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Board of Zoning Appeals

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CALENDAR FOR OCTOBER 25, 2023

RESIDENTIAL CALENDAR

APPEAL #21448 - Rakesh Malpani; 19 Johnstone Road, Great Neck, Section 2, Block 171, Lot 35; Zoned: Residence-A
Variances from 70-29 and 70-30 to construct additions that are too close to the street and make a home too big.

APPEAL #21464 – Gus and Helen Chimos; 49 Chapel Rd, Manhasset; Section 3, Block 221, Lot 38; Zoned: Residence-A
Variances from §§70-100.1(A) and 70-100.2(D) to install a new gas barbecue/outdoor kitchen in a side yard (not permitted) and too close to the side property line, and to install a pergola and a fireplace in a side yard (not permitted).

APPEAL #21465 - Nicole Gaudioso; 75 Fairfield Avenue, Port Washington; Section 4, Block 10, Lot 19; Zoned: Residence-B
Variances from §§70-41.A and 70-100.2(K) to construct a new covered patio and additions that are too close to the side property line and to install a generator too far away from the dwelling.

APPEAL #21466 – Terrence Skikishun (Herbert Avenue, LLC); 35 Herbert Ave., Port Washington; Section 5, Block G, Lot 51; Zoned: Residence-C
Variances from §§ 70-202.1(C) & 70-208(F) for the expansion of a non-conforming retaining wall that is too high.

APPEAL #21420 – Angela Ferrante; 112 Huntington Rd., Port Washington, Section 5, Block 60, Lot 31; Zoned Residence-A
Variances from §§ 70-32.7, 70-26.A and 70-208.F to legalize an extension to a shed dormer which is too high and with an eave height that is too high on a non-conforming building.

APPEAL #21467 - Edgar Tiban; 29 Garfield Place, Roslyn Heights; Section 7, Block 51, Lot 103; Zoned: Residence-C
Variance from §70-50.B to construct additions and a two story portico too close to the street (secondary front yard).

APPEAL #21469 - Gail Kovack; 22 Nugent Steet, New Hyde Park; Section 8, Block 112, Lot 29; Zoned: Residence-C
Variances from §§70-51.A, 70-231.A(1) and 70-231.A(2) to construct an addition for a mother-daughter apartment that is too close to the side property line, is too big, and has a kitchen that is too big and to construct a roofed over front porch that is too close to the side property line.

COMMERCIAL CALENDAR

APPEAL #21462 – KMO 361 Realty Associates (Natuzzi Italia Signs); 1950 Northern Blvd., Manhasset; Section 3, Block 219, Lot 9; Zoned: Business-A & Parking District
Variance from § 70-196(J)(1)(f) to erect wall signs that are too high above the ground.

APPEAL #21471 - KMO-361 Realty Associates (Arc'Teryx Sign); 1950 Northern Boulevard, Manhasset; Section 3, Block 219, Lot 9; Zoned: Business-A/Parking District
Variance from §70-196.J(1)(f) to erect wall signs that are too high above the ground.

APPEAL #21472 - Park East, LLC (Liberty Acupuncture and Wellness, P.C.); 225 Old Country Road, Carle Place; Section 10, Block N, Lot 274; Zoned: Industrial-B
Variance from §70-103.A(1) to convert a retail space to an acupuncture office with not enough parking on site.

#21420

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.

DISAPPROVED

Nicholas Vissichelli
08/02/2023

GENERAL NOTES AND SPECIFICATIONS

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

FOUNDATION AND CONCRETE

1. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROPERTY LINES AND SETBACK LINES AS WELL AS ALL UNDERGROUND UTILITIES (WATER, SANITARY, ELECTRIC, OIL, GAS, PHONE, ETC.) FOUNDATIONS TO BEAR A MINIMUM OF 1'-0" INTO UNDISTURBED SOIL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF MINIMUM ALL IN ACCORDANCE WITH NY STATE BUILDING CODE. EXTERIOR FOOTINGS SHALL BE 3'-0" MINIMUM BELOW FINISHED GRADE AND SHALL RECEIVE CONTINUOUS (2)#5 RE-BARS AND 2X4 KEY.
2. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CHECK AND VERIFY THE CONDITION OF ALL EXISTING FOUNDATION WALLS AND FOOTINGS WHICH MAY EFFECT THE NEW WORK. STRUCTURAL INTEGRITY, THICKNESS AND DEPTH BELOW GRADE MUST BE VERIFIED.
3. ALL CONCRETE SHALL BE STONE CONCRETE AND SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 4,000 PSI. SLAB ON GRADE TO BE STONE CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI. CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED
4. REMOVE TOPSOIL AND OTHER SURFACE MATERIALS IN PREPARATION FOR POURING CONCRETE SLAB. INTERIOR SLABS ON GRADE TO BE POURED ON COMPACTED GRANULAR FILL OR SUITABLE ON-SITE MATERIAL. A 4 MIL THICK POLYETHYLENE VAPOR BARRIER SHEET TO BE LAID UNDER SLAB. SLAB TO BE STEEL TROWELED. SLAB TO BE REINFORCED WITH WWF. 6 X 6/10/0
5. FOUNDATION WALLS SHALL BE DAMP PROOFED FROM BOTTOM OF FOOTING TO WITHIN 1" OF GRADE WITH TROWEL COAT OF BITUMINOUS MASTIC. SEPARATED BY A LAYER OF ASPHALT SATURATED MESH.
6. CONTRACTOR MAY BACK FILL AGAINST FOUNDATION WALLS, ONLY AFTER SEVEN (7) DAYS OF CONCRETE CURE TIME USING PROPER CONSTRUCTION METHODS, AND EQUIPMENT, TO AVOID DAMAGE TO THE WALLS. WALLS ARE TO BE BRACED ADEQUATELY WITH FIRST FLOOR JOIST AND PLYWOOD DECK..
7. STEP FOOTINGS, WHERE ELEVATION CHANGES, 1 VERTICAL TO 2 HORIZONTAL.
8. ROD REINFORCEMENT SHALL BE INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A615-60, REINFORCEMENT
9. COORDINATION OF ALL THROUGH WALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL CRAWL SPACES SHALL RECEIVE 2" THICK CONCRETE SLABS. TOP OF SLAB SHALL BE 18" MIN. FROM UNDERSIDE OF FLOOR JOISTS.
11. PARGE ALL EXPOSED NEW CONCRETE AFTER BACKFILLING.
12. WHERE NEW FOUNDATION WALLS ABUT EXISTING FOUNDATION WALLS, PROVIDE 1/2" DIAMETER X 12" LONG STEEL DOWELS DRILLED, EMBEDDED 4" MIN. AND GROUTED INTO EXISTING FOUNDATION WALLS AT A MAXIMUM OF 2'-0" O.C VERTICALLY.

STEEL

1. ALL STRUCTURAL STEEL SHALL BE NEW AND CONFORM TO ASTM A- 36 WITH A MIN. Fy =36 KSI.
2. THE DESIGN, FABRICATION AND ERECTION, OF ALL STRUCTURAL STEEL, SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATION.
3. SHOP AND FIELD CONNECTIONS SHALL BE WELDED, OR MACHINE BOLTED, WITH ASTM 235 ETC SERIES ELECTRODES AND A307 BOLTS, WITH LOCK WASHERS.
4. PAINT ALL STEEL, ONE SHOP COAT OF ZINC CHROMATE PRIMER PAINT, AND FIELD TOUCH UP EXCEPT FOR AREAS TO BE WELDED.
5. ALL STRUCTURAL WELDING SHALL BE PERFORMED, BY CERTIFIED WELDERS, IN COMPLIANCE WITH THE AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE.
6. ALL STEEL COLUMNS SHALL HAVE WELDED ON BEARING PLATES AT TOP AND BOTTOM AND SHALL BE SECURELY ANCHORED AT TOP AND BOTTOM BY MECHANICAL MEANS AND BEAR ON FOUNDATION WALLS OR STEEL BEAMS.
7. WELD WEB STIFFENERS AT ALL STEEL BEAMS WHEN PLATFORM FRAMING STEEL BEAMS OR STEEL COLUMNS
8. ALL WOOD PLATES SHALL BE THROUGH BOLTED TO STEEL FLANGES.
9. ALL STEEL TO STEEL CONNECTIONS WHICH ARE NOT WELDED SHALL BE MADE WITH 3/4" DIA. THROUGH BOLTS OF A-325 STEEL.
10. STEEL BEAMS OR STEEL COLUMNS SHALL NOT BEAR DIRECTLY ONTO WOOD PLATES, WOOD SHIMS, OR WOOD POSTS, UNLESS SPECIFICALLY NOTED.

UNIT MASONRY

1. ALL CONCRETE MASONRY UNITS SHALL CONFORM TO THE SPECIFICATIONS, FOR HOLLOW LOAD BEARING CONCRETE BLOCK MASONRY UNITS ASTM C-40, AND SHALL BE HOLLOW LOAD BEARING CONCRETE BLOCK MASONRY UNITS GRADE N. ALL MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1000 PSI. MORTAR SHALL CONFORM TO THE SPECIFICATIONS FOR MORTAR, FOR UNIT MASONRY ASTM C-270 AND SHALL BE TYPE N MORTAR. ALL MASONRY WALLS AND CORNERS TO BE PROPERLY BONDED.
2. WALL REINFORCEMENT SHALL BE OF NON-CORROSIVE TRUSS TYPE METAL APPROVED BY THE ARCHITECT. HORIZONTAL CONTINUOUS TRUSS REINFORCEMENT SHALL BE PROVIDED AND INSTALLED AT EVERY 2ND COURSE . VERTICAL SPACINGS, OF REINFORCING, MUST NOT EXCEED 16 INCHES. WALLS SHOULD BE BRACED DURING CONSTRUCTION UNTIL THEY ARE ADEQUATELY ANCHORED TO THE ROOF SYSTEM.
3. ALL CONCRETE MASONRY UNIT WALLS TO BE LAID UP IN RUNNING BOND. MORTAR TO BE TYPE S OR N AND JOINTS TO BE 3/8" THICK TOOLED CONCAVE JOINTS, FULL MORTAR BEDDING. HORIZONTAL JOINT REINFORCING TO BE TRUSS TYPE EVERY SECOND COURSE.

CARPENTRY

1. ALL DIMENSIONS SHOWN ARE TO ROUGH FRAMING. PRIOR TO FRAMING, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROPOSED LIGHT FIXTURES, FANS, ETC., AS PER REFLECTED CEILING PLANS. CONTRACTOR SHALL RELOCATE ANY EXISTING FRAMING WHICH INTERFERES WITH PROPOSED LOCATIONS OF NEW LIGHT FIXTURES, FANS, ETC
2. ALL WOOD POSTS, RESTING ON TOP OF CONCRETE WALLS, SHALL HAVE CLIP ANGLE ANCHORAGE TO CONCRETE BASE. ALL POSTS, RESTING ON TOP OF STEEL BEAM, SHALL HAVE CLIP ANGLES BOLTED OR WELDED TO THE FLANGES OF THE STEEL BEAM.
3. ALL STRUCTURAL FRAMING LUMBER SHALL BE #2 OR BETTER DOUG-FIR, FB=850 P.S.I. & E =1,600,000 P.S.I. UNLESS OTHERWISE INDICATED, WITH SPF UTILITY SHOES AND PLATES, STUD GRADE FPF. ALL HEADERS SHALL BE DOUG-FIR WITH FB = 850 P.S.I.
4. HEADERS OVER DOORS AND WINDOWS SHALL BE (2) 2X8 (UNLESS OTHERWISE NOTED).
5. FLITCH PLATE BEAMS SHALL BE THROUGH BOLTED AT 1'-0" O.C. MAX. STAGGERED.
6. BELOW EACH END OF ALL WOOD BEAMS AND HEADERS, WOOD WITH STEEL FLITCH PLATE BEAMS OR STEEL BEAMS, THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE COLUMN OR POST SUPPORT. BELOW WOOD BEAMS PROVIDE MINIMUM OF (2) 2X4 OR (2) 2X6 WOOD POSTS. BELOW WOOD WITH STEEL FLITCH BEAMS, PROVIDE MIN. 4X4 DOUGLAS FIR POSTS. BELOW STEEL BEAMS PROVIDE 3" DIA. STANDARD WEIGHT STEEL PIPE COLUMNS (UNLESS OTHERWISE NOTED). BLOCK ALL WOOD POSTS SOLID TO CONCRETE OR STEEL BELOW.
7. ALL FLUSH CONNECTIONS SHALL BE MADE WITH HEAVY DUTY JOIST HANGERS.
8. WHERE RAFTERS AND JOISTS FRAME, INTO OTHER WOOD BEAMS, PROVIDE TECO U-GRIP. 18 GAGE GALVANIZED STEEL JOIST AND BEAM HANGERS.
9. ALL RAFTERS AT CATHEDRAL OR VAULTED CEILINGS SHALL HAVE HURRICANE CLIPS INSTALLED WHERE THE RAFTERS AND WALL MEET
10. ALL ROOF OVERHANGS, EXTERIOR COLUMNS, ETC., SHALL BE SECURELY FASTENED BY MECHANICAL MEANS TO PREVENT UPLIFT OR MOVEMENT DUE TO WIND LOADS.
11. PROVIDE 'CATS' AT ALL BAYS IN ALL BEARING WALLS.
12. PROVIDE FIRE STOPPING AS PER CODE.
13. MAINTAIN 2" CLEARANCE BETWEEN FACE OF CHIMNEY AND WOOD CONSTRUCTION AT ALL SIDES OF ROOF, CEILING, WALLS AND FLOOR.
14. PROVIDE BLOCKING FOR ALL ACCESSORY ITEMS AT BATHROOMS, ETC., (TOWEL ROD, TOILET PAPER HOLDER, ETC.)
15. ALL ROOF AND WALL PLYWOOD PANELS SHALL BE EXTERIOR CDX GRADE, WITH EXTERIOR GLUE, SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCTS STANDARD PS-1, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD SUB-FLOOR PANELS SHALL BE OF SAME AS ABOVE, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-L, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
16. ALL EXTERIOR EXPOSED POSTS, GIRDERS AND JOISTS AND ALL WOOD MEMBERS IN CONTACT WITH MASONRY, OR CONCRETE, SHALL BE WOOD PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT AMPA UI STANDARDS FOR PRESERVATIVE TREATMENT. ALL WOOD MUST BE LABELED CERTIFYING CONFORMANCE TO REQUIREMENTS.

CARPENTRY CONT.

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

ROOFING

1. ROOFING TO BE INSTALLED AS PER SECTION R905 OF THE 2016 IRC.
2. SELF ADHERING POLYMER MODIFIED BITUMEN SHEET UNDERLAYMENT (ICE AND SNOW SHEILD) SHALL COMPLY WITH ASTM D 1970, AND BE APPLIED, 36" WIDE, TO ALL ROOF EAVES AND VALLEYS. EXTEND FROM THE EDGE OF THE EAVE TO A POINT UPWARD ON THE ROOF 24" MIN. PAST THE INSIDE SURFACE OF THE EXTERIOR WALL.
3. APPLY A DOUBLE LAYER OF 15# FELT UNDERLAYMENT FOR ROOF SLOPES OF 4/12 AND LESS, OVERLAPPING THE LAYERS A MINIMUM OF 19".
4. ALUMINUM STEP FLASHING SHALL BE APPLIED TO ALL ROOF AND WALL INTERSECTIONS.
5. ROOF VALLEYS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.8.2.

FINISHES

1. ALL GLAZING AT GLASS DOORS, ENTRANCE SIDELIGHTS, TUB AND SHOWER ENCLOSURES SHALL BE FULLY TEMPERED, MINIMUM CATEGORY A. GLASS TO BE IDENTIFIED.
2. ALL PARTITIONS, EXTERIOR WALLS AND CEILINGS, WILL BE COVERED WITH 5/8" GYPSUM WALL BOARD, MOISTURE RESISTANT GYPSUM WALL BOARD TO BE USED AT BATHROOMS AND OTHER "WET" AREAS WITH CEMENTIOUS BACKER BOARD, "DUROCK" OR APPROVED EQUAL, UNDER ALL TILE .
3. ALL GYPSUM WALL BOARD SHALL RECEIVE 3 COATS TAPE AND SPACKLE, SANDED BETWEEN COATS.
4. INSULATION IN ALL EXTERIOR FRAME WALLS SHALL BE FIBERGLASS TYPE, AND THICKNESS AS SHOWN ON DRAWINGS. INSULATION SHALL BE IN ROOF, CEILINGS LIVING SPACE AND AT UNHEATED TO HEATED SPACES. ALL INSULATION TO HAVE A VAPOR BARRIER SURFACE EXPOSED TO HEATED SURFACES. INSTALL 3 1/2" UNFACED FIBERGLASS OR ROCK WOOL INSULATION AT ALL INTERIOR BEDROOM WALLS AND AT BATHROOMS.
5. ALL EXTERIOR WALL CORNERS TO BE FILLED WITH INSULATION DURING THE FRAMING PROCESS PRIOR TO CLOSING THE CORNER.

BATHROOM NOTES

1. WALLS AND CEILINGS AT SHOWERS AND AT TUBS WITH SHOWERS SHALL RECEIVE 1/2" "DUROCK" WHICH SHALL BE SECURED WITH GALVANIZED SCREWS. ALL OTHER WALLS AND CEILINGS SHALL RECEIVE 1/2" MR. GYPSUM BOARD
2. CUSTOM SHOWER SHALL HAVE VINYL PAN BASE, RUN UP WALLS 6" MIN. AND AT FACE AND TOP OF BENCH (IF APPLICABLE) AND CURB. NOTCH STUDS AS REQUIRED TO RECEIVE PAN.
3. AT SHOWERS, PROVIDE LAMINATED SAFETY GLASS DOOR AND ENCLOSURE WITH METAL FRAMES. FRAME COLOR AS SELECTED BY OWNER
4. PROVIDE SOAP DISH AT SHOWERS AND AT TUBS WITH SHOWERS.

PLUMBING

1. ALL HOT ON COLD WATER PIPING SHALL BE INSULATED TO PREVENT FREEZING AND /OR SWEATING.

MECHANICAL

1. PRIOR TO BIDDING WORK , THE CONTRACTOR SHALL VERIFY THAT THE EXISTING HEATING AND AIR CONDITIONING SYSTEMS ARE ADEQUATE FOR THE NEW WORK, AND NOTIFY THE OWNER IMMEDIATELY IF DEFICIENT.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE SIZE, DESIGN AND TYPE OF MECHANICAL SYSTEMS WHICH WILL BE USED IN SUFFICIENT DETAIL TO THE OWNER AT TIME OF BID. ALL NEW A/C UNITS TO BE HIGH EFFICIENCY 14 SEER MIN.
3. HEATING SYSTEM SHALL HAVE AN EFFICIENCY RATING OF 92% OR HIGHER AND BE CAPABLE OF MAINTAINING A 70 DEG. F INTERIOR TEMPERATURE @0 DEG. OUTDOOR TEMPERATURE WITH A 15MPH WIND FOR A PERIOD OF 24 HR.
4. RELOCATE ALL HVAC DIFFUSERS, RETURNS, AND RELATED DUCTWORK AS REQUIRED TO CLEAR NEW CONSTRUCTION.
5. PROVIDE MINIMUM 50 C.F.M. FAN CONTROLLED WITH A SWITCH, AT BATHROOM UNLESS OTHERWISE NOTED.
6. ALL DUCTWORK WITHIN THE BUILDING ENVELOPE SHALL BE WRAPPED WITH MIN. R-6 INSULATION. ALL DUCTWORK NOT WITHIN THE BUILDING ENVELOPE SHALL BE WRAPPED WITH MIN. R-8 INSULATION

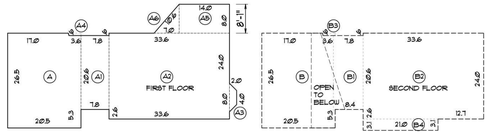
ELECTRICAL

1. ALL ELECTRICAL WORK, MATERIALS AND METHODS OF INSTALLATION ARE TO BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL CODES AND NEC LATEST EDITION.
2. ALL WIRING IS TO BE COPPER, ROMEX, NON-METALLIC, CONCEALED IN FLOORS, WALLS AND CEILINGS AS PER CODE.
3. ALL ELECTRICAL DEVICES (I.E. SWITCHES, DIMMERS, ETC.) TO BE "DECORA" TYPE, UNLESS OTHERWISE NOTED.
4. SUPPLY AND INSTALL SMOKE DETECTORS CO DETECTORS AS PER CODE.
5. PROVIDE ELECTRICAL CONNECTIONS (AS REQUIRED) FOR ALL BATHROOM SPECIALTIES, STEAM UNIT, WHIRLPOOL BATH, ETC.), H.V.A.C. EQUIPMENT AND ALL OTHER (TELEPHONE, VIDEO, AUDIO, ETC.) REQUIRED CONNECTIONS.
6. CONTRACTOR SHALL VERIFY THAT FIXTURE TYPE IS PROPERLY SUITED FOR ITS INTENDED LOCATION (DIRECT CONTACT W/ INSULATION, ABOVE A BATH, ETC).
7. CONTRACTOR SHALL VERIFY DEPTHS OF ALL FIXTURES TO FIT WITHIN FRAMING PRIOR TO ORDERING SAME.
8. PROVIDE STEPPED BAFFLES AT ALL RECESSED LIGHTING FIXTURES AS REQUIRED.
9. PROVIDE REQUIRED LAMPS @ ALL LIGHTING FIXTURES. LAMPS AT ALL RECESSED FIXTURES SHALL BE LED UNLESS OTHERWISE NOTED.
10. ALL SWITCHES SHALL BE SLIDE DIMMER TYPE W/PRESET (EXCEPT AT CLOSETS, FLUORESCENT FIXTURES, EXHAUST FANS OR AS DIRECTED BY OWNER.
11. PROVIDE HIGH CAPACITY SLIDE DIMMERS WHERE REQUIRED.
12. PROVIDE G.F.I. PROTECTED RECEPTACLES AT ALL WET AREAS AS PER CODE.
13. PROVIDE EXTERIOR RECEPTACLES AS PER CODE
14. NOTE: ONLY CERTAIN OUTLET LOCATIONS ARE INDICATED, ALL OTHER OUTLET LOCATIONS SHALL BE AS PER CODE AND OWNERS REQUIREMENTS. ALL OUTLET LOCATIONS SHALL BE REVIEWED WITH OWNER PRIOR TO INSTALLATION.
15. FIRE UNDERWRITERS' CERTIFICATION SHALL BE DELIVERED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF WORK.
16. A MINIMUM OF 50% OF ALL LIGHTING SHALL BE ENERGY EFFICIENT.

ADDITIONAL NOTES

1. WINDOWS AND FRENCH DOORS TO HAVE EXTENSION JAMBS, SCREENS, AND HARDWARE. VERIFY SCREEN AND HARDWARE COLOR WITH OWNER PRIOR TO ORDERING. WINDOWS TO BE INSTALLED WITH SILICONE BEHIND THE NAILING FIN AS PER MANUF. SPECIFICATIONS AND WITH FLASHING OVER WINDOW HEADS. CAULK ALL JOINTS AFTER INSTALLATION OF TRIM..
2. DOORS TO BE 3 PANEL MDF INFINITY SERIES AS MANUF BY SIMPSON OR APPROVED EQUAL. THICKNESS OF DOORS TO MATCH EXISTING. VERIFY STYLE WITH OWNER PRIOR TO ORDERING.
3. OAK FLOORING TO BE CLEAR PLAIN GRADE 3/4"X2-1/4" . OAK FLOORING TO BE FINISHED WITH STAIN, COLOR AS SELECTED BY OWNER, AND 3 COATS BONA TECH-TRAFFIC.
4. INTERIOR WOOD MOULDINGS TO BE CLEAR PINE OR POPLAR. PROFILES AND SIZE TO BE AS PER OWNER. 7" BASE & 1/2" CASING WITH FLITH BLOCKS AT BASE OF ALL DOOR CASINGS. INSTALL CROWN MOULDINGS IN ROOMS DESIGNATED BY OWNER
5. LVL BEAMS (MICROLAM) TO BE AS MANUF. BY WEYERHAEUSER. FLITCH PLATE BEAMS CAN BE AS MANUF BY BETTER HEADER.
6. ALL PARTITIONS, EXTERIOR WALLS AND CEILINGS, WILL BE COVERED WITH 5/8" GYPSUM WALL BOARD, 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD TO BE USED AT BATHROOMS AND OTHER "WET" AREAS WITH CEMENTIOUS BACKER BOARD, "DUROCK" OR APPROVED EQUAL, UNDER ALL TILE .

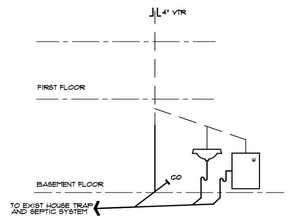
TABULATIONS	REQUIRED	EXISTING	PROPOSED	EXIST AND PROP TOTAL
ZONE R-A				
LOT AREA, SF	18423 SF			
MINIMUM REQUIRED SETBACKS				
FY	35'	35.7'	NO CHANGE	
SY	10' min. 30'total	15.2', 35.7'	NO CHANGE	
RY	15'	104.0"	NO CHANGE	
BUILDING HEIGHT MAXIMUM				
MAXIMUM RIDGE	30'	31'-0"	NO CHANGE	31'-0"
MAXIMUM EAVE	22'	19.8'		
FLOOR AREAS				
FIRST FLOOR		1586 SF	74 SF	1660 SF
SECOND FLOOR		1474 SF	112 SF	1586 SF
BASEMENT (CELLAR)		743 SF		743 SF
GARAGE		368 SF		368 SF
DECK		388 SF	80 SF	468 SF
MAXIMUM LOT COVERAGE	(.25) 4605 SF			(.13) 2496 SF
GROSS FLOOR AREA 4000 SF MAX	(.36) 6632 SF			(.20) 3614 SF
MAXIMUM FRONT YARD PAVING 3732 SF X .40 = 1493 SF	(.40) 1493 SF	896 SF	NO CHANGE	896 SF
DRAINAGE CALCULATIONS				
NO NEW ROOF RUNOFF AREA				



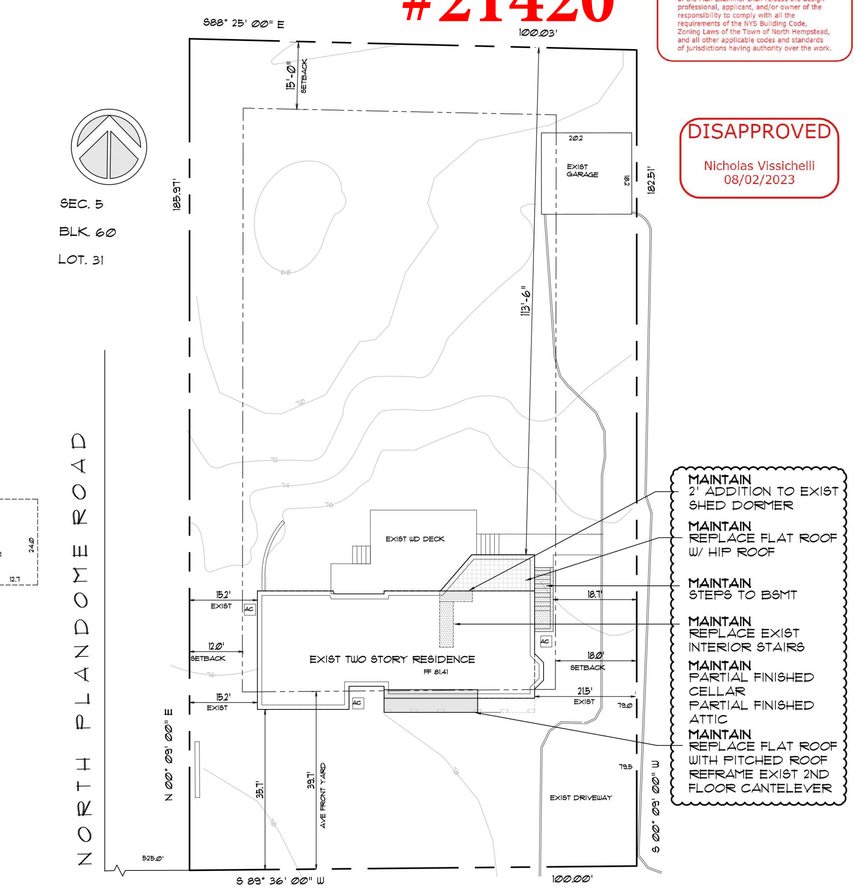
GROSS FLOOR AREA

FIRST FLOOR	A	26.5	X 20.5	= 543.25
	A1	7.8	X 20.6	= 160.68
	A2	33.6	X 24	= 806.4
	A3	6	X 2	= 12
	A4	(0.6 X 3.6)		= (2.16)
	A5	8.0	X 14.0	= 112.0
	A6	(3.7)(0 X 8.0		= 29.0
SECOND FLOOR	B	26.5	X 20.5	= 543.25
	B1	8.4	X 20.6	= 173.48
	B2	33.6	X 24	= 806.4
	B3	(0.6 X 3.6)		= (2.16)
	B4	3.1	X 21	= 65.1
GARAGE		20.2	X 18.2	= 367.6
TOTAL GROSS FLOOR AREA				= 3614

GROSS FLOOR AREA CALCULATION



RISER DIAGRAM



NORTH PLANDOME ROAD

SEC. 5
BLK. 60
LOT. 31

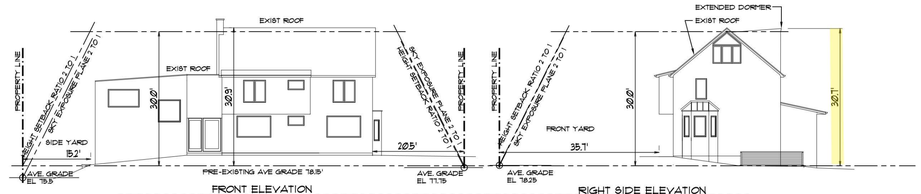
HUNTINGTON ROAD

AVE. SETBACK 39.1'

SITE PLAN SCALE : 1" = 16'

SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY FERRANTELLO LAND SURVEYING PC DATED 1.04.17

Revised Disapproved Plans



SKY EXPOSURE PLANE

SCALE: 1" = 16'-0"

7.23.23	REV DORMER HT
5.22.23	MAINTAIN APP

ADDITIONS and ALTERATIONS to
FERRANTE / EUSTACE RESIDENCE
112 HUNTINGTON ROAD
PORT WASHINGTON NEW YORK

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GENERAL NOTES
SITE PLAN

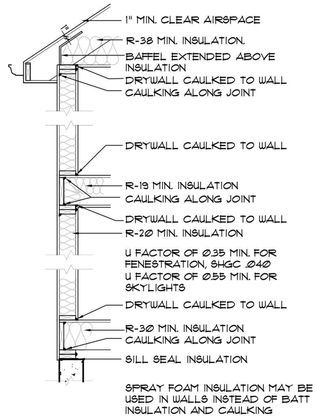
DATE: 4.15.21

T1

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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

THE DESIGN CODE IS THAT OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE NYS 2016 UNIFORM CODE SUPPLEMENT.
DESIGN CRITERIA IS IN ACCORDANCE WITH THE 2015 WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (2015 WFCM).



AIR SEALING/ INSULATION DETAIL

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

Table 3.1 Nailing Schedule

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	WALL SHEATHING CODE
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE NAILED)	3-8d	3-10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE NAILED)	3-8d	3-10d	PER JOIST
CEILING JOIST LAPS TO PARALLEL RAFTER (FACE-NAILED)	5-8d	5-10d	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	5-8d	5-10d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	4-8d	4-10d	PER TIE
BLOCKING TO RAFTER (FACE-NAILED)	2-8d	2-10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16d	3-16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE(FACE-NAILED)	2-16d	2-16d	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	4-16d	PER FOOT
STUD TO STUD (FACE-NAILED)	2-16d	3-16d	16" OC ALONG EDGES
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" OC ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2-16d	2-40d	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE-NAILED)	2-16d	2-16d	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-0d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	4-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d	3-16d	PER FOOT
ROOF SHEATHING			
STRUCTURAL PANELS	8d	10d	6"EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING 1"X6" OR 1"X8"	2-8d	2-10d	PER SUPPORT
1"X10" OR WIDER	3-8d	3-10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	1 1/2" DRYWALL SCREWS	1 1/2" DRYWALL SCREWS	7"EDGE / 10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS	8d	10d	6"EDGE / 12" FIELD
GYPSUM WALLBOARD	1 1/2" DRYWALL SCREWS	1 1/2" DRYWALL SCREWS	7" EDGE / 10" FIELD
FLOOR SHEATHING			
STRUCTURAL PANELS 1" OR LESS	8d	10d	6"EDGE / 12" FIELD
GREATER THAN 1"	8d	10d	6"EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING 1"X6" OR 1"X8"	2-8d	2-10d	PER SUPPORT
1"X10" OR WIDER	3-8d	3-10d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" ON-CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3" ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURE MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1=60 NAIL PER FOOT.
3. CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED, CHECK IBC FOR ADDITIONAL REQUIREMENTS.

Table 3.4B Uplift strap connection requirements

roof to wall, wall to wall, wall to foundation

FRAMING SPACING	ROOF SPAN (FT)	# OF 8d COMMON OR 10d BOX NAILS IN EACH END OF 1 1/4" X 20GA STRAP
12" OC	16	2
	20	2
	24	3
	28	3
	32	4
	36	4
16" OC	16	2
	20	3
	24	3
	28	4
	32	4
	36	4

DESIGN LOADS

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

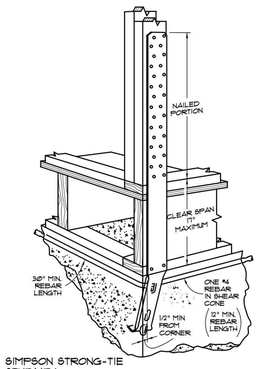
STATEMENT OF COMPLIANCE

TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE 2015 INTERNATIONAL CODES, THE NYS BUILDING STANDARDS & CODE: 2017 UNIFORM CODE SUPPLEMENT, AND THE 2016 SUPPLEMENT TO THE NYS ENERGY CONSERVATION CONSTRUCTION CODE.

ALL STRUCTURAL DRAWINGS ARE PREPARED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH THE NEW YORK STATE 2016 CODE SUPPLEMENT AND THE 2015 WFCM.

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 Building Code, Building Laws of the State of North Hamstead, and all other applicable codes and standards of jurisdictions having authority over the work.

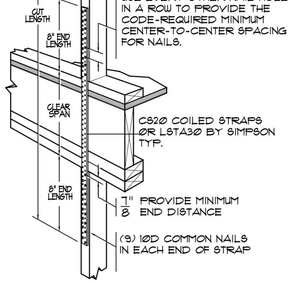
DISAPPROVED
Nicholas Ciciarelli
07/27/2023



SIMPSON STRONG-TIE
STHD14RJ
RIM JOIST INSTALLATION

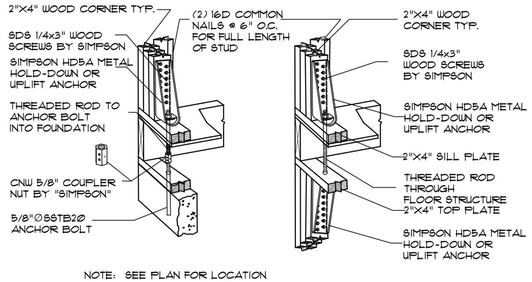
HOLD-DOWN / UPLIFT ANCHOR DETAIL

TRANSFERS TENSION LOAD FROM FLOOR TO FOUNDATION.
REFER TO SIMPSON NAILING REQUIREMENTS. SCALE: NTS



FLOOR TIE ANCHOR DETAIL

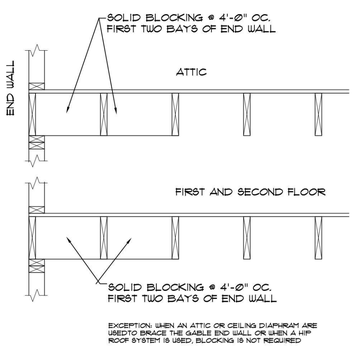
PROVIDES FLOOR-TO-FLOOR TENSION CONNECTION:
REFER TO SIMPSON FOR NAILING REQUIREMENTS
SCALE: NTS



NOTE: SEE PLAN FOR LOCATION

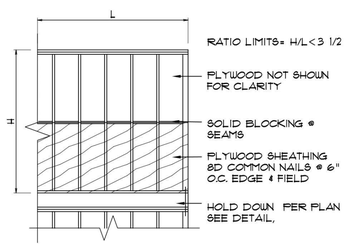
METAL HOLD-DOWN / UPLIFT ANCHOR DETAIL

TRANSFERS TENSION LOAD BETWEEN FLOORS: TIES STUDS / POSTS TO FOUNDATION. SCALE: NTS



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

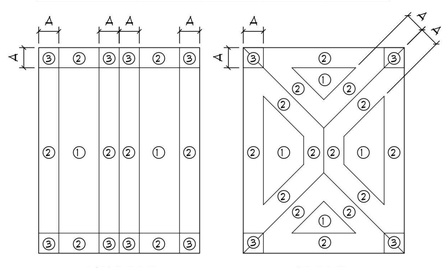
FLOOR & RAFTER BRACING ENDWALL DETAIL



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

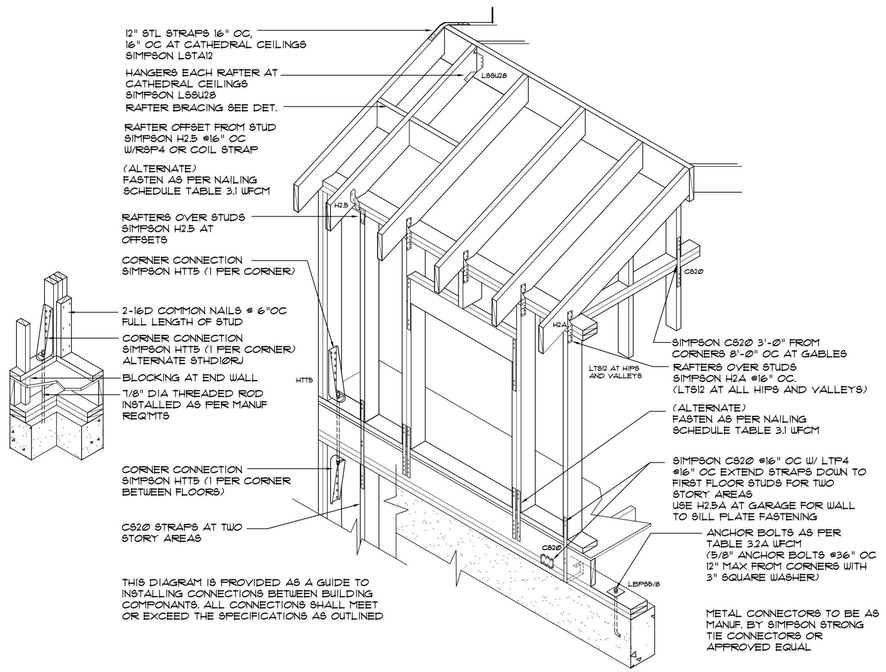
SHEARWALL SEG. DETAIL (TYP)

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



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

NAIL SPACING FOR SHEATHING AT PRESSURE ZONES



CONTINUOUS LOAD PATH

SCALE: 1/2" = 1'-Ø"

		7.23.23	REV DORMER HT
		5.22.23	MAINTAIN APP

ADDITIONS and ALTERATIONS to
FERRANTE / EUSTACE RESIDENCE
112 HUNTINGTON ROAD
PORT WASHINGTON NEW YORK

REGISTERED ARCHITECT
NATHAN I. LAUBACH
No. 026021
STATE OF NEW YORK

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nathan I. laubach aia
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38 Village Hill Drive - Dix Hills - NY - 11746
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GENERAL NOTES

DATE: 4.15.21

1

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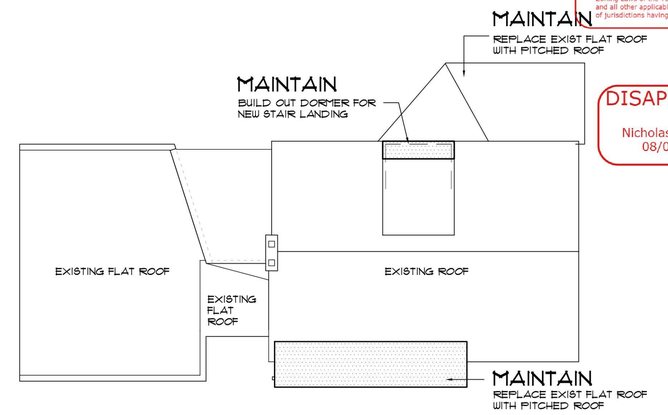
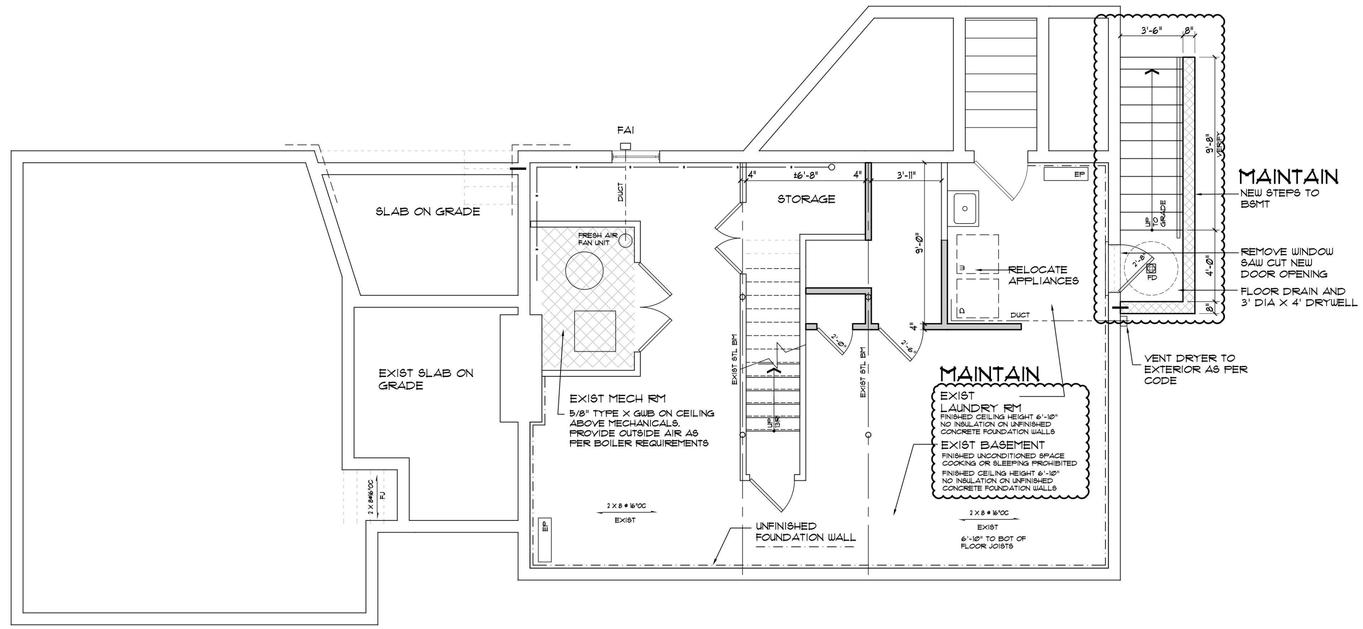
DISAPPROVED

Nicholas Vissichelli
08/02/2023



ROOF PLAN

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



FOUNDATION PLAN

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

1	7.23.23	REV DORMER HT
	5.22.23	MAINTAIN APP

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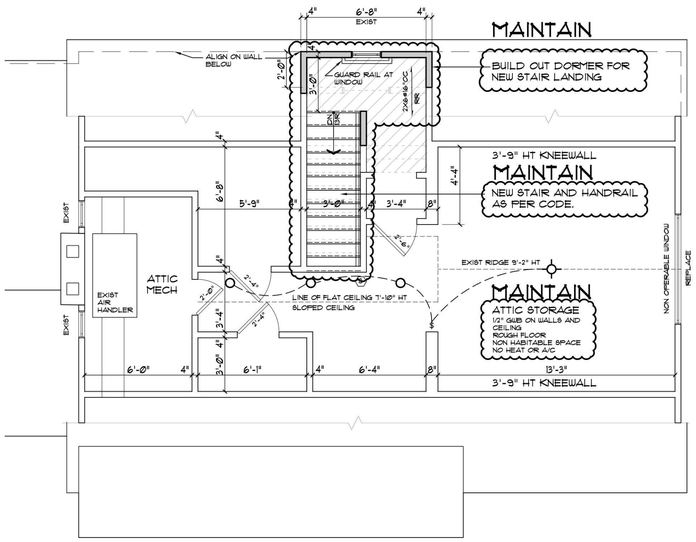
FOUNDATION PLAN

DATE: 4.15.21

2



ATTIC PLAN

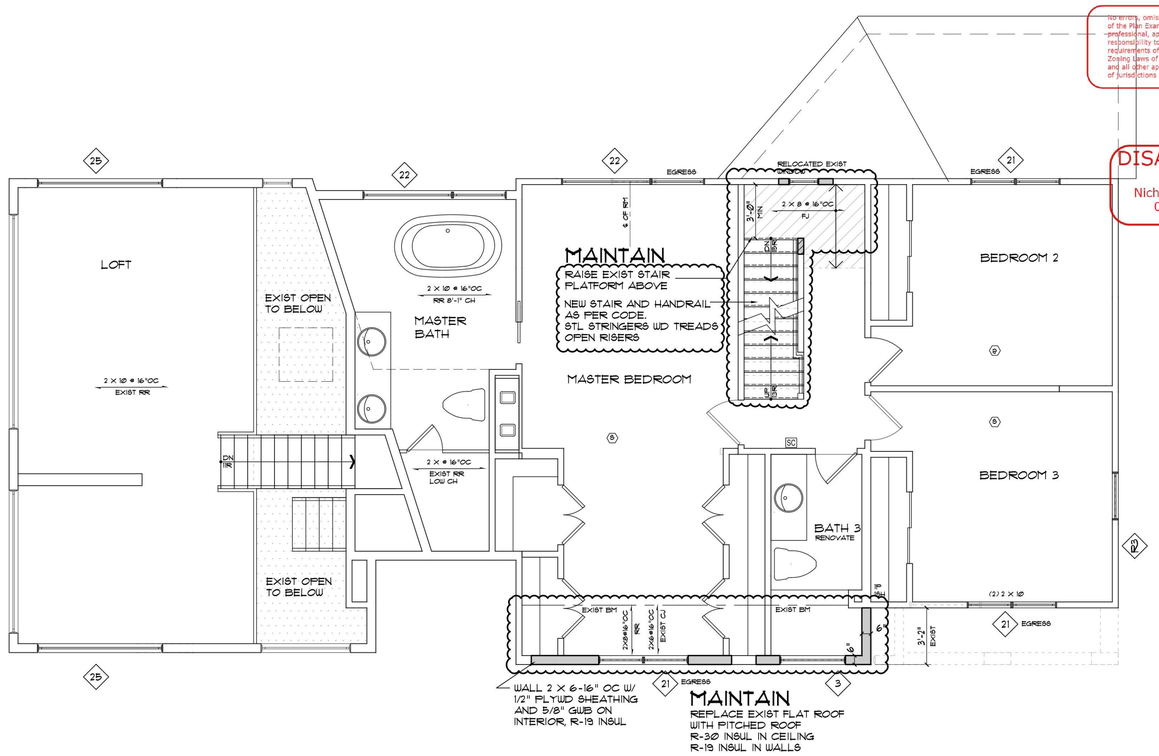
WINDOW SCHEDULE

ID	QTY	MODEL NO.	ROUGH	REMARKS
1	2	AFW1056 ACW2856	9'-8" X 5'-6"	
1A	2	AFW8054	8'-0" X 4'-8"	
2	1	ACW2834-3	8'-0" X 3'-4"	
3	2	ACW42824	4'-0" X 2'-0"	
D1	1	FWGD6068	6'-0" X 6'-8"	VERIFY SIZE
D2	1	FWGD8068 11	8'-0" X 6'-11"	VERIFY SWING W/ OWNER
21	3	ACW2650-2	5'-0" X 5'-0"	
22	2	ACW3050 AFW5050	8'-0" X 5'-0"	
25	2	AFW1048	7'-0" X 4'-0"	
R1	1	ACW2644	2'-6" X 4'-4"	VERIFY SIZE
R2	2	ACW1848	1'-8" X 4'-8"	VERIFY SIZE
R3	1	ACW2650	2'-6" X 5'-0"	VERIFY SIZE
R5	2	ACW1630	1'-6" X 3'-0"	VERIFY SIZE
R7	1	ACW2040 2440 2040	6'-4" X ±4'-0"	VERIFY SIZE

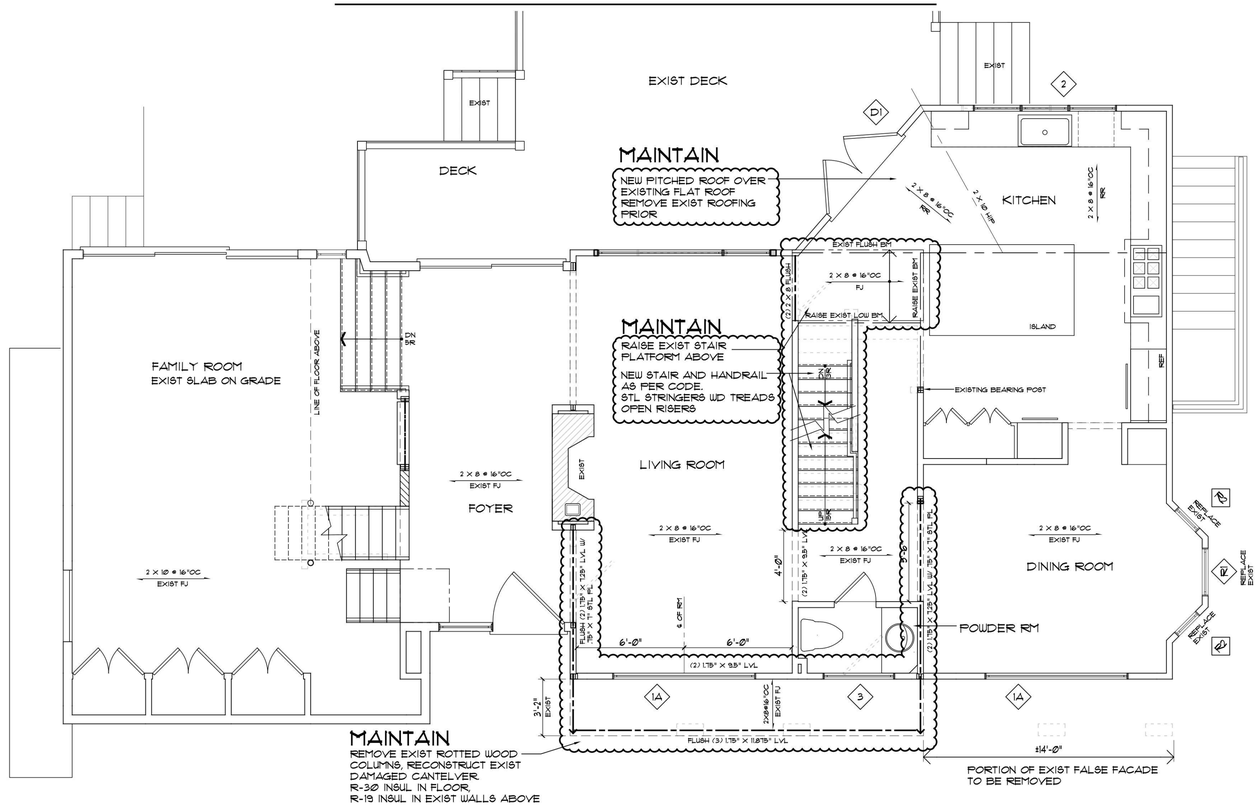
ROUGH OPENING SIZES AND QUANTITIES ARE FOR BIDDING ONLY.
CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES AND QUANTITIES PRIOR TO ORDERING. ROUGH OPENINGS TO BE FRAMED FROM MANUFACTURERS CATALOGUE ROUGH OPENING SIZES, NOT THIS SCHEDULE.
SUBMIT FINAL WINDOW LIST TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.

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

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



SECOND FLOOR PLAN



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

1	7.23.23	REV DORMER HT
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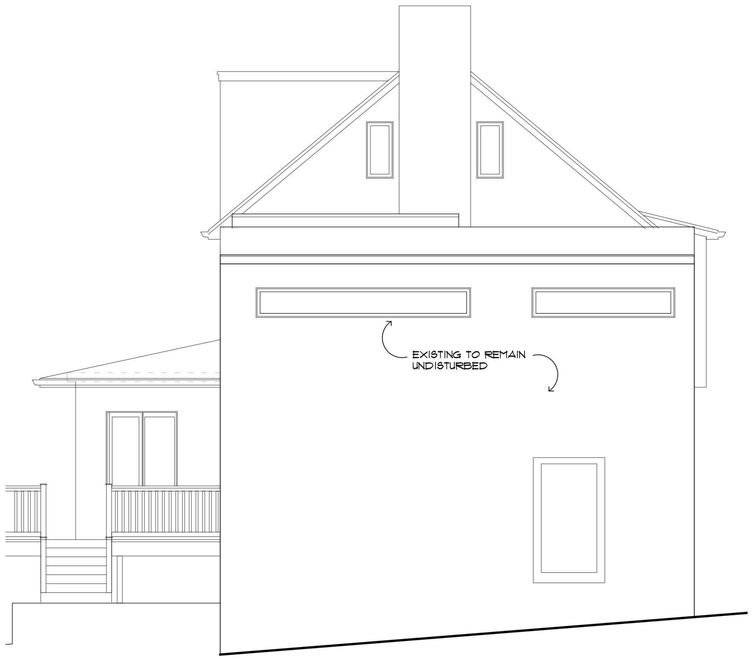
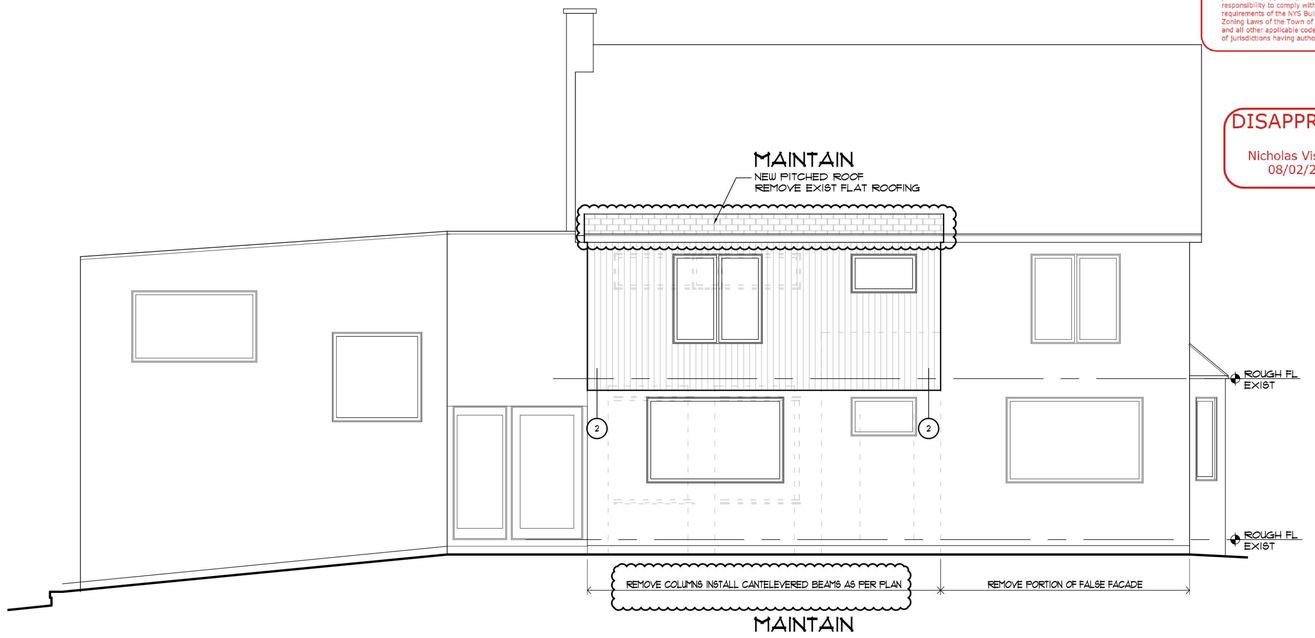
FIRST FLOOR PLAN
SECOND FLOOR PLAN

DATE: 4.15.21

3



LEFT SIDE ELEVATION



FRONT ELEVATION

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

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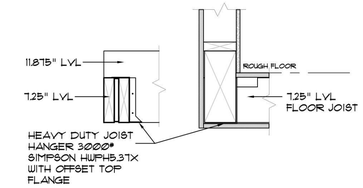
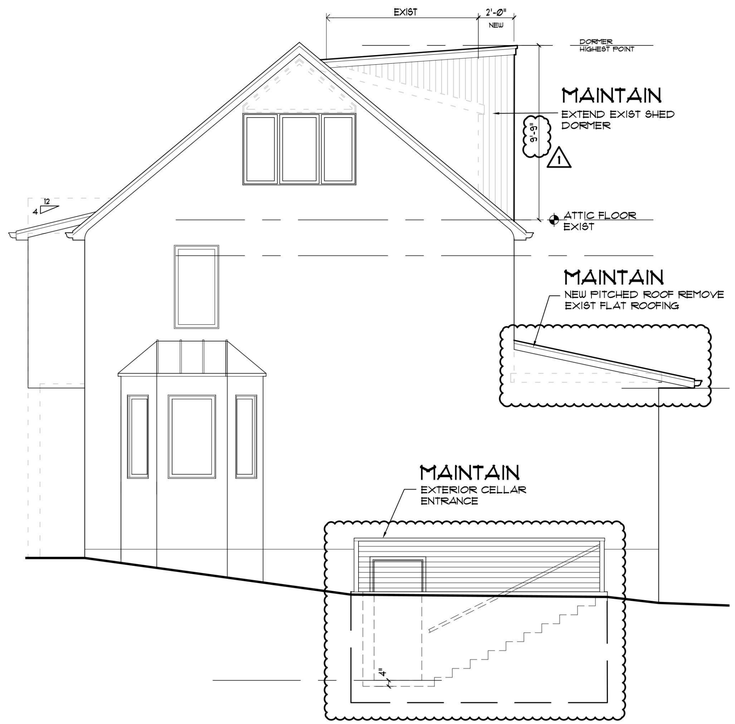
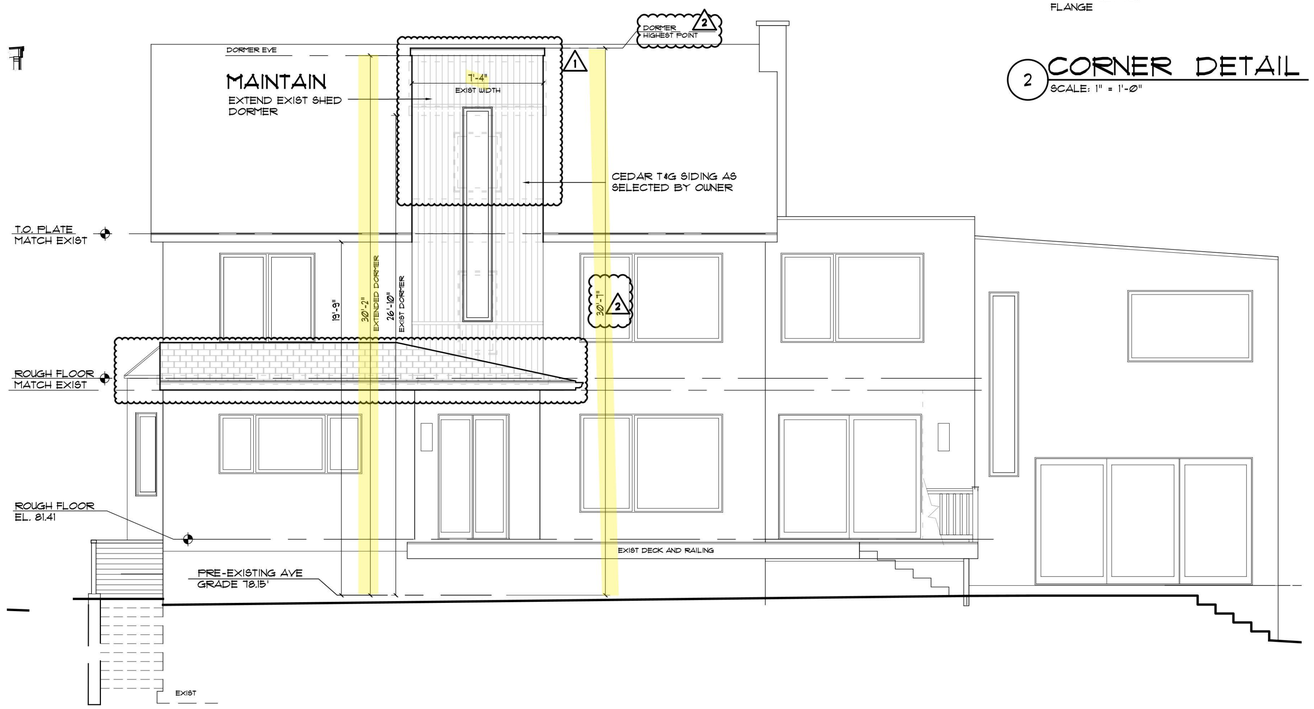


2 CORNER DETAIL

SCALE: 1" = 1'-0"



RIGHT SIDE ELEVATION



REAR ELEVATION

3	8.02.23	REV DORMER HT
2	7.23.23	REV DORMER HT
1	5.22.23	MAINTAIN APP

ADDITIONS and ALTERATIONS to
FERRANTE / EUSTACE RESIDENCE
112 HUNTINGTON ROAD
PORT WASHINGTON NEW YORK

REGISTERED ARCHITECT
NATHAN LOUIS LAUBACH
No. 020171
STATE OF NEW YORK

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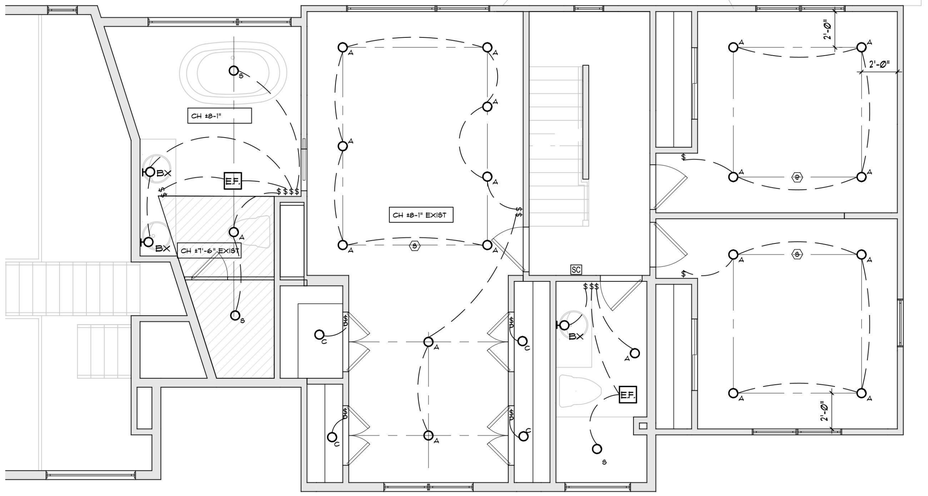
ELEVATIONS

DATE: 4.15.21

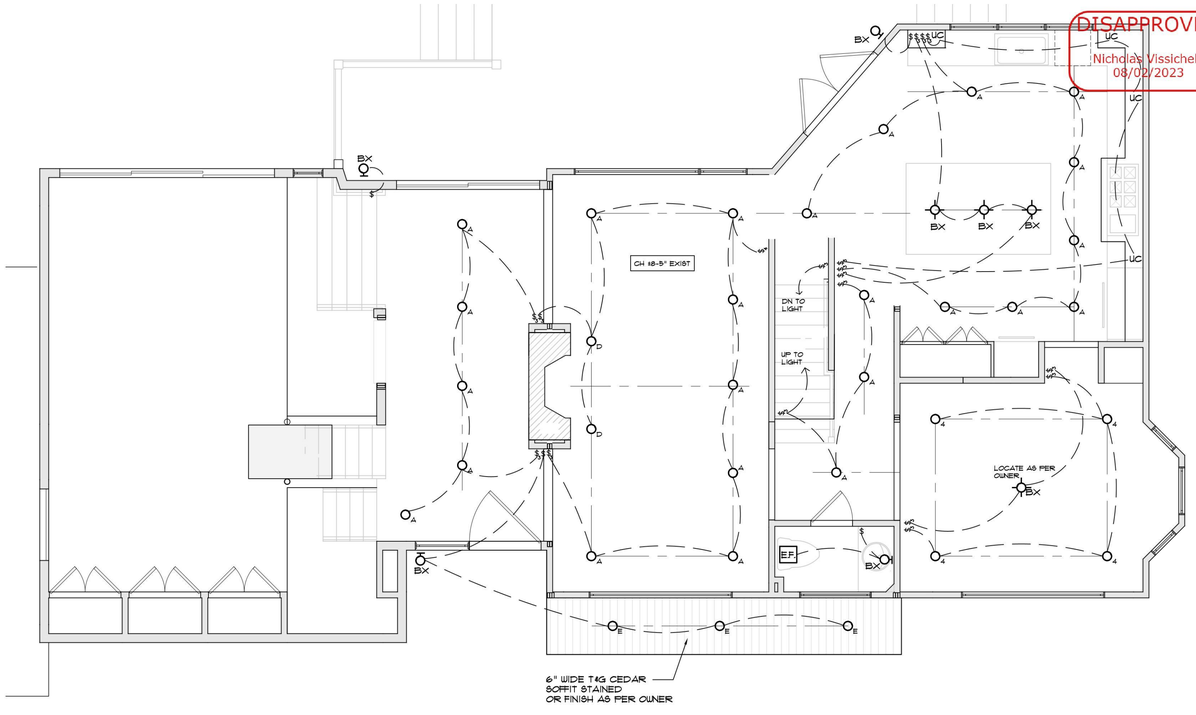
4

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.

DISAPPROVED
Nicholas Vissichelli
08/02/2023



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK, MATERIALS AND METHODS OF INSTALLATION ARE TO BE IN CONFORMANCE WITH IRC E3401, E3402, E3403, AND ALL APPLICABLE LOCAL CODES AND NEC LATEST EDITION.
2. PRIOR TO BIDDING WORK , THE CONTRACTOR SHALL VERIFY THAT THE EXISTING ELECTRICAL SERVICE IS ADEQUATE FOR THE NEW WORK, AND NOTIFY THE OWNER IMMEDIATELY IF DEFICIENT
3. RELOCATE EXISTING ELECTRICAL SERVICE AND METER, IF REQUIRED BY NEW WORK, TO NEAREST OR ADJACENT ACCEPTABLE WALL LOCATION.
4. ALL ELECTRICAL WORK, MATERIALS AND METHODS OF INSTALLATION ARE TO BE IN CONFORMANCE WITH ALL APPLICABLE LOCAL CODES AND NEC LATEST EDITION.
5. ALL WIRING IS TO BE COPPER, ROMEX, NON-METALLIC, CONCEALED IN FLOORS, WALLS AND CEILINGS AS PER CODE
6. PROVIDE CLOSED CELL NEOPRENE GASKETS AT ALL ELECTRICAL DEVICES LOCATED IN EXTERIOR WALLS
7. SUPPLY AND INSTALL SMOKE DETECTORS AS PER CODE.
8. PROVIDE ELECTRICAL CONNECTIONS (AS REQUIRED) FOR ALL KITCHEN APPLIANCES, FANS , LAUNDRY APPLIANCES, BATHROOM SPECIALTIES (SAUNA, STEAM UNIT, WHIRLPOOL BATH, ETC.), CENTRAL VACUUM SYSTEM, H.V.A.C. EQUIPMENT AND ALL OTHER (TELEPHONE, VIDEO, AUDIO, ETC.) REQUIRED CONNECTIONS.
9. CONTRACTOR SHALL VERIFY THAT FIXTURE TYPE IS PROPERLY SUITED FOR ITS INTENDED LOCATION (DIRECT CONTACT W/ INSULATION, ABOVE A BATH, ETC).
10. CONTRACTOR SHALL VERIFY DEPTHS OF ALL FIXTURES TO FIT WITHIN FRAMING PRIOR TO ORDERING SAME.
11. PROVIDE STEPPED BAFFLES AT ALL RECESSED LIGHTING FIXTURES AS REQUIRED.
12. PROVIDE REQUIRED LAMPS @ ALL LIGHTING FIXTURES. LAMPS AT ALL RECESSED FIXTURES SHALL BE LED UNLESS OTHERWISE NOTED.
13. ALL SWITCHES SHALL BE SLIDE DIMMER TYPE W/PRESET (EXCEPT AT CLOSETS, FLUORESCENT FIXTURES, EXHAUST FANS OR AS DIRECTED BY OWNER.
14. PROVIDE HIGH CAPACITY SLIDE DIMMERS WHERE REQUIRED.
15. WHERE DIMMERS ARE GANGED TOGETHER, 'DERATE' AS PER MANUFACTURER'S SPECIFICATIONS AND AS PER ALL CODE REQUIREMENTS
16. PROVIDE G.F.I. PROTECTED RECEPTACLES AT ALL WET AREAS AS PER CODE.
17. PROVIDE EXTERIOR RECEPTACLES AS PER CODE.
18. ONLY CERTAIN OUTLET LOCATIONS ARE INDICATED, ALL OTHER OUTLET LOCATIONS SHALL BE AS PER CODE AND OWNERS REQUIREMENTS. ALL OUTLET LOCATIONS SHALL BE REVIEWED WITH OWNER PRIOR TO INSTALLATION.
19. FIRE UNDERWRITERS' CERTIFICATION SHALL BE DELIVERED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF WORK.
20. A MINIMUM OF 75% OF ALL LIGHTING SHALL BE ENERGY EFFICIENT.

ELECTRICAL LEGEND

SYMBOL	TYPE OF FIXTURE	MANUFACTURER	CAT. NO.	FRAME-IN KIT
A	DOWNLIGHT	HALO	3007P (1) 3021DSC	•H51CAT H5T
B	DOWNLIGHT (BLACK TRIM)	HALO	3007MB	•H51CAT H5T
C	DOWNLIGHT (CLOSET)	HALO	1710P 710P	•H71CAT H7T
D	DOWNLIGHT (SLOPED CEILING)	HALO	457W	•H745ICAT
E	DOWNLIGHT (EXTERIOR)	HALO	4107P	H7T
R	EYEBALL	HALO	5069P	H5T
S	SHOWER LIGHT	HALO	1710PS	•H51CAT
4	DOWN LIGHT (SMALL APERTURE)	HALO	999P	•H991CT
FF	UTILITY FIXTURE	HALO	UNLED SERIES	
BX	CLG MTD BOX			
BX	WALL MTD BOX			
EF	QUIET EXHAUST FAN	NUTONE	AERN80K	
FL	QUIET FAN LIGHT	NUTONE	AERN80LK	
UC	UNDERCABINET LIGHTS	HALO	HU10 LED	3000K BULB
	DUPLEX RECEPTACLE	LEVITON	DECORA	
GFI	GFI INTERUPT	LEVITON	SURE-GUARD III	
	FLOOR DUPLEX RECEPTACLE			
S	SINGLE SWITCH	LEVITON	DECORA	
3	3 WAY SWITCH	LEVITON	DECORA	
T	SWITCH WITH TIMER	LEVITON	DECORA	
D	DOOR OPERATED SWITCH			
S	SMOKE DETECTOR			
CO	CARBON MONOXIDE DETECTOR			
SC	SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR			

• USE AIR-TITE TYPE HOUSINGS IN CEILINGS WITH ATTICS EXPOSED TO OUTSIDE AIR.
ALL LAMPS TO BE LED 850 lm, 3000K, 90 CRI MIN, TYPE TO FIT FIXTURE.
ALL SWITCHES OPERATING LIGHT FIXTURES TO BE DIMMING TYPE EXCEPT AT FLOURESCENT LIGHTS AND CLOSETS
ALL CEILING HEIGHTS INDICATE DIMENSIONS TO ROUGH FRAMING
PROVIDE SWITCHED FLOURESCENT LIGHTING TO NEW CELLAR IF APPLICABLE.
PROVIDE (1)CABLE AND (2)PHONES LINES AS PER OWNERS DIRECTION

LEGEND

SLOPED CEILING

CHANGE IN CEILING HEIGHT

	REV	DORMER HT
7.23.23		
5.22.23		MAINTAIN APP

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PORT WASHINGTON NEW YORK

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

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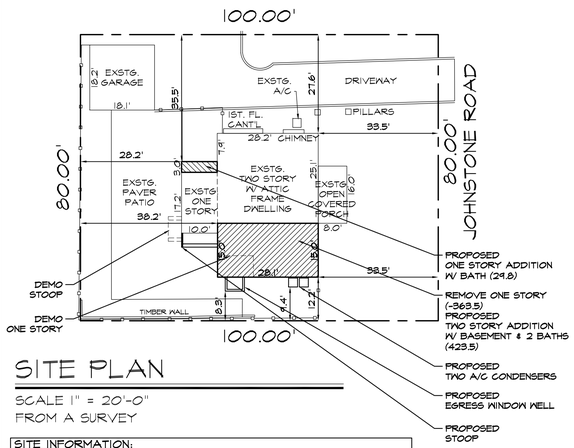
(631) 499-5949 nlarch@optonline.net

LIGHTING PLAN

DATE: 4.15.21

L1

#21448



SITE PLAN

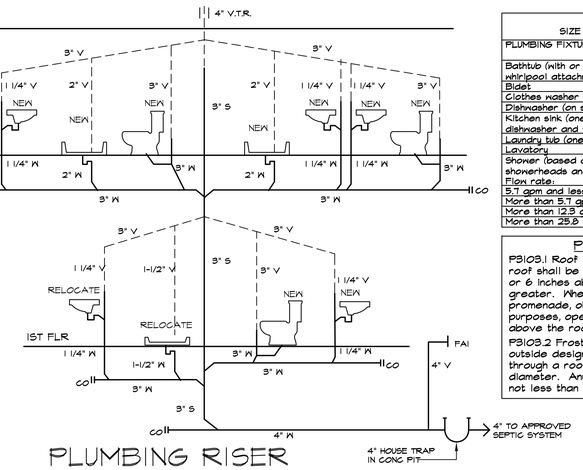
SCALE 1" = 20'-0"
FROM A SURVEY

SITE INFORMATION:

SECTION:	2	
BLOCK:	171	
LOT:	35	
ZONE:	N. HEMP. RES-A	
	REQUIRED	PROVIDED
LOT AREA:	8,500 s.f.	8,000 s.f.
LOT AREA OCCUPIED:	2,000 s.f.	1,803.04 s.f.
% OCCUPIED:	25%	22.54%
FRONT WIDTH:	50'	80'
SIDE YARD:	10'	12.2' / 27.6'
SIDE YARDS AGGREGATE:	30% / 24'	39.8'
REAR YARD (2 STORIES):	15'	38.2'
REAR YARD (1 STORY):	15'	28.2'
HEIGHT:	30'	24.2'
FRONT YARD SETBACK:	35'	33.5'
FRONT SETBACK (AVERAGE)	26.56'	N.A.
FRONT SETBACK (CORNER):	30'	N.A.
F.A.R.:	2880 / 36%	3,089.44 / 38.6%
VARIANCE:	YES	

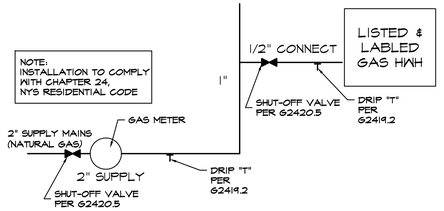
SKY EXPOSURE PLANE = 2' VERT. TO 1' HOR. FROM FRONT & SIDE PROPERTY LINES MAX. EAVE HT. OF 22'

SEE ZONING CALCULATIONS PAGE A-9



PLUMBING RISER

N.T.S.



GAS RISER

N.T.S.

GAS PIPING NOTES:

1. ALL PIPING TO BE APPROVED TYPE PER G2414.4
2. PIPING TO BE SECURELY SUPPORTED PER G2424.1.
3. SUPPORTS NOT TO INTERFERE WITH EXPANSION OR CONTRACTION OF PIPES BETWEEN SUPPORTS PER G2418.2.

TABLE P3201.7
SIZE OF TRAPS FOR PLUMBING FIXTURES

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

PLUMBING CODE REFERENCES

P3103.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 6 inches above the roof or 6 inches above anticipated snow accumulation, whichever is greater. Where a roof is to be used for assembly, as a promenade, observation deck or sunbathing deck or for similar purposes, open vent pipes shall terminate not less than 7 feet above the roof.

P3103.2 Frost closure. Where the 97.5 percent value for outside design temperature is 0 F or less, vent extensions through a roof or wall shall be not less than 3 inches in diameter. Any increase in the size of the vent shall be made not less than 1 foot inside the thermal envelope of the building.

WALL SHEATHING TO EXTEND TO TOP OF TOP PLATE
GWB TO COMPLY WITH R702.1, R702.3, TABLE R702.1 (2)
ALL DETAILS ON THESE PLANS PROVIDE A CONTINUOUS LOAD PATH.
BUILDER TO VERIFY FIT OF ALL SIMPSON CONNECTORS BEFORE OBTAINING THEM.
ALL R.R. & STUDS TO ALIGN TO ALLOW PROPER CONNECTION OF H2A CONNECTORS
STAIR TREADS TO BE 9" PLUS 3/4" NOSING MIN. & RISERS TO BE MAX. 8-1/4" PER R311. NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MIN. OF 11"
ALL INSULATION TO HAVE VAPOR BARRIER FACING HEATED AREA.
GLAZING WHICH IS 5'-0" OR LESS ABOVE STANDING SURFACE OF TUB/ SHOWER SHALL BE TEMPERED GLASS.
GLAZING WITH AN INDIVIDUAL PANE GREATER THAN 9 S.F. AND A BOTTOM EDGE WHICH IS LESS THAN 18" A.F.F. SHALL BE TEMPERED GLASS.
WOOD I-JOISTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTRUCTION MANUAL TO BE KEPT AT JOB SITE.
SIMPSON CONNECTORS MAY BE REPLACED BY EQUIVALENTS.
MULTIPLE SCL BEAMS (MICROLAM ETC.) TO BE ASSEMBLED & INSTALLED PER MANUFACTURERS SPECIFICATIONS.
ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 OR BETTER.
FIRE BLOCKING & DRAFT STOPPING REQ'D PER R302.11, R302.12 & R502.2.2
PROJECT TO COMPLY WITH NYS RESIDENTIAL MECHANICAL CODE CHAPTERS 12-24, PLUMBING CODE CHAPTERS 25-32, & ELECTRICAL CODE CHAPTERS 33-42.

LOCATION	DESIGN LIVE LOAD, PSF (PER R301.5)
NON-SLEEPING ROOMS	40
SLEEPING ROOMS	30
ROOF +	20
ATTIC WITH FIXED STAIR	30
ATTIC WITH STORAGE	20
ATTIC WITHOUT STORAGE	10
DECKS	40
BALCONIES	40
GUARDS & HANDRAILS	200

DEAD LOAD FOR ALL = 10 PSF PER R301.4 + PER R301.6

ALL GLAZING TO BE HIGH PERF. ANDERSEN 400 SERIES LOW-E4 TYPE WITH SIMULATED DIVIDED LIGHT GRILLES.

DOUBLE HUNG	MAX U=0.30;	MAX SHGC=0.28
CASEMENT	MAX U=0.28;	MAX SHGC=0.29
GLIDING	MAX U=0.30;	MAX SHGC=0.26
SPECIALTY	MAX U=0.28;	MAX SHGC=0.30
AWNING	MAX U=0.29;	MAX SHGC=0.28
HINGED FR. DOOR	MAX U=0.30;	MAX SHGC=0.21
SLIDING FR. DOOR	MAX U=0.30;	MAX SHGC=0.28

PER NFRC CERTIFIED VALUES FOR ANDERSEN PRODUCTS.
DESIGN PRESSURE RATING OF WINDOWS TO BE DP-30 MIN.

DEFLECTION OF ALL MEMBERS COMPLIES WITH CLAUSE R301.7 NYS RESIDENTIAL CODE

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[a] with brittle finishes	L/240
Exterior walls -- wind loads[a] with flexible finishes	L/120

NOTE: L= span length, H= span height.
a. The wind load shall be permitted to be taken as 0.7 times the component and cladding loads for the purpose of the determining deflection limits herein.

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

GROUND SNOW LOAD	WIND DESIGN (WIND ZONE 1) (EXPOSURE CATEGORY B) SPEED (MPH)	TOPOGRAPHIC EFFECTS (*)	SPECIAL WIND REGION (*)	WIND-BOURNE DEBRIS ZONE (*)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS (*)	AIR FREEZING INDEX (*)	MEAN ANNUAL TEMP (*)
20 PSF	130 ULT.	NO	NO	1 MILE FROM COAST & FIRE ISLAND	B	SEVERE	36"	MOD-HEAVY	15 F	YES	-	-	-

(*) DESIGN CRITERIA TO BE FILLED IN BY JURISDICTION PER APPLICABLE FOOTNOTE

ENERGY COMPLIANCE NOTE: TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH N1105 (R405) SIMULATED PERFORMANCE ALTERNATIVE OF THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCNYS).

STATE OF NEW YORK PLAN REQUIREMENTS:

CODE ANALYSIS

1. THE STANDARDS USED FOR THE DESIGN OF THE BUILDING ARE THE 2020 BUILDING CODE OF NEW YORK STATE (BCNYS), 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS), 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS) AND 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS). ENGINEERED DESIGNED STRUCTURAL COMPONENTS PER ASCE 7-16 AND FLOOD DESIGN LOADS IN COMPLIANCE WITH ASCE 24-14 WHERE APPLICABLE.
2. THE AREA OF THE PROPOSED FIRST STORY LIVING SPACE IS 453.3 SQ. FT.
   THE AREA OF THE PROPOSED SECOND STORY LIVING SPACE IS 423.5 SQ. FT.
3. PLEASE SEE TABLE R301.2(1) BELOW.
4.

QTY.	WINDOW	TYPE	PROVIDES EGRESS?	PASSED MISSILE TEST?
1	TW3046	DOUBLE HUNG	YES	NO
6	CXN16	CASEMENT	YES	NO
1	TW2646	DOUBLE HUNG	NO	NO
2	TW2032	DOUBLE HUNG	NO	NO
4	CX145	CASEMENT	YES	NO
6	CN15	CASEMENT	YES	NO
3	P4050	PICTURE	NO	NO
1	G45	GLIDING	YES	NO

NOTE: COMPLIES WITH EGRESS (R 310) & LIGHT & VENT (R303)

QTY.	DOOR	TYPE
1	FWS6068	FRENCHWOOD EXTERIOR SLIDING GLASS DOOR
4	2668	STANDARD INTERIOR DOOR
1	6068	STANDARD INTERIOR DOOR
3	5068	STANDARD INTERIOR DOOR
2	2468	STANDARD INTERIOR DOOR
2	2068	STANDARD INTERIOR DOOR

5. PLEASE SEE THE ATTACHED REScheck PRINTOUT FOR ENERGY CODE COMPLIANCE.
6. PLEASE SEE THE NAILING SCHEDULE PG A-3.
7. THE COMBINATION CARBON MONOXIDE/ SMOKE DETECTOR AND SMOKE DETECTORS ARE SHOWN ON THE FLOOR PLAN.
8. CONTRACTOR TO VERIFY WINDOW & DOOR SIZE AND QUANTITY MATCHES PLAN.

CONCRETE & FOUNDATION NOTES:

I. All footings shall bear on virgin soil having a minimum bearing capacity of 3,000 lbs per square foot. All exterior footings shall be a minimum of 3'-0" below grade unless noted otherwise in plans. Piles may be required depending upon local conditions. At the discretion of the engineer a separate foundation plan by a licensed soils engineer may be required. A soil boring stating bearing capacity is required to confirm these and nater table conditions.
II. All existing fill, roots, and other unsuitable bearing material shall be removed and footings carried to the bottom of such excavation. Contractor to verify assumed soil bearing capacity and assume full responsibility for same. A soil boring stating bearing capacity is required to confirm these and nater table conditions. Contractor to notify the designer of any soil variation or condition adversely affecting assumed bearing capacity prior to the pouring of any footings.
III. Minimum compressive strength of concrete at 28 days to be as follows:
A. Footings, piers, foundation walls: pc = 3500 p.s.i. stone concrete.
B. Slab on grade: pc = 3500 p.s.i. concrete per R402.2.
C. Superstructure, slab: pc = 3500 p.s.i. stone concrete per R402.2.
D. All Concrete to have air entrainment of 5% to 7% per R402.2
IV. Anchor bolts shall be set approx. one foot from corners. Set anchor Bolts on either side of all openings and minimum of two bolts in any one sill.
V. Perform required alteration to existing concrete. New work installed adjacent to and connecting with present work shall match existing. Joints between new and existing work shall be trowelled smooth and even. Provide expansion joints.
VI. Provide continuous non-metallic termite shield with all joints sealed along perimeter walls and shielded termite collars at plumbing pipes in crawl spaces unless otherwise noted.
VII. Footings at different levels shall be stepped so that the clear distance between adjacent bottom edges shall not exceed a slope of one vertical to two horizontal.
VIII. Back Fill shall not be placed against foundation walls until the concrete is of sufficient strength and until the walls are properly braced top and bottom by the horizontal floor or by adequate temporary bracing.
IX. Concrete Foundations shall be poured continuously. If pour is interrupted a Vertical key shall be provided. Horizontal joints are not permitted.
X. Contractor shall verify dimensions and locations of slots, pipe sleeves, inserts, anchor bolts, electrical conduits, etc. as required for trades before placing concrete.
XI. Concrete work Included:
A. All footings, foundations, steps, platforms, etc. as per drawings.
B. All concrete slabs.
C. All other works as required by drawings.
D. Set anchor Bolts.
XII. All forms to be left in place for a minimum of 3 days after completion of pouring.
XIII. Damp Proofing: Work Included:
A. All surfaces to be damp proofed shall be dry, clean and smooth, free of dust, dirt, voids and cracks and sharp projections.
B. Allow 24 hours prior to backfilling.
C. Apply mastic emulsion only when temperature is 40 degrees and rising and in dry weather.
D. Apply Celotex Trowel Mastic or approved equal on all foundation walls below grade at basement and crawl spaces.
E. Mastic shall be applied at the rate of 1/8" thick net.
XIV. Contractor to underpin any existing foundation walls abutting new foundation walls, footings or excavations with a minimum 16" wide single pour footing to a minimum of 36" below adjoining grade unless noted otherwise in plans.
XV. Contractor to provide a minimum of R45 rigid insulation (vertical) as required for frost-protected footings in heated buildings per Table R403.3.

ROOFING NOTES:

I. All metal flashing where called for on plans shall be copper or aluminum.
II. Contractor shall provide gutters and leaders as required and shall connect them to approved storm nater drainage system.
III. All exterior openings shall be properly flashed.
IV. All work shall bear a written one (1) year guarantee from Roofing Contractor from the date of Owner's acceptance.
V. All roof intersections to have flashing to extend 8" (measured vertically) above flat roof.
VI. Built up roof is to be of 3-ply built up roof with gravel topping, ties into existing.
VII. Roofing shall be either 235# square asphalt shingles over 15# felt or 3-ply mineral surfaced spec. #423-MMD as manufactured by Owens Corning Fiberglass Corp. or approved equal. (2 perma plies with 1 perma-cap sheet 200# square.)
VIII. New work shall tie in and lap as to prevent leakage.
IX. All exterior nailing shall be aluminum or galvanized.
X. Flashing to be provided at all roof penetrations, pipes, vents, skylights, chimneys and roof ventilators. Flashing to be provided at hips, ridges, valleys, changes of roof slope, gable ends and top of foundation walls. Flashing against a vertical sidewall shall be by the step-flash method.
XI. A cricket or saddle shall be installed on the ridge side of any chimney or penetration greater than 30" wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.
XII. Install shims to provide for roof venting in flat roof areas.
XIII. All interior leaders are to have 1" foam sound insulation over PVC piping.

DECK NOTES:

1. All work shall conform to the requirements of The Residential Code of New York State and shall conform to the recommendations of the New York State Building Code Manual. All work shall also conform to the requirements of any other authorities having jurisdiction. The contractor shall obtain and arrange for all required permits, inspections, certificates and tests.
2. All concrete work shall conform to the requirements and recommendations of aci-301-84 "Specifications for Structural Concrete for Builders" (fc=3500 PSI); reinforcing steel shall conform to ASTM A-615 Grade 60.
3. All deck lumber shall be pressure treated Southern Yellow Pine #2 or better, 0.4 PCF minimum.
4. All foundations shall rest on undisturbed soil of 1.5 tons/sq.ft. bearing capacity. Contractor shall verify the level of acceptable bearing strata in the field.
5. The contractor shall verify all existing conditions and dimensions before starting construction and shall notify the Engineer of any ambiguities or discrepancies before proceeding with the work. If any questions arise before or during construction as the intent or details of the drawings, the contractor shall notify the Engineer for clarifications and/or instructions. If the contractor fails to follow the above procedure, he shall assume responsibility for the consequences of his actions and/or decisions.
6. The owner shall arrange for supervision of the construction work to insure compliance with the contract documents.
7. Written dimensions shall have precedence over scaled dimensions.
8. All joist hangers used with treated lumber to be Simpson Z-Max (G185 Galv.) or equivalent.

FINISH WORK NOTES:

I. Trim, moldings, casings, window frames, etc. shall match existing unless otherwise noted on drawings.
II. All Gypsum Board walls and ceilings shall be taped, spackled, ready and acceptable to Owner's painter unless otherwise agreed to by the owner.
III. Contractor shall provide wood steps to grade. Number of steps as required by code. All deck lumber to be pressure treated.
IV. Contractor shall provide gutters and leaders as required and shall connect them to the approved storm nater drainage system.
V. Contractor shall seal and prime all doors immediately upon installation to avoid warping.
VI. See table above for maximum U and SHGC values of windows and doors that are part of thermal envelope. REScheck values shall supercede general notes.
VII. Glass in doors, sidelights, and shower enclosures shall be sized, constructed, treated or combined with other materials as to minimize effectively the possibility of injuries to persons in the event this glass is cracked or broken.
VIII. All new windows shall be perma-shield finish in white as manufactured by Anderson or approved equal - furnished with insect screens, grilles, jamb extensions, trim. etc. with 5/8" insulated glass unless otherwise agreed to.
IX. Window manufacturers shall certify that their products meet minimum "U" values indicated and air infiltration rates.
X. The mechanical system shall be installed in accordance with chapter 12-24 of the Residential Code of New York State. Contractor shall certify that the existing H.V.A.C. can support the new addition.
XI. The plumbing system shall be installed in accordance with chapter 25-32 of the Residential Code NY State.
XII. The electrical equipment and wiring shall be installed in accordance with chapter 33-42 of the Residential Code NY State.
XIII. The skylights are to comply with section R308.6.
XIV. The minimum insulation thickness for H.V.A.C. pipes shall be installed in accordance with section N1103.5.
XV. The minimum insulation thickness for hot nater pipes shall be installed in accordance with section N1104.5.
XVI. In all framed walls, floors and roof/ceiling comprising elements of the building thermal envelope, a moisture vapor retarder shall be installed on the warm-in-winter side of the insulation in accordance with section R318.
XVII. Wall and ceiling finishes shall have a flame spread classification of not greater than 200 with a smoke-development index of not greater than 450 in accordance with section R315 and insulation shall have a flame spread index of not greater than 25 with smoke-developed index of not greater than 450 in accordance with section R316. Wall and ceiling finishes to comply with R315 and R316, NY State Res. Code.
XVIII. Interior wall covering shall be installed in accordance with section R702.3 and exterior wall covering shall be installed in accordance with section R703.4.
XIX. Asphalt shingles shall be installed in accordance with section R905.2.
XX. Double floor joists required under parallel partitions and all bathrooms.
XXI. A minimum of 90 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.
XXII. Simpson Strong-Tie products are specifically required to meet the structural calculations of the plan. Before substitution, confirm load capacity based on reliable published testing data or calculations. The Engineer shall evaluate and give written approval for substitution prior to installation.

CORROSION PREVENTION NOTES:

I. All Simpson connectors, straps, hangers, etc. to be Z-Max type (G185 Galvanized) when contacting pressure treated lumber.
2. If contacting ACZA or ACQ-D Chloride pressure treated lumber or if used in or near naterfront locations, all Simpson connectors, straps, hangers, etc. to be stainless steel type.
3. Z-Max may be used if double Grace Vycor deck protector membrane barrier is provided (see www.strongtie.com).
4. Termite shield to be copper type.
5. All nails into pressure treated lumber to be double hot dipped galvanized type.

PLUMBING NOTES:

I. All plumbing work shall be in strict conformance with all state and local codes.
II. Hot water heater shall have a maximum temperature setting of 120 degrees F.
III. Provide nater supply lines to a new refrigerator as required by manufacturers specifications.
IV. Provide insulation on all new piping as required by code.
V. Water, soil or waste pipes installed in exterior walls, attics or crawl spaces shall be protected from freezing temperatures by pipe insulation with a minimum R-value of 5.
VI. Remove and relocate all existing piping as required to assure the proper execution of the work.
VII. Below ground waste lines shall be E.H.C.I. piping.
VIII. Potable lines shall be type "L" copper.
IX. All gas or oil piping required shall be performed by the plumbing contractor.
X. Sanitary disposal system shall be County Department of Health Service approved for design and installation.
XI. Contractor shall provide hot water baseboard heat throughout at perimeter wall unless otherwise noted.
XII. Water main must be 7'-0" anay from the sanitary disposal system and 4'-0" deep.
XIII. See Notching and Drilling detail prior to cutting or notching any framing.

GENERAL NOTES:

I. Engineer is not responsible for job supervision.
II. Construction is to be left open until the local building department official has visited the site and instructed that construction may continue. JL. Drafting, Inc. is not responsible for the scheduling of inspections and can not be held liable for costs to expose construction as required for inspection.
III. Contractor to verify adequacy of existing foundations, bearing walls and headers to bear new construction.
IV. Contractor to confirm that all asbestos insulation has been removed from the premises by a licensed asbestos removal company before the start of construction.
V. These drawings have been prepared by or under the direction of the undersigned and to the best of the undersigned's knowledge, belief, and professional judgment are in compliance with the New York State Energy Conservation Construction Code and the Residential Code of New York State effective 5/2020.
VI. It is a violation of the New York State Education Law for any person, unless acting under the direction of a registered Architect or a licensed Professional Engineer to alter any item on this drawing. All alterations must be made in compliance with the New York State Education Law, and Construction Code. The undersigned professional whose seal appears hereon assumes no responsibility for any such alteration or re-used without his written consent.
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APPROVAL STAMPS

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
SD	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
CO/SD	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
H	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
L.B. WALL	LOAD BEARING WALL
T.B.M.	TO BE MAINTAINED
B	POST TO BELOW
A	POST FROM ABOVE
P.T.	PRESSURE TREATED
HDG	DOUBLE HOT DIPPED GALVANIZED
V.I.F.	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
P.C.	POURED CONCRETE
XXX	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
TECO	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
DIRECT REPLACEMENT	REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
O.T.P.	OWNER TO PROVIDE

DATE:	ISSUE NO.	DESCRIPTION
6/1/23	1	FOR FILING

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

STATE OF NEW YORK — NORMAN C. LOK — 089525 — LICENSED PROFESSIONAL ENGINEER
6/6/23

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NORMAN C. LOK, P.E.
NYS LICENSE NUMBER 089525
707 ROUTE 110 Suite A-1
FARMINGDALE, NY 11735
TEL: (631)755-7920

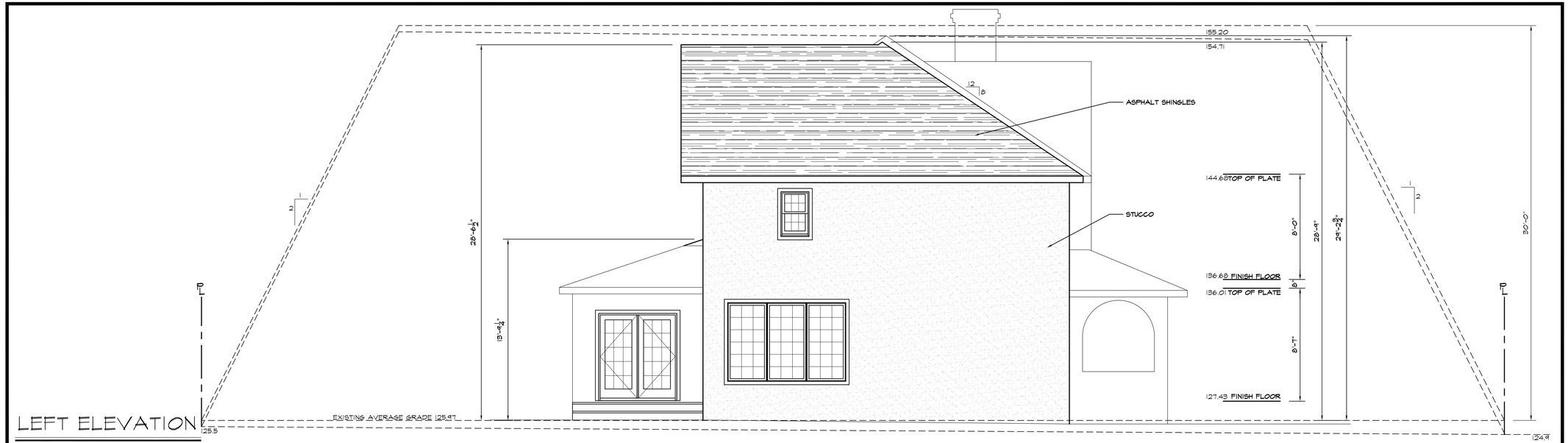
PROJECT TITLE:

MALPANI RESIDENCE
19 JOHNSTONE ROAD
GREAT NECK, NY 11021

DRAWING TITLE:

PROPOSED
TWO STORY ADDITION WITH BASEMENT & 2 BATHS, ONE STORY ADDITION WITH BATH & HVAC

DRAWN BY:	A.D.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	6/1/23
DRAWING NUMBER:	A-1
PROJECT NUMBER:	23-123



LEFT ELEVATION

SCALE 1/4" = 1'-0"

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
SD	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
CO/SD	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
H	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
L.B. WALL	LOAD BEARING WALL
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XXX	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
TECO	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
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O.T.P.	OWNER TO PROVIDE

DATE:	ISSUE NO.	DESCRIPTION
6/1/23	1	FOR FILING

COMMONLY USED RCNY'S 2020 CODE REFERENCES

R302.7 Under-stair protection. Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.
R303.7 Interior stairway illumination.
Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (11 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.
Exceptions:
1. A switch is not required where remote, central or automatic control of lighting is provided.
2. Owner-occupied dwellings not supplied with electrical power in accordance with Section E3401.2.1.
R303.8 Exterior stairway illumination.
Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to abasement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.
Exception: Owner-occupied dwellings not supplied with electrical power in accordance with Section E3401.2.1.
R310 EMERGENCY ESCAPE AND RESCUE OPENINGS
R310.1 Emergency escape and rescue opening required.
Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
Exception: Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet.
R310.1.1 Operational constraints and opening control devices.
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.
R310.2 Emergency escape and rescue openings.
Emergency escape and rescue openings shall have minimum dimensions as specified in this section.
R310.2.1 Minimum opening area.
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches. Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet.
R310.2.2 Window sill height.
Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.
R310.2.3 Window wells.
The horizontal area of the window well shall be not less than 9 square feet (0.9 m), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.
R310.2.3.1 Ladder and steps.
Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.
R310.2.3.2 Drainage.
Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.
Exception: A drainage system for window wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group 1 Soils, as detailed in Table R405.1.
R310.2.4 Emergency escape and rescue openings under decks and porches.
Emergency escape and rescue openings shall be permitted to be installed under decks and porches provided that the location of the deck allows the emergency escape and rescue openings to be fully opened and provides a path not less than 36 inches (914 mm) in height to a yard or court.
R310.2.5 Replacement windows.
Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Sections R310.1 and Sections R310.2.1 and R310.2.2, provided the replacement window meets the following conditions:
1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of occupancy.
R310.3 Emergency escape and rescue doors.
Where a door is provided as the required emergency escape and rescue opening, it shall be permitted to be a side-hinged door or a slider. Where the opening is below the adjacent ground elevation, it shall be provided with a bulkhead enclosure.
R310.3.2 Area wells. Area wells shall have a width of not less than 36 inches (914 mm). The area well shall be sized to allow the emergency escape and rescue door to be fully opened.
R310.3.2.1 Ladder and steps. Area wells with a verticaldepth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the door in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of theexterior stairwell.
R310.3.2.2 Drainage. Area wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.
Exception: A drainage system for area wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

R311.7.1 Width. Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 311/2 inches (787 mm) where a handrail is installed on one side and 27 inches (648 mm) where handrails are installed on both sides.
Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.
R311.7.2 Headroom.
The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
Exceptions:
1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 4-3/4 inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.
R311.7.6 Landings for stairways.
There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.
R311.7.7 Stairway walking surface.
The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent slope).
R311.7.8 Handrails.
Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.
R311.7.8.1 Height.
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
Exceptions:
1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to be reduced a maximum of 4 inches (102 mm).
R311.7.8.2 Handrail projection. Handrails shall not project more than 41/2 inches (114 mm) on either side of the stairway.
Exception: Where nosings of landings, floors or passing flights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 61/2 inches (165 mm) into the stairway, provided that the stair width and handrail clearance are not reduced to less than that required.
R311.7.8.3 Handrail clearance. Handrails adjacent to a wall shall have a space of not less than 11/2 inches (38 mm) between the wall and the handrails.
R311.7.8.4 Continuity. Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lonest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.
Exceptions:
1. Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with winders, at a landing, or over the lonest tread.
2. A volute, turnout or starting easing shall be allowed to terminate over the lonest tread.
R312.1.1 Where required. Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.
R312.1.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the nosings.
Exceptions:
1. Guards on the open sides of stairs shall have a height of not less than 34 inches (864 mm) measured vertically from a line connecting the nosings.
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the nosings.
R312.1.3 Opening limitations.
Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.
Exceptions:
1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. Guards on the open side of stairs shall not have openings that allow passage of a sphere 4-3/8 inches (111 mm) in diameter.
R312.2 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.
R312.2.1 Window sills. In dwelling units, where the top of the sill of an operable window opening is less than 24 inches above the finished floor and greater than 72 inches above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:
1. Operable windows with openings that will not allow a 4 inch diameter sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Operable windows that are provided with window opening control devices that comply with R312.2.2
R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.
R310.5 Dwelling additions.
Where dwelling additions occur that contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling additions occur that have basements, an emergency escape and rescue opening shall be provided in the new basement.
Exceptions:
1. An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening.
2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening in an existing basement that is accessed from the new basement.

SECTION R317 PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY
R317.1 Location required.
Protection of wood and wood-based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1.
1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
2. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends.
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather.
6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.
R317.1.1 Field treatment.
Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4.
R317.1.2 Ground contact.
All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be approved pressure-preservative-treated wood suitable for ground contact use, except that untreated wood used entirely below groundnater level or continuously submerged in fresh nater shall not be required to be pressure-preservative treated.
R317.1.3 Geographical areas.
In geographical areas where experience has demonstrated a specific need, approved naturally durable or pressure-preservative-treated wood shall be used for those portions of wood members that form the structural supports of buildings, balconies, porches or similar permanent building appurtenances when those members are exposed to the weather without adequate protection from a roof, eave, overhang or other covering that would prevent moisture or nater accumulation on the surface or at joints between members. Depending on local experience, such members may include:
1. Horizontal members such as girders, joists and decking.
2. Vertical members such as posts, poles and columns.
3. Both horizontal and vertical members.
R317.1.4 Wood columns.
Wood columns shall be approved nood of natural decay resistance or approved pressure-preservative-treated nood.
Exceptions:
1. Columns exposed to the weather or in basements where supported by concrete piers or metal pedestals projecting 1 inch (25 mm) above a concrete floor or 6 inches (152 mm) above exposed earth and the earth is covered by an approved impervious moisture barrier.
2. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building when supported by a concrete pier or metal pedestal at a height more than 8 inches (203 mm) from exposed earth and the earth is covered by an impervious moisture barrier.
3. Deck posts supported by concrete piers or metal pedestals projecting not less than 1 inch (25 mm) above a concrete floor or 6 inches (152 mm) above exposed earth.
R317.1.5 Exposed glued-laminated timbers.
The portions of glued-laminated timbers that form the structural supports of a building or other structure and are exposed to weather and not properly protected by a roof, eave or similar covering shall be pressure treated with preservative, or be manufactured from naturally durable or preservative-treated nood.
R317.2 Quality mark.
Lumber and plywood required to be pressure-preservative treated in accordance with Section R318.1 shall bear the quality mark of an approved inspection agency that maintains continuing supervision, testing and inspection over the quality of the product and that has been approved by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.
R317.2.1 Required information.
The required quality mark on each piece of pressure-preservative-treated lumber or plywood shall contain the following information:
1. Identification of the treating plant. ; 2. Type of preservative.
3. The minimum preservative retention. ; 4. End use for which the product nas treated.
5. Standard to which the product nas treated. ; 6. Identity of the approved inspection agency. ; 7. The designation Dry, if applicable.
Exception: Quality marks on lumber less than 1 inch (25 mm) nominal thickness, or lumber less than nominal 1 inch by 5 inches (25 mm by 127 mm) or 2 inches by 4 inches (51 mm by 102 mm) or lumber 36 inches (914 mm) or less in length shall be applied by stamping the faces of exterior pieces or by end labeling not less than 25 percent of the pieces of a bundled nob.
R317.3 Fasteners and connectors in contact with preservative-treated and fire-retardant-treated nood. Fasteners, including nuts and washers, and connectors in contact with preservative-treated nood and fire-retardant-treated nood shall be in accordance with this section. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153. Stainless steel driven fasteners shall be in accordance with the material requirements of ASTM F 1667.
R317.3.1 Fasteners for preservative-treated nood.
Fasteners, including nuts and washers, for preservative-treated nood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Staples shall be of stainless steel. Coating types and weights for connectors in contact with preservative-treated nood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.
R317.3.1 Exceptions:
1. 1/2-inch-diameter (12.7 mm) or greater steel bolts.
2. Fasteners other than nails, staples and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating neights in accordance with ASTM B 695, Class 55 minimum.
3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated nood in an interior, dry environment shall be permitted.
R317.3.2 Fastenings for wood foundations.
Fastenings, including nuts and washers, for nood foundations shall be as required in AFPA PWF.
R317.3.3 Fasteners for fire-retardant-treated nood used in exterior applications or wet or damp locations. Fasteners, including nuts and washers, for fire-retardant-treated nood used in exterior applications or wet or damp locations shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Fasteners other than nails, staples and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.
R317.3.4 Fasteners for fire-retardant-treated nood used in interior applications.
Fasteners, including nuts and washers, for fire-retardant-treated nood used in interior locations shall be in accordance with the manufacturer's recommendations. In the absence of the manufacturer's recommendations, Section R317.3.3 shall apply.
R317.4 Plastic composites.
Plastic composite exterior deck boards, stair treads, guards and handrails containing nood, cellulosic or other biodegradable materials shall comply with the requirements of Section R507.3.
SECTION R318 PROTECTION AGAINST SUBTERRANEAN TERMITES
R318.1 Subterranean termite control methods.
In areas subject to damage from termites as indicated by Table R301.2(1), methods of protection shall be one, or a combination, of the following methods:
1. Chemical termiticide treatment in accordance with Section R318.2.
2. Termite baiting system installed and maintained in accordance with the label.
3. Pressure-preservative-treated nood in accordance with the provisions of Section R317.1.
4. Naturally durable termite-resistant nood.
5. Physical barriers in accordance with Section R318.3 and used in locations as specified in Section R317.1.
6. Cold-formed steel framing in accordance with Sections R505.2.1 and R603.2.1.
R318.1.1 Quality mark.
Lumber and plywood required to be pressure-preservative treated in accordance with Section R318.1 shall bear the quality mark of an approved inspection agency that maintains continuing supervision, testing and inspection over the quality of the product and that has been approved by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.
R318.1.2 Field treatment.
Field-cut ends, notches and drilled holes of pressure-preservative-treated nood shall be retreated in the field in accordance with AWPA M4.
R318.2 Chemical termiticide treatment.
Chemical termiticide treatment shall include soil treatment or field-applied nood treatment. The concentration, rate of application and method of treatment of the chemical termiticide shall be in strict accordance with the termiticide label.
R318.3 Barriers.
Approved physical barriers, such as metal or plastic sheeting or collars specifically designed for termite prevention, shall be installed in a manner to prevent termites from entering the structure. Shields placed on top of an exterior foundation wall are permitted to be used only if in combination with another method of protection.
R318.4 Foam plastic protection. In areas where the probability of termite infestation is very heavy as indicated in Figure R301.2(6), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be not less than 6 inches (152 mm).
Exceptions:
1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative-treated nood.
2. Where in addition to the requirements of Section R318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used.
3. On the interior side of basement walls.
R501.2.1 Wood materials. Wood materials shall be No. 2 grade or better lumber, preservative-treated in accordance with Section R317, or approved, naturally durable lumber, and termite protected where required in accordance with Section R318. Where design in accordance with Section R301 is provided, nood structural members shall be
designed using the net service factor defined in ANC NDS. Cuts, notches and drilled holes of preservative-treated nood members shall be treated in accordance with Section R317.1. All preservative-treated nood products in contact with the ground shall be labeled for such usage.
R507.2.2 Plastic composite deck boards, stair treads, guards, or handrails. Plastic composite exterior deck boards, stair treads, guards and handrails shall comply with the requirements of ASTM D7032 and this section.
R507.2.2.1 Labeling. Plastic composite deck boards and stair treads, or their packaging, shall bear a label that indicates compliance with ASTM D7032 and includes the allowable load and maximum allowable span determined in accordance with ASTM D7032. Plastic or composite handrails and guards, or their packaging, shall bear a label that indicates compliance
with ASTM D7032 and includes the maximum allowable span determined in accordance with ASTM D7032.
R507.2.2.2 Flame spread index. Plastic composite deck boards, stair treads, guards, and handrails shall exhibit a flame spread index not exceeding 200 when tested in accordance with ASTM E84 or UL 723 with the test specimen remaining in place during the test.
Exception: Plastic composites determined to be noncombustible.
R902.4 Rooftop-mounted photovoltaic panel systems.
Rooftop-mounted photovoltaic panel systems installed on or above the roof covering shall be tested, listed and identified with a fire classification in accordance with UL 1703 and UL 2703. Class A, B or C photovoltaic panel systems shall be installed in jurisdictions designated by law as requiring their use or where the edge of the roof is less than 3 feet from a lot line.
R905.1.2 Ice barriers. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumensheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than eight units vertical in 12 units horizontal (67-percent slope), the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.
Exception: Detached accessory structures not containing conditioned floor area.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

STATE OF NEW YORK
NORMAN C. LOK
089529
LICENSED PROFESSIONAL ENGINEER
6/6/23

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PROJECT TITLE:

MALPANI RESIDENCE
19 JOHNSTONE ROAD
GREAT NECK, NY 11021

DRAWING TITLE:

PROPOSED
TWO STORY ADDITION WITH BASEMENT & 2 BATHS, ONE STORY ADDITION WITH BATH & HVAC

DRAWN BY: A.D.
CHECKED BY: N.C.L.
SCALE: AS SHOWN
DATE: 6/1/23

DRAWING NUMBER: A-2
PROJECT NUMBER: 23-123

FASTENING SCHEDULE PER TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING AND LOCATION
	ROOF		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R802.5.2 AND TABLE R802.5.2)	4-10d BOX (3" X 0.128") or 3-16d COMMON (3.5" X 0.162") or 4-3" X 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R802.5.2 AND TABLE R802.5.2)	TABLE R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1.25" X 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3" X 0.128") or 3-10d COMMON (3" X 0.148") or 4-3" X 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX (3.5" X 0.135") or 3-10d COMMON (3" X 0.148") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER or TRUSS, i
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d BOX (3.5" X 0.135") or 3-10d COMMON (3" X 0.148") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	END NAIL
	WALL		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162")	24" O.C. FACE NAIL
		10d BOX (3" X 0.128") or 3" X 0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3.5" X 0.135") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
		16d COMMON (3.5" X 0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 0.5" SPACER)	16d COMMON (3.5" X 0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX (3.5" X 0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2.5" X 0.113") or 4-8d COMMON (2.5" X 0.131") or 4-10d BOX (3" X 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3.5" X 0.162")	16" O.C. FACE NAIL
		10d BOX (3" X 0.128") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	12-16d BOX (3.5" X 0.135") or 8-16d COMMON (3.5" X 0.162") or 12-10d BOX (3" X 0.128") or 12-3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162")	16" O.C. FACE NAIL
		16d BOX (3.5" X 0.135") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 4-3" X 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2.5" X 0.113") or 3-16d BOX (3.5" X 0.135") or 4-8d COMMON (2.5" X 0.131") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2.5" X 0.113") or 2-8d COMMON (2.5" X 0.131") or 2-10d BOX (3" X 0.128") or 2 STAPLES 1.75"	FACE NAIL
19	1" X6" SHEATHING TO EACH BEARING	3-8d BOX (2.5" X 0.113") or 2-8d COMMON (2.5" X 0.131") or 2-10d BOX (3" X 0.128") or 2 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
20	1"X8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
		WIDER THAN 1"X8" 4-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 4 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	
	FLOOR		
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	TOE NAIL
		8d BOX (2.5" X 0.113")	4" O.C. TOE NAIL
22	JOIST TO SILL, TOP PLATE OR GIRDER	8d COMMON (2.5" X 0.131") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	6" O.C. TOE NAIL
23	1"X6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2.5" X 0.113") or 2-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 2 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM -- FLOOR & ROOF)	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162")	AT EACH BEARING FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3.5" X 0.162") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS or 4-3" X 14 GA. STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d COMMON (4" X 0.192") or	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM STAGGERED
		10d BOX (3" X 0.128") or 3" X 0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND: 2-20d COMMON (4" X 0.192") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3.5" X 0.135") or 3-16d COMMON (3.5" X 0.162") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2-10d BOX (3" X 0.128") or 2-8d COMMON (2.5" X 0.131") OR 2-3" X 0.131" NAILS	EACH END, TOE NAIL

FASTENING SCHEDULE PER TABLE R602.3(1) --CONTINUED

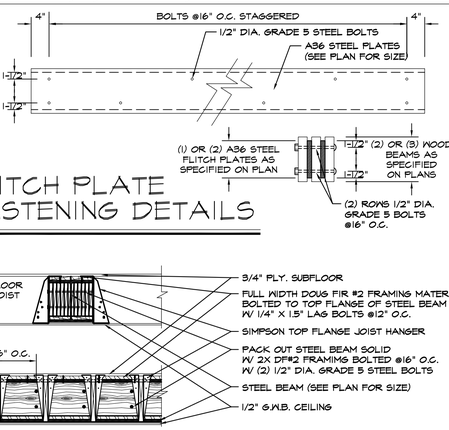
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING OF FASTENERS: EDGES (INCHES)h	SPACING OF FASTENERS: INTERMEDIATE SUPPORTS c,e (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]			
30	3/8" - 1/2"	6d COMMON (2" X 0.113") (SUBFLOOR, WALL) i 8d COMMON (2.5" X 0.131") (ROOF), or RSRS-01 BOX (2.375" X 0.113") (ROOF) j	6	12 f
31	19/32" - 1"	8d COMMON (2.5" X 0.131") or RSRS-01 BOX (2.375" X 0.113") (ROOF) j	6	12 f
32	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") or 8d (2.5" X 0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING g			
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.5" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, or 1.25" LONG 16 GA. STAPLE WITH 7/16" or 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.75" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, or 1.5" LONG 16 GA. STAPLE WITH 7/16" or 1" CROWN	3	6
35	1/2" GYPSUM SHEATHING d	1.5" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1.5" LONG; 1.25" SCREWS, TYPE W or S	7	7
36	5/8" GYPSUM SHEATHING d	1.75" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1.625" LONG; 1.625" SCREWS, TYPE W or S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	3/4" AND LESS	6d DEFORMED (2" X 0.120") NAIL or 8d COMMON (2.5" X 0.131") NAIL	6	12
38	7/8" - 1"	8d COMMON (2.5" X 0.131") NAIL or 8d DEFORMED (2.5" X 0.120") NAIL	6	12
39	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") NAIL or 8d DEFORMED (2.5" X 0.120") NAIL	6	12

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 4-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER (a,c,d)

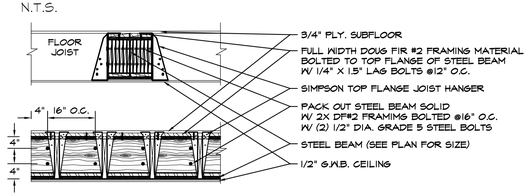
SIZE OF STEEL ANGLE (a,c,d) (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
3 X 3 X 1/4	6'-0"	4'-6"	3'-0"
4 X 3 X 1/4	8'-0"	6'-0"	4'-6"
5 X 3-1/2 X 5/16	10'-0"	8'-0"	6'-0"
6 X 3-1/2 X 5/16	14'-0"	9'-6"	7'-0"
(2) 6 X 3-1/2 X 5/16	20'-0"	12'-0"	9'-6"

a. Long leg of the angle shall be placed in a vertical position.
c. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements shall be permitted to be used.
d. Steel angle shall span opening.



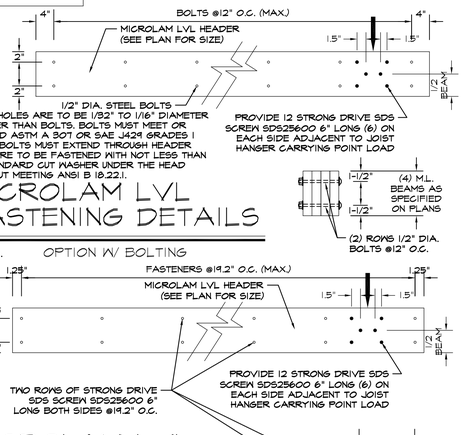
FLITCH PLATE FASTENING DETAILS

N.T.S.



PACKED OUT STEEL BEAM FASTENING DETAILS

N.T.S.

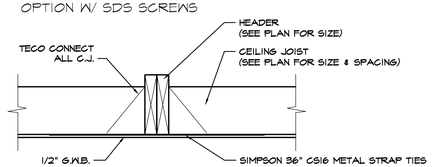


MICROLAM LVL FASTENING DETAILS

N.T.S. OPTION W/ BOLTING

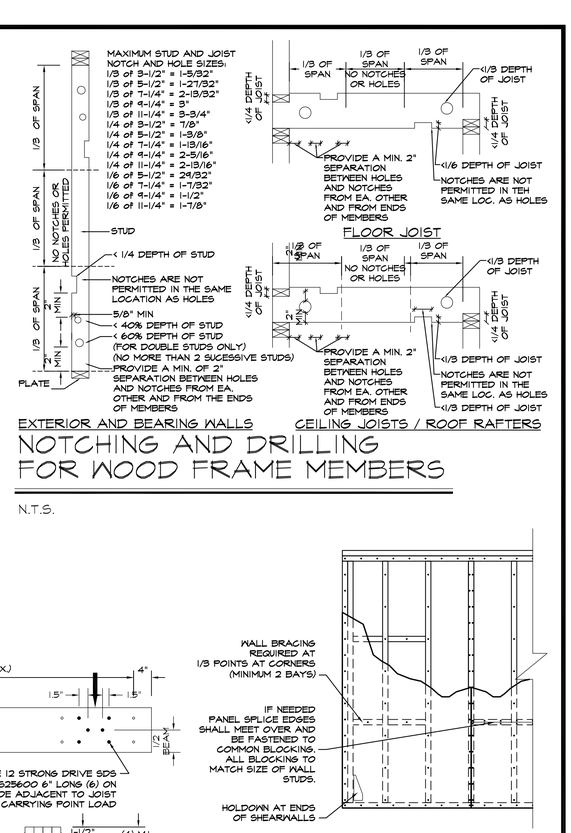
MICROLAM LVL FASTENING DETAILS

N.T.S. OPTION W/ SDS SCREWS



FLUSH ATTIC GIRDER DETAIL

N.T.S.



EXTERIOR AND BEARING WALLS — CEILING JOISTS / ROOF RAFTERS

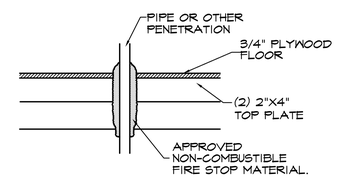
NOTCHING AND DRILLING FOR WOOD FRAME MEMBERS

N.T.S.

EXTERIOR WALLS TO BE SHEATHED WITH 7/16" CDX PLYWOOD STRUCTURAL PANELS (MINIMUM WOOD STRUCTURAL PANEL SPAN RATING OF 24/0) ON THE EXTERIOR ATTACHED WITH 8D COMMON NAILS (2.0" X 0.113") AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD, AND 4' X 8' X 1/2" GYPSUM WALLBOARD ON THE INTERIOR INSTALLED VERTICALLY ATTACHED WITH 1.5" GALVANIZED ROOFING NAIL 1.5" LONG GALVANIZED STAPLES OR 1.25" TYPE W OR S SCREWS, 7" O.C. AT PANEL EDGES AND 7" O.C. IN THE FIELD. SHEATHING SHALL BE CONTINUOUS FROM THE BOTTOM PLATE TO THE UPPER TOP PLATE, WITH ALL PANEL EDGES OVER FRAMING.

EXTERIOR WALL FRAMING DETAIL

N.T.S. CS-WSP BRACED WALL FRAMING



FIRE STOP DETAIL

N.T.S.

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
SD	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
CO/SD	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
H	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
L.B. WALL	LOAD BEARING WALL
T.B.M.	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
P.T.	PRESSURE TREATED
HDG	DOUBLE HOT DIPPED GALVANIZED
V.I.F.	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
P.C.	POURED CONCRETE
XXX	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
TECO	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
DIRECT REPLACEMENT	REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
O.T.P.	OWNER TO PROVIDE

DATE:	ISSUE NO.	DESCRIPTION
6/1/23	1	FOR FILING

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

STATE OF NEW YORK — NORMAN C. LOK — 089525 — LICENSED PROFESSIONAL ENGINEER
6/6/23

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TEL: (631)755-7420

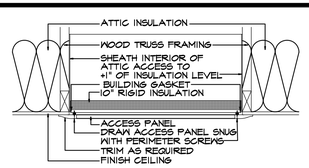
PROJECT TITLE:

MALPANI RESIDENCE
19 JOHNSTONE ROAD
GREAT NECK, NY 11021

DRAWING TITLE:

PROPOSED
TWO STORY ADDITION WITH BASEMENT & 2 BATHS, ONE STORY ADDITION WITH BATH & HVAC

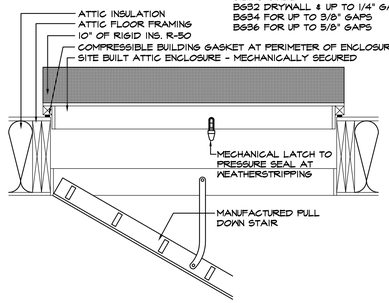
DRAWN BY: A.D.	DRAWING NUMBER: A-3
CHECKED BY: N.C.L.	
SCALE: AS SHOWN	
DATE: 6/1/23	PROJECT NUMBER: 23-123



ATTIC HATCH AIR SEALING DETAIL

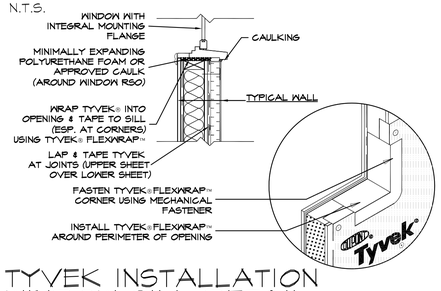
N.T.S.

BUILDING GASKET BY CONSERVATION TECHNOLOGY SIZING GUIDE
BG32 DRYWALL & UP TO 1/4" GAPS
BG34 FOR UP TO 3/8" GAPS
BG36 FOR UP TO 5/8" GAPS



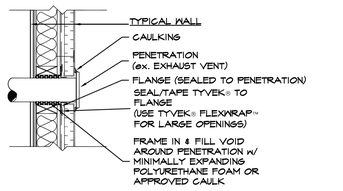
PULL DOWN ATTIC STAIR AIR SEALING DETAIL

N.T.S.



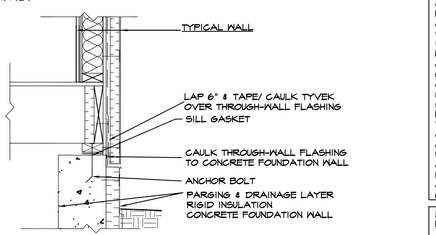
TYVEK INSTALLATION WINDOW SILL DETAIL

N.T.S.



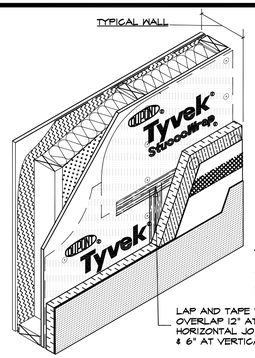
TYVEK INSTALLATION WALL PENETRATION DETAIL

N.T.S.



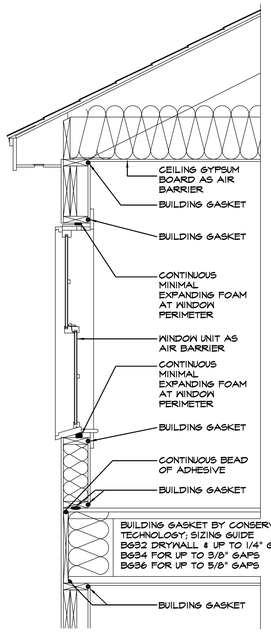
TYVEK INSTALLATION BASE OF WALL DETAIL

N.T.S.



TYVEK INSTALLATION TYPICAL WALL DETAIL

N.T.S.



AIR SEALING DETAIL

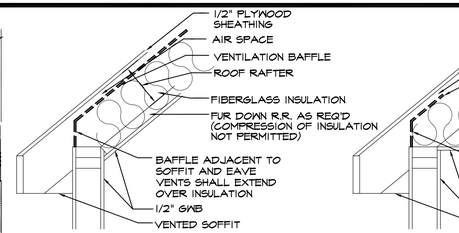
N.T.S.

TYVEK NOTES:
1. SEAL ALL TYVEK JOINTS & PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
2. FASTEN TYVEK WITH LARGE PLASTIC WASHER HEADS
3. LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
4. INSTALL EIFS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS

HEATING EQUIPMENT ENCLOSURE NOTES:
Rooms containing fuel-burning appliances where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room that is isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements indicated on energy analysis table or supplied reschack, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated with an R-value of not less than 3. The combustion air duct shall be insulated where it passes through conditioned space to an R-value of not less than R-8.

WATER, SOIL OR WASTE PIPES INSTALLED IN EXTERIOR WALLS, ATTICS OR CRAWL SPACES SHALL BE PROTECTED FROM FREEZING TEMPERATURES BY PIPE INSULATION WITH A MINIMUM R-VALUE OF 5.

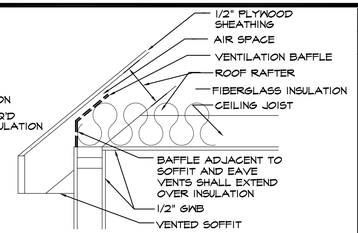
HOT WATER PIPES TO BE INSULATED WITH R-3 (MIN.) RIGID PIPE INSULATION.



VENTILATION BAFFLE

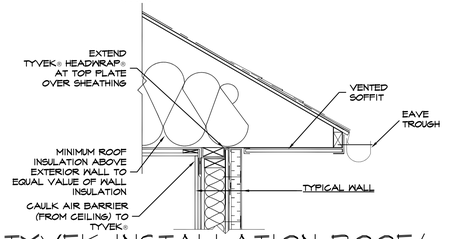
WHEN JOISTS ARE NOT AT TOP PLATE

N.T.S.



VENTILATION BAFFLE

N.T.S.



TYVEK INSTALLATION ROOF/ WALL INTERFACE DETAIL

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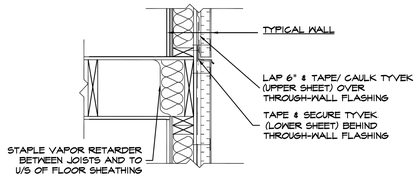
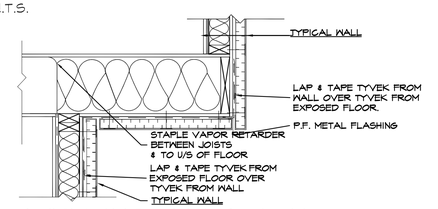


TYVEK INSTALLATION FLOOR/ WALL INTERFACE DETAIL

N.T.S.



TYVEK INSTALLATION CANTILEVERED FLOOR DETAIL

N.T.S.

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION COMPONENT AIR BARRIER CRITERIA INSULATION INSTALLATION CRITERIA

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
1 General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
2 Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
3 Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
4 Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
5 Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
6 Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
7 Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawl space walls.
8 Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
9 Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
10 Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
11 Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished space.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
12 Plumbing and wiring		In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
13 Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the shower or tub	Exterior walls adjacent to showers and tubs shall be insulated.
14 Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
15 HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	

MANDATORY ENERGY REQUIREMENTS PER ECCCNYS 2020

CODE SECTION	REQUIREMENT
N1101.14	A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall indicate the predominant R-values of insulation installed in or on ceilings, roofs, walls, foundation components such as slabs, basement walls, crawl space walls and floors, and ducts outside conditioned spaces; U factors of fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing performed on the building. Where there is more than one value for each component, the certificate shall indicate the value covering the largest area. The certificate shall indicate the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be indicated for gas-fired unvented room heaters, electric furnaces and electric baseboard heaters.
N1103.1	AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.
N1103.2	HOT WATER BOILERS THAT SUPPLY HEAT TO THE BUILDING THROUGH ONE OR TWO PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SETBACK CONTROL THAT LOWERS THE BOILER WATER TEMPERATURE BASED ON THE OUTDOOR TEMPERATURE.
N1103.3	DUCTS AND AIR HANDLERS SHALL BE IN ACCORDANCE WITH SECTIONS N1103.3.1 THROUGH N1103.3.5
N1103.3.2	DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR SECTION M1601.4.1 OF THIS CODE, AS APPLICABLE.
N1103.3.3	Ducts shall be pressure tested to determine air leakage by one of the following methods: 1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) acrossthe system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test. 2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test. Exceptions: 1. A duct air-leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope. 2. A duct air-leakage test shall not be required for ducts serving heat or energy recovery ventilators that are not integrated with ducts serving heating or cooling systems. A written report of the results of the test shall be signed by the party conducting the test and provided to the building official.
N1103.3.5	Building framing cavities shall not be used as ducts or plenums.
N1103.5.1	Heated water circulation systems shall be in accordance with Section N1103.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section N1103.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.
N1103.5.1.1	Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosyphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.
N1103.5.1.2	Electric heat trace systems shall comply with IEEE 515.1 or UL515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.
N1103.6	THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF SECTION M1507 OF THIS CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
N1104.1	NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
N1104.1.4	NEW LIGHTING SYSTEMS THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION 1104.1. EXCEPTION: ALTERATIONS THAT REPLACE LESS THAN 50 PERCENT OF THE LUMINAIRES IN A SPACE, PROVIDED THAT SUCH ALTERATIONS DO NOT INCREASE THE INSTALLED INTERIOR LIGHTING POWER.

MANDATORY ENERGY REQUIREMENTS (CONTINUED)

CODE SECTION	REQUIREMENT
N1102.4.1.2	THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING FIVE AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OD 0.2 INCHES W.G. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. DURING TESTING: 1. EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED BUT NOT SEALED, BEYOND THE INTENDED WEATHER-STRIPPING OR OTHER INFILTRATION CONTROL MEASURES. 2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES. 3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST SHALL BE OPEN. 4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED. 5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF. 6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE FULLY OPEN.
N1103.6	N1103.6 The building shall be provided with ventilation that complies with the requirements of Section M1505 or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
N1103.6.1	Fans used to provide whole-house mechanical ventilation shall meet the efficacy requirements of Table N1103.6.1. Exception: Where an air handler that is integral to tested and listed HVAC equipment is used to provide wholehouse mechanical ventilation, the air handler shall be powered by an electronically commutated motor.
N1103.7	Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.
N1103.8	Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the Energy Conservation Code of New York-Commercial Provisions instead of Section N1103.
N1103.9	Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is greater than 50°F (10°C) and precipitation is not falling, and an automatic or manual control that will allow shutoff when the outdoor temperature is greater than 40°F (4.8°C).
N1103.10	The energy consumption of pools and permanent spas shall be in accordance with Sections N1103.10.1 through N1103.10.3.
N1103.10.1	The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater. Gas-fired heaters shall not be equipped with continuously burning ignition pilots.
N1103.10.2	Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section. Exceptions: 1. Where public health standards require 24-hour pump operation. 2. Pumps that operate solar- and waste-heat-recovery pool heating systems.
N1103.10.3	Outdoor heated pools and outdoor heated permanent spas shall be equipped with a vapor-retardant pool cover or other approved vapor-retardant means. Outdoor heated pools and outdoor heated permanent spas heated to more than 90°F (32°C) shall have a pool cover with a minimum insulation value of R-12. Exception: Where more than 60 percent of the energy for heating is from site-recovered energy or solar energy source, covers or other vapor-retardant means shall not be required N1103.11 (R403.11) Portable spas (Mandatory). The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP 14.
N1104.1.1	Fuel gas lighting systems shall not have continuously burning pilot lights.

ENERGY NOTES:
1. All construction shall comply with the 2020 Energy Conservation Construction Code. The authority having jurisdiction shall be permitted to determine an energy efficiency program to exceed the energy efficiency required by this code.
2. A permanent certificate shall be completed by the builder and posted on a wall in the space where the furnace is located. Certificate shall comply with RCNYS N1101.14
3. Attic or crawl space access shall be weather-stripped and insulated to a level equivalent to the insulation on the surrounding surfaces
4. Installation- the components of the building thermal envelope shall be installed in accordance with the criteria listed in the table 402.1.1 Where required by the code official, an approved third party shall inspect all components and verify compliance.
5. Testing- Building or dwelling unit shall be tested and verified having less than or equal to 3 ACH50 or 0.2 cfm 5, 6A. Testing shall be conducted by an approved third party.
6. Ducts- Supply and return ducts in attics shall be insulated to a minimum of R-8 @ 3" or greater in diameter, and R-6 @ ducts less than 3" in diameter.
6a. Duct Sealing- Ducts, air handlers, and filter boxes shall be sealed.
7. Duct Testing- Ducts shall be pressure tested to determine air leakage by an approved third party.
8. Building cavities shall not be used as ducts or plenums.
9. Mechanical system piping insulation carrying fluids > 105 F degrees or < 55 F degrees shall be insulated with R-3 minimum.
10. Mechanical Ventilation- Shall meet the requirements of the RCNYS/MCNYS
11. Equipment sizing- Per ACCA manual S, based on loads calculated per ACCA manual J as provided by a third party HERS rater.
12. Lighting- A minimum of 90% of permanently installed fixtures must have high-efficacy lamps.
13. All HVAC, Plumbing & Electrical systems shall meet the RC chapter 11 Energy Efficiency, Mechanical Code, Energy Conservation Construction Code. It shall be the responsibility of the general contractor to submit in detail the design, calculations, drawings, written statements of the mechanical, air conditioning, ventilation, heating systems, (new, existing or upgraded) stamped by a professional engineer if required by the Owner or Building Dept.
14. Additions, alterations or renovations- shall comply with ECCC 2020. Unaltered portions of the existing building is not required to comply with this code.
15. Minimum one Programmable thermostat shall be provided for each separate heating and cooling system in accordance with section N1103 Control Systems.
16. All exterior wall/floor/ceiling joists shall be air sealed and insulated in accordance with Table R402.4.1.1. Apply a fresh bead of caulk to the top and bottom plate immediately prior to installing interior gypsum wall board.

ENERGY COMPLIANCE NOTE: TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH N1105 (R405) SIMULATED PERFORMANCE ALTERNATIVE OF THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS).

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
SD	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
CO/SD	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
H	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
L.B. WALL	LOAD BEARING WALL
T.B.M.	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
P.T.	PRESSURE TREATED
HDG	DOUBLE HOT DIPPED GALVANIZED
V.I.F.	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
P.C.	POURED CONCRETE
XXX	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
TECO	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
DIRECT REPLACEMENT	REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
O.T.P.	OWNER TO PROVIDE

DATE:	ISSUE NO.	DESCRIPTION
6/1/23	1	FOR FILING

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

STATE OF NEW YORK · NORMAN C. LOK · 089525 · LICENSED PROFESSIONAL ENGINEER
6/6/23

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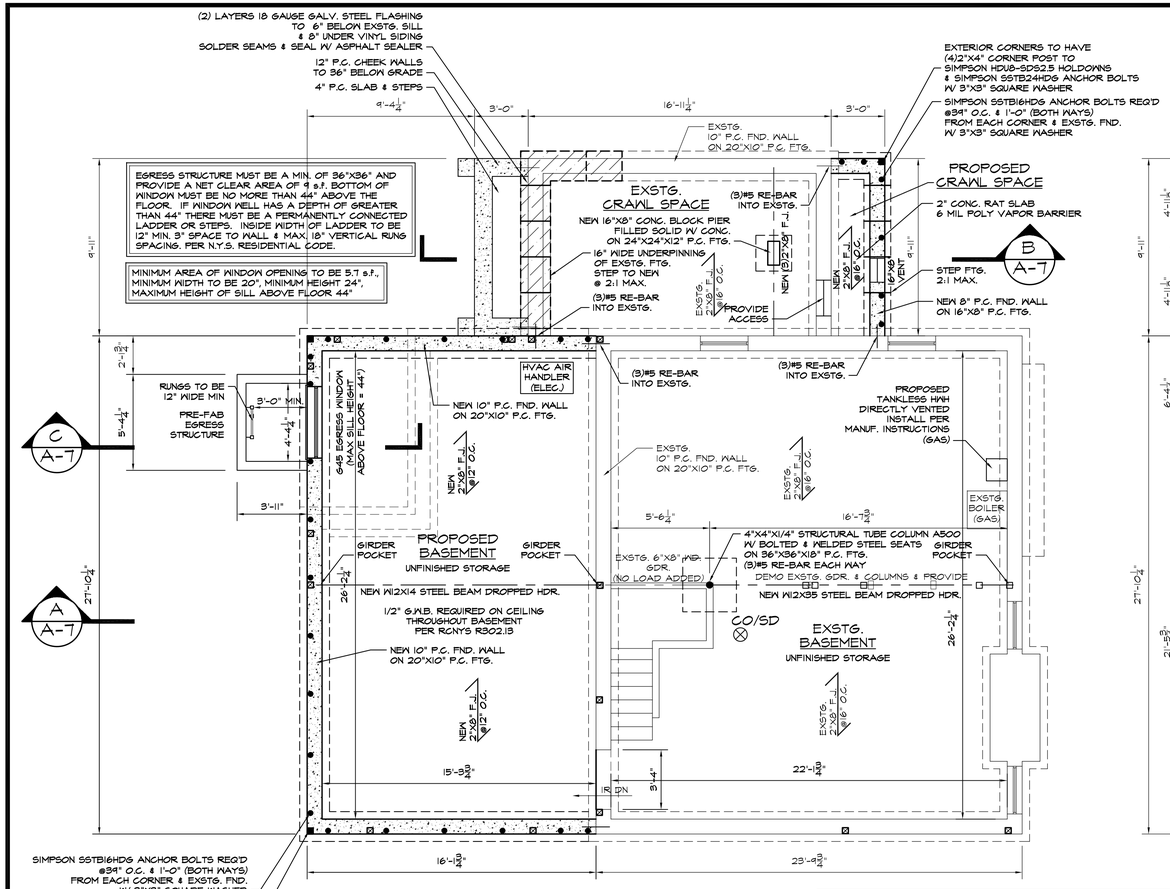
NORMAN C. LOK, P.E.
NYS LICENSE NUMBER 089525
707 ROUTE 110 Suite A-1
FARMINGDALE, NY 11735
TEL: (631)755-7920

PROJECT TITLE:
MALPANI RESIDENCE
19 JOHNSTONE ROAD
GREAT NECK, NY 11021

DRAWING TITLE:
PROPOSED
TWO STORY ADDITION WITH BASEMENT & 2 BATHS, ONE STORY ADDITION WITH BATH & HVAC

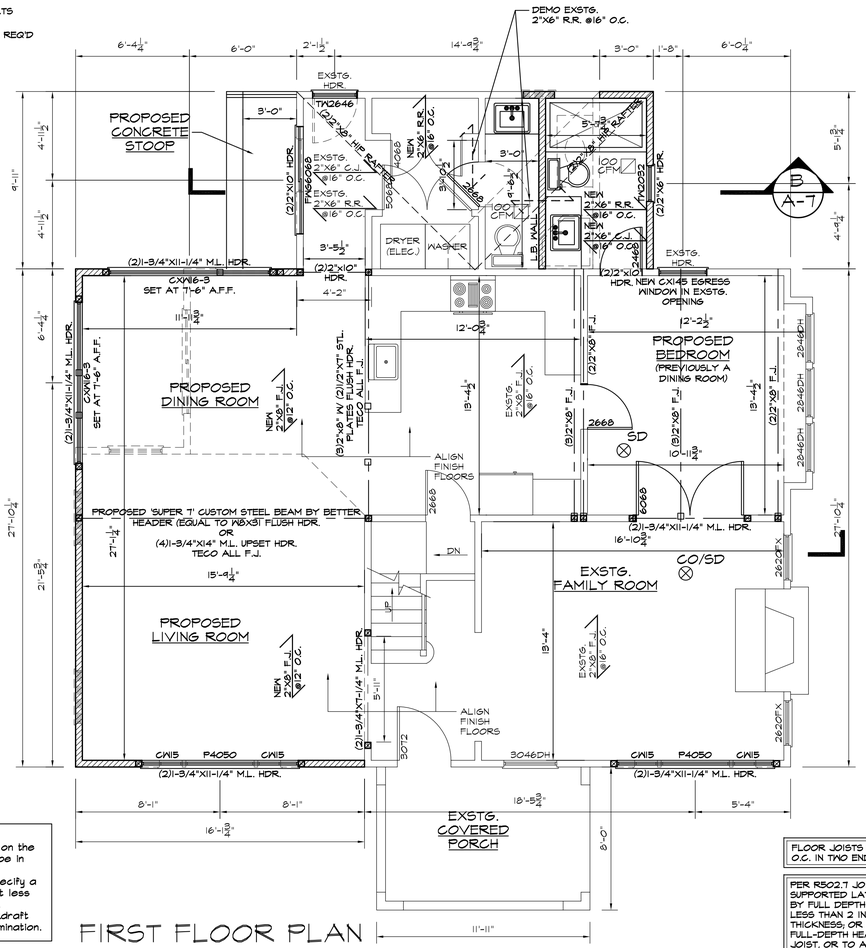
DRAWN BY:	A.D.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	6/1/23

DRAWING NUMBER: A-4
PROJECT NUMBER: 23-123



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

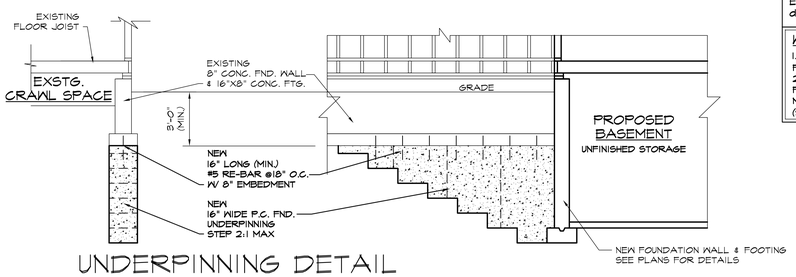
SCALE 1/4" = 1'-0"

DRYER CODE REFERENCE

M1502.3 Duct termination. exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet in any direction from openings into buildings. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

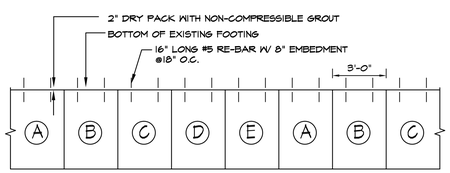
WASHER / DRYER NOTES:

1. PROVIDE LEAD PAN WITH DRAINAGE FOR WASHER.
2. DRYER TO VENT TO EXTERIOR. FOLLOW MFR'S SPECIFICATIONS FOR MAX. LENGTH OF VENT DUCT RUN. (SEE M1502.3 ABOVE)



UNDERPINNING DETAIL

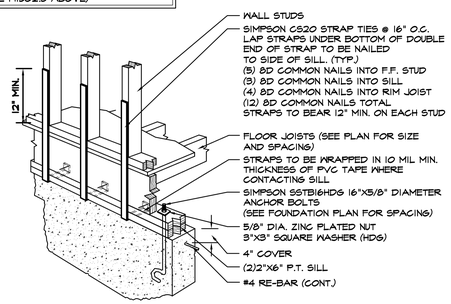
N.T.S.



NOTE: EXCAVATE & PLACE PANELS "A" FIRST, "D" SECOND, "B" THIRD, "E" FOURTH & "C" LAST. MINIMUM CLEAR DISTANCE BETWEEN SIMULTANEOUS CUTS SHALL BE 12'-0".

UNDERPINNING ELEVATION

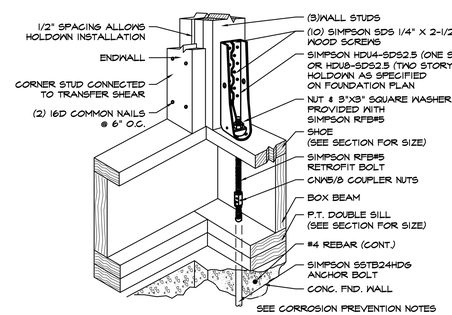
N.T.S.



SEE CORROSION PREVENTION NOTES ALL NAILS INTO SILL TO BE HDS

SIMPSON STRONG TIE STUD TO P.C. FOUNDATION CONNECTION DETAIL

N.T.S.



SEE CORROSION PREVENTION NOTES

FOR USE WHEN BUILDING OVER CRAWL SPACE OR CELLAR

SIMPSON HOLDOWN DETAIL

N.T.S.

FLOOR JOISTS REQUIRE BRACING @4' O.C. IN TWO END BAYS

PER R502.7 JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL IN THICKNESS, OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.

NOTE:
ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 OR BETTER.

PROVIDE ACCESS TO NEW CRAWL SPACE (MIN. SIZE - 18"X24") PER R408.4 NYS RESIDENTIAL CODE

FIRE BLOCKING & DRAFT STOPPING REQ'D PER R302.11, R302.12 & R502.2.2

MINIMUM WIDTH OF BUILT UP 2"X4" POSTS (NAILED OR BOLTED TOGETHER) TO BE GREATER THAN WIDTH OF HEADER SUPPORTED, UNLESS OTHERWISE SPECIFIED ON PLAN. USE OF 3" DIA. SCHEDULE 40 STANDARD WEIGHT PIPE A501 OR A53 GRADE B STEEL COLUMN IS AN ACCEPTABLE REPLACEMENT FOR BUILT UP WOOD POST.

HEATING EQUIPMENT NOTE:
ALL HEATING EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS INCLUDING BUT NOT LIMITED TO CLEARANCES, EXHAUST VENTING & FRESH AIR INLETS.

LEGEND

- NEW FOUNDATION
- NEW PARTITION
- EXIST. PARTITION
- DEMOLITION PARTITION / FOUND.
- SD — NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
- CO/SD — NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
- H — NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
- L.B. WALL — LOAD BEARING WALL
- T.B.M. — TO BE MAINTAINED
- ■ — POST TO BELOW
- □ — POST FROM ABOVE
- P.T. — PRESSURE TREATED
- HDG — DOUBLE HOT DIPPED GALVANIZED
- V.I.F. — VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
- P.C. — POURED CONCRETE
- XXX — JOIST HANGER W/ REQ'D CAPACITY IN LBS.
- TECO — JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
- DIRECT REPLACEMENT — REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
- O.T.P. — OWNER TO PROVIDE

DATE:	ISSUE NO.	DESCRIPTION
6/1/23	1	FOR FILING

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CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

STATE OF NEW YORK — NORMAN C. LOK — 089525 — LICENSED PROFESSIONAL ENGINEER

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NORMAN C. LOK, P.E.
NYS LICENSE NUMBER 089525
707 ROUTE 110 Suite A-1
FARMINGDALE, NY 11735
TEL: (631)755-7920

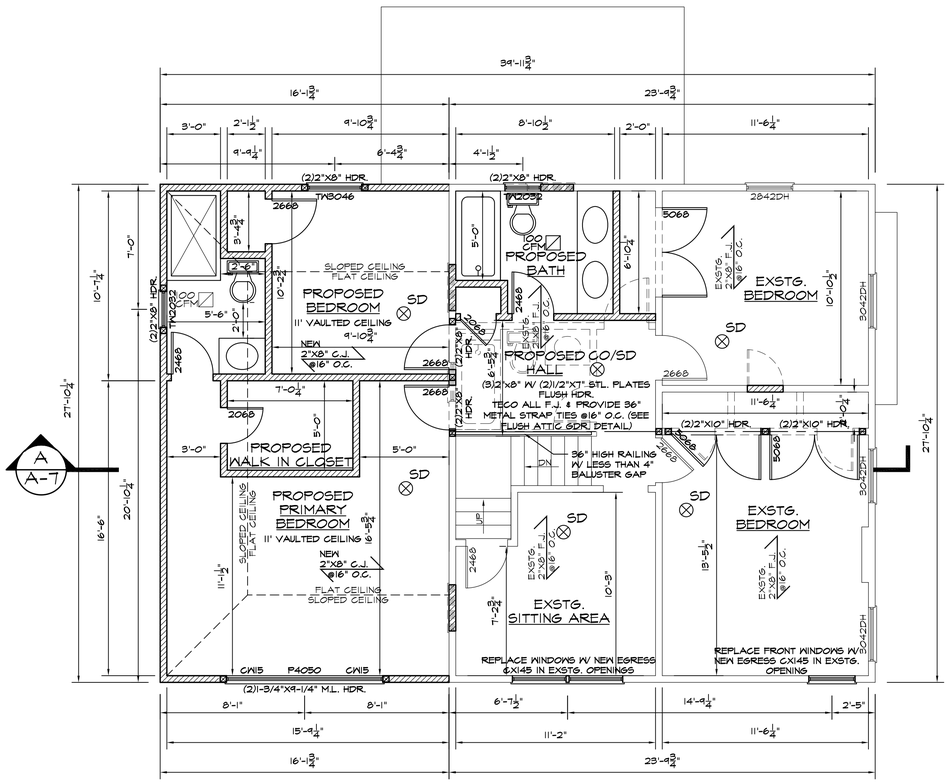
PROJECT TITLE:

MALPANI RESIDENCE
19 JOHNSTONE ROAD
GREAT NECK, NY 11021

DRAWING TITLE:

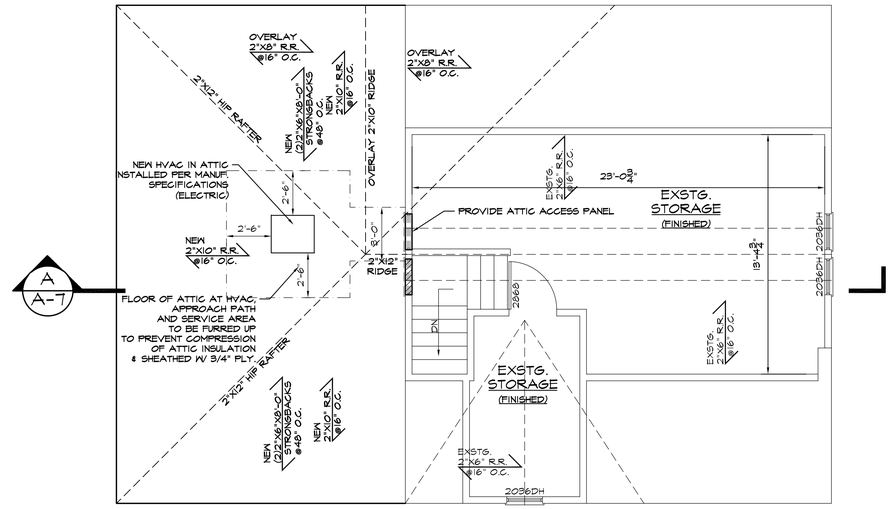
PROPOSED
TWO STORY ADDITION WITH BASEMENT & 2 BATHS, ONE STORY ADDITION WITH BATH & HVAC

DRAWN BY:	A.D.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	6/1/23
DRAWING NUMBER:	A-5
PROJECT NUMBER:	23-123



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



ATTIC PLAN

SCALE 1/4" = 1'-0"

ATTIC INSULATION NOTES:

1. CEILING INSULATION SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
2. BLOWN INSULATION SHALL BE MARKED EVERY 300 S.F.
3. WHERE ATTIC INSULATION IS INSTALLED AT THE RAFTERS, GABLE END WALLS SHALL BE INSULATED TO THE BOTTOM OF RAFTERS, WITH BATT AND RIGID INSULATION TO MATCH WALLS BELOW, TO FORM A CLOSED THERMAL ENVELOPE.
4. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
5. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD INSULATION (R-15) SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH TABLE R806.5 FOR CONDENSATION CONTROL.
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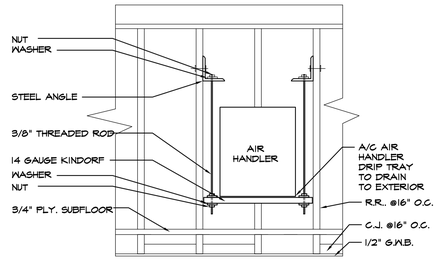
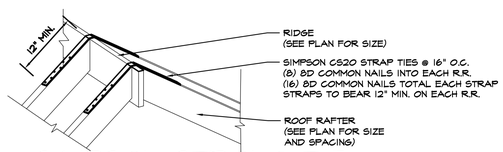
7. WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.



HVAC APPROACH PATH / SERVICE AREA W/ 3/4" PLY. FLOOR TO BE FURRED UP TO PREVENT COMPRESSION OF ATTIC INSULATION

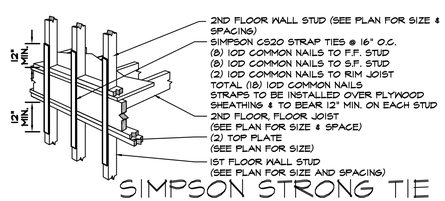
HVAC SUPPORT DETAIL

N.T.S.



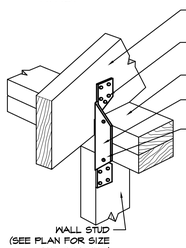
SIMPSON STRONG TIE RAFTER TO RIDGE TO RAFTER CONNECTION DETAIL

N.T.S.



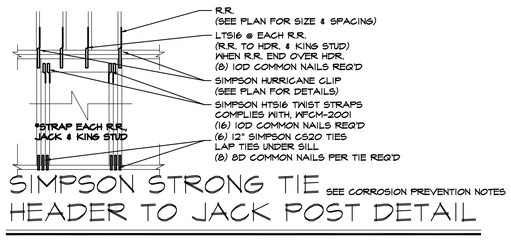
SIMPSON STRONG TIE STUD TO STUD DETAIL

N.T.S.



SIMPSON STRONG TIE H2A CONNECTOR DETAIL

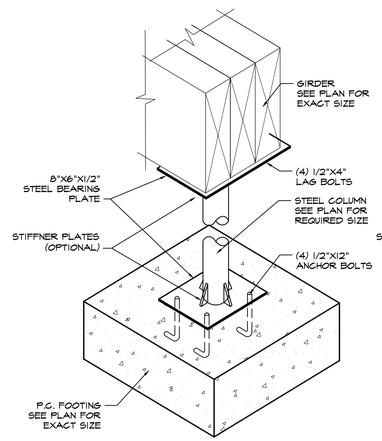
N.T.S.



SIMPSON STRONG TIE HEADER TO JACK POST DETAIL

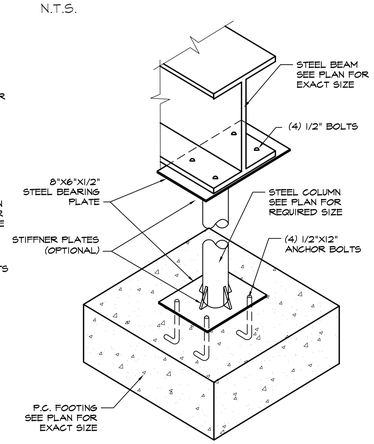
SEE CORROSION PREVENTION NOTES

N.T.S.



STEEL COLUMN DETAIL

N.T.S.



STEEL COLUMN DETAIL

N.T.S.

LEGEND

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	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
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O.T.P.	OWNER TO PROVIDE

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STATE OF NEW YORK · NORMAN C. LOK · 089525 · LICENSED PROFESSIONAL ENGINEER

6/6/23

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NYS LICENSE NUMBER 089525

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FARMINGDALE, NY 11735

TEL: (631)755-7920

PROJECT TITLE:

MALPANI RESIDENCE

19 JOHNSTONE ROAD

GREAT NECK, NY 11021

DRAWING TITLE:

PROPOSED

TWO STORY ADDITION WITH BASEMENT & 2 BATHS, ONE STORY ADDITION WITH BATH & HVAC

DRAWN BY:	A.D.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	6/1/23

DRAWING NUMBER: A-6

PROJECT NUMBER: 23-123

ATTIC INSULATION NOTES:
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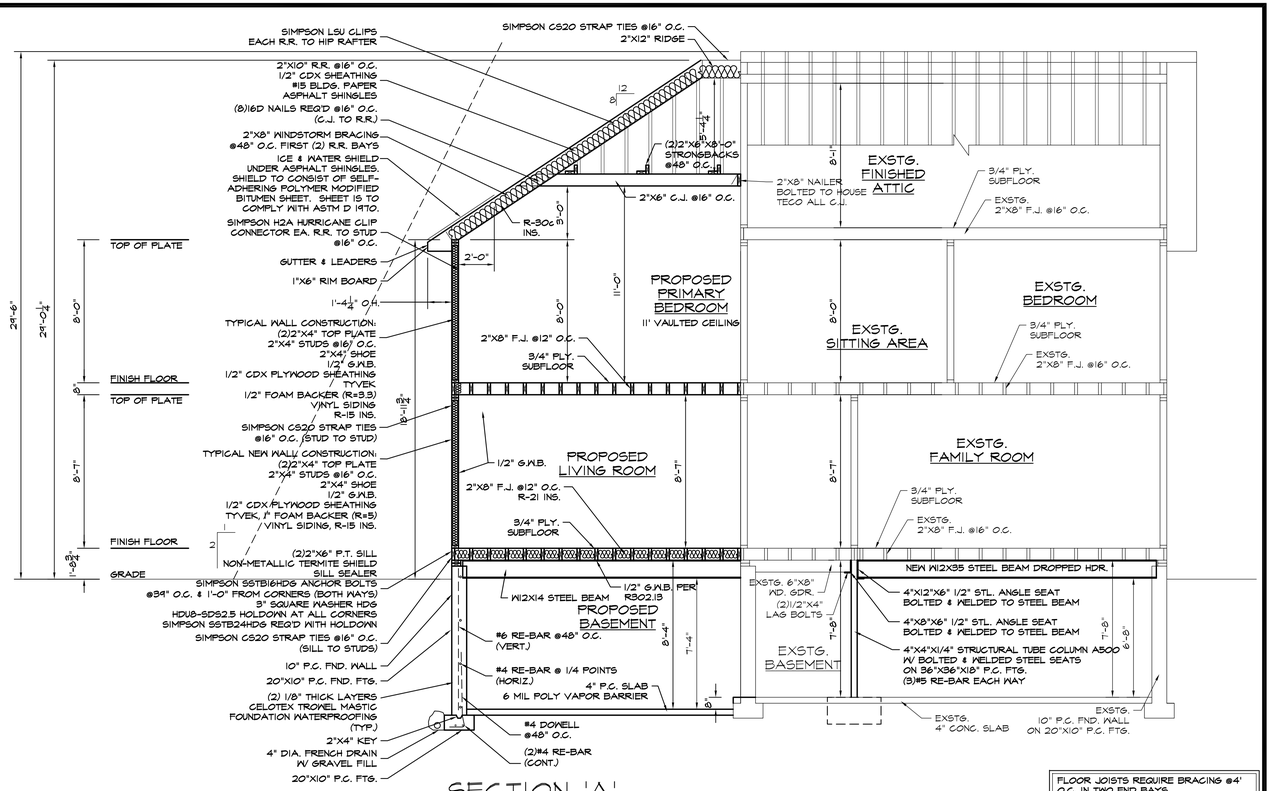

SECTION 'A'

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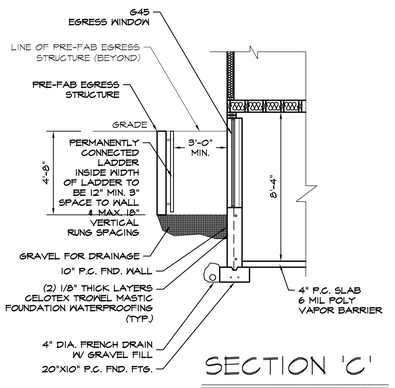

SECTION 'C'

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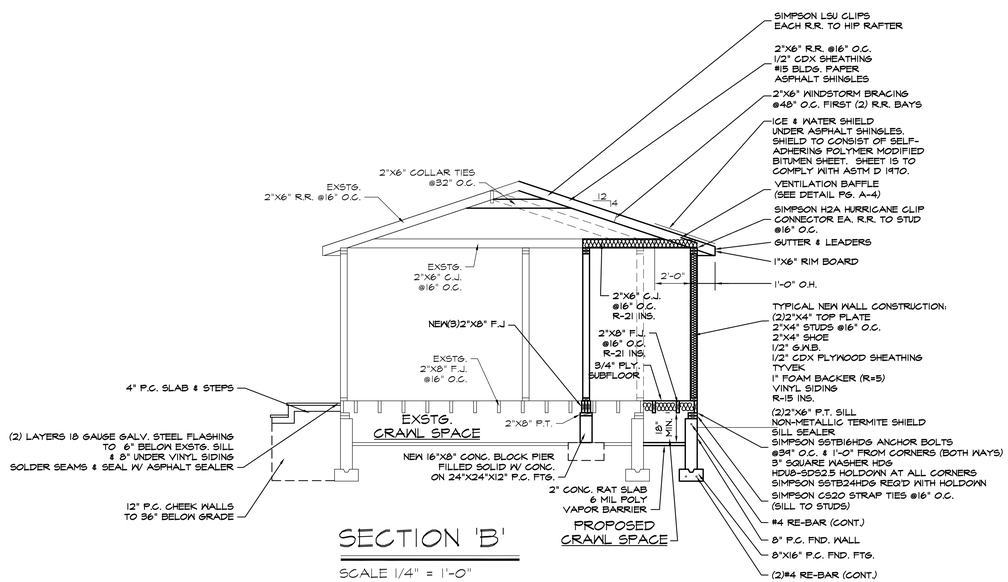

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TEL: (631)755-7920

PROJECT TITLE:

MALPANI RESIDENCE
19 JOHNSTONE ROAD
GREAT NECK, NY 11021

DRAWING TITLE:

PROPOSED
TWO STORY ADDITION WITH BASEMENT & 2 BATHS, ONE STORY ADDITION WITH BATH & HVAC

DRAWN BY: A.D.	DRAWING NUMBER: A-7
CHECKED BY: N.C.L.	
SCALE: AS SHOWN	
DATE: 6/1/23	PROJECT NUMBER: 23-123

FRONT ELEVATION

SCALE 1/4" = 1'-0"

REAR ELEVATION

SCALE 1/4" = 1'-0"

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
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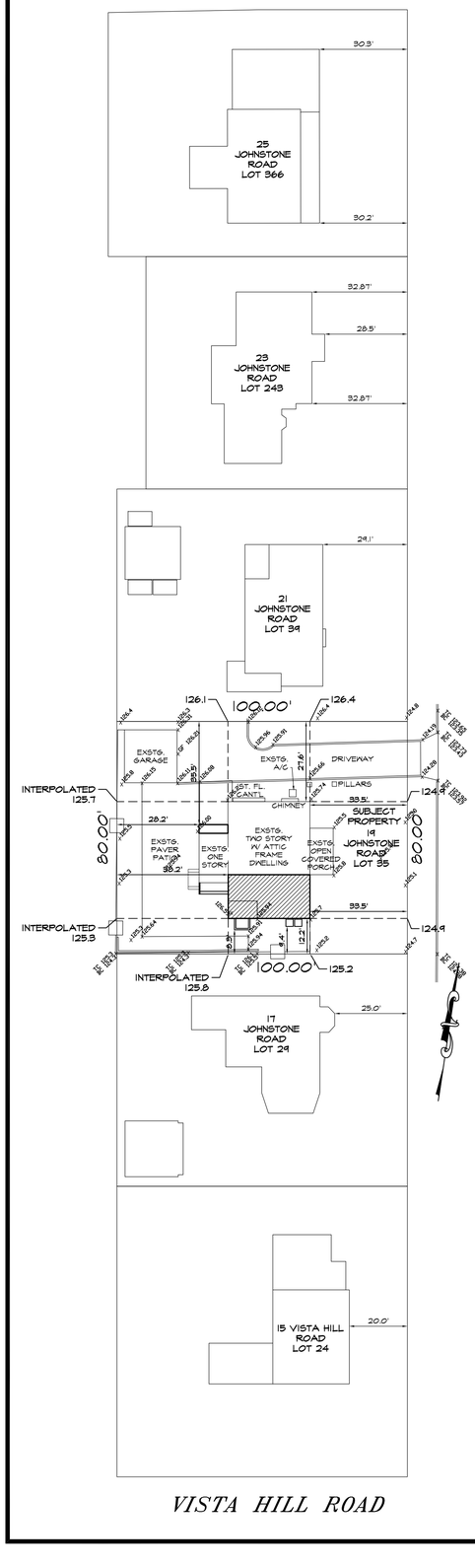
DRAWN BY:	A.D.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	6/1/23

DRAWING NUMBER: A-8

PROJECT NUMBER: 23-123



SKY EXPOSURE PLANE CALCULATION

NORTH SIDE
$\frac{126.1 + 126.4}{2}$ = 126.25
THE AVG. GRADE AT THE NORTH SIDE IS 126.25'

SOUTH SIDE
$\frac{125.8 + 125.2}{2}$ = 125.5
THE AVG. GRADE AT THE SOUTH SIDE IS 125.5'

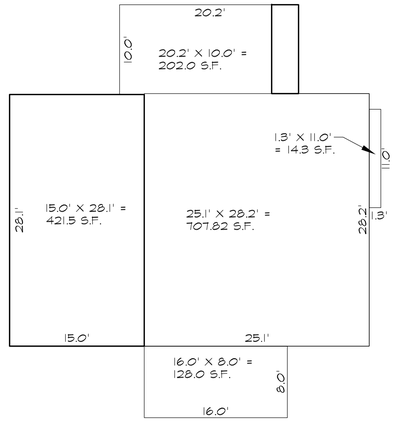
EAST SIDE
$\frac{124.9 + 124.9}{2}$ = 124.9
THE AVG. GRADE AT THE EAST SIDE IS 124.9'

WEST SIDE
$\frac{125.7 + 125.3}{2}$ = 125.5
THE AVG. GRADE AT THE WEST SIDE IS 125.5'

AVERAGE GRADE CALCULATION

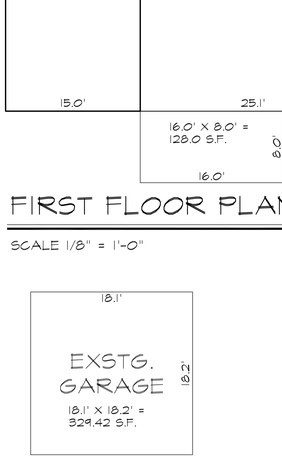
((126.20 + 125.74) / 2) X 28.2 =	3552.35
((125.74 + 125.70) / 2) X 40.2 =	5053.94
((125.70 + 125.94) / 2) X 18.1 =	2277.34
((125.94 + 126.59) / 2) X 16.0 =	2020.24
((126.59 + 125.94) / 2) X 16.3 =	2058.12
((125.94 + 126.00) / 2) X 17.2 =	2166.68
((126.00 + 126.20) / 2) X20.9 =	2635.49
PERIMETER = 156.9	19764.17 TOTAL

19764.17 / 156.9 = 125.97
PREEXISTING GRADE = 125.97'



FIRST FLOOR PLAN

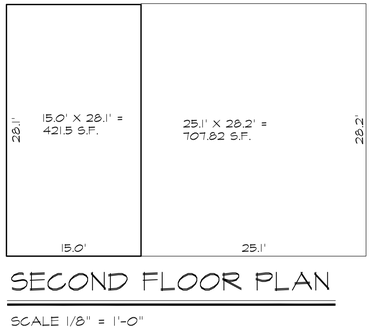
SCALE 1/8" = 1'-0"



GARAGE PLAN

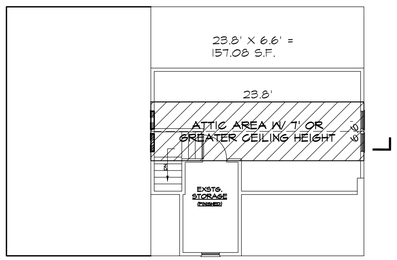
SCALE 1/8" = 1'-0"

TOTAL FLOOR AREA =
202.0 + 421.5 + 707.82 + 14.3 + 128.0 + 421.5 + 707.82 + 329.42 + 157.08 = 3089.44



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



ATTIC PLAN

SCALE 1/8" = 1'-0"

AVERAGE FRONT YARD SETBACK

A.F.Y.S.B.
SECTION : 2
BLOCK : 171

LOT #	
366	30.2'
248	28.5'
38	29.1'
28	25.0'
24	20.0'
	132.8'

A.F.Y.S.B. = 26.56'

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
SD	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
CO/SD	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
H	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
L.B. WALL	LOAD BEARING WALL
T.B.M.	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
P.T.	PRESSURE TREATED
HDG	DOUBLE HOT DIPPED GALVANIZED
V.I.F.	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
P.C.	POURED CONCRETE
XXX	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
TECO	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
DIRECT REPLACEMENT	REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
O.T.P.	OWNER TO PROVIDE

DATE:	ISSUE NO.	DESCRIPTION
6/1/23	1	FOR FILING

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

STATE OF NEW YORK
NORMAN C. LOK
089525
LICENSED PROFESSIONAL ENGINEER
6/6/23

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NORMAN C. LOK, P.E.
NYS LICENSE NUMBER 089525
707 ROUTE 110 Suite A-1
FARMINGDALE, NY 11735
TEL: (631)755-7920

PROJECT TITLE:

MALPANI
RESIDENCE
19 JOHNSTONE ROAD
GREAT NECK, NY 11021

DRAWING TITLE:

PROPOSED
TWO STORY ADDITION WITH BASEMENT & 2 BATHS, ONE STORY ADDITION WITH BATH & HVAC

DRAWN BY: A.D.	DRAWING NUMBER: A-9
CHECKED BY: N.C.L.	
SCALE: AS SHOWN	
DATE: 6/1/23	PROJECT NUMBER: 23-123

LEASING PLAN #21462

NORTH

Date: 05.18.2022

0 90' 180'

AREA CALCULATIONS

GROSS LEASABLE AREA	
SHOPPING CENTER	107,956 sf
EXISTING RETAIL REMOVED	-0 sf
PROPOSED RETAIL ADDED	+0 sf
TOTAL PROVIDED	107,956 sf

PARKING CALCULATIONS

PARKING PROVISION		
EXISTING SPACES	4.44/1000	480
SPACES REMOVED		-0 sf
SPACES ADDED		+0 sf
TOTAL PROVIDED	4.44/1000	480
REQ'D BY CODE	-	-

THE GATE AT MANHASSET

1950 NORTHERN BOULEVARD
MANHASSET, NY 11030

VICINITY MAP

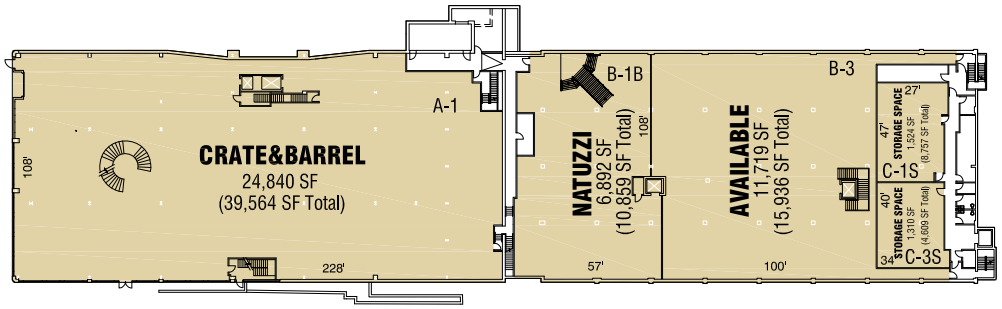
OLSHAN PROPERTIES

600 Madison Avenue
New York, NY 10022
212.935.1330
www.olshanproperties.com

LEGEND

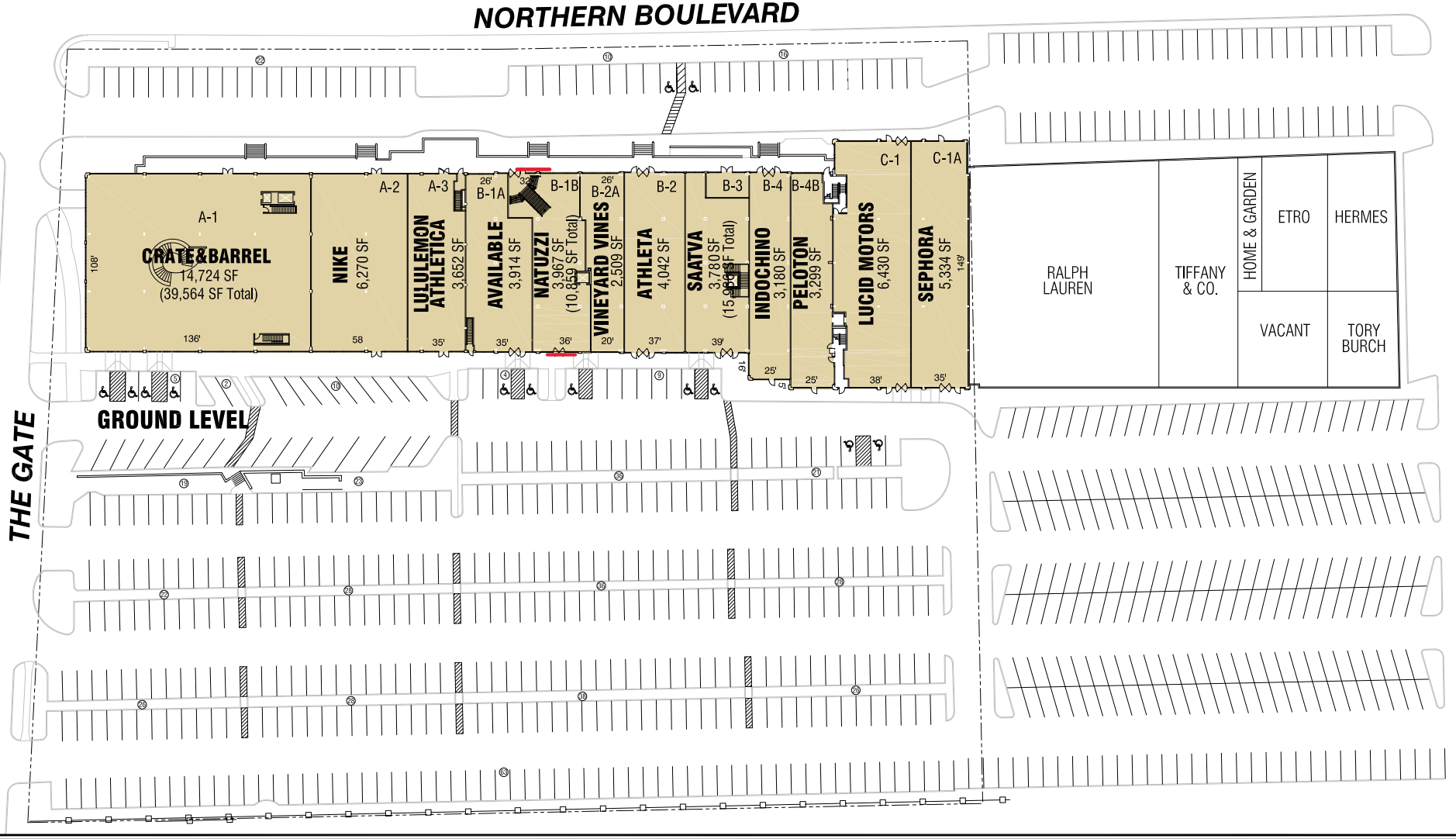
LEASED

AVAILABLE



LOWER LEVEL

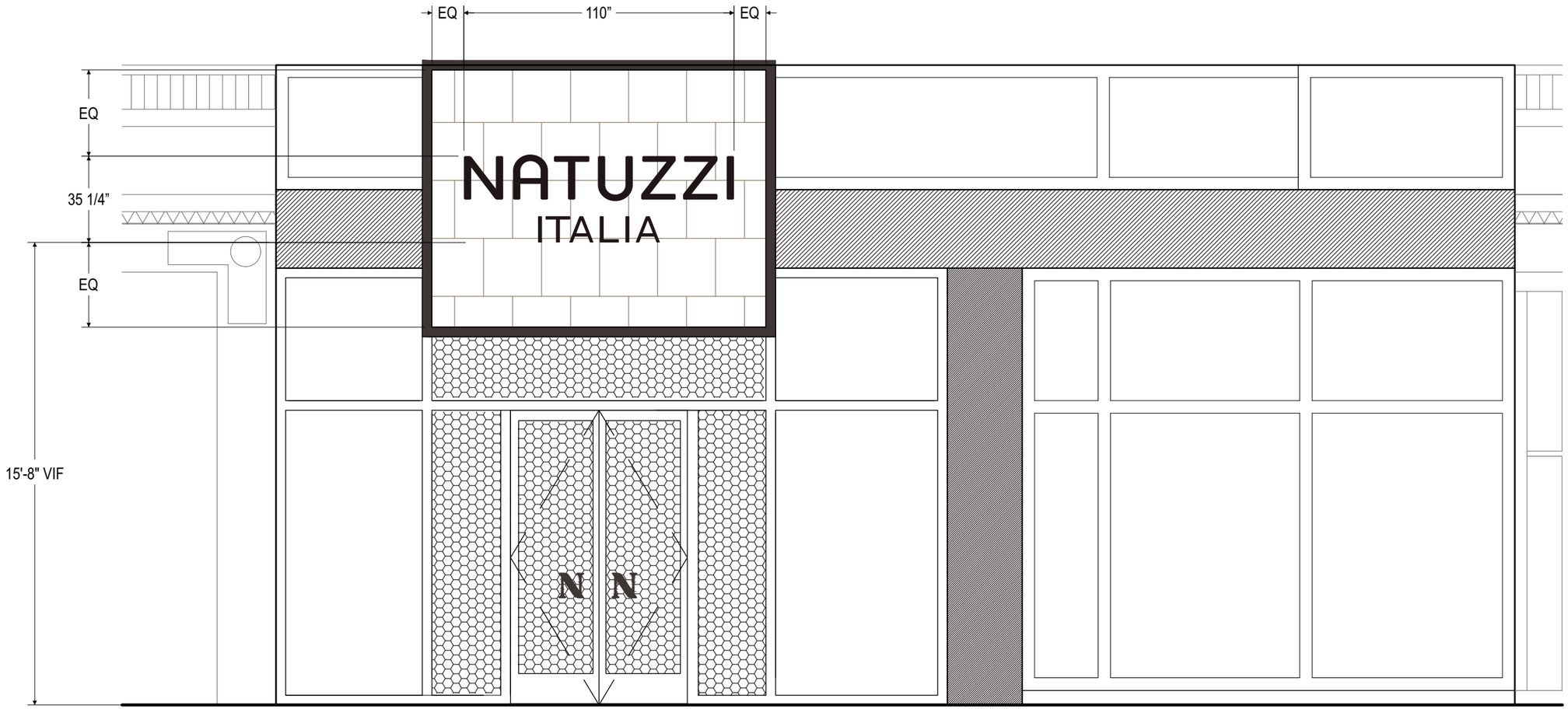
NORTHERN BOULEVARD



GROUND LEVEL

ELEVATION

NORTHERN BLVD ENTRANCE



1 STOREFRONT ELEVATION - NORTHERN BLVD

SCALE: 1/4” = 1’-0”

SGP23-000191

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201-825-0011
www.fastsigns.com/432
432@fastsigns.com

CLIENT: NATUZZI AMERICAS INC.

PROJECT: NATUZZI EXTERIOR ILLUMINATED SIGNAGE

LOCATION:
NATUZZI ITALIA
1950 Northern Blvd B-1-B, Manhasset, NY 11030

REV 3

DATE CREATED: 04/28/23

REVISION DATE: 05/22/23

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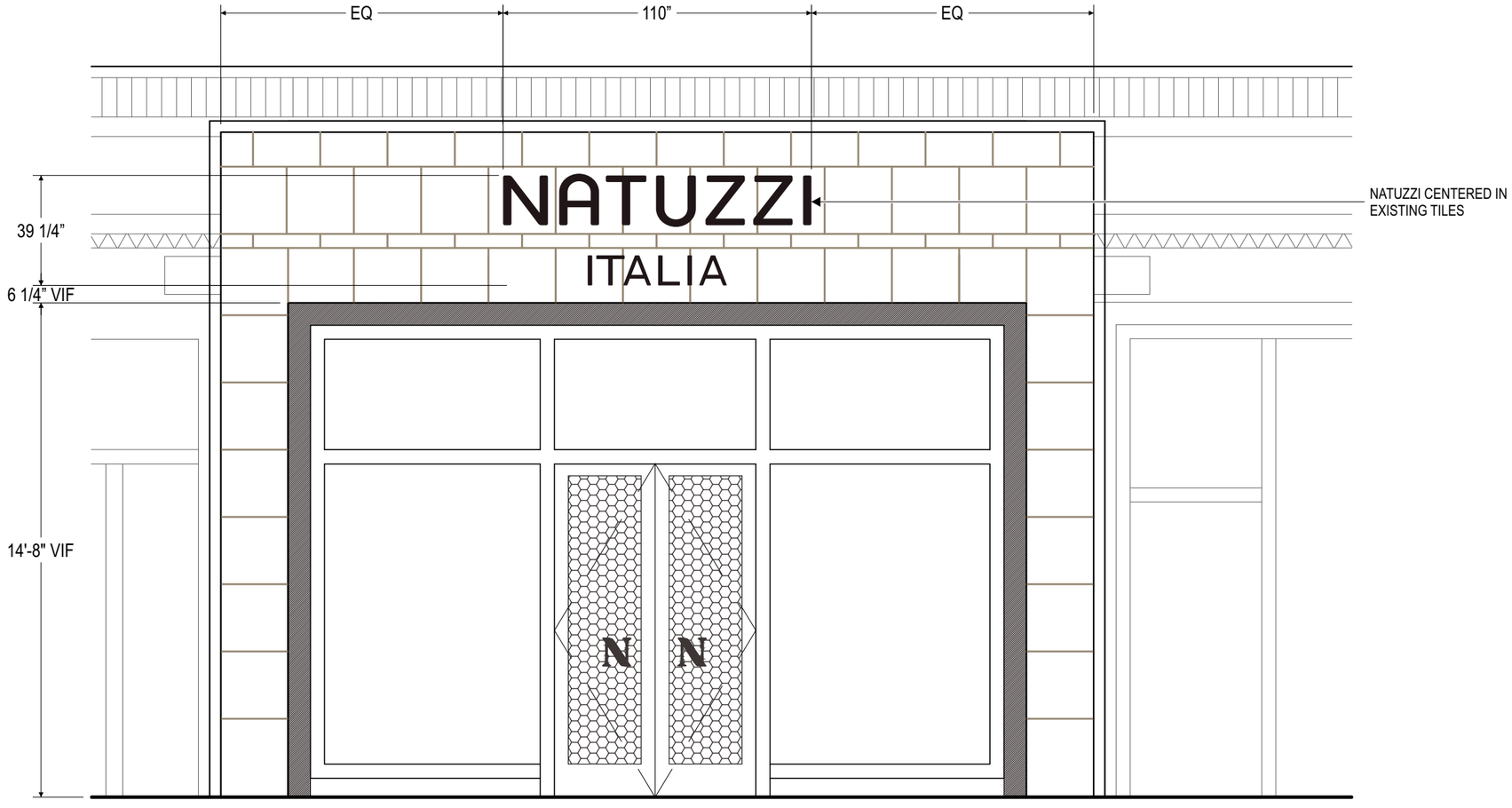
ELEVATION

VILLAGE RD ENTRANCE



1 STOREFRONT ELEVATION - VILLAGE RD

SCALE: 1/4” = 1’-0”

SGP23-000192

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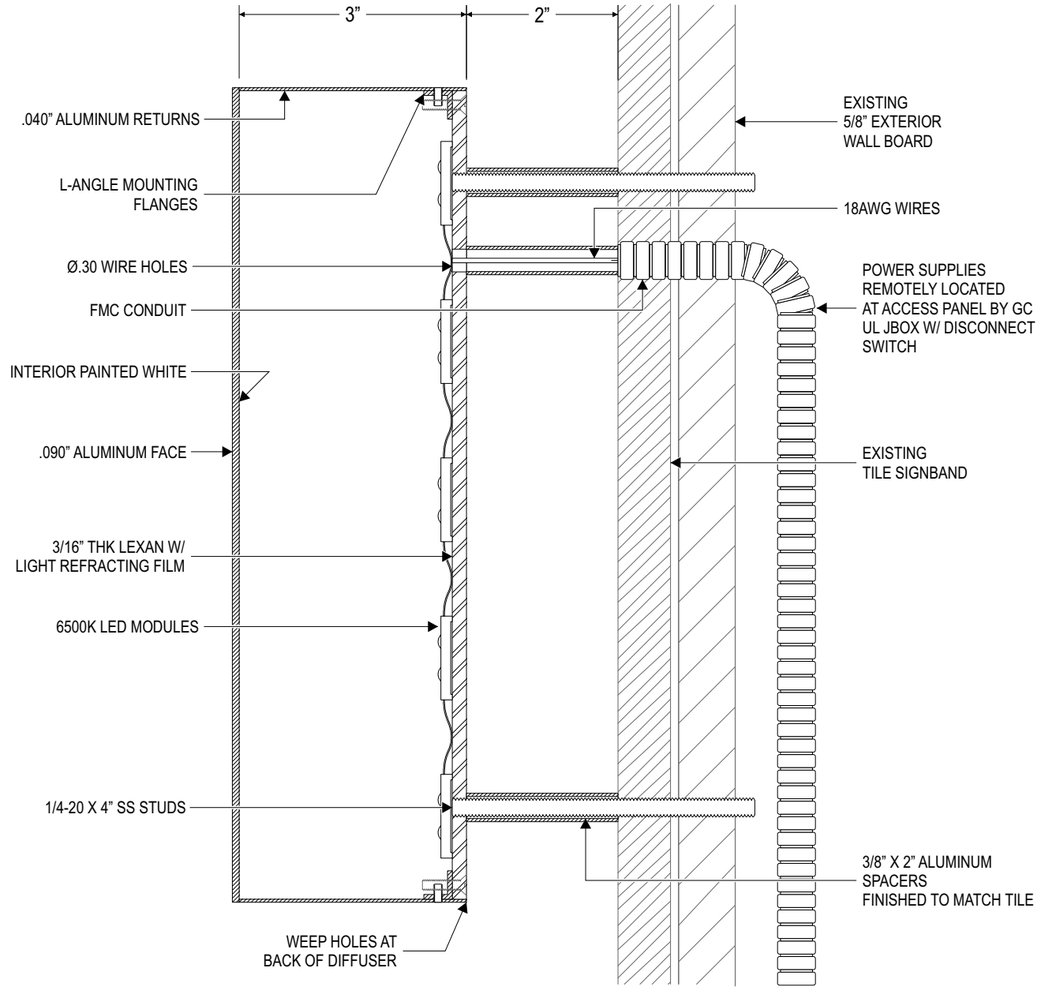
SIGN TYPE: HALO-LIT CHANNEL LETTERS - NORTHERN BLVD

3” DEEP FABRICATED ALUMINUM
POWDER COATED SW 8019 FINISH
6500K LED’S
1 1/2” SPACERS
MOUNTED TO EXISTING SIGN BAND
(2) POWER SUPPLIES PER SET
HOUSED INSIDE OF UL JBOX
LETTERS UL LABELED

1 FRONT VIEW
SCALE: 3/4” = 1’-0”



2 LETTER SECTION
SCALE: 6” = 1’-0”

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LOCATION:
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1950 Northern Blvd B-1-B, Manhasset, NY 11030

REV 3

DATE CREATED: 04/28/23
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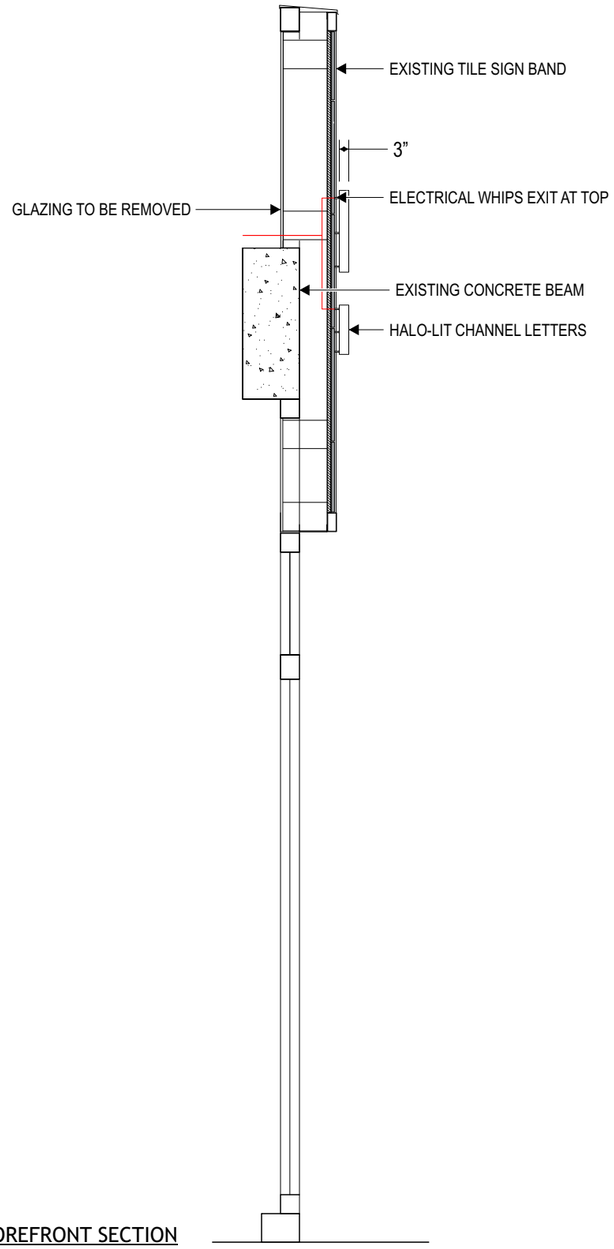
SIGN TYPE: HALO-LIT CHANNEL LETTERS - NORTHERN BLVD



1 STOREFRONT SECTION
SCALE: 3/8” = 1’-0”

SIGN BAND PARTIALLY INSTALLED

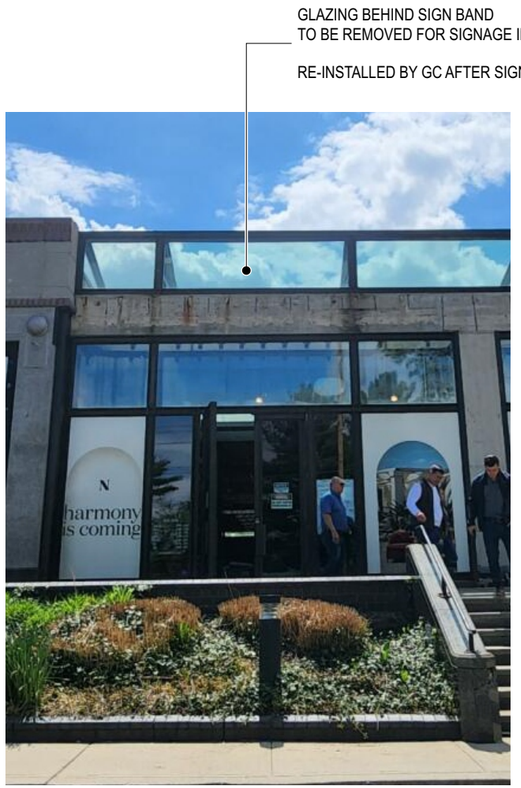


PHOTO PRIOR TO SIGN BAND INSTALL

2 SITE PHOTOS
SCALE: NTS

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SIGN TYPE: HALO-LIT CHANNEL LETTERS - VILLAGE RD

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1 1/2” SPACERS
MOUNTED TO EXISTING SIGN BAND
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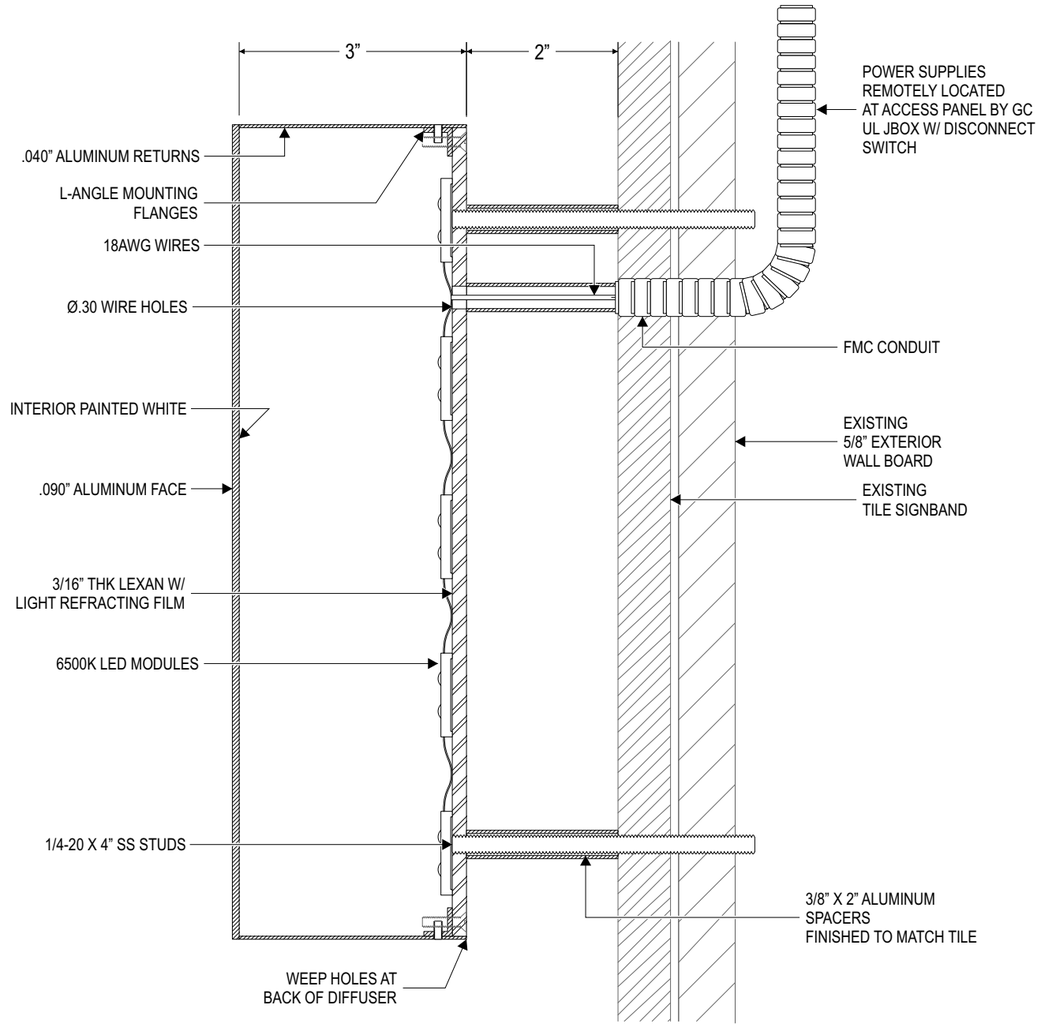
HOUSED INSIDE OF UL JBOX
LETTERS UL LABELED

1 FRONT VIEW
SCALE: 3/4” = 1’-0”



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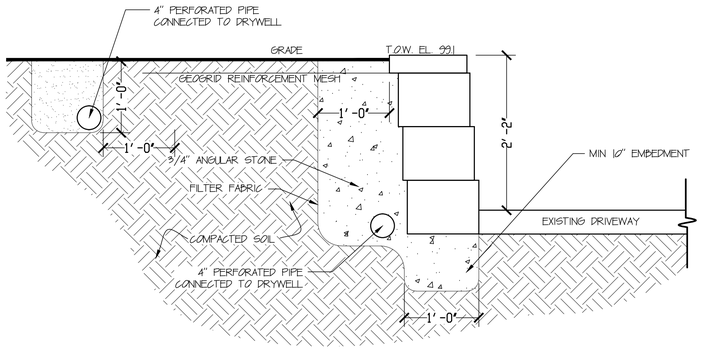
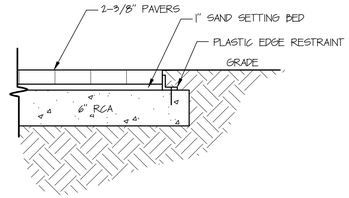
MAN□ASSET□NEW YORK

#21464



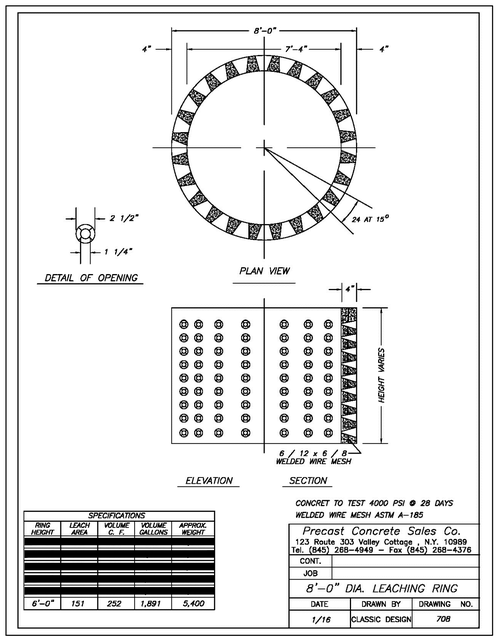
1 TYPICAL RETAINING WALL DETAIL

NOT TO SCALE

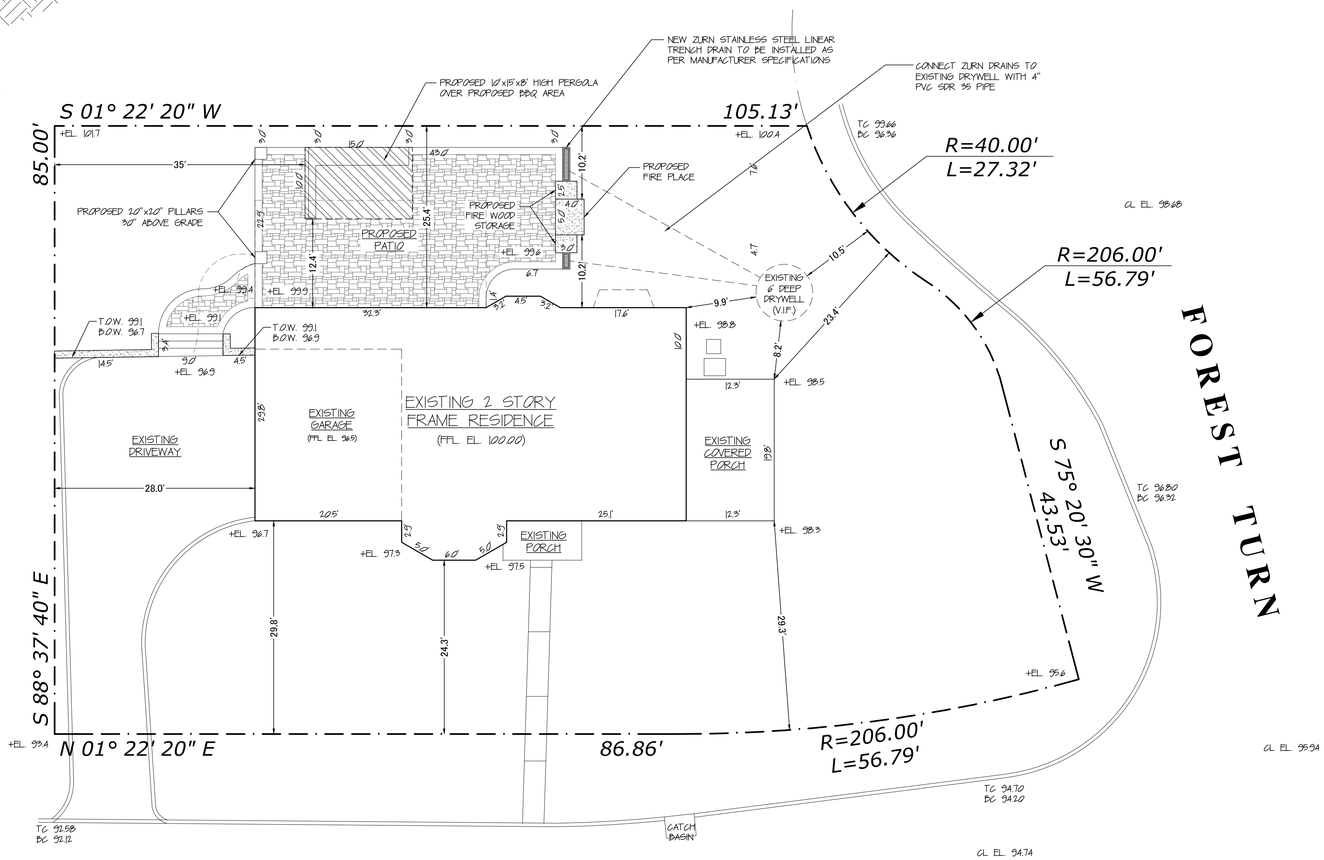


2 TYPICAL PAVER DETAIL

NOT TO SCALE



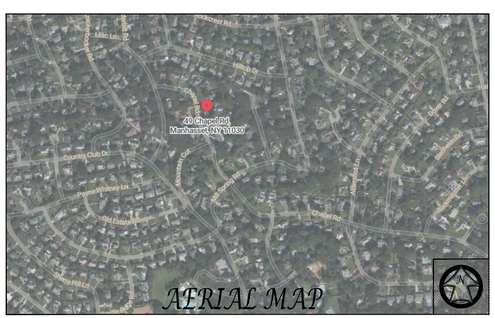
SPECIFICATIONS				
RING HEIGHT	LEACH AREA	VOLUME C. F.	VOLUME GALLONS	APPROX. WEIGHT
6'-0"	151	252	1,891	5,400



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

SITE PLAN BASED ON A SURVEY DONE BY:
HOMESTEAD LAND SURVEYING P.C.
3200 HEMPSTEAD TURNPIKE, SUITE 315
LEVITTOWN, NY 11756
PHONE: 516-729-6297
EMAIL: HOMESTEADP@GMAIL.COM



EXISTING LOT COVERAGE CALCULATIONS		
SITE:	10,305.00 S.F.	100.00%
EXISTING BUILDING:	1,877.00 S.F.	17.21%
EXISTING FRONT PORCH:	55.00 S.F.	0.54%
EXISTING SIDE COVERED PORCH:	243.00 S.F.	2.23%
EXISTING TOTAL LOT COVERAGE:	2,175.00 S.F.	19.98%

PROPOSED LOT COVERAGE CALCULATIONS		
SITE:	10,305.00 S.F.	100.00%
EXISTING BUILDING:	1,877.00 S.F.	17.21%
EXISTING FRONT PORCH:	55.00 S.F.	0.54%
EXISTING SIDE COVERED PORCH:	243.00 S.F.	2.23%
PROPOSED PERGOLA:	150.00 S.F.	1.38%
PROPOSED TOTAL LOT COVERAGE:	2,325.00 S.F.	21.36%

PROPOSED SITE DRAINAGE CALCULATIONS

REAR PATIO = 813.00 S.F.
FIRE PLACE = 55.00 S.F.
RETAINING WALLS = 29.00 S.F.
STEPS & WALK = 109.00 S.F.

974.00 S.F. X 21 X 1/2 = 1,024.54 C.F. TOTAL REQUIRED

REQUIRED DRAINAGE:

(1) 8' DIA X 1' DEEP DRYWELL = 42.24 C.F.

1,024.54 C.F. / 42.24 C.F. = 4.84 L.F. REQUIRED

PROPOSED DRAINAGE:

MAINTAIN EXISTING 8' DIA x 6' DEEP DRYWELL
6' L.F. EXISTING
6'x42.24 C.F. = 253.44 C.F. EXISTING PROVIDED

1,024.54 C.F. < 253.44 C.F. ...SYSTEM OKAY

INSTALLATION FOR DRAINAGE:

ALL DRYWELLS TO BE CONNECTED W/ 4" PVC SDR 35 PIPE, TYP. TO GUTTERS AND LEADERS

REAR LOT COVERAGE 40% MAXIMUM
REAR YARD: 2,671.00 S.F.

25%x2,671.00 S.F. = 1,070.80 S.F. ALLOWABLE.

PROPOSED PERGOLA:	150.00 S.F.
PROPOSED REAR PATIO:	813.00 S.F.
PROPOSED OUTDOOR FIREPLACE:	55.00 S.F.

TOTAL REAR LOT COVERAGE: 986.00 S.F. OR 36.93%

986.00 S.F. PROPOSED REAR YARD COVERAGE
986.00 S.F. < 1,070.80 S.F. ...OK

Unique Home Concepts
By: Scott Young
Residential Design & Drafting Services

PHONE:
631-278-1252

EMAIL:
UNIQUEHOMECONCEPTSLI@GMAIL.COM

NUMBER	DATE	DESCRIPTION
1	4-30-2023	EXISTING CONDITIONS
2	5-1-2023	PROPOSED SITE PLAN
3	5-5-2023	FINALIZED SITE PLAN
4	6-7-2023	TOWN COMMENTS
5	7-19-2023	TOWN RESUBMISSION

CONTACT INFORMATION

GUS & HELEN CHIMOS

MAILING ADDRESS:
49 CHAPEL ROAD
MANHASSET, NEW YORK 11030

PROPERTY ADDRESS:
49 CHAPEL ROAD
MANHASSET, NEW YORK 11030

PHONE:

EMAIL: HE200@HOTMAIL.COM

PROPOSED
REAR PATIO

CHIMOS
RESIDENCE
49 CHAPEL ROAD
MANHASSET, NEW YORK 11030

TOWN OF NORTH HEMPSTEAD

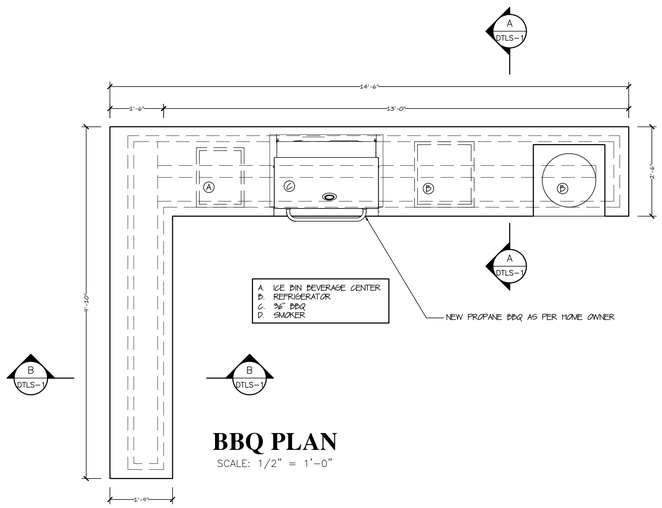
DRAWING TITLE:
SITE PLAN
DRAINAGE CALCS
DETAILS

REGISTERED ARCHITECT
MICHAEL K. DUNN
029817
STATE OF NEW YORK

SCALE:
AS NOTED

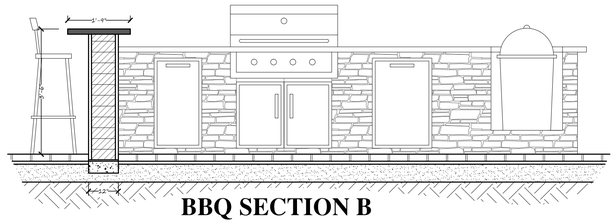
DRAWN BY: SAY
CHECKEDBY: SAY

DRAWING NUMBER:
CS1-0



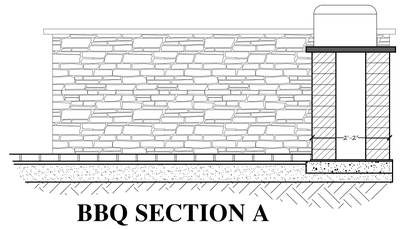
BBQ PLAN

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



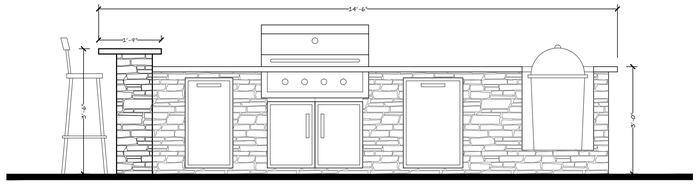
BBQ SECTION B

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



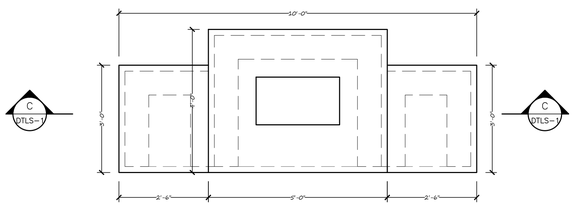
BBQ SECTION A

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



BBQ ELEVATION

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



FIREPLACE PLAN

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

NOTES:

BBQ / FIREPLACE WALLS

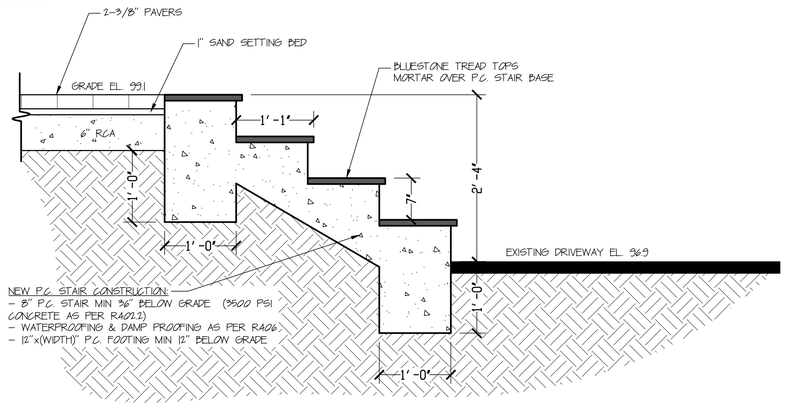
WALLS SHALL BE SET ON A 4ø THICK WIRE REINFORCED 3,000LB CONCRETE BASE . BLOCK BASE COURSE SHALL TO BE SET IN A 1/2ø TYPE S MORTAR SETTING BED.
SUBSEQUENT COURSE TO BE INSTALLED WITHOUT SET BACK ,INTERLOCKED COURSES AND HAVE TWO CONTINUE LINES OF PL ADHESIVE Ie INSIDE OF THE BLOCK FACE .

BBQ COUNTER TOPS / FIREPLACE TOPS

COUNTERTOPS SHALL HAVE AND END EDGE ON ALL EXPOSED EDGES. JOINTS SHALL HAVE COLORS EPOXY TO MATCH COLOR OF GRANITE. GRANITE SHALL BE ADHERED TO BLOCK SURFACE WITH EPOXY

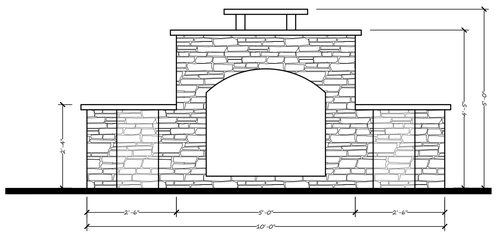
PAVERS

ALL PAVERS TO HAVE A MINIMUM 6" DEEP RCA BASE OVER GEO-TEXTILE FABRIC. RCA BASE TO BE COMPUTED IN MAXIMUM 3" LIFTS TO 95% COMPACTION
WITH A MINIMUM 14,000 PSI COMPACTOR . PAVERS TO BE SET HAND TIGHT ON A 1" SAND SETTING BED WITH 1/8ø PER LF PITCH MINIMUM . GROUT ALL JOINTS
BY SWEEPING IN POLYMER SAND AND VIBRATE WITH ROLLER TAMPER AND RE-SWEEP JOINTS PRIOR TO SETTING JOINTS WITH WATER TO INSURE JOINT IS FILLED



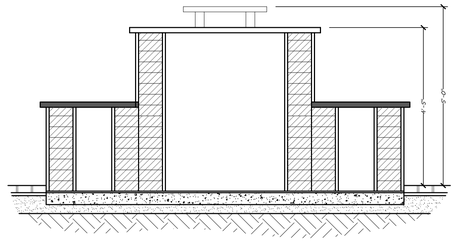
1 TYPICAL BLUESTONE STAIR DETAIL

NOT TO SCALE



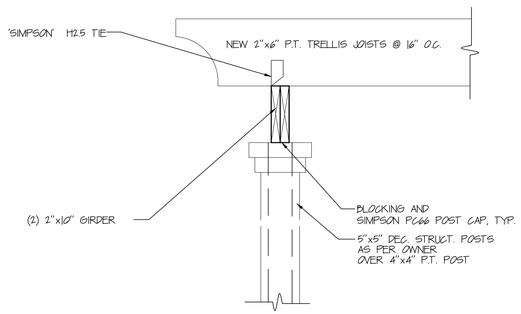
FIREPLACE ELEVATION

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



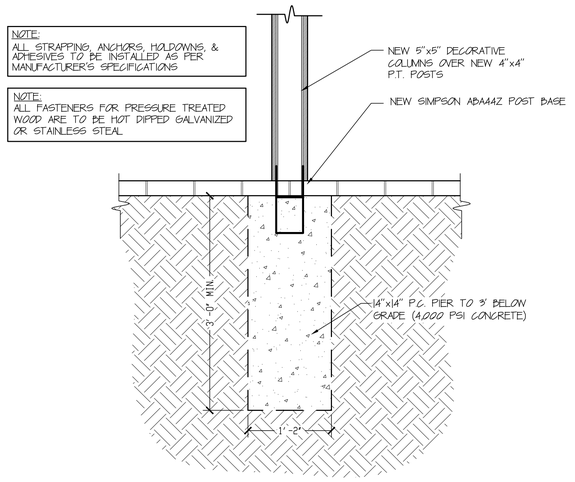
FIREPLACE SECTION C

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



2 TYPICAL TRELLIS ROOF DETAIL

SCALE: 1"=1'-0"



3 TYPICAL COLUMN BASE DETAIL

SCALE: 1"=1'-0"

Unique Home Concepts
By: Scott Young
Residential Design & Drafting Services

PHONE:
631-278-1252

EMAIL:
UNIQUEHOMECONCEPTSLI@GMAIL.COM

NUMBER	DATE	DESCRIPTION
1	4-30-2023	EXISTING CONDITIONS
2	5-1-2023	PROPOSED SITE PLAN
3	5-5-2023	FINALIZED SITE PLAN
4	6-7-2023	TOWN COMMENTS
5	7-19-2023	TOWN RESUBMISSION

CONTACT INFORMATION

GUS & HELEN CHIMOS

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49 CHAPEL ROAD
MANHASSET, NEW YORK 11030

PROPERTY ADDRESS:
49 CHAPEL ROAD
MANHASSET, NEW YORK 11030

PHONE:

EMAIL: HE200@HOTMAIL.COM

PROPOSED
REAR PATIO

CHIMOS
RESIDENCE
49 CHAPEL ROAD
MANHASSET, NEW YORK 11030

TOWN OF NORTH HEMPSTEAD

DRAWING TITLE:
DETAILS

REGISTERED ARCHITECT
MICHAEL K. DUNN
029817
STATE OF NEW YORK

SCALE:
AS NOTED

DRAWN BY: SAY

CHECKEDBY: SAY

DRAWING NUMBER:
DTLS-1

PROPOSED SECOND FLOOR REAR ADDITION AT THE **GAUDIOSO RESIDENCE**

#21465

75 FAIRFIELD AVENUE, PORT WASHINGTON, NY 11050

TONH ZONING COMPLIANCE ANALYSIS

ADDRESS: **75 FAIRFIELD AVENUE, PORT WASHINGTON, NEW YORK 11050**
East Side of Fairfield Avenue, 106.00 feet South of Harbor Hills Drive.
Section: 04 Block: 10 Lot(s): 19, 20 & 21

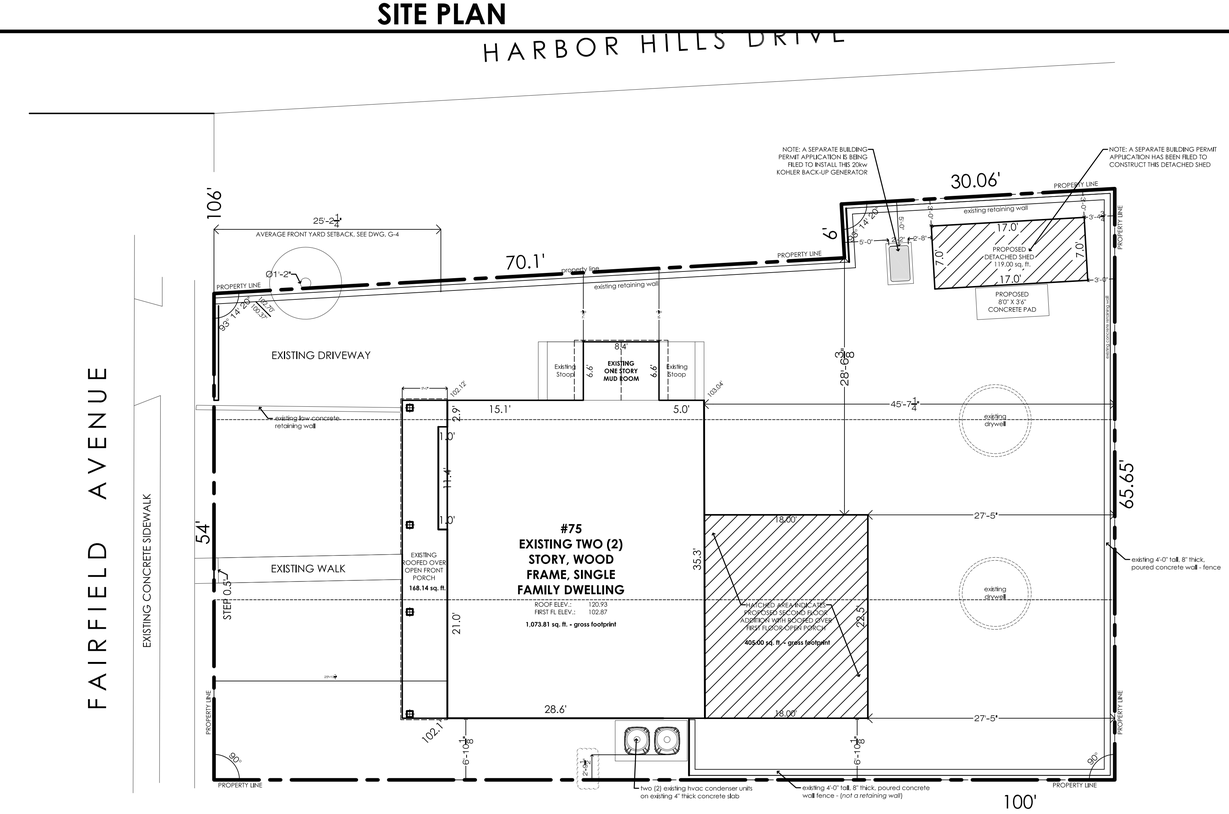
Code Section	Zoning District Classification: R-B	Total Lot Area: 5,863.76 sq. ft.			
§ 70-34	**PERMITTED USES.**	**PERMITTED/REQUIRED**	**EXISTING**	**PROPOSED**	**COMPLIANCE**
§ 70-44.A.	Single Family Dwelling	One Family Dwelling	One Family Dwelling	One Family Dwelling	Yes, Complies
§ 70-35	**CONDITIONAL USES.**				
§ 70-35A.	Not applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-36	**HEIGHT.**				
§70-46.A.	Maximum Height to Ridge:	2 ½ Stories, 30.00 ft.	1 ½ Stories, 19'-8"	2 ½ Stories, 26'-3"	Yes, Complies
§ 70-37	**PLOT AREA.**				
§ 70-37	Minimum Lot Area:	6,000.00 sq. ft.	5,863.76 sq. ft.	5,863.76 sq. ft. - No Change	PRE-EXISTING
§ 70-37.1	Minimum Lot Width:	50.00 ft.	54.00 ft.	54.00 ft. - No Change	Yes, Complies
§ 70-38	**LOT COVERAGE.**				
§ 70-38.	Maximum Permitted Lot Coverage:	30.00% (1,759.12 sq. ft.)	21.18% (1,241.95 sq. ft.)	28.08% (1,646.95 sq. ft.)	Yes, Complies
§ 70-39	**FLOOR AREA.**				
§ 70-38.A	Not less than 1,000 sq. ft.	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-38.B	Shall not exceed 45% of lot area	45% (2,638.69 sq. ft.)	35%	**41.93%**	Yes, Complies
§ 70-38.C	Shall not exceed 3,400 if lot less than 8,500	3,400.00 sq. ft.	2,086.00 sq. ft.	**2,459.00 sq. ft.**	Yes, Complies
§ 70-38.D	No less than 2,500 sq. ft. (single & separate)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-40	**FRONT YARD.**				
§ 70-40A.	Not less than 30 feet:	30.00 ft.	25.9'	25.9'	PRE-EXISTING
§ 70-40B.	Front Yard (Corner Lot):	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-40C.	Average Front Yard (200' Average):	27.50'	25.9'	25.9'	PRE-EXISTING
§ 70-41	**SIDE YARDS.**				
§ 70-41A.	Aggregate Side Yard Required: (%)	30% of lot width	37% of lot width	26.5%	**DOES NOT COMPLY**
§ 70-41A.	Aggregate Side Yard Required: (ft.)	16.20 ft.	6'-10" + 7'-8" = 14'-6"	14.32'	**DOES NOT COMPLY**
§ 70-41A.	Minimum Side Yard Permitted:	6.83' (6'-10")	Side Yard (1) Provided: 6.83'	6.83' Proposed Rear Addition	Yes, Complies
§ 70-41A.	Minimum Side Yard Permitted:	9.36' 9'-4")	Side Yard (2) Provided: 14.5'	28.5' Proposed Rear Addition	Yes, Complies
§ 70-41B.	Minimum Side Yard - Corner Lot:	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-41C.	Minimum Side Yard - Other than Main Dwelling:	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-41D.	Minimum Side Yard - Corner Lot:	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-41E.	Minimum Side Yard - Garage Doors:	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-41F.	Minimum Side Yard - Areaways:	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-42	**REAR YARD.**				
§ 70-42	Rear Yard Required:	15.00 ft.	46.5'	27.5' Proposed Rear Addition	Yes, Complies
§ 70-42.1	Parking requirements.				
§ 70-42.2	(Reserved). [1]	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-42.3	**SKY EXPOSURE PLANE.**				
§ 70-52.3A.	Sky Exposure Plane Required:	3 ft. vertical /1 foot horizontal	3 ft. vertical /1 foot horizontal	Addition to comply	Yes, Complies
§ 70-42.4	**MIN. SLOPE REQUIREMENTS FOR ATTACHED GARAGES.**				
§ 70-42.4	For New Garages:	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-42.5	**DETACHED GARAGES, ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES.**				
§ 70-42.5.	As required by § 70-100.1 and § 70-100.2	Not Applicable	Not Applicable	Not Applicable	Not Applicable
§ 70-42.6	**FRONT YARD PAVING.**				
§ 70-42.6.	Not more than 45% of required Front Yard	740.46 sq. ft.	613.35 sq. ft.	738.75 sq. ft.	Yes, Complies
§ 70-42.7	**EAVE HEIGHT.**				
§ 70-42.7	Maximum Height to Eaves:	22.00 ft.	Eave High Proposed:	± 19.00 ft.	Yes, Complies

GROSS FLOOR AREA CALCULATIONS

DRAWING INDEX

SHEET NO.	SHEET INFORMATION
	GENERAL
G-0	PROPOSED SITE PLAN, TONH ZONING COMPLIANCE ANALYSIS, LIST OF DRAWINGS & GENERAL NOTES
G-1	PROPOSED GROSS FLOOR AREA CALCULATIONS
	ARCHITECTURAL
EX-1	FIRST & SECOND FLOOR **EXISTING** PLANS & NOTES
D-1	FIRST & SECOND FLOOR **DEMOLITION** PLANS & NOTES
F-1	PROPOSED FOUNDATION PLAN, FOUNDATION DETAILS & NOTES
A-1	FIRST & SECOND FLOOR **PROPOSED** PLANS & NOTES
A-2	PROPOSED ATTIC & ROOF PLANS & NOTES
A-3	PROPOSED EXTERIOR ELEVATIONS, BUILDING SECTION & PRE-FAB FIREPLACE DETAILS
A-4	PROPOSED WINDOW SCHEDULE; GAS RISER DIAGRAM & ENTERTAINMENT WALL ELEVATION

SITE PLAN



PROPOSED SITE PLAN

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

Note: All Metes & Bounds and Site Information has been taken from a Survey prepared by:

Barry M. Fahrer; New York State Licensed Land Surveyor; Lic. #49851
206 Church Street; Freeport, New York 11520
516-623-2069 office
516-623-0628 fax
Last updated: 04.20.2022

JAMES THOMAS MARTINO
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75 Nassau Avenue
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516 . 767 . 7888 • FAX 516 . 767 . 3986
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FILE DATE	TO	BY
05.10.23	Issued to the TONH Building Department for initial filing	J.T.M.
06.03.23	Amended dwgs. responding to TONH Omission Letter	J.T.M.
06.16.23	Revised Drawings - No Gross Floor Area Variance	J.T.M.

NO.	DATE	REVISIONS	BY

REVISED DRAWINGS - 06.16.23
AMENDED DRAWINGS - 06.03.23
ISSUED FOR FILING - 05.10.23

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DRAWN BY:	D.M.S.	DATE:	05.10.23
CHK'D BY:	J.T.M.	SCALE:	AS NOTED
		PROJECT:	23 - 2078

PROJECT: **PROPOSED**
SECOND FLOOR REAR ADDITION
AT THE
GAUDIOSO RESIDENCE

75 FAIRFIELD AVENUE
PORT WASHINGTON, NY
SECTION: 4 BLOCK: 10 LOT: 19-20

DRAWING:
PROPOSED SITE PLAN, TONH ZONING COMPLIANCE ANALYSIS, DRAWING LIST & GENERAL NOTES

SEAL: REGISTERED ARCHITECT JAMES THOMAS MARTINO 016453 STATE OF NEW YORK

DRAWING: G-0

DWG: 01 OF: 09

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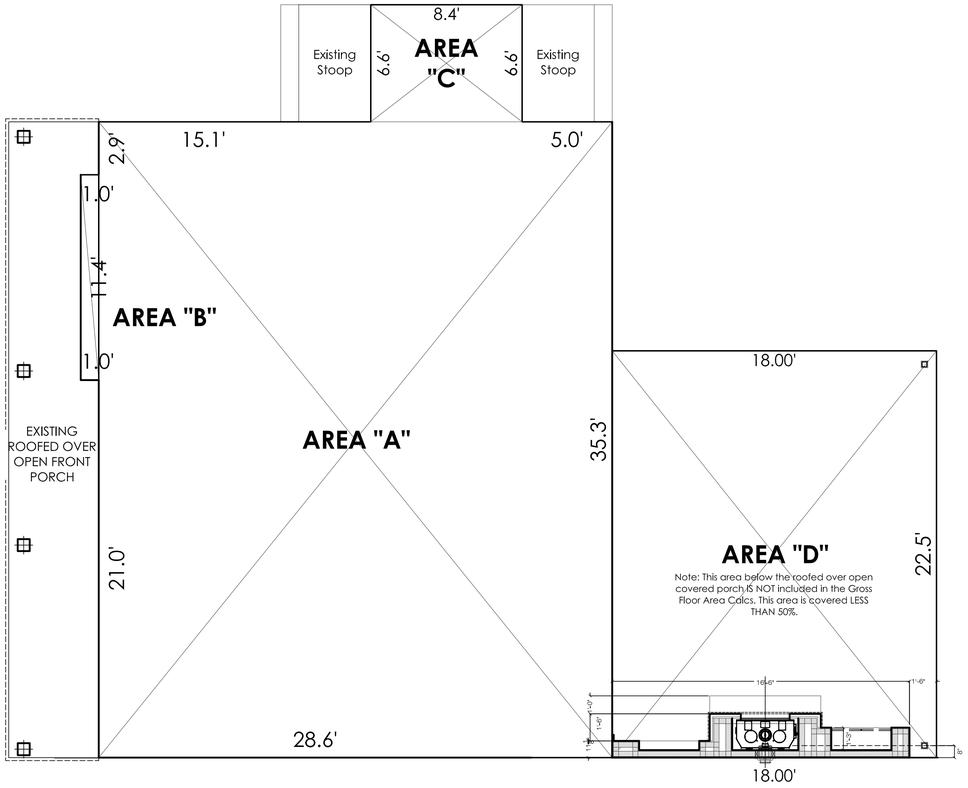
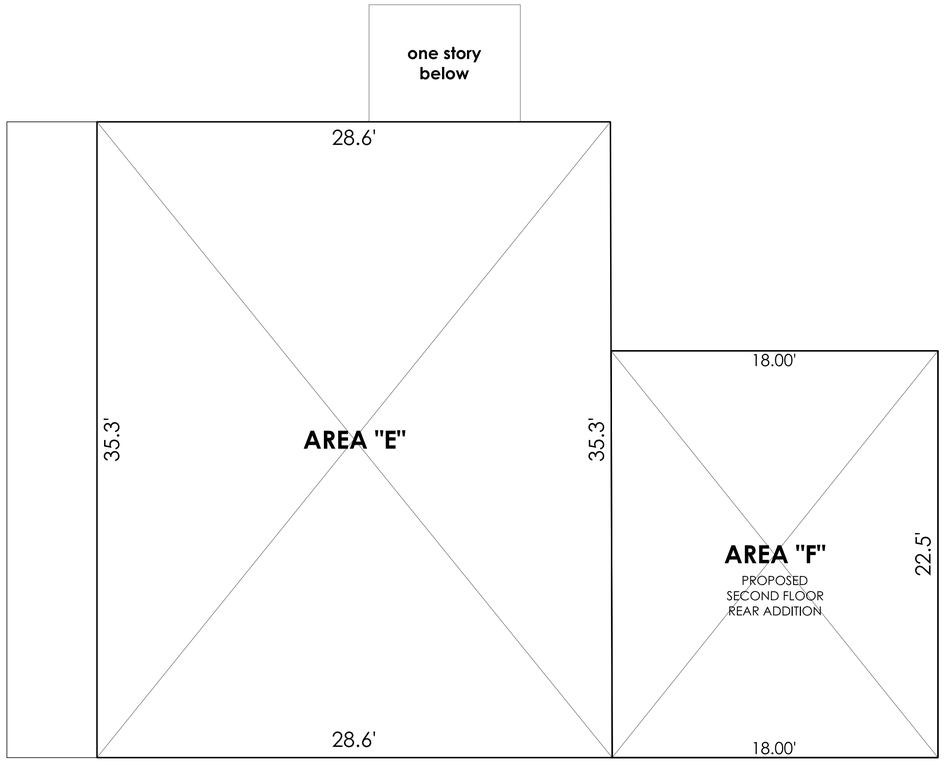




PROPOSED FIRST FLOOR GROSS FLOOR AREA

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

§ 70-39 FLOOR AREA.

FIRST FLOOR GROSS AREA:

AREA "A"	Existing First Floor:	28.6' x 35.3' =	1,009.58 sq. ft.
AREA "B"	Existing First Floor Bump Out:	11.4' x 1.0' =	11.40 sq. ft.
AREA "C"	Existing One Story Mud Room:	6.6' x 8.4' =	55.44 sq. ft.
AREA "D"	Proposed First Floor Roofed Over Rear Porch:	18.0' x 22.5' =	0.00 sq. ft.
Gross First Floor Area:		=	1,076.42 sq. ft.

SECOND FLOOR GROSS AREA:

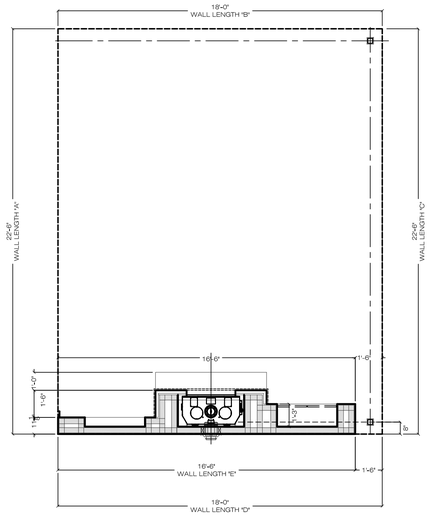
AREA "E"	Existing Second Floor:	28.6' x 35.3' =	1,009.58 sq. ft.
AREA "F"	Proposed Second Floor Rear Addition:	18.0' x 22.5' =	405.00 sq. ft.
Gross Second Floor Area:		=	1,414.58 sq. ft.

TOTAL GROSS FLOOR AREA = 1,076.42 + 1,414.58 = 2,459.00 sq. ft.

Gross Floor Area shall not exceed 45% of Lot Area
Lot Area = **5,863.76 sq. ft.**
45% of 5,863.76 sq. ft. = 2,638.69 sq. ft.
2,459.00 (proposed) < 2,636.69 (permitted) = under by 179.69 sq. ft.

PROPOSED SECOND FLOOR GROSS FLOOR AREA

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



CALCULATIONS FOR THE FIRST FLOOR ROOFED OVER PORCH

GROSS LINEAL WALL LENGTH

WALL LENGTH "A" =	22'-6"
WALL LENGTH "B" =	18'-0"
WALL LENGTH "C" =	22'-6"
WALL LENGTH "D" =	18'-0"
TOTAL WALL LENGTH =	81'-0" LINEAL LENGTH
50% OF 81'-0" LINEAL FEET =	40'-6"

PROPOSED LINEAL WALL LENGTH

WALL LENGTH "A" =	22'-6"
WALL LENGTH "B" =	18'-0"
WALL LENGTH "C" =	22'-6"
WALL LENGTH "E" =	16'-6"
TOTAL WALL LENGTH =	79'-6" LINEAL LENGTH
50% OF 79'-6" LINEAL FEET =	39'-9"

39'-9" < 40'-6", THETEFORE OKAY

PROPOSED ROOFED-OVER PORCH CALCS.

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

In order for the proposed first floor covered porch NOT be included in the Gross Floor Area Calcs., the covered porch cannot be enclosed by 50% or more. The proposed roofed over covered porch design is less than 50% enclosed and therefore the first floor, floor area does not get included in the Gross Floor Area Calcs.

JAMES THOMAS MARTINO
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FILE DATE	TO	BY
05.10.23	Issued to the TONH Building Department for initial filing	J.T.M.
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CHKD BY:	J.T.M.	SCALE:	AS NOTED
		PROJECT:	23 - 2078

PROJECT:
PROPOSED
SECOND FLOOR REAR ADDITION
AT THE
GAUDIOSO RESIDENCE

75 FAIRFIELD AVENUE
PORT WASHINGTON, NY
SECTION: 4 BLOCK: 10 LOT: 19-20

DRAWING:
PROPOSED GROSS FLOOR AREA CALCULATIONS

SEAL:
REGISTERED ARCHITECT JAMES THOMAS MARTINO 016453 STATE OF NEW YORK

DRAWING:
G-1

DWG: 02 OF: 09

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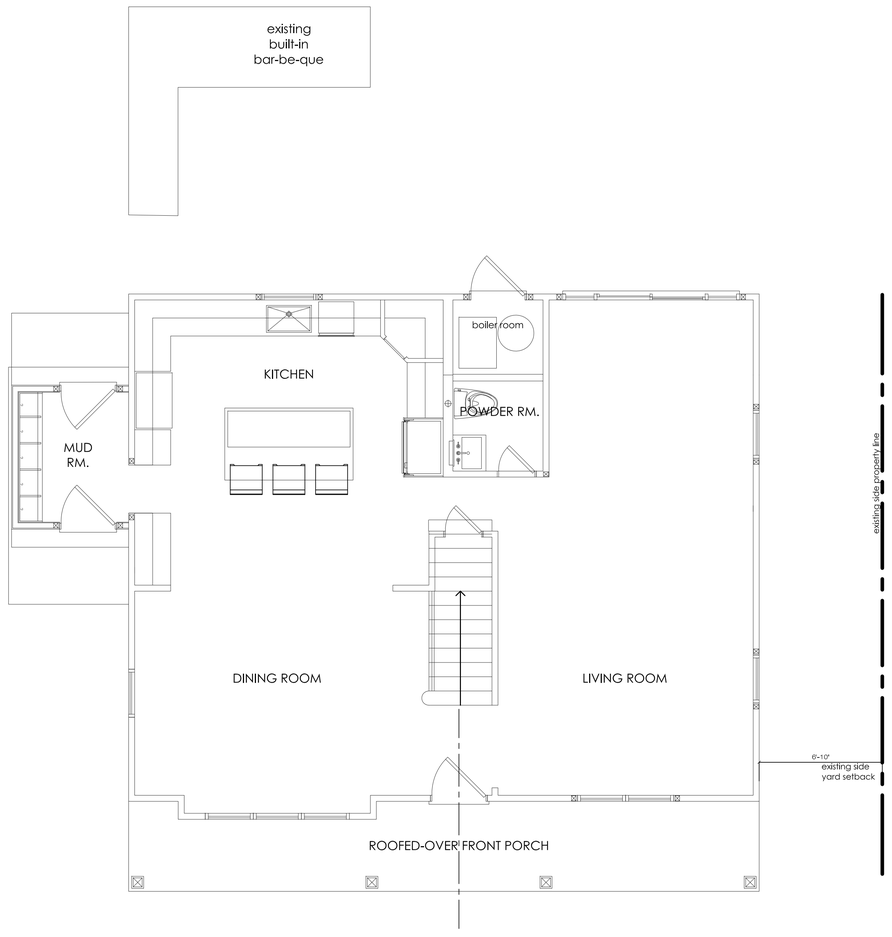
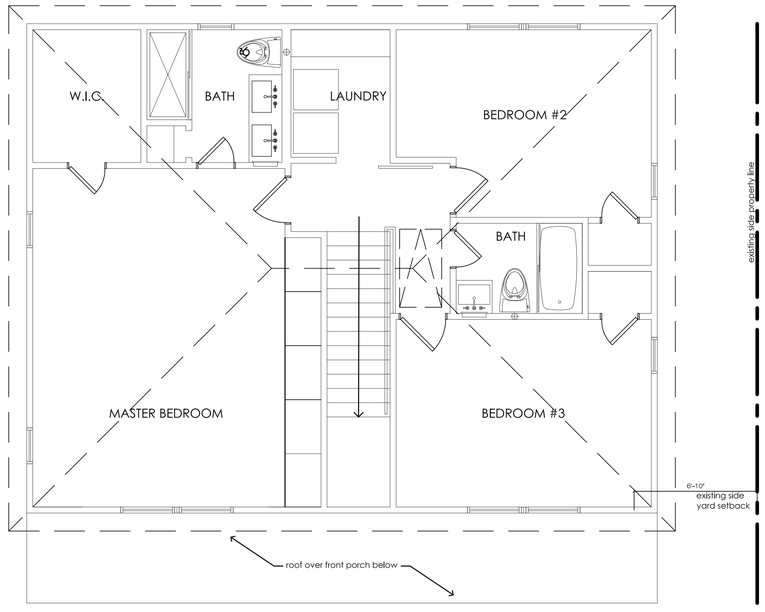


FIRST FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"



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

GENERAL NOTES

1. ALL WORK shall comply with the International Residential Code 2020 of New York State.

2. NO WORK shall proceed until such time as the Town of North Hempstead Building Department has issued a Building Permit & Gas Permit.

3. The GENERAL CONTRACTOR certifies to the Owner that he is a licensed Contractor in the State of New York, Nassau County and as required by the Town of North Hempstead Building Department.

4. The GENERAL CONTRACTOR certifies to the Owner that he is fully insured as required by the Town of North Hempstead Building Department.

5. The PLUMBING CONTRACTOR certifies to the Owner that he is a fully licensed Contractor in the State of New York, Nassau County and as required by the Town of North Hempstead Building Department.

6. The PLUMBING CONTRACTOR certifies to the Owner that he is fully insured as required by the Town of North Hempstead Building Department.

7. The ELECTRICAL CONTRACTOR certifies to the Owner that he is a fully licensed Contractor in the State of New York, Nassau County and as required by the Town of North Hempstead Building Department.

8. The ELECTRICAL PLUMBING CONTRACTOR certifies to the Owner that he is fully insured as required by the Town of North Hempstead Building Department.

9. The GENERAL CONTRACTOR is to field measure the existing conditions to confirm all dimensions prior to proceeding.

10. The GENERAL CONTRACTOR is to inform James Thomas Martino, Architect of any discrepancies between the field conditions and the dimensions indicated on these drawings prior to proceeding.

11. The GENERAL CONTRACTOR is responsible to coordinate the work performed by his plumbing, mechanical and electrical sub-contractors and any other trades that may affect this project.

12. The GENERAL CONTRACTOR is responsible to coordinate all locations where wood blocking and/or plywood backing may be necessary for a proper installation.

13. The GENERAL CONTRACTOR is to confirm all finishes with the property owner prior to ordering and/or installing any finish materials.

14. The GENERAL CONTRACTOR and his Electrical Sub-Contractor are responsible for coordination of all electrical devices including but not limited to switches, gfci outlets, recessed lighting, surface mounted lightning, junction boxes, etc.

15. The GENERAL CONTRACTOR and his PLUMBING SUB-CONTRACTOR are responsible for the coordination of the gas line forthe pre-fab; gas-fired; outdoor fireplace.

16. The ELECTRICAL SUB-CONTRACTOR is responsible for obtaining an Electrical ROUGHING Inspection approval from an independent Fire-Underwriter's Electrical Inspector.

17. The ELECTRICAL SUB-CONTRACTOR is responsible for obtaining a FINAL Electrical Inspection and an Underwriter's Electrical Certificate for the new work approval by an independent Fire-Underwriter's Electrical Inspector.

18. The GENERAL CONTRACTOR shall submit to the Owner's the Original (green) FINAL Underwriter's Electrical Certificate for submission to the Town of North Hempstead Building Department.

19. The GENERAL CONTRACTOR and his Sub-Contractor(s) shall make any and all changes to their work as deemed necessary by the Town of North Hempstead Building Inspector at no additional cost to the owner.

20. All New Conventional Wood Framing Members shall be shall be Douglas Fir-Larch #2 minimum, NO EXCEPTIONS.

21. Written dimensions shall take precedence over scaled dimensions and detailed drawings over smaller scale drawings.

22. The GENERAL CONTRACTOR shall verify & be responsible for all existing dimensions & conditions on the job. The Architect's Office must be notified of any deviations of the dimensions and conditions indicated on these drawings.

23. The GENERAL CONTRACTOR shall be responsible for bracing & protecting against wind & storm damage, breakage, collapse, distortion and mis-alignment of all areas affected by this alteration.

24. The GENERAL CONTRACTOR shall be responsible for recording accurate "As-Built" Documents of any changes made during the course of this Alteration.

25. The GENERAL CONTRACTOR will be solely responsible for the restoration, replacement and / or repair of any and all areas that were damaged by his own work force and any of his Sub-Contractors during this construction.

GRAPHIC LEGEND

- Existing Exterior or Interior Wall Construction to Remain Unchanged
- Existing Exterior or Interior Wall Construction to be Removed as shown.
- New Exterior Wall Construction; see on Dwg. A-4 for further description
- New 2" x 4" or 2" x 6" Interior Wall Construction with Sound Batt Insulation *(optional)*
- New Andersen Windows; see Floor Plans & Window Schedule
- 75 CFM — New Bathroom and/or Powder Room Exhaust Fan, minimum 75 cfm
- New 4" x 6" Built-Up Structural Wood Posts (min.) at all new windows, see Floor Plans
- GFI — New Ground Fault interrupter Electrical Outlet as required by Code
- Existing Exterior or Interior Doors to be removed & replaced
- New Exterior and/or Interior Doors as selected by owner, sizes as noted

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Manhasset, New York 11030
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Email: info@jtmarchitect.com www.jtmarchitect.com

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CHKD BY:	J.T.M.	SCALE:	AS NOTED
		PROJECT:	23 - 2078

PROJECT:
PROPOSED
SECOND FLOOR REAR ADDITION
AT THE
GAUDIOSO RESIDENCE

75 FAIRFIELD AVENUE
PORT WASHINGTON, NY
SECTION: 4 BLOCK: 10 LOT: 19-20

DRAWING:
FIRST & SECOND FLOOR **EXISTING** PLANS & NOTES

SEAL:
REGISTERED ARCHITECT JAMES THOMAS MARTINO 016453 STATE OF NEW YORK

DRAWING:
EX-1

DWG: 03 OF: 09

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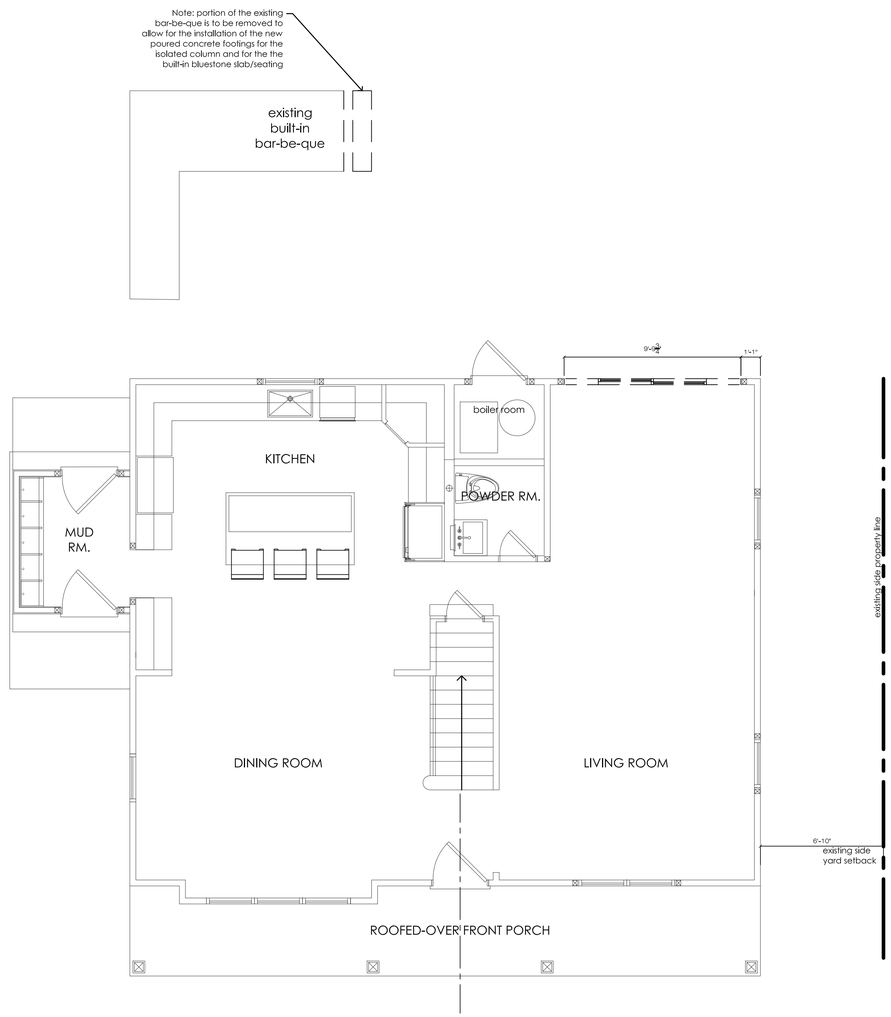
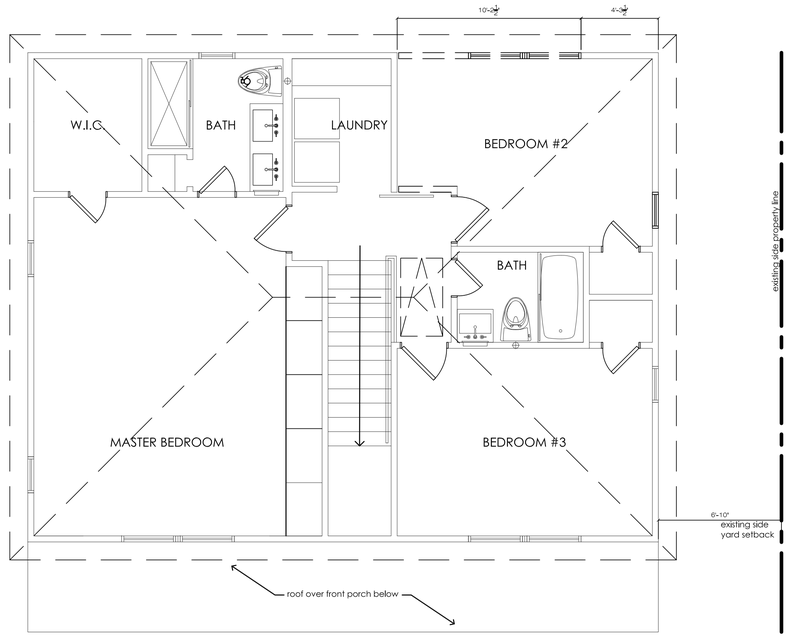


FIRST FLOOR DEMOLITION PLAN

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



SECOND FLOOR DEMOLITION PLAN

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

GENERAL NOTES

1. ALL DEMOLITION/REMOVAL WORK shall comply with the International Residential Code 2020 of New York State.

2. NO DEMOLITION/REMOVAL WORK shall proceed until such time as the Town of North Hempstead Building Department has issued a Building Permit Permit.

3. The REMOVAL (DEMOLITION) CONTRACTOR certifies to the Owner that he is a licensed Contractor in the State of New York, Nassau County and as required by the Town of North Hempstead Building Department.

4. The REMOVAL (DEMOLITION) CONTRACTOR certifies to the Owner that he is fully insured as required by the Town of North Hempstead Building Department.

5. The REMOVAL (DEMOLITION) CONTRACTOR will first familiarize himself with the intent of the Removal/Demoltion work prior to submitting a Bid.

6. The REMOVAL (DEMOLITION) CONTRACTOR will be responsible for removing all the existing ceiling joists; roof rafters; and any interior partitions, as indicated on these drawings.

7. The REMOVAL (DEMOLITION) CONTRACTOR will be responsible for removal of all rubbish and debris create by his work and properly and legally disposing of same off the property.

8. If necessary for him to perform his work, the REMOVAL (DEMOLITION) CONTRACTOR shall verify that all utilities have been temporarily and legally disconnected.

9.The REMOVAL (DEMOLITION) CONTRACTOR will be responsible for providing dust control as to mitigate and/or stop any and all construction dust from encroaching onto adjacent properties.

10. The REMOVAL (DEMOLITION) CONTRACTOR is to inform James Thomas Martino, Architect of any discrepancies between the field conditions and the dimensions indicated on these drawings prior to proceeding.

11. The REMOVAL (DEMOLITION) CONTRACTOR is responsible for temporary shoring and securing of existing areas that are to remain during his removal/demolition scope of work.

12. The REMOVAL (DEMOLITION) CONTRACTOR is responsible for his own Site Safety during his scope of work.

13. The REMOVAL (DEMOLITION) CONTRACTOR is responsible for calling for any and all TONH Inspections that may be required for his scope of work.

14. Written dimensions shall take precedence over scaled dimensions and detailed drawings over smaller scale drawings.

15. The REMOVAL (DEMOLITION) CONTRACTOR shall be responsible for bracing & protecting against wind & storm damage, breakage, collapse, distortion and mis-alignment of all areas affected by this alteration.

16. The REMOVAL (DEMOLITION) CONTRACTOR will be solely responsible for the restoration, replacement and / or repair of any and all areas that were damaged by his own work force and any of his Sub-Contractors during this construction.

GRAPHIC LEGEND

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- New Bathroom and/or Powder Room Exhaust Fan, minimum 75 cfm
- New 4" x 6" Built-Up Structural Wood Posts (min.) at all new windows, see Floor Plans
- New Ground Fault interrupter Electrical Outlet as required by Code
- Existing Exterior or Interior Doors to be removed & replaced
- New Exterior and/or Interior Doors as selected by owner, sizes as noted

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AMENDED DRAWINGS - 06.03.23
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DRAWN BY:	D.M.S.	DATE:	05.10.23
CHKD BY:	J.T.M.	SCALE:	AS NOTED
		PROJECT:	23 - 2078

PROJECT:

PROPOSED
SECOND FLOOR REAR ADDITION
AT THE
GAUDIOSO RESIDENCE

75 FAIRFIELD AVENUE
PORT WASHINGTON, NY
SECTION: 4 BLOCK: 10 LOT: 19-20

DRAWING:

FIRST & SECOND FLOOR **DEMOLITION** PLANS & NOTES

SEAL:

DRAWING:

D-1

DWG: 04 OF: 09

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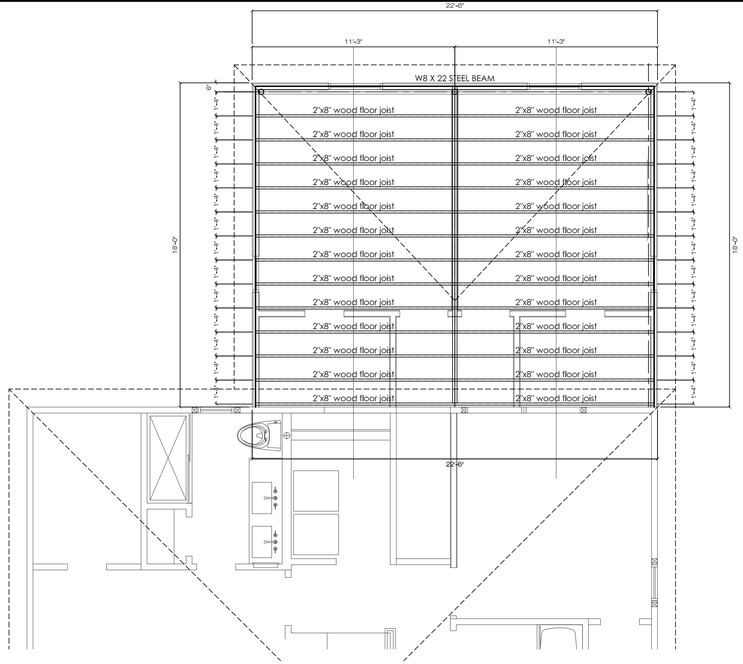
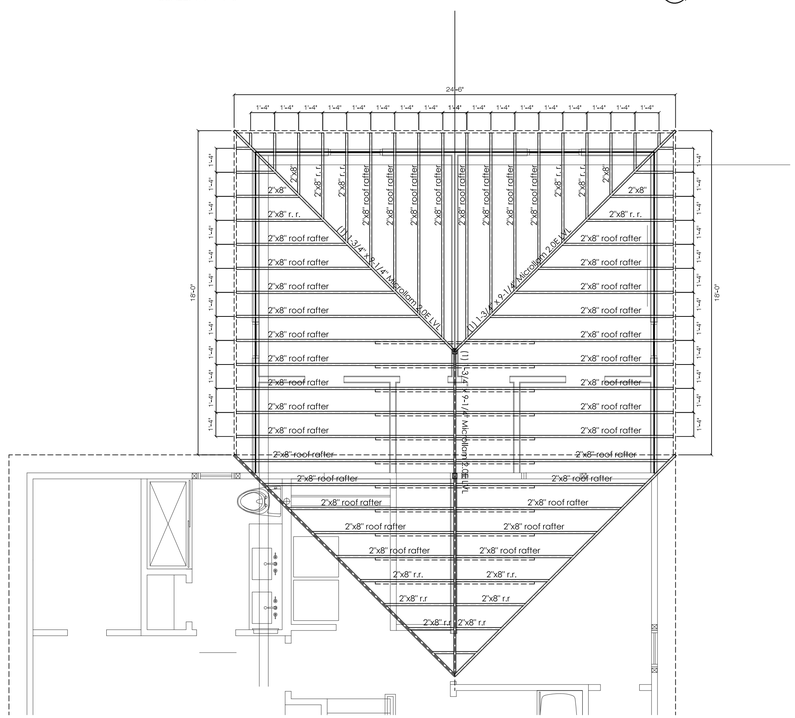


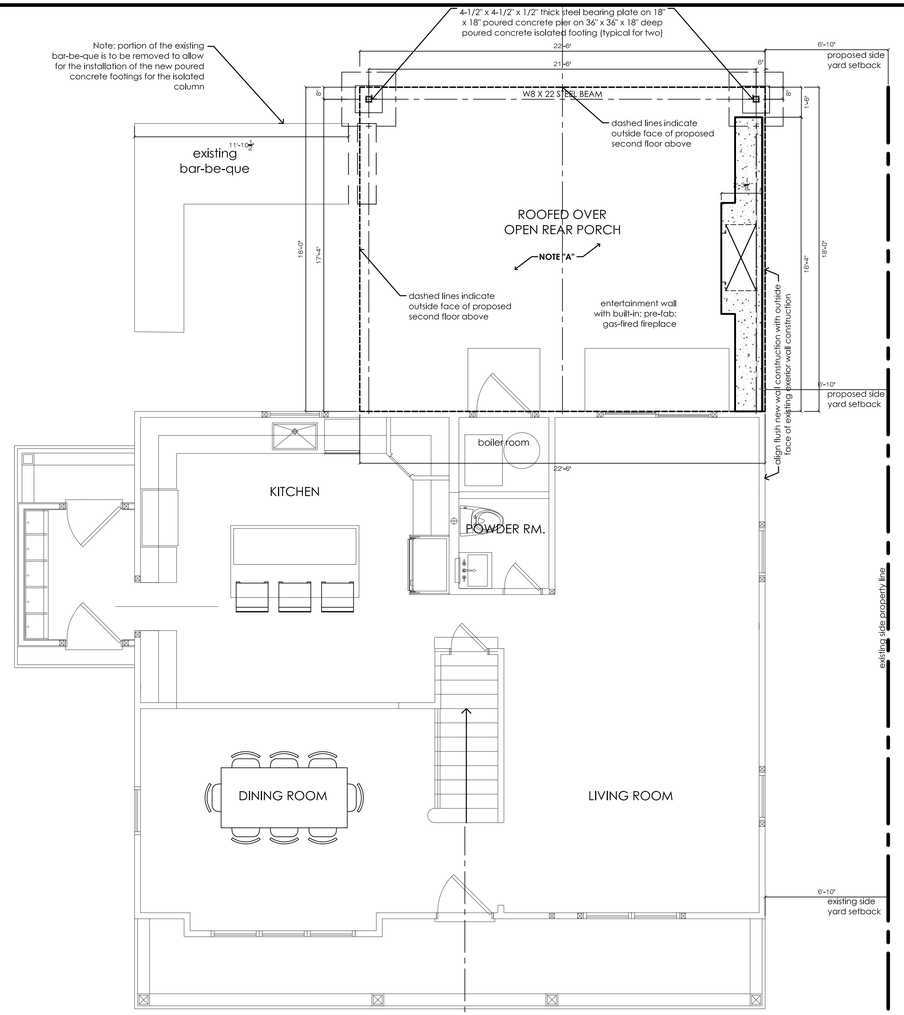
PROPOSED SECOND FLOOR FRAMING PLAN

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



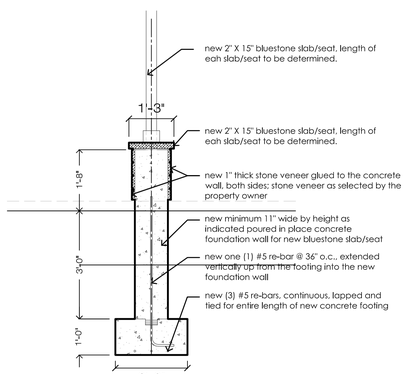
PROPOSED ROOF FRAMING PLAN

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



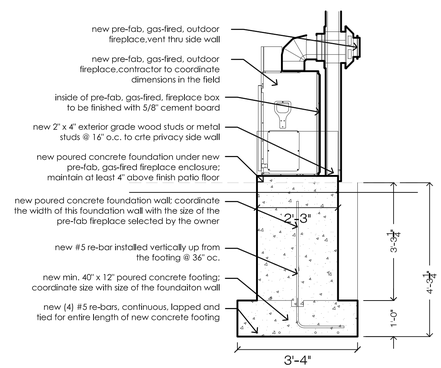
PROPOSED FOUNDATION PLAN

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



TYPICAL SECTION THRU BLUESTONE SEAT

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



SECTION THRU FIREPLACE FOUNDATION

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

GENERAL NOTES

SECTION R403.1.6 FOUNDATION ANCHORS

The wood sole plate at exterior walls on monolithic slabs and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet (1829 mm) on center. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. In seismic design categories d0, d1 and d2, anchor bolts shall be spaced at 6 feet (1829 mm) on center and located within 12 inches (305 mm) of the ends of each plate section at interior braced wall lines when required by section r602.10.9 to be supported on a continuous foundation. Bolts shall be at least 1/2 inch (13 mm) in diameter and shall extend a minimum of 7 inches (178 mm) into concrete. Interior bearing wall sole plates on monolithic slab foundation shall be positively anchored with approved fasteners. A nut and washer shall be tightened on each bolt of the plate. Sills and sole plates shall be protected against decay and where required by sections r319 and r320. Cold-formed steel framing systems shall be fastened to the wood sill plates or anchored directly to the foundation as required in section r505.3.1 or r603.1.1.

EXCEPTIONS:

1. Foundation anchorage, spaced as required to provide equivalent anchorage to ½-inch diameter (13 mm) anchor bolts.
2. Walls 24 inches (610 mm) total length or shorter connecting offset braced wall panels shall be anchored to the foundation with a minimum of oneanchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels per figure r602.10.5 at corners.
3. Walls 12 inches (305 mm) total length or shorter connecting offset braced wall panels shall be permitted to be connected to the foundation without anchor bolts. The wall shall be attached to adjacent braced wall panels per figure r602.10.5 at corners.

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75 FAIRFIELD AVENUE
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SECTION: 4 BLOCK: 10 LOT: 19-20

DRAWING:

PROPOSED FOUNDATION PLAN & NOTES

SEAL:

REGISTERED ARCHITECT JAMES THOMAS MARTINO 016453 STATE OF NEW YORK

DRAWING:

F-1

DWG: 05 OF: 09

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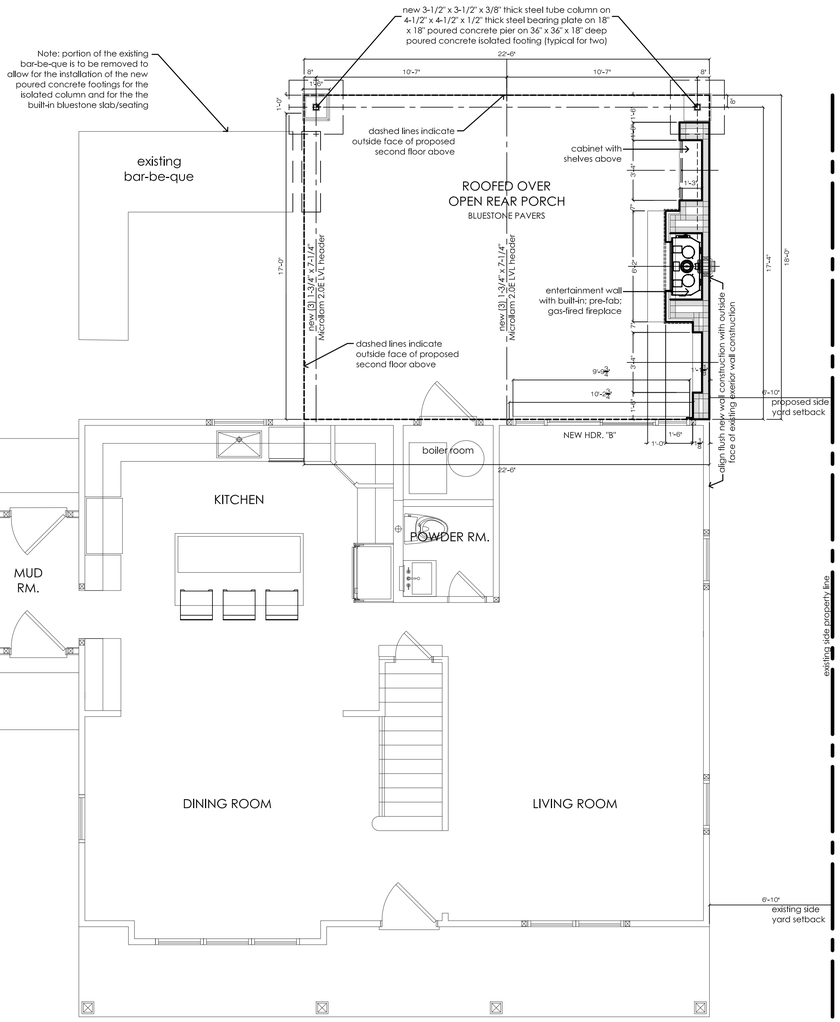
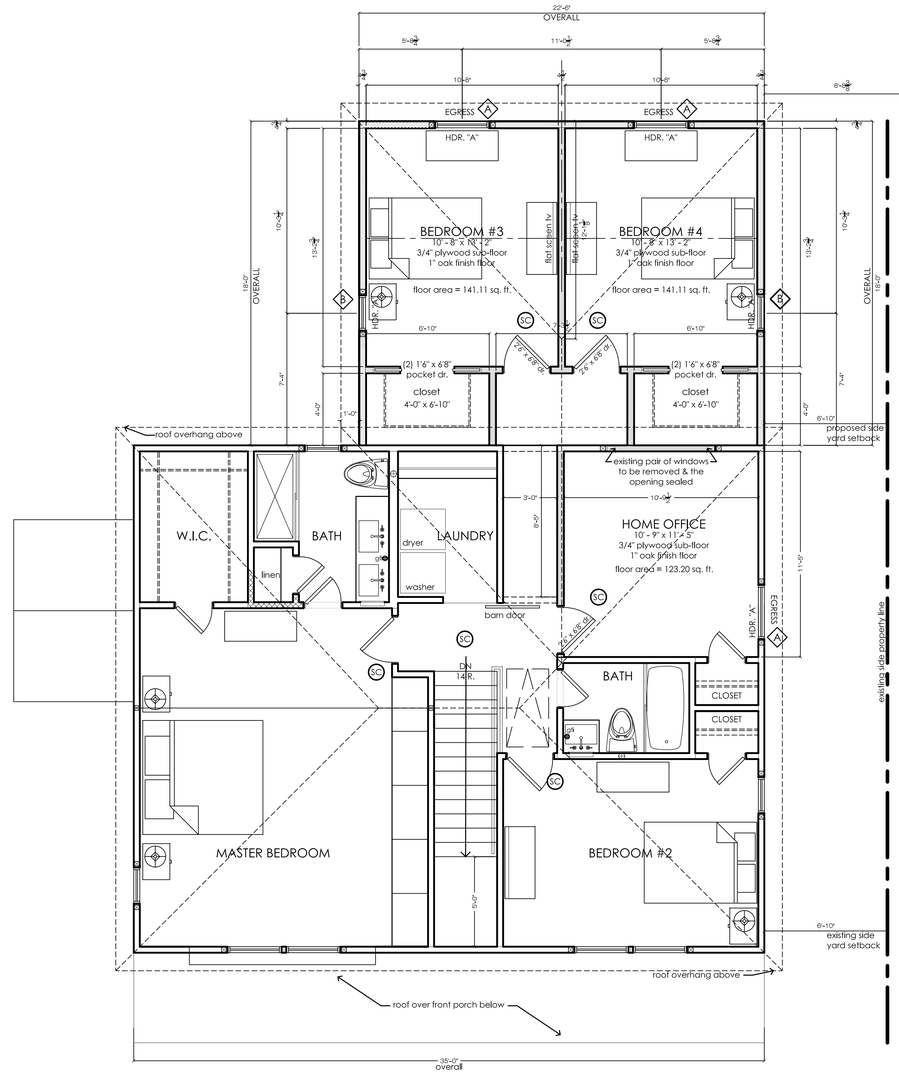


PROPOSED FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

HEADER SIZES & FRAMING NOTES

HDR "A" - (2) 1-3/4" X 9.5" Microllam 2.0 LVL Beams

HDR "B" - (2) 1-3/4" X 7-1/4" Microllam 2.0 LVL Beams + (1) 1/4" steel flitch plate

SMOKE DETECTOR NOTES

(SC) New surface mounted, combination hard-wired smoke detector & carbon monoxide detector as per the requirements of Section R313.1 + R313.4 of the Residential Code of New York State.
NOTE #1: All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with provisions of this code and the household fire warning equipment provisions of NFPA 72.
NOTE #2: Carbon monoxide alarms (or, where permitted, carbon monoxide detectors) shall be installed, operated and maintained in accordance with the provisions of this section, or in accordance with the provisions of NFPA 720.

2020 INTERNATIONAL RESIDENTIAL CODE OF NEW YORK STATE

SECTION R303 LIGHT, VENTILATION AND HEATING

R303.1 Habitable Rooms. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

GLAZED AREA				
ROOM	ROOM SQ. FT.	REQUIRED %	REQUIRED SQ. FT.	ACTUAL SQ. FT.
SECOND FLOOR:				
HOME OFFICE	123.20 SQ FT	8%	9.85 SQ FT	10.30 sq. ft. (egrss window) (10.30% > 8% therefore okay)
BEDROOM #3	141.11 SQ FT	8%	11.28 SQ FT	10.30 + 4.16 = 14.59 SQ FT (11.18% > 8% therefore okay)
BEDROOM #4	141.11 SQ FT	8%	11.28 SQ FT	10.30 + 4.16 = 14.59 SQ FT (11.18% > 8% therefore okay)
VENTILATION				
ROOM	ROOM SQ. FT.	REQUIRED %	REQUIRED SQ. FT.	ACTUAL SQ. FT.
SECOND FLOOR:				
HOME OFFICE	111.79 SQ FT	4%	4.47 SQ FT	6.55 sq. ft. (6.55% > 4% therefore okay)
BEDROOM #2	141.11 SQ FT	4%	5.64 SQ FT	6.55 + 3.04 = 9.59 SQ FT (7.35% > 4% therefore okay)
BEDROOM #3	141.11 SQ FT	4%	5.64 SQ FT	6.55 + 3.04 = 9.59 SQ FT (7.35% > 4% therefore okay)

GENERAL NOTES

Based upon Table R502.3.1 (1) -
Floor Joist Spans for Common Lumber Species
RESIDENTIAL SLEEPING AREAS (above)

Live Load:	40 psf
Dead Load:	20 psf
Joist Spacing:	12" o.c.
Species & Grade:	Douglas Fir - Larch #2
Joist Size:	**2" x 8" Wood Ceiling Joists**

Maximum Permitted Joist Span @ 12" o.c. = 14'-9"
Actual Maximum Joist Span = 11'-4"; therefore, o.k.

Note: Contractor to provide solid wood blocking at mid-span

Based upon Table R802.5.1 (1) -
Rafter Spans for Common Lumber Species
CEILING NOT ATTACHED TO RAFTERS

Roof Live Load:	20 psf
Roof Dead Load:	20 psf
Joist Spacing:	16" o.c.
Species & Grade:	Douglas Fir - Larch #2
Joist Size:	**2" x 8" Roof Rafters**

Maximum Permitted Joist Span: 16' - 0"
Actual Greatest Joist Span: 13' - 6", therefore, o.k.

KEY NOTES

SECTION R602 WOOD WALL FRAMING

R602.1 GENERAL: Wood and wood-based products used for load-supporting purposes shall conform to the applicable provisions of this section.

R602.1.1 SAWN LUMBER: Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certification of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

R602.3 DESIGN AND CONSTRUCTION: Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of this chapter and Figures R602.3(1) and R602.3(2), or in accordance with AWC NDS. Components of exterior walls shall be fastened in accordance with Tables R602.3(1) through R602.3(4). Wall sheathing shall be fastened directly to framing members and, where placed on the exterior side of an exterior wall, shall be capable of resisting the wind pressures listed in Table R301.2(2) adjusted for height and exposure using Table R301.2(3) and shall conform to the requirements of Table R602.3(3). Wall sheathing used only for exterior wall covering purposes shall comply with Section R703.

R602.3.2 TOP PLATE: Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset not less than 24 inches (610 mm). Joints in plates need not occur over studs. Plates shall be not less than 2-inches (51 mm) nominal thickness and have a width not less than the width of the studs.

R602.3.3 BEARING STUDS: Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath.

R602.3.4 BOTTOM (SOLE) PLATE: Studs shall have full bearing on a nominal 2-by (51 mm) or larger plate or sill having a width not less than to the width of the studs.

R602.3.5 BRACED WALL PANEL UPLIFT LOAD PATH: Braced wall panels located at exterior walls that support roof rafters or trusses (including stories below top story) shall have the framing members connected in accordance with one of the following:

1. Fastening in accordance with Table R602.3(1) where:

1.1. The ultimate design wind speed does not exceed 115 mph (51 m/s), the wind exposure category is B, the roof pitch is 5:12 or greater, and the roof span is 32 feet (9754 mm) or less.

1.2. The net uplift value at the top of a wall does not exceed 100 plf (146 N/mm). The net uplift value shall be determined in accordance with Section R802.11 and shall be permitted to be reduced by 60 plf (86 N/mm) for each full wall above. 2. Where the net uplift value at the top of a wall exceeds 100 plf (146 N/mm), installing approved uplift framing connectors to provide a continuous load path from the top of the wall to the foundation or to a point where the uplift force is 100 plf (146 N/mm) or less. The net uplift value shall be as determined in Item 1.2. 3. Wall sheathing and fasteners designed to resist combined uplift and shear forces in accordance with accepted engineering practice.

R602.6 DRILLING AND NOTCHING OF STUDS: Drilling and notching of studs shall be in accordance with the following:

1. Notching. Any stud in an exterior wall or bearing partition shall be permitted to be cut or notched to a depth not exceeding 25 percent of its width. Studs in nonbearing partitions shall be permitted to be notched to a depth not to exceed 40 percent of a single stud width.

2. Drilling. Any stud shall be permitted to be bored or drilled, provided that the diameter of the resulting hole is not more than 60 percent of the stud width, the edge of the hole is not more than 5/8 inch (16 mm) to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions drilled over 40 percent and up to 60 percent shall be doubled with not more than two successive doubled studs bored. See Figures R602.6(1) and R602.6(2).

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SECTION: 4 BLOCK: 10 LOT: 19-20

DRAWING:
FIRST & SECOND FLOOR **PROPOSED** PLANS & NOTES

SEAL: REGISTERED ARCHITECT JAMES THOMAS MARTINO 016453 STATE OF NEW YORK

DRAWING: A-1

DWG: 06 OF: 09

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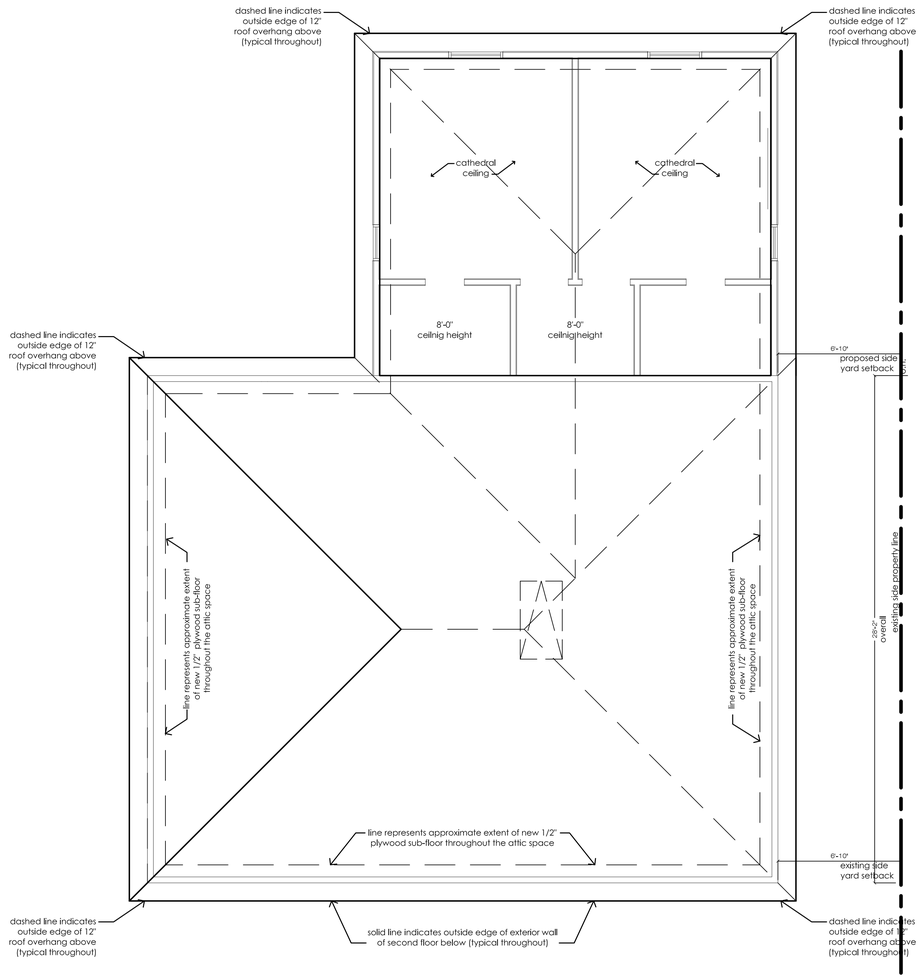
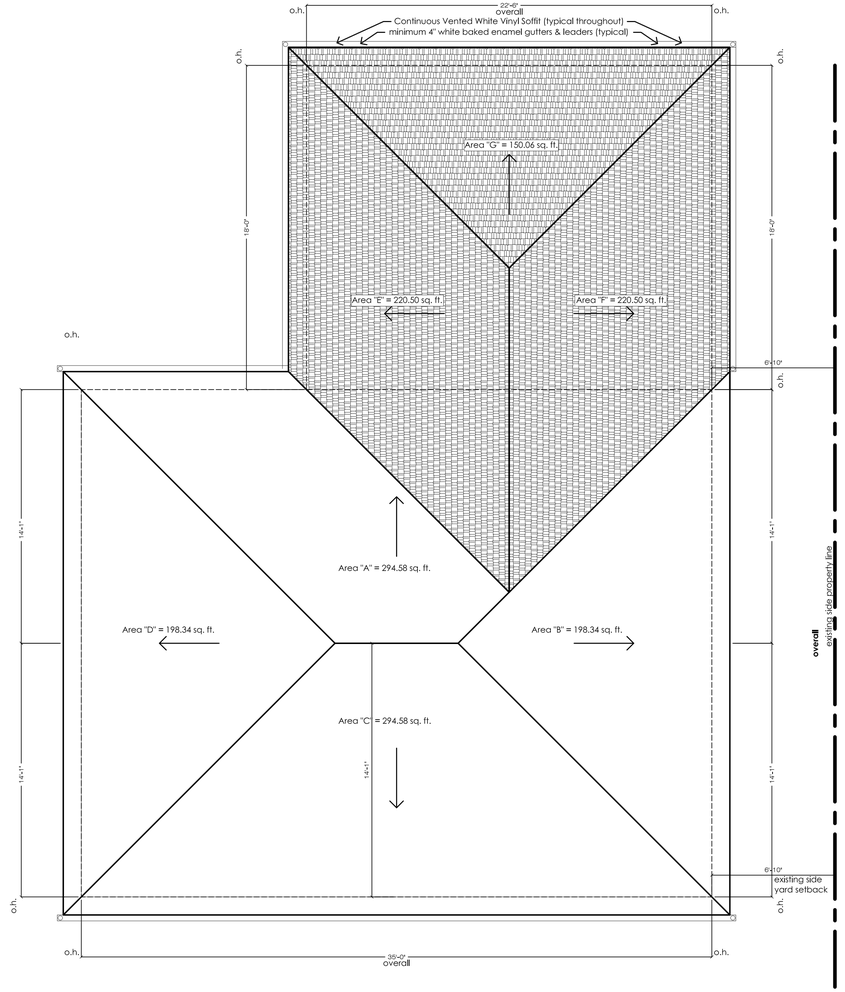


PROPOSED ATTIC PLAN

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



PROPOSED ROOF PLAN

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

ROOF SPECIFICATIONS:

PITCHED ROOF COMPOSITION: New CertainTeed, Landmark Premium Shingles, with a life time limited warranty or an approved equal as selected by the owner. Color as selected by the owner.
30 Lb. Building Felt Paper or DuPont™ Tyvek RoofLiner Premium Roof Underlayment 1/2" Exterior Grade Plywood Sheathing

ATTIC RAFTER VENTS: Owens Corning Raft-R-Mate® Attic Rafter Vents, or an approved equal Assists in the constant flow of fresh air from soffit vent to attic (typical throughout)

ROOF CODE NOTES:

SECTION R806 ROOF VENTILATION

R806.1 Ventilation required: Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a dimension greater than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a minimum dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.

R806.2 Minimum area: The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling.

R905.2.8.3 Crickets and saddles. A cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 30 inches (762 mm) wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.

G2427.6.3 (503.6.4) Gas vent termination. A gas vent shall terminate in accordance with one of the following:
1. Gas vents that are 12 inches or less in size and located not less than 8 feet from a vertical wall or similar obstruction shall terminate above the roof in accordance with Figure G2427.6.3.
2. Gas vents that are over 12 inches in size or are located less than 8 feet from a vertical wall or similar obstruction shall terminate not less than 2 feet above the highest point where they pass through the roof and not less than 2 feet above any portion of a building within 10 feet horizontally.
3. As provided for direct-vent systems in Section G2427.2.1.
4. As provided for appliances with integral vents in Section G2427.2.2.
5. As provided for mechanical draft systems in Section G2427.3.3.

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06.03.23	Amended dwgs. responding to TONH Omission Letter	J.T.M.
06.16.23	Revised Drawings - No Gross Floor Area Variance	J.T.M.

NO.	DATE	REVISIONS	BY

REVISED DRAWINGS - 06.16.23
AMENDED DRAWINGS - 06.03.23
ISSUED FOR FILING - 05.10.23

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DRAWN BY:	D.M.S.	DATE:	05.10.23
CHKD BY:	J.T.M.	SCALE:	AS NOTED
		PROJECT:	23 - 2078

PROJECT:
PROPOSED
SECOND FLOOR REAR ADDITION
AT THE
GAUDIOSO RESIDENCE

75 FAIRFIELD AVENUE
PORT WASHINGTON, NY
SECTION: 4 BLOCK: 10 LOT: 19-20

DRAWING:
PROPOSED ATTIC & ROOF PLANS & NOTES

SEAL:

DRAWING: A-2

DWG: 07 OF: 09

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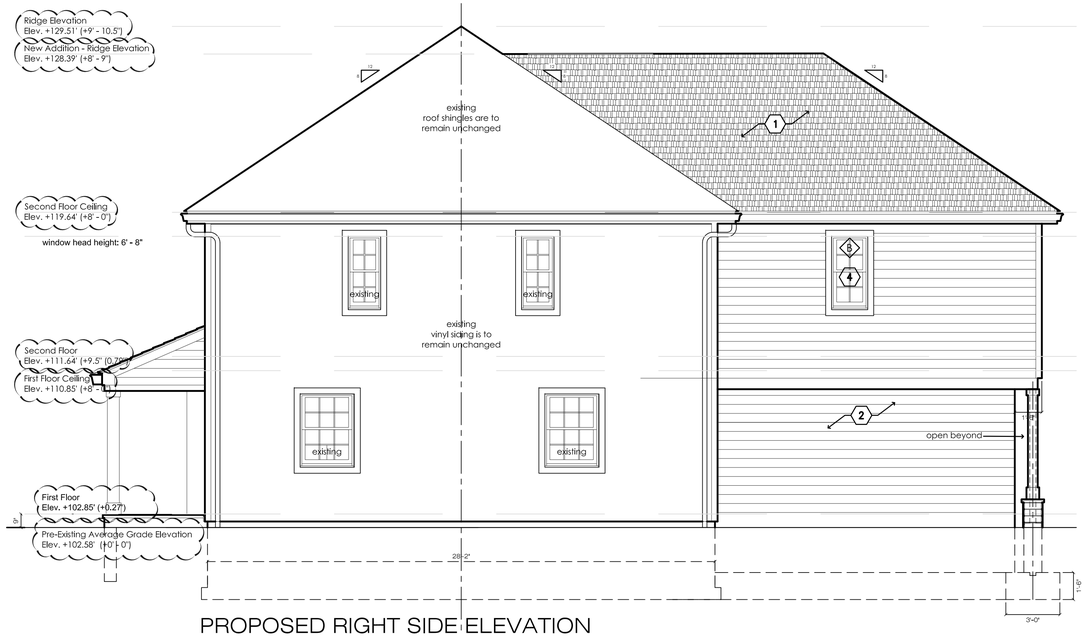
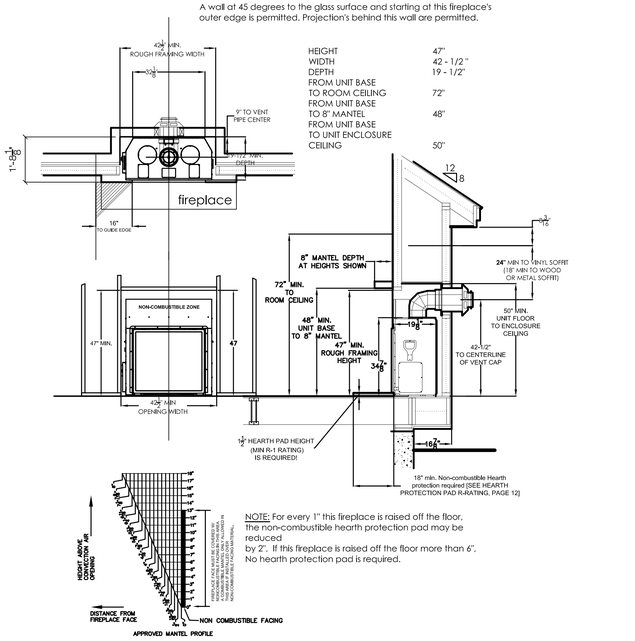


PROPOSED RIGHT SIDE ELEVATION

ADJACENT WALLS:
A wall perpendicular to and in front of this fireplace's glass door surface must be at least 16" from the side edges of the facing guide.

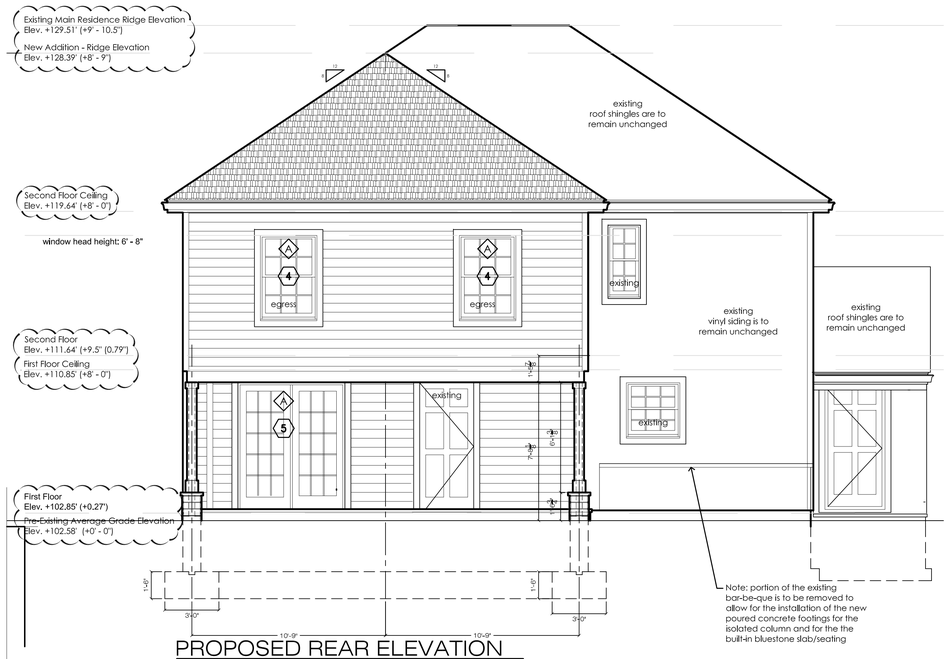
A wall at 45 degrees to the glass surface and starting at this fireplace's outer edge is permitted. Projection's behind this wall are permitted.



NOTE: For every 1" this fireplace is raised off the floor, the non-combustible hearth protection pad may be reduced by 2". If this fireplace is raised off the floor more than 6", No hearth protection pad is required.

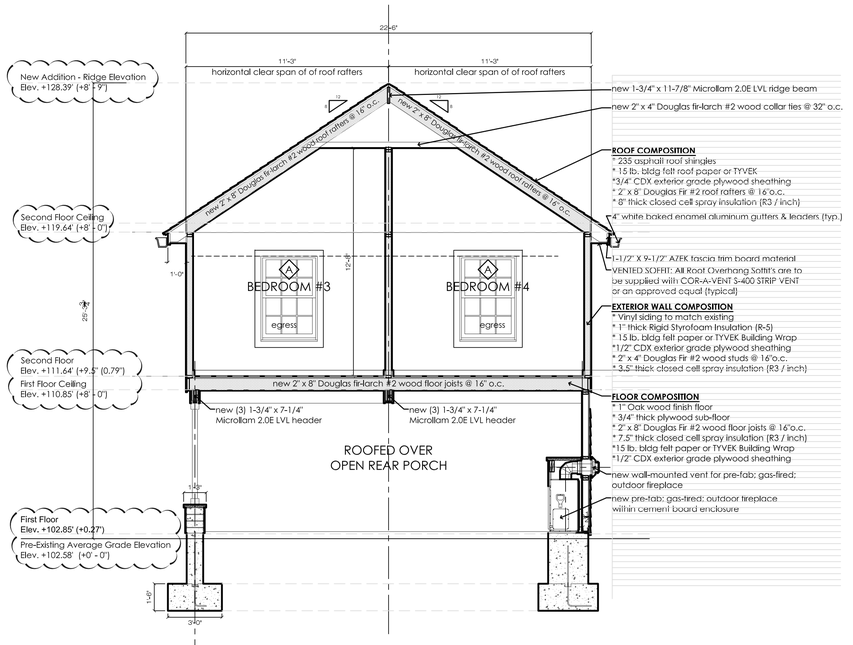
GAS DIRECT VENT FIREPLACE DETAILS

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



PROPOSED REAR ELEVATION

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



PROPOSED BUILDING SECTION

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

GENERAL NOTES

1. New CERTAINTEED, Landmark Premium Shingles, with a life time limited warranty or an approved equal as selected by the owner. Color as selected by the owner.
2. New CERTAINTEED, Cedar Impressions Vinyl Siding, with a life time limited warranty or an approved equal as selected by the owner. Color as selected by the owner.
3. New CULTURED STONE, Cobbletield, 2" Thin Stone Veneer, with a 50 year limited warranty or an approved equal as selected by the owner. Color as selected by the owner.
4. New ANDERSEN Windows, Double Hung or Awning; color as selected by the owner; see Drawing A-8 for further information
5. New ANDERSEN Frenchwood Gliding Patio Doors (FWG); color as selected by the owner; see Drawing A-8 for further information
6.
7. New DOORS FOR BUILDERS; 36" wide x 7'-0" tall entry door, solid wood, classic series with 2 sidelights; #DB-3012SL, or an approved equal as selected by the owner.
8. New AZEK 9" Fascia Trim Board, or an approved equal as selected by the owner; WHITE or color as selected by owner.
9. New 4" wide, BAKED ENAMEL GUTTERS & 2" x 3" LEADERS (downspouts) as manufactured by ENGLERT; WHITE finish, or an approved equal; color as selected by the owner.
10. New AZEK 4" Window Trim Board, or an approved equal as selected by the owner; WHITE or color as selected by owner.
11. New Raised Panel Steel Insulated Exterior Grade Door (3'-0" x 7'-0") as selected by owner; WHITE or color as selected by owner.
12. New INTEX MILLWORK SOLUTIONS, 8" x 8" flat panel column wrap, WHITE, #CP0808 or an approved equal as selected by the owner. Color as selected by the owner.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1. emergency escape and rescue openings required: Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this Section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with section R310.2.

R310.1.1 Minimum Opening Area: All emergency escape and rescue openings shall have a minimum net clear opening of 5.7. square feet.
Exception Grade floor openings shall have a minimum net clear opening of 5 square feet.

R310.1.2. Minimum Opening Height: The minimum net clear opening height shall be 24 inches.

R310.1.3 Minimum Opening Width: The minimum net clear opening width shall be 20 inches.

R310.1.4 Operational Constraints: Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

SECTION R312 GUARDS

R312.1 Guards. Porches, balconies, ramps or raised floor surfac located more than 30 inches above the floor or grade below sh have guards not less than **36 inches in height**. Open sides of sta with a total rise of more than 30 inches above the floor or gra below shall have guards not less than **34 inches in height** measure vertically from the nosing of the treads.

R312.2 Guard opening limitations. Required guards on open sides stairways, raised floor areas, balconies and porches shall ha intermediate rails or ornamental closures which do not allow passa of a sphere 4 inches or more in diameter.

GRAPHIC LEGEND

- Existing Exterior or Interior Wall Construction to Remain Unchanged
- Existing Exterior or Interior Wall Construction to be Removed as shown.
- New Exterior Wall Construction; see on Dwg. A-4 for further description
- New 2" x 4" or 2" x 6" Interior Wall Construction with Sound Batt Insulation *(optional)*
- New Andersen Windows; see Floor Plans & Window Schedule
- 75 cfm — New Bathroom and/or Powder Room Exhaust Fan, minimum 75 cfm
- New 4" x 6" Built-Up Structural Wood Posts (min.) at all new windows, see Floor Plans
- GFI — New Ground Fault interrupter Electrical Outlet as required by Code
- Existing Exterior or Interior Doors to be removed & replaced
- New Exterior and/or Interior Doors as selected by owner, sizes as noted

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PROJECT:
PROPOSED
SECOND FLOOR REAR ADDITION
AT THE
GAUDIOSO RESIDENCE
75 FAIRFIELD AVENUE
PORT WASHINGTON, NY
SECTION: 4 BLOCK: 10 LOT: 19-20

DRAWING:
PROPOSED EXTERIOR ELEVATIONS; BUILDING SECTION & PRE-FAB FIREPLACE DETAILS

SEAL:
JAMES THOMAS MARTINO
REGISTERED ARCHITECT
016453
STATE OF NEW YORK

DRAWING:
A-3

DWG: 08 OF: 09

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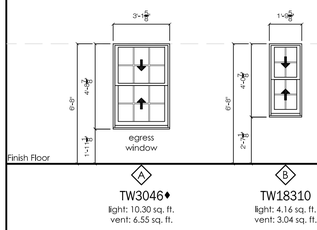
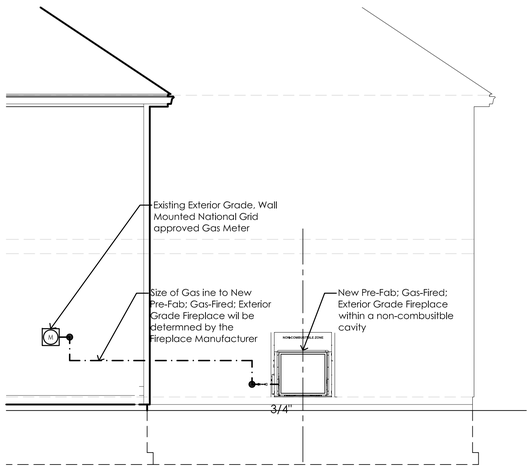
ANDERSEN WINDOW SCHEDULE

WINDOW	MANUFACTURER	PRODUCT TYPE	WINDOW TYPE	MODEL #	WINDOW WIDTH	WINDOW HEIGHT	JAMB WIDTH	EXTERIOR FINISH	EXTERIOR TRIM PROFILE	INTERIOR	GRILLE OPTIONS	HARDWARE	GLASS	QTY.	REMARKS
A	ANDERSEN	400 SERIES	DOUBLE HUNG	TW3046 ♦	3'-1 5/8"	4'-8 3/8"	6 1/2"	T.B.D.	--	T.B.D.	--	T.B.D.	Low-E4	3	2020 Residential Code of N.Y.S., required egress windows
B	ANDERSEN	400 SERIES	DOUBLE HUNG	TW18310	1'-9 5/8"	4'-0 3/8"	6 1/2"	T.B.D.	--	T.B.D.	--	T.B.D.	Low-E4	2	One in each New Second Floor Bedroom
C	ANDERSEN	400 SERIES	--	--	--	--	--	--	--	--	--	--	--	--	
			--	--	--	--	--	--	--	--	--	--	--	--	

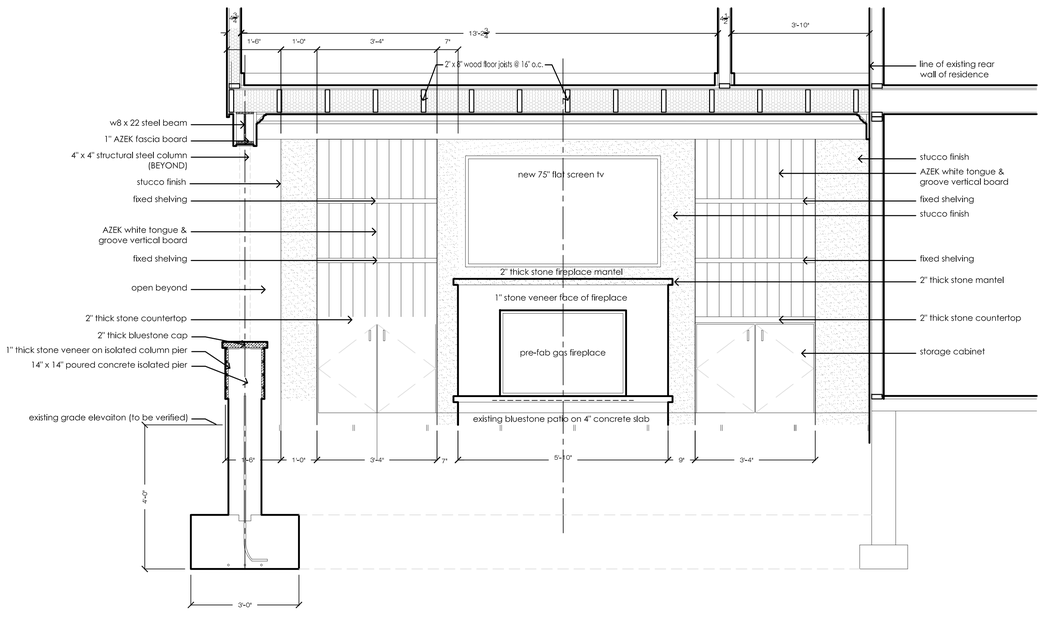
Notes:
- ♦ Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) & clear opening height of 24" (610) w/ appropriate hardware, straight- or split-arm operator.
- ∗ Meet Clear Opening width of 20" (508) using sill hinge control bracket w/ split-arm operator specified (bracket can be pivoted for cleaning position) & meet clear opening width of 22" (559) with straight-arm operator specified.

ANDERSEN WINDOW ELEVATIONS





GAS RISER DIAGRAM
SCALE: 1/4" = 1'-0"



ELEVATION OF EXTERIOR ENTERTAINMENT WALL
SCALE: 1/2" = 1'-0"

GENERAL NOTES

R311.5 STAIRWAYS

R311.5.1 Width: Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

R311.5.2 Headroom: The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

R311.5.3 Stair treads and risers.
R311.5.3.1 Riser height: The maximum riser height shall be 81/4 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch.

R311.5.3.2 Tread depth: The minimum tread depth shall be 9 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Winder treads shall have a minimum tread depth of 10 inches measured as above at a point 12 inches from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches at any point. Within any flight of stairs, the largest winder tread depth at the 12 inch walk line shall not exceed the smallest by more than 3/8 inch.

R311.5.3.3 Profile: The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch. A nosing not less than 3/4 inch but not more than 11/4 inch shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/2 inch. Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter sphere.

Exceptions:
1. A nosing is not required where the tread depth is a minimum of 11 inches.
2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches or less.

SECTION R312 GUARDS

R312.1 Guards: Porches, balconies, ramps or surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Porches and which are enclosed with insect screening shall be equipped with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

GRAPHIC LEGEND

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- 75 CFM — New Bathroom and/or Powder Room Exhaust Fan, minimum 75 cfm
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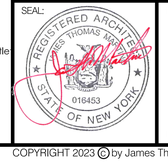
		PROJECT:	23 - 2078

PROJECT:
PROPOSED
SECOND FLOOR REAR ADDITION
AT THE
GAUDIOSO RESIDENCE

75 FAIRFIELD AVENUE
PORT WASHINGTON, NY
SECTION: 4 BLOCK: 10 LOT: 19-20

DRAWING:
PROPOSED WINDOW SCHEDULE, GAS RISER DIAGRAM & ENTERTAINMENT WALL ELEVATION

SEAL:



DRAWING:
A-4

DWG: 09 OF: 09

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#21466

LEGEND

DENOTES GRASS/LAWN/PLANTING AREA

DENOTES NEW POURED CONCRETE – MIN. 4,000 P.S.I.

DENOTES NEW 8" THICK RETAINING BLOCK WALL

DENOTES AREA OF NEW ASPHALT DRIVEWAY

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE RESIDENTIAL CODE OF NEW YORK, FIRE DEPARTMENT REGULATIONS AND ALL APPLICABLE LAWS, UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES AS WELL AS THE PROJECT SAFETY PLAN AND PROGRAM AND CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWING AND FIELD CONDITION TO THE PROFESSIONAL ENGINEER AND SHALL BE NOTIFIED IN WRITING PRIOR TO COMMENCING WORK.
3. BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL FILE THE REQUIRED CERTIFICATES OF INSURANCE WITH THE TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS FROM ALL APPLICABLE AGENCIES, AND APPLY FOR ALL FEES AS REQUIRED BY GOVERNING AGENCIES.
4. MINOR DETAILS OR DIMENSIONS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER DEMOLITION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWING AND THE CONSTRUCTION MANAGER AND APPLICABLE PROFESSIONAL ENGINEER SHALL BE NOTIFIED IN WRITING PRIOR TO COMMENCING WORK.
5. ALL WORK SHALL BE SUBJECTED TO INSPECTION BY THE DEPARTMENT OF BUILDINGS PRIOR TO STARTING.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AND CLEANING OF THE PREMISES BEFORE AND AFTER ALL TRADES.
7. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY, OR DURING, THE WORK.
8. CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS AND AS TO COMPLETE THE JOB.
9. DETAILS LABELED "TYPICAL" SHALL APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SEE DETAIL TITLES FOR APPLICABILITY OF A PARTICULAR DETAIL. TYPICAL DETAILS SHALL APPLY WHETHER OR NOT THEY ARE SPECIFICALLY KEYED AT EACH LOCATION. THE ENGINEER SHALL HAVE FINAL AUTHORITY TO DETERMINE APPLICABILITY OF TYPICAL DETAILS.

OWNER'S RESPONSIBILITIES
ALL BUILDINGS AND ALL PARTS THEREOF AND ALL OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE CONDITION. ALL SERVICE EQUIPMENT, MEANS OF EGRESS, MATERIALS, DEVICES, AND SAFEGUARDS THAT ARE REQUIRED IN A BUILDING BY THE PROVISION OF THIS CODE, THE 2020 RESIDENTIAL CODE OF NEW YORK OR OTHER APPLICABLE LAWS OR RULES, OR THAT WERE REQUIRED BY LAW WHEN THE BUILDING WAS ERECTED, ALTERED, OR REPAIRED, SHALL BE MAINTAINED IN GOOD WORKING CONDITION, WHENEVER PERSONS ENGAGED IN BUILDING OPERATIONS HAVE REASON TO BELIEVE IN THE COURSE OF SUCH OPERATIONS THAT ANY BUILDING OR OTHER STRUCTURE IS DANGEROUS OR UNSAFE SUCH PERSON SHALL FORTHWITH REPORT SUCH BELIEF IN WRITING TO THE DEPARTMENT. THE OWNER SHALL BE RESPONSIBLE AT ALL TIMES TO MAINTAIN THE BUILDING AND ITS FACILITIES AND ALL OTHER STRUCTURES REGULATED BY THIS CODE IN A SAFE AND CODE-COMPLIANT MANNER.

STORM WATER CALCULATIONS

NOTE: ALL PAVERS FOR WALKWAYS AND PATIO SHALL BE DEEMED AS PERVIOUS TO STORM WATER AS THE PAVERS ARE INSTALLED OVER 2" OF COMPACTED CONCRETE SAND OVER 4" THICK BED OF GRAVEL. THE ASPHALT DRIVEWAY SHALL BE DEEMED AS IMPERVIOUS AND DRYWELLS SHALL BE PROVIDED AS PER CALCULATIONS BELOW:

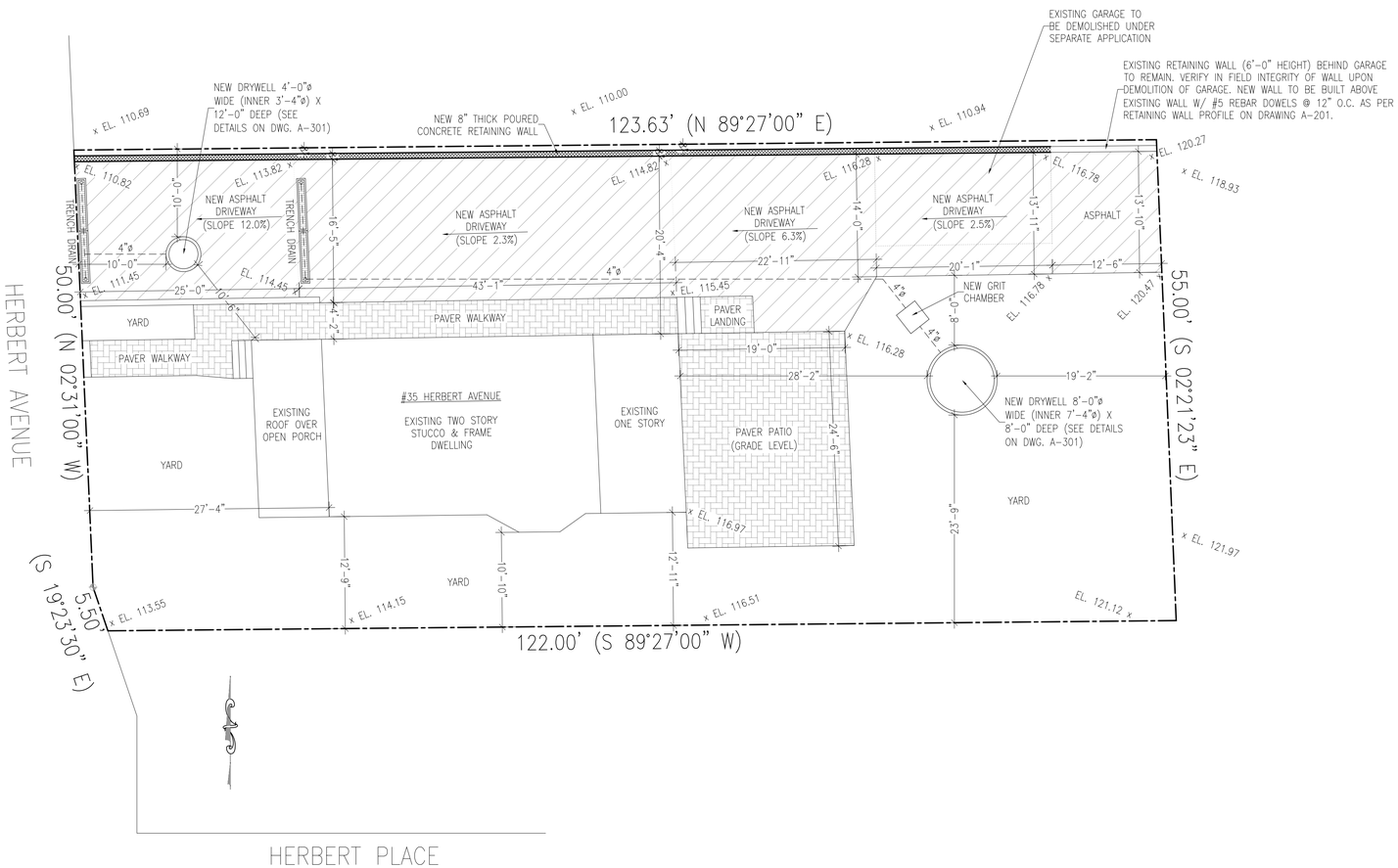
ASPHALT DRIVEWAY FRONT SECTION:
DRIVEWAY AREA = 396 SF + RETAINING WALL AREA = 17 SF; TOTAL = 413 SF
413 SF X 2.5 / 12 = 86.04 C.F.
PROVIDE 4'-0"ø WIDE (INNER 3'-4") X 12'-0" DEEP DRYWELL = 104.67 C.F. (OK)

ASPHALT DRIVEWAY MID TO REAR SECTION: 1568 SF
DRIVEWAY AREA = 1541 SF + RETAINING WALL AREA = 66 SF; TOTAL = 1607 SF
1607 SF X 2.5 / 12 = 334.8 C.F.
PROVIDE 8'-0"ø WIDE (INNER 7'-4") X 8'-0" DEEP DRYWELL = 337.72 C.F. (OK)

SCOPE OF WORK

INSTALLATION OF NEW RETAINING WALL ALONG NORTH PROPERTY LINE. NEW ASPHALT DRIVEWAY GRADED ALONG RETAINING WALL ON SIDE LOT RIBBON. NEW PAVER WALKWAY AND PATIO ALONG SIDE AND REAR OF BUILDING.

SITE PLAN SCALE 1/8" = 1'-0"



REVISIONS

MARK	DETAIL	DATE
1		
2		
3		

ANAND J. SOLANKI, P.E.
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265-08 UNION TURNPIKE, FLORAL PARK, NY 11004
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PORT WASH., NY 11050

STATE OF NEW YORK
ANANDKUMAR J. SOLANKI
056832
LICENSED PROFESSIONAL ENGINEER

ANANDKUMAR J. SOLANKI
PROFESSIONAL ENGINEER
056832

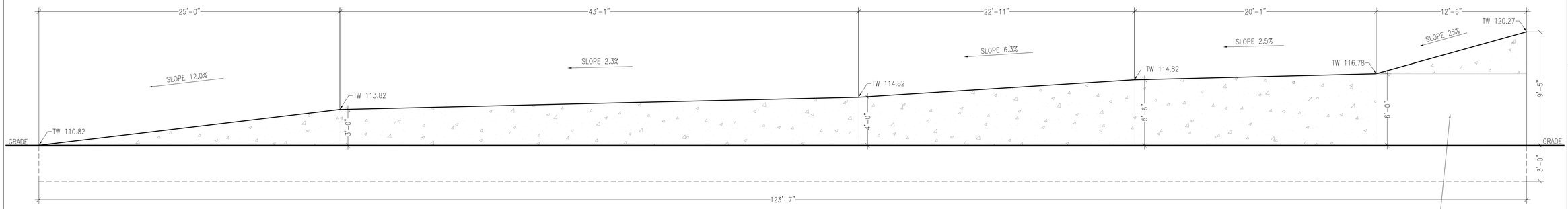
LEGEND AND NOTES
SITE PLAN

DATE:	07.07.23
PROJECT NO.:	2598
DRAWING BY:	AS
CHECK BY:	AS

DEPT. OF BUILDINGS JOB #:
RBP23-000453

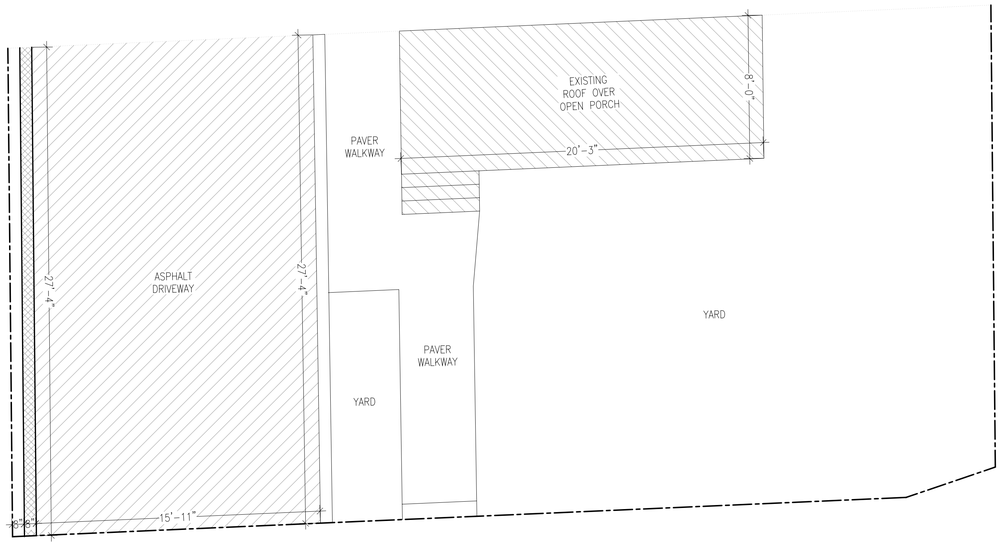
DEPT. OF BUILDINGS APPROVAL

DRAWING NO.:
A-101.00



RETAINING WALL PROFILE
SCALE ¼" = 1'-0"

EXISTING RETAINING WALL (6'-0" HEIGHT) BEHIND GARAGE TO REMAIN. VERIFY IN FIELD INTEGRITY OF WALL UPON DEMOLITION OF GARAGE. NEW WALL TO BE BUILT ABOVE EXISTING WALL W/ #5 REBAR DOWELS @ 12" O.C.



FRONT YARD PAVED AREA
SCALE ¼" = 1'-0"

FRONT YARD PAVING CALCULATIONS:
FRONT YARD AREA = 1497 SF
MAX. FRONT YARD PAVING ALLOWED = 55% = 1497 SF X 0.55 = 823.35 SF

ACTUAL FRONT YARD PAVED AREA:
TOTAL AREA OF DRIVEWAY = 15'-11" X 27'-4" = 435 SF
TOTAL AREA OF RETAINING WALLS = 0'-8" X 27'-4" = 18 SF
TOTAL AREA OF EXISTING PORCH = 20'-3" X 8'-0" = 162 SF
TOTAL AREA OF EXISTING STEPS = 10 SF
TOTAL FRONT YARD PAVED AREA = 625 SF = 41.75% (OK)

ALL OTHER AREAS (YARD & PAVERS) ARE CONSIDERED TO BE PERVIOUS AND THEREFORE ARE NOT INCLUDED IN THE CALCULATIONS.

FRONT YARD PAVING CALCULATIONS
SCALE ¼" = 1'-0"

REVISIONS

MARK	DETAIL	DATE
1		
2		
3		

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LICENSED PROFESSIONAL ENGINEER
056832

ANANDKUMAR J. SOLANKI
PROFESSIONAL ENGINEER
056832

RETAINING WALL PROFILE
FRONT YARD PAVED AREA

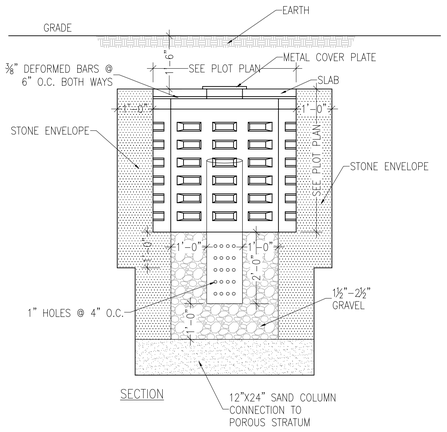
DATE:	07.07.23
PROJECT NO.:	2598
DRAWING BY:	AS
CHECK BY:	AS

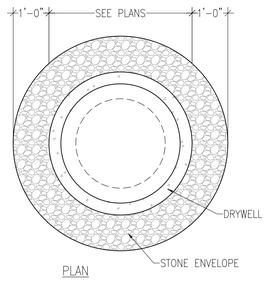
DEPT. OF BUILDINGS JOB #:
RBP23-000453

DEPT. OF BUILDINGS APPROVAL

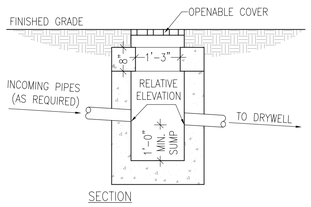
DRAWING NO.:
A-201.00

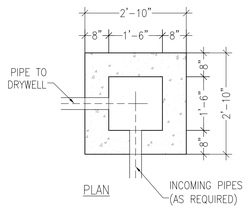
DRYWELL DETAILS SCALE ½" = 1'-0"

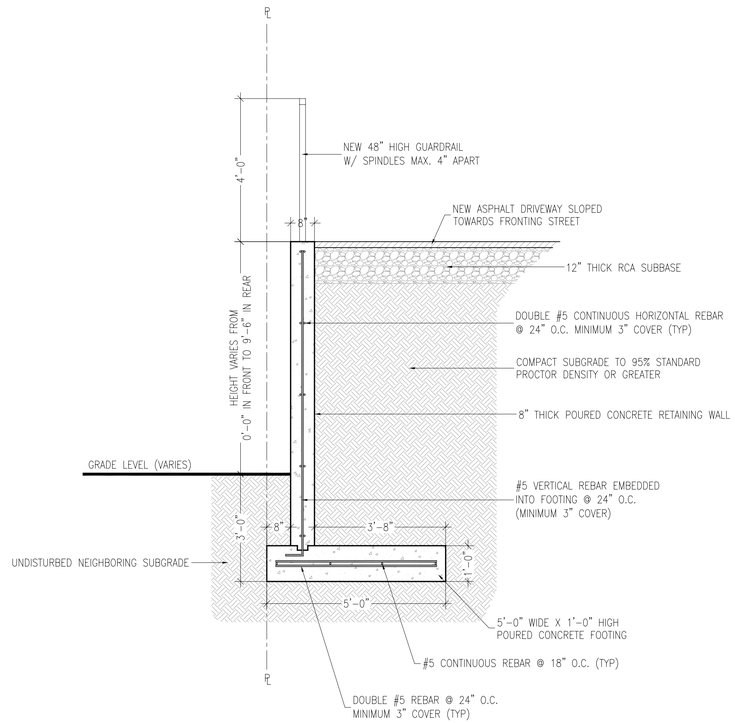




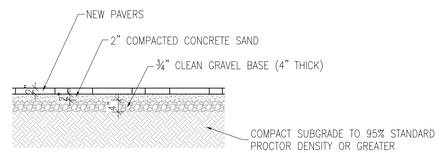
GRIT CHAMBER DETAILS SCALE ½" = 1'-0"







RETAINING WALL CROSS SECTION
SCALE ½" = 1'-0"



PAVER PATIO & WALKWAY DETAIL
SCALE ½" = 1'-0"

REVISIONS

MARK	DETAIL	DATE
1		
2		
3		

ANAND J. SOLANKI, P.E.
CONSULTING ENGINEERS
265-08 UNION TURNPIKE, FLORAL PARK, NY 11004
OFFICE: (718) 343-2360 FAX: (718) 470-1904

CLIENT:
SRIKISHUN RESIDENCE
35 HERBERT AVENEU
PORT WASH., NY 11050

STATE OF NEW YORK · ANANDKUMAR J. SOLANKI · 056832 · LICENSED PROFESSIONAL ENGINEER

ANANDKUMAR J. SOLANKI
PROFESSIONAL ENGINEER
056832

DRYWELL DETAILS
RETAINING WALL SECTION
PAVER DETAIL

DATE:	07.07.23
PROJECT NO.:	2598
DRAWING BY:	AS
CHECK BY:	AS

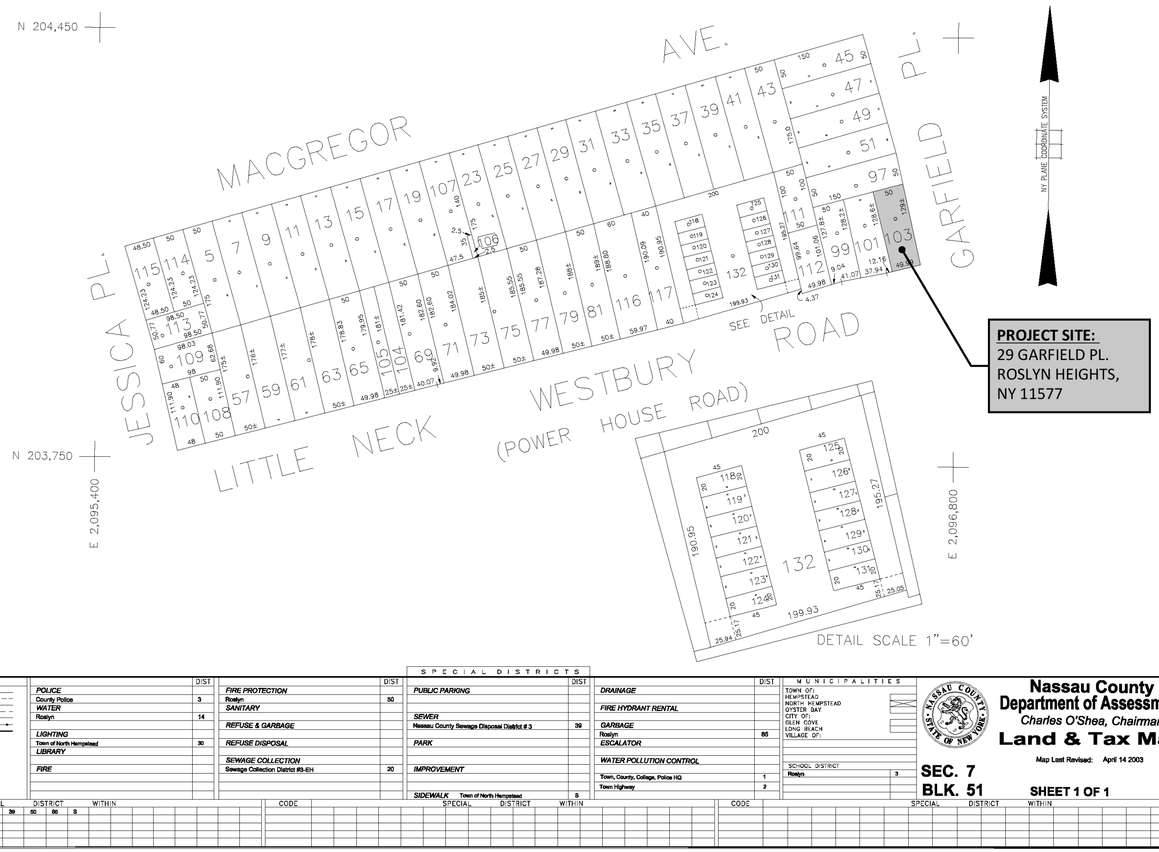
DEPT. OF BUILDINGS JOB #:
RBP23-000453

DEPT. OF BUILDINGS APPROVAL

DRAWING NO.:
A-301.00

APPLICANT INFORMATION
NAME: NICKOLAS BATIS, RA
ADDRESS: 30-36 50TH STREET WOODSIDE NY, 11377

OWNER INFORMATION
NAME: EDGAR TIBAN
ADDRESS: 29 GARFIELD PL ROSLYN HEIGHTS NY, 11577



LEGEND		SPECIAL DISTRICTS						MUNICIPALITIES
COUNTY LINE		POLICE	DIST	FIRE PROTECTION	DIST	PUBLIC PARKING	DIST	DRAINAGE	DIST	TOWN OF: HEMPSTEAD / NORTH HEMPSTEAD / OYSTER BAY / CITY OF: / GLEN COVE / LONG BEACH / VILLAGE OF:
VILLAGE LINE		County Police	3	Roslyn	50					
SCHOOL DISTRICT LINE		WATER		SANITARY				FIRE HYDRANT RENTAL		
PROPERTY LINE		Roslyn	14			SEWER				
BLOCK LINE				REFUSE & GARBAGE		Nassau County Sewage Disposal District # 3	30	GARBAGE		
SECT. LINE		LIGHTING				PARK		Roslyn	66	
LOCATOR POINT		Town of North Hempstead	30	REFUSE DISPOSAL				ESCALATOR		
TAX MAP PARCEL NO.	7-51-103	LIBRARY								
CALCULATED ACREAGE	7540			SEWAGE COLLECTION				WATER POLLUTION CONTROL		
DEED ACREAGE	1784	FIRE		Sewage Collection District #3-IEH	20	IMPROVEMENT		Town, County, Collage, Police HQ	1	SCHOOL DISTRICT: Roslyn 3
SCALED DIMENSION	83'X50'							Town Highway	2	
DEED DIMENSION	185.55					SIDEWALK Town of North Hempstead	S			

REFERENCE MAPS
MAP NO.

CODE	SPECIAL DISTRICT	WITHIN
702	1	14
	2	20
	3	30
	39	50
	66	S

Nassau County Department of Assessment
Charles O'Shea, Chairman
Land & Tax Map
Map Last Revised: April 14 2003
SEC. 7
BLK. 51
SHEET 1 OF 1

1 KEY MAP
1/8" = 1'-0"

TOWN OF NORTH HEMPSTEAD
BUILDING ZONE ORDINANCE

#21467

ZONE	RESIDENCE 'C'	SECTION	7
ADDRESS	29 GARFILED PL. ROSLYN N.Y. 11577	BLOCK	051
		LOT	103
TYPE	SINGLE FAMILY		
PARKING	2 PARKING SPACES (EXISTING)		

CITATION	PROVISION	REQUIRED	EXISTING	PROPOSED	CONFORMING
70-47	PLOT AREA	5,000 SF	6,737 SF	NO CHANGE	YES
70-48	LOT COVERAGE	< 35%	1,414 SF	2,616 SF (24.4%)	YES
70-50	FRONT YARD (PRIMARY)	>25 FT	40 FT	NO CHANGE	YES
70-50	FRONT YARD (SECONDARY)	>20 FT	14.2 FT	NO CHANGE	NO (EXISTING)
70-51	SIDE YARD	>5 FT	5.4 FT	NO CHANGE	YES
70-52	REAR YARD	>15 FT	47.3 FT	NO CHANGE	YES
70-103	PARKING	1 PER 1/2 D.U.	2 SPACES	NO CHANGE	YES
70-46	HEIGHT	2.5 ST OR 30' MAX	1.5 ST OR 17'-6"	2 ST OR 26'-3"	YES
70-49	FLOOR AREA	<50% OF LOT AREA	1,585 SF	2,616 SF < 3,325 SF	YES

2 BZA - ZONING CHART
1/8" = 1'-0"

Town of North Hempstead
Department of Building Safety, Inspection & Enforcement
210 Plandome Road, Manhasset, NY 11030-2326
www.northhempsteadny.gov

Residential Zoning Analysis Sheet
Required for submission with all Residential Building Permit Applications

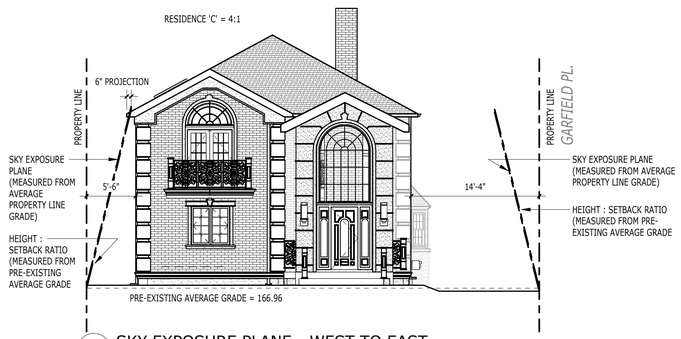
All fields must be completed. If not applicable to the application put N/A. Incomplete applications will not be accepted.

Property Address: 29 Garfield Pl Owner: Edgar Tiban
Section: 7 Block: 51 Lot(s): 103

Zoning District Classification:	R-C		Total Lot Area:	6737	sq. ft.
Max. Permitted Coverage:	2357.9	sq. ft.	Proposed Coverage:	1645.1	sq. ft.
Max. Permitted Coverage %:	35	%	Proposed Coverage %:	24.4	%
Max Permitted Gross Floor Area:	2800	sq. ft.	Proposed Gross Floor Area:	2616	sq. ft.
Max. Permitted Gross Floor Area %:	50	%	Proposed Gross Floor Area %:	39	%
Front Yard Required: SECONDARY (GARFIELD)	20	ft.	Front Yard Proposed: (TWO STORY PORTICO)	14.2	ft.
Front Yard Required (Corner Lot): PRIMARY (POWERHOUSE RD.)	25	ft.	Front Yard Proposed (Corner Lot): (TWO STORY PORTICO)	38.83	ft.
Avg. Front Yard	37.26	ft.	Avg. Front Yard (Corner Lot):	37.26	ft.
Min. Side Yard Required:	5	ft.	Side Yard Proposed:	5.4	ft.
Min. Side Yard Required:	N/A	ft.	Side Yard Proposed:	N/A	ft.
Aggregated Side Yard Required:	N/A	ft.	Aggregate Side Yard Proposed:	N/A	ft.
Rear Yard Required:	15	ft.	Rear Yard Proposed:	N/A	ft.
Max. Height to Ridge:	30	ft.	Height to Ridge Proposed:	195.97	ft.
Max. Height to Eaves:	22	ft.	Height to Eaves Proposed:	186.80	ft.
Max. Front Yard Paving:	1845.25	sq. ft.	Front Yard Paving Proposed:	500	sq. ft.
Max. Rear Yard Coverage:	N/A	sq. ft.	Rear Yard Coverage Proposed:	N/A	sq. ft.
Preexisting Average Grade:	167.97	ft.	Sky Exposure Plane Ratio Required:	4	:1
Req. for Other Code: 70- N/A	N/A		Proposal for Other Code:	N/A	

3 BZA - ZONING ANALYSIS
1/8" = 1'-0"

4 SKY EXPOSURE PLANE - NORTH TO SOUTH
1/8" = 1'-0"



5 SKY EXPOSURE PLANE - WEST TO EAST
1/8" = 1'-0"

EDGAR'S RESIDENCE

NEKTARIOS STUDIO ARCHITECT, PLLC
A.G. DIGITAL DESIGN

No.	Description	Date

29 GARDFIELD PL.
ROSLYN HEIGHTS, N.Y.
11577

TITLE SHEET - KEY MAP AND ZONING ANALYSIS

PROJECT NUMBER	001-003
DATE	9/13/23
DRAWN BY	NB, AG
CHECKED BY	NB

SEAL

REGISTERED ARCHITECT NICOLAS NEKTARIOS BATIS 043373 STATE OF NEW YORK

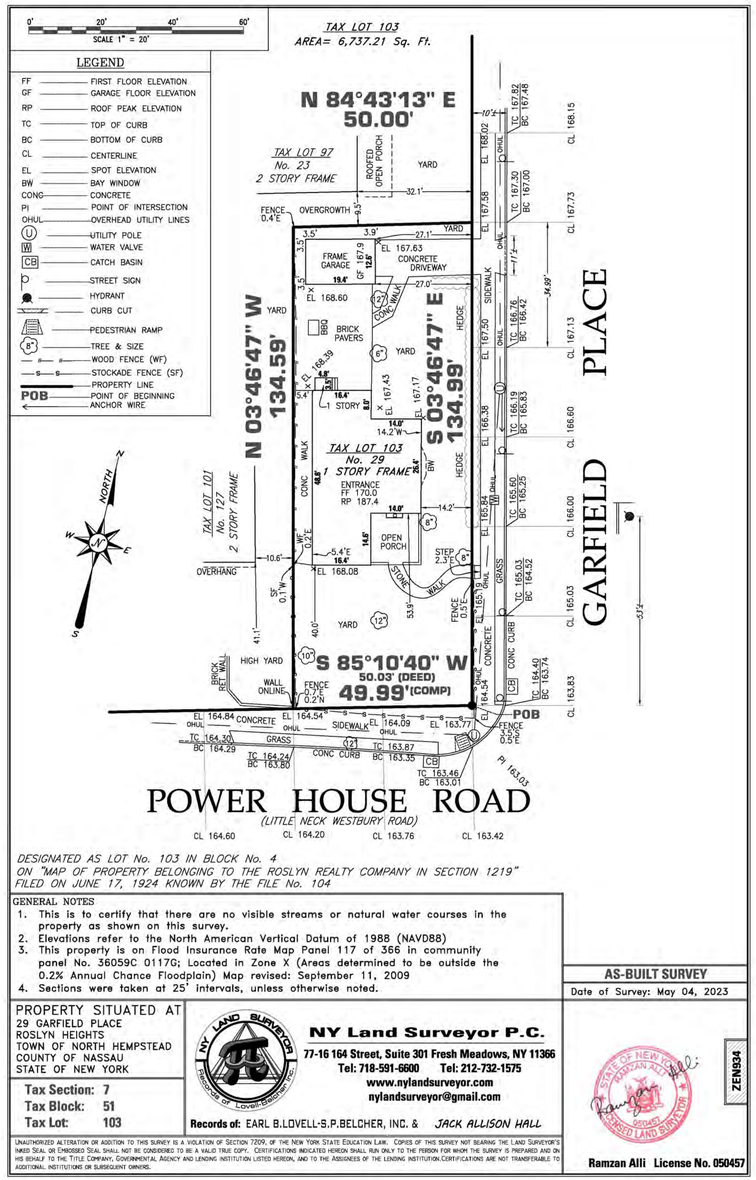
A-01

SHEET OF

Scale 1/8" = 1'-0"

9/17/2023 9:43:16 PM

COPYRIGHT 1998 NASSAU COUNTY



DESIGNATED AS LOT No. 103 IN BLOCK No. 4
ON "MAP OF PROPERTY BELONGING TO THE ROSLYN REALTY COMPANY IN SECTION 1219"
FILED ON JUNE 17, 1924 KNOWN BY THE FILE No. 104

GENERAL NOTES
1. This is to certify that there are no visible streams or natural water courses in the property as shown on this survey.
2. Elevations refer to the North American Vertical Datum of 1988 (NAVD88)
3. This property is on Flood Insurance Rate Map Panel 117 of 366 in community panel No. 36059C 0117G; Located in Zone X (Areas determined to be outside the 0.2% Annual Chance Floodplain) Map revised: September 11, 2009
4. Sections were taken at 25' intervals, unless otherwise noted.

AS-BUILT SURVEY
Date of Survey: May 04, 2023

PROPERTY SITUATED AT
29 GARFIELD PLACE
ROSLYN HEIGHTS
TOWN OF NORTH HEMPSTEAD
COUNTY OF NASSAU
STATE OF NEW YORK

Tax Section: 7
Tax Block: 51
Tax Lot: 103

NY Land Surveyor P.C.
77-16 164 Street, Suite 301 Fresh Meadows, NY 11366
Tel: 718-591-6600 Tel: 212-732-1575
www.nylandsurveyor.com
nylandsurveyor@gmail.com

Records of: EARL B.LOVELL-S.P.BELCHER, INC. & *JACK ALLISON HALL*

ZEN934

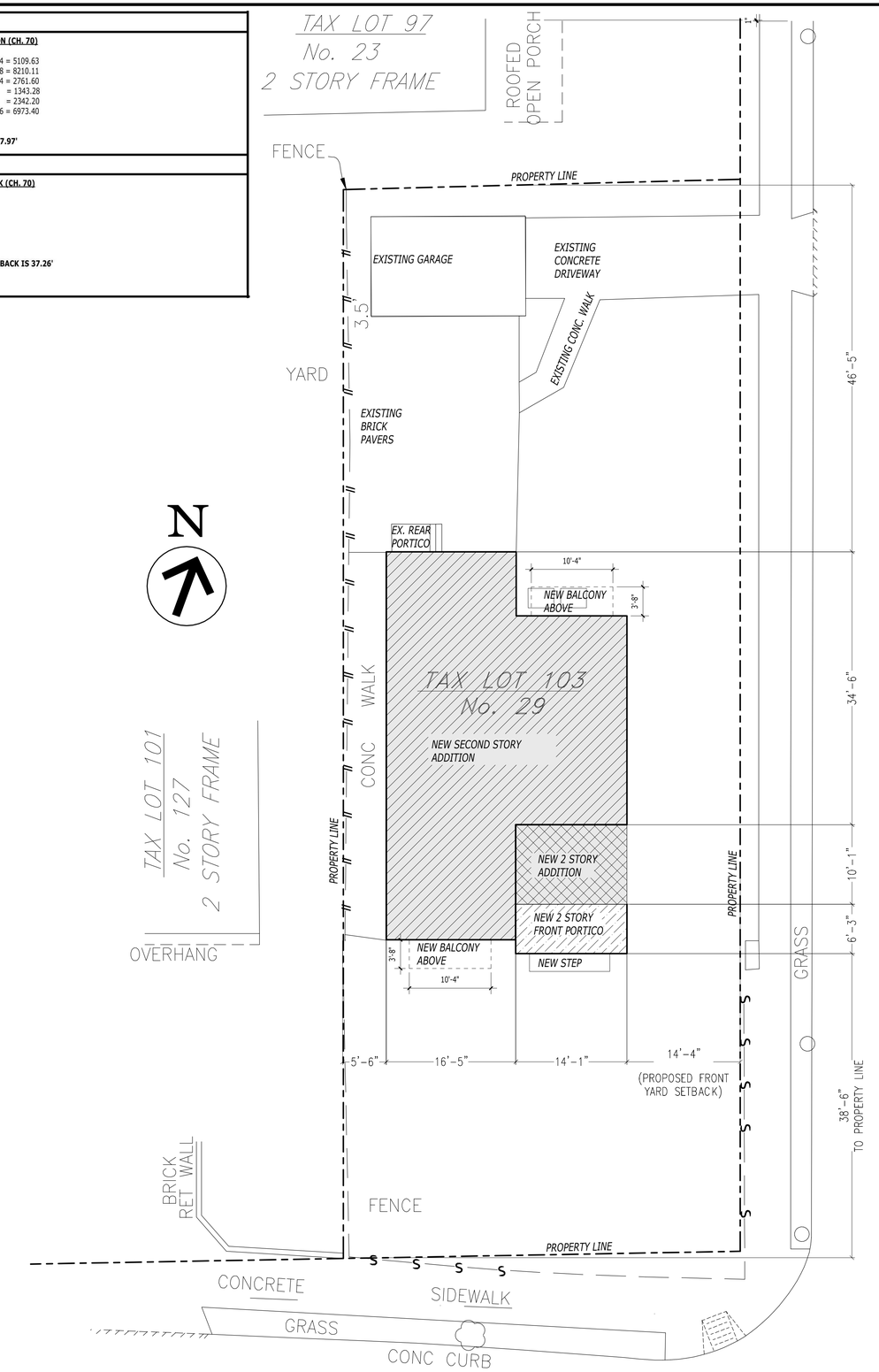
Ramzan Alli License No. 050457

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION.CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

1 BZA - EXISTING SURVEY
1/16" = 1'-0"

TABLE 2
PREEXISTING AVERAGE GRADE ELEVATION (CH. 70)
168.08 + 168.08 = 336.16 / 2 = 168.08 X 30.4 = 5109.63 168.08 + 168.39 = 336.47 / 2 = 168.24 X 48.8 = 8210.11 168.39 + 168.39 = 336.78 / 2 = 168.39 X 16.4 = 2761.60 168.39 + 167.43 = 335.82 / 2 = 167.91 X 8 = 1343.28 167.43 + 167.17 = 334.60 / 2 = 167.30 X 14 = 2342.20 167.17 + 168.08 = 335.25 / 2 = 167.63 X 41.6 = 6973.40 26,740.22 / 159.2 = 167.97 **THE PREEXISTING AVERAGE GRADE IS 167.97'**

TABLE 3	
AVERAGE PRIMARY FRONT YARD SETBACK (CH. 70)	
BLOCK	**LOT**
051	99 39.16 FT
	101 36.5 FT
	112 36.12 FT
111.78 / 3= 37.26 FT **THE AVERAGE PRIMARY FRONT YARD SETBACK IS 37.26'**	



2 BZA PROPOSED SITE PLAN
1/8" = 1'-0"

EDGAR'S RESIDENCE

NEKTARIOS STUDIO ARCHITECT, PLLC

A.G. DIGITAL DESIGN

No.	Description	Date

29 GARDFIELD PL.
ROSLYN HEIGHTS, N.Y.
11577

EXISTING SURVEY AND PROPOSED SITE PLAN

PROJECT NUMBER	001-003
DATE	9/13/23
DRAWN BY	NB, AG
CHECKED BY	NB

SEAL

REGISTERED ARCHITECT NICOLAS NEKTARIOS 043373 STATE OF NEW YORK

A-02

SHEET OF

Scale As indicated

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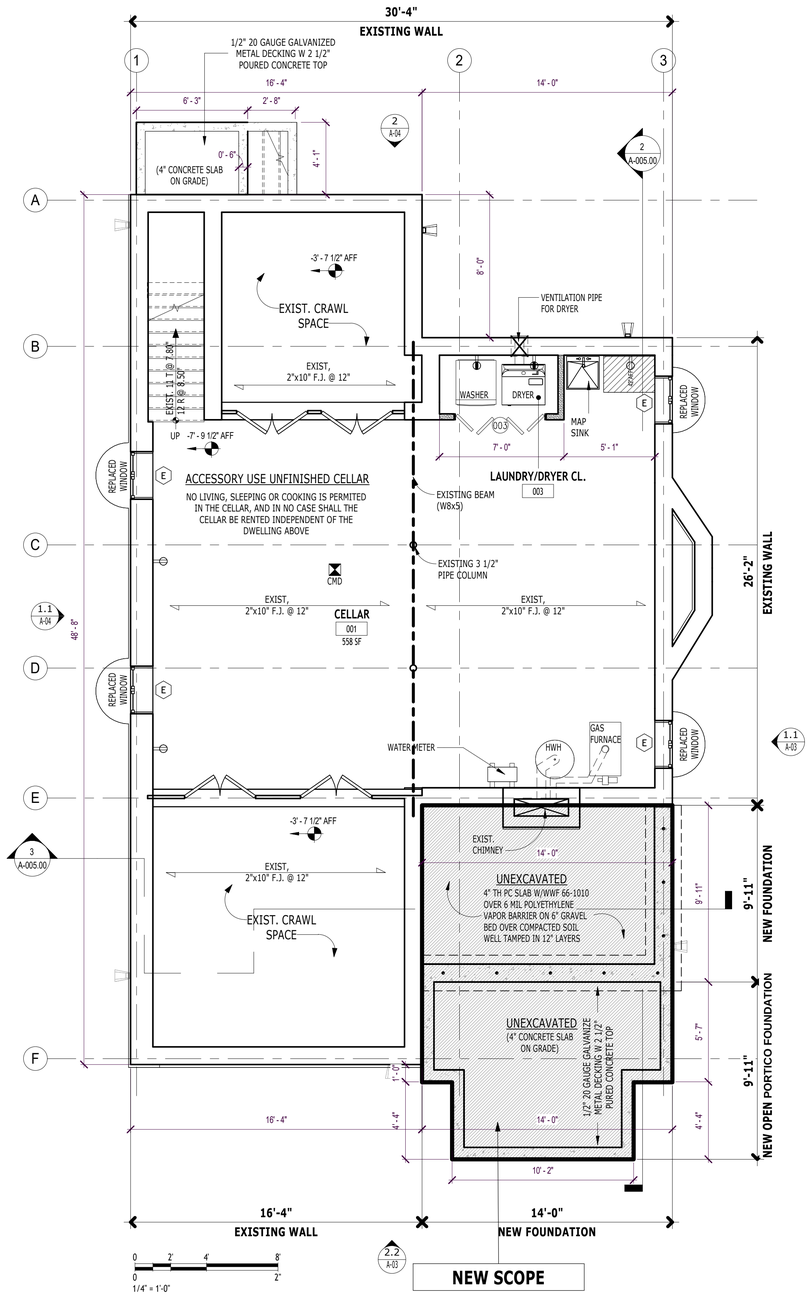
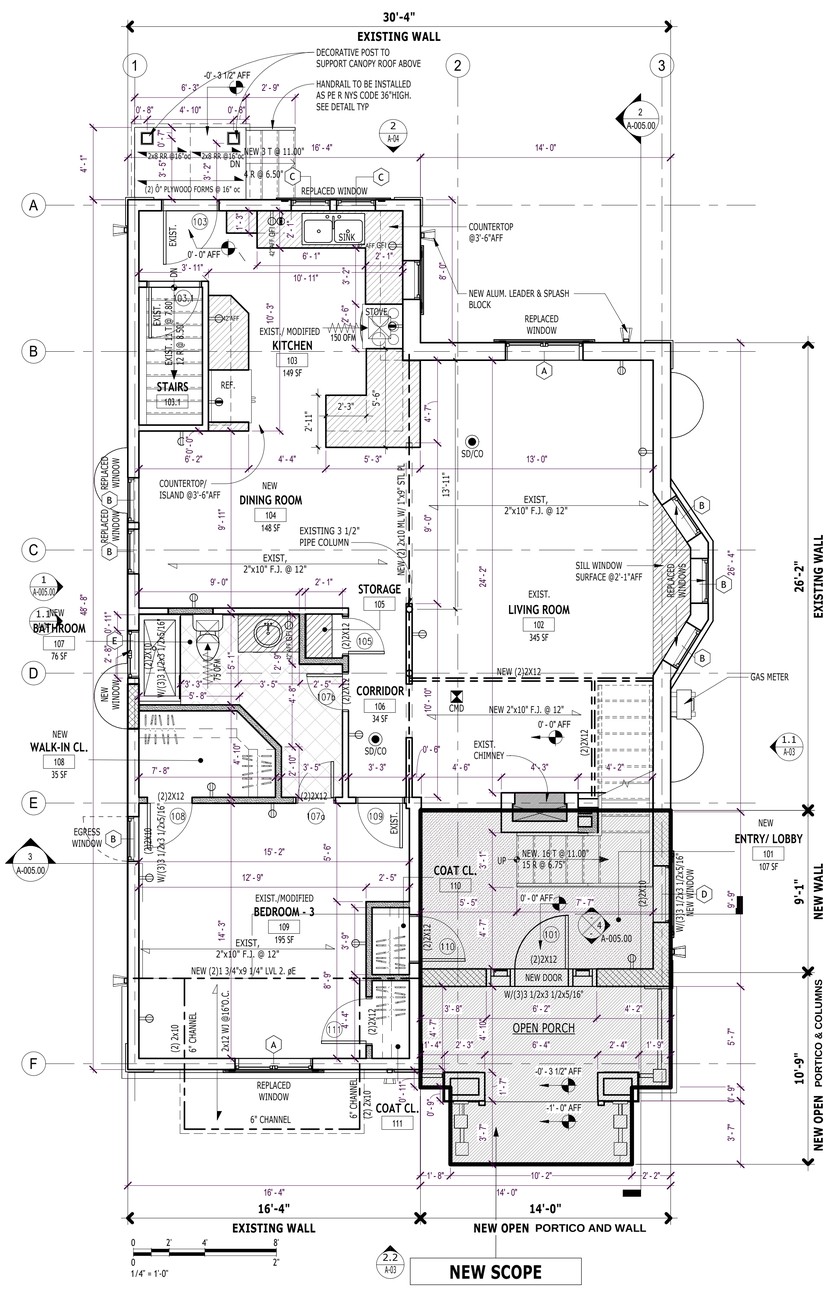


1 CELLAR_CONSTRUCTION PLAN.
1/4" = 1'-0"



2 FIRST FLOOR_CONSTRUCTION PLAN.
1/4" = 1'-0"

EDGARD'S RESIDENCE

NEKTARIOS STUDIO ARCHITECT, PLLC

A.G. DIGITAL DESIGN

No.	Description	Date

29 GARDFIELD PL.
ROSLYN HEIGHTS, N.Y.
11577

CONSTRUCTION PLANS - CELLAR, 1ST & 2ND FLOORS

PROJECT NUMBER	001-003
DATE	05/08/2023
DRAWN BY	AG/NB
CHECKED BY	AG/NB

SEAL

REGISTERED ARCHITECT NICKOLAS NEKTARIOS 043373 STATE OF NEW YORK

A-03

SHEET OF

Scale 1/4" = 1'-0"

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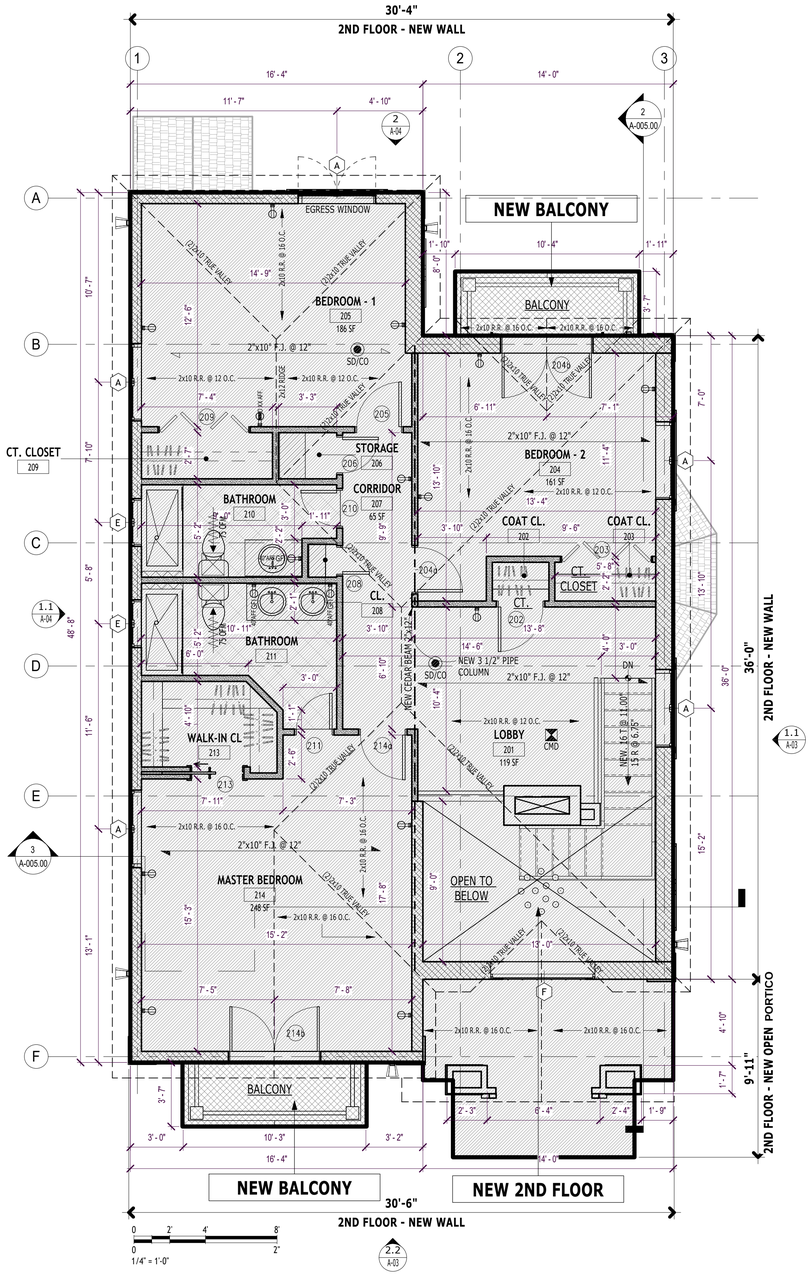
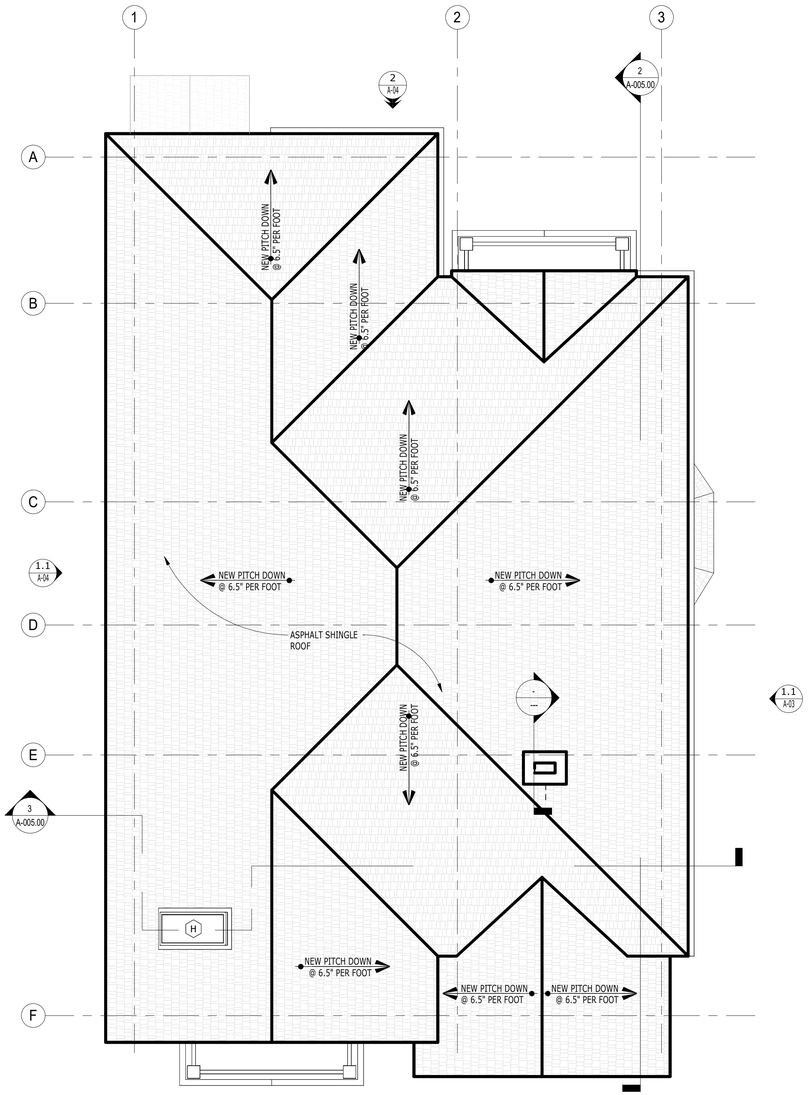


1 SECOND FLOOR_CONSTRUCTION PLAN.
1/4" = 1'-0"



2 ROOF_CONSTRUCTION PLAN.
1/4" = 1'-0"

EDGARD'S RESIDENCE

NEKTARIOS STUDIO ARCHITECT, PLLC

A.G. DIGITAL DESIGN

No.	Description	Date

29 GARDFIELD PL.
ROSLYN HEIGHTS, N.Y.
11577

CONSTRUCTION PLANS - 2ND FLOOR & ROOF

PROJECT NUMBER	001-003
DATE	05/08/2023
DRAWN BY	AG/NB
CHECKED BY	AG/NB

SEAL

REGISTERED ARCHITECT NICOLAS NEKTARIOS P.C. 043373 STATE OF NEW YORK

A-04

SHEET OF

Scale 1/4" = 1'-0"

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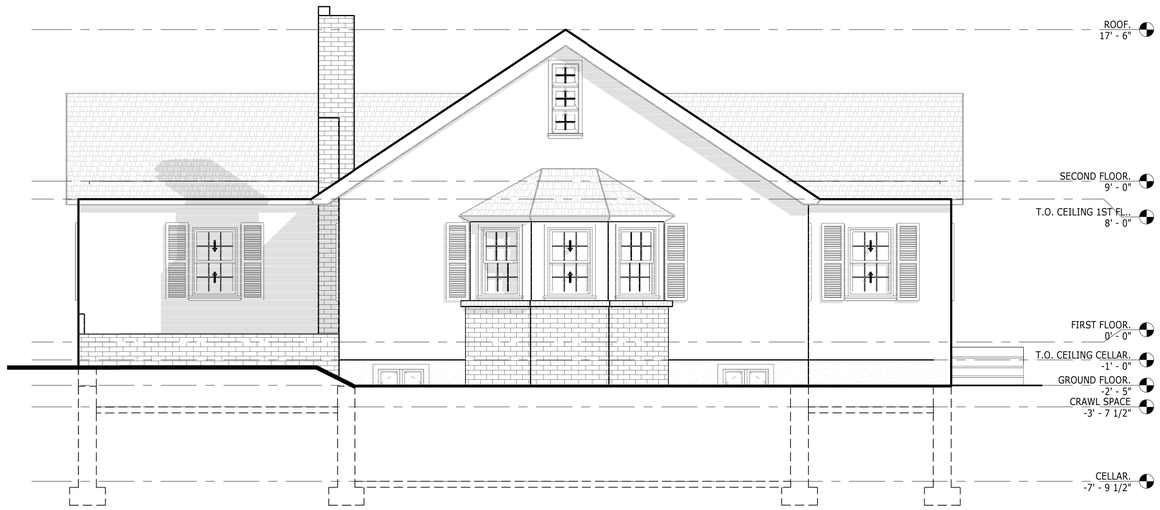
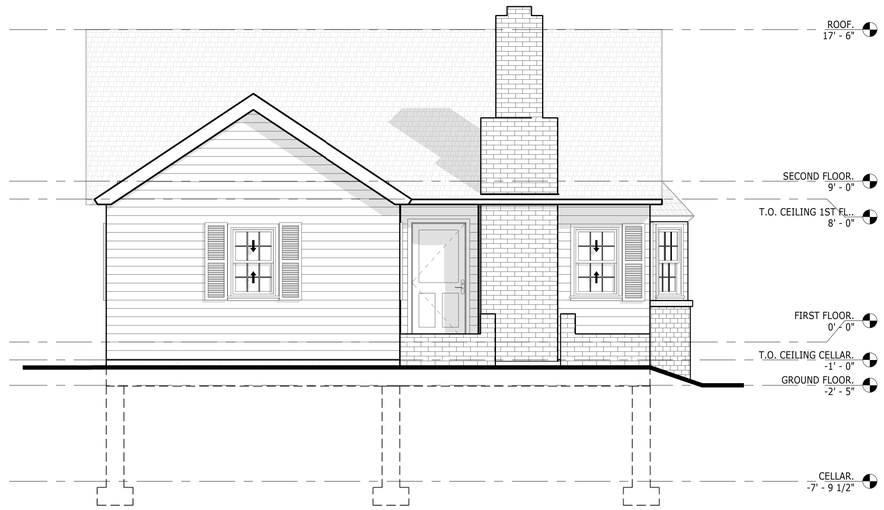
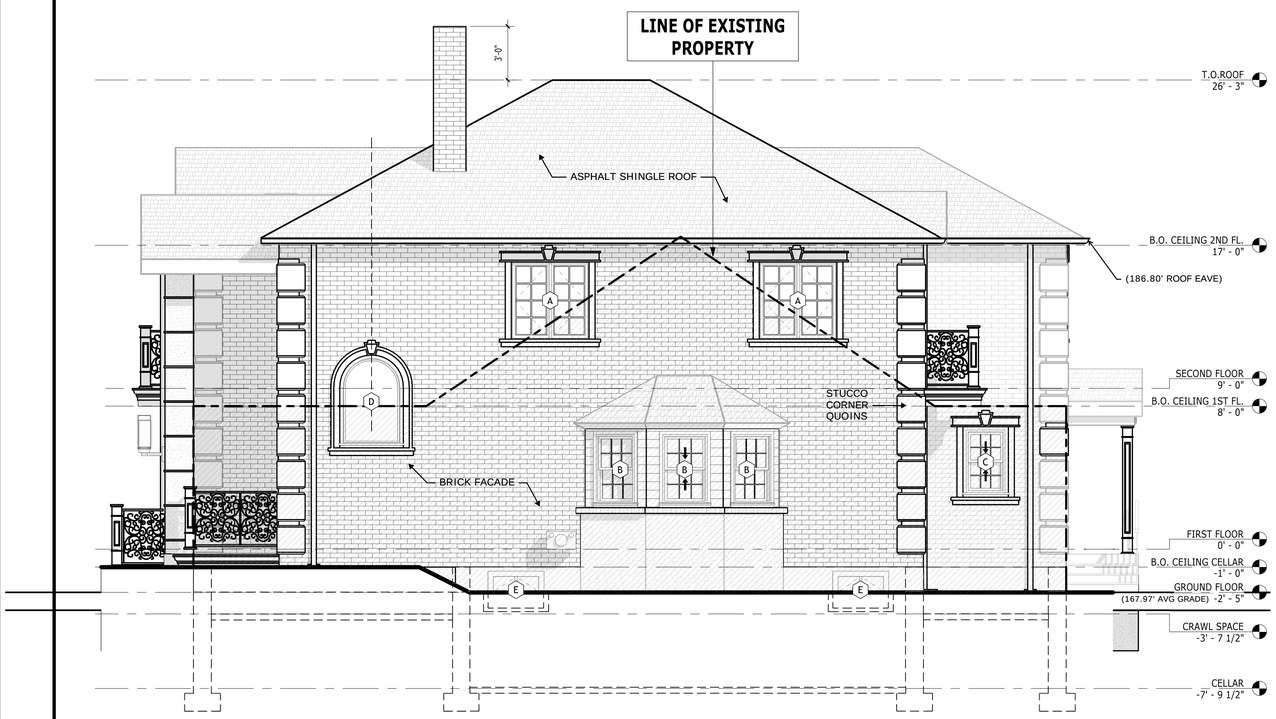


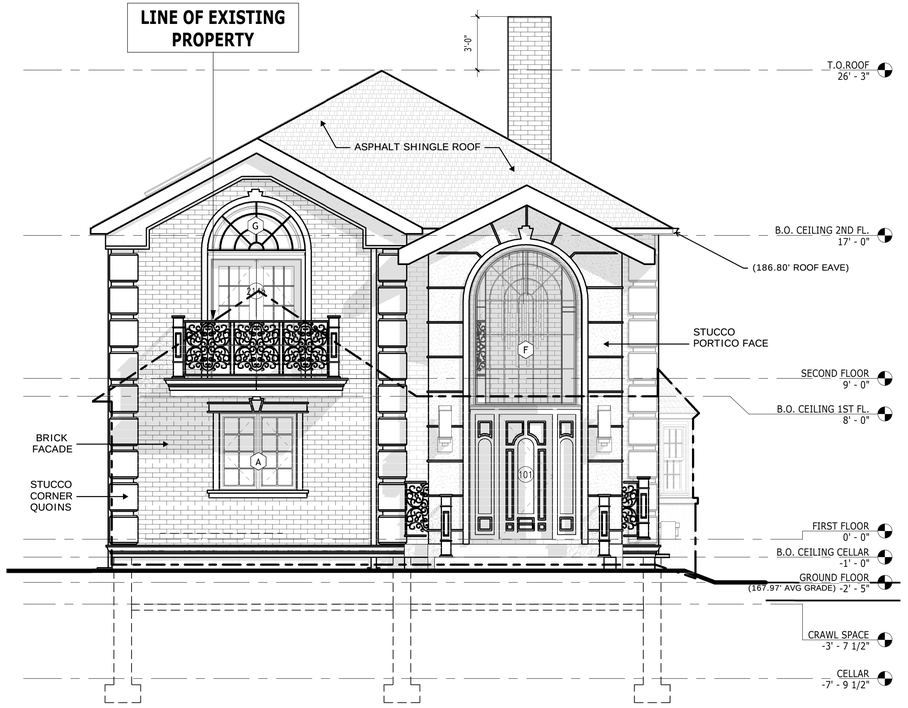
1 EXIST. EAST ELEVATION.
1/4" = 1'-0"



2 EXIST. SOUTH ELEVATION.
1/4" = 1'-0"



1.1 NEW EAST ELEVATION.
1/4" = 1'-0"



2.2 NEW SOUTH ELEVATION.
1/4" = 1'-0"

EDGARD'S RESIDENCE

NEKTARIOS STUDIO ARCHITECT, PLLC

A.G. DIGITAL DESIGN

No.	Description	Date

29 GARDFIELD PL.
ROSLYN HEIGHTS, N.Y.
11577

EXISTING ELEVATION & PROPOSED ELEVATIONS

PROJECT NUMBER	001-003
DATE	05/08/2023
DRAWN BY	A.G./N.B.
CHECKED BY	A.G./N.B.

SEAL

REGISTERED ARCHITECT NICOLAS NEKTARIOS 043373 STATE OF NEW YORK

A-05

SHEET OF

Scale 1/4" = 1'-0"

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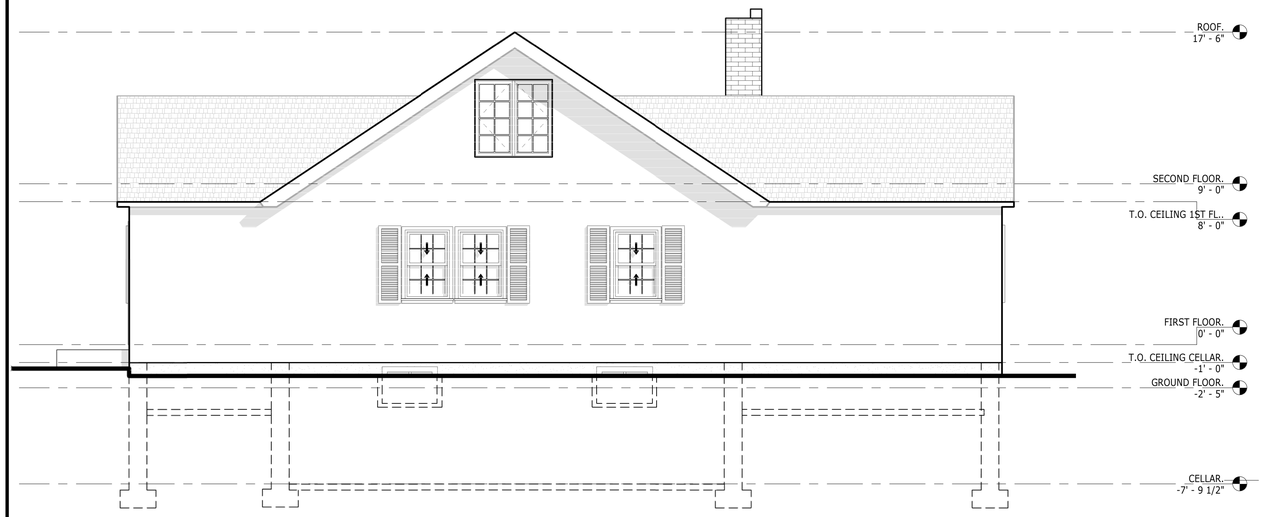
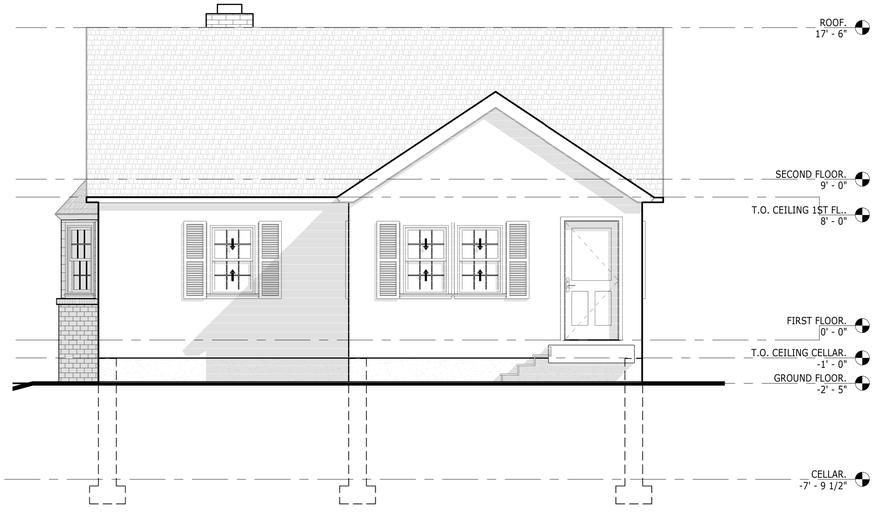
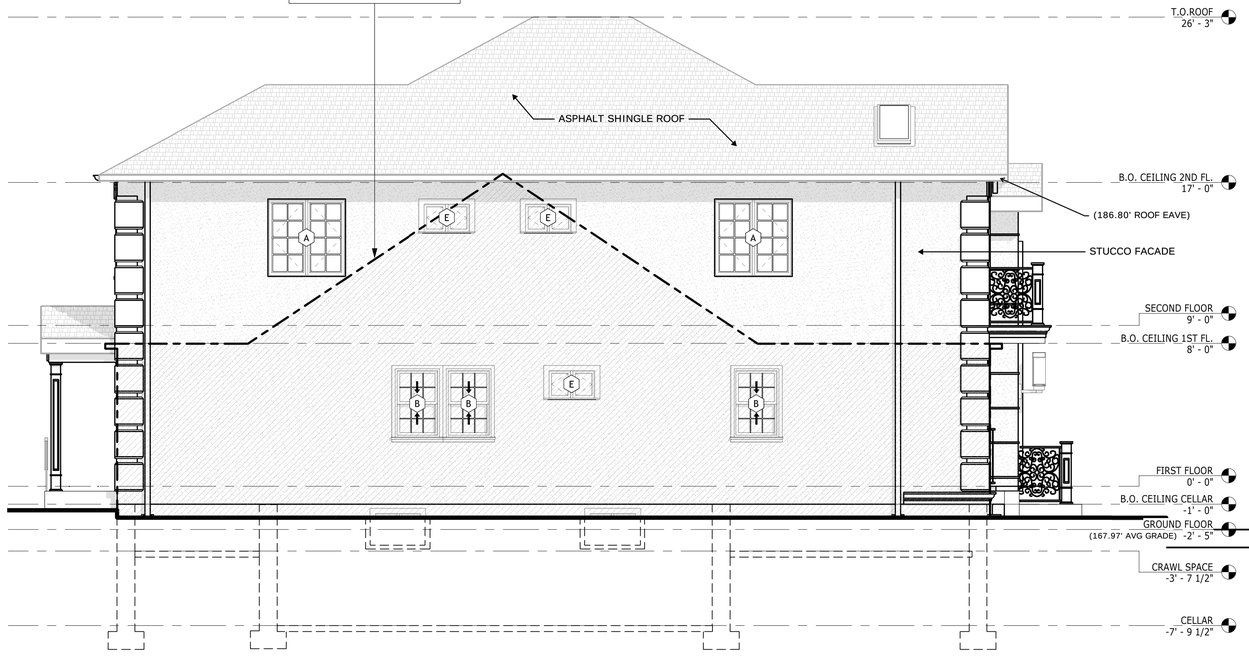


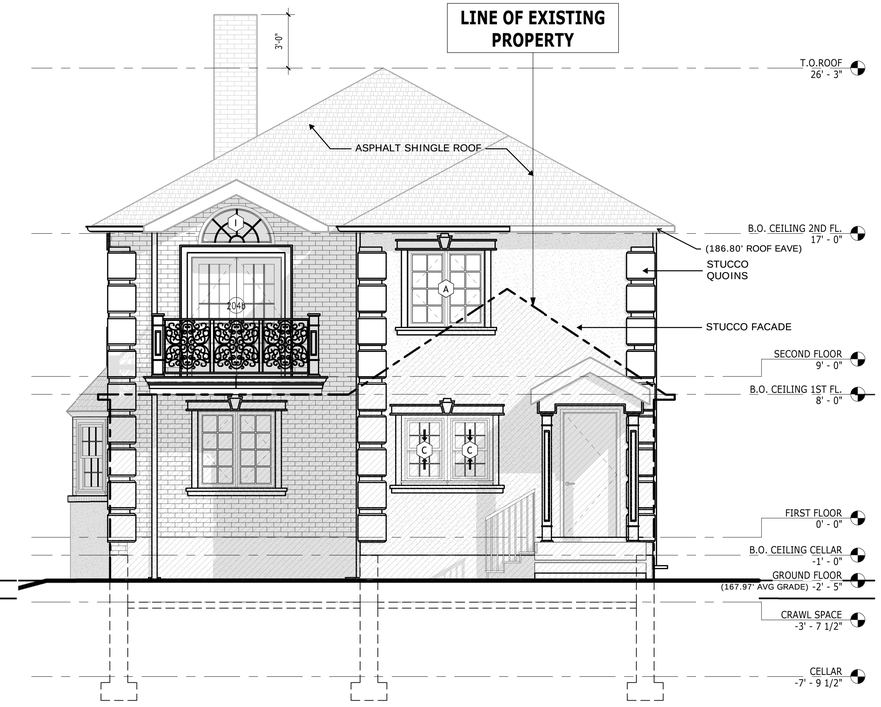
1 EXISTING WEST ELEVATION.
1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
1/4" = 1'-0"



1.1 NEW WEST ELEVATION.
1/4" = 1'-0"



2 NEW NORTH ELEVATION
1/4" = 1'-0"

EDGARD'S RESIDENCE

NEKTARIOS STUDIO ARCHITECT, PLLC

A.G. DIGITAL DESIGN

No.	Description	Date

29 GARDFIELD PL.
ROSLYN HEIGHTS, N.Y.
11577

EXISTING ELEVATION & PROPOSED ELEVATIONS

PROJECT NUMBER	001-003
DATE	05/08/2023
DRAWN BY	A.G. / N.B.
CHECKED BY	A.G. / N.B.

SEAL

REGISTERED ARCHITECT NICHOLAS NEKTARIOS 043373 STATE OF NEW YORK

A-06

SHEET OF

Scale 1/4" = 1'-0"

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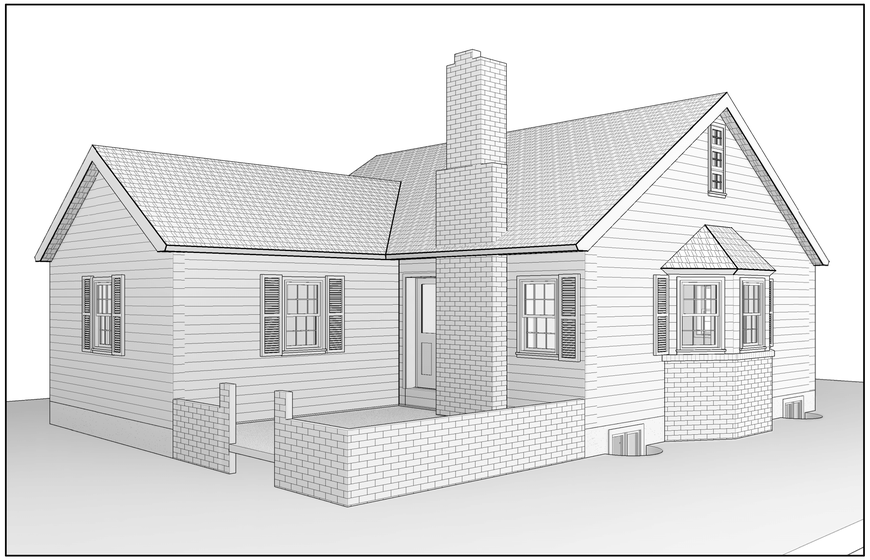
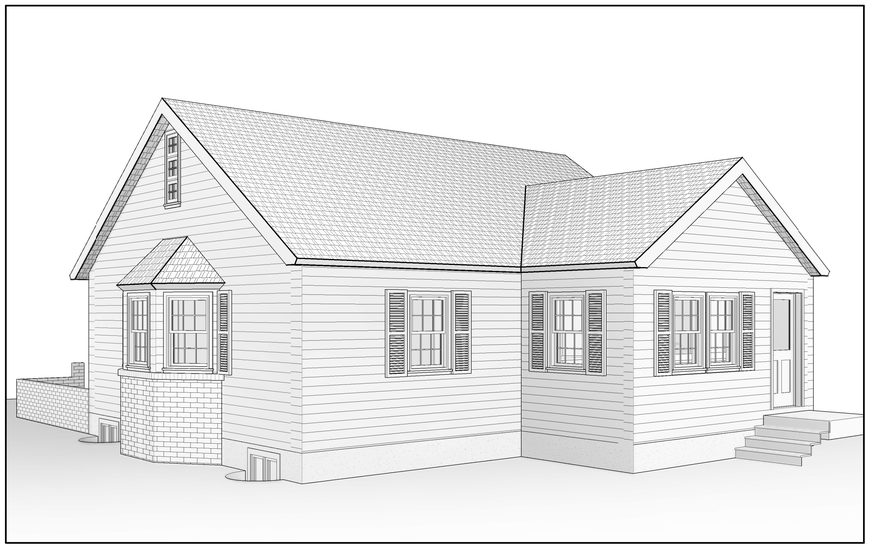


1 PERSPECTIVE VIEW - EXISTING - FRONT VIEW



1.2 PERSPECTIVE VIEW - EXISTING - REAR VIEW

2 PERSPECTIVE VIEW - PROPOSED CONSTRUCTION - FRONT VIEW

2.2 PERSPECTIVE VIEW - PROPOSED CONSTRUCTION - REAR VIEW

EDGARD'S RESIDENCE

NEKTARIOS STUDIO ARCHITECT, PLLC

A.G. DIGITAL DESIGN

No.	Description	Date

29 GARDFIELD PL.
ROSLYN HEIGHTS, N.Y.
11577

ISOMETRIC VIEWS

PROJECT NUMBER	001-003
DATE	05/08/2023
DRAWN BY	A.G. / N.B.
CHECKED BY	A.G. / N.B.

SEAL

REGISTERED ARCHITECT
NICHOLAS NEKTARIOS P.A.
043373
STATE OF NEW YORK

A-07

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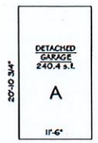
9/15/2023 12:37:54 PM

#21469

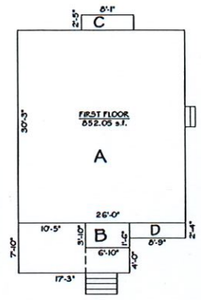
Kovack Residence

22 NUGENT STREET
NEW HYDE PARK, NY 11040



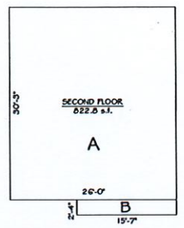
(A) 11'-6" X 20'-10 3/4" = 240.40

TOTAL: 240.40 SF



(A) 30.25 X 26 = 786.5
(B) 4.08 X 7.62 = 31.08
(C) 1.13 X 10.42 = 11.77
(D) 9.08' X 2.5 = 22.7

TOTAL: 852.05 SF



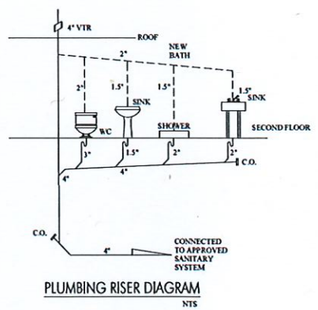
(A) 30.25 X 26 = 786.5
(B) 2.33 X 15.58 = 36.3

TOTAL: 822.8 SF

GROSS FLOOR AREA CALCULATIONS

EXISTING FIRST FLOOR	852.05 SF
NEW ROOF OVER (N/I)	108.92 SF
NEW SECOND FLOOR	822.8 SF
EXISTING GARAGE	240.4 SF

TOTAL GFA= 1674.9 SF / 4000 SF =41.9%



PLUMBING RISER DIAGRAM
NTS

Generated by REScheck-Web Software

Compliance Certificate

Project: Kovack Second Floor

Energy Code: 2018 IECC
Location: New Hyde Park, New York
Construction Type: Single-family
Project Type: Addition
Climate Zone: 4 (3316 HDD)
Permit Date:
Permit Number:

Construction Site: 22 NUGENT STREET, NEW HYDE PARK, NY 11040
Owner/Agents: Kovack Residence, 22 NUGENT STREET, NEW HYDE PARK, NY 11040
Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: 1.8% Better Than Code | Maximum UA: 104 | Your UA: 104 | Maximum SHGC: 0.40 | Your SHGC: 0.31

The % Better or More Than Code Value reflects how close to compliance the house is based on total trade-off tuns. A value less than zero is an estimate of energy use in units relative to a minimum code home.

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

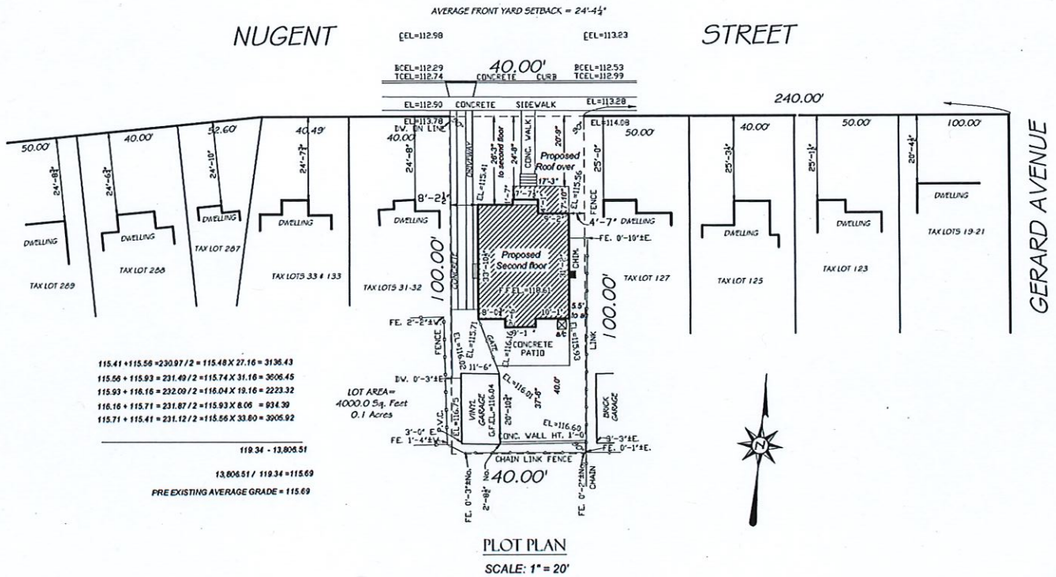
Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	897	30.0	0.0	0.035	0.026	31	23
Wall: Wood Frame, 16" o.c.	926	13.0	5.0	0.053	0.060	44	50
Window: Wood Frame SHGC: 0.31	102			0.280	0.320	29	33

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

Name - Title | Signature | Date

Project Title: Kovack Second Floor
Data Filename:
Report date: 06/07/23
Page 1 of 9



PLOT PLAN
SCALE: 1" = 20'

TYPE OF WORK:

[ ] NEW BUILDING [ ] ALTERATIONS - LEVEL 2 [ ] REPAIR
[X] ADDITION [ ] REPLACEMENT [ ] DEMOLITION
[ ] ALTERATIONS - LEVEL 1 [ ] CHANGE OF OCCUPANCY [ ] REPLACEMENT

BUILDING PLAN REVIEW NOTE:

BUILDING DEPARTMENT PLANS EXAMINER HAS REVIEWED THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE 2020 BUILDING AND / OR RESIDENTIAL CODE OF NEW YORK STATE. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THAT RESPONSIBILITY IS GUARANTEED UNDER THE SEAL AND SIGNATURE OF THE STATE OF NEW YORK LICENSED DESIGN PROFESSIONAL OF RECORD. THAT SEAL AND SIGNATURE HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:

ACCURATE.
CONFORMS WITH GOVERNING CODES APPLICABLE AT TIME OF SUBMISSION.
CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE,HEALTH, PROPERTY AND PUBLIC WELFARE. IS THE RESPONSIBILITY OF THE LICENSEE.

THE EXISTING MECHANICAL SYSTEM IS ADEQUATE TO HANDLE THE ADDITIONAL LOADS IMPOSED BY THE NEW ADDITIONS/ALTERATIONS

THE EXISTING ELECTRICAL SERVICE IS ADEQUATE FOR THE PROPOSED ADDITIONS/ALTERATIONS

ALL NEW WINDOWS INDICATED ON PLANS ARE ANDERSEN 400 SERIES OR EQUIVALENT. EGRESS WINDOWS MEET OR EXCEED MINIMUM REQUIREMENTS

THE PROPOSED ADDITION CONFORMS WITH APENDIX J, SECTION AJ8 FOR ADDITIONS SECTION AJ803.

CODE REFERENCES COMPLY WITH:

2020 RESIDENTIAL CODE OF NEW YORK STATE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

ENERGY CODE COMPLIANCE:
I THE HEREBY UNDERSIGNED NEW YORK STATE DESIGN PROFESSIONAL STATES THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THE PLANS AND /OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NYSECCC

DESIGN elements

1531 ILLINOIS AVE
BAY SHORE, NY 11706
TEL: (631)297-4901

□mail□designelements□60□ gmail□com

PROPERTY INFORMATION

□□□□□□

ITEM	SQ. FT.
TOTAL LOT AREA	4,000 SF.
□□□□□□□□□□□□□□□□□□□□	
FIRST FLOOR:	852.05 SF.
SECOND FLOOR:	
ATTACHED GARAGE	
DETACHED GARAGE	240.4 SF.
ROOFED OVER DECKS/PORCHES	
□□□□□□□	
FIRST FLOOR:	
SECOND FLOOR:	822.8 SF.
PORTICO	
DETACHED GARAGE	
ROOFED OVER DECKS/PORCHES	108.92 SF.
□□□□□□□□□□□□□□□□□□□□□□□□□□□□	
BUILDING 1	
TOTAL LAND OCCUPIED	1,092.5 SF. 27.3 □
TOTAL GFA:	1674.9 SF. 41.9 □

REVISIONS		
No.	DATE	DESCRIPTION

KOVACK RESIDENCE

22 NUGENT STREET
NEW HYDE PARK, NY 11040

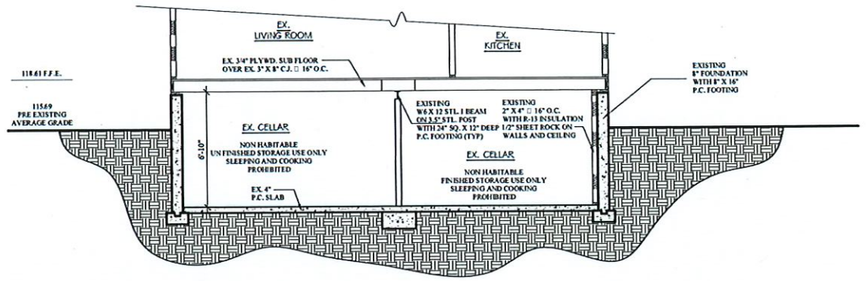
PROPOSED MOTHER/DAUGHTER

KURT JACOBS,R.A.
1531 ILLINOIS AVE
BAY SHORE, NY 11706
TEL: (631)297-4901

REGISTERED ARCHITECT Kurt A. Jacobs NO. 027837 STATE OF NEW YORK

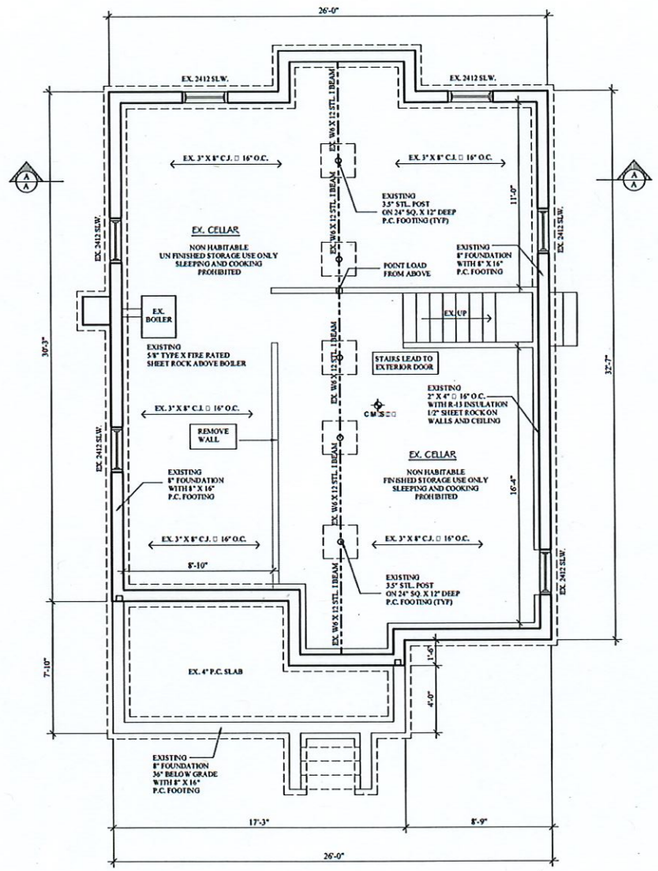
DATE	8/9/23
DRAWN BY	W.N.
SCALE	AS NOTED

DRAWING No. 1.□7



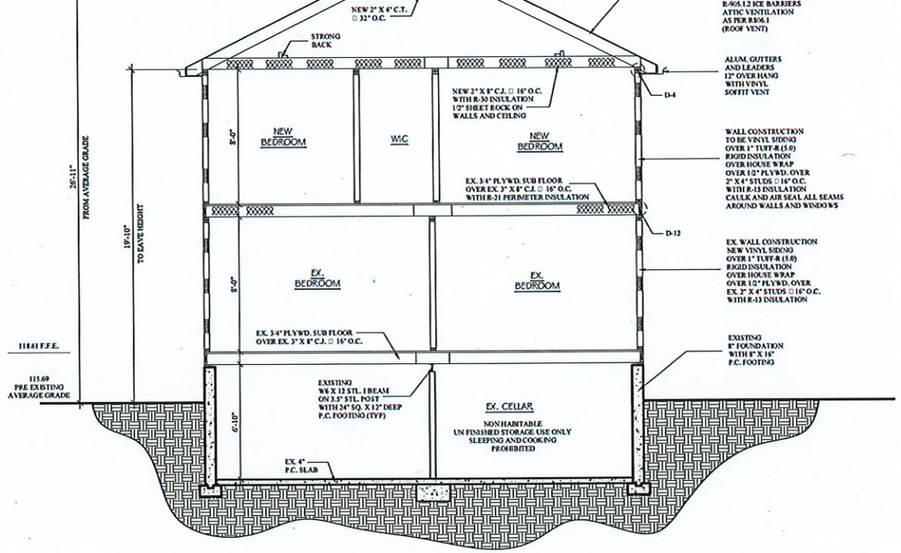
EXISTING BASEMENT SECTION

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



EXISTING FIRST FLOOR PLAN

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



PROPOSED SECTION A-A

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

DESIGN elements

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mail@designelements60@gmail.com

REVISIONS		
No.	DATE	DESCRIPTION

KOVACK RESIDENCE

22 NUGENT STREET
NEW HYDE PARK, NY 11040

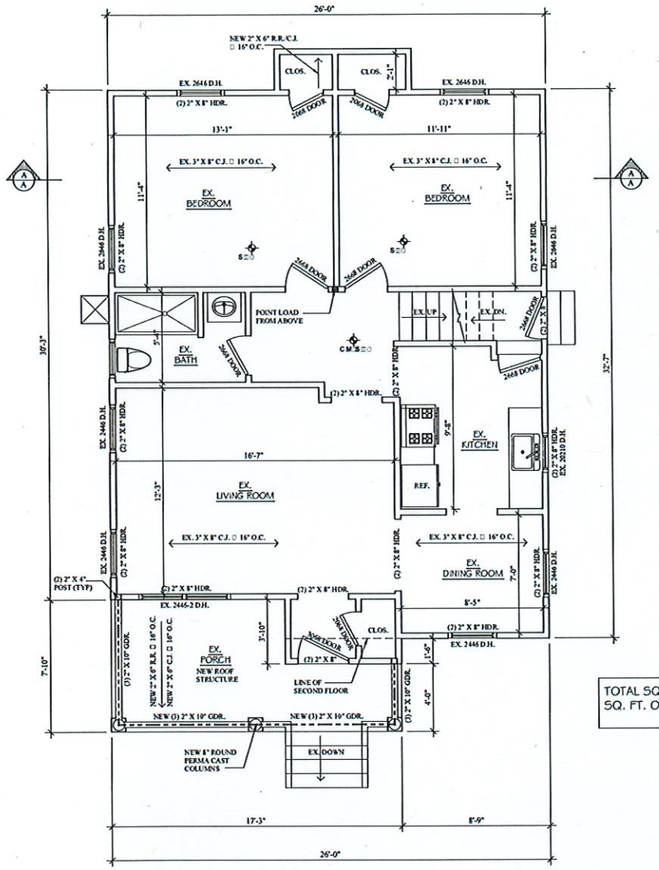
PROPOSED
MOTHER/DAUGHTER

KURT JACOBS,R.A.
1531 ILLINOIS AVE
BAY SHORE, NY 11706
TEL: (631)297-4901

REGISTERED ARCHITECT
Kurt A. Jacobs
No. 019861
STATE OF NEW YORK

DATE	8/9/23
DRAWN BY	W.N.
SCALE	AS NOTED

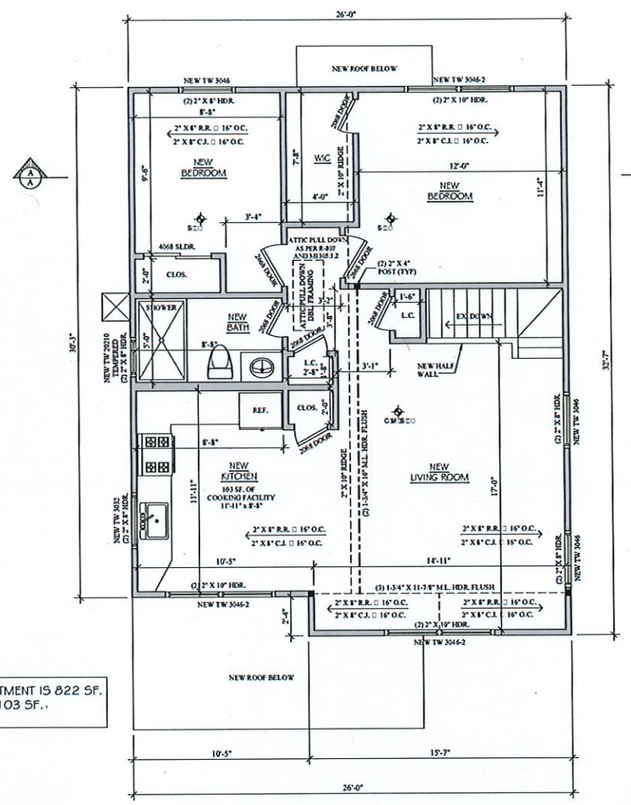
DRAWING No.	
	2.7



EXISTING FIRST FLOOR PLAN

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

TOTAL SQ. FT. OF APARTMENT IS 822 SF.
SQ. FT. OF KITCHEN IS 103 SF..



PROPOSED SECOND FLOOR PLAN

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

DESIGN elements

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REVISIONS		
No.	DATE	DESCRIPTION

KOVACK RESIDENCE

22 NUGENT STREET
NEW HYDE PARK, NY 11040

PROPOSED
MOTHER/DAUGHTER

KURT JACOBS, R.A.
1531 ILLINOIS AVE
BAY SHORE, NY 11706
TEL: (631)297-4901

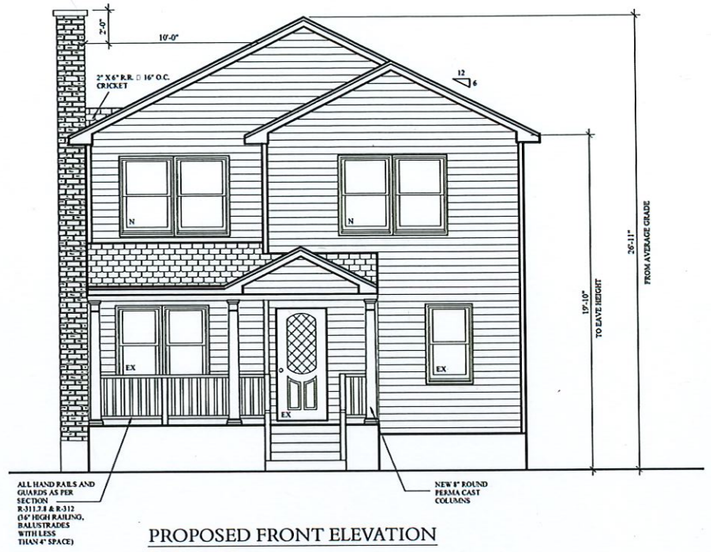
REGISTERED ARCHITECT
Kurt A. Jacobs
NO. 011183
STATE OF NEW YORK

DATE	8/9/23
DRAWN BY	W.N.
SCALE	AS NOTED

DRAWING No. 3.7

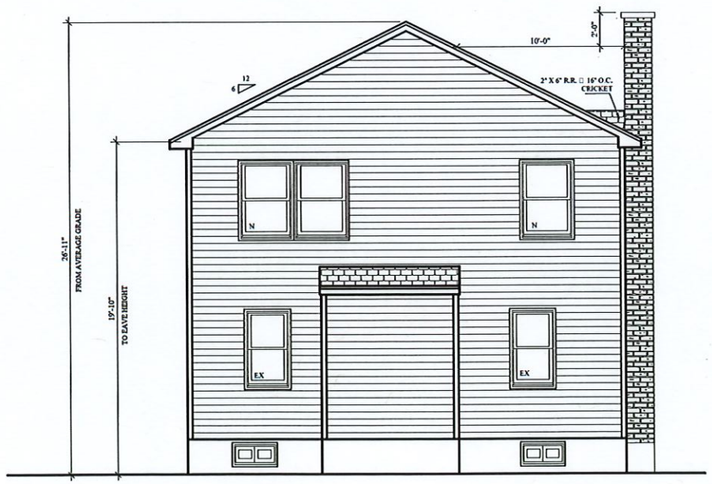
PROPOSED LEFT SIDE ELEVATION

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



PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

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

PROPOSED RIGHT SIDE ELEVATION

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

DESIGN elements

1531 ILLINOIS AVE
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REVISIONS

No.	DATE	DESCRIPTION

KOVACK RESIDENCE

22 NUGENT STREET
NEW HYDE PARK, NY 11040

PROPOSED
MOTHER/DAUGHTER

KURT JACOBS, R.A.
1531 ILLINOIS AVE
BAY SHORE, NY 11706
TEL: (631)297-4901

REGISTERED ARCHITECT Kurt A. Jacobs NO. 017837 STATE OF NEW YORK

DATE	8/9/23
DRAWN BY	W.N.
SCALE	AS NOTED

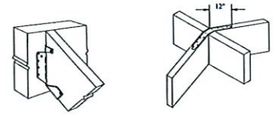
DRAWING No. 4.7

FASTENING SCHEDULE - TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
	ROOF		
1	Blocking between ceiling joists or rafters to top plate	4-16d box (3.5" x 0.135") or 3-16d common (3.5" x 0.162") or 3-16d box (3.5" x 0.135") nails	Toe nail
2	Ceiling joists to top plate	4-16d box (3.5" x 0.135") or 3-16d common (3.5" x 0.162") or 3-16d box (3.5" x 0.135") nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see sections R802.3.1 and table R802.5.1(2))	4-3"x0.131" or 3-3.25"x0.131" or 4-3" staples	Face nail
4	Ceiling joist attached to parallel rafter (heel joint, see sections R802.3.1 and R802.5.1(2))	Table R802.5.1(2)	Face nail
5	Collar tie to rafter, face nail or 1.5"x1.5"x0.09" gusset plate each side of rafter	4-16d box (3.5" x 0.135") or 4-3" x 0.131" or 4-3" staples	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box (3.5" x 0.135") or 3-16d common (3.5" x 0.162") or 4-16d box (3.5" x 0.135") or 4-3" staples	Toe nail 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 1" ridge beam	4-16d (3.5" x 0.135") or 3-16d common (3.5" x 0.162") or 4-16d box (3.5" x 0.135")	Toe nail
		3-16d box (3.5" x 0.135") or 3-16d common (3.5" x 0.162") or 3-16d box (3.5" x 0.135")	End nail
	CEILING		
8	Ceiling joist to parallel exterior wall	3-16d common (3.5" x 0.162")	Toe nail
9	Ceiling joist to parallel interior bearing wall (continuous or lapped)	3-16d common (3.5" x 0.162")	Toe nail
10	Ceiling joist to parallel exterior wall over wall (continuous)	3-16d common (3.5" x 0.162")	Toe nail
11	Ceiling joist to parallel interior bearing wall over wall (continuous)	3-16d common (3.5" x 0.162")	Toe nail
12	Ceiling joist to end joist or header	3-16d common (3.5" x 0.162")	Toe nail
13	Ceiling joist to end joist or header, end nailed	4-16d box (3.5" x 0.135") or 3-16d common (3.5" x 0.162") or 4-16d box (3.5" x 0.135")	Toe nail
14	Ceiling joist laps over partitions (see sections R802.3.1 and table R802.5.1(2))	3-16d common (3.5" x 0.162") or 4-16d box (3.5" x 0.135") or 4-3" staples	Face nail
15	Ceiling joist to parallel exterior wall	3-16d common (3.5" x 0.162") or 4-16d box (3.5" x 0.135") or 4-3" staples	Face nail
16	Continuous header, two pieces	16d common (3.5" x 0.162")	16" o.c. along each edge
17	Ceiling joist to header	3-16d common (3.5" x 0.162") or 4-16d box (3.5" x 0.135") or 4-3" staples	Toe nail
18	Ceiling joist to header, framing from opposite sides	5-16d common (3.5" x 0.162") or 6-16d box (3.5" x 0.135") or 6-3" staples	Toe nail
19	Ceiling joist to header, framing from opposite sides	8-16d box (3.5" x 0.135") or 6-16d common (3.5" x 0.162") or 8-3" staples	End nail
20	Ceiling joist to band joist or header, framing from one side	4-16d common (3.5" x 0.162") or 4-16d box (3.5" x 0.135") or 4-3" staples	Toe nail
21	Ledger strip supporting ceiling joists or rafters	3-16d box (3.5" x 0.135") or 3-16d common (3.5" x 0.162") or 4-3" staples	At each joist or rafter, face nail
22	Ceiling joist to band joist or header	3-16d box (3.5" x 0.135") or 3-16d common (3.5" x 0.162") or 4-3" staples	End nail
	WALL		
23	Stud to sill or bottom plate	4-16d common (3.5" x 0.162") or 5-16d box (3.5" x 0.135") or 4-3" staples	Toe nail
24	Stud to bottom plate	2-16d common (3.5" x 0.162") or 3-16d box (3.5" x 0.135") or 3-3" staples	Toe nail
25	Stud to double top plate	2-16d common (3.5" x 0.162") or 3-16d box (3.5" x 0.135") or 3-3" staples	Face nail
26	Double stud, face nail	10-16d common (3.5" x 0.162") or 12-16d box (3.5" x 0.135") or 12-3" staples	16" o.c.
27	Double top plate, face nail	10-16d common (3.5" x 0.162") or 12-16d box (3.5" x 0.135") or 12-3" staples	16" o.c.
28	Double top plate, face nail, offset splices	8-16d common (3.5" x 0.162") or 10-16d box (3.5" x 0.135") or 10-3" staples	16" o.c.
29	Double top plate, minimum 24" offset of end joints, face nail in lapped area	8-16d common (3.5" x 0.162") or 10-16d box (3.5" x 0.135") or 10-3" staples	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
30	Double top plate, face nail, at intersections	10-16d common (3.5" x 0.162") or 12-16d box (3.5" x 0.135") or 12-3" staples	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
31	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	3-16d common (3.5" x 0.162") or 4-16d box (3.5" x 0.135") or 4-3" staples	16" o.c.
32	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panels)	3-16d common (3.5" x 0.162") or 4-16d box (3.5" x 0.135") or 4-3" staples	16" o.c.
33	Top or bottom plate to stud	2-16d box (3.5" x 0.135") or 2-16d common (3.5" x 0.162") or 3-16d box (3.5" x 0.135") or 3-3" staples	Toe nail
		2-16d box (3.5" x 0.135") or 2-16d common (3.5" x 0.162") or 3-16d box (3.5" x 0.135") or 3-3" staples	End nail
34	Top plates, laps at corners and intersections	2-16d box (3.5" x 0.135") or 2-16d common (3.5" x 0.162")	Face nail
35	1" brace to each stud and plate	2-8d box (2.5" x 0.113") or 2-8d common (2.5" x 0.131") or 3-8d box (2.5" x 0.113") or 2-3" staples, 3-1/4"	Face nail
36	1"x6" sheathing to each bearing	2-8d box (2.5" x 0.113") or 2-8d common (2.5" x 0.131") or 3-8d box (2.5" x 0.113") or 3-staples, 3" crown, 16 ga, 7/16" long	Face nail
37	1"x8" (or wider) sheathing to each bearing	2-8d box (2.5" x 0.113") or 2-8d common (2.5" x 0.131") or 3-8d box (2.5" x 0.113") or 3-staples, 3" crown, 16 ga, 7/16" long	Face nail
		Wider than 1"x8" (4" face) use 3 times the number of fasteners required for 1"x6"	
38	Built-up corner studs	10d box (3" x 0.128") or 3" x 0.131" nails	24" o.c. face nail
39	Built-up girders and beams, 2 inch lumber layers	10d box (3" x 0.128") or 3" x 0.131" nails	Face nail at top and bottom staggered on opposite sides
40	Ledger strip supporting joists or rafters	3-16d box (3.5" x 0.135") or 3-16d common (3.5" x 0.162") or 4-3" staples	At each joist or rafter, face nail
41	Bridging or blocking to joist	2-10d box (3" x 0.128") or 2-10d common (3.5" x 0.148") or 3-3" staples	Each end, toe nail

FASTENING SCHEDULE - TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
			Edges (inches)	Intermediate supports (inches)
	Wood structural panels, sub floor, roof and interior wall sheathing to framing and particle board wall sheathing to framing (see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing)			
42	1/2" (0.5")	6d common (2" nail, subfloor, wall) or 8d common (2.5" x 0.131" nail, roof) for RSRS 91 (0.120" nail, roof)	6	12
43	19/32" (0.59")	8d common nail (2.5" x 0.131" nail, roof)	6	12
44	11/2" (1.5")	10d common (3" nail) or 8d (2.5" x 0.131" deformed nail	6	12
	Other wall sheathing			
45	1/2" structural cellulosic fiberboard sheathing	11/2" galvanized roofing nail; (0.150" head diameter) or 1" staple, 16 ga staple with (0.375" or 7/16" crown)	3	6
46	25/32" structural cellulosic fiberboard sheathing	1.3/4" galvanized roofing nail; (0.150" head diameter) or 1.1/2" long 16 ga staple with (0.375" or 7/16" crown)	3	6
47	1/2" gypsum sheathing	1.1/2" galvanized roofing nail; staple galvanized, 1.1/2" long; 1.1/4" screws, Type G or S	3	6
48	5/8" gypsum sheathing	1.3/4" galvanized roofing nail; staple galvanized, 1.5/8" long; 1.1/2" screws, Type G or S	3	6
	Wood structural panels, combination subfloor underlayment to framing			
49	3/4" or less	6d deformed (2") nail or 8d common (2.5" x 0.131") nail	6	12
50	7/8" (0.875")	8d common (2.5" x 0.131") nail or 8d deformed (2.5" x 0.131") nail	6	12
51	1.1/8" (1.125")	10d common (3" nail) or 8d deformed (2.5" x 0.131") nail	6	12

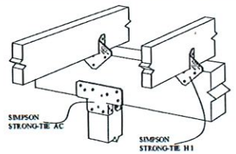


D1 ADJUSTABLE HANGER
SIMPSON STRONG-TIE
LSU26-2X6
LSSU28-2X8,2X10,OR 2X12

D2 RIDGE
SIMPSON STRONG-TIE
LST WITH (3) 8d COMMON NAILS
LOCATED AT EACH END OF STRAP

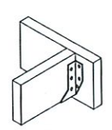
D3 CATHEDRAL RIDGE
SIMPSON STRONG-TIE
LSU26-2X6
LSSU28-2X8,2X10,2X12
LSTAH WITH (3) 8d COMMON NAILS
LOCATED AT EACH END OF STRAP

D4 HURRICANE TIE
SIMPSON STRONG-TIE H2A

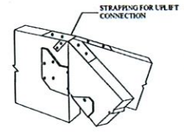


D5 JOIST AND POST CONNECTIONS
SIMPSON STRONG-TIE AC
SIMPSON STRONG-TIE H1

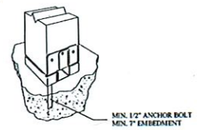
ALL STRAPPING MATERIALS IN CONNECTION WITH ACQ MUST BE Z MAX RATED CLIPS, STAINLESS STEEL OR EQUAL



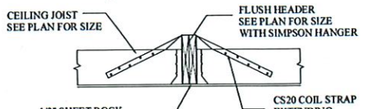
D6 FACE MOUNT HANGER
SIMPSON STRONG-TIE LUS28



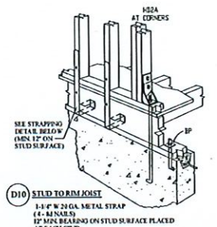
D7 HIP RAFTER
SIMPSON STRONG-TIE HHC22



D8 POST BASE
ALL STRAPPING MATERIALS IN CONNECTION WITH ACQ MUST BE Z MAX RATED CLIPS, STAINLESS STEEL OR EQUAL

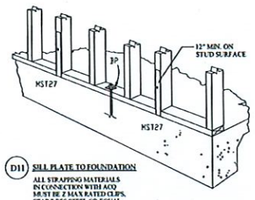


D9 FLUSH HEADER STRAPPING DETAIL

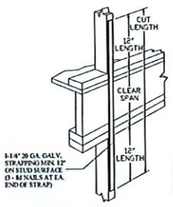


D10 STUD TO RIM JOIST
1-1-4" W 20 GA. METAL STRAP
(4 - 8d NAILS)
12" MIN. BEARING ON STUD SURFACE PLACED AT EACH STUD.

ALL STRAPPING MATERIALS IN CONNECTION WITH ACQ MUST BE Z MAX RATED CLIPS, STAINLESS STEEL OR EQUAL

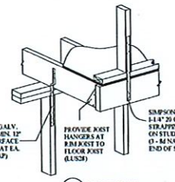


D11 SILL PLATE TO FOUNDATION
ALL STRAPPING MATERIALS IN CONNECTION WITH ACQ MUST BE Z MAX RATED CLIPS, STAINLESS STEEL OR EQUAL



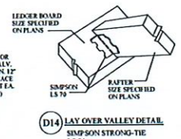
1-1-4" 20 GA. GALV. STRAPPING MIN. 12" ON STUD SURFACE (5 - 8d NAILS AT EA. END OF STRAP)

D12 STUD TO STUD CONNECTION
SIMPSON STRONG-TIE
CS20



1-1-4" 20 GA. GALV. STRAPPING MIN. 12" ON STUD SURFACE (5 - 8d NAILS AT EA. END OF STRAP)

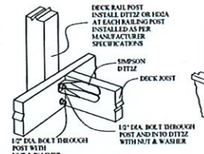
D13 CANTILEVER
SIMPSON STRONG-TIE
CS20 AND LUS28



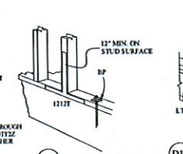
D14 LAY OVER VALLEY DETAIL
SIMPSON STRONG-TIE
LS 70

D15 RAFTER TO HEADER
SIMPSON STRONG-TIE
H2.5

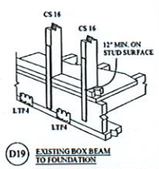
D16 HURRICANE TIE
SIMPSON STRONG-TIE H10S



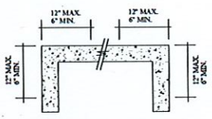
D17 DECK RAIL POST CONNECTORS
SIMPSON # DTT2Z OR HD2A



D18 EXISTING SILL PLATE TO FOUNDATION
SIMPSON 1212T INSTALLED TO EXISTING FOUNDATION FOR SILL PLATE ON SLAB



D19 EXISTING BOX BEAM TO FOUNDATION
SIMPSON LTP4 & CS16 INSTALLED TO EXISTING FOUNDATION FOR SILL PLATE WITH BOX BEAM

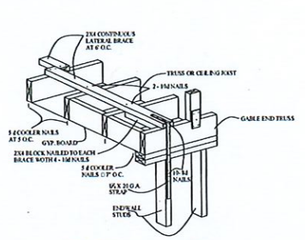


5/8" ANCHOR BOLTS 36" O.C. FOR 1&2 STORY

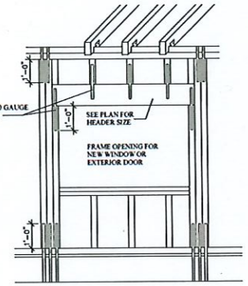
b) MIN. 7" EMBEDMENT INTO P.C. CONCRETE W/ 3" SQUARE WASHER AND END NUT SETUP

2c) - ANCHOR BOLTS TO BE LOCATED BETWEEN 6" MIN. TO 12" MAX. FROM ENDS OR CORNERS.

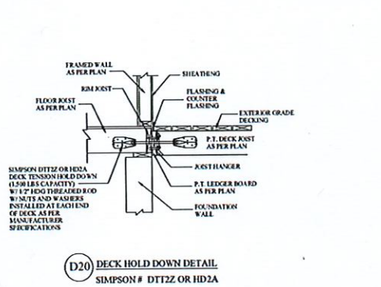
ANCHOR BOLT SPECIFICATION



CEILING BRACING GABLE ENDWALL



HEADER CONNECTIONS
1-1/4" MIN. 20 GAUGE COIL STRAP



D20 DECK HOLD DOWN DETAIL
SIMPSON # DTT2Z OR HD2A

TABLE R 3012.1.2 WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS AJR.C.D

FASTENER TYPE	FASTENER SPACING (in box)		
	PANEL SPAN ≤ 4 FEET	4 FEET < PANEL SPAN ≤ 5 FEET	5 FEET < PANEL SPAN ≤ 8 FEET
NO. 8 WOOD SCREW BASED ANCHOR WITH 2-INCH EMBEDMENT LENGTH	16	10	8
NO. 10 WOOD SCREW BASED ANCHOR WITH 2-INCH EMBEDMENT LENGTH	16	12	9
1/4" LAG SCREW BASED ANCHOR WITH 2-INCH EMBEDMENT LENGTH	16	16	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N, 1 mile per hour = 0.447 m/s.
a. This table is based on 110 mile per hour ultimate design wind speeds, V(ult), and a 33-foot mean roof height.
b. Fasteners shall be installed at 2 inches from the ends of the wood structural panel. Fasteners shall be located not less than 1 inch from the edge of the panel.
c. Anchors shall penetrate through the exterior wall covering with an embedment length of not less than 2 inches into the framing member.
Fasteners shall be located not less than 2-1/2 inches from the edge of concrete block or concrete.
d. Panels attached to masonry or masonry/veneer shall be attached using corrosion-resistant anchors having an ultimate withdrawal (pull-out) value of not less than 1,500 pounds.

TABLE R 301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per sq. ft.)

USE	LIVE LOADS
UNINHABITABLE ATTICS W/OUT STORAGE	10
UNINHABITABLE ATTICS W/ LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS W/FIXED STAIRS	30
BALCONIES (EXTERIOR) & DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200
GUARDS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

TABLE R 302.1(1) EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
WALLS	FIRE-RESISTANCE RATED	1 HR. TESTED IN ACCORDANCE WITH ASTME 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES	< 5 FEET
	NOT-FIRE-RESISTANCE RATED	0 HOURS	≥ 5 FEET
	NOT ALLOWED	N/A	< 5 FEET
PROJECTIONS	FIRE-RESISTANCE RATED	1 HR. ON THE UNDERSIDE	≥ 2 FEET < 5 FEET
	NOT-FIRE-RESISTANCE RATED	0 HOURS	≥ 5 FEET
	NOT ALLOWED	N/A	< 5 FEET
OPENING IN WALLS	25% MAXIMUM OF WALL AREA	0 HOURS	3 FEET
	UNLIMITED	0 HOURS	5 FEET
	ALL	COMPLY WITH SECTION R 302.4	< 3 FEET
PENETRATIONS	ALL	NONE REQUIRED	3 FEET

For SI: 1 foot = 304.8 mm.
a. For gable end walls, the reduction in rating shall be permitted to be determined at the level of the attic floor. The reduction in rating shall be permitted to be determined at the location of the roof/ceiling framing.
b. Projections shall not extend beyond a point one-half the distance regardless of any projection.
c. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave, provided that gable vent openings are not installed.

TABLE R 302.6 DWELLING - GARAGE SEPARATION

SEPARATION	
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

SECTION R301.2.2.2.1 WEIGHTS OF MATERIALS

USE	EQUIVALENT
EXTERIOR FLOOR FRAMING OR EQUIVALENT	10 PSF
EXTERIOR FLOOR FRAMING WITH CERAMIC OR QUARRY TILE FINISH	14 PSF
INTERIOR FLOOR FRAMING OR EQUIVALENT	10 PSF
INTERIOR FLOOR FRAMING WITH CERAMIC OR QUARRY TILE FINISH	15 PSF
ATTIC WITH LIMITED STORAGE	10 PSF
ATTIC WITH FIXED STAIRS	20 PSF

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE
RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS & PARTITIONS	H/180
FLOORS & CEILINGS W/ BRITTLE FINISHES (see Note d & 2b)	L/360
CEILINGS WITH FLEXIBLE FINISHES (including gypsum board)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS & WITH BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS & WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

NOTE: L = SPAN LENGTH.
H = SPAN HEIGHT

TABLE R 602.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (psi)		
	Weathering Potential		
	Negligible	Moderate	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500
Basement slabs and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	2,500	3,000	3,000
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	2,500	3,000 (a, c)	3,500 (a, c)

For SI: 1 foot = 304.8 mm.
n/a = Not applicable.
a. See Section R402.2 for additional requirements.
b. Concrete shall have a minimum specified compressive strength of 2,500 psi at 28 days.
c. Concrete in Section R301.2(1) for weathering potential.
d. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained. Concrete in other locations shall not be required to be air-entrained.
e. See Section R402.2 for Grade 60 reinforcement.
f. Concrete floors with a steel-trowelled finish, not less than 3 inches in thickness, shall have a minimum specified concrete strength of not less than 3,500 psi at 28 days.

TABLE R 301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMPERATURE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20	130 V(ULT)	NO	NO	1 MILE FROM COAST	B	SEVERE	3'-0"	Mod-Heavy	15 DEG.	YES		599	51 deg. F

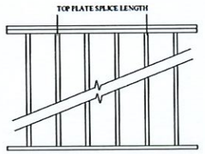
TOP PLATE SPLICE REQUIREMENTS FOR WIND EXPOSURES B & C ONE STORY SLAB ON GRADE

BUILDING DIMENSION	MIN. SPLICE LENGTH
12'-0"	3'-0"
16'-0"	3'-0"
20'-0"	4'-0"
24'-0"	4'-0"
28'-0"	5'-0"
32'-0"	6'-0"
36'-0"	7'-0"
40'-0"	8'-0"
50'-0"	10'-0"
60'-0"	12'-0"
70'-0"	14'-0"
80'-0"	16'-0"

TOP PLATE SPLICE REQUIREMENTS FOR WIND EXPOSURES B & C ALL OTHER CASES

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

TOP PLATE SPLICE LENGTH

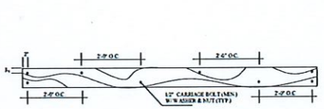


1 - TABULATED SPLICE LENGTHS ASSUME TOP PLATE-TO - TOP PLATE CONNECTIONS USING 2 - HD NAILS PER FT. FOR SHORTER SPLICE LENGTHS, THE NAILS SPACING SHALL BE REDUCED IN ORDER TO PROVIDE EQUIVALENT NUMBER OF NAILS.

2 - TABULATED SPLICE LENGTH ASSUME A BUILDING LOCATED IN EXPOSURE (B).

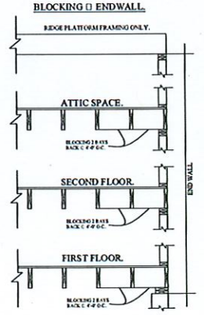
3 - TABULATED SPLICE LENGTHS ARE BASED ON 8 FT. WALL HEIGHTS FOR OTHER WALL HEIGHTS, (H) THE TABULATED UNIT LATERAL LOADS SHALL BE MULTIPLIED BY H/8.

4 - TOP PLATES SHALL BE MINIMUM OF STUD GRADE MATERIAL.

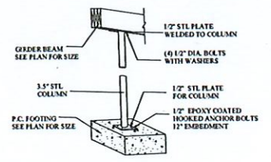


(TYP.) BOLT PATTERN FOR FLITCH PLATE
N.T.S.

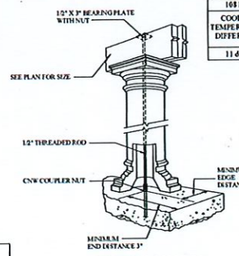
BLOCKING @ ENDWALL



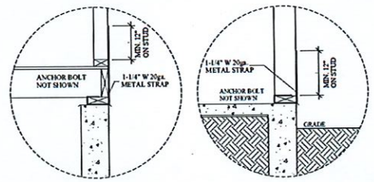
SPLICING OF TOP PLATE



POST TO GIRDER AND FOOTING CONNECTION



HOLLOW COLUMN CONNECTION DETAIL



MST27 STRAP CONNECTION DETAIL
1-1/4" W 20 GA. METAL STRAP
(4 - 8d NAILS)
12" MIN. BEARING ON STUD SURFACE
PLACED AT EACH STUD (16" O.C.)

MANUAL J CRITERIA REQUIRED IN SUBMITTED CALCULATIONS

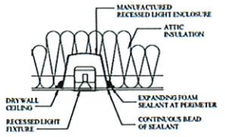
ELEVATION	LAT	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP.	DESIGN TEMP. COOLING	HEATING TEMPERATURE DIFFERENCE
108 FT	41 deg. N	15 deg. F	86 deg. F	1.00	70 deg. F	75 deg. F	55 deg. F
COOLING TEMPERATURE DIFFERENCE		WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT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

KURT JACOBS, RA
REGISTERED ARCHITECT Kurt A. Jacobs NEW YORK STATE 031111

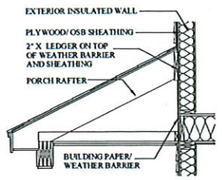
DESIGN elements
1531 Illinois Ave
Bay Shore , New York 11706
(631) 297-4901

OWNER
KOVACK RESIDENCE
22 NUGENT STREET
NEW HYDE PARK, NY 11040

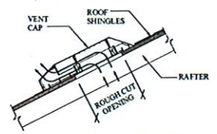
DETAIL SHEET
DS-1



AIR SEALING AT RECESSED LIGHTING IN ATTIC

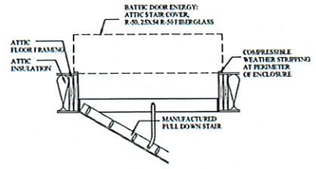


AIR SEALING AT PORCH ROOF
W/ 1/2" PLYWD. EXTERIOR SHEATHING

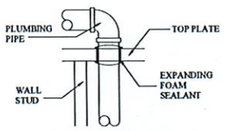


TYPICAL ROOF VENT

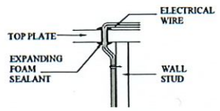
DURAFLO WEATHER PRO SERIES ROOF VENT #DP6000SL OR EQUIVALENT ROOF VENT



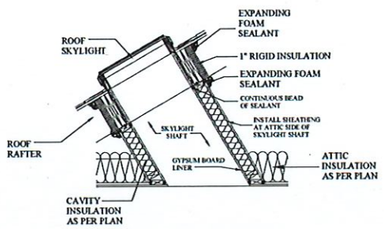
AIR SEALING AT ATTIC PULL DOWN STAIR



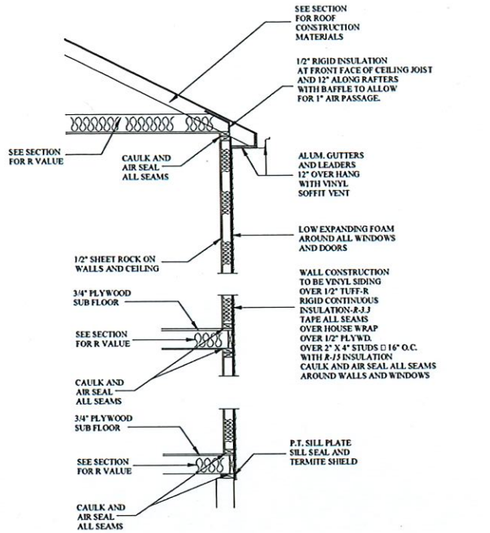
AIR SEAL AT TOP PLATE
PIPE PENETRATION



AIR SEAL AT TOP PLATE
WIRE PENETRATION



AIR SEALING AT SKYLIGHT SHAFT



AIR SEAL DETAIL

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

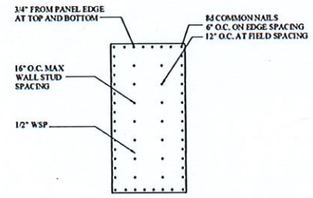
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope shall be continuous as described in the air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop-down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of insulated walls shall be insulated by completely filling the cavity with a material having a thermal resistance per inch of at least the value required for the rest of the wall. Exterior thermal envelope insulation for unvented attic spaces shall be installed in a manner that will maintain permanent contact with the underside of the roof deck.
Windows, skylights and Doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be installed to maintain contact with the underside of sheathing, or continuous insulation installed on the underside of floor framing and extend from the interior to the exterior wall enclosure floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shaft penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be applied to fill voids between fire sprinkler cover plates and walls or ceilings.	

TABLE R 507.4
DECK POST HEIGHT

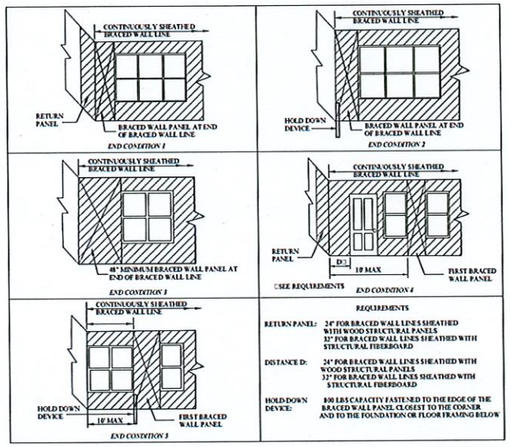
DECK POST SIZE	MAXIMUM HEIGHT (feet-in feet)
4 X 4	6'-9"
4 X 6	8'
6 X 6	14'
8 X 8	14'

TABLE R 507.9.1.3(1)
DECK LEDGER CONNECTION TO BAND JOIST
(Deck live load = 40 psf, Deck Dead Load = 10 psf, Snow Load ≤ 40 psf)

CONNECTION DETAILS	JOIST SPAN						
	6' AND LESS	6'-1" TO 8'	8'-1" TO 10'	10'-1" TO 12'	12'-1" TO 14'	14'-1" TO 16'	16'-1" TO 18'
	ON CENTER SPACING OF FASTENERS						
1/2" DIAMETER LAG SCREW WITH 1/2" MAXIMUM SHEATHING	30	23	18	15	13	11	10
1/2" DIAMETER BOLT WITH 1/2" MAXIMUM SHEATHING	36	36	34	29	24	21	19
1/2" DIAMETER BOLT WITH 1" MAXIMUM SHEATHING	36	36	29	24	21	18	16



PANEL ATTACHMENT
(CS-WSP)
CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

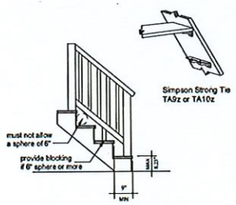
TABLE R 507.3.1
MINIMUM FOOTING SIZE FOR DECKS

LIVE OR GROUND SNOW LOAD (PSF)	TRIBUTARY AREA (SQ.FT.)	LOAD BEARING VALUE OF SOILS (PSF)								
		1500			2000			2500		
		SIDE OF A SQUARE FOOTING (INCHES)	DIAMETER OF A ROUND FOOTING (INCHES)	THICKNESS (INCHES)	SIDE OF A SQUARE FOOTING (INCHES)	DIAMETER OF A ROUND FOOTING (INCHES)	THICKNESS (INCHES)	SIDE OF A SQUARE FOOTING (INCHES)	DIAMETER OF A ROUND FOOTING (INCHES)	THICKNESS (INCHES)
40	20	12	14	6	12	14	6	12	14	6
	40	14	16	6	12	14	6	12	14	6
	60	17	19	6	15	17	6	13	15	6
	80	20	22	7	17	19	6	15	17	6
	100	22	25	8	19	21	6	17	19	6
	120	24	27	9	21	23	7	19	21	6
	140	26	29	10	22	25	8	20	23	7
	160	28	31	11	24	27	9	21	24	8

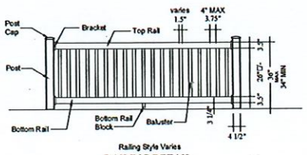
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 pound per square foot = 0.0479 kPa.
a. Interpolation permitted, extrapolation not permitted.
b. Based on highest load case: Dead + Live or Dead + Snow
c. Assumes Multiple Floors bearing on 12 inches x 12 inches x 6 inches or 16 inches x 6 inches
d. Where a footing is on rock or CMU face, the footing shall have a full 12 inch x 12 inch projection on all sides
e. Area, in square feet, of floor joists supported by footing and footings.

TABLE R 507.6
DECK JOIST SPANS FOR COMMON LUMBER SPECIES (Less than)

SPECIES	SIZE	ALLOWABLE JOIST SPAN			MAXIMUM CANTILEVER		
		SPACING OF DECK JOISTS (in inches)			SPACING OF DECK JOISTS WITH CANTILEVERS (in inches)		
		12	16	24	12	16	24
SOUTHERN PINE	2 X 6	9-11	9-0	7-7	1-3	1-4	1-6
	2 X 8	13-1	11-10	9-8	2-1	2-3	2-5
	2 X 10	16-2	14-0	11-5	3-4	3-6	2-10
	2 X 12	18-0	16-6	13-6	4-6	4-2	3-4
DOUGLAS FIR-LARCH, HEM-FIR SPRUCE-PINE-FIR	2 X 6	9-6	8-8	7-2	1-2	1-3	1-5
	2 X 8	12-6	11-1	9-1	1-11	2-1	2-3
	2 X 10	15-8	13-7	11-1	3-1	3-5	2-9
	2 X 12	18-0	15-9	12-10	4-6	3-11	3-3
REDWOOD, WESTERN CEDARS, PONDEROSA PINE, RED PINE	2 X 6	8-10	8-0	7-0	1-0	1-1	1-2
	2 X 8	11-8	10-7	8-8	1-8	1-10	2-0
	2 X 10	14-11	13-0	10-7	2-8	2-10	2-8
	2 X 12	17-5	15-1	12-4	3-10	3-9	3-1



RISERS AND TREADS DETAIL



RAILING DETAIL

R311.7.1 RISERS.
THE RISER HEIGHT SHALL BE NOT MORE THAN 8-1/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES, AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER SPHERE.

R311.7.2 TREADS.
THE TREAD DEPTH SHALL BE NOT LESS THAN 9 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

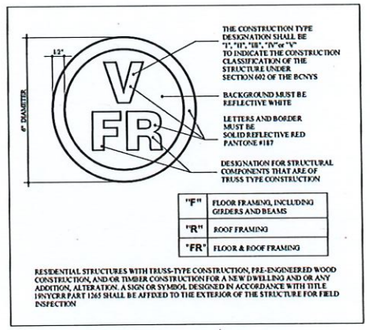
R311.7.3 HEIGHT.
HANDRAILS HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES.

R311.7.4 OPENING LIMITATIONS.
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES DIAMETER

EXCEPTIONS:
1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.
2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8 INCHES (111 MM) IN DIAMETER.

INSULATION R VALUES

PRODUCT R-VALUE:	R-38	R-38C	R-30	R-30C	R-25	R-22	R-21	R-19	R-15	R-13
PRODUCT THICKNESS:	12"	10-1/4"	9-1/2"	8-1/4"	8"	6-3/4"	5-1/2"	6-1/4"	3-1/2"	3-1/2"



TRUSS- TYP. CONSTRUCTION SIGN

SCALE: NTS

KURT JACOBS, RA

REGISTERED ARCHITECT John A. Jacobs 029787 STATE OF NEW YORK

DESIGN elements
1531 Illinois Ave
Bay Shore , New York 11706
(631) 297-4901

OWNER

KOVACK RESIDENCE

22 NUGENT STREET
NEW HYDE PARK, NY 11040

DETAIL SHEET
DS-2

2020 NEW YORK STATE RESIDENTIAL CODE

SECTION R301 DESIGN CRITERIA

R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.
BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AS LIMITED BY THE PROVISIONS OF THIS SECTION. ADDITIONAL CRITERIA SHALL BE ESTABLISHED BY THE LOCAL JURISDICTION AND SET FORTH IN *TABLE R301.2(1)*

R301.2.1.2 PROTECTION OF OPENINGS.
EXTERIOR GLAZING IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND ASTM E 1886 AS MODIFIED IN SECTION 301.2.1.2.1. GARAGE DOOR GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTING STANDARD OR ANSI/DASMA 115.
EXCEPTION: WOOD STRUCTURAL PANELS WITH A THICKNESS OF NOT LESS THAN 7/16 INCH AND A SPAN OF NOT MORE THAN 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION. PANELS SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH EITHER TABLE R301.2(3) OR ASCE 7, WITH THE PERMANENT CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS WHERE THE ULTIMATE DESIGN WIND SPEED, VULT, IS 180 MPH OR LESS.

R301.2.2.2 WEIGHTS OF MATERIALS.
AVERAGE DEAD LOADS SHALL NOT EXCEED 15 POUNDS PER SQUARE FOOT (720 PA) FOR THE COMBINED ROOF AND CEILING ASSEMBLIES (ON A HORIZONTAL PROJECTION OF 10 POUNDS PER SQUARE FOOT (480 PA)) OR FLOOR ASSEMBLIES, EXCEPT AS FURTHER LIMITED BY SECTION R301.2.2. DEAD LOADS FOR WALLS ABOVE GRADE SHALL NOT EXCEED:
1) FIFTEEN POUNDS PER SQUARE FOOT FOR EXTERIOR LIGHT-FRAME WOOD WALLS.
2) FOURTEEN POUNDS PER SQUARE FOOT FOR EXTERIOR LIGHT-FRAME COLD-FORMED STEEL WALLS.
3) TEN POUNDS PER SQUARE FOOT FOR INTERIOR LIGHT-FRAME WOOD WALLS.
4) FIVE POUNDS PER SQUARE FOOT FOR INTERIOR LIGHT-FRAME COLD-FORMED STEEL WALLS.
5) EIGHTY POUNDS PER SQUARE FOOT FOR 8-INCH-THICK MASONRY WALLS.
6) EIGHTY-FIVE POUNDS PER SQUARE FOOT FOR 8-INCH-THICK CONCRETE WALLS.
7) TEN POUNDS PER SQUARE FOOT FOR SIP WALLS.
EXCEPTIONS:
1) ROOF AND CEILING DEAD LOADS NOT EXCEEDING 25 POUNDS PER SQUARE FOOT (1196 PA) SHALL BE PERMITTED PROVIDED THAT THE WALL BRACING AMOUNTS IN SECTION R602.10.3 ARE INCREASED IN ACCORDANCE WITH TABLE R602.10.3(4).
2) LIGHT-FRAME WALLS WITH STONE OR MASONRY VENEER SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS R703.11 AND R703.7(3).
3) FIREPLACES AND CHIMNEYS SHALL BE PERMITTED IN ACCORDANCE WITH CHAPTER 10.

SECTION R302 FIRE-RESISTANT CONSTRUCTION

R302.1 EXTERIOR WALLS.
CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(1) OR DWELLINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION P2904 SHALL COMPLY WITH TABLE R302.1(2).
EXCEPTIONS:
1) WALLS, PROJECTIONS, OPENINGS OR PENETRATIONS IN WALLS PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.
2) WALLS OF DWELLINGS AND ACCESSORY STRUCTURES LOCATED ON THE SAME LOT.
3) DETACHED TOOL SHEDS AND STORAGE SHEDS, PLAYHOUSES AND SIMILAR STRUCTURES EXEMPTED FROM PERMITS ARE NOT REQUIRED TO PROVIDE WALL PROTECTION BASED ON LOCATION TO THE LOT. PROJECTIONS BEYOND THE EXTERIOR WALL SHALL NOT EXTEND OVER THE LOT LINE.
4) DETACHED GARAGES ACCESSORY TO A DWELLING LOCATED WITHIN THE LESSER OF A LOT LINE ARE PERMITTED TO HAVE ROOF EAVE PROJECTIONS NOT EXCEEDING 4 INCHES.
5) FOUNDATION VENTS INSTALLED IN COMPLIANCE WITH THIS CODE ARE PERMITTED.

R302.5 DWELLING-GARAGE OPENING AND PENETRATION PROTECTION.
OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.

R302.5.1 OPENING PROTECTION.
OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.

R302.5.2 DUCT PENETRATION.
DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

R302.5.3 OTHER PENETRATIONS.
PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY R302.11, ITEM 4.

R302.6 DWELLING-GARAGE FIRE SEPARATION.
THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

R302.7 UNDER-STAIR PROTECTION.
ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.

R302.11 FIREBLOCKING.
IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5) AT THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6) FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

R302.12 DRAFTSTOPPING.
IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
1) CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2) FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

SECTION R303 LIGHT, VENTILATION AND HEATING

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

R303.3 BATHROOMS.
BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE.
EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MINIMUM LOCAL EXHAUST RATES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION M1505. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

R303.7 INTERIOR STAIRWAY ILLUMINATION.
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.
EXCEPTION: OWNER-OCCUPIED DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH SECTION E3401.2.2.

R303.8 EXTERIOR STAIRWAY ILLUMINATION.
EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.
EXCEPTION: OWNER-OCCUPIED DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH SECTION E3401.2.2.

SECTION R304 CEILING HEIGHT

R305.1 MINIMUM HEIGHT.
HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES.

SECTION R308 GLAZING

R308.4 HAZARDOUS LOCATIONS.
THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

R308.4.5 GLAZING IN WINDOWS.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
1) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
3) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND
4) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

R308.4.6 GLAZING AND WET SURFACES.
GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.
EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES (1524 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.

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

R310.2.2 WINDOW SILL HEIGHT.
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R311.6 HALLWAYS.
THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET.

R311.7 STAIRWAYS.
R311.7.1 WIDTH.
STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HAND RAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31-1/2" WHERE A HAND RAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HAND RAILS ARE INSTALLED ON BOTH SIDES.

R311.7.2 HEADROOM.
THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'8ET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

R311.7.5 STAIR TREADS AND RISERS.
R311.7.5.1 RISERS.
THE RISER HEIGHT SHALL BE NOT MORE THAN *8-1/4 INCHES*. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES,
AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER SPHERE.

R311.7.5.2 TREADS.
THE TREAD DEPTH SHALL BE NOT LESS THAN *9 INCHES*. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

R311.7.5.2.1 WINDER TREADS.
WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN *9 INCHES* MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTION WITH THE WALL LINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN *6 INCHES* AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALK LINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH. CONSISTENTLY SHAPED WINDERS AT THE WALK LINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8 INCH OF THE RECTANGULAR TREAD DEPTH.

R311.7.6 LANDINGS FOR STAIRWAYS.
THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THAT THE DEPTH AT THE WALK LINE AND AT THE END OF THE TURN IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES.
EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THAT A DOOR DOES NOT SWING OVER THE STAIRS

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

R311.7.8.1 HEIGHT.
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES.

R311.7.9 ILLUMINATION.
STAIRWAYS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTION R303.7 AND R303.8.
R311.7.9.1 EXTERIOR STAIRWAY ILLUMINATION.
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.
R311.7.9.2 EXTERIOR STAIRWAY ILLUMINATION.
EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

R311.7.10 RAMPS.
R311.7.10.1 MAXIMUM SLOPE.
RAMPS USED TO PROVIDE EGRESS DOOR REQUIRED BY SECTION R311.2 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3-PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5 PERCENT).

SECTION R312 GUARDS AND WINDOW FALL PROTECTION

R312.1 GUARDS.
GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4.
R312.1.1 WHERE REQUIRED.
GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. EXCEPT AS REQUIRED BY SECTION R312.1.3, THIS SHALL NOT BE CONSIDERED AS A GUARD.
R312.1.2 HEIGHT.
REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSING.

SECTION R314 SMOKE ALARMS

R314.1 GENERAL.
SMOKE ALARMS AND HEAT DETECTION SHALL COMPLY WITH NFPA 72 AND SECTION R314.
R314.4.1 LISTINGS.
SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. HEAT DETECTION SHALL BE LISTED IN ACCORDANCE WITH UL 521 OR UL 539, AS APPROPRIATE FOR THE INTENDED APPLICATION. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
R314.2 WHERE REQUIRED.
SMOKE ALARMS AND HEAT DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION.
R314.3 LOCATION.
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1.IN EACH SLEEPING ROOM
2.OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3.ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4.SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3
R314.4 INTERCONNECTION.
WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
EXCEPTION: SMOKE ALARMS AND ALARMS INSTALLED TO SATISFY SECTION R314.1 SHALL NOT BE REQUIRED TO BE INTERCONNECTED TO EXISTING SMOKE ALARMS WHERE SUCH EXISTING SMOKE ALARMS ARE NOT INTERCONNECTED OR WHERE SUCH SMOKE ALARMS IS NOT CAPABLE OF BEING INTERCONNECTED TO THE EXISTING SMOKE ALARMS
R314.5 COMBINATION ALARMS.
COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

SECTION R315 CARBON MONOXIDE ALARMS

CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R915 OF THE FIRE CODE OF NEW YORK STATE..
915.3 DETECTION LOCATIONS
CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION R 915.3 THROUGH R 915.3.3
PLUS ANY ADDITIONAL LOCATIONS AS REQUIRED BY THE MANUFACTURER OF THE CARBON MONOXIDE DETECTION DEVICE.

SECTION R402 MATERIALS

R402.2 CONCRETE.
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF F'C, AS SHOWN IN TABLE R402.2. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, SLAG OR BLENDED ELEMENTS THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 19.3.3.4 OF ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTERS 19 AND 20 OF ACI 318 OR ACI 332.

R403.1.4 MINIMUM DEPTH.
EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305 MM) BELOW THE UNDISTURBED GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTIONS R403.1.4.1.
R403.1.4.1 FROST PROTECTION.

EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM FROST BY ONE OR MORE OF THE FOLLOWING METHODS:
1) EXTENDED BELOW THE FROST LINE SPECIFIED IN TABLE R301.2(1).
2) CONSTRUCTED IN ACCORDANCE WITH SECTION R403.3.
3) CONSTRUCTED IN ACCORDANCE WITH ASCE 32.
4) ERECTED ON SOLID ROCK.
EXCEPTIONS:
1) PROTECTION OF FREESTANDING ACCESSORY STRUCTURES WITH AN AREA OF 600 SQUARE FEET OR LESS, OF LIGHT-FRAME CONSTRUCTION, WITH AN EAVE HEIGHT OF 10 FEET (3048 MM) OR LESS SHALL NOT BE REQUIRED.
2) PROTECTION OF FREESTANDING ACCESSORY STRUCTURES WITH AN AREA OF 400 SQUARE FEET OR LESS, OF OTHER THAN LIGHT-FRAME CONSTRUCTION, WITH AN EAVE HEIGHT OF 10 FEET OR LESS SHALL NOT BE REQUIRED.
3) DECKS NOT SUPPORTED BY A DWELLING NEED NOT BE PROVIDED WITH FOOTINGS THAT EXTEND BELOW THE FROST LIN

LEASING PLAN

#21471

NORTH

Date: 05.18.2022

0 90' 180'

AREA CALCULATIONS

GROSS LEASABLE AREA	
SHOPPING CENTER	107,956 sf
EXISTING RETAIL REMOVED	-0 sf
PROPOSED RETAIL ADDED	+0 sf
TOTAL PROVIDED	107,956 sf

PARKING CALCULATIONS

PARKING PROVISION		
EXISTING SPACES	4.44/1000	480
SPACES REMOVED		-0 sf
SPACES ADDED		+0 sf
TOTAL PROVIDED	4.44/1000	480
REQ'D BY CODE	-	-

THE GATE AT MANHASSET

1950 NORTHERN BOULEVARD
MANHASSET, NY 11030

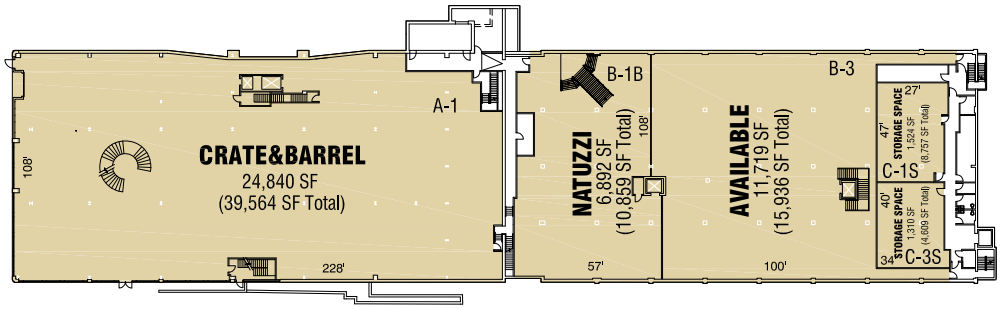
VICINITY MAP

LEGEND

LEASED
AVAILABLE

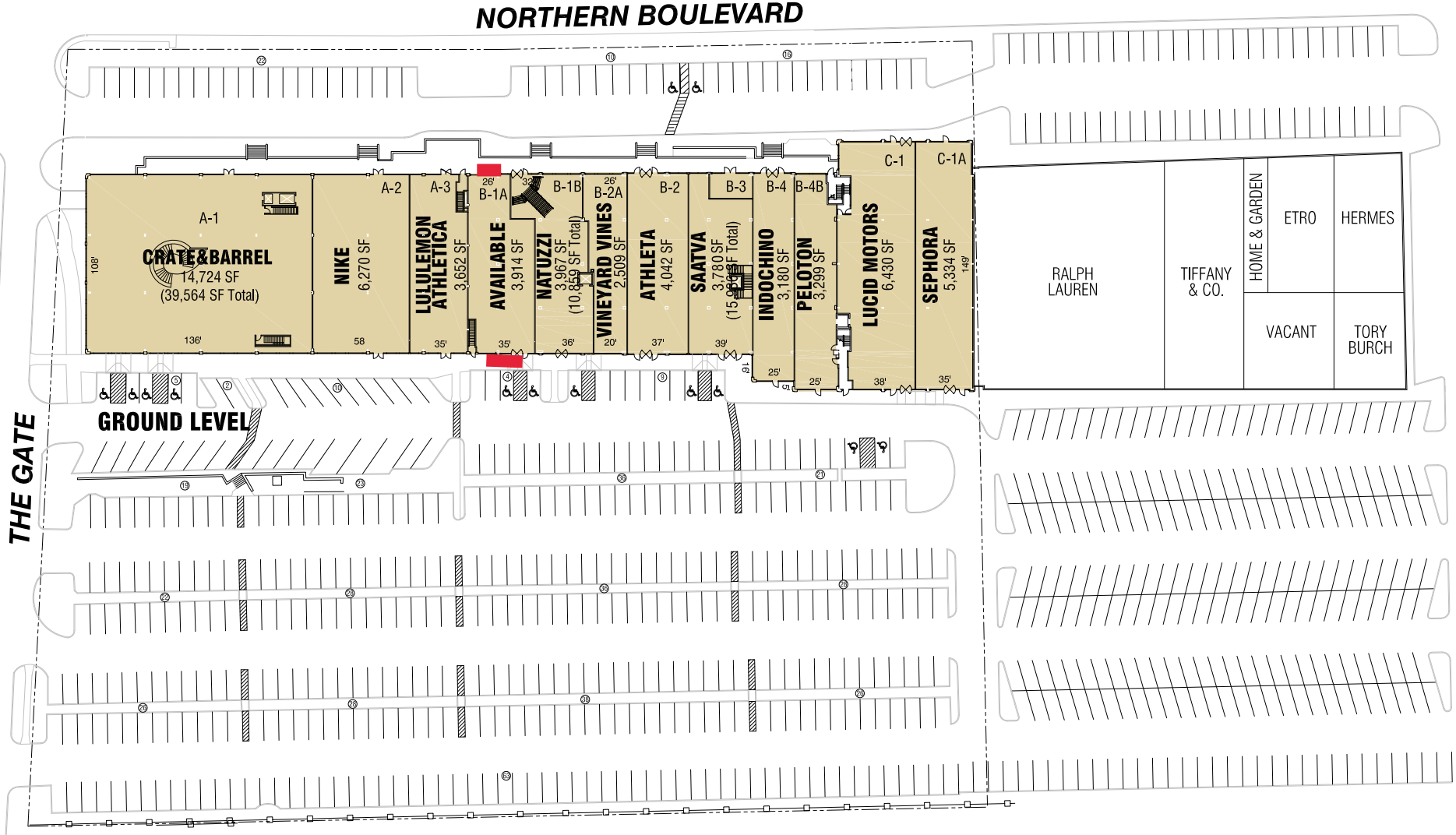
OLSHAN PROPERTIES

600 Madison Avenue
New York, NY 10022
212.935.1330
www.olshanproperties.com



LOWER LEVEL

NORTHERN BOULEVARD



GROUND LEVEL

ARC'TERYX

SITEPLAN

NO SCALE

WORK SCOPE

- **CL.1** FACE LIT CHANNEL LETTERS (QTY 1)
- **CL.2** FACE LIT CHANNEL LETTERS AND LOGO (QTY 1)
- **HS.1** FACE LIT INTERIOR S/F ILLUMINATED HANGING SIGN (QTY 1)

CODE ALLOWANCE

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

JOB #: **289189_R15**
DATE: 07.14.22
DESIGNER: S. Beard
SALES REP: D. Heideman
PROJ MGR: S. Clark

REV.	DATE	BY	DESCRIPTION
1	08.29.22	JC	REVISED SIGN DIMENSIONS
2	10.19.22	JC	REVISED CL.1 POSITION; ADDED 2" STANDOFFS
3	10.31.22	JC	REVISED HS.1 SPECIFICATIONS
4	11.15.22	JC	REVISED CL.2 SPECIFICATIONS
5	12.13.22	JC	REVISED HS.1 CONSTRUCTION SPECIFICATIONS
6	01.24.23	JC	REVISED SIGN DIMENSIONS & PLACEMENT PER CD
7	03.22.23	JMC	UPDATE CL.1 TO MATCH CL.2. ELIMINATE HS.1
8	05.05.23	JMC	2 OPTIONS. 1 - BIRD 34" X 48" LEAVE LETTERS AS IS. 2 - SAME AS OPT 1 LETTERS SCALED PROPORTIONALLY.
9	05.09.23	JMC	UPDATE THE BIRD LOGO TO BE INDIVIDUAL PIECES AND NOT HAVE ELECTRICAL BRIDGES.
10	05.25.23	JC	REVISED CONSTRUCTION SPECIFICATIONS
11	05.30.23	KP	ADDED OPTION 1 WITH LOGO ONLY. REVISED OPTION 2 CL.1 SIZE. REVISED SECTION DETAIL.
12	06.01.23	KP	REVISED SIZE OF BIRD ON ALL OPTIONS & ELEVATIONS. REVISED BIRD LOCATION ON EL.1 OPT. 1.
15	**07.14.23**	**AG**	**UPDATED BID NUMBER, CL.1 LETTERS ONLY, ADDED HS.1, REVISED SIZING ON CL.2**

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ARC'TERYX

ARC'TERYX
1950 Northern Boulevard
Unit 58
Manhasset, NY 11030

SHEET NUMBER
1.0

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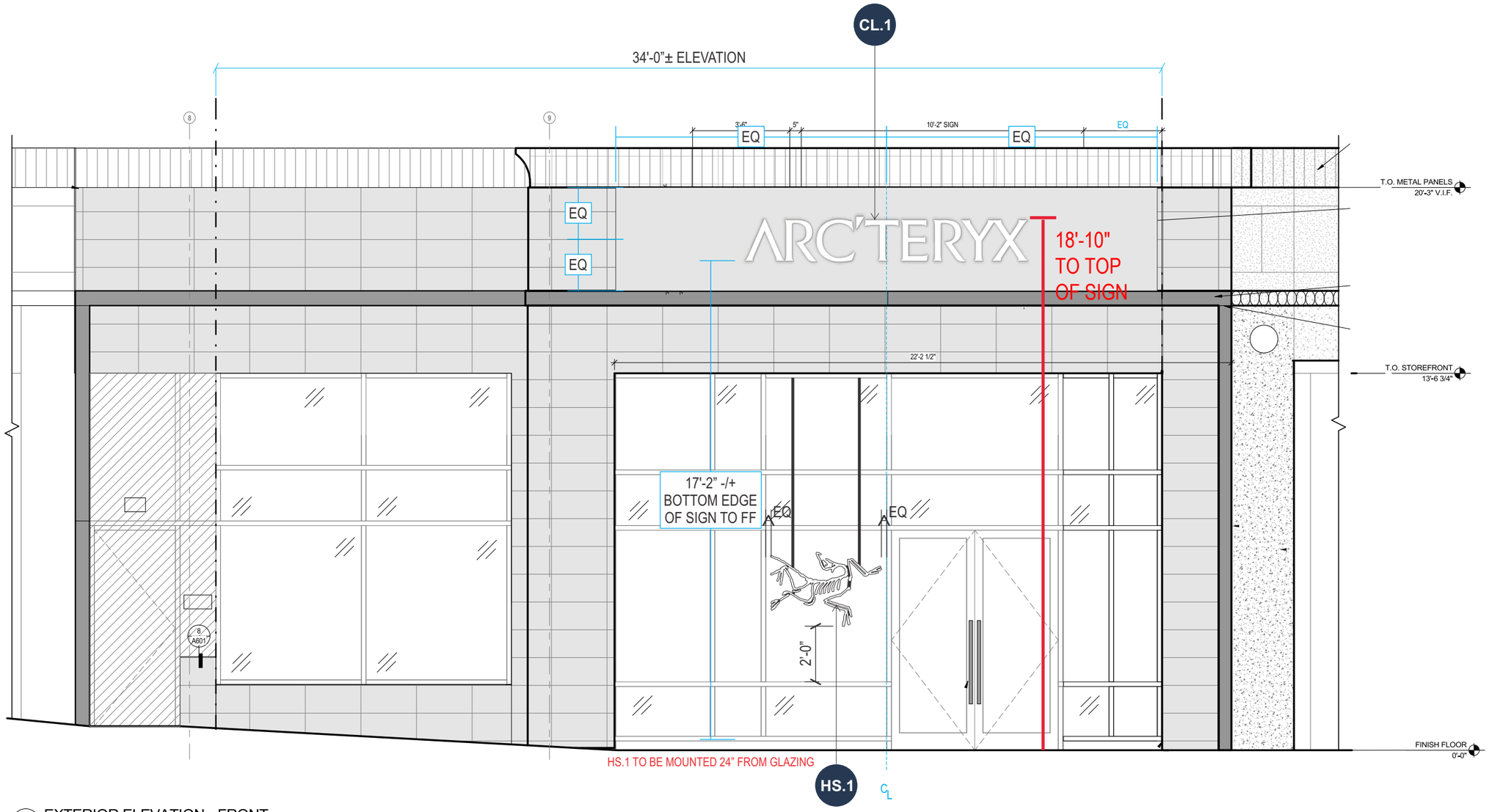
EL.1 FRONT ELEVATION



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

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A Mortensen Company

JOB #: **289189_R15**
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CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ARC'TERYX

ARC'TERYX
1950 Northern Boulevard
Unit 58
Manhasset, NY 11030

SHEET NUMBER
2.0

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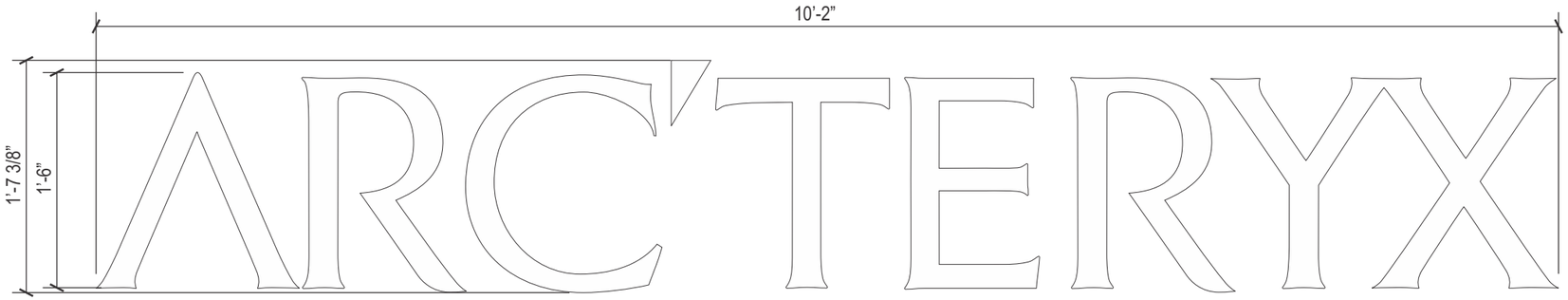
CL.1 FACE LIT CHANNEL LETTERS (Qty 1)

SQUARE FOOTAGE: 15.26



FRONT VIEW
SCALE: 1" = 1'-0"

SIMULATED NIGHT VIEW
NO SCALE

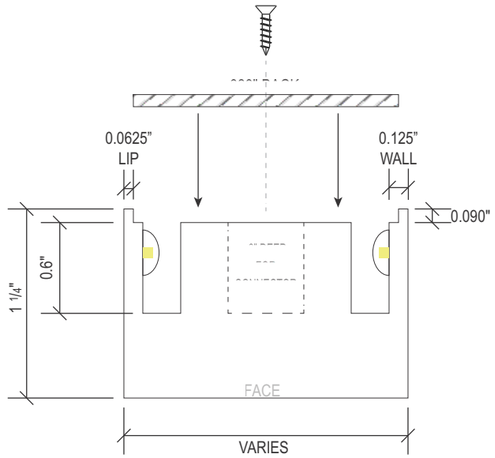
COLORS/FINISHES

- P-1 MP 37019 BLACK, MATTE
- P-2 MP 6426 WHITE, MATTE (OPTION)
- V-1 3M 3635-100 LITE ENHANCEMENT FIL 48"
- V-2 3M 3630-20 TRANSLUCENT WHITE
- A-1 2447 WHITE ACRYLIC

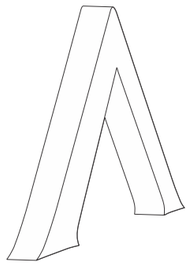
SPECIFICATIONS

1. LETTERS ROUTED OUT OF 1 1/4" #2447 WHITE ACRYLIC A-1 / RETURNS TO BE PAINTED IN LAYERS P-2, P-1, P-2 EXTERIOR OF LETTER FACES OVERLAID WITH TRANSLUCENT WHITE VINYL V-2
2. WHITE LEDs (GE TETRA TAPE)
3. .080 BLK/WHT ALUMINUM BACKS / VINYL APPLIED TO INSIDE V-1 / WHITE INSIDE COUNTERSUNK SCREWED TO ACRYLIC
4. 1/4" RIVNUTS AND STUDS
5. 1/2" BUSHING, NIPPLE, COUPLER
6. WALL PASS THRU
7. SECONDARY LOW VOLTAGE LEADS TO POWER SUPPLY
8. POWER SUPPLY HOUSED WITHIN POWER SUPPLY BOX
9. DISCONNECT SWITCH
10. TO 120V ELECTRICAL SUPPLY (BY OTHERS)
11. BLOCKING PROVIDED BY GC
12. 1/4" WEEP HOLES w/ TEEPEES (EXTERIOR APPLICATIONS ONLY)

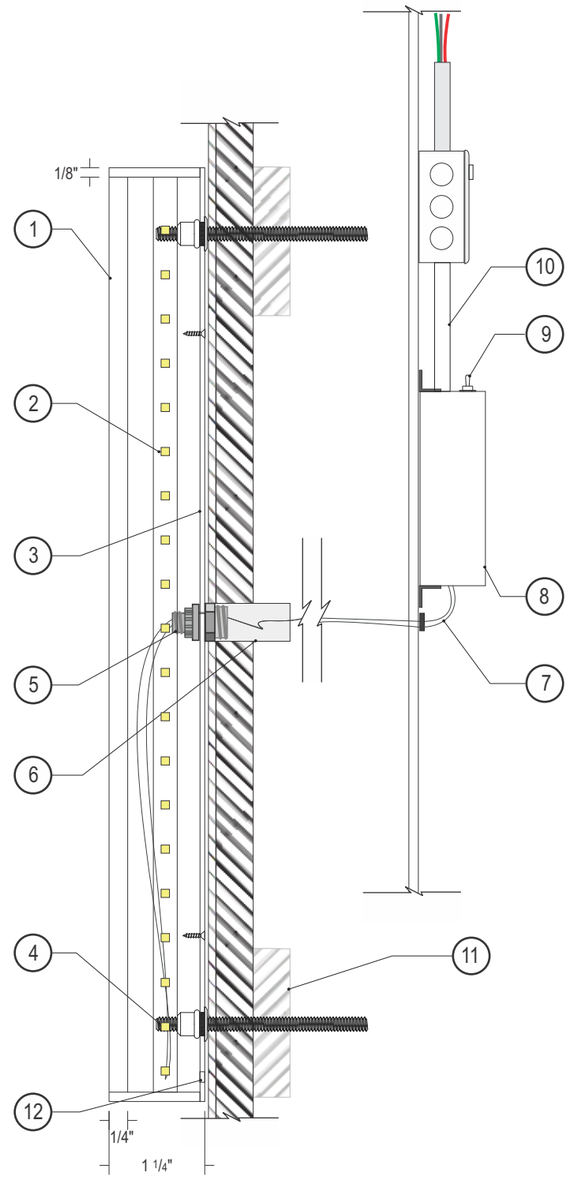
- AS NOTED PER SITE / LL REQUIREMENTS
- ALL SEAMS TO BE FILLED



LETTER SECTION DETAIL
SCALE: 1:1



ISOMETRIC VIEW
WHITE RETURNS P-2
NO SCALE



CROSS SECTION DETAIL
SCALE: NTS

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

JOB #: **289189_R15**
DATE: 07.14.22
DESIGNER: S. Beard
SALES REP: D. Heideman
PROJ MGR: S. Clark

REV.	DATE	BY	DESCRIPTION
1	08.29.22	JC	REVISED SIGN DIMENSIONS
2	10.19.22	JC	REVISED CL.1 POSITION; ADDED 2" STANDOFFS
3	10.31.22	JC	REVISED HS.1 SPECIFICATIONS
4	11.15.22	JC	REVISED CL.2 SPECIFICATIONS
5	12.13.22	JC	REVISED HS.1 CONSTRUCTION SPECIFICATIONS
6	01.24.23	JC	REVISED SIGN DIMENSIONS & PLACEMENT PER CD
7	03.22.23	JMC	UPDATE CL.1 TO MATCH CL.2. ELIMINATE HS.1
8	05.05.23	JMC	2 OPTIONS. 1 - BIRD 34" X 48" LEAVE LETTERS AS IS. 2 - SAME AS OPT 1 LETTERS SCALED PROPORTIONALLY.
9	05.09.23	JMC	UPDATE THE BIRD LOGO TO BE INDIVIDUAL PIECES AND NOT HAVE ELECTRICAL BRIDGES.
10	05.25.23	JC	REVISED CONSTRUCTION SPECIFICATIONS
11	05.30.23	KP	ADDED OPTION 1 WITH LOGO ONLY. REVISED OPTION 2 CL.1 SIZE. REVISED SECTION DETAIL.
12	06.01.23	KP	REVISED SIZE OF BIRD ON ALL OPTIONS & ELEVATIONS. REVISED BIRD LOCATION ON EL.1 OPT. 1.
15	07.14.23	AG	UPDATED BID NUMBER, CL.1 LETTERS ONLY, ADDED HS.1, REVISED SIZING ON CL.2

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ARC'TERYX

ARC'TERYX
1950 Northern Boulevard
Unit 58
Manhasset, NY 11030

SHEET NUMBER
3.0

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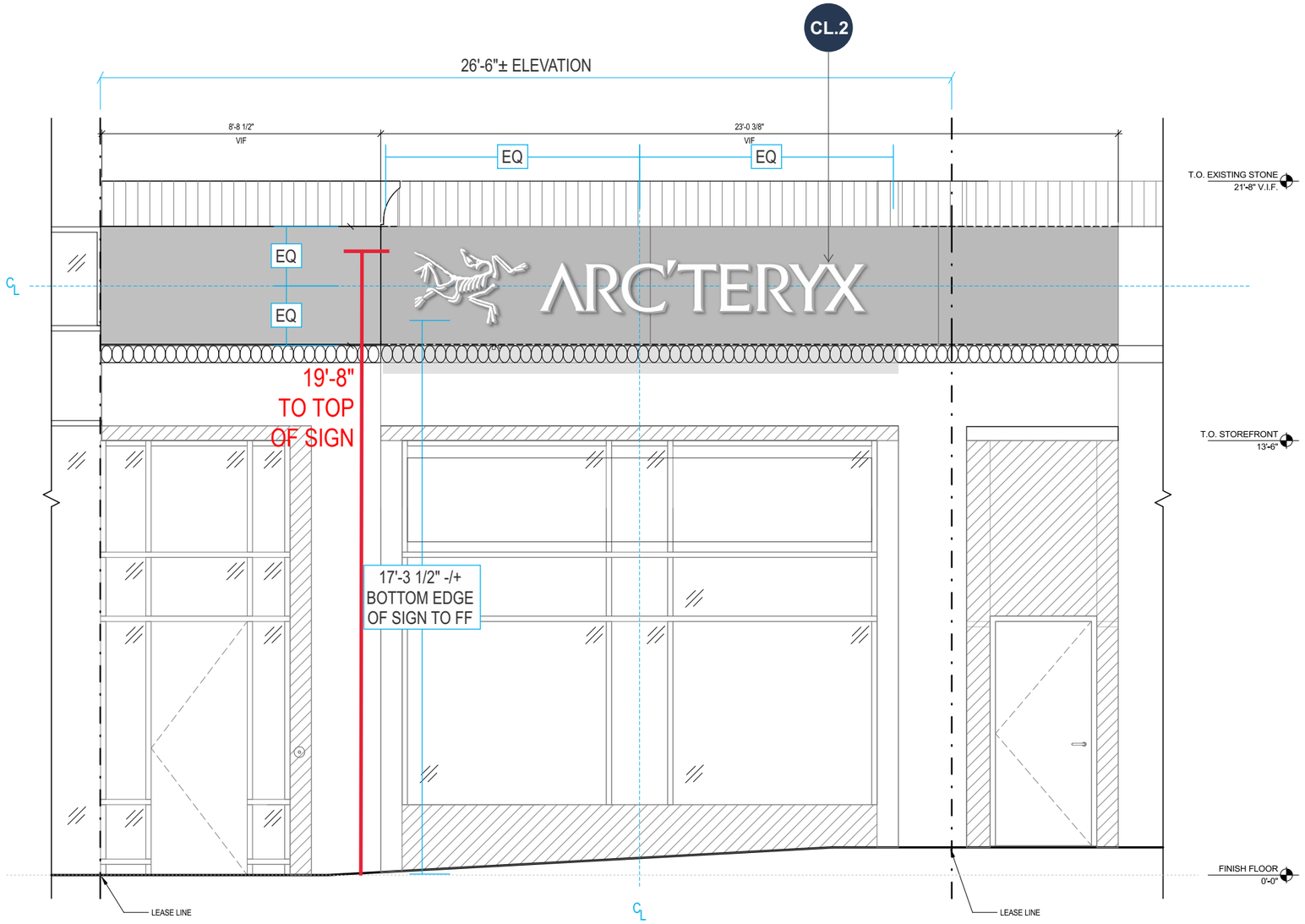
EL.2 BACK ELEVATION - OPTION 2



1 EXTERIOR ELEVATION - BACK
1/4" = 1'-0"

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A Mortensen Company

JOB #: 289189_R15
DATE: 07.14.22
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CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ARC'TERYX

ARC'TERYX
1950 Northern Boulevard
Unit 58
Manhasset, NY 11030

SHEET NUMBER
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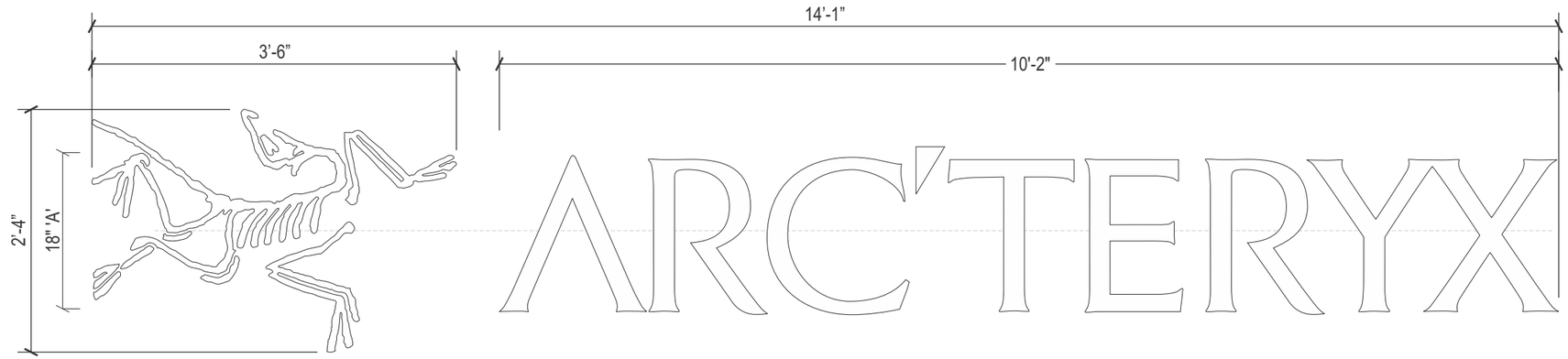
CL.2 FACE LIT CHANNEL LETTERS & LOGO (Qty 1) - OPTION 2

SQUARE FOOTAGE: 32.87



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

SIMULATED NIGHT VIEW
NO SCALE

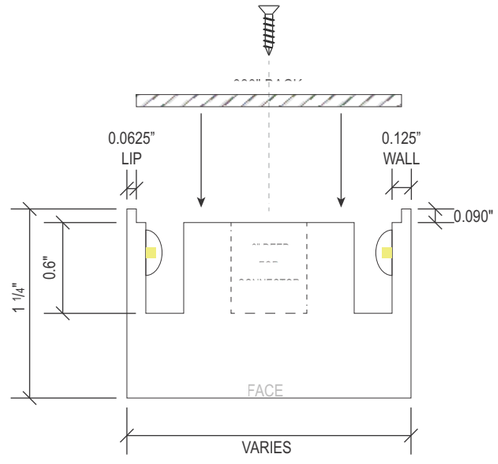
COLORS/FINISHES

- P-1 MP 37019 BLACK, MATTE
- P-2 MP 6426 WHITE, MATTE (OPTION)
- V-1 3M 3635-100 LITE ENHANCEMENT FIL 48"
- V-2 3M 3630-20 TRANSLUCENT WHITE
- A-1 2447 WHITE ACRYLIC

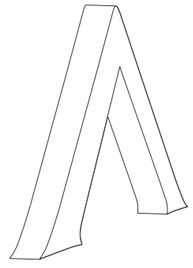
SPECIFICATIONS

1. LETTERS ROUTED OUT OF 1 1/4" #2447 WHITE ACRYLIC A-1 / RETURNS TO BE PAINTED IN LAYERS P-2, P-1, P-2 EXTERIOR OF LETTER FACES OVERLAID WITH TRANSLUCENT WHITE VINYL V-2
2. WHITE LEDs (GE TETRA TAPE)
3. .080 BLK/WHT ALUMINUM BACKS / VINYL APPLIED TO INSIDE V-1 / WHITE INSIDE COUNTERSUNK SCREWED TO ACRYLIC
4. 1/4" RIVNUTS AND STUDS
5. 1/2" BUSHING, NIPPLE, COUPLER
6. WALL PASS THRU
7. SECONDARY LOW VOLTAGE LEADS TO POWER SUPPLY
8. POWER SUPPLY HOUSED WITHIN POWER SUPPLY BOX
9. DISCONNECT SWITCH
10. TO 120V ELECTRICAL SUPPLY (BY OTHERS)
11. BLOCKING PROVIDED BY GC
12. 1/4" WEEP HOLES w/ TEEPEES (EXTERIOR APPLICATIONS ONLY)

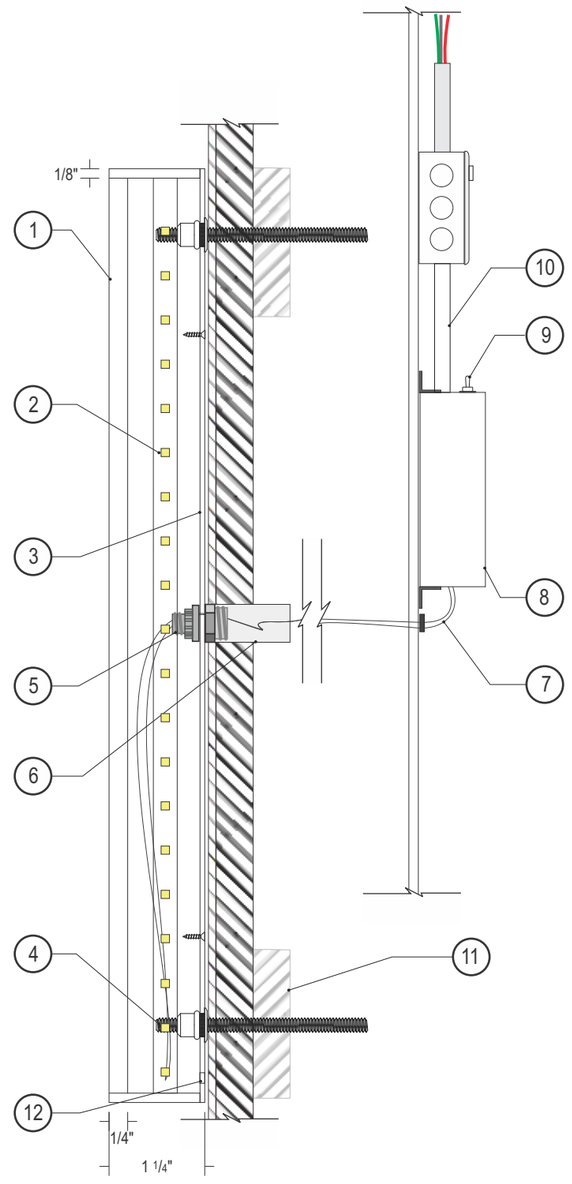
- AS NOTED PER SITE / LL REQUIREMENTS
- ALL SEAMS TO BE FILLED



LETTER SECTION DETAIL
SCALE: 1:1



ISOMETRIC VIEW
WHITE RETURNS P-2
NO SCALE



CROSS SECTION DETAIL
SCALE: NTS

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CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

ARC'TERYX

ARC'TERYX
1950 Northern Boulevard
Unit 58
Manhasset, NY 11030

SHEET NUMBER
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LIBERTY ACUPUNCTURE & WELLNESS
225 OLD COUNTRY ROAD - CARLE PLACE N.Y. 11514

BUILDING DEPARTMENT AND LANDLORD NOTE:

THE SITE PLAN AND ORIGINAL PARKING DATA CALCULATION DATA ON THIS DRAWING IS TAKEN FROM SITE PLAN , DWG. SP-1, PREPARED BY LANDLORD'S ENGINEER, NORTHCOAST CIVIL L.S. & P.E., P.C. 23 SPRING STREET, OYSTER BAY N.Y.11771 REV. DATE 2/28/20.

THIS DRAWING, A-1S, IS A SUPPLEMENT TO ARCHITECTURAL DRAWINGS PREPARED BY STEVEN R. HANSON, ARCHITECT P.L.L.C. FOR NEW TENANT ALTERATIONS IN EXISTING BUILDING IN ORDER TO ADDRESS THE PARKING REQUIREMENTS ON THE SITE.

THE TOWN OF NORTH HEMPSTEAD IS REQUIRING THIS PARKING DATA AND CALCULATIONS SO WITH PERMISSION FROM LANDLORD AND COORDINATION WITH THEIR INPUT FOR THIS PARKING ISSUE, IT IS NECESSARY TO INCLUDE THIS AS A SUPPLEMENTARY DRAWING A-1S FOR APPROVAL FROM TOWN.

LIBERTY ACUPUNCTURE & WELLNESS -
SEE ARCHITECTURAL DRAWINGS A-1 THRU A-4
FOR ALTERATION WORK TO EXISTING VACANT
TENANCY LOCATION

REVISED CALCULATION ADDING NEW ACUPUNCTURE SPACE

#21472

Parking Calculations

Red Loster (Rest. Bar/Grill):
Floor Area: 9694 SF x 1/80 = 121.2 Stalls
Bar/Counter Area: 37 LF x 1/3 = 12.3 Stalls
Total: 121.2 Stalls + 12.3 Stalls = 133.5 Stalls

Kisoro Restaurant (Rest. Bar/Grill)
Floor Area: 2105 SF x 1/80 = 26.3 Stalls
Bar/Counter Area: 27 LF x 1/3 = 9 Stalls
Total: 26.3 Stalls + 9.0 Stalls = 35.3 Stalls

Passion Restuarant (Rest. Bar/Grill)
Proposed Floor Area: **5532 sf** x 1/80 = **69.15** Stalls
Bar/Counter Area: 81 LF x 1/3 = 27 Stalls
Total: 85.63 Stalls + 27 Stalls = **96.15** Stalls

5 Guys Restaurant (Fast Food)
Floor Area: 2400 SF x 1/80 = 30 Stalls
Bar/Counter Area: 10 LF x 1/3 = 3.3 Stalls
Total: 30 Stalls + 3.3 Stalls = 33.3 Stalls

LL Dent Southern Cooking Restaurant (Rest. Bar/Grill)
Floor Area: 1900 SF x 1/80 = 23.8 Stalls
Bar/Counter Area: 3 LF x 1/3 = 1 Stall
Total: 23.8 Stalls + 1 Stalls = 24.8 Stalls

Blinds To Do (Retail) (4975 SF – 1000 SF) x 1/300
= 13.3 Stalls

Vacant Retail Store (1150 SF)
(Previously Art & Framing)
1150 SF x 1/300
= 3.8 Stalls

American Coins & Gold (900 SF)
900 SF x 1/300
= 3 Stalls

Vacant Retail Store (1450 SF)
(Previously OTB)
1450 SF x 1/150 SF
= 9.7 Stalls

NEW ACUPUNCTURE & WELLNESS TENANT REPLACING OTB (B OCCUPANCY) - THE NEW PARKING REQUIREMENT OF 10 STALLS INCREASES PREVIOUS TENANT PARKING BY 5 STALLS. A VARIANCE WILL NEED TO BE OBTAINED FROM BZA FOR THIS PARKING DEFICIENCY.

THE LANDLORD OF THIS PROPERTY IS RESPONSIBLE FOR OBTAINING PARKING VARIANCE FOR TENANT APPROVAL FOR BUILDING PERMIT FOR THIS SPACE.

Vacant Retail Store (2282 SF)
(Previously 6 Ave Electronics)
2282 SF x 1/300
= 7.6 Stalls

Proposed Retail Pad Site #1 (8800 SF)
8800 SF x 1/300
= 29.2 Stalls

Proposed Retail Pad Site #2 (6400 SF)
6400 SF x 1/300
= 21.3 Stalls

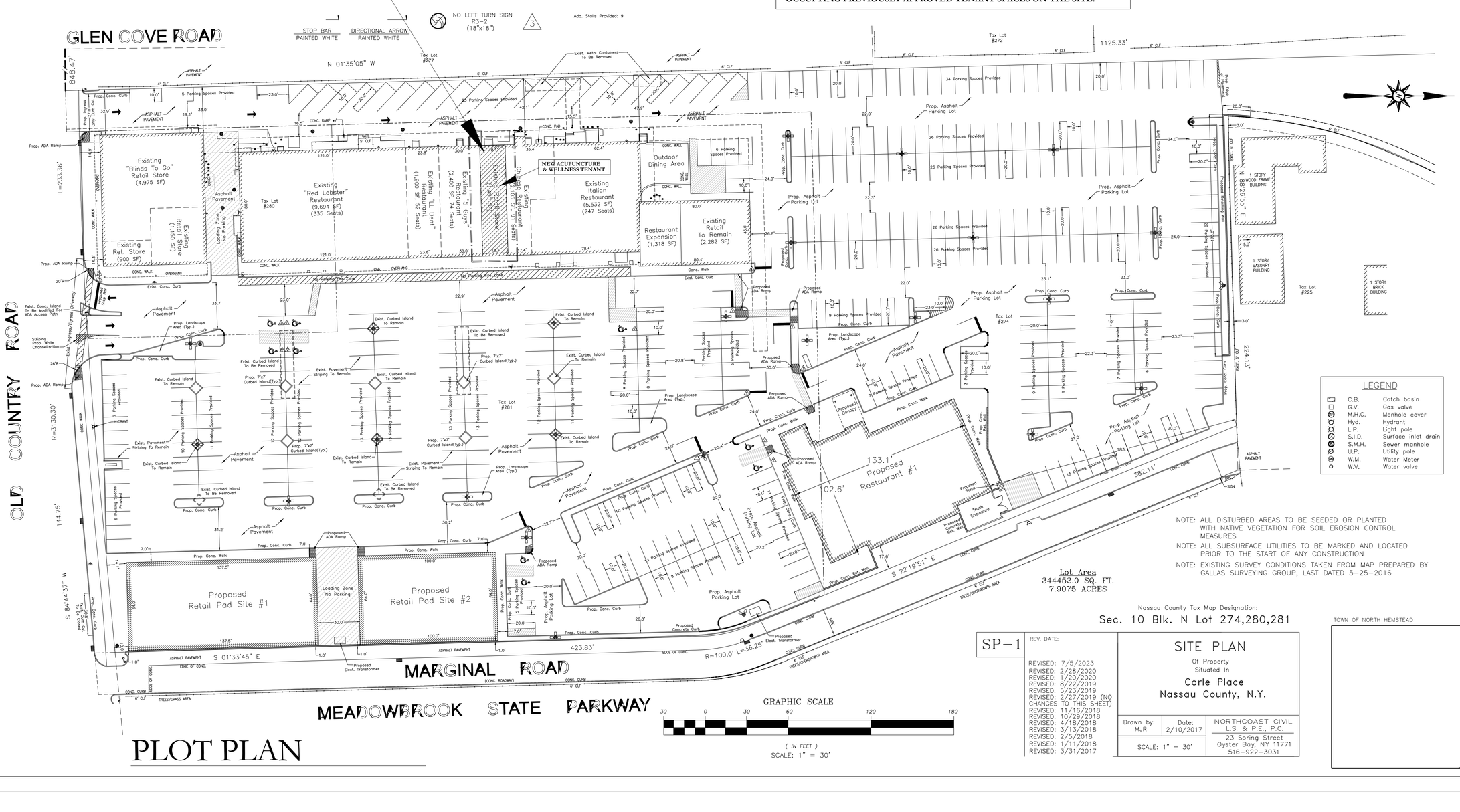
Proposed Restaurant #1 (10906 SF)
Floor Area: 10906 SF x 1/80 = 136.3 Stalls
Bar/Counter Area: 41 LF x 1/3 = 13.7 Stalls
Total: 136.3 Stalls + 13.7 Stalls = 150.0 Stalls

Total Required = **561** Stalls
Total Provided = 462 Stalls (9 **ADA** Stalls)

101 PARKING STALLS SHORT ON SITE- ZBA VARIANCE WILL BE REQUIRED

NOTE:
IT IS THE LANDLORD'S RESPONSIBILITY FOR OBTAINING ZBA APPROVAL. TENANT ALTERATION PERMIT CANNOT BE OBTAINED UNTIL LANDLORD DEMONSTRATES TO THE TOWN OF NORTH HEMPSTEAD RELATING TO PARKING ISSUE ON PROPERTY AND HOW IT AFFECTS NEW SMALL TENANTS OCCUPYING PREVIOUSLY APPROVED TENANT SPACES ON THE SITE.

BUILDING DEPT. & LANDLORD NOTE !


GLEN COVE ROAD
OLD COUNTRY ROAD
MARGINAL ROAD
MEADOWBROOK STATE PARKWAY
NEW ACUPUNCTURE & WELLNESS TENANT
Existing "Blinds To Go" Retail Store (4,975 SF)
Existing Ret. Store (900 SF)
Existing Retail Store (1,150 SF)
Existing "Red Lobster" Restaurant (9,694 SF) (335 Seats)
Existing Italian Restaurant (5,532 SF) (247 Seats)
Existing "LL Dent" Restaurant (1,900 SF, 52 Seats)
Existing 5 Guys (2,400 SF, 74 Seats)
Change Restaurant 2,105 SF, 96 Seats
Restaurant Expansion (1,318 SF)
Existing Retail To Remain (2,282 SF)
Outdoor Dining Area
Proposed Retail Pad Site #1
Proposed Retail Pad Site #2
133.1' Proposed Restaurant #1
102.6'
1 STORY WOOD FRAME BUILDING
1 STORY MASONRY BUILDING
1 STORY BRICK BUILDING
Tax Lot #277
Tax Lot #280
Tax Lot #281
Tax Lot #272
Tax Lot #274
Tax Lot #225
N 01°35'05" W
848.47'
S 84°44'37" W
L=233.36'
R=3130.30'
144.75'
S 01°33'45" E
423.83'
R=100.0' L=36.25'
S 22°19'51" E
382.11'
1125.33'
224.13'
N 88°26'55" E
Exist. Metal Containers To Be Removed
Exist. Curbed Island To Be Removed
Exist. Curbed Island To Remain
Exist. Curbed Island To Be Modified For ADA Access Path
Exist. Pavement Striping To Remain
Prop. Asphalt Parking Lot
Prop. Landscape Area (Typ.)
Prop. Conc. Curb
Prop. Conc. Walk
Proposed ADA Ramp
Proposed Concrete Curb
Proposed Canopy
Trash Enclosure
Proposed Elect. Transformer
Exist. Conc. Curb
Exist. Conc. Walk
Exist. Asphalt Pavement
Striping Prop. White Channelization
Exist. Ingress/Egress Driveway
Prop. Ingress Only Exit Only
Prop. ADA Ramp
Loading Zone No Parking
No Parking This Area
Prop. 7'x7' Curbed Island(Typ.)
Prop. Conc. Ext.
Prop. Conc. Ext. With Roof Above
Prop. Conc. Ext. With Roof Above (Typ.)
Prop. Conc. Ext. With Roof Above (Typ.)
Proposed Sewer Ext. With Roof Above
Proposed Sewer Ext. With Roof Above (Typ.)
Proposed Sewer Ext. With Roof Above (Typ.)
Proposed Sewer Ext. With Roof Above (Typ.)

LIBERTY ACUPUNCTURE & WELLNESS
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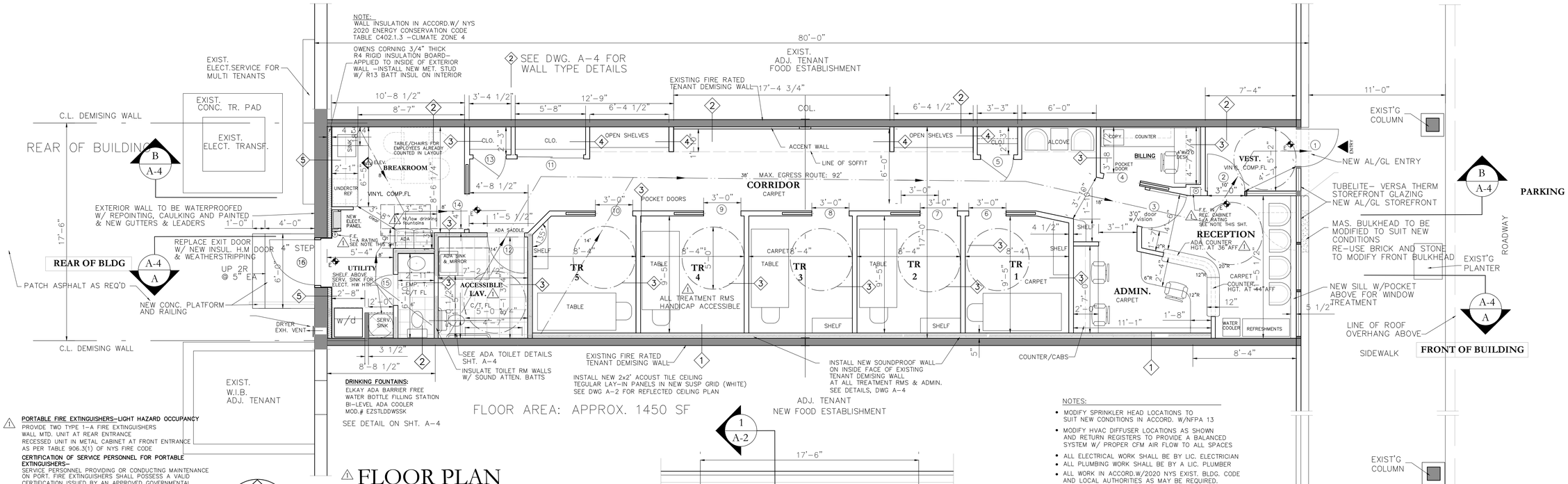


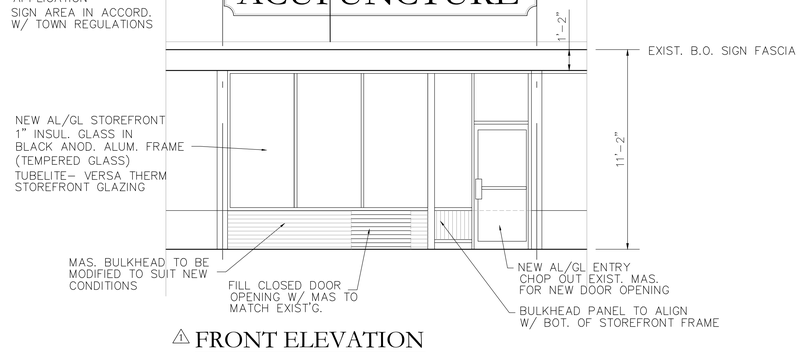
NOTES:
- MODIFY SPRINKLER HEAD LOCATIONS TO SUIT NEW CONDITIONS IN ACCORD. W/NFPA 13
- MODIFY HVAC DIFFUSER LOCATIONS AS SHOWN AND RETURN REGISTERS TO PROVIDE A BALANCED SYSTEM W/ PROPER CFM AIR FLOW TO ALL SPACES
- ALL ELECTRICAL WORK SHALL BE BY LIC. ELECTRICIAN
- ALL PLUMBING WORK SHALL BE BY A LIC. PLUMBER
- ALL WORK IN ACCORD.W/2020 NYS EXIST. BLDG. CODE AND LOCAL AUTHORITIES AS MAY BE REQUIRED.

⚠ **PORTABLE FIRE EXTINGUISHERS–LIGHT HAZARD OCCUPANCY**
PROVIDE TWO TYPE 1–A FIRE EXTINGUISHERS
WALL MTD. UNIT AT REAR ENTRANCE
RECESSED UNIT IN METAL CABINET AT FRONT ENTRANCE
AS PER TABLE 906.3(1) OF NYS FIRE CODE

CERTIFICATION OF SERVICE PERSONNEL FOR PORTABLE EXTINGUISHERS–
SERVICE PERSONNEL PROVIDING OR CONDUCTING MAINTENANCE ON PORT. FIRE EXTINGUISHERS SHALL POSSESS A VALID CERTIFICATION ISSUED BY AN APPROVED GOVERNMENTAL AGENCY OR OTHER APPV'D ORGANIZATION FOR THE TYPE OF WORK PERFORMED AS PER SECT. 906.2.1 OF NYS FIRE CODE

SEE FLOOR PLAN ABOVE FOR LOCATIONS

⚠ FLOOR PLAN
SCALE: 1/4" = 1'–0"



⚠ FRONT ELEVATION
SCALE: 1/4"=1'–0"

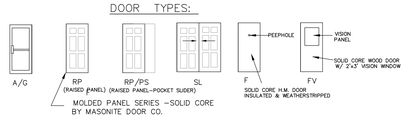
- SECTION 10 BLOCK N LOTS 274, 280 & 281
- ZONE: I-B
- CLASSIFICATION OF WORK: LEVEL 2 ALTERATION
- ⚠ 'B' BUSINESS OCCUPANCY - NEW TENANT TO REPLACE VACANT RETAIL 'B' OCCUPANCY BUSINESS (OTB). SEE DWG A–1S w/NEW ACUPUNCTURE AND WELLNESS BUSINESS
- ⚠ TENANT AREA - 1450 S.F.
  150 S.F / PERSON = 10 PERSONS
  OCCUPANT TOTAL BASED ON FURNITURE LAYOUT- 15 PERSONS
- EXIT ACCESS TRAVEL DISTANCE
  'B' OCCUPANCY - 300 FT MAX. (W/ SPRINKLER SYSTEM)
  MAX. EGRESS TRAVEL DISTANCE SHOWN: 92 FT.

⚠ DOOR SCHEDULE

DOOR No.	WIDTH	HGT.	THICK.	MAT.	TYPE	JAMB	U.L.	SWING	REMARKS
1	3'–0"	7'–0"	2 1/2"	AL/GL	A/G/	ALUM		RHR	INSULATED GLASS, WEATHERSTRIP, SELF CLOSING, MORTISE LOCK
2	3'–0"	7'–0"	2 1/2"	AL/GL	A/G/	ALUM		RHR	INSULATED GLASS, WEATHERSTRIP, SELF CLOSING, MORTISE LOCK
3	3'–0"	7'–0"	1 3/4"	WD	FV	H.M.		RHR	SOLID CORE / LOCKSET, SELF CLOSING W/ VISION WINDOW
4	3'–0"	6'–8"	1 3/4"	VINYL	RP/PS	WD.		LH	SOLID CORE / PASSAGE HRDWR / POCKET SLIDER
5	2'–8"	6'–8"	1 3/4"	VINYL	RP	H.M.		LHR	HOLLOW CORE / LOCKSET /
6	3'–0"	6'–8"	1 3/4"	VINYL	RP/PS	WD.		LH	SOLID CORE / PASSAGE HRDWR / POCKET SLIDER
7	3'–0"	6'–8"	1 3/4"	VINYL	RP/PS	WD.		RH	SOLID CORE / PASSAGE HRDWR / POCKET SLIDER
8	3'–0"	6'–8"	1 3/4"	VINYL	RP/PS	WD.		RH	SOLID CORE / PASSAGE HRDWR / POCKET SLIDER
9	3'–0"	6'–8"	1 3/4"	VINYL	RP/PS	WD.		RH	SOLID CORE / PASSAGE HRDWR / POCKET SLIDER
10	3'–0"	6'–8"	1 3/4"	VINYL	RP/PS	WD.		RH	SOLID CORE / PASSAGE HRDWR / POCKET SLIDER
11	(2) 2'–8"	6'–8"	1 3/4"	VINYL	RP SL	WD.			HOLLOW CORE SLIDERS W/ METAL TRACK HARDWARE
12	3'–0"	7'–0"	1 3/4"	WD	RP	H.M.		LH	SOLID CORE / LOCKSET, SELF CLOSING / 1" UNDERCUT
13	2'–8"	6'–8"	1 3/4"	VINYL	RP	H.M.		LHR	HOLLOW CORE / LOCKSET /
14	3'–0"	6'–8"	1 3/4"	VINYL	RP/PS	WD.		RH	SOLID CORE / PASSAGE HRDWR / POCKET SLIDER SIGN: EMPLOYEES ONLY
15	2'–6"	6'–8"		WD	RP	H.M.		LHR	SOLID CORE / LOCKSET, SELF CLOSING / 1" UNDERCUT
16	3'–8"	7'–0"	1 3/4"	H.M.	F	H.M.		LH	INSUL. H.M. DOOR, SELF CLOSING, LOCKSET WEATHERSTIPPING NOTE: REPLACE EXIST. DOOR BY LANDLORD

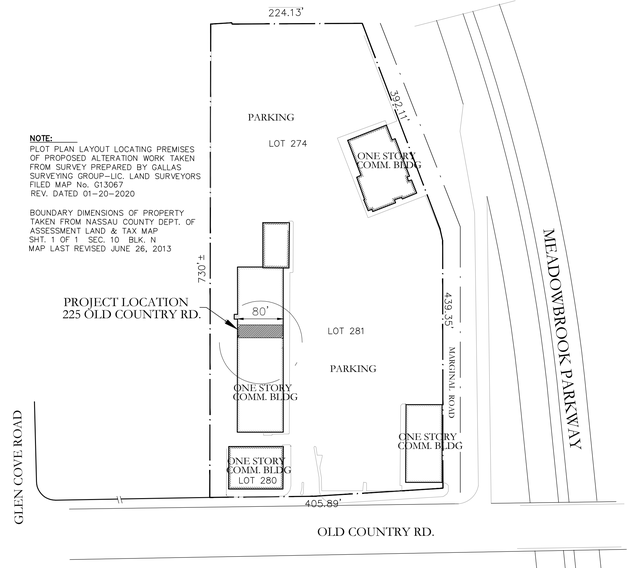
NOTE:
ALL DOOR HARDWARE TO BE ADA LEVER TYPE HANDLES W/BRUSHED ALUM. FINISH EXCEPT AS OTHERWISE NOTED (POCKET DOORS)

DOOR TYPES:



BUILDING NOTES

- BLDG./TENANT SPACE ADDRESS:
  LIBERTY ACUPUNCTURE & WELLNESS P.C.
  225 OLD COUNTRY ROAD, CARLE PLACE N.Y. 11514
- LANDLORD NAME & ADDRESS:
  PARK EAST LLC WESTBURY AVE. CARLE PLACE N.Y.
- ARCHITECT FOR INTERIOR ALTERATION WORK:
  STEVEN R. HANSON –ARCHITECT P.L.L.C.
  77 WEBSTER ST., WESTBURY N.Y. 11590
  TEL.: (516) 320–4490
- TENANT NAME & BUS. ADDRESS:
  LIBERTY ACUPUNCTURE & WELLNESS P.C.
  520 FRANKLIN AVE.–SUITE L9, GARDEN CITY N.Y.
- ALL NEW WALLS AND RELATED CONSTRUCTION SHALL BE METAL STUDS W/ 5/8" GYPBD. FIN. UNLESS OTHERWISE NOTED
  NEW WALLS TO EXTEND TO FLOOR CONSTR ABOVE.
- SOUNDPROOFING WALL CONSTR. TO BE PROVIDED AS SHOWN / DETAILED ON DRAWINGS
- PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED AFFECTED BY ALTERATIONS.
- MODIFY HVAC SYSTEM / VENTING TO PROVIDE SUFFICIENT COOLING/HEATING TO ALL SPACES
- EXIST. AUTOMATIC SPRINKLER SYSTEM TO BE MODIFIED TO SUIT NEW CONDITIONS BY MOVING/ ADDING SPRINKLER HEADS AS REQUIRED BASED BASED ON NEW LAYOUT
  NEW WORK SHALL BE IN ACCORD. W/NYS FIRE CODE AND W/ LOCAL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL OBTAIN N.C. FIRE MARSHAL APPROVAL FOR NEW WORK IN SPACE AND OBTAIN ALL OTHER APPROVALS AND PERMITS AS MAY BE REQUIRED W/LOCAL AUTHORITIES HAVING JURISDICTION.
- SEE DWG. A–2 FOR ADD'L INFORMATION UNDER BUILDING CODE ANALYSIS FOR ALL NEW WORK TO BE IN COMPLIANCE WITH 2020 EXISTING BUILDING CODE LEVEL 2 – ALTERATION
- NEW SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE APPLICATION WITH TOWN OF NORTH HEMPSTEAD



PLOT PLAN
N.T.S.

SEE DWG. A-1S FOR COMPLETE SITE PLAN PARKING LAYOUT AND PARKING CALCULATION

TOWN OF NORTH HEMSTEAD

LIBERTY
ACUPUNCTURE & WELLNESS, P.C.

DATE:	REVISIONS
3–13–23	GEN. COORDINATION
3–21–23	GEN. COORDINATION
5–20–23	REV. IN ACCORD. W/TOWN COMMENTS DATED APRIL 19, 2023
7–5–23	REV. IN ACCORD. W/TOWN COMMENTS DATED JUNE 21, 2023

PROJECT: PROPOSED ACUPUNCTURE WELLNESS CENTER -CARLE PLACE NY

FIRST FLOOR PLAN

JOB No. 22.07 | DRN BY: SRH | SCALE: AS NOTED | DATE: FEB. 28, 2023

STEVEN R. HANSON
ARCHITECT, P.L.L.C.

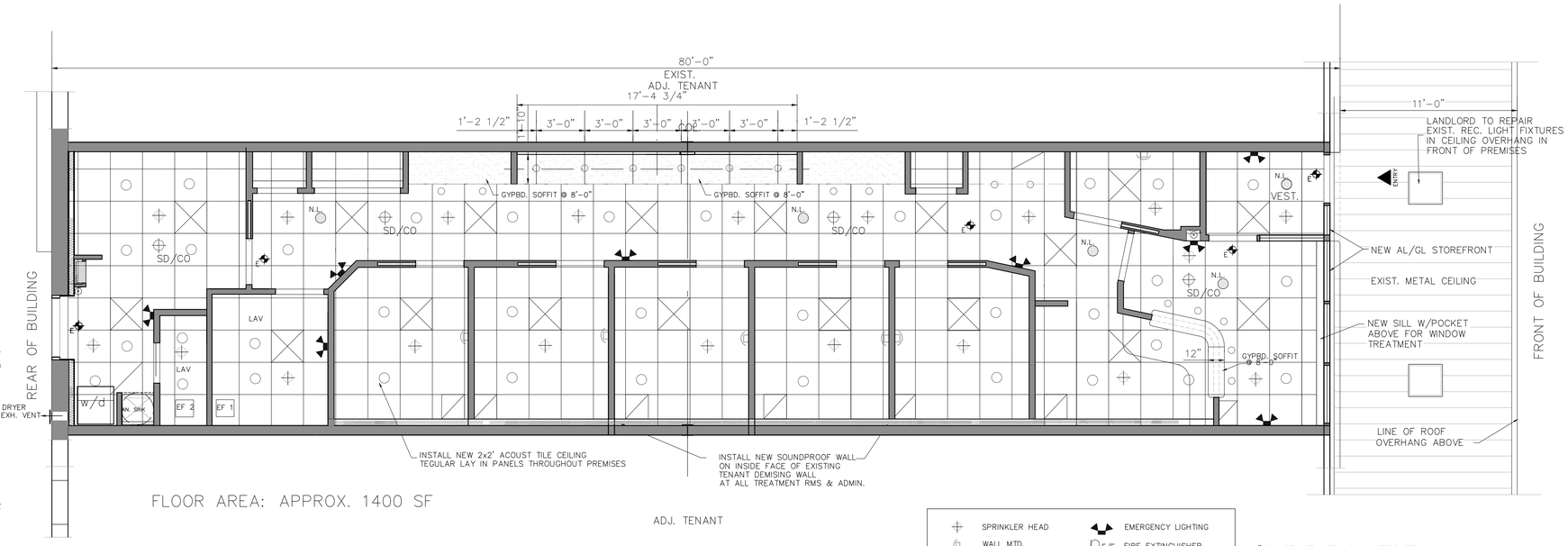
REGISTERED ARCHITECT STEVEN R. HANSON No. 14226 STATE OF NEW YORK

DWG. No. A-1

LIBERTY ACUPUNCTURE & WELLNESS
225 OLD COUNTRY ROAD - CARLE PLACE N.Y. 11514

GENERAL NOTES:

1. ALL DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT IN THE FIELD AND DIMENSIONS TO BE VERIFIED BEFORE COMMENCEMENT OF WORK. EACH RESPECTIVE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH DRAWINGS AND SITE CONDITIONS BEFORE WORK IS STARTED.
2. EACH CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK AND COORDINATING HIS WORK WITH OTHER TRADES. ANY DESCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE COMMENCEMENT OF WORK.
3. ALL DIMENSIONS INDICATED ARE TO THE FACE OF CONCRETE AND THE FACE OF METAL STUD PARTITIONS UNLESS OTHERWISE NOTED.
4. ALL LABOR AND MATERIAL SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE AND ALSO WITH LOCAL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING INSPECTIONS BY LOCAL AUTHORITIES AS MAY BE REQUIRED IN ORDER TO OBTAIN THE NECESSARY SIGN-OFFS AND/OR NEW CERTIFICATE OF OCCUPANCY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXIST'G OR PARTIALLY COMPLETED CONSTRUCTION. PATCHING AND REPAIRING OF EXISTING CONSTRUCTION MAY BE REQUIRED FOR ALTERATION WORK, AND SHALL MATCH ADJACENT SURFACES AND MATERIALS FOR A COMPLETE JOB.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES FOR HIS PART OF THE WORK TO ASSURE THE SAFETY OF THE PREMISES FOR ALL OCCUPANTS (IF ALTERATION) AND WORKERS.
7. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER, AND IF REQUIRED, MUST ALSO BE LICENSED IN THE TOWN OF THE LOCAL JURISDICTION. PLUMBER SHALL BE RESPONSIBLE FOR FILING AND OBTAINING A PLUMBING PERMIT AS MAY BE REQUIRED BY LOCAL AUTHORITIES.
8. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH NEW YORK STATE CODE AND THE NATIONAL ELECTRICAL CODE. ELECTRICIAN SHALL BE RESPONSIBLE FOR OBTAINING ELECTRICAL SIGN-OFFS AS MAY BE REQUIRED BY LOCAL AUTHORITIES, AND PROVIDE FIRE UNDERWRITERS CERTIFICATE.
9. ALL SPRINKLER WORK SHALL BE PERFORMED BY A LICENSED SPRINKLER CONTRACTOR, AND IF REQUIRED MUST ALSO BE LICENSED IN THE TOWN OF THE LOCAL JURISDICTION. SPRINKLER CONTRACTOR IS RESPONSIBLE FOR FILING AND OBTAINING A SPRINKLER PERMIT AND OBTAIN APPROVAL FROM NASSAU COUNTY FIRE MARSHAL.
10. ALL HVAC WORK SHALL BE PERFORMED BY A LICENSED HVAC CONTRACTOR, AND IF REQUIRED MUST ALSO BE LICENSED IN THE TOWN OF THE LOCAL JURISDICTION. HVAC CONTRACTOR IS RESPONSIBLE FOR FILING AND OBTAINING AN HVAC PERMIT AND OBTAIN APPROVAL FROM LOCAL AUTHORITIES HAVING JURISDICTION.
11. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 NEW YORK STATE EXISTING BUILING CODE AND ENERGY CONSERVATION CODE, LATEST EDITION.
12. EACH CONTRACTOR SHALL GUARANTEE THEIR LABOR AND MATERIAL FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF THE JOB. ANY DEFECTIVE WORK THAT MUST BE REPLACED SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
13. ALL WASTE MATERIALS CAUSED BY OPERATIONS UNDER THIS CONTRACT SHALL BE CARTED AWAY FROM THE PREMISES IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES SITE SHOULD BE KEPT FREE OF ACCUMULATED WASTE MATERIALS TO ASSURE THAT THE WORK CAN PROCEED IN A SAFE MANNER.



FLOOR AREA: APPROX. 1400 SF

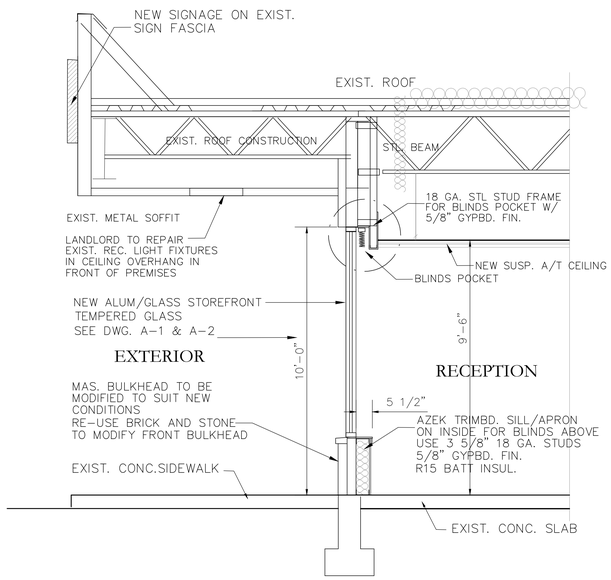
⚠ REFLECTED CEILING PLAN

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

EXIST. AUTOMATIC SPRINKLER SYSTEM TO BE MODIFIED TO SUIT NEW CONDITIONS BY MOVING/ADDING SPRINKLER HEADS AS REQUIRED BASED ON ABOVE LAYOUT. NEW WORK SHALL BE IN ACCORD. W/ NYS FIRE CODE AND W/ LOCAL AUTHORITIES HAVING JURISDICTION.

- SPRINKLER HEAD
- WALL MTD. LIGHT FIXTURE
- WALL SWITCH W/DIMMER
- SMOKE/CO DETECTOR
- EXIT LIGHT & SIGN
- NIGHT LIGHT
- EMERGENCY LIGHTING
- FIRE EXTINGUISHER
- 4" RECESSED LED LIGHT FIXTURE (SOFFIT & FASCIA LIGHTING) — 4" SMART CCT ULTRA SLIM INTEGRATED LED RECESSEDLIGHT KIT-9 WATT BY HUBSPACE
- 6" RECESSED LED LIGHT FIXTURE (MAIN) — 6" CANLESAS ULTRA-THIN 12 WATT CCT INTEGRATED LED REC. LIGHT KIT BY MAXAX
- CEILING DIFFUSER
- CEILING REGISTER

NEW SIGNAGE SHALL BE IN ACCORD. W/ SIGN REGULATIONS OF LOCAL AUTHORITIES AND LANDLORD STANDARDS.



1/A-2 SECTION AT STOREFRONT

BUILDING CODE ANALYSIS

- ZONE: COMMERCIAL I-B TOWN OF NORTH HEMPSTEAD -NASSAU COUNTY N.Y.
- TENANT SPACE AREA: 1400 SF
  EXISTING ONE-STORY STEEL FRAME AND MASONRY BUILDING
  BUILDING CONSTRUCTION CLASSIFICATION: 2B NON-COMBUSTIBLE
- OCCUPANCY USE: 'B' - BUSINESS
  TENANT SPACE SHALL COMPLY W/ 2020 EXISTING BUILDING CODE OF NEW YORK STATE.
- CLASSIFICATION OF WORK: SECT. 305 - ALTERATION LEVEL 2
  SHALL COMPLY WITH CHAPTER 7
  LEVEL 2 ALTERATIONS SHALL COMPLY WITH PROVISIONS OF CHAPTERS 5 AND 6 FOR LEVEL 1 AND 2 ALTERATIONS
  SECT. 503- BUILDING ELEMENTS AND MATERIALS
  SECT 503.1 INTERIOR FINISHES -ALL NEWLY INSTALLED INTERIOR FINISHES SHALL COMPLY W/ FLAME SPREAD REQUIREMENTS OF THE BUILDING CODE OF NEW YORK STATE (BCNYS)
  CARPETING: NEW CARPETING SHALL COMPLY WITH RADIANT FLUX REQUIREMENTS OF BCNYS.
- ALL NEW WORK SHALL COMPLY WITH MATERIALS AND METHODS REQS IN NFPA 70, BCNYS, MECHANICAL CODE OF NEW YORK STATE (MCNYS), AND PLUMBING CODE OF NEW YORK STATE (PCNYS).
- EXISTING SYSTEMS THAT ARE MODIFIED SHALL NOT REQUIRE RESIZING AS LONG AS THE LOAD ON THE SYSTEM IS NOT INCREASED AND SYSTEM LENGTH IS NOT INCREASED EVEN IF THE ALTERED SYSTEM DOES NOT MEET CODE MINIMUMS.
  CHAPTER 5 - "CHIMNEYS AND VENTS"
  CHAPTER 6 - "SPECIFIC APPLIANCES"
- MEANS OF EGRESS: SECT 505 - MEANS OF EGRESS FOR BUILDINGS UNDERGOING ALTERATION SHALL COMPLY W/ REQUIREMENTS OF SECT. 501.1 AND SCOPING PROVISIONS OF CHAPTER 1 WHERE APPLICABLE.
- ACCESSIBILITY: - SECT 506 - A BUILDING THAT IS ALTERED SHALL COMPLY WITH APPLICABLE PROVISIONS IN SECT. 506.1.1 THRU 506.1.12, CHAP 11 OF THE BCNYS AND ICC A117.1 UNLESS TECHNICALLY IN FEASIBLE.
  STRUCTURAL: SECT 507 -EXISTING STRUCTURAL COMPONENTS SUPPORTING ALTERATION WORK SHALL COMPLY WITH THIS SECTION.

⚠

- AN APPROVED AUTOMATIC FIRE DETECTION SYSTEM SHALL BE INSTALLED IN ACCORD. W/ THE PROVISIONS OF THE EXISTING BUILDING CODE ON NYS NFPA 72. DEVICES, COMBINATION OF DEVICES, APPLIANCES AND EQUIPMENT SHALL BE APPROVED. THE AUTOMATIC FIRE DETECTORS SHALL BE SMOKE DETECTORS. 604.4.1 - OCCUPANCY REQUIREMENTS. - A FIRE ALARM SYSTEM SHALL INSTALLED IN ACCORD. W/ SECT 604.4.1.1 THRU 604.4.17.
  WHERE BUILDING IS NOT EQUIPPED WITH A FIRE ALARM SYSTEM, ALARM NOTIFICATION APPLIANCES WITHIN THE WORK AREA SHALL BE PROVIDED AND AUTOMATICALLY ACTIVATED.
- PORTABLE FIRE EXTINGUISHERS-LIGHT HAZARD OCCUPANCY
  PROVIDE TWO TYPE 1-A FIRE EXTINGUISHERS AS PER TABLE 906.3(1) OF NYS FIRE CODE
  SERVICE PERSONNEL PROVIDING OR CONDUCTING MAINTENANCE ON PORT. FIRE EXTINGUISHERS SHALL POSSESS A VALID CERTIFICATION ISSUED BY AN APPROVED GOVERNMENTAL AGENCY OR OTHER APPV'D ORGANIZATION FOR THE TYPE OF WORK PERFORMED AS PER SECT. 906.2.1 OF NYS FIRE CODE
- ELECTRICAL: SECT 608 - ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING RELATING TO WORK DONE IN ANY WORK AREA SHALL COMPLY WITH MATERIALS AND METHODS REQS OF CHAPTER 5.
- MECHANICAL: SECT. 609 - ALL RECONFIGURED SPACES INTENDED FOR OCCUPANCY SHALL BE PROVIDED WITH NATURAL AND MECHANICAL VENTILATION IN ACCORD. W/ MECHANICAL CODE OF NYS.
- MEANS OF EGRESS - EXIT ACCESS TRAVEL DISTANCE- TABLE 1017.2
  OCCUPANCY GROUP B WITH SPRINKLER SYSTEM - 300 FT
  BUILDING TRAVEL DISTANCES MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY TO THE ENTRANCE TO AN EXIT ALONG THE NATURAL AND UNOBSTRUCTED PATH OF EGRESS TRAVEL.
- MEANS OF EGRESS ILLUMINATION - SECT 1006 BCNYS -
  MEANS OF EGRESS INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THAT THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
  ILLUMINATION EMERGENCY POWER - SECT 1006.3 BCNYS
  IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
  CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS, EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE. INTERIOR EXIT DISCHARGE ELEMENTS, IN CHAPTER 29 OF THE BCNYS AND PCNYS.
- ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.
  ENERGY CONSERVATION CONSTRUCTION CODE OF NYS - SECT. 503.3.2
  BUILDING SHALL CONFORM TO ENERGY CONSERVATION MEASURES IN SECT. 101.4.2 THRU 101.4.4 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.
- ENERGY CONSERVATION MEASURES IN EXIST. BUILDINGS SHALL BE IN ACCORD. W/ SECT 101.4.2 THRU 101.4.4 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NYS FOR COMMERCIAL BUILDINGS.
  BASED ON BLDG. DESIGN BY ACCEPTABLE PRACTICE FOR COMMERCIAL BUILDINGS - CHAPTER 8
- BUILDING MECHANICAL SYSTEMS - COMPLIANCE W/ SECT 803 SHALL BE ACHIEVED BY MEETING EITHER SECT. 803.2 -SIMPLE HVAC SYSTEMS & EQUIPMENT OR SECT 803.3 -COMPLEX HVAC SYSTEMS & EQUIPMENT.
- PIPING INSULATION - ALL PIPING SERVING AS PART OF A HEATING AND COOLING SYSTEM SHALL BE THERMALLY INSULATED IN ACCORD. W/ TABLE 803.3.7 (MINIMUM PIPE INSULATION.
- INTERIOR FINISHES - CHAPTER 8BCNYS
  WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORD. W/ ASTM E 84. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN ACCORD. W/ THEIR FLAME SPREAD AND SMOKE DEVELOPED INDEXES.
  CLASS A - FLAME SPREAD 0-25 / SMOKE DEVELOPED 0-450
  CLASS B - FLAME SPREAD 26-75/ SMOKE DEVELOPED 0-450
  CLASS C - FLAME SPREAD 76-200/ SMOKE DEVELOPED 0-450
  INTERIOR WALL AND CEILING FINISH REQS BY OCCUPANCY

TABLE 803.5 (FLAME SPREAD RATING) - NON-SPRINKLERED BLDG

B OCCUPANCY	FLAME SPREAD RATING
EXIT ENCLOSURES / EXIT PASSAGEWAYS	A
CORRIDORS	B
ROOMS AND ENCLOSED SPACES	C

- ALL WALLS TO BE 5/8" GYPSUM WALLBOARD W/ PAINTED FINISH
  CEILING FINISHES:
- ACOUSTICAL CEILING SYSTEMS - ACOUSTICAL MATERIALS COMPLYING WITH THE INTERIOR FINISH REQS OF SECT 803 SHALL BE INSTALLED IN ACCORD. W/ MANUFACTURER'S RECOMENDATIONS AND APPLICABLE PROVISIONS FOR APPLYING INTERIOR FINISH.
  SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORD. W/ PROVISIONS OF ASTM C 635 AND C 636
- INTERIOR FLOOR FINISHES: SECT 804
  CLASSIFICATION - INTERIOR FLOOR FINISHES AND FLOOR COVERING MATERIALS REQUIRED BY SECT 804.4.1 TO BE CLASS I OR II AND CLASSIFIED IN ACCORD. W/ NFPA 253. CLASSIFICATION CORRESPONDS TO CLASSIFICATION DETERMINED BY NFPA 253 AS FOLLOWS: CLASS 1, 0.45 WATTS/CM² CLASS II, 0.22 WATTS/CM² OR GREATER
- INTERIOR FLOOR FINISH REQ'S -SECT 804.1
  IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN EXIT ENCLOSURES, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY FULL HEIGHT PARTITIONS EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF CEILING SHALL WITHSTAND A MINIMUM CRITICAL RADIANT FLUX NOT LESS THAN CLASS II IN B OCCUPANCY.
  EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORD. W/ SECT 903.3.1.1 - MATERIALS COMPLYING WITH THE DOC FF-1 "PILLTEST" (CPSC 16 CFR PART 1630) ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS AREA REQ'D.
- DECORATIVE MATERIALS AND TRIM
  IN GROUP B OCCUPANCIES, FABRIC PARTITIONS SUSPENDED FROM THE CEILING AND NOT SUPPORTED BY THE FLOOR SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA IN ACCORD. W/ SECT 806.2 AND NFPA 701 OR SHALL BE NON-COMBUSTIBLE.
- COMBUSTIBLE DECORATIVE MATERIALS - SECT 806.1.2
  THE PERMISSABLE AMOUNT OF DECORATIVE MATERIALS MEETING FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 SHALL NOT EXCEED 10% OF THE AGGREGATE AREA OF WALLS AND CEILINGS.
- INTERIOR TRIM - SECT 806.5 - MATERIAL OTHER THAN FOAM PLASTIC USED AS INTERIOR TRIM SHALL HAVE A MIN. CLASS C FLAME SPREAD AND SMOKE DEVELOPED INDEX WHEN TESTED IN ACCORD. W/ ASTM E 84, AS DESCRIBED IN SECT 803.1 - COMBUSTIBLE TRIM, EXCLUDING HANDRAILS AND GUARDRAILS SHALL NOT EXCEED 10% OF THE AGGREGATE WALL OR CEILING AREA WHICH IT IS LOCATED.

TOWN OF NORTH HEMSTEAD

LIBERTY ACUPUNCTURE & WELLNESS, P.C.

DATE:	REVISIONS
3-13-23	GEN. COORDINATION
3-21-23	GEN. COORDINATION
5-20-23	REV. IN ACCORD. W/TOWN COMMENTS DATED APRIL 19, 2023
7-5-23	REV. IN ACCORD. W/TOWN COMMENTS DATED JUNE 21, 2023

PROJECT: PROPOSED ACUPUNCTURE WELLNESS CENTER -CARLE PLACE NY

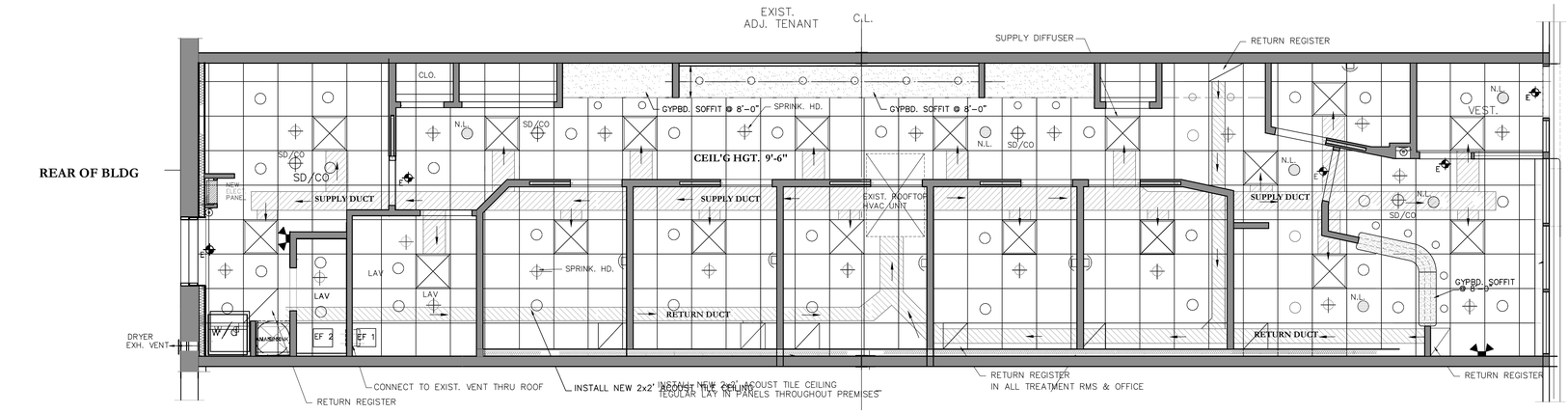
REFLECTED CEILING PLAN / NOTES / DETAILS

JOB No. 19.07 | DRN BY: SRH | SCALE: AS NOTED | DATE: FEB 28, 2023

STEVEN R. HANSON
ARCHITECT, P.L.L.C.

REGISTERED ARCHITECT STEVEN R. HANSON No. 14228 STATE OF NEW YORK

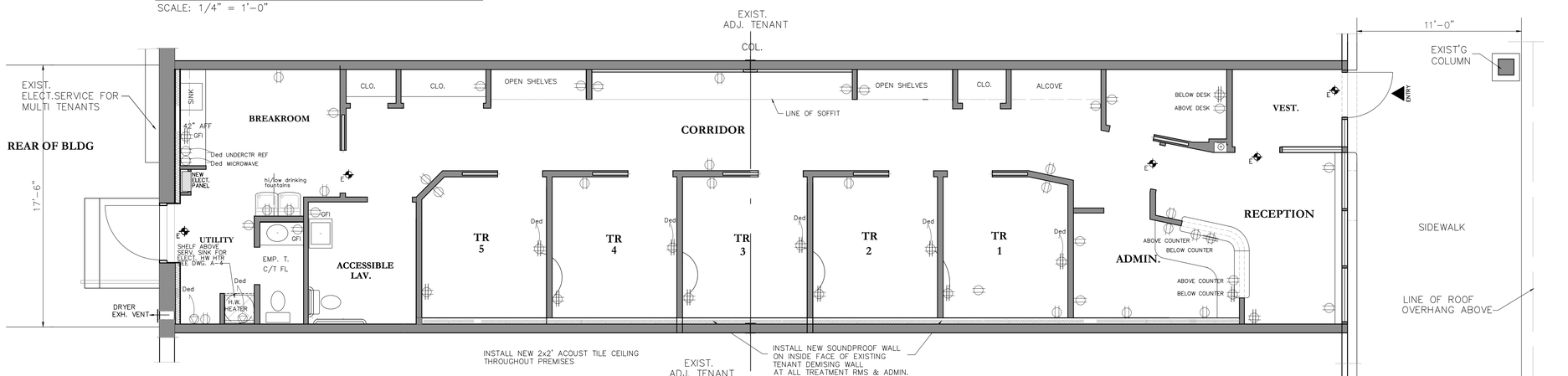
DWG. No. A-2



HVAC SCHEMATIC PLAN

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

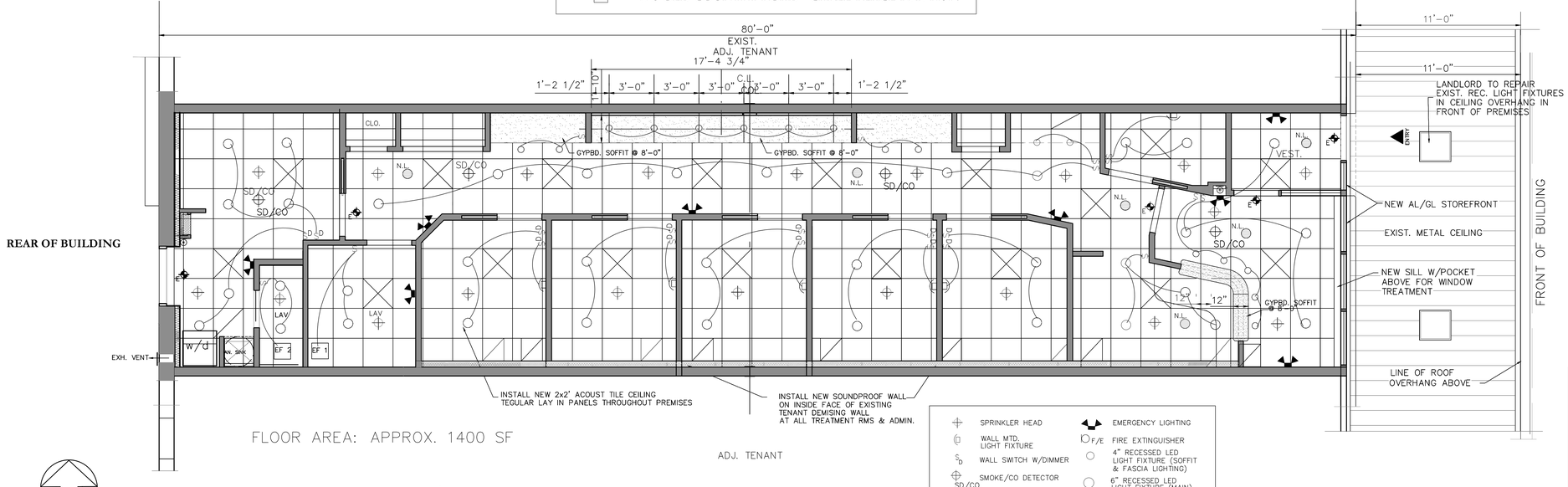
- MODIFY SPRINKLER HEAD LOCATIONS TO SUIT NEW CONDITIONS IN ACCORD. W/NFPA 13 COORDINATE WITH HVAC DUCTWORK AND ALL DUFFUSER AND REGISTER LOCATIONS
- INSTALL NEW METAL DUCTWORK THROUGH OUT PROVIDE SUPPLY & RETURN DUCTWORK WITH DIFFUSERS AND REGISTERS AS REQUIRED FOR NEW DUCTWORK W/ PROPER CFM AIR FLOW TO ALL SPACES CONNECTED TO EXIST. HVAC ROOF TOP UNIT SECURE ALL WORK TO EXIST. STL. JOISTS SEE DWG. A-3 FOR SCHEMATIC LAYOUT



ELECTRICAL POWER PLAN

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

LIBERTY ACUPUNCTURE & WELLNESS
225 OLD COUNTRY ROAD - CARLE PLACE N.Y. 11514



REFLECTED CEILING/ LIGHTING PLAN

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

SPRINKLER HEAD	EMERGENCY LIGHTING
WALL MTD. LIGHT FIXTURE	F/E FIRE EXTINGUISHER
WALL SWITCH W/DIMMER	4" RECESSED LED LIGHT FIXTURE (SOFFIT & FASCIA LIGHTING)
SMOKE/CO DETECTOR	6" RECESSED LED LIGHT FIXTURE (MAIN)
EXIT LIGHT & SIGN	CEILING DIFFUSER
NIGHT LIGHT	CEILING REGISTER

TOWN OF NORTH HEMSTEAD

LIBERTY
ACUPUNCTURE & WELLNESS, P.C.

DATE:	REVISIONS
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PROJECT:
PROPOSED ACUPUNCTURE WELLNESS CENTER -CARLE PLACE NY
ELECTRICA; POWER & LIGHTING PLANS

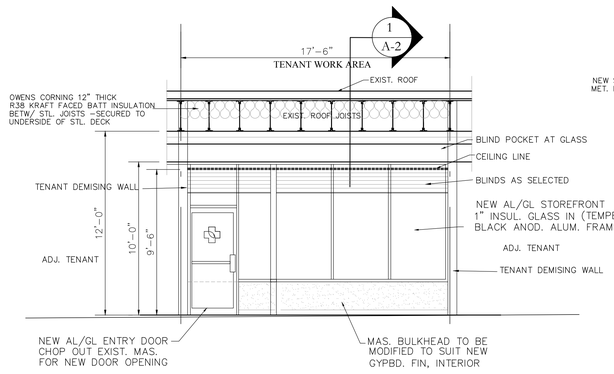
STEVEN R. HANSON
ARCHITECT, P.L.L.C.

REGISTERED ARCHITECT
STEVEN R. HANSON
No. 14226
STATE OF NEW YORK

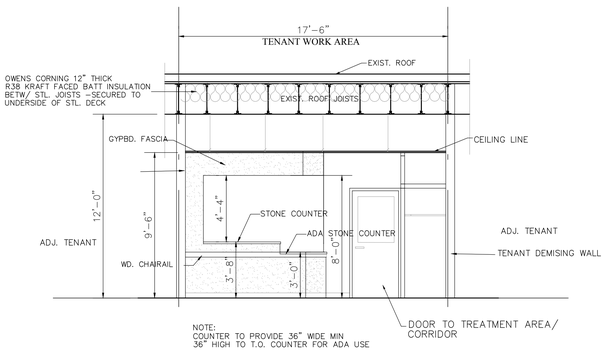
JOB No. 19.07 | DRN BY: SRH | SCALE: AS NOTED | DATE: FEB. 28, 2023

DWG. No. A-3

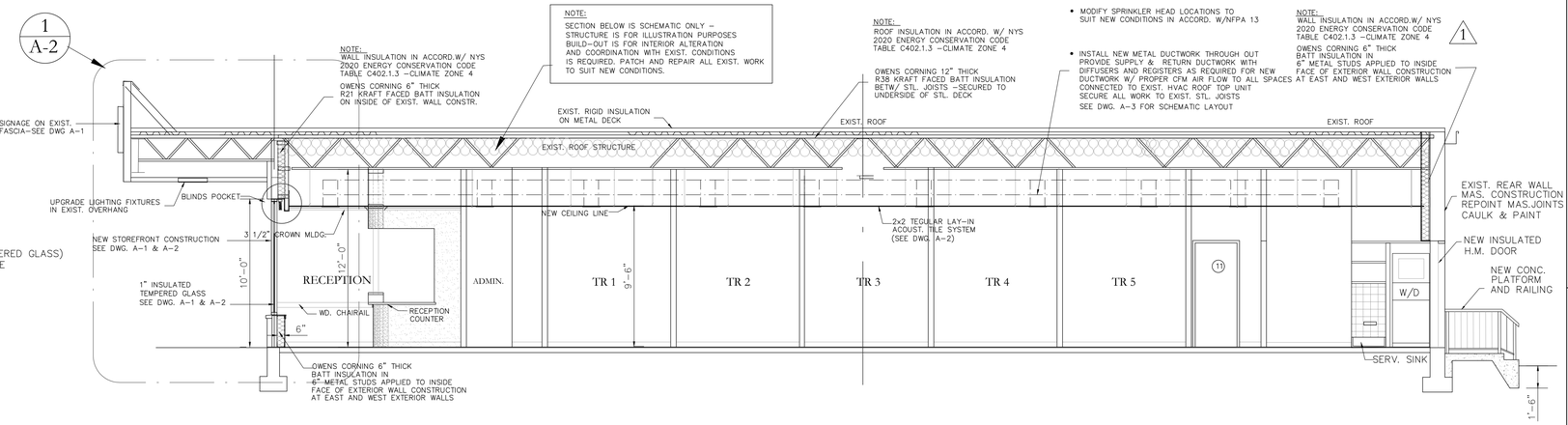
LIBERTY ACUPUNCTURE & WELLNESS
225 OLD COUNTRY ROAD - CARLE PLACE N.Y. 11514



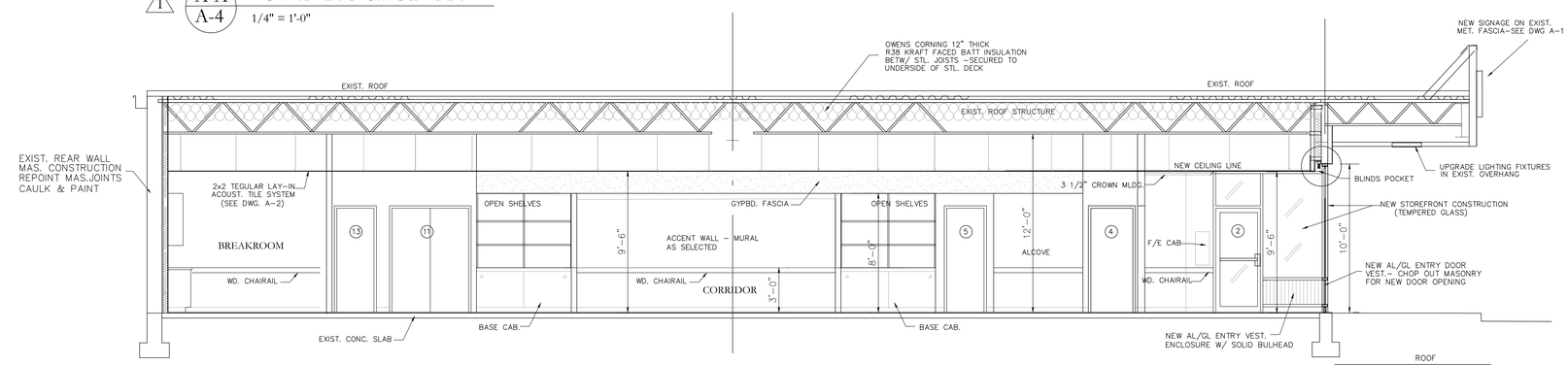
1 INTERIOR FRONT ELEV./SECTION
SCALE: 1/4"=1'-0"



1 RECEPTION COUNTER ELEVATION
SCALE: 1/4"=1'-0"

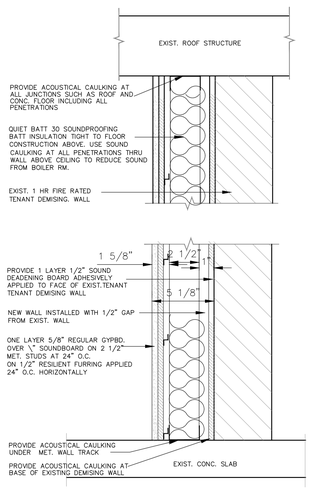


1 A-A / A-4 BUILDING SECTION
1/4" = 1'-0"

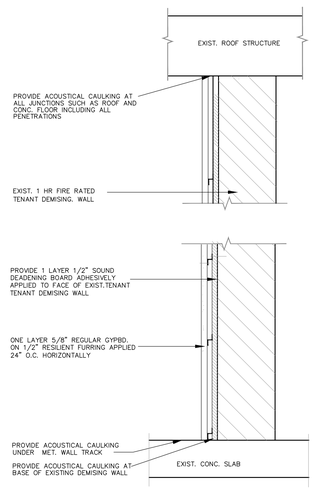


1 B-B / A-4 BUILDING SECTION
1/4" = 1'-0"

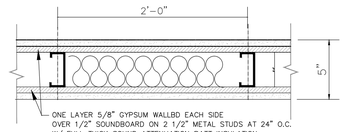
WALL TYPES / DETAILS



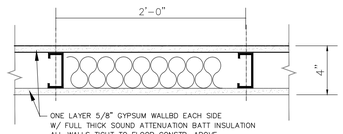
1 SOUND PARTITION AT DEMISING WALL



2 SOUND BOARD AT DEMISING WALL



3 SOUND INTERIOR PARTITION
NON - RATED



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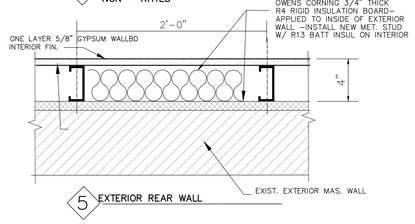

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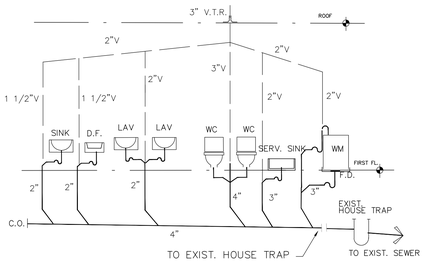
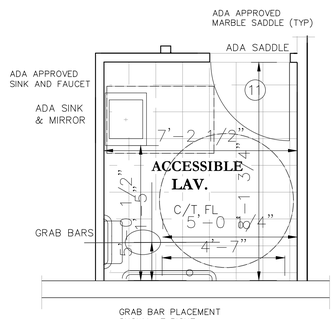
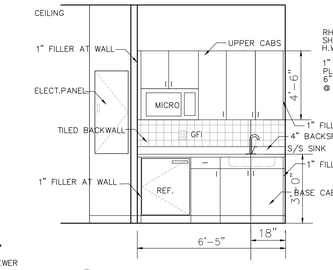


PLUMBING RISER DIAGRAM
N.T.S.



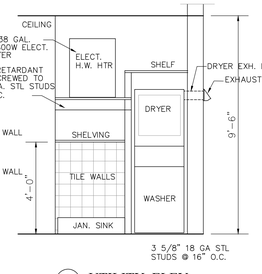
1 TOILET PLAN

ALL PLUMBING FIXTURES INCLUDING GRAB BARS AND MIRRORS SHALL BE INSTALLED IN ACCORD. W/ ACCESSIBLE & USABLE BUILDINGS AND FACILITIES. ICC A117.1-2009 EDITION

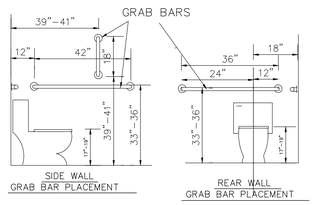


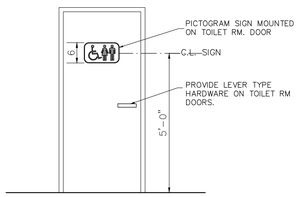
A ELEV. CABINETWORK IN BREAKROOM

NOTE: CABINETS AND COUNTERTOP FINISHES AS SELECTED BY TENANT

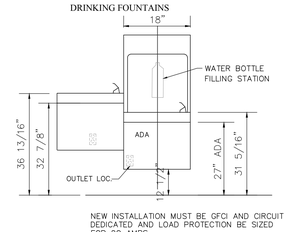


1 UTILITY ELEV.





LAVATORY ADA REQUIREMENTS



NEW INSTALLATION MUST BE GFCI AND CIRCUIT DEDICATED AND LOAD PROTECTION BE SIZED FOR 20 AMPS

COMPLIES W/ ADA & ICCA117.1 ACCESSIBILITY REQUIREMENTS WHEN INSTALLED AS PER MNFR. SPECIFICATIONS

DRINKING FOUNTAINS:
ELKAY ADA BARRIER FREE
WATER BOTTLE FILLING STATION
BI-LEVEL ADA COOLER
MOD.# EZSTLDDWSSK

1

TOWN OF NORTH HEMSTEAD

LIBERTY
ACUPUNCTURE & WELLNESS, P.C.

REVISIONS

DATE:	
3-13-23	GEN. COORDINATION
3-21-23	GEN. COORDINATION
5-20-23	REV. IN ACCORD. W/TOWN COMMENTS DATED APRIL 19, 2023
7-5-23	REV. IN ACCORD. W/TOWN COMMENTS DATED JUNE 21, 2023

PROJECT:
PROPOSED ACUPUNCTURE WELLNESS CENTER -CARLE PLACE NY

BUILDING SECTIONS / DETAILS

JOB No. 20.07 | DRN BY: SRH | SCALE: AS NOTED | DATE: FEB. 28, 2023

STEVEN R. HANSON
ARCHITECT, P.L.L.C.

REGISTERED ARCHITECT STEVEN R. HANSON No. 14226 STATE OF NEW YORK

DWG. No. A-4

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 #21403 - Bolla EM Realty, LLC; 225 Willis Avenue, Roslyn Heights; Section 7, Block M, Lot 757; Zoned: Business-A
Variances from §§70-196, 70-196.J(1)(a), 70-196.J(1)(b), and 70-196.K(4), to construct canopy signs which are not a permitted sign type, to erect too many signs on one wall, wall signs that are too tall and too large, too many ground signs on site, and ground signs that are too large and too tall.

Whereas, an application (SGP21-000023, SGP21-000024, SGP21-000025, SGP21-000026, SGP21-000034, SGP21-000035, SGP21-000038, SGP21-000039, SGP21-000040, SGP21-000042, SGP21-000046, SGP21-000047, BZA23-0000106) 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 25, 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 Christopher Mark Tartaglia, P.E. dated June 16, 2021 and revised through September 20 2023 ***as amended*** (Sign 1, Sign 2, Sign 3, Sign 4, Sign 5, Sign 6, Sign 7, Sign 8, Sign 9, Sign 10, Sign 11, Sign 12).

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

Motioned by: Member Donatelli Seconded by: Member Goodsell

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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Manhasset, NY 11030
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NOTICE OF DECISION

APPEAL #21420 – Angela Ferrante; 112 Huntington Rd., Port Washington, Section 5, Block 60, Lot 31; Zoned Residence-A
Variances from §§ 70-32.7, 70-26.A and 70-208.F to legalize an extension to a shed dormer which is too high and with an eave height that is too high on a non-conforming building.

Whereas, an application (RBP23-000328, RBP23-000114, BZA23-000082) 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 25, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Nathan Lloyd Laubach, R.A. dated April 15, 2021 and revised through July 23, 2023.

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

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21431 - Louie's Port Washington (Louie's Real Estate Main Street, LLC); 395 Main Street, Port Washington; Section 5, Block C, Lot 2; Zoned: Waterfront Business (B-W)
Variances from §§70-103.A(1), 70-148.12(A) 70-148.13(B) and 70-148.7(D) to legalize additions to a restaurant and to construct additions to a restaurant which will exceed the permitted height (too tall), are too close to the street with not enough parking and with a proposed second floor deck/gathering area which is not permitted.

Whereas, an application (CBP22-000247, BZA23-000091) 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 25, 2023,** the appeal in the above-entitled matter was decided as follows:

DENIED with respect to the variance sought under **§ 70-148.7(D)** for a second floor deck/gathering area which is not permitted and **GRANTED** with respect to the variances sought under **§§ 70-103.A(1), 70-148.12(A) 70-148.13(B)** to legalize additions to a restaurant and to construct additions to a restaurant which will exceed the permitted height (too tall), are too close to the street and with not enough parking of the dimension and in the location as shown on drawings prepared by Michael F. McNerney, R.A. dated May 17, 2023, and revised through September 4, 2023 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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

THIS IS NOT A BUILDING PERMIT

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

Motioned by: Member Donatelli Seconded by: Member Goodsell

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21431 (Conditions)

APPEAL #21431 - Louie's Port Washington (Louie's Real Estate Main Street, LLC); 395 Main Street, Port Washington; Section 5, Block C, Lot 2; Zoned: Waterfront Business (B-W)

Variances from §§70-103.A(1), 70-148.12(A) 70-148.13(B) and 70-148.7(D) to legalize additions to a restaurant and to construct additions to a restaurant which will exceed the permitted height (too tall), are too close to the street with not enough parking and with a proposed second floor deck/gathering area which is not permitted.

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 **334** 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 and regulatory agencies 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. The applicant shall demolish the existing building at 396 Main St., Port Washington which is located on the lot adjacent to the existing restaurant parking lot. This lot shall be developed with additional parking spaces with signage indicating that the lot is for the exclusive use of the patrons of Louie's restaurant. Until such time the new parking lot is constructed and available for use, the applicant shall

maintain a parking agreement with the owners of the property located at 415 Main Street, Port Washington, New York, which provides for the use of that property's parking lot by the applicant for off-street parking. The agreement shall include a minimum of 15 parking spaces for the exclusive use of Louie's restaurant patrons and such spaces shall be available during the hours of the restaurant's operation. The agreement shall commence upon the issuance of the certificate of completion for the restaurant renovations and shall not terminate prior to the issuance of the certificate of completion for the new parking lot. A copy of the agreement shall be in a form acceptable to, and filed with, the Town of North Hempstead Town Attorney's Office. The parking variance granted herein shall only be valid for so long as there is compliance with this condition.

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21431 (Findings of Fact)

APPEAL #21431 - Louie's Port Washington (Louie's Real Estate Main Street, LLC); 395 Main Street, Port Washington; Section 5, Block C, Lot 2; Zoned: Waterfront Business (B-W)

Variances from §§70-103.A(1), 70-148.12(A) 70-148.13(B) and 70-148.7(D) to legalize additions to a restaurant and to construct additions to a restaurant which will exceed the permitted height (too tall), are too close to the street with not enough parking and with a proposed second floor deck/gathering area which is not permitted.

The application involves the renovation and expansion of an existing restaurant that has operated in its present location since 1926. The last renovation and expansion of the restaurant took place in 2005, at which time the restaurant received a parking variance for 334 seats. The applicant seeks to make the renovations in order to modernize the interior and exterior of the restaurant creating a more attractive streetscape and improving the flow and space within the restaurant. The proposed renovation does not expand the footprint of the existing structure. The restaurant is situated on downtown Main Street in the Town's Waterfront Business District. The restaurant fronts on Main Street and backs directly onto Manhasset Bay. There is a residential neighborhood located behind Main Street on the opposite side of the road from the restaurant. The Town Code provisions related to the Waterfront Business District were last updated by Local Law 15-2020 on October 22, 2020. The legislative intent contained in Local Law 15-2020 was revised to include the following language: "The Town recognizes that the preservation, enhancement and utilization of the natural and man-made resources along the waterfront should take place in a coordinated and comprehensive manner to ensure the proper balance between those natural resources and the need to accommodate population growth and economic development." In making this decision the Board is acutely aware of the balance the Town Board and the local community intended to strike between preservation and responsible, yet necessary growth.

The Board is familiar with the subject property and surrounding area based upon personal inspection. The Board has given a great deal of consideration to the evidence presented at two public hearings held on August 16, 2023 and September 20, 2023, including but not limited to, testimony, proposed plans, and a parking study. The Board notes that this evidence also includes letters and testimony from neighbors opposing the application, as well as letters and testimony in support of the application. In addition, the Board heard and considered testimony from the applicant's architect and traffic engineer.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to

nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, a review of Building Department files, and a review of the Town Code as it pertains to development of this property, the Board finds the following with respect to these criteria:

§ 70-103(A)(1)) (Parking Requirements)

1. The Board is concerned that granting the requested variance under this section of the code for a parking deficiency of 123 spaces, without some sort of mitigation, would result in an undesirable change to the character of the neighborhood and would result in a detriment to nearby properties. This same concern was voiced by members of the surrounding community who spoke at both hearings and in letters submitted to the Board in which residents expressed frustration with the existing lack of available parking in the area. Although the applicant represents that the seating allowed in the restaurant would remain the same (334 seats), the Board is cognizant of the fact that the legalization of the expanded deck and the legalization and expansion of the second floor constitute an expansion of space which cannot simply be ignored.

   The parking study prepared by Aaron Machtay, P.E. of VHB, Engineering and dated July 12, 2023 concludes that there is space available within the study area (outside of the 48 off-street parking spaces being provided by the applicant) which can accommodate parking for the expanded restaurant, however, this study relies on the provision of parking spaces which are not located on property owned or operated by the restaurant. The on-street parking (31 spaces) and parking within the Town Dock parking lot (172 spaces) should be available for the use and enjoyment of all of the Town's residents and cannot be depended on for the exclusive use by the patrons of Louie's restaurant. Despite this, the Board also recognizes that the substantiality of the parking variance requested does not take into account the fact that some of the patrons of the restaurant regularly arrive by water taxi or private boats during the restaurant's peak season. Applicant claims that approximately 30 to 40 percent of customers arrive at the restaurant by boat or foot during the spring and summer months. Part of the evidence considered by the Board was an affidavit from the President of Port Washington Water Taxi in which he estimates the number of trips to Louie's from May through August as 7 to 10 per day, or 840 to 1,200 trips for the peak season. While no evidence was introduced at the hearing to controvert this estimate, a resident did question whether these numbers are accurate. The Board finds that, although the actual number of patrons arriving to the restaurant by boat or foot is difficult to quantify, it represents a unique situation for this waterfront restaurant that is not taken into consideration by the Building Department when computing parking requirements. Therefore, the parking demand as calculated in accordance with § 70-103

is most likely less than the 171 spaces stated in the Notice of Disapproval issued by the Building Department dated September 7, 2023. Also of note is the fact that the parking study prepared by VHB Engineering dated July 12, 2023, demonstrates that at no time during the four (4) days observed during peak times in June and July, was the on-site parking lot full. The Board also recognizes that but for a 2018 change in the Building Department's method of calculating required off-street parking spaces from number of seats to square footage, a parking variance would not have been needed since the number of seats in the restaurant is not being increased.

Taking all of the above factors into consideration, the Board finds that a reasonable mitigation measure designed to limit any further impacts to the availability of parking within the community, would be for the applicant to provide additional parking devoted exclusively for the use of Louie's restaurant. This could be accomplished by the demolition of the residential building on the property located across the street from the restaurant. This property is contiguous to the existing restaurant parking lot and could be used to provide additional parking. Although it is not anticipated that the additional parking would negate the need for a variance under this section of the code, it would lessen the magnitude of the parking variance being requested and would place more of the parking burden on the restaurant itself. A resident states in a letter to the Board dated August 16, 2023, "Presently there is a sign in Louie's parking lot that asks the patrons to park at La Parma property. This has had a very positive impact in lowering cars speeding/making U-turns on our local streets looking for parking. Can Louie's Restaurant lease space from the La Parma property or ask the Town to lease parking spots from the Town Dock?" This observation from a neighbor demonstrates that the provision of even a small amount of additional parking, could alleviate some of the traffic congestion and parking shortage in the area, and mitigate any further impacts that might result from the expansion of the restaurant. The possibility of demolishing the house across the street to create additional parking was discussed at both hearings. A neighbor testified during the September 20, 2023 hearing as follows: "[t]hey (applicant) own two houses across the street. There is room to make more parking." The Board questioned the applicant at both hearings concerning the option of creating additional parking by demolishing the house, including inquiries about how many spaces would be created. While the applicant did not offer to demolish the house to create more parking, it was acknowledged by the applicant at both hearings that it was an option.

The Board also recognizes the need for the restaurant to complete their renovations in a timely fashion. Therefore, because it is anticipated that the imposition of such a condition will take time for planning, permitting and construction, the Board finds that the applicant can satisfy this condition so long as the applicant obtains an agreement to park a total minimum of 15 cars at an alternative site until such time as the expanded parking lot on the subject property is completed and authorized for use.

Finally, the Board also finds that the legalization of the second floor and expanded first floor deck which is triggering the need for the parking variance, does not negatively

impact the community. The additional deck area is in the back of the property away from the residences. Moreover, the deck appears to create a safer situation for customers, who would otherwise have to navigate around the open water when exiting their boats. It also creates additional space for customers to wait for their tables instead of on the sidewalk closer to the residences. The Board concludes that the grant of this variance with the condition of an expanded parking lot will balance the benefit to the applicant of obtaining the parking variance with the detriment to the surrounding community.

2. The Board finds that the benefit sought by the applicant (to renovate, legalize and expand the restaurant) could not be achieved without the requested variances. This is due to the fact the applicant is trying to legalize the second floor of the restaurant and the expanded deck area which would trigger the requirement of a parking variance even if the applicant was not proposing an expansion of the second floor. Although the applicant could renovate the restaurant without variances, this would not be possible without removing the areas which need to be legalized and therefore, the benefit sought by the applicant would not be achieved.

3. As stated above, the variance on its face appears to be numerically substantial (171 parking spaces required and 48 parking spaces provided). However, the applicant is not proposing to add any additional seating to the restaurant from that which was previously approved by this Board. Therefore, the parking demand should not differ significantly from that of the existing restaurant. In addition, as pointed out in section 1 above, the parking demand as calculated under § 70-103 does not take into account the fact that some of the patrons arrive by boat and on foot. Therefore, the actual parking demand is most likely less than what is calculated according to the Town Code.

4. The Board does not find that granting the requested variance will have a negative impact on the physical or environmental conditions of the neighborhood or district. Because the restaurant is not adding any additional seating or expanding beyond the existing footprint of the building, the Board finds that there will be no adverse impacts on available municipal facilities or services.

5. The difficulty is self-created since the applicant chooses to renovate the restaurant, however this fact alone is not determinative.

§ 70-148.7(D) (Restaurants)

1. A variance under this section of the Code is required due to the applicant's proposal to include a balcony on the second floor. With respect to this variance the Board notes that in 2020, after an almost three year long moratorium, the Waterfront Business District regulations were amended to include *inter alia,* a prohibition on outdoor gathering spaces above the ground floor of any building. No evidence was presented at the hearing, nor does the Board have independent knowledge, of any other restaurants in the area that

include an outdoor gathering area, outdoor seating area or other space above the ground floor. If the Board were to grant a variance to violate this provision of the Waterfront Business District regulations it could set a precedent for other restaurants in the area to seek similar relief, thus undermining the recently adopted Code changes. For this reason, the Board finds that granting the requested variance could result in producing an undesirable change in the character of the neighborhood and that a detriment to nearby properties could occur. In making this determination the Board also considered the opposition to granting this variance as expressed by the neighbors and members of the community.

2. The benefit the applicant is seeking to achieve by installing a second-floor balcony to be used as a gathering space is the enjoyment of light, air and the view afforded by virtue of being located directly on the waterfront. The Board finds that the applicant could achieve the same benefit by installing a banister-type structure placed in front of French doors without a deck to walk on (sometimes referred to as a "Juliet balcony"), or by installing floor to ceiling windows which open. Either of these options would provide light and air but would not technically be considered "outdoor" space. The Board also notes that the existing restaurant already has an outdoor space for patrons to enjoy the waterfront which is located outside the first floor of the restaurant.

3. Because the Town Board only recently made the decision to prohibit all gathering spaces above the first floor in this district, and because such a second floor gathering space would not be in keeping with the character of the neighborhood as specified in section 1 above, the Board finds this variance request to be substantial.

4. The Board finds that the requested variance will not have an adverse impact on the environmental conditions in the neighborhood, but may have an adverse impact on the physical conditions of the neighborhood by leading to the proliferation of second story outdoor gathering spaces for restaurants where there are presently none.

5. Although, not determinative, the decision to construct a second-floor outdoor gathering space is clearly self-created.

§ 70-148.12(A) (Height)

1. Pursuant to 70-148.12(A) no building shall exceed two stories, with a maximum height of 30 feet. Section 70-231 defines building height as the vertical distance measured from the average level of the preexisting grade at the perimeter of the building to the highest point of the roof. The subject building is uniquely situated in that a large portion of the building is constructed on underwater land. Therefore, while the average preexisting grade of surrounding buildings in the area is calculated from street level, the average preexisting grade of the subject building is calculated by measuring the average between the street grade and the sand below which slopes down significantly from the street. The result is that the proposed height of the building from street level to the top of the highest

decorative element is 30 feet, which would visually conform the building to other buildings on the block (which would not need a variance for the same height applicant is proposing). However, since this building has a lower average preexisting grade it requires a variance for 4'11". At the hearing the applicant presented two blown up photographs of drone footage taken from the closest residence opposite the restaurant: one depicting the view toward the waterfront as it exists currently, and a second photograph with the new façade and roofline superimposed onto the existing photograph. The Board noted that the residents view of the waterfront post renovation will remain almost unchanged. Therefore, the Board finds that because the height variance is not adversely impacting the neighbor's enjoyment of the waterfront, and is in keeping with the height of other buildings in the area, there will be no undesirable change in the character of the neighborhood or detriment to nearby properties as a result of granting this variance.

2. The Board finds that because this is a uniquely situated property, where the average preexisting grade is four feet lower than the other properties in the area due solely to the building's construction over the water, there is no other way for the applicant to achieve the benefit of its renovations to the property without the subject height variance.

3. While a 4'11" height variance may be considered numerically substantial on its face, the Board finds that because the height of the building as proposed, when measured at street level is 30 feet is not substantial. This finding takes into consideration the unique situation of the subject building over the water resulting in a lower average preexisting grade.

4. The Board finds that the requested variance will not have an adverse impact on the physical or environmental conditions in the neighborhood for the same reasons as specified in section 1.

5. This variance is partially self-created in that the applicant is seeking to renovate their restaurant which requires a variance from this section of the code. However, as explained in #1 above, the fact that the height of this building is calculated differently than the height of other buildings creates a unique situation which is not self-created.

70-148.13 (B) (Front yard setback)

1. The Board finds that granting the requested variance under this section of the code, would not result in an undesirable change to the character of the neighborhood and would not result in a detriment to nearby properties. The proposed building does not meet the required front yard setback under §70-148.13 (B) of the code. However, the Board notes that the existing building also has zero-foot front yard setback from Main Street and the proposed addition to the building is merely a continuation of a pre-existing condition at the site which has existed for at least 50 years. Although the building will be slightly higher at the property lines than the existing building, it is not anticipated that this

increase in height, together with the existing zero-foot front yard setback, will negatively impact the character of the neighborhood or will result in conditions which are significantly differently than the existing situation.

2. The applicant requires the front yard setback variance because they are raising the roof line in part to hide equipment located on the roof. This benefit cannot be achieved by any other method which would not require variance(s).

3. Although this variance could be considered substantial (100%), the Board finds that the substantiality of the variance in this instance does not weigh in favor of denial because while the applicant is increasing the height of the building the setback of the proposed building is the same as the setback of the existing building which has existed at the site for at least 50 years.

4. The Board finds that granting the requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district for the reasons stated in #3 above and because there will be no impact on the availability of light and air nor will there be an increase in stormwater runoff or other factors of physical or environmental impact.

5. The difficulty with respect to this variance is partially self-created since the applicants are proposing to renovate the building which will result in the increase in height at the building line.

In weighing the aforementioned factors, the Board finds that the detriment to the health, safety and welfare of the neighborhood and community are outweighed by the benefit the applicant will receive if the variances sought under §§70-103.A(1), 70-148.12(A) 70-148.13(B) are **GRANTED** (this includes consideration of the conditions imposed by this decision). However, the Board finds that the benefit to the applicant is outweighed by the detriment to the health, safety and welfare of the neighborhood and community that would occur if the variance sought under § 70-148.7(D) is granted and therefore this variance is **DENIED**.

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

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

Whereas, an application (RBP23-000215, BZA23-000095) 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 25, 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 Robert Bahary, R.A. dated March 22, 2023 and revised through September 11, 2023 ***as amended.***

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

Motioned by: Member Donatelli Seconded by: Member Goodsell

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

Nays: None

VIRGINIA M. WAGNER
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NOTICE OF DECISION

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

Whereas, an application (RBP23-000250, BZA23-000100) 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 25, 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 Naresh K. Mahangu, P.E. dated May 30, 2023.

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

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

Motioned by: Member Goodsell Seconded by: Member Hernandez

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

Nays: None

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Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21436

APPEAL #21436– Yin Liu; 956 N. Seventh St., New Hyde Park, Section 8, Block 19, Lot 192; Zoned Residence-C

Variances from §§ 70-231 to legalize fixed stairs to an attic and to legalize a finished floor in an attic.

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

1) The stairs and finished floor are interior to the home and do not impact the character of the neighborhood.

2) Evidence was submitted into the record to demonstrate that the stairs and finished floor most likely existed in the home prior to the adoption of the code which prohibited their existence.

3) The applicant stated that the attic has been, and will be, utilized for storage only and not for habitable space.

4) In conformance with the Code, a second story would be permitted where the attic is located.

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NOTICE OF DECISION

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

Whereas, an application (RFP23-000193, BZA23-000106) 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 25, 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, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina

Nays: None

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NOTICE OF DECISION

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

Whereas, an application (RBP23-000292, BZA23-000096) 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 25, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Jared Mandel, R.A. dated March 28, 2023 and revised through September 13, 2023.

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

Motioned by: Member Donatelli Seconded by: Member Goodsell

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

Nays: None

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NOTICE OF DECISION

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

Whereas, an application (RBP23-000099 BZA23-000102) 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 25, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED with respect to the variances sought under **§§ 70-50.B, 70-101.B** to construct a new home that is too close to the street of the dimension and in the location as shown on drawings prepared by Dennis M. Mele, R.A. dated October 8, 2022 and revised through September 7, 2023 ***as amended.*** The variances sought under **§§ 70-52.3.A & 70-52.3**.B have been **WITHDRAWN** per the revised plans.

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

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

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NOTICE OF DECISION

APPEAL #21451 – Maureen Early; 24 Maple Dr., New Hyde Park; Section 8, Block 211-12, Lot 2; Zoned: Residence-C
Variance from § 70-100.2(A)(2) to construct a fence in the front yard.

Whereas, an application (RFP23-000186, BZA23-000118) 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 25, 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 Robert Allan Haynes, L.S. dated January 28, 2008 and revised through October 16, 2008 ***as annotated by the applicant.***

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

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

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NOTICE OF DECISION

APPEAL #21453 – Lori Aanonsen; 24 William St., New Hyde Park; Section 8, Block 341, Lot 14; Zoned: Residence-C
Variances from §§ 70-50.A & 70-101.B to legalize a portico that is too close to the street.

Whereas, an application (BP`17-109837, BZA23-000116) 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 25, 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 Mark Elliot Wittenberg, R.A, .dated May 27, 2016 and revised through July 16, 2023.

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

Motioned by: Member Goodsell Seconded by: Member Hernandez

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

Nays: None

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NOTICE OF DECISION

APPEAL #21462 – KMO 361 Realty Associates (Natuzzi Italia Signs); 1950 Northern Blvd., Manhasset; Section 3, Block 219, Lot 9; Zoned: Business-A & Parking District
Variance from § 70-196(J)(1)(f) to erect wall signs that are too high above the ground.

Whereas, an application (SGP23-000191, SGP23-000192, BZA23-000130) 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 25, 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 Fast Signs dated April 28, 2023 and revised through May 22, 2023.

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

Motioned by: Member Hernandez Seconded by: Member Goodsell

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

Nays: None

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NOTICE OF DECISION

APPEAL #21465 - Nicole Gaudioso; 75 Fairfield Avenue, Port Washington; Section 4, Block 10, Lot 19; Zoned: Residence-B
Variances from §§70-41.A and 70-100.2(K) to construct a new covered patio and additions that are too close to the side property line and to install a generator too far away from the dwelling.

Whereas, an application (RBP23-000354, RPG23-000322 BZA23-000139) 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 25, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED with respect to the variance sought under **§70-41.A** to construct a new covered patio and additions that are too close to the side property line of the dimension and in the location as shown on drawings prepared by James Thomas Martino, R.A. dated May 10, 2023 and revised through June 16, 2023. The variance sought under § **70-100.2(K)** to install a generator too far away from the dwelling was **WITHDRAWN** by the applicant at the hearing.

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

Motioned by: Member Donatelli Seconded by: Vice Chairman Francis

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

Nays: None

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NOTICE OF DECISION

APPEAL #21466 – Terrence Skikishun (Herbert Avenue, LLC); 35 Herbert Ave., Port Washington; Section 5, Block G, Lot 51; Zoned: Residence-C
Variances from §§ 70-202.1(C) & 70-208(F) for the expansion of a non-conforming retaining wall that is too high.

Whereas, an application (RBP23-000453, BZA23-000132) 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 25, 2023,** the appeal in the above-entitled matter was decided as follows:

DENIED

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

Motioned by: Member Donatelli Seconded by: Member Hernandez

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

Nays: None

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NOTICE OF DECISION

APPEAL #21471 - KMO-361 Realty Associates (Arc'Teryx Sign); 1950 Northern Boulevard, Manhasset; Section 3, Block 219, Lot 9; Zoned: Business-A/Parking District
Variance from §70-196.J(1)(f) to erect wall signs that are too high above the ground.

Whereas, an application (SGP23-000200, SGP23-000201, BZA23-000131) 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 25, 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 Jones Sign dated July 14, 2022.

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

Motioned by: Member Hernandez Seconded by: Member Donatelli

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

Nays: None

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NOTICE OF DECISION

APPEAL #21472 - Park East, LLC (Liberty Acupuncture and Wellness, P.C.); 225 Old Country Road, Carle Place; Section 10, Block N, Lot 274; Zoned: Industrial-B
Variance from §70-103.A(1) to convert a retail space to an acupuncture office with not enough parking on site.

Whereas, an application (CBP223-000068, BZA23-000135) 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 25, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Steven R. Hanson, R.A. dated February 10, 2017 and revised through July 5, 2023 (Site Plan) and on drawings prepared by Steven R. Hanson, R.A. dated February 28, 2023 and revised through July 5, 2023 (A-1-A-4).

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

Motioned by: Member Donatelli Seconded by: Vice Chairman Francis

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

Nays: None

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