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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 OCTOBER 11, 2023

RESIDENTIAL CALENDAR

APPEAL #21450 - Dominick and April Kortkamp; 31 Hill Lane, Roslyn Heights; Section 7, Block 164, Lot 11; Zoned: Residence AA
Variances from §§22-4, 70-102.C(2)(5), 70-21.A, 70-100.2(I), 70-100.1A and 70-102.5(a) to construct a pool that is too close to the rear property line, to locate pool equipment in a side yard and too close to the side property line, and to construct a fire bowl and fire pit that will generate an open fire that is too close to structures on the property.

APPEAL #21456 - Asmit Rajbhandani; 123 Gilmar Lane, Roslyn Heights; Section 7, Block 257, Lot 12; Zoned: Residence-B
Variances from §§70-41.A and 70-42 to construct a wood deck that is too close to the side and rear property lines.

APPEAL #21457 – Chanpreet Singh; 134 Old Courthouse Rd., New Hyde Park; Section 8, Block 257, Lot 5; Zoned: Residence-A
Variance from § 70-100.2(A)(2) to construct a fence in the front yard.

APPEAL #21458 - Dhaval Patel; 296 Continental Drive, New Hyde Park; Section 8m Block 276, Lot 11; Zoned: Residence-A
Variance from 70-100.2(A)(4) to legalize fencing that is too tall.

APPEAL #21459 – Jennifer Oh; 51 Brunswick Ave., Williston Park; Section 9, Block 625, Lot 16; Zoned: Residence-C
Variances from §§ 70-100.2(A)(2) to construct a fence in the front yard and 70-100.2(A)(4) to construct fencing taller than permitted.

COMMERICAL CALENDAR

APPEAL #21460 – Plymouth Realty Co, LLC; 485 Great Neck Rd., Great Neck; Section 2, Block 51, Lot 209; Zoned: Business-A
Conditional Use § 70-126(A) and variance from § 70-103(A)(1) to convert a retail space into a restaurant (a conditional use) with not enough parking.

APPEAL #21461- Fifth Avenue of Long Island Realty Associates, LLC; 2052 Northern Boulevard, Manhasset; Section 3, Block 183, Lot 12; Zoned: Business-A/Parking District

Variance from §70-196.J(1)(a) to construct too many signs on a wall.

APPEAL #21382 - Guillermo Ortiz; 55 Bayview Avenue, Manhasset; Section 3, Block 138-02, Lots 101-104 & 805; Zoned: Business-B
Appeal for determination or in the alternative, variances from §70-138 and §70-103.B to legalize the conversion of an automobile service station to an auto body repair shop (not a permitted use within the Business-B district) with parking stalls that are too small.

APPEAL #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 #21463 – Lfp 1020 Pwb, LLC (Wells Fargo Signs); 1020 Port Washington Blvd., Port Washington; Section 5, Block 126, Lot 230; Zoned: Business-B
Variances from §§ 70-196(J)(2)(a), 70-196(J)(2)(c), & 70-196(J)(2)(d) to construct more ground signs than permitted, a ground sign that is too close to the street, and ground signs with not enough open space at the bottom.

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.

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

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

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

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

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

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

GENERAL NOTES

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

PROGRESS INSPECTION ITEMS:
FIRE RESISTANT RATED CONSTRUCTION
STRUCTURAL STABILITY

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

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

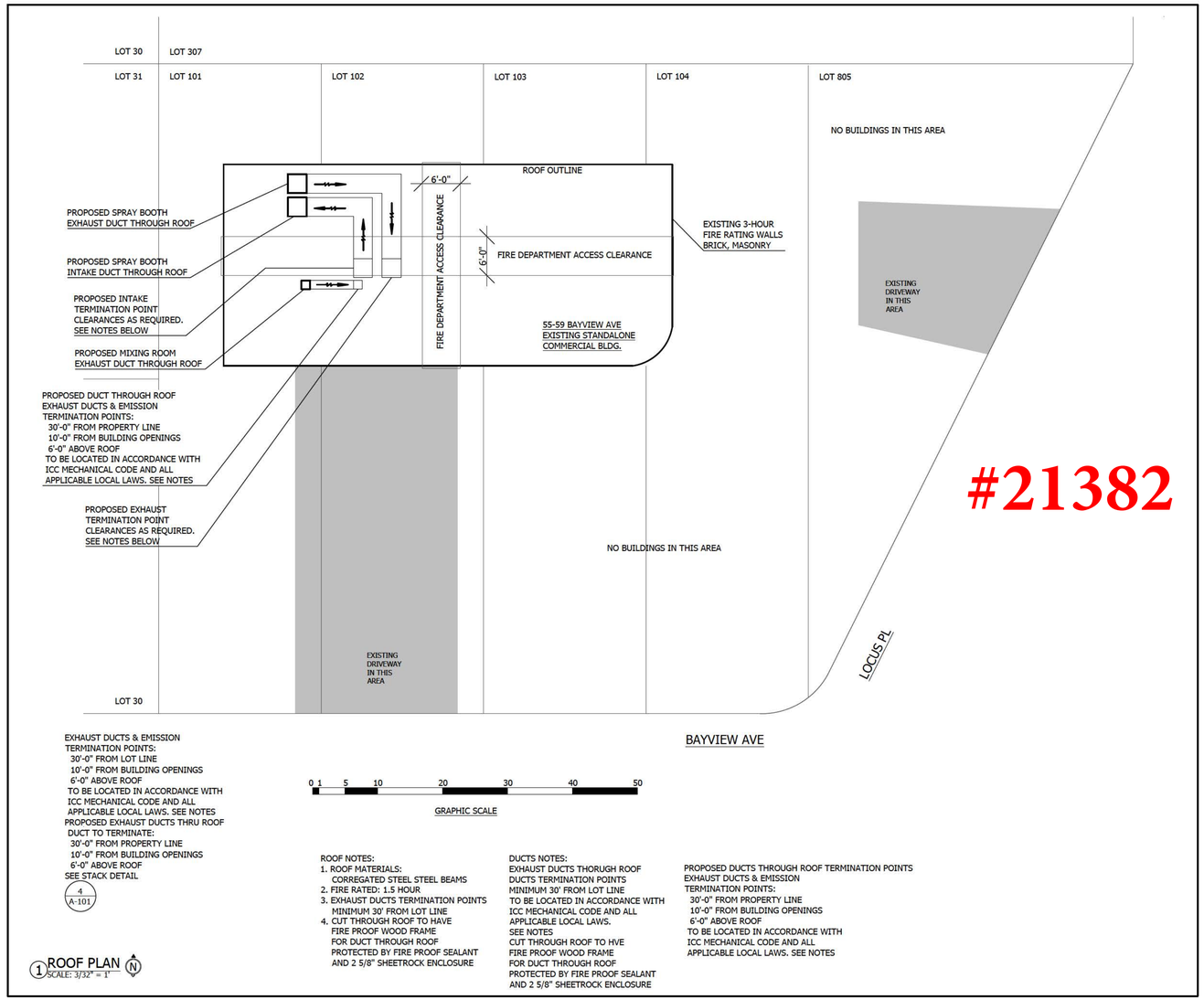
BUILDING DEPARTMENT NOTE
THIS PLAN IS ONLY APPROVED FOR WORK INDICATED ON THE BUILDING PERMIT APPLICATION. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR CONSIDERED AS BEING EITHER APPROVED OR IN COMPLIANCE WITH APPLICABLE CODES.

DRY CHEMICAL FIRE SUPPORESION SYSTEM TO BE FILED SEPARATELY.

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

ENERGY COMPLIANCE AFFIDAVIT

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



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

DRAWINGS

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

SPECIAL INSPECTION ITEMS

MECHANICAL SYSTEMS
FIRE RESISTANT PENETRATION AND JOINTS

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

ENERGY CODE PROGRESS INSPECTIONS:
INTERIOR LIGHTING POWER
LIGHTING CONTROLS

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

APPLICABLE CODES

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

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

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

OWNER: FAMILY AUTO

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

SITE DATA

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

LAND CATEGORY: COMMERCIAL
LAND TITLE: COMMERCIAL GARAGE REPAIRS,

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

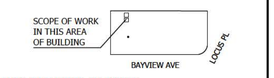
ZONING DISTRICT: BA
LANDMARK: NO
HISTORIC DISTRICT: NO
SCHOOL DISTRICT: MANHASSET UFSD #6

BUILDING DETAIL

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

OCCUPANCY CLASS: F1

SCOPE OF WORK: Installation of of spray booth



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

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

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

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

FOR TOWN USE

A-100.00

INSTALLATION OF PAINT SPRAY BOOTH

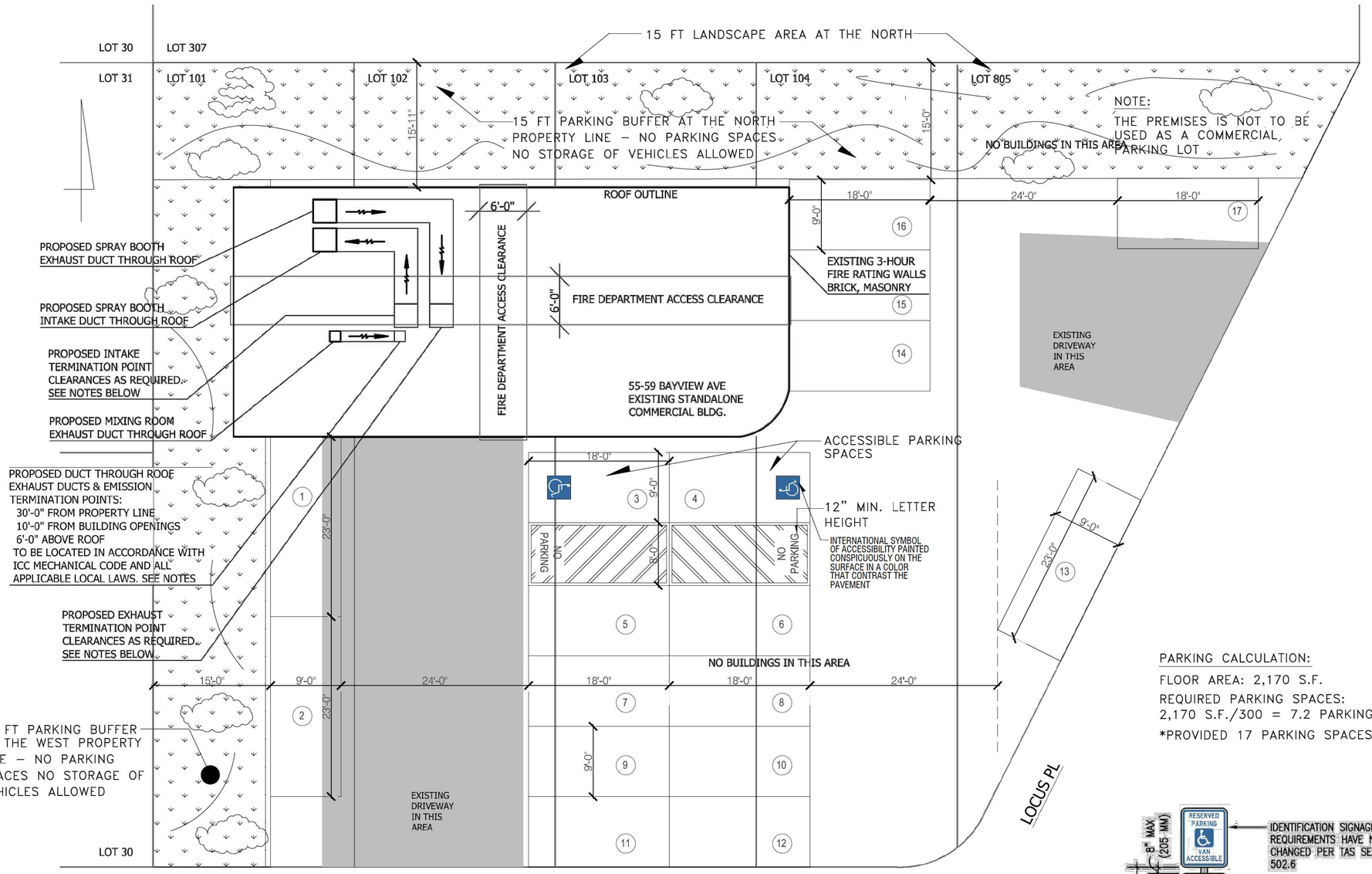
55-59 BAYVIEW AVE
MANHASSET, NY 11030

TOWN OF NORTH HEMPSTEAD NASSAU COUNTY NEW YORK

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

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

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



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

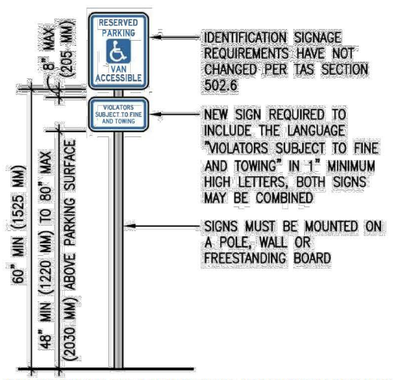
0 1 5 10 20 30 40 50
GRAPHIC SCALE

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

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

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

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



SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN ACCESSIBLE PARKING SPACES

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

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

SCOPE OF WORK
INSTALLATION OF AUTO PAINT SPRAY BOOTH

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

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

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

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

FOR TOWN USE

OWNER: FAMILY AUTO

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

A-100.00

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

TOWN OF NORTH HEMPSTEAD NASSAU COUNTY NEW YORK

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

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

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

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

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

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

LEGEND

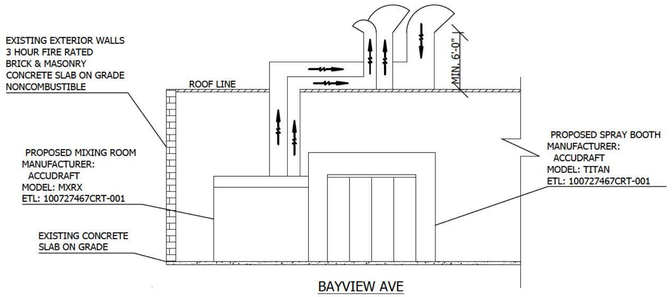
- ABC FIRE EXTINGUISHER
- DUCT
- FUEL EMERGENCY SHUTOFF VALVE
- G — GAS METER
- NORTH
- N.T.S. NOT TO SCALE
- REVISION

MATERIALS SYMBOLS

- BRICK & MASONRY
- CONCRETE
- STEEL

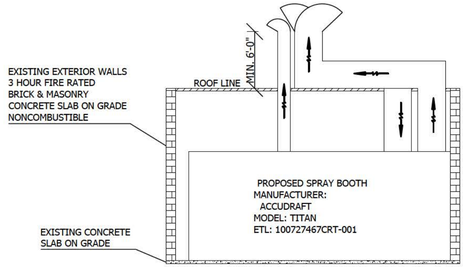
SAMPLE DRAWING SYMBOL

6 / A-100 — DRAWING NUMBER / SHEET

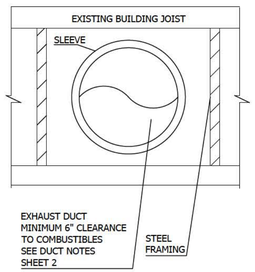


PROPOSED DUCTS THROUGH ROOF:
EXHAUST DUCTS & EMISSION
TERMINATION POINTS:
30'-0" FROM PROPERTY LINE
10'-0" FROM BUILDING OPENINGS
6'-0" ABOVE ROOF
TO BE LOCATED IN ACCORDANCE WITH
ICC MECHANICAL CODE AND ALL
APPLICABLE LOCAL LAWS. SEE NOTES A-001

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



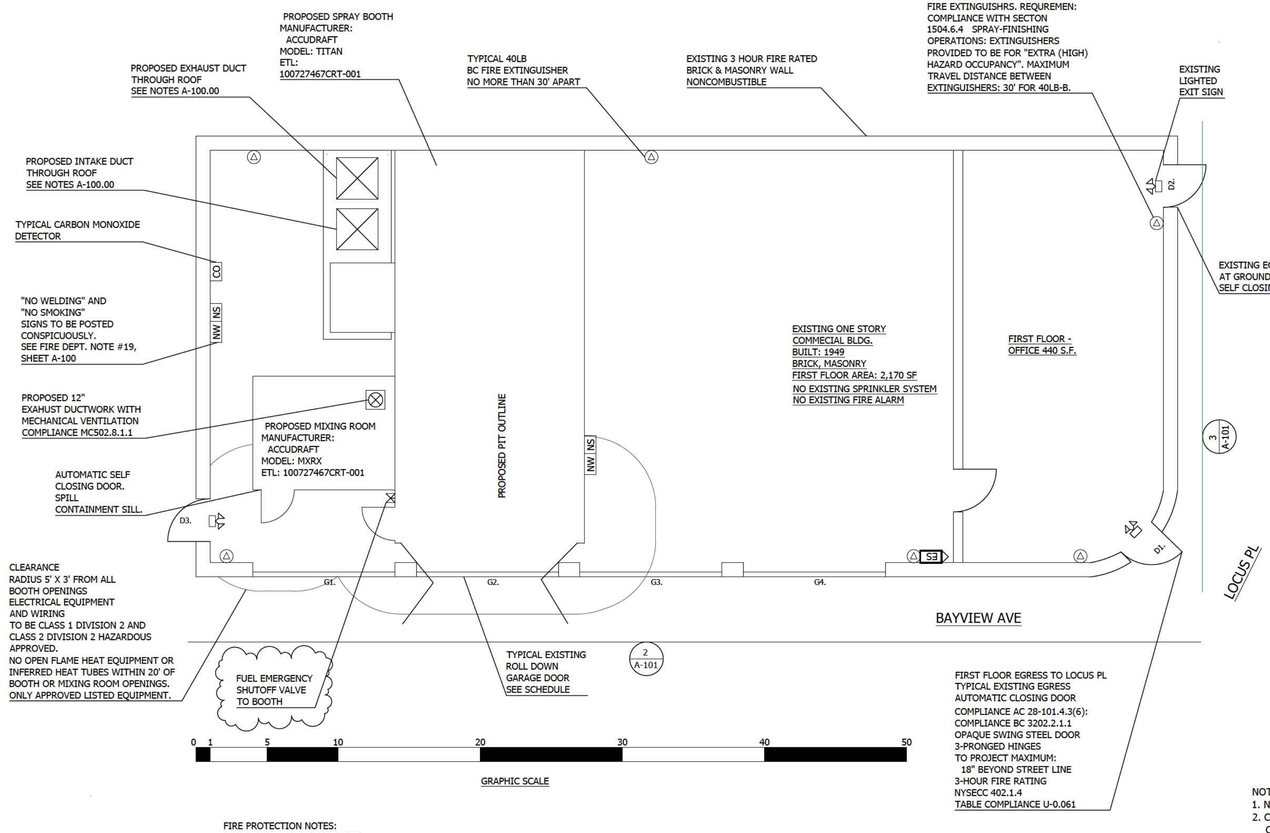
③ DUCTS ELEVATIONS - SIDE
SCALE: 1/8" = 1'



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

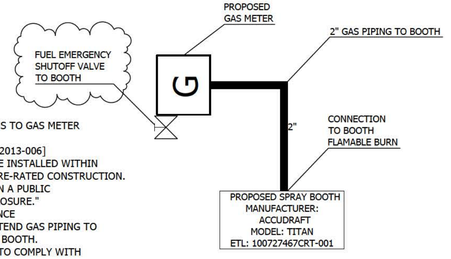
STACK DETAIL NOTES:
A. RAIN CAP
B. STACK
C. RAIN SKIRT
D. ROOF
E. ROOF FLASHING
F. FIRE SLEEVE
G. INSULATION
H. CLEAN-OUT DOOR
I. FAN & MOTOR ASSY
J. FLOOR
K. BOOTH (TYP.)

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



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

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



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

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

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

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

FOR TOWN USE

OWNER: FAMILY AUTO

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

ASHISH A. PATEL REGISTERED ARCHITECT 033515 STATE OF NEW YORK

A-100.00

INSTALLATION OF PAINT SPRAY BOOTH

55-59 BAYVIEW AVE
MANHASSET, NY 11030

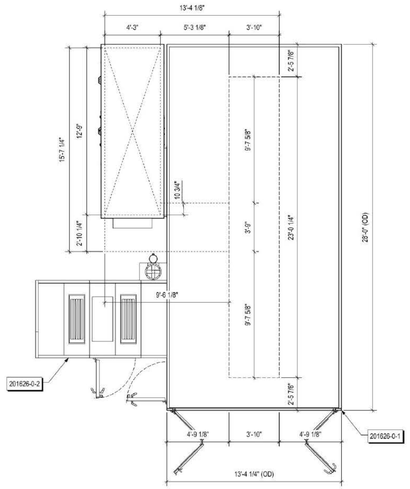
TOWN OF NORTH HEMPSTEAD NASSAU COUNTY NEW YORK

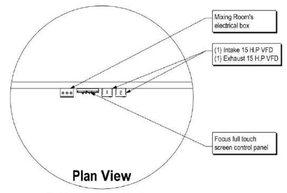
SECTION: 3 BLOCK: 13802 LOT: 101
LOT GROUPING: 101-104, 805

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

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

Pit Layout





Plan View

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

Accudraft Paint Booths

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

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

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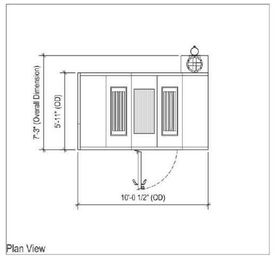
Randolph, New Jersey 07869
(800) 524-8340
(973)927-0235 Fax
www.saimaamericas.com

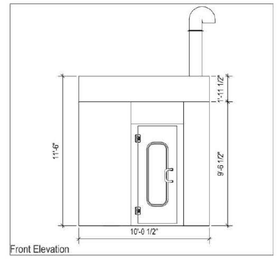
accuDraft Think Ductless

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

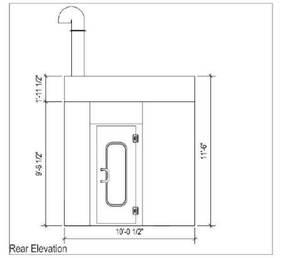
Mixing Room (10 X 6)



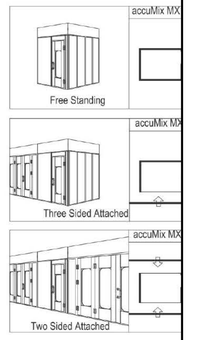
Plan View

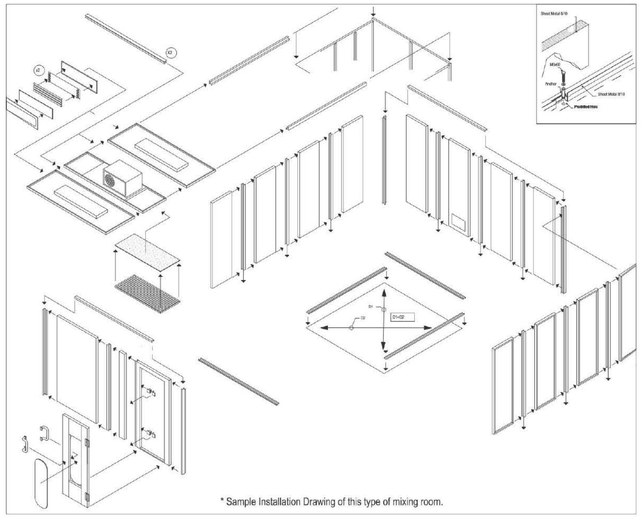


Front Elevation



Rear Elevation





* Sample Installation Drawing of this type of mixing room.

Model MXMR (10 X 8)
Full Downdraft Mixing Room

Each Booth will require:

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

Command Panel:

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

Electrical Demands

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

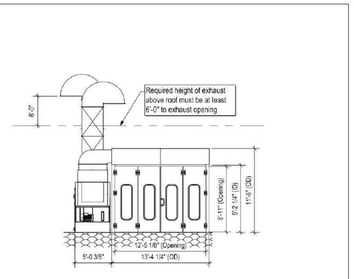
ETL Listing Reports:

1. Mixing Room: 100727467CRT-001

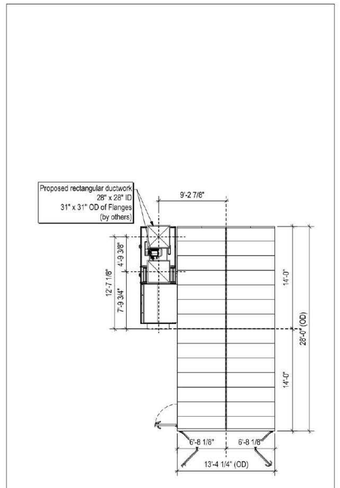
accuDraft Think Ductless
SAIMA of North America, Inc.
901 Route 10 East, Suite 2N
Randolph, New Jersey 07869
(800) 524-8340
(973)927-0235 Fax
www.saimaamericas.com

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

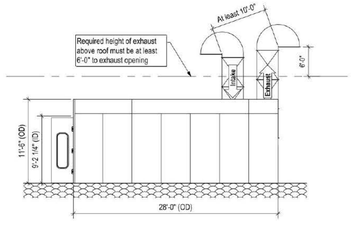
Accudraft - TITAN



Front Elevation



Duct Work Location



Side Elevation

Booth Operating Features (201626-0-1)

Each Booth will require:

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

Temp. Rise over Ambient: + 75°F +/-5°

Control Panel

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

Burner Demands

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

Electrical Demands

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

Air Demands

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

ETL Listing Reports:

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

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901 Route 10 East, Suite 2N
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File Name: Family Auto - Booth Permit | Client: Family Auto
SAIMA of North America, Inc. reserves the right to modify or change any of the technical dimensions in these drawings.
Drawing View: All Views with Permit Information
Date: 01/08/2021 | Drawn By: Daniel Concha | Project No: 201626
Order Date: | Size: ARCH D | Drawing Description: Permit | Rev: A
Scale: N/A | Notes: | Sheet: 7 of 8

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

FOR TOWN USE

OWNER: FAMILY AUTO

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

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

REGISTERED ARCHITECT ASHISH A. PATEL 033515 STATE OF NEW YORK

A-100.00

INSTALLATION OF PAINT SPRAY BOOTH

55-59 BAYVIEW AVE
MANHASSET, NY 11030

TOWN OF NORTH HEMPSTEAD NASSAU COUNTY NEW YORK

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

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

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

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

Sean P. Cunningham PE, PC
PO BOX 1091
Setauket, NY 11733
Phone: 631-689-3965
Fax: 631-980-3572
email: sean.cunningham.pe@gmail.com

CONTRACTOR

JOEL SCHNEIDER CONSTRUCTION CORP.
120 AUSTIN BLVD.
ISLAND PARK, NY 11558
Tel: 516-569-5871 Fax. 516-374-2214

OWNER

RLH MANAGEMENT

STATE OF NEW YORK · SEAN P. CUNNINGHAM · NO. 068932 · LICENSED PROFESSIONAL ENGINEER

3/6/23

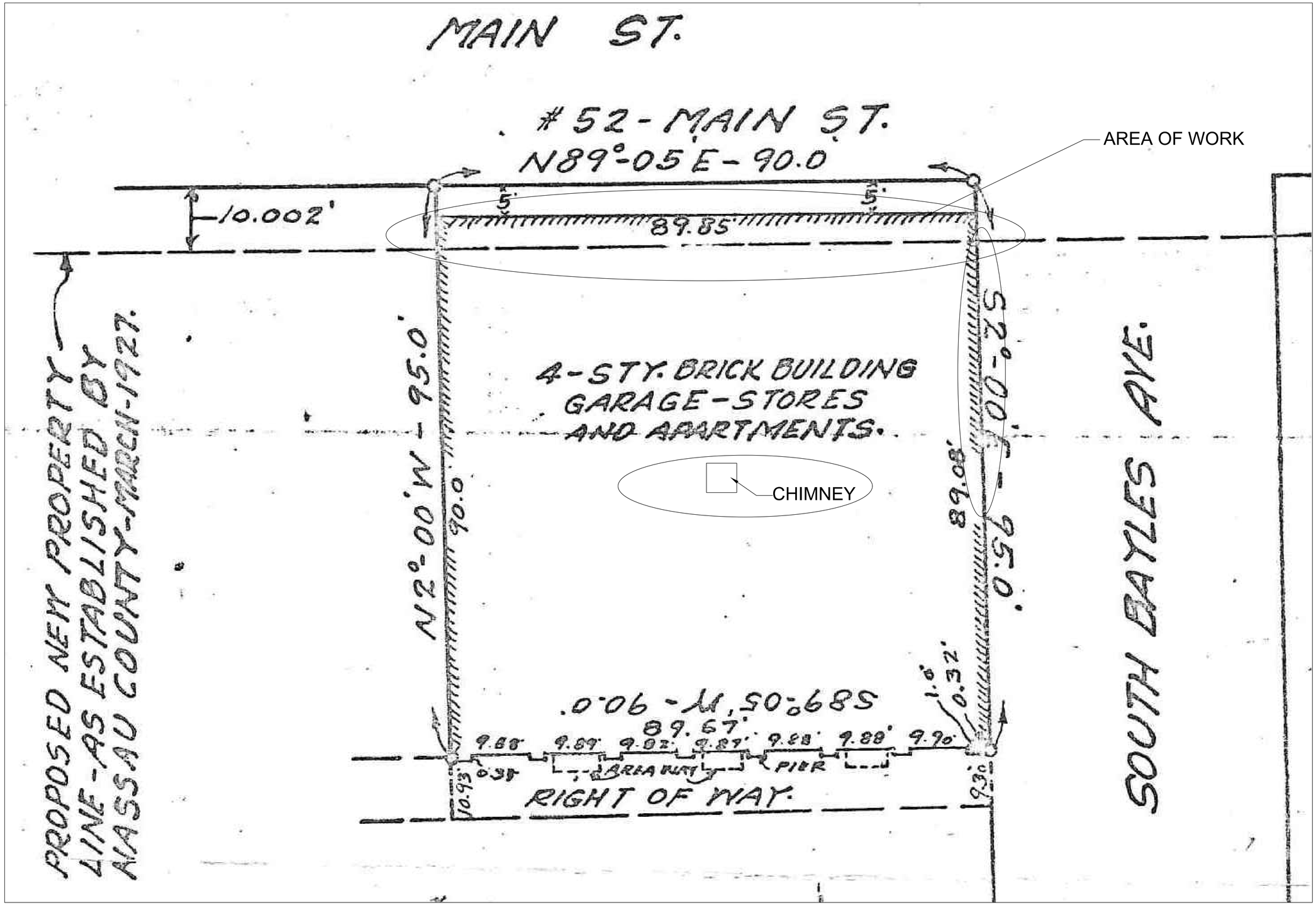
REV.	DESCRIPTION	DATE

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



ENGINEER

Sean P. Cunningham PE, PC
PO BOX 1091
Setauket, NY 11733
Phone: 631-689-3965
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120 AUSTIN BLVD.
ISLAND PARK, NY 11558
Tel: 516-569-5871 Fax. 516-374-2214

OWNER

RLH MANAGEMENT

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

3/6/23

REV.	DESCRIPTION	DATE

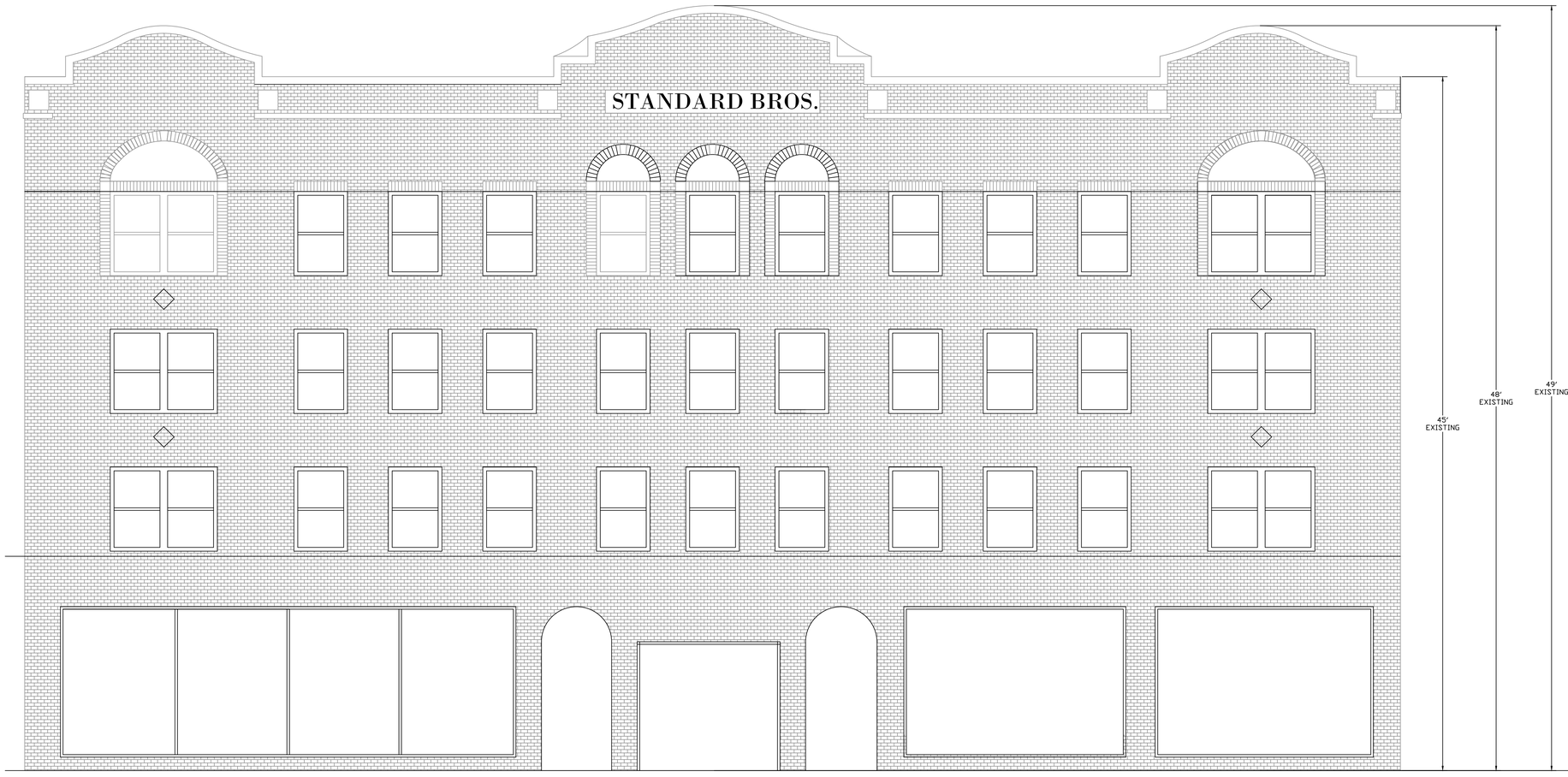
PROJECT
52 MAIN ST..
PORT WASHINGTON, NY

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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Setauket, NY 11733
Phone: 631-689-3965
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120 AUSTIN BLVD.
ISLAND PARK, NY 11558
Tel: 516-569-5871 Fax. 516-374-2214

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STATE OF NEW YORK
SEAN P. CUNNINGHAM
No. 069392
LICENSED PROFESSIONAL ENGINEER

3/6/23

REV.	DESCRIPTION	DATE

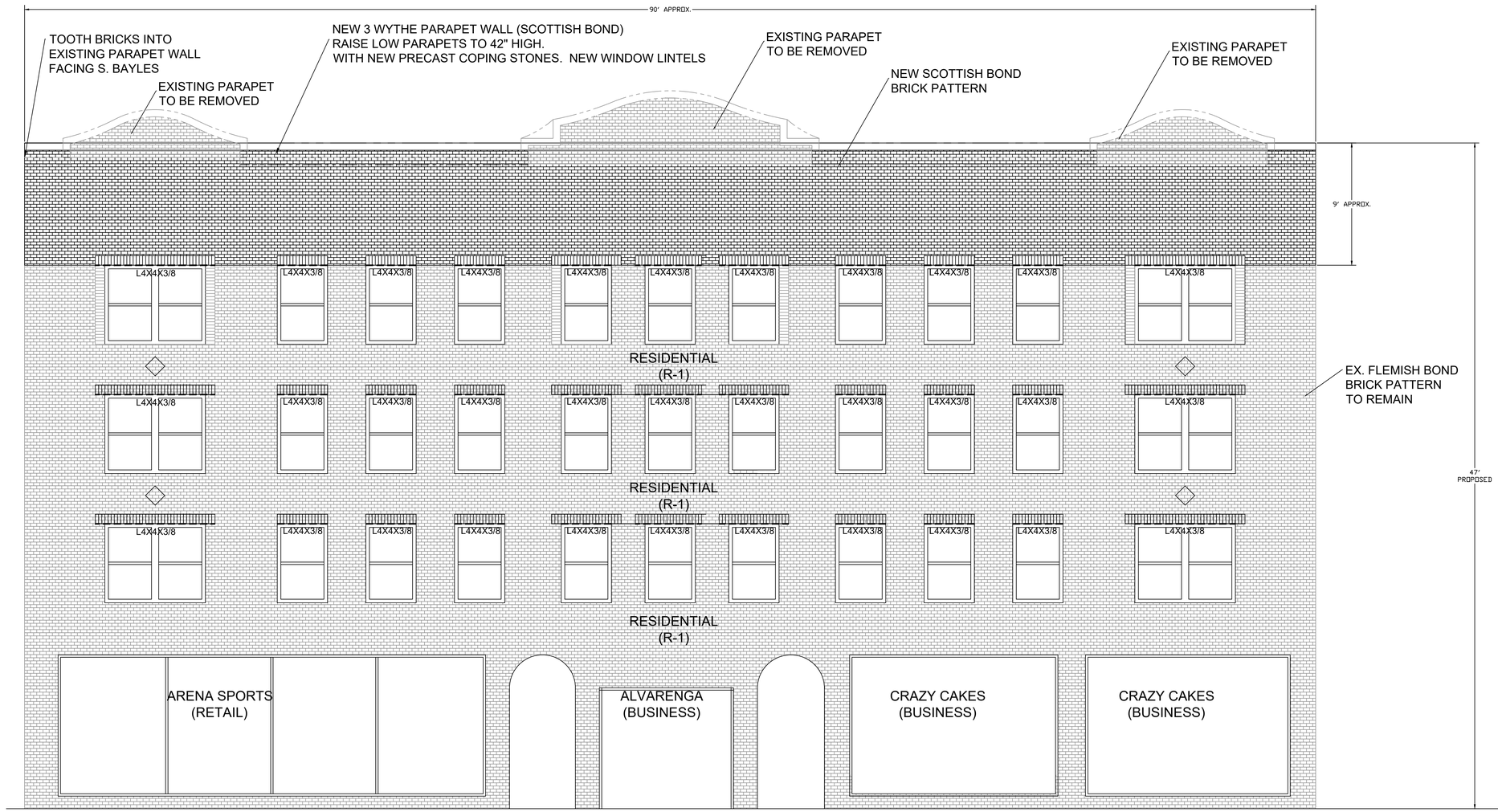
PROJECT
52 MAIN ST..
PORT WASHINGTON, NY

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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Sean P. Cunningham PE, PC
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Setauket, NY 11733
Phone: 631-689-3965
Fax: 631-980-3572
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CONTRACTOR

JOEL SCHNEIDER CONSTRUCTION CORP.
120 AUSTIN BLVD.
ISLAND PARK, NY 11558
Tel: 516-569-5871 Fax. 516-374-2214

OWNER

RLH MANAGEMENT

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

3/6/23

REV.	DESCRIPTION	DATE

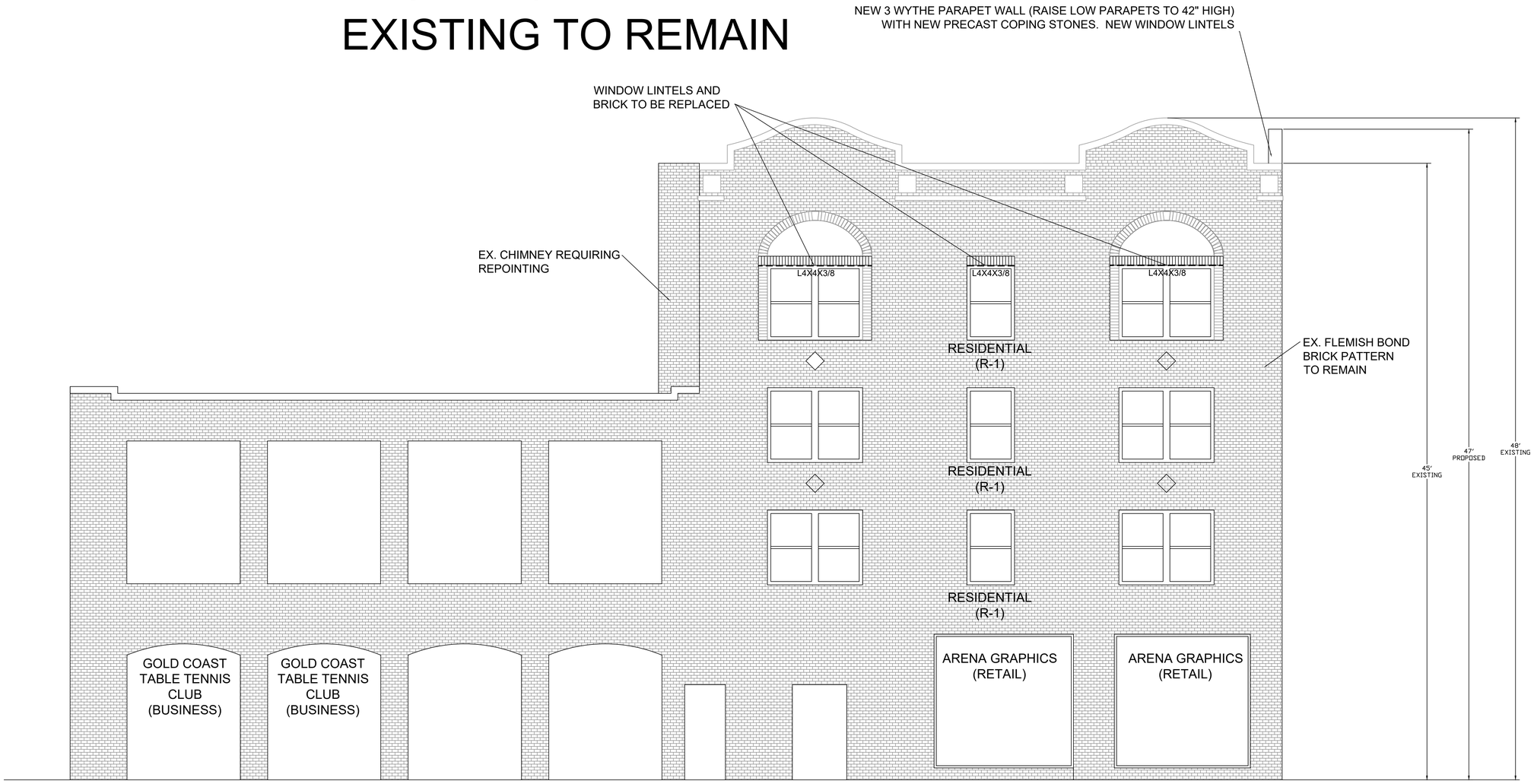
PROJECT
52 MAIN ST..
PORT WASHINGTON, NY

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



ENGINEER

Sean P. Cunningham PE, PC
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Setauket, NY 11733
Phone: 631-689-3965
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120 AUSTIN BLVD.
ISLAND PARK, NY 11558
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RLH MANAGEMENT

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

3/6/23

REV.	DESCRIPTION	DATE

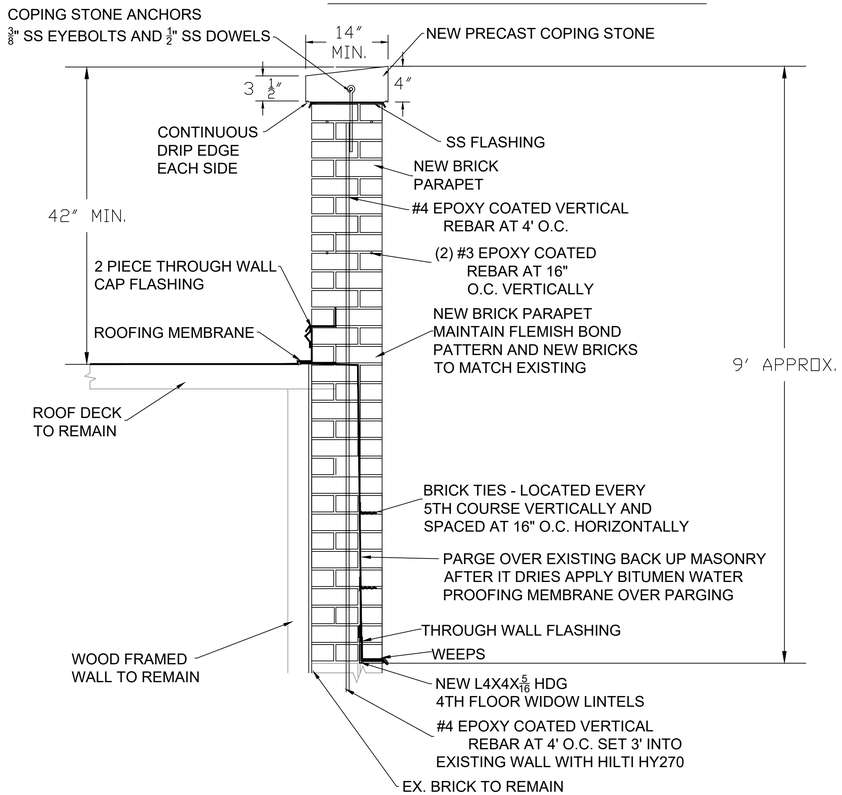
PROJECT
52 MAIN ST..
PORT WASHINGTON, NY

DRAWN BY S.C.

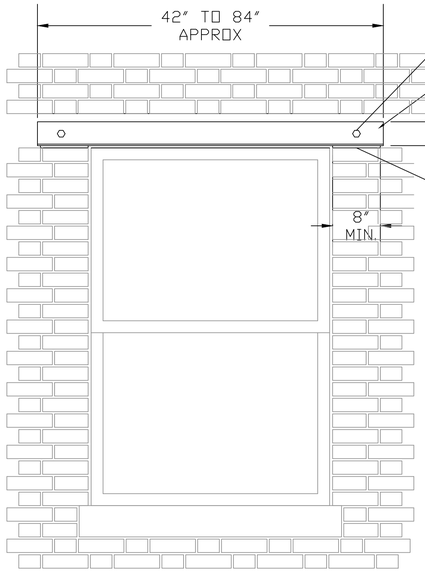
TITLE EAST ELEVATION VIEW

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

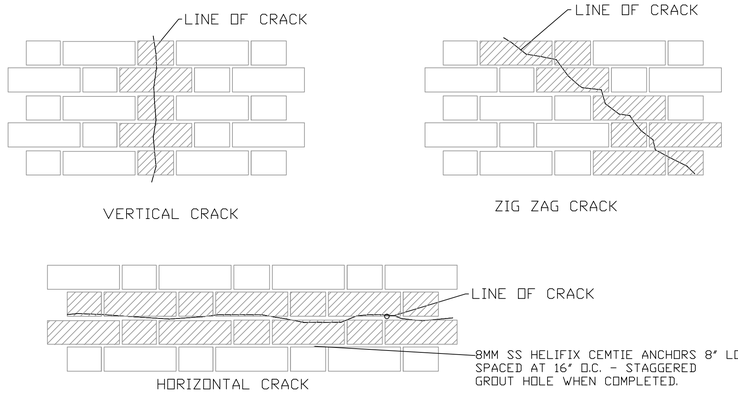
STRESS = M/S = 26460 / 1.5 = 17640 PSI < 21600 PSI ALLOWABLE

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

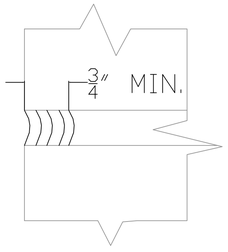
PLI = POUNDS PER LINEAR INCH

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

Sean P. Cunningham PE, PC
PO BOX 1091
Setauket, NY 11733
Phone: 631-689-3965
Fax: 631-980-3572
email: sean.cunningham.pe@gmail.com

CONTRACTOR

JOEL SCHNEIDER CONSTRUCTION CORP.
120 AUSTIN BLVD.
ISLAND PARK, NY 11558
Tel: 516-569-5871 Fax. 516-374-2214

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

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

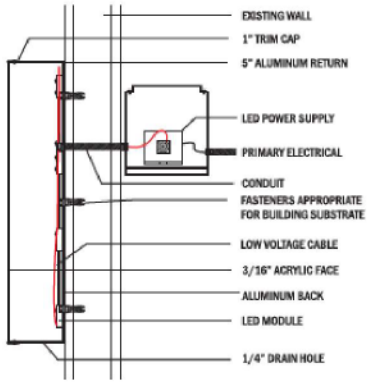
3M DUAL-COLOR FILM
3635-222
PAINTED PMS 445C GREY

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

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

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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

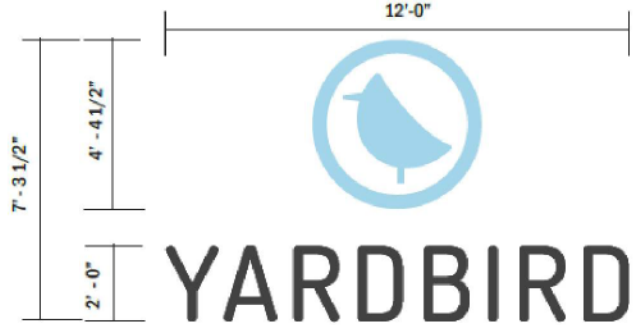
115 SF SIGN AREA ALLOWED

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

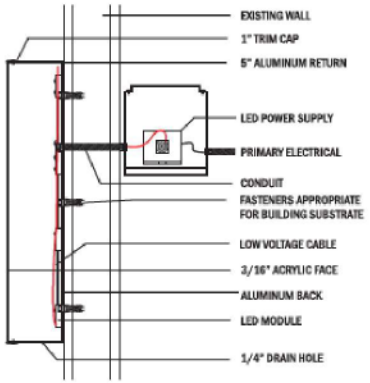
COPY: INDIVIDUAL ILLUMINATED CHANNEL LETTERS
WHITE ACRYLIC FACES WITH 3M DUAL-COLOR FILM PAINTED PMS 445 C GREY- WHITE ILLUMINATION AT NIGHT
1" TRIMCAP PAINTED PMS 445C GREY TO MATCH, 5" RETURNS PAINTED WHITE
ILLUMINATED INTERNALLY WITH WHITE LEDs
BIRD LOGO: FACE DIGITALLY PRINTED TO MATCH PANTONE 2975C, 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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435 Brook Ave. Deer Park, NY 11729

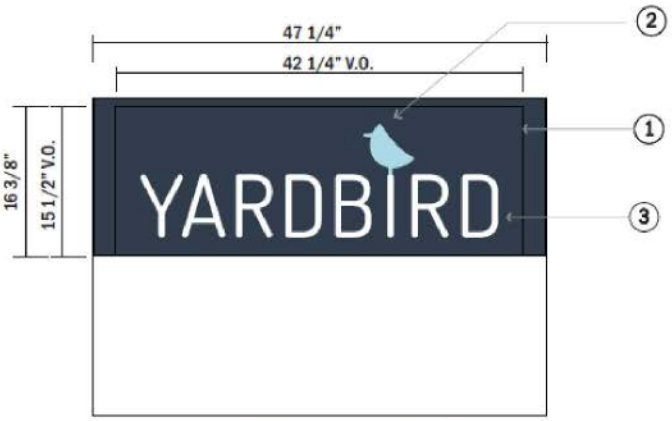
CLIENT	PROJECT	REV	DATE
Yardbird	Carle Place, NY **SR**	1	04/28/2023

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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DESIGNER

Melissa F.

COMMENTS

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CLIENT:

SIGNATURE: _____ DATE: ____ / ____ / ____

LANDLORD:

SIGNATURE: _____ DATE: ____ / ____ / ____

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435 Brook Ave. Deer Park, NY 11729

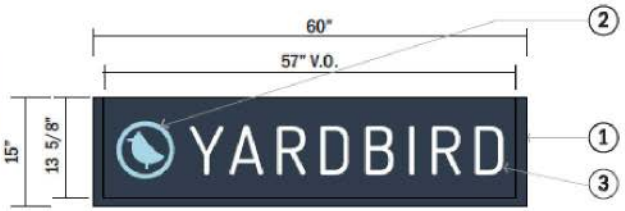
CLIENT	PROJECT	REV	DATE
Yardbird	Carle Place, NY **SR**	1	04/28/2023

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: ____ / ____ / ____

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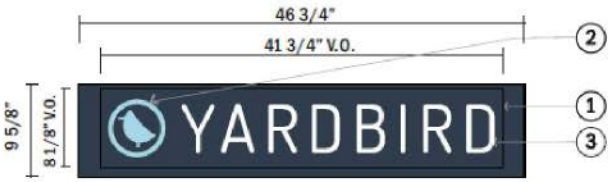
CLIENT	PROJECT	REV	DATE
Yardbird	Carle Place, NY **SR**	1	04/28/2023

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

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

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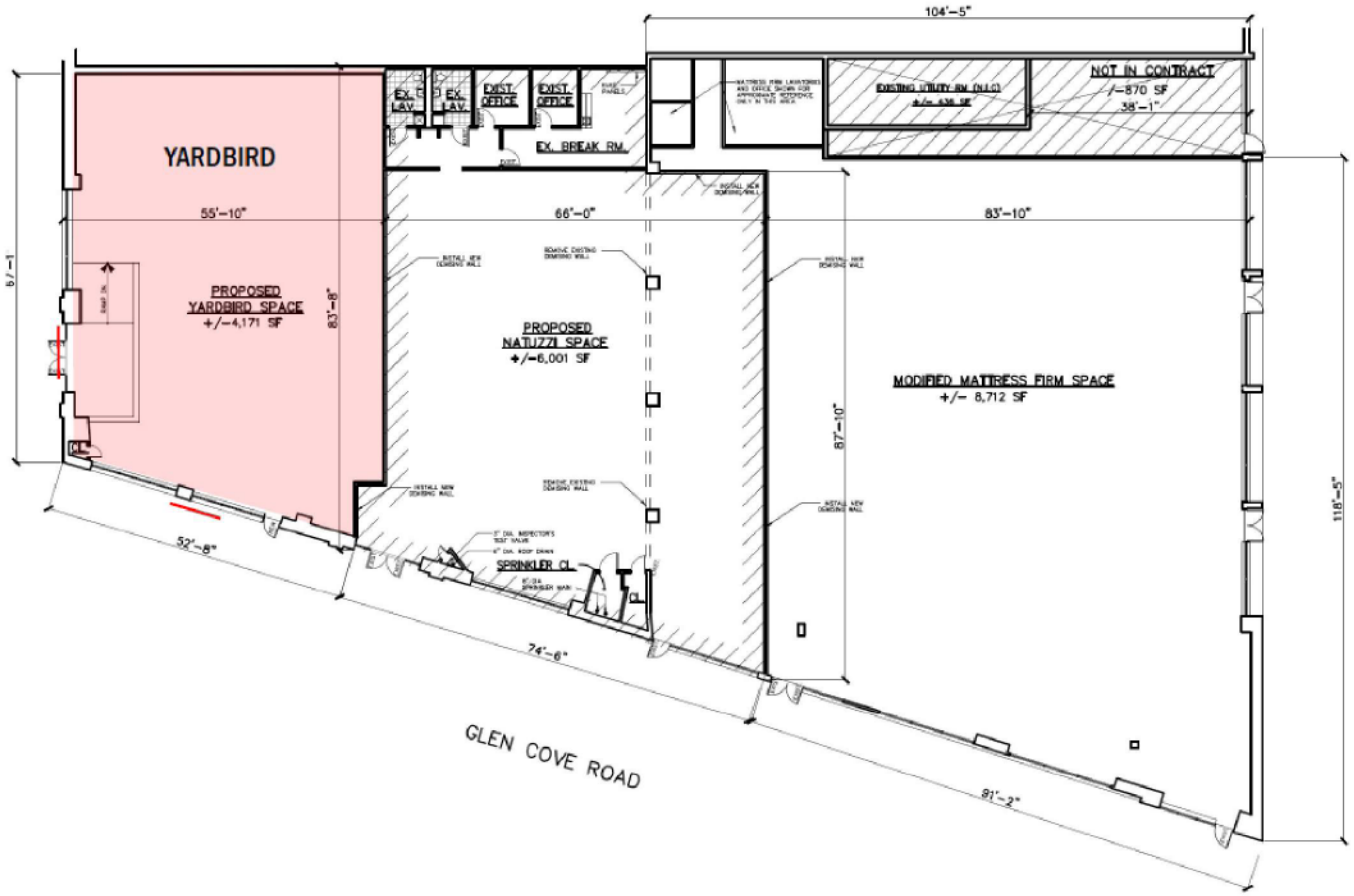
universal SIGNS & SERVICE
www.UNIVERSALSIGNSNY.com
631-446-1121
435 Brook Ave. Deer Park, NY 11729

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

YARDBIRD OUTDOOR FURNITURE — SITE



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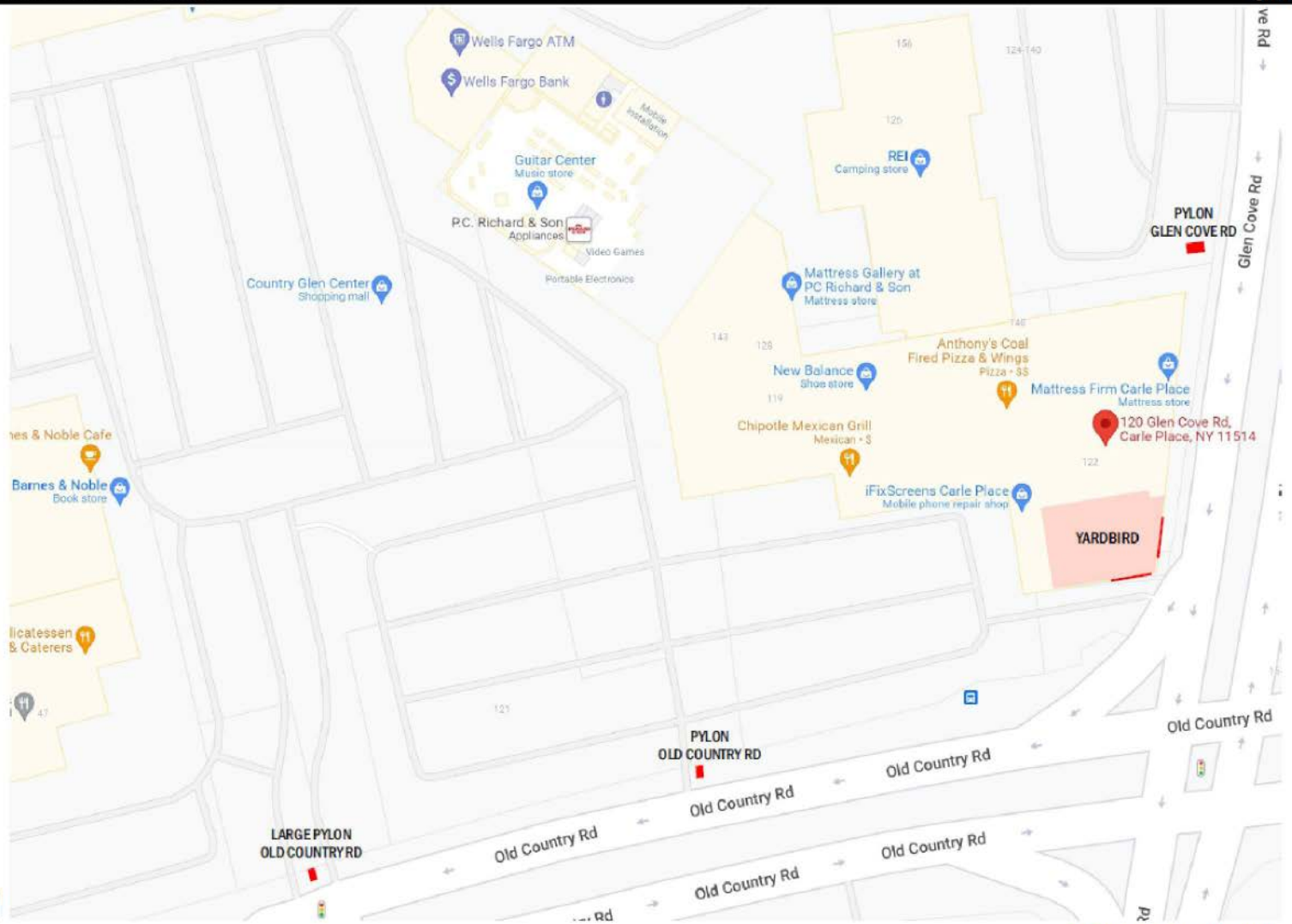
CLIENT: SIGNATURE: _____ DATE: ____ / ____ / ____

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

www.UNIVERSALSIGNSNY.com
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 — SITE



PROPOSED SIGN LOCATIONS

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

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

universal SIGNS & SERVICE
www.UNIVERSALSIGNSNY.com
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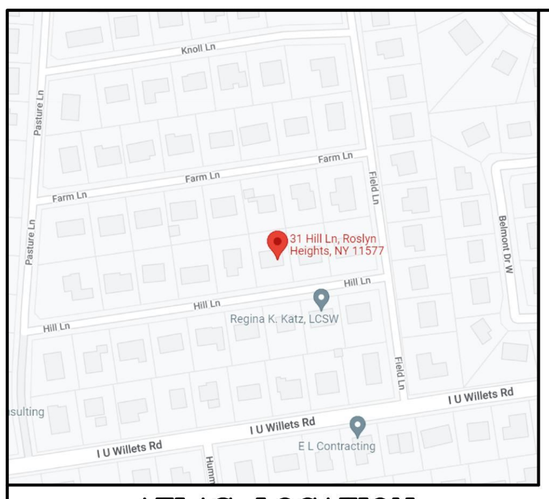
435 Brook Ave. Deer Park, NY 11729

#21450



ATLAS LOCATION

NORTHCOAST CIVIL N

Prop. 12"x16" Sheer Water Feature Above Pool

Prop. 6' Vinyl Fence

Prop. Gas Service

Tax Lot #5

Tax Lot #6

Tax Lot #7

Tax Lot #10

Tax Lot #11

Tax Lot #12

S 89°32'33" E 100.00'

N 89°32'33" W 100.00'

N 00°27'27" E 140.00'

S 00°27'27" W 220.00'

HILL LANE

FIELD

Prop. Pavilion

Prop. Fireplace

Prop. Gas Service

Prop. 3' Wide 1.2' Deep Gas Fire Pit

Prop. Impervious Paver Patio

Prop. 6' Self-Closing And Self-Catching Gate To Be Equipped With Lock When Not In Use

Proposed Pool Equipment

Exist. Generator On Conc. Pad

Backflow Preventer to be Installed on Existing Hose Bib

Existing Gas Service

Prop. 3'-5.5' Deep Pool

Coping 125.75

Prop. 2'ø 9.5" Depth Fire Bowls

Prop. Impervious Paver Patio On Grade

Prop. Step

Existing Impervious Patio

Prop. Pergola 9' Height

Bar

Prop. BBQ

16.6' R/O Exist. Patio

Proposed Gas Service

Proposed Alarms on Doors & Safety Clipped Windows

Existing Two Story Frame Dwelling (Fin.Flr.=126.5)

Existing Garage (Gar.Flr.=125.0)

Existing Driveway

Existing Stone Walkway

Existing Water Service

43.6'

43ft 5in

14ft 4in

Prop. Drywell 8' x 10' Diam. Plus Dome 8' Eff. Depth

Prop. 6' Vinyl Fence

Exist. Cellar Steps

Exist. Cellar Pad

Prop. 6' Self-Closing And Self-Catching Gate To Be Equipped With Lock When Not In Use

Proposed Stepping Stones

Open Grade 125.0

Y.D. 125.25

Y.D. 125.0

U.P.

SDR35

Vinyl Fence

Prop. 6' Vinyl Fence

ZONING	REQUIRED	EXISTING	PROPOSED
AREA	14,000 SQ. FT.	14,000 SQ. FT.	14,000 SQ. FT.
Lot Width	40'	100'	100'
Front Yard	35'	43.5'	43.5'
Side Yard	15'	22.0' 15.6'	22.0' 15.6'
Aggregate Side Yard	35'	37.6'	37.6'
Rear Yard	20'	53.1'	53.1'
Lot % Coverage	20%	17.4%	17.4%
Front Yard Paving Coverage	30%	28.1%	28.1%
Rear Yard % Coverage	40%	9.2%	24.3%

ZONED: Residence District R-AA

DISAPPROVED

Dorys Rendon
09/19/2023

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

Note: Doors leading into pool enclosure area to have door alarms-R326.4.2.8
Note: All water either overflowing or emptying from the pool shall be disposed of on the owners property.
Note: All lights used to luminate the swimming pool or pool area shall be shielded so as to prevent the shining upon the property of any adjacent property owner.
Note: No Loudspeaker device or equipment of any kind shall be installed or used in or about the swimming pool or pool area unless same shall be muted so as to prevent any noise from being heard beyond the property lines of the owner's land.
Note: Swimming pool shall be equipped with an approved pool alarm device as per the Residential Code of New York State. The alarm shall be capable of detecting a child entering the water and giving an audible alarm when it detects a child entering the water. The alarm shall be classified by Underwriters Lab (or other approved independent testing lab) to reference standard ASTM F2208 and shall produce audible poolside and at another location on the premises where the swimming pool is located. All devices shall be installed, used and maintained in accordance with the manufacturer's specifications.
Note: Suction outlets shall be designed to produce circulation throughout the pool & spa, and shall be protected against user entrapment.
Note: Provide suction fittings as per R326.6.2
Note: Provide atmospheric vacuum relief system as per R326.6.3
Note: Provide dual drain separation as per R326.6.4
Note: Pool cleaner fittings to comply with R326.6.5
Note: The proposed swimming pool shall be surrounded by a temporary barrier during installation or construction and shall remain in place until a permanent barrier in compliance with R326.5.2 of the NYS Supplement
Note: The proposed swimming pool shall be surrounded by a permanent barrier Once construction is complete in compliance with R326.5.3 of the NYS Supplement
Note: All pool barrier gates shall comply with Town of North Hempstead Building Codes And New York State Building Codes
Note: All existing and proposed fencing to be located or relocated, to be on or Within the property lines of the subject parcel

SITE PLAN - GENERAL NOTES

1. ELEVATIONS BASED ON NAVD '88
2. THE CONTRACTOR IS TO VERIFY THE EXISTING ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
3. LAWN AREAS SHALL HAVE A 2% MINIMUM GRADE.
4. ALL DRIVEWAY AND COURTYARD AREAS SHALL HAVE A 1% MINIMUM GRADE
5. RUNOFF FROM THE SITE IS TO BE CONTAINED ON THE PROPERTY AND SHALL NOT RUN ONTO ADJACENT PROPERTIES OR THE ADJOINING ROADWAYS.
6. ANY DAMAGE TO THE ADJOINING ROADWAYS RESULTING FROM WORK TAKING PLACE ON THE PROPERTY SHALL BE REPAIRED IN ACCORDANCE WITH THE VILLAGE REQUIREMENTS. ALL EDGES OF EXISTING PAVEMENT SHALL BE SAW CUT, ESTABLISHING A NEAT, TRUE EDGE.
7. ALL DISTURBED AREAS TO BE SEEDED OR PLANTED WITH NATIVE VEGETATION FOR SOIL EROSION CONTROL MEASURES.
8. SOIL EROSION CONTROL MEASURES TO REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT DURATION OF PROJECT AND UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.
8. ALL SITE RELATED DRAINAGE PIPING SHOULD BE A MINIMUM OF 8" DIAMETER.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES, EITHER SHOWN ON THIS PLAN OR AS REQUIRED BY THE VILLAGE DURING THE COURSE OF CONSTRUCTION, SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT VERSION OF THE NEW YORK STATE

LEGEND:
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
EXISTING SPOT ELEVATION 115.5
PROPOSED SPOT ELEVATION 115.5
LIMITS OF DISTURBANCE
SILT FENCE
TREES TO BE REMOVED SHOWN AS:
TREES TO BE PROTECTED SHOWN AS:
NUMBER OF TREES TO BE REMOVED: 0

LEGEND

C.B.	Catch basin	G.V.	Gas valve
M.H.C.	Manhole cover	Hyd.	Hydrant
L.P.	Light pole	S.I.D.	Surface inlet drain
U.P.	Utility pole	W.M.	Water Meter
W.V.	Water valve	A/C	Air Conditioner
OHP	Overhead Wires		

GRAPHIC SCALE
10 0 10 20 40 60
(IN FEET)
SCALE: 1" = 10'

1/2

PROJECT INFORMATION	
DATE	2/1/2023
DRAWN BY:	GRD
CHECKED BY:	MJR
SCALE:	1"=10'
	0.32 ACRES
	14000.0 SQ.FT.
DATUM:	NAVD-88

PROJECT

SITE PLAN

Of Property

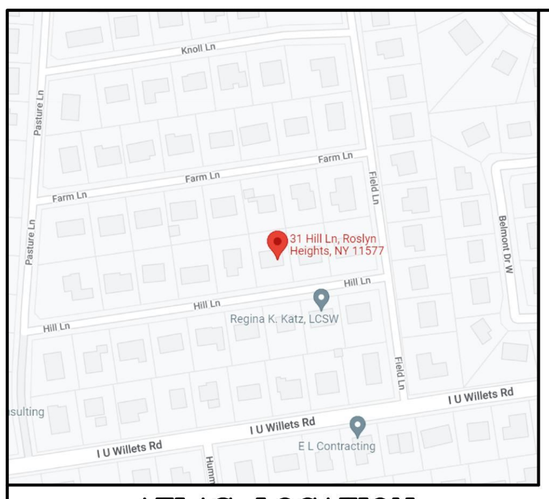
SITUATED IN THE: TOWN OF NORTH HEMPSTEAD
NCTM: 7-164-11

REVISED: 9/5/2023
REVISED: 8/30/2023
REVISED: 8/29/2023
REVISED: 6/28/2023
REVISED: 6/9/2023
REVISED: 5/1/2023

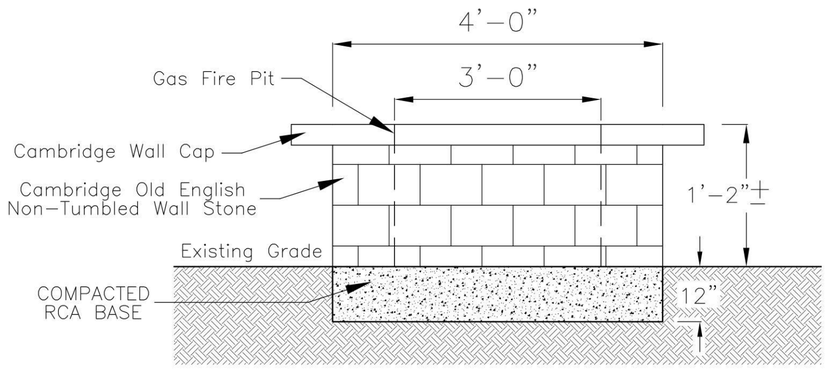
SEAL

STATE OF NEW YORK · MICHAEL J. RANT · LICENSED PROFESSIONAL ENGINEER · 099040

Northcoast Civil LAND SURVEYING & CIVIL ENGINEERING
39 WEST MAIN STREET
OYSTER BAY, NY 11771
P:(516)922-3031 | F:(516)922-7475

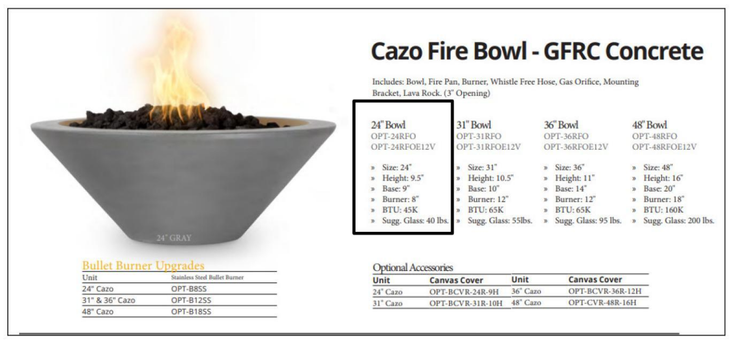


ATLAS LOCATION

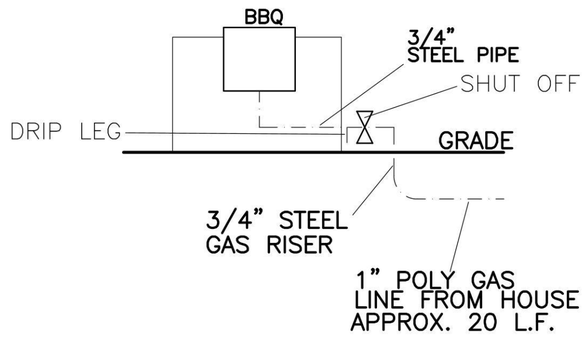


FIRE PIT DETAIL

N.T.S

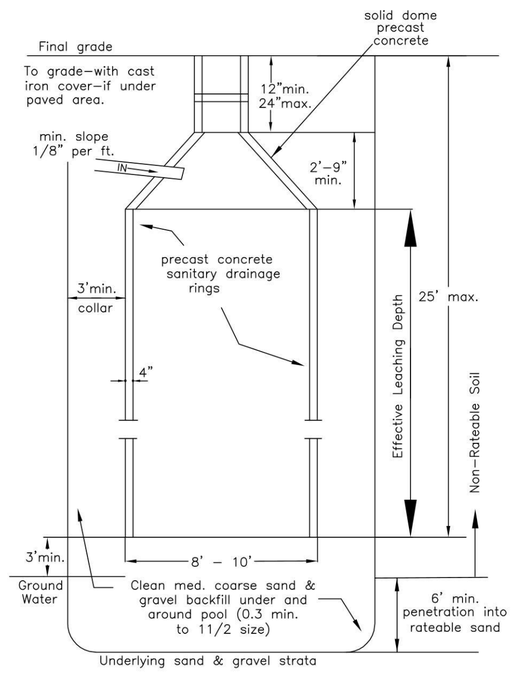


FIRE BOWL SPEC (24")



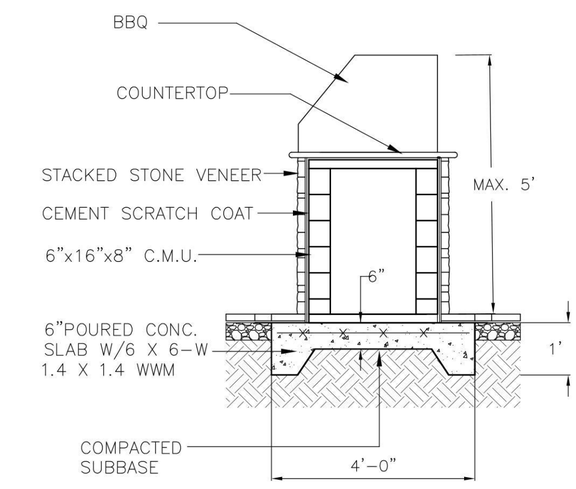
OUTDOOR KITCHEN GAS RISER DIAGRAM

N.T.S.



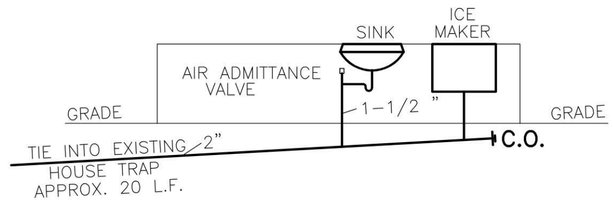
DRYWELL DETAIL

N.T.S



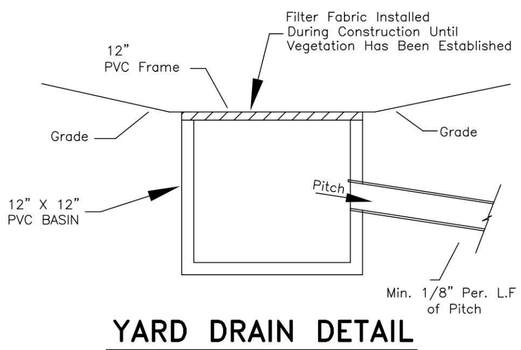
OUTDOOR KITCHEN DETAIL

N.T.S



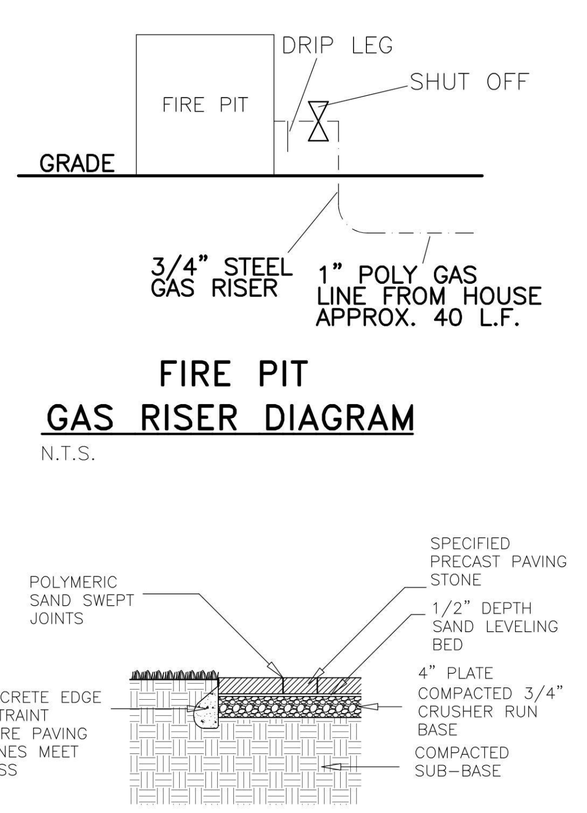
OUTDOOR KITCHEN PLUMBING RISER DIAGRAM

N.T.S



YARD DRAIN DETAIL

N.T.S



FIRE PIT GAS RISER DIAGRAM

N.T.S.

IMPERVIOUS PAVING STONE DETAIL

N.T.S

DRAINAGE CALCULATIONS:

Proposed Paver Patio = 1387.73 s.f.
Proposed Stepping Stones = 18.0 s.f.
Back Yard Tributary Area = 2500.0 s.f. x 0.3 = 750.0 s.f.

Runoff = 2155.73 s.f. x 2.5"/12 = 449.1 cu.f.
449.1 cu.f./ 68.5 cu.f. per ft. of ring
= 6.6 ft. req'd.

Total Storage Required = 6.6 ft. of 10 ft. Diam. rings

Total Storage Provided = 8.0 ft. of 10 ft. Diam. rings

Percent Coverage

Percent Coverage Calculation

Lot Area: ~~20,285.4 Sq.Ft.~~ **100'X140' = 14,000SF X 20% = 2,800SF MAX. PERMITTED LOT COVERAGE.**

Existing Area:

Existing Dwelling = 2429.8 Sq Ft.

~~Total Coverage: 2055.1 Sq.Ft. x 100% = Percent Coverage~~

Percent Coverage = $\frac{\text{Total Coverage}}{\text{Lot Area}}$ x 100% = Percent Coverage

Percent Coverage = $\frac{2429.8 \text{ Sq.Ft.}}{14{,}000 \text{ Sq.Ft.}}$

Percent Coverage = 17.4% < 20.0% M.C.

Front Yard Paving Coverage

Percent Coverage Calculation

Front Yard Area: 4473.90 Sq.Ft.

Existing Area:

Existing Driveway = 930.6 Sq Ft.
Existing Stone Walkway = 326.2 Sq Ft.

Total Coverage: 1,256.8 Sq.Ft. x 100% = Percent Coverage

Percent Coverage = $\frac{\text{Total Coverage}}{\text{Lot Area}}$ x 100% = Percent Coverage

Percent Coverage = $\frac{1{,}256.8 \text{ Sq.Ft.}}{4473.90 \text{ Sq.Ft.}}$

Percent Coverage = 28.1% < 30.0% M.C.

Rear Yard Percent Coverage

Percent Coverage Calculation

Rear Lot Area: 5506.3 Sq.Ft.

Existing Area:

Existing Patio = 507.6 Sq Ft.
Existing Roof Over = 157.70 SF

Proposed Area:

Proposed Pool = 448.0 Sq Ft.
Proposed Pavilion = 190.6 Sq Ft.
Proposed Pergola = 175.7 Sq Ft.
Proposed Fire Pit = 18.0 Sq Ft.

Proposed Out-Kitchen = 93.13 SF

~~Total Coverage: 1339.9 Sq.Ft.~~

TOTAL PROPOSED REAR COVERAGE = 1,590.73 SF

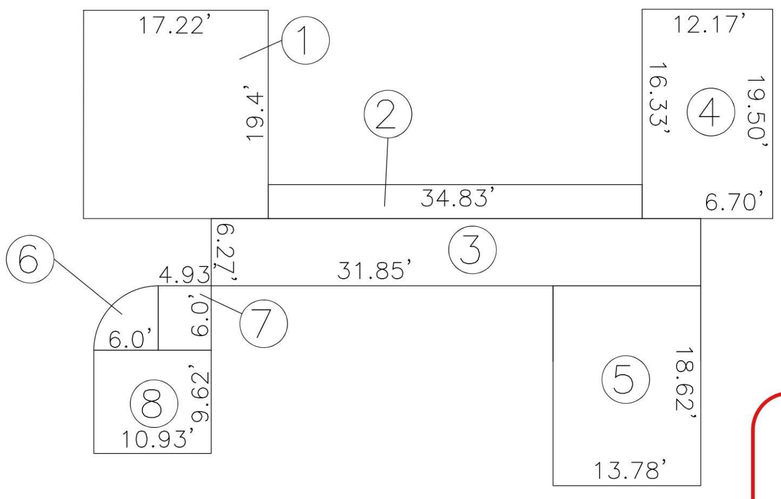
Percent Coverage = $\frac{\text{Total Coverage}}{\text{Lot Area}}$ x 100% = Percent Coverage

1,590.73 SF

Percent Coverage = $\frac{\text{~~1339.9~~ Sq.Ft.}}{5506.3 \text{ Sq.Ft.}}$ x 100% = Percent Coverage

Percent Coverage = ~~24.3%~~ < 40.0% M.C.

28.89%



PROPOSED IMPERVIOUS PATIO AREA ANALYSIS:

Area 1 = 19.40 x 17.22= 334.1 Sq. Ft.
Area 2 = 34.83 x 3.17 = 110.41 Sq. Ft.
Area 3 = 45.63 x 6.27 = 286.10 Sq. Ft.
Area 4 = 19.50 x 12.17 = 237.31 Sq. Ft.
Area 5 = 18.62 x 13.78 = 256.58 Sq. Ft.
Area 6 = π(6.00 x 6.00)/4 = 28.5 Sq. Ft.
Area 7 = 6.00 x 4.93 = 29.58 Sq. Ft.
Area 8 = 10.93 x 9.62 = 105.15 Sq. Ft.

Total Proposed Patio Area = 1387.73 Sq. Ft.

DISAPPROVED
Dorys Rendon
09/19/2023

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2/2

PROJECT INFORMATION	
DATE	2/1/2023
DRAWN BY:	GRD
CHECKED BY:	MJR
SCALE:	1"=10'
	0.32 ACRES
	14000.0 SQ.FT.
DATUM:	NAVD–88

PROJECT

DETAIL SHEET

Of Property

SITUATED IN THE: TOWN OF NORTH HEMPSTEAD
NCTM: 7–164–11

REVISED: 9/5/2023
REVISED: 8/30/2023
REVISED: 6/28/2023
REVISED: 6/9/2023
REVISED: 5/1/2023

SEAL

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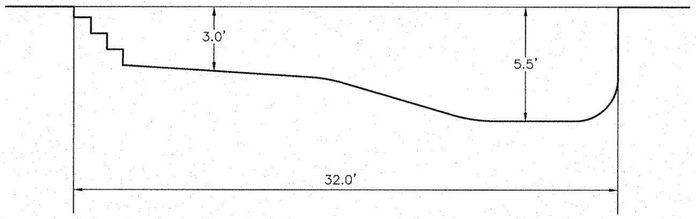
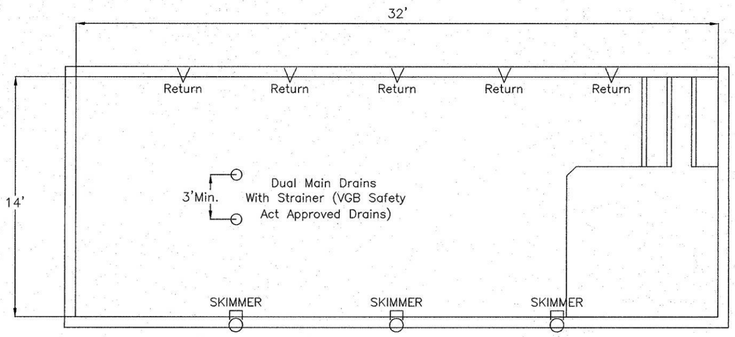
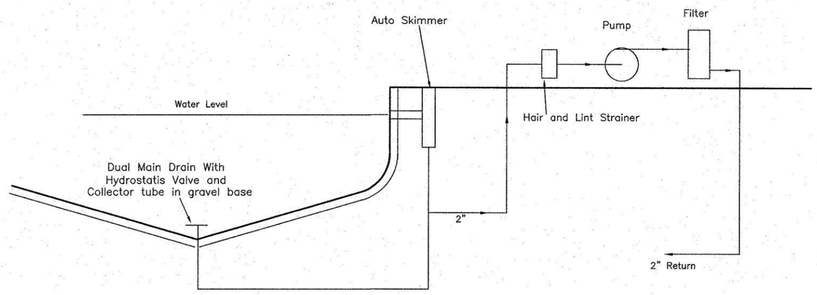


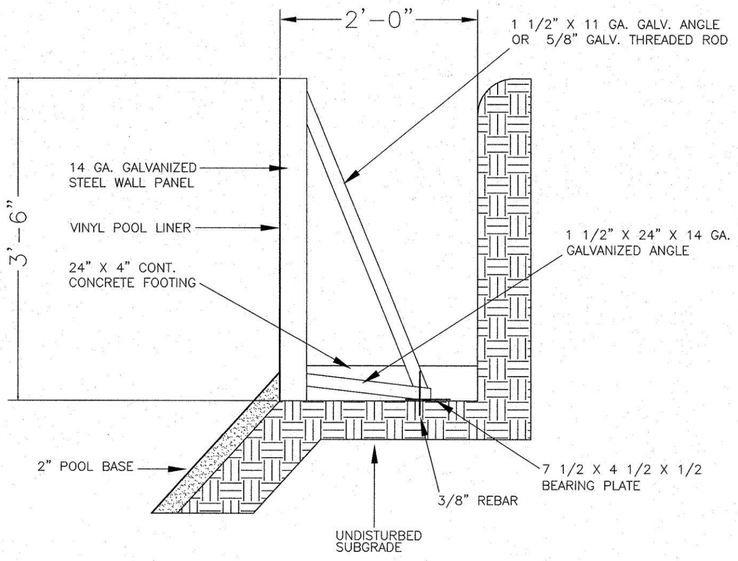
TYPICAL SECTION
N.T.S.



POOL PLAN
N.T.S.



SCHEMATIC PIPING DIAGRAM
N.T.S.



TYPICAL SECTION AT THE POOL WALL SYSTEM PANEL BRACES

GENERAL NOTES

1. Piping is shown schematically and shall be Polyethylene, P.V.C., or equal or as noted.
2. Reinforced steel shall be deformed bars of intermediate grade billet steel. All bars shall lap a min. of 50 bar diameter.
3. The design is based on a drainage soil with less than 10% silt. Ground water shall not exist within the limits of the excavation. If groundwater exists within 6'–0" below grade special dewatering facilities will be required. Water disposal is limited to owners property.
4. No surcharge due to additional load shall exist within 4'–0" of the shallow end or 6'–0" from the deep end.
5. The pool must be kept full during freezing weather.
6. Walks to be smooth, impervious, non–slip type sloped away from the pool at 3/4" per foot.
7. Pneumatically applied concrete (gunite) shall have a water content not greater than 3 1/2 gal. per sack of cement. The mix to be one part to four.
8. Water supply by owners garden hose.
9. Contractor shall shore, brace, or underpin adjacent structures as required.
10. If fill ground exceeds 3'–0" pneumatically applied concrete shall not be used.
11. The pump is capable of discharging the total pool capacity within 24 hours.
12. No diving board

DESIGN DATA

AREA =448.0 sq.ft.
VOLUME = 14280.0 gal.

TURNOVER RATE = 3.96 hrs.
PUMP RECIRCULATION RATE = 60.0 gal./min.
FILTRATION RATE = 2 gal./min./sq.ft.

Water Disposal to Irrigation on
Owners Property.
Water Supply by Owners Garden Hose.

DISAPPROVED
Dorys Rendon
09/19/2023

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PROJECT INFORMATION	
DATE	3/10/2023
DRAWN BY:	GRD
CHECKED BY:	MJR
SCALE:	1" = 100'
AREA:	
DATUM:	

PROJECT

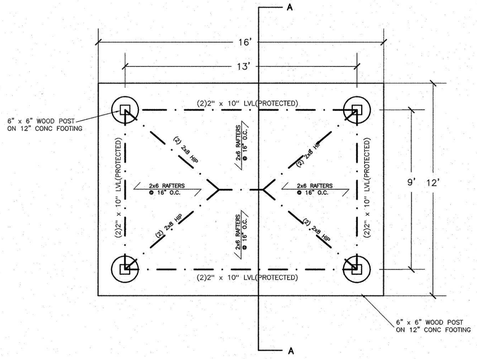
POOL DETAIL

SITUATED: TOWN OF NORTH HEMPSTEAD
NCTM: 7–164–11

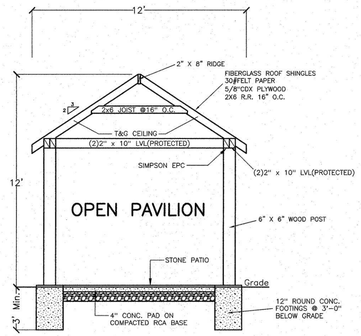
REVISED: 5/1/2023

SEAL
STATE OF NEW YORK
MICHAEL J. RANT
LICENSED PROFESSIONAL ENGINEER
089040

Northcoast Civil
LAND SURVEYING & CIVIL ENGINEERING
39 WEST MAIN STREET
OYSTER BAY, NY 11771
P:(516)922-3031 | F:(516)922-7475



FRAMING PLAN



SECTION A–A

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

GROUND SNOW LOAD	Wind SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: Weathering	Frost line depth	Termite	Decay	Winter Design Temp	Ice shield underpayment required	Flood hazards
45	110 Exposure B	Nassau C	Severe	3'–0"	Moderate to Heavy	Slight to Moderate	Nassau: 13	Yes	as per F.E.M.A.

R301.2.1.1 Design Criteria: Area located where wind speeds equal or exceed 110 miles per hour. Design criteria based on American Forest and Paper Association (AF&PA) Wood Frame Construction Manual for One– and Two–Family Dwellings(WFCM).

TABLE R301.4
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

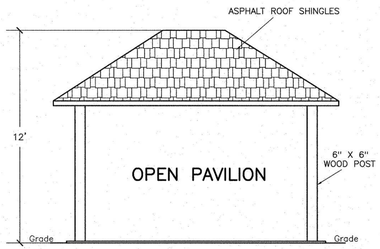
USE	LIVE LOAD
Exterior balconies	60
Decks	40
Passenger vehicle garages	50
Attics without storage	10
Attics with storage	20
Attics accessed by a fixed stairway (sec R502.31)	30
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40
Guardrails and handrails	200

TABLE R301.6
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

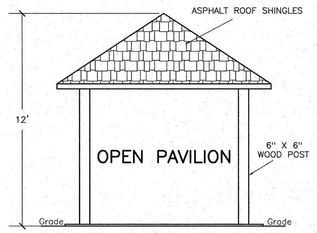
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3/12 with no finished ceiling attached to rafters	L/180
Interior walls and partitions	H/180
Floors and plastered ceilings	L/360
All other structural members	L/240
Exterior walls with plaster or stucco finish	H/360
Exterior walls – wind loads with brittle finishes	L/240
Exterior walls – wind loads with flexible finishes	L/120

NAILING SCHEDULE

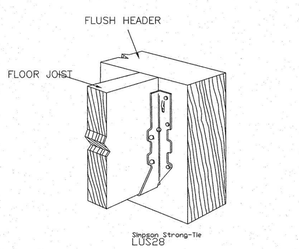
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING	REMARKS
ROOF FRAMING				
Rafter to top plate (Toe–nailed)	3–8d	3–10d	per rafter	
Ceiling Joist to top plate (Toe–Nailed)	3–8d	3–10d	per rafter	
Ceiling Joist to Parallel Rafter(Face–Nailed)	5–16d	5–40d	each top	
Ceiling Joist Laps Over partition (Face–Nailed)	5–16d	5–40d	each top	
Collar Tie to Rafter (Face–Nailed)	3–8d	3–10d	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 Place (Face–Nailed)	2–16d	2–16d	per foot	
Top Plates at Intersection (Face–Nailed)	4–16d	5–16d	joints – each side	
Stud to Stud (Face–Nailed)	2–16d	2–16d	24"o.c.	
Header to Header (Face–Nailed)	16d	16d	16"o.c. along edges	
Top or Bottom Plate to Stud (End–Nailed)	(See Table 35A)	(See Table 35A)	per stud	
Bottom Plate to Floorjoist, Bandjoist, Endjoist				
Blocking (Face–Nailed)	2–16d	2–16d	per foot	
FLOOR FRAMING				
Joist to Sill, Top Plate or Girder (Toe–nailed)	4–8d	4–10d	per joist	
Bridging to Joist (Toe–nailed)	2–8d	2–10d	each end	
Blocking To Joist (Toe–Nailed)	2–8d	2–10d	each end	
Blocking to Sill or Top Plate (Toe–Nailed)	3–16d	4–16d	each block	
Ledger Strip to Beam (Face–Nailed)	3–16d	4–16d	each joist	
Joist on Ledger to Beam(Toe–nailed)	3–8d	3–10d	per joist	
Band Joist to Joist (Toe–Nailed)	3–16d	4–16d	per joist	
Band Joist to Sill or Plate (Toe–Nailed)	2–16d	3–16d	per foot	
ROOF SHEATHING				
Structural Panels	8d	10d	See diagram	
CEILING SHEATHING				
Gypsum Wallboard	1/2" drywall screws	1/2" drywall screws	7" edge / 10"field	
WALL SHEATHING				
Structural Panels	8d	10d	See Diagram	
Gypsum Wallboard	1/2" drywall screws	1/2" drywall screws	7" edge / 10" field	
FLOOR SHEATHING				
Structural Panels 1" or less	8d	10d	6" edge / 12" field	
Structural Panels greater than 1"	10d	16d	6" edge / 6" field	

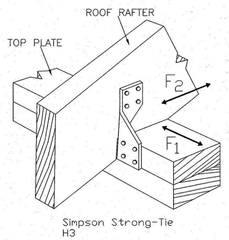


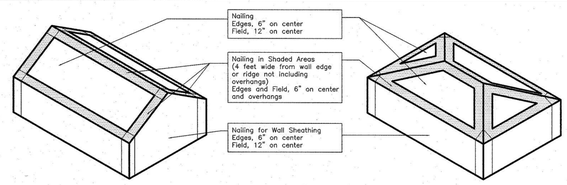
ELEVATION PLAN EAST



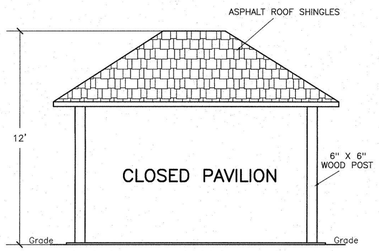
ELEVATION PLAN NORTH & SOUTH



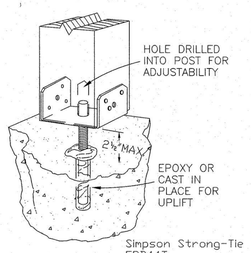


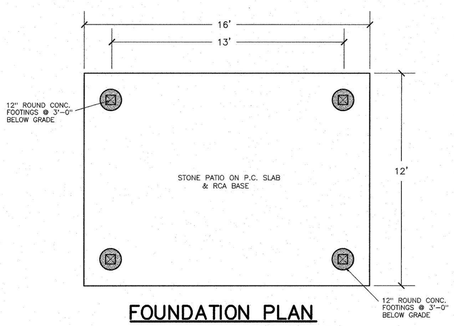


ROOF SHEATHING AND WALL SHEATHING ATTACHMENT DIAGRAMS

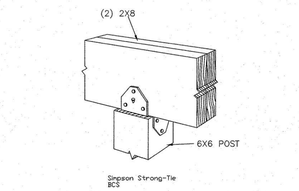


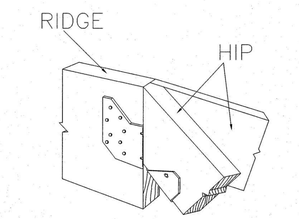
ELEVATION PLAN WEST

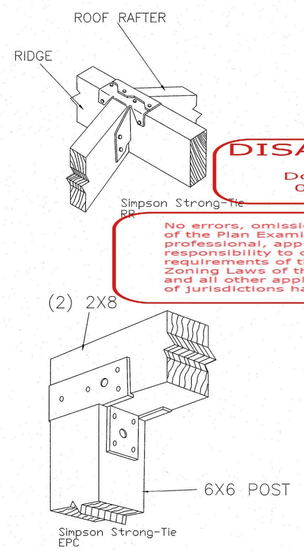




FOUNDATION PLAN







DISAPPROVED
Don Williams Building Inspector
09/11/2023
No errors, omissions or conflicts in design of the Plan Examiner's design professional, applicant's responsibility to comply with requirements of the Zoning Laws of the and all other applicable laws of jurisdictions having

GENERAL NOTES

GENERAL CONDITIONS AND NOTES

The General Contractor is responsible for the accepted completion of all work shown or implied on all drawings and specifications. The following shall be provided by, or are the responsibilities of the General Contractor, herein refered to as the G.C.:

1) Conformance of all materials and methods of construction with all applicable codes and New York State fire prevention and building codes.
2) Obtaining all inspections by authorities.
3) Providing a release of liens for all materials stored on site and work of Subcontractors.
4) Safety and methods of construction.
5) Electric connections to be as per national electric code and all local utility requirements.

6) SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE CONSENT OF THE ENGINEER.

NEW YORK STATE ENERGY CODE

All windows shall have a condensation rating equal to or less than 0.05 cubic ft. per minute per square ft. of operable sash. Hot Water Heater to be equipped with controls to limit heating water temp. to 140 degrees F. All heating equipment shall meet efficiency standards of New York State and local code. Thermostats shall meet a minimum required range of 45–75 degrees F. All constructions and materials shall meet the requirements of The New York State Energy Conservation Construction Code.

FRAMING & ROUGH CARPENTRY

Concealed spaces within wall, partition, floor and/or cornice construction shall be equipped to prevent passage of flame, smoke, fumes, and hot gases. All wood work in contact with masonry shall be CCA pressure treated lumber. Studs to be Douglas Fir, extreme fiber stress not less than 1200 P.S.I. All top plates doubled, and nailed with 160 nails at 12" max. Wall sheathing to be 1/2" Douglas Fir exterior grade plywood nailed with 6d nails at 6" O.C. Cover all sheathing with 15 lb. building paper or "tyvek". For headers over 5'-0" long, use double jack studs. Corners to be a minimum of 3–2x4's nailed at 24" O.C. Headers to be 2–2x8's on all partitions and 2–2x8's on all load bearing walls unless noted. A minimum bearing for all joists, headers, and studs to be 3 1/2". All lumber to be kiln or air dried with a moisture content less than 19%. All nails, lag bolts and connectors to be hot dipped Galvanized. Provide 2x4 studs for fastening of grab bars and misc. hardware. Install all wood doors with uniform clearances around jamb head and threshold. Do not mount doors with defective faces. All doors to be fitted with finish hardware.

ELECTRICAL

All work shall comply with the N.E.C. and local utility Co's. Convenience outlets shall be 16" above the floor unless noted. Switches and countertop recep. shall be 44" above the floor.

GYPSUM WALLBOARD

Application shall be tape joint system. Finish joint, nail dimples, corners, and edges shall receive 3 coats of joint compound. Allow 24 hours to dry between each coat. Concealed metal corner beads to be used on all exterior corners and around all openings. Use 1/2" thick Gypsum Wallboard. Use moisture resistant Wallboard in bathrooms and "Wonderboard" behind all tile walls. Use 5/8" Type X fire rated in garage. Manufacturer to be U.S. Gypsum or Gold Bond.

ROOFING

Roofing contractor shall examine all roof decks to which his work is to be applied, and notify the Engineer in writing prior to commencing work of any defects. Follow all manufacturers specifications for installation. A 5 year guarantee prior to final payment. Shingles to be as manufactured by Gaf–Sentinel self sealing or Certainteed–Glassguard. Colors selected by owner. Use aluminum flashing and valleys as required. Use flashing compound around all roof penetrations. Roofing shingles to be class A,B, or C fire resistive.

CONCRETE

Concrete to be 3000 P.S.I. at 28 days. Provide 2x4 keyway between footings and foundation wall. Provide concrete that is free from air pockets, tamp or vibrate if needed. Dewater as required to place concrete on a dry surface. Do not place concrete in freezing temperatures or below 40 degrees F. and falling. Protect curing concrete from freezing conditions with concrete blankets or hay if encountered. If concrete is placed in high temperatures, wet down frequently.

1/2

PROJECT INFORMATION

DATE	2/1/23
DRAWN BY:	GRD
CHECKED BY:	MJR
SCALE:	1/4" = 1'–0"
DATUM:	

PROJECT

KORTKAMP RESIDENCE
PAVILION & PERGOLA PLAN

FOR: 31 HILL LANE

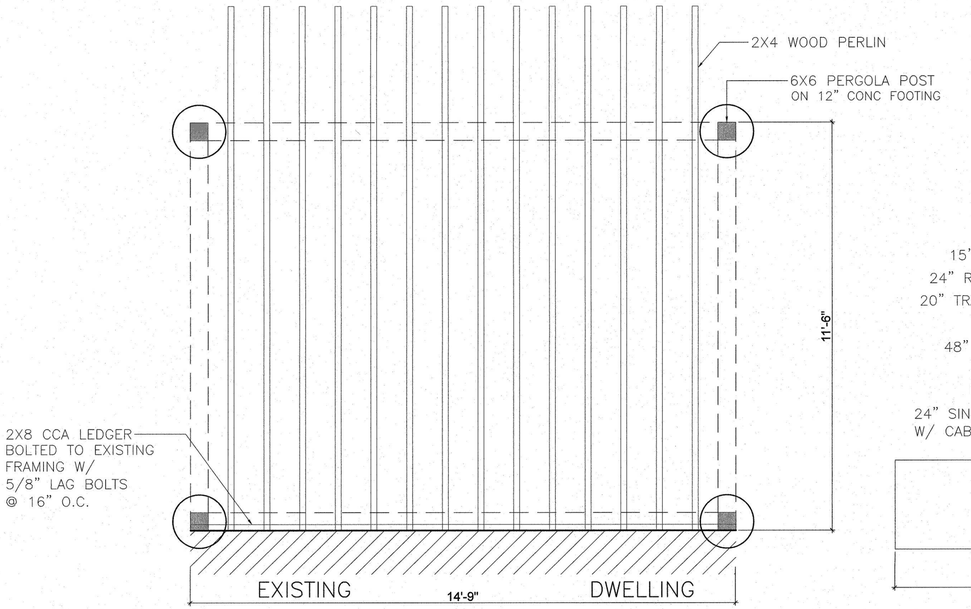
SITUATED: TOWN OF NORTH HEMPSTEAD

NCTM: 7–164–11

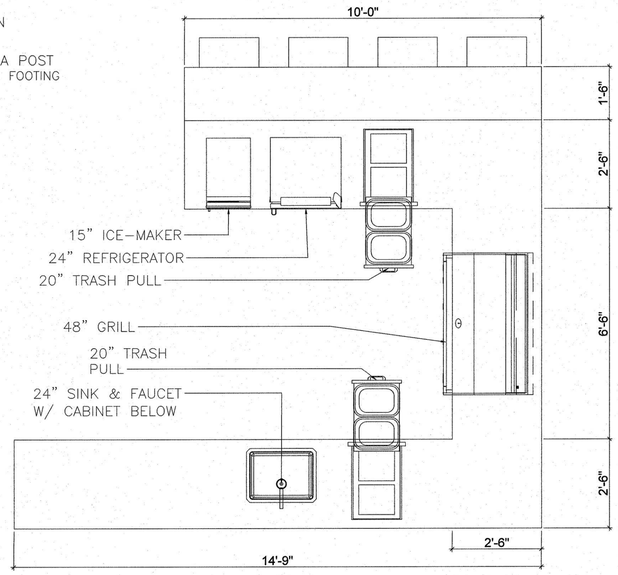
REVISED: 5/1/2023

SEAL
STATE OF NEW YORK
MICHAEL J. RANT
LICENSED PROFESSIONAL ENGINEER
090440

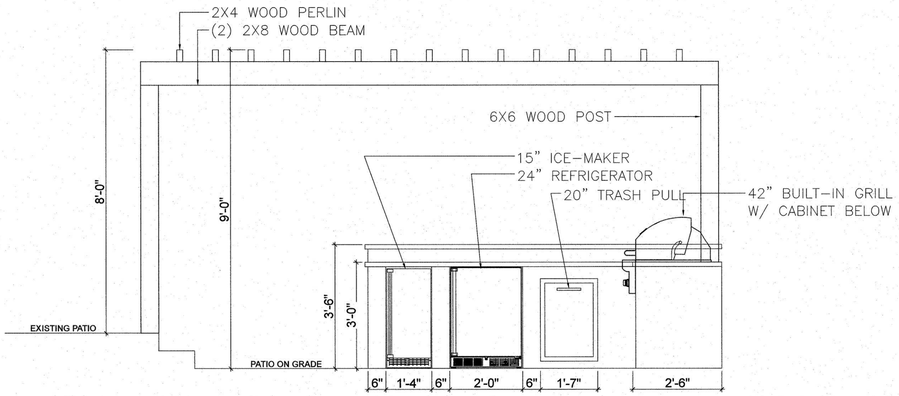
Northcoast Civil
LAND SURVEYING & CIVIL ENGINEERING
39 WEST MAIN STREET
OYSTER BAY, NY 11771
P:(516)922-3031 | F:(516)922-7475



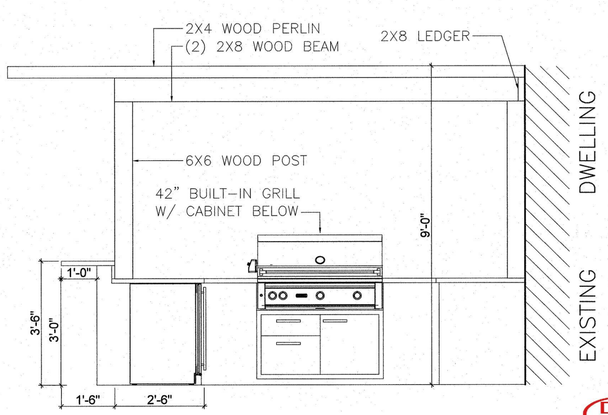
FRAMING PLAN



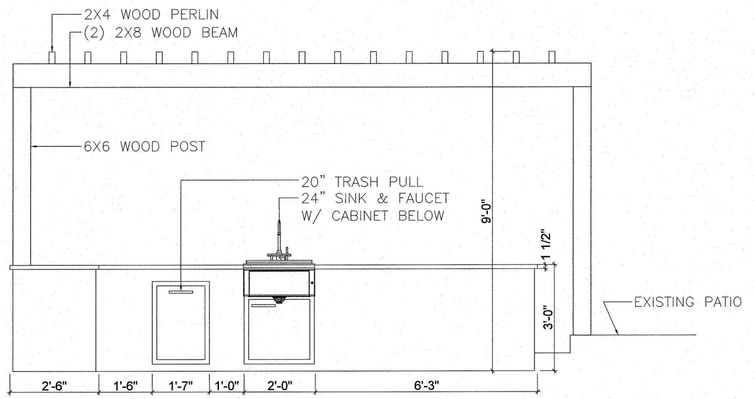
BAR PLAN



NORTH PERGOLA ELEVATION



EAST PERGOLA ELEVATION



SOUTH PERGOLA ELEVATION

DISAPPROVED
Dorys Rendon
09/19/2023

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

2/2

PROJECT INFORMATION	
DATE	2/1/23
DRAWN BY:	GRD
CHECKED BY:	MJR
SCALE:	1/2" = 1'-0"
DATUM:	

PROJECT

KORTKAMP RESIDENCE
PAVILION & PERGOLA PLAN
FOR: 31 HILL LANE

SITUATED:	TOWN OF NORTH HEMPSTEAD
NCTM:	7-164-11

REVISED: 5/1/2023

SEAL
STATE OF NEW YORK
MICHAEL J. RANA
LICENSED PROFESSIONAL ENGINEER
099040

Northcoast Civil LAND SURVEYING & CIVIL ENGINEERING
39 WEST MAIN STREET
OYSTER BAY, NY 11771
P:(516)922-3031 | F:(516)922-7475

#21456

GENERAL NOTES:

1. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS AND PLANS SHALL HAVE PRECEDENCE OVER SMALLER SCALED PLANS.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE BEFORE START OF CONSTRUCTION. ARCHITECTS OFFICE IS TO BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS.

3. ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE APPLICABLE PROVISIONS OF 2020 RC NYS AND 2020 ECC NYS.
ALL REQUIREMENTS IN THE CODE SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR OR SHOWN ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SHOWN ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE.

4. MINIMUM CONCRETE STRENGTH SHALL BE 3,000 P.S.I. AFTER 28 DAYS. STEP ALL CONCRETE FOOTINGS AND FOUNDATION WALLS TO BEAR ON SOLID UNDISTURBED SOIL, MINIMUM SOIL BEARING CAPACITY TO BE 3,000 P.S.F. AND 3,500 PSI CONCRETE FOR EXPOSED WEATHER LANDINGS.
   A. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW FINISHED GRADE.
   B. WHERE SLABS ARE SUPPORTED ON FILL, THE FILL SHALL BE COMPACTED IN LAYERS.
   C. IN ACCORDANCE WITH SECTION R402.2.2 CONCRETE SHALL BE AIR-ENTRAINED WITH A TOTAL AIR CONTENT OF NOT LESS THAN 5% OR MORE THAN 7%.

5. ALL WOOD TO BE NUMBER 1 HEM/FIR OR BETTER (Fb=1,400 P.S.I.). ALL LINTELS TO BE (3) 2" X 8"s WITH (2) 1/ 2" PLYWOOD FILLER BETWEEN FOR 6" WALLS AND (2) 2" x 10" WITH (1) 1/ 2" PLYWOOD FILLER BETWEEN FOR 4" WALLS UNLESS OTHERWISE NOTED.
   A. INTERIOR WALLS AND PARTITIONS SHALL BE 2" X 4" WOOD STUDS 16" O.C. WITH 1/ 2" GYPSUM BOARD TAPED AND SPACKLED 3 COATS.
   B. EXTERIOR WALLS TO BE 2" X 6" WOOD STUDS 16" O.C (UNLESS OTHERWISE NOTED ON PLANS AND DETAILS) WITH WITH GYPSUM BOARD FASTENED TO INTERIOR OF STUDS, TAPED AND SPACKLED 3 COATS, EXTERIOR TO BE COVERED WITH 1/ 2" CDX EXTERIOR PLYWOOD AND WITH "TYVEK" INFILTRATION BARRIER IN ACCORDANCE WITH SECTION R922. EXTERIOR FINISH MATERIAL TO BE VINYL SIDING TO MATCH EXISTING, COLOR AS SELECTED BY OWNER, AS NOTED ON PLANS.

6. ALL ROOF AND WALL PLYWOOD SHALL BE CDX EXTERIOR GRADE AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARDS PS-1, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.

7. WHERE RAFTERS AND JOISTS FRAME INTO OTHER WOOD BEAMS, PROVIDE TECO U-GRIP 18 GA. GALVANIZED STEEL JOIST AND BEAM HANGERS.
   A. DOUBLE ALL FRAMING UNDER PARALLEL PARTITIONS. PROVIDE FIRE STOPPING AS REQUIRED AROUND ALL OPENINGS AS PER N.Y.S. CODE.
   B. PROVIDE AT LEAST DOUBLE JOISTS AND HEADERS AT WATER CLOSET DRAINS, BATHTUBS, AND AT ALL VENT AND MECHANICAL OPENINGS 2'-0" OR MORE IN WIDTH.
   C. PROVIDE 1" X 3" BRIDGING BETWEEN ALL FLOOR JOISTS. MAXIMUM SPACE BETWEEN ROWS OF BRIDGING AND BETWEEN BRIDGING AND SUPPORTS SHALL BE 8'-0".

8. BLIND FLASH ALL JUNCTIONS WHERE VERTICAL MEETS HORIZONTAL, ie: CHIMNEY, ROOFS, WINDOWS, DOORS ETC.

9. WINDOWS ARE TO MATCH EXISTING, SHALL BE OF THE SIZE AND TYPE NOTED AND SHALL BE SUPPLIED COMPLETE WITH INSULATED GLASS AND SCREENS. (MIN. R=1.70) . WINDOW AND DOOR HEADS TO BE SET AT 6'-8" ABOVE FINISH FLOOR.
   A. NEW EXTERIOR DOORS ARE TO BE INSULATED AND COMPLETELY WEATHERSTRIPPED.
      (MIN. R=2.50) (MAX. U= 0.52) (MAX. SHGC=0.60)
   B. INTERIOR DOORS ARE TO BE FLUSH, HOLLOW CORE WOOD, STAINED AND FINISHED AS DIRECTED BY OWNER

10. VERIFY ALL DIMENSIONS AND SIZES OF WINDOWS WITH MANUFACTURER BEFORE PROCEEDING WITH ROUGH FRAMING AND RELATED WORK.

11. ALL EXTERIOR WOOD AND ALL WOOD RESTING ON TOP OF CONCRETE SHALL BE PRESERVATIVE TREATED WITH OIL-BORNE CHEMICALS IN ACCORDANCE WITH AWPA STANDARDS.
   A. ALL WOOD POSTS RESTING ON TOP OF CONCRETE SHALL HAVE GAL'VD METAL SEATS ANCHORED TO CONCRETE.

12. PATCH AND REPAIR ANY DAMAGED EXISTING WORK TO REMAIN, MATCH EXISTING CONDITIONS AND MATERIALS.

13. ROOF DESIGN LOADS = 45# LIVE LOAD + 10# DEAD LOAD = 55# S.F. TOTAL LOAD.
    FLOOR DESIGN LOADS = 40# LIVE LOAD + 15# DEAD LOAD = 55# S.F. TOTAL LOAD.

14. ALL ELECTRICAL WORK TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE N.E.C., CHAPTERS 33-42 OF THE RESIDENTIAL CODE OF NY STATE, NFPA 70 AND SHALL BE U.L. APPROVED.
ELECTRICAL CONTRACTOR IS TO FILE FOR ALL REQUIRED PERMITS AND OBTAIN ALL REQUIRED CERTIFICATES.

15. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 25-32 OF THE RESIDENTIAL CODE OF NY STATE.
PLUMBING CONTRACTOR IS TO FILE FOR AND OBTAIN ALL REQUIRED PERMITS AND OBTAIN ALL REQUIRED CERTIFICATES.
PLUMBING FIXTURES AND FITTINGS TO BE AS SELECTED BY THE OWNERS.

16. THE MECHANICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 12-24 OF THE RESIDENTIAL CODE OF NY STATE.

17. WHEN INTERIOR ALTERATIONS, REPAIRS, ADDITIONS OR CONVERSIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE PROVIDED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS IN ACCORDANCE WITH SECTION R314.
THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED.

18. WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SECTION R319 AND INSULATION SHALL BE IN ACCORDANCE WITH SECTION R320.

19. INTERIOR WALL COVERING SHALL BE IN ACCORDANCE WITH SECTION R702.2 AND EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH SECTION R703.

20. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER PER SECTION R312.2.2.

21. THE ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION SUPERVISION. THESE PLANS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF THE ARCHITECT.

22. (1) ONE SET OF APPROVED PLANS ALONG WITH (1) ONE DOZEN GLAZED DONUTS AND COFFEE ARE REQUIRED TO BE ON JOBSITE FOR CONSTRUCTION MEETINGS.

23. THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF, AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCE AND PROCEDURES OR FOR THE SAFETY PROGRAMS IN CONNECTION WITH THE PROJECT.

GENERAL CONDITIONS:

UNLESS OTHERWISE NOTED HERE IN, GENERAL CONDITIONS OF THE STANDARD FORM OF AGREEMENT FOR SMALL CONSTRUCTION A.I.A. #A107 LATEST ADDITION., SHALL APPLY. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO THE DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS RESULTING FROM, AND (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR OR SUBCONTRACTORS, ANYONE DIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED BY A PARTY INDEMNIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO FORM WORK, BLOCK WORK, FRAMING NAILING, PLACING OF CONCRETE ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THAT THEY ARE IN ACCORDANCE OF THE DRAWINGS, SPECIFICATIONS SHALL NOT BE PERMITTED UNLESS AUTHORIZED BY THE ARCHITECT IN WRITING. CONTRACTOR SHALL CARRY LIABILITY INSURANCE AND WORKMAN'S COMPENSATION AMOUNTS AS SPECIFIED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHOP DRAWINGS TO BE SUBMITTED TO THE ARCHITECT FOR AESTHETIC APPROVAL PRIOR TO FABRICATION AND INSTALLATION. ANY DISCREPANCIES BETWEEN THE SITE AND THE DRAWINGS FOR THE THE PROJECT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT REPORTED (EXCEPT FOR HIDDEN CONDITIONS) ONCE HE HAS STARTED THE WORK. ALL WORK SHALL BE DONE IN A PROFESSIONAL AND WORKMAN LIKE MANNER AND IN ACCORDANCE WITH GOOD BUILDING PRACTICE. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. CONTRACTOR SHALL FULLY GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY, HIS WORK AND THE WORK OF ALL SUB-CONTRACTORS. PAVING AND ROOFING SHALL BE GUARANTEED FOR ONE YEAR.

ELECTRICAL NOTES

1. ALL APPROVED WORK TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE N.E.C AND SHALL BE U.L. APPROVED. ELECTRICAL CONTRACTOR IS TO FILE FOR ALL THE REQUIRED PERMITS AND OBTAIN ALL REQUIRED CERTIFICATES.

2. ALL UNDERSLAB WIRING SHALL BE RUN IN CONDUIT.

A. CONDUCTORS SHALL BE COPPER, GENERALLY WITH 600-VOLT RATED INSUL., BRANCH CIRCUIT WIRING MINIMUM SIZE, #14 OR #12, TYPE "TW" OR "THCI" AS REQ.
B. INCREASE WIRE SIZE BY ONE ON ALL BRANCH CIRCUITS OVER 100 FT IN LENGTH.
TUBING.

3. CONDUITS IN GROUND UNDER CONCRETE SLAB OR EXPOSED TO EXTERIOR SHALL BE GALVANIZED RIGID STEEL.

4. ALL SWITCHES AND RECEPTACLES TO BE MOUNTED FLUSH, GROUNDING TYPE RATED 20 AMPS; COMPLETE WITH WALL PLATES COLOR AS SELECTED BY OWNER.
A. WEATHERPROOF DUPLEX RECEPTACLES (INDICATED WP) SHALL BE RATED 15 AMPS WITH STEEL WEATHERPROOF COVER PLATE.

5. INSTALL JUNCTION BOXES FOR LIGHT FIXTURES WHERE SHOWN AS INDICATED ON THE DRAWINGS. VERIFY LOCATIONS OF FIXTURE OUTLETS TO CAUSE NO INTERFERENCE WITH PIPING, EQUIPMENT, AND ARCHITECTURAL TREATMENT.

6. INSTALL ALL WIRING FOR MECH. EQUIPMENT AND CONTROLS INCLUDING HVAC UNITS, HOT WATER HEATERS, EXHAUST FANS, ETC.

7. LEGEND, WP (WATER PROOF) , GFI (GROUND FAULT INTERRUPTER)

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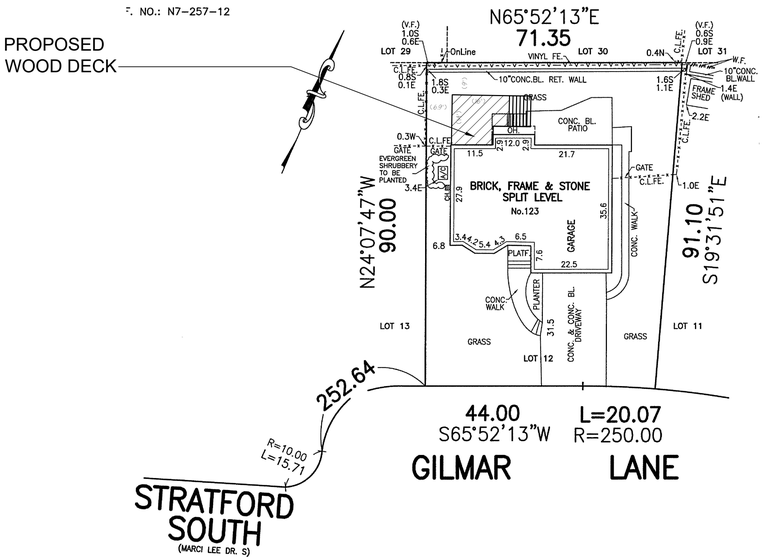

PLOT PLAN

SCALE:1" = 20-0"

ELECTRICAL LEGEND

- NEW RECEPTACLE, COVER PLATE AND BOX INSTALL 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED
- NEW FLOOR RECEPTACLE, COVER PLATE AND BOX
- NEW CEILING MOUNTED RECEPTACLE, COVER PLATE AND BOX.
- NEW RECEPTACLE, COVER PLATE AND BOX INSTALL 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED
- NEW SWITCH, COVER PLATE AND BOX INSTALL 54" ABOVE FINISHED FLOOR
- NEW 3-WAY SWITCH, COVER PLATE AND BOX INSTALL 54" ABOVE FINISHED FLOOR
- NEW OWNER SUPPLIED RECESSED FIXTURE INSTALL REQUIRED WOOD BLOCKING TO SUPPORT FIXTURE Fixture to provide average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.
- NEW OWNER SUPPLIED WALL MOUNTED FIXTURE INSTALL REQUIRED WOOD BLOCKING TO SUPPORT FIXTURE
- NEW OWNER SUPPLIED CEILING MOUNTED FIXTURE WITH PULL STRING INSTALL REQUIRED WOOD BLOCKING TO SUPPORT FIXTURE
- CABLE TELEVISION OUTLET, INSTALL 18" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
- TELEPHONE OUTLET, INSTALL 18" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
- CEILING MOUNTED SMOKE DETECTOR, INSTALLED ON SEPERATE CIRCUIT, HARDWIRED AND INTERCONNECTED.
- CARBON MONOXIDE DETECTOR, INSTALL 18" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED, HARDWIRED AND INTERCONNECTED.
- NEW EXHAUST FAN, MIN 70 CFM, DUCTED TO OUTSIDE, CAPPED WITH SCREENED LOUVER.
- JUNCTION BOX, COORDINATE WITH OWNER ON LOCATION
- ELECTRICAL PANEL

SYMBOL KEY

- ELEVATION LETTER / SHEET NUMBER
- DETAIL OR SECTION NUMBER / SHEET NUMBER
- KEY TO DOOR SCHEDULE
- KEY TO WINDOW SCHEDULE
- ROOM NUMBER
- PARTITION TYPES
- COLUMN and GRID NUMBER
- VERTICAL ELEVATION

PARTITION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW STUD WALLS
- NEW FOUNDATION WALLS

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORN DEBIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20	140	NO	NO	1 MILE FROM COAST AND FI	B	SEVERE	BOF 36" BFG	MOD. TO HEAVY	11°	2" FROM INSIDE WALL	SEE PLANS EXAMINER	618	52.1

WIND EXPOSURE CATEGORY:	MANUAL J DESIGN CRITERIA						
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP.	DESIGN TEMP. COOLING	HEATING TEMPERATURE DIFFERENCE
	40°N	12.5 DEG.	84 DEG.	1	70°	75 (DB 63° WB)	57.5
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
9	15	7.5	71.5	M	30%	45-55%	

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTRAL MEMBERS

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

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT

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

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	IN.	INCHES
ANT.	ATTACHED	INT.	INTERIOR
ALUM.	ALUMINUM	INSUL.	INSULATION
BLDG.	BUILDING	LB	POUND
BLK.	BLOCK		
BLKG.	BLOCKING	MAX.	MAXIMUM
		MECH.	MECHANICAL
C.J.	CONTROL JOINT	MFGR.	MANUFACTURER
C.	CENTER LINE	MIN.	MINIMUM
CLG.	CEILING	MISC.	MISCELLANEOUS
CONC.	CONCRETE	M.O.	MASONRY OPENING
CONT.	CONTINUOUS	NO.	NUMBER
DIA.	DIAMETER	N.I.C.	NOT IN CONTRACT
DWG.	DRAWING	N.T.S.	NOT TO SCALE
EA.	EACH	O.C.	ON CENTER
ELEV.	ELEVATION	OPNG.	OPENING
ELEC.	ELECTRICAL		
EQ.	EQUAL	PLYWD.	PLYWOOD
EQUIP.	EQUIPMENT	P.S.F.	POUNDS PER SQUARE FOOT
EXP. JT.	EXPANSION JOINT	P.S.I.	POUNDS PER SQUARE INCH
EXT.	EXTERIOR		
		R.B.	RIDGE BEAM
F.D.	FLOOR DRAIN	REINF.	REINFORCE
FIN.	FINISH	REQ'D	REQUIRED
FL.	FLOOR	RM.	ROOM
F.R.	FIRE RESISTANT	R.F.	ROOF RAFTER
GA.	GAUGE	SIM.	SIMILAR
GALV'D	GALVANIZED	SPECS.	SPECIFICATIONS
GYP.	GYPSUM BOARD	SQ.FT.	SQUARE FOOT
G.C.	GENERAL CONTRACTOR	SUSP.	SUSPENDED
		S.C.	SELF CLOSING
HOR.	HEARS	SHT.	SHEET
H.M.	HOLLOW METAL	TYP.	TYPICAL
		T.O.S.	TRIM OUT SOFFIT
		V.S.	VALLEY SLEEPER
		W/	WITH
		W/ O	WITH OUT
		WD.	WOOD
		W.W.F.	WELDED WIRE FABRIC.

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

USE	LIVE LOAD
ATTICS WITH LIMITED STORAGE g,h	20
ATTICS WITHOUT STORAGE h	10
DECKS#	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS d	200
GUARDRAILS IN-FILL COMPONENTS f	50
PASSENGER VEHICLE GARAGES a	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c

SQUARE FOOTAGES

PROPOSED WOOD DECK = 201 SF

SCHEDULE OF DRAWINGS

A-100.00	COVER SHEET, PLOT PLAN and NOTES
A-200.00	FLOOR PLANS, ELEVATIONS & SECTION
A-300.00	METAL CONNECTIONS

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SODANO
ARCHITECTURE, PLLC

356 Main Street
Center Moriches, N.Y. 11934
Phone: (631) 400-9173

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REVISIONS

NO.	DATE	DESCRIPTION
	8-23-23	AC

DRAWING DISTRIBUTION

NO.	DATE	DESCRIPTION
	5-23-23	ISSUED TO BLDG DEPT.
	8-23-23	ISSUED TO BLDG DEPT.

PROJECT:

PROPOSED DECK FOR:
123 GILMAR LANE
ROSLYN HEIGHTS, NY

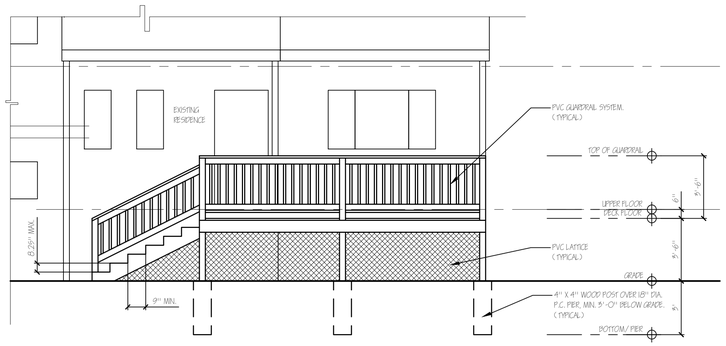
DRAWING TITLE:

PLOT PLAN

SEAL & SIGNATURE

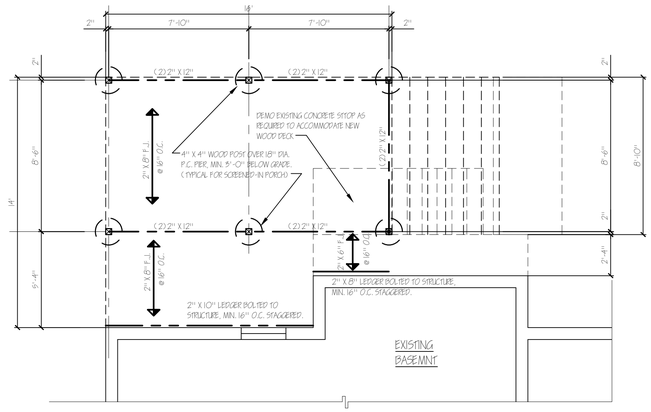
REGISTERED ARCHITECT GIOVANNI SODANO 029413 STATE OF NEW YORK

DRAWN BY:	JSJ
CHECKED BY:	GSJ
SCALE:	AS SHOWN
DATE:	5-23-23
DRAWING NO:	A-100.00
PROJECT NO:	2317NY



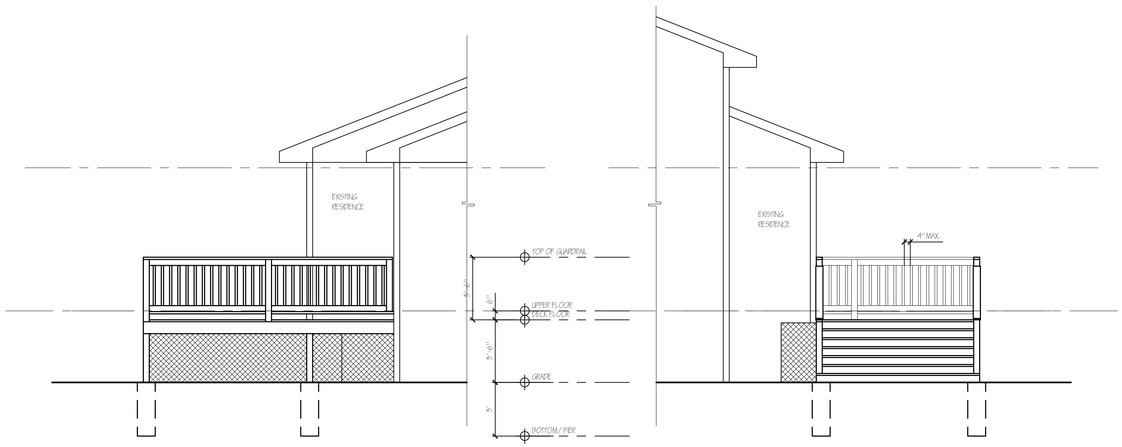
REAR ELEVATION

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



FOUNDATION PLAN

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

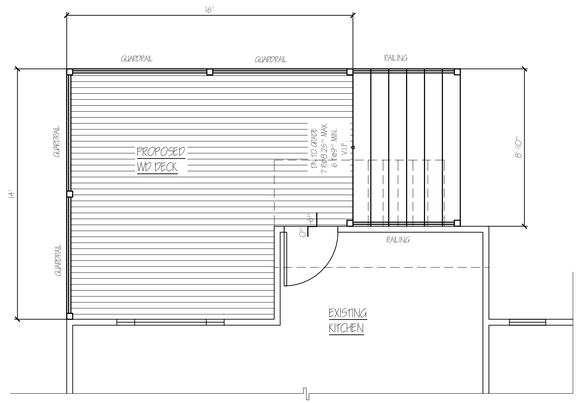


LEFT SIDE ELEVATION

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

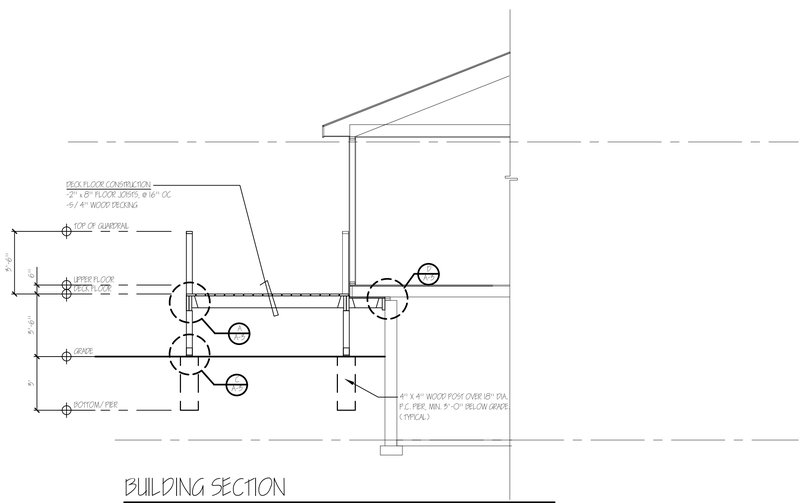
RIGHT SIDE ELEVATION

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



FLOOR PLAN

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



BUILDING SECTION

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

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REVISIONS

NO.	DATE	DESCRIPTION

DRAWING DISTRIBUTION

NO.	DATE	DESCRIPTION
	5-23-23	ISSUED TO BLDG DEPT.

PROJECT:

PROPOSED DECK FOR:
123 GILMAR LANE
ROSLYN HEIGHTS, NY

DRAWING TITLE:

FLOOR PLANS
EXTERIOR ELEVATIONS
SECTION

SEAL & SIGNATURE

REGISTERED ARCHITECT GIANNI SODANO 029413 STATE OF NEW YORK
Giovanni Sodano 5-23-23

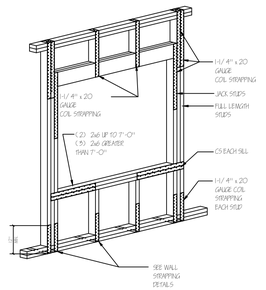
DRAWN BY:	JSJ
CHECKED BY:	GSJ
SCALE:	AS SHOWN
DATE:	5-23-23
DRAWING NO:	A-200.00
PROJECT NO:	2317NY

NOTE:
ALL STRAPPING TO BE 16" O.C.,
EACH RAFTER EACH STUD, ETC.

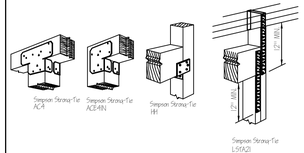
FASTENER AND CONNECTION NOTES:
1. FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE-RETARDANT-TREATED WOOD SHALL BE A MINIMUM OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. EXCEPTION: ONE-HALF INCH DIAMETER OR GREATER STEEL BOLTS.

2. IN THE COASTAL HIGH HAZARD AREA AND THE OCEAN HAZARD AREA, ALL METAL CONNECTORS AND FASTENERS OUTSIDE OF CONDITIONED SPACES SHALL BE HOT DIP GALVANIZED STEEL AFTER FABRICATION AND MEET ASTM A653. EXPOSED METAL CONNECTORS, SUCH AS TIE-DOWN STRAPS ON PORCHES, DECKS AND AREAS UNDER THE STRUCTURE SHALL BE A MINIMUM OF 5/16 INCH THICK AND BE HOT DIP GALVANIZED AFTER FABRICATION AND MEET ASTM A123 AND ASTM A653. STAINLESS STEEL LIGHT-GAGE METAL CONNECTORS SHALL BE PERMITTED IN EXPOSED OR PARTIALLY EXPOSED LOCATIONS. METAL CONNECTORS OF APPROVED EQUIVALENT CORROSION RESISTANT MATERIAL MAY BE ACCEPTED.

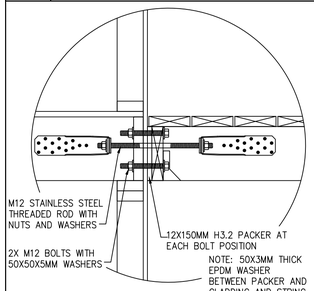
G



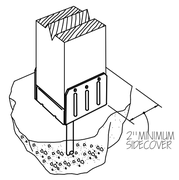
F HEADER STRAPPING DETAIL
MODEL CS16 BY SIMPSON STRONG TIE N.T.S.



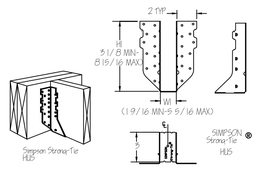
E POST / GIRDER / HEADER CONNECTION DETAIL
N.T.S.



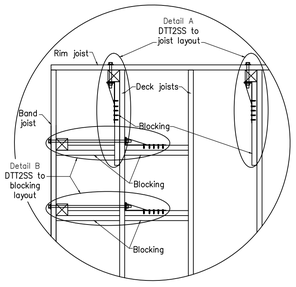
D DECK / HOUSE LATERAL CONNECTION DETAIL
Simpson Strong-Tie

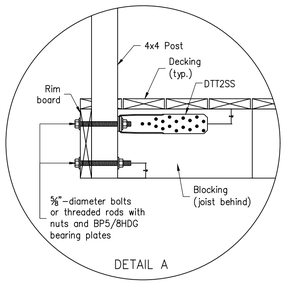


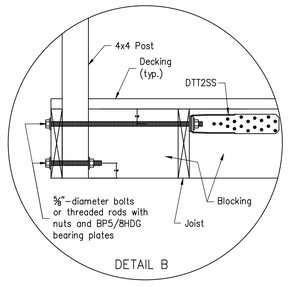
C SILL PLATE TO RIM BOARD CONNECTION
MODEL ARNA4 BY SIMPSON STRONG TIE



B BEAM HANGER CONNECTION DETAIL
Simpson Strong-Tie HUS N.T.S.





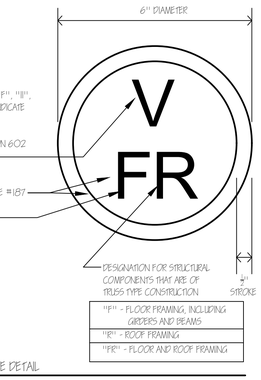


A QUADRAL LATERAL CONNECTION DETAIL
Simpson Strong-Tie

NAILING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joints or rafters to top plate	4-Bd box (.21" x .113"); or 5-Bd common (.21" x .135"); or 5-10d box (.3" x .128"); or 3-3" x .131" nails	Toe nail
2	Ceiling joists to top plate	4-Bd box (.21" x .113"); or 5-Bd common (.21" x .135"); or 5-10d box (.3" x .128"); or 3-3" x .131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.9.2 and Table R802.9.2)	4-10d box (.3" x .128"); or 3-16d common (.3" x .162"); or 4-3" x .131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.9.2 and Table R802.5.2)	Table R802.9.2	Face nail
5	Collar tie to rafter, face nail or 1" x 4" x 20 ga. ridge strap to rafter	4-10d box (.3" x .128"); or 5-10d common (.3" x .148"); or 4-3" x .131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (.3" x .159"); or 5-10d common nails (.3" x .148"); or 4-10d box (.3" x .128"); or 4-3" x .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" x .159"); or 5-10d common (.3" x .148"); or 4-10d box (.3" x .128"); or 4-3" x .131" nails 3-16d box (.3" x .159"); or 2-16d common (.3" x .162"); or 5-10d box (.3" x .128"); or 3-3" x .131" nails	Toe nail End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (.3" x .162") 10d box (.3" x .128"); or 3" x .131" nails 16" o.c.	24" o.c. Face nail Face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (.3" x .159"); or 3" x .131" nails 12" o.c. 16d common (.3" x .162") 16" o.c.	Face nail Face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (.3" x .162") 16d box (.3" x .159")	16" o.c. each edge Face nail 12" o.c. each edge Face nail
11	Continuous header to stud	6-Bd box (.21" x .113"); or 4-Bd common (.21" x .135"); or 4-10d box (.3" x .128")	Toe nail
12	Top plate to top plate	16d common (.3" x .162") 10d box (.3" x .128"); or 3" x .131" nails 12" o.c.	16" o.c. face nail Face nail
13	Double top plate splice	8-16d common (.3" x .162"); or 12-16d box (.3" x .159"); or 12-10d box (.3" x .128"); or 12-3" x .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" x .162") 16d box (.3" x .159"); or 3" x .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 panels)	3-16d box (.3" x .159"); or 2-16d common (.3" x .162"); or 4-3" x .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-Bd box (.21" x .113"); or 3-16d box (.3" x .159"); or 4-Bd common (.21" x .135"); or 4-10d box (.3" x .128"); or 4-3" x .131" nails 3-16d box (.3" x .159"); or 2-16d common (.3" x .162"); or 3-10d box (.3" x .128"); or 3-3" x .131" nails	Toe nail End nail
17	Top plates, laps at corners and intersections	3-10d box (.3" x .128"); or 2-16d common (.3" x .162"); or 3-3" x .131" nails	Face nail
18	1" brace to each stud and plate	3-Bd box (.21" x .113"); or 2-Bd common (.21" x .135"); or 2-10d box (.3" x .128"); or 2 staples 15/8"	Face nail
19	1" x 6" sheathing to each bearing	3-Bd box (.21" x .113"); or 2-Bd common (.21" x .135"); or 2-10d box (.3" x .128"); or 2 staples, 1" crown, 16 ga., 15/8" long	Face nail
20	1" x 8" and wider sheathing to each bearing	3-Bd box (.21" x .113"); or 3-Bd common (.21" x .135"); or 3-10d box (.3" x .128"); or 3 staples, 1" crown, 16 ga., 15/8" long Wider than 1" x 8" 4-Bd box (.21" x .113"); or 3-Bd common (.21" x .135"); or 3-10d box (.3" x .128"); or 4 staples, 1" crown, 16 ga., 15/8" long	Face nail
21	Jack to sill, top plate or girder	4-Bd box (.21" x .113"); or 3-Bd common (.21" x .135"); or 3-10d box (.3" x .128"); or 3-3" x .131" nails	Toe nail
	Floor		
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	Bd box (.21" x .113") Bd common (.21" x .135"); or 10d box (.3" x .128"); or 3" x .131" nails	4" o.c. toe nail 6" o.c. toe nail
23	1" x 6" subfloor or less to each joist	3-Bd box (.21" x .113"); or 2-Bd common (.21" x .135"); or 3-10d box (.3" x .128"); or 2 staples, 1" crown, 16 ga., 15/8" long	Face nail
	Floor		
24	2" subfloor to joist or girder	3-16d box (.3" x .135"); or 2-16d common (.3" x .162")	Blind and face nail
25	2" planks (plank & beam—floor & roof)	3-16d box (.3" x .135"); or 2-16d common (.3" x .162")	At each bearing, face nail
26	Blind or rim joist to joist	3-16d common (.3" x .162") 4-10 box (.3" x .128"); or 4-3" x .135" nails; or 4-3" x 14 ga. staples, 7/16" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (.4" x .192"); or 10d box (.3" x .128"); or 3" x .131" nails And: 2-20d common (.4" x .192"); or 3-10d box (.3" x .128"); or 3-3" x .131" nails	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 at each splice
29	Bridging or blocking to joist	2-10d box (.3" x .128"); or 2-Bd common (.21" x .135"); or 2-3" x .131" nails	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND 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	3/8" — 1/2"	6d common (.2" x .113") nail (subfloor, wall); Bd common (.21" x .113") nail (roof); or RSRS-01 (.25" x .113") nail (roof))	6	12[f]
31	19/32" — 1"	Bd common nail (.21" x .131"); or RSRS-01, (.25" x .113") nail (roof))	6	12[f]
32	11/8" — 11/4"	10d common (.3" x .148") nail; or Bd (.21" x .131") deformed nail	6	12
	Other wall sheathings			
33	1/2" structural cellulosic fiberboard sheathing	11/2" galvanized roofing nail, 7/16" head diameter, or 11/4" long 16 ga. staple with 7/16" or 1" crown	3	6
34	25/32" structural cellulosic fiberboard sheathing	1-3/4" galvanized roofing nail, 7/16" head diameter, or 11/2" long 16 ga. staple with 7/16" or 1" crown	3	6
35	1/2" gypsum sheathing[d]	11/2" galvanized roofing nail; staple galvanized, 11/2" long; 11/4" screws, Type W or S	7	7
36	5/8" gypsum sheathing[d]	15/8" galvanized roofing nail; staple galvanized, 15/8" long; 15/8" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	3/4" and less	6d deformed (.2" x .120") nail; or Bd common (.21/.2" x .131") nail	6	12
38	7/8" — 1"	Bd common (.21/.2" x .131") nail; or Bd deformed (.21/.2" x .120") nail	6	12
39	11/8" — 11/4"	10d common (.3" x .148") nail; or Bd deformed (.21/.2" x .120") nail	6	12



TRUSS SIGNAGE DETAIL
NTS

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SODANO
ARCHITECTURE, PLLC
356 Main Street
Center Moriches, N.Y. 11934
Phone: (631) 400-9173

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GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT PREMISES. DISCEPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

REVISIONS

NO.	DATE	DESCRIPTION

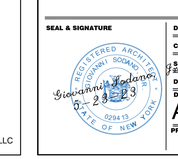
DRAWING DISTRIBUTION

NO.	DATE	DESCRIPTION
	5-23-23	ISSUED TO BLDG DEPT.

PROJECT:
PROPOSED DECK FOR:
123 GILMAR LANE
ROSLYN HEIGHTS, NY

DRAWING TITLE:
METAL CONNECTIONS

SEAL & SIGNATURE

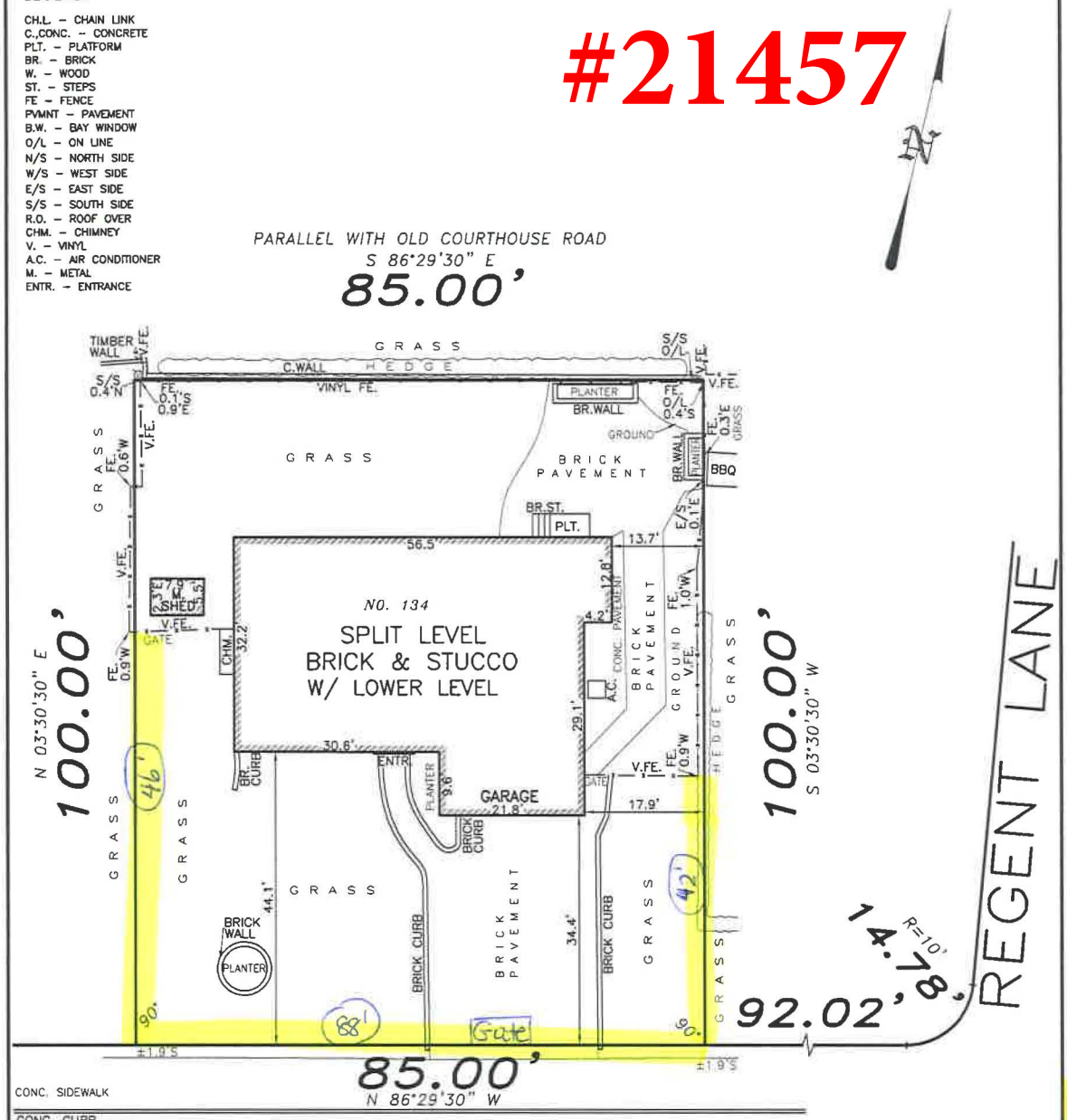


DRAWN BY:	JSJ
CHECKED BY:	GSJ
SCALE:	AS SHOWN
DATE:	5-23-23
DRAWING NO:	A-300.00
PROJECT NO:	2317NY

#21457

LEGEND:

CH.L. – CHAIN LINK
C.,CONC. – CONCRETE
PLT. – PLATFORM
BR. – BRICK
W. – WOOD
ST. – STEPS
FE – FENCE
PVMNT – PAVEMENT
B.W. – BAY WINDOW
O/L – ON LINE
N/S – NORTH SIDE
W/S – WEST SIDE
E/S – EAST SIDE
S/S – SOUTH SIDE
R.O. – ROOF OVER
CHM. – CHIMNEY
V. – VINYL
A.C. – AIR CONDITIONER
M. – METAL
ENTR. – ENTRANCE



OLD COURTHOUSE ROAD

ASPHALT ROADWAY

LYING AND BEING AT HERRICKS, TOWN OF NORTH HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS AND BY LOT NO. 5 IN BLOCK NO. 257 ON A CERTAIN MAP ENTITLED, "MAP OF ROYAL VIEW ESTATES, SECTION 1, SITUATED AT HERRICKS, TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK, PREPARED AUGUST 1956 BY MEYER, HORACK & CHAPPE, LICENSED LAND AND CITY SURVEYOR, 487 WESTBURY AVENUE, CARLE PLACE, NEW YORK", AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF NASSAU ON JANUARY 17, 1957 AS MAP NO. 6808.

PROPERTY SURVEY	
JOB NO. NYL22428	SCALE 1"=20'
DATE 05-12-2022	

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.
EASEMENTS NOT SHOWN ARE NOT GUARANTEED.

MALGORZATA GASIOROWSKA N.Y.S. L.L.S. 051047

NY LAND TECH P.C.
LAND SURVEYING
office 516-783-0856
email info@nyland-tech.com
449 Argyle Road, East Meadow NY 11554

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

REVISIONS:

ADDRESS:
#134 OLD COURTHOUSE ROAD,
MANHASSET HILLS, T/O N. HEMPSTEAD
NASSAU CO., NEW YORK

CERTIFIED TO:

TITLE NO.:

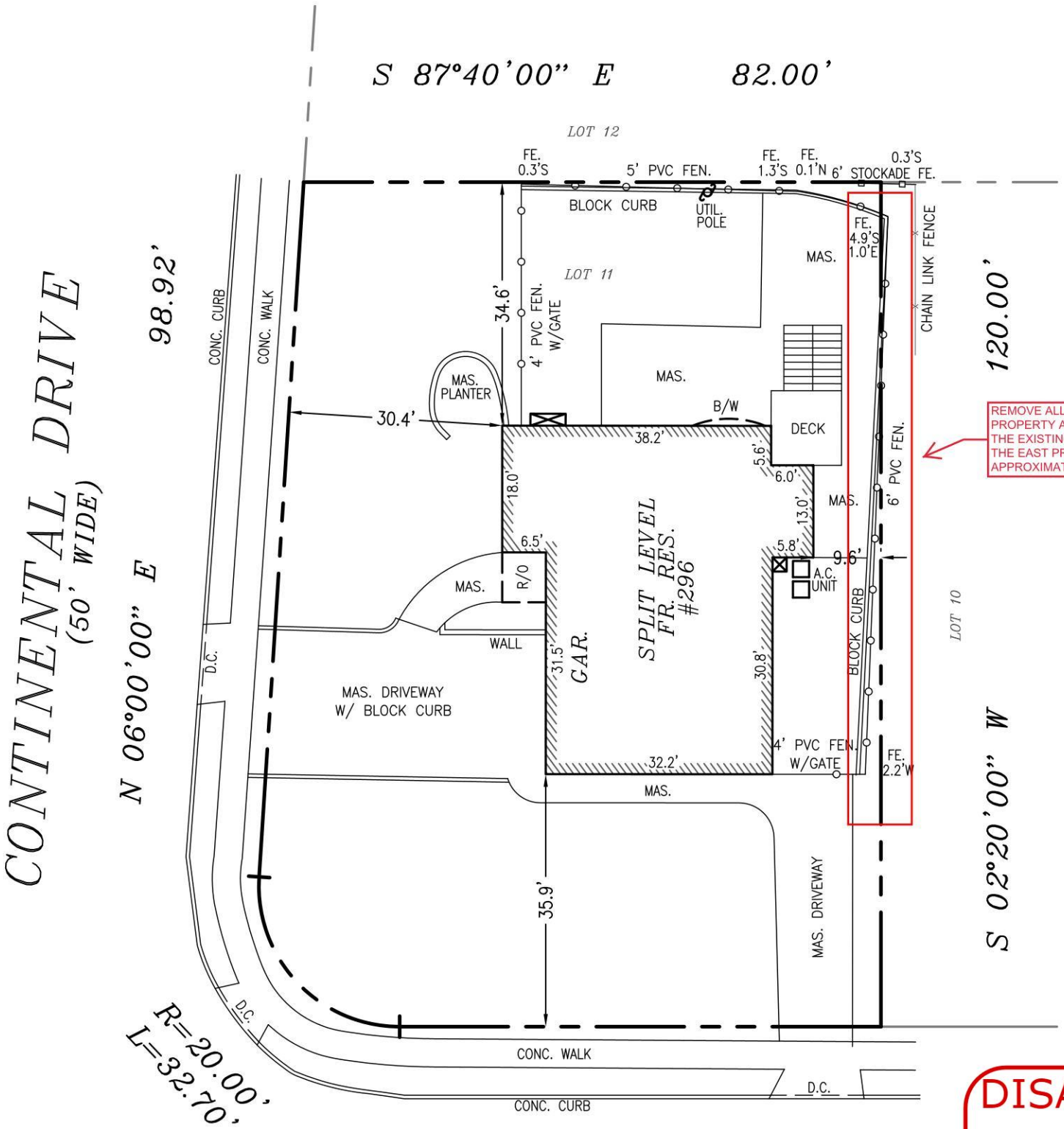
TAX MAP	SEC. 8	BLOCK 257	LOT(S) 5	FILED MAP 6808	BLOCK 257	LOT(S) 5

Letter of Support from Councilman Peter Zuckerman will be submitted directly from his office

#21458

SYMBOL LEGEND

- MONUMENT FND
- I.P. / I.B. FND
- I.P. / I.B. SET
- SPOT ELEVATIONS (× 103.55)
- UTILITY POLE
- GUY WIRE
- UTILITY POLE W/LIGHT
- LIGHT POLE
- SIGN
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- FIRE HYDRANT
- CROSS CUT
- O/L ON LINE
- MANHOLE
- "A"–INLET
- "B"–INLET
- YARD INLET
- YARD INLET
- E ELECTRIC METER
- G GAS METER
- W WATER METER
- GV GAS VALVE
- WV WATER VALVE
- O/H OVERHANG
- R/O ROOF OVER
- D.C. DEPRESSED CURB
- G.O.L. GENERALLY ON LINE
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- CANT. CANTILEVER
- FE. FENCE
- MAS. MASONRY
- PLAT. PLATFORM
- W.W. WINDOW WELL
- B/W BAY WINDOW
- C/E CELLAR ENTRANCE
- A/C UNIT
- STAKE



DISAPPROVED

Carlos Reyes
01/31/2023

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

GUARANTEED TO:
LANDMARK13 INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE AGENCY
JAGDISH PATEL & DHAVAL PATEL

LOT AREA
10,201.90 S.F.
0.23 AC.

REV	DATE	DESCRIPTION	BY	CHK
2	06/17/2021	UPDATED PER CLIENT COMMENTS	JTS	JDL
1	06/16/2021	UPDATED SURVEY	MC	–

STATE OF NEW YORK
MICHAEL J. SCALICE
No. 050884
LICENSED LAND SURVEYOR

SCALICE
land surveying
mjslandsurvey.com P:631–957–2400

DR.: DO	CREW.: JS	SCALE: 1" = 20'	TAX MAP NO. 8–276–11
DATE SURVEYED: 06/13/2016		JOB No. N16–0232	

SURVEY OF PROPERTY

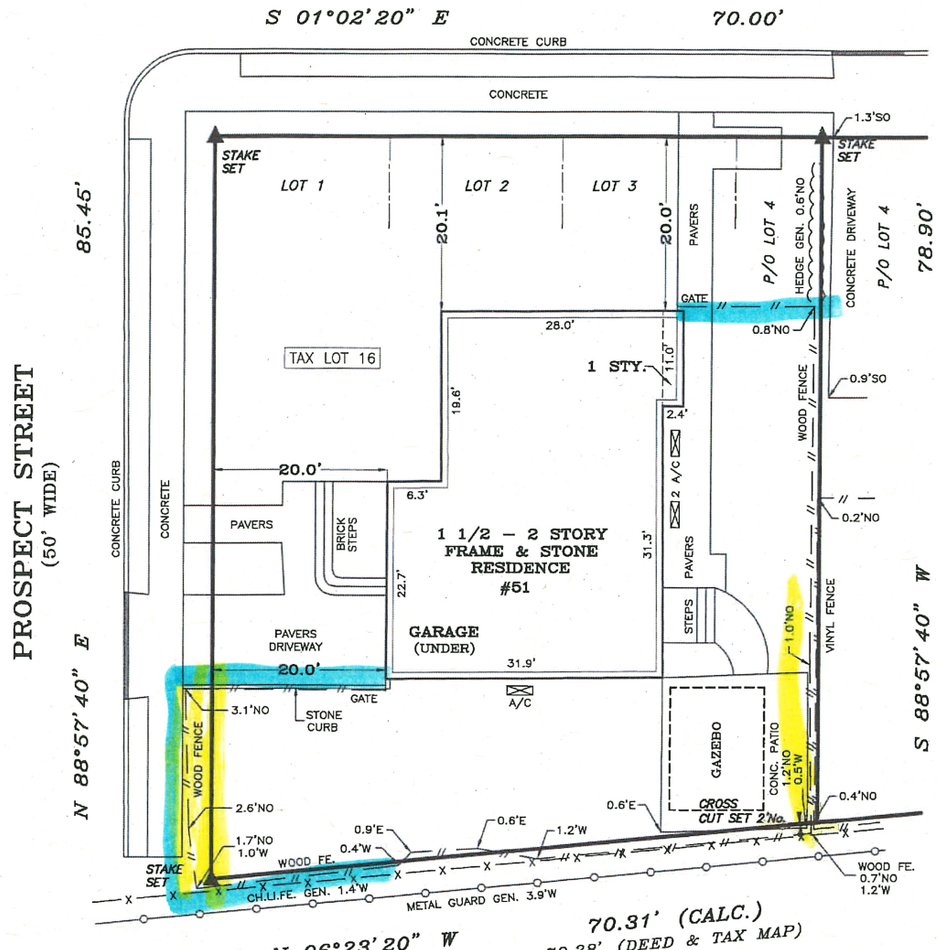
LOT 11, BLOCK 276
MAP OF
WESTWOOD KNOLLS
SECTION 2
FILE DATE: 03/17/1961 MAP NO. 7425
SITUATE HERRICKS
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB–DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PERFORMED WITH A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION. (9) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (10) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP–TO–DATE TITLE EXAMINATION MAY DISCLOSE.

JOB NO.: 22-52835

#21459

BRUNSWICK AVENUE
(50' WIDE)



MAP of SURVEY

LOTS 1-3, P/O LOT 4 in BLOCK 23A
"MAP OF WILLISTON PLAZA, SEC. 2"
FILED ON 01/31/1929, AS MAP #975, NEW #2737

LOCATED AT:

WILLISTON PARK, TOWN OF NORTH HEMPSTEAD,
COUNTY OF NASSAU, STATE OF NEW YORK

TAX DESIGNATION:

SECTION: 9, BLOCK: 625, LOT: 16

SURVEYED ON: *NOVEMBER 10, 2022*
AMENDED ON: *DECEMBER 13, 2022(ADDITIONAL PROPERTY LINE MARK ADDED)*

DRAWN BY: M.V. CHECKED BY: A.T.

ALEXANDER TSUKERMAN N.Y.S. L.S. № 050189

15 0 15 30 45

Scale 1" = 15'

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

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

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LEONARD J. STRANDBERG AND ASSOCIATES,
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
32 SMITH STREET, FREEPORT, NY 11520
516-378-2064 • 212-213-4090 • FAX 516-378-6649
EMAIL: INFO@LJSPC.COM

EXISTING PARKING CALCULATIONS

TENANT	BUILDING #	FLOOR	OCCUPANCY	USE	AREA	PARKING CODE	MIN. REQ'D. PARKING
TENANT A	471 GREAT NECK ROAD (*)	1ST. FLOOR	RETAIL HIGH SPIRITS	LIQUOR STORE	1,426 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT B	475 GREAT NECK ROAD (*)	1ST. FLOOR	RETAIL GREAT NECK LIBRARY	LIBRARY	1,593 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT C	477 GREAT NECK ROAD (*)	1ST. FLOOR	RETAIL ML. RECREATIONAL INC.	MARTIAL ARTS	1,616 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT D1	485 GREAT NECK ROAD (*)	BASE / 1ST.	RETAIL 495 GREAT NECK CORP.	SHOPPING MALL	20,496 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT D2	485 GREAT NECK ROAD (*)	1ST. FLOOR	RETAIL 495 GREAT NECK CORP.	SHOPPING MALL	1,750 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT D3	485 GREAT NECK ROAD (**)	MEZZANINE	RESTAURANT 495 GREAT NECK CORP.	SHOPPING MALL	2,504 SF.	1/80 SF.	SEE RESTAURANT PARKING
TENANT E	487 GREAT NECK ROAD (*)	1ST. FLOOR	RETAIL GREAT BAGEL CORP.	BAGEL STORE / DELI	2,007 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT F	489 GREAT NECK ROAD (***)	1 ST. FLOOR	MEDICAL KENETIC PT.	PHYSICAL THERAPY	1,059 SF.	1/150 SF.	SEE MEDICAL PARKING
TENANT G	495 GREAT NECK ROAD (*)	1 ST. FLOOR	RETAIL H-MART	SUPERMARKET	13,000 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT H	501 GREAT NECK ROAD (*)	1 ST. FLOOR	RETAIL VACANT (COCO-FRESH)	FORMER TEA & JUICE	1,065 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT I	505 GREAT NECK ROAD (*)	1 ST. FLOOR	RETAIL T-MOBILE	MOBILE PHONE	2,183 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT J	509 GREAT NECK ROAD (*)	1 ST. FLOOR	RETAIL CHEAPER PEEPERS	EYE GLASS STORE	2,032 SF.	1/300 SF.	SEE RETAIL PARKING

(*) RETAIL PARKING = 1 SPACE / 300 SF. WITH 1,000 SF. DEDUCTION TOTAL RETAIL = 47,168 SF. - 1,000 SF. = 46,168 SF. / 300 SF. =	(153.89) = 154 SPACES
(**) RESTAURANT PARKING = 1 SPACE / 80 SF. TOTAL RESTAURANT = 2,504 SF. / 80 SF. =	(31.30) = 32 SPACES
(***) MEDICAL PARKING = 1 SPACE / 150 SF. TOTAL MEDICAL = 1,059 SF. / 150 SF. =	(7.06) = 8 SPACES
TOTAL REQUIRED PARKING	194 SPACES
TOTAL EXISTING PARKING SPACES ON SITE	153 SPACES
TOTAL PARKING DEFICIT	* 41 SPACES

NOTE * :
PARKING VARIANCE FOR (17) SPACES GRANTED IN APPEAL NO. 18268. PARKING VARIANCE FOR (13) SPACES GRANTED IN APPEAL NO. 21412. RESTAURANT PRIOR NON-CONFORMITY FOR (11) SPACES.

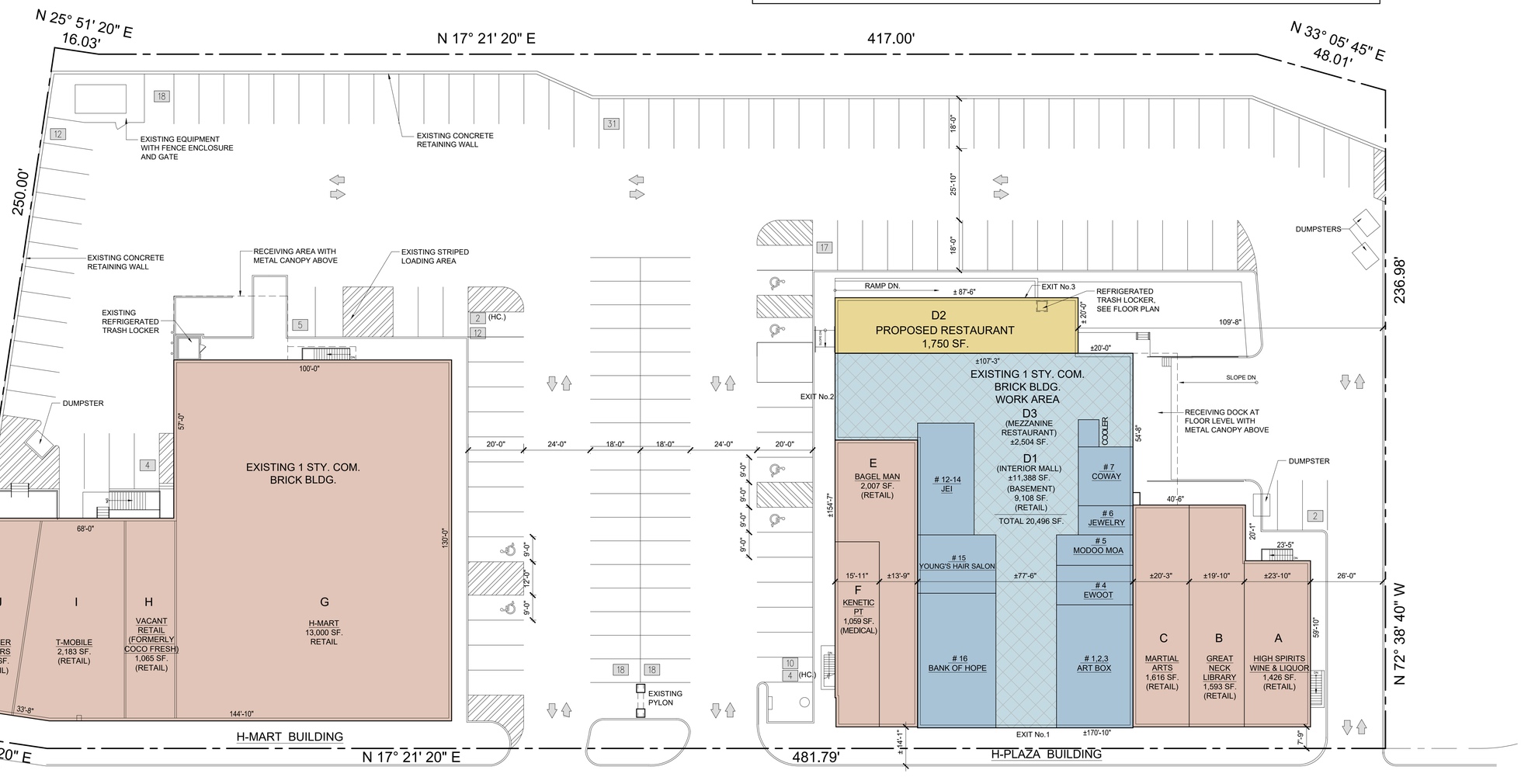
PROPOSED PARKING CALCULATIONS

TENANT	BUILDING #	FLOOR	OCCUPANCY	USE	AREA	PARKING CODE	MIN. REQ'D. PARKING
TENANT A	471 GREAT NECK ROAD (*)	1ST. FLOOR	RETAIL HIGH SPIRITS	LIQUOR STORE	1,426 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT B	475 GREAT NECK ROAD (*)	1ST. FLOOR	RETAIL GREAT NECK LIBRARY	LIBRARY	1,593 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT C	477 GREAT NECK ROAD (*)	1ST. FLOOR	RETAIL ML. RECREATIONAL INC.	MARTIAL ARTS	1,616 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT D1	485 GREAT NECK ROAD (*)	BASE / 1ST.	RETAIL 495 GREAT NECK CORP.	SHOPPING MALL	20,496 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT D2	485 GREAT NECK ROAD (**)	1ST. FLOOR	RESTAURANT 495 GREAT NECK CORP.	RESTAURANT CONVERSION	1,750 SF.	1/80 SF.	SEE RESTAURANT PARKING
TENANT D3	485 GREAT NECK ROAD (**)	MEZZANINE	RESTAURANT 495 GREAT NECK CORP.	SHOPPING MALL	2,504 SF.	1/80 SF.	SEE RESTAURANT PARKING
TENANT E	487 GREAT NECK ROAD (*)	1ST. FLOOR	RETAIL GREAT BAGEL CORP.	BAGEL STORE / DELI	2,007 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT F	489 GREAT NECK ROAD (***)	1 ST. FLOOR	MEDICAL KENETIC PT.	PHYSICAL THERAPY	1,059 SF.	1/150 SF.	SEE MEDICAL PARKING
TENANT G	495 GREAT NECK ROAD (*)	1 ST. FLOOR	RETAIL H-MART	SUPERMARKET	13,000 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT H	501 GREAT NECK ROAD (*)	1 ST. FLOOR	RETAIL VACANT (COCO-FRESH)	FORMER TEA & JUICE	1,065 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT I	505 GREAT NECK ROAD (*)	1 ST. FLOOR	RETAIL T-MOBILE	MOBILE PHONE	2,183 SF.	1/300 SF.	SEE RETAIL PARKING
TENANT J	509 GREAT NECK ROAD (*)	1 ST. FLOOR	RETAIL CHEAPER PEEPERS	EYE GLASS STORE	2,032 SF.	1/300 SF.	SEE RETAIL PARKING

(*) RETAIL PARKING = 1 SPACE / 300 SF. WITH 1,000 SF. DEDUCTION TOTAL RETAIL = 45,418 SF. - 1,000 SF. = 44,418 SF. / 300 SF. =	(148.06) = 149 SPACES
(**) RESTAURANT PARKING (PROPOSED) = 1 SPACE / 80 SF. TOTAL RESTAURANT = 1,750 SF. / 80 SF. =	(21.86) = 22 SPACES
(**) RESTAURANT PARKING (EXISTING) = 1 SPACE / 80 SF. TOTAL RESTAURANT = 2,504 SF. / 80 SF. =	(31.30) = 32 SPACES
(***) MEDICAL PARKING = 1 SPACE / 150 SF. TOTAL MEDICAL = 1,059 SF. / 150 SF. =	(7.06) = 8 SPACES
TOTAL REQUIRED PARKING	211 SPACES
TOTAL EXISTING PARKING SPACES ON SITE	153 SPACES
TOTAL PARKING DEFICIT	* 58 SPACES

NOTE * :
PARKING VARIANCE FOR (17) SPACES GRANTED IN APPEAL NO. 18268. PARKING VARIANCE FOR (13) SPACES GRANTED IN APPEAL NO. 21412. RESTAURANT PRIOR NON-CONFORMITY FOR (11) SPACES. ADDITIONAL VARIANCE FOR (17) SPACES REQUIRED FOR PROPOSED RESTAURANT.

#21460



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

DATE	COMMENT:
04.21.2023	REVISED SOME TENANT AREAS IN H-PLAZA
04.25.2023	ADDED SITE NOTES AND MISC. STAIRS AND LOADING
05.01.2023	SUBMITTED TO DOB FOR DENIAL
05.31.2023	REVISED PER COMMENTS AND RESUBMITTED TO DOB
07.20.2023	REVISED PARKING CALCULATIONS AND RESUBMITTED TO DOB

04.20.2023

H- PLAZA: PROPOSED SITE PLAN

485 GREAT NECK ROAD - GREAT NECK, NEW YORK

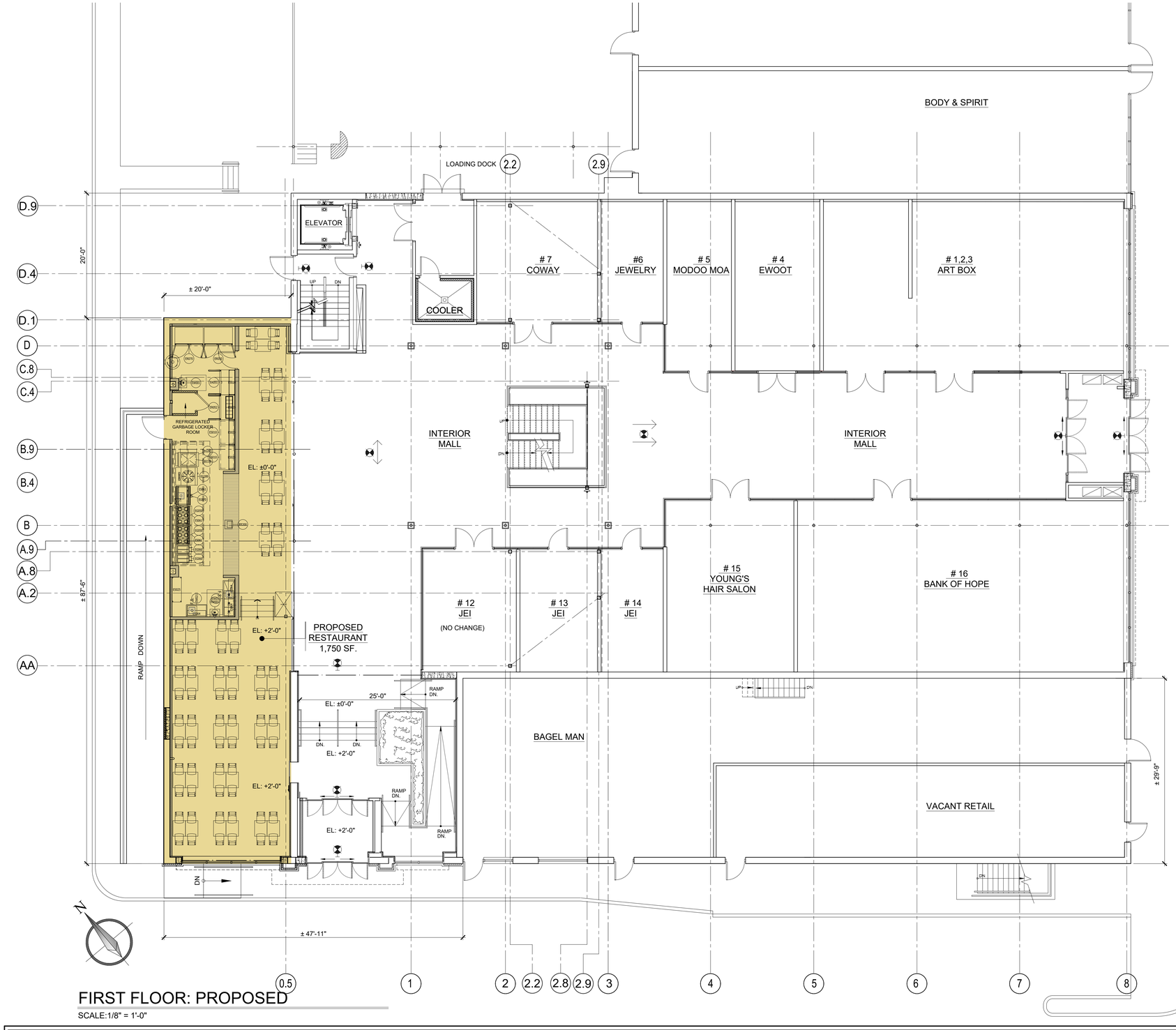
rosenbaumdesigngroup architecture
Rand K. Rosenbaum ARCHITECT
2001 MARCUS AVENUE
LOBBY EAST WING
LAKE SUCCESS, NEW YORK 11042-1011
Tel: 516.616.6111
Fax: 516.616.6222
mail@r-d-g.com

REGISTERED ARCHITECT RAND K. ROSENBAUM STATE OF NEW YORK

23013

SP-1.0

F:\RETAIL\H-PLAZA\PRESENTATION\23013-H MART-GREAT NECK_SITE PLAN_SP-1_20230720.DWG



FIRST FLOOR: PROPOSED

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

KITCHEN EQUIPMENT SCHEDULE _ 04/05/2023 (HEADING ADDED BY RDG 4/10/2023 AND WITH INPUT FROM H-MART.

TAG #	DESCRIPTION	QUANTITY	MANUFACTURER	MODEL NO.	DIMENSIONS
EE339	SHORTENING MELTER FILTER	1	BELSHAW ADAMATIC	EZMELT18	21"W X 27"D X 24"H
EG070	GRIDDLE	1	ATOSA	ATMG-36	36"(W) x 31.1" (D) x 15.2" (H), 1" THICK POLISHED PLATE THERMOSTAT CONTROL GRIDDLES
EG283	GAS DOUNUT FRYERS	1	BELSHAW ADAMATIC	718LCG	27"W x 40"D x 64"H OPTION DOUGH DEPOSITOR B0001000
ER050	REACH-IN COOLER	1	ATOSA	MBF8507	54.4" X 31.5" X 82.2
ER051	48W UNDER COUNTER REFRIGERATOR	1	ATOSA	MGF8409	48.2"L X 30"W X 36.5"H, STAINLESS STEEL, R-134A
ER052	48W SANDWICH PREP REFRIGERATOR	1	ATOSA	MSF8306	48.2"L X 33.6"W X 48.5"H, SANDWICH PREP TABLE, SIDE MOUNT COMPRESSOR, R-134A
ER070	REACH-IN FREEZER	1	ATOSA	MBF8503	54.4" X 31.5" X 82.2
ES020	48W OVER SHELF	4	JOHN BOOS	OS-ED-1248	48"L X 12"W X 31-1/4"H, 430 STAINLESS STEEL, 18GA
ES025	48W WIRE SHELVES	1	JOHN BOOS	CS-1848, CP-74	48"W X 18"D X 74"H, SS WIRE SHELVES, 4DECK
ES064	36W WALL MOUNT SHELF	3	TURBO AIR	TSWS-1436	36"L X 14"W X 11"H, 304 STAINLESS STEEL, 18GA
EW001	HAND SINK	2	JOHN BOOS	PBHS-W-1410-SSLR	17"L X 15-1/2"W X 5"H (TOTAL 16-7/8"H), BOWL SIZE 14"L X 10"W X 5"H, DRAIN SIZE 1-7/8", SPLASH MOUNT 4" ON-CENTER, INCLUDED FAUCET&BASKET DRAIN, LH&RH
EW015	3COM SINK	1	JOHN BOOS	3PB16184-1D18L	BOWL SIZE 16 X 18 X 14, DIMENSIONS 70-3/16" X 23-1/2", 18" LEFT DRAINBOARD
EW021	PREP. SINK	1	JOHN BOOS	1B184-1D18R	40"L X 23-1/2"W X 35-1/4"H, BOWL SIZE 18"L X 18"W X 14"D, 10" BACKSPLASH, 300 STAINLESS STEEL, 16GA, RIGHT DRAIN BOARD
EE200	POS SYSTEM	1	-	-	NEMA5-15P CLEAN POWER CONVENIENCE PLUG/ CAT-6 LOW-VOLTAGE LINE/ TELECOMUNICATION LINE REQUIRED
EG050	6HOT PLATE	2	ATOSA	ATHP-36-6	36"L X 27.6"W X 13.1"H, STAINLEE STEEL, 6 BURNERS W/ EQUIPMENT STAND ATSE-2836
EG060	FRYER	2	ATOSA	ATFS-50	15.6"L X 30.1"W X 44.4"H, 4 BURNERS, STAINLESS STEEL
EG289	1CHINESE WOK	1	ABC RESTAURANT EQUIP	ABC-1	36"W X 42"D X 62"H / WITH BOIL POT
ES010	48W WORK TABLE	2	JOHN BOOS	FBLGR54830	30"x 48"x 35 1/8" 16/304 STAINLESS STEEL TOP WORKTABLE; BACKSPLASH, STAINLESS STEEL LEGS AND UNDERSHELF
ES061	36W EQUIPMENT STAND	3	ATOSA	ATES-2836	36"L X 28"W X 24"H, STAINLESS STEEL

04.25.2023

DATE	COMMENT:
05.01.23	SUBMITTED TO DOB FOR DENIAL
05.31.2023	REVISED PER COMMENTS AND RESUBMITTED TO DOB
07.20.2023	REVISED PARKING CALCULATIONS AND RESUBMITTED TO DOB

H- PLAZA: PROPOSED FIRST FLOOR PLAN

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REGISTERED ARCHITECT RAND K. ROSENBAUM STATE OF NEW YORK

23013

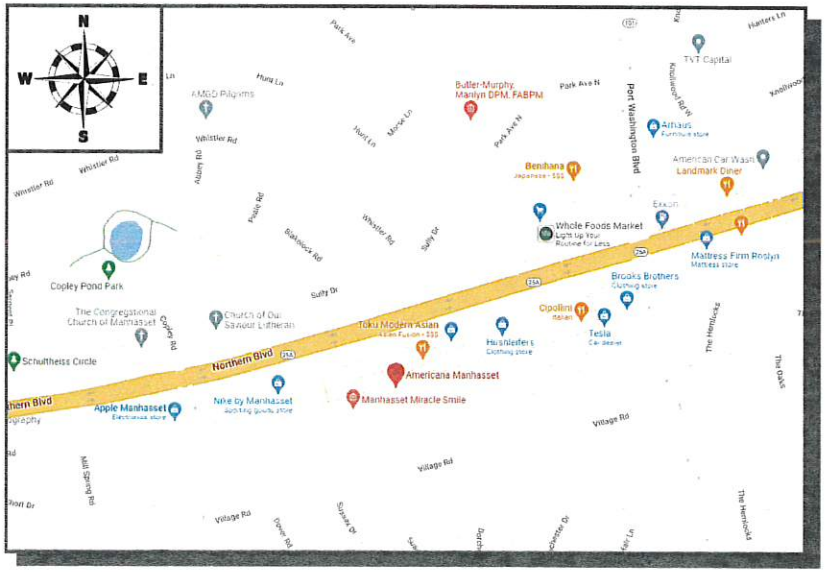
FP-1.0

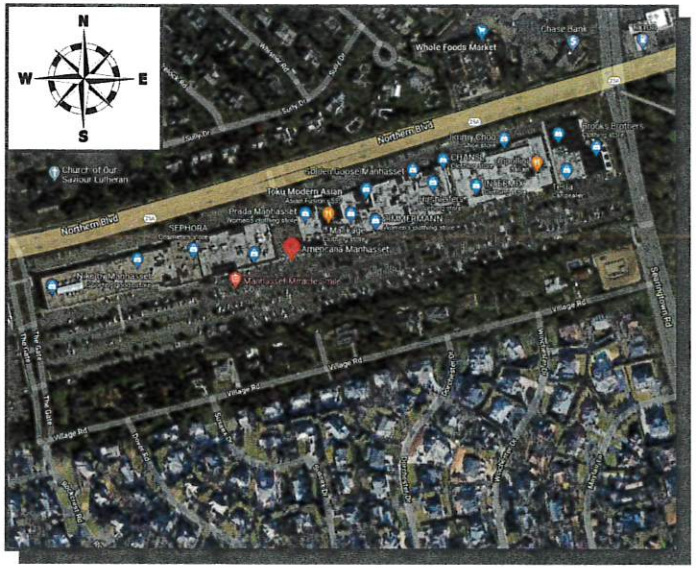
F:\RETAIL\H-PLAZA\PRESENTATION\23013-H MART-GREAT NECK_PLANS_20230720.DWG

#21461

Madewell

AMERICANA SHOPPING CENTER
2052 NORTHERN BLVD.
MANHASSET, NY 11030





Ruggles SIGN
93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199

WSA MEMBER

Madewell

Store 3009
Space

AMERICANA SHOPPING CENTER
2052 NORTHERN BLVD.
MANHASSET, NY 11030

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!

c UL us

Submittal Date: 01/30/23
Acct Rep: Casey Kurkowski-Shaftner
Designer: Derek Couch

REVISIONS

r1:	03/03/23	r7:	
r2:	03/16/23 BS	r8:	
r3:	04/12/23	r9:	
r4:		r10:	
r5:		r11:	
r6:		r12:	

PAGE: 1

STOREFRONT - ELEVATION
Scale: 3/16" = 1' - 0"

A MW24BL Qty - 1
B MW5.5V Qty - 2
C MW AWN Qty - 2

Ruggles SIGN
93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199

WSA ISA MEMBER MSA

Madewell

Store 3009
Space

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2052 NORTHERN BLVD.
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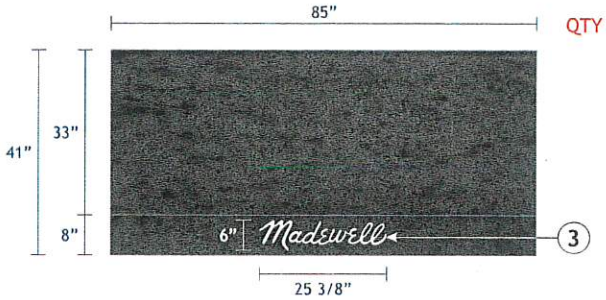
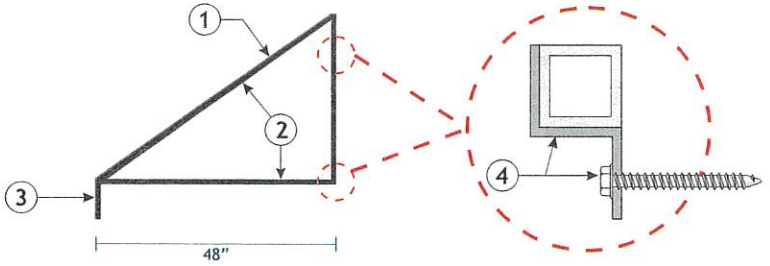
r3:	04/12/23	r9:	
r4:		r10:	
r5:		r11:	
r6:		r12:	

C AWNING - ELEVATION
Scale: 1/2" = 1' - 0"

ALL AWNING DIMENSIONS TO BE FIELD VERIFIED



AWNING - PROFILE
Scale: 1/2" = 1' - 0"



SIGN - DETAILS

1. SUNBRELLA FIRESIST BLACK CANVAS FABRIC AWNING MATERIAL
2. ALUMINUM CONSTRUCTION AWNING FRAME, ALL CONNECTIONS WELDED, FRAME COLOR TO MATCH FABRIC
3. RIGID VALENCE
4. Z-CLIPS AROUND FRAME FOR ATTACHMENT TO SURFACE WITH APPROPRIATE HARDWARE FOR WALL
5. HEAT TRANSFERRED WHITE VINYL LOGO APPLIED CENTERED ON VALENCE

Ruggles SIGN
93 Industry Drive
PO Box 349
Versailles, KY 40383
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WSA MEMBER MSA

Madewell

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r2:	03/16/23 BS	r8:	
r3:	04/12/23	r9:	
r4:		r10:	
r5:		r11:	
r6:		r12:	

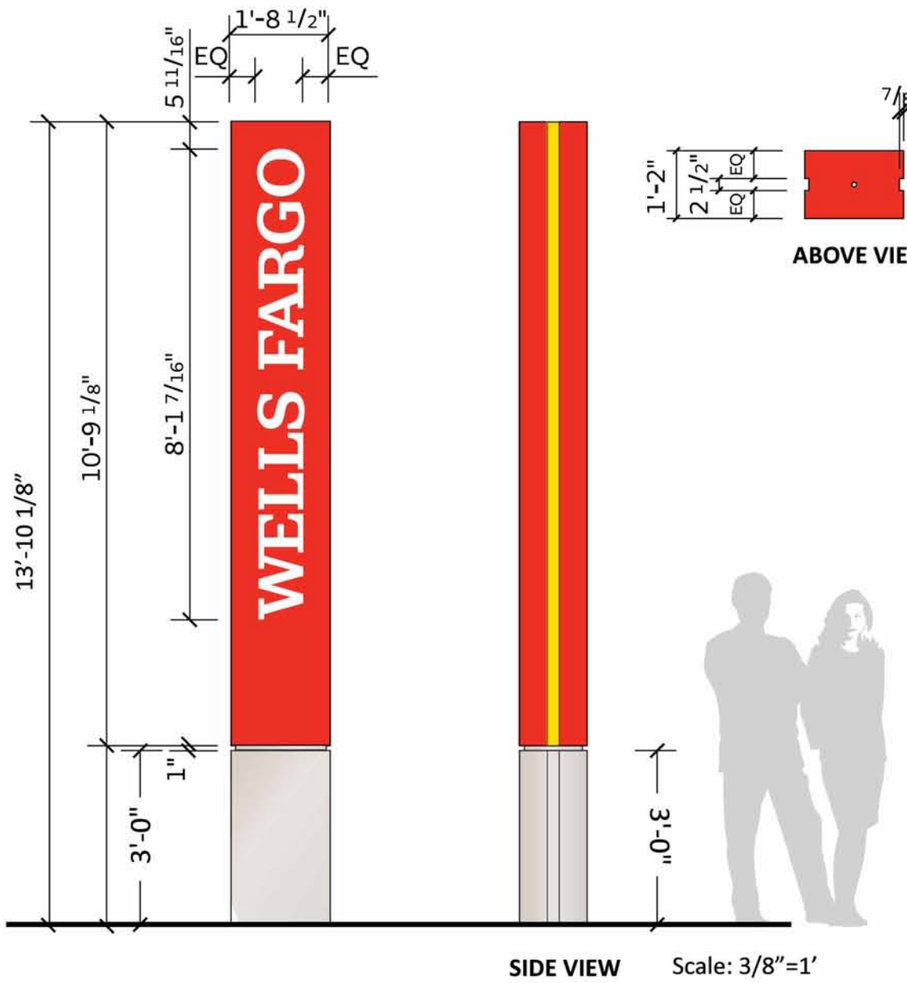
MW AWN

N01 Totem signs
Model Number: WFR2-T-12 Custom 3ft base.

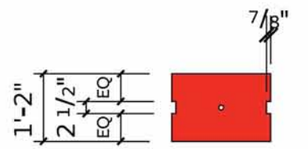
23.64 Sq. Ft.

#21463

The totem is a fabricated aluminum, double-sided, internally illuminated sign cabinet with flexible translucent sign faces to allow for full illumination of both sign faces at night. The sides of the cabinet include an internally illuminated vertical channel that provides a yellow color signal during the day and night. The base of the totem is painted aluminum cladding with an access door to the concealed power supply. Note that the sign face does not hinge. When necessary, which is rare, the interior of the sign cabinet is accessible by removing the tensioning clips and peeling back part of the sign face.



SIDE VIEW Scale: 3/8"=1'



ABOVE VIEW

Note: Size of signage in relation to the surrounding area is approximate. This photo mock-up is intended for location purposes only. A site survey is required.

Pattison Sign Group
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com

This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Project ID

RK2-49411

Date: 12-16-2022
Scale: 3/8"=1'
Sales: J. Christensen
Designer: M. Holman

Rev. #:
Date:

Revision Note:

Missing Information

Required:

Final dimensions subject to site survey and/or technical specifications.

Electrical

☑ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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WF BE 112305
Wells Fargo
1020 Port Washington Blvd.
New York, NY 11050

Sign Item

N01

N01 Totem signs
Model Number: WFR2-T-12

Colors and materials

M12 — Polycarbonate, Plaskolite Tuffak, B48, White

P1 — Paint, Wells Fargo Environments Red, Satin Finish
Option 1: Matthews Paint – MP99020, R189332 Brush and Roll Additive to be used for Field Application: #47-444SP Contact Matthews Paint regarding application instructions and warranty info prior to use Option2: AkzoNobel – SIGN21031 GGEFx-Lv Brush and Roll Additive to be used for Field Application: #390909 Option3: Sherwin Williams – 100679736v3 GENESIS Lustral Field application: use same product, add reducer only as needed

P2 — Paint, Wells Fargo Environments Yellow, Satin Finish
Option 1: Matthews Paint – MP99038, R187480 Brush and Roll Additive to be used for Field Application: #47-444SP Contact Matthews Paint regarding application instructions and warranty info prior to use Option 2: AkzoNobel – SIGN40407 GGEFx-Lv Brush and Roll Additive to be used for Field Application: #390909 Option 3: Sherwin Williams – 100787193v3 Option 3a: GENESIS Lustral Field application: use same product, add reducer only as needed

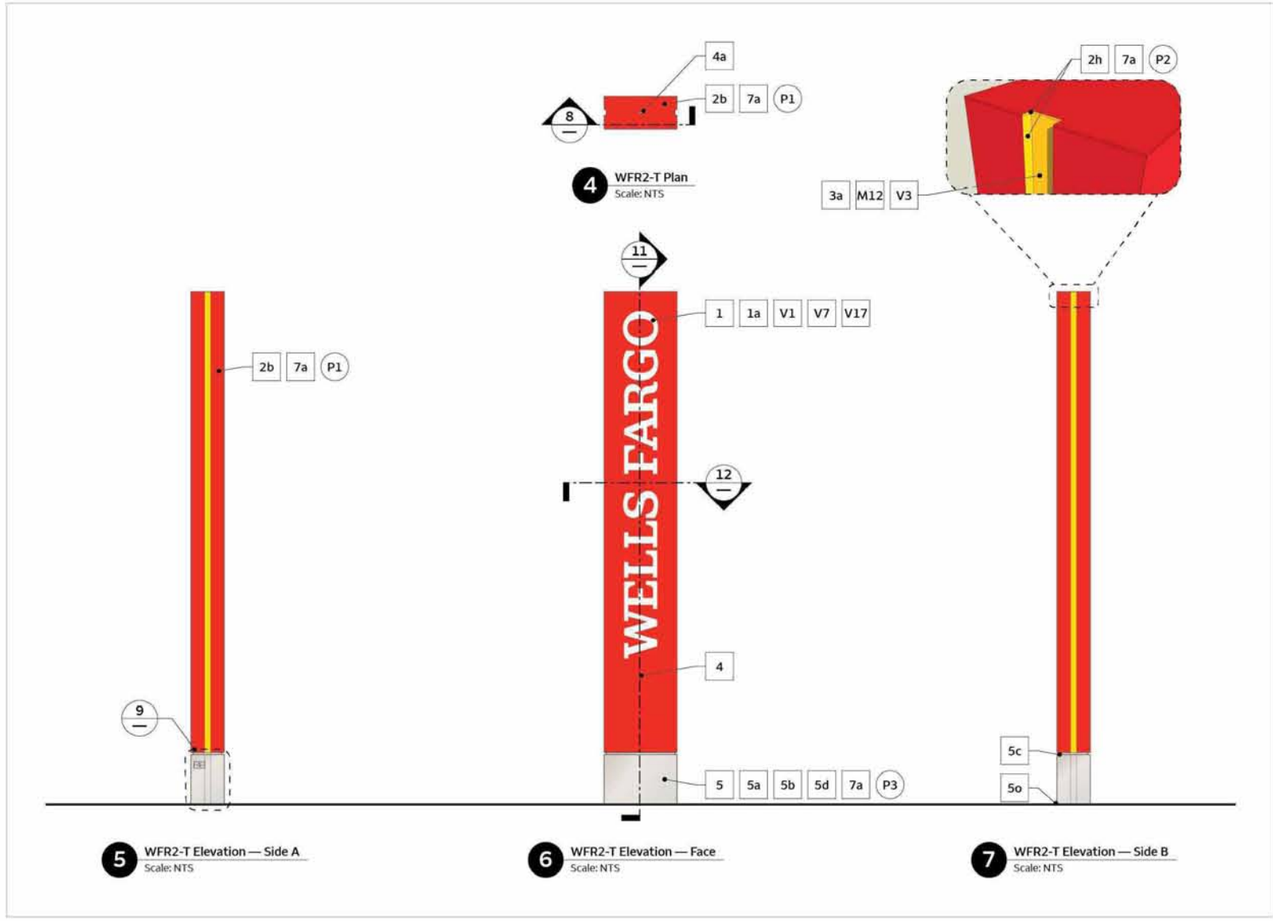
P3 — Paint, Wells Fargo Environments Silver, Satin Finish
Option 1: Matthews Paint – MP99705, R189555 SV Satin Finish 1.0 Brush and Roll Additive to be used for Field Application: #47-444SP Contact Matthews Paint regarding application instructions and warranty info prior to use Option 2: AkzoNobel – SIGN92343 GGEFx-Lv Satin Finish Brush and Roll Additive to be used for Field Application: #390909 Option 3: Sherwin Williams – 100786136v2 GENESIS Lustral Field application: use same product, add reducer only as needed

V1 — Translucent Vinyl, 3M 3630-2538, Wells Fargo Environments Red

V3 — Translucent Vinyl, 3M 3730-4337, Wells Fargo Environments Yellow

V7 — Clear Vinyl, 3M 3660M, Matte Overlaminate

V17 — Flexible Substrate, 3M Panagraphics III, White



Notes and requirements

1 — SIGN FACE: Fabricated from white flexible substrate with bleed frame. Note that sign face does not hinge. For access to inside of sign, retro covers are to be removed and clips to be removed to peel back flexible face sign substrate.

1a — Surface applied Wells Fargo Environments Red vinyl. Graphics dropped out to show white substrate. Matte clear overlaminate applied over entire face.

2b — 090" fabricated brake-formed aluminum flat bleed retro covers. Covers are painted Wells Fargo Environments Red on all visible surfaces, except as noted. Short sides facing Yellow Signal channel are painted Wells Fargo Environments Yellow. See fabrication section detail drawings.

2h — Paint facing inside edges where bleed covers return to the illuminated yellow side channel Wells Fargo Environments Yellow.

3a — .177" thick recessed translucent white acrylic signal lens with first surface Wells Fargo Environments Yellow vinyl.

4 — SIGN CABINET MOUNTING: Sign contractor to provide internal pole

Note: Size of signage in relation to the surrounding area is approximate. This photo mock-up is intended for location purposes only. A site survey is required.

Pattison Sign Group
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com

This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Project ID

RK2-49411

Date: 12-16-2022
Scale: NTS
Sales: J. Christensen
Designer: M. Holman

Rev. #:
Date:

Revision Note:

Missing Information

Required:

Final dimensions subject to site survey and/or technical specifications.

Electrical

☑ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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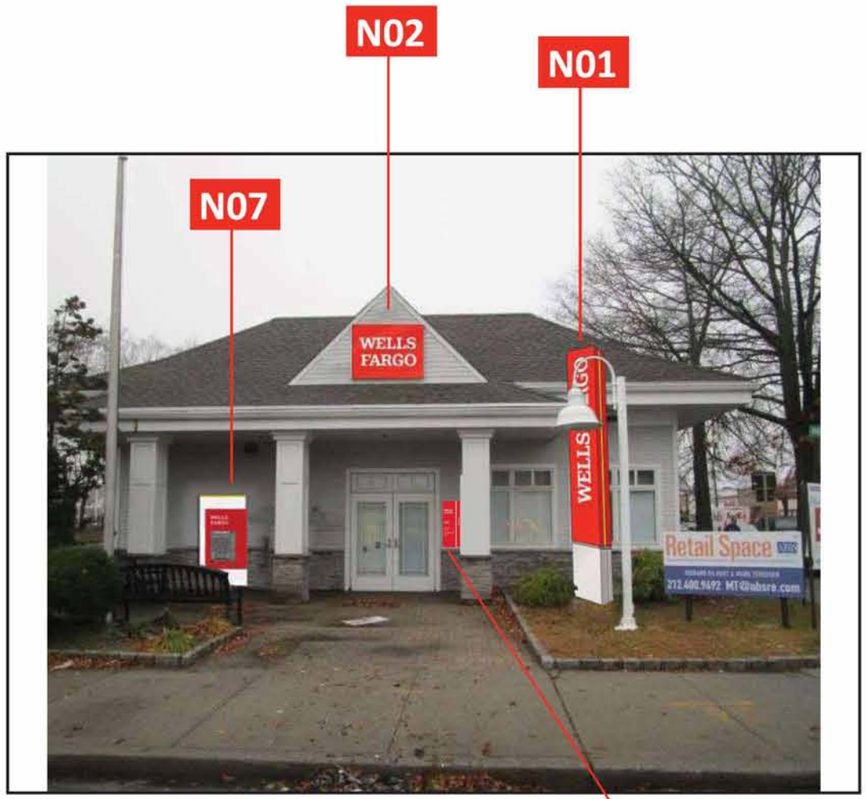
WF BE 112305
Wells Fargo
1020 Port Washington Blvd.
New York, NY 11050

Sign Item

N01

N01 Totem signs
Model Number: WFR2-T-12 Custom

Site Photo BEFORE
EAST ELEVATION



Site Photo AFTER

VERIFY EXACT SIZE AND PLACEMENT OF EXISTING BASE WITH TECH SURVEY.

NOTE: Signs N07 and N08 is not part of sign scope and will be done by others.

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.

Project ID

RK2-49411-10

Date: 12-16-2022
Scale: NTS
Sales: J. Christensen
Designer: M. Holman

Rev. #: R10 M. Holman
Date: 04-05-2023

Revision Note:

Please replace the Welcome Entry Wall Plaque N08-N10 with "STACKED WELCOME ENTRY PLAQUE.

Electrical

☑ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

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WF BE 112305
Wells Fargo
1020 Port Washington Blvd.
New York, NY 11050

Sign Item

N01

Pattison Sign Group
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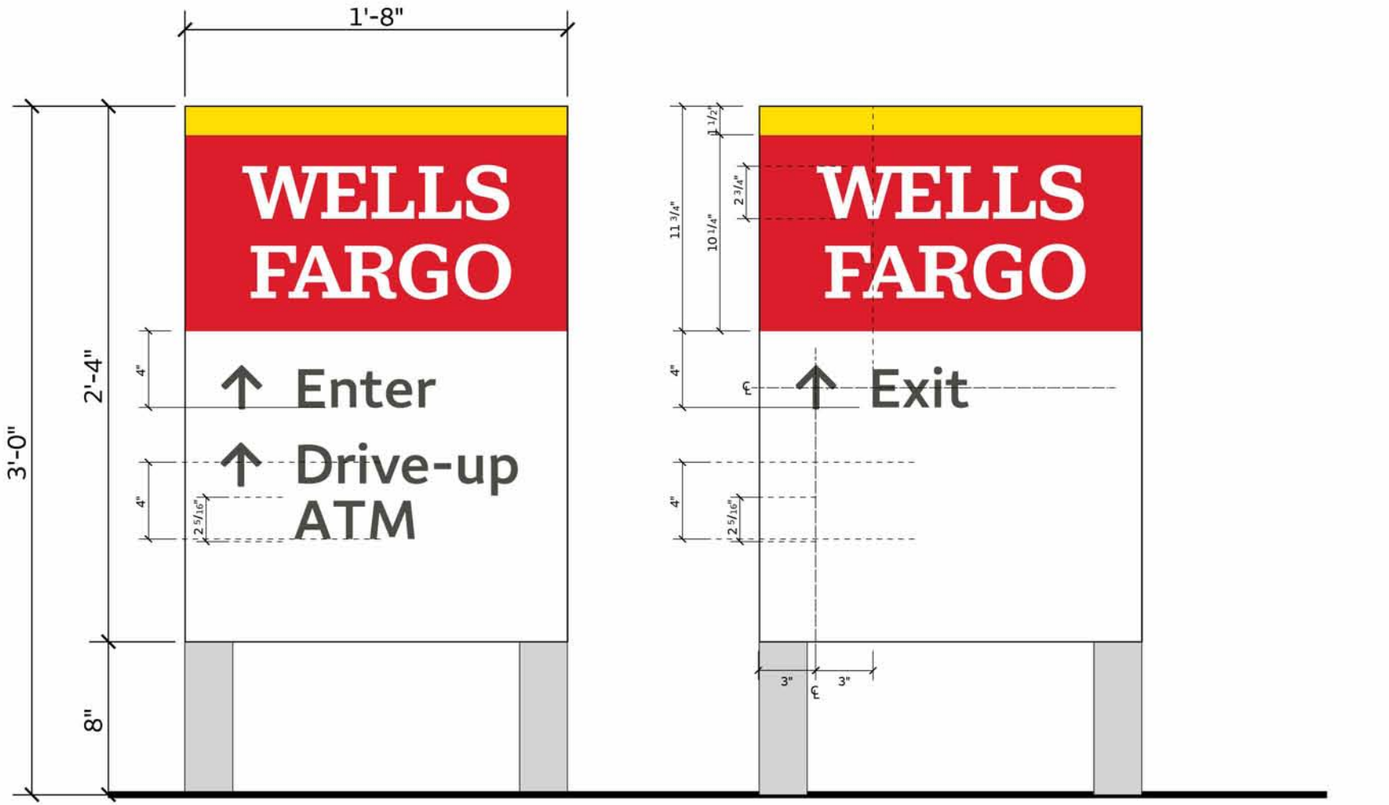
520 W Summit Hill, Suite 702, Knoxville TN, 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com

This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

N13 Directional with identification
Model Number: WFR2-EW-DS-ID-PM-28-36



SIDE A **SIDE B**

Scale: 1 1/2”=1’

Project ID
RK2-49411-11
Date: 12-16-2022
Scale: 1 1/2”=1’
Sales: J. Christensen
Designer: M. Holman
Rev. #: R11 M. Holman
Date: 05-12-2023

Revision Note:

Please replace N03 and N04 with "N03-N04...details" white channel letters on a wrapped fascia panel wrapping the corner as shown in "N03-N04 Marked" attached to case.

REMOVE DIRECTIONALS N12, N14, N15

Please replace N13 with "N13...details" branded directional attached to case.

Electrical

☐ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

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WF BE 112305
Wells Fargo
1020 Port Washington Blvd.
New York, NY 11050

Sign Item

N13

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Powering Your Brand

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N13 Directional
Model Number: WFR2-EW-DS-PM-28-36

Site Photo BEFORE

Site Photo AFTER

Note: Size of signage in relation to the surrounding area is approximate. This photo mock-up is intended for location purposes only. A site survey is required.

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Project ID

RK2-49411-11

Date: 12-16-2022
Scale: NTS
Sales: J. Christensen
Designer: M. Holman

Rev. #: R11 M. Holman
Date: 05-12-2023

Revision Note:

Please replace N03 and N04 with "N03-N04...details" white channel letters on a wrapped fascia panel wrapping the corner as shown in "N03-N04 Marked" attached to case.

REMOVE DIRECTIONALS N12, N14, N15

Please replace N13 with "N13...details" branded directional attached to case.

Electrical

☐ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

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WF BE 112305
Wells Fargo
1020 Port Washington Blvd.
New York, NY 11050

Sign Item

N13

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

Whereas, an application (RBP22-000932, RFP22-000355, RBP23-000143, BZA23-000081) 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 **October 11, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED with respect to the variances sought under §§70-49, 70-52.5, 70-101.B, and 70-100.2(L) to legalize a home that is too big, to legalize a driveway and walkway that cover too much of the front yard, to legalize light piers that are too tall, and to construct a new front porch that is too close to the street of the dimension and in the location as shown on drawings prepared by Gary Spinello, R.A. dated October 25, 2022 and revised through April 14, 2023 The request for a variance under 70-100.2.A(4)(b) was **WITHDRAWN** by the applicant at the hearing.
.

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

Motioned by:	Vice Chairman Francis Seconded by: Member Goodsell
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli*** Vice Chairman Francis, Chairman Mammina
Nays:	Member Donatelli***

THIS IS NOT A BUILDING PERMIT

***Member Donatelli voted Nay regarding the variance sought under 70-52.5 to legalize a driveway and walking way that cover too much of the front yard and the variance sought under 70-101.B to construct a new front porch that is too close to the street.

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
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Fax (516) 869-7812

NOTICE OF DECISION

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.

Whereas, an application (CBP23-000006, BZA23-000098) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; and

Whereas, a review was undertaken pursuant to the State Quality Review Act, and the Board of Zoning Appeals hereby establishes itself as "lead agency" and hereby determines that this Unlisted Action will not result in any significant adverse environmental impacts, therefore, at a meeting of the Board held on **October 11, 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 Sean P. Cunningham, P.E., dated February 7, 2022.

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

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

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NOTICE OF DECISION

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.

Whereas, an application (SGP23-000111, SGP23-000112 BZA23-000108) 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 **October 11, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on a drawings prepared by Universal Signs and Service dated April 28, 2023.

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

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

VIRGINIA M. WAGNER
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NOTICE OF DECISION

APPEAL #21456 - Asmit Rajbhandani; 123 Gilmar Lane, Roslyn Heights; Section 7, Block 257, Lot 12; Zoned: Residence-B
Variances from §§70-41.A and 70-42 to construct a wood deck that is too close to the side and rear property lines.

Whereas, an application (RBP23-000381, BZA23-000111) 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 **October 11, 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 Giovanni Sodano, R.A. dated May 23, 2023 and revised through August 23, 2023 **SUBJECT TO THE FOLLOWING CONDITION:**

The applicant shall plant vegetation on the west side of the deck so as to screen the view of the deck from the neighboring property to the west.

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

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

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NOTICE OF DECISION

APPEAL #21457 – Chanpreet Singh; 134 Old Courthouse Rd., New Hyde Park; Section 8, Block 257, Lot 5; Zoned: Residence-A
Variance from § 70-100.2(A)(2) to construct a fence in the front yard.

Whereas, an application (RFP23-000215, BZA23-000124) 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 **October 11, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on a survey prepared by Malgorzata Gasiorowska, L.S. dated May 12, 2022 ***as annotated by the applicant*** **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. ***The fence shall be a 4' high black estate style fence***

2. ***As this variance represents a reasonable and necessary accommodation being provided to the applicant pursuant to the Americans with Disabilities Act, this variance shall not run with the land and the fencing which is located within the front yard shall be brought into compliance with the code upon the sale, transfer, lease or other conveyance of the subject home, or at the time the need for the reasonable accommodation is no longer necessary.***

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

THIS IS NOT A BUILDING PERMIT

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

Motioned by: Member Goodsell Seconded by: Vice Chairman Francis

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21457

APPEAL #21457 – Chanpreet Singh; 134 Old Courthouse Rd., New Hyde Park; Section 8, Block 257, Lot 5; Zoned: Residence-A

Variance from § 70-100.2(A)(2) to construct a fence in the 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.

THIS IS NOT A BUILDING PERMIT

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NOTICE OF DECISION

APPEAL #21458 - Dhaval Patel; 296 Continental Drive, New Hyde Park; Section 8 Block 276, Lot 11; Zoned: Residence-A
Variance from 70-100.2(A)(4) to legalize fencing that is too tall.

Whereas, an application (RFP21-000357, BZA23-000125) 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 **October 11, 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 Goodsell Seconded by: Vice Chairman Francis

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

VIRGINIA M. WAGNER
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NOTICE OF DECISION

APPEAL #21459 – Jennifer Oh; 51 Brunswick Ave., Williston Park; Section 9, Block 625, Lot 16; Zoned: Residence-C
Variances from §§ 70-100.2(A)(2) to construct a fence in the front yard and 70-100.2(A)(4) to construct fencing taller than permitted.

Whereas, an application (RFP23-000023, BZA23-000128) 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 **October 11, 2023,** the appeal in the above-entitled matter was decided as follows:

DENIED with respect to the variance sought under §70-100.2(A)(4) to construct fencing that is taller than permitted on the eastern side of the property (facing Brunswick Avenue) and **GRANTED** with respect to the variance sought under § 70-100.2(A)(2) to construct a fence in the front yard of the dimension and in the location as shown on a survey prepared by Leonard J. Strandberg, L.S., dated November 10, 2022 and revised through December 13, 2022 ***as annotated by the applicant and as amended by the Board*** **SUBJECT TO THE FOLLOWING CONDITION:**

The portion of the wooden fence located on the northern and western sides of the property must be relocated to be along the property line of the applicant's property.

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

THIS IS NOT A BUILDING PERMIT

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

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

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21459

APPEAL #21459 – Jennifer Oh; 51 Brunswick Ave., Williston Park; Section 9, Block 625, Lot 16; Zoned: Residence-C

Variances from §§ 70-100.2(A)(2) to construct a fence in the front yard and 70-100.2(A)(4) to construct fencing taller than permitted.

The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variance (*variance sought under §§ 70-100.2(A)(2) to construct a fence in the front yard)*. In making this determination the Board considered the following factors:

1) The home is located at the end of a dead-end street and borders a commercial property to the west.

The Board finds that the variance sought under 70-100.2(A)(4) to construct or legalize fencing taller than permitted (five-foot fence on the east side of the property where a four-foot fence is permitted) is not in keeping with the character of the neighborhood, is highly visible and is a substantial variance request.

THIS IS NOT A BUILDING PERMIT

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Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21460 – Plymouth Realty Co, LLC; 485 Great Neck Rd., Great Neck; Section 2, Block 51, Lot 209; Zoned: Business-A
Conditional Use § 70-126(A) and variance from § 70-103(A)(1) to convert a retail space into a restaurant (a conditional use) with not enough parking.

Whereas, an application (CBP23-000114, BZA23-000126) 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 **October 11, 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 Rand K. Rosenbaum, R.A. dated April 20, 2023 and revised through July 20, 2023 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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

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

VIRGINIA M. WAGNER
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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21460 (Conditions)

APPEAL #21460 – Plymouth Realty Co, LLC; 485 Great Neck Rd., Great Neck; Section 2, Block 51, Lot 209; Zoned: Business-A

Conditional Use § 70-126(A) and variance from § 70-103(A)(1) to convert a retail space into a restaurant (a conditional use) with not enough parking.

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

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

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

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

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

   [2]. The addition or removal of counter/kiosk service for the placement of a food order.

7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the

conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

THIS IS NOT A BUILDING PERMIT

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NOTICE OF DECISION

APPEAL #21461- Fifth Avenue of Long Island Realty Associates, LLC; 2052 Northern Boulevard, Manhasset; Section 3, Block 183, Lot 12; Zoned: Business-A/Parking District
Variance from §70-196.J(1)(a) to construct too many signs on a wall.

Whereas, an application (SGP23-000082, SGP23-00083, CBP23-000185, BZA23-000127) 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 **October 11, 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 Ruggles Sign, dated January 30, 2023 and revised through April 12, 2023.

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

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

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NOTICE OF DECISION

APPEAL #21463 – Lfp 1020 Pwb, LLC (Wells Fargo Signs); 1020 Port Washington Blvd., Port Washington; Section 5, Block 126, Lot 230; Zoned: Business-B
Variances from §§ 70-196(J)(2)(a), 70-196(J)(2)(c), & 70-196(J)(2)(d) to construct more ground signs than permitted, a ground sign that is too close to the street, and ground signs with not enough open space at the bottom.

Whereas, an application (SGP23-000159, SGP23-000160, CBP23-000178, BZA23-000122) 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 **October 11, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on a site plan prepared by Pattison Sign Group, dated May 12, 2023, and on sign plans prepared by Pattison Sign Group dated May 12, 2023.

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

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

VIRGINIA M. WAGNER
SECRETARY

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