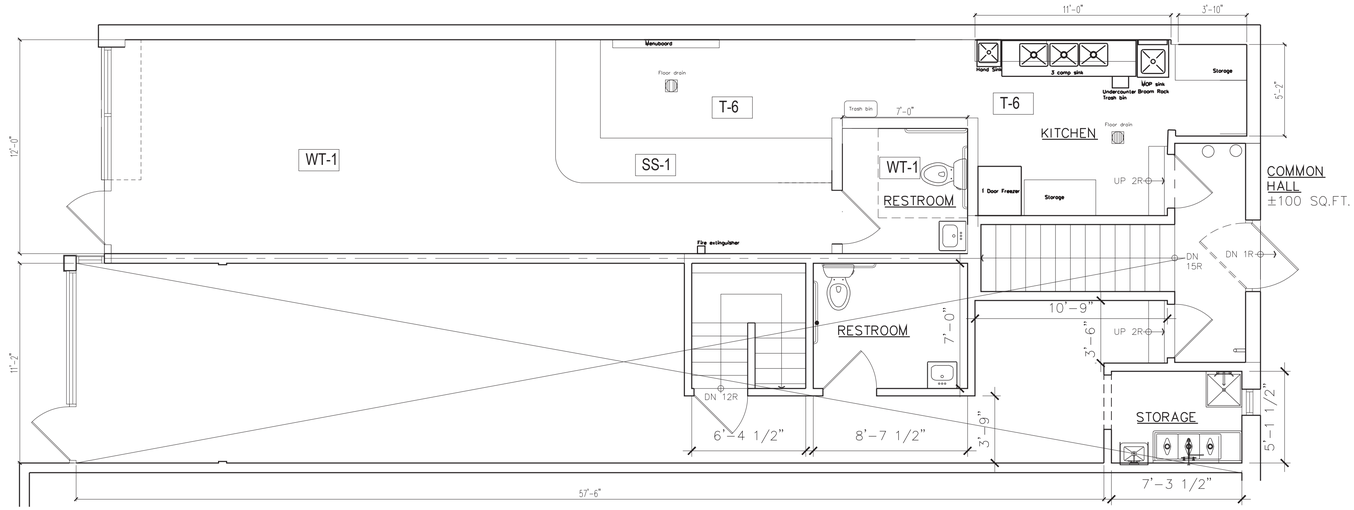
Seven Six Architecture
Tel. (833) 616-7676
Email: info@76arc.com
67 Rolling Street
Lynbrook, NY 11563

NAME OF PROFESSIONAL | SCALE: AS NOTED | DATE: 02-16-23 | DRAWN BY:



1 REFLECTED CEILING PLAN

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



2 FINISH PLAN

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

LIGHTING SCHEDULE

L1

TYPE/ WATTS/ K	F6/ 51 Watts/ 4000K
DESCRIPTION	LED Pendant
Location	
Technical Note	-
Finish	Black Fine Texture
Installation	Ceiling Hung
Manufacturer	Eureka
URL	eurekalighting.com
Catalog#	4273-14 LED-HO-40-80-277-DV-C-60-BLKE-BLKE

L3

TYPE/ WATTS/ K	F13/ 26 Watts/ 4000K
DESCRIPTION	2 Circuit Track Light, Wallwash
Location	
Technical Note	Phase Dimming
Finish	Black
Installation	On Track
Manufacturer	Juno Lighting
URL	juno.acuitybrands.com
Catalog#	T283L-TEK-40K-90CRI-PDIM-FL-BL WITH WALLWASH LENS

L2

Trimless - B4RDL

TYPE/ WATTS/ K	F14/ 16 Watts/ 3000K
DESCRIPTION	LED Downlight
Location	Various
Technical Note	-
Finish	Trimless
Installation	Recessed
Manufacturer	USAI
URL	usailighting.com
Catalog#	B4RDL-16G1-30KH-50-S-BL-BL-NC-UNV-D6E-CB27

L4

BBL

TYPE/ WATTS/ K	F19/ 7 Watts/ 3000K
DESCRIPTION	LED Downlight, 3K
Location	Various
Technical Note	-
Finish	Black
Installation	Recessed
Manufacturer	Juno Lighting
URL	juno.acuitybrands.com
Catalog#	2LED DRIVER-G2-06LM-MVOLT-ZT-2LEDTRIM-G2-DC-35K-NFL-BBL

LEGEND

EXIT (EM)	INTERNALLY ILLUMINATED EXIT SIGN WITH EMERGENCY SPOT LIGHT EQUIPT WITH AN AUXILIARY BATTERY PACK, MIN 90 MINUTE OPERATION TIME
SD/CO	SMOKE AND CARBON MONOXIDE DETECTOR

LIGHTING SCHEDULE

GROUT G-1

MFG	Laticrete
SPECIFICATION	Perma Color Select
COLOR	#60 Dusty Grey
LOCATION	Use with T-1, T-2, T-6 Width: 1/8" Min. to 1/4" Max
MFG	Custom Building Produts
SPECIFICATION	
COLOR	185 New Taupe
LOCATION	Use with T-1, T-2, T-6 Width: 1/8" Min. to 1/4" Max

GROUT G-3

MFG	Laticrete
SPECIFICATION	Perma Color Select
COLOR	#30 Sand Beige
LOCATION	Use with: WT-1 MFG1 Width: 1/16" Min. to 1/8" Max
MFG	Mapei
SPECIFICATION	Keracolor S 25 lb. Sanded Powder Grout
COLOR	#05 Chamois
LOCATION	Use with: WT-1 MFG2 Width: 1/16" Min. to 1/8" Max

PORCELAIN TILE (USE GROUT G-1) T-6

SPECIFICATION: Size: Varies
Stacked or Running Bond
(Model # / Color / Finish)

A. Graniti Fiandre - 8" x 8"
G45004 / VW Grey Asiago / Matte

B. EmilCeramica - 8" x 8"
VWStone 8x8 / Grey / Natural - R11

C. Roca Tile Group - 12" x 12"
Munich R9 / Grey / Matte

PORCELAIN TILE (USE GROUT G-3) WT-1

SPECIFICATION: Size: 8" x 48" 1/3 Running Bond
(Model # / Color / Finish)

A. Graniti Fiandre
WOD10S122 / VW Cherry / Honed

B. EmilCeramica
VWood 8x48 / Brown / Natural - R10

C. Roca Tile Group
Cherry Natural / Havana Cherry

SOLID SURFACE SS-1 OPT.

MFG-1	Corian from Dupont
COLOR	Designer White
THICKNESS	12mm
MFG-2	Zodiaq from Dupont
COLOR	Snow Flurry
THICKNESS	12mm

INTERIOR PAINT PT-1

MFG-1	Benjamin Moore
SPECIFICATION	"Super White" #I-02 Ready Mixed, Super Spec. Semi-Gloss/Eggshell Finish.
LOCATION	Interior Wall and Interior Door Finish: PT-1 Eggshell finish
	Interior Door Frame & Window Frame Finish: PT-1 Semi-Gloss
	High traffic areas utilize semi-gloss finish
MFG-2	Sherwin Williams
SPECIFICATION	"Extra White" Pro Mar 200 Zero VOC B20W1265 Eggshell Finish
LOCATION	Interior Wall and Interior Door Finish: PT-1 Eggshell finish
	Interior Door Frame & Window Frame Finish: PT-1 B31W02651 Semi-Gloss
	High traffic areas utilize semi-gloss finish

INTERIOR PAINT PT-2

MFG-1	Benjamin Moore
SPECIFICATION	"Super White" #I-02 Ready Mixed, Super Spec. Flat Finish
LOCATION	All interior painted ceiling surfaces
MFG-2	Sherwin Williams
SPECIFICATION	"Extra White" Pro Mar 200 Zero VOC B30W02651 Flat Finish
LOCATION	All interior painted ceiling surfaces

NO.	REVISIONS	DATE

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RCP, FINISH PLAN A-2

LIFESTYLE CAFE
PROPOSED INTERIOR RENOVATION
14 MAIN STREET
PORT WASHINGTON, NY

REGISTERED ARCHITECT DAVID C. GONZALEZ 041248 STATE OF NEW YORK

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Email: info@76arc.com
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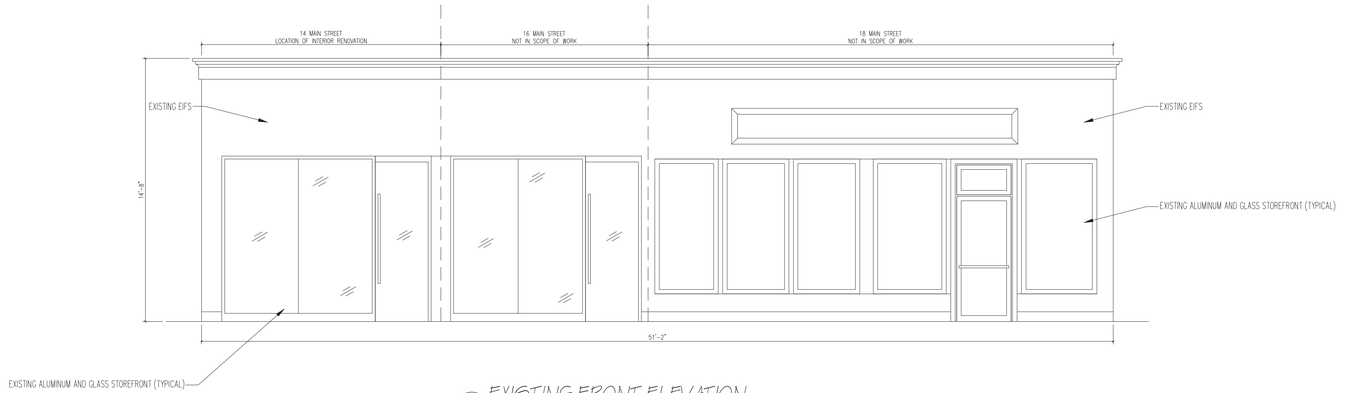
Lynbrook, NY 11563

NAME OF PROFESSIONAL | SCALE: AS NOTED | DATE: 04-03-23 | DRAWN BY:

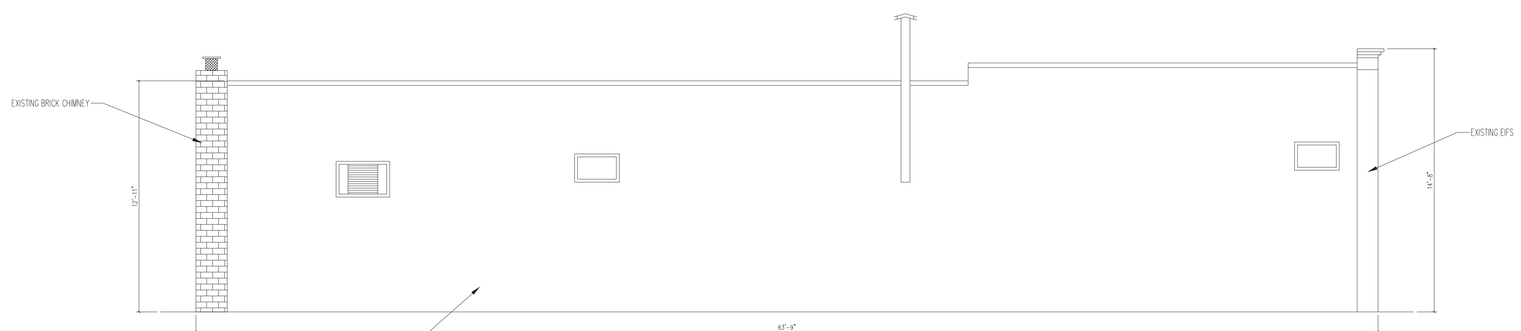


1 EXISTING FRONT ELEVATION

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

2 EXISTING REAR ELEVATION

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



3 EXISTING LEFT SIDE ELEVATION

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

NO.	REVISIONS	DATE

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EXISTING ELEVATIONS A-3

LIFESTYLE CAFE
PROPOSED INTERIOR RENOVATION
14 MAIN STREET
PORT WASHINGTON, NY

REGISTERED ARCHITECT
DAVID C. GONZALES
041248
STATE OF NEW YORK

Seven Six Architecture
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67 Rolling Street
Lynbrook, NY 11563

NAME OF PROFESSIONAL	SCALE: AS NOTED	DATE: 02-16-23	DRAWN BY:

LOUIE'S PRIME STEAKS AND SEAFOOD
PROPOSED RENOVATION AND EXPANSION

395 MAIN STREET, PORT WASHINGTON, NY 11050
(ALTERATION TYPE 2)

#21431

MFMA
Michael F. McNerney Architect PLLC
Commercial and Residential Architecture
Interior Design-Construction Management
8 Chivalry Lane
Nesconset, NY 11767
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Fax: 631 724 0584
MFMarchitectPLLC@aol.com

FILE DATE	TO

NO.	DATE	REVISIONS
	7/11/23	RESUBMISSION AS PER COMMENTS

DRAWING LIST

D.W.G.	DRAWING TITLE
ARCHITECTURAL	
A-001	GENERAL, PARKING, PLOT PLAN
A-101	EXISTING FIRST FLOOR PLAN
A-102	PREVIOUSLY APPROVED FLOOR PLAN
A-103	EXISTING BASEMENT & EXISTING 2nd FLOOR PLAN
A-104	PROPOSED FIRST FLOOR
A-105	PROPOSED SECOND FLOOR
A-106	PROPOSED 1ST FLOOR REFLECTED CEILING PLAN
A-107	PROPOSED SECOND FLOOR REFLECTED CEILING PLAN
A-108	EXISTING & PROPOSED ELEVATIONS
A-109	EXISTING & PROPOSED ELEVATIONS
A-110	EXISTING & PROPOSED ELEVATIONS

SYMBOLS

SECTION CUT (1 / A-1)
ELEVATION MARKER (1 / A-1)
DETAIL (1 / A-01)
DOOR TAG (1)
ROOM NUMBER (1)
WINDOW TYPE (A)
REVISION TAG (1)
COLUMN LIN (A1)
WALL TYPE TAG (1)
FINISH SCHEDULE REF. (F-1, W-1, C-1)

ABBREVIATIONS

AB	ANCHOR BOLT	EF	EACH FACE	TOS	TOP OF SLAB
ACT	ACOUSTIC CEILING TILE	ELEC	ELECTRICAL	TYP	TYPICAL
ADJ	ADJUSTABLE	EW	EACH WAY	UN	UNLESS NOTED OTHERWISE
AFF	ABOVE FINISH FLOOR	EXT	EXTERIOR	OVT VC	VINYL TILE
ALT	ALUMINUM	FIN	FINISH	TVW	VINYL COMPOSITION TILE
ALUM	ARCHITECTURAL	F.D.	FLOOR DRAIN	C W/	VINYL WALL COVERING WITH
ARCH	BAR JOIST	FM	FACTORY MUTUAL	W/O	WITHOUT
BJ	BLOCK	HC	HANDICAP	NTS	NOT TO SCALE
BLK	BLOCKING	FR	FIRE RATED	O/C	ON CENTER
BLK'G	BEAM	FRSC	FIRE RATED SELF	P.D.	PATIO DRAIN
BM	BEARING		CLOSING	PL	PROPERTY LINE
BRG	BRICK	FTG	FOOTING	PR	PAIR
BRK	BOTTOM	GA	GAUGE	PT RAD	PRESERVATIVE TREATED
BTM	CENTER TO CENTER	GALV	GALVANIZED	REINF	RADIUS
C/C	CONTROL JOINT	GWB	GYPSUM WALL BOARD	REP	REINFORCE (ED) (ING)
C/J	CIRCUIT	HB	HOSE BIB	REQ'D	REPRESENTATIVE REQUIRED
CKT	CEILING	HM	HOLLOW METAL	SF	SQUARE FEET
CLG	COLUMN	HR	HOUR	SPECS	SPECIFICATIONS
COL	CONCRETE	HT	HEIGHT	STRUCT	STRUCTURAL
CONC	CONSTRUCTION	HVAC	HEATING, VENTILATING & AIR CONDITIONING	STL	STEEL
CONST	CONTINUOUS			SS	STAINLESS STEEL
CONT	CONTRACTOR	INSUL	INSULATION	T/BM	TOP OF BEAM
CONTR	CENTERLINE	JB	JUNCTION BOX	TEMP	TEMPERED
CL	CONCRETE MASONRY UNIT	LF	LINEAL FEET	TG	TRUSS GIRDER
CMU	COURSE	LG	LONG	T&G	TONGUE AND GROOVE
CRS	DEMSING	LLH	LONG LEG HORIZONTAL	T/JST	TOP OF JOIST
DEM	DIAMETER	LLR	LONG LEG VERTICAL	T/ST	TOP OF STEEL
DIA	DIMENSION	MASY	MASONRY	TOM	TOP OF MASONRY
DIM	DOWN	MFR	MANUFACTURER		
DN	DOWN SPOUT	MECH	MECHANICAL		
DS	DRYWALL	MO	MASONRY OPENING		
DW	DRAWINGS	MTL	METAL		
DWGS		NIC	NOT IN CONTRACT		

PARKING CALCULATIONS

LOUIE'S PROPOSED PARKING CALCULATIONS

RESTAURANT AREA

GRADE LEVEL	6,883 SF
SECOND LEVEL	1,839 SF
EXTERIOR DECK	3,552 SF
TOTAL:	12,274 SF

12,274 SF / 80 SF =153.4 or 154 SPACES

BAR LENGTH 50' / 3' = 16.6 or 17 SPACES

TOTAL REQUIRED PARKING =171 SPACES

TOTAL SPACES PROVIDED =48 SPACES

NET PARKING DEFICIT =123 SPACES

KEY PLAN

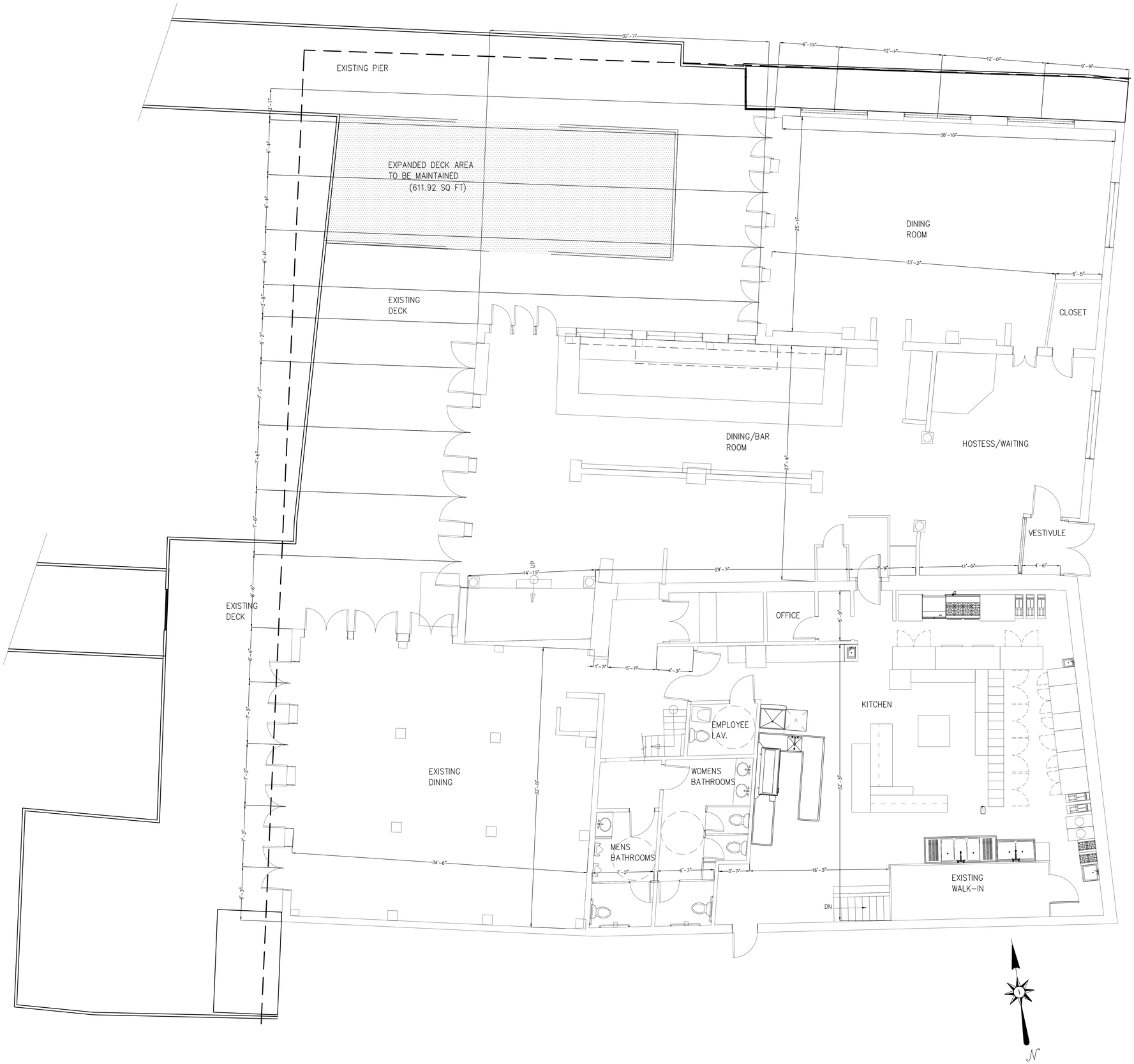
SCALE: NTS

SITE PLAN

SCALE : 1" = 15'-0"

SECTION: 5 BLOCK: C LOT: 11,12, & 439
SECTION: 5 BLOCK: 44 LOT: 17,18,19, & 116

MANHASSET BAY
PROSPECT STREET AVENUE
MAIN STREET
SHORE ROAD
Wood Dock
Ramp
Gate
Covered Gazebo
S 75°52'13" E
115.92'
96.667'
S 23°20'12" W
2.50'
Prolongation of Prospect Avenue
L=106.22'
TAX LOT 2
TAX LOT 11
TAX LOT 10
N 14°41'10" E
N 78°58'16" W
22.5± W
Bulkhead
One Story Concrete Block Building
107.40'
Tramp
Metal Stairs
Roof Vents
Cellar Entr. 0.5' E
R=628.38'
Refrigerator
Gate
Wood Deck @ Roof Level
Tennis Add'l
Building built over canal
Tennis Ct. Clay Surface Replaced with Stone Dust
Roof Garage Deck
Gate Sport Tennis Stucco Concrete Block Restaurant
Top edge of seawall & rails
Entrance
Wood Deck
Wood Deck
Wood Deck



1 EXISTING FIRST FLOOR PLAN

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

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MFMarchitectPLLC@aol.com

FILE DATE	TO

NO.	DATE	REVISIONS
	7/11/23	RESUBMISSION AS PER COMMENTS

SUBMITTED FOR
ZONING REVIEW
5/17/23

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THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & BE RESPONSIBLE FOR FIELD FIT OF ALL WORK.

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CHK'D BY:
DATE:
SCALE:
PROJECT:

PROJECT:
LOUIE'S PRIME STEAKS
AND SEAFOOD
395 Main Street
Port Washington, NY 11050

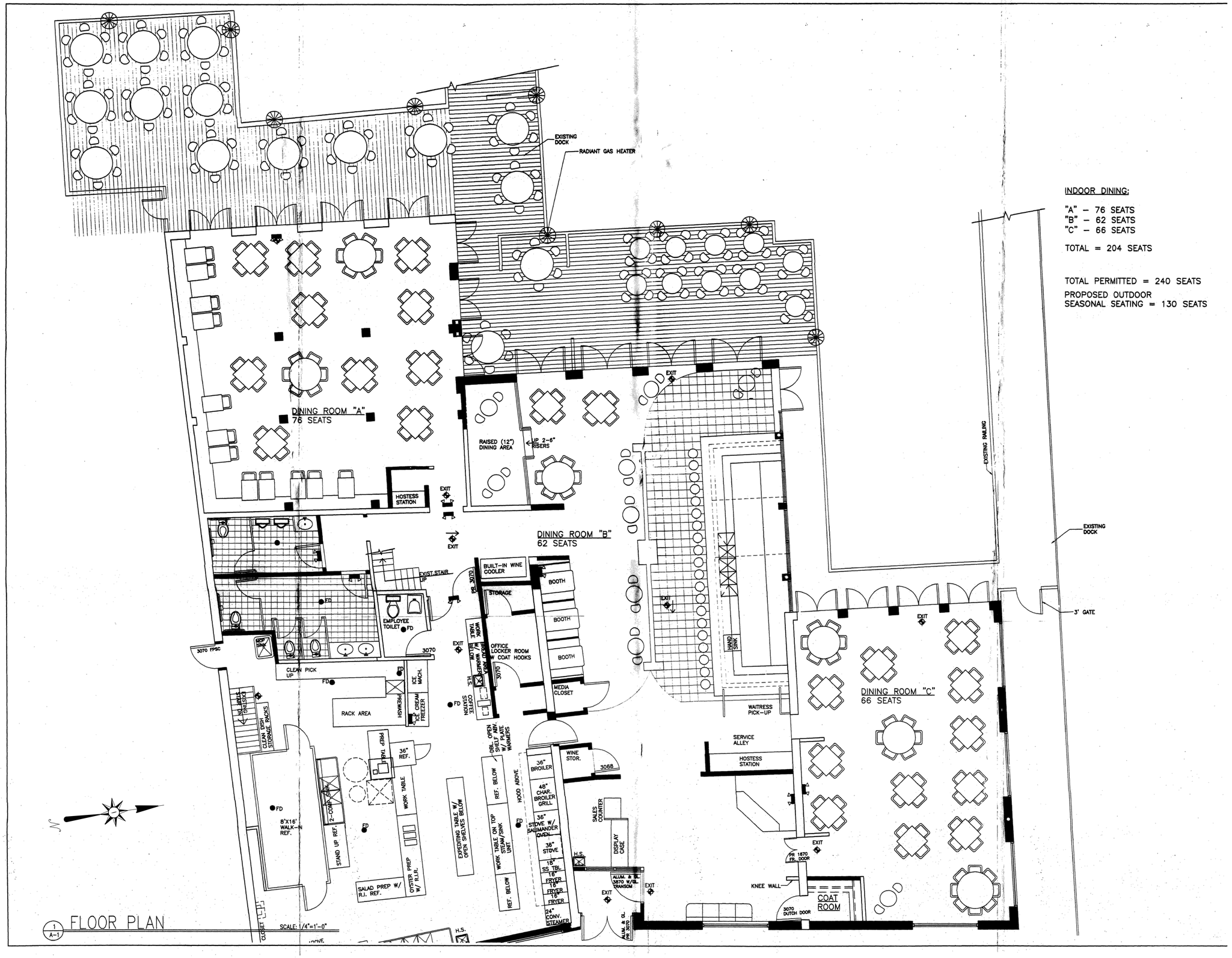
DRAWING:
EXISTING FIRST FLOOR PLAN

SEAL:

REGISTERED ARCHITECT
MICHAEL F. MCNERNEY
No. 026121
STATE OF NEW YORK

DRAWING:
A-101

DWG. OF



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

1 PREVIOUSLY APPROVED FLOOR PLAN

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

INDOOR DINING:

"A" – 76 SEATS
"B" – 62 SEATS
"C" – 66 SEATS

TOTAL = 204 SEATS

TOTAL PERMITTED = 240 SEATS

PROPOSED OUTDOOR SEASONAL SEATING = 130 SEATS

MFMA
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CHK'D BY:
DATE:
SCALE:
PROJECT:

PROJECT:
LOUIE'S PRIME STEAKS AND SEAFOOD
395 Main Street
Port Washington, NY 11050

DRAWING:
PREVIOUSLY APPROVED FLOOR PLAN

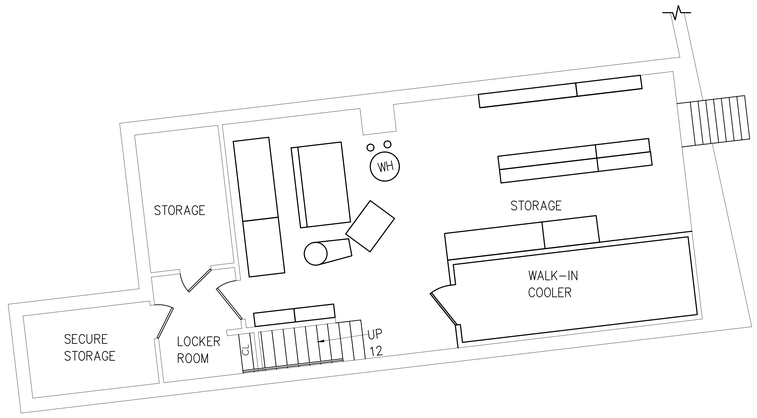
SEAL:

REGISTERED ARCHITECT MICHAEL F. MCNERNEY STATE OF NEW YORK

DRAWING: A-102

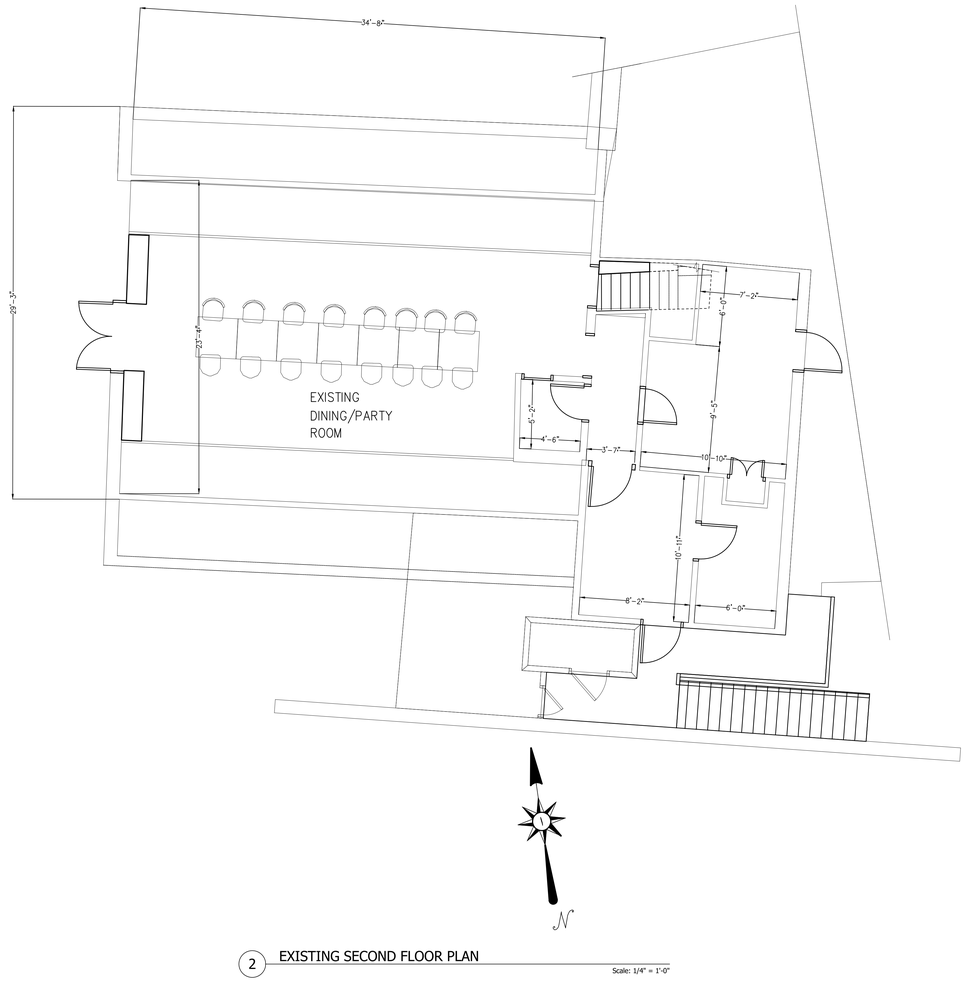
DWG. OF

G:\Cad-Files\21205\public assy seating\seating plan.dwg, A-1 FLR PLN (SEASONAL), 05/26/04 03:05:47 PM, mrchtman, HP DesignJet 1050C by HP.pc3



1 EXISTING BASEMENT PLAN (NO WORK)

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



2 EXISTING SECOND FLOOR PLAN

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

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FILE DATE	TO

NO.	DATE	REVISIONS
	7/11/23	RESUBMISSION AS PER COMMENTS

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THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & BE RESPONSIBLE FOR FIELD FIT OF ALL WORK.

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CHK'D BY:
DATE:
SCALE:
PROJECT:

PROJECT:

LOUIE'S PRIME STEAKS
AND SEAFOOD
395 Main Street
Port Washington, NY 11050

DRAWING:

SECOND FLOOR PLAN
EXISTING BASEMENT &

SEAL:

REGISTERED ARCHITECT
MICHAEL F. MCNERNEY
STATE OF NEW YORK

DRAWING:

A-103

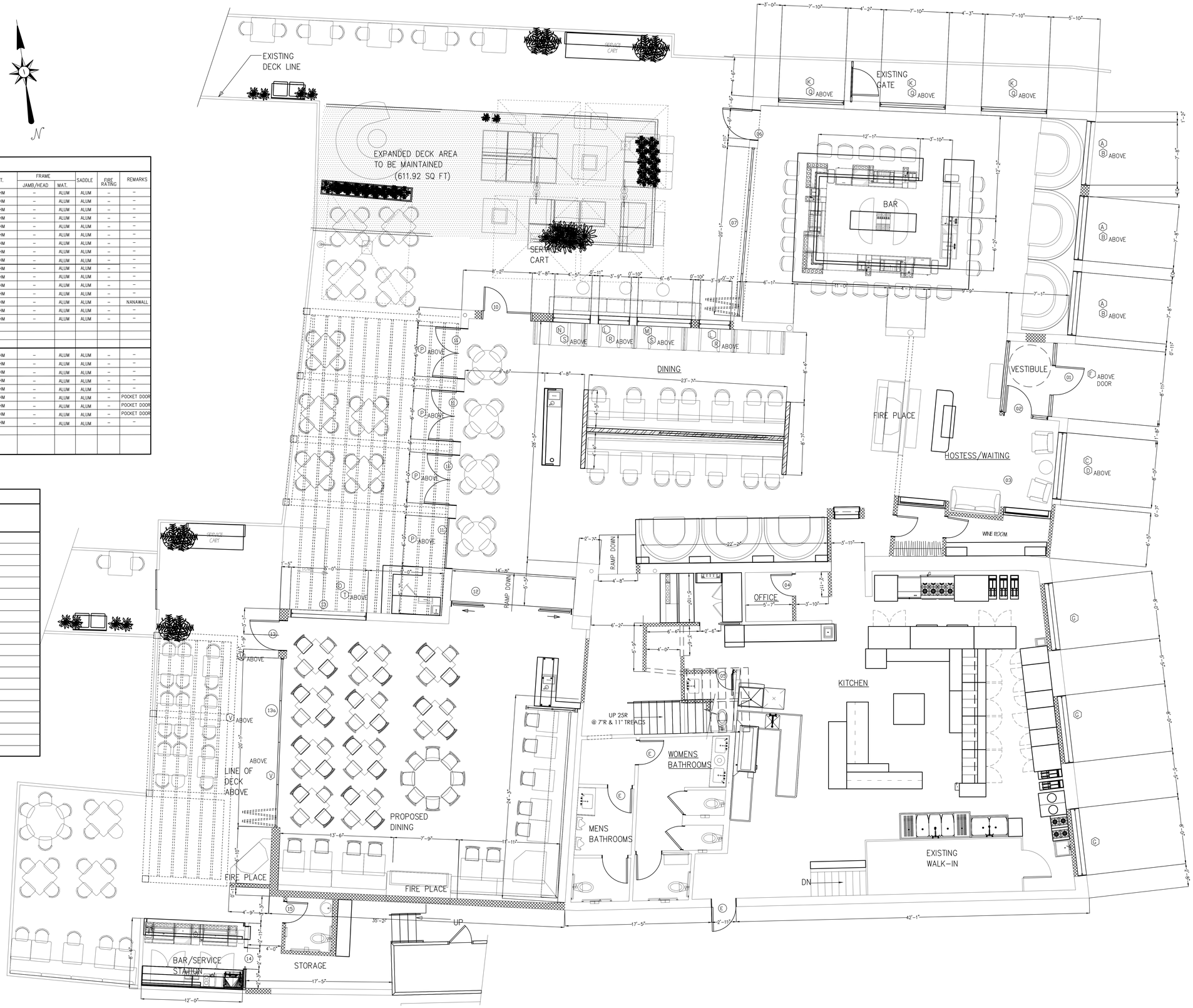
DWG. OF

DOOR SCHEDULE

	NO.	TYPE	LOCATION		SIZE	THK.	MAT.	FRAME JAMB/HEAD	FRAME MAT.	SADDLE	FIRE RATING	REMARKS
FIRST FLOOR PLAN	01	–	VESTIBULE	EXTERIOR	6'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	02	–	VESTIBULE	INTERIOR	3'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	03	–	COAT CLOSET	INTERIOR	3'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	04	–	OFFICE	INTERIOR	2'-8" x 7'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	05	–	KITCHEN	INTERIOR	3'-2" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	06	–	DINING	EXTERIOR	5'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	07	–	DINING	EXTERIOR	5'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	08	–	DINING	EXTERIOR	5'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	09	–	DINING	EXTERIOR	5'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	10	–	DINING	EXTERIOR	3'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	11	–	DINING	EXTERIOR	6'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	12	–	DINING	EXTERIOR	14'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	13	–	DINING	EXTERIOR	5'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	13a	–	DINING	EXTERIOR	20'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	NANAWALL
	14	–	BAR SERVICE STATION	EXTERIOR	3'-0" x 7'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	15	–	STORAGE	INTERIOR	2'-0" x 7'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
SECOND FLOOR PLAN	16	–	OFFICE	INTERIOR	3'-0" x 7'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	17	–	LAVITORY	INTERIOR	3'-0" x 7'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	18	–	DINING	EXTERIOR	18-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	19	–	EXTERIOR	EXTERIOR	3'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	20	–	WINE STORAGE	INTERIOR	3'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–
	21	–	EXTERIOR	EXTERIOR	3'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	POCKET DOOR
	22	–	CLOSET	INTERIOR	5'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	POCKET DOOR
	23	–	SERVICE STATION	INTERIOR	3'-0" x 8'-0"	1 3/4"	HM	–	ALUM	ALUM	–	POCKET DOOR
	E	–	–	INTERIOR	3'-0" x 7'-0"	1 3/4"	HM	–	ALUM	ALUM	–	–

NEW WINDOW SCHEDULE EXTERIOR

WINDOW UNIT NO.	WIDTH	HEIGHT	REMARKS
A	7'-8"	6'-1"	–
B	7'-8"	1'-11"	–
C	8'-0"	6'-1"	–
D	8'-0"	1'-11"	–
F	8'-10"	8'-7"	–
G	8'-11"	5'-4"	–
H	9'-5"	3'-9"	FAKE
J	3'-11"	4'-11"	FAKE
K	7'-0"	5'-11"	–
L	3'-9"	4'-10"	–
M	6'-6"	4'-10"	–
N	4'-5"	4'-10"	–
O	5'-0"	4'-0"	–
P	6'-0"	3'-0"	–
Q	7'-10"	1'-2"	–
R	3'-9"	1'-2"	–
S	4'-5"	1'-2"	–
T	5'-0"	1'-2"	–
U	5'-6"	5'-6"	–
V	5'-0"	2'-6"	–



1 PROPOSED FIRST FLOOR PLAN

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

MEMA
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8 Chivalry Lane
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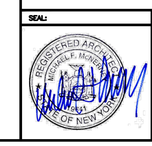
DRAWN BY:
CHK'D BY:
DATE:
SCALE:
PROJECT:

PROJECT:
LOUIE'S PRIME STEAKS AND SEAFOOD
395 Main Street
Port Washington, NY 11050

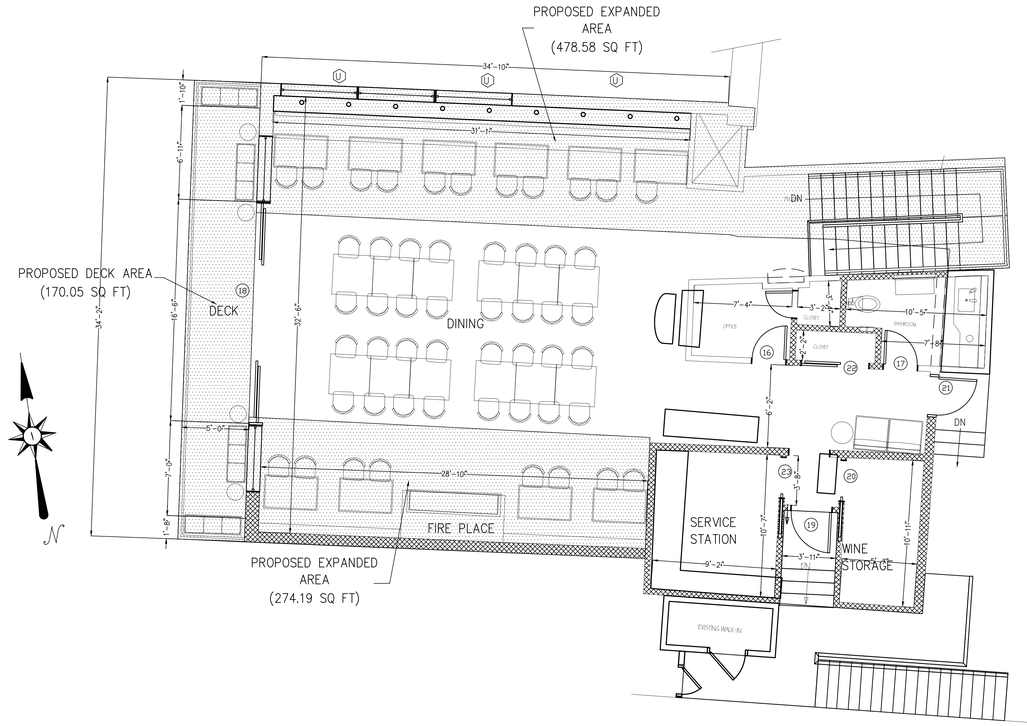
DRAWING:
PROPOSED FIRST FLOOR PLAN

SEAL:



DRAWING: A-104

DWG. OF



1 PROPOSED SECOND FLOOR PLAN

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

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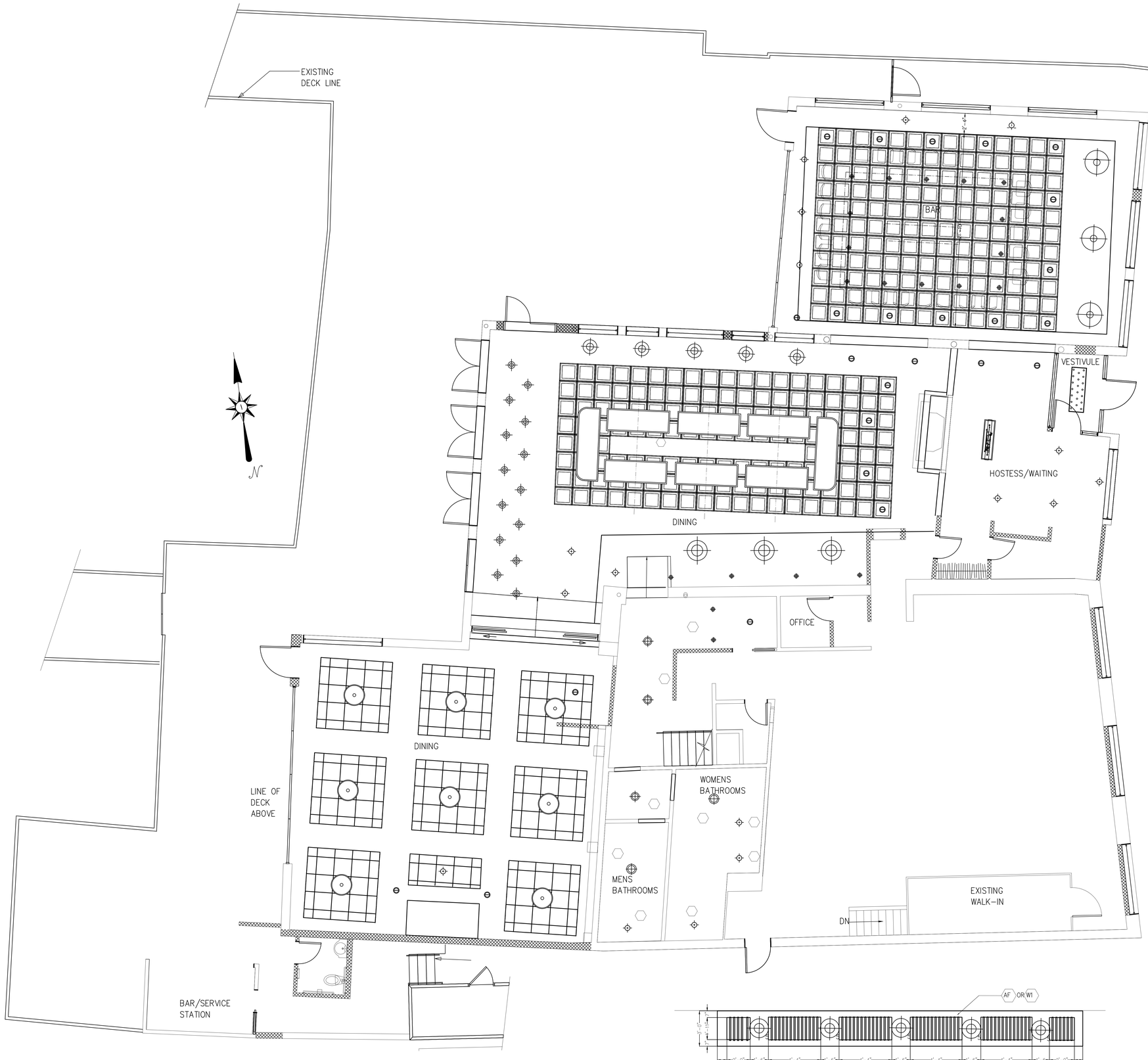
AND SEAFOOD
395 Main Street
Port Washington, NY 11050

DRAWING:
PROPOSED SECOND
FLOOR PLAN

SEAL:

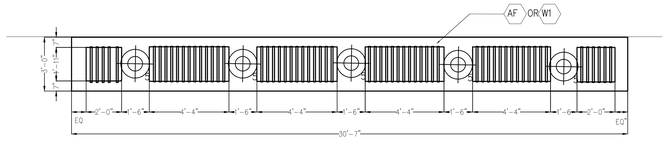
DRAWING:
A-105

DWG. OF

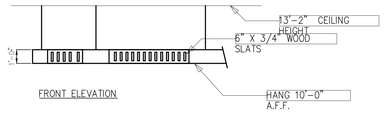


1 PROPOSED FIRST FLOOR REFLECTED CEILING PLAN

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



REFLECTED PLAN VIEW



FRONT ELEVATION

SURFACE SCHEDULE

CODE	MATERIAL	DESCRIPTION
P1	CREAM PAINT	"BENJAMIN MOORE" #961/ COLOR: SEAPEARL
P2	BEIGE PAINT	"BENJAMIN MOORE" #983 / COLOR: SMOKEY TAUPE
P3	CHARCOAL PAINT	"BENJAMIN MOORE" #2125-10 / COLOR: BLACK PANTHER
P4	GRAY PAINT	"BENJAMIN MOORE" #1477 / COLOR: DEEP CREEK
P5	TAUPE PAINT	"BENJAMIN MOORE" #1546 / COLOR: GARGOYLE
W1	WOOD	WOOD TO MATCH CODE "AF" BODAQ / STANDARD WOOD / OAK / COLOR: W812
VWS	WALLCOVERING	"WOLF GORDON" / MAESTRO / COLOR: PALM COURT

BAR CEILING (SEE NOTES)
"ABOVE VIEW" – EXECUTIVE COFFER
24" X 24" ACOUSTIC TILE
COLOR: WHITE

PARTY ROOM CEILING
"ZINTRA" – CONSTELLATION
24" X 24" ACOUSTIC TILE
COLOR: IVORY

LIGHTING FIXTURE SCHEDULE - MAIN LEVEL INTERIOR

CODE	DESCRIPTION	LAMP	QTY	REMARKS
1	VESTIBULE CHANDELIER "GLOBAL VIEWS" LEO CHANDELIER QUARTZ CRYSTAL	INTEGRATED LED	1	20 LIGHT - 54" O.A. HEIGHT FINISH: SATIN BRASS NON DIMMABLE
2	BAR BOOTH CHANDELIER "GLOBAL VIEWS" CRIMP CHANDELIER	(3) 7W-A19 CLEAR LED 2700K	3	FINISH: BRONZE 32" DIAMETER - 18"HIGH (3) 60W Bulbs - HANG 66" A.F.F.
3	HOSTESS CHANDELIER "HUBBARTON FORGE" GLASS RAINDROPS	INTEGRATED-LED 3000K	1	FINISH: TBD HANG +/- 78" A.F.F
4	DINING - BOOTH PENDANT "CIRCA LIGHTING" HALO PENDANT - MEDIUM	(3) 7W-A19 LED 2700K	3	FINISH: GILD 27" DIAMETER HANG 66" A.F.F. ON CENTER OF TABLE
5	DINING - BOOTH PENDANT "CIRCA LIGHTING" HALO PENDANT - SMALL	(2) 7W-A19 LED 2700K	5	FINISH: GILD 19" DIAMETER HANG 60" A.F.F. ON CENTER OF TABLE
6	LINK PENDANT "HUBBARTON FORGE"	1) T4 Capsule 50W	13	HANG RANDOM HEIGHTS AS PER DESIGNER T. B.D.
7	ADJUSTABLE HIGH HAT "NORA LIGHTING" NL-410 4" TRIM	9W FL MR16-LED 2700K	21	FINISH: WHITE WHITE BAFFLE HOUSING CONSTRUCTION TBD
8	MINITASK MINI DOWNLIGHT "GM LIGHTING" 1" TRIM	INTEGRATED	18	FINISH: BLACK SELECTABLE COLOR TEMP. 2700K
9	RECESSED ELBOW "NORA LIGHTING" NL-470 4" TRIM	9W FL MR16-LED 2700K	23	FINISH: WHITE HOUSING CONSTRUCTION T.B.D.
10	LINEN SHADED CHANDELIER CUSTOM - 8 FIXTURES	(4) 7W-A19 LED 2700K	LOT	LINEN SHADE. ANTIQUE BRASS. ACRYLIC BASE AS PER DRAWING. AIRPLANE CABLE SUPPORT NOT RODS. HANG 11'-0" A.F.F.
11	PARTY ROOM PENDANT "CIRCA LIGHTING" PILATI LARGE	(4) 7W-A19 LED 2700K	8	28" DIAMETER - SHADE HEIGHT 7.75" MINIMUM HEIGHT 23" HANG MINIMUM 7'-6" A.F.F.
12	FLUSH MOUNT "ARTERIORS" TAPIO	(1) 7W-A19 LED 2700K	3	FINISH: VINTAGE BRASS OPAL GLASS.
13	PICTURE LIGHT - ADJUSTABLE "DWELED" REED	INTEG LED 3000K	1	FINISH: BLACK, 17" WIDE HANG AS PER ELEVATIONS
14	FLUSH MOUNT - LOW PROFILE "HINKLEY" MAXWELL"		3	FINISH: VINTAGE BRASS OPAL GLASS.
SL	LED STRIP LIGHTING	2700K LOW OUTPUT		SUPPLIED BY CONTRACTOR. ADDITIONAL STRIP LIGHTING REQUIRED ON MILLWORK, WINE DISPLAYS AND PLATFORM. SEE DWG. M1, M2, A1 AND A3.

CONTRACTOR TO CONFIRM ALL ELECTRICAL REQUIREMENTS AND TO VERIFY ANY CHANGES WITH CLIENT PRIOR TO WORK BEING PERFORMED.

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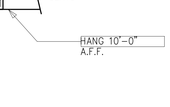
SCALE:
PROJECT:

PROJECT:
LOUIE'S PRIME STEAKS AND SEAFOOD
395 Main Street
Port Washington, NY 11050

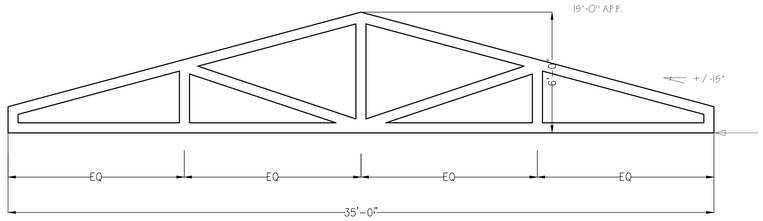
DRAWING:
PROPOSED FIRST FLOOR REFLECTED CEILING PLAN

SEAL:



DRAWING: A-106

DWG. OF

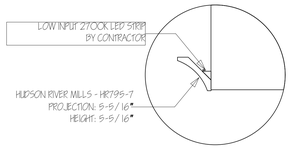


CONFIGURATION SUBJECT TO CHANGE
AS PER CONTRACTOR SUBJECT TO CLIENT APPROVAL

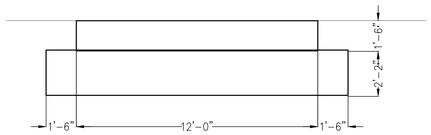
B R1-UL — DECORATIVE TRUSS BEAMS
Scale: 3/ 8" = 1'-0"

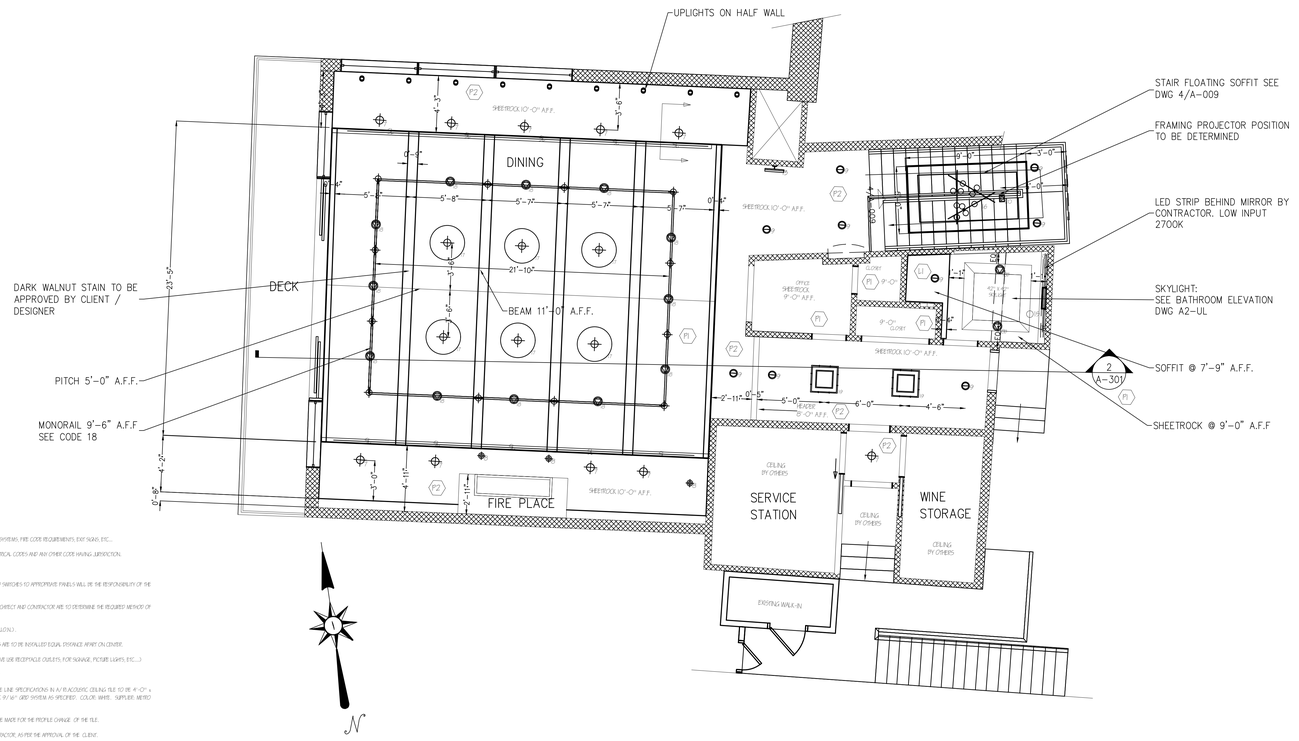
DARK WALNUT STAIN TO BE APPROVED BY CLIENT / DESIGNER

3 R1-UL — SOFFIT SECTION - LED LIGHT
Scale: 1" = 1'-0"



4 A-009 — STAIR FLOATING SOFFIT
Scale: 3/ 4" = 1'-0"





1 PROPOSED SECOND FLOOR REFLECTED CEILING PLAN
Scale: 1/4"=1'-0"

REFLECTED CEILING NOTES:

REFER TO ARCHITECTS DRAWING FOR ADDITIONAL INFORMATION INCLUDING HVAC, SPRINKLER SYSTEMS, FIRE CODE REQUIREMENTS, EXIT SIGNS, ETC...

ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NYMC AND CITY ELECTRICAL CODES AND ANY OTHER CODE HAVING JURISDICTION.

ALL 2D SCALED DRAWINGS AND DETAILS TO SUPERSEDE 3D RENDERED REPRESENTATIONS.

THIS DRAWING IS FOR INDICATING LIGHTING LOCATIONS ONLY. DISTRIBUTION OF CIRCUITS AND SWITCHES TO APPROPRIATE PANELS WILL BE THE RESPONSIBILITY OF THE ARCHITECT AND / OR ELECTRICIAN. ALL SWITCH LOCATIONS TO BE APPROVED BY CLIENT.

METHODS OF STRUCTURAL SUPPORT ARE NOT INDICATED IN THESE DESIGN DRAWINGS. THE ARCHITECT AND CONTRACTOR ARE TO DETERMINE THE REQUIRED METHODS OF SUPPORT FOR ALL INSTALLED UNITS.

ALL DIMENSIONS ARE FROM CENTERLINE OF LIGHTING FIXTURES UNLESS OTHERWISE NOTED (U.O.N.).

WHERE A SERIES OF LIGHTS ARE BEING INSTALLED WITH NO DIMENSIONS INDICATED, FIXTURES ARE TO BE INSTALLED EQUAL DISTANCE APART ON CENTER.

REFER TO CONSTRUCTION DWG. A/ A-UL FOR ADDITIONAL ELECTRICAL LOCATIONS (RECONFIRM USE RECEPTACLE OUTLETS, FOR SIGNAGE, PICTURE LIGHTS, ETC....)

ALL SWITCHES AND RECEPTACLES TO MATCH SURROUNDING SURFACE. DESIGNER TO APPROVE.

CEILING TILE PLACEMENT MUST BE INSTALLED AS INDICATED IN THESE DRAWINGS. SEE TILE LINE SPECIFICATIONS IN A/ R ACOUSTIC CEILING TILE TO BE 4'-0" x 4'-0" "ROCKFON" / SONAR SQUARE REGULAR TILE (NY SALES REP.: CHICAGO METALLIC 9/ 16" GRID SYSTEM AS SPECIFIED. COLOR: WHITE. SUPPLIER: METRO TILE.

WHERE SUPPORTS ARE REQUIRED IN EXECUTIVE CEILING TILE IN THE LINE ALLOWANCES MUST BE MADE FOR THE PROFILE CHANGE OF THE TILE.

CEILING MOLDINGS SPECIFIED IN THESE DRAWINGS MAY BE SUBSTITUTED BY GENERAL CONTRACTOR, AS PER THE APPROVAL OF THE CLIENT.

DIMMERS REQUIRED ON ALL FIXTURES. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO SUPPLY COMPATIBLE DIMMERS WITH ALL FIXTURES, SPECIFICALLY LED FIXTURES.

COMPUTER, TELEPHONE, MUSIC, SECURITY AND TELEVISION LOCATIONS AND REQUIREMENTS ARE TO BE DETERMINED AND SUPPLIED BY CLIENT. SUGGESTED LOCATIONS MAY BE INDICATED IN THESE DRAWINGS BUT ARE SUBJECT TO FINAL APPROVAL OF CLIENT.

LAMP REQUIREMENTS AS SHOWN IN LIGHTING SCHEDULE ARE SUGGESTED AND SUBJECT TO CHANGE. ELECTRICAL LOAD TO ACCOMMODATE INCREASED WATTAGE IF REQUIRED.

DALLAGO ASSOCIATES LIGHTING SELECTION IS FOR DESIGN PURPOSES AND IT IS THE RESPONSIBILITY OF THE ARCHITECT AND / OR ENGINEER TO ADDRESS AND FILE ANY COMPLIANCY DOCUMENTS FOR REQUIRED ENERGY CODES.

FINAL PLACEMENT OF REGISTERS AND VENTS TO BE APPROVED BY CLIENT AND DESIGNER. PAINT TO MATCH THE ENGAGRAVE COLOR. FINISH TO BE SELECTED AND / OR APPROVED BY DESIGNER.

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PROJECT:
LOUIE'S PRIME STEAKS AND SEAFOOD
395 Main Street
Port Washington, NY 11050

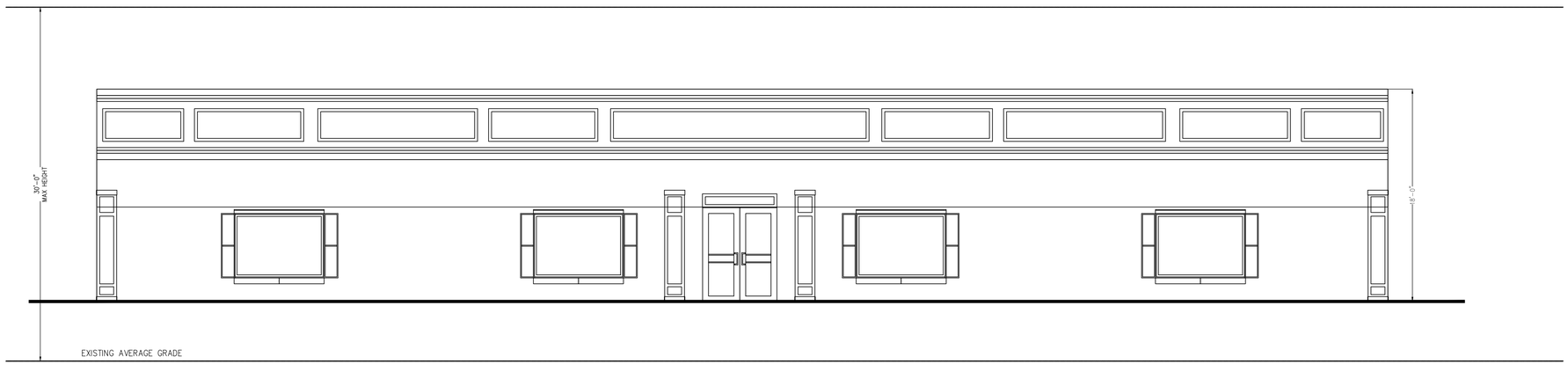
DRAWING:
PROPOSED SECOND FLOOR REFLECTED CEILING PLAN

SEAL:

DRAWING: A-107
DWG. OF

1 PROPOSED EAST ELEVATION

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



2 EXISTING EAST ELEVATION

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

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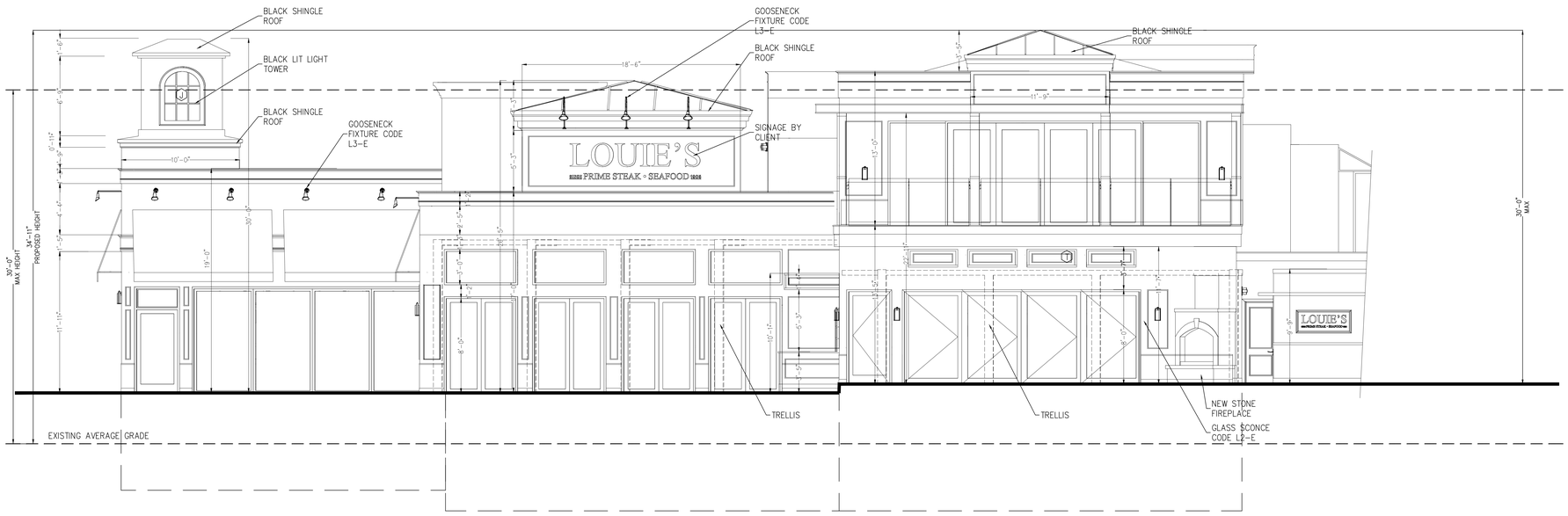
DRAWING:
PROPOSED & EXISTING EAST ELEVATION

SEAL:

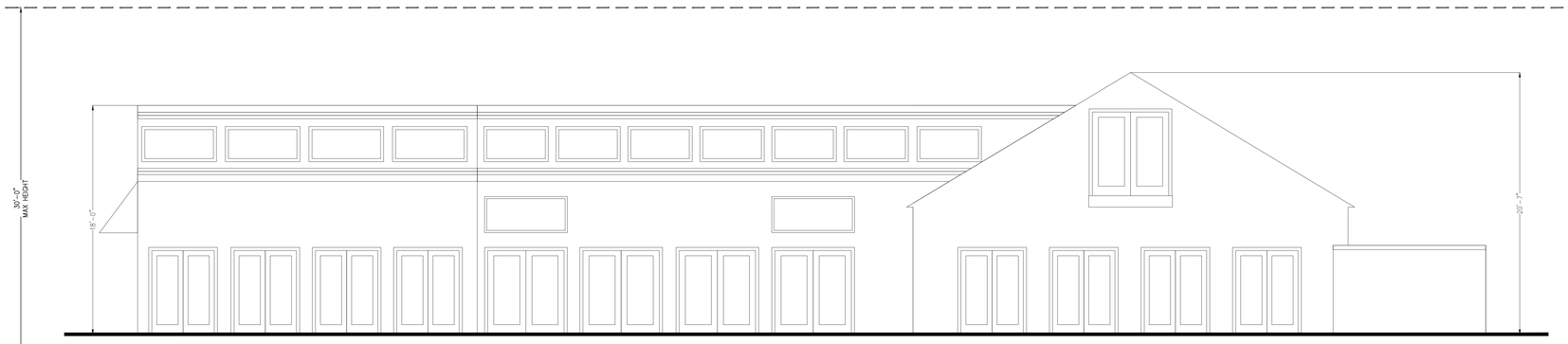
DRAWING:
A-108

DWG. OF



1 PROPOSED WEST ELEVATION

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



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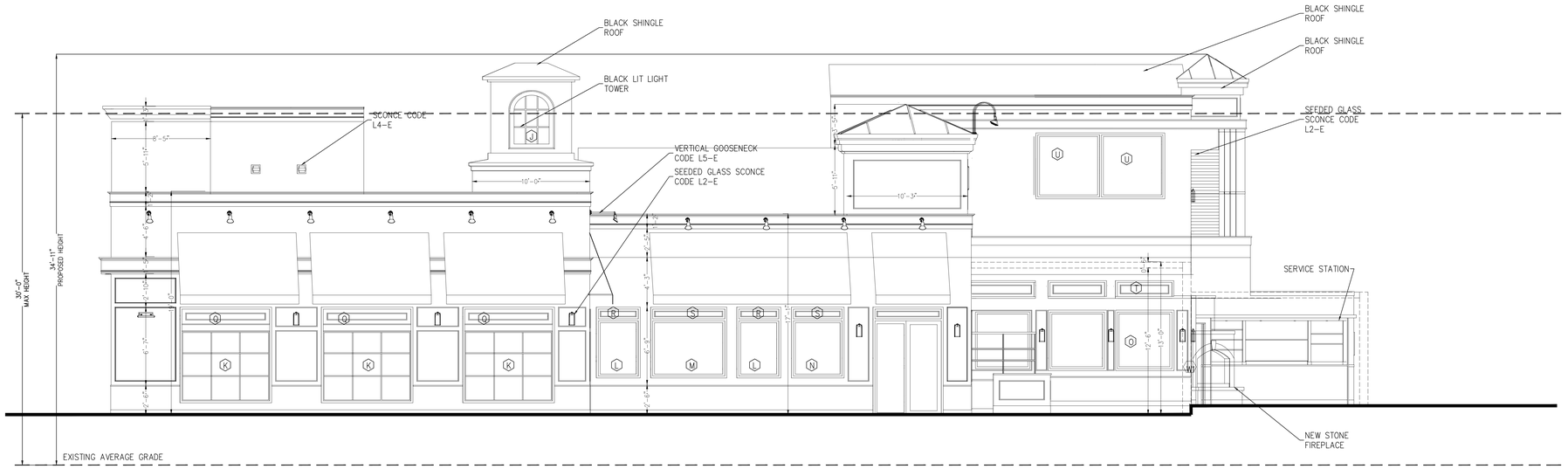
DRAWING:
PROPOSED & EXISTING WEST ELEVATIONS

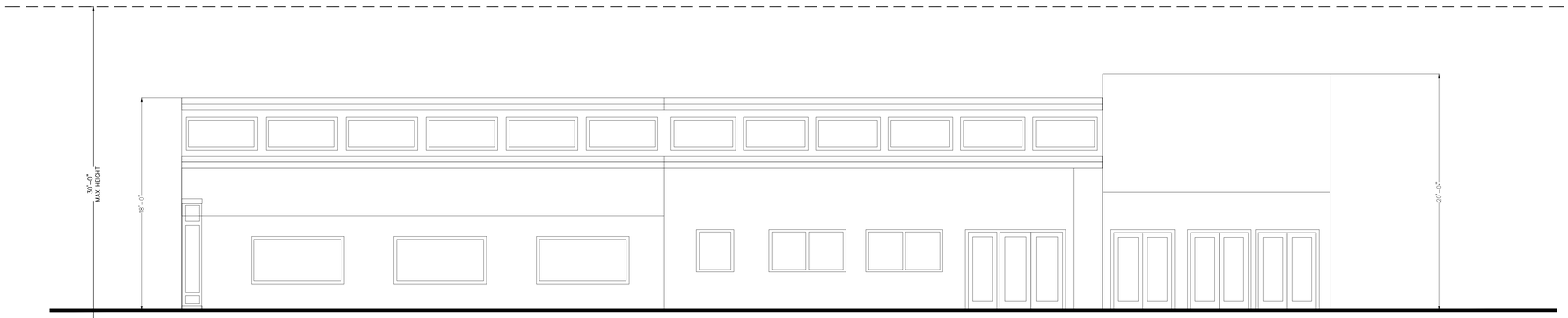
SEAL:

DRAWING:
A-109
DWG. OF



1 PROPOSED NORTH ELEVATION

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



2 EXISTING NORTH ELEVATION

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

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395 Main Street
Port Washington, NY 11050

DRAWING:

PROPOSED & EXISTING NORTH ELEVATIONS

SEAL:

REGISTERED ARCHITECT MICHAEL F. McNERNEY 026421 STATE OF NEW YORK

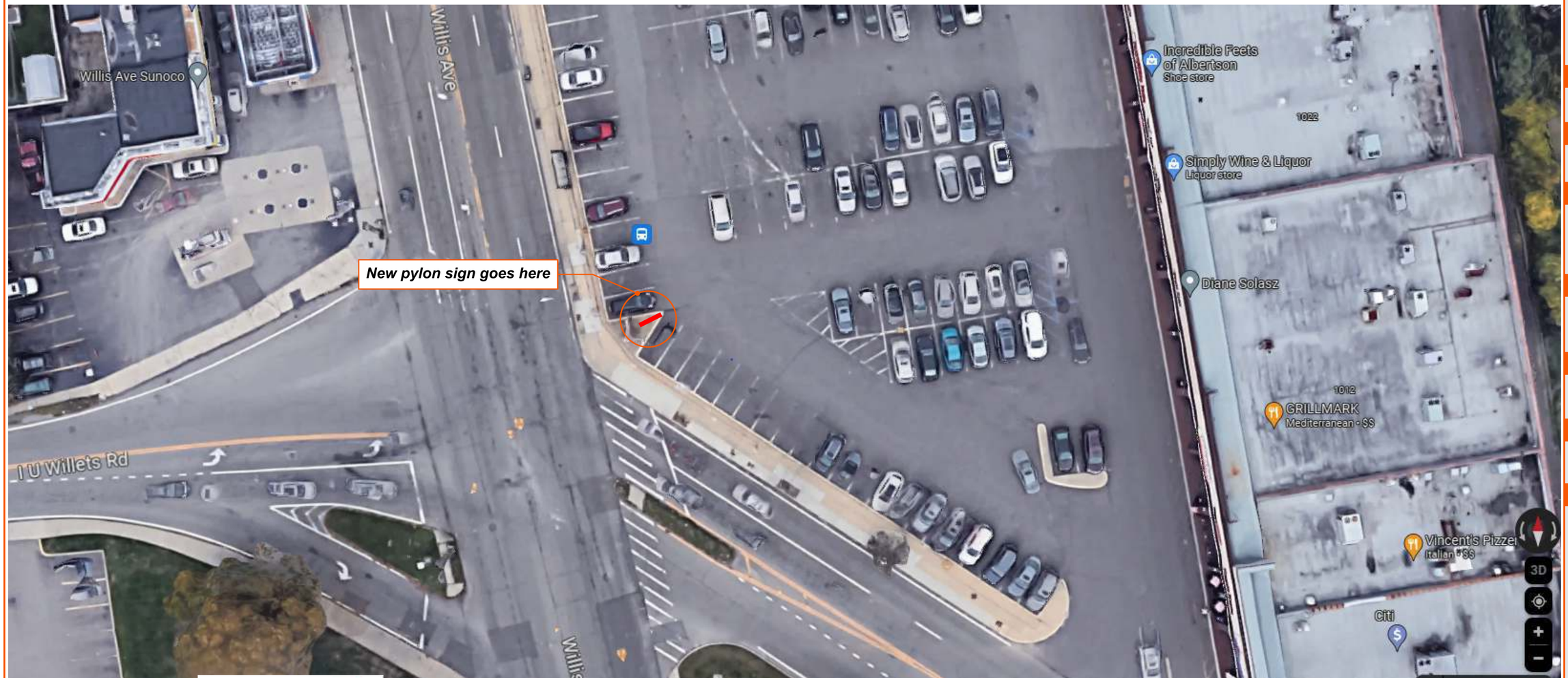
DRAWING:

A-110

DWG. OF

Spiegel & associates

#21432



MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2399 A-2 NJ-34
MANASQUAN, NJ 08736
(973) 570-8215 x0

5/19/2023

Jere Murdoch, PE
Professional Engineer
NY PE Lic. #089862

STATE OF NEW YORK · JERE MURDOCH · 089862 · LICENSED PROFESSIONAL ENGINEER

preview for illustration only

DESIGN SPECIFICATIONS

NYS Building Code 2020

ASCE	7-16	Minimum Design Loads for Buildings & Other Structures
ACI	318-14	Building Code Requirements for Structural Concrete
ANSI/AISC	360-16	Specification for Stuctural Steel Buildings

DESIGN LOADS

Wind	V =	118 mph
Exposure	C	
Risk Cat.	II	
Grnd. Snow	Pg =	25 psf

I, _____ have reviewed the above specifications & hereby fully understand the content of work to be performed

Print Name _____ Signature _____ Date / /

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516.408.3440
888.254.7322
www.vallesigns.com

DATE
05-11-2023

REVISION
C

PROJECT NAME
Spiegel Associates

ADDRESS
1000-1048 Willis Avenue, Albertson, NY

SIGN TYPE
Pylon Sign

PM
Evelyn

DESIGNER
Orlando

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APPROVAL REQUIRED

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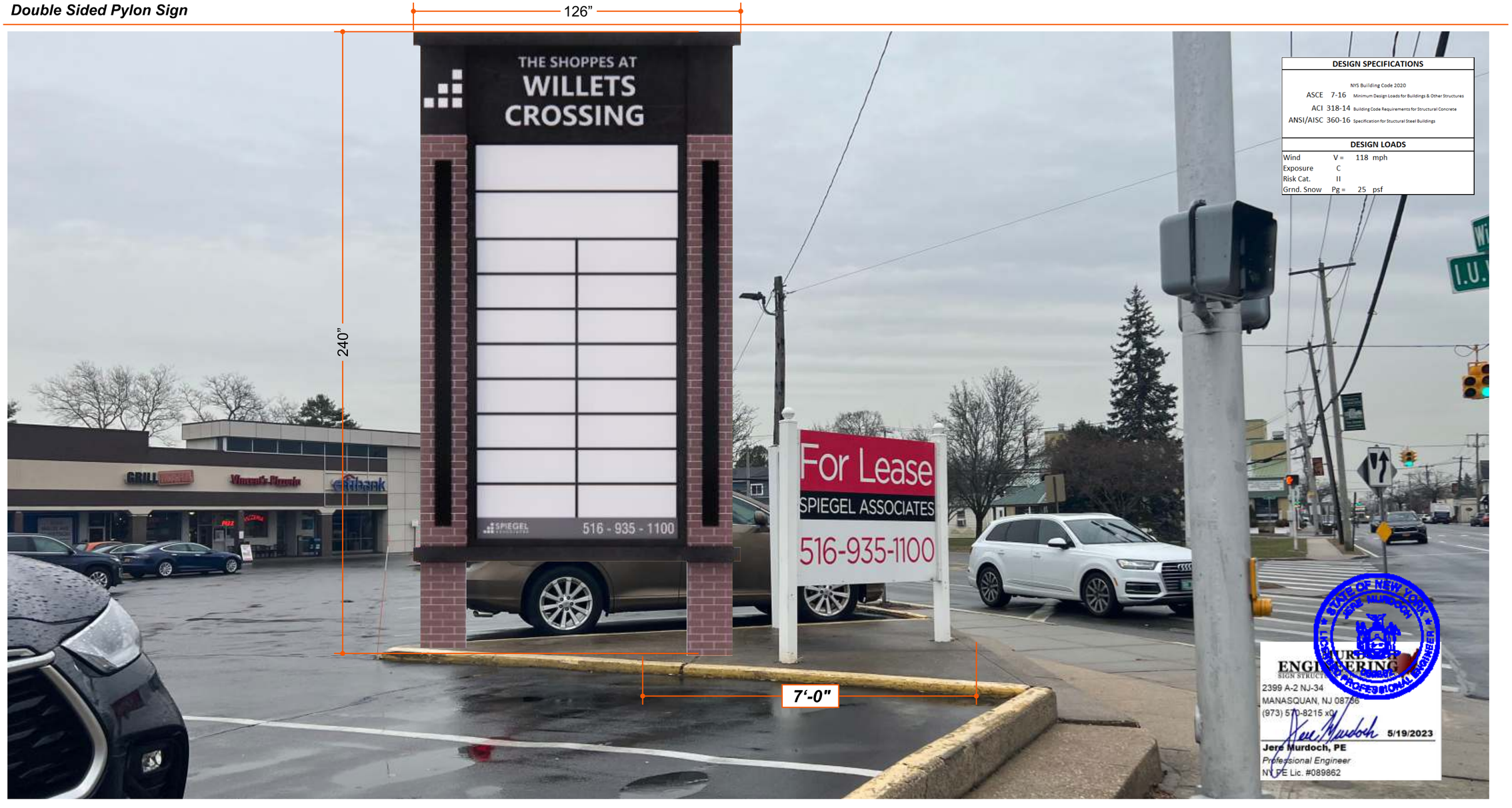
SCALE
N.T.S

P- 1/3

COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

Double Sided Pylon Sign



before ✓ preview for illustration only ✓ after

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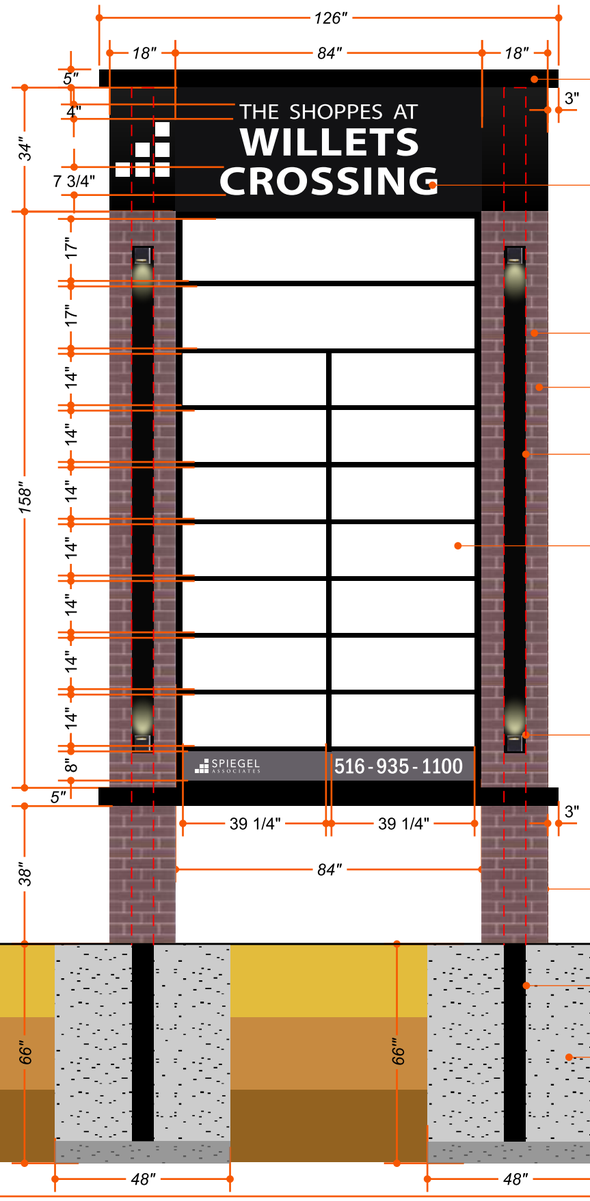
Double Sided Pylon Sign

Logo in vector file required prior to fabrication

Front View



Double sided pylon sign fabricated from 1"x1"x1/8" mill finish aluminum tubing covered w/ .063 aluminum painted black

3/4" Internally illuminated push thru letters

Columns to be fabricated from 1"x1"x1/8" mill finish aluminum tubing covered w/ red brick (TBD)

Red bricks (TBD)

Recessed channel

Double sided light box fabricated from 1"x1"x1/8" mill finish aluminum tubing covered w/ .063 aluminum painted black, 3/16" thick white translucent acrylic faces, sing to be internal illuminated w/ white LEDs

Eight (8) units

Modern Minimalist Waterproof Outdoor Lights (TBD)

3000 PSI Quick set concrete footing

HSS 6X6X3/8 [TYP.]

4'-0" X 4'-0" X 5'-6" DEEP
3000 PSI CONCRETE FOOTING [TYP.]

DESIGN SPECIFICATIONS		
NYS Building Code 2020		
ASCE 7-16	Minimum Design Loads for Buildings & Other Structures	
ACI 318-14	Building Code Requirements for Structural Concrete	
ANSI/AISC 360-16	Specification for Stuctural Steel Buildings	
DESIGN LOADS		
Wind	V =	118 mph
Exposure	C	
Risk Cat.	II	
Grnd. Snow	Pg =	25 psf

ENGINEER'S NOTE:

- SIGN CABINET STRUCTURES AND MASONRY DESIGNED BY OTHERS AND INSTALLED PER MFR. SPECIFICATIONS
- MAINTAIN 6" CLEARANCE BETWEEN POSTS AND BOTTOM OF FOOTINGS W/ SOLID CONCRETE PAVER

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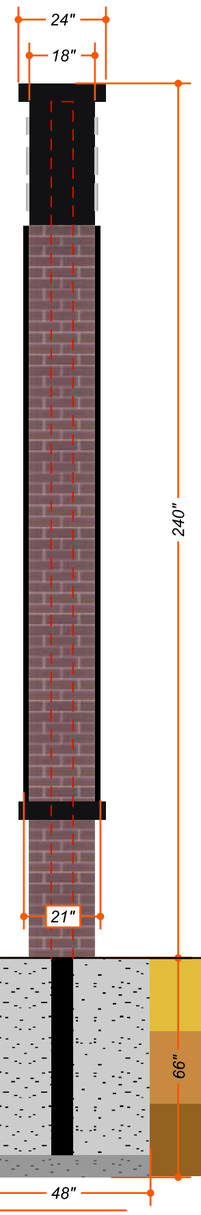
Side View



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GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL .
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

EXISTING CONDITIONS:

1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEERING IMMEDIATELY.
2. MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	F1554 GR 55	Fy=55 KSI MIN.
STEEL PLATE STD.	ASTM A36 ASTM	Fy=36 KSI MIN.
PIPE	A53, GR B	Fy=35 KSI MIN.

2. BOLTS SHALL CONFORM TO ASTM A325 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F844.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
   a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
   b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
   c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
   d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

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ALUMINUM:

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST 1_4 INCH
8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2 ⁻
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-14
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.
4. REINFORCEMENT IS NOT REQUIRED FOR DIRECT BURIAL TYPE SIGN FOOTINGS FOR SIGNS OF 25 FEET OVERALL HEIGHT OR LESS, DIRECT BURIED STEEL SHALL EXTEND TO 6 INCHES FROM BOTTOM OF FOOTING.
5. FOR ANCHOR BOLT/ BASE PLATE - SQUARE FOOTINGS, PROVIDE A MINIMUM OF #5 VERTICAL REBAR @ 12" O.C., 4" OFFSET FROM PERIMETER, TOP AND BOTTOM OF FOOTING. PROVIDE #3 HORIZONTAL TIES @ 12" O.C. UNLESS OTHERWISE NOTED.
6. FOR ANCHOR BOLT/ BASE PLATE - ROUND FOOTINGS, PROVIDE A MINIMUM OF SIX (6) VERTICAL #5 REBARS, EVENLY SPACED, 4" OFFSET FROM FOOTING PERIMETER & #3 HORIZONTAL TIES, 12" O.C. Unless otherwise noted.
7. ANCHOR BOLTS SHALL BE TIED TO REBAR CAGE AT A MINIMUM OF TWO LOCATIONS PER ANCHOR BOLT
8. FOOTING DESIGN ASSUMES FOOTING SHALL BE EXCAVATED AND POURED IN UNDISTURBED NATURAL EARTH, CAPABLE OF WITHSTANDING A MINIMUM 1,500 PSF VERTICAL DESIGN BEARING PRESSURE AND 200 PSF/FT OF DEPTH OF LATERAL BEARING PRESSURE BASED ON SOIL DATA OBTAINED FROM THE USGS SOIL SURVEY.
9. IF CLAY, SILTY - CLAY, ORGANIC OR FILL SOIL IS ENCOUNTERED UPON EXCAVATION, CONTACT MURDOCH ENGINEERING FOR FOOTING DESIGN MODIFICATION PRIOR TO CONSTRUCTION.
10. PORTION OF STEEL SUPPORT EMBEDDED INTO CONCRETE SHALL NOT BE PAINTED. IT SHALL BE CLEAN BARE METAL FOR PROPER ADHESION TO CONCRETE

SCOPE OF WORK:

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
murdochengineering.com
(973) 570-8215
2399 NJ-34 A-2
Manasquan, NJ 08736

PREPARED FOR:

Valle Signs & Awnings

PROJECT TITLE:
The Shoppes at Willets Crossing

PROJECT ADDRESS:
1000-1048 Willis Ave Albertson, NY

DESIGN SPECIFICATIONS

NYS Building Code 2020
ASCE 7-16 Minimum Design Loads for Buildings & Other Structures
ACI 318-14 Building Code Requirements for Structural Concrete
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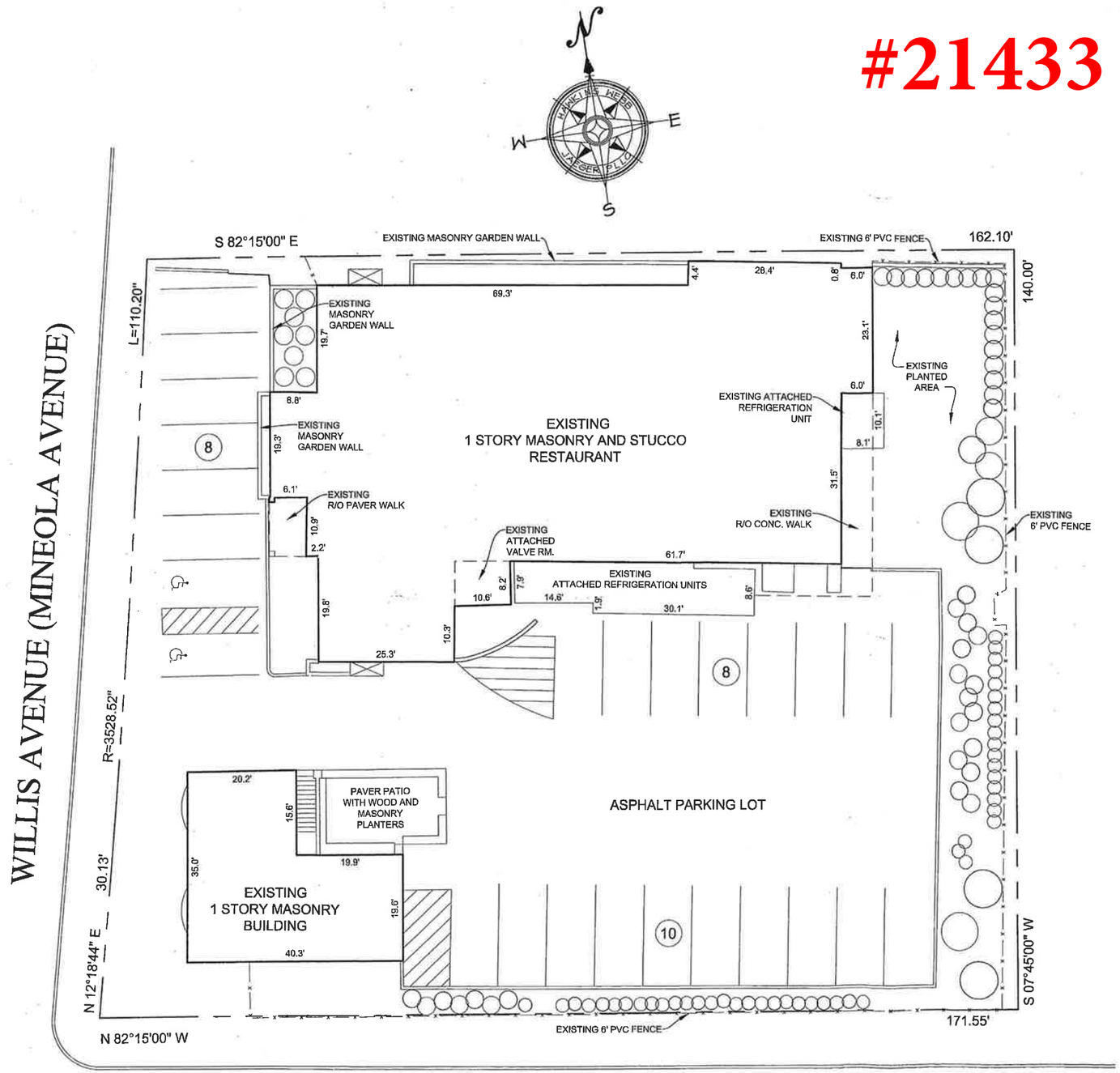
5/19/2023
Jere Murdoch, PE
Professional Engineer
NY PE Lic. #089862

DWG TITLE:
GENERAL NOTES

SHEET: **S.1**

SIZE: **B**

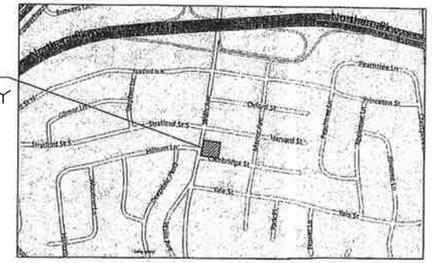
#21433



EXISTING RESTAURANT PLOT PLAN

SCALE: 1" = 10'

LOT AREA = 22,576 S.F.



SITE MAP

SITE DATA

LOCATION:
NORTHEAST CORNER OF WILLIS AVENUE AND CAMBRIDGE STREET
TOWN OF NORTH HEMPSTEAD
COUNTY OF NASSAU
STATE OF NEW YORK

TAX MAP I.D.:
SECTION: 7 BLOCK: 147 LOTS: 109, 110, 111, 112

ZONING DISTRICT:
BUSINESS DISTRICT A

USE:
EXISTING: RESTAURANT
PROPOSED: N/A

LOT SIZE:
22,282 S.F.

USE TABLE

ZBA GRANT 5/11/09	5,271 (TABULAR NET SQ. FT.)
	5,336 +/- (GROSS SQ. FT.)
ACTUAL	5,116 SQ. FT. RESTAURANT (GROSS)
	65 SQ. FT. WALK-IN/STORAGE APPENDAGES (GROSS)
	50 SQ. FT. VALVE ROOM (GROSS)
	6,474 SQ. FT. TOTAL (GROSS)

TOWN OF NORTH HEMPSTEAD ZONING SECTION 70-103

Restaurant/bar and grill:

1 SPACE PER 4 seats or 4 persons which can be legally accommodated, plus 1 space per employee. In the case of employee spaces, there shall be not less than 2 employee spaces, plus 1 employee space for every 10 seats. Parking for bar or waiting areas, if any, shall be provided in addition to parking provided for dining room. If take-out service is provided, an additional 5 spaces shall be provided

PARKING ANALYSIS

ZBA GRANT 5/11/09	26 SPACES	
ACTUAL	85 SEATS / 4 SEATS PER SPACE	21 SPACES REQUIRED
	1 SPACE PER EMPLOYEE	2 SPACES REQUIRED
	1 EMPLOYEE SPACE PER 10 SEATS	16 SPACES REQUIRED
	TOTAL:	39 SPACES REQUIRED

TOWN OF NORTH HEMPSTEAD NOTICE OF DISAPPROVAL MAY 28, 2013

70-103A: Insufficient off street parking.

Required: 89 spaces
Provided: 26 spaces

INFORMATION TAKEN FROM SURVEY PERFORMED BY HAWKINS WEBB JAEGER, PLLC DATED MARCH 2012

HAWKINS WEBB JAEGER
ARCHITECTS · ENGINEERS
SURVEYORS · PLANNERS
estab. 1872
550 WALT WHITMAN ROAD
MELVILLE, NEW YORK 11747
P. (631) 752-7777 F. (631) 752-7760
WWW.HWJAEGER.COM

HAWKINS WEBB JAEGER PLLC

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PROJECT: 388 RESTAURANT
388 WILLIS AVE.
ROSLYN, NY

DRAWING NAME: PLOT PLAN

SCTN#:

REVISIONS:

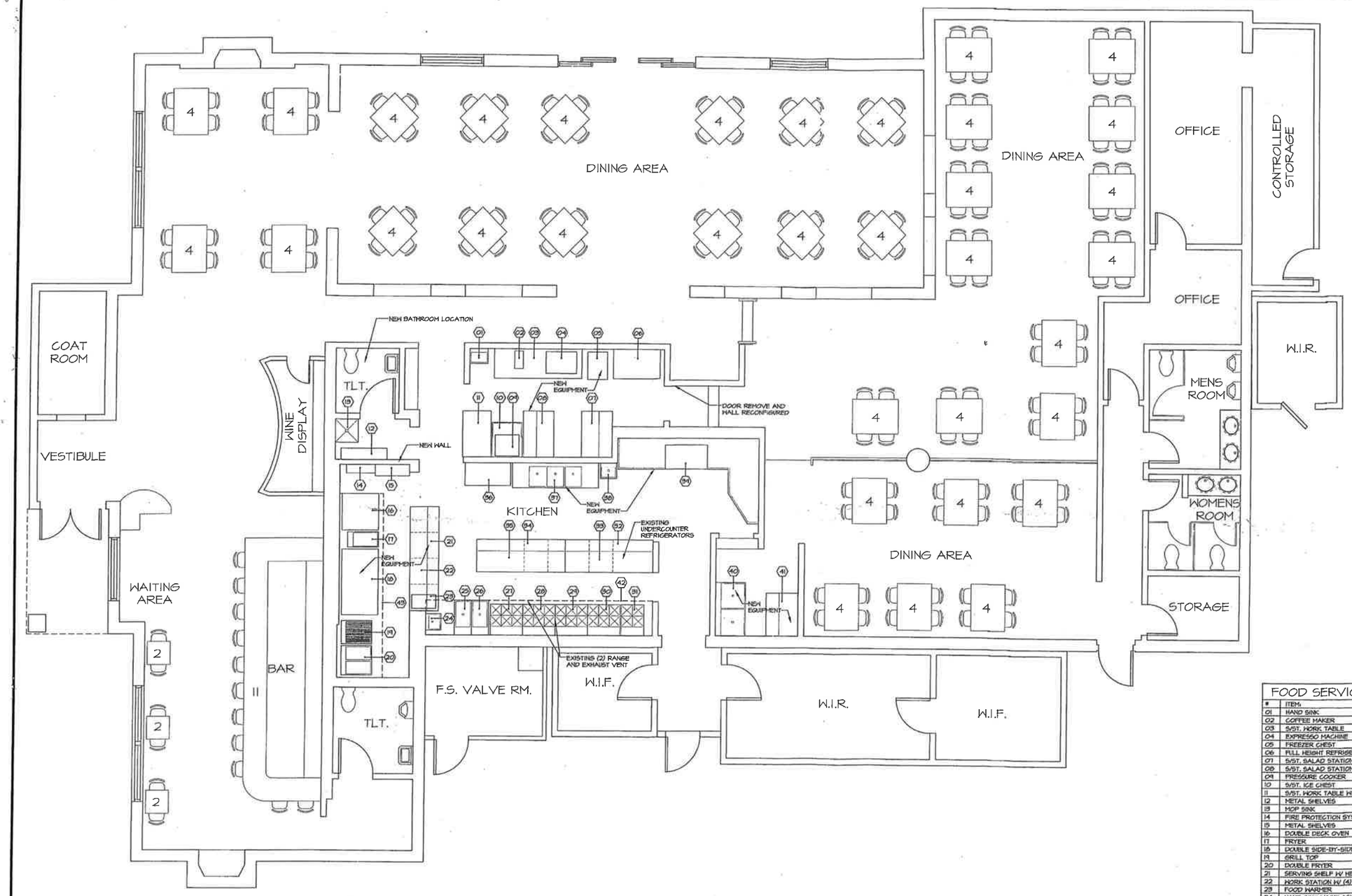
#	DATE	COMMENT

ISSUE

#	DATE	COMMENT
1	3.13.13	BUILDING DEPT.
2	4.19.13	CHANGE ARCHITECT OF RECORD
3	7.24.13	NORTH HEMPSTEAD BZA

PROJECT No. 12-004
DATE: 01/09/2012
DRAWN BY:
CKD. BY:
SCALE: 1" = 10'

A-1



A-100 NEW / EXISTING KITCHEN EQUIPMENT PLAN
SCALE: 1/4"=1'-0"

FOOD SERVICE EQUIPMENT SCHEDULE

#	ITEM:	MANUFACTURER:	NEW/EXISTING
01	HAND SINK	EAGLE GROUP	NEW
02	COFFEE MAKER	BUNN	NEW
03	S/ST. WORK TABLE	-	NEW
04	ESPRESSO MACHINE	CAFFE SACCO	NEW
05	FREEZER CHEST	HAIER	NEW
06	FULL HEIGHT REFRIGERATOR	LEADER	NEW
07	S/ST. SALAD STATION W/ UC REF.	LEADER	NEW
08	S/ST. SALAD STATION W/ UC REF.	LEADER	NEW
09	PRESSURE COOKER	-	NEW
10	S/ST. ICE CHEST	-	NEW
11	S/ST. WORK TABLE WITH SHELVES	-	NEW
12	METAL SHELVES	-	NEW
13	MOP SINK	-	NEW
14	FIRE PROTECTION SYSTEM	ANSUL	NEW
15	METAL SHELVES	-	NEW
16	DOUBLE DECK OVEN	BLODGETT	NEW
17	FRYER	-	NEW
18	DOUBLE SIDE-BY-SIDE OVEN	GARLAND	NEW
19	GRILL TOP	THERMA-TEK	NEW
20	DOUBLE FRYER	PITCO	NEW
21	SERVING SHELF W/ HEAT LAMPS	NEMCO	NEW
22	WORK STATION W/ (4) UC REF.	CONTINENTAL	NEW
23	FOOD WARMER	EAGLE GROUP	NEW
24	HAND SINK W/ SPLASH GUARD	EAGLE GROUP	NEW
25	FRYER	DESCO USA	NEW
26	FRYER	DESCO USA	NEW
27	(6) BURNER RANGE	GARLAND	NEW
28	(6) BURNER RANGE	GARLAND	EXISTING
29	(6) BURNER RANGE	GARLAND	EXISTING
30	(6) BURNER RANGE	GARLAND	NEW
31	(4) BURNER RANGE	SUNFIRE	NEW
32	SERVING SHELF W/ HEAT LAMPS	NEMCO	NEW
33	WORK STATION W/ (4) UC REF.	CONTINENTAL	EXISTING
34	SERVING SHELF W/ HEAT LAMPS	NEMCO	NEW
35	WORK STATION W/ (4) UC REF.	CONTINENTAL	EXISTING
36	METAL SHELVES	-	NEW
37	TRIPLE SINK	-	NEW
38	HAND SINK W/ SPLASH GUARD	ADVANCE TABCO	NEW
39	DISHWASHER	AUTO-CHLOR SYSTEM	NEW
40	DOUBLE SINK	-	NEW
41	ICE MACHINE	HOSHIZAKI	NEW

HAWKINS WEBB JAEGER
ESTAB. 1872
ARCHITECTS - ENGINEERS
SURVEYORS - PLANNERS
550 WALT WHITMAN ROAD
MELVILLE, NEW YORK 11747
P. (631) 753-7777 F. (631) 753-7760
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REGISTERED ARCHITECT
JAMES WARREN JAEGER
027246
STATE OF NEW YORK

HAWKINS WEBB JAEGER PLLC

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388 RESTAURANT
388 WILLIS AVE.
ROSLYN, NY

NEW / EXISTING KITCHEN EQUIPMENT PLAN

PROJECT: | DRAWING NAME | SHT#:

REVISIONS:

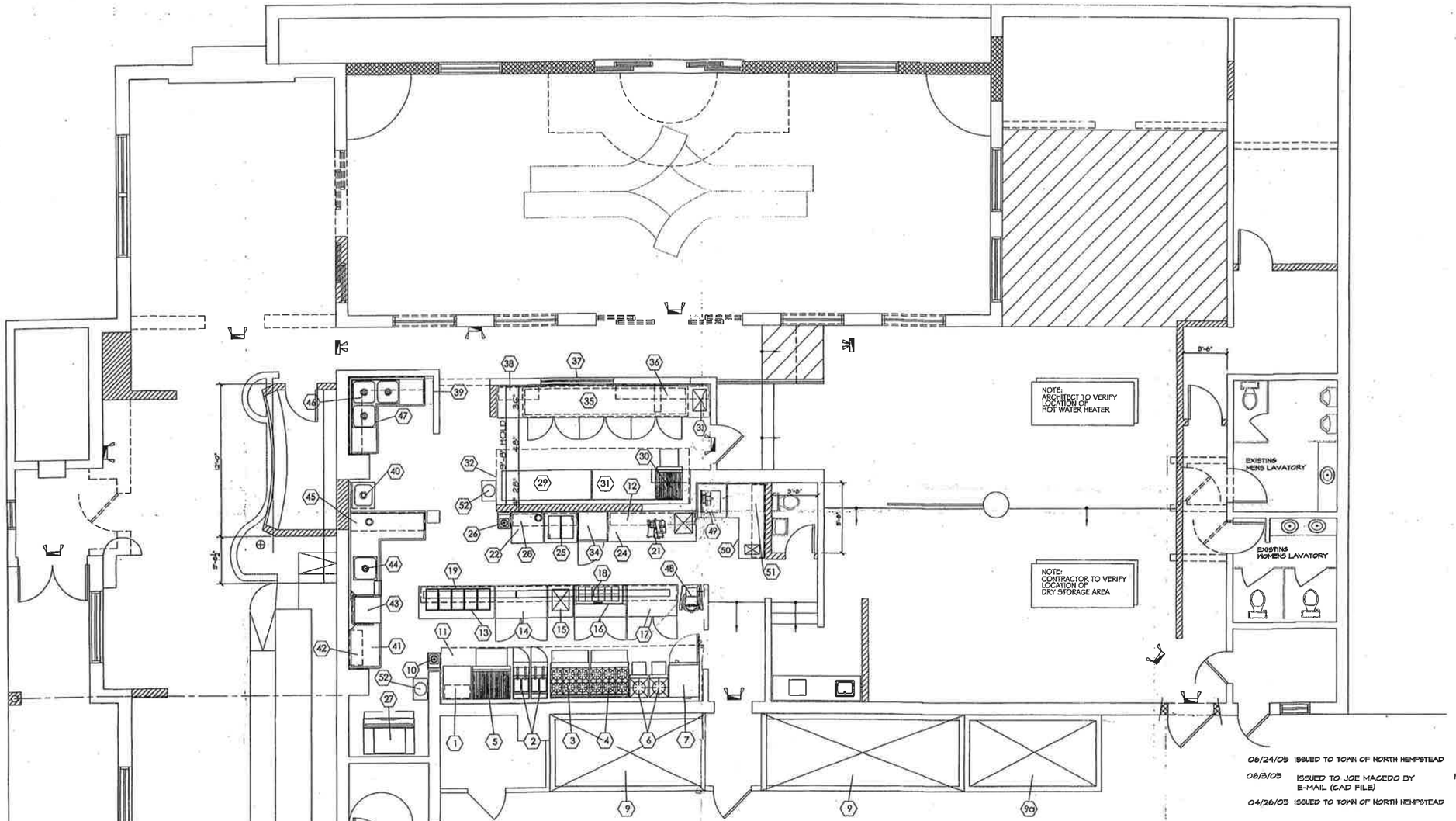
#	DATE	COMMENT
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUE

#	DATE	COMMENT
1	3.13.12	BUILDING DEPT.
2	4.19.13	OWNER/ARCHITECT OF RECORD
3	7.24.13	NORTH HEMPSTEAD BZA
4	09.25.13	NORTH HEMPSTEAD BZA

PROJECT No. 12-004
DATE: 01/09/2012
DRAWN BY:
CKD. BY:
SCALE: 1/4" = 1'-0"

A-2



FLOOR PLAN

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

REVISION
6/24/05

FOOD SERVICE EQUIPMENT SCHEDULE

1	1	S/ST WORK TABLE W/ SHELVES	18	3	HEAT LAMPS	35	1	CUSTOM LOW BOY REFRIGERATOR
2	2	FRYER	19	1	DOUBLE SERVING SHELF	36	2	WALL SHELF W/ BRACKET
3	1	RANGE	20	1	SPARE	37	1	GLASS VIEW PANEL
4	1	RANGE	21	1	SLICER	38	2	WALL SHELF W/ BRACKET
5	1	CHAR-BROILER	22	1	S/ST. TABLE W/ DIPPER	39	1	MOP HANGER
6	2	STOCK POT STOVE	23	1	SPARE	40	1	MOP SINK
7	1	DOUBLE DECK CONVECTION OVEN	24	1	S/ST. WORK TABLE W/ SINK	41	1	CLEAN DISH TABLE
8	1	WALK IN FREEZER (EXISTING)	25	1	ICE CREAM/SORBET FREEZER	42	1	WALL SHELF W/ BRAKET
9	1	WALK IN COOLER (EXISTING)	26	1	HAND SINK	43	1	DISHWASHER
9a	1	WALK IN COOLER (NEW FOR REFUSE)	27	1	ICE MACHINE AND BIN	44	1	SOILED DISH TABLE W/ SINK
10	1	HAND SINK W/SPLATTER GUARD	28	1	WALL SHELF W/ BRACKET	45	1	DOUBLE SLANT RACK SHELF
11	1	EXHAUST HOOD	29	1	ROTISSERIE (NIC)	46	1	WALL SHELF W/ BRACKET
12	1	WALL SHELF W/ BRACKET	30	1	CHAR-BROILER	47	1	3 COMP. SINK
13	1	STEAM TABLE	31	1	ROTISSERIE (NIC)	48	1	60 QT. MIXER
14	1	LOW BOY REFRIGERATOR	32	1	EXHAUST HOOD	49	1	MEAT CUTTING SAW
15	1	HAND SINK W/ SPLATTER GUARD	33	1	HAND SINK W/ SPLATTER GUARD	50	1	PREP TABLE W/ SINK & SPLATTER
16	1	SANDWICH UNIT	34	1	SINGLE SEC. FREEZER	51	2	WALL SHELF W/ BRACKET
17	1	LOW BOY REFRIGERATOR				52	2	FIRE SUPRESSION SYSTEMS
						53	2	COFFEE MACHINE

06/24/05 ISSUED TO TOWN OF NORTH HEMPSTEAD FJC

06/3/05 ISSUED TO JOE MACEDO BY E-MAIL (CAD FILE) FJC

04/26/05 ISSUED TO TOWN OF NORTH HEMPSTEAD FJC

RIO-DIZIO CHURRASCARIA
388 WILLIS AVENUE
ROSLYN HEIGHTS, NY

BAR-BOY PRODUCTS INC.
FOOD SERVICE EQUIPTMENT & SUPPLIES
250 MERRITTS RD.
TEL (516) 293-7155
FAX (516) 293-7984

PROJECT NAME:
RIODIZIO
RESTAURANT

PROJECT TITLE:
PRILIMINARY KITCHEN LAYOUT

DATE: 3/22/05
DWG. SCALE: 1/4" = 1'-0"
DWG. NO.: K-1
1 OF 1

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

Whereas, an application (RBP22-000849, BZA23-000055) 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 **August 16, 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 Smiros, R.A. dated July 5, 2022, and revised through June 15, 2023 ***as amended.***

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

Absent: Vice Chairman Francis

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21396

APPEAL #21396 – Kate Nellans; 95 Reid Ave., Port Washington, Section 5, Block 59, Lot 185; Zoned Residence-A

Variances from §§ 70-29.C, 70-32.7, 70-100.1.A, 70-208.F, 70-100.1.D to construct additions to a home that would make the house too big, with an eave that is too high, to construct a detached garage in a side yard (not permitted) that is too close to a house on an adjoining property and to expand the habitable space of a pre-existing non-conforming third floor attic.

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. 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 that granting the above enumerated variances will achieve the benefit sought by the applicant (to re-organize the square footage of a non-conforming older home (constructed in 1910) into areas which will provide a more efficient, aesthetically pleasing, safe and modernized home to accommodate the needs of a growing family) without having a negative impact on the character of the surrounding neighborhood. The application involves the removal of portions of the home (408 s.f. garage, and 143.9 s.f. of area within the attic) in order to construct a 2nd story addition, 1 story mudroom and smaller garage. The application also involves the legalization of an attic expansion which was constructed prior to the code amendments which required it to be included in gross floor area calculations.

Due to the location of the additions to the rear of the home, the fact that the home is situated on an oversized property and the fact that the eave height of the proposed additions is required in order to conform with the eave height of the existing home, the Board finds there will be minimal impact to the character of the neighborhood; a neighborhood comprised of many large stately homes. In making this determination the Board has also taken into consideration the following facts:

- The application involves the legalization of an attic expansion which was constructed prior to the code amendments which required it to be included in gross floor area calculations.
- The applicant reduced the scope of the proposed variances by revising the site plan to relocate the garage a minimum of 18' from the neighboring residence to the east and reduce the width of the proposed driveway to 13.5'.
- When taking into consideration the pre-existing non-conforming nature of the home the additions result in a net increase of only 204.2 s.f. (of which 108.7 s.f. is contained in the egress dormers which are required by the New York State Building Code).
- The location of the existing home, including the proposed additions, exceeds the required front yard setback by 5'.

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- Except for the proposed mudroom, which is located in the area of the existing garage, the footprint of the home is not being enlarged.
- The renovations will include the addition of egress areas/windows, an expansion of the area surrounding the attic stairway, and a sprinkler system in the attic which will result in increased ventilation and a safer situation for the residents of the home.
- The added bulk caused by the proposed additions are in the rear of the home and are not visible from the street.

The Board has also considered the objections raised by the adjacent neighbors and does not find that granting the requested variances will have an impact on the neighboring properties. In addition to the reasons stated above, this determination is based on the applicant's response to the neighbor's concerns in a letter to the Board dated June 15th 2023 and on the following:

- The proposed action will not result in the removal or disturbance of any large trees on the subject property.
- There will be no significant change in the grade of the property after completion of the proposed renovations.
- The proposed additions meet all required front, side and rear yard setbacks and comply with the maximum height and sky exposure plane requirements[1]
- The applicants would be allowed to expand their driveway without any required variances, however, as indicated in the revised plans prepared dated June 15, 2023, the applicants are proposing to reduce the width of the proposed driveway by 18" order to address the neighbor's concerns.

[1] Variances are required for exceeding the maximum eave height requirement and the required separation distance between the garage and the residence on the adjacent property.

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Vice Chairman
Leslie Francis, Esq.

Members
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Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
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NOTICE OF DECISION

APPEAL #21411 - Argyris Kanos; 335 Roslyn Avenue, Carle Place; Section 10, Block 12, Lots 17 & 18; Zoned: Residence-C
Variances from §§70-100.2.A(2) and 70-100.2.A(4) to erect fencing that is too tall and fencing which is located in a front yard.

Whereas, an application (RFP23-000128, BZA23-000075) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **August 16, 2023,** the appeal in the above-entitled matter was decided as follows:

DENIED with respect to **70-100.2A(4)** and **GRANTED** with respect to **70-100.2.A(2)** of the dimension and in the location as shown on a survey prepared by Frederick R. Pokorny, L.S. dated January 8, 2016 ***as annotated by the applicant and as amended by the Board*** **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. *The fence shall be an estate style fence.*
2. *The fence shall not exceed 4'.*
3. *The fence shall be located 3' from the northern property line.*
4. *There shall be no fence located north of the garage on the eastern property line.*
5. *Applicant shall screen the fence with vegetation.*

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, Chairman Mammina
Nays: Member Donatelli
Absent: Vice Chairman Francis

VIRGINIA M. WAGNER
SECRETARY

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Vice Chairman
Leslie Francis, Esq.

Members
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NOTICE OF DECISION

APPEAL #21417 - Rahmat Yousefzadeh (AutoZone); 565 Old Country Road, Westbury; Section 10, Block 60, Lot 220; Zoned: Business-A
Variances from §§70-103(B), 70-103(O), 70-134, 70-196.J(2)(b), 70-196.J(2)(c), and 70-203.G to construct a new retail store with parking spaces that are too small, access aisles that are too narrow, a garbage enclosure that is too close to the rear property line, landscape buffers that are too narrow and lack sufficient trees and shrubs, and to erect a ground sign that is too large and too close to the street.

Whereas, an application (CBP21-000002, SGP21-000094, BZA23-000051) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; and

Whereas, a review was undertaken pursuant to the State Environmental Quality Review Act, and the Board of Zoning Appeals hereby establishes itself as "lead agency" and hereby determines that this Unlisted Action will not result in any significant adverse environmental impacts, therefore, at a meeting of the Board held on **August 16, 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 Joseph A. Deal, LPE dated December 10, 2020 and revised through September 9, 2022 and on plans prepared by Lewis A. Ellis, R.A. dated September 25, 2020

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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, Chairman Mammina	
Nays:	None	
Absent:	Vice Chairman Francis	

VIRGINIA M. WAGNER
SECRETARY

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

Vice Chairman
Leslie Francis, Esq.

Members
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Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21418 – Lindsay Hill & Mehdi Elofir; 46 Stonehenge Rd., Manhasset, Section 3, Block 86, Lot 146; Zoned Residence-B
Variances from §§ 70-40(C) and 70-208.F to construct a second-story addition that is too close to the street on a non-conforming building.

Whereas, an application (RBP22-000807, BZA23-000090) 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 **August 16, 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 Thomas Daniel Blore, R.A. dated June 22, 2022, and revised through August 31, 2022.

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

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

VIRGINIA M. WAGNER
SECRETARY

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Vice Chairman
Leslie Francis, Esq.

Members
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Jay Hernandez
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Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21419 - David Poon; 23 Prospect Avenue, Port Washington; Section 5, Block 51, Lot 112; Zoned: Residence-C
Special exception under 70-231 and variance from 70-208.F to legalize and expand a finished attic, resulting in an increase in the non-conformity of a home.

Whereas, an application (RBP23-000256, RBP23-000414, BZA23-000085) 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 **August 16, 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 William W. Moorehead, R.A. dated May 31, 2023, **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. ***Applicant shall install a sprinkler system in the attic.***

2. ***The attic shall comply with the New York State Building Code with respect to the requirements for finished attics.***

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

THIS IS NOT A BUILDING PERMIT

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

Motioned by: Member Donatelli Seconded by: Member Hernandez

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

Nays: None

Absent: Vice Chairman Francis

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21419

APPEAL #21419 - David Poon; 23 Prospect Avenue, Port Washington; Section 5, Block 51, Lot 112; Zoned: Residence-C

Special exception under 70-231 and variance from 70-208.F to legalize and expand a finished attic, resulting in an increase in the non-conformity of a home.

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 applicant has submitted evidence to demonstrate that the attic was finished sometime prior to the adoption of the Town Code restrictions which apply to the use of attics as habitable space.

2. The Nassau County Assessor's card shows that the home had stairs to the attic and a finished floor as of April 12, 1938.

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Chairman
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Vice Chairman
Leslie Francis, Esq.

Members
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Jay Hernandez
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Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21421 – Nicholas & Evangelia Romeo; 5 Andover Rd., Port Washington, Section 6, Block 61, Lot 34; Zoned Residence-B
Variance from § 70-41.A to construct additions to a home that would not have large enough total (aggregate) side yards.

Whereas, an application (RBP21-000834, ARB23-000217, BZA23-000084) 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 **August 16, 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 Edward Paul Butt, R.A. dated June 25, 2021, and revised through June 8, 2023.

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

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

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NOTICE OF DECISION

APPEAL #21422 – Richard Braunstein; 34 Belmont Dr., Roslyn Heights, Section 7, Block 168, Lot 49; Zoned Residence-AA
Variance from § 70-19(B) to legalize additions that make the house too big.

Whereas, an application (ARB22-000009, BZA23-000092) 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 **August 16, 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 Sanford M. Berger, R.A. dated July 24, 2019, and revised through March 7, 2022.

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, Chairman Mammina
Nays:	None
Absent:	Vice Chairman Francis

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21422

APPEAL #21422 – Richard Braunstein; 34 Belmont Dr., Roslyn Heights, Section 7, Block 168, Lot 49; Zoned Residence-AA

Variance from § 70-19(B) to legalize additions that make the house too big.

1. Given the location of the addition towards the rear of the home, The Board does not find that granting the requested variance will have a negative impact on the character of the neighborhood. In making this determination the Board has also considered the fact that the addition meets all other setback requirements of the Code and that the requested variance, which represents a variance of approximately 2%, is *de minimis* in nature and not considered to be substantial. Although the difficulty is self-created because the addition, as constructed, does not conform to the GFA requirements of the code, the Board notes that the applicant applied for and was granted, a building permit to construct the addition approximately 15 years ago and the construction was completed in conformance with that building permit.

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NOTICE OF DECISION

APPEAL #21423 – Fawad Awan; 76 Dogleg Ln., Roslyn Heights, Section 7, Block 175, Lot 3; Zoned Residence-AA
Variances from §§ 70-100.1.A, 70-102.C(1) & 70-100.2.A(2) to construct a pool in a side yard and pool fencing between the house and the street for a new home.

Whereas, an application (RBP23-000464, RFP23-000170, BZA23-000088) 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 **August 16, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Michael J. Rant. P.E. dated June 29, 2022, and revised through July 3, 2023, ***as amended by the Board.***

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	
Absent:	Vice Chairman Francis	

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 #21423 – Fawad Awan; 76 Dogleg Ln., Roslyn Heights, Section 7, Block 175, Lot 3; Zoned Residence-AA

Variances from §§ 70-100.1.A, 70-102.C(1) & 70-100.2.A(2) to construct a pool in a side yard and pool fencing between the house and the street for a new home.

1. In making this determination the Board acknowledges that the subject property is unique in that the two street frontages on this corner lot are almost identical in length (166.02' along Dogleg Lane and 164' along Parkway Drive). However, it would "appear" from the naked eye that the Dogleg Lane street frontage is the shorter street frontage and therefore would represent the primary front yard. If this were in fact true, then the yard opposite Dogleg Lane would represent the rear yard and no variance would be required for the location of the swimming pool.

2. Taking into consideration the amended location of the fence per the Board's recommendation, taking into consideration the location of the property across the street (Parkway Drive) from a recharge basin, AND given the facts presented in #1 above, the Board does not find that granting the requested variances will have a negative impact on the character of the neighborhood.

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NOTICE OF DECISION

APPEAL #21424 - Hiren Mody; 2 Haddon Road, New Hyde Park; Section 8, Block B04, Lot 43; Zoned: Residence-C
Variance from §70-50.B to construct additions that are too close to the street.

Whereas, an application (RBP22-000805, BZA23-000079) 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 **August 16, 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 Steven J. Treubert, P.E. dated May 2022.

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

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

VIRGINIA M. WAGNER
SECRETARY

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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

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

NOTICE OF DECISION

APPEAL #21425 - Donald Hochheiser; 38 Beechwood Lane, New Hyde Park; Section 8, Block 308, Lot 23; Zoned: Residence-B
Variance from 70-41.A to legalize additions that are too close to the side property line.

Whereas, an application (RBP23-000408, BZA23-000087) 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 **August 16, 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 dated April 27, 2023 and on a survey prepared by Joseph M. Petito, LLS dated August 23, 1945 and revised through April 21, 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, Chairman Mammina	
Nays:	None	
Absent:	Vice Chairman Francis	

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NOTICE OF DECISION

APPEAL #21426 – Mikhail Stolirov; 21 Hunting Hill Rd., New Hyde Park, Section 9, Block 589, Lot 7; Zoned Residence-C
Variance from § 70-51(A) to construct exterior stairs to a second-story deck which are too close to a side property line.

Whereas, an application (RBP23-000444, BZA23-000086) 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 **August 16, 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 Frank Restituto, R.A. dated February 24, 2023, and revised through June 9, 2023.

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

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

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NOTICE OF DECISION

APPEAL #21430 - Lifestyle Café (James Gurrieri); 14 Main Street, Port Washington; Section 5, Block 126, Lot 225; Zoned: Business-B
Conditional Use §70-139.A to convert a retail space to a retail food use.

Whereas, an application (CBP23-000080, BZA23-000073) 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 **August 16, 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 David C. Gonzales, R.A. dated February 16, 2023, and revised through June 22, 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, Chairman Mammina	
Nays:	None	
Absent:	Vice Chairman Francis	

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21430 (Conditions)

APPEAL #21430 - Lifestyle Café (James Gurrieri); 14 Main Street, Port Washington; Section 5, Block 126, Lot 225; Zoned: Business-B

Conditional Use §70-139.A to convert a retail space to 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 12 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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NOTICE OF DECISION

APPEAL #21432 - Jesco Co. (Sign); 1000 Willis Avenue, Albertson; Section 7, Block 230, Lot 45; Zoned: Business-A
Variances from §§70-196.J(2)(b) and 70-196.J(2)(c) to construct a directory sign that is too high above the ground, too large and too close to the street.

Whereas, an application (CBP23-000154, BZA23-000093) 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 **August 16, 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 Jere Murdoch, P.E. dated May 19, 2023.

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, Chairman Mammina	
Nays:	None	
Absent:	Vice Chairman Francis	

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