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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 SEPTEMBER 6, 2023

RESIDENTIAL CALENDAR

APPEAL #21434 - John Roggendorf; 255-19 East Pembroke Avenue, Great Neck; Section 2, Block 55, Lot 218; Zoned: Residence-C
Variances from §§70-100.2(A)(2) and 70-100.2(A)(4) to legalize and to replace fencing located beyond the front building line (in the front yard) and legalize and replace fencing that is too tall.

APPEAL #21435 - Yaron Levy; 38 Hawthorne Lane; Great Neck; Section 2, Block 367, Lot 57; Zoned: Residence-A
Variances from §§70-29.C, 70-30.C and 70-208.F to construct additions and alterations that will make the home too big, will be located too close to the street and will increase the non-conformity of a pre-existing non-conforming home.

APPEAL #21436– Yin Liu; 956 N. Seventh St., New Hyde Park, Section 8, Block 19, Lot 192; Zoned Residence-C
Variances from §§ 70-231 to legalize fixed stairs to an attic and to legalize a finished floor in an attic.

APPEAL #21437 – Robert Friscia; 40 Croyden St., New Hyde Park, Section 8, Block 345, Lot 7; Zoned Residence-C
Variance from § 70-100.2 to legalize a fence that is too tall.

APPEAL #21438 – Hira Lodaya; 18 Dechiaro Ln., Williston Park, Section 9, Block 641, Lot 23; Zoned Residence-C
Variance from § 70-49.C to construct an addition that would make the house too big.

APPEAL #21439 - Pawan Verma; 22 Reed Drive, Roslyn; Section 9, Block 654, Lot 38; Zoned: Residence-A
Variance from 70-28 to construct a roof that covers too much of the lot.

APPEAL #21440 - Theresa Lemanczyk; 100 Roosevelt Court, Carle Place; Section 10, Block S04, Lots 12 & 39; Zoned: Residence-C
Variance from §70-102.C(2) to legalize pool fencing which extends beyond the rear building line.

APPEAL #21441 – Shane Fritsche; 288 Mallard Rd., Carle Place, Section 10, Block 35, Lot 28; Zoned Residence-C

Variances from §§ 70-50.C & 70-51.A to construct a second-story addition that is too close to the street and a side property line.

APPEAL #21442 - Dimitri Suleimanov; 12 Locust Street, Greenvale; Section 20, Block 35, Lot 15; Zoned: Residence-C
Variance from 70-100.2(A)(2) to legalize fencing in a front yard.

APPEAL #21443 – Surameet Singh; 10 Hilton Ave., Garden City Park, Section 33, Block 140, Lot 889; Zoned Residence-C
Variances from §§ 70-50.B, 70-101.B, 70-52.3.A & 70-52.3.B to construct a new home that is too close to the street and pierces the required sky exposure plane.

APPEAL #21444 - Kim Cheung; 32 Dyckman Avenue, New Hyde Park; Section 33, Block 563, Lot 62; Zoned: Residence-C
Variances from §§ 70-100.2(A)(4), 70-100.2(A)(4)(a) and 70-100.2(A)(4)(b) to construct a fence that would be too tall and legalize fences that are too tall.

COMMERCIAL CALENDAR

APPEAL #21445 – H&W Homes, Inc.; 52 Main St., Port Washington, Section 5, Block 98, Lot 218; Zoned Business-A
Variance from §130(A) to construct a new building façade that would be higher than permitted.

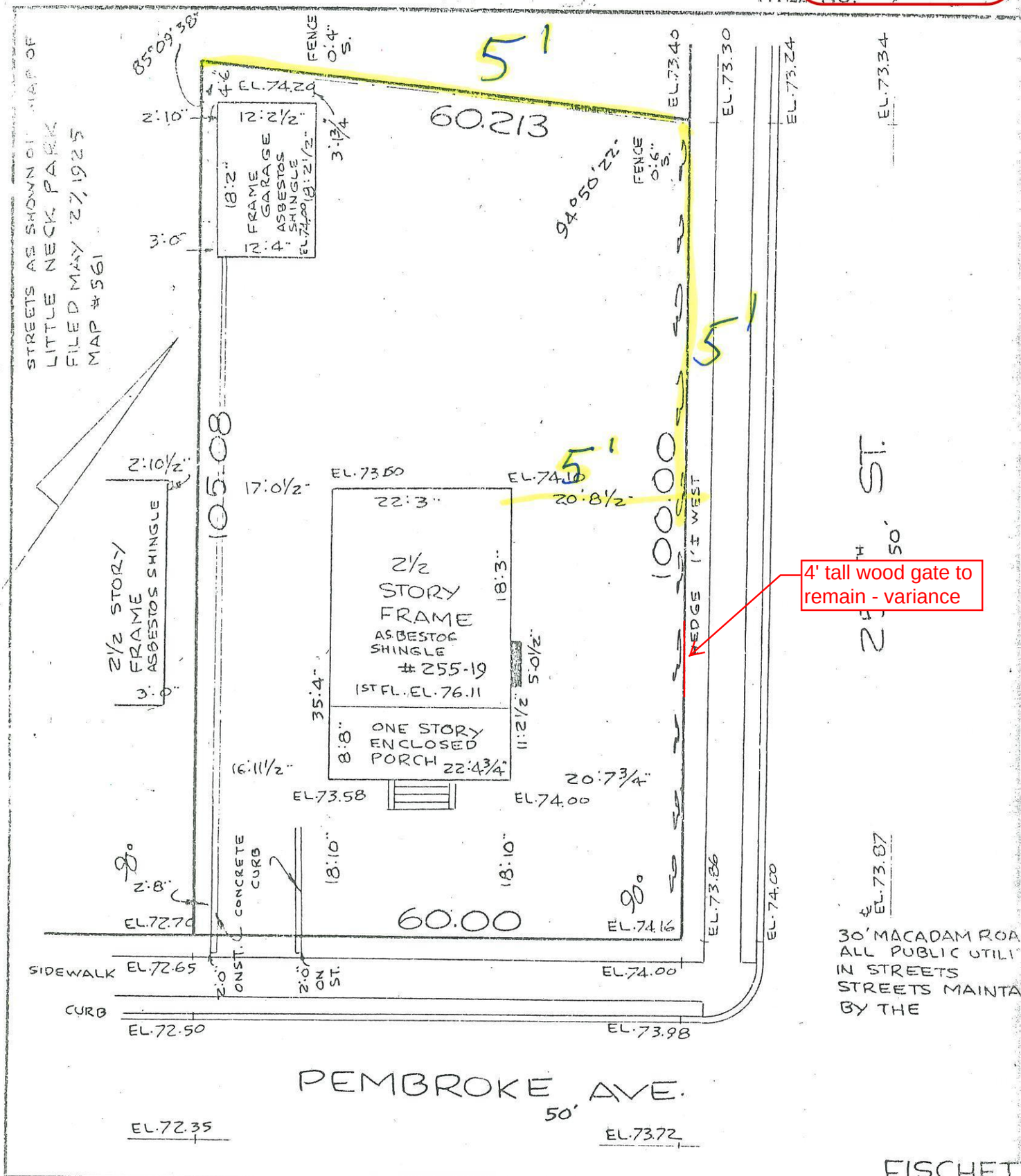
APPEAL #21446 - Herricks & Hillside Development, LLC (Moge Tee); 3340 Hillside Avenue, New Hyde Park; Section 9, Block 514, Lot 50; Zoned: Business-A/Residence-C
Conditional use §70-126.F to convert a restaurant to a retail food use.

APPEAL #21447 - Yardbird (Signs); 120 Glen Cove Road, Carle Place; Section 9, Block 670, Lot 27; Zoned: Industrial-B
Variances from §§70-196.J(1)(b) and 70-196.J(1(f) to construct new signs that are too tall and too high above the ground.

#21434

DISAPPROVED
Carlos Reyes
07/12/2023

TITLE NO.



FISCHET

EST. 1876
LOUIS W. REUTER, JR. INC.
PRES.
LIC. CITY & LAND SURVEYORS
105 COURT ST., BKLYN 1, N.Y. TR. 5-6469

NASSAU OFFICE
245 N. CENTRAL AVENUE
VALLEY STREAM, N.Y. VA. 5-1123

SECTION 2 | BLOCK 55

GUARANTEED TO
FEDERAL HOUSING ADMINISTRATION
INTER COUNTY TITLE GUARANTY & MORTGAGE CO.
EASTERN SERVICE CORP.

DRAWN BY AC | CHECKED BY

DATE
2-13-59
GREAT NECK
NASSAU COUNTY

JOB NO.
5316

HOWARD SUTTON CO., N.Y. 2M-12-58

Lot 218

2

General Notes:

1) DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS ONLY. CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS AT JOB SITE. ANY DISCREPANCIES OR OMISSIONS FROM PLANS AND/OR SPECIFICATIONS MUST BE CALLED TO THE ATTENTION OF THE RECORD ARCHITECT/ENGINEER AND SAME CORRECTED WITHIN (5) DAYS AFTER CONTRACT HAS BEEN AWARDED OTHERWISE CONTRACTOR WILL BE HELD RESPONSIBLE.
2) NO WORK TO COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED FROM TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS PERMITS HAVE BEEN SECURED.
3) CONTRACTOR AND/OR RESPECTIVE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL COLLAPSES, DISTORTIONS AND MISALIGNMENT ACCORDING TO ALL APPLICABLE CODES, STANDARDS AND GOOD CONSTRUCTION PRACTICES.
4) ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF ASTM SPECIFICATIONS WHERE APPLICABLE AND SHALL CONFORM INSTITUTES (ACI, AISC, SJI, ETC.) ARE APPLICABLE. ALL MATERIALS USED IN CONNECTION WITH THIS PROJECT MUST BE NEW MATERIALS UNLESS SPECIFIED OTHERWISE.
5) ALL BRICK AND FRAMED WALLS SHALL BE TIED TOGETHER WITH STAINLESS STEEL H&B SEISMIC VENEER ANCHORS, #345 SV, 12 GA. AT EVERY 16" O.C. VERTICALLY AND 48" O.C. HORIZONTALLY.
6) ALL BATHROOMS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AS WELL AS WITH THE NEW YORK STATE BUILDING CODES.
7) RECORD ARCHITECT/ENGINEER ARE NOT RESPONSIBLE FOR SUPERVISION, INSPECTION OR ADMINISTRATION OF THIS PROJECT.
8) ALL CONCRETE SHALL BE 3,000 PSI, 28 DAY TEST MINIMUM
9) FOUNDATIONS AND FOOTINGS SIZED FOR BEARING ON VIRGIN SOIL AT MINIMUM BEARING CAPACITY OF 2 TONS PER SQUARE FOOT WITH A MINIMUM OF 3'-0" OF COVER
10) ALL WOOD FRAMING INCLUDING JOISTS, BEAMS, POSTS, STUDS, ETC. TO BE DOUGLAS FIR NO.2 OR BETTER WITH:
    Fb = 850 PSI, SINGULAR
    Fb = 1150 PIS, REPETITIVE
    NOTE: PROVIDED SEISMIC AND HURRICANE TIES FOR ALL EXTERIOR FRAMING CONNECTIONS, SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
11) ALL HEADERS TO BE SUPPORTED BY 4" X 4" POST (TYP.)
12) PROVIDE DOUBLE HEADERS AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS AND UNDER ALL POSTS AND PARTITIONS RUNNING PARALLEL TO SAME.
13) BRIDGING TO BE EITHER SOLID OR 1" X 3" OR 18 GA. CROSS BRIDGING
14) ALL HEADERS TO BE (2) 2" X 8" UNLESS OTHERWISE NOTED.
15) ALL TOP AND BOTTOM EDGES OF JOISTS MAY BE NOTCHED NOT TO EXCEED 2".
16) ALL WINDOWS AND EXTERIOR DOOR OPENINGS WHERE BRICK VENEER OCCURS MUST BE PROVIDED WITH GALV. 3-1/2" X 5" X 5/16" STEEL LINEEL AT HEADER.
17) JOISTS HANGERS, ETC. TO BE "TECO", "SIMPSON" OR EQUAL FOR ALL FLUSH STRUCTURAL CONNECTIONS.
18) THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS BELOW GRADE (EXCEPT SLAB AREAS) SHALL BE WATERPROOFED WITH AN ELASTIC COAL TAR BASE, SELF PRIMING BITUMINOUS PLASTIC CEMENT.
19) FOUNDATION DRAIN TILE, 4" ø MIN. SET IN GRAVEL MUST BE PROVIDED AROUND THE EXTERIOR PERIMETER SIDE OF ALL FOOTING, ± 4" BELOW CONCRETE SLAB.
20) SMOKE-DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION 1060.10 OF NYS BUILDING CODE SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA, IN EACH SLEEPING SPACE AND ON EACH FLOOR LEVEL.
21) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE.
22) 75% MIN. OF ALL PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH- EFFICACY LAMPS (IRC N 1104.1)
23) ALL DIMENSIONS ARE TO FACE OF GYP. BD. AND CENTERLINE COLUMNS, UNLESS SPECIFICALLY OTHERWISE NOTED.
24) FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE. ALL VERTICAL DIMENSIONS ARE REFERENCED FROM TOP OF CONCRETE, UNLESS NOTED OTHERWISE.
25) WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTIONS SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS AND CASES OF CONSTRUCTION ON THIS PROJECT

Property Information:

ADDRESS: **38 Hawthrone Lane, Great Neck, NY 11023**

LOT SIZE: 14,941.27 S.F.
SECTION: 2
BLOCK: 367
LOT(S): 57
ZONING DISTRICT: R-A (TOWN OF NORTH HEMPSTEAD)*

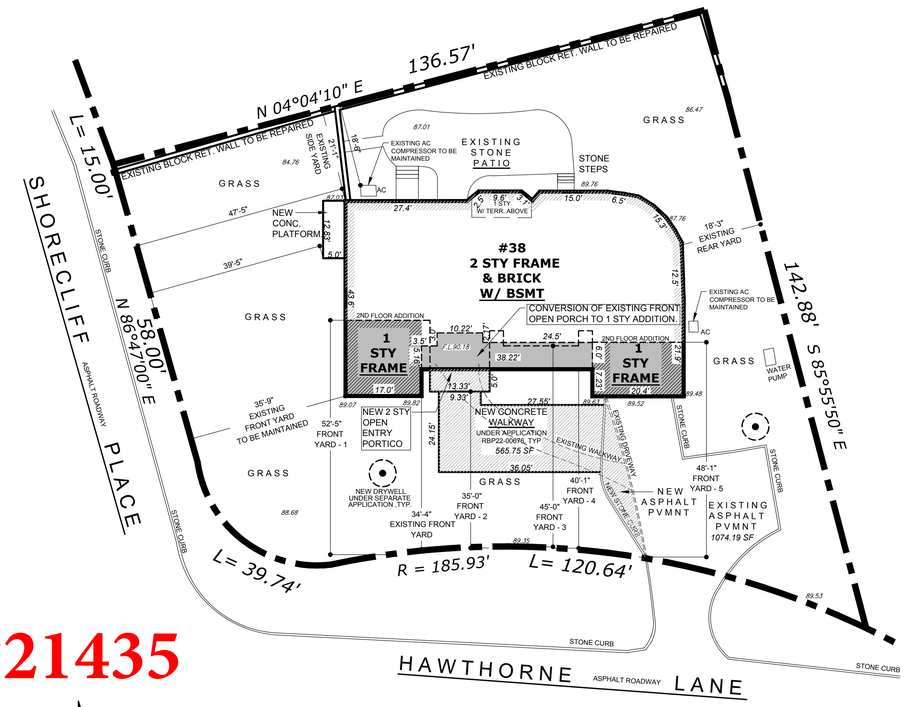
NOTE: ALLOWANCE TO USE PROVISIONS OF R-AA ZONE WILL NOT BE ALLOWED AS THIS LOT IS NOT IN COMPLIANCE WITH MINIMUM REAR YARD SETBACK OF 20.0'. REAR YARD SETBACK IS OPPOSITE PRIMARY FRONT YARD OF SHORECLIFF PLACE.

List of Drawings:

A-001	SITE PLAN & NOTES	A-007	ROOF PLAN
A-002	DEMOLITION PLAN	A-008	ELEVATIONS
A-003	CELLAR PLAN	A-009	ELEVATIONS
A-004	FIRST FLOOR PLAN	A-010	SECTIONS
A-005	SECOND FLOOR PLAN	A-011	SECTIONS
A-006	LIGHTING PLAN	A-012	DETAILS

Zoning Analysis:

CODE SECTION	CODE ITEM	MIN. REQUIREMENT MAX ALLOWABLE	EXISTING	PROPOSED
70-26	HEIGHT	2 1/2 STORIES 30'	2 STORIES 25.58'	NO CHANGE
70-27	PLOT AREA	8,500 Sq. Ft. (MIN)	14941.27 Sq.Ft.	NO CHANGE
70-27.1	LOT WIDTH	40' MIN	136.57'	NO CHANGE
70-28	LOT COVERAGE	25 % MAX (3,735.25 Sq. Ft.)	20.79 % (3,106.31 Sq. Ft.)	NO CHANGE
70-29	FLOOR AREA	36% (4,000 Sq.Ft. MAX)	1ST FL AREA : 3,106.31 Sq. Ft. 2ND FL AREA : 2,235.65 Sq. Ft. TOTAL AREA : 5,341.96 Sq. Ft. > 4,000.0 Sq. Ft. 35.75% (EXISTING NON- CONFORMING)	SEE FLOOR AREA CALCULATIONS BELOW 1ST FL AREA : 3,106.31 Sq. Ft. 2ND FL AREA : 2,272.20 Sq. Ft. TOTAL AREA : 5,378.51 Sq. Ft. > 4,000.0 Sq. Ft. 35.99% (VARIANCE REQUESTED)
70-30	FRONT YARD	PRIMARY-(SHORECLIFF PLACE) 40.1' MIN SECONDARY-(HAWTHRONE LN.) 35.0' MIN	35.75' - @ SHORECLIFF PLACE (EXISTING NON- CONFORMING) 34.33' - @ HAWTHRONE LANE (EXISTING NON- CONFORMING)	1. 52.42' - @ NEW 2ND STY EXTERIOR WALL 2. 35.0' - @ NEW 2 STY OPEN ENTRY PORTICO 3. 45.0' - @ NEW 2ND STY EXTERIOR WALL 4. 40.08' - @ NEW ENCLOSED OPEN PORCH 5. 48.08' - @ NEW 2ND STY EXTERIOR WALL
70-31	SIDE YARD	10' MIN.	21.08'	NO CHANGE
70-32	REAR YARD	15' MIN.	18.25'	NO CHANGE
70-32.1	PARKING REQUIREMENTS	ONE PARKING SPACE FOR EACH 1/2 DWELLING UNIT	4	3
70-32.3	SKY EXPOSURE PLANES	2' VERTICAL 1' HORIZONTAL	2' VERTICAL 1' VERTICAL	SEE SKY EXPOSURE DIAGRAM: A-006
70-32.6	FRONT YARD PAVING	MAX FRONT YARD PAVING: 40% (5,226.86 Sq. Ft.) = 2,090.74 Sq.Ft.	1362.39 Sq. Ft. < 2,090.74 Sq. Ft. (COMPLIANT)	1,639.94 Sq. Ft < 2,090.74 Sq. Ft. (OK)
70-32.7	EAVE HEIGHT	22' MAX	9.0'	22'-0" - @ 2 STY FRONT PORTICO 21'-10" - @ 2ND STY



#21435

SITE PLAN

3/32" = 1'-0"

CONVERSION OF EXISTING OPEN PORCH TO 1 STY ADDITION

EXISTING GABLE ROOF REMOVED & PROPOSED RAISED TERRACE

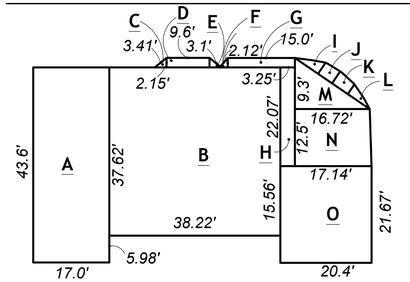
PRE - EXISTING GRADE CALCULATION:

89.07+87.03 = 176.1 /2	= 88.05 x 43.6	= 3838.98
87.03+87.76 = 174.8 /2	= 87.40 x 75.62	= 6608.8
87.76+89.48 = 177.2 /2	= 88.60 x 45.84	= 4062.34
89.48+89.63 = 179.1 /2	= 89.55 x 20.4	= 1826.9
89.63+89.82 = 179.45 /2	= 89.70 x 38.22	= 3429.3
89.82+89.07 = 178.89 /2	= 89.45 x 17.0	= 1520.57
	240.68	21,286.89

21,286.89 / 240.68 = 88.44

PRE-EXISTING AVERAGE GRADE ELEVATION = **88.44**

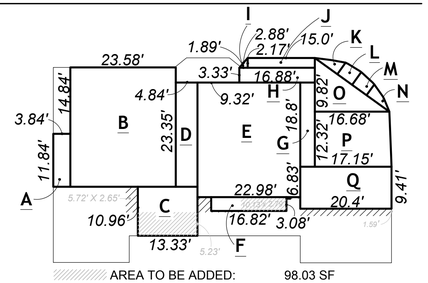
Floor Area Calculations



A -	741.38 SF	E -	2.81 SF
B -	1,437.83 SF	F -	1.92 SF
C -	2.83 SF	G -	31.70 SF
D -	20.57 SF	H -	71.73 SF
I -	9.75 SF	M -	95.48 SF
J -	11.98 SF	N -	215.92 SF
K -	12.71 SF	O -	441.34 SF
L -	8.36 SF		

PROPOSED FIRST FLOOR

Total Proposed First FL Area : 3,106.31 SF



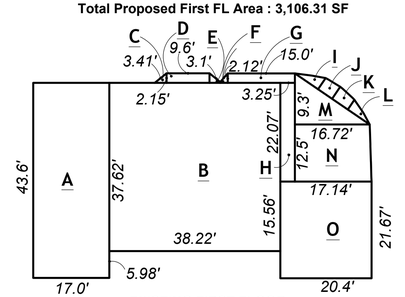
AREA TO BE ADDED: 98.03 SF
AREA TO BE REMOVED: - 61.45 SF
TOTAL AREA TO BE ADDED: **36.58 SF**

A -	45.36 SF	F -	51.84 SF	J -	32.58 SF
B -	628.44 SF	G -	61.24 SF	K -	10.11 SF
C -	146.14 SF	H -	56.22 SF	L -	13.72 SF
D -	112.50 SF	I -	2.05 SF	M -	12.99 SF
E -	588.72 SF				

N -	10.61 SF	Q -	191.48 SF
O -	99.94 SF		
P -	208.32 SF		

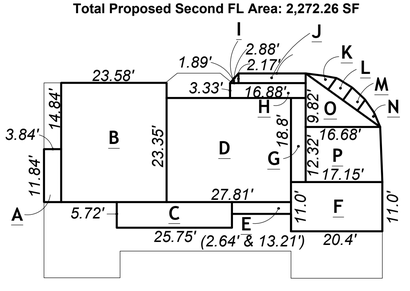
PROPOSED SECOND FLOOR

Total Proposed Second FL Area: 2,272.26 SF



EXISTING FIRST FLOOR

Total Existing First FL Area : 3,106.31 SF

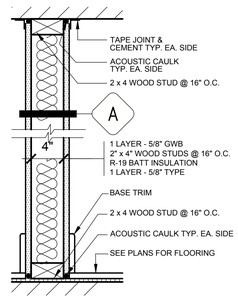


EXISTING SECOND FLOOR

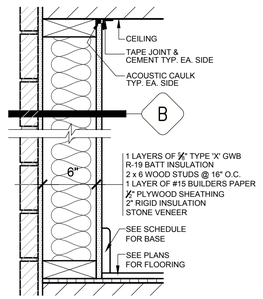
Total Ext. Second FL Area: 2,235.68 SF

A -	45.37 SF	I -	2.05 SF
B -	628.44 SF	J -	32.58 SF
C -	147.40 SF	K -	10.11 SF
D -	647.37 SF	L -	13.72 SF
E -	34.88 SF	M-	12.99 SF
F -	224.43 SF	N -	10.61 SF
G -	61.24 SF	O -	99.94 SF
H -	56.22 SF	P -	208.32 SF

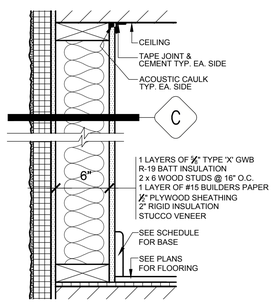
Wall Types



INTERIOR WALLS

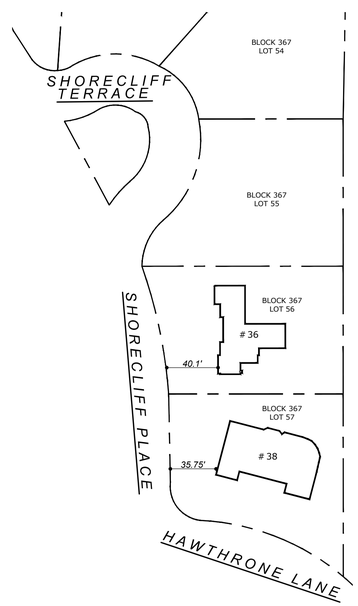


EXTERIOR WALLS



EXTERIOR WALLS

Front Yard Setback



ADDRESS	LOT	FRONT YARD SETBACK
#36	56	40.1'

Application # RBP23-000215

Scope of Work:

- NEW INTERIOR RENOVATION AS INDICATED
- NEW FRONT PORTICO
- NEW PARTITIONS
- NEW BATHROOM RENOVATIONS - UNDER SEPARATE APPLICATION - RBP22-000676
- NEW KITCHEN RENOVATIONS - UNDER SEPARATE APPLICATION - RBP22-000676
- EXISTING BLOCK RET. WALL TO BE REPAIRED - UNDER SEPARATE APPLICATION - RBP22-000676
- PLUMBING APPLICATION- PLUMBING PERMIT- RBP23-000133
- GAS APPLICATION- GAS PERMIT- RBG23-000188
-DRAINAGE APPLICATION- DRAINAGE PERMIT- RBP22-000133

Building Department Certification:

BAHARY ARCHITECTURE
310 Northern Boulevard, Suite F
Great Neck NY 11021
516/773 3717
WWW.BAHARYARCHITECTURE.COM

Seal

REGISTERED ARCHITECT ROBERT BAHARY 029608 STATE OF NEW YORK

Project Information:

Proposed Alteration

38 Hawthrone Lane
Great Neck, NY 11023
Section: 2
Block: 367
Lot(s): 57
Lot Size: 14,941 Sq Ft
Zone: R-A Town of North Hempstead

Drawing Name:

SITE PLAN & ZONE ANALYSIS

No.	Date	Revision
1	4/12/23	As Per 04.04.23
2	5/18/23	As Per 04.27.23
3	6/02/23	As Per 05.25.23
4	6/08/23	Existing Floor Area Diagram
5	6/09/23	Updated Floor Area Calc.
6	7/17/23	Per TNH Review comments

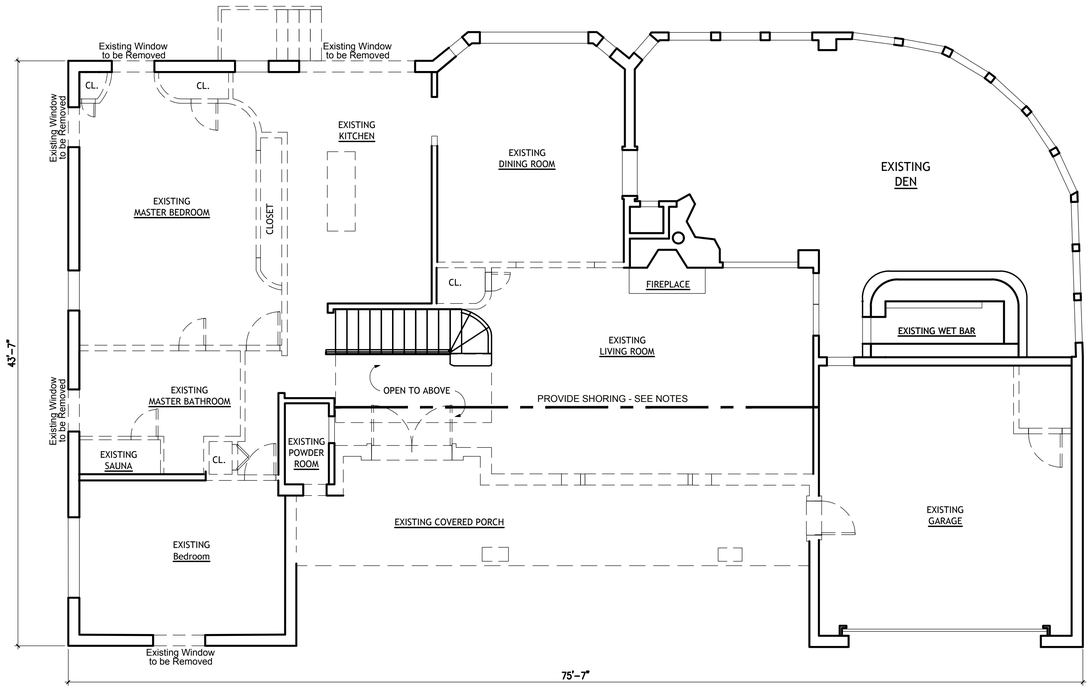
Job No: 2206
Date: 3/22/23
Drawn By: GJ

Drawing Number:

A-001
1 of 12

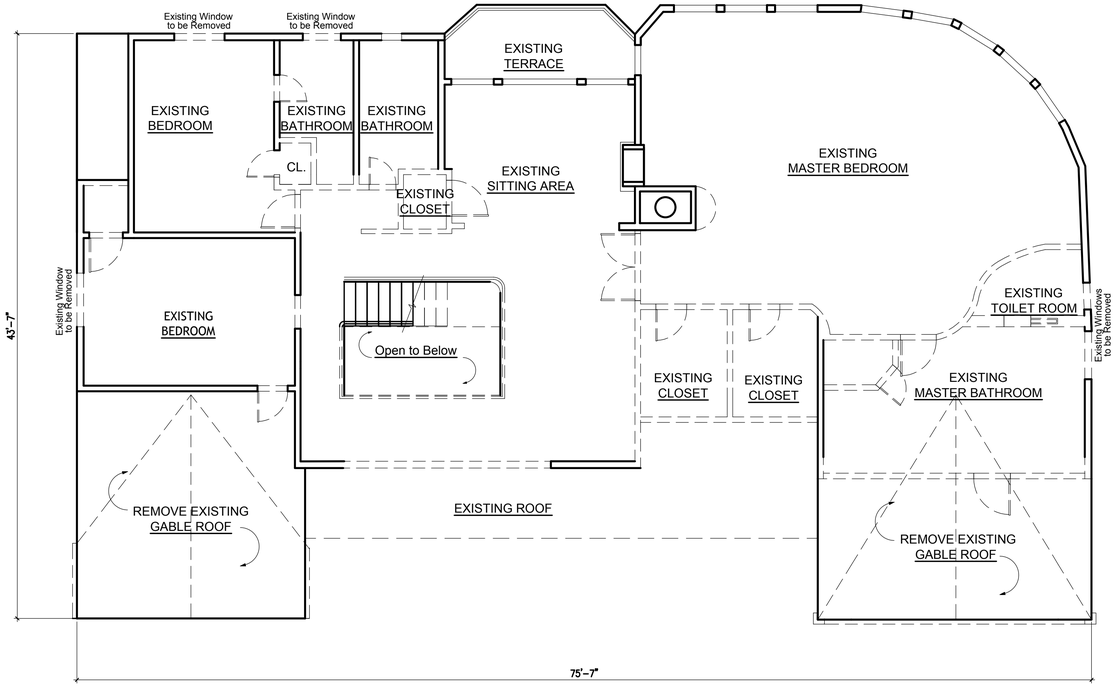
IT IS A VIOLATION OF THE NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THESE DRAWINGS IN ANY WAY.
THE ARCHITECT SHALL NOT HAVE CONTROL, OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, MEATHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. BAHARY ARCHITECTURE PC, ITS PRINCIPALS AND EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

PROPERTY OF BAHARY ARCHITECTURE P.C. ALL RIGHTS RESERVED 7.17.2023



1 FIRST FLOOR DEMOLITION PLAN

3/16" = 1'-0"



2 SECOND FLOOR DEMOLITION PLAN

3/16" = 1'-0"

Demolition Notes:

1) GENERAL CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR PROJECT AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF DEMOLITION.
2) ALL EXISTING LIGHT FIXTURES TO BE REMOVED, INCLUDING BUT NOT LIMITED TO CEILING LIGHTS, DISPLAY CASE LIGHTS, ETC. PROVIDE TEMP. POWER AND LIGHTING THROUGHOUT COURSE OF JOB, U.O.N.
3) DO NOT REMOVE ANY EXISTING A/C UNITS OR ASSOCIATED DUCTWORK, U.O.N. SEE M.E.P. DRAWINGS FOR MORE INFORMATION.
4) DO NOT REMOVE BUILDING CORE DOORS, INCLUDING TELEPHONE CLOSETS, ELECTRICAL CLOSETS, OR FIRE EXIT DOORS, U.O.N.
5) DO NOT REMOVE ANY BUILDING CLASS "E" FIRE PROTECTION SIGNALS OR EQUIPMENT, U.O.N. PROTECT AS REQUIRED FOR DURATION OF THE JOB.
6) REMOVE ALL EXISTING TELEPHONE EQUIPMENT, INCLUDING PANELS AND WIRING, U.O.N.
7) G.C. TO REMOVE ALL EXISTING FINISHED FLOOR MATERIALS, INCLUDING UNDERLAYMENT, TACK STRIPS, AND BASE, TO EXISTING FLOOR SLAB. PATCH AND PREPARE EXISTING SLAB TO RECEIVE NEW FLOOR FINISHES AS NOTED.
8) G.C. IS RESPONSIBLE FOR REMOVAL OF ALL DEBRIS, DISCARDED MATERIALS, AND EQUIPMENT, U.O.N.
9) G.C. TO COORDINATE WITH BUILDING MANAGEMENT REGARDING PROTECTION AND/OR STORAGE OF ITEMS TO BE SAVED DURING DEMOLITION.
10) G.C. TO PATCH ALL SCAR JOINTS AS REQUIRED ON EXISTING CONSTRUCTION TO REMAIN.
11) G.C. IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO REMAIN (I.E., PLUMBING FIXTURES, WINDOWS, CONVECTOR COVERS, ETC.) THROUGHOUT THE COURSE OF THE JOB.
12) G.C. IS TO COORDINATE WITH BUILDING MANAGEMENT THE USE OF ELEVATORS AND SERVICES, AND TO CONFORM TO ALL BUILDING REGULATIONS WITH REGARD TO DEMOLITION.
13) REMOVE EXISTING DOORS, INCLUDING ALL ASSOCIATED HARDWARE, U.O.N.
14) REMOVE EXISTING STOREFRONT, WINDOWS, AND MULLIONS, INCLUDING ALL ASSOCIATED HARDWARE IN DESIGNATED AREAS, U.O.N. G.C. TO COORDINATE WITH PROPERTY MANAGEMENT AND ABIDE BY THE BUILDING RULES AND REGULATIONS.
15) REMOVE ALL EXISTING OUTLETS, TELEPHONE AND DATA JACKS, SWITCHES, AND ALL ASSOCIATED WIRING FOR POWER, TELEPHONE, DATA, OR SOUND, U.O.N. ALL WIRING TO BE REMOVED BACK TO EXISTING PANEL. ALL ABANDONED CABLING AND WIRING, AS PER BUILDING RULES AND REGULATIONS, MUST BE REMOVED.
16) REMOVE ALL EXISTING LIGHT FIXTURES AND ASSOCIATED WIRING. ALL WIRING TO BE REMOVED BACK TO EXISTING PANEL. ALL ABANDONED CABLING AND WIRING, AS PER BUILDING RULES AND REGULATIONS, MUST BE REMOVED, U.O.N.
17) REMOVE EXISTING CEILING AND ASSOCIATED HANGERS, BRACING, AND TIE RODS, U.O.N.
18) REMOVE EXISTING DRYWALL PARTITIONS AS INDICATED, INCLUDING ALL BASES, WIRING, PLUMBING, PIPING, AND ALL ASSOCIATED ITEMS BACK TO BASE BUILDING, U.O.N. G.C. TO COORDINATE WITH M.E.P. DRAWINGS.
19) EXISTING MILLWORK, INCLUDING ALL WIRING AND ASSOCIATED LIGHTING, TO BE REMOVED BACK TO BASE BUILDING, U.O.N.
20) ALL EXISTING FURNITURE TO BE REMOVED, INCLUDING ALL WIRING AND ASSOCIATED LIGHTING, U.O.N.
21) ALL EXISTING LIFE SAFETY DEVICE TO REMAIN INTACT FOR DURATION OF DEMOLITION & CONSTRUCTION
22) ALL PLUBMING FIXTURES, INCLUDING ALL ASSOCIATED HARDWARE TO BE REMOVED. REFER TO CONSTRUCTION DRAWING AND MEP DRAWNIGS FOR MORE INFORMATION. GC TO COORDINATE AS REQUIRED TO ALLOW FOR NEW WORK.
23) GC TO NOTIFY ARCHITECT OF ANY ARCHITECTURAL OR MEP ELEMENTS NOW SHOWN ON DRAWINGS, OR HIDDEN IN EXISTING PARTITIONS, FURROUTS OR COLUMNS. PRIOR TO REMOVAL.
24) EXISTING STRUCTURAL COLUMNS TO REMAIN. GC TO REPLACE REQUIRED FIREPROOFING TO MAINTAIN CODE, AS REQUIRED.
25) GC TO PATCH AND REPAIR ALL EXISTING PERIMETER/DEMISED WALLS AS REQUIRED. GC TO FIRE TAPE AS REQUIRED TO MAINTAIN CODE REQUIRED RATINGS.

Legend:

- EXISTING WALL TO BE REMOVED
- EXISTING DOOR AND WINDOW TO BE REMOVED
- EXISTING WALL TO REMAIN

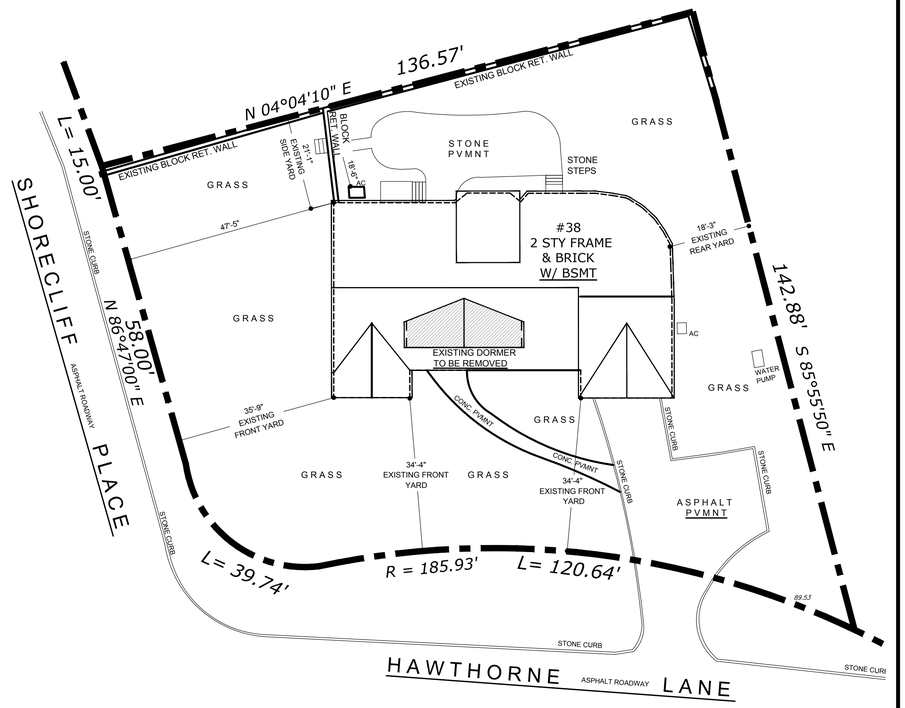
Shoring Notes:

- PROVIDE TEMPORARY BRACING AS NEEDED TO ENSURE STABILITY OF STRUCTURE DURING CONSTRUCTION

- PROVIDE SHORING OF EXISTING FLOOR JOIST PRIOR TO ANY DEMOLITION NOTIFY ARCHITECT OF ANY DISCREPANCY

Important Note:

**CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS INCLUDING STRUCTURAL WALLS,
BEAMS, JOISTS & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES**



z SITE PLAN OF EXISTING CONDITIONS

3/32" = 1'-0"

Building Department Certification:

Application # RBP23-000215

BAHARY ARCHITECTURE
310 Northern Boulevard, Suite F
Great Neck NY 11021
516.773.3717
WWW.BAHARYARCHITECTURE.COM

REGISTERED ARCHITECT ROBERT BAHARY 029608 STATE OF NEW YORK

Project Information:

Proposed New Structure
38 Hawthrone Lane
Great Neck, NY 11023
Section: 2
Block: 367
Lot(s): 57
Lot Size: 14,941 Sq Ft
Zone: R-A Town of North Hempstead

Drawing Name:
DEMOLITION PLAN

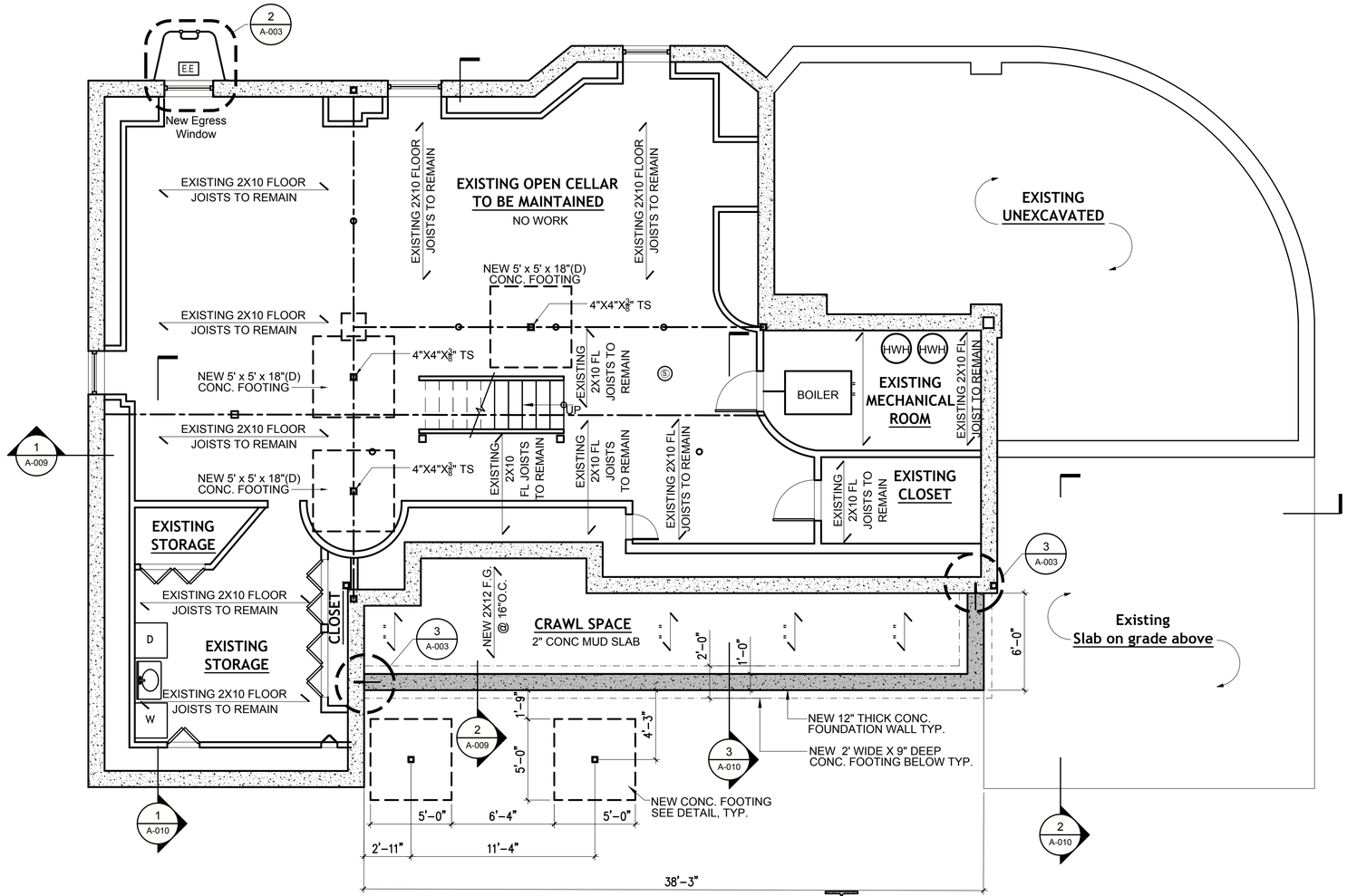
No.	Date	Revision
1	6/02/23	As Per 05.25.23
2	7/17/23	Per TNH Review comments

Job No: 2206
Date: 3/22/23
Drawn By: GJ

Drawing Number:
A-002
2 of 12

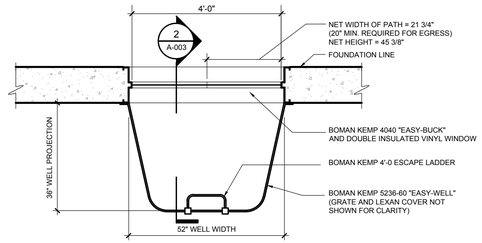
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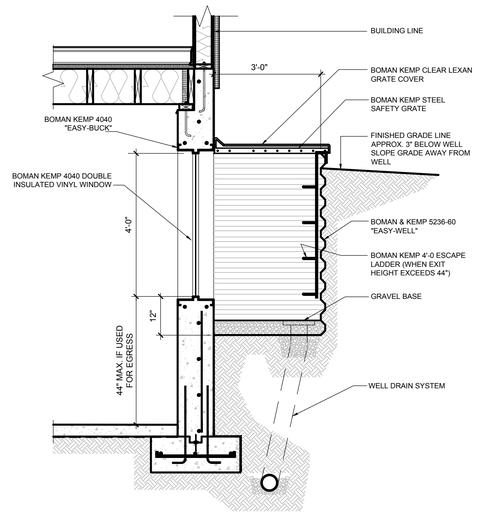
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1 CELLAR FLOOR CONSTRUCTION PLAN

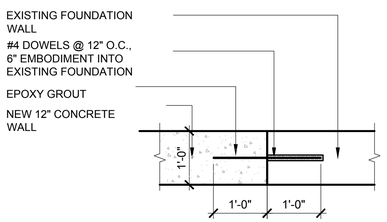
1/4" = 1'-0"





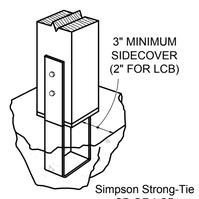
2 WINDOW WELL DETAIL

1/2" = 1'-0"



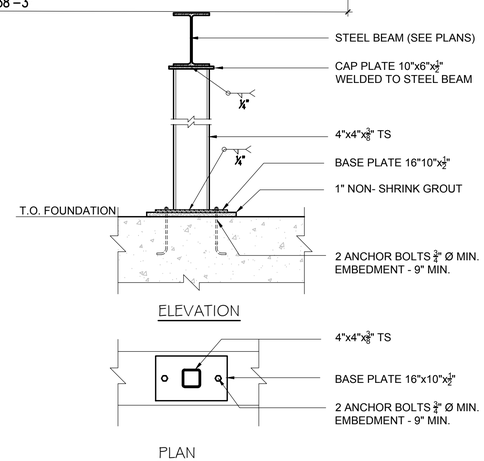
3 DOWEL DETAIL

3/4" = 1'-0"



4 SIMPSON TIE DETAIL

NTS



5 STEEL TUBE DETAIL

NTS

Building Department Certification:

Application # RBP23-000215

BAHARY ARCHITECTURE
310 Northern Boulevard, Suite F
Great Neck, NY 11021
516.773.3717
WWW.BAHARYARCHITECTURE.COM

REGISTERED ARCHITECT ROBERT BAHARY 029606 STATE OF NEW YORK

Project Information:

Proposed New Structure

38 Hawthrone Lane
Great Neck, NY 11023

Section:	2
Block:	367
Lot(s):	57
Lot Size:	14,941 Sq Ft
Zone:	R-A Town of North Hempstead

Drawing Name:

CELLAR PLAN

No.	Date	Revision
1	6/02/23	As Per 05.25.23

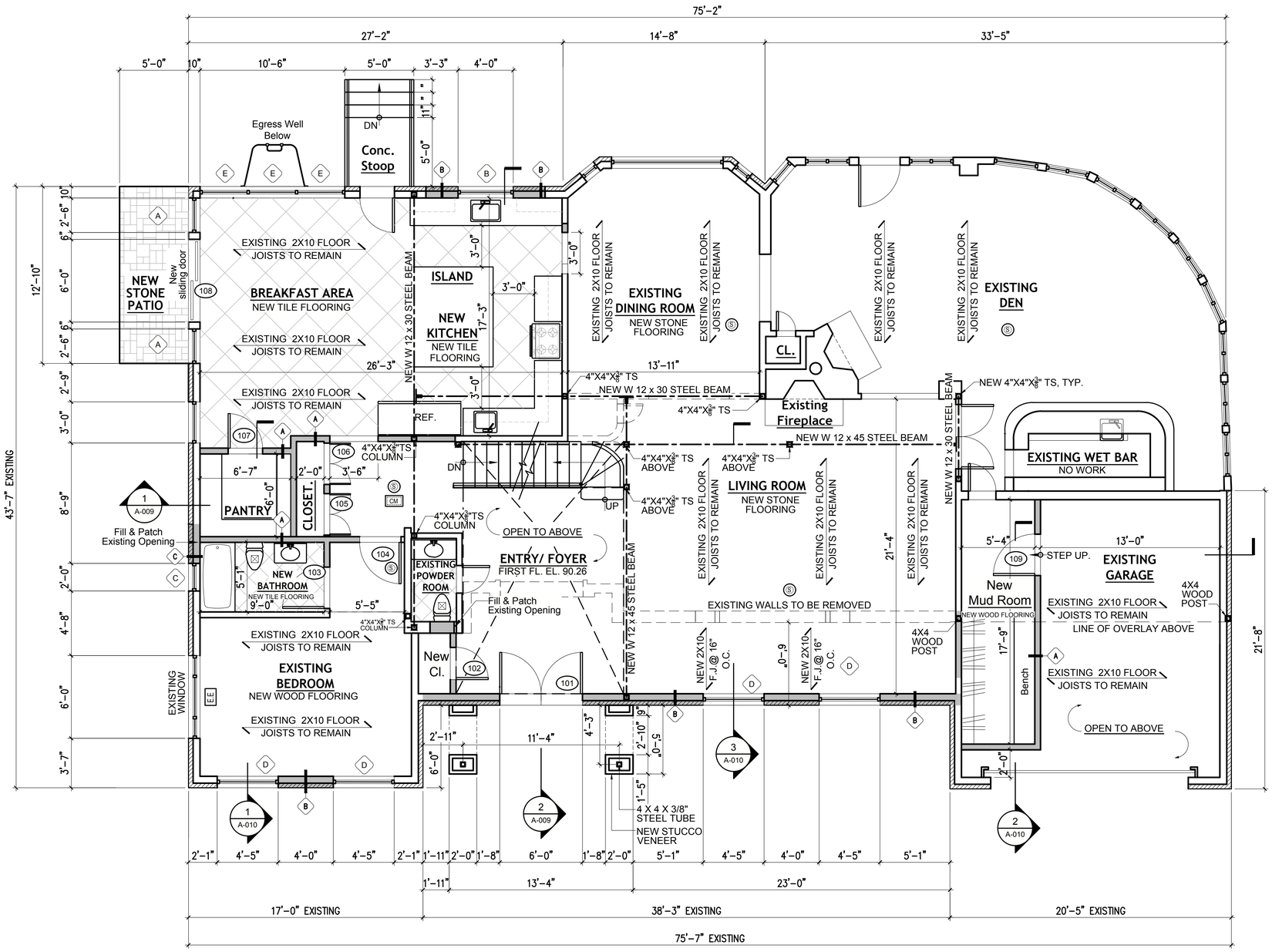
Job No: 2206
Date: 3/22/23
Drawn By: GJ

Drawing Number:

A-003
3 of 12

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1 FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"

Legend:

- EXISTING CONCRETE FOUNDATION WALL
- NEW 12". THK CONCRETE FOUNDATION WALL
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO BE REMOVED
- A — NEW INTERIOR WALL: 2X4 DOUGLAS FIR NO.2 WOOD STUDS @ 16" OC WITH R-19 BATT INSULATION & 5/8" TYPE 'X' GWB BOTH SIDES, TAPED, SPACKLED, SANDED & READY FOR PAINTING. ONE HOUR FIRE RATED.
- E.E. — NEW EMERGENCY ESCAPE WINDOWS. TYPICAL CLEAR OPENING FOR ESCAPE WINDOWS MIN. 5.7 SF, 20"W x 24"H MIN. AS PER R310.1.1
- DIRECTION OF FRAMING
- STRUCTURAL MEMBER
- S — INTERCONNECTED HARDWIRED SMOKE DETECTOR
- CM — INTERCONNECTED HARDWIRED CARBON MONOXIDE DETECTOR
- X — 60 CFM EXHAUST FAN

Building Department Certification:

Application # RBP23-000215

BAHARY ARCHITECTURE
310 Northern Boulevard, Suite F
Great Neck NY 11021
516/773 3717
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Seal: REGISTERED ARCHITECT ROBERT BAHARY 029606 STATE OF NEW YORK

Project Information:

Proposed Alteration
38 Hawthrone Lane
Great Neck, NY 11023
Section: 2
Block: 367
Lot(s): 57
Lot Size: 14,941 Sq Ft
Zone: R-A Town of North Hempstead

Drawing Name:
FIRST FLOOR PLAN

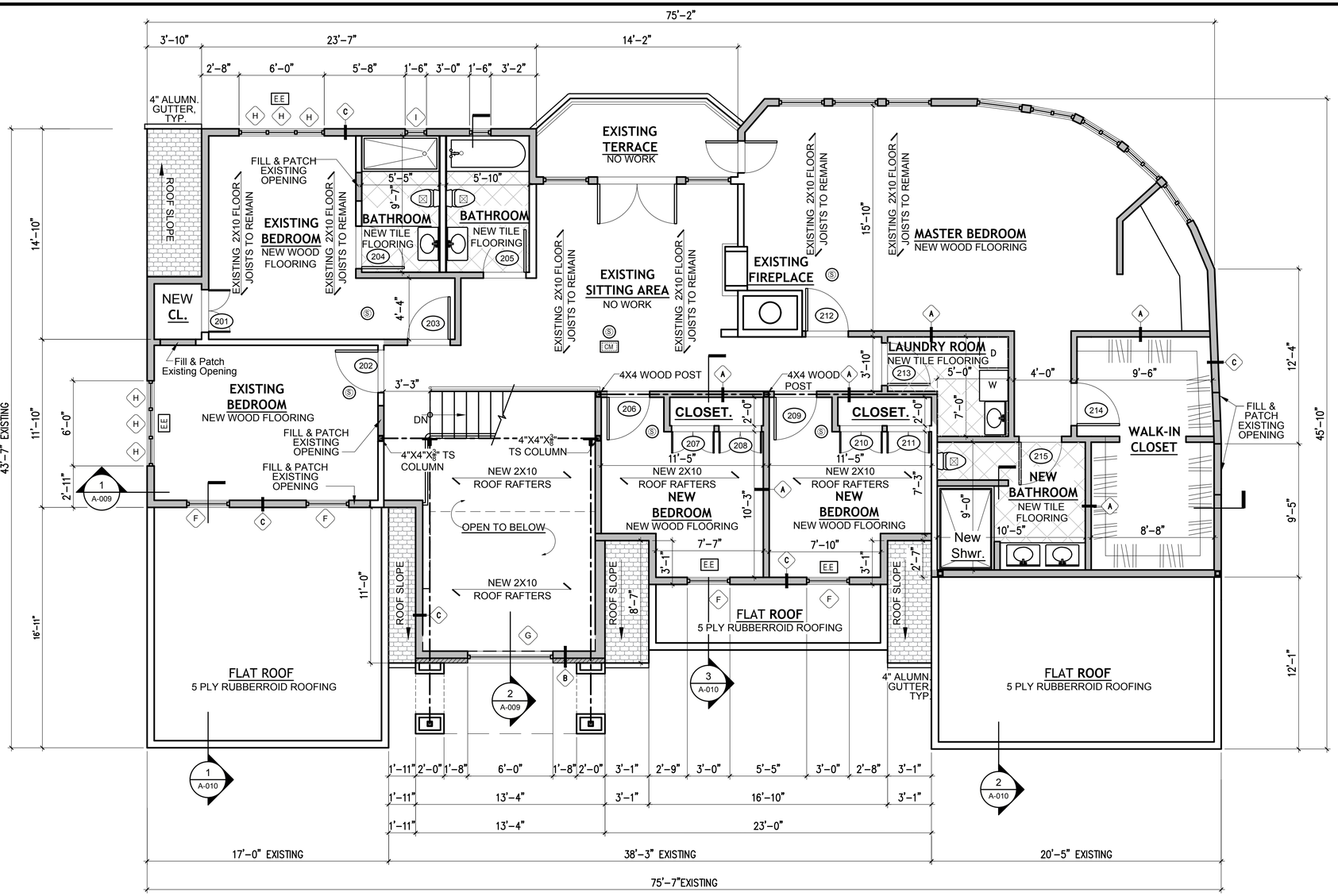
No.	Date	Revision
1	6/02/23	As Per 05.25.23

Job No: 2206
Date: 3/22/23
Drawn By: GJ

Drawing Number:
A-004
4 of 12

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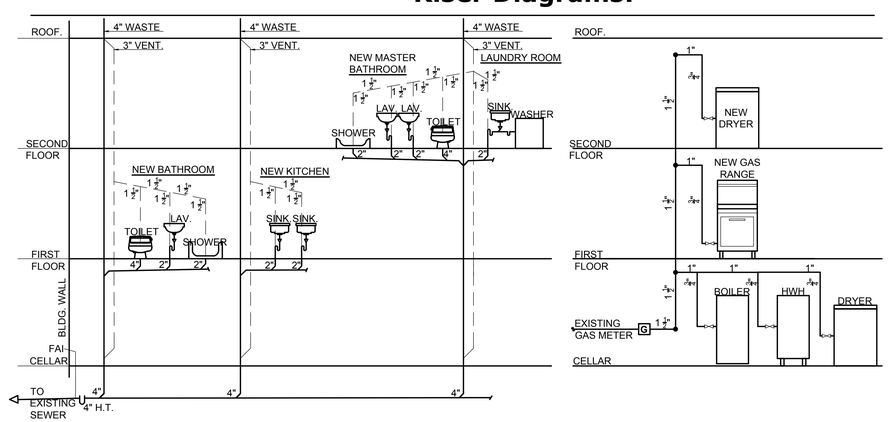
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1 SECOND FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"

Riser Diagrams:



Window Schedule

WINDOW NO.	SIZE W x H	QUANTITY	TYPE	MATERIAL	REMARKS	U-FACTOR	SHGC	AIR LEAKAGE
A	2'-6"x7'-1"	2	FIXED	WOOD				
B	4'-0"x3'-6"	1	CASEMENT	WOOD				
C	2'-0"x3'-0"	2	CASEMENT	WOOD				
D	5'-0"x4'-0"	4	CASEMENT	WOOD				
E	(3) 3'-6"x5'-0"	1	CASEMENT	WOOD				
F	3'-0"x3'-0"	4	CASEMENT	WOOD	(2) EMERGENCY EGRESS WINDOW			
G	4'-8"x5'-8"	1	FIXED	WOOD				
H	(2) 2'-0"x4'-2"	2	CASEMENT	WOOD	EMERGENCY EGRESS WINDOW			
I	1'-6"x4'-2"	1	DOUBLE HUNG	WOOD				

Door Schedule:

DOOR NO.	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	REMARKS	U-FACTOR	SHGC	AIR LEAKAGE
FIRST FLOOR								
101	6'-0"	8'-0"	DOUBLE HINGED	METAL/GLASS				
102	2'-4"	7'-0"	HINGED	HW				
103	3'-0"	7'-0"	HINGED	HW				
104	3'-0"	7'-0"	HINGED	HW				
105	3'-0"	7'-0"	DOUBLE HINGED	HW				
106	3-0"	7'-0"	DOUBLE HINGED	HW				
107	2'-6"	7'-0"	HINGED	HW				
108	6'-0"	7'-0"	SLIDING DOOR	HW				
109	3'-0"	7'-0"	HINGED	HW				
SECOND FLOOR								
201	3'-0"	7'-0"	DOUBLE HINGED	HW				
202	3'-0"	7'-0"	HINGED	HW				
203	3'-0"	7'-0"	HINGED	HW				
204	3'-0"	7'-0"	HINGED	HW				
205	3'-0"	7'-0"	HINGED	HW				
206	3'-0"	7'-0"	HINGED	HW				
207	3'-0"	7'-0"	DOUBLE HINGED	HW				
208	3'-0"	7'-0"	DOUBLE HINGED	HW				
209	3'-0"	7'-0"	HINGED	HW				
210	3'-0"	7'-0"	DOUBLE HINGED	HW				
211	3'-0"	7'-0"	DOUBLE HINGED	HW				
212	3'-0"	7'-0"	HINGED	HW				
213	3'-0"	7'-0"	HINGED	HW				
214	3'-0"	7'-0"	HINGED	HW				
215	3'-0"	7'-0"	HINGED	HW				

DOOR NOTES: PROVIDE WEATHER STRIPPING ON ALL EXTERIOR DOORS.

Building Department Certification:

Application # RBP23-000215

BAHARY ARCHITECTURE
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Great Neck NY 11021
516.773.3717
WWW.BAHARYARCHITECTURE.COM

REGISTERED ARCHITECT ROBERT BAHARY 029608 STATE OF NEW YORK

Project Information:

Proposed Alteration

38 Hawthrone Lane
Great Neck, NY 11023
Section: 2
Block: 367
Lot(s): 57
Lot Size: 14,941 Sq Ft
Zone: R-A Town of North Hempstead

Drawing Name:

SECOND FLOOR PLAN

No.	Date	Revision
1	6/02/23	As Per 05.25.23

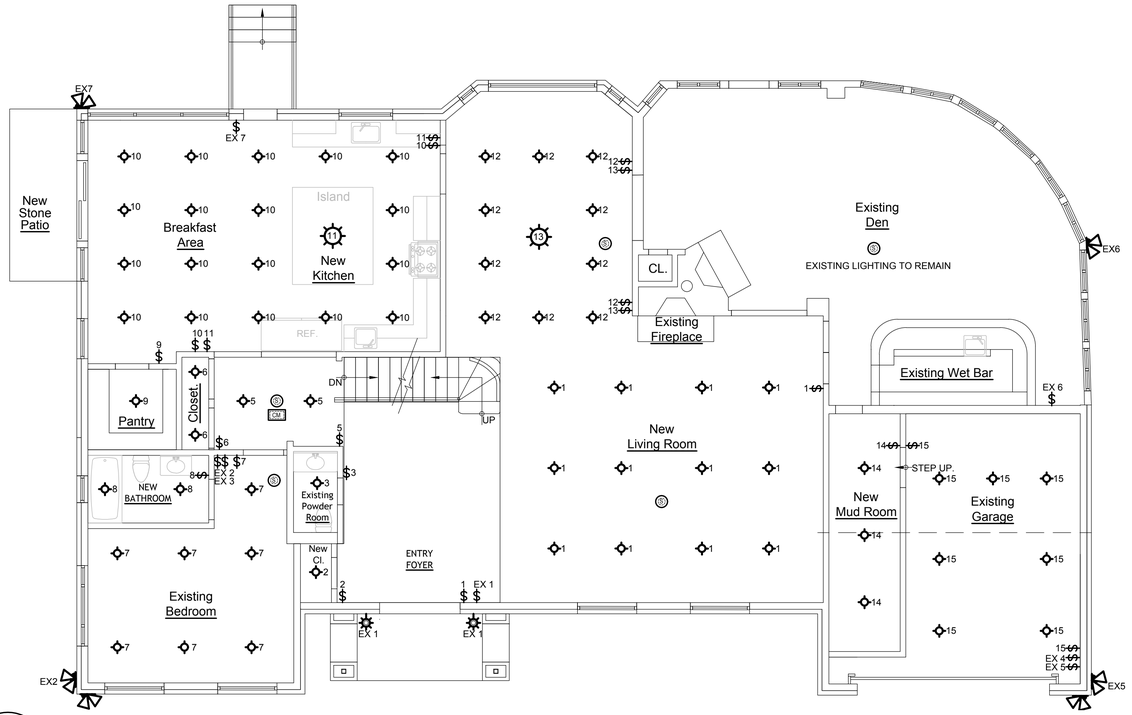
Job No: 2206
Date: 3/22/23
Drawn By: GJ

Drawing Number:

A-005
5 of 12

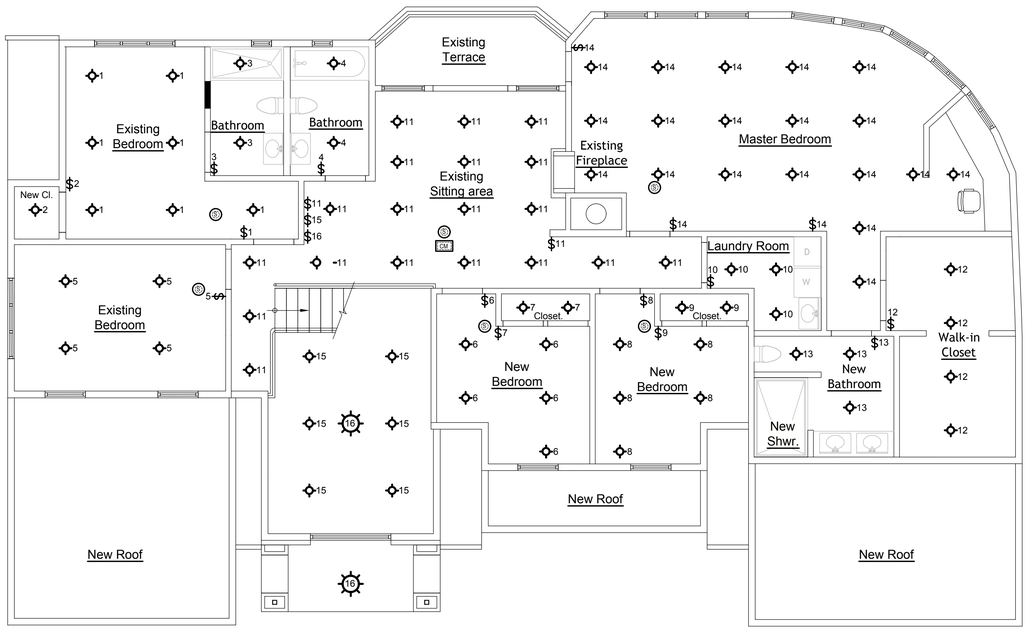
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1 FIRST FLOOR LIGHTING PLAN

3/16" = 1'-0"



2 SECOND FLOOR LIGHTING PLAN

3/16" = 1'-0"

Lighting Notes:

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL CONFORM TO ALL NYS CODES AND REGULATIONS.
2. ELECTRICAL CONTRACTOR SHALL FOLLOW LIGHTING AND ELECTRICAL LAYOUT EXACTLY AS PER PLAN. SHOULD ANY DISCREPANCIES ARISE DUE TO PLUMBING OR JOIST LOCATIONS, CONSULT THE ARCHITECT.
3. ALL OUTLETS ARE TO BE PLACED 12" AFF, O.C SWITCHES ARE TO BE PLACED 48" AFF, O.C. UNLESS OTHERWISE NOTED.
4. ALL OUTLET AND SWITCHES ARE TO BE 'DECORA' STYLE.
5. NECESSARY ELECTRICAL IS TO BE PROVIDED FOR ALL MECHANICAL EQUIPMENT AND APPLIANCES SPECIFIED ON THESE DRAWINGS.
6. CONSULT OWNER FOR THE QUANTITY AND GROUPING OF AUTOMATIC TIME CLOCKS.
7. ALL STEP LIGHTS ARE TO BE CONTROLLED BY AN AUTOMATIC TIME CLOCK WITH OVERRIDE SWITCHES.
8. EXTERIOR HIGH PRESSURE SODIUM FIXTURES ARE TO BE CONTROLLED BY PHOTO CELLS WITH OVERRIDE SWITCHES.

LIGHTING / POWER NOTES:

1. ALL WORK SHOWN SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES, ORDINANCES, ETC.
2. EXIT SIGNS AND EMERGENCY LIGHTS SHALL HAVE THEIR OWN SELF-CONTAINED STANDBY BATTERY POWER SUPPLY. IF LOCAL CODE REQUIRES A DIRECT TAP BEFORE ANY CIRCUIT BREAKERS THEN INCORPORATE INTO THE FEEDER DIAGRAM.
3. LUMINAIRES INSTALLED IN CONTINUOUS ROWS SHALL BE GROUNDED WITH A CONDUCTOR ROUTED FROM LUMINAIRE TO LUMINAIRE, ATTACHED TO EACH WITH GROUNDING LUG OR SCREW. ALIGNING CLIPS ARE NOT ACCEPTABLE. LUMINAIRE GROUNDING SHALL BE INSTALLED IN COMPLIANCE WITH NATIONAL ELECTRICAL CODE, ARTICLE 410-44.
4. DO NOT CONNECT EMERGENCY LIGHTS OR EXIT SIGNS WITH ANY OTHER LUMINAIRE. PROVIDE ENTIRELY SEPARATE RACEWAY SYSTEM ONLY WHERE REQUIRED, SUCH AS CHICAGO. CONNECT TO NORMAL ELECTRICAL SYSTEM WHERE ACCEPTABLE TO THE LOCAL CODE AUTHORITY.
5. CEILING LIGHTS ARE TO BE HUNG FROM THE BAR JOIST MEMBERS AT THE DIAGONAL CORNERS.
6. CONDUIT SHALL BE ELECTRICAL METALLIC (STEEL) TUBING (EMT), RIGID STEEL (SIZE IN ACCORDANCE WITH NEC), OR MC CABLE WHERE ALLOWED BY CODE. WHERE MC CABLE IS USED, PROPER SECUREMENT AND SUPPORT (AT INTERVALS NOT EXCEEDING 6 FEET) SHALL BE FOLLOWED PER NEC ART. 330-30.
7. PROVIDE EMERGENCY LIGHTING TO MEET THE REQUIRED FOOT CANDLE LEVEL PER LOCAL CODE.
8. COORDINATE LIGHTING WITH SPRINKLER & MECHANICAL DRAWING.
9. REFERENCE TO HEIGHT OF OUTLET OR RECEPTACLE SHALL BE MEASURED FROM FINISHED FLOOR TO CENTER OF OUTLET OR RECEPTACLE.
10. ALL RECEPTACLES SHALL BE GROUNDING TYPE.
11. ALL RECEPTACLES AND SWITCHES SHALL HAVE TWO (2) REVOLUTIONS OF ELECTRICAL TAPE (SCOTCH 33+) OVER ALL THE TERMINALS, TO PREVENT ACCIDENTAL CONTACT WITH THE JUNCTION BOX OR OUTLET BOX.
12. PVC CONDUIT AND FITTINGS ARE ACCEPTABLE ONLY BELOW SUBBASE MATERIAL OF GROUND BEARING FLOOR SLABS WHERE SUCH USE IS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. CONDUIT SIZE TO BE IN ACCORDANCE WITH NEC.
13. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX AND CONDUIT STUB-UP ABOVE CEILING FOR ALL LOW VOLTAGE CABLING.
14. DIMENSION IS FROM FINISHED WALL, SEE ARCHITECTURAL FOR WALL THICKNESS.
15. FIELD COORDINATE EXACT LOCATION OF OUTLETS AS DETERMINED BY THE ACTUAL FURNITURE LAY OUT. VERIFY WITH FIXTURE PLAN.
16. COORDINATE WITH OTHER DISCIPLINES FOR ELECTRICAL REQUIREMENTS OF EQUIPMENT NOT SHOWN ON DETAILS (i.e. ROOF-TOP UNITS, UNIT HEATERS, FANS, ETC.).

Legend:

- $ LIGHT SWITCHES
- PENDANT LIGHTING WITH 40 WATT LED LIGHT BULBS
- CHANDELIER LIGHT FIXTURE WITH 60 WATT LED LIGHT BULBS
- WALL SCONCE LIGHTING WITH 10 WATT LED LIGHT BULBS
- EXTERIOR LIGHTING WITH 40 WATT LED LIGHT BULBS
- NEW EXTERIOR LED FLOOD LIGHT
- WALL MOUNTED DUPLEX ELECTRICAL OUTLET
- (S) SMOKE ALARM
- CM CARBON MONOXIDE ALARM

Building Department Certification:

Application # RBP23-000215

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Great Neck NY 11021
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REGISTERED ARCHITECT ROBERT BAHARY 029606 STATE OF NEW YORK

Project Information:

Proposed Alteration

38 Hawthrone Lane
Great Neck, NY 11023
Section: 2
Block: 367
Lot(s): 57
Lot Size: 14,941 Sq Ft
Zone: R-A Town of North Hempstead

Drawing Name:

LIGHTING PLANS

No.	Date	Revision

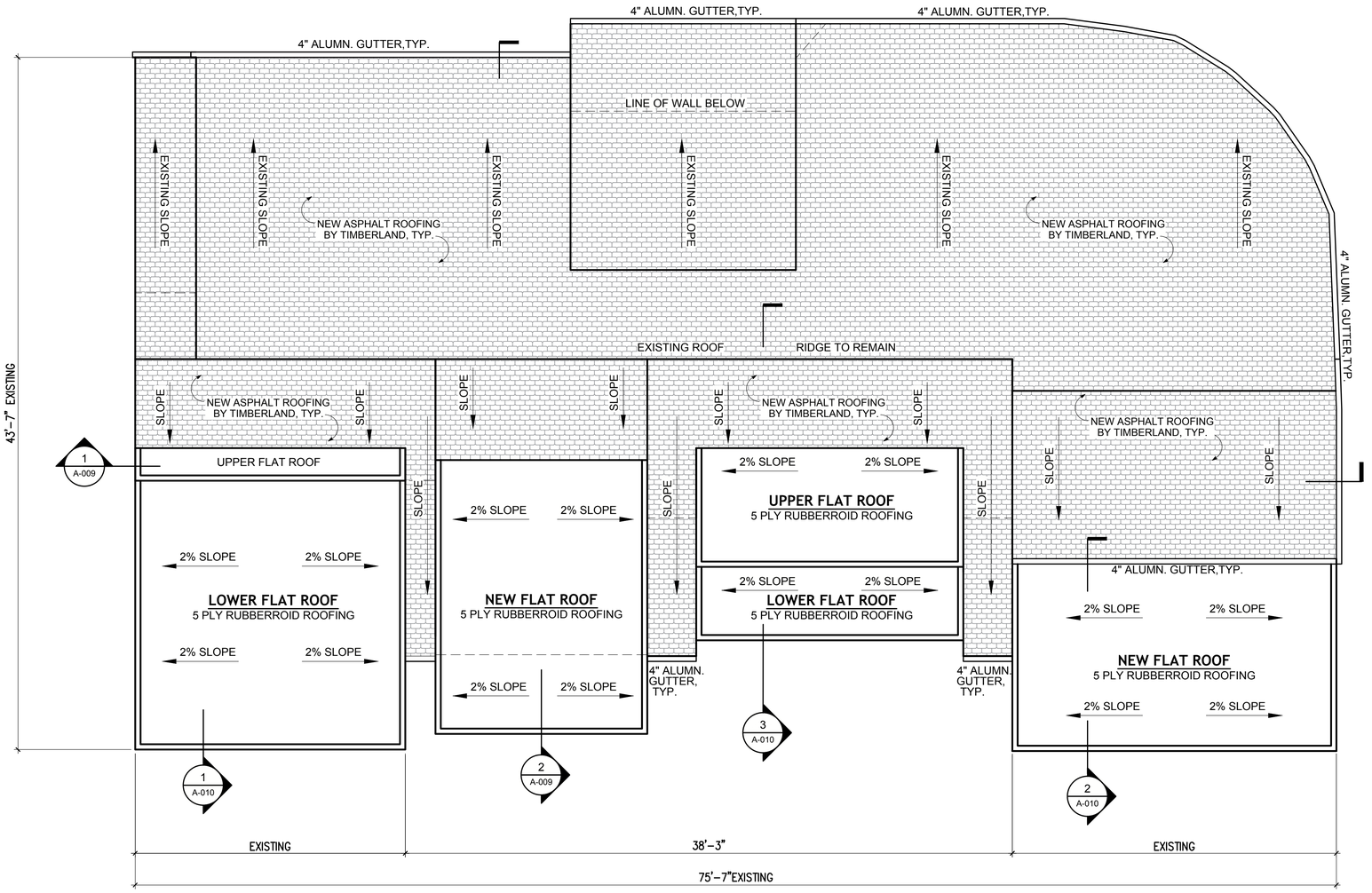
Job No: 2006
Date: 3/22/23
Drawn By: GJ

Drawing Number:

A-006
6 of 12

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1 ROOF PLAN

1/4" = 1'-0"

Building Department Certification:

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ROOF PLAN

No.	Date	Revision
1	6/12/23	Eave Height

Job No: 2006
Date: 3/22/23
Drawn By: GJ

Drawing Number:

A-007
7 of 12

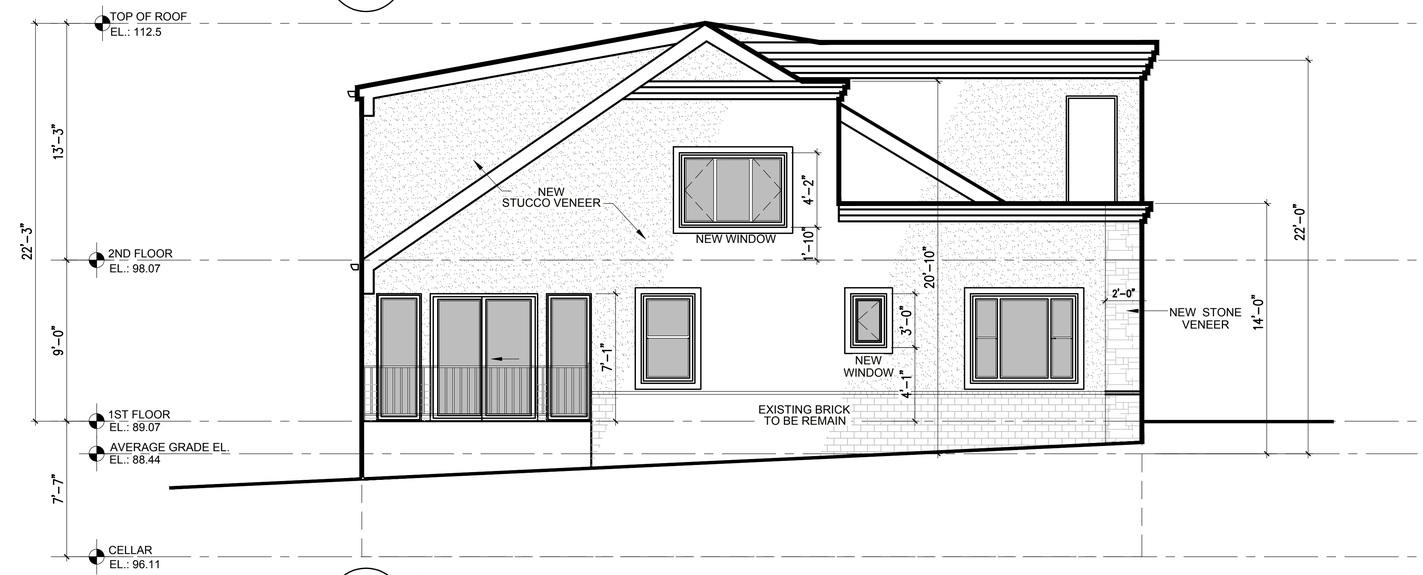
IT IS A VIOLATION OF THE NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THESE DRAWINGS IN ANY WAY.
THE ARCHITECT SHALL NOT HAVE CONTROL, OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, MEATHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. BAHARY ARCHITECTURE PC, ITS PRINCIPALS AND EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

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1 FRONT ELEVATION

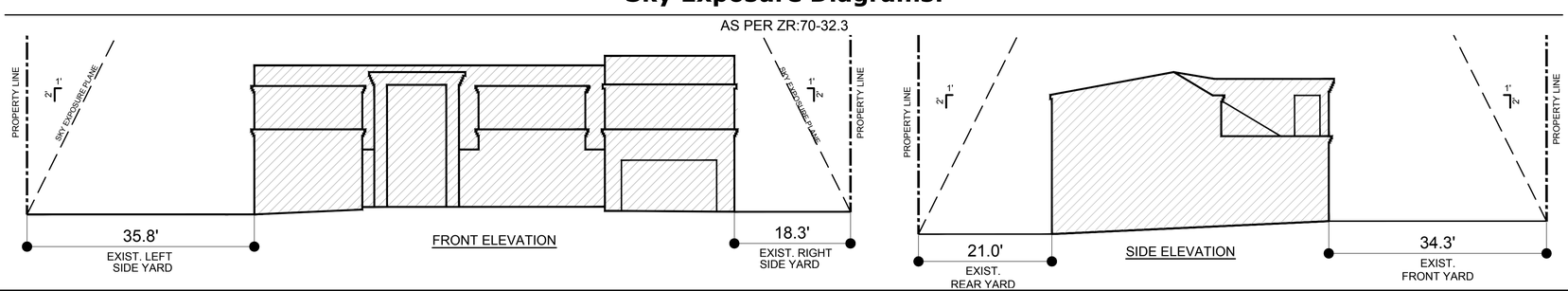
1/4" = 1'-0"



1 SOUTH ELEVATION

1/4" = 1'-0"

Sky Exposure Diagrams:



Building Department Certification:

Application # RBP23-000215

BAHARY ARCHITECTURE

310 Northern Boulevard, Suite F
Great Neck NY 11021
516/773 3717
WWW.BAHARYARCHITECTURE.COM

REGISTERED ARCHITECT ROBERT BAHARY 029606 STATE OF NEW YORK

Project Information:

Proposed Renovation

38 Hawthrone Lane
Great Neck, NY 11023
Section: 2
Block: 367
Lot(s): 57
Lot Size: 14,941 Sq Ft
Zone: R-A Town of North Hempstead

Drawing Name:

ELEVATIONS

No.	Date	Revision
1	6/12/23	Eave Height

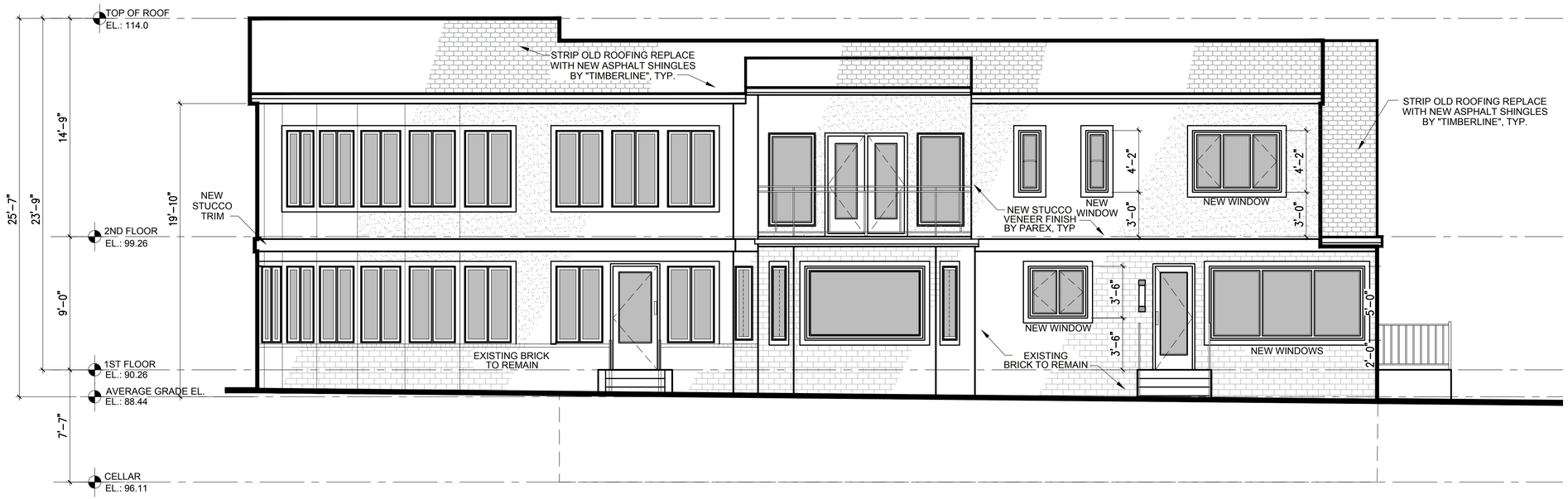
Job No: 2206
Date: 3/22/23
Drawn By: GJ

Drawing Number:

A-008
8 of 12

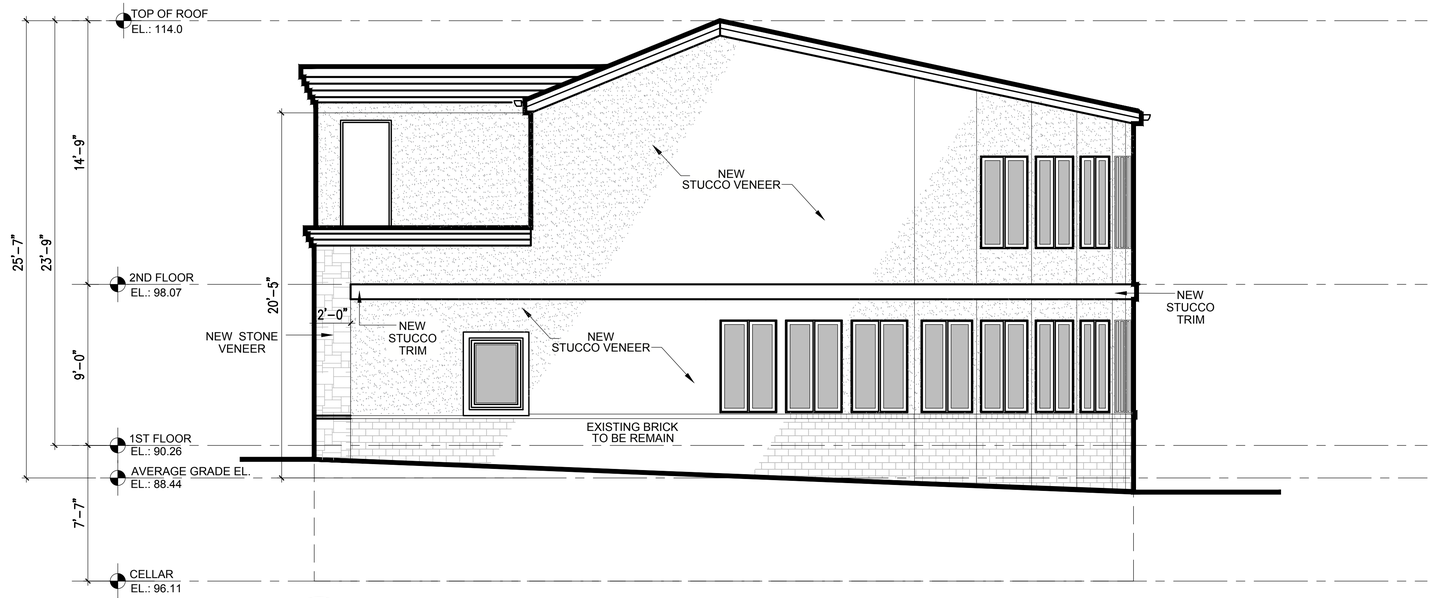
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2 REAR ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"

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Drawing Name:

ELEVATIONS

No.	Date	Revision
1	6/12/23	Eave Height

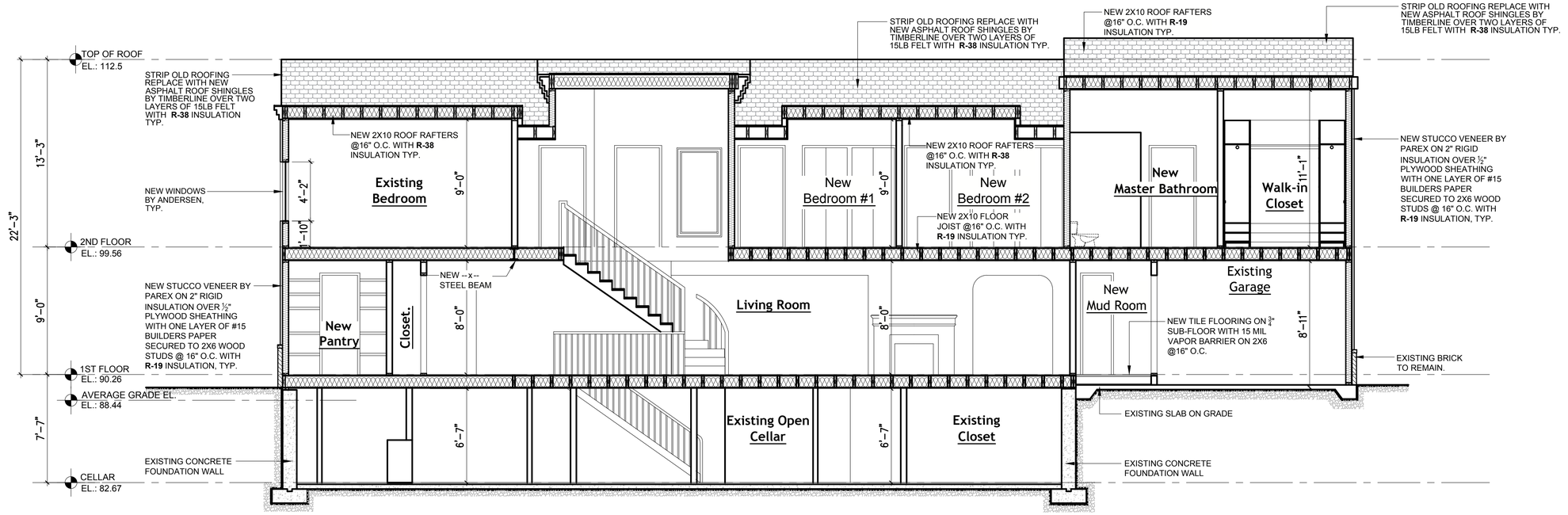
Job No: 2006
Date: 3/22/23
Drawn By: GJ

Drawing Number:

A-009
9 of 12

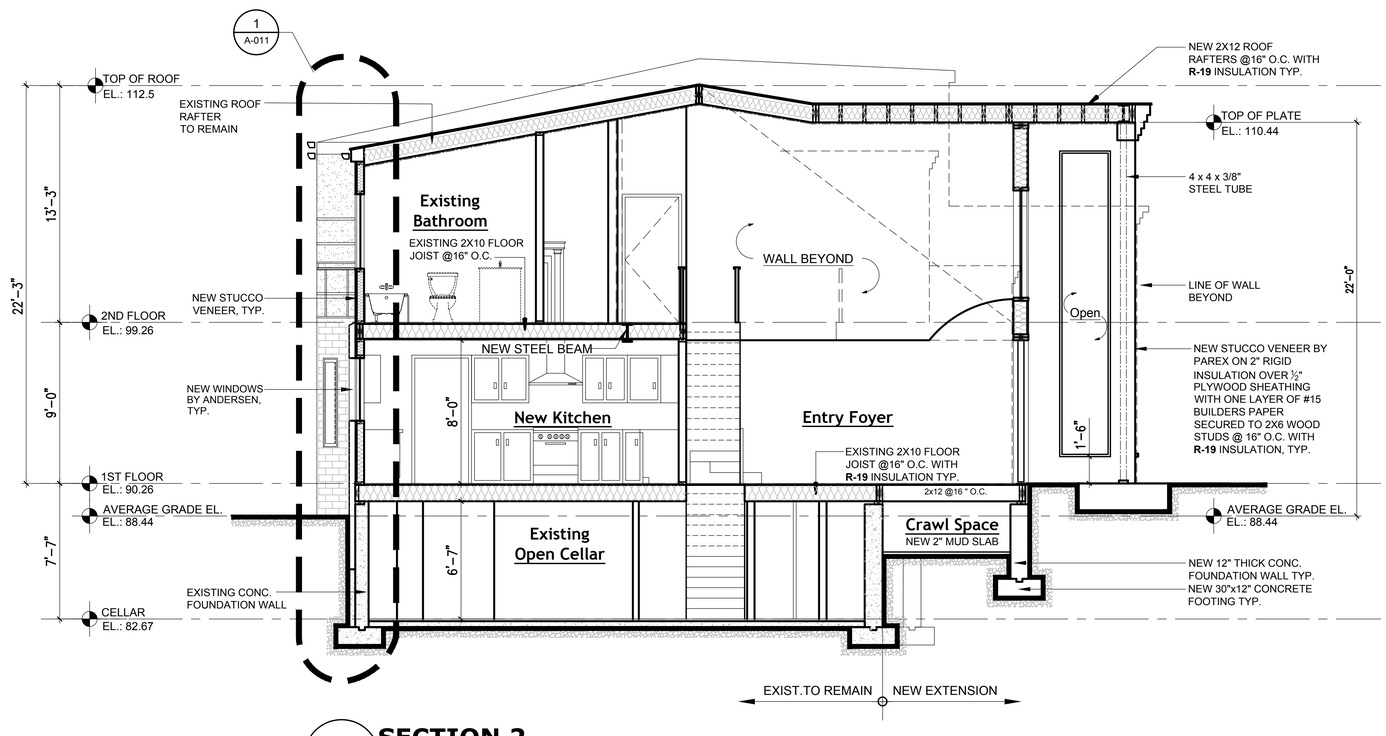
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1 LONGITUDINAL SECTION

1/4" = 1'-0"



2 SECTION 2

1/4" = 1'-0"

Application # RBP23-000215

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Great Neck NY 11021
516.773.3717
WWW.BAHARYARCHITECTURE.COM

REGISTERED ARCHITECT ROBERT BAHARY 029608 STATE OF NEW YORK

Project Information:

Proposed New Structure

38 Hawthrone Lane
Great Neck, NY 11023
Section: 2
Block: 367
Lot(s): 57
Lot Size: 14,941 Sq Ft
Zone: R-A Town of North Hempstead

Drawing Name:

SECTION

No.	Date	Revision
1	6/12/23	Eave Height

Building Department Certification:

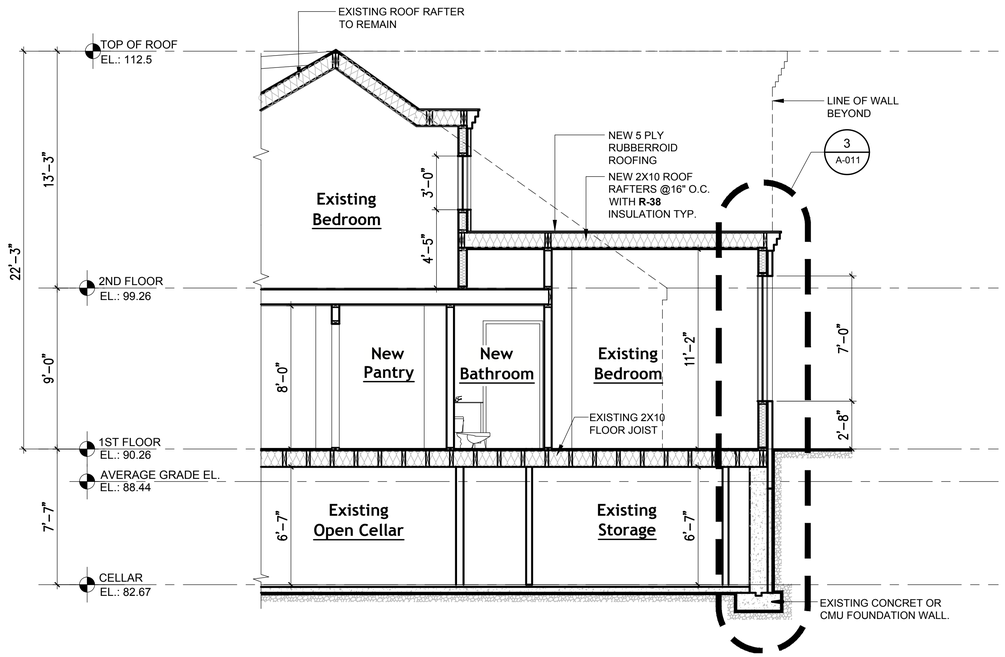
Job No: 2206
Date: 3/22/23
Drawn By: GJ

Drawing Number:

A-010
10 of 12

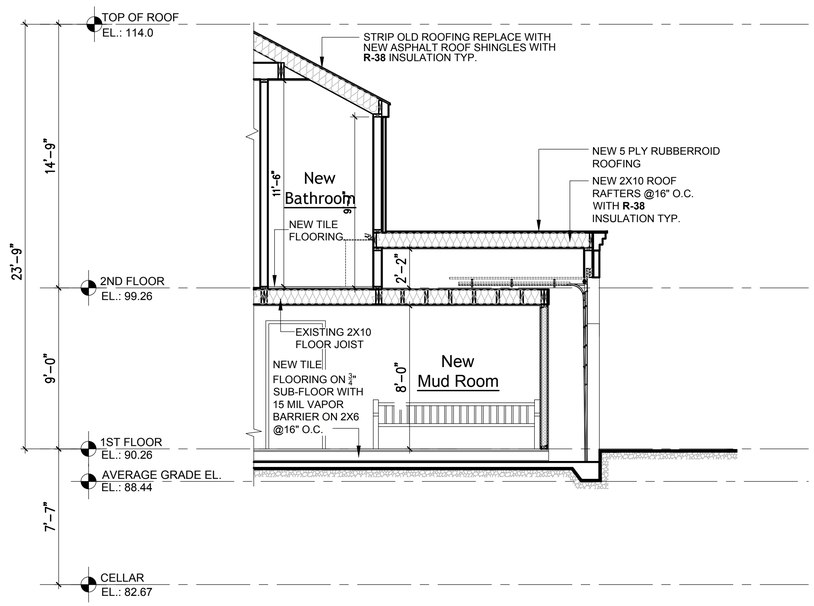
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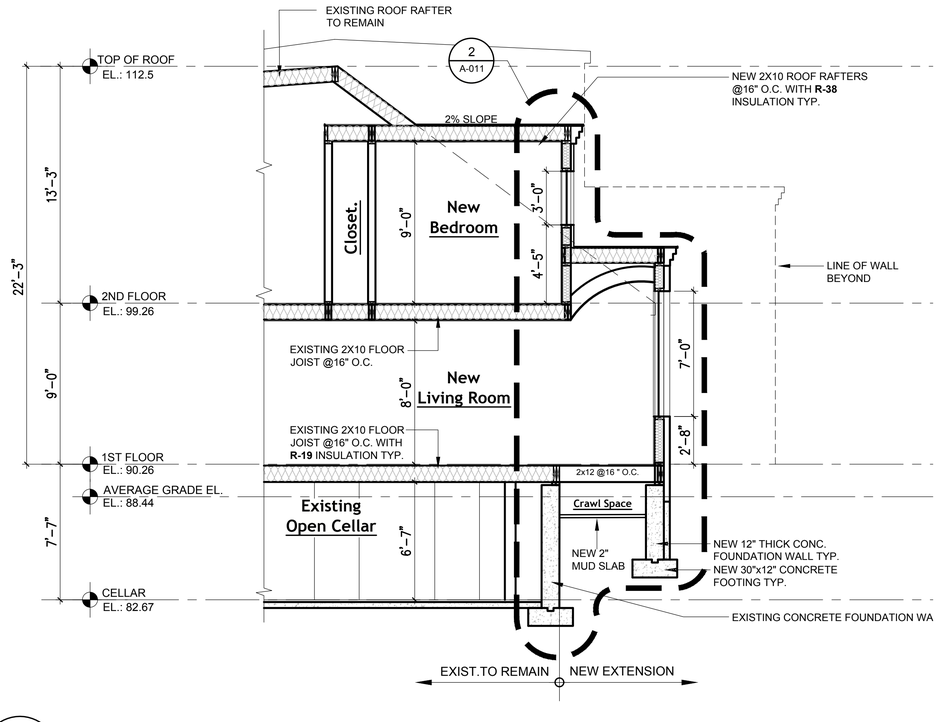
1 PARTIAL SECTION

1/4" = 1'-0"



2 PARTIAL SECTION

1/4" = 1'-0"



3 PARTIAL SECTION

1/4" = 1'-0"

Building Department Certification:

Application # RBP23-000215

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Seal

REGISTERED ARCHITECT ROBERT BAHARY 029608 STATE OF NEW YORK

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Drawing Name:

SECTION

No.	Date	Revision

Job No: 2206
Date: 3/22/23
Drawn By: GJ

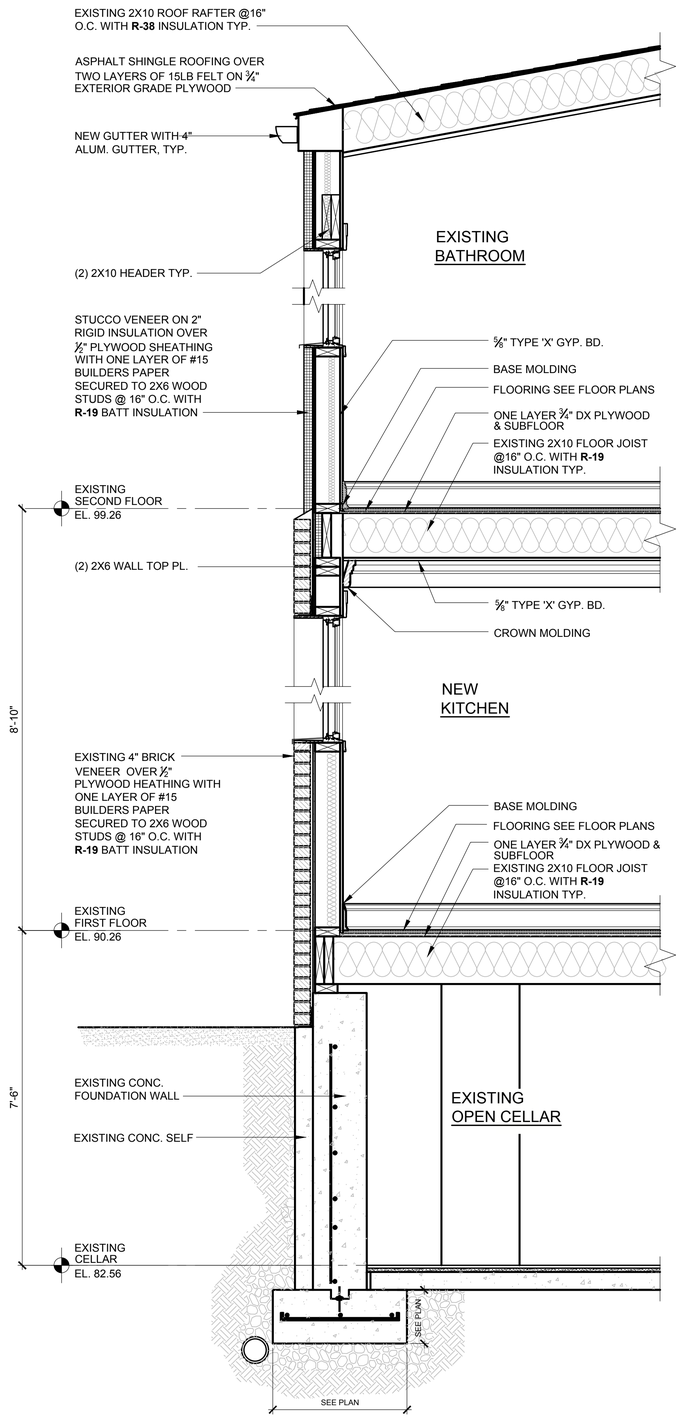
Drawing Number:

A-011

11 of 12

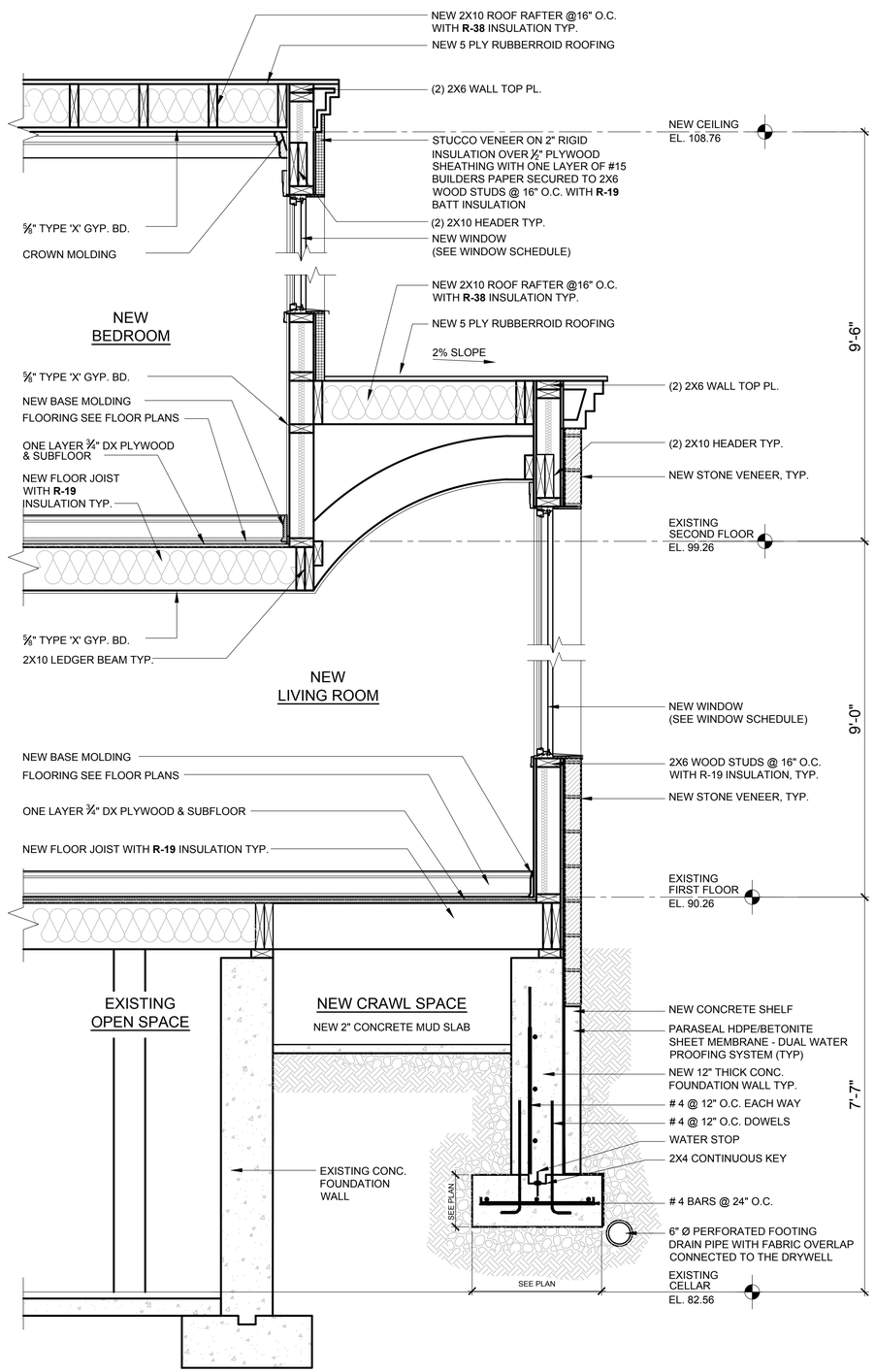
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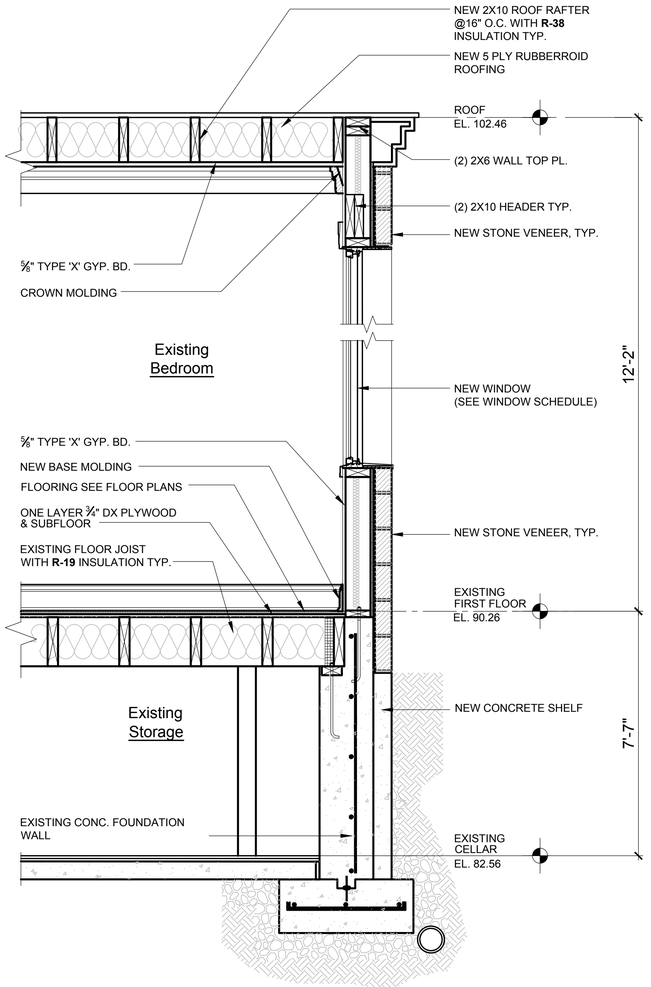
1 WALL DETAIL

3/4" = 1'-0"



2 WALL DETAIL

3/4" = 1'-0"



3 WALL DETAIL

3/4" = 1'-0"

Building Department Certification:

Application # RBP23-000215

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Drawing Name:

DETAILS

No.	Date	Revision

Job No: 2206
Date: 3/22/23
Drawn By: GJ

Drawing Number:

A-012
12 of 12

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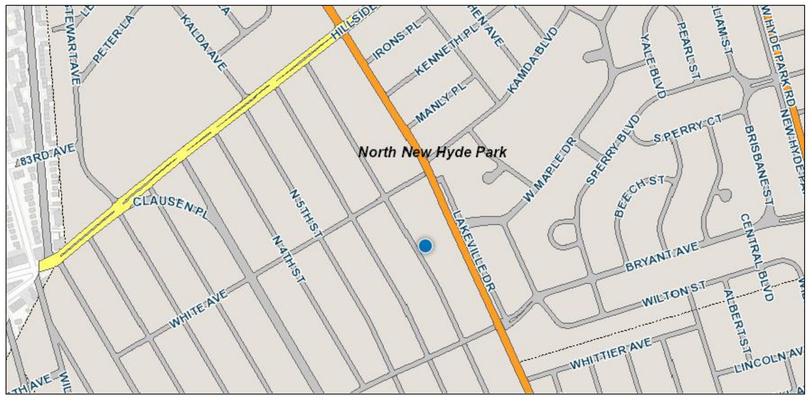
956 N 7TH ST
NEW HYDE PARK NY 11040

MAINTAIN EXISTING 1 STORY DWELLING

TOWN OF NORTH HEMPSTEAD

NASSAU COUNTY, NY 11030

TAX MAP: 0200-8-19-192



ZONING DATA: ZONE R-C - SINGLE FAMILY DWELLING				
	REQ'D/MAX.	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA (S.F.)	5000	3344.00	N/A	NONE
MIN. LOT WIDTH (FT.)	40	30.00	N/A	NONE
MAX. LOT COVERAGE (%)	35%	37%	N/A	NONE
MAX. PERMITTED GROSS FLOOR AREA (%)	50%	29.96%	9%	YES
MAX. PERMITTED GROSS FLOOR AREA (S.F.)	1672	1002	314(ATTIC)	YES
MAX. FRONT YARD SETBACK (FT.)	25	15.20	N/A	NONE
MAX. SIDE YARD SETBACK (FT.)	5	6.54+3.4	2.73+3.4	YES
MAX. REAR YARD SETBACK (FT.)	15	44.01	N/A	NONE
MAX. HEIGHT TO RIDGE (FT.)	30	30	N/A	NONE
MAX. FRONT YARD PAVING (%)	55%	35.9%	N/A	NONE

DRAWING INDEX:	
DRAWING PAGE ID	DRAWING TITLE
T-001.00	COVER SHEET
T-002.00	CONSTRUCTION NOTES
A-001.00	FIRST,CELLAR & ATTIC PLAN, PLUMBING RISER DIAGRAM
A-002.00	ELEVATIONS
A-100.00	DETAILS, SECTIONS

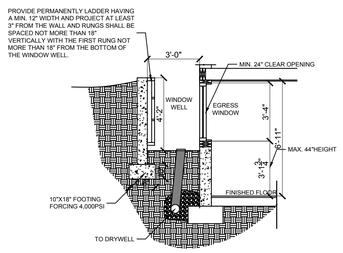
SCOPE OF WORK:

MAINTAIN EXISTING ONE STORY DWELLING, INCLUDING NEW WOOD FLOORING THROUGHOUT, NEW FILE FLOORING AT KITCHEN AND BATHROOM, REPLACE PLUMBING FIXTURES, REPLACE DOORS AND WINDOWS IF NECESSARY, PAINT THROUGHOUT.
NO CHANGE IN USE, OCCUPANCY OR USE.
MAINTAIN EXISTING REAR ADDITION, EXISTING ENCLOSED FRONT PORCH, EXISTING FINISHED ATTIC AND FINISHED CELLAR.
PROVIDE 2ND MEANS OF EGRESS AT CELLAR

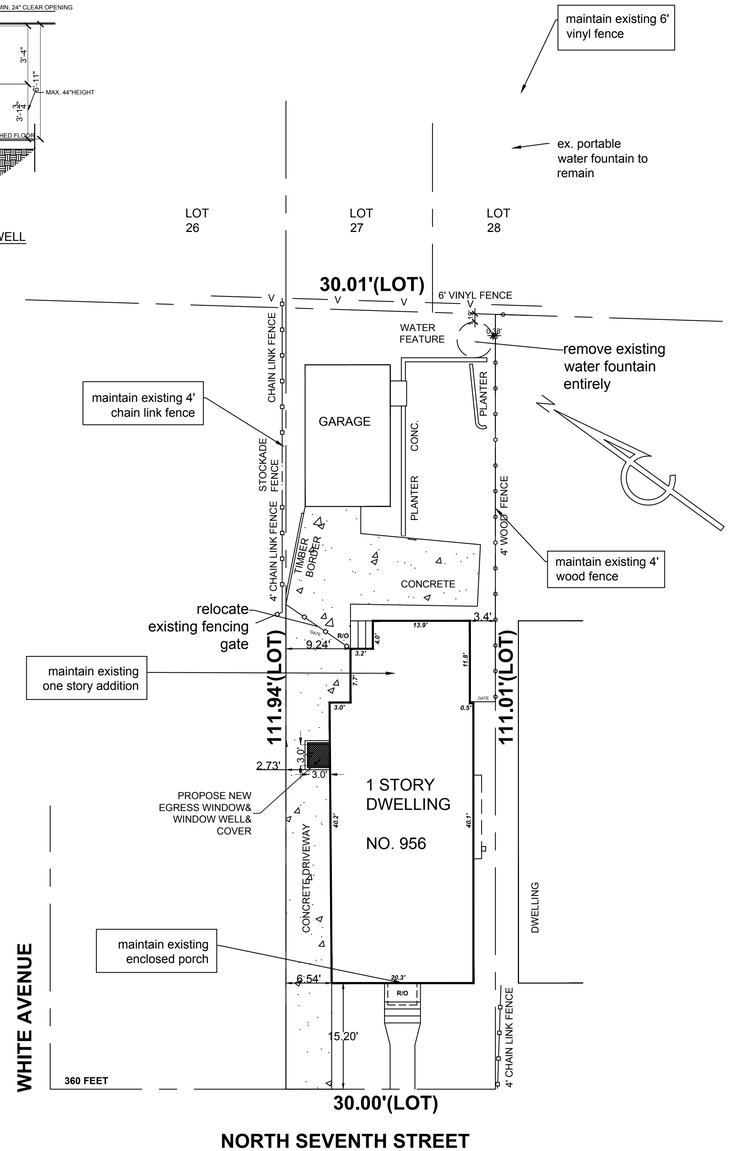
NOTES:
1. CONTRACTOR/BUILDER SHALL "VERIFY IN FIELD" ALL DIMENSIONS PRIOR TO QUOTING PRICE AND/OR PRIOR TO COMMENCING WORK.
2. CONTRACTOR/BUILDER SHALL CONTACT ENGINEER/ARCHITECT OF RECORD SHOULD THERE BE ANY CONFLICTING INFORMATION OR DISCREPANCIES IN THESE DRAWNGS

ENERGY COMPLIANCE CODE:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE COMPLIANCE WITH 2015 INTERNATIONAL ENERGY CODE.



EGRESS WINDOW & WELL



SITE PLAN

SCALE: 1' =10'

#21436

PROJECT

INTERIOR ALT.

OWNER AND ADDRESS

YIN LIU & DINGYONG LI

956 N SEVENTH STREET
NEW HYDE PARK, NY 11040

ENGINEER / ARCHITECT
NARESH MAHANGU

NY BUILDING ASSOCIATES INC.
124-15 METROPOLITAN AVENUE
KEW GARDENS, NY 11415

PHONE# 718-744-4661
LICENSE# 089068

NOTE: THE ENGINEER AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY SUPERVISION OF THE ACTUAL CONSTRUCTION.

STRUCTURAL ENGINEER

MEP ENGINEER

FOUNDATION ENGINEER

REVISIONS

DATE	REMARKS

APPROVAL STAMP

DRAWING TITLE

SITE PLAN
COVER SHEET

SEAL & SIGNATURE



DRAWN BY:	OFFICE REF N°:
Y.B.	-
SCALE:	DRAWING N°:
AS SHOWN	T-001.00
DATE:	PAGE N°:
5/30/2023	1 OF 5

OWNERSHIP OF DOCUMENTS NOTICE: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THIS ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY ARE NOT TO BE USED BY THE PROJECT OWNER NOR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THIS ARCHITECT.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE "OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE TOWN OF NORTH HEAMPSTEAD", BUILDING CONSTRUCTION, FIRE SAFETY AND ENERGY CONSERVATION CODES, AND ALL OTHER APPLICABLE MUNICIPAL, STATE AND FEDERAL RULES AND REGULATIONS.

2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF YONKERS BUILDING CODES, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.

3. THE BUILDER SHALL VERIFY ALL DIMENSIONS IN THE FIELD. "V.I.F." DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ENGINEER IN WRITING FOR CLARIFICATION. WORK SHALL NOT PROCEED UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED.

4. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, THE BUILDER SHALL NOTIFY THE ENGINEER AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHODS TO ACCOMPLISH THE REQUIRED RESULTS.

5. ALL PLUMBING WORK SHALL CONFORM TO THE TOWN OF NORTH HEAMPSTEAD PLUMBING CODE. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODE. ALL HEATING AND VENTILATING WORK SHALL COMPLY WITH AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE) STANDARDS. CONTRACTOR/OWNER TO HIRE LICENSED PLUMBER AND ELECTRICIAN.

6. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

7. DO NOT SCALE DRAWINGS FOR DIMENSIONS. REFER TO WRITTEN DIMENSIONS FOR ACCURACY OR CONTACT ENGINEER FOR ANY MISSING AND REQUIRED DIMENSIONS. DIMENSIONS CHANGED IN THE FIELD BY THE CONTRACTOR WITHOUT INFORMING THE ENGINEER SHALL RELEASE THE ENGINEER OF FURTHER RESPONSIBILITY FOR DIMENSIONS. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE DETAILS.

8. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OR INSTALLATION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.

9. CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS, BUILDING PERMITS AND INSPECTIONS AND SHALL PAY ALL REQUIRED FEES. CONTRACTOR SHALL ARRANGE AND PERFORM TESTS OF ALL MECHANICAL OR OPERABLE COMPONENTS. THE COST OF SUCH TESTS SHALL BE INCLUDED IN THE CONSTRUCTION COST ESTIMATE.

10. NO SUBSTITUTIONS SHALL BE MADE FOR ANY ITEMS SPECIFIED ON THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER OR OWNER.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MIS-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.

12. ALL CORING AND DRILLING REQUIRED TO BE PERFORMED AT TIMES ONLY AS ALLOWED BY BUILDING RULES, REGULATIONS OR POLICIES. COORDINATE WORK WITH BUILDING MANAGER.

13. THE CONTRACTOR SHALL HAVE THE BUILDING LOCATION STAKED OUT IN THE FIELD BY A LICENSED LAND SURVEYOR BEFORE BEGINNING CONSTRUCTION. MARK PROPERTY LINES AS WELL AS SET BACKS & EASEMENT.

14. EXISTING UTILITIES: THE BUILDER SHALL TAKE EXTREME CARE DURING EXCAVATION AND SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES AND SERVICE LINES. THE BUILDER SHALL MAKE ALL NECESSARY PROVISIONS TO PROTECT ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. BUILDER SHALL CONTACT THE LOCALITY AND UTILITY COMPANIES TO ASCERTAIN THE PRESENCE AND LOCATION OF UTILITY AND SERVICE LINE IN ACCORDANCE WITH LOCAL RULES AND REGULATIONS ("CALL BEFORE YOUR DIG").

15. SMOKE DETECTORS SHALL BE MOUNTED AND PLACED IN ACCORDANCE WITH NFPA 74, STANDARD FOR INSTALLATION, MAINTENANCE AND USE OF HOUSEHOLD FIRE WARNING EQUIPMENT AND IN ACCORDANCE WITH NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE SECTION 717.5, 717.6b, AND 1060.10.

16. STAIRS: STAIRS SHALL CONFORM TO THE "OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK", VOLUME B, SUBCHAPTER B, "BUILDING CONSTRUCTION", ARTICLE 3, PART 713.

17. GLAZING IN DOORS, SHOWER STALLS, FIXED PANELS AND BATHTUB ENCLOSURES : GLAZING IN DOORS, SHOWER STALLS, FIXED PANELS AND BATHTUB ENCLOSURES SHALL CONFORM TO THE "OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK", VOLUME B, SUBCHAPTER B. "BUILDING CONSTRUCTION", ARTICLE 3, PART 715.

18. VENTILATION: PROVIDE VENTILATION IN CONFORMANCE WITH THE "OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK", VOLUME B, SUBCHAPTER B, "BUILDING CONSTRUCTION", ARTICLE 3, PART 712, SECTION 712.1b & 712.2b.

19. DESIGN LOADS

	GARAGE	FLOOR	ROOF
LIVE LOAD:	100 PSF	40 PSF	45PSF
DEAD LOAD:	50 PSF	20 PSF	10 PSF
TOTAL LOAD:	150 PSF	60 PSF	55 PSF

20. SCOPE OF WORK SHALL INCLUDE ALL WORK AS SHOWN ON DRAWINGS, NOTES OR AS REVIEWED VERBALLY PRIOR TO BIDDING. (ANY WORK ADDED FOLLOWING FINAL BID SUBMITTAL SHALL BE INCLUDED AS A CHANGE ORDER.)

21. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF YONKERS BUILDING CODES, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
PREMISES TO COMPLY WITH ALL ARTICLES OF THE HOUSING MAINTENANCE CODE, AS APPLICABLE.

22. CONTRACTOR TO COORDINATE VARIOUS ELEMENTS OF THE WORK AND ENTITIES ENGAGED TO PERFORM WORK AND COORDINATE WORK WITH EXISTING FACILITIES/CONDITIONS AND WITH ANY WORK BY SEPARATE CONTRACTORS AND BY OWNER.

23. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OR INSTALLATION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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.

25. CLEAN EACH ELEMENT OF WORK AT TIME OF INSTALLATION. PROVIDE SUFFICIENT MAINTENANCE AND PROTECTION DURING CONSTRUCTION TO ENSURE FREEDOM FROM DAMAGE AND DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.

26. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.)

27. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

28. CONTRACTOR ACCESS TO OTHER SPACES WITHIN THE BUILDING AS REQUIRED FOR PLUMBING AND ELECTRICAL WORK SHALL BE COORDINATED WITH THE HOMEOWNER.

29. CONTRACTOR TO PROVIDE FIRE-STOPPING OF REQUIRED RATING WHERE NEW WORK PENETRATES FIRE-RATED PARTITIONS, WALLS, CEILINGS AND FLOORS.

30. CONTRACTOR TO REQUIRE INSTALLER OF EACH UNIT OF WORK TO INSPECT SUBSTRATE AND CONDITIONS FOR INSTALLATION PRIOR TO INSTALLATION. CONTRACTOR TO CORRECT UNSATISFACTORY CONDITIONS. INSPECT EACH PRODUCT IMMEDIATELY BEFORE INSTALLATION. DO NOT INSTALL DAMAGED OR DEFECTIVE PRODUCTS, MATERIALS OR EQUIPMENT.

31. COMPLY WITH MANUFACTURES' INSTRUCTIONS AND RECOMMENDATIONS TO THE EXTENT THAT PRINTED INFORMATION IS MORE DETAILED OR STRINGENT THAN THE REQUIREMENTS CONTAINED DIRECTLY IN CONTRACT DRAWINGS.

32. ANCHOR WORK SECURELY IN PLACE, PROPERLY LOCATED BY MEASURED LINE AND LEVEL, ORGANIZED FOR BEST UNIFORMITY, VISUAL EFFECT, OPERATIONAL EFFICIENTLY, DURABILITY AND SIMILAR BENEFIT TO OWNER'S USE. WHEN ANY DOUBT EXISTS OF EXACT DIMENSIONS OR LOCATION OF EXACT DIMENSIONS OR LOCATION OF WORK, NOTIFY ENGINEER FOR CLARIFICATION.

SITEWORK

1. EXCAVATION SHALL BE PERFORMED SO THAT THE AREA OF THE SITE AND THE AREA IMMEDIATELY SURROUNDING THE SITE AND AFFECTING OPERATIONS TO THE SITE WILL BE CONTINUALLY AND EFFECTIVELY DRAINED. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE EXCAVATION. THE EXCAVATION SHALL BE DRAINED BY PUMPING OR OTHER SATISFACTORY METHODS TO PREVENT SOFTENING OF THE FOUNDATION BOTTOM. UNDERCUTTING OF FOOTING, OR OTHER ACTIONS DETRIMENTAL TO PROPER CONSTRUCTION PROCEDURES.

2. SHORING, INCLUDING SHEET PILING, SHALL BE FURNISHED AND INSTALLED AS NECESSARY TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES AND UTILITIES. SHORING, BRACING AND SHEETING SHALL BE REMOVED AS EXCAVATIONS ARE BACKFILLED, IN A MANNER TO PREVENT CAVING.

3. TRENCHING FOR UNDERGROUND UTILITY SYSTEMS AND DRAIN LINES SHALL BE EXCAVATED TO THE REQUIRED ALIGNMENTS AND DEPTHS. THE BOTTOMS OF TRENCHES SHALL GE GRADED TO SECURE THE REQUIRED SLOPE AND SHALL BE TAMPED IF NECESSARY TO PROVIDE A FIRM PIPE BED.

4. BACKFILL AS REQUIRED FOR ALL EXCAVATION. BACKFILL IN LAYERS NOT MORE THAN 6 INCHES IN DEPTH AND TAMPER TO PROPER DRY DENSITY COMPACTION.
5. BUILDER SHALL EXCAVATE TO FIRM, SOLID BEARING FOR ALL FOOTINGS, WALLS, ETC. TO LOCAL AUTHORITIES REQUIREMENTS AND BELOW AND BELOW THE FROST LINE.

MECHANICAL

1. ALL VENTING IN MECHANICAL AREA TO CONFORM TO LOCAL AND STATE CTYP.

2. ALL VENTING TO FRESH AIR TYP.

3. VENTS TO BE LOCATED 12" FROM CEILING FOR INTAKE AND 12" FROM FLOOR FOR OUTPUT.

4. (1) SQUARE INCH OF VENT FOR EVERY 1,000 BTU's OF INPUT FOR BOILER AND HOT WATER HEATER TYP.

5. BOILER FURNACE SHALL HAVE OUTSIDE COMBUSTION AIR OF 1" PER 1000 BTU MIN.

SMOKE DETECTORS & CO DETECTORS

1. SMOKE DETECTORS TO BE PLACED INSIDE AND OUTSIDE OF ALL HABITABLE ROOMS AS PER CODE.

2. ALL SMOKE DETECTORS IN BEDROOMS, HALLWAYS AND COMMON ROOMS TO BE HARDWIRED AND INTERCONNECTED (LICENSED ELECTRICIAN TO FILE)

3. CENTER SMOKE DETECTORS ON HALLWAYS.

4. CO DETECTOR TO BE INSTALLED ON EACH FLOOR AND MECHANICAL ROOM AS PER CODE.

CONCRETE WORK

1. PERFORM ALL CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH CITY OF YONKERS BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, UNLESS SPECIFIED OTHERWISE.

2. INSPECTION AND TESTING OF CONCRETE WORK AND CONCRETE MIX SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT REQUIREMENTS.

3. MATERIALS:
CONCRETE: CONCRETE SHALL BE 3500 PSI STRENGTH IN ACCORDANCE WITH ACI 301.3.2 AFTER 28 DAYS. MAXIMUM SLUMP 4 INCHES.
WELDED WIRE FABRIC: SHALL BE 6 X 6 W 1.4 X W 1.4 SIZE, PLAIN FINISH CONFORMING TO ASTM A185.
REINFORCING STEEL: SHALL BE DEFORMED BILLET STEEL BARS, GRADE 40, GALVANIZED FINISH, CONFORMING TO ASTM A615, COMPLETE WITH ALL ACCESSORIES SUCH AS CHAIRS, BAR SUPPORTS, SPACERS, TIE WIRE ETC.
VAPOR RETARDER: SHALL BE 6 MIL THICK CLEAR POLYETHYLENE FILM.
NON-SHRINK GROUT: SHALL BE PRE-MIXED COMPOUND CONSISTING OF NON-METALIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING AGENTS; CAPABLE OF DEVELOPING MINIMUM COMPRESSIVE STRENGTH OF 2400 PSI IN 28 DAYS.
EXPANSION-JOINT FILLER STRIPS, PREMOLDED SHALL BE RESIN IMPREGNATED FIBERBOARD CONFORMING TO PHYSICAL REQUIREMENTS OF ASTM D 1752.

4. INSTALL VAPOR RETARDER UNDER ALL SLABS ON GRADE OVER CAPILLARY WATER BARRIER. LAP JOINTS 8 TO 12 INCHES MINIMUM AND SEAL.

5. POUR FLOOR SLAB IN CHECKBOARD OR SAW-CUT PATTERN NOT EXCEEDING 1200 SQUARE FOOT MORE THAN 40'-0" IN ANY DIRECTION AND FINISH IN STEEL TROWEL FINISH. MAINTAIN SURFACE FLATNESS OF MAXIMUM 1/8 INCH IN TEN FEET.

6. CONCRETE SLABS: FINISH OF SLABS ON GRADE, SHALL BE DOUBLE STEEL TROWEL FINISH.

7. CURING: CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING BY CONTROL CURING METHODS, COVERS AND WETTING WITH SPECIAL ATTENTION TO LIMITATIONS MPOSED BY WEATHER CONDITIONS.

8. INSTALL FORMS SO AS TO ALLOW ADEQUATE SPACE AND OPENINGS FOR FLOW AND PLACEMENT OF CONCRETE. CONSTRUCT FORMS FREE OF DEFECTS THAT WOULD AFFECT APPEARANCE AND HOLDING POWER DURING AND AFTER CONCRETE POUR. KEEP FORMWORK IN PLACE UNTIL CONCRETE REACHES REQUIRED STRENGTH.

9. REINFORCING: PLACE REINFORCING IN ACCORDANCE WITH CHAPTER 5 (ACT 301-89). LOCATE REINFORCING SPLICES NOT INDICATED AT POINTS OF MINIMUM STRESS.

10. INSURE THAT OPENINGS, AND DEPRESSIONS, IN CONCRETE WORK ARE PROVIDED FOR BEFORE POURING. FORMWORK SHALL BE CONSTRUED SO THAT THE CONCRETE SURFACES WILL CONFORM TO THE TOLERANCE LIMITS LISTED IN TABLE 4.3.1 (ACT 301-89)

11. AREAWAY WALLS FOR CRAWL SPACE VENTS OR BASEMENT WINDOWS SHALL BE ROUND, PREFABRICATED 16 \ GAGE GALVANIZED CORRUGATED STEEL, SIZE TO SUIT GRADE CONDITIONS, AS MANUFACTURED BY ST. PAUL CORRUGATING CO. MINNEAPOLIS, MINNESOTA.
12. ALL FOOTINGS SHALL BE FORMED TO MEET SIZES INDICATED ON DRAWINGS AND DETAILS.

PROJECT

INTERIOR ALT.

OWNER AND ADDRESS

YIN LIU & DINGYONG LI

956 N SEVENTH STREET
NEW HYDE PARK, NY 11040

ENGINEER / ARCHITECT

NARESH MAHANGU

NY BUILDING ASSOCIATES INC.
124-15 METROPOLITAN AVENUE
KEW GARDENS, NY 11415

PHONE# 718-744-4661
LICENSE# 089068

NOTE: THE ENGINEER AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY SUPERVISION OF THE ACTUAL CONSTRUCTION.

STRUCTURAL ENGINEER

MEP ENGINEER

FOUNDATION ENGINEER

REVISIONS

	DATE	REMARKS

APPROVAL STAMP

DRAWING TITLE

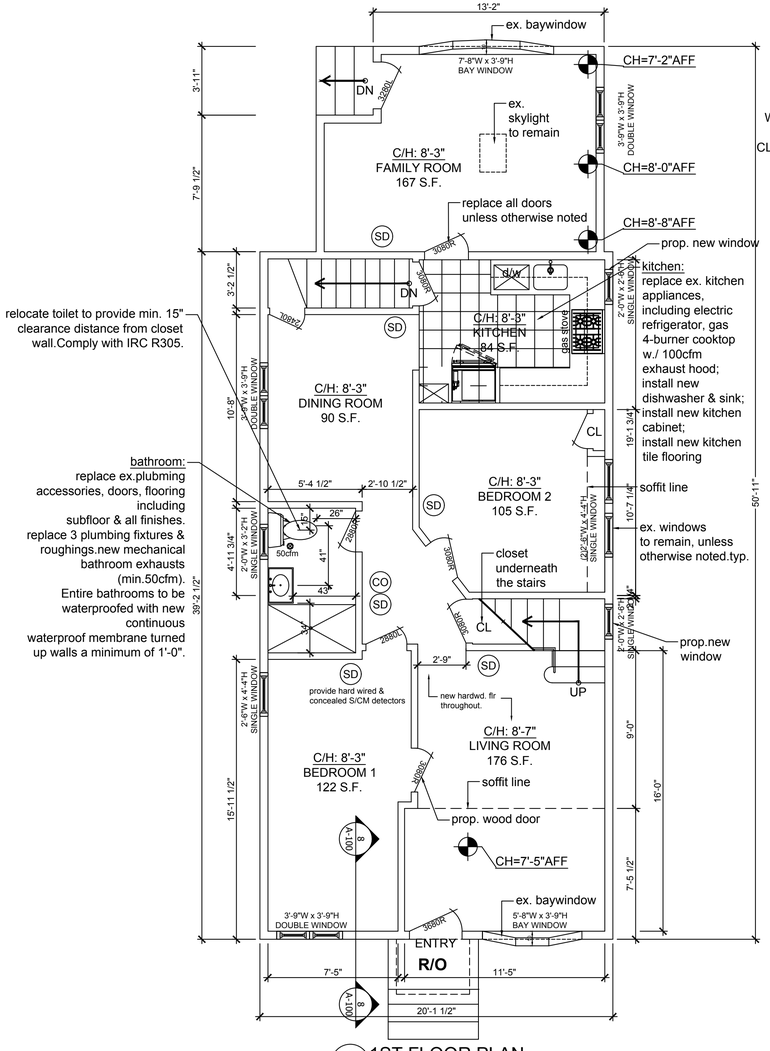
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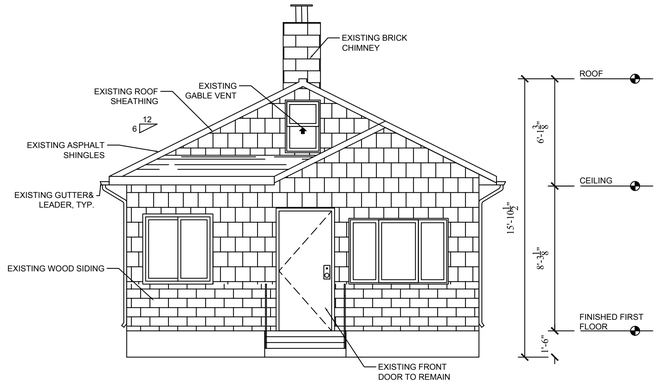
SEAL & SIGNATURE

STATE OF NEW YORK
NARESH K. MAHANGU
LICENSED PROFESSIONAL ENGINEER

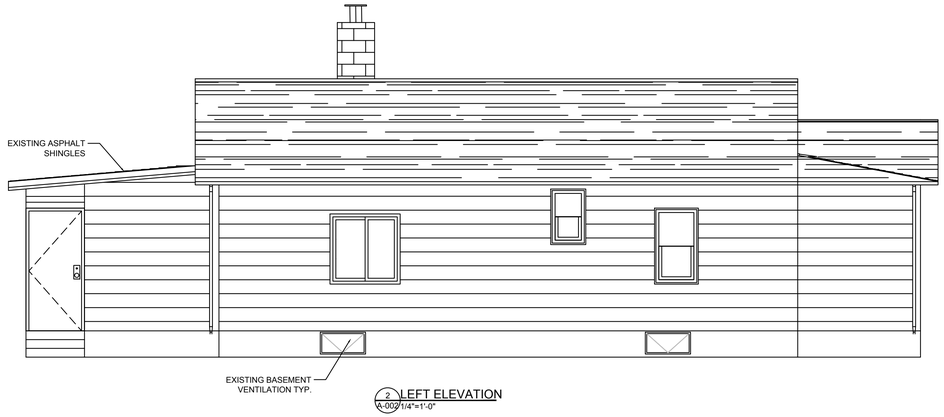
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DATE: 5/30/2023	PAGE N°: 2 OF 5

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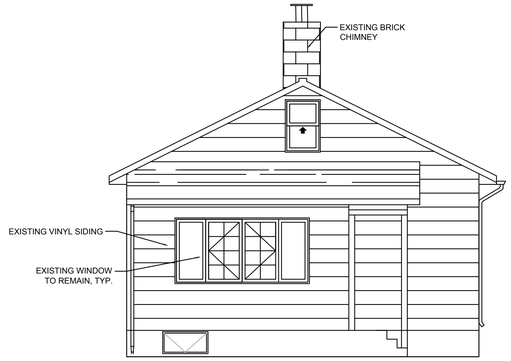

13'-2"
ex. baywindow
7'-8"W x 3'-9"H
BAY WINDOW
CH=7'-2"AFF
DN
ex.
skylight
to remain
3'-9"W x 3'-9"H
DOUBLE WINDOW
C/H: 8'-3"
FAMILY ROOM
167 S.F.
CH=8'-0"AFF
replace all doors
unless otherwise noted
CH=8'-8"AFF
prop. new window
kitchen:
replace ex. kitchen
appliances,
including electric
refrigerator, gas
4-burner cooktop
w./ 100cfm
exhaust hood;
install new
dishwasher & sink;
install new kitchen
cabinet;
install new kitchen
tile flooring
d/w
gas stove
C/H: 8'-3"
KITCHEN
84 S.F.
C/H: 8'-3"
DINING ROOM
90 S.F.
CL
soffit line
ex. windows
to remain, unless
otherwise noted.typ.
C/H: 8'-3"
BEDROOM 2
105 S.F.
closet
underneath
the stairs
prop.new
window
UP
provide hard wired &
concealed S/CM detectors
new hardwd. flr
throughout.
C/H: 8'-7"
LIVING ROOM
176 S.F.
C/H: 8'-3"
BEDROOM 1
122 S.F.
soffit line
prop. wood door
CH=7'-5"AFF
ex. baywindow
5'-8"W x 3'-9"H
BAY WINDOW
3'-9"W x 3'-9"H
DOUBLE WINDOW
ENTRY
R/O
7'-5"
11'-5"
20'-1 1/2"
relocate toilet to provide min. 15"
clearance distance from closet
wall.Comply with IRC R305.
bathroom:
replace ex.plubming
accessories, doors, flooring
including
subfloor & all finishes.
replace 3 plumbing fixtures &
roughings.new mechanical
bathroom exhausts
(min.50cfm).
Entire bathrooms to be
waterproofed with new
continuous
waterproof membrane turned
up walls a minimum of 1'-0".
50cfm
26"
41"
43"
30"
5'-4 1/2"
2'-10 1/2"
2'-9"
50'-11"
39'-2 1/2"
7'-9 1/2"
3'-11"
3'-2 1/2"
10'-8"
4'-11 3/4"
15'-11 1/2"
9'-0"
16'-0"
7'-5 1/2"
19'-1 3/4"
10'-7 1/4"
2'-6"W x 4'-4"H
SINGLE WINDOW
2'-0"W x 3'-2"H
SINGLE WINDOW
2'-0"W x 2'-6"H
SINGLE WINDOW
(2)2'-6"W x 4'-4"H
SINGLE WINDOW
2'-0"W x 2'-6"H
SINGLE WINDOW
3068R
3068L
3068R
3068R
3068R
3068R
2868R
3068R
3068R
3068



1 FRONT ELEVATION
A-002 1/4"=1'-0"



2 LEFT ELEVATION
A-002 1/4"=1'-0"



3 REAR ELEVATION
A-002 1/4"=1'-0"



4 RIGHT ELEVATION
A-002 1/4"=1'-0"

PROJECT

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MEP ENGINEER

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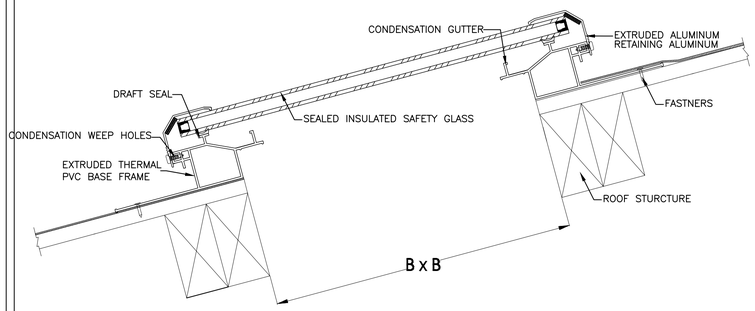
ELEVATIONS

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STATE OF NEW YORK
NARESH K. MAHANGU
LICENSED PROFESSIONAL ENGINEER

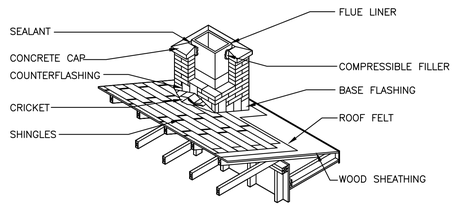
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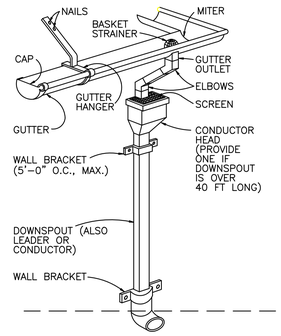
1 A-100 **SKYLIGHT DETAILS**

SCALE: N.T.S.



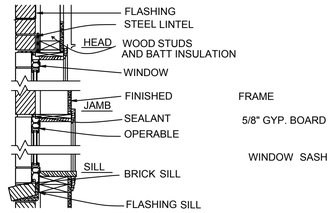
2 A-100 **CHIMNEY AND ROOF FLASHING**

SCALE: N.T.S.



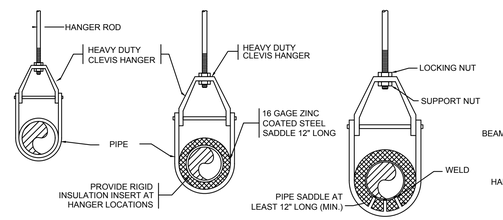
3 A-100 **GUTTER/LEADER DETAILS**

NOT TO SCALE



4 A-100 **WINDOW AND WALL DETAIL**

NOT TO SCALE



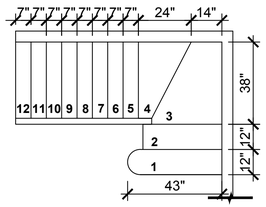
UNINSULATED PIPE | INSULATED PIPE WITH VAPOR BARRIER | PIPES OVER 4" | TYPICAL HANGER SUPPORT DETAIL | PIPE PENETRATION THRU FIRE WALL

NOTES

1. FILL VOID BETWEEN SLEEVE AND PIPE (OR INSULATION) TO FULL DEPTH WITH INTUMESCENT FIRE STOPPING MATERIAL (AT FIRE RATED WALL.) MAXIMUM VOID 1/2 - INCH
2. SLEEVE
3. ESCUTCHEON ON BOTH SIDES.
4. PARTITION, WALL OR FLOOR (SEE ARCHITECTURAL DRG. FOR FIRE RATING)
5. CALCIUM SILICATE INSULATION (AT FIRE RATED PARTITION, WALL OR FLOOR ONLY) TURU SLEEVE. USE CONTINUOUS INSULATION (ITEM 5) AT NON - RATED PARTITION, WALL OR FLOOR.

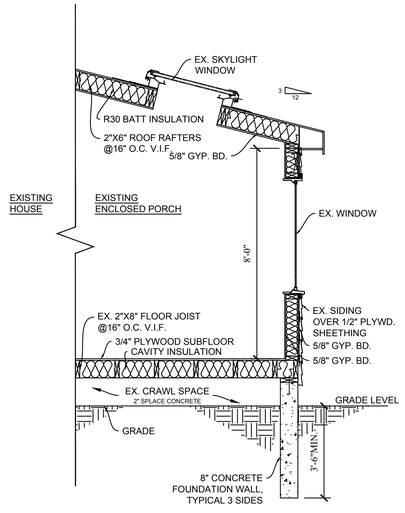
5 A-100 **PLUMBING PIPING DETAIL**

SCALE: N.T.S.



7 A-100 **STAIRT TO ATTIC**

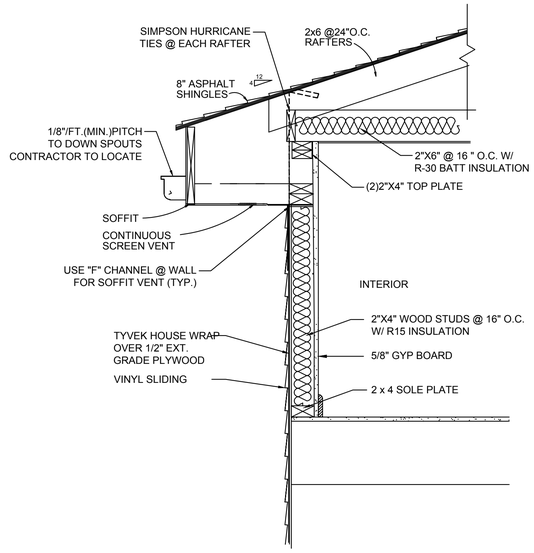
3/8"=1'-0"



NOTE: ALL DIMENSIONS SHALL BE VERIFIED IN FIELD

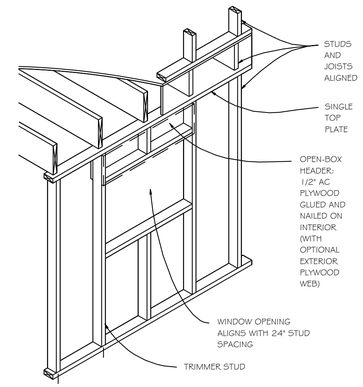
8 A-100 **FRONT PORCH SECTION VIEW**

3/8"=1'-0"



6 A-100 **EXTERIOR WALL/ROOF SOFFIT SECTION**

NOT TO SCALE



IN-LINE FRAMING WITH WIDE OPENING

9 A-100 **FRAMING DETAILS**

SCALE: N.T.S.

PROJECT

INTERIOR ALT.

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STRUCTURAL ENGINEER

MEP ENGINEER

FOUNDATION ENGINEER

REVISIONS

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APPROVAL STAMP

DRAWING TITLE

DETAILS

SEAL & SIGNATURE

STATE OF NEW YORK
NARESH K. MAHANGU
LICENSED PROFESSIONAL ENGINEER

DRAWN BY: Y.B.	OFFICE REF N°: -
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Shed and Hottub
HAve Been Removed

Installed
(4' Round x 4' Deep DRY well)

#21437

MAP OF PROPERTY SITUATED AT
NEW HYDE PARK, NASSAU COUNTY, N.Y.
TOWN OF NORTH HEMPSTEAD
TAX SECTION: 8 TAX BLOCK: 345 TAX LOT: 7

LALSA LAND SURVEYING PLLC
ADRIAN S. LALSA LAND SURVEYOR
LICENSED BY THE UNIVERSITY OF THE STATE OF NEW YORK
172-24 93rd AVENUE
JAMAICA, N.Y. 11433
TELEPHONE (718)291-3736
FAX (718)206-2814
EMAIL ADRIANLALSA@YAHOO.COM
MEMBER OF CITY SURVEYORS OF GREATER NEW YORK
MEMBER OF NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS
MEMBER OF THE LONG ISLAND ASSOCIATION OF LAND SURVEYORS

8 0 16 32
ORIGINAL SCALE: 1" = 16'

FOR MUNICIPAL PURPOSES ONLY
SURVEYED FOR ROBERT FRISCIA
AND ONLY FOR THE PERSONS FOR WHOM IT WAS PREPARED. IT IS NOT VALID FOR ANY OTHER PURPOSES OR FOR ANYONE ELSE

NOTES:
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2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
6. NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON/OR CROSSING PROPERTY SURVEYED.
7. ALL ELEVATIONS ARE IN NAVD 1988.

DATE	DESCRIPTION
DECEMBER 13th, 2022	FINAL SURVEY

GUARANTEED TO:
1. TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS

TITLE No.

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CROYDEN STREET (INGRAHAM AVENUE)
C.L. 111.03
C.L. 110.91
T.C. 111.18 B.C. 110.79
T.C. 111.01 B.C. 110.61
GRASS
DROP CURB
5/F OF CURB 1.4' WEST 0.4' NORTH
CONCRETE STREET CURB
CONCRETE SIDEWALK
50.00'
50' WIDE
231.34'

1½ STORY BRICK AND FRAME DWELLING No. 36
5.0' NORTH
4.9' NORTH
YARD
90° X 111.60
COBBLESTONE CURB
CONCRETE DRIVEWAY
STONE PAVERS
27.0'
7.9'
X 111.84
5/F OF CURB 0.2' NORTH
7.8'
GATE
X 112.09
PVC FE. ON LINE
PVC FENCE
112.22 X
FM No. 82
100.00'
C.L.F. 0.2' NORTH
PVC FE. 0.9' SOUTH
FENCES ±1.3' EAST ±0.9' SOUTH
GATE
3.3' SOUTH
20.1'
CONCRETE BLOCK, FRAME AND BRICK GARAGE
14.2'
14.1'
3.7' WEST
20.1'
X 112.14
111.91 X
SHED
SHED 0.7' EAST
WOOD FENCE
Fence 5'
Fence 6'
24.2'
10.3'
1.4'
PAVERS 1.4' WEST
BRICK PAVERS UP
ROOF OVER STOOP
ENTRANCE ELEVATION 115.21
2 STORY FRAME AND STONE DWELLING No. 40
RIDGE ELEVATION 135.52
HOT TUB ON WOOD PATIO
BRICK PAVERS
7'6" x 22'
8.1'
37.3'
1 STORY FRAME
23.3'
STOOP
UP
CONCRETE
8'
14'
FM No. 83
TAX LOT No. 7
5,000.00 Sq. Ft.
WOOD FE. 0.5' WEST
WOOD FE. 0.3' WEST
YARD
50.00'
WOOD FENCE
UTILITY POLE
1.2' EAST
CONCRETE BLOCK & FRAME GARAGE
26.9'
4.9' NORTH
25.4'
4.9' NORTH
8.2'
X 112.12
grass
25.8'
90° X 111.34
111.93 X
PVC FE. 0.2' SOUTH
15x2
7x2
WOOD FENCE
111.98 X
CONCRETE 0.2' NORTH
PVC FE. 0.1' SOUTH
PVC FENCE
100.00'
WOOD FE. 0.1' NORTH
10.0'
GATE
10.0'
CONCRETE DRIVEWAY
CONCRETE
FM No. 84
CONCRETE BLOCK, FRAME AND BRICK GARAGE
WOOD FE. 1.1' WEST 0.2' SOUTH
1½ STORY BRICK AND FRAME DWELLING No. 44

LEGEND
- TREE
- STREET LIGHT

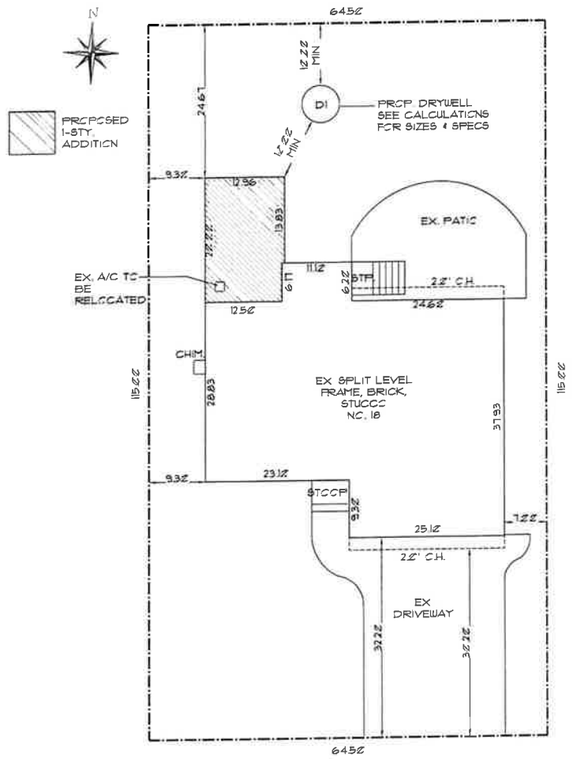
APPROVED
Paul Vetere
07/17/2023

FM DENOTES FILED MAP LOTS ON "MAP OF BRYANT MANOR SECTION 2" IN BLOCK H-25 FILED JANUARY 16th, 1946 AS MAP No. 4291

RADIUS 10.00'
LENGTH 15.71'
60' WIDE
BRYANT AVENUE

LICENSED LAND SURVEYOR
ADRIAN S. LALSA
LIC. No. 050936 L.S.
UNIVERSITY OF THE STATE OF NEW YORK
12/13/22

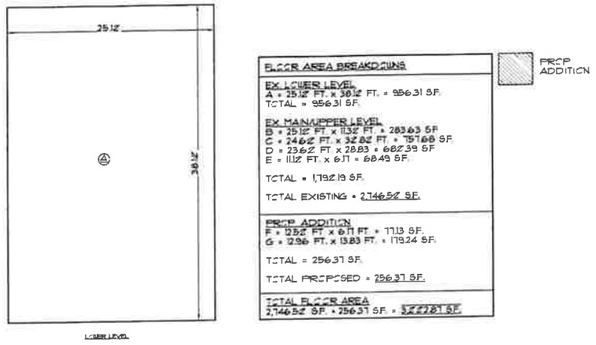
No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards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



1 Z-1 PLOT PLAN
SCALE : 3/32" = 1'-0"

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

#21438



2 Z-1 FLOOR AREA DIAGRAMS
SCALE : 1/8" = 1'-0"

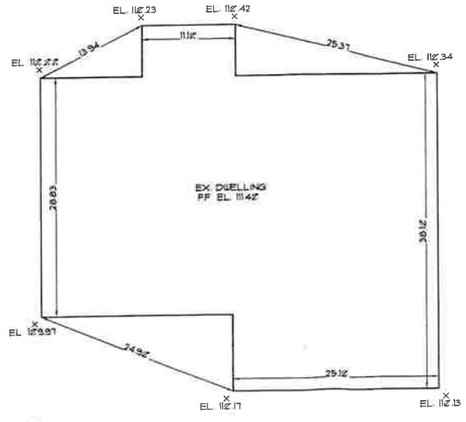
ZONING ANALYSIS 18 DECHIARO LANE WILLISTON PARK, NY 11596			TOWN OF NORTH HEMPSTEAD SEC.: 9 BLOCK: 641 LOT: 23 RESIDENCE: R-C
ISSUE	REQUIRED/ PERMITTED	EXISTING	PROPOSED
LOT AREA	5,000 SF.	7,417.52 SF.	7,417.52 SF. (NC CHANGE)
LOT WIDTH	50.0 FT.	64.50 FT.	64.50 FT. (NC CHANGE)
LOT COVERAGE	35% = 2,596.12 SF.	24.1% = 1,792.52 SF.	27.59% = 2,046.52 SF.
GROSS FLOOR AREA	37.74 = 2,800 SF.	37.21% = 2,762.41 SF.	42.48% = 3,152.81 SF.
MIN. SIDE YARD	5.0 FT.	7.2 FT.	7.2 FT. (NC CHANGE)
SIDE YARD AGGREGATE	16.12 FT.	16.32 FT.	16.32 FT. (NC CHANGE)
REAR YARD	15.2 FT.	43.1 FT.	24.67 FT.

SITE NOTES:

1. SURVEYOR SHOULD STAKE-OUT ALL PROPOSED WORK AND PROVIDE A FOUNDATION SURVEY TO THE ARCHITECT AND BUILDING DEPARTMENT UPON COMPLETION OF THE FOUNDATION BEFORE PROCEEDING WITH FRAMING CONSTRUCTION. ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. SOIL EROSION & ADJACENT PROPERTY PROTECTION - CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM SOIL EROSION WHERE REQUIRED. PROVIDE HAY BALES RECESSED 4" (MINIMUM) BELOW GRADE AND STAKED ALONG WITH SILT FENCE. LOCATION AND EXTENT OF FENCE AND HAY BALES SHALL BE DETERMINED AND COORDINATED IN THE FIELD AND APPROVED BY THE BUILDING INSPECTOR. SEE DETAILS.

STORM WATER DRAINAGE CALCULATIONS

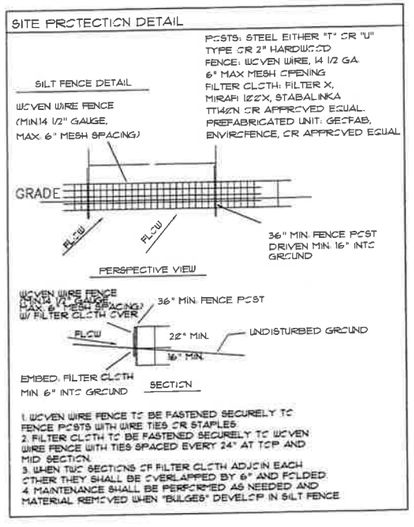
REQUIRED LEACHING POOLS:
D1
RAINFALL: 25"=2.208 FT
PROP. 1 STORY ADDITION 256.37 SF. X 2.08 FT.= 533.2 CF
TOTAL REQUIRED = 533.2 CF.
PROVIDED VOLUME (STORM WATER RINGS)
(1) 6'-2" x 3'-2" 1 x 66.99 CF
=66.99 CF
TYP. PLAN SPECIFICATION
6'-2" DIA. LEACHING POOL W (1) 3'-2" STORM RING



2 Z-1 PRE-EXISTING AVERAGE GRADE CALCULATIONS
SCALE : 1/8" = 1'-0"

AVERAGE GRADE CALCULATION			
116.22+116.23 = 232.23 /2 = 116.12 x 13.94' = 1,535.27			
116.23+116.42 = 232.65 /2 = 116.33 x 11.12' = 1,224.66			
116.42+116.34 = 232.76 /2 = 116.38 x 25.37' = 2,822.34			
116.34+116.13 = 232.47 /2 = 116.24 x 38.12' = 4,432.14			
116.13+116.17 = 232.30 /2 = 116.15 x 25.12' = 2,764.77			
116.17+129.97 = 232.14 /2 = 116.07 x 24.88' = 2,738.54			
129.97+116.22 = 246.19 /2 = 123.09 x 28.83' = 3,171.21			
		TOTALS	16,732' 18,434.53
18,434.53 /16,732' PREEXISTING AVG. GRADE = 110.18			

SITE PROTECTION 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

NOTES

SUBMISSIONS

#	DATE	DESCRIPTION
1	03-28-23	INITIAL SUBMISSION

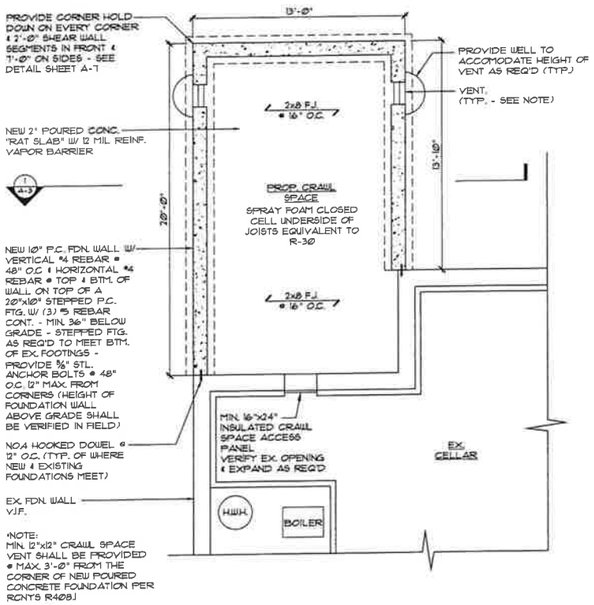
EST. - 2009
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PRIVATE RESIDENCE
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WILLISTON PARK, NY 11596

FILE CONTENTS: PLOT PLAN, ZONING

APPLICATION #: _____
DRAWN BY: R.H. CHECKED BY: J.M.
PROJECT #: 22075 SHEET NUMBER: Z-1
DATE: 03.28.23
SCALE: AS NOTED

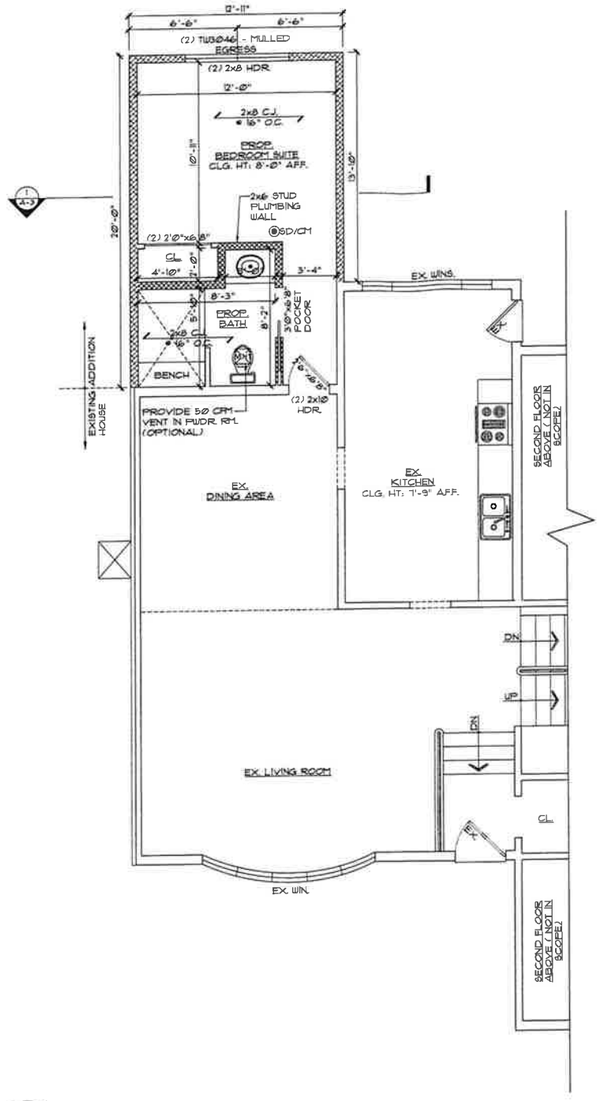


1 A-1 PROPOSED FOUNDATION PLAN

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

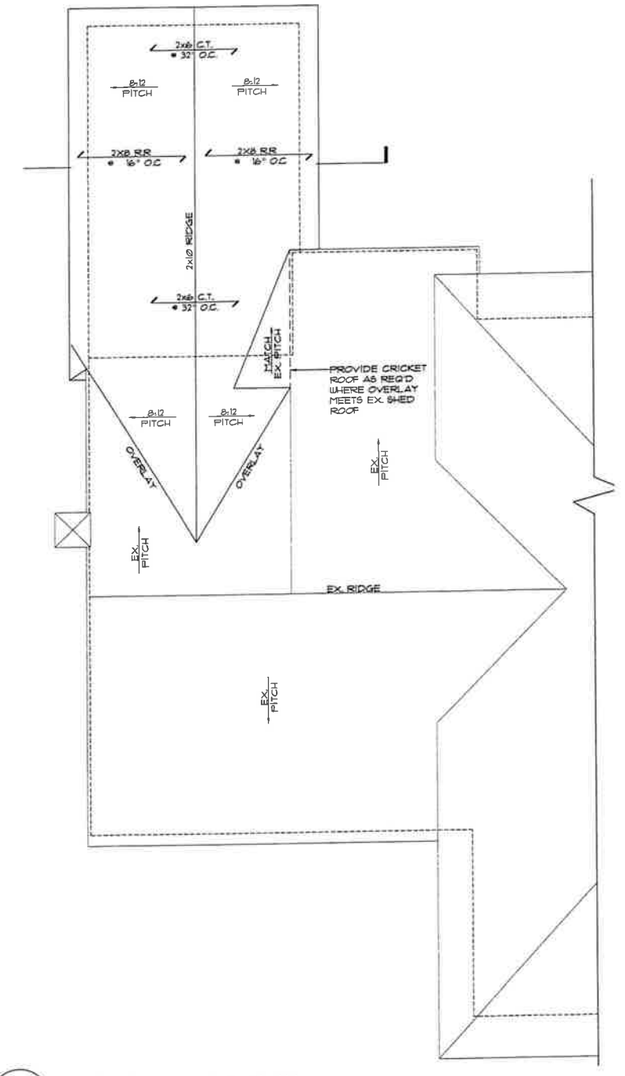


CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY EXCAVATION IN ACCORDANCE W/ 16 NYCRR PART 753 - PROTECTION OF UNDERGROUND FACILITIES



2 A-1 PROPOSED MAIN LEVEL PLAN

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



3 A-1 PROPOSED ROOF PLAN

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

GENERAL NOTE *1*

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

GENERAL NOTE *2*

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

GENERAL NOTE *3*

EXTERIOR DIMENSIONS ARE PROVIDED TO FRAMING.

WALL LEGEND

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

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

ROOF PLAN LEGEND

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

- # — STRUCTURAL POST SHOWN TO BELOW VARIES AS PER PLAN
- ⊗ — STRUCTURAL BEAM IDENTIFIER

TABLE T1.1: LIGHT AND VENTILATION CALCULATIONS

ROOM	AREA S.F.	REQUIRED LIGHT (8%) S.F.	NATURAL LIGHT, S.F.	REQUIRED VENT. (4%), S.F.	ACTUAL VENT.,S.F.	
MAIN LEVEL						
PROP. BEDROOM SUITE	160.20	12.82	29.11	6.41	14.86	✓
PROP. BATH	55.35	4.43	0.00	2.21	0.00	✓*

AGG. 3.0 S.F. GLAZING IN BATHROOMS, WATER CLOSETS, AND SIMILAR COMPARTMENTS AND HALF OF THAT (1.5 S.F. VENT.) HAS TO BE OPENABLE AS PER R303.3. (RCNYS 2020)
*EXCEPTION: GLAZING SHALL NOT BE REQUIRED IN BATHROOMS WHERE SUFFICIENT ARTIFICIAL LIGHT AND MECHANICAL VENTILATION ARE PROVIDED

NOTES

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1	03-28-23	INITIAL SUBMISSION

EST. - 2009

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PAGE CONTENTS: PROPOSED FOUNDATION PLAN, NOTES

APPLICATION #: ----------

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

PROJECT #: 22075

DATE: 03.28.23

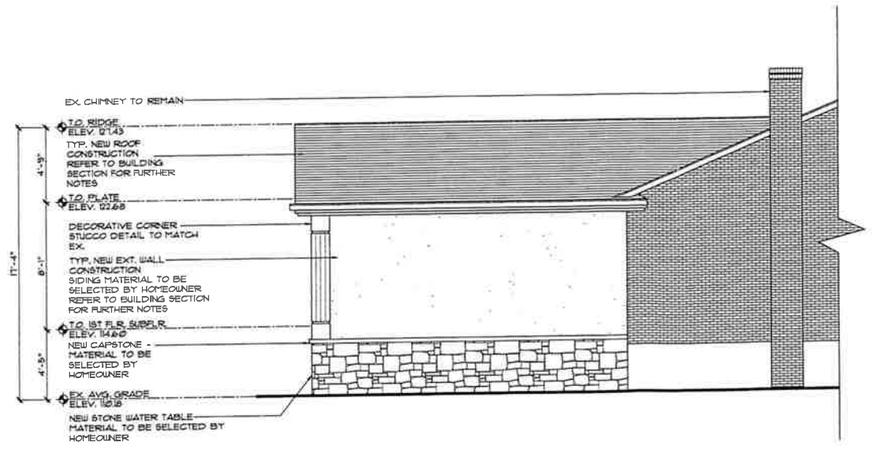
SCALE: AS NOTED

SHEET NUMBER: A-1



1 / A-2 PROPOSED REAR ELEVATION

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



2 / A-2 PROPOSED LEFT ELEVATION

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

NOTES

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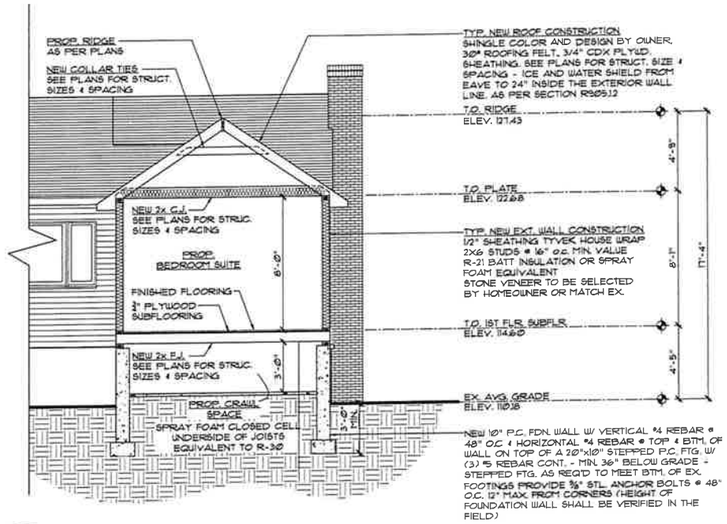
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PROPOSED FLOOR PLANS

APPLICATION #	----------
DRAWN BY	R.H.
CHECKED BY	J.M.
PROJECT #	22075
DATE	03.28.23
SCALE	AS NOTED
SHEET NUMBER	A-2

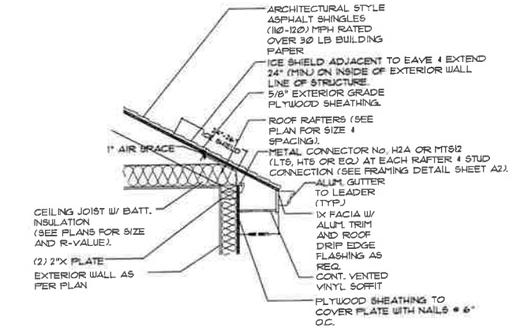


1 / A-3 PROPOSED BUILDING SECTION

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

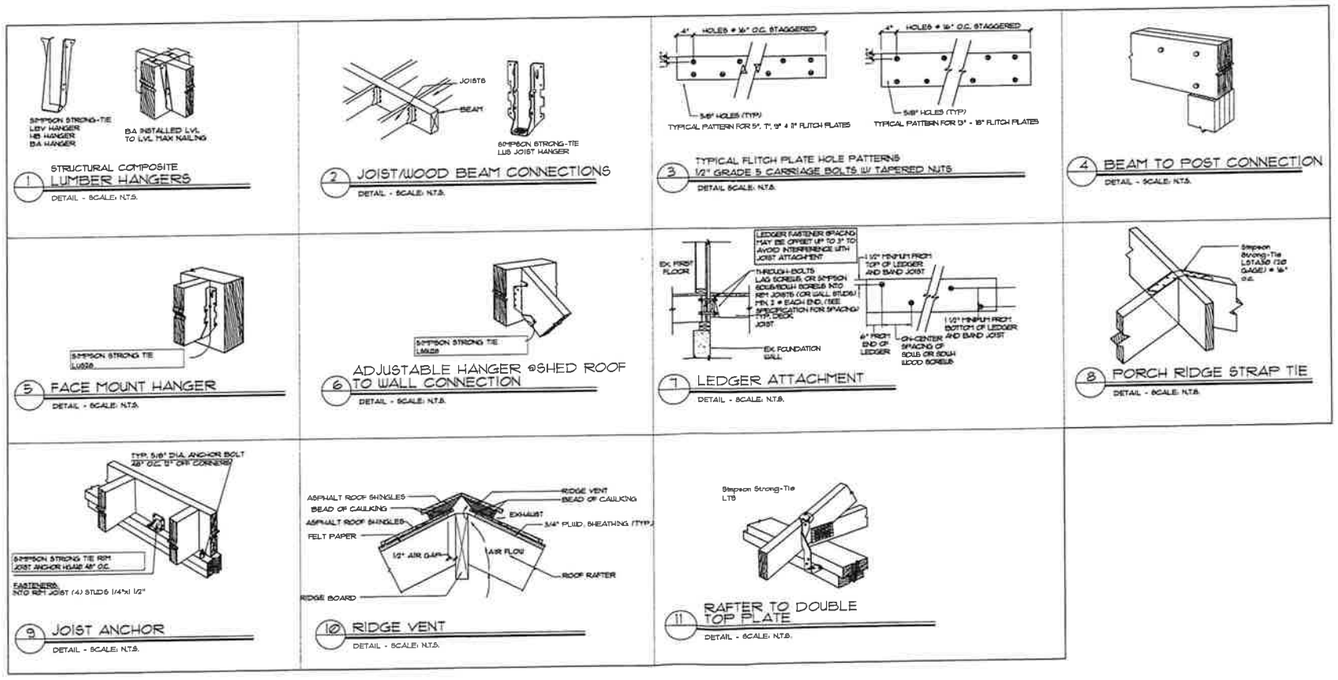
BUILDING SECTION NOTES:

1. "REGARDLESS OF ROOF PITCH OR DIMENSIONS SHOWN, THE ACTUAL HEIGHT OF THE HIGHEST ROOF RIDGE AND OR ROOF SHALL NOT EXCEED THE MAXIMUM ALLOWABLE HEIGHT AS ESTABLISHED BY THE TOWN OF NORTH HEMPSTEAD. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES TO MAXIMUM HEIGHT EXISTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS REGARDING THESE HEIGHTS."
2. ALL EXTERIOR WOOD FRAME WALL AND INTERIOR BEARING WALLS SHALL HAVE (2"THICK) SOLID WOOD BLOCKING AT INTERMEDIATE WALL HEIGHT AS PER SHEARWALL DETAIL ON FRAMING DETAIL SHEET FOR SHEARWALL DIAGRAM.
3. THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS REGARDING NEW YORK STATE CODE COMPLIANCE, GENERAL NOTES & REQUIREMENTS, FRAMING DETAILS AND NAILING REQUIREMENTS AND SHALL BE RESPONSIBLE FOR ALL METAL CONNECTOR REQUIREMENTS.
4. ALL LUMBER SHALL BE "DOUGLAS FIR" No. 2 GRADE OR BETTER WITH A MINIMUM FIBER BENDING STRESS Fb OF 1,000 PSI SINGULAR AND 1,400 PSI REPETITIVE WITH MODULUS OF ELASTICITY E = 1,600,000.
5. ALL METAL CONNECTORS SHALL BE "SIMPSON - STRONG TIE" AS PER NUMBERS SHOWN ON DRAWING AND DETAILS AND SHALL BE "HDG = HOT DIPPED GALVANIZED".
6. ALL CONNECTORS, FASTENERS, NAILS, BOLTS AND ANCHORS SHALL BE APPROVED BY THE MANUFACTURER FOR USE WITH THE "ACQ" TREATED LUMBER. " SIMPSON STRONG TIE", "Z-MAX" OR EQUAL.
7. NEW ROOF SHINGLES SHALL BE RATED TO WITHSTAND 120 MPH WIND LOADS.
8. PROVIDE METAL CONNECTOR AT WINDOW AD DOOR HEADER, NO HH6 OR EQUAL. SEE FRAMING DETAILS.
9. TOP PLATE MINIMUM SPLICE DIMENSION TO CONFORM AS PER SCHEDULE ON FRAMING DETAILS SHEET.
10. SEE PLANS FOR LOCATION OF ANY SHEAR WALL CORNER HOLD DOWNS.
11. SEE GENERAL NOTES FOR ALL OTHER CONSTRUCTION REQUIREMENTS.
12. PROVIDE EXTERIOR LIGHT FIXTURES AT EACH EXTERIOR ENTRANCE DOOR AS PER E3903.3.
13. PROVIDE MECHANICAL VENTILATION IN EACH BATHROOM & POWDER ROOM AS PER R303.3.
14. PROVIDE VALLEY FLASHING AT ALL ROOF VALLEYS AS PER R905.2.
15. DRYER SHALL BE VENTED TO THE EXTERIOR AS PER M1502.
16. GROUND FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER (GFI) RECEPTACLES SHALL BE REQUIRED IN A BATHROOM, TOILETS AND ALL OTHER WET LOCATIONS INCLUDING BUT NOT LIMITED TO THE GARAGE AND FRONT AND REAR OF DWELLING AS PER E3902.
17. SHEAR WALL DESIGN - TYPE 2.
    - CORNER SHEAR WALL TIE DOWNS AT EACH CORNER (SEE FLOOR PLANS FOR LOCATIONS) HDU8-SDS2.5 (ALLOWABLE LOAD = 7,870 LBS. EACH, SEE PLANS FOR CATALOG No. AND ALLOWABLE LOAD CAPACITY.
    - SHEAR WALL BETWEEN DOOR & WINDOW AND WINDOW & CORNER (INTERIOR SEGMENTED SHEAR WALL).
    - FIELD BUILT SHEARWALL USING 8D COMMON NAILS 16" O.C. STUDS



2 / A-3 TYP. ROOF EAVE DETAIL

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



NOTES

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PAGE CONTENTS:
PROPOSED SECTIONS, DETAILS, NOTES

APPLICATION #	----------		
DRAWN BY	R.H.	CHECKED BY	J.M.
PROJECT #	22075	SHEET NUMBER	A-3
DATE	03.28.23		
SCALE	AS NOTED		

PRIVATE RESIDENCE

18 DECHIARO LANE — WILLISTON PARK, NY 11596



PROPOSED REAR 1 STORY ADDITION

DRAWING INDEX	
T-1	COVER SHEET, GENERAL NOTES
GN-1	GENERAL CONSTRUCTION NOTES, PLUMBING RISER
Z-1	PLOT PLAN, ZONING, AREA DIAGRAMS
A-1	PROPOSED FOUNDATION PLAN, FLOOR PLANS, NOTES
A-2	PROPOSED EXTERIOR ELEVATIONS
A-3	PROPOSED BUILDING SECTION, DETAILS, NOTES
A-4	NAILING & STRAPPING DETAILS, NOTES

CODE INFORMATION		
THESE CONSTRUCTION DOCUMENTS WERE PREPARED USING THE RESIDENTIAL CODE OF NEW YORK (2020 EDITION) IN CONJUNCTION W/ THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS & ASCE 7		
THESE ENERGY CONSERVATION CALCULATIONS WERE PREPARED USING THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (2018 EDITION)		
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS : TABLE 3015		
USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60 psf	10 psf
DECKS	40 psf	10 psf
PASSENGER VEHICLE GARAGES	50 psf	PER PLAN
ATTICS WITHOUT STORAGE	10 psf	10 psf
ATTICS WITH STORAGE	20 psf	10 psf
RMS OTHER THAN SLEEPING RMS	40 psf	10 psf
SLEEPING ROOMS	30 psf	10 psf
STAIRS	40 psf	10 psf
GUARDRAILS AND HANDRAILS	200 psf	10 psf
ROOFS: LIVE = GROUND SNOW LOAD ADJUSTMENTS AS PER ASCE 7	20 psf 30 psf	10 psf

TOWN OF NORTH HEMPSTEAD

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: NOT BE LOCATED IN THE MIDDLE OF 1/3 OF THE SPAN, NOTCH DEPTH OF THE ENDS BEARING CAPACITY: MIN. 2000# PSF, FIELD VERIFIED UNDER ALL FOOTINGS AND REINFORCED SLABS. WATER TABLE: MIN. 2'-0" BELOW BOTTOM OF ALL CONCRETE SLABS AND FOOTINGS. FOOTINGS, FOUNDATIONS, WALLS, AND SLABS SHALL NOT BE PLACED ON OR IN MARINE CLAY, PEAT AND OTHER ORGANIC MATERIALS.
13. BOTTOM OF FOOTINGS SHALL EXTEND BELOW FROST LINE OF THE LOCALITY AND MINIMUM 3'-0" BELOW EXISTING GRADE TO UNDISTURBED SOIL OR SOIL COMPACTED TO 95% DRY DENSITY HAVING A LOAD CARRYING CAPACITY AS SPECIFIED IN NOTE 12, AS VERIFIED BY A SOILS ENGINEER LICENSED IN THE LOCALITY WHERE PROJECT IS BEING BUILT.
14. ALL FOUNDATION WALL BACKFILL UNDER SLABS WHERE DISTANCE FROM EDGE OF WALL TO EDGE OF UNDISTURBED SOIL EXCEEDS 6", BUT LESS THAN 4'-0", SHALL CONSIST OF CLEAN, POROUS, SOIL COMPACTED IN 6" LAYERS TO 95 % DRY DENSITY OR PROVIDE 4 REBAR AT 24" O.C. 1'-0" BEYOND EDGE OF UNDISTURBED SOIL AND 1'-0" INTO FOUNDATION WALL. ½
15. FREE DRAINING GRANULAR BACKFILL (6PH 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 1'-0" UNLESS OTHERWISE NOTED AND SUBSTANTIATED BY ENGINEERING CALCULATIONS. BACKFILL SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS-ON-GRADE AND FRAMED FLOORS ARE IN PLACE AND HAVE REACHED THEIR DESIGN STRENGTH. PROPER PRECAUTIONS SHALL BE TAKEN TO BRACE FOUNDATION WALLS WHEN BACKFILLING WHERE BACKFILL IS REQUIRED ON BOTH SIDES. BACKFILL BOTH SIDES SIMULTANEOUSLY.

DIVISION 3 - CONCRETE

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

B. REINFORCING STEEL:
1. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE NEW BILLET DEFORMED BARS GRADE 60 CONFORMING TO ASTM A 615, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, SEE ARCHITECTURAL DRAWINGS FOR SIZES AND LOCATIONS.
2. DETAILING, FABRICATING AND PLACING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI-318-99.

CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
3. ALL REINFORCING BARS WHICH INTERCEPT PERPENDICULAR ELEMENTS SHALL TERMINATE IN HOOKS, PLACED TWO (2) INCHES CLEAR FROM OUTER FACE OF ELEMENT.
4. THE CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EACH CONCRETE POUR. NO CONCRETE SHALL BE POURED INTO FOOTINGS CONTAINING WATER OR ICE. 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'S. MINIMUM PROTECTIVE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
A. FOOTINGS: 3"
B. BEAMS AND COLUMNS: 2"
C. SLABS: 3/4" (WIRE MESH TO BE PLACED AT MID-DEPTH OF SLAB)
D. WALLS - 1 1/4" AT INTERIOR FACE: 3" AT EXTERIOR FACE

C. FOUNDATION:
1. FOOTING DEPTHS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS. FOOTINGS SHALL BEAR A MINIMUM OF 1'-0" INTO ORIGINAL UNDISTURBED SOIL AND A MINIMUM OF 3'-0" BELOW FINISHED GRADE, WHERE REQUIRED. STEP FOOTINGS TO RATIO OF 2 HORIZONTAL TO 1 VERTICAL.
2. WHERE CONDITIONS DEVELOP REQUIRING CHANGES IN EXCAVATIONS, SUCH CHANGES SHALL BE MADE AS DIRECTED BY THE ENGINEER.
3. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL OR COUNTY APPROVED INSPECTOR PRIOR TO THE PLACING OF ANY CONCRETE. SAME SHALL BE 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 ENGINEER, IN WRITING, SO THAT NECESSARY STRUCTURAL MODIFICATIONS CAN BE MADE.
5. SLAB-ON-GRADE SHALL BE 4" THICK REINFORCED WITH 6 X 6 W1.4 X W1.4 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 TPI'S RECOMMENDATIONS; 12" FROM CORNERS AND INTERVALS AS PER PLANS. MINIMUM EMBEDMENT FOR ANCHORS SHALL BE AS SPECIFIED BY MANUFACTURER.
8. BEAM POCKETS SHALL BE FORMED INTO CONCRETE WALLS TO PROVIDE A CONTINUOUS LEVEL FLAT SOLID BEARING SURFACE FOR ALL BEAMS.

DIVISION 6 - WOOD

AMERICAN

A. LUMBER GRADE:
SOFTWOOD LUMBER STANDARD
GRADING SHALL COMPLY WITH DOC PS 20-70 AND APPLICABLE WESTERN WOOD PRODUCTS ASSOCIATION STANDARDS.
1. ALL LUMBER SHALL BE, UNLESS OTHERWISE NOTED, NO. 2 GRADE, DOUGLAS FIR-L, ARCH WITH THE FOLLOWING MINIMUM STRUCTURAL VALUES.
   2 X 4 WIDER — FB 875 PSI
   A. EXTREME FIBER BENDING STRESS:
   B. HORIZONTAL SHEAR: FV = 95 PSI
   C. COMPRESSION PERPENDICULAR TO GRAIN: FCL = 625 PSI
   D. COMPRESSION PARALLEL TO GRAIN: FC = 1300 PSI
   E. MODULUS OF ELASTICITY: E = 1,600,000 PSI
   F. MOISTURE CONTENT: 19% MAXIMUM.
2. OTHER SPECIES MAY BE USED PROVIDED SUBSTITUTED SPECIES SHALL MEET OR EXCEED REQUIREMENTS NOTED ABOVE.
3. MOISTURE CONTENT: ALL LUMBER 4" AND DEEPER SHALL HAVE MOISTURE CONTENT NOT GREATER THAN 19%. AIR DRIED LUMBER IS DESIRED BUT NOT NECESSARY. LUMBER MAY BE KILN DRIED, 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 2.40 LBS/CUBIC FOOT".
5. GRADE STAMPS SHALL APPEAR ON ALL LUMBER.
6. STORE ALL LUMBER ABOVE GRADE AND PROTECT FROM EXPOSURE TO WEATHER.

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

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

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

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

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

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

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

I. SHIMS IN STUD BEARING NAILS OR SHEAR NAILS:
1. NOTCHES OR BORRED 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 OR 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)1½"x9¼" OR (2)2x6
4'-1" TO 5'-0"	(4)1½"x9¼" OR (2)2x8
5'-1" TO 6'-0"	(5)1½"x9¼" OR (2)2x10
6'-1" TO 8'-0"	(6)1½"x9¼" OR (2)2x12

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

N. NAILING:
1. ALL NAILING SHALL COMPLY WITH NAILING SCHEDULES IN IFCM. (SEE ATTACHED SCHEDULE) AND ALL STATE AND LOCAL BUILDING CODES, OR MAUFACTURER'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 NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER APPROVED MATERIAL.

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

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

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

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

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

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

DIVISION 8 - DOORS AND WINDOWS

A. GENERAL:
1. WINDOWS IN BUILDINGS LOCATED IN WIND-BORNE DEBRIS REGIONS (WITH-IN DISTANCES OF THE OCEAN, BAY AND SOUND) SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND-BORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE. GLAZED OPENING PROTECTION FOR WIND-BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTME 1996 AND OF ASTME 1886.
EXCEPTION:
WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11 MM) AND A MAXIMUM SPAN OF 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE.
2. ALL WINDOWS SHALL HAVE INSULATING GLASS, OR SINGLE GLASS WITH STORM WINDOWS OR EQUAL. SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER TO CONSULT WITH WINDOW MANUFACTURER TO DETERMINE EXACT SIZES, ROUGH OPENING, ETC. AT LEAST ONE WINDOW FROM EACH BEDROOM AREA SHALL HAVE A NET CLEAR OPENING AREA OF 5.7 SQ. FT. (GRADE FLOOR 5.0 SQ. FT.) WITH A NET CLEAR HEIGHT OF 24", A NET CLEAR OPENING WIDTH OF 20", AND A SILL HEIGHT OF 44" OR LESS ABOVE THE FLOOR FOR EGRESS PURPOSES. GLAZING IN DOORS AND FIXED GLAZED PANELS IMMEDIATELY ADJACENT TO DOORS OR WITHIN 18" OF THE FLOOR, WHICH MAY BE SUBJECT TO FREQUENT AND REGURRENT ACCIDENTAL HUMAN IMPACT SHALL BE TEMPERED AS PER RESIDENTIAL CODE OF NEW YORK STATE AND LOCAL CODES AND ORDINANCES.

DIVISION 9 - FINISHES

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

DIVISION 15 - MECHANICAL

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

CONSTRUCTION NOTES
ALL REFERENCES STANDARDS AND CHAPTERS AS NOTED ARE PER THE 2222 NYSRC FOR ONE AND TWO FAMILY DWELLINGS

1. ALL ARCHITECTURAL PLANS AND CONSTRUCTION MEANS AND METHODS MUST BE REVIEWED AND INSPECTED BY A NEW YORK CODE ENFORCEMENT OFFICIAL PURSUANT TO TITLE 19 NYSRR PARTS 434 & 1228.
2. EACH RESIDENTIAL APPLICATION FOR A NEW STRUCTURE AND EACH ADDITION TO OR REHABILITATION TO AN EXISTING RESIDENTIAL STRUCTURE THAT UTILIZES TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION SHALL BE IDENTIFIED BY A SIGN IN ACCORDANCE WITH THE PROVISIONS OF TITLE 19 NYCRR (PART 1265). A SIGN MUST BE AFFIXED TO THE ELECTRONIC BOX, IF THERE IS ONE, ON THE EXTERIOR OF THE STRUCTURE. IF NO ELECTRONIC BOX EXISTS, THEN A CONSPICUOUS LOCATION ON THE STRUCTURE THAT IS APPROVED BY THE AUTHORITY HAVING JURISDICTION AND CAN BE SEEN BY FIRST RESPONDERS.
3. ALL EXISTING CONDITIONS ARE ASSUMED AND SHALL BE VERIFIED IN THE FILED BY THE CONTRACTOR. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY TO MODIFY THE STRUCTURAL PLANS. IF CONTRACTOR PROCEEDS WITHOUT NOTIFYING THE ARCHITECT, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY ILLEGAL CONSTRUCTION. THE EXISTING FIRST FLOOR JOISTS ARE ASSUMED TO BE 2"X6" @ 16" O.C. AND ALL EXISTING EXTERIOR AND INTERIOR WALLS ARE ASSUMED TO BE 2"X4" @ 16" O.C. WITH INTERMEDIATE BLOCKING AT ALL BEARING PARTITIONS WITH (2) 2"X4" WOOD PLATES. THE FOUNDATION WALL AND FOOTINGS ARE ASSUMED TO BE CONCRETE (APPROXIMATELY 8" THICK WITH "T" SHAPED 16"WX8" DEEP FOOTING (36" MINIMUM BELOW ADJACENT GRADE).
5. TOILET, BATH AND SHOWER SPACES - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1 AND IN ACCORDANCE WITH REQUIREMENTS OF P2705.1. BATHTUB AND SHOWER FLOOR AND WALLS ABOVE TUBS AND INSTALLED SHOWER HEADS AND IN SHOWER COMPONENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE AND SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET, 6 INCHES ABOVE AN AREA OF NOT LESS THAN 32 INCHES x 32 INCHES AT THE SHOWER HEAD.
6. SMOKE/CARBON MONOXIDE DETECTOR ALARMS SHALL BE HARD WIRED W/ BATTERY BACKUP, INTERCONNECTED AND INSTALLED AS REQUIRED AS PER SECTION R314 AND IS OF BUILDING CODE OF NEW YORK STATE". SMOKE ALARMS/CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE PERMITTED IN ACCORDANCE WITH APPENDIX J (SEE CODE COMPLIANCE NOTES FOR ADDITIONAL INFORMATION).
7. THE CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTIONS AND SERVICE LOCATIONS (I.E. DOMESTIC WATER, GAS, ELECTRIC, STORM AND SANITARY DRAIN AND/OR UNDERGROUND TANKS AND WELLS) LOCATIONS BEFORE EXCAVATION.
8. THE CONTRACTOR SHALL CAREFULLY INSPECT THE POINT OF CONTACT AT FOUNDATION SUPPORTING COLUMNS AND POINT TRANSFERRING LOADS FOR CRACKS OR OTHER DEFICIENCIES, AND ADVISE ARCHITECT IMMEDIATELY.
9. THE CONTRACTOR SHALL INSPECT THE EXISTING WOOD FRAMING FOR ANY INSECT OR WATER DAMAGE THAT WOULD EFFECT THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE. NOTIFY THE ARCHITECT AND OWNER IF DAMAGE IS ENCOUNTERED.
10. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF THE EXISTING STRUCTURE AS REQUIRED DURING THE OPERATION OF WORK. PROVIDE SUFFICIENT SHORING OF EXISTING WALL REMOVALS BEFORE ANY ENLARGEMENT OF OPENINGS AND/OR WALL REMOVALS. DO NOT MOVE SHORING FURTHER FROM WALL REMOVAL THAN THE ACTUAL DEPTH OF THE JOIST SUPPORT.
11. THE CONTRACTOR SHALL VERIFY IF ANY WALLS TO BE REMOVED ARE BEARING PARTITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF CONDITIONS VARY.
12. FIREBLOCKING INSTALLATION AND CONSTRUCTION SHALL COMPLY AS PER R602.8
13. DRAFTSTOPPING SHALL BE REQUIRED AT CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY AS PER R302.13. DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING MATERIALS SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS WITH MATERIALS TO COMPLY WITH R-302.12.1.
14. PROVIDE METAL CONNECTORS TO THE EXISTING PORTION OF DWELLING TO REMAIN AS PER THE REQUIREMENTS OF THE NEW ADDITION.
15. PROVIDE COPPER CRICKET, STEPPED FLASHING AND COUNTER FLASHING AS REQUIRED WHERE ROOF MEETS EXTERIOR WALLS
16. ALL LEADERS AND DRAINS SHALL DRAINS TO 6" DIAMETER PLASTIC "SCHEDULE" - 40" PLASTIC PIPE TO DRYWELLS.
17. CONSULT WITH OWNER FOR ALL ELECTRICAL OUTLETS, SWITCHES, CEILING FANS AND EXTERIOR LIGHTING.
18. CONSULT WITH OWNER FOR TYPE OF ARCHITECTURAL STYLE ASPHALT ROOF SHINGLES.
19. ALL DOOR AND TRIMMED OPENINGS WITHIN BEARING WALLS SHALL HAVE DOUBLE WOOD HEADERS, 2-2"X12" MIN. UNLESS OTHERWISE NOTED.
20. ALL BEAMS AND BUILT-UP GIRDERS SHOULD BE FLUSH UNLESS OTHERWISE NOTED.
21. PROVIDE WINDOW WELLS FOR ANY WINDOWS OR CRAWL SPACE VENT OPENINGS LOCATED AT GRADE. WELLS SHALL EXTEND BELOW GRADE WITH 12 INCH (MIN.) GRAVEL AT BASE.
22. CONSULT WITH OWNER FOR TYPE OF FINISH FLOORING, ALL WOOD BASE, WINDOW, DOOR AND CROWN MOLDINGS.
38. WHERE EXISTING EXTERIOR WALLS ARE TO BE CONVERTED INTO INTERIOR WALLS, CAREFULLY REMOVE ALL EXISTING SIDING, BUILDING PAPER AND INSTALL N32 5/8" SHEETROCK FINISH.
39. ALL CRAWL SPACES SHALL HAVE A TWO-INCH THICK CONCRETE RAT SLAB OVER A 6 MIL VAPOR BARRIER. PROVIDE VENTILATION WITH WELL AS REQUIRED. CONSULT WITH OWNER FOR LOCATION OF ACCESS TO CRAWL SPACE. VENTILATION AND ACCESS OPENING SHALL COMPLY AS PER SECTION R408.
40. CONSULT WITH OWNER INSTALLATION OF CENTRAL AIR CONDITIONING.
41. ALL CONCRETE FOOTINGS AT UNEXCAVATED AREAS SHALL BE STEPPED DOWN AS PER R403.1 (12-PERCENT SLOPE) TO MATCH THE ELEVATION OF THE CELLAR FOUNDATION. ALL EXTERIOR FOOTINGS SHALL BE PLACE AT LEAST 12 INCHES BELOW UNDISTURBED GROUND SURFACES.
42. ALL EXTERIOR TRIM SHOWN AS 'AZEK' AND/OR 'VERSATEX' ARE GIVEN AS A GUIDE. ALL SHAPES SHALL MATCH THE EXISTING TRIM AND PROFILES. THE CONTRACTOR SHALL VERIFY ALL SIZES AND SHAPES AT LOCATIONS SHOWN ON DRAWINGS. CONSULT WITH OWNER AND ARCHITECT FOR ANY DISCREPANCIES.

FOUNDATION NOTES

1. COMPLIANCE TO R405 FOUNDATION DRAINAGE IS WITH REGARDS TO EXCEPTION. A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS AS DETAILED IN TABLE R405.1. THE SOIL CONDITIONS SHALL BE OF WELL DRAINED SAND-GRADULAR SOIL COMPOSITION CONSISTENT WITH GROUP 1 AS PER TABLE 405.1. PLEASE ADVISE ARCHITECT IMMEDIATELY SHOULD CONDITIONS VARY.
2. SANITARY WASTE , TRAP AND LINES FROM DWELLING TO THE SEWER DISPOSAL SYSTEM, WATER, GAS SERVICES AND ELECTRICAL PANELS ARE SHOWN FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHOULD VERIFY ALL UTILITY SERVICE CONNECTIONS.
3. SEE FOUNDATION PLAN FOR LOCATION OF SHEARWALL HOLDOWNS.
4. THE CONTRACTOR SHALL CAREFULLY INSPECT THE POINT OF CONTACT AT FOUNDATION SUPPORTING COLUMNS FOR CRACKS OR OTHER DEFICIENCIES, AND ADVISE ARCHITECT IMMEDIATELY.
5. THE BOTTOM SURFACE OF STEPPED FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING A 10% SLOPE AS PER THE REQUIREMENTS OF R403.1.5.
6. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND SURFACE AS PER 403.1.4.
7. EXTEND THE TOP OF FOOTING TO AT LEAST 12 INCHES BELOW THE SANITARY WASTE LINE.
8. THE CONTRACTOR SHALL VERIFY WITH THE DEPARTMENT OF PUBLIC WORKS FOR LOCATION OF GAS & WATER SERVICE AND SANITARY SEWER LOCATIONS.
9. PROVIDE 1/2" THICK EXPANSION JOINT PREMOLDED FILLER WITH JOINT SEALER WHERE SLAB MEETS FOUNDATION WALL.
10. PROVIDE #4 HOOKED DOWELS 1'-6" LONG, EMBEDDED 6" INTO EXISTING FOUNDATION WALL AT 12" O.C. (VERT.) SECURE WITH HIGH STRENGTH, NON SHRINK EPOXY GROUT. TYPICAL WHERE NEW AND EXISTING FOUNDATIONS MEET.

STAIR NOTES:
RISERS: THE RISER HEIGHT SHALL BE NOT MORE THAN 8¼" (196MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAT ⅜" (9.5MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.5 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDE THAT THE OPENINGS LOCATED MORE THAN 30" INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIAMETER(102MM) SPHERE.

TREADS: THE TREAD DEPTH SHALL BE NOT LESS THAN 9" (254MM) THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5MM)

WOOD TO BE PRESSURE TREATED WITHIN
AREAS OF THE NEW WORK THAT IS:
-WOOD STRUCTURAL FLOOR CLOSER THAN 18 INCHES AND WOOD GIRDERS CLOSER THAN 12"
-ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY.
-ENDS OF WOOD ENTERING CONC.
-WALL FRAMING ON EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND
-ALL DECKING MATERIAL/COLUMNS

AREAS FAVORABLE TO TERMITE DAMAGE SHALL BE PROTECTED BY CHEMICAL SOIL TREATMENT, NATURALLY TERMITE RESISTANT WOOD, PHYSICAL BARRIERS OR PRESSURE PRESERVATIVELY TREATED WOOD

ALL SMOKE/CARBON MONOXIDE DETECTORS TO MEET THE REGULATIONS STATED IN SECTION R314 OF THE NYRC'S 2222

ALL BEAM AND POST SIZES TO BE VERIFIED W/ ARCHITECT UPON DEMOLITION

CONTRACTOR TO VERIFY DIRECTION OF JOISTS PRIOR TO REMOVAL OF WALLS. BRACE AS REQUIRED TO SUPPORT JOISTS BELOW. BEARING WALLS TO BE REMOVED PRIOR TO INSTALLATION OF BEAM SPECIFICATION.

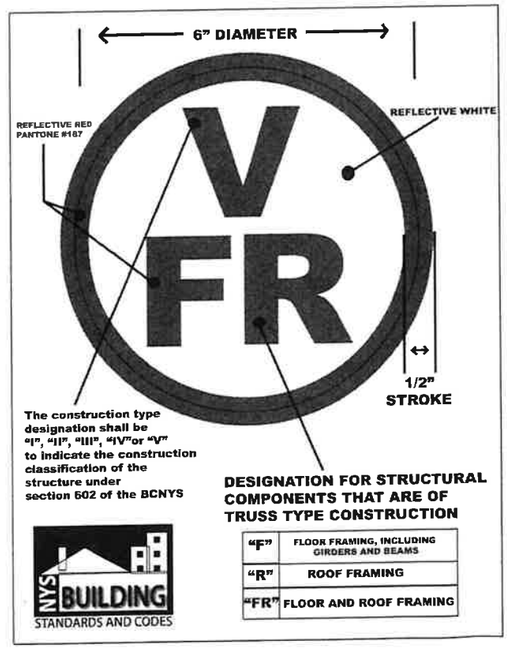
ALL WINDOW AND DOOR HEADER TO BE (2) 2X8 UNLESS OTHERWISE SPECIFIED ON PLANS

PROVIDE AT LEAST ONE EXTERIOR LIGHTING OUTLET CONTROLLED BY THE INSIDE WALL SWITCH FOR ALL ENTRANCES. AS PER NYRC'S 2222

SMOKE/CARBON MONOXIDE ALARMS TO BE INSTALLED:
- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS
- SMOKE ALARM TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL THE INTERVENING DOORS CLOSED.
-CO DETECTOR MUST PREVIDE DIFFERENT SOUND THAN SMOKE DETECTOR.

VERIFY THERE IS SUFFICIENT PROTECTION AGAINST DECAY AND TERMITES AS PER 2324.0 OF THE NYRC'S 2222

-ALL EXTERIOR LIGHTING ON PREMISES SHALL BE DIRECTED AWAY FROM ADJOINING RESIDENCES OR PUBLIC RIGHTS OF WAY AND SHALL NOT EXCEED A HEIGHT OF 20' FT ABOVE GRADE OF THE PREMISES. THE LOCATION, CANDLEPOWER AND TYPE OF FIXTURES TO BE INSTALLED SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL AS PER 12-52.1



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

DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION

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

NYS BUILDING STANDARDS AND CODES

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

Generated by RES*check*-*Web* Software
Compliance Certificate

Project 18 Dechiaro

Energy Code 2018 IECC
Location Williston Park, New York
Construction Type Single-family
Project Type Addition
Climate Zone 4 (5216 HDD)
Permit Date
Permit Number
Construction Site: Owner/Agent: Designer/Contractor:

Compliance: Passes using UA Trade-off

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling, Flat Ceiling or Scissor Truss	2185	30.0	0.0	0.031	0.026	68	56
Wall: Wood Frame, 16" o.c.	1175	21.0	9.0	0.057	0.060	67	71
Window: Vinyl Frame, SHGC: 0.29	30			0.320	0.320	10	10
Floor: All Wood Joist/Truss	218	30.0	0.0	0.033	0.047	7	10

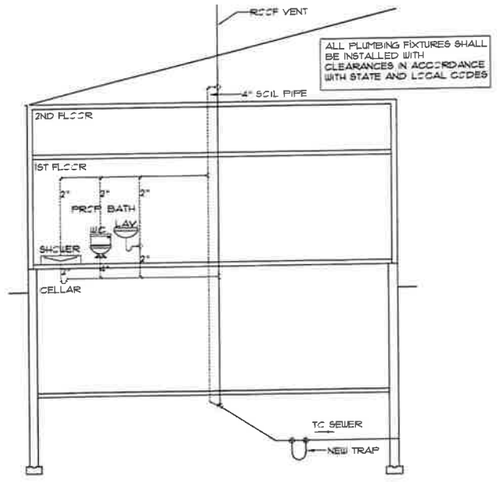
Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other documents used to determine compliance. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Web and to comply with the mandatory requirements noted in the REScheck Inspection Checklist.

Name / Title Signature Date

Project Title: 18 Dechiaro
Data Filename:

Report date: 03/28/23
Page 1 of 9

RESCHECK COMPLIANCE



1 / GN-1 PLUMBING RISER DIAGRAM
SCALE : N.T.S.

TABLE P3201.1
SIZE OF TRAPS AND TRAP ARMS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1½
BIDET	1¼
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPERATE TRAP)	1½
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND GARBAGE GRINDER)	1½
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1½
LAVATORY	1¼
SHOWER	2
WATER CLOSET	NOTE a

FIXTURE	BRANCH HOT WATER	BRANCH HOT WATER	SOIL OR WASTE CONNECTION	VENT CONNECTION
WATER CLOSET	¾"	¾"	3" X 4"	
SINK	¾"	¾"	1½"	1¼"
BATHTUB	¾"	¾"	1½"	1¼"
SHOWER	¾"	¾"	1½"	1¼"
WASHER	¾"	¾"	1½"	1¼"

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

NOTES

SUBMISSIONS

#	DATE	DESCRIPTION
1	03-28-23	INITIAL SUBMISSION

EST. - 2009
JM
JARED MANDEL
ARCHITECTS
25 HILLSIDE AVE.
WILLISTON PARK - N.Y.
P: 516-629-9060
F: 516-750-9008
Email : Info@ Mandelarchitects.com

REGISTERED ARCHITECT JARED MANDEL 033491 STATE OF NEW YORK

PRIVATE RESIDENCE
18 DECHIARO LANE
WILLISTON PARK, NY 11596

PAGE CONTENTS: GENERAL NOTES

APPLICATION #: ----------
DRAWN BY: R.H. CHECKED BY: J.M.
PROJECT #: 22075
DATE: 03.28.23
SCALE: AS NOTED
SHEET NUMBER: GN-1

General Notes

1. The Architect has not been retained for any supervision or observation of the work, and his responsibility is limited to the accuracy of the plans.
2. Noted dimensions shall take precedence over those scaled.
3. Any omissions or changes in the drawings should be brought to the attention of the Architect prior to all construction by the contractor or owner.
4. The contractor shall verify all conditions in the field.
5. The contractor shall field verify the location and depth off all underground utility piping prior to the proposed construction excavation.
6. The contractor shall brace, shore, reinforce, and/or underpin all neighboring structures as required for safe operation.
7. All site development including retaining walls, sidewalks, plantings, etc. by others.
8. All labor, materials, and construction shall comply and conform with all rules, regulations, codes, and local authorities having jurisdiction over the work design criteria:
   - Building Code of New York State
   - Residential Code of New York State
   - Existing Building Code of New York State
   - New York State Energy Conservation Construction Code
9. Soil Bearing value assumed at 2 tons per s.f.. All footings to bear on virgin soil (3'-0" min below grade unless otherwise noted). Concrete to have a minimum compressive strength of 3500 psi @ 28 days.
10. Step all new footings 2:1 down to level of adjacent existing footings as per NYS code.
11. Anchor bolts to be min. 5/8" diameter located at 4'-0" max. on centers, 1 foot max. from each end of side, and min. two anchor bolts per each sill piece.
12. All lumber to be American standard sized, grade fb=850 min. All structural lumber to be grade marked prior to delivery to site, subject to inspection. Hem fir #2 or Southern Pine #2.
13. Double studs at all openings in exterior and bearing walls. Double all joists, headers, and trimmers around all openings and under all partitions. Use Simpson hangers or connectors where required (or approved equal).
14. Double up floor joists under partitions running parallel to joists.
15. All headers to be minimum (2)2x8 unless otherwise noted.
16. Provide min. 1"x2 1/2" (actual size) mitered cross bridging or solid bridging max. 8'-0"o.c. for floor joists.
17. All interior partitions to be 2x4 wood studs, standard grade fb=850# @ 16"o.c., with gypsum board both sides.
18. Gypsum Board to be ½" tapered edge "sheetrock", taped and spackled (three coats), or equal, unless otherwise noted on drawing.
19. All glazing shall be insulated, high-performance glass (Uo=.30), unless otherwise noted.
20. Provide flashing at all roof, wall, or other intersections, over heads of all openings and under sills of all doors and windows. Caulk all joints exposed to weather.
21. Roof covering shall be classified as type A or B.
22. All structural steel shall be min. 36,000 p.s.i..
23. All connectors and fasteners used on "A.C.Q." lumber to be approved by the manufacturer for use with "A.C.Q." lumber.
24. All electrical work shall be performed by a licensed electrician and inspected by an Electrical Underwriter as per the N.E.C..
25. Smoke detecting alarm devices shall be installed in conformity with NYS Code, shall be provided outside each separate sleeping area, in each sleeping space, and on each floor level and shall be located on or near the ceiling. Carbon Monoxide detecting devices shall be installed as per NYS Code. Smoke detectors and Carbon Monoxide detectors shall be hardwired and interconnected with battery backup.
26. All plumbing shall be installed by a licensed plumber in accordance with the Plumbing Code of New York State.
27. Curbs, curb cuts, and paving must conform with all regulations and requirements of the Department of Public Works.
28. 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 his seal and the notation "altered by" followed by his signature and the date of such alteration and a specific description of the alteration.

NOTE:

THE WORK SHOWN ON THESE PLANS CONFORMS TO ALL ASPECTS OF THE 2020 NY STATE RESIDENTIAL CONSTRUCTION CODE.

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

GROUND SNOW LOAD	Wind SPEED[a] (mph)	SEISMIC DESIGN CATEGORY[g]	SUBJECT TO DAMAGE FROM[1,2] Weathering[a]	Frost line depth[b]	Termite[c]	Decay[d]	Winter Design Temp[e]	Ice shield underlay-ment required	Flood hazards[h]
25 PSF	120	C	Severe	3-4'	M-H	S-M	15	YES	

#21439

PREEXISTING AVERAGE GRADE CALULATIONS

113.45 + 112.68 = 226.13/2 = 113.07 x 54.3 = 6139.70
112.68 + 114.10 = 226.78/2 = 113.39 x 44.9 = 5091.21
114.10 + 113.95 = 228.05/2 = 114.03 x 54.3 = 6191.56
113.95 + 113.45 = 227.40/2 = 113.70 x 36.9 = 4195.53

190.40 21,618.00

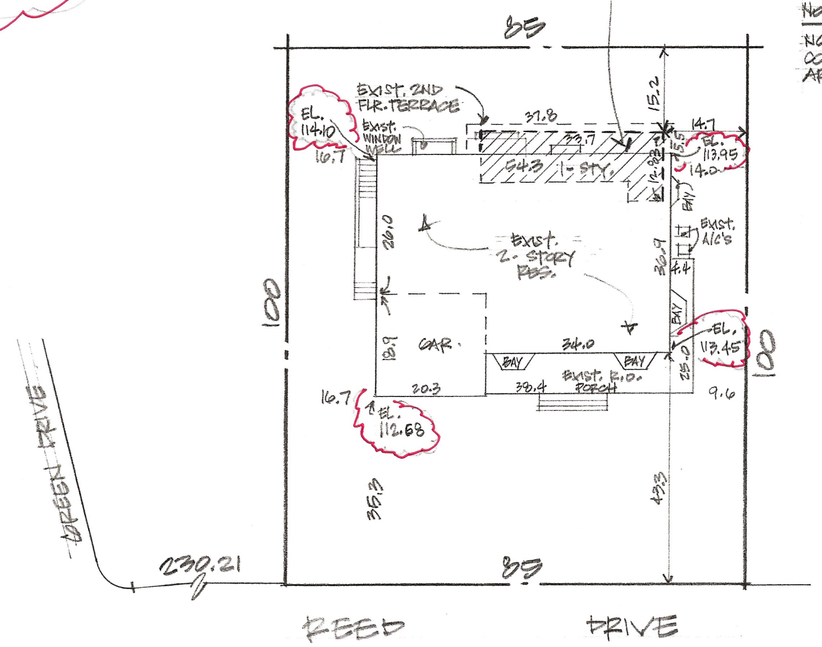
21,618.00 / 190.40 = 113.54

PREEXISTING AVG. GRADE = 113.54'

PROPOSED ROOF OVER EXIST. 2ND FLOOR TERRACE

NOTE:

NO CHANGE TO EXIST. LOT COVERAGE OR GROSS FLOOR AREA.



PLOT PLAN

SCALE: 1" = 20'-0"

- SEC. 9 -
- BLK. 634 -
- LOT 28 -

REVISIONS: 4-8-21: AS PER EXAMINERS COMMENTS.

SCALE: AS NOTED

DATE: 12-21-20

REGISTERED ARCHITECT 026414 STATE OF NEW YORK

BERNARD G. RODGERS ARCHITECT

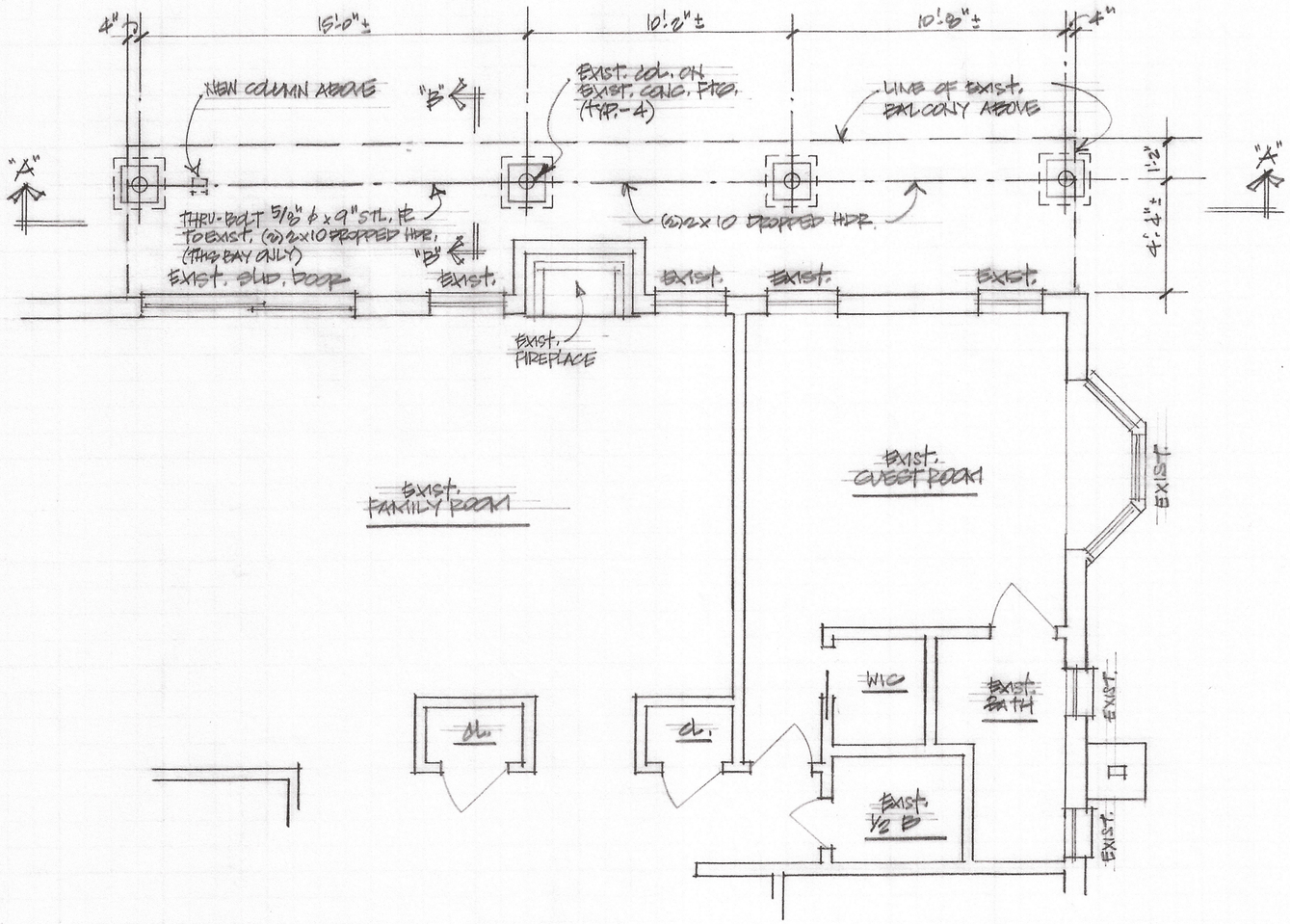
2150 WANTAGH PARK DR.
WANTAGH, N.Y. 11793
516-826-4155

PROPOSED TERRACE ROOF TO:
VERMA RESIDENCE
22 REED RD.
BRKVH, NY 11710

SHEET NO

—

OF 6



1st FLOOR PLAN

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

REVISIONS

SCALE: AS NOTED

DATE: 12-21-20

REGISTERED ARCHITECT BERNARD G. RODGERS 026414 STATE OF NEW YORK

BERNARD G. RODGERS ARCHITECT

2150 WANTAGH PARK DR.
WANTAGH, N.Y. 11793
516-826-4155

PROPOSED TERRACE ROOF TO:

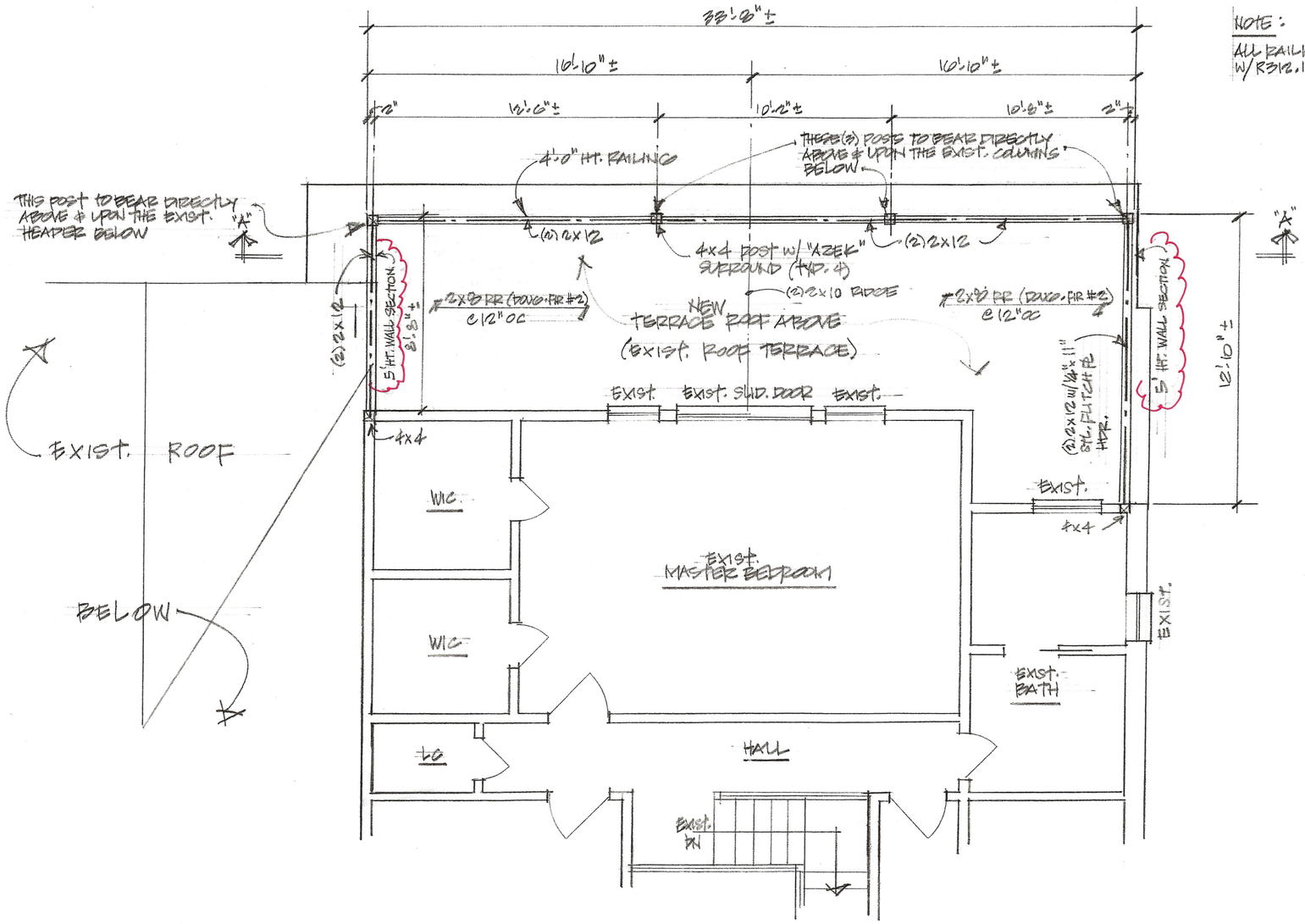
YEREMIA RESIDENCE

22 REED DR.
ROSLYN, N.Y. 11576

SHEET NO.

2

4 5



2ND FLOOR PLAN

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

NOTE:

ALL RAILINGS / GUARDS TO COMPLY W/ R312.1.

NOTE:

RAFTERS TO COMPLY WITH R301.5, R301.6 AND R301.7 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

REVISIONS:
4-9-21: AS PER EXAMINERS COMMENTS

SCALE: AS NOTED

DATE: 12.21.20

REGISTERED ARCHITECT
BERNARD G. RODGERS
026418
STATE OF NEW YORK

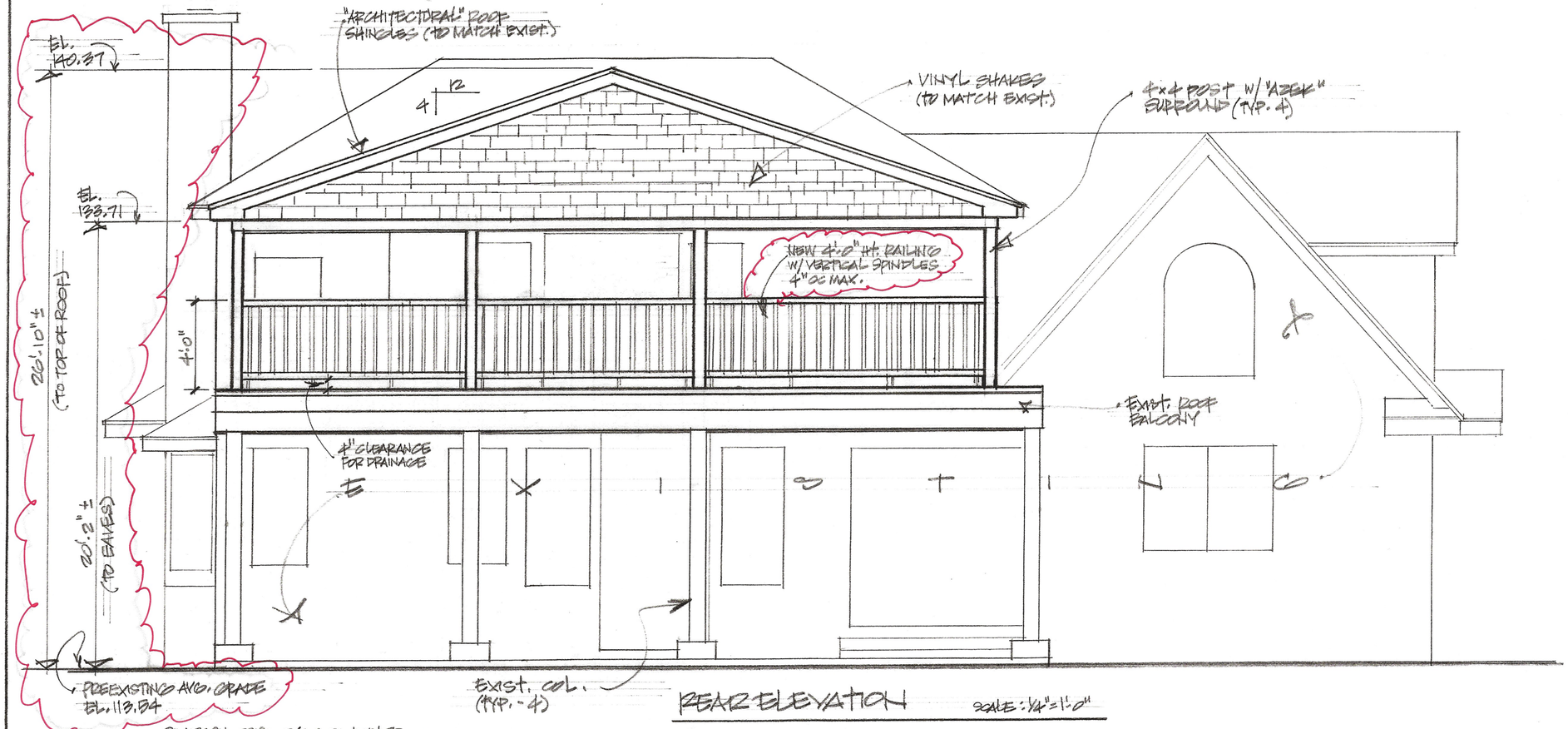
BERNARD G. RODGERS ARCHITECT

2150 WANTAGH PARK DR.
WANTAGH, N.Y. 11793
516-826-4155

PROPOSED TERRACE ROOF TO:
VERONA RESIDENCE
95 DEER PK. AVE. HUNTINGTON, NY 11743

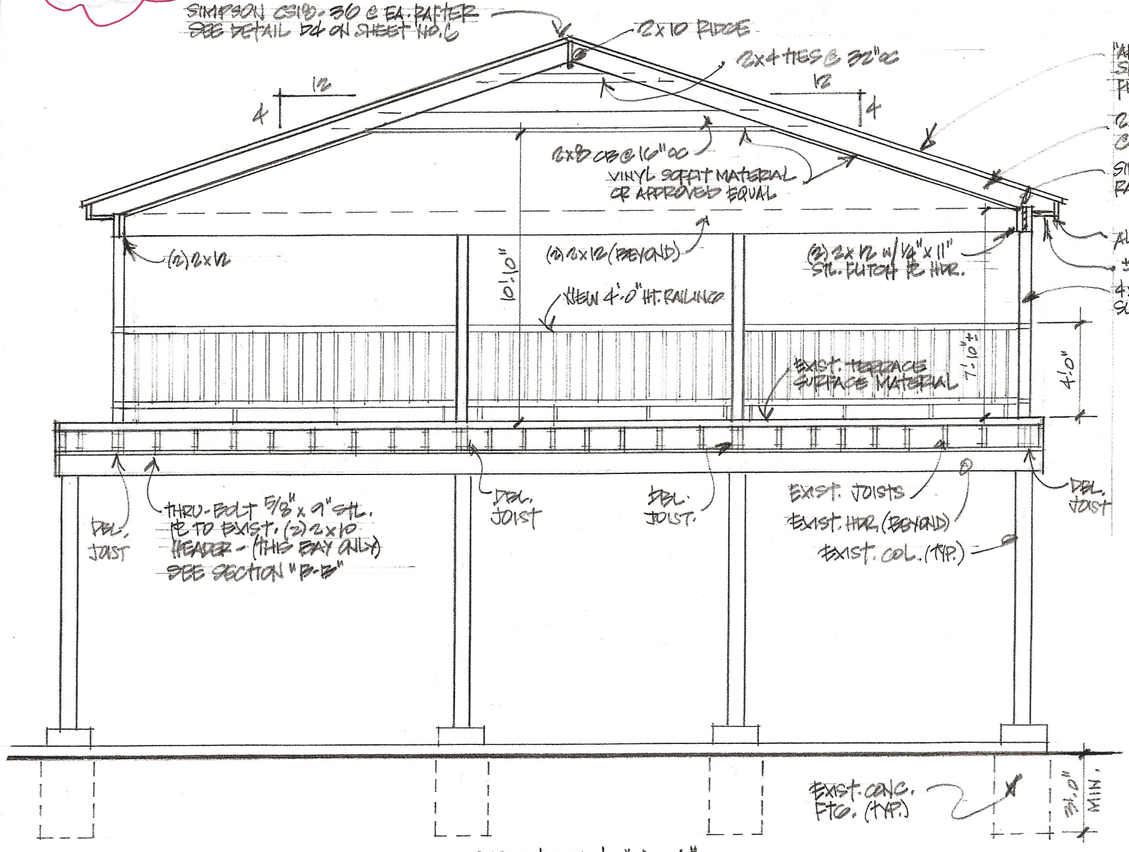
SHEET NO.
3

OF 6



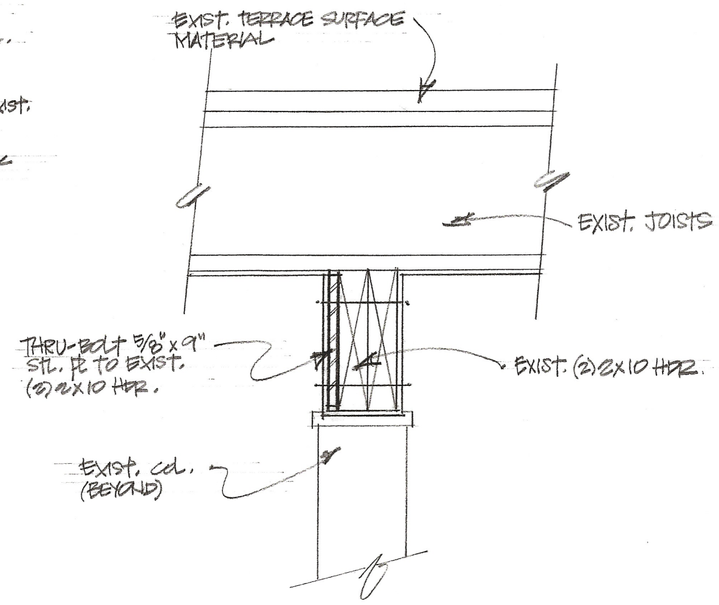
REAR ELEVATION

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



SECTION "A-A"

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



SECTION "B-B"

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

REVISIONS:
4.8.21: PER EXAMINER'S COMMENTS.

SCALE: AS NOTED

DATE: 2.21.20

REGISTERED ARCHITECT BERNARD G. RODGERS 022614 STATE OF NEW YORK

BERNARD G. RODGERS ARCHITECT

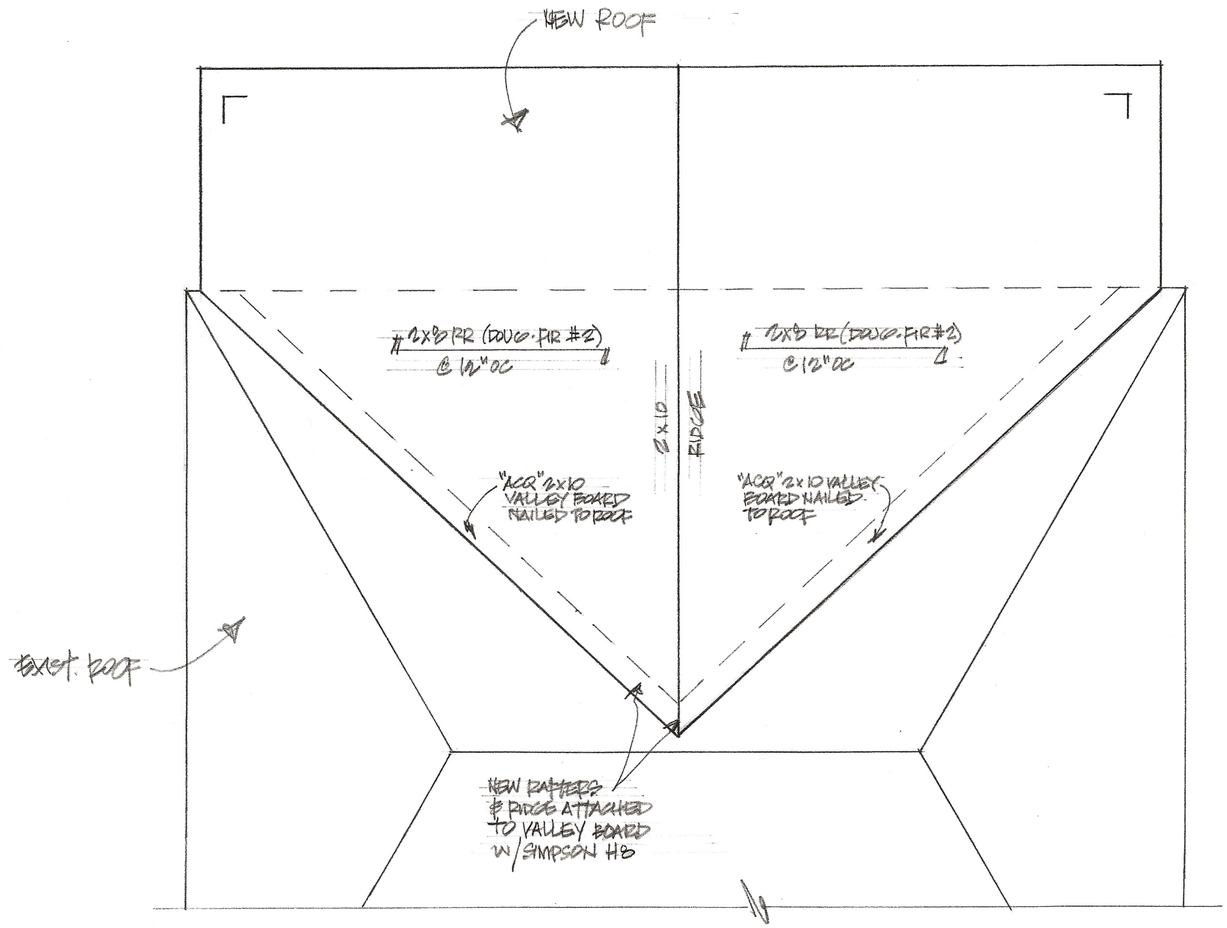
2150 WANTAGH PARK DR.
WANTAGH, N.Y. 11793
516-826-4155

PROPOSED TERRACE ROOF for:
VERMA RESIDENCE
23 BEED DR.
WANTAGH, N.Y. 11793

SHEET H0

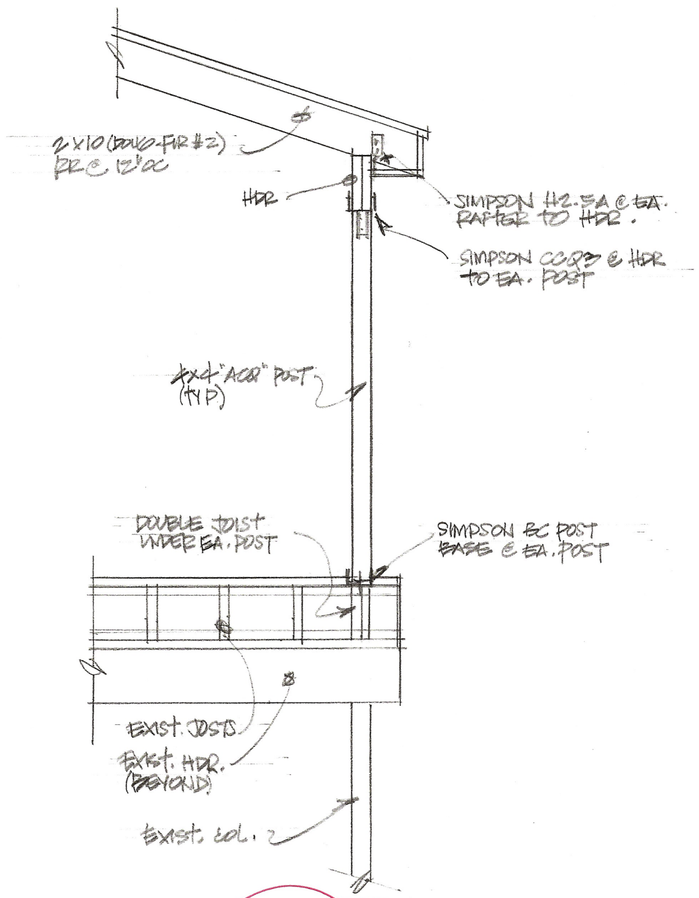
4

OF 6



ROOF PLAN

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



STRAPPING DETAILS

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

REVISIONS:
4-6-21: AS PER EXAMINER'S COMMENTS.

SCALE: AS NOTED.

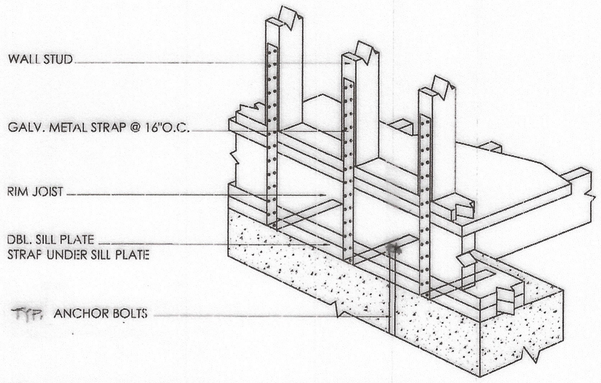
DATE: 4-8-21

BERNARD G. RODGERS ARCHITECT
2150 WANTAGH PARK DR.
WANTAGH, N.Y. 11793
516-826-4155

PROPOSED TERRACE ROOF TO:
VISEMA RESIDENCE
92 REED DR.
BELLMORE, N.Y. 11710

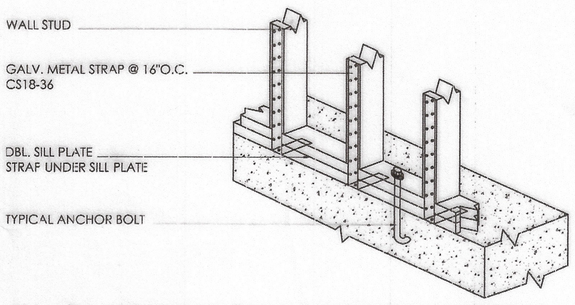
SHEET NO.
5

OF 6



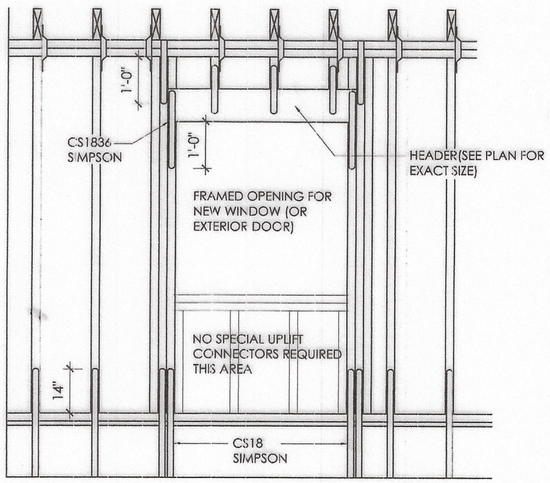
D6 SILL PLATE TO RIM JOIST CONNECTION

GALV. METAL STRAP @ 16"O.C.
SIMPSON MODEL CS18

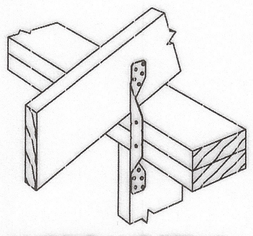


D9 SILL PLATE TO CONC. SLAB CONNECTION

GALV. METAL STRAP @ 16"O.C.
SIMPSON MODEL CS18-36 @ EACH STUD

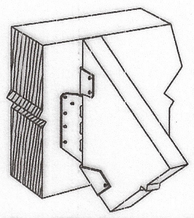


D8 STUD TO STUD & HEADER CONNECTIONS



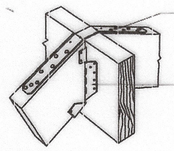
D5 HURRICANE STRAP

SIMPSON STRONG-TIE (H2

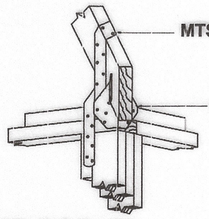


D3 ADJUSTABLE HANGER

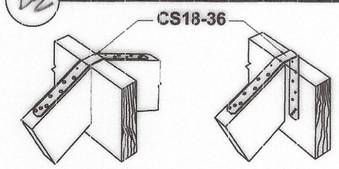
SIMPSON STRONG-TIE (LSSU)



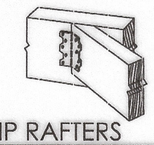
D1 STRUCTURAL RIDGE



D2 HIP CORNER

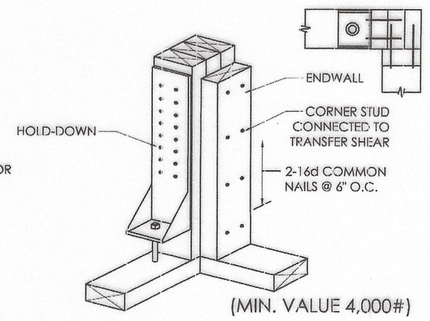


D4 RIDGE CONNECTIONS



D7 HIP RAFTERS

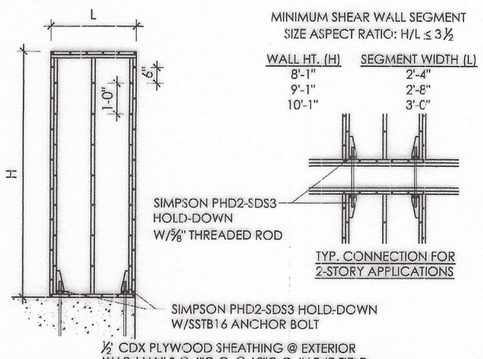
SIMPSON STRONG-TIE (LS70)



(MIN. VALUE 4,000#)

J CORNER HOLDDOWN

PHD2-SDS3 HOLD DOWN
BRACKET PREDEFLECTED
BY SIMPSON



½" CDX PLYWOOD SHEATHING @ EXTERIOR W/ 8d NAILS @ 6"O.C. @ 12"O.C. IN THE FIELD

½" GYP.BD. @ INTERIOR W/ 5d COOLER NAILS @ 7"O.C. @ EDGES & @ 10"O.C. IN THE FIELD

I SHEAR WALL SEGMENT DETAIL

NAILING SCHEDULE

JOINT DESCRIPTION	NUMBER OF NAILS	NAIL SPACING
ROOF FRAMING		
RAFTER TO TOP PLATE (TOE NAILED)	4-8d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOP PLATE)	4-8d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (TOP PLATE)	4-16d	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED)	4-16d	EACH LAP
COLLAR TIE TO RAFTER (FACE NAILED)	3-8d	PER TIE
BLOCKING TO RAFTER (TOE NAILED)	2-8d	EACH END
RIM BOARD TO RAFTER (TOE NAILED)	2-16d	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE NAILED)	2-16d[1]	PER FOOT
TOP PLATE AT INTERSECTIONS (FACE NAILED)	4-16d	JOIST EACH SIDE
STUD TO STUD (FACE NAILED)	2-16d	24" O.C.
HEADER TO HEADER (FACE NAILED)	16d	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END NAILED)	SEE TABLE 3.5A	PER STUD
BOTTOM PLATE 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	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[1]	PER JOIST
BAND JOIST TO SILL OR TOP PLATE TOE NAILED)	2-16d[1]	PER FOOT
ROOF SHEATHING		
STRUCTURAL PANELS	3d	SEE TABLE 3.10
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
STRUCTURAL PANELS	3d	SEE TABLE 3.11
FIBERBOARD PANELS		
7/16"	6d[3]	3" EDGE/6" FIELD
25/32"	8d[3]	3" EDGE/6" FIELD
GYPSUM WALLBOARD	5d COOLERS	7" EDGE/10" FIELD
HARDBOARD	3d	SEE TABLE 3.11
PARTICLE BOARD PANELS	3d	SEE MANUFACTURER
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	3d	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

1. NAILING REQUIREMENTS ARE BASE ON WALL SHEATHING NAILED 6" ON CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3"O.C. 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.

3. CORROSION RESISTANT 11 GA. ROOFING NAILS AND 16 GA. STAPLES ARE PERMITTED.

ROOF SHEATHING ATTACHMENT REQUIREMENTS FOR WIND LOADS

EXPOSURE B

SHEATHING LOCATION	RAFTER/TRUSS SPACING(INCHES O.C.)	THREE SECOND GUST WIND SPEED(MPH) 110 E: MAXIMUM NAIL SPACING OF 8d COMMON NAILS (INCHES O.C.)	THREE SECOND GUST WIND SPEED(MPH) 110 F: MAXIMUM NAIL SPACING OF 8d COMMON NAILS (INCHES O.C.)
INTERIOR ZONE	12	6	12[2]
	16	6	12[2]
	19.2	6	6
	24	6[3]	6[3]
PERIMETER EDGE ZONE	12	6	12
	16	6	12
	19.2	6	12
	24	6	12
GABLE END WALL RAKE OR RAKE TRUSS WITH LOOKOUT BLOCK		6[3]	6[3]
GABLE END WALL RAKE OR RAKE TRUSS WITHOUT RAKE OVERHANG		6	6

SHEATHING SIZE	RAFTER/TRUSS SPACING(INCHES O.C.)	BOARD SHEATHING MINIMUM NUMBER OF 8d COMMON NAILS OR 10d BOX NAILS PER SUPPORT
1x6 OR 1x8 SHEATHING	12-19.2	2
1x10 OR LARGER SHEATHING	12-19.2	3

E - NAIL SPACING AT PANEL EDGES (IN.)
F - NAIL SPACING AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD (IN.)

1. FOR SHEATHING WITHIN 4 FEET OF THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET ON EACH SIDE OF THE ROOF PEAK. THE 4 FOOT PERIMETER EDGE ZONE ATTACHMENT REQUIREMENTS SHALL BE USED.
2. TABULATED 12 INCH O.C. NAIL SPACING ASSUMES SHEATHING ATTACHED TO RAFTER/TRUSS FRAMING MEMBERS WITH G>0.49. FOR FRAMING MEMBERS WITH 0.42<G<0.49, THE NAIL SPACING SHALL BE REDUCED TO 6"O.C.
3. TABULATED 6"O.C. NAIL SPACING ASSUMES SHEATHING ATTACHED TO RAFTE/TRUSS FRAMING MEMBERS WITH G>0.49. FOR FRAMING MEMBERS WITH 0.42<G<0.49, THE NAIL SPACING SHALL BE REDUCED TO 4"O.C.
4. TABULATED 4"O.C. NAIL SPACING ASSUMES SHEATHING ATTACHED TO RAFTE/TRUSS FRAMING MEMBERS WITH G>0.49. FOR FRAMING MEMBERS WITH 0.42<G<0.49, THE NAIL SPACING SHALL BE REDUCED TO 3"O.C.
5. TABULATED NAIL SPACINGS ASSUME A BUILDING LOCATED IN EXPOSURE B.

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

EXPOSURE B

RAFTER/ CEILING JOIST SPACING (IN.)	WALL HEIGHT (FT.)	THREE SECOND GUST WIND SPEED (MPH) 110: NUMBER OF 8d COMMON NAILS (TOE NAILED) REQUIRED IN EACH RAFTER AND/OR CEILING JOIST TO TOP PLATE CONNECTION 1,2,3,4
12"	8	2
	10	2
16"	8	3
	10	3
24"	8	4
	10	4

1. PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTION IN TABLE 3.4
2. TABULATED CONNECTION REQUIREMENTS ASSUME A BUILDING LOCATED IN EXPOSURE B
3 WHEN CEILING JOISTS ARE INSTALLED PARALLEL TO RAFTERS, THE SUM OF TOE NAILS IN THE RAFTER AND CEILING JOISTS SHALL EQUAL OR EXCEED THE TABULATED NUMBER OF NAILS REQ'D.
4. TO AVOID SPLITTING, NO MORE THAN 2 TOE NAILS SHALL BE INSTALLED IN EACH SIDE OF A RAFTER OR CEILING JOIST WHEN FASTENED TO A 2"x4" TOP PLATE OR 3 TOE NAILS IN EACH SIDE WHEN FASTENED TO A 2"x6" TOP PLATE

WALL SHEATHING AND CLADDING ATTACHMENT REQUIREMENTS FOR WIND LOADS

EXPOSURE B

SHEATHING LOCATION	RAFTER/TRUSS SPACING(INCHES O.C.)	THREE SECOND GUST WIND SPEED(MPH) 110 E: MAXIMUM NAIL SPACING OF 8d COMMON NAILS (INCHES O.C.)	THREE SECOND GUST WIND SPEED(MPH) 110 F: MAXIMUM NAIL SPACING OF 8d COMMON NAILS (INCHES O.C.)
INTERIOR ZONE	12	6	12
	16	6	12
	24	6	12
PERIMETER EDGE ZONE	12	6	12
	16	6	12
	24	6	12

SHEATHING SIZE	RAFTER/TRUSS SPACING(INCHES O.C.)	BOARD SHEATHING MINIMUM NUMBER OF 8d COMMON NAILS OR 10d BOX NAILS PER SUPPORT
1x6 OR 1x8 SHEATHING	12-24	2
1x10 OR LARGER SHEATHING	12-24	3

E - NAIL SPACING AT PANEL EDGES (IN.)
F - NAIL SPACING AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD (IN.)

1. FOR WALL SHEATHING WITHIN 4 FEET OF THE CORNERS, THE 4 FOOT EDGE EDGE ZONE ATTACHMENT REQUIREMENTS SHALL BE USED.
2. TABULATED 12 INCH O.C. NAIL SPACING ASSUMES SHEATHING ATTACHED TO STUD FRAMING MEMBERS WITH G>0.49. FOR FRAMING MEMBERS WITH 0.42<G<0.49. THE NAIL SPACING SHALL BE REDUCED TO 6"O.C.
3. FOR EXTERIOR PANEL SIDING GALVANIZED BOX NAILS SHALL BE PERMITTED TO BE SUBSTITUTED FOR COMMON NAILS
4. TABULATED NAIL SPACING ASSUME A BUILDING LOCATED IN EXPOSURE B.

Minimum Uniformly Distributed Live Loads

Sleeping Rooms – 30#/sf
Attic w/o Storage – 10#/sf
Rooms other than Sleeping Rooms – 40#/sf

Dead Load – 10#/sf

STANDARD USED:

AMERICAN FOREST & PAPER ASSOC. (AF&PA)
WOOD FRAME CONSTRUCTION MANUAL
FOR ONE & TWO FAMILY DWELLINGS
W.F.C.M. 2018 EDITION

REGISTERED ARCHITECT
BERNARD G. RODGERS
036414
STATE OF NEW YORK

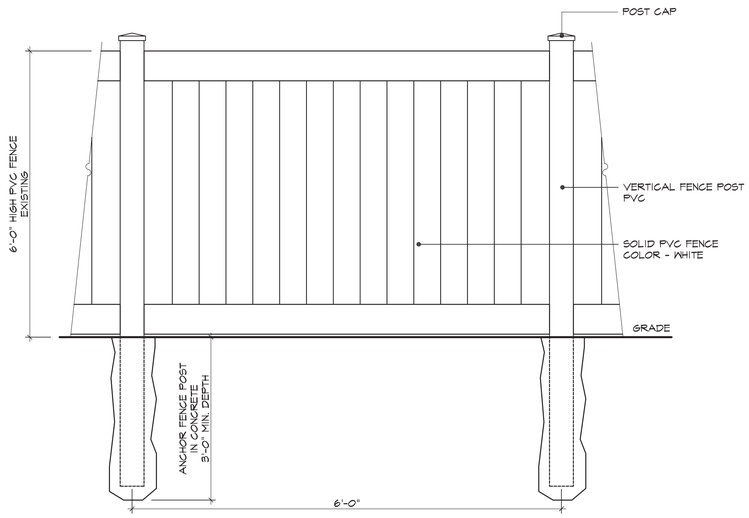
BERNARD G. RODGERS ARCHITECT
2150 WANTAGH PARK DR.
WANTAGH, N.Y. 11793
516-826-4155

GENERAL REFERENCE SHEET
FRAMING DETAILS, CONNECTIONS
& STANDARD NAILING SCHEDULE

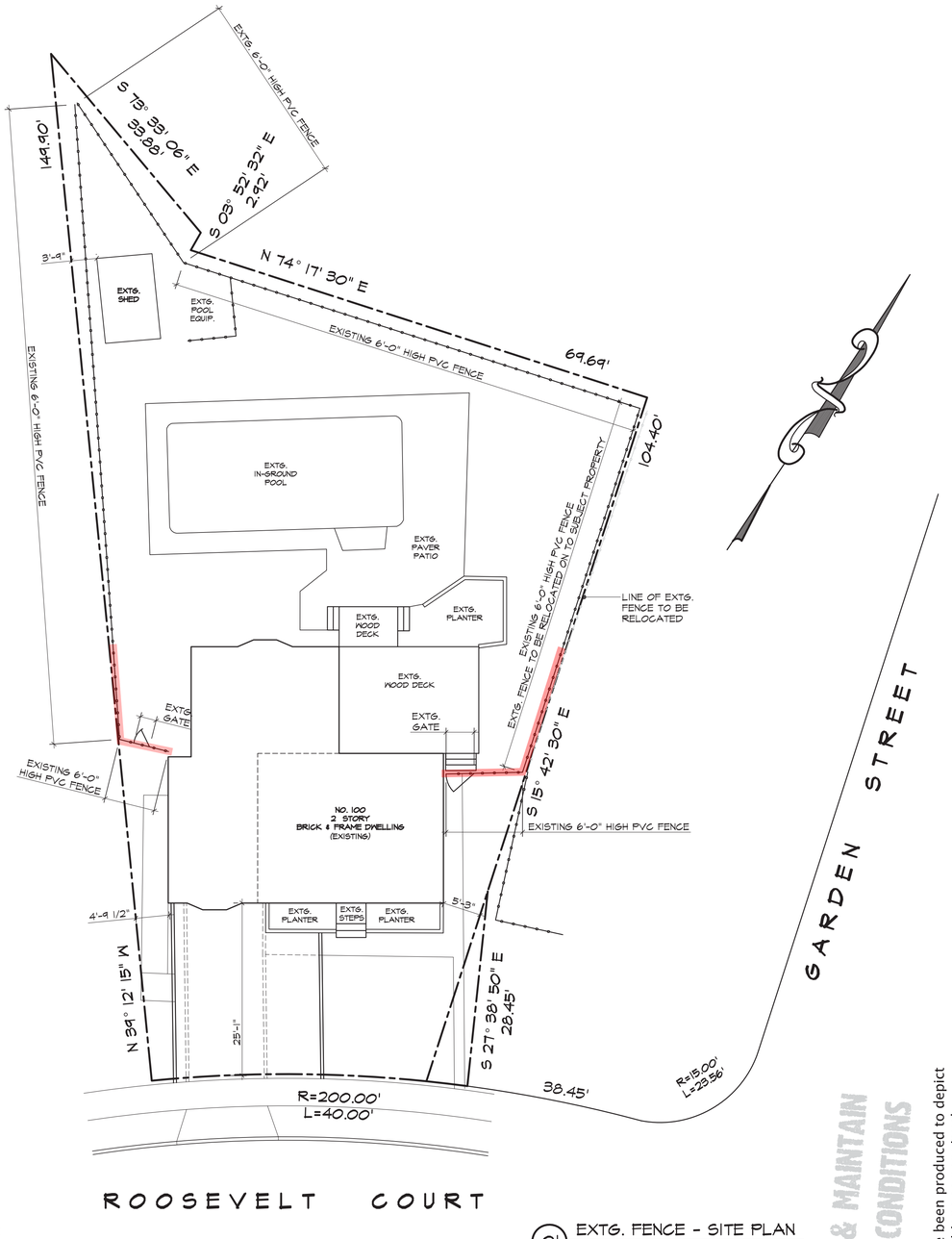
SHEET NO.
6

AF 6

#21440



02 FENCE ELEVATION
SCALE: 1" = 1'-0"



01 EXTG. FENCE - SITE PLAN
1" = 10'-0"

LEGALIZE & MAINTIAN EXISTING 6' PVC FENCE

LEGALIZE & MAINTAIN EXISTING CONDITIONS

These drawings have been produced to depict current existing conditions as per visual inspection. No subsurface inspections or tests have been performed.

REVISIONS

No.	Date	Description
1	03.30.23	Issued for Permit

No.	Date	Description	Issued to:
		Owner	

ISSUES

Owners:
Mr. & Mrs.
Matthew Lemanczyk
100 Roosevelt Court
Carle Place, NY 11514

Structural Engineer:

MEP Engineer:

Civil Engineer:

2mb Architectural Studios P.C.
1527 Franklin Avenue - Mineola, NY 11501
Suite 203 516 . 739 . 2939 T
www.2mbArchitecturalStudios.com

ISSUED FOR PERMIT 03 . 30 . 2023

Section: 10

Block: S04

Lot: 12

Project:

Lemanczyk Residence
100 Roosevelt Court
Carle Place, NY 11514

SEAL:

REGISTERED ARCHITECT JOHN PAUL CUNHA 029802 STATE OF NEW YORK

TITLE:
Existing Site Plan
W/ Fence

SCALE:
As Noted

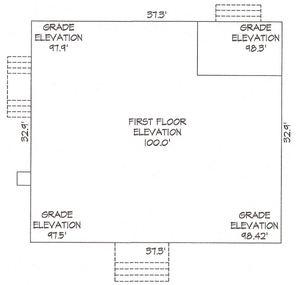
DATE:
03.30.2023

Architect:

Project No. 22-0200

Dwg. No. LM-02

#21441



NORTH WALL
97.9' + 98.3' = 196.2' / 2 = 98.1' X 37.3' = 3,659.13'

WEST WALL
97.9' + 97.5' = 195.4' / 2 = 97.7' X 32.4' = 3,214.33'

EAST WALL
98.3' + 98.42' = 196.72' / 2 = 98.36' X 32.4' = 3,236.04'

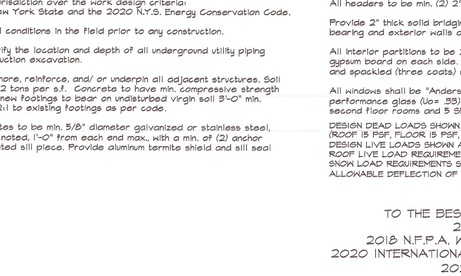
SOUTH WALL
97.5' + 98.42' = 195.92' / 2 = 97.96' X 37.3' = 3,653.90

TOTAL = 13,763.4'

13,763.4' / 140.4' = 98.02' = EXISTING AVERAGE GRADE

A/1 AVERAGE GRADE

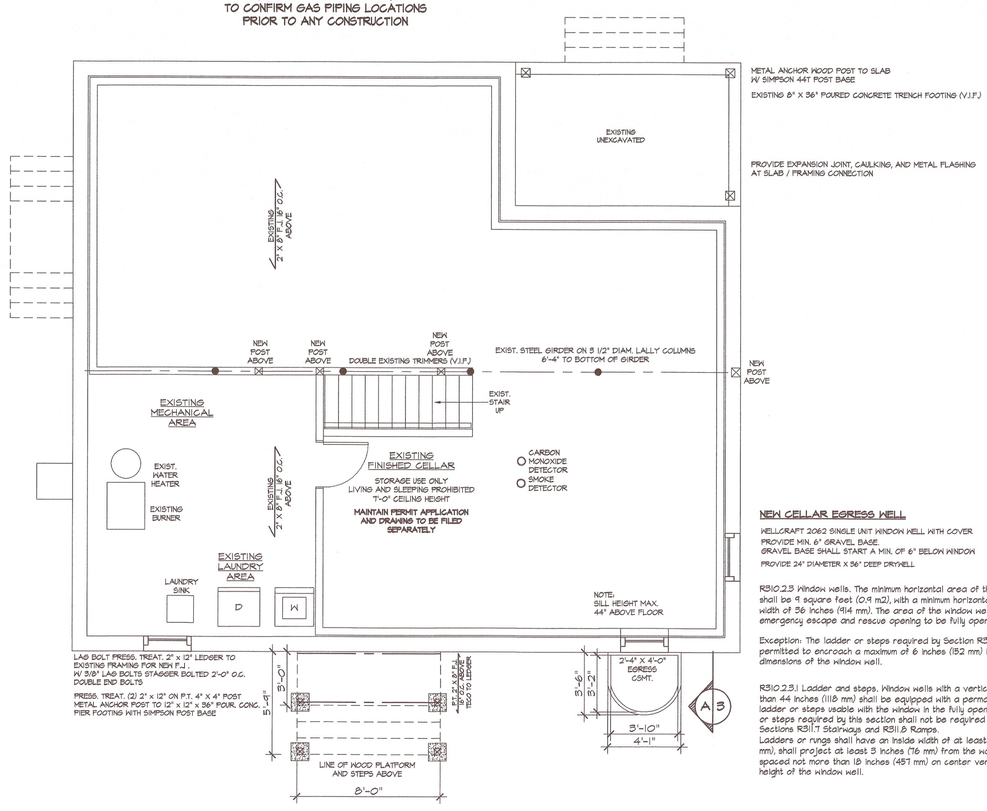
N.T.S.



B/1 LOT COVERAGE / F.A.R.

N.T.S.

MASON AND OWNER SHALL CONTACT "DIG SAFELY NEW YORK"
(811 OR 1-800-962-7962)
TO CONFIRM GAS PIPING LOCATIONS
PRIOR TO ANY CONSTRUCTION



C/1 FOUNDATION/CELLAR PLAN

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

NEW CELLAR EGRESS WELL

WELLCRAFT 2062 SINGLE UNIT WINDOW WELL WITH COVER
PROVIDE MIN. 6" GRAVEL BASE.
GRAVEL BASE SHALL START A MIN. OF 6" BELOW WINDOW
PROVIDE 24" DIAMETER X 36" DEEP DRYWELL

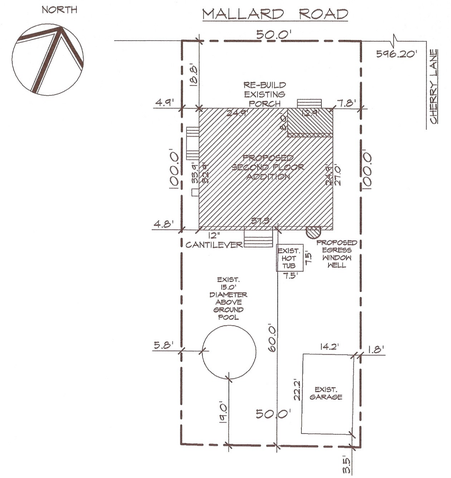
R310.2.3 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.9 m2), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

R310.2.3.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 Stairways and R311.8 Ramps.
Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

PARTITION LEGEND

- TYPICAL WALL TO BE REMOVED
- TYPICAL WALL TO REMAIN
- TYPICAL EXTERIOR WALL U.O.N.
  VINYL SIDING W/ 1" R-5 INSULATION
  TYVEK HOUSE WRAP
  1/2" EXT. PLY SHEATHING
  2" x 4" FRAMING 16" O.C.
  3 1/2" R-15 INSULATION
  1/2" GYP. BD.
  (3) COATS TAPE AND SPACKLE - READY FOR PAINT
- TYPICAL INTERIOR WALL U.O.N.
  2" x 4" FRAMING 16" O.C.
  1/2" GYP. BD. EACH SIDE
  (3) COATS TAPE AND SPACKLE
  PRIMED - READY FOR PAINT
- TYPICAL INTERIOR WALL AT BATHROOMS U.O.N.
  2" x 4" FRAMING 16" O.C.
  3 1/2" SOUND ATTENUATION BLANKET
  1/2" WATER - RESISTANT GYP. BD. EACH SIDE
  (3) COATS TAPE AND SPACKLE (OR)
  PRIMED - READY FOR PAINT (OR)
  1/2" "DUROCK" CEMENT BOARD IN TUB AND SHOWER AREAS
- TYPICAL WET WALL AT BATHROOMS U.O.N.
  2" x 6" FRAMING 16" O.C.
  3 1/2" SOUND ATTENUATION BLANKET
  1/2" WATER - RESISTANT GYP. BD. EACH SIDE
  (3) COATS TAPE AND SPACKLE (OR)
  PRIMED - READY FOR PAINT (OR)
  1/2" "DUROCK" CEMENT BOARD IN TUB AND SHOWER AREAS



D/1 PLOT PLAN

SCALE : 1" = 20'-0"

GENERAL NOTES

The Architect has not been retained for any supervision or observation of the work, and his responsibility is limited to the accuracy of the plans.

Any omissions or changes in these drawings should be brought to the attention of, and approved by the Architect and building department prior to all construction and/ or installations by the contractor or the owner.

All labor, materials, and construction methods shall comply with all rules, regulations, codes and local authorities having jurisdiction over the work design criteria:
2020 Residential Code of New York State and the 2020 N.Y.S. Energy Conservation Code.

The contractor shall verify all conditions in the field prior to any construction.

The contractor shall field verify the location and depth of all underground utility piping prior to any proposed construction excavation.

The contractor shall brace, shore, reinforce, and/ or underpin all adjacent structures. Soil bearing capacity assumed at 2 tons per s.f. Concrete to have min. compressive strength of 3500 psi. @ 28 days. All new footings to bear on undisturbed virgin soil 3'-0" min. below grade, stepped down 2:1 to existing footings as per code.

Anchor bolts with bearing plates to be min. 5/8" diameter galvanized or stainless steel, located 3'-0" o.c. max. or as noted, 1'-0" from each end max., with a min. of (2) anchor bolts per each pressure treated sill piece. Provide aluminum termite shield and sill seal foam insulation at concrete.

All lumber to be Doug Fir #2 or better American standard sizes, grade #2 fb=875# min. All structural lumber to be grade marked prior to delivery to the site, subject to inspection.

Double studs at all openings in all walls. Double all joists, headers, and trimmers around all openings and install "Teco" hangers or connectors as required. Double floor joists under partitions running parallel to floor joists.

All headers to be min. (2) 2" x 8" unless otherwise noted.

Provide 2" thick solid bridging/ fire stopping max. 8'-0" o.c. for floor joists. "Cat" all load bearing and exterior walls at mid-span of framing studs w/ solid blocking at plywood seam.

All interior partitions to be 2" x 4" wood studs, standard grade fb= 800#, 16" o.c., with gypsum board on each side. Gypsum board to be 1/2" tapered edge "Sheet rock" taped and spackled (three coats) ready for primer.

All windows shall be "Andersen" unless otherwise noted. All glazing shall be insulated high performance glass (Uo= .35) unless otherwise noted. Provide 5.7 SF egress opening for second floor rooms and 5 SF egress opening for first floor rooms.

DESIGN DEAD LOADS SHOWN AS PER R - 301.4
(ROOF 15 PSF, FLOOR 15 PSF, EXTERIOR WALLS 7 PSF, INTERIOR WALLS 6 PSF)
DESIGN LIVE LOADS SHOWN AS PER R - 301.5
ROOF LIVE LOAD REQUIREMENTS SHOWN AS PER R - 301.6
SNOW LOAD REQUIREMENTS SHOWN AS PER R - 301.2.3
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS SHOWN AS PER R - 301.7

Provide min. 6" metal flashing and "Grace" Ice and Water Shield at all roof, wall and other intersections, over the heads of all openings, and under sills of all windows and doors, Caulk all joints.

Roof covering to be Type A or Type B.

All electrical work shall be performed by a licensed electrician and inspected by a qualified electrical agency as per the N.E.C.. Hard wired single station smoke detecting alarm devices to be installed in and adjacent 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.

All plumbing work shall be installed by a licensed plumber.

All structural steel to be min. 36,000 psi.

NOTE: As per the 2020 Residential Code of New York State Section R 302. 2 .1 .1 design criteria, all construction shown on these drawings has been designed in accordance with the "American Forest & Paper Association" (AF & PA) Wood Frame Construction Manual for One & Two family dwellings (2018 EDITION)

STAIR REQUIREMENTS SHOWN AS PER R - 311.7, AND R - 312
EGRESS REQUIREMENTS SHOWN AS PER R - 311
SMOKE ALARMS SHOWN AS PER R - 314
CARBON MONOXIDE ALARMS SHOWN AS PER R - 315.1

MEP COMPLIANCE STATEMENT INFORMATION
(MINIMUM REQUIREMENTS)

THE EXISTING HEATING SYSTEM WILL BE UPGRADED TO MEET COMPLIANCE
THE EXISTING ELECTRICAL SYSTEM WILL BE UPGRADED TO MEET COMPLIANCE
THE EXISTING PLUMBING SYSTEM WILL BE UPGRADED TO MEET COMPLIANCE

TABLE R - 301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	20 PSF
WIND SPEED	130 MPH
SEISMIC DESIGN CATEGORY	B
WEATHERING INDEX	SEVERE
FROST LINE DEPTH	BOTTOM OF FOOTING 3 FEET BELOW FINISHED GRADE
TERMITE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
FLOOD HAZARD	ID # 361630 (NON-FLOODPRONE COMMUNITY)
WINTER DESIGN TEMP.	10 (NASSAU)
WINTER DESIGN TEMP.	10 (SUFFOLK)
ICE SHIELD UNDERLAYMENT REQUIRED	YES

TOWN OF NORTH HEMPSTEAD

ZONING ZONING DISTRICT: R-C LOT AREA (S.F.): 5,644 S.F.

MAX. PERMITTED COVERAGE (S.F.): 1,975 S.F.	PROPOSED COVERAGE (S.F.): 1,443 S.F.
MAX. PERMITTED COVERAGE (%): 35%	PROPOSED COVERAGE (%): 28.8%
MAX. PERMITTED GROSS FLOOR AREA (S.F.): 2,800 S.F.	PROPOSED GROSS FLOOR AREA (S.F.): 2,304 S.F.
MAX. PERMITTED GROSS FLOOR AREA RATIO (%): 50%	PROPOSED GROSS FLOOR AREA RATIO (%): 40.8%
AVE. FRONT YARD SETBACK: 24.8'	
FRONT YARD: REQUIRED: 25.0' PROVIDED: 18.8'	REAR YARD: REQUIRED: 15' PROVIDED: 60.0'
SIDE YARD 1: REQUIRED: 5.0' PROVIDED: 4.8'	AGGREGATE SIDE YARD: REQUIRED: 12.5' PROVIDED: 12.6'
	SIDE YARD 2: REQUIRED: 7.7' PROVIDED: 7.8'

04/2022 ISSUE FOR DESIGN REVIEW ONLY - NOT FOR CONSTRUCTION
09/2022 ISSUE FOR BUILDING DEPT. REVIEW AND DENIAL FOR ZONING VARIANCE ONLY - NOT FOR CONSTRUCTION
06/2023 REVISED TO REFLECT THE CORRRECT LARGER LOT SIZE AND ZONING CALCULATIONS

REGISTERED ARCHITECT LEO JOSEPH PYZYNSKI JR. STATE OF NEW YORK

ADDITIONS TO THE RESIDENCE OF MR. AND MRS. FRITSCHE

288 MALLARD ROAD
CARLE PLACE, NEW YORK 11514

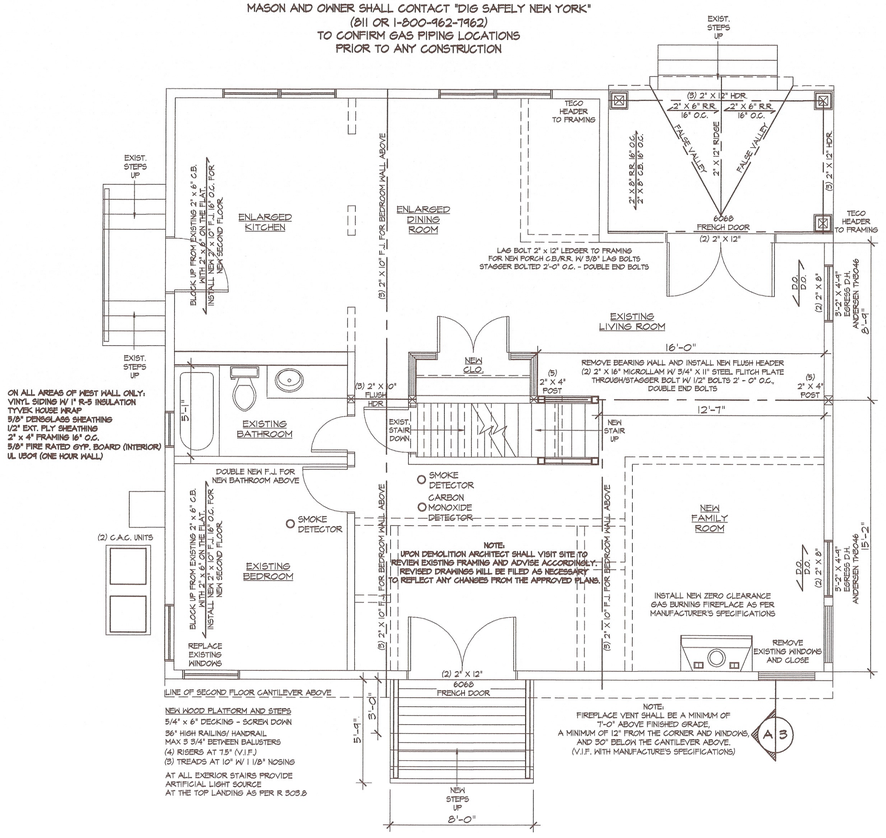
DATE: 03/2022
DRAWN BY: L.J.P.

LEO JOSEPH PYZYNSKI JR. ARCHITECT
100 CLINTON AVENUE - 4L MINEOLA, NEW YORK 11501
PHONE: 516-605-2627 E-MAIL: LeoTheArchitect @ Yahoo.com

1/4

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 INTERNATIONAL BUILDING CODE, 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 EXISTING BUILDING CODE, 2018 N.F.P.A. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2020 INTERNATIONAL ENERGY CONSERVATION CODE, 2020 INTERNATIONAL FIRE CODE, 2020 INTERNATIONAL PLUMBING CODE, 2020 INTERNATIONAL MECHANICAL CODE, 2020 INTERNATIONAL FUEL GAS CODE, 2020 INTERNATIONAL PROPERTY MAINTENANCE CODE, AND THE NFPA 70: NATIONAL ELECTRIC CODE (N.E.C.), 2017 EDITION.

MASON AND OWNER SHALL CONTACT "DIG SAFELY NEW YORK"
(811 OR 1-800-462-7962)
TO CONFIRM GAS PIPING LOCATIONS
PRIOR TO ANY CONSTRUCTION



ON ALL AREAS OF WEST WALL ONLY:
VINYL SIDING W/ 1" R-5 INSULATION
TYVEK HOUSE WRAP
5/8" DENSGLASS SHEATHING
1/2" EXT. PLY SHEATHING
2" x 4" FRAMING 16" O.C.
5/8" FIRE RATED GYP. BOARD (INTERIOR)
UL U309 (ONE HOUR WALL)

NEW WOOD PLATFORM AND STEPS
5/4" x 6" DECKING - SCREW DOWN
36" HIGH RAILING/ HANDRAIL
MAX 5 3/4" BETWEEN BALUSTERS
(4) RISERS AT 7.5" (V.I.F.)
(3) TREADS AT 10" W/ 1 1/8" NOSING

AT ALL EXERIOR STAIRS PROVIDE
ARTIFICIAL LIGHT SOURCE
AT THE TOP LANDING AS PER R 303.8

EXISTING PORCH TO REMAIN

CONNECT HEADER TO COLUMN WITH SIMPSON BC POST CAP

PRESS. TREAT. LOAD BEARING (3) 2" X 4" POST

METAL ANCHOR TO THROUGH SLAB TO FOUNDATION W/ SIMPSON 44T POST BASE

10" x 10" AZEK DECORATIVE COLUMN ON 12" X 12" BASE (TYPICAL) AS SELECTED BY OWNER

NEW OAK/PINE STAIR TO SECOND FLOOR:
(15) RISERS AT 7 3/4" (V.I.F.)
(14) TREADS AT 9" WITH 1 1/4" NOSING
DOUBLE ALL PERIMETER FRAMING.
INSTALL TECO'S AS REQ.
INSTALL WOOD HANDRAIL/ RAILING 36" AFF.
MAX. 3 3/4" BETWEEN BALUSTERS
MAINTAIN MIN. 7' - 0" HEADROOM ABOVE EACH STEP

AT INTERIOR STAIR PROVIDE ARTIFICIAL LIGHT SOURCE TO ILLUMINATE BOTH LANDINGS AND ALL TREADS AT A LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS PER R 303.7. PROVIDE A WALL SWITCH AT EACH FLOOR LEVEL.

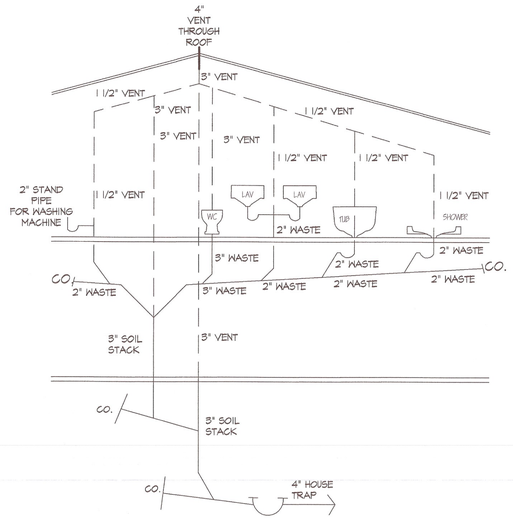
ALL NEW SMOKE ALARMS SHALL BE INSTALLED IN THE EXISTING RESIDENCE AND ALL NEW ADDITIONS, AND SHALL BE INTERCONNECTED AS PER R 314.4.

ALL SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AS PER R 314.6

ALL CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AS PER R 315, FCNYS 915, AND NFPA 720

A2 FIRST FLOOR PLAN

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



C2 PLUMBING RISER DIAGRAM

N.T.S.

NOTE:
EGRESS WINDOWS SHOWN ARE ANDERSEN 3046 UNITS.
EACH WINDOW PROVIDES A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET, AND OPENING DIMENSIONS OF 33 7/8" IN WIDTH AND 24 1/4" IN HEIGHT.

* TYP. AT LAYOVER VALLEYS:
PROVIDE 2 X NAILING PAD- MIN. WIDTH
-DIMENSION AT CUT END OF RAFTERS

AT INTERIOR STAIR PROVIDE ARTIFICIAL LIGHT SOURCE TO ILLUMINATE BOTH LANDINGS AND ALL TREADS AT A LEVEL OF NOT LESS THAN 1 FOOT CANDLE AS PER R 303.7. PROVIDE A WALL SWITCH AT EACH FLOOR LEVEL.

ALL NEW SMOKE ALARMS SHALL BE INSTALLED IN THE EXISTING RESIDENCE AND ALL NEW ADDITIONS, AND SHALL BE INTERCONNECTED AS PER R 314.4.

ALL SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AS PER R 314.6

ALL CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AS PER R 315, FCNYS 915, AND NFPA 720

NEW 24" x 56" PULL DOWN ATTIC STAIR

NEW CEILING BEAMS ARE 2" x 10", 16" O.C.
PROVIDE DOUBLE 2" X 10" HEADERS AND TRIMMERS
TECO CEILING BEAMS TO HEADERS.

PULL DOWN STAIR DOOR SHALL BE WEATHERSTRIPPED AND INSULATED AS PER 2020 NYSECC.
PROVIDE ATTIC STAIR COVER (R-50) BY "BATTIC" OR APPROVED EQUAL.
SEAL DRYWALL TO FRAMING.
PROVIDE WEATHER STRIPPING BETWEEN HATCH AND STOP.
CAULK TRIM TO DRYWALL.

PROVIDE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN ATTIC.
PROVIDE LIGHT FIXTURES AS DIRECTED BY OWNER

RAISE EXIST. BRICK CHIMNEY
PROVIDE METAL STEP & COUNTER FLASHING

MAINTAIN MIN. 2" AIRSPACE CLEARANCE TO FRAMING AND MIN. 1" AIRSPACE CLEARANCE TO PLYWOOD SHEATHING.

FILL AIRSPACE WITH FIBERGLAS INSULATION AND CAULK WITH 3M FIRE BARRIER RATED FOAM OR APPROVED EQUAL.

NEW BATHROOM

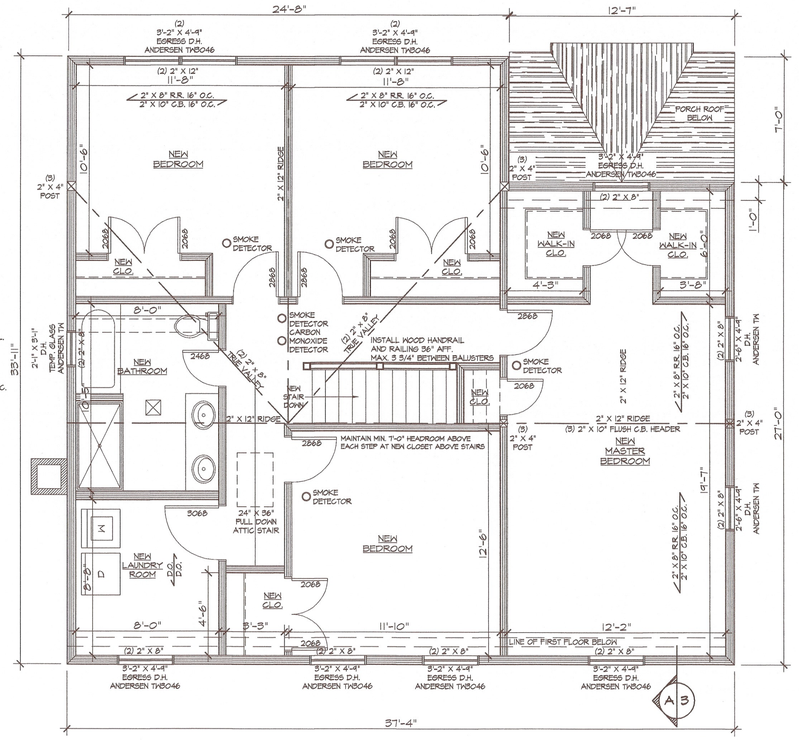
PROVIDE NEW EXHAUST FAN AS PER R303.3 - VENT TO EXTERIOR
EXISTING METAL & TEMP. GLASS SHOWER ENCLOSURE
TABLE 308.3.1 (1) AND (2), R308.4.2 AND R308.4.5
(CLASSIFICATIONS A AND II)

AT BATHROOM AND LAUNDRY ROOM PLUMBING CUT ALL HOLES IN WALL FRAMING AND FLOOR JOISTS 1/2" LARGER AROUND PIPES AND FILL GAP WITH FOAM

NEW LAUNDRY ROOM

VENT DRYER THROUGH EXTERIOR WALL WITH SMOOTH INTERIOR METAL DUCT SPECIFIED AND SUPPLIED BY MANUFACTURER
AS PER 2020 IRC, SECTION 1502 -
THE MAXIMUM LENGTH OF THE DRYER EXHAUSET VENT SHALL BE 35 FEET.
PROVIDE PERIMETER CLEARANCES AS DIRECTED BY MANUFACTURER

ON ALL AREAS OF WEST WALL ONLY:
VINYL SIDING W/ 1" R-5 INSULATION
TYVEK HOUSE WRAP
5/8" DENSGLASS SHEATHING
1/2" EXT. PLY SHEATHING
2" x 4" FRAMING 16" O.C.
5/8" FIRE RATED GYP. BOARD (INTERIOR)
UL U309 (ONE HOUR WALL)



B2 SECOND FLOOR PLAN

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

04/2022 ISSUE FOR DESIGN REVIEW ONLY - NOT FOR CONSTRUCTION
03/2023 ISSUE FOR BUILDING DEPT. REVIEW AND DENIAL FOR ZONING VARIANCE ONLY - NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
LEO JOSEPH PYZYNSKI JR.
NEW YORK
03/2023

ADDITIONS TO THE RESIDENCE OF MR. AND MRS. FRITSCHE

288 MALLARD ROAD
CARLE PLACE, NEW YORK 11514

DATE: 03/2022
DRAWN BY: L.J.P.

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TABLE R602.3 (1) FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTNER	SPACING AND LOCATION
	ROOF		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (2 1/2" X 0.113")OR 3-8D COMMON (2 1/2" X 0.131"), OR 3-10D BOX (3" OR 0.128"), OR 3-8" X 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8D BOX (2 1/2" X 0.113")OR 3-8D COMMON (2 1/2" X 0.131"), OR 3-10D BOX (3" OR 0.128"), OR 3-8" X 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R802.3.2 AND TABLE R802.5.2)	4-10D BOX (3" X 0.128"), OR 3-16D COMMON (3 1/2" X 0.162"), OR 4-8" X 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)(SEE SECTION R802.3.2 AND TABLE R802.5.2)	TABLE R802.3.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" X 20 GA. RIDGE STRAP TO RAFTER	4-10D BOX (3" X 0.128"), OR 3-10D COMMON (3" X 0.148"), OR 4-8" X 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	5-16D BOX NAILS (3 1/2" X 0.135"), OR 5-10D COMMON (3" X 0.148"), OR 4-10D BOX (3" X 0.128"), OR 4-8" X 0.131" 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 (3 1/2" X 0.135"), OR 3-10D COMMON (3" X 0.148"), OR 4-10D BOX (3" X 0.128"), OR 4-8" X 0.131" NAILS 3-16D BOX (3 1/2" X 0.135"), OR 2-16D COMMON (3 1/2" X 0.162"), OR 3-10D BOX (3" X 0.128"), OR 3-8" X 0.131" NAILS	TOE NAIL END NAIL
	WALL		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (3 1/2" X 0.162") 10D BOX (3" X 0.128"), OR 3" X 0.131" NAILS	24" O.C. FACE NAIL 16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (3 1/2" X 0.135"), OR 3" X 0.131" NAILS 16D COMMON (3 1/2" X 0.162")	12" O.C. FACE NAIL 16" O.C. FACE NAIL
10	BUILT UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16D COMMON (3 1/2" X 0.162") 16D BOX (3 1/2" X 0.135")	16" O.C. EACH EDGE FACE NAIL 12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8D BOX (2 1/2" X 0.113"), OR 4-8D COMMON (2 1/2" X 0.131"), OR 4-10D BOX (3" X 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16D COMMON (3 1/2" X 0.162") 10D BOX (3" X 0.128"), OR 3" X 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8-16D COMMON (3 1/2" X 0.162"), OR 12-16D BOX (3 1/2" X 0.135"), OR 12-10D BOX (3" X 0.128"), OR 12-3" X 0.131" 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 JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (3 1/2" X 0.162") 16D BOX (3 1/2" X 0.135"), OR 3" X 0.131" NAILS	16" O.C. FACE NAIL 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 0.135"), OR 2-16D COMMON (3 1/2" X 0.162"), OR 4-8" X 0.131" 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" X 0.113"), OR 3-16D BOX (3 1/2" X 0.135"), OR 4-8D COMMON (2 1/2" X 0.131"), OR 4-10D BOX (3" X 0.128"), OR 4-8" X 0.131" NAILS 3-16D BOX (3 1/2" X 0.135"), OR 2-16D COMMON (3 1/2" 0.162"), OR 3-10D BOX (3" X 0.128"), OR 3-3" X 0.131" NAILS	TOE NAIL END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" X 0.128"), OR 2-16D COMMON (3 1/2" 0.162"), OR 3-3" X 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8D BOX (2 1/2" X 0.113"), OR 2-8D COMMON (2 1/2" X 0.131"), OR 2-10D BOX (3" X 0.128"), OR 2 STAPLES (1 3/4"	FACE NAIL
19	1" x 6" SHEATHING TO EACH BEARING	3-8D BOX (2 1/2" X 0.113"), OR 2-8D COMMON (2 1/2" X 0.131"), OR 3-10D BOX (3" X 0.128"), OR 2 STAPLES (1" CROWN 16 GA.) 3/4" LONG	FACE NAIL
20	1" X 8" AND WIDER SHEATHING TO EACH BEARING	3-8D BOX (2 1/2" X 0.113"), OR 2-8D COMMON (2 1/2" X 0.131"), OR 3-10D BOX (3" X 0.128"), OR 2 STAPLES (1" CROWN 16 GA.) 3/4" LONG WIDER THAN 1" X 8" 4-8D BOX (2 1/2" X 0.113"), OR 3-8D COMMON (2 1/2" X 0.131"), OR 3-10D BOX (3" X 0.128"), OR 4 STAPLES (1" CROWN, 16 GA.) 3/4" LONG	FACE NAIL
	FLOOR		
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2 1/2" X 0.113"), OR 3-8D COMMON (2 1/2" X 0.131"), OR 3-10D BOX (3" X 0.128"), OR 3 (3" X 0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (2 1/2" X 0.113") 8D COMMON (2 1/2" X 0.131"), OR 10D BOX (3" X 0.128"), OR 3 (3" X 0.131" NAILS	4" O.C. TOE NAIL 6" O.C. TOE NAIL
23	1" X 6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (2 1/2" X 0.113"), OR 2-8D COMMON (2 1/2" X 0.131"), OR 3-10D BOX (3" X 0.128"), OR 2 STAPLES, 1" CROWN 16 GA.,) 3/4" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16D BOX (3 1/2" X 0.135"), OR 2-16D COMMON (3 1/2" X 0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK AND BEAM - FLOOR AND ROOF)	3-16D BOX (3 1/2" X 0.135"), OR 2-16D COMMON (3 1/2" X 0.162")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16D COMMON (3 1/2" X 0.162") 4-10 D BOX (3" X 0.128"), OR 4-3" X 0.131" NAILS, OR 4-3" X 14 GA. STAPLES, 7/16" CROWN	END NAIL
27	BUILT- GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20D COMMON (4" X 0.192") OR 10 D BOX (3" X 0.128"), OR 3" X 0.131" NAILS, AND, 2-20D COMMON (4" X 0.192") 3-10 D BOX (3" X 0.128"), OR 3-3" X 0.131" NAILS, OR	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND EACH SPLICE
28	LEDGER STRIP TO SUPPORTING JOISTS OR RAFTERS	3-16D COMMON (3 1/2" X 0.162") 4-16D BOX (3" X 0.128"), OR 4-10D BOX (3" X 0.128"), OR 4-3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2-10D BOX (3" X 0.128"), OR 2-8D COMMON (2 1/2" X 0.131"), OR 2-3" X 0.131" NAILS	EACH END, TOE NAIL

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
			EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (SEE TABLE R 602.3(3) FOR STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING)			
30	3/8" - 1/2"	6D COMMON (2" X 0.113") NAIL (SUBFLOOR, WALL) 8D COMMON (2 1/2" X 0.131" NAIL (ROOF), OR RSRS-01 (2 3/8" X 0.113") NAIL (ROOF)	6"	12"
31	19/32" - 1"	8D COMMON (2 1/2" X 0.131" NAIL (ROOF), OR RSRS-01 (2 3/8" X 0.113") NAIL (ROOF)	6"	12"
32	1 1/8" - 1 1/4"	10D COMMON (3" X 0.148" NAIL, OR 8D (2 1/2" X 0.131) DEFORMED NAIL	6"	12"
	OTHER WALL SHEATHING			
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANISED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1 1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3"	6"
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANISED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1 1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3"	6"
35	1/2" GYPSUM SHEATHING	1 1/2" GALVANISED ROOFING NAIL, OR STAPLE GALVANIZED 1 1/2" LONG, OR 1 1/4" SCREWS TYPE "W" OR "S"	7"	7"
36	5/8" GYPSUM SHEATHING	1 3/4" GALVANISED ROOFING NAIL, OR STAPLE GALVANIZED 1 5/8" LONG, OR 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" X 0.120") NAIL OR 8D COMMON (2 1/2" X 0.131") NAIL	5"	12"
38	7/8" - 1"	8D DEFORMED (2" X 0.120") NAIL OR 8D COMMON (2 1/2" X 0.131") NAIL	5"	12"
39	1 1/8" - 1 1/4"	8D DEFORMED (2 1/2" X 0.120") NAIL OR 10D COMMON (3" X 0.148") NAIL	5"	12"

NOTE:
STRAP RAFTER TO RAFTER OVER RIDGE WITH SIMPSON LSTA STRAPS
STRAPS SHALL BE 1 1/4" 20 GAUGE, NAIL AS PER TABLE 3.6A NFCM 2018

* TYP. AT LAYOVER VALLEYS:
PROVIDE 2 X NAILING PAD- MIN. WIDTH -DIMENSION AT CUT END OF RAFTERS

NOTE:
FOR FLYING GABLE CONSTRUCTION SEE DETAIL SHEET

PROVIDE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN ATTIC.
PROVIDE LIGHT FIXTURES AS DIRECTED BY OWNER

SEAL ALL TOP PLATE PENETRATIONS AT INTERIOR AND EXTERIOR WALLS

SEAL ALL PENETRATIONS THROUGH END STUDS INTO AN EXTERIOR WALL
PROVIDE SOLID BLOCKING IN ALL EXTERIOR WALLS
AND LOAD BEARING INTERIOR PARTITIONS

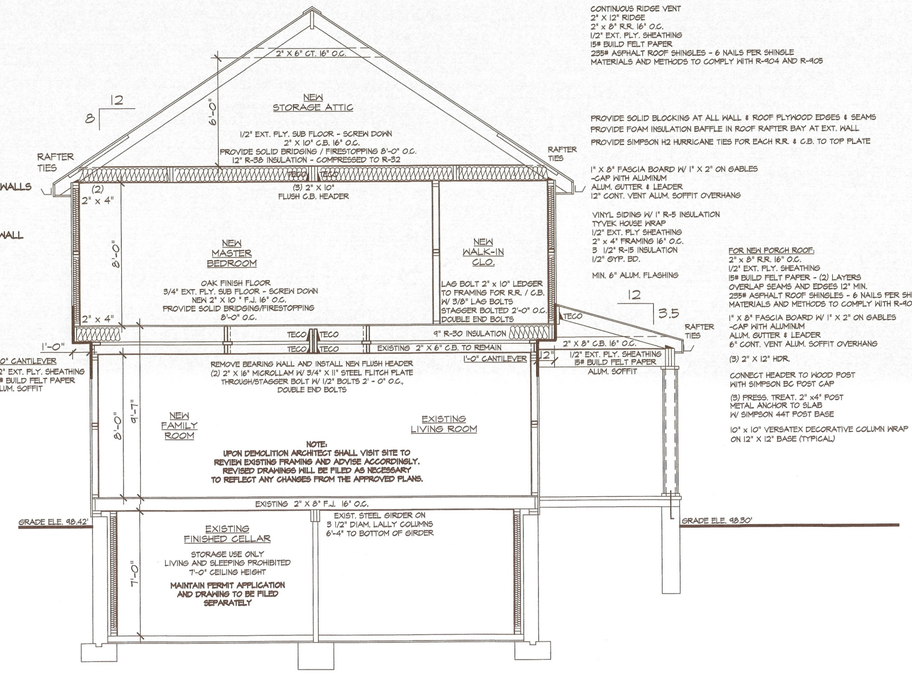
PROVIDE SIMPSON LSI6 STRAPS FROM SECOND FLOOR FRAMING TO FIRST FLOOR FRAMING ONE STRAP EACH STUD.

STRAP SHALL RUN FROM SECOND FLOOR WALL STUD TO BOTTOM OF FLOOR JOIST TO FIRST FLOOR WALL STUD

(TYPICAL FOR REAR AND FRONT CANTILEVER)

NOTE:
REMOVE ALL SIDING DOWN TO SHEATHING,
REPAIR SHEATHING AS REQUIRED,
INSTALL NEW TYVEK HOUSE WRAP,
FLASHING AS REQUIRED,
1" R-5 INSULATION AND NEW VINYL SIDING

ON ALL AREAS OF WEST WALL ONLY:
VINYL SIDING W/ 1" R-5 INSULATION
TYVEK HOUSE WRAP
5/8" DENSGLASS SHEATHING
1/2" EXT. PLY SHEATHING
2" x 4" FRAMING 16" O.C.
5/8" FIRE RATED GYP. BOARD (INTERIOR)
UL U309 (ONE HOUR WALL)



CONTINUOUS RIDGE VENT
2" X 12" RIDGE
2" x 8" RR. 16" O.C.
1/2" EXT. PLY. SHEATHING
15# BUILD FELT PAPER
235# ASPHALT ROOF SHINGLES - 6 NAILS PER SHINGLE
MATERIALS AND METHODS TO COMPLY WITH R-404 AND R-405

PROVIDE SOLID BLOCKING AT ALL WALL & ROOF PLYWOOD EDGES & SEAMS
PROVIDE FOAM INSULATION BAFFLE IN ROOF RAFTER BAY AT EXT. WALL
PROVIDE SIMPSON H2 HURRICANE TIES FOR EACH R.R. & C.B. TO TOP PLATE

1" X 8" FASCIA BOARD W/ 1" X 2" ON GABLES
-CAP WITH ALUMINUM
ALUM. GUTTER & LEADER
12" CONT. VENT ALUM. SOFFIT OVERHANG

VINYL SIDING W/ 1" R-5 INSULATION
TYVEK HOUSE WRAP
1/2" EXT. PLY SHEATHING
2" x 4" FRAMING 16" O.C.
3 1/2" R-15 INSULATION
1/2" GYP. BD.

MIN. 6" ALUM. FLASHING

12
3.5

FOR NEW PORCH ROOF:
2" x 8" R.R. 16" O.C.
1/2" EXT. PLY. SHEATHING
15# BUILD FELT PAPER - (2) LAYERS
OVERLAP SEAMS AND EDGES 12" MIN.
235# ASPHALT ROOF SHINGLES - 6 NAILS PER SHINGLE
MATERIALS AND METHODS TO COMPLY WITH R-404 AND R-405

1" X 8" FASCIA BOARD W/ 1" X 2" ON GABLES
-CAP WITH ALUMINUM
ALUM. GUTTER & LEADER
6" CONT. VENT ALUM. SOFFIT OVERHANG

(3) 2" X 12" HDR.

CONNECT HEADER TO WOOD POST WITH SIMPSON BC POST CAP

(3) PRESS. TREAT. 2" x4" POST
METAL ANCHOR TO SLAB
W/ SIMPSON 44T POST BASE

10" x 10" VERSATEX DECORATIVE COLUMN WRAP ON 12" X 12" BASE (TYPICAL)

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

09/2022 ISSUE FOR DESIGN REVIEW ONLY - NOT FOR CONSTRUCTION
03/2023 ISSUE FOR BUILDING DEPT. REVIEW AND DENIAL FOR ZONING VARIANCE ONLY - NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
LEO JOSEPH PYZYNSKI JR.
STATE OF NEW YORK

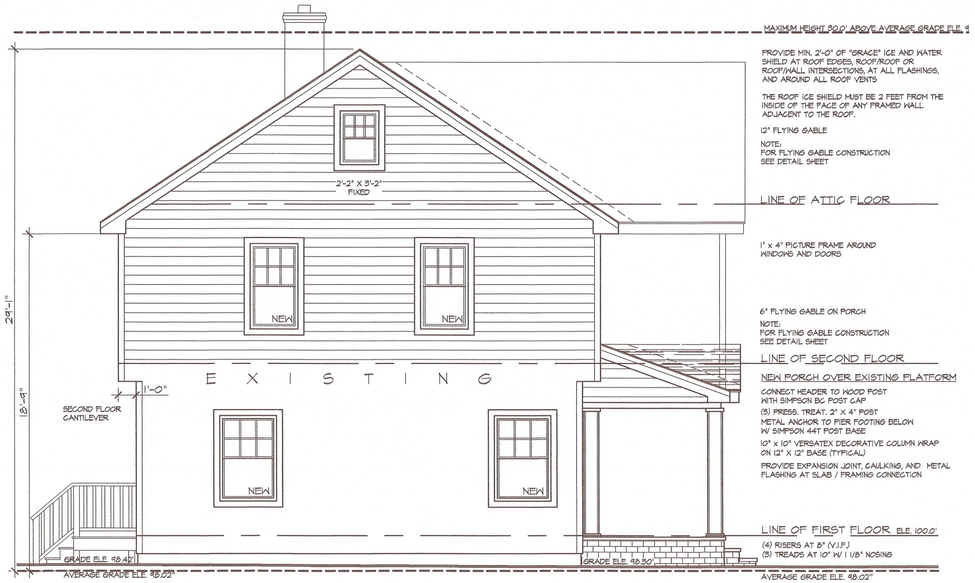
ADDITIONS TO THE RESIDENCE OF MR. AND MRS. FRITSCHE

288 MALLARD ROAD
CARLE PLACE, NEW YORK 11514

DATE: 03/2022
DRAWN BY: L.J.P.

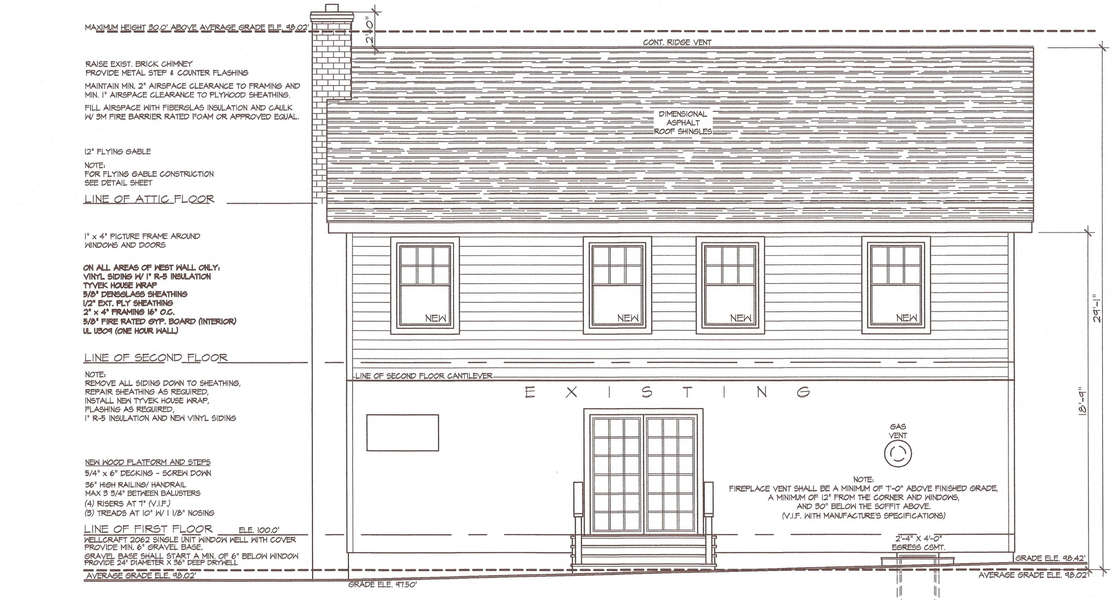
LEO JOSEPH PYZYNSKI JR. ARCHITECT
100 CLINTON AVENUE - 4L MINEOLA, NEW YORK 11501
PHONE: 516-605-2627 E-MAIL: LeoTheArchitect @ Yahoo.com

3
4



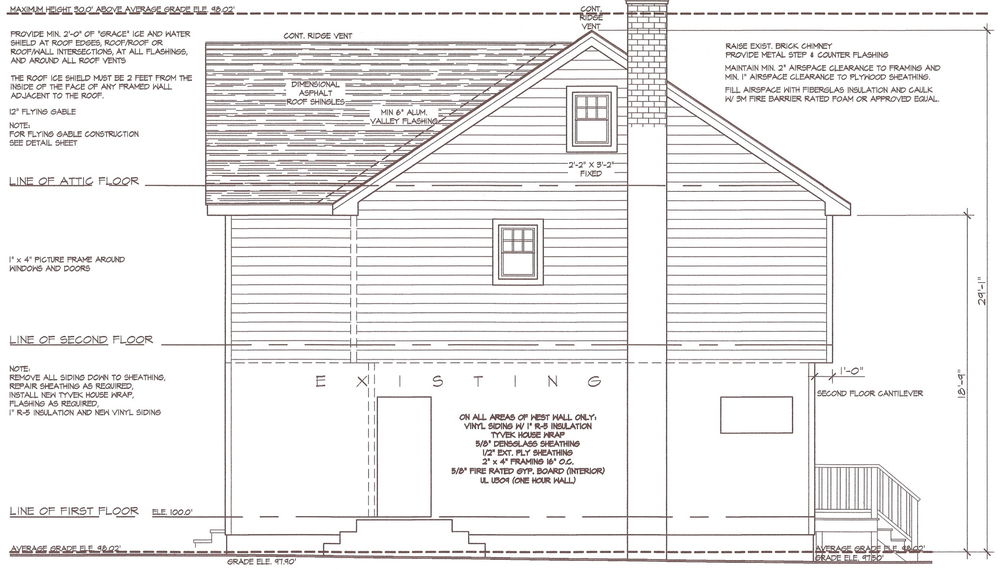
A/4 SIDE ELEVATION

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



B/4 REAR ELEVATION

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



C/4 SIDE ELEVATION

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



D/4 FRONT ELEVATION

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

04/2022 ISSUE FOR DESIGN REVIEW ONLY - NOT FOR CONSTRUCTION
05/2022 ISSUE FOR BULDING DEPT. REVIEW AND DENIAL FOR ZONING VARIANCE ONLY - NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
LEO JOSEPH PYZYNSKI JR.
028
STATE OF NEW YORK

ADDITIONS TO THE RESIDENCE OF MR. AND MRS. FRITSCHE

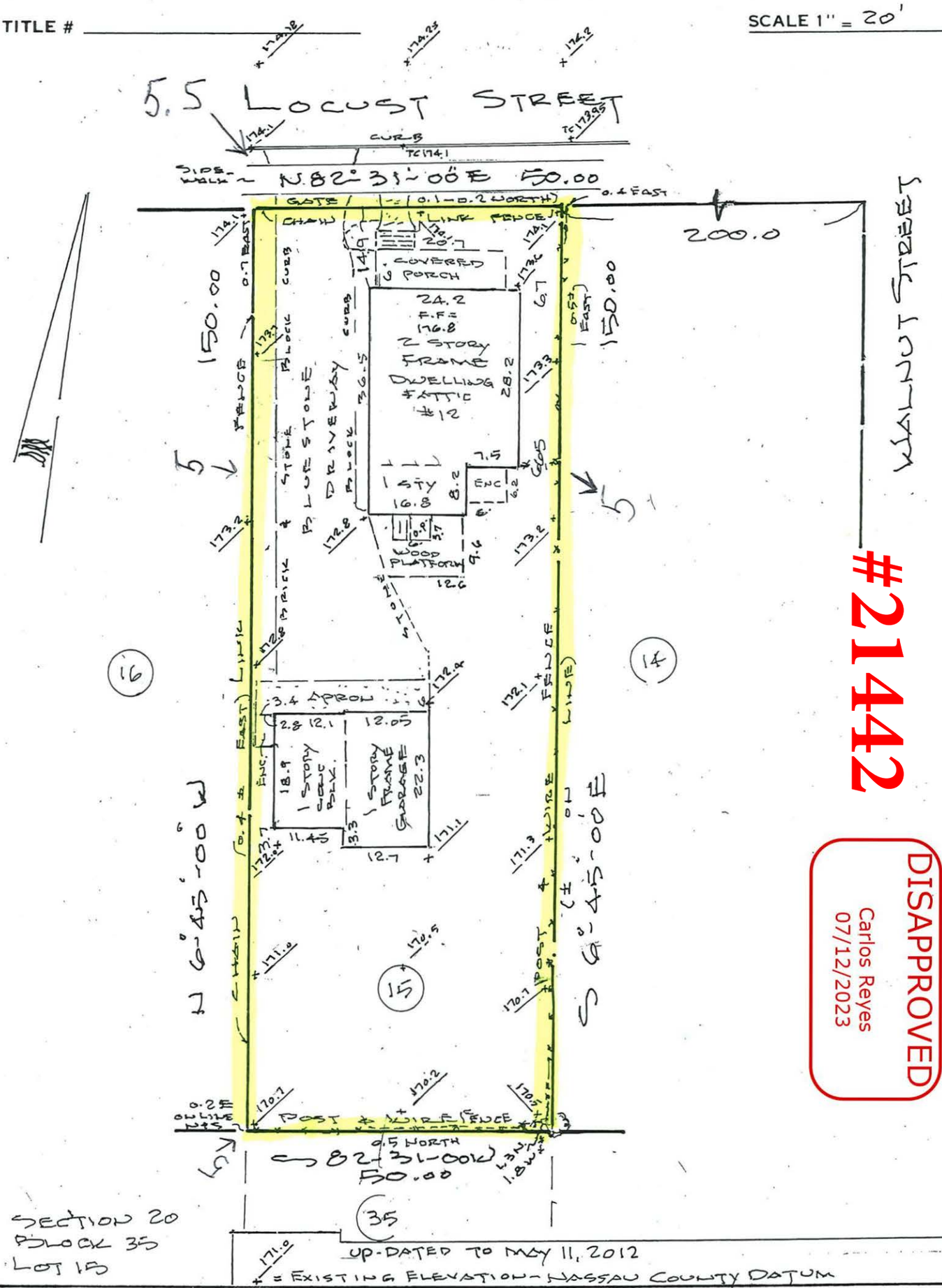
288 MALLARD ROAD
CARLE PLACE, NEW YORK 11514

DATE: 05/2022
DRAWN BY: L.J.P.

LEO JOSEPH PYZYNSKI JR. ARCHITECT
100 CLINTON AVENUE - 4L MINEOLA, NEW YORK 11501
PHONE: 516-605-2627 E-MAIL: LeoTheArchitect @ Yahoo.com

4/4

TITLE # _____ SCALE 1" = 20'



PREPARED FOR _____

LOT 15 BLOCK _____

MAP PROPERTY BELONGING TO WILLIAM SHERRARD
(FILED JUNE 20, 1911, MAP #112)

LOCATION GREENVALE, TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, N.Y.

SURVEYED AUGUST 27, 2008

CERTIFIED TO A. GRELLA

NORMAN T. WOLF & SON
LICENSED LAND SURVEYOR
466 GLEN COVE AVENUE
SEA CLIFF, NEW YORK
11579

THOMPSON E. WOLF, L.S. # 49154

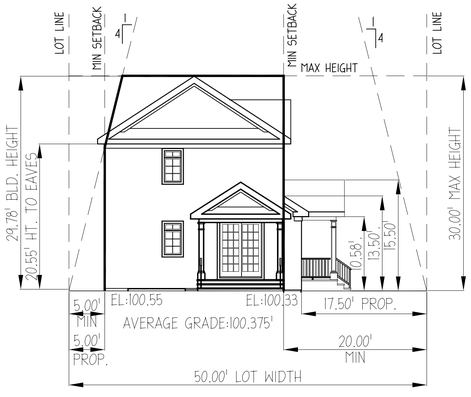
#21443

ZONING CALCULATIONS

SECTION: 33 BLOCK: 140 LOT: 889 ZONE = R-C

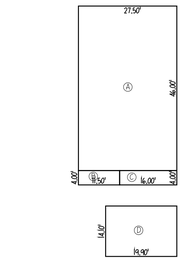
LOT AREA = 5000 SF

	REQUIRED		EXISTING		PROPOSED	
LOT COVERAGE						
PRIMARY DWELLING			00.00	SF	1311.00	SF
CELLAR ENTRY/BALCONY			00.00	SF	64.00	SF
GARAGE (DETACHED)			00.00	SF	280.59	SF
PORTICO 1 (HILLTURN)			00.00	SF	48.00	SF
PORTICO 2 (BEDFORD)			00.00	SF	60.00	SF
TOTAL LOT COVERAGE	1750.000	SF	0.000000	SF	1655.590000	SF
	35.00	%	0.000	%	33.112	%
FLOOR AREA						
FIRST FLOOR			00.00	SF	1311.00	SF
SECOND FLOOR			00.00	SF	1186.00	SF
TOTAL FLOOR AREA	2500.000	SF	0.000000	SF	2497.000000	SF
(NOTE - 2800 SF MAXIMUM ALLOWED)	50.00	%	0.000	%	49.940	%
FRONT YARD SETBACK (PRIMARY)	25.00	LF	00.00	LF	25.00	LF
BEDFORD AVE						
AVERAGE FRONT YARD SETBACK (PRIMARY)	24.73	LF				
FRONT YARD SETBACK (SECONDARY)	20.00	LF	00.00	LF	17.50	LF
HILTON AVE						
AVERAGE FRONT YARD SETBACK (SECONDARY)	17.65	LF				
REAR YARD SETBACK	15.00	FT	00.00	FT	25.00	FT
SIDE YARD SETBACK						
SIDE YARD	5.00	FT	00.00	FT	5.00	FT
SIDE YARD	0.00	FT	00.00	FT	00.00	FT
TOTAL SIDE YARD SETBACK	5.00	FT	00.00	FT	5.00	FT
BUILDING HEIGHT	30.00	FT	00.00	FT	30.00	FT
EAVE HEIGHT	22.00	FT	00.00	FT	20.75	FT
SKYPLANE RATIO	4:1		4:1		4:1	
FRONT YARD PAVING	687.5000	SF	00.00	SF	300	SF
BEDFORD AVE	55.00	%	0.000	%	24.000	%
FRONT YARD PAVING	962.5000	SF	00.00	SF	462.60	SF
HILTON AVE	55.00	%	0.000	%	26.434	%
REAR YARD PAVING	500.0000	SF	00.00	SF	00.00	SF
	40.00	%	0.000	%	0.000	%
LOT WIDTH	40.00	FT	50.00	FT	50.00	FT



SKYPLANE DIAGRAMS

SCALE:1" = 10'



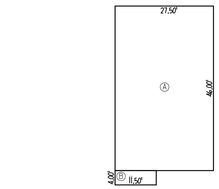
PROPOSED LOT COVERAGE DIAGRAM

SCALE:1" = 20'

LOT COVERAGE CALCULATIONS

LETTER	DIMENSIONS			SQUARE FOOTAGE		LOCATION
A	27.50	X	46.00	1265.000	SF	DWELLING
B	11.50	X	4.00	46.000	SF	DWELLING
C	16.00	X	4.00	64.000	SF	CELLAR ENTRY / BALCONY
D	14.10	X	19.90	280.590	SF	DETACHED GARAGE

TOTAL LOT COVERAGE..... 1655.5900 SF



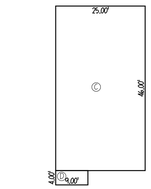
FIRST FLOOR FLOOR AREA DIAGRAM

SCALE:1" = 20'

FIRST FLOOR AREA CALCULATIONS

LETTER	DIMENSIONS			SQUARE FOOTAGE	
A	27.50	X	46.00	1265.000	SF
B	11.50	X	4.00	46.000	SF

TOTAL AREA OF FIRST FLOOR 1311.0000 SF



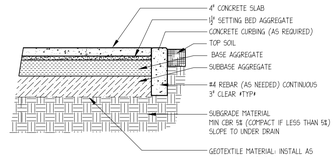
SECOND FLOOR FLOOR AREA DIAGRAM

SCALE:1" = 20'

SECOND FLOOR AREA CALCULATIONS

LETTER	DIMENSIONS			SQUARE FOOTAGE	
C	25.00	X	46.00	1150.000	SF
D	9.00	X	4.00	36.000	SF

TOTAL AREA OF SECOND FLOOR 1186.0000 SF



CONCRETE WALKWAY DETAIL

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



FRONT YARD PAVING DIAGRAM

SCALE:1" = 20'

FRONT YARD PAVING CALCULATION

AREA OF FRONT YARD		1750	SF
MAX ALLOWED COVERAGE		962.500	SF
		55.00	%

PAVED AREAS	LOC	DIMENSION				AREA (SF)	
DRIVEWAY	A	17.50	SF	X 12.10	SF	= 211.750000	SF
WALKWAY	B	13.00	SF	X 11.50	SF	= 149.500000	SF
PORTICO	C	6.00	SF	X 12.00	SF	= 72.000000	SF
EGRESS WELL	D	3.67	SF	X 8.00	SF	= 29.360000	SF
TOTAL FRONT YARD PAVING						462.610	SF

TOTAL FRONT YARD PAVING		MAX ALLOWED PAVING	
462.610	SF <	962.500	SF
26.435	% <	55.000	%

THE TOTAL FRONT YARD PAVING COMPLIES WITH THE ZONING REQUIREMENTS

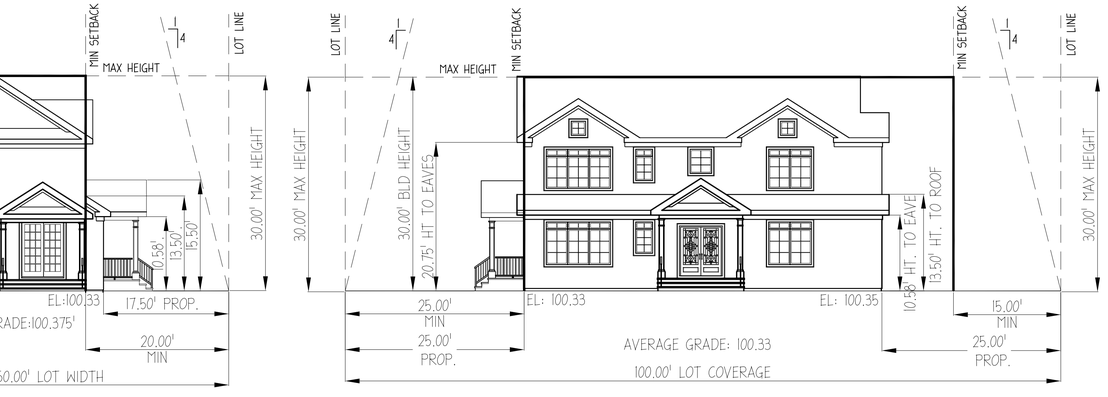
FRONT YARD PAVING CALCULATION

AREA OF FRONT YARD		1250	SF
MAX ALLOWED COVERAGE		687.500	SF
		55.00	%

PAVED AREAS	LOC	DIMENSION				AREA (SF)	
PORTICO	E	12.00	SF	X 7.00	SF	= 84.000000	SF
WALKWAY	F	12.00	SF	X 18.00	SF	= 216.000000	SF
TOTAL FRONT YARD PAVING						300.000	SF

TOTAL FRONT YARD PAVING		MAX ALLOWED PAVING	
300.000	SF <	687.500	SF
24.000	% <	55.000	%

THE TOTAL FRONT YARD PAVING COMPLIES WITH THE ZONING REQUIREMENTS



AVERAGE FRONT YARD SETBACK DIAGRAM

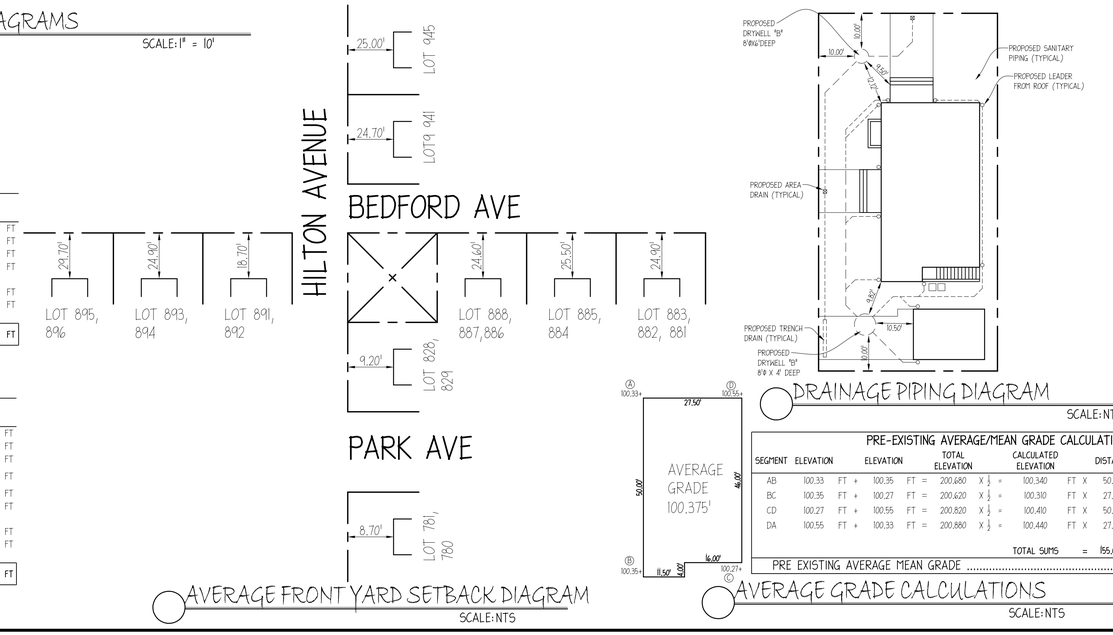
SCALE:NTS

AVERAGE FRONT YARD SETBACK CALCULATION

LOCATION ..... HILTON AVENUE			
LOT	FRONT YARD SETBACK		
945	25.00		FT
941	27.70		FT
828, 829	9.20		FT
781, 780	8.70		FT
TOTAL	70.6000		FT
70.6000 / 4	17.6500		FT
AVERAGE FRONT YARD SETBACK	= 17.6500		FT

AVERAGE FRONT YARD SETBACK CALCULATION

LOCATION ..... BEDFORD AVENUE			
LOT	FRONT YARD SETBACK		
895, 896	29.70		FT
893, 894	24.90		FT
891, 892	18.70		FT
888, 887, 886	24.60		FT
885, 884	25.50		FT
883, 882, 881	24.90		FT
TOTAL	148.3000		FT
148.3000 / 6	24.7167		FT
AVERAGE FRONT YARD SETBACK	= 24.7167		FT



DRAINAGE PIPING DIAGRAM

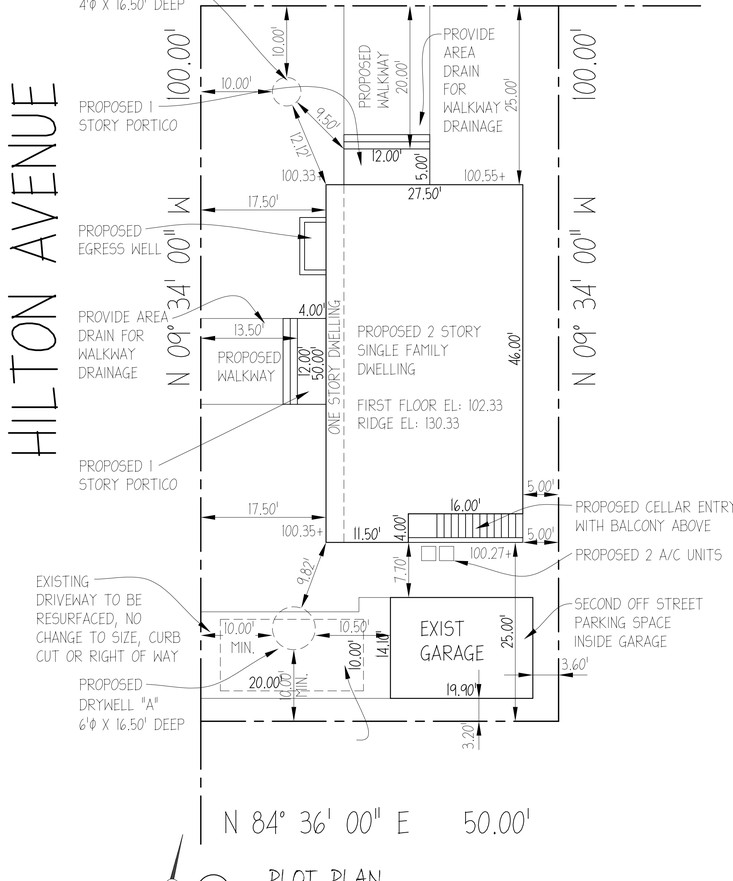
SCALE:NTS

PRE-EXISTING AVERAGE/MEAN GRADE CALCULATION

SEGMENT	ELEVATION		ELEVATION	TOTAL ELEVATION		CALCULATED ELEVATION		DISTANCE		CALCULATED TOTAL	
AB	100.33	FT +	100.35	FT = 200.680	X ½ =	100.340	FT X	50.00	LF =	5017.000	FT
BC	100.35	FT +	100.27	FT = 200.620	X ½ =	100.310	FT X	27.50	LF =	2758.525	FT
CD	100.27	FT +	100.55	FT = 200.820	X ½ =	100.410	FT X	50.00	LF =	5020.500	FT
DA	100.55	FT +	100.33	FT = 200.880	X ½ =	100.440	FT X	27.50	LF =	2762.100	FT
						TOTAL SUMS	= 155.000		LF /	15558.125	
PRE EXISTING AVERAGE MEAN GRADE										100.375	

AVERAGE GRADE CALCULATIONS

SCALE:NTS



PLOT PLAN

SCALE:1" = 10'

SECTION:	33
BLOCK:	140
LOT:	889
AREA:	7000 SF
ZONE:	R-C

THIS IS AN ARCHITECTURAL SITE PLAN BASED ON INFORMATION SHOWN ON A SURVEY PERFORMED BY CITY BOROUGH SURYEYING DATE: 10.28.2022

0 10 20 30 40

SCALE: 1 INCH = 20 FEET

ENERGY NOTE:
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH CHAPTER 11 OF THE 2020 NEW YORK STATE RESIDENTIAL CODE (2020 NYSRC) AND R103.2 OF THE INTERNATIONAL ENERGY CONSERVATION CODE

SAFETY/CONTRACTOR NOTE:
IT IS THE CONTRACTORS RESPONSIBILITY TO PERFORM ALL WORK IN A SAFE & PROFESSIONAL MANNER THAT WILL PROTECT ALL WORKERS, THE PUBLIC, ADJOINING PROPERTIES, AND OWNERS FROM DAMAGE AND INJURY.

SURVEYOR NOTE:
GENERAL CONTRACTOR TO HIRE THE SERVICES OF A LICENSED SURVEYOR TO STAKE OUT THE NEW BUILDING IN ORDER TO MAINTAIN REQUIRED YARDS AS INDICATED ON THIS PLAN.

SURVEYOR NOTE:
GENERAL CONTRACTOR TO HIRE THE SERVICES OF A LICENSED SURVEYOR TO STAKE OUT THE NEW PORCH/PORTICO IN ORDER TO MAINTAIN REQUIRED YARDS AS INDICATED ON THIS PLAN.

SURVEYOR NOTE:
GENERAL CONTRACTOR TO HIRE THE SERVICES OF A LICENSED SURVEYOR TO STAKE OUT THE NEW CELLAR ENTRY IN ORDER TO MAINTAIN REQUIRED YARDS AS INDICATED ON THIS PLAN.

SURVEYOR NOTE:
GENERAL CONTRACTOR TO HIRE THE SERVICES OF A LICENSED SURVEYOR TO STAKE OUT THE NEW DRYWELLS IN ORDER TO MAINTAIN REQUIRED YARDS AS INDICATED ON THIS PLAN.

REVISIONS TO PRELIMINARY DRAWINGS:			
#	DATE:		BY:
1	11.11.22	REVISE DESIGN 1	ATK
2	12.29.22	REVISE CONSTRUCTION DRAWINGS	ATK
3	01.06.23	REVISE CONSTRUCTION DRAWINGS	ATK
4	01.16.23	REVISE CONSTRUCTION DRAWINGS	ATK
5			
6			
7			

REVISIONS TO FINAL DRAWINGS:			
#	DATE:		BY:
1	02.29.23	OMISSIONS 02.22.23	ATK
2	03.31.23	REVISE DESIGN (VARIANCE)	ATK
3	06.26.23	OMISSIONS 06.23.23	ATK
4			
5			
6			
7			

MUNICIPALITY AMENDMENTS:			
#	DATE:		BY:
1			
2			
3			
4			
5			
6			
7			

REGISTERED ARCHITECT DENNIS M. MELE NO. 18329 STATE OF NEW YORK

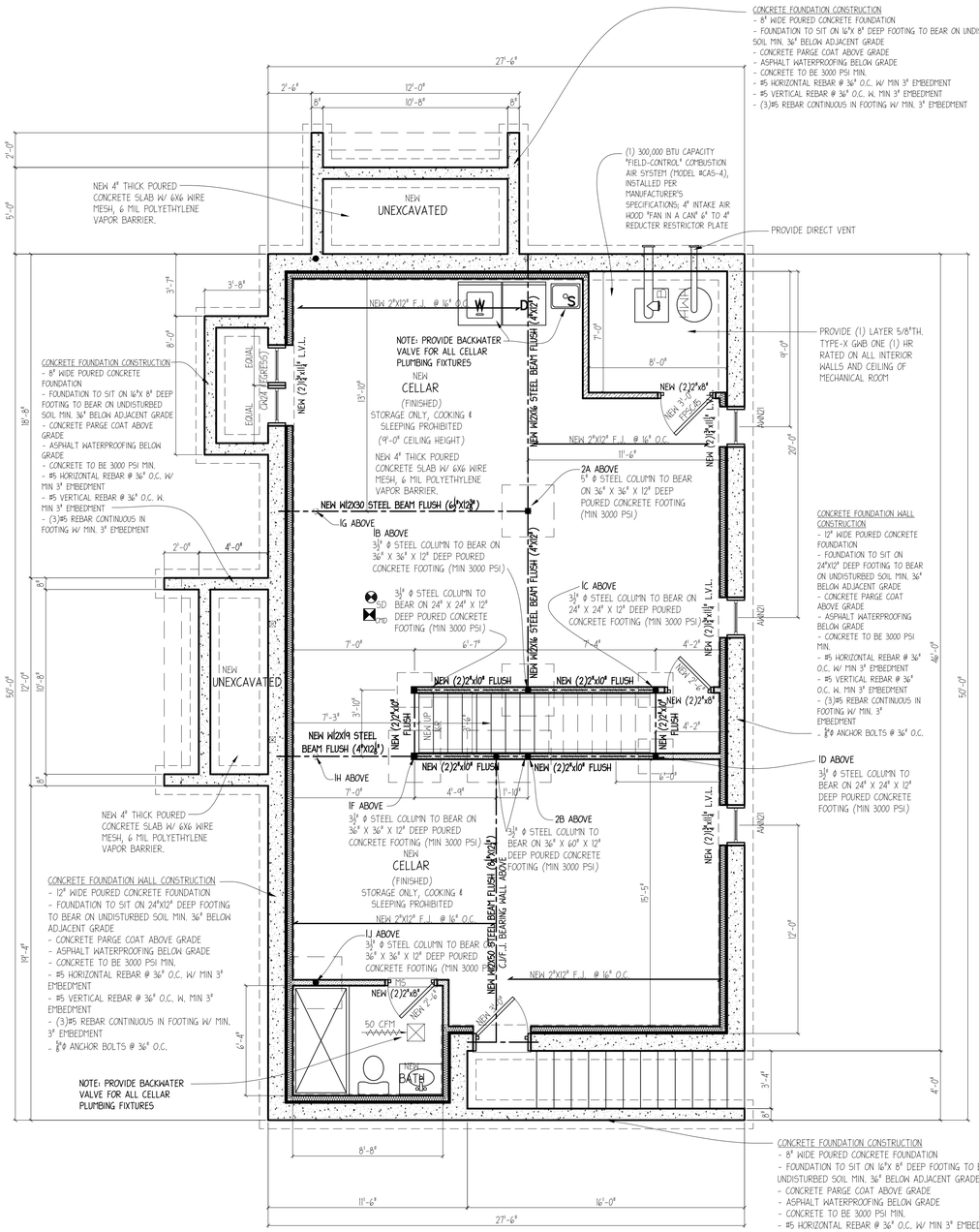
SHEET TITLE: CONSTRUCTION DOCUMENTS

PROJECT NAME: SINGH RESIDENCE
10 HILTON AVE NEW HYDE PARK NY 11040

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
68 WEST MAIN STREET OYSTER BAY, N.Y. 11771
(516) 922-5476 (FAX) 922-6235
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM

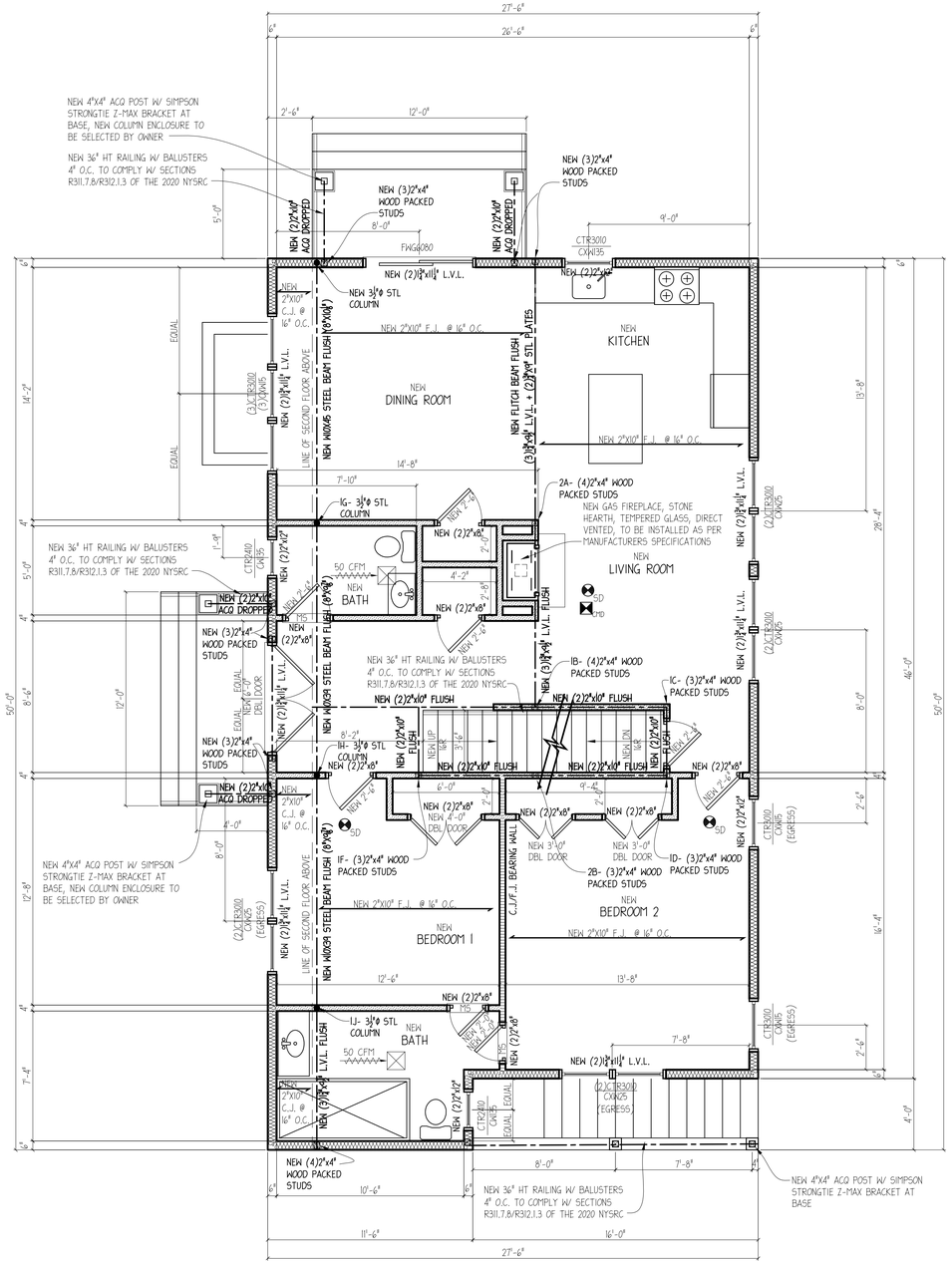
DATE: 11.08.22
SCALE: AS NOTED
BY: ATK
JOB NO. 22161

SHEET NO. 1 OF 9



CELLAR/FOUNDATION PLAN

NOTE - EXTERIOR WALLS TO BE 9'-0" HEIGHT SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

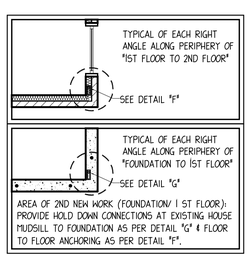
NOTE - EXTERIOR WALLS TO BE 9'-0" HEIGHT SCALE: 1/4" = 1'-0"

LIGHT AND VENT CALCULATIONS

LOCATION.....	BEDROOM 2		
AREA (SF).....	200	SF	
LIGHT REQUIRED (8%)...	16.000	SF	8.00%
LIGHT PROVIDED.....	36.00	SF	18.00%
VENT REQUIRED (4%)...	8.000	SF	4.00%
VENT PROVIDED.....	34.2	SF	17.10%

LIGHT AND VENT CALCULATIONS

LOCATION.....	BEDROOM 1		
AREA (SF).....	112	SF	
LIGHT REQUIRED (8%)...	8.960	SF	8.00%
LIGHT PROVIDED.....	24.00	SF	21.43%
VENT REQUIRED (4%)...	4.480	SF	4.00%
VENT PROVIDED.....	19.20	SF	17.14%



NOTE - PROVIDE C.J. BLOCKING AT MIDSPAN OF ALL C.J., BLOCKING SAME SIZE AS C.J.

NOTE - PROVIDE F.J. BLOCKING AT MIDSPAN OF ALL F.J. , BLOCKING SAME SIZE AS F.J.

LEGEND

CMD	CARBON MONOXIDE DETECTOR	C.T.	COLLAR TIES
SD	SMOKE DETECTOR	R.R.	ROOF RAFTER
		R.J.	ROOF JOIST
ALUM.	ALUMINUM	C.J.	CEILING JOIST
DW	DISHWASHER	O.C.	ON CENTER
EXIST.	EXISTING	FTG.	FOOTING
FF	FINISHED FLOOR	P.C.	POURED CONCRETE
FNDN.	FOUNDATION	GALV.	GALVANIZED
FWD	FRENCH WOOD DOOR	BM.	BEAM
GWB	GYPSUM WALL BOARD	DN	DOWN
HDR.	HEADER	DBL.	DOUBLE
INSUL.	INSULATION	FRMG.	FRAMING
M.C.	MEDICINE CABINET	T.V.	TRUE VALLEY
M.S.	MARBLE SADDLE	V.L.	VALLEY LEDGER
th.	THICK	PLYWD.	PLYWOOD
WD.	WOOD	LVL	LAMINATED VENEER LUMBER
W.I. CL.	WALK-IN-CLOSET	STL.	STEEL
VIF	VERIFY IN FIELD		

WALL LEGEND

(USE ONLY WALLS THAT ARE APPLICABLE TO PROJECT)

	EXISTING INTERIOR/EXTERIOR WALLS TO REMAIN
	EXISTING INTERIOR/EXTERIOR WALLS TO BE REMOVED
	NEW EXTERIOR WALL: EXTERIOR FINISH AS PER ELEVATION, 1" CONTINUOUS RIGID INSULATION (R-5), TYVEK BLDG. PAPER, OR ISLB. BUILD. PAPER OR EQUAL, ON 5/8" PLYWOOD SHEATHING, ON 2x6 WOOD STUDS @ 16" OC W/ R-21 BATT INSULATION W/ VAPOR BARRIER & 5/8" GWB ON INTERIOR SIDE
	NEW EXTERIOR WALL: NEW BRICK VENEER, 1" AIRSPACE, 1" CONTINUOUS RIGID INSULATION (R-5), 15 LB. BLDG. PAPER/TYVEK OR EQUAL, ON 1/2" PLYWOOD SHEATHING, ON 2x6 WOOD STUDS @ 16" OC W/ R-21 BATT INSUL. VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE. CONTRACTOR TO PROVIDE WEEP HOLES @ 2'-0" O.C.. PROVIDE GALVANIZED WALL TIES TO ANCHOR BRICK. DUROWALL REINFORCED @ 16" O.C. VERTICALLY. EXPANSION JOINTS @ 30'-0" O.C. VERTICALLY (MAX.) & AT INTERSECTIONS.
	NEW INTERIOR PARTITIONS: NEW 2x4 WOOD STUDS @ 16" OC W/ 1/2" GWB ON EACH SIDE
	NEW BEARING WALL: NEW 2x4 WOOD STUDS @ 16" OC W/ 1/2" GWB ON EACH SIDE. PROVIDE SOLID FULL-WIDTH BLOCKING UNDER ALL NEW BEARING PARTITIONS
	NEW FIRE-RATED WALL: NEW 2x4 WOOD STUDS @ 16" OC W/ ONE LAYER 5/8" TYPE "X" GWB ON EACH SIDE (ONE-HOUR FIRE RATING)
	NEW CELLAR PERIMETER WALL: 2x4 WOOD STUDS @ 16" OC W/ R-15 BATT INSULATION W/ VAPOR BARRIER & 1/2" GWB ONE INTERIOR SIDE
	NEW LOW-WALL: NEW 2x4 WOOD STUDS @ 16" OC W/ 1/2" GWB ON EACH SIDE. WIDTH & HEIGHT TO VARY - SEE PLANS
4" BRICK SHELF OR REVERSE SHELF AS REQUIRED	**NEW FOUNDATION AND FOUNDATION WALL:** NEW 12"th THICK POURED CONCRETE FOUNDATION WALL TO BEAR ON 24"x12" PC FOOTING TO BEAR ON UNDISTURBED SOIL W/ BITUMINOUS WATERPROOF COATING ON EXTERIOR SIDE & CONCRETE PARGE COAT ON VISIBLE PORTION OF FOUNDATION WALL, #5 HORIZONTAL REBAR @ 12" O.C. W/ MIN 3" EMBEDMENT, #5 VERTICAL REBAR @ 36" O.C. W. MIN 3" EMBEDMENT, (3)#5 REBAR CONTINUOUS IN FOOTING W/ MIN. 3" EMBEDMENT (PROVIDE 4" BRICK SHELF OR REVERSE SHELF AS REQUIRED, SEE SECTION)
4" BRICK SHELF OR REVERSE SHELF AS REQUIRED	**NEW FOUNDATION WALL (TRENCH POUR):** NEW 12"th PC FOUNDATION WALL W/ (2) #5 REBARS 2" FROM BOTTOM CLEARANCE TO BEAR ON UNDISTURBED SOIL W/ BITUMINOUS WATERPROOF COATING & CONCRETE PARGE COAT ON VISIBLE PORTION OF FOUNDATION WALL (PROVIDE 4" BRICK SHELF OR REVERSE SHELF AS REQUIRED, SEE SECTION)

ALL WINDOWS W/ SILL 18" OR LESS ABOVE FINISHED FLOOR TO HAVE TEMPERED SAFETY GLASS (V.I.F. HT. ABOVE FIN. FL.)

REVISIONS TO PRELIMINARY DRAWINGS:			
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5			
6			
7			

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4			
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MUNICIPALITY AMENDMENTS:		
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REGISTERED ARCHITECT DENNIS M. MELE No. 18328 STATE OF NEW YORK

OYSTER BAY DRAFTING

SHEET TITLE: CONSTRUCTION DOCUMENTS

PROJECT NAME: SINGH RESIDENCE
10 HILTON AVE NEW HYDE PARK NY 11040

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
68 WEST MAIN STREET OYSTER BAY, N.Y. 11771
(516) 922-5976 (FAX) 922-6235
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM

DATE: 11.08.22
SCALE: AS NOTED
BY: ATK
JOB NO: 2216

SHEET NO. A 5 OF 9

DRYWELL CALCULATIONS

LOCATION..... NEW DWELLING, PORTICOS AND GARAGE

SURFACE AREA ..... = 1763 SQUARE FEET

RAINFALL ..... = 2.5" PER HOUR = 0.208

DRAINAGE REQUIRED = 366.7040 CUBIC FEET

PROPOSED DRYWELL SIZES

NAME	DIAMETER		DEPTH		VOLUME	
A	6'-0"	X	16'-6"	=	368.61	CF

TOTAL PROPOSED DRYWELL CAPACITY = 368.610000 CF

PROPOSED DRAINAGE		DRAINAGE REQUIRED
368.6100 CF	>	366.7040 CF

PROPOSED DRYWELL(S) MEET THE RAINFALL CAPACITY AS PER TOWN/VILLAGE REQUIREMENTS

DRYWELL CALCULATIONS

LOCATION..... DRIVEWAY AND WALKWAYS

SURFACE AREA ..... = 684 SQUARE FEET

RAINFALL ..... = 2.5" PER HOUR = 0.208

DRAINAGE REQUIRED = 142.2720 CUBIC FEET

PROPOSED DRYWELL SIZES

NAME	DIAMETER		DEPTH		VOLUME	
B	4'-0"	X	16'-6"	=	144.92	CF

TOTAL PROPOSED DRYWELL CAPACITY = 144.920000 CF

PROPOSED DRAINAGE		DRAINAGE REQUIRED
144.9200 CF	>	142.2720 CF

PROPOSED DRYWELL(S) MEET THE RAINFALL CAPACITY AS PER TOWN/VILLAGE REQUIREMENTS

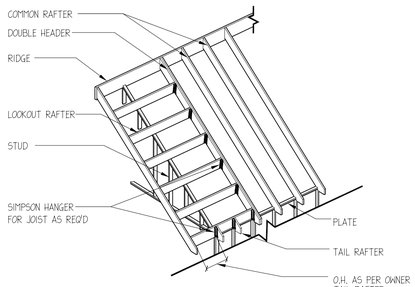
DRYWELL NOTES

- THIS INFORMATION IS BASED ON DRYWELL CAPACITIES OF CARLSON PRECAST,
- CONTRACTOR TO PROVIDE 6" PIPE AS INLET FROM ANY YARD, AREA, OR TRENCH DRAINS
- DEPTH OF DRYWELL SHALL BE LOCATED AS REQUIRED BY LOCAL BUILDING CODE REQUIREMENTS
- CONTRACTOR TO PROVIDE SOLID CAST IRON MANHOLE COVER
- THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE ZONING LAWS, BUILDING CODES, AND ENVIRONMENTAL CODES FOR THE INSTALLATION AND CONSTRUCTION OF SAID DRAINAGE SYSTEM
- IF ANY INFORMATION SHOWN HEREIN CONFLICTS WITH EITHER SITE CONDITIONS OR MANUFACTURER SPECIFICATIONS THE ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO THE COMMENCEMENT OF ANY OF THE WORK IN QUESTION
- DRYWELL(S) TO BE WRAPPED WITH FILTER FABRIC
- PROPOSED DRYWELLS SHALL BE BROUGHT TO GRADE WITH A MINIMUM 2'-0" DIAMETER CAST IRON COVER
- COLLAR IS NOT REQUIRED WHEN RATEABLE MATERIAL EXISTS FOR FULL DEPTH.
- THE MATERIAL USED FOR COLLARING SHALL BE COMPRISED OF SAND & GRAVEL FILTER MATERIAL CONTAINING LESS THAN FIFTEEN (15) PERCENT FINE SAND. SILT & CLAY (SILT & CLAY FRACTIONS ARE NOTE TO EXCEED 5 PERCENT

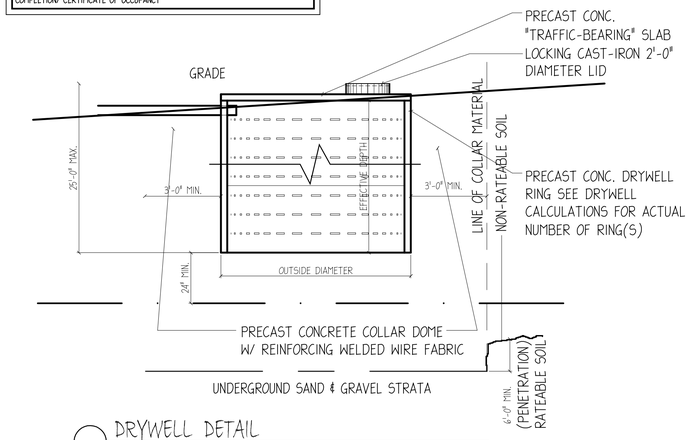
ALL STRUCTURES MUST MEET NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS.

STORM WATER RUN-OFF NOTES:

- REGRADE PROPERTY AS REQUIRED FOR "HIGH GROUND" TO "LOW GROUND" STORM WATER DIRECTION OF FLOW AS SHOWN; OWNER TO COORD. W/ CONTRACTOR AS REQ'D.
- SLOPE TOWARDS STREET AS SHOWN (DO NOT GRADE TOWARDS ABUTTING PROPERTIES).
- PROVIDE A MIN. OF 8" CLEARANCE BETWEEN HOUSE FRAME WOOD SILL PLATE AND ADJUSTED TOPSOIL GRADE; V.I.F.
- OWNER SHALL PROVIDE SIGNED AFFIDAVIT INDICATING THAT THE ABOVE NOTED REQUIREMENTS ARE MET PRIOR TO THE ISSUANCE OF CERTIFICATE OF COMPLETION/ CERTIFICATE OF OCCUPANCY

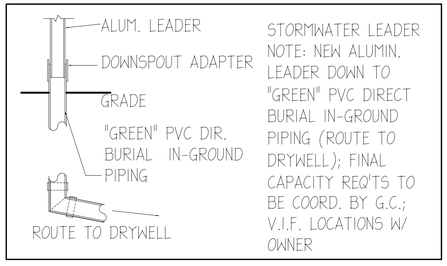


(RO) - RAKE OVERHANG DETAIL

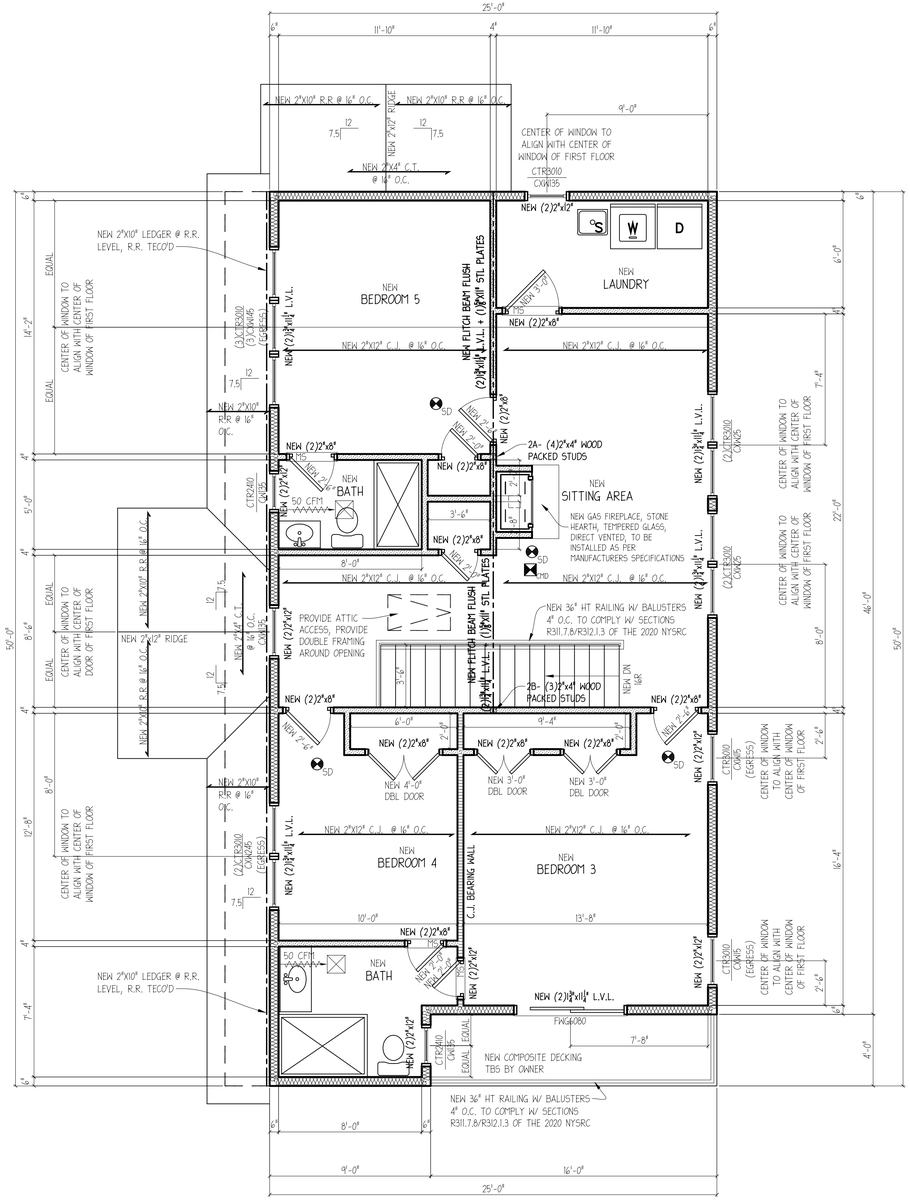


DRYWELL DETAIL

SCALE: NTS



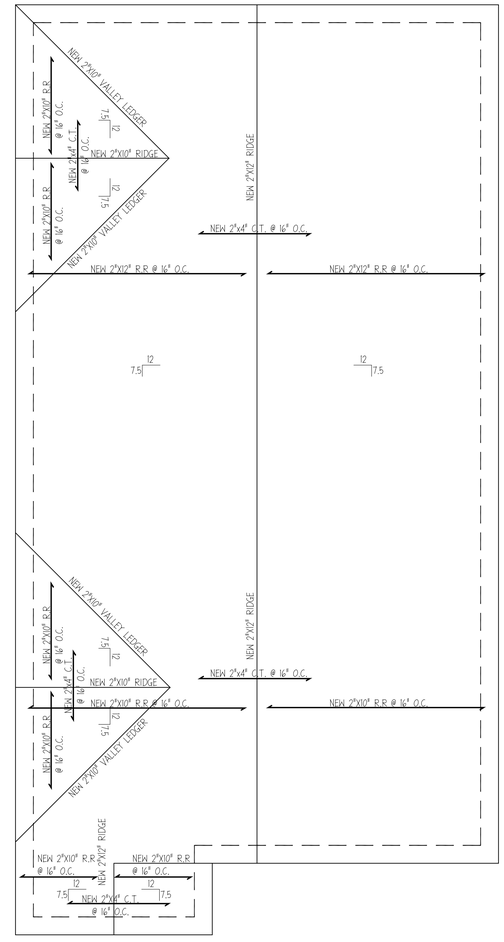
STORMWATER LEADER NOTE: NEW ALUMIN. LEADER DOWN TO "GREEN" PVC DIRECT BURIAL IN-GROUND PIPING (ROUTE TO DRYWELL); FINAL CAPACITY REQ'TS TO BE COORD. BY G.C.; V.I.F. LOCATIONS W/ OWNER



SECOND FLOOR PLAN

NOTE - EXTERIOR WALLS TO BE 9'-0" HEIGHT

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



ROOF PLAN

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

LIGHT AND VENT CALCULATIONS			
LOCATION.....	BEDROOM 3		
AREA (SF).....	200	SF	
LIGHT REQUIRED (8%)...	16.000	SF	8.00%
LIGHT PROVIDED.....	51.60	SF	25.80%
VENT REQUIRED (4%)...	8.000	SF	4.00%
VENT PROVIDED.....	30.80	SF	15.40%

LIGHT AND VENT CALCULATIONS			
LOCATION.....	BEDROOM 4		
AREA (SF).....	110	SF	
LIGHT REQUIRED (8%)...	8.960	SF	8.00%
LIGHT PROVIDED.....	22.00	SF	19.64%
VENT REQUIRED (4%)...	4.480	SF	4.00%
VENT PROVIDED.....	18.20	SF	16.25%

LIGHT AND VENT CALCULATIONS			
LOCATION.....	BEDROOM 5		
AREA (SF).....	167	SF	
LIGHT REQUIRED (8%)...	13.360	SF	8.00%
LIGHT PROVIDED.....	46.00	SF	27.54%
VENT REQUIRED (4%)...	6.680	SF	4.00%
VENT PROVIDED.....	22.00	SF	13.17%

NOTE - PROVIDE 2"x10" C.J. BLOCKING AT MIDSPAN OF ALL C.J.

NOTE - PROVIDE 2"x10" F.J. BLOCKING AT MIDSPAN OF ALL F.J.

NOTE - NO BRACED / SHEAR WALLS TO BE CONSTRUCTED/REQUIRED IN THIS PROJECT

NOTE - ALL NEW INTERIOR HAND RAILS TO BE 34" HEIGHT AND BALUSTERS TO BE 4" O.C. MAX TO COMPLY W/ SECTIONS R311.7.8/R312.1.3 OF THE 2020 NYSRC

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REGISTERED ARCHITECT DENNIS M. MELE No. 18328 STATE OF NEW YORK

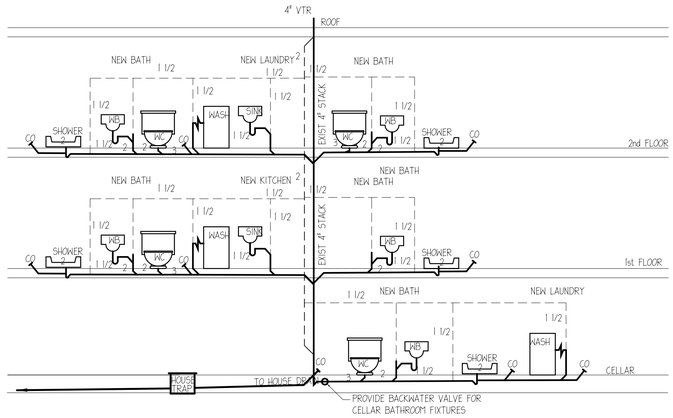
SHEET TITLE: CONSTRUCTION DOCUMENTS

PROJECT NAME: SINGH RESIDENCE
10 HILTON AVE NEW HYDE PARK NY 11040

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
68 WEST MAIN STREET OYSTER BAY, N.Y. 11771
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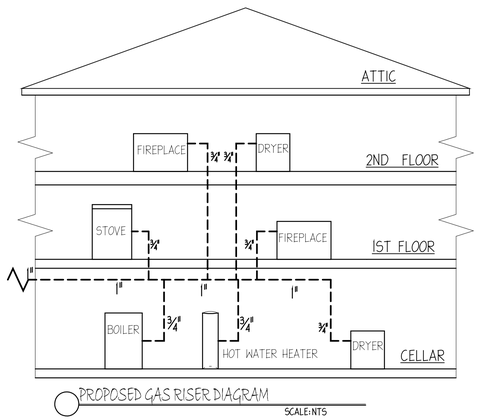
DATE: 11.08.22
SCALE: AS NOTED
BY: ATK
JOB NO. 2216

SHEET NO. 5 OF 9



PLUMBING RISER DIAGRAM

SCALE:NTS



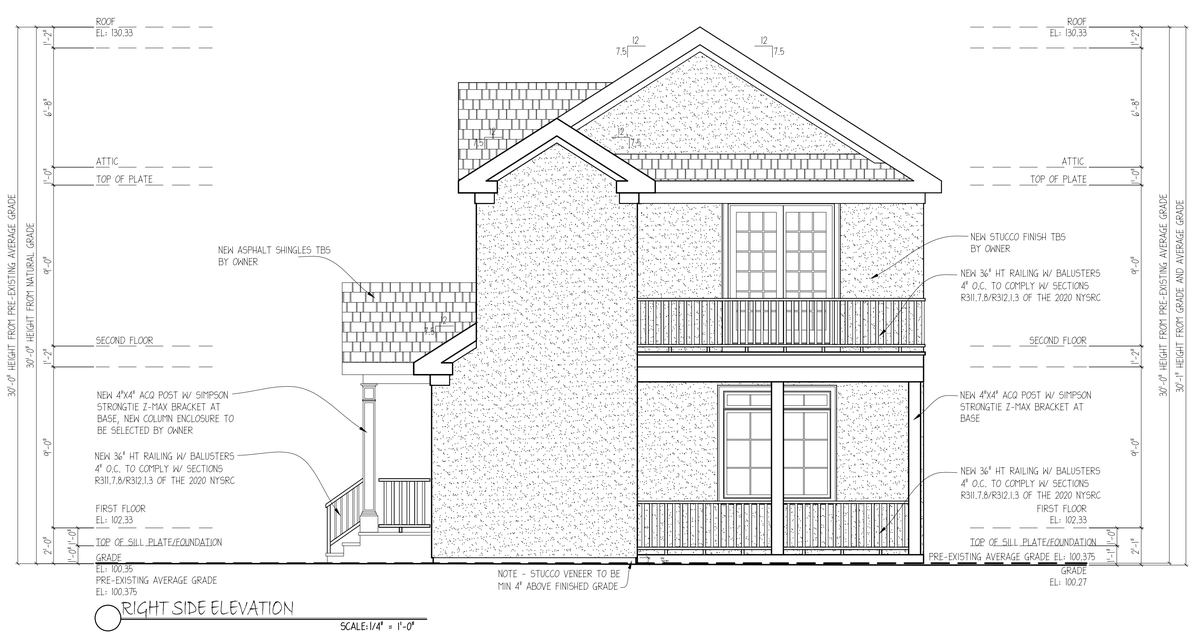
PROPOSED GAS RISER DIAGRAM

SCALE:NTS



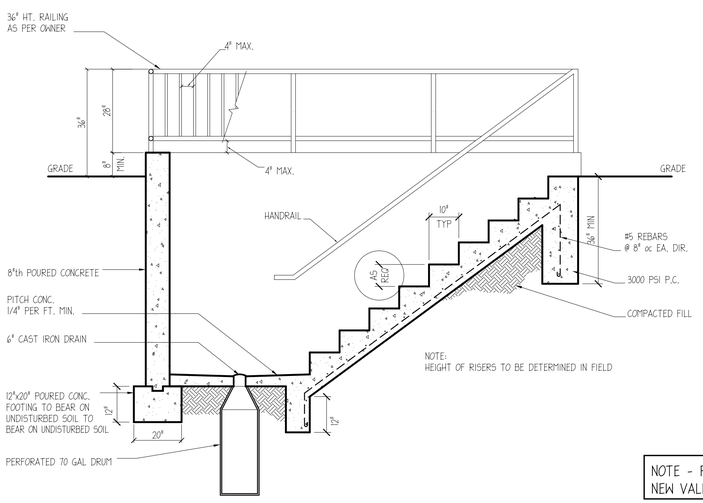
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



SECTION DETAIL "B-B"

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

NOTE - PROVIDE VALLEY FLASHING IN ALL NEW VALLEYS OF ROOF AS REQUIRED

NOTE - PROVIDE STEPPED FLASHING AT ALL WALL TO ROOF PERPENDICULAR CONNECTIONS AS REQUIRED

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REGISTERED ARCHITECT DENNIS M. MELE No. 18328 STATE OF NEW YORK

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.

SHEET TITLE: CONSTRUCTION DOCUMENTS

PROJECT NAME: SINGH RESIDENCE
10 HILTON AVE NEW HYDE PARK NY 11040

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
68 WEST MAIN STREET OYSTER BAY, N.Y. 11771
(516) 922-5976 (FAX) 922-6295
WEB. WWW.OYSTERBAYDRAFTING.COM EMAIL. ARCHITECT@OYSTERBAYDRAFTING.COM

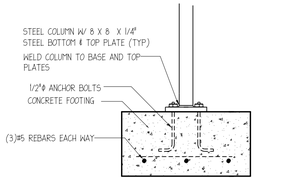
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SCALE: AS NOTED
BY: ATK
JOB NO. 2216

SHEET NO. 4 of 5



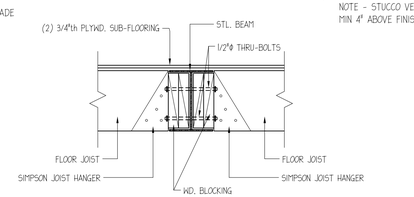
FRONT ELEVATION

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



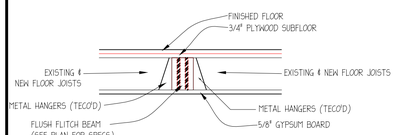
COLUMN BASE DETAIL

SCALE: N.T.S.



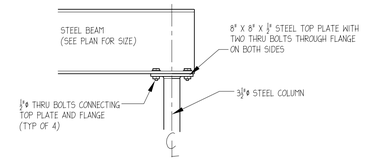
2 STEEL BEAM CONNECTION DETAIL

SCALE: N.T.S.



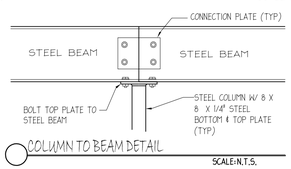
FLITCH PLATE FLUSH ASSEMBLY DETAIL

SCALE: NTS



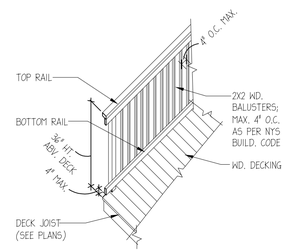
COLUMN AND BEAM CONNECTION DETAIL

SCALE: N.T.S.

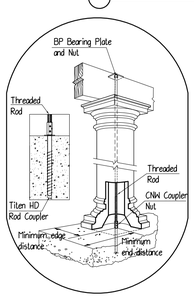


COLUMN TO BEAM DETAIL

SCALE: N.T.S.



(RA) - RAILING DETAIL

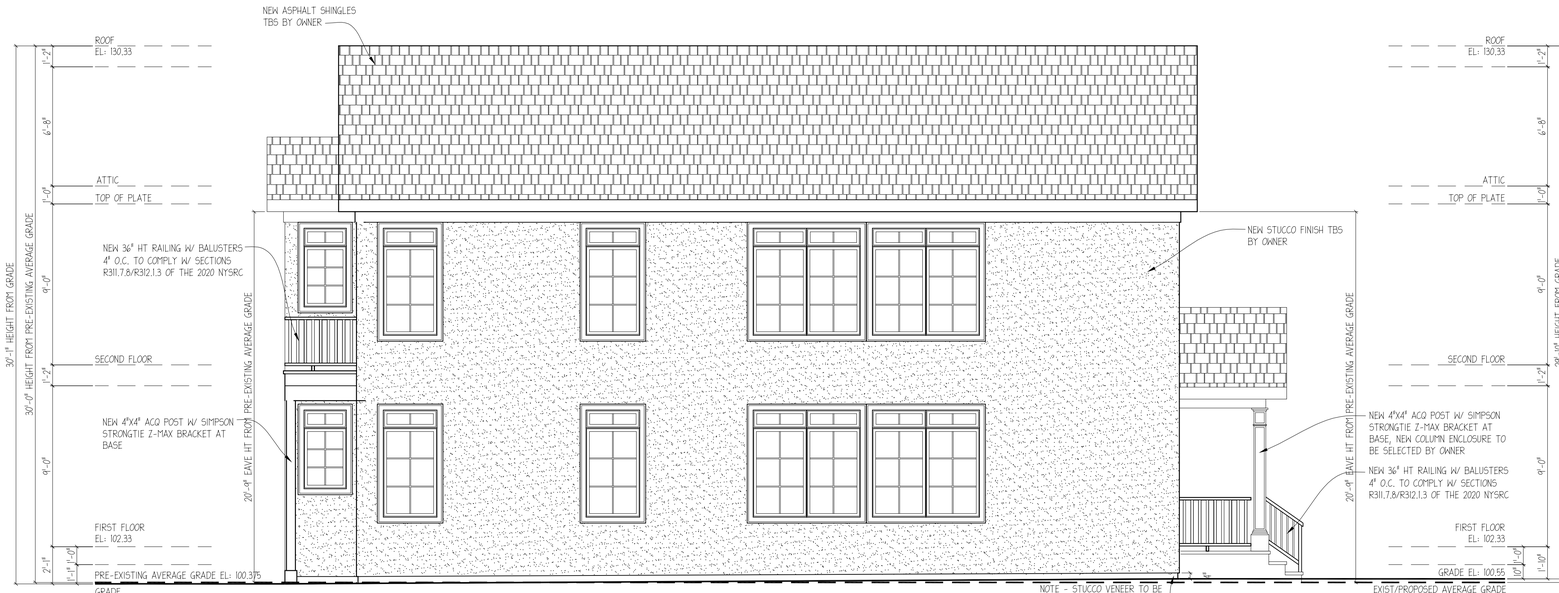


PERMACAST COLUMN DETAIL

SCALE: N.T.S.

NOTE - PROVIDE VALLEY FLASHING IN ALL NEW VALLEYS OF ROOF AS REQUIRED

NOTE - PROVIDE STEPPED FLASHING AT ALL WALL TO ROOF PERPENDICULAR CONNECTIONS AS REQUIRED



REAR ELEVATION

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

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REGISTERED ARCHITECT DENNIS M. MEE NO. 18328 STATE OF NEW YORK

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.

SHEET TITLE: CONSTRUCTION DOCUMENTS

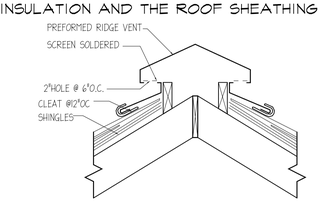
PROJECT NAME: SINGH RESIDENCE
10 HILTON AVE NEW HYDE PARK NY 11040

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
68 WEST MAIN STREET OYSTER BAY, NY. 11771
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DATE: 11.08.22
SCALE: AS NOTED
BY: ATK
JOB NO: 2216

SHEET NO. A-1

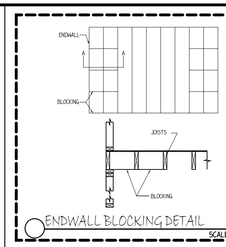
.NOTE - PROVIDE ROOF VENTILATION AS PER R806 OF THE 2020 NYS RESIDENTIAL CODE VENTILATION OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH WITH $\frac{1}{8}$" MINIMUM TO $\frac{1}{4}$" MAXIMUM OPENINGS. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF \SPACE VENTILATED. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH SPACING SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.



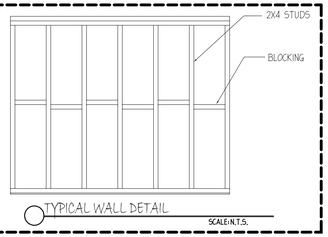
PROVIDE INSULATION BAFFLES IN ANY INSULATED RAFTER BAYS

CONTRACTOR TO PROVIDE & INSTALL GABLE END VENTS & MECHANICAL SYSTEM SUITABLE FOR MIN 18,500 CF ATTIC SPACE

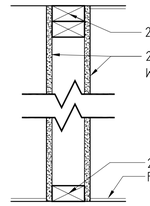
(R2) RIDGE VENT DETAIL
SCALE:1/2" = 1'-0"



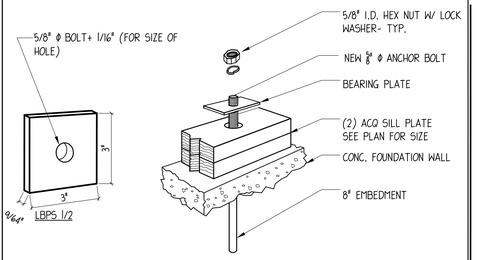
ENDWALL BLOCKING DETAIL
SCALE:N.T.S.



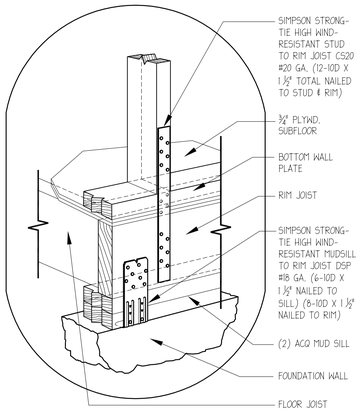
TYPICAL WALL DETAIL
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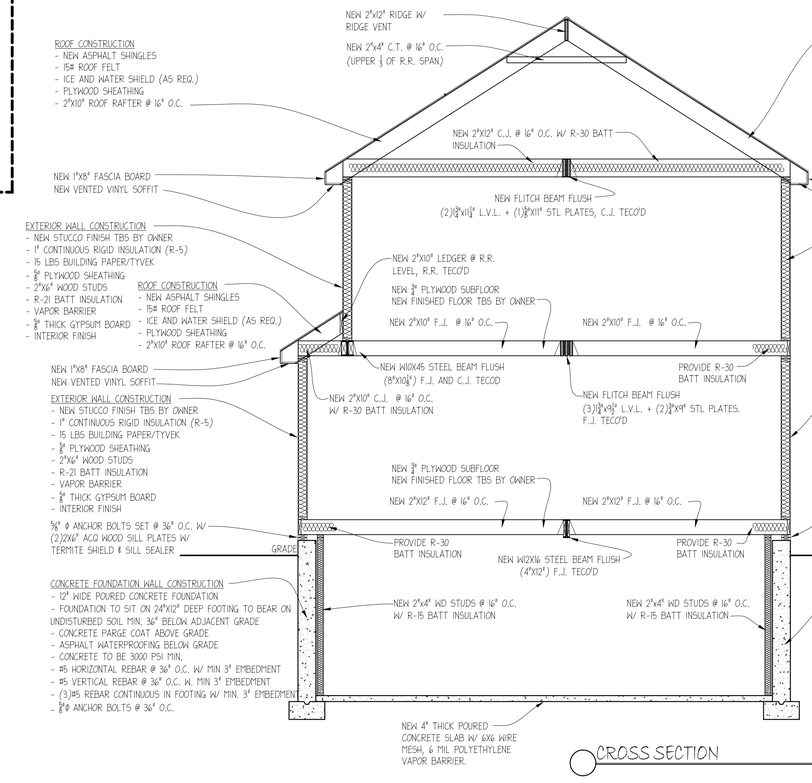
(IP) INT. PARTITION WALL DETAIL
SCALE:N.T.S.



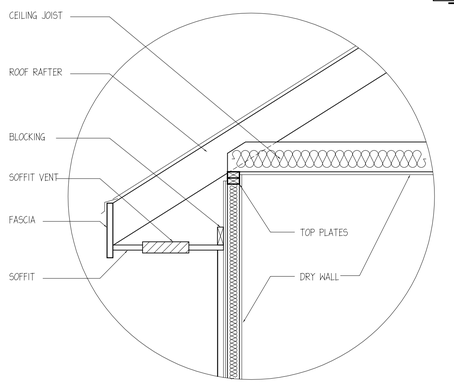
ANCHOR BOLT + BEARING PLATE DETAIL
SCALE:NTS

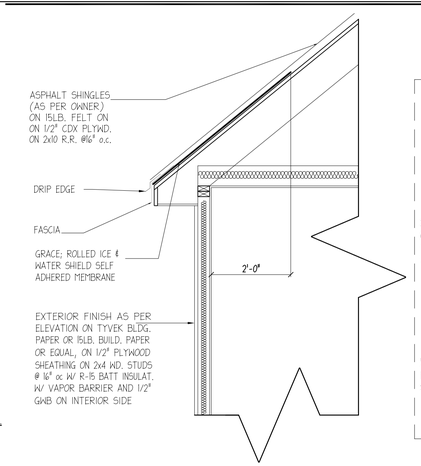


(Z)- STRAPPING DETAIL @ FOUNDATION TO FLOOR TO WALL CONDITIONS (1) CS20 (ZMAX) VERTICAL STRAP @ EA. STUD LOCATION + ADJ. (1) DSP (ZMAX) PLATE TIE



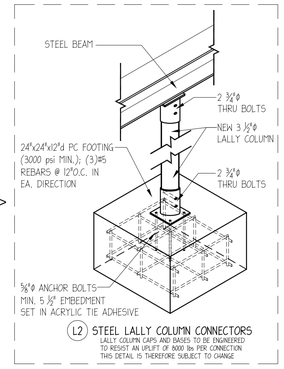
CROSS SECTION
SCALE:1/4" = 1'-0"



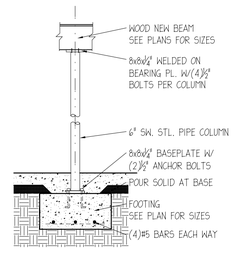


(R3) OVERHANG/ EAVES; VENT DETAIL
SCALE:1/2" = 1'-0"

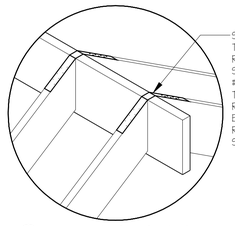
(W) ICE & WATER SHIELD DETAIL
SCALE:NTS



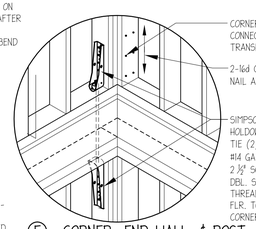
(L2) STEEL LALLY COLUMN CONNECTORS
LALLY COLUMN CAPS AND BASES TO BE ENGINEERED TO RESIST AN UPLIFT OF 8000 lbs PER CONNECTION THIS DETAIL IS THEREFORE SUBJECT TO CHANGE



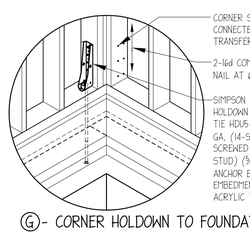
(L) TYPICAL COLUMN DETAIL
SCALE: N.T.S.



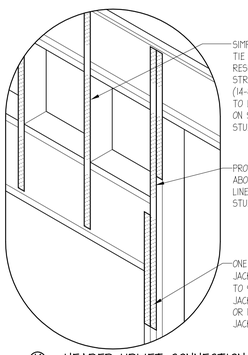
(A)- RIDGE TENSION STRAPS



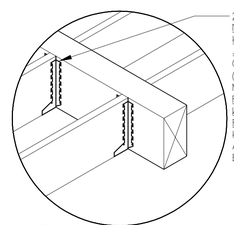
(F)- CORNER, END WALL, & POST HOLDOWN FROM FLOOR TO FLOOR (TYP.)



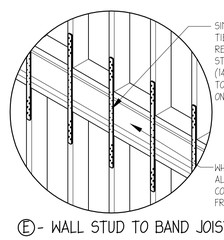
(G)- CORNER HOLDOWN TO FOUNDATION



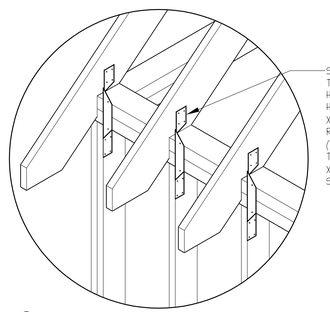
(K)- HEADER UPLIFT CONNECTION



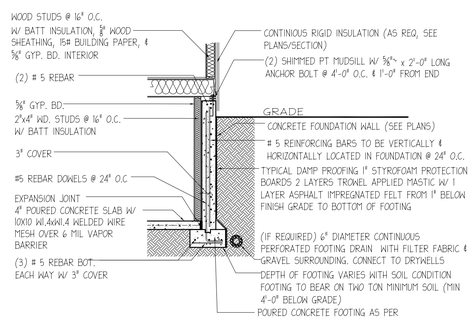
(H)- JOIST HANGER CONNECTIONS



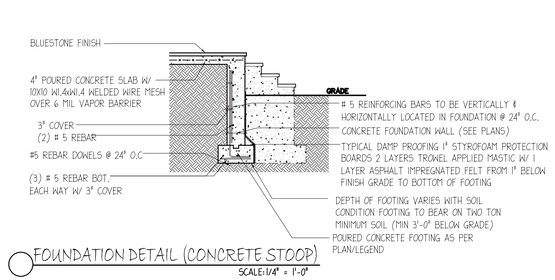
(E)- WALL STUD TO BAND JOIST



(B)- ROOF RAFTER TO TOP PLATE & STUD



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



FOUNDATION DETAIL (CONCRETE STOOP)
SCALE:1/4" = 1'-0"

REVISIONS TO PRELIMINARY DRAWINGS:			
#	DATE		BY
1	11.11.22	REVISE DESIGN 1	ATK
2	12.29.22	REVISE CONSTRUCTION DRAWINGS	ATK
3	01.06.23	REVISE CONSTRUCTION DRAWINGS	ATK
4	01.16.23	REVISE CONSTRUCTION DRAWINGS	ATK
5			
6			
7			

REVISIONS TO FINAL DRAWINGS:			
#	DATE		BY
1	02.24.23	OMISSIONS 02.22.23	ATK
2	03.31.23	REVISE DESIGN (VARIANCE)	ATK
3	06.26.23	OMISSIONS 06.23.23	ATK
4			
5			
6			
7			

MUNICIPALITY AMENDMENTS:			
#	DATE		BY
1			
2			
3			
4			
5			
6			
7			

REGISTERED ARCHITECT DENNIS M. MELE No. 18328 STATE OF NEW YORK

OYSTER BAY DRAFTING

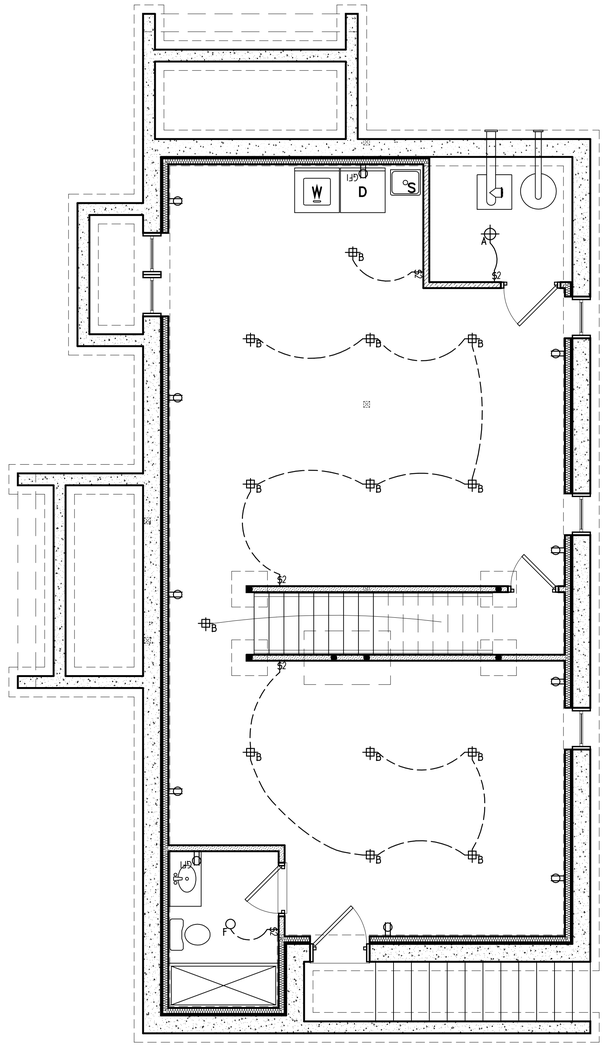
SHEET TITLE: CONSTRUCTION DOCUMENTS

PROJECT NAME: SINGH RESIDENCE
10 HILTON AVE NEW HYDE PARK NY 11040

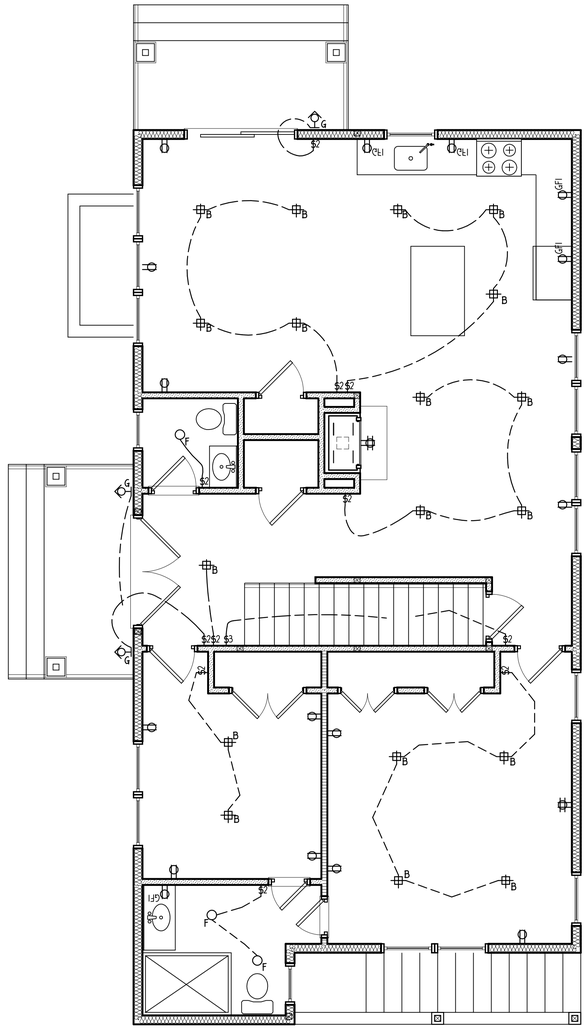
OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
68 WEST MAIN STREET OYSTER BAY, N.Y. 11771
(516) 922-5976 (FAX) 922-6295
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM

DATE: 11.08.22
SCALE: AS NOTED
BY: ATK
JOB NO: 2216

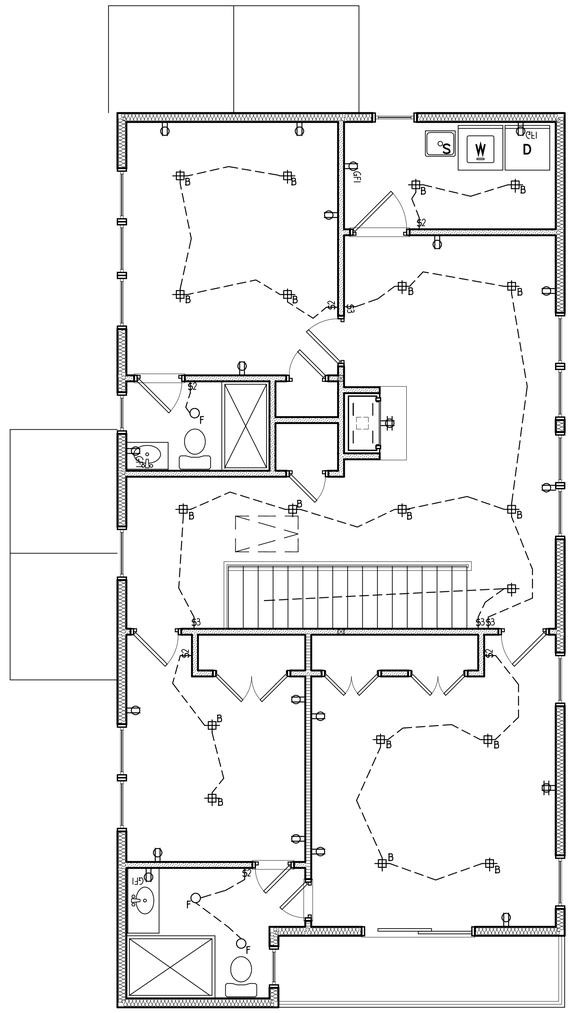
SHEET NO. 6 OF 9



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



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



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

ELECTRICAL FIXTURE LEGEND

SYMBOL	DESCRIPTION
	DUPLEX 110V RECEPTACLE
	QUAXPLEX 110V RECEPTACLE
GFI	GROUND FAULT INTERRUPTED PROTECTED OUTLET
WP	WEATHER PROOF GROUND FAULT PROTECTED OUTLET
USB	USB OUTLET (DEDICATED)
$2	LIGHT SWITCH (2 WAY)
$3	LIGHT SWITCH (3 WAY)
$4	LIGHT SWITCH (4 WAY)
TH	THERMOSTAT
TELE	DATA PORT (TELEPHONE)
INT	DATA PORT (INTERNET)
	DATA PORT (TELEVISION / VISUAL)
	FLOOR MOUNTED DUPLEX 110V RECEPTACLE
	FLOOR MOUNTED QUADPLEX 110V RECEPTACLE
	FLOOR MOUNTED DATA PORT (TELEPHONE / INTERNET)
	FLOOR MOUNTED DATA PORT (TELEVISION / VISUAL)

ELECTRICIAN TO COORD. "3-WAY" SWITCHING REQUIREMENT W/ OWNER

LIGHTING FIXTURE LEGEND

FIXTURE TYPE	SYMBOL	DESCRIPTION
A		CEILING MOUNTED DECORATIVE FIXTURE
B		CEILING RECESSED "HIGH HAT" FIXTURE
C		DECORATIVE CHANDELIER FIXTURE
D		SURFACE (WALL) MOUNTED FIXTURE
E		CEILING MOUNTED WATER RESISTANT FIXTURE, GASKETED AND SEALED
F		CEILING RECESSED "HIGH HAT" WATER RESISTANT FIXTURE, GASKETED AND SEALED
G		U.L. EXTERIOR RATED WET LOCATION LIGHTING
H		CEILING FAN W/ INTEGRATED LIGHT FIXTURE
J		CEILING SUSPENDED PENDANT LIGHTING

REVISIONS TO PRELIMINARY DRAWINGS:			
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4	01.16.23	REVISE CONSTRUCTION DRAWINGS	ATK
5			
6			
7			

REVISIONS TO FINAL DRAWINGS:			
#	DATE:		BY:
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2	03.31.23	REVISE DESIGN (VARIANCE.)	ATK
3	06.26.23	OMISSIONS 06.23.23	ATK
4			
5			
6			
7			

MUNICIPALITY AMENDMENTS:		
#	DATE:	BY:
1		
2		
3		
4		
5		
6		
7		

REGISTERED ARCHITECT
DENNIS M. MELE
No. 18328
STATE OF NEW YORK

DENNIS M. MELE ARCHITECT

SHEET TITLE: CONSTRUCTION DOCUMENTS

PROJECT NAME: SINGH RESIDENCE
10 HILTON AVE NEW HYDE PARK NY 11040

OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.
68 WEST MAIN STREET OYSTER BAY, N.Y. 11771
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WEB. WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM

DATE: 11.08.22
SCALE: AS NOTED
BY: ATK
JOB NO. 2216I

SHEET NO. 6 OF 9

GENERAL BATH NOTE:

- CAP/RE-ROUTE PLUMBING LINES AS REQ'D FOR NEW FIXTURES/ FIXTURE LOCATIONS AS SHOWN.

- PROVIDE GFI OUTLET(S) IN LOCATIONS AS SHOWN (TO BE VERIFIED BY OWNER). COORDINATE CEILING RECESSED LIGHTING, WALL MOUNTED VANITY LIGHTING & CEILING EXHAUST VENT REQUIREMENTS W/ OWNER (ALL FIXTURES SHALL BE U.L. LISTED & SUITABLE FOR BATHROOM LOCATIONS).

- PROVIDE CEMENTITUOUS "WONDERBOARD" TILE BACKERBOARD OR 1/2" "GREENBOARD" GWB; CONTINGENT UPON OWNER FINAL FINISH REQUIREMENTS, COORD. W/ OWNER.

- ALL NEW FINISHES, SURFACES, ACCESSORIES& REQ'TS TO BE COORDINATED BETWEEN CONTRACTOR & OWNER.

- ALL BATHROOM CEILING EXHAUST VENTS & KITCHEN RANGE HOOD TO BE VENTED THRU TO EXTERIOR WALL W/ 4" DIA. GALVANIZED DUCTWORK (OR SIZED AS OTHERWISE SPECIFIED IN MANUFACTURER'S SPECIFICATIONS), ALL JOINTS SEALED/WRAPPED W/ FOIL TAPE. PROVIDE 4" DUCT HOOD W/ DAMPER; SECURE TO DUCT WORK W/ SEALANT & AS PER MFR'S SPECIFICATIONS.

- CONTRACTOR TO PROVIDE NEW GREENBOARD/ OR CEMENT BOARD AROUND BATHTUB/ SHOWER WALL AS PER R307.2 OF THE 2020 NYS RESIDENTIAL CODE

- ALL PROPOSED PLUMBING WORK SHALL UPHOLD THE PROTECTION OF THE POTABLE WATER SUPPLY AS PER P2902.1 THROUGH P2902.6.1 OF THE 2020 NYS RESIDENTIAL CODE.; PROVIDE "BACKFLOW PREVENTER" WITH INTERMEDIATE ATMOSPHERIC VENT.

PER FIGURE R307.1 OF THE 2020 NYS RESIDENTIAL CODE, MIN 24"CLEARANCE REQUIRED IN FRONT OF SHOWER OPENING & MIN 15" REQUIRED BETWEEN CENTER-LINE OF WATER CLOSET (TOILET) AND ADJ. WALLS OR OTHER FIXTURES, & MIN 21" CLEARANCE REQ'D IN FROM OF WATER CLOSET (TOILET).

CENTRAL A/C NOTES:

1. PROVIDE "WHOLE HOUSE" MECHANICAL VENTILATION SYSTEM THAT MEETS THE REQUIREMENTS OF SECTION M1505 OF THE 2020 NYS RESIDENTIAL CODE, CAPABLE OF SUPPLYING OUTDOOR VENTILATED AIR OF 15 CUBIC FEET PER MINUTE (CFM) (7.8 L/s) PER OCCUPANT ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM & ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. GENERAL CONTRACTOR TO COORDINATE CONTROL ZONE REQUIREMENTS WITH OWNER.

2. GENERAL CONTRACTOR SHALL INSTALL ALL CENTRAL A.C. EQUIPEMENT AS PER MANUFACTURER'S SPECIFICATIONS. GENERAL CONTRACTOR SHALL PROVIDE VISITNG BUILDING INSPECTOR WITH FACTORY LITERATURE/ CUT SHEETS SPECIFIC TO INSTALLED CENTRAL A.C. EQUIPMENT AND VERIFY WHETHER THE INSTALLATION MEETS THE MANUFACTURER'S REQUIREMENTS IN REGARD TO INSTALLATION CLEARANCES, STRUCTURAL SUPPORT/AFFIXMENT & ADHERENCE TO MANUFACTURER'S REQUIREMENTS FOR FIRE-RESISTIVE MATERIALS IF REQUIRED (BY THE MANUFACTURER) IN VICINITY OF THE CENTRAL A.C. INSTALLATION WALLS, FLOOR & ROOF.

3. PROVIDE MIN. ONE (1) CEILING RECESSED 1'X1' AIR SUPPLY DIFFUSER; WHITE TRIM IN EACH FIRST & SECOND STORY ROOM AND HALL LOCATIONS.

4. PROVIDE "WHOLE HOUSE" AIR RETURN CEILING RECESSED VENT(S); CONTRACTOR TO COORDINATION LOCATION(S) WITH OWNER.

5. GENERAL CONTRACTOR SHALL COORDINATION ALL AIR SUPPLY AND RETURN LINES/RUNS WITH CENTRAL A.C. SUB-CONTRACTOR.

SMOKE ALARM & CARBON MONOXIDE ALARM NOTES:

(PER SECTIONS R314 & R315 OF THE 2020 NYS RESIDENTIAL CODE)

- SMOKE ALARMS AS SHOWN ON THESE PLANS SHALL BE INTERWIRED/ INTERCONNECTED BETWEEN THE BASEMENT, 1ST FLOOR & 2ND FLOOR IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVDUAL UNIT. THE THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS W/ ALL INTERVENING DOORS CLOSED. ONE CENTRALIZED ALARM HORN FOR ALL SMOKE DETECTORS IS REQUIRED.

- CARBON MONOXIDE ALARMS AS SHOWN ON THESE PLANS SHALL BE INTERWIRED/ INTERCONNECTED BETWEEN THE BASEMENT, 1ST FLOOR & 2ND FLOOR IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVDUAL UNIT.

STAIRCASE REQUIREMENTS:

(PER SEC. R311.7 OF THE 2020 NYSRC)

- MIN. 36" CLEARANCES (INCLUDING FOR LANDINGS; LANDING FACES MUST ADDITIONALLY BE AS WIDE AS STAIRCASE BEING "SERVED" IF SUCH IS GREATER THAN 36")

- MIN. 9" TREAD DEPTH (NO DIFFERENTIAL GREATER THAN 3/8" BETWEEN ANY TREADS)

- MAX. 8 1/4" RISER HEIGHT (NO DIFFERENTIAL GREATER THAN 3/8" BETWEEN ANY RISERS)

- NO VERTICAL OPENINGS IN RISERS (I.E. SPACES) GREATER THAN 4"

- MAX. 4"oc SPACING BETWEEN BALUSTERS; MIN. 34" TO MAX. 38" HT HANDRAIL

- MIN. 6'-8" VERTICAL HEADROOM CLEARANCE THROUGHOUT

- DOUBLE FRAMING ALL-AROUND

- CONTRACTOR SHALL V.I.F. ALL RISER/ TREAD DIMENSIONS & TOTAL RISER QUANTITY AT START OF "LIGHT CONSTRUCTION" & PRIOR TO FABRICATION; COORDINATE ALL INFORMATION/ DESIGN APPROVALS WITH OWNER

- BUILDER SHALL FIELD-VERIFY LOCATIONS OF INSULATED WALLS ABUTTING PC FOUNDATION/ STAIRCASE ON CELLAR, FIRST & SECOND STORY LEVEL IN REGARD TO FUR-OUT REQUIREMENT @ CELLAR LEVEL & MINIMUM 3'-0" WIDTH STAIR REQUIREMENT (SINCE CELLAR STAIR IS "CONTAINED" UNDER FIRST STORY STAIR PERIPHERY). COORDINATE FINAL STAIR LOCATIONS & POSITIONING WITH STAIR MANUFACTURER/ STAIR SUBCONTRACTOR PRIOR TO FABRICATION & INSTALLATION IN FIELD.

GENERAL LIGHTING NOTES:

CONTRACTOR TO COORDINATE ALL LIGHTING REQUIREMENTS WITH OWNER. PROVIDE ARTIFICIAL ILLUMINATION SOURCES (MIN. AVG. ILLUMINATION: 6FC) WITH WALL SWITCHES IN ALL HALLWAYS, BATHROOMS, WALK-IN CLOSETS, & CELLAR SPACES. REFER TO "ELECTRICAL NOTES" SECTION ON SHEET N-1 FOR ADDITIONAL ELECTRICAL REQUIREMENTS

-ALL ELECTRICAL WORK SHALL BE CONFINED TO THE SPACE AND LOCATION ALLOWED FOR IT, AND SHALL BE IN STRICT CONFORMANCE TO THE NATIONAL ELECTRICAL CODE, GOVERNING MUNICIPALITY AND NFPA 72.

- CONTRACTOR SHALL INSTALL, AS PER OWNERS DIRECTION, ALL WIRING FOR NEW SWITCHES, FIXTURES, AND RE-CIRCUITING NECESSARY TO ALLOW FOR ALL NEW WORK. ALL REWIRING OF EXISTING FIXTURES AND LABELING OF CIRCUIT BREAKERS TO INDICATE CIRCUIT USE; FURNISH NFBU CERTIFICATE AT COMPLETION OF WORK.

- CONTRACTOR SHALL VERIFY WITH THE OWNER, LOCATION AND QUANTITY OF LIGHTING FIXTURES AND SWITCHES PRIOR TO PROVIDING BID ON PROJECT.

- CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING A BID.

- CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB-PANELS, ETC. FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF WORK & BIDDING

FIRE RESISTANCE REQUIREMENTS:

- PROVIDE (1) LAYER 5/8"TH, TYPE-X GNB ONE (1) HR RATED ON ALL INTERIOR WALLS AND CEILING OF GARAGE

- PROVIDE (1) LAYER 5/8"TH, TYPE-X GNB ONE (1) HR RATED ON ALL CEILINGS OF FINISHED CELLAR

- PROVIDE (1) LAYER 5/8"TH, TYPE-X GNB ONE (1) HR RATED ON ALL INTERIOR WALLS AND CEILING OF MECHANICAL ROOM

- PENETRATIONS THRU WALLS & CEILINGS BETWEEN THE GARAGE AND ADJACENT AREAS SHALL BE PROTECTED BY FILLING THE OPENING AROUND THE PENETRATING ITEM WITH APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAMES & PRODUCTS OF COMBUSTION AS PER SECTION R302.5 OF THE 2020 NYS RESIDENTIAL CODE

- FIRE-BLOCKING SHALL BE INSTALLED BETWEEN ALL STORIES & BETWEEN TOP STORY & ROOF SPACE. FIRE- BLOCKING SHALL ALSO BE INSTALLED IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, PARALLEL RONS OF STUDS OR STAGGERED STUDS & AS ADDITIONALLY NOTED IN SECTION R302.11 OF THE 2020 NYS RESIDENTIAL CODE

- DRAFT-STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE & BELOW THE CONCEALED SPACE OF THE FLOOR-CEILING ASSEMBLY SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 SF. PROVIDE DRAFT-STOPPING INTO APPROX. EQUAL AREAS AS PER SECTION R302.12 OF THE 2015 I.R.C.

- ALL WALL AND CEILING FINISHES SHALL HAVE FLAME SPREAD INDEX NOT GREATER THAN 200 AS PER SECTION R302.9.1 OF THE 2020 NYS RESIDENTIAL CODE.

- F.P.S.C.-20 (GARAGE-TO-DWELL'G AREAS): FIRE PROOF SELF-CLOSING DOOR W/ MIN. 20 MINUTE RATING PER SECTION 302.5.1 OF THE THE 2020 NYS RESIDENTIAL CODE (APPROVED ALT: SELF-CLOSING SOLID WOOD DOOR MIN 1-3/8" THICK)

- F.P.S.C.-45 FOR MECHANICAL ROOM DOOR INTO DWELLING/CELLAR

GENERAL ELECTRICAL NOTES:

- WIRING METHODS SHALL BE IN ACCORDANCE WITH SECTION E3801 OF THE 2020 NYS RESIDENTIAL CODE. ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3801.4 OF THE 2020 NYS RESIDENTIAL CODE. GENERAL INSTALLATION AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3802.1 OF THE 2020 NYS RESIDENTIAL CODE

- EACH NEW APPLIANCE FOR KITCHEN & LAUNDRY AREAS SHALL HAVE A DEDICATED CIRCUIT, MIN 20 AMP CAPACITY (VOLTAGE AS PER MFR'S REQUIREMENTS AS PER SECTION. ALL "SMALL APPLIANCE RECEPTACLES" IN KITCHEN LOCATIONS SHALL BE WIRED TO A MINIMUM OF TWO (2) DEDICATED 20 AMP CIRCUITS AS PER E3901.9 OF THE 2020 NYS RESIDENTIAL CODE.

- PROVIDE ARC-FAULT CIRCUIT-INTERUPTER PROTECTION FOR ALL NEW CIRCUITS AS PER SECTION E3902 OF THE 2020 NYS RESIDENTIAL CODE.

- PROVIDE MIN. ONE (1) WALL SWITCH CONTROLLED LIGHTING OUTLET IN EACH HABITABLE ROOM, ALL EGRESS EXTERIOR LOCATIONS, &GARAGE DOOR LOCATION & AS ADDITIONALLY NOTED PER SECTION E4001 OF THE 2020 NYS RESIDENTIAL CODE.

- ELECTRICIAN SHALL CONFIRM THAT AT LEAST ONE THERMOSTAT IS PROVIDED FOR EACH SEPARATE HEATING & COOLING SYSTEM AS PER THE REQUIREMENTS NOTED FOR COMPLIANCE WITH SECTION N1103.1 OF THE 2020 NYS RESIDENTIAL CODE.

- CONTRACTOR TO COORDINATE ALL LIGHTING REQUIREMENTS WITH OWNER. PROVIDE ARTIFICIAL ILLUMINATION SOURCES (MIN. AVG. ILLUMINATION: 6FC) WITH WALL SWITCHES IN ALL HALLWAYS, BATHROOMS, WALK-IN CLOSETS, & CELLAR SPACES. REFER TO "ELECTRICAL NOTES" SECTION ON SHEET N-1 FOR ADDITIONAL ELECTRICAL REQUIREMENTS

- ALL ELECTRICAL WORK SHALL BE CONFINED TO THE SPACE AND LOCATION ALLOWED FOR IT, AND SHALL BE IN STRICT CONFORMANCE TO THE NATIONAL ELECTRICAL CODE, GOVERNING MUNICIPALITY AND NFPA 72.

- CONTRACTOR SHALL INSTALL, AS PER OWNERS DIRECTION, ALL WIRING FOR NEW SWITCHES, FIXTURES, AND RE-CIRCUITING NECESSARY TO ALLOW FOR ALL NEW WORK. ALL REWIRING OF EXISTING FIXTURES AND LABELING OF CIRCUIT BREAKERS TO INDICATE CIRCUIT USE; FURNISH NFBU CERTIFICATE AT COMPLETION OF WORK.

- CONTRACTOR SHALL VERIFY WITH THE OWNER, LOCATION AND QUANTITY OF LIGHTING FIXTURES AND SWITCHES

PRIOR TO PROVIDING BID ON PROJECT.
- CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING A BID.

- CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB-PANELS, ETC. FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF WORK & BIDDING

GENERAL PLUMBING NOTES:

- SHOWERS AND SHOWER/TUB COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOPS

- ALL POTABLE WATER OPENINGS AND OUTLETS SHALL BE PROTECTED BY AN AIR GAP, ATMOSPHERIC TYPE VACUUM BREAKER, PRESSURE TYPE VACUUM OR HOSE CONNECTION BACK FLOW PREVENTER

- SEPARATE SHUTOFF VALVES WILL BE PROVIDED FOR EACH BATHROOM AND KITCHEN

- DRAIN, WASTE AND VENT PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.1(1), TABLE P3002.1(2) & TABLE P3002.3 OF THE 2020 NYS RESIDENTIAL CODE.

- THE ENTIRE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH P2503 OF THE 2020 NYS RESIDENTIAL CODE.

- ALL HEATING, VENTILATING AND AIR CONDITION SYSTEMS AND WORK MUST BE INSTALLED IN ACCORDANCE WITH CHAPTERS 13-24 OF THE 2015 I.R.C. AND PER ALL LOCAL RULES, REGULATIONS AND SPECIFICATIONS PER THE LATEST EDITION OF THE NATIONAL FIRE CODE.

- ALL MECHANICAL SYSTEMS, EQUIPMENT, APPLIANCES ETC MUST BE LISTED AND LABELED AND INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS, LISTING/LABEL AND THE CODE PER M1303 OF THE 2020 NYS RESIDENTIAL CODE.

- THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL BE IN ACCORDANCE WITH TABLE P2701.1 OF THE 2020 NYS RESIDENTIAL CODE.

- THE WATER SUPPLY FOR DISHWASHERS SHALL BE PROTECTED BY AN AIR GAP OR INTEGRAL BACK FLOW PREVENTER AS PER SECTION P2902 OF THE 2020 NYS RESIDENTIAL CODE.

- THE DISCHARGE OF CLOTHES WASHING MACHINES SHALL BE THROUGH AN AIR BREAK AS PER P2118.1 OF THE 2020 NYS RESIDENTIAL CODE.

- PROVIDE NONABSORBENT SURFACES FOR TUB AND SHOWER AS PER R307.2 OF THE 2020 NYS RESIDENTIAL CODE.

- SPACING BETWEEN BATHROOM FIXTURES TO COMPLY WITH FIGURE R307.1 OF THE 2020 NYS RESIDENTIAL CODE.

GENERAL WINDOW NOTES:

- ALL WINDOWS TO BE ANDERSEN OR APPROVED EQUAL, MINIMUM DP RATINGS AS PER DESIGN CRITERIA TABLE LOCATED ON DESIGN STANDARDS SHEET.

- ALL PROPOSED WINDOWS TO BE ANDERSEN "400" SERIES, MIN 18" FROM FINISHED FLOOR TO TOP OF SILL/ BOTTOM EDGE U.O.N.

- ALL UPLIFT CONNECTORS & NAILING SHALL BE IN ACCORDANCE W/ THESE PLANS, ALL LOAD PATHS SHALL BE AT EVERY EXTERIOR WALL STUD FROM FOUNDATION TO RIDGE.

- ALL NEW/PROPOSED EXTERIOR WINDOWS AND GLASS DOORS DESIGNED TO RESIST WIND LOADS SPECIFIED IN 2020 NYS RESIDENTIAL FIGURES R301.2(5)A & R301.2(5)B AND ADJUSTED FOR HEIGHT AND EXPOSURE AS PER TABLE R301.2.1.3. ALL UNITS TESTED AND APPROVED BY INDEPENDENT LABORATORY AND HAVE LABELS POSTED FOR REVIEW IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH REQUIREMENTS OF AAMA/NWWDA 101/I/S/2

- ALL OPERABLE WINDOWS HAVING SILLS LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE BUILDING'S EXTERIOR SHALL BE FITTED WITH "FALL PREVENTION DEVICES" (HAVING OPENINGS THAT DO NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENINGS WHERE THE OPENING IS IN ITS LARGEST OPEN POSITION) THAT COMPLY WITH ASTM F 2090 AS PER SECTION R312.2 OF THE 2020 NYS RESIDENTIAL CODE.

- ALL EXTERIOR WALLS ARE CONSTRUCTED AS TYPE 1 SHEAR WALLS (1/2" PLYND SHEATHING, W/ 8D COMMON NAILS @6"OC EDGE & 12"OC FIELD AS SPECIFIED IN SECTION 3.4.4.2. IN THE AMERICAN FOREST & PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL, THEREFORE ALL CONTINUOUS EXTERIOR WALLS SHALL BE CONSIDERED SHEAR WALLS & ARE IN EXCESS OF THAT REQUIRED BY THE CODE. ALL REQUIRED SHEAR WALL SEGMENTS SHALL BE A MINIMUM OF 28" WIDE FOR 8'-0" HIGH WALLS, 31" FOR 9'-0" HIGH, 35" FOR 10'-0" HIGH, & 38" FOR 11'-0" HIGH EXTERIOR WALLS AS PER THE REQUIRED ASPECT RATION OF SHEARWALL SEGMENTS.

- AS PER 2020 NYS RESIDENTIAL CODE, SECTION R308: ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS (FACING "WET SURFACES"; IN GUARDS & RAILS; ADJACENT TO STAIRS/ RAMPS; ADJACENT TO THE BOTTOM STAIR LANDING; FRONT DOOR SIDELIGHTS) SHALL BE PROVIDED WITH MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE & THICKNESS OF GLASS & THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. LABELS SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. NO AFFIDAVIT LETTERS WILL BE ACCEPTED.

ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS (MASTER BATH SHOWER; FRONT DOOR SIDELIGHTS) SHALL BE PROVIDED WITH MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE & THICKNESS OF GLASS & THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. LABELS SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK,OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. NO AFFIDAVIT LETTERS WILL BE ACCEPTED FOR HAZARDOUS GLAZING AS PER SECTION R308 OF THE 2020 NYS RESIDENTIAL CODE.

GENERAL CONTRACTOR NOTES:

- VERIFY ALL PITCH ANGLES PRIOR COMMENCEMENT OF WORK, ANY DISCREPANCY WITH ANGLES, CONTRACTOR MUST PROVIDE THE CORRECT ANGLE IN ORDER TO MATCH ELEVATIONS. VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION.

- ALL CONNECTION DETAILS DESIGNED FOR WORST CASE SCENARIO. CONTRACTOR SHALL ALERT ARCHITECT IF SUBSTITUTIONS ARE INTENDED (ALL CHANGES MUST MEET THE 2015 WFCM MANUAL

- ALL MICORLAM'S (ML) ARE BOISE VERSA-LAM 2,800 PSI & 1.75" WIDTH (UNLESS NOTED OTHERWISE)

- CONTRACTOR TO FIELD VERIFY EXISTING LOAD-BEARING/ STRUCTURAL CONDITIONS/ JOIST DIRECTIONS UPON START OF "LIGHT" WORK (REMOVAL OF WALL FINISHES/ SUBSTRATES); ALERT ARCHITECT OF ANY DISCREPANCIES BETWEEN APPROVED PLANS & EXIST. CONDITIONS IMMEDIATELY

- PROVIDE VALLEY FLASHING @ ALL VALLEYS; PROVIDE STEPPED FLASHING @ ALL WALL/ SLOPE ROOF INTERSECTIONS; COR-A-VENT FLASHING AS REQ'd

- ALL FASTENERS/ CONNECTORS USED IN CONNECTION W/ ACQ WD. SHALL BE SIMPSON "ZMAX" RATED

- CONTRACTOR TO COORDINATE FINAL LEADER/ GUTTER REQUIREMENTS & LOCATIONS

- CONTINUOUS GUTTERS & LEADER SYSTEM W/ SPLASH BLOCKS TO BE COORDINATED BETWEEN CONTRACTOR & OWNER

- PROVIDE CONTINUOUS RIDGE VENTS FOR ALL NEW ROOF RIDGES

- PROVIDE ICE & WATER SHIELD FROM FASCIA & WITHIN 2' HORIZ. DISTANCE FROM THE INTERIOR SIDE OF THE EXT. WALL; TYP. FOR ALL NEW ROOFS, ALL TO COMPLY WITH SECTION R905.1.2 OF THE 2020 NYS RESIDENTIAL CODE.

- ALL LOAD PATHS FROM FOUNDATION TO ROOF ARE CONTINUOUS & AT EVERY WALL STUD

- FIELD CUT ENDS, NOTCHES & DRILL HOLES THROUGH PRESERVED-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA U1 (5CTN R 317.1); SEE SECTION R317 OF THE 2020 NYS RESIDENTIAL CODE re PROTECTION AGAINST DECAY

- OWNER SHALL COORDINATE THE USE OF A PROFESSIONAL "TERMITE BAITING SYSTEM", PROPERLY LABELED & INSTALLED/ MAINTAINED ACCORDING TO SUCH LABELING; SEE R318 OF THE 2020 NYS RESIDENTIAL CODE re PROTECTION AGAINST SUBTERRANEAN TERMITES

FRAMING DETAIL FOR HURRICANE TIES & NAILING SCHEDULE

WOOD FRAME CONSTRUCTION MANUAL: 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)	(SEE TABLE 3.4A)	(SEE TABLE 3.4A)	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	(SEE TABLE 3.4A)	(SEE TABLE 3.4A)	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	(SEE TABLE 3.9A)	(SEE TABLE 3.9A)	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	(SEE TABLE 3.9A)	(SEE TABLE 3.9A)	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	(SEE TABLE 3.6A)	(SEE TABLE 3.6A)	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	JOIST - EACH SIDE
STUD TO STUD (FACE-NAILED)	2- 16d	2- 16d	24" O.C.
HEADER TO HEADER (FACE NAILED)	16d	16d	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	(SEE TABLE 3.5A)	(SEE TABLE 3.5A)	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST OR BLOCKING (FACE-NAILED)	2- 16d [2,3]	2- 16d [2,3]	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4- 8d	4- 10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2- 8d	2- 10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2- 8d	2- 10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3- 16d	4- 16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3- 16d	4- 16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3- 8d	3- 10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3- 16d	4- 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2- 16d	3- 16d	PER FOOT
ROOF SHEATHING			
STRUCTURAL PANELS	8d	10d	(SEE TABLE 3.10)
DIAGONAL BOARD SHEATHING 1"X 6" OR 1"X 8"	2- 8d	2- 10d	PER SUPPORT
1"X 10" OR WIDER	3- 8d	3- 10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS	8d	10d	(SEE TABLE 3.11)
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
HARDBOARD	8d	8d	(SEE TABLE 3.11)
PARTICLEBOARD PANELS	8d	8d	(SEE MANUFACTURER)
DIAGONAL BOARD SHEATHING 1"X 6" OR 1"X 8"	2- 8d	2- 10d	PER SUPPORT
1"X 10" OR WIDER	3- 8d	3- 10d	PER SUPPORT
WALL SHEATHING			
STRUCTURAL PANELS 1" OR LESS	8d	10d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING 1"X 6" OR 1"X 8"	2- 8d	2- 10d	PER SUPPORT
1"X 10" OR WIDER	3- 8d	3- 10d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" O.C. AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3" O.C. 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.
3. CORROSION RESISTANT 11 GAGE ROOFING NAILS 4 & GAGE STAPLES ARE PERMITTED, CHECK IBC FOR ADDITIONAL REQUIREMENTS

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

1. - ALL WINDOWS TO BE ANDERSEN OR APPROVED EQUAL, MINIMUM DP RATINGS AS PER DESIGN CRITERIA TABLE LOCATED ON DESIGN STANDARDS SHEET.
2. - ALL EXTERIOR WALLS ARE CONSTRUCTED AS TYPE 1 SHEAR WALLS (1/2" PLYND SHEATHING, W/ 8D COMMON NAILS @6"oc EDGE & 12"oc FIELD AS SPECIFIED IN SECTION 3.4.4.2. IN THE AMERICAN FOREST & PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL, THEREFORE ALL CONTINUOUS EXTERIOR WALLS SHALL BE CONSIDERED SHEARWALLS & ARE IN EXCESS OF THAT REQUIRED BY THE CODE. ALL REQUIRED SHEARWALL SEGMENTS SHALL BE A MINIMUM OF 28" WIDE FOR 8'-0" HIGH WALLS, 31" FOR 9'-0" HIGH, 35" FOR 10'-0" HIGH, & 38" FOR 11'-0" HIGH EXTERIOR WALLS AS PER THE REQUIRED ASPECT RATION OF SHEARWALL SEGMENTS.
3. - ALL UPLIFT CONNECTORS & NAILING SHALL BE IN ACCORDANCE W/ DETAILS SHOWN, ALL LOAD PATHS SHALL BE AT EVERY EXTERIOR WALL STUD FROM FOUNDATION TO RIDGE.
4. - ALL NEW FIREPLACES, UNLESS OTHERWISE NOTED, SHALL BE CONSTRUCTED IN FIELD AS PER CHAPTER 10 OF THE RCNYS. ALL NEW FIREPLACES ARE TO BE PROVIDED W/ ASH DUMPS & FRESH AIR INTAKES.
5. - ALL SKYLIGHTS TO BE CONSTRUCTED W/ LAMINATED GLASS, NO RETAINING SCREEN REQUIRED, PROVIDE (3) 1"ø VENT HOLES AROUND SKYLIGHT.
6. - ALL WINDOWS & DOORS SHALL EITHER HAVE MANUALLY REMOVABLE STORM PANELS IN COMPLIANCE W/ ASTM E 1996 & 1886 AS MANDATED BY THE NEW YORK STATE RESIDENTIAL BUILDING CODE FOR IMPACT RESISTANCE IN 110MPH WIND ZONES, CONTRACTOR TO PROVIDE NECESSARY DOCUMENTATION ON COMPLIANCE TO THE BUILDING DEPARTMENT, FOR GARAGE DOORS PROVIDE ACCORDION DOORS W/ TRACKS INLAYED FLUSH INTO CONCRETE DRIVEWAY. -OR- 1/2"th PLYWOOD STRUCTURAL PANELS, SHALL BE PROVIDED FOR EACH WINDOW & DOOR OPENING NOT EXCEEDING 8'-0" (IN THE SHORTEST DIRECTION) THE PLYWOOD SHALL EXTEND A MIN OF 6" BEYOND THE ROUGH OPENING SIZES OF THE WINDOWS IN EACH DIRECTION & SHALL BE LABELED W/ THE CORRESPONDING WINDOW LOCATION. THE PLYWOOD SHALL BE STACKED TOGETHER IN AN ACCESSIBLE LOCATION, & SHALL BE ACCOMPANIED BY ENOUGH 2-1/2" #8 WOOD SCREWS TO FASTEN EACH PANEL, SCREWS TO BE A MAXIMUM OF 12"oc AROUND PERIPHERY OF PANELS. WHEN FASTENING TO MASONRY WALLS, VIBRATION-RESISTANT ANCHORS SHALL BE USED(MIN 490lbs WITHDRAWAL CAPACITY). ALL OF THE AFOREMENTIONED HURRICANE PROTECTION SHALL BE THE SOLE RESPONSIBILITY OF THE HOME OWNER TO INSTALL, AS SPECIFIED, IN THE EVENT OF HIGH WINDS.
7. -

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER (a,b,c)	SPACING OF FASTENERS
	ROOF		
1	BLOCKING BETWEEN CEILING JOIST OR RAFTERS TO TOP PLATE	4-8d BOX ($2\frac{1}{2}$" X 0.113") OR 3-8d COMMON ($2\frac{1}{2}$" X 0.131"); OR 3-10d BOX (3" X 0.128"); OR 3-3"X0.131" NAILS	TOE NAIL
2	CEILING JOIST TO TOP OF PLATE	4-8d BOX ($2\frac{1}{2}$" X 0.113") OR 3-8d COMMON ($2\frac{1}{2}$" X 0.131"); OR 3-10d BOX (3" X 0.128"); OR 3-3"X0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE R802.3.1, R802.3.2, AND TABLE R802.5.1(9))	4-8d BOX ($2\frac{1}{2}$" X 0.113") OR 3-16d COMMON ($3\frac{1}{2}$" X 0.162"); OR 4-3" X 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 802.3.1, 802.3.2 AND TABLE 802.5(9))	TABLE 802.5(9)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR $1\frac{1}{4}$" X 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3" X 0.128"); OR 3-10d COMMON (3" X 0.148") OR 4-3" X 0.313" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX ($3\frac{1}{2}$" X 0.135"); OR 3-10d COMMON (3" X 0.148"); OR 4-10d BOX (3" X 0.128"); OR 4-3" X 0.131" 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 ($3\frac{1}{2}$" X 0.135"); OR 3-10d COMMON ($3\frac{1}{2}$" X 0.162");OR 4-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX ($3\frac{1}{2}$" X 0.135"); OR 2-16d COMMON ($3\frac{1}{2}$" X 0.162");OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	END NAIL
	WALL		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON ($3\frac{1}{2}$" X 0.162")	24" O.C. FACE NAIL
		10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED PANELS)	16d COMMON ($3\frac{1}{2}$" X 0.162"): OR 3" X 0.131 NAILS	12" O.C. FACE NAIL
		16d COMMON ($3\frac{1}{2}$" X 0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH $\frac{1}{2}$" SPACER)	16d COMMON ($3\frac{1}{2}$" X 0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX ($3\frac{1}{2}$" X 0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	8-16d BOX ($2\frac{1}{2}$" X 0.113"); OR 4-8d COMMON ($2\frac{1}{2}$" X 0.131"): OR 4-10d BOX (3" X 0.128")	TOE NAIL
12	TOP PLATE TO STUD	16d COMMON ($3\frac{1}{2}$" X 0.162")	16" O.C. FACE NAIL
		10d BOX (3" X 0.128"); OR 3" X 0.131" NAIL	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE FOR SDC'S D0, D1, OR D2; AND BRACED WALL SPACING < 25'	8-16d COMMON ($3\frac{1}{2}$" X 0.162");OR 12-16d BOX ($3\frac{1}{2}$" X 0.135"); OR 12-10d BOX (3" X 0.128"); OR 12-3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
	DOUBLE TOP PLATE SPLICE FOR SDC'S D0, D1, OR D2; AND BRACED WALL LINE SPACING > 25'	12-16d ($3\frac{1}{2}$" X 0.135")	
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT BRACED AT WALL PANELS)	16d COMMON ($3\frac{1}{2}$" X 0.162")	16" O.C. FACE NAIL
		16d BOX ($3\frac{1}{2}$" X 0.135"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX ($3\frac{1}{2}$" X 0.135"); OR 2-16d COMMON ($3\frac{1}{2}$" X 0.162");OR 4-3" X 0.131" NAILS	3 EACH @ 16" O.C. 2 EACH @ 16" O.C. 4 EACH @ 16" O.C.
16	TOP OR BOTTOM PLATE TO STUD	4-8d BOX ($2\frac{1}{2}$" X 0.113"); OR 3-16d BOX ($3\frac{1}{2}$" X 0.135"); OR 4-8d COMMON ($2\frac{1}{2}$" X 0.131"); OR 4-10d BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX ($2\frac{1}{2}$" X 0.113"); OR 3-16d COMMON ($3\frac{1}{2}$" X 0.135");OR 4-10d COMMON (3" X 0.128"); OR 3-3" X 0.131" NAILS	END NAIL
17	TOP PLATE, LAPS AT CORNERS AND INTERSECTION	3-10d BOX (3" X 0.128"); OR 2-16d COMMON ($3\frac{1}{2}$" X 0.162");OR 3-3" X 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX ($2\frac{1}{2}$" X .0113"); OR 2-8d COMMON ($2\frac{1}{2}$" X 0.131"); OR 2-10d BOX (3" X 0.128"); OR 2 STAPLES $1\frac{3}{4}$"	FACE NAIL
19	1" X 6" SHEATHING TO EACH BEARING	3-8d BOX ($2\frac{1}{2}$" X .0113"); OR 2-8d COMMON ($2\frac{1}{2}$" X 0.131"); OR 2-10d BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN 16 GA. $1\frac{3}{4}$" LONG	FACE NAIL
20	1" X 8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX ($2\frac{1}{2}$" X .0113"); OR 2-8d COMMON ($2\frac{1}{2}$" X 0.131"); OR 2-10d BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN 16 GA. $1\frac{3}{4}$" LONG	FACE NAIL
		WIDER THAN 1" X 8" 4-8d BOX ($2\frac{1}{2}$" X .0113"); OR 3-8d COMMON ($2\frac{1}{2}$" X 0.131"); OR 3-10d BOX (3" X 0.128"); OR 4 STAPLES, 1" CROWN 16 GA. $1\frac{3}{4}$" LONG	
	FLOOR		
21	JOIST TO SILL, TOP OF PLATE OR GIRDER	4-8d BOX ($2\frac{1}{2}$" X .0113"); OR 3-8d COMMON ($2\frac{1}{2}$" X 0.131"); OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX ($2\frac{1}{2}$" X 0.113"); OR	4" O.C. TOE NAIL
		8d COMMON ($2\frac{1}{2}$" X 0.131"); OR 10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS	6" O.C. TOE NAIL
23	1" X 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX ($2\frac{1}{2}$" X .0113"); OR 2-8d COMMON ($2\frac{1}{2}$" X 0.131"); OR 3-10d BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN 16 GA. $1\frac{3}{4}$" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX ($3\frac{1}{2}$" X 0.135"); OR	BLIND OR FACE NAIL
		2-16" COMMON ($3\frac{1}{2}$" X 0.132")	

(CONTINUED) TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER (a,b,c)	SPACING OF FASTENERS
	FLOOR		
25	2" PLANKS (PLANK AND BEAM - FLOOR AND ROOF)	3-16d BOX ($3\frac{1}{2}$" X 0.135"); OR 2-16" COMMON ($3\frac{1}{2}$" X 0.132")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST	3-16d COMMON ($3\frac{1}{2}$" X 0.162") 4-10d BOX (3" X 0.128"), OR 4-3" X 0.131" NAIL; OR 4-3" X 14 GA. STAPLES, + $\frac{7}{16}$" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" X 0.192"); OR	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM STAGGERED
		10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND: 2-20d COMMON (4" X 0.192");OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
28	LEDGER STRIP SUPPORTING JOIST OR RAFTERS	4-16d BOX ($3\frac{1}{2}$" X 0.135"); OR 3-16d COMMON ($3\frac{1}{2}$" X 0.162");OR 4-10d BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING TO JOIST	2-10d (3" X 0.128")	EACH END, TOE NAIL

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER (a,b,c)	SPACING OF FASTENERS: EDGES (INCHES)h	SPACING OF FASTENERS: INTERMEDIATE SUPPORTS c,e (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING			
30	$\frac{3}{8}$" - $\frac{1}{2}$"	6d COMMON (2" X 0.113") NAIL (SUBFLOOR, WALL)i 8d COMMON ($2\frac{1}{2}$" X 0.131") NAIL (ROOF)	6	12
31	$\frac{19}{32}$" - 1"	8d COMMON ($2\frac{1}{2}$" X 0.131") NAIL	6	12
32	$1\frac{1}{8}$" - $1\frac{1}{4}$"	10d COMMON (3" X 0.148") NAIL; OR 8d ($2\frac{1}{2}$" X 0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING g			
33	$\frac{1}{2}$" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	$1\frac{1}{2}$" GALVANIZED ROOFING NAIL, $\frac{7}{16}$" HEAD DIAMETER OR 1" CROWN STAPLE 16 GA., $1\frac{1}{4}$" LONG	3	6
34	$\frac{25}{32}$" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	$1\frac{1}{2}$" GALVANIZED ROOFING NAIL, $\frac{7}{16}$" HEAD DIAMETER OR 1" CROWN STAPLE 16 GA., $1\frac{1}{4}$" LONG	3	6
35	$\frac{1}{2}$" GYPSUM SHEATHING d	$1\frac{1}{2}$" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, $1\frac{1}{2}$" LONG, $1\frac{1}{4}$" SCREWS, TYPE W OR S	7	7
36	$\frac{5}{8}$" GYPSUM SHEATHING d	$1\frac{3}{4}$" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, $1\frac{3}{4}$" LONG, $1\frac{1}{4}$" SCREWS, TYPE W OR S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	$\frac{3}{4}$" AND LESS	6d DEFORMED (2" X 0.120") NAIL; OR 8d COMMON ($2\frac{1}{2}$" X 0.131") NAIL	6	12
38	$\frac{7}{8}$" - 1"	8d COMMON ($2\frac{1}{2}$" X 0.131") NAIL; OR 8d DEFORMED ($2\frac{1}{2}$" X 0.120") NAIL	6	12
39	$1\frac{1}{8}$" - $1\frac{1}{4}$"	10d COMMON (3" X 0.148") NAIL; OR 8d DEFORMED ($2\frac{1}{2}$" X 0.120") NAIL	6	12

TABLE R602.3(1) FASTENING SCHEDULE
A. NAILS ARE 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 SHANK DIAMETER OF 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 NCH ON DIAMETER CROWN WIDTH
C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
D. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY
E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2)
F. WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; 4 INCHES ON CENTER TO FRAMING
G. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208 H. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND 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. 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 L THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED

TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE INSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH — WEATHERING POTENTIAL: NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE EXPOSED TO THE WEATHER	2,500	2,500	2,500
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	2,500	2,500
BASEMENT WALLS, FOUNDATIONS WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	2,500	3,000	3,000
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	2,500	3,000	3,500

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS.

STRUCTURAL MEMBERS	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/6 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALL 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 - WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS - WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS - WITH FLEXIBLE FINSIHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

TABLE R301.5
MINIMUN UNIFORMLY DISTRIBUTED LIVE LOADS (PSF)

USE	LIVE LOAD
UNINHABITABLE ATTIC WITHOUT STORAGE	10
UNINHABITABLE ATTIC WITH LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS W/ FIXED STAIRS	30
BALCONIES (EXTERIOR) & DECKS	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARDRAILS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

REFERENCE STANDARDS

ALL INFORMATION & SPECIFICATIONS SHOWN WITHING THESE DOCUMENTS REFLECTS NORMAL BUILDING PRACTICES & REFERENCES THE FOLLOWING PUBLICATIONS -

- 2020 NYS RESIDENTIAL CODE
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
- 2020 A.F.P.A./ W.F.C.M.
- ENERGY CODE 2020 OF NEW YORK STATE FOR **NASSAU SUFFOLK** COUNTY

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	WIND DESIGN: SPEED (MPH)	TOPOGRAPHICAL EFFECTS	SPECIAL WIND REGION	WIND-BOURNE DEBRIS ZONE
30 lbs/sqft	B	SEVERE	3' TO 4'	MODERATE TO HEAVY	10° F	YES	7/25/1978	496	52.9°F	120 mph	NO	NO	YES

TABLE R507.2.3
FASTENER SCHEDULE FOR DECKS

ITEM	MATERIAL	MINIMUM FINISH/COATING	ALTERNATE FINISH/COATING
NAILS AND TIMBER RIVETS	IN ACCORDANCE WITH ASTM F1667	HOT DIPPED GALVANIZED PER ASTM A153	STAINLESS STEEL, SILICONE BRONZE OR COPPER
BOLTS / LAG SCREWS (INCLUDING NUTS AND WASHERS)	IN ACCORDANCE WITH ASTM A307 (BOLTS) ASTM A563 (NUTS) AND ASTM F844 (WASHERS)	HOT DIPPED GALVANIZED PER ASTM A153, CLASS C (CLASS D FOR $\frac{3}{8}$" OR LESS) OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR 410 STAINLESS STEEL	STAINLESS STEEL, SILICONE BRONZE OR COPPER
METAL CONNECTORS	PER MANUFACTURER'S SPECIFICATIONS	ASTM A653 TYPE G165 ZINC COATED GALVANIZED STEEL OR POST HOT DIPPED GALVANIZED PER ASTM A123 PROVIDING A MINIMUM AVERAGE COATING WEIGHT OF 2.0 OZ/FT^2 (TOTAL BOTH SIDES)	STAINLESS STEEL

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

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
AIR BARRIER AND THERMAL BARRIER	- A CONTINUOUS AIR 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 OR SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED - ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED 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 PLAT SHALL BE SEALED - THE JUNCTION OF THE TOP PLATE 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 NOT LESS THAN R-3 PER INCH - EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND IN CONTINUOUS ALIGNMENT WITH AIR BARRIER
WINDOWS, SKYLIGHTS AND DOORS	- THE SPACE BETWEEN FRAMING AND SKYLIGHTS, AND JAMBS OF THE 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 SUB-FLOOR DECKING - ALTERNATIVELY, FLOOR FRAMING CAVITY INSULATION SHALL BE IN CONTACT WITH THE TOP SIDE OF THE SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF THE FLOOR FRAMING, AND EXTENDING FROM THE BOTTOM TO THE TOP OF ALL THE PERIMETER FLOOR FRAMING MEMBERS
CRAWL SPACE WALLS	- EXPOSED EARTH IN UN-VENTED CRAWLSPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	- CRAWL SPACE INSULATION, WHERE PROVIDED INSTEAD OF FLOOR JOIST INSULATION, SHALL BE PERMANENTLY ATTACHED OF THE WALLS
SHAFTS, PENETRATIONS	- DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED	
NARROW CAVITIES		- BATTS TO BE INSTALLED IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES TO BE FILLED WITH INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE
GARAGE SEPARATION	- AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND THE CONDITIONED SPACES	
RECESSED LIGHTING	- RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE	- RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIRTIGHT 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 THE WALL FROM THE SHOWER OR TUB	- EXTERIOR WALL ADJACENT TO SHOWERS OR 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 THERMAL ENVELOPE SHALL BE SEALED TO THE SUB-FLOOR, WALL COVERING OR CEILING PENETRATED BY THE BOOT	
CONCEALED SPEAKERS	WHERE 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 WALL OR CEILINGS	

CLASS OF MATERIAL	LOAD BEARING PRESSURE (LBS. PER SQ. FT.)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW AND GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH AND CH)	1,500

NOTE: ALL COIL STRAPPING (CS) TO BE #20 GA. I $\frac{1}{4}$" WIDE; MADE OF ASTM A653 GRADE 33 STEEL (GALVANIZED) OR EQUIVALENT AS PER THE 2001 WFCM FOR 1 & 2 FAMILY DWELLING TABLE A-3.4B

NOTE: THE INSTALLATION OF FOAM PLASTIC MATERIALS ON THE BUILDING EXTERIOR SHALL ADHERE TO THE "LABELING/IDENTIFICATION, SURFACE BURNING CHARACTERISTICS, & THERMAL BARRIER" REQUIREMENTS NOTED IN SECTION R316 OF THE 2020 NYSRC

NOTE: THESE PLANS ARE TO BE COORDINATED BETWEEN THE OWNER & A NYS "ENERGY STAR" HERS RATER. OWNER-RETAINED HERS RATER SHALL PROVIDE WORKSHEETS/ CALCULATIONS DEMONSTRATING "ENERGY EFFICIENCY" COMPLIANCY WITH SECTION N1101.1 OF THE 2020 NYSRC

FRAMING NOTES

1. -AS SPECIFIED WITHIN THESE DOCUMENTS, ALL EXTERIOR WALLS WILL BE CONSTRUCTED AS TYPE I SHEAR WALLS A DEFINED BY THE AMERICAN FOREST AND PAPER ASSOC. WOOD FRAME CONSTRUCTION MANUAL SECTION 3.4.4.2..
2. -ALL LOAD BEARING LUMBER SHALL BE OF DESIGN TIMBER STRESS - FB + 850, E=1,600,000 P.S.I., DOUGLAS FIR LARCH NO. 2.
3. -ALL SHEATHING AND SUB-FLOORING TO BE STRUCTURAL GRADE PLYWOOD, THICKNESSES OF EXTERIOR SHEATHING TO BE 1/2" MIN AND 3/4" MIN FOR SUB-FLOORING, UNLESS OTHERWISE NOTED.
4. -ALL EXTERIOR NAILING, IN EXPOSED EXTERIOR WOOD, SHALL BE ALUMINUM OR GALVANIZED.
5. -PROVIDE CROSS-BRIDGING OR SOLID BLOCKING @ 8'-0" O.C. MAXIMUM FLOORS, CEILINGS, AND ROOFING.
6. -JOISTS SUPPORTING PARALLEL PARTITIONS, SPACED APART TO PERMIT THE PASSAGE OF PIPING OR DUCT WORK, ARE TO BE BLOCKED AT MAXIMUM 16" INTERVALS ON BEARING PARTITIONS AND 32" INTERVALS ON NON BEARING PARTITIONS.
7. -PROVIDE FIRE STOPPING AS REQUIRED IN COMPLIANCE WITH THE FIRE CODE OF NEW YORK STATE.
8. -PROVIDE DOUBLE JOISTS OR FULL WIDTH SOLID BLOCKING UNDER ALL POSTS, PARTITIONS, AROUND ALL OPENINGS, SKYLIGHTS, BATHTUBS AND HEAVY APPLIANCES OR FIXTURES.
9. -MICROLAM BEAMS, DESIGNATED WITH AN "mL" OR "LVL" NOTATION, SHALL HAVE A MINIMUM WIDTH OF 1 3/4" PER MEMBER, WITH A MINIMUM FLEXURAL STRESS OF 2800 PSI.
10. -DOUBLE BEAMS, OF STANDARD LUMBER, SHALL BE NAILED TOGETHER WITH 16D NAILS @ 16"OC AROUND PERIMETER OF BEAM, PROVIDE MIN OF 2" CLEARANCE TO EDGES. TRIPLE BEAMS TO BE NAILED TOGETHER FROM BOTH SIDES. ALL OTHER BEAMS TO BE THRU BOLTED WITH THE SAME PATTERN.
11. -WHERE JOIST HANGERS AND OTHER STEEL FRAME CARRIERS ARE INDICATED, CONTRACTOR TO PROVIDE AND UTILIZE THE PROPER SMOOTH SHANK AND/OR ANNULAR RING NAILS AS RECOMMEND BY THE HANGER MANUFACTURER, TO INSURE THE APPROPRIATE SHEAR AND WITHDRAWAL CAPACITY OF THE FASTENERS.
12. -PROVIDE A MIN OF 2" CLEARANCE AROUND FIRE PLACES FOR COMBUSTIBLE FRAMING
13. -DOUBLE PLATES AND SILLS SHALL BE LAPPED AT A MIN OF 1/4 OF THE TOTAL LENGTH OF THE WALL. NOT PROVIDE A CONTINUOUS CONNECTION BETWEEN RAFTERS.
14. -PROVIDE "CATS" AT ALL EXTERIOR AND BEARING WALLS AND ALL WALLS OVER 8 FEET HIGH. ALL STUD FRAMING HAVING AN UNSUPPORTED HEIGHT OF MORE THAN 10'-0" IS TO HAVE STUD BRIDGING OR OTHERWISE BE BRACED IN AN APPROVED MANNER AT INTERVALS NOT EXCEEDING 8'-0". NO WALL STUDS MAY BE LONGER THAN 11'-2".
15. -DOUBLE FULL STUDS TO BE SISTERED TO JACK STUDS AROUND OPENINGS IN EXTERIOR WALLS AND BEARING PARTITIONS. ALL HEADERS UNDER 3'-0" TO HAVE SINGLE JACK STUDS, UNDER 9 FEET DOUBLE JACK STUDS, 9 FEET AND OVER TO HAVE TRIPLE JACK STUDS.
16. -ALL INTERIOR DOORS TO BE 1-3/8" HOLLOW CORE LUAN VENEERED WITH APPROPRIATE HARDWARE. CONTRACTOR SHALL STIPULATE AN ALLOWANCE FOR ALL LOCKSETS.
17. -ALL HEADERS NOT SHOWN ON PLANS TO BE A MIN OF (2) 2X8 FOR SPANS UP TO 3'-0", (2) 2X10 FOR SPANS UP TO 6'-0", AND (2) 2X12 FOR SPANS UP TO 8'-0". HEADERS OVER 8'-0" IN LENGTH AS WELL AS ANY HEADERS WITH BEAMS, GIRDERS, OR POSTS BEARING ON THEM, SHALL BE BROUGHT TO THE ATTENTION OF

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 ANY OTHER CONDITIONS.
4- **DO NOT SCALE DRAWINGS.** WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS AND ARE SUBJECT TO REVISIONS AS PER ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS HEREIN SHOWN, AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S/REPRES. ATTENTION BEFORE COMMENCING WITH THE WORK.
5- IF IN THE COURSE OF 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 SHOWN 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 CONTRACTOR'S 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 ALL GOVERNING CODE REQUIREMENTS.
8- ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT SHALL MAKE NO SUBSTITUTIONS. 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.

CODE COMPLIANCE

1- ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BUILD IN COMPLIANCE WITH ANY AND ALL APPLICABLE 2020 NYSRC. CODES AS WELL AS THE REQUIREMENTS OF 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/REPRES./REPRES. ATTENTION BEFORE THE COMMENCEMENT OF WORK IN QUESTION.
2- EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FIRE CODE OF NEW YORK STATE, NEW YORK STATE ENERGY CONSERVATION CODE, FEDERAL O.S.H.A., AND ALL OF THE LOCAL GOVERNMENT AGENCIES HAVING JURISDICTION, INSOFAR AS APPLICABLE TO HIS PORTION OF THE WORK.
3- NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM AN EXECUTION OF ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

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, CERTIFICATES OF OCCUPANCY, INSPECTION APPROVALS, ETC. FOR WORK PERFORMED FROM AGENCIES HAVING JURISDICTION THEREOF.
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.
5- THE CONTRACTOR SHALL POST THE PERMIT ON THE JOB SITE AS PER BUILDING CODE REQUIREMENTS IN AN CONSPICUOUS PLACE.

PAYMENTS TO THE CONTRACTOR

5- 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.
6- 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 SUBMIT PROOF OF INSURANCE WITH A COMPANY INSURED BY THE STATE OF NEW YORK HAVING COVERAGE FOR THE TYPES OF WORK SPECIFIED WITHIN THIS BID PACKAGE IN THE AMOUNTS AND PERIODS SATISFACTORY TO THE OWNER. THE PROOF OF INSURANCE SHALL BE AS FOLLOWS: COMMERCIAL GENERAL LIABILITY, CONTRACTUAL PERSONAL INJURY, AUTOMOBILE LIABILITY, MEDICAL PAYMENTS AND UMBRELLA LIABILITY. FAILURE TO SUBMIT CERTIFICATE OF INSURANCE MAY CAUSE YOUR BID TO BE DISQUALIFIED.

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.

ARCHITECT'S SERVICES DURING CONSTRUCTION

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

TEMPORARY PROTECTION AND STRUCTURES

1- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY ELECTRIC, WATER, TOILET FACILITIES, 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 OR LOSS. ANY WORK OR MATERIALS THAT HAVE BEEN DAMAGED/DESTROYED OR LOST 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 CONTRACTORS EXPENSE. THE CONTRACTOR SHALL BEAR ANY AND ALL COSTS ASSOCIATED WITH WORK DISCONTINUATION, ENGINEERING CONSULTATION, MATERIALS TESTING, REPAIR AND ALL MISCELLANEOUS RELATED ITEMS.
5- THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE AND/OR UNDERPIN ALL STRUCTURES, INCLUDING NEIGHBORING STRUCTURES, AS REQUIRED FOR SAFE OPERATION.
6- THE CONTRACTOR IS TO TAKE ALL NECESSARY AND PRUDENT STEPS TO SHORE AND BRACE EXISTING STRUCTURES PRIOR TO INSTALLATION OF HEADERS FOR NEW OPENINGS. THE PROPER AND SAFE EXECUTION OF THIS WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7- EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND PROTECTION THEREOF, SUCH AS SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, LADDERS, CHUTES, TEMPORARY FLOORING, GUARDS, RAILINGS, SHAFT WAY PROTECTIONS, ETC., FOR THE PROTECTION OF WORKMEN AND TO THE PUBLIC SHALL BE PROVIDED, ERECTED, AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL NEW YORK STATE CODES, AND ALL OTHER LAWS, RULES, OR ORDINANCES OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION DURING CONSTRUCTION.
8- THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN THOSE ITEMS REQUIRED FOR USE, OBTAINING ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS, AND REMOVE THOSE ITEMS WHICH HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE OWNER, UNLESS OTHERWISE STIPULATED BY THE OWNER.

DEMOLITION 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 ANY FORM OF BODILY 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.

EXCAVATIONS AND SUBSURFACE SOIL CONDITIONS

1- CONTRACTOR SHALL STRIP ALL TOPSOIL FROM EFFECTED AREAS OF THE SITE AND SAVE FOR REDISTRIBUTION. THE CONTRACTOR SHALL THEN REMOVE ALL EXCESS EARTH FROM THE SITE.
2- PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL BELOW GRADE UTILITIES, WATER AND SEWAGE LINES, DRYWELLS, SEPTIC SYSTEMS, AND ANY OTHER FACILITIES.
3- ALL EXISTING FILL, ROOTS AND OTHER UNSUITABLE BEARING MATERIAL SHALL BE REMOVED AND FOOTINGS CARRIED TO THE BOTTOM OF SUCH EXCAVATION.
4- ALL FOOTINGS SHALL BEAR ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT. CONTRACTOR TO VERIFY ASSUMED SOIL-BEARING CAPACITY AND SHALL ASSUME FULL RESPONSIBILITY FOR SAME. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY SOIL VARIATION OR CONDITION ADVERSELY AFFECTING ASSUMED BEARING CAPACITY PRIOR TO THE POURING OF ANY FOOTINGS.
5- IN THE EVENT THAT THE CONTRACTOR DISCOVERS CLAY, SILT, OR OTHER SOIL, THE CONTRACTOR SHALL COORDINATE A TEST BORING IN ACCORDANCE WITH THE OWNER / CONTRACTOR AGREEMENT TO VERIFY THE PRESUMED MINIMUM BEARING CAPACITY.
6- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW GRADE UNLESS NOTED OTHERWISE IN PLANS.

CONCRETE & FOUNDATION NOTES:

1- PERFORM REQUIRED ALTERATIONS TO EXISTING CONCRETE. NEW WORK INSTALLED ADJACENT TO AND CONNECTING WITH PRESENT WORK SHALL MATCH EXISTING. JOINTS BETWEEN NEW AND EXISTING WORK SHALL BE TROWELED SMOOTH AND EVEN. PROVIDE EXPANSION JOINTS AS REQUIRED.
2- FOOTINGS AT DIFFERENT LEVELS SHALL BE STEPPED SO THAT THE CLEAR DISTANCE BETWEEN ADJACENT BOTTOM EDGES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL OR DEPENDENT UPON LOCAL GOVERNING CODES, WHICHEVER IS PREVALENT.
3- CONCRETE FOUNDATIONS SHALL BE POURED CONTINUOUSLY. IF POUR IS INTERRUPTED A VERTICAL KEY SHALL BE PROVIDED. HORIZONTAL JOINTS ARE NOT PERMITTED.
4- CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF SLOTS, PIPE SLEEVES, INSERTS, ANCHOR BOLTS, ELECTRIC CONDUITS, ETC. AS REQUIRED FOR TRADES BEFORE PLACING CONCRETE.
5- A CONCRETE BLOCK FOUNDATION WALL SHALL BE ACCEPTED IN LIEU OF POURED CONCRETE WHERE PERMITTED BY LOCAL CODES.
6- FOR CRAWL SPACES, BASEMENTS AND CELLARS, ANCHOR BOLTS SHALL BE 5/8" DIA. WITH MINIMUM EMBEDDMENT OF 18" FOR MASONRY WALLS AND 7" FOR POURED CONCRETE WALLS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL, MAX. ONE FOOT FROM CORNERS AND 6" FROM END CONDITIONS, AND SPACED THEREAFTER A MAX. 48" O.C. FOR SINGLE STORY STRUCTURES AND 3'-0" O.C. FOR TWO STORY STRUCTURES AND 2'-0" O.C. FOR THREE STORY STRUCTURES. NOTE THAT TWO STORY STRUCTURES WITH ROOF SLOPES EQUAL TO OR GREATER THAN 7/12 SHALL BE CONSIDERED THREE STORIES.
7- FOR SLABS ON GRADE AND LOCATIONS WHERE THE EXTERIOR WALL PLATE BEARS DIRECTLY ON THE FOUNDATION WALL, ANCHOR BOLTS SHALL BE 5/8" DIA. WITH MINIMUM EMBEDMENT OF 18". THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL, MAX. ONE FOOT FROM CORNERS AND 6" FROM END CONDITIONS, AND SPACED THEREAFTER A MAX. 33" O.C.
8- PROVIDE CONTINUOUS METAL TERMITE SHIELD WITH ALL JOINTS SEALED ALONG PERIMETER WALLS AND SHIELDED TERMITE COLLARS AT PLUMBING PIPES IN CRAWL SPACES UNLESS OTHERWISE NOTED.
9- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS TO BE AS FOLLOWS:
   A) FOOTINGS, PIERS, FOUNDATION WALLS: F'C = 3,500 P.S.I. STONE CONCRETE.
   B) SLAB ON GROUND: F'C = 2,500 P.S.I. CONCRETE.
   C) SUPERSTRUCTURE, SLAB: F'C = 3,500 P.S.I. CONCRETE.
   D) 3500 P.S.I.,MIN.COMPRESSIVE STRENGTH OF CONCRETE FOR GARAGE SLAB.
   E) CONCRETE TO BE 5 TO 7% AIR-ENTRAINED,PER R 402.2 OF RCNYC
10- ANTI-HYDRO SHALL BE ADDED IF POURING TAKES PLACE AT 32 DEGREES F OR LESS.

SITE WORK, GRADING AND LANDSCAPING

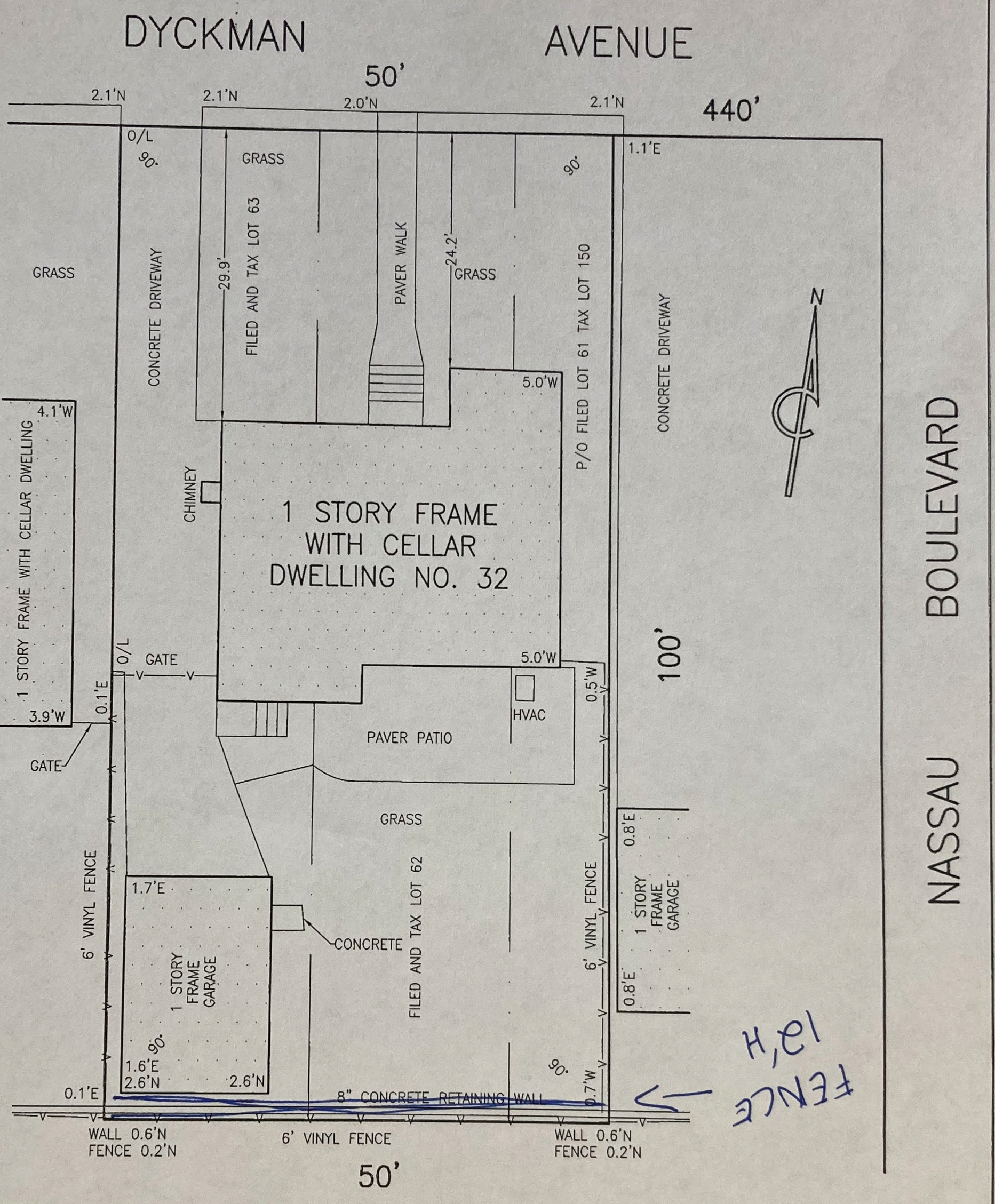
1- CONTRACTOR SHALL GRADE AREAS OF THE SITE AND REDISTRIBUTE ALL TOPSOIL UPON COMPLETION OF THE WORK, PROVIDING FOR FINISHED GRADING AND RESEEDING OF THE LAWN AS DIRECTED BY THE OWNER.
2- BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE IS OF SUFFICIENT STRENGTH AND UNTIL THE 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 & 2020 NYSRC..

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..
3- ALL WINDOWS & DOORS WITH GLAZING 18" OR BELOW ABOVE FINISHED FLOOR (A.F.F.) SHALL BE ORDERED WITH TEMPERED GLASS.
   IF PROJECT LIES WITHIN A MILE OF THE COAST LINE, ALL WINDOWS & DOORS SHALL BE ORDERED WITH LAMINATED GLASS.
4- CONTRACTOR TO VERIFY ALL ALL OF THE ARCHITECT'S WINDOW & DOOR SPECIFICATIONS PRIOR TO ORDERING ANY WINDOW/DOORS.
   IF THERE ARE ANY DISCREPANCIES WITH SIZES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH ARCHITECT PRIOR TO COMMENCEMENT OF

KNOWN AND DESIGNATED AS LOTS 62 AND 63 AND THE WESTERLY HALF OF LOT 61 IN BLOCK 5 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF GARDEN CITY ESTATES, LONG ISLAND, N.Y., LOT. PLAN GARDEN CITY ESTATES NORTH, CYRIL E. MARSHALL, CIVIL ENGINEER, HEMPSTEAD, N.Y., JULY 15, 1910 AND FILED IN THE NASSAU COUNTY CLERK'S OFFICE ON AUGUST 10, 1910 AS MAP NO. 14 NEW NUMBER 3080.

0 1 2 3
ORIGINAL SIZE IN INCHES



NOTES:

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4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
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6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
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KIM CHEUNG
MERS (MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.)
SOLELY AS NOMINEE FOR TD BANK, N.A., ISAOA/ATIMA

TAX MAP
SECTION 33
BLOCK 563
LOT 62

#21444

TOWN OF NORTH HEMPSTEAD
COUNTY OF NASSAU

DATE SURVEYED: JUNE 10, 2021

ALL COUNTY LAND SURVEYOR PC
DONAL A. O'BUCKLEY P.L.S.
167-17 45TH AVENUE
FLUSHING, NY 11358
TEL. 718-358-8114
FAX. 718-353-0938
EMAIL: DOBUCKLEY@ACLSNY.COM

TITLE No. TTA-636845
STATE OF NEW YORK

STATE OF NEW YORK
DONAL A. O'BUCKLEY
050641
LICENSED LAND SURVEYOR
DONAL A. O'BUCKLEY P.L.S.
NEW YORK LICENSE NO. 050641

52 MAIN ST..,
PORT WASHINGTON, NY

#21445

BUILDING AND OCCUPANCY CLASSIFICATION

CONSTRUCTION CLASSIFICATION: IIB
OCCUPANCY CLASSIFICATION: BUSINESS/MERCANTILE/RESIDENTIAL R-2
ALTERATION: LEVEL 1

SEISMIC LOAD CRITERIA

Sds = 0.291
I = 1.0
SEISMIC DESIGN CATEGORY C

2020NYSBC/ASCE7-16

WIND LOAD CRITERIA

PRESSURE = 30 PSF
I = 1.0
2020 NYSBC/ASCE7-16

SUMMARY OF WORK

THE WORK SHALL BE AS SHOWN AND CALLED FOR IN THE CONTRACT DOCUMENTS AND SHALL INCLUDE BUT NOT LIMITED TO, THE FOLLOWING ITEMS OF WORK.

REMOVE EXISTING FACE BRICK AS SHOWN, REMOVE NORTH FACING PARAPET WALL, WATERPROOF, REPLACE AFFECTED WINDOW LINTELS, REPOINTING OF WALLS AND CHIMNEY ABOVE ROOF. NO CHANGE IN OCCUPANCY.

GENERAL NOTES

1. THE FOLLOWING NOTES SHALL APPLY THROUGHOUT. EXCEPTIONS ARE SPECIFICALLY NOTED ON EACH DRAWING. ALL WORK OF THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF NY CITY BUILDING CODES AND REGULATIONS OF OTHER AGENCIES HAVING JURISDICTION ON THE WORK OF THIS CONTRACT.

2. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS ONLY. ALL DIMENSIONS AND CONDITIONS SHOWN AND ASSUMED ON THE DRAWINGS MUST BE VERIFIED AT THE SITE BY THE CONTRACTOR BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK. ANY DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE ENGINEER. NO CHANGE IN DRAWINGS OR SPECIFICATIONS IS PERMISSIBLE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. NO WORK SHALL PROCEED UNTIL SUCH DISCREPANCY HAS BEEN RECTIFIED.

3. ALL WORK ON THESE DRAWINGS SHALL BE CONSIDERED NEW WORK WHETHER STATED OR NOT EXCEPT WHERE SPECIFICALLY NOTED AS "EXISTING".

4. COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.

5. THE CONTRACTOR SHALL DISCONNECT AND/OR REMOVE ANY EXISTING PLUMBING, ELECTRICAL, FIXTURES, WIRE CONDUITS, OR OTHER WORK WHICH MIGHT INTERFERE WITH THE WORK OF THIS CONTRACT. AFTER THE NEW WORK IS COMPLETED, THE DISCONNECTED OR REMOVED ITEMS SHALL BE REINSTALLED BY THE CONTRACTOR AT THE SAME LOCATION OR AT NEW LOCATION AS DIRECTED. FURNISH ALL NECESSARY NEW MATERIALS/HARDWARE FOR THE COMPLETION OF WORK.

6. THE CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED OR EXPOSED SURFACES DUE TO CONTRACT WORK. ALL NEWLY INSTALLED, PATCHED WORK AND ALL AFFECTED AREAS SHALL BE PAINTED, ALL PAINTING WORK SHALL BE PERFORMED TO COVER THE ENTIRE HORIZONTAL OR VERTICAL SURFACE TO THE CLOSEST CORNER IN ALL FOUR DIRECTIONS. COLOR TO MATCH EXISTING CONDITIONS.

7. THE CONTRACTOR SHALL FURNISH AND INSTALL NEW MATERIALS AT NO ADDITIONAL COST TO THE OWNER FOR THE FOLLOWING CONDITIONS: A) ANY EXISTING WORK THAT HAS BEEN REMOVED OR DAMAGED IN ORDER TO PERFORM THE CONTRACT WORK, B) TO FURNISH THE WORK OF THIS CONTRACT IN WORKMANLIKE MANNER.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.

9. THE CONTRACTOR SHALL INCLUDE ALL PREPARATORY AND ASSOCIATED SUPPLEMENTARY WORK TO PROVIDE A COMPLETE AND FINISHED INSTALLATION.

10. WHERE MANUFACTURER'S NAMES AND PRODUCT NUMBERS ARE INDICATED ON DRAWINGS, IT SHALL BE CONSTRUED TO MEAN THE ESTABLISHMENT OF QUALITY AND PERFORMANCE. STANDARD OF SUCH ITEMS. ALL OTHER PRODUCTS MUST BE SUBMITTED TO ARCHITECT/ENGINEER FOR APPROVAL BEFORE THEY SHALL BE DEEMED EQUAL.

11. SIZE OF MASONRY UNITS, WOOD OR STEEL MEMBERS ON PLANS, BUILDING ELEVATIONS AND SECTIONS ARE SHOWN AS NOMINAL SIZE.

12. PROVIDE GUARDS, RAILS, BARRICADES, FENCES, DECKING, NIGHT LIGHTING, ETC., AS REQUIRED TO PROVIDE ADEQUATE PROTECTION.

13. THE CONTRACTOR SHALL KEEP WORK SITE FREE OF DEBRIS AND ACCUMULATED REFUSE, AND SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES. SITE SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORK DAY.

14. THE CONTRACTOR SHALL, UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, SECURE FOR REQUIRED INSPECTIONS, PERMIT(S), FEES, LICENSE AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

15. THERE WILL BE NO CHANGE IN USE, EGRESS OR OCCUPANCY BECAUSE THE OF THE WORK OF THIS CONTRACT.

TENANT SAFETY NOTES.

CONSTRUCTION WORK SHALL BE CONFINED TO THE EXTERIOR ONLY, IT SHALL NOT CREATE DUST, DIRT, OR OTHER HAZARDS TO THE OCCUPANTS.
CONSTRUCTION OPERATING SHALL BE CONFINED TO NORMAL WORKING HOURS: MONDAY TO FRIDAY FROM 9 AM TO 4 PM.

DRAWING LIST

S001 - TITLE SHEET AND GENERAL NOTES
S100 - PLAN VIEW OF WORK AREA
S110 - EXISTING NORTH FACADE ELEVATION OF WORK AREA
S200 - PROPOSED NORTH FACADE ELEVATION OF WORK AREA
S201 - EAST FACADE ELEVATION OF WORK AREA
S300 - BRICK AND LINTEL REPLACEMENT DETAILS

BUILDING DEPARTMENT NOTES:

1. ALL WORK SHALL BE EXECUTED IN FULL COMPLIANCE WITH THE APPLICABLE PROVISIONS OF ALL LAWS, BY-LAWS, STATUTES, ORDINANCES, CODES, RULES, REGULATIONS, AND LAWFUL; ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE AND EXECUTION OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER OF ANY PORTIONS OF THE WORK IN THE CONTRACT DOCUMENTS THAT ARE AT VARIANCE WITH THE ABOVE.

2. ALL MATERIALS, ASSEMBLIES, FORMS METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS: A) THEY SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE .

3. ALL MASONRY UNITS SHALL CONFORM TO THE BUILDING CODE WITH BOARD OF STANDARDS AND APPEALS APPROVAL. MASONRY WALLS AND CONSTRUCTION SHALL CONFORM TO RS 10-1 OF THE BUILDING CODE.

4. THE FOLLOWING SHALL BE MADE UNDER SEPARATE APPLICATION BY THE CONTRACTOR:

   CONSTRUCTION FENCES, TEMPORARY SHEETING, SHORING, PLATFORMS.

6. THE CONTRACTOR SHALL OBTAIN EQUIPMENT USE PERMITS REQUIRED IN ACCORDANCE WITH THE BUILDING CODE, IF REQUIRED.

7. THESE DRAWINGS HAVE BEEN PREPARED BY OR AT THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, INFORMATION AND BELIEF MEET THE REQUIREMENTS OF THE BUILDING CODE.

8. THE CONTRACTOR IS RESPONSIBLE FOR FILING PUBLIC PROTECTIVES REQUIRED TO ENSURE SAFETY OF OPERATION AND THE PUBLIC .

SITE SAFETY AND PROTECTION NOTES

1. IF APPLICABLE SUBMIT TO THE EOR TO REVIEW A SITE SAFETY PLAN.

2. IF APPLICABLE THE SITE SAFETY PLANS(S) SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, NOTES, FENCES, SCAFFOLDING, FIRE PROTECTION, ETC. THEY SHOULD ADDRESS ANY POTENTIAL INTERACTION BETWEEN THE BUILDING OCCUPANTS AND GENERAL PUBLIC AND EXPOSURE TO THE CONSTRUCTION PROCESS.

STRUCTURAL STEEL AND MASONRY NOTES

1. ALL STEEL TO BE ASTM A36 CARBON STEEL WITH HOT DIP GALVANIZED FINISH AND SHALL BE STRAIGHT, TRUE, AND FREE OF DENTS.
2. WELDING ROD SHALL COMPLY WITH 7018.
2. MORTAR SHALL BE TYPE 'N'.
4 BRICKS SHALL BE COMMON BRICK AND WILL MATCH EXISTING.

NORTH



LOCATION MAP
NOT TO SCALE

ENGINEER

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CONTRACTOR

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120 AUSTIN BLVD.
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OWNER

RLH MANAGEMENT

STATE OF NEW YORK * SEAN P. CUNNINGHAM * NO. 089932 LICENSED PROFESSIONAL ENGINEER

3/6/23

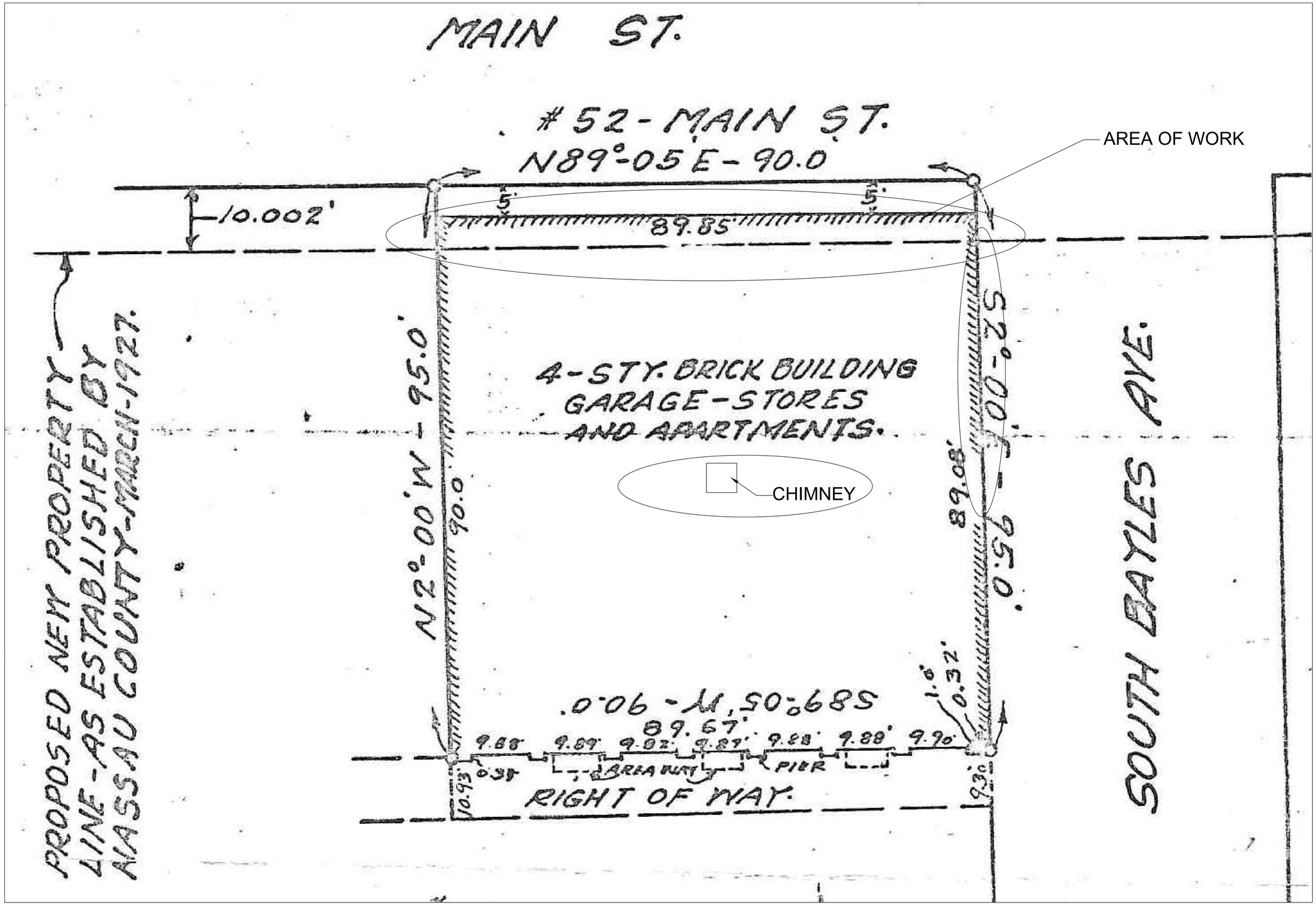
REV.	DESCRIPTION	DATE

PROJECT
52 MAIN ST..
PORT WASHINGTON, NY

DRAWN BY S.C.

TITLE TITLE SHEET AND GENERAL NOTES
MASONRY REPAIR AND LINTEL REPLACEMENT

DATE	SCALE	DRAWING NUMBER
2/7/2022	AS NOTED	S001.00



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OWNER

RLH MANAGEMENT

STATE OF NEW YORK
SEAN P. CUNNINGHAM
NO. 069932
LICENSED PROFESSIONAL ENGINEER

3/6/23

REV.	DESCRIPTION	DATE

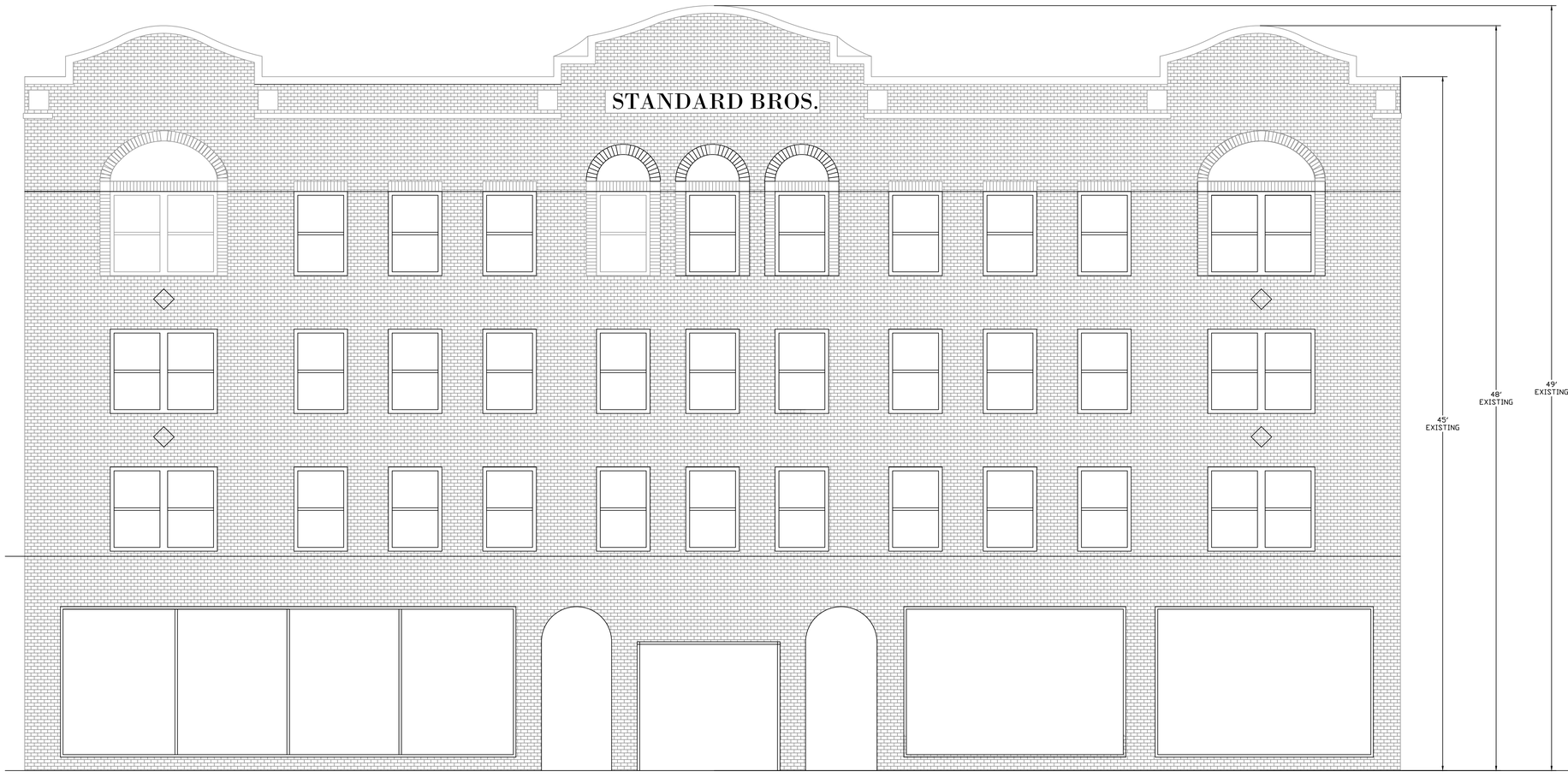
PROJECT
52 MAIN ST..
PORT WASHINGTON, NY

DRAWN BY S.C.

TITLE PLAN VIEW

DATE	SCALE	DRAWING NUMBER
2/7/2022	AS NOTED	S100.00

NORTH FACADE - EXISTING



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3/6/23

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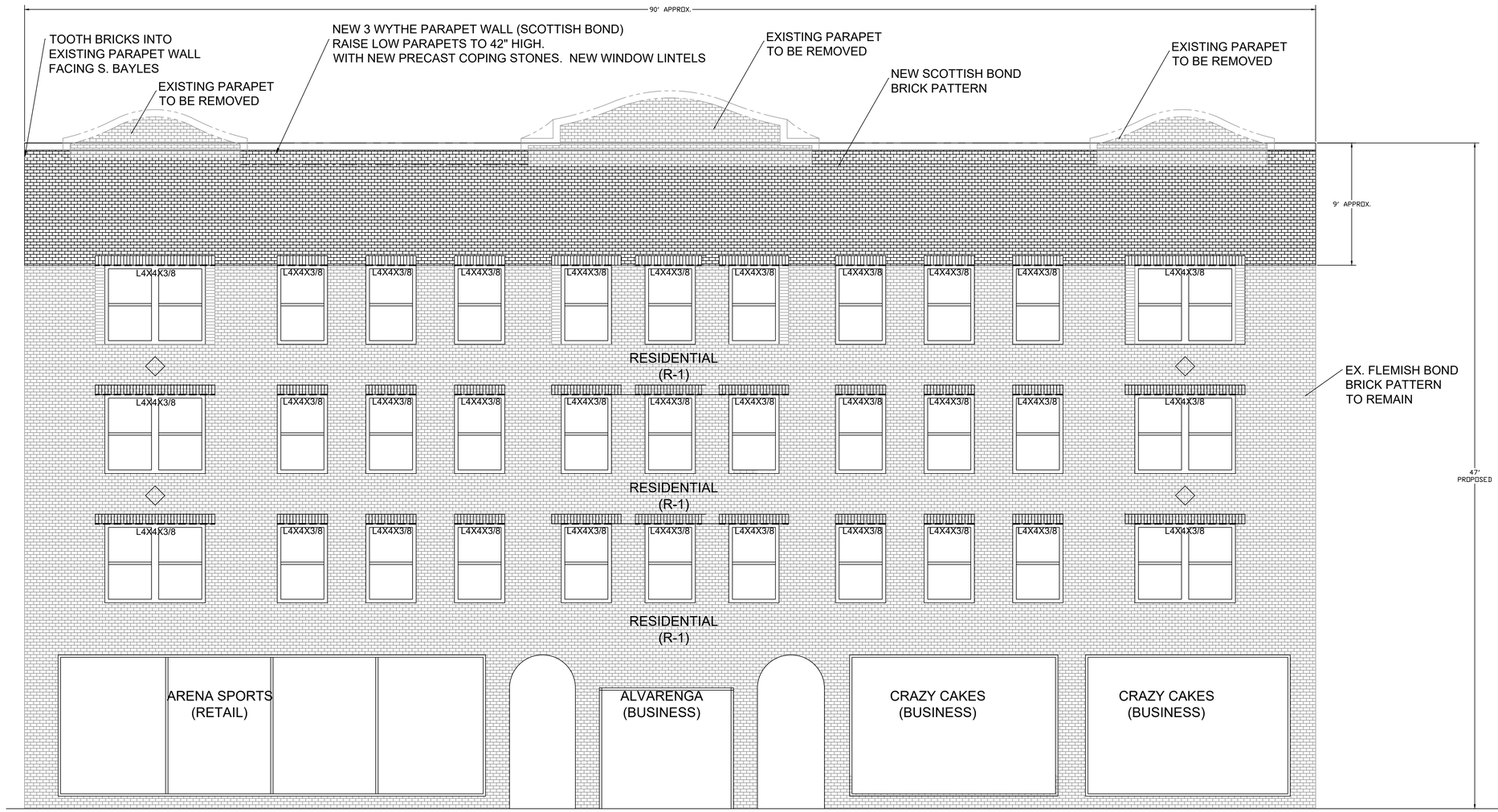
PROJECT
52 MAIN ST..
PORT WASHINGTON, NY

DRAWN BY S.C.

TITLE EXISTING NORTH ELEVATION VIEW

DATE	SCALE	DRAWING NUMBER
2/7/2022	1/4" = 1'	S110.00

NORTH FACADE - PROPOSED



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OWNER

RLH MANAGEMENT

STATE OF NEW YORK * SEAN P. CUNNINGHAM * NO. 069932 LICENSED PROFESSIONAL ENGINEER

3/6/23

REV.	DESCRIPTION	DATE

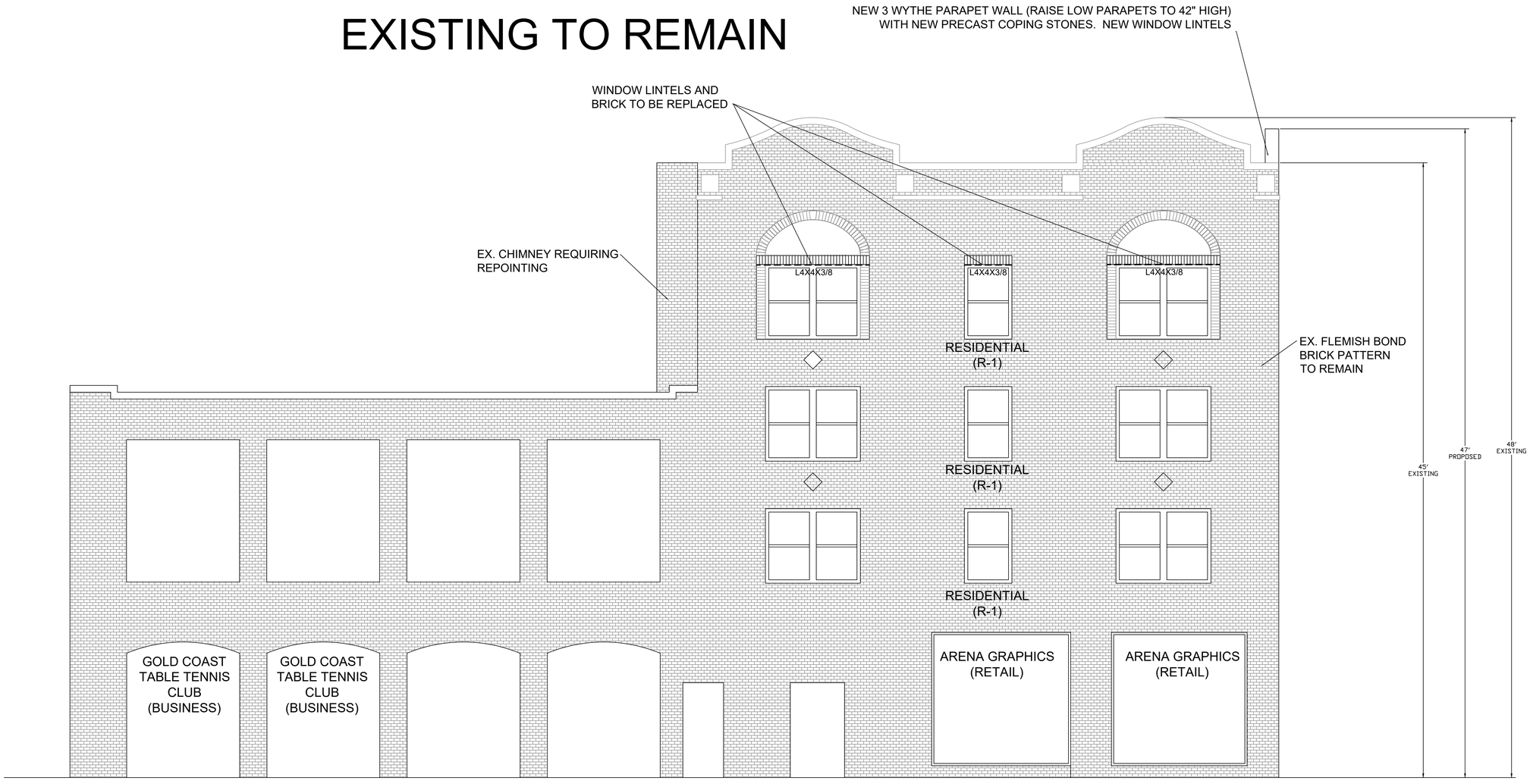
PROJECT
52 MAIN ST..
PORT WASHINGTON, NY

DRAWN BY S.C.

TITLE PROPOSED NORTH ELEVATION VIEW

DATE	SCALE	DRAWING NUMBER
2/7/2022	1/4" = 1'	S200.00

EAST FACADE
EXISTING TO REMAIN



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OWNER

RLH MANAGEMENT

STATE OF NEW YORK
SEAN P. CUNNINGHAM
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3/6/23

REV.	DESCRIPTION	DATE

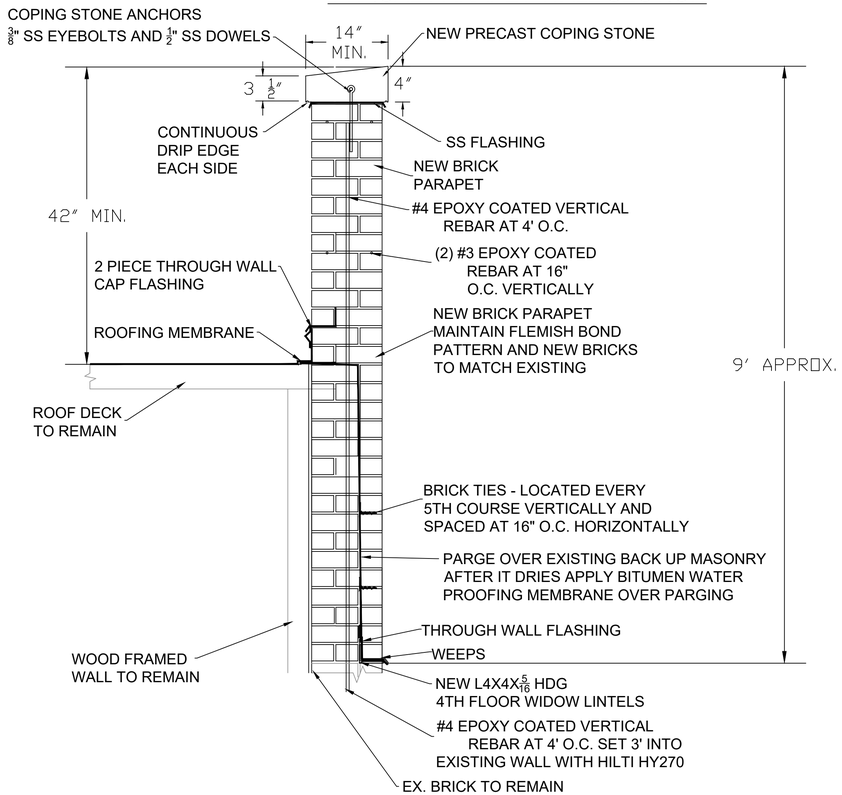
PROJECT
52 MAIN ST..
PORT WASHINGTON, NY

DRAWN BY S.C.

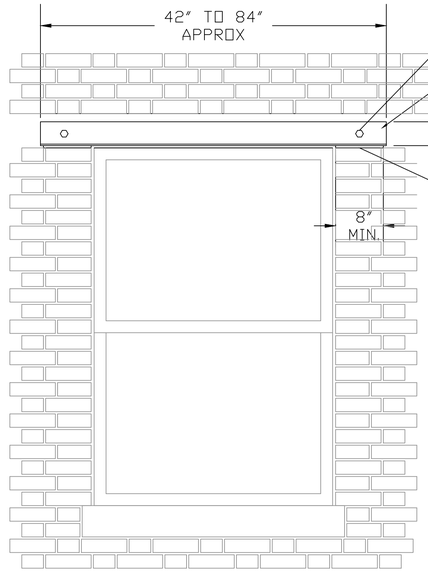
TITLE EAST ELEVATION VIEW

DATE	SCALE	DRAWING NUMBER
2/7/2022	1/4" = 1'	S201.00

TYPICAL PARAPET WALL SECTION



NEW WINDOW LINTEL INSTALLATION



LINTEL CALCULATIONS (L4X4X3/8)

LOAD ON LINTEL = 9' OF BRICK X 40 PSF = 360 PLF = 30 PLI

L = 84" SPAN

$M = wL^2 / 8 = 30 \times 84^2 / 8 = 11760$ LB-IN

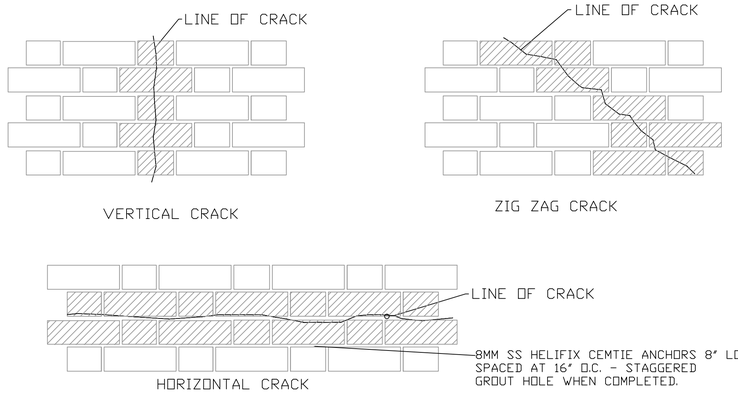
STRESS = M/S = 26460 / 1.5 = 17640 PSI < 21600 PSI ALLOWABLE

DEFLECTION = $5 \times w \times L^4 / 384\ EI$
$= 5 \times 30 \times (84)^4 / 384 \times 29 \times 10^6 \times 4.32 = 0.16"$ < L/360 = 84 / 360 = 0.23"

WHERE
$S = 1.5\ IN^3$ REF. AISC 14TH ED. PG. 1-45
$I = 4.32\ IN^3$ REF. AISC 14TH ED. PG. 1-45
$E = 29 \times 10^6$ PSI

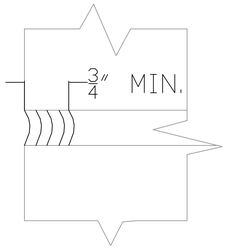
PLI = POUNDS PER LINEAR INCH

FLEMISH BOND BRICK STITCHING DETAILS



AT HORIZONTAL CRACK, THE REPLACEMENT OF BRICKS SHALL BE PERFORMED IN SECTIONS OF 3'-0" EACH.

NOTES:
1. REPLACE HATCHED BRICKS TO MATCH EXISTING.
2. DO NOT REPLACE HEADER BRICKS IF NOT CRACKED.



BRICK REPOINTING AND STITCHING DETAILS

MINIMUM REPOINTING AND STITCH PROCEDURES ARE OUTLINED BELOW:
1. RAKE BRICK JOINTS UP TO 3/4" MIN.
2. POWER WASH ALL FACE BRICK BEFORE START OF ANY POINTING WORK.
3. REPLACE ANY DAMAGED BRICK TO MATCH EXISTING IN SIZE, COLOR, AND TEXTURED BEFORE STARTING POINTING.
4. REPOINT FACE BRICK WITH TYPE O MORTAR.

ENGINEER

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OWNER

RLH MANAGEMENT

STATE OF NEW YORK * SEAN P. CUNNINGHAM * NO. 069932 LICENSED PROFESSIONAL ENGINEER

3/6/23

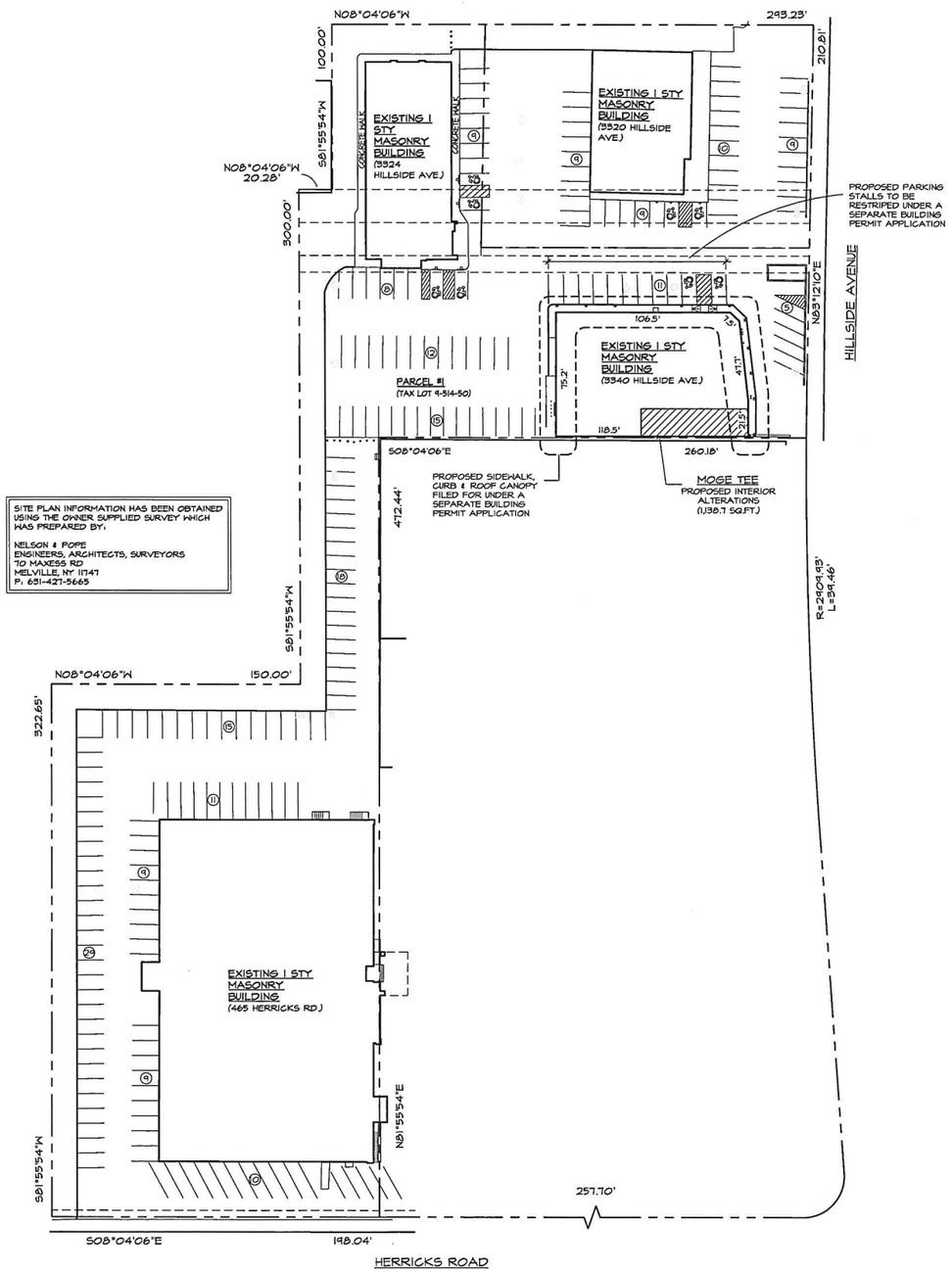
REV.	DESCRIPTION	DATE

PROJECT
52 MAIN ST..
PORT WASHINGTON, NY

DRAWN BY S.C.

TITLE BRICK AND LINTEL REPLACEMENT DETAILS

DATE	SCALE	DRAWING NUMBER
2/7/2022	AS NOTED	S300.00



SITE PLAN INFORMATION HAS BEEN OBTAINED USING THE OWNER SUPPLIED SURVEY WHICH WAS PREPARED BY:

NELSON & POPE
ENGINEERS, ARCHITECTS, SURVEYORS
70 MAXESS RD
MELVILLE, NY 11747
P. 631-421-5665

N 1 A1.1 SITE PLAN
SCALE 1" = 40'-0"

LIST OF DRAWINGS

ARCHITECTURAL

A-1.1 SITE PLAN & PARKING CALCULATIONS
A-2.1 FLOOR PLAN, EGRESS CALCULATIONS & NOTES

BUILDING CODE ANALYSIS

ADDRESS
3340 HILLSIDE AVENUE
NEW HYDE PARK, NY 11040

SECTION- 9
BLOCK- 514
LOT- 50

CLASSIFICATION OF WORK
ALTERATION LEVEL 2 WITH NO CHANGE IN OCCUPANCY & CHANGE IN USE

PREVIOUS TENANT
'ALLSTATE'
'B' BUSINESS

PROPOSED TENANT
'MOGE TEE'
'B' BUSINESS

USE GROUP
'B' BUSINESS

CONSTRUCTION CLASS
TYPE II B

FIRE PROTECTION
NON-SPRINKLERED

FIRE ALARM
TO BE PROVIDED

BLDG. HEIGHT
1 STORY

ZONING DISTRICT
BUSINESS 'B-A'

PARKING CALCULATIONS:

PRIOR TENANT:

(INSURANCE OFFICE - BUSINESS)
FLOOR AREA = 1,138.7 S.F. / 200 = 5.69 SPACES
TOTAL PARKING SPACES PREVIOUSLY REQUIRED = 6 SPACES

PROPOSED TENANT:

(TEA SHOP - RETAIL FOOD USE)
FLOOR AREA = 1,138.7 S.F. / 300 = 3.79 SPACES
TOTAL PARKING SPACES REQUIRED = 4 SPACES

PARKING CALCULATION NOTE:
THERE IS NO PROPOSED CHANGE IN TENANT SPACE ENVELOPE AND THERE IS NO INCREASE IN PARKING DEMAND THEREFORE THERE IS NO INCREASE TO PARKING REQUIREMENT AND INSTEAD A DECREASE IN PARKING IS PROPOSED

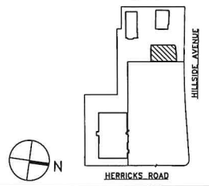
#21446

NO.	DATE	REVISION
1	4-28-23	ISSUED FOR INITIAL BLDG. DPT. FILING
NO.	DATE	ISSUED

OWNERSHIP OF DOCUMENTS

THESE DOCUMENTS, SPECIFICATIONS, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF PROFESSIONAL SERVICES AND ARE THE SOLE PROPERTY OF LUIGI GILENO ARCHITECT PC AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR PURPOSES, OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS, WITHOUT THE WRITTEN AUTHORIZATION OF LUIGI GILENO ARCHITECT PC

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 5397
EMAIL: LGARCHI@OPTONLINE.NET

PROJECT

PROPOSED INTERIOR ALTERATIONS

MOGE TEE

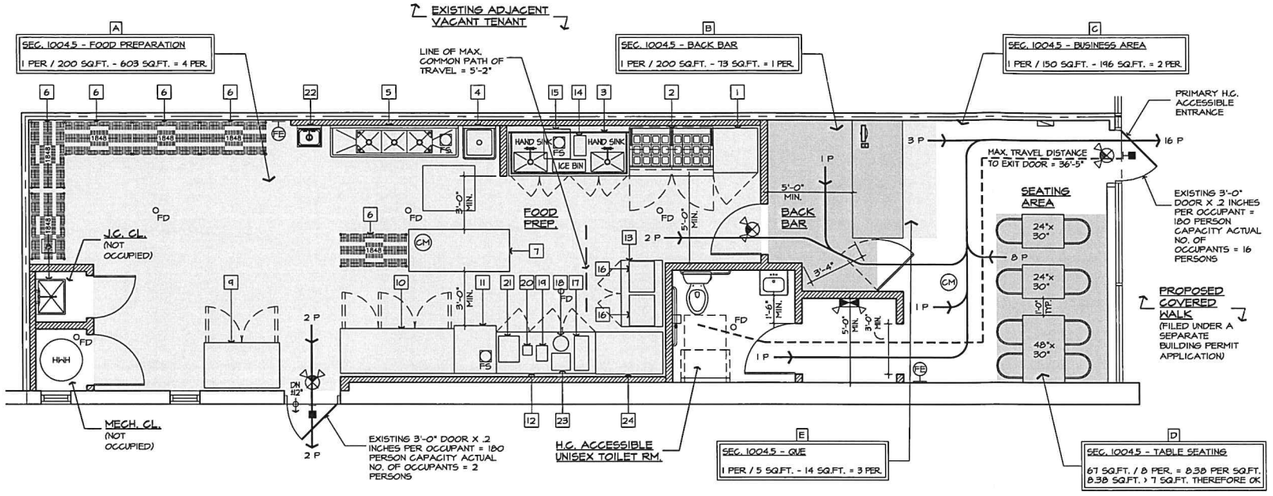
3340 HILLSIDE AVENUE
NEW HYDE PARK, NY 11040

DRAWING TITLE

SITE PLAN & PARKING CALCULATIONS

DATE: APRIL 28, 2023	DWN. BY: LG
JOB NO.: 23036	SCALE: AS SHOWN
SEAL	DWG. No. A-1.1

REGISTERED ARCHITECT LUIGI GILENO 026015 STATE OF NEW YORK



N 1/A2.1 FIRST FLOOR PLAN

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

GENERAL NOTE:
AS PER SECTION 1004.5.1 OF THE 2020 NY STATE BUILDING CODE, INCREASED OCCUPANT LOAD PERMITTED PROVIDED ALL REQUIREMENTS OF THE CODE ARE ALSO MET BASED ON SUCH NUMBER & THE OCCUPANT LOAD DOES NOT EXCEED ONE OCCUPANT PER 7 SQ.FT. OF OCCUPIABLE FLOOR AREA

EGRESS CALCULATIONS

'B' BUSINESS OCCUPANCY

OCCUPANT LOAD:

A- FOOD PREPARATION	4
B- BACK BAR	1
C- BUSINESS AREA	2
D- TABLE SEATING	8
E- QUE	3
TOTAL OCCUPANT LOAD:	18

NOTE:
WATER WILL BE PROVIDED TO CUSTOMER'S FREE OF CHARGE

LEGEND

- NEW SINGLE FACE EMERGENCY EXIT SIGN W/ EMERGENCY EXIT LIGHTS W/ BATTERY BACK-UP FOR MEANS OF EGRESS
- NEW WALL MOUNTED EMERGENCY EXIT LIGHTS WITH BATTERY BACK-UP FOR MEANS OF EGRESS ILLUMINATION
- NEW EXTERIOR EMERGENCY EXIT LIGHT WITH BATTERY BACK-UP - SEE CLG. PLAN FOR MORE INFO.
- NEW CARBON MONOXIDE DETECTOR AND ALARM W/ BATTERY BACK-UP TIED INTO FIRE ALARM SYSTEM
- EXISTING WALL CONSTRUCTION
- NEW WALL CONSTRUCTION
- EXISTING DOOR
- NEW DOOR
- 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 LARSEN'S 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

EQUIPMENT SCHEDULE

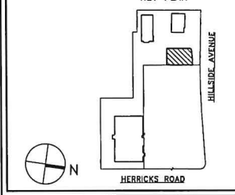
EQUIP.#	DESCRIPTION	MANUFACTURER	MODEL
1	GLASS DOOR REFRIGERATOR	DELFIELD	6UR32P-G
2	SANDWICH PREP TABLE	ATOSA USA	MSF8307GR
3	CUSTOM TEA STATION	-	-
4	1-COMP. SINK	STEELTON	52265118NFW
5	3-COMP. SINK	REGENCY	600S31T1T26
6	OPEN WIRE SHELVING UNIT	QUANTUM FOOD SERVICE	2448GY
7	WORK TABLE	ATAOSA USA	SSTH-3072
8	MOP SINK	REGENCY	600SM16206
9	REACH-IN GARBAGE REFRIGERATOR	AVANTCO	SS-2R-HC S4
10	REACH-IN REFRIGERATOR	AVANTCO	SS-3R-HC 81
11	ICE MAKER	MANITOWOC	IYT0150W
12	UNDER COUNTER REFRIGERATOR	AVANTCO	178SSUC12RHC
13	UNDER COUNTER REFRIGERATOR	AVANTCO	178SSUC48RHC
14	FRUCTOSE MACHINE	FENG WANG	PH-4GSN
15	TEA MAKER	LING YANG	EJ-816
16	INDUCTION COOKER - ELECTRIC	EUROBID	SHB3500
17	WATER HEATER	BUNN	HIOX-80-208
18	FOOD WARMER	WINCO	FH-TR500
19	BLENDER	VITAMIX	VM0197
20	SINGLE SPINDLE MACHINE	HAMILTON BEACH	HMD200
21	STAND MIXER	KITCHENAID	KP26M1XSL
22	HAND SINK	REGENCY	600HS1T
23	FOOD WARMER	INSTANT POT	DUO 60V5
24	WORK TABLE	ATOSA USA	TB5

NO.	DATE	REVISION
1	4-28-23	ISSUED FOR INITIAL BLDG. DPT. FILING
NO.	DATE	ISSUED

OWNERSHIP OF DOCUMENTS

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KEY PLAN



DOB STAMP

CONSULTANT

ARCHITECT

LUIGI GILENO ARCHITECT PC

ARCHITECTURE PLANNING INTERIORS
URBAN & REGIONAL DESIGN
PROJECT MANAGEMENT

485 LINDENBLVD. • SUITE 204 • ROSLYN, NY 11791
PH 516 921 4447 • FX 516 921 5557
EMAIL: LGARCHITOFGILENO.NET

PROJECT

PROPOSED INTERIOR ALTERATIONS

MOGE TEE

3340 HILLSIDE AVENUE
NEW HYDE PARK, NY 11040

DRAWING TITLE

FLOOR PLAN, EGRESS CALCULATIONS & NOTES

DATE: APRIL 28, 2023	DWN. BY: LG
JOB NO.: 23036	SCALE: AS SHOWN
SEAL	DWG. No. A-2.1

CLIENT	PROJECT	REV	DATE
Yardbird	Carle Place, NY **SR**	1	04/28/2023

#21447

YARDBIRD OUTDOOR FURNITURE — ILLUMINATED CHANNEL LETTERS



PROPOSED CONDITIONS
EAST ELEVATION

INSTALLED CENTERED L-R, AND TOP TO BOTTOM OF EXISTING SIGN BAND



NIGHTTIME ILLUMINATION

1/1 PROPOSED ILLUMINATED CHANNEL LETTERS
QTY. 1
SIGN MAY CHANGE SUBJECT TO PERMITTING

1" = 9'-0"

SIGN CRITERIA
2SF FOR EVERY LINEAR FT OF TENANT SPACE
96SF

25' - 5"

3' - 9"

YARDBIRD

96SF

COPY: INDIVIDUAL ILLUMINATED CHANNEL LETTERS
WHITE ACRYLIC FACES WITH 3M DUAL-COLOR FILM PAINTED PMS 445C GREY- WHITE ILLUMINATION AT NIGHT
1" TRIMCAP PAINTED PMS 445C GREY TO MATCH, 5" RETURNS PAINTED WHITE
ILLUMINATED INTERNALLY WITH WHITE LEDs
BIRD LOGO: FACE DIGITALLY PRINTED TO MATCH PANTONE 2975C, TRIMCAP TO MATCH
LOGO 5" RETURNS PAINTED WHITE
ILLUMINATED INTERNALLY WITH WHITE LEDs
FLUSH MOUNTED TO AN EXISTING EXTERIOR WALL

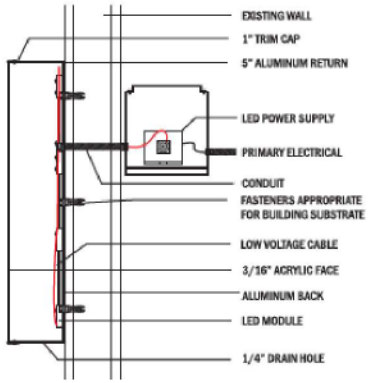
3M DUAL-COLOR FILM
3635-222
PAINTED PMS 445C GREY

PMS 445C
GREY

PMS 2975C
LIGHT BLUE

2/1 DETAIL: ILLUMINATED CHANNEL LETTERS
QTY. 1

CHANNEL LETTERS SECTION DETAIL
ELECTRICAL OUT TOP OF LETTERS



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

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

CLIENT:

SIGNATURE: _____ DATE: ____ / ____ / ____

LANDLORD:

SIGNATURE: _____ DATE: ____ / ____ / ____

PROJECT ADDRESS

120 Glen Cove Rd
Carle Place, NY 11514

FILE NAME

Yardbird_Carle Place, NY

ACCOUNT REP.

631-446-1121

DESIGNER

Melissa F.

COMMENTS

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

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

CLIENT	PROJECT	REV	DATE
Yardbird	Carle Place, NY **SR**	1	04/28/2023

YARDBIRD OUTDOOR FURNITURE



PROPOSED CONDITIONS - NTS
SOUTH ELEVATION

115 SF SIGN AREA ALLOWED

SIGN MAY CHANGE SUBJECT TO PERMITTING



NIGHTTIME ILLUMINATION

1/2 PROPOSED ILLUMINATED CHANNEL LETTERS
QTY. 1

1" = 12'-0"



87.5 SF

SIGN CRITERIA
2 SF FOR EVERY LINEAR FT OF TENANT SPACE

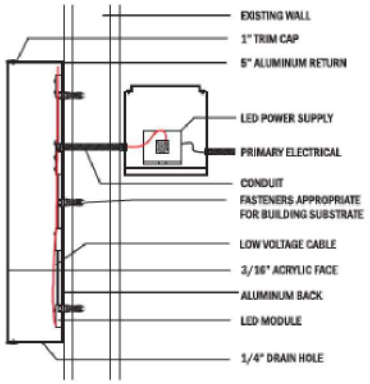
COPY: INDIVIDUAL ILLUMINATED CHANNEL LETTERS
WHITE ACRYLIC FACES WITH 3M DUAL-COLOR FILM PAINTED PMS 445 C GREY- WHITE ILLUMINATION AT NIGHT
1" TRIMCAP PAINTED PMS 445C GREY TO MATCH, 5" RETURNS PAINTED WHITE
ILLUMINATED INTERNALLY WITH WHITE LEDs
BIRD LOGO: FACE DIGITALLY PRINTED TO MATCH PANTONE 2975C, TRIMCAP TO MATCH
LOGO 5" RETURNS PAINTED WHITE
ILLUMINATED INTERNALLY WITH WHITE LEDs FLUSH MOUNTED TO AN EXISTING EXTERIOR WALL

3M DUAL-COLOR FILM 3635-222 PAINTED PMS 445C GREY

PMS 445C GREY

PMS 2975C LIGHT BLUE

CHANNEL LETTERS SECTION DETAIL
ELECTRICAL OUT TOP OF LETTERS



1/2 DETAIL: ILLUMINATED CHANNEL LETTERS
QTY. 1

SCALE: 1" = 3'-0"

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

CLIENT:

SIGNATURE: _____ DATE: ____ / ____ / ____

LANDLORD:

SIGNATURE: _____ DATE: ____ / ____ / ____

PROJECT ADDRESS

120 Glen Cove Rd
Carle Place, NY 11514

FILE NAME

Yardbird_Carle Place, NY

ACCOUNT REP.

631-446-1121

DESIGNER

Melissa F.

COMMENTS

-

-

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

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CLIENT	PROJECT	REV	DATE
Yardbird	Carle Place, NY **SR**	1	04/28/2023

YARDBIRD OUTDOOR FURNITURE

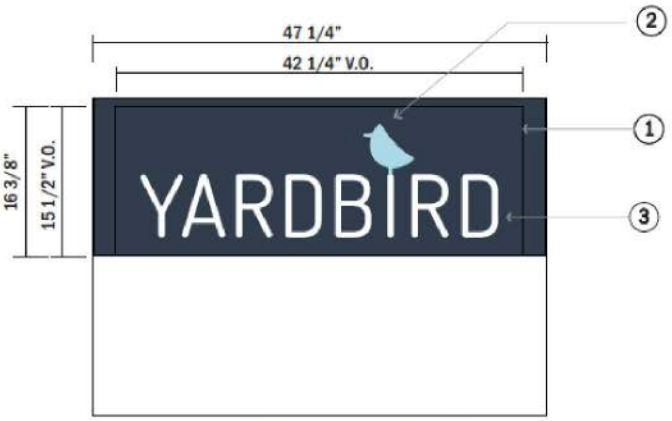
PYLON GLEN COVE RD



SIDE 1 NORTH FACING



SIDE 2 SOUTH FACING



USE TOP HALF OF EXISTING PANEL ONLY

EXTERIOR REPLACEMENT FACES
SIDE RETAINERS ARE 2 1/2"
TOP RETAINER IS 1"
TOP HALF OF PANEL
ACRYLIC FACE WITH
3M VINYL GRAPHICS SECOND SURFACE
1. FACE: TO MATCH PMS 7546C
2. BIRD LOGO:
CUSTOM BLUE MATCHES PMS 2975C
3. YARDBIRD: WHITE

PMS 7546C
NAVAL

PMS 2975C
LIGHT BLUE

1/3 REPLACEMENT TENANT PANELS ON PYLON SIGN
QTY. 1, 2-SIDED

SCALE: 1" = 1'

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

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PROJECT ADDRESS

120 Glen Cove Rd
Carle Place, NY 11514

FILE NAME

Yardbird_Carle Place, NY

ACCOUNT REP.

631-446-1121

DESIGNER

Melissa F.

COMMENTS

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

CLIENT:

SIGNATURE: _____ DATE: ____ / ____ / ____

LANDLORD:

SIGNATURE: _____ DATE: ____ / ____ / ____

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CLIENT	PROJECT		REV	DATE
Yardbird	Carle Place, NY	SR	1	04/28/2023

YARDBIRD OUTDOOR FURNITURE

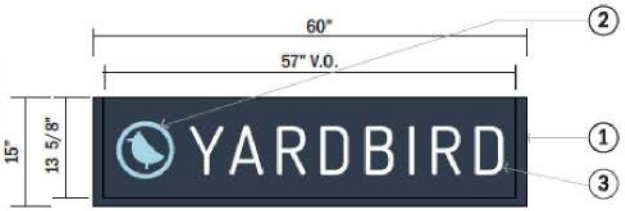
LARGE PYLON OLD COUNTRY RD



EAST



WEST



EXTERIOR TENANT PANELS - 30"H X 60" W
YARDBIRD ON LOWER HALF - VINYL BACKGROUND
SIDES AND BOTTOM RETAINER 1 1/2"
TOP RETAINER - N/A
CLEAR ACRYLIC FACE WITH
3M VINYL GRAPHICS SECOND SURFACE
1. FACE: TO MATCH PMS 7546C
2. BIRD LOGO:
CUSTOM BLUE MATCHES PMS 2975C
3. YARDBIRD: WHITE

PMS 7546C
NAVAL

PMS 2975C
LIGHT BLUE

1/4 REPLACEMENT TENANT PANELS ON PYLON SIGN
QTY. 2

SCALE: 3/4" = 1'

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

CLIENT:

SIGNATURE: _____ DATE: ____ / ____ / ____

LANDLORD:

SIGNATURE: _____ DATE: ____ / ____ / ____

PROJECT ADDRESS

120 Glen Cove Rd
Carle Place, NY 11514

FILE NAME

Yardbird_Carle Place, NY

ACCOUNT REP.

631-446-1121

DESIGNER

Melissa F.

COMMENTS

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

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CLIENT	PROJECT	REV	DATE
Yardbird	Carle Place, NY **SR**	1	04/28/2023

YARDBIRD OUTDOOR FURNITURE

PYLON OLD COUNTRY RD



WEST



EAST



PMS 7546C NAVAL

PMS 2975C LIGHT BLUE

EXTERIOR REPLACEMENT FACES
HALF OF EXISTING TENANT PANEL AREA
TOP OR BOTTOM TBD
SIDE RETAINER 2 1/4"
TOP RETAINER 1/2"
BOTTOM RETAINER 1"
CLEAR ACRYLIC FACE WITH
3M VINYL GRAPHICS SECOND SURFACE
1. FACE: TO MATCH PMS 7546C
2. BIRD LOGO:
CUSTOM BLUE MATCHES PMS 2975C
3. YARDBIRD: WHITE

1/5 REPLACEMENT TENANT PANELS ON PYLON SIGN
QTY. 2

SCALE: 1" = 1'

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

CLIENT:

SIGNATURE: _____ DATE: ____ / ____ / ____

LANDLORD:

SIGNATURE: _____ DATE: ____ / ____ / ____

PROJECT ADDRESS

120 Glen Cove Rd
Carle Place, NY 11514

FILE NAME

Yardbird_Carle Place, NY

ACCOUNT REP.

631-446-1121

DESIGNER

Melissa F.

COMMENTS

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

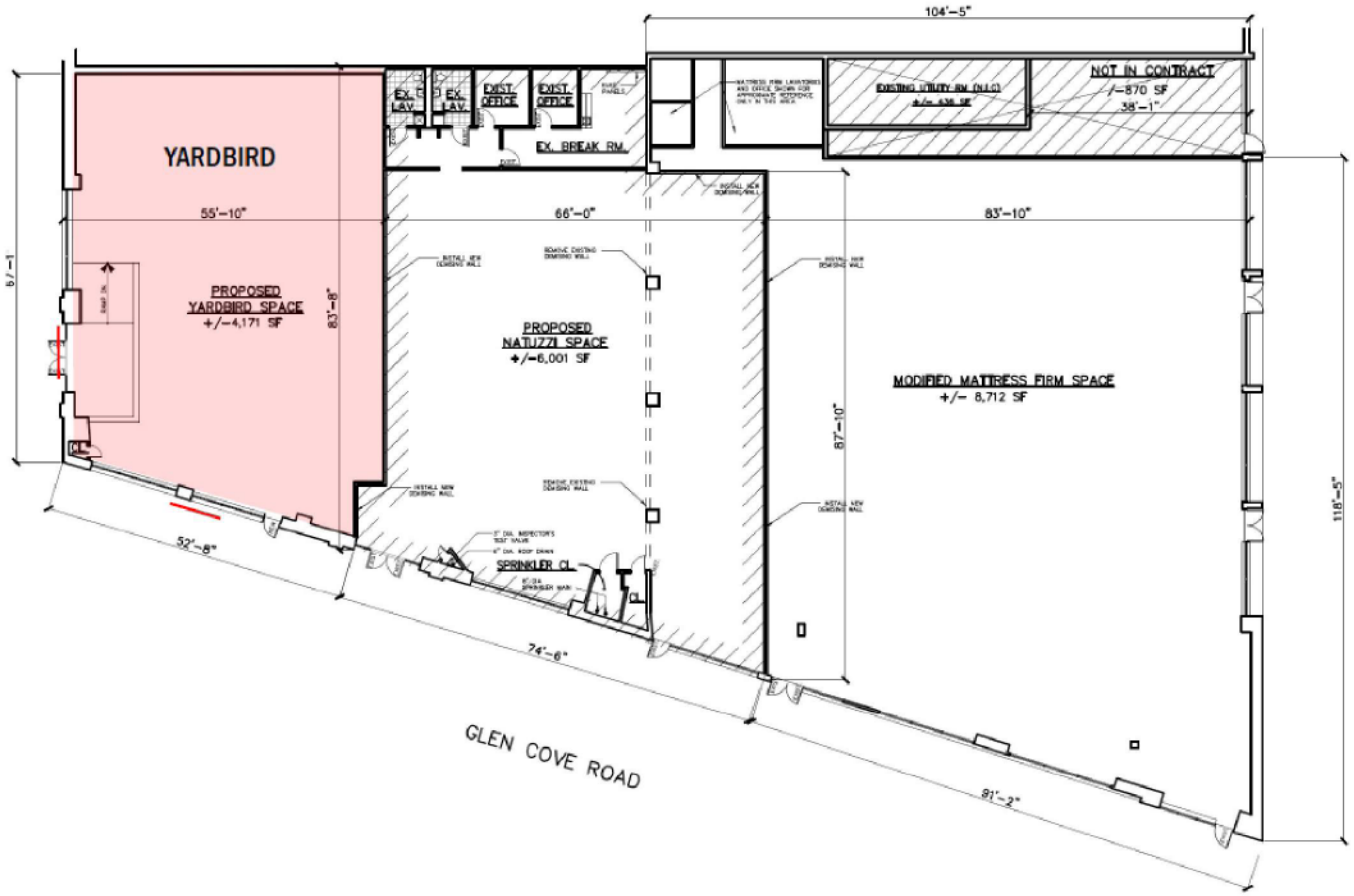
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CLIENT	PROJECT	REV	DATE
Yardbird	Carle Place, NY **SR**	1	04/28/2023

YARDBIRD OUTDOOR FURNITURE — SITE



PROPOSED SIGN LOCATIONS

NORTH

1/6 SITE PLAN

PROJECT ADDRESS

120 Glen Cove Rd
Carle Place, NY 11514

FILE NAME

Yardbird_Carle Place, NY

ACCOUNT REP.

631-446-1121

DESIGNER

Melissa F.

COMMENTS

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

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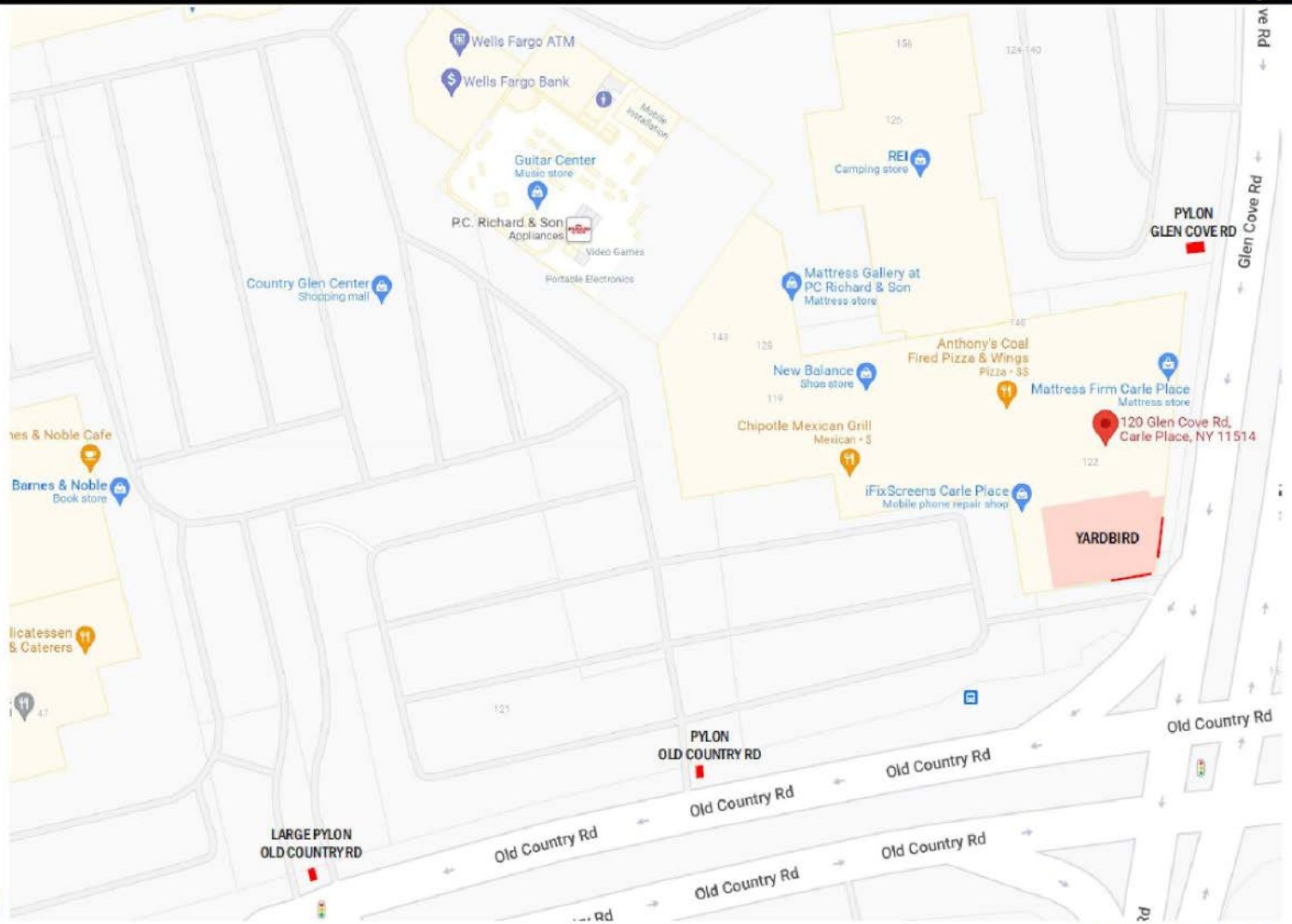
CLIENT: SIGNATURE: _____ DATE: ____ / ____ / ____

LANDLORD: SIGNATURE: _____ DATE: ____ / ____ / ____

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CLIENT	PROJECT	REV	DATE
Yardbird	Carle Place, NY **SR**	1	04/28/2023

YARDBIRD OUTDOOR FURNITURE — SITE



1/7 PROPOSED SIGNS FOR NEW YARDBIRD LOCATION

PROJECT ADDRESS

120 Glen Cove Rd
Carle Place, NY 11514

FILE NAME

Yardbird_Carle Place, NY

ACCOUNT REP.

631-446-1121

DESIGNER

Melissa F.

COMMENTS

-

-

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

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

CLIENT: SIGNATURE: _____ DATE: ____ / ____ / _____

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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 #21410 - Kamaljit Singh, 7 Larch Drive, New Hyde Park; Section 9, Block 614, Lot 19; Zoned: Residence-A
Variance from §70-202.1(C) to construct a retaining wall that is too tall.

Whereas, an application (RBP22-001087, BZA23-000029) 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 **September 6, 2023,** the appeal in the above-entitled matter was decided as follows:

DENIED

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

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

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

Virginia M Wagner

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21410

APPEAL #21410 - Kamaljit Singh, 7 Larch Drive, New Hyde Park; Section 9, Block 614, Lot 19; Zoned: Residence-A

Variance from §70-202.1(C) to construct a retaining wall that is too tall.

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

1. The Board finds that if granted, the requested variances would result in a detriment to nearby properties because the retaining wall would create the appearance of a very tall wall-like structure at the rear of the residential property which would not be in character with the neighboring properties. It appears (based on Google Earth aerial photographs and by personal observations) that the neighboring properties either have compliant retaining walls or no walls at all. Additionally, the Board finds that granting the requested variance to construct a retaining wall that is too tall will set a negative precedent detrimental to the character of the neighborhood for approving similar applications which do not comply with the Town Code (see Pecoraro v. Bd. of Appeals of Town of Hempstead, 2 N.Y.3d 608, 613 (2004); Nataro v. DeChance, 53 N.Y.S.3d 156 (2nd Dept 2017); Russo v. City of Albany Zoning Board, 910 N.Y.S. 2d 263 (3rd Dept 2010).

2. The applicant recently demolished a home and constructed a new home which is just shy of the maximum allowed gross floor area in size (allowed = 3274.70 s.f., proposed = 3273.78 s.f.). At the time of construction the applicant had the option of including an attached garage in the construction of the home (similar to a majority of the homes located in this neighborhood) but instead chose to devote 100% of the floor area towards living space. Now the applicant seeks to build a non-compliant detached garage in order to maximize his outdoor space. While the Board acknowledges it is the applicant's choice to construct a detached garage (less than 300 s.f.) in addition to the home, it is not persuaded that the benefit of having the detached garage (or having a garage at all) could not have been achieved by some other method which would not require a variance for the

retaining wall. Although the new home has already been built (and there is no ability to include an attached garage), the applicant still has the option of constructing a detached garage further away from the rear property line so that the existing conforming retaining wall can be maintained or a new conforming retaining wall can be constructed. While the Board recognizes that this option would not achieve the applicant's desire to maximize his outdoor space, as stated above, this benefit could have been achieved by the applicant by changing the design of the home at the time it was constructed. Also, photographs submitted by the applicant (Exhibit 2) show that the existing retaining wall does not appear to be in disrepair. Therefore, there may be no need to replace the retaining wall at all other than the applicants desire to locate the detached garage closer to the rear property line.

3. The applicant is requesting to construct a retaining wall with a maximum height of 11.11 feet which is over twice the permitted height (5') of a retaining wall. The Board finds this request to be substantial.

4. The Board finds that an almost 12-foot continuous retaining wall, as opposed to a conforming 5-foot graduated retaining wall will have an adverse impact on the physical conditions in the neighborhood where the grade change affecting the properties in the vicinity of the subject home is currently addressed via graduated retaining walls or natural sloping.

5. The alleged difficulty is self-created because there is nothing preventing the applicant from moving the garage further away from the rear property line so that a variance for the retaining wall will not be necessary. In addition, as stated above, the applicant chose to build a new home to the maximum size allowed by the code without including a garage. It strains credulity to believe that the applicant built a brand new house without any consideration for the garage. Therefore, while not determinative, the Board finds the self-created difficulty in this case to be a particularly compelling statutory factor, especially when considered in conjunction with the other factors as outlined above.

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 #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.

Whereas, an application (RFP23-000130, BZA23-000089) 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 **September 6, 2023,** the appeal in the above-entitled matter was decided as follows:

DENIED

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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21439 - Pawan Verma; 22 Reed Drive, Roslyn; Section 9, Block 654, Lot 38; Zoned: Residence-A
Variance from 70-28 to construct a roof that covers too much of the lot.

Whereas, an application (RBP21-000137, BZA23-000099) 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 **September 6, 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 Bernard Rodgers, R.A. dated December 21, 2020 and revised through April 8, 2021.

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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21441 – Shane Fritsche; 288 Mallard Rd., Carle Place, Section 10, Block 35, Lot 28; Zoned Residence-C
Variances from §§ 70-50.C & 70-51.A to construct a second-story addition that is too close to the street and a side property line.

Whereas, an application (RBP23-000260, BZA23-000078) 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 **September 6, 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 Leo Joseph Pyzynski, Jr., R.A. dated March, 2022 and revised through June, 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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21442 - Dimitri Suleimanov; 12 Locust Street, Greenvale; Section 20, Block 35, Lot 15; Zoned: Residence-C
Variance from 70-100.2(A)(2) to legalize fencing in a front yard.

Whereas, an application (RFP23-000191, BZA23-000101) 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 **September 6, 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 Thompson E. Wolf, L.S. dated May 11, 2012 *as annotated by the applicant.*

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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

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Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21442

APPEAL #21442 - Dimitri Suleimanov; 12 Locust Street, Greenvale; Section 20, Block 35, Lot 15; Zoned: Residence-C

Variance from 70-100.2(A)(2) to legalize fencing in a front yard.

The Board finds the applicant has submitted sufficient evidence to support why this application should be given special consideration under the Americans with Disabilities Act 28 C.F.R. § 35. Pursuant to § 35.130(b)(7), local governments are required to make reasonable modifications to policies, practices, or procedures to prevent discrimination on the basis of disability.

After careful consideration of testimony and other evidence submitted on the record for this appeal, the Board finds that the person to be accommodated has a disability; the modification being requested (permitting fencing in the front yard) is reasonably necessary to accommodate the disability; and the modification will not fundamentally and unreasonably alter the purpose of the zoning ordinance due to the limitations and conditions being imposed.

Given the above, the board grants the relief requested under 70-100.2(A)(2) to erect fencing within a front yard as a reasonable modification to the Zoning Code in order to accommodate the disability of the applicant's child.

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NOTICE OF DECISION

APPEAL #21446 - Herricks & Hillside Development, LLC (Moge Tee); 3340 Hillside Avenue, New Hyde Park; Section 9, Block 514, Lot 50; Zoned: Business-A/Residence-C
Conditional use §70-126.F to convert a restaurant to a retail food use.

Whereas, an application (CBP22-000233, BZA23-000097) 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 **September 6, 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 Luigi Gileno, R.A. dated April 28, 2023 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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

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

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21446 (Conditions)

APPEAL #21446 - Herricks & Hillside Development, LLC (Moge Tee); 3340 Hillside Avenue, New Hyde Park; Section 9, Block 514, Lot 50; Zoned: Business-A/Residence-C
Conditional use §70-126.F to convert a restaurant 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 **8** 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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Vice Chairman
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Members
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NOTICE OF DECISION

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.

Whereas, an application (BZA23-000094) 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 **September 6, 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 Luigi Gileno, R.A. dated January 9. 2012 and revised through July 24, 2013.**SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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

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

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21433(Conditions)

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.

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 153 or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.

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

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

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

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

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

7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the

conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

8. The applicant shall maintain (and keep current) license agreements with 277 Willis Avenue, Roslyn Heights, 384 Willis Avenue, Roslyn Heights, 400 Willis Avenue, Roslyn Heights and 1175 Willis Avenue, Roslyn Heights to park cars in their parking lots. In the event that any of the aforementioned license agreements is terminated, not effective, or is altered so as not to comply with this paragraph, or if such additional parking use becomes unavailable, then the applicant shall enter into an equivalent license agreement(s) for the use of another alternative location(s) so as to continually maintain sufficient off-street parking for the restaurant. If at any time the applicant is not in compliance with this condition, the conditional use permit shall lapse and be of no further effect and the applicant must make a new application to the Board in order to continue the restaurant use.

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

Vice Chairman
Leslie Francis, Esq.

Members
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NOTICE OF DECISION

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.

Whereas, an application (CBP23-000084, BZA23-000080) 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 **September 6, 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 Luigi Gileno, R.A. dated April 3, 2023 and revised through May 1, 2023.

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

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

VIRGINIA M. WAGNER
SECRETARY

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