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

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
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Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR NOVEMBER 29, 2023

RESIDENTIAL CALENDAR

APPEAL #21478 - Karen and Adam Zalta; 10 Parkside Drive, Great Neck; Section 2, Block 35, Lot 17; Zoned: Residence-A
Variance from §70-29.B to construct additions that would make a home too big.

APPEAL #21479 - Ezra Sternstein; 124 Old Mill Road, Great Neck; Section 2, Block 45, Lot 22; Zoned: Residence-A
Variances from §§70-100.2(K) and 70-100.2(A)(2) to install a gas generator in a front yard and to legalize fencing in a front yard.

APPEAL #21480 – Amar Patel; 142 Harrow Ln., Manhasset; Section 3, Block 188, Lot 8; Zoned: Residence-A/Bump up to Residence-AA
Variances from §§ 70-22.6 and 70-100.1.A to construct a new home with too much paving in the front yard and a detached garage in a front yard.

APPEAL #21481 - Carolyn Bichoupan; 4 Waters Edge, Port Washington; Section 5, Block C, Lot 444; Zoned: Residence-A
Variance from §70-31.A to construct a second story deck (open deck and covered deck) that is too close to the side property line.

APPEAL #21482 – Phyllis Scobbo; 1212 Port Washington Blvd., Port Washington; Section 5, Block 25, Lot 4; Zoned: Residence-C/Business-B
Variances from §§ 70-51.A, 70-101.1.B, 70-208.F and 70-100.2(4)(a)[5] to legalize a two-story rear addition too close to a side property line and expanding a non-conforming dwelling, a roofed-over patio too close to a side property line, and a fence that is too high on a property with a non-conforming dwelling in a business district being reviewed under the rules of the Residence-C district pursuant to § 70-208.K.

APPEAL #21483- Jason & Jennifer Albertson; 153 Luquer Road, Port Washington; Section 5, Block 104, Lot 103; Zoned: Residence-B
Variances from §§70-39, 70-41.A, 70-101.C and 70-40.A to legalize additions that make a dwelling too big, are too close to the side property line, are too close to the front property line, and with smaller than required total (aggregate) side yards, and an enclosed vestibule that is too big and is therefore considered too close to the front property line.

APPEAL #21484 - Sunayna Ramdeo; 52 Primrose Drive, New Hyde Park; Section 8, Block 314, Lot 7; Zoned: Residence-B
Variances from §§70-40.A, 70-41.A, 70-101.B, 70-39.B, and 70-208.F to construct a portico that is too close to the street and additions to a non-conforming dwelling that make the dwelling too big, are too close to the street and side property lines, and creating smaller than required total (aggregate) side yards.

APPEAL #21485 - Fan Yang; 254 Jerome Avenue, Carle Place; Section 9, Block 94, Lot 81; Zoned: Residence-C
Variances from 70-49B, 70-49.C, 70-51.A, and 70-52.3(A) to construct additions that make a home too big, create smaller than required total (aggregate) side yards, and pierce the allowable sky exposure plane profile.

COMMERICIAL CALENDAR

APPEAL #21486 – Garden City Park Associates, LLC (Big City Tacos); 2481 Jericho Tpke., Garden City Park; Section 9, Block 612, Lot 51; Zoned: Business-A
Conditional Use § 70-126(A) and Variance from § 70-103(A)(1) to convert tenant space into a restaurant with outdoor seating and not enough parking.

#21478

3 REAR VIEW
Scale: 1/8" = 1'-0"

1 FRONT VIEW
Scale: 1/8" = 1'-0"

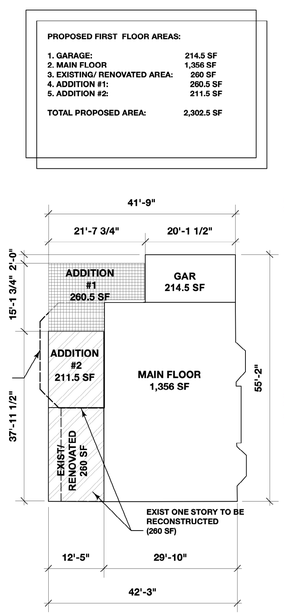
ZONING INFORMATION 10 PARKWAY DR, GREAT NECK, NY

ZONE: RES 'A'	SECTION: 2	BLOCK: 35	LOT: 133	IRREGULAR	LOT: 10,456 SF		

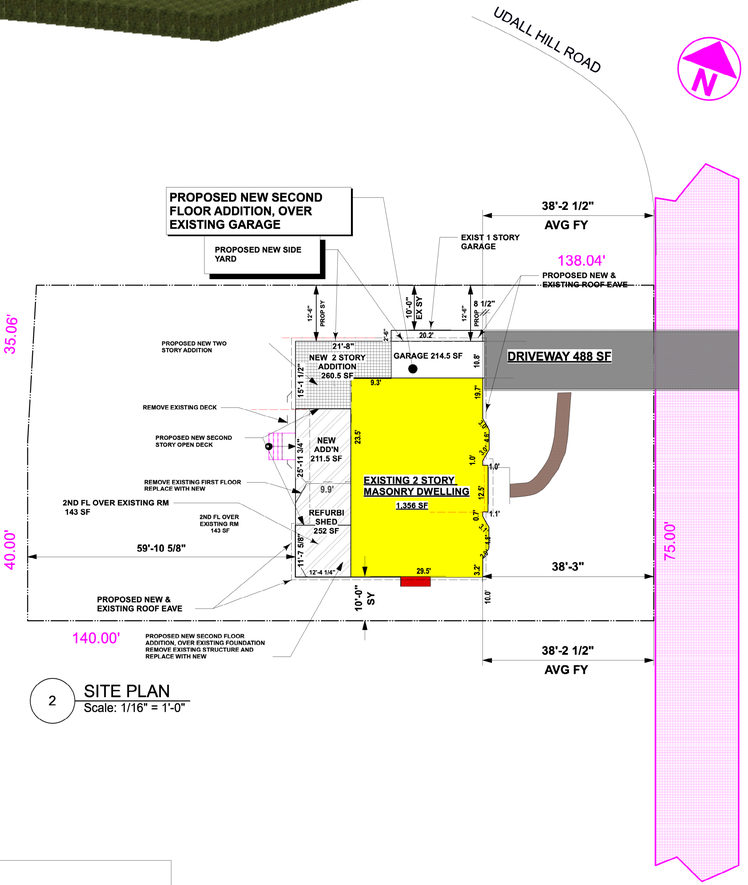
ITEM	DESCRIPTION	REQUIRED/ PERMITTED/ MAX/ MIN	EXISTING	PROPOSED	STATUS	ZONING SECTION	COMMENTS
LOT AREA		8,500 SF MIN	10,456 SF	10,456 SF	NO CHANGE	70-27	OK
LOT WIDTH		MIN. 65'	75	75	NO CHANGE	70-27.1	OK
LOT COVERAGE	LOT COVERAGE	25% MAX.= 2,614 SF	1,602 SF = 15.3%	2,302 SF = 22%	OK	70-28	OK 2,614 > 2,304
	FIRST FLOOR AREA			2,302 SF			
	SECOND FLOOR AREA			2,115 SF			
GFA	TOTAL AREA (FAR)	MAX. 36% (3,764 SF)		4,417 SF - 42.24%	NG	70-29	VARIANCE REQUIRED
FRONT YARD		ALIGN WITH 200' ADJACENT			OK	70-30	
	AVERAGE FRONT YARD SETBACK		38.20'	38'3"			SEE C-01
SIDE YARDS							SEE ADJACENT SURVEYS IN FILE
	AGGREGATE	MIN. 30% OF 75' 10+12.5 = 22.5'		22.5'	OK		
	SIDE YARD I	10	10	12.5'	OK	70-31	
	SIDE YARD II	10	10	10	OK	70-31	
REAR YARD		MIN 15'	61'	59'10	OK	70-32	
MAX. BUILDING HEIGHT	BUILDING HEIGHT	MAX. 30' FROM CROWN OF ROAD TO RIDGE	28.45'	28.5'	OK	70-26	

PROPOSED FIRST FLOOR AREAS:

1. GARAGE:	214.5 SF
2. MAIN FLOOR	1,356 SF
3. EXISTING/ RENOVATED AREA:	260 SF
4. ADDITION #1:	260.5 SF
5. ADDITION #2:	211.5 SF
TOTAL PROPOSED AREA:	2,302.5 SF



EXIST DECK TO BE REMOVED



2 SITE PLAN
Scale: 1/16" = 1'-0"

PROJECT / CODE INFORMATION. NYS IRC 2020

DESIGN LOADS

LOCATION:	LIVE LOADS (PSF)	DEAD LOADS(PSF)
EXTERIOR BALCONIES	50	15
DECKS:	50	20
PASSENGER VEHICLE GARAGE:	150	10
ATTICS WITHOUT STORAGE:	20	12
ATTICS WITH STORAGE:	30	15
FLOOR OTHER THAN SLEEPING:	40	15
SLEEPING AREAS:	30	10
STAIRS:	75	
GUARDRAILS & HANDRAILS:	150 # LATERAL	
SNOW:	30	
ROOF:	15	15

WIND ZONE INFORMATION

PRESCRIPTIVE OR ENGINEERED:	
EXPOSURE CATEGORY:	'B'
SEISMIC DESIGN CATEGORY:	'I' 1.0
WIND ZONE:	130 MPH
PROTECTIVE GLAZING:	N/A

LUMBER NOTES

SOLID SAWN LUMBER:	900 PSI
ENGINEERED LUMBER:	2,800 PSI
FLOOR:	EXIST 2X8@ 16" OC
WALLS:	2X4 @ 16" OC
ROOF:	2X10 RR 2X8 CJ

Table 1

AVERAGE FRONT YARD SETBACK CHART				
	ADDRESS	FRONT YARD SET BACK	DISTANCE	
	4 PARKSIDE	40'	75'	
	6 PARKSIDE	37.15'	75'	
	8 PARKSIDE	44.8'	75'	
			225' -NORTH SIDE	
	10 PARKSIDE	SUBJECT PROPERTY		
	12 PARKSIDE	38.3'	75'	
	14 PARKSIDE	34.36'	75'	
	16 PARKSIDE	34.66'	75'	
			225' - SOUTH SIDE	
TOTAL		229.27'		
AVERAGE FRONT YARD SETBACK		227.27/ 6	38.21'	

GRADE ELEVATION NOTE:

GRADE ELEVATIONS NOTED ON THIS DOCUMENTS ARE BASED UPON A SURVEY PERFORMED BY BARRY FAHRER LICENSED LAND SURVEYOR AS WAS UPDATED ON 06/21/2022
CROWN OF THE ROAD ELEVATION: +16.07'
FIRST FLOOR ELEVATION: +18.66'
RIDGE (EXISTING ROOF) ELEVATION: +44.82'

DOV HADAS ARCHITECT, pc

No.	Date	By	Revision Notes

No.	Date	Issue Notes

REGISTERED ARCHITECT DOV HADAS 026995 STATE OF NEW YORK

Design Firm
DOV HADAS ARCHITECT PC
600 SHORE ROAD
LONG BEACH, NY 11561
516.678.8200. DOV@DOVHADASARCHITECT.COM

Consultant
SECT: 2. BLK: 35. LOTS: 17, 133,

Project Title
THE ZALTA RESIDENCE
PROPOSED ADDITION/ RENOVATION
10 PARKSIDE DR. GREAT NECK, NY

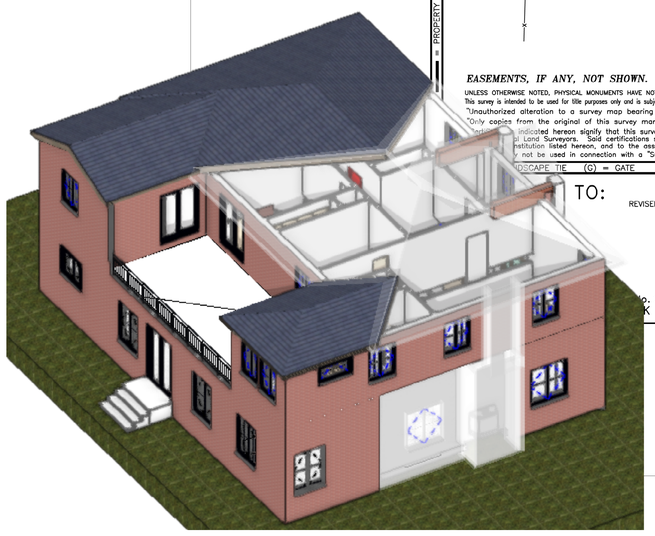
Sheet Title
SITE PLAN
WALL SCHEDULE
PERSPECTIVES

Project Manager	Project ID: 10 parkside
Drawn By: Drawn By	Scale: AS NOTED
Reviewed By: Reviewed By	Sheet No.: C-01
Date: 12/25/22	of 10
CAD File Name: 10 PARKSIDE-FIN-092822.vwx	

APPLICATION # RBP22-000318

1 FRONT VIEW
Scale: 1/8" = 1'-0"

3 VIEW FROM THE REAR
Scale: 1/8" = 1'-0"



COUNTY MAP # 3740 1/26/1937

MAP
GENERAL DIRECTION
MAGNETIC

PARKSIDE DRIVE

ROAD

R=35.24'
L=49.71'

277.83'

BLOCK 122-1

N.O.F. NASSAU COUNTY

PARALLEL WITH PARKSIDE DRIVE

35.05'

40'

176°47'56"
CONCRETE MONUMENT FOUND, HELD

138.04'

140'

75'

90°

#10 TWO STORY BRICK

ONE STORY
GARAGE
DRIVEWAY
DECK
WALK
G.B.C.
CONC
A/C UNIT
O.H. WIRES
LINE
MAP

PROPERTY LINE A.O. = AWNING OVER O.H. = OVER HEAD A.W. = AREA WAY FENCES: METAL — IRON — WOOD — POST & RAIL
LOT LINE ◇ = UTILITY POLE LOT # = TAX MAP LOT # = FILED MAP LOT # C.D. = CELLAR DOOR G.B.C. = GRANITE BLOCK CURB C.C. = CONCRETE CURB C.R.W. = CONC.RETAINING WALL

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EASEMENTS, IF ANY, NOT SHOWN.

UNLESS OTHERWISE NOTED, PHYSICAL MONUMENTS HAVE NOT BEEN SET.
This survey is intended to be used for title purposes only and is subject to whatever a more complete title search may reveal. Use of this survey for any other purpose may result in problems for which this surveyor will not be liable.
"Unauthorized alteration to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law"
"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."
"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors. Said certifications shall run only to the person for whom the survey was prepared, and on his behalf to the title company, government agency or lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."
"This survey may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.

(16) = GATE R.O. = ROOF OVER W.O.F. = WIRES ON FACE F.E. = FIRE ESCAPE 10PARKSIDEDR

TO:

REVISED 01/16/2019 BLDG. DIM. ADDED

BARRY M. FAHRER
NEW YORK STATE
LICENSED LAND SURVEYOR
No. 49851

BARRY M. FAHRER L.S. P.C.
206 CHURCH STREET
FREEPORT NEW YORK 11520
(516) 623-2060
FAX (516) 623-0628

DATE SURVEYED 12/04/2018
GREAT NECK
LOT No. 17,133 COUNTY OF: NASSAU

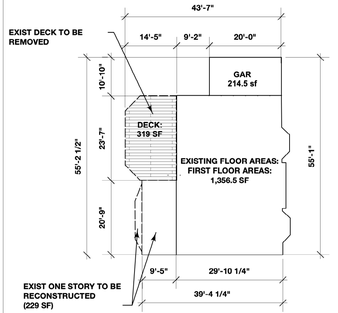
STATE OF NEW YORK

EXISTING FIRST FLOOR:

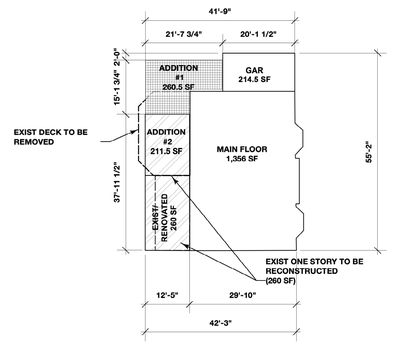
1. GARAGE:	214.5 SF
2. MAIN FLOOR:	1,356.5 SF
3. EXIST. REAR ADDITION:	229 SF
4. DECK:	319 SF
TOTAL FIRST FLOOR AREA:	2,119 SF

PROPOSED FIRST FLOOR AREAS:

1. GARAGE:	214.5 SF
2. MAIN FLOOR	1,356 SF
3. EXISTING/ RENOVATED AREA:	260 SF
4. ADDITION #1:	260.5 SF
5. ADDITION #2:	211.5 SF
TOTAL PROPOSED AREA:	2,302.5 SF



EXISTING FIRST FLOOR

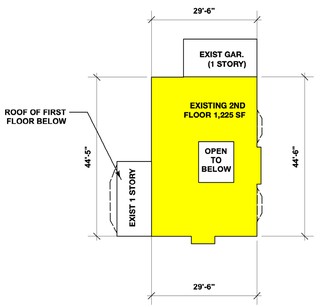


PROPOSED FIRST FLOOR

EXISTING SECOND FLOOR

MAIN FLOOR: 1,225 SF

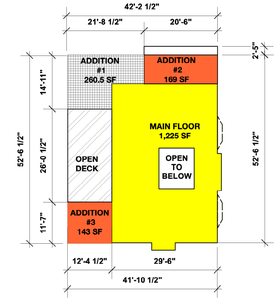
TOTAL: 1,225 SF SF



EXISTING SECOND FLOOR

PROPOSED SECOND FLOOR AREAS:
FIRST FLOOR AREAS:
MAIN FLOOR 1,225 SF
OVER GARAGE, ADDITION #2: 167 SF
REAR ADDITION #1: 260.5 SF
REAR ADDITION #3: 143 SF
DECK: 321 SF

TOTAL: 2,115 SF



PROPOSED SECOND FLOOR

1 AREAS CALCULATIONS
Scale: 1" = 20'-0"

DOV HADAS ARCHITECT, pc

No.	Date	By	Revision Notes

No.	Date	Issue Notes

REGISTERED ARCHITECT DOV HADAS 018895 STATE OF NEW YORK

Design Firm
DOV HADAS ARCHITECT PC
600 SHORE ROAD
LONG BEACH, NY 11561
516.678.8200. DOV@DOVHADASARCHITECT.COM

Consultant

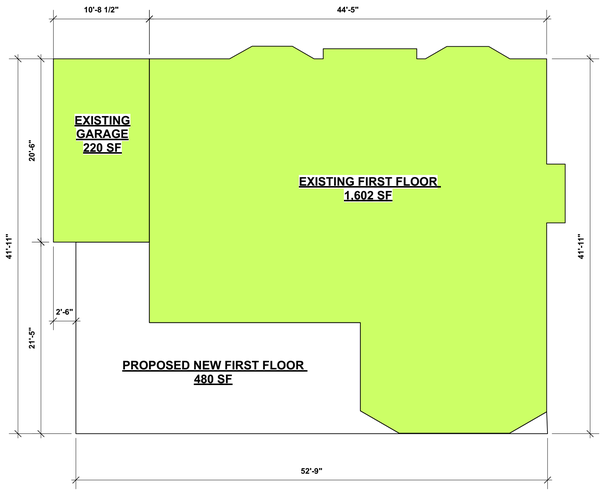
SECT: 2. BLK: 35. LOTS: 17, 133,

Project Title
THE ZALTA RESIDENCE
PROPOSED ADDITION/ RENOVATION
10 PARKSIDE DR. GREAT NECK, NY

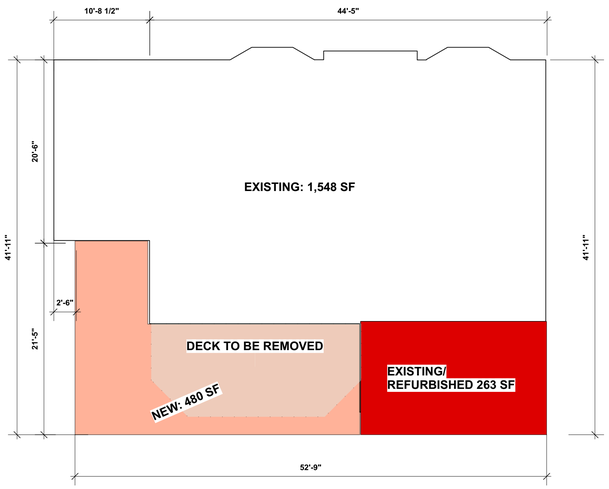
Sheet Title
SPACE + HT DIAGRAM
SITE PLAN
WALL SCHEDULE
PERSPECTIVES

Project Manager	Project ID: 10 parkside
Drawn By: Drawn By	Scale: AS NOTED
Reviewed By: Reviewed By	Sheet No.: Z-01 of 10
Date: 12/25/22	
CAD File Name: 10 PARKSIDE-FIN-092822.vwx	

APPLICATION # **RBP22-000318**

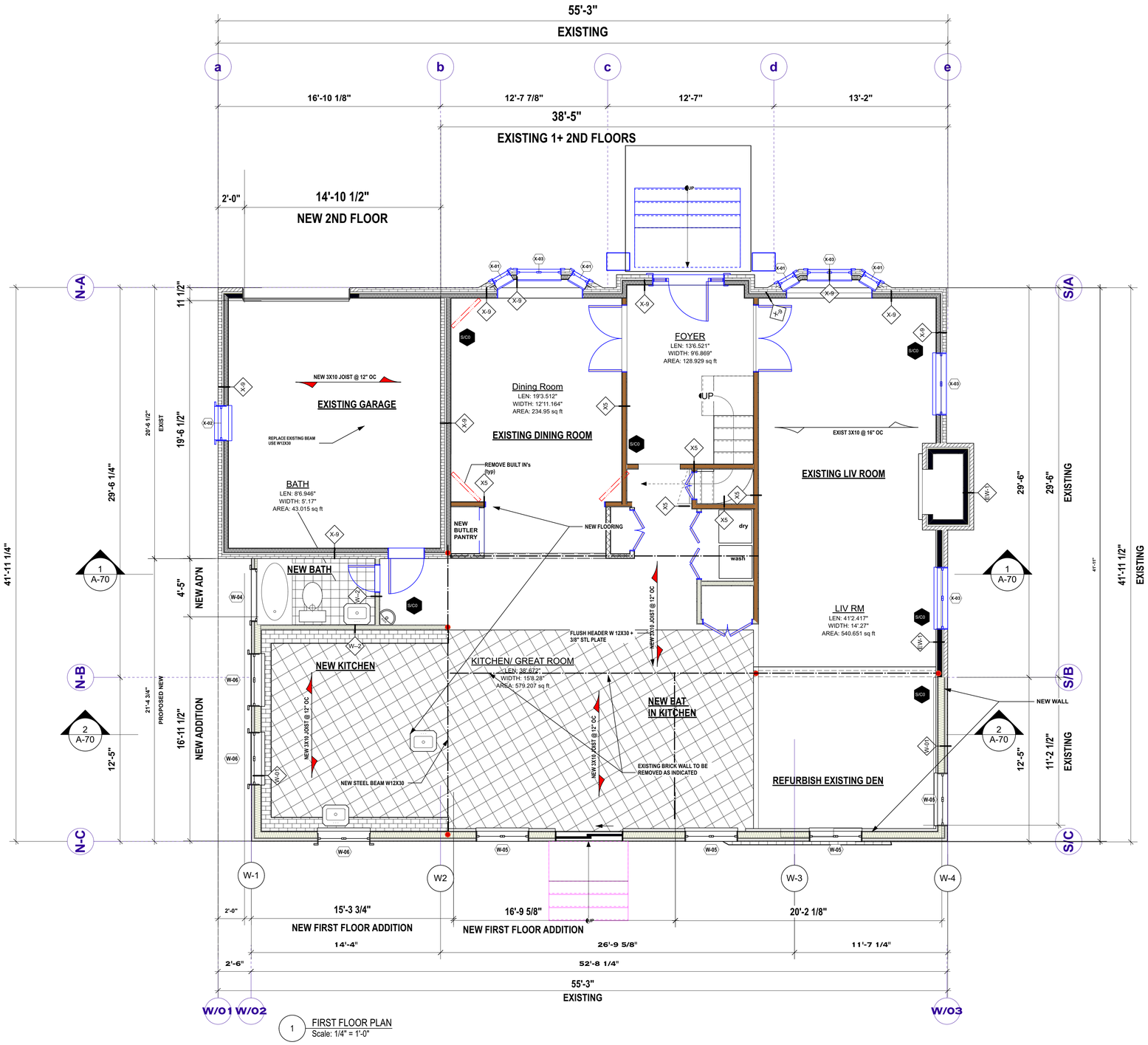


GENERAL SPACE LAYOUT



2 SPACE DEFINITIONS
Scale: 1/8" = 1'-0"

TOTAL AREA: 2,304 SF



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

EXISTING AREA

NEW AREA

EXISTING/ REFURBISHED AREA

DOV HADAS ARCHITECT, pc

No.	Date	By	Revision Notes

No.	Date	Issue Notes

REGISTERED ARCHITECT DOV HADAS 018895 STATE OF NEW YORK

Design Firm
DOV HADAS ARCHITECT PC
600 SHORE ROAD
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Consultant
Consultant Name

Project Title
THE ZALTA RESIDENCE
PROPOSED ADDITION/ RENOVATION
10 PARKSIDE DR. GREAT NECK, NY

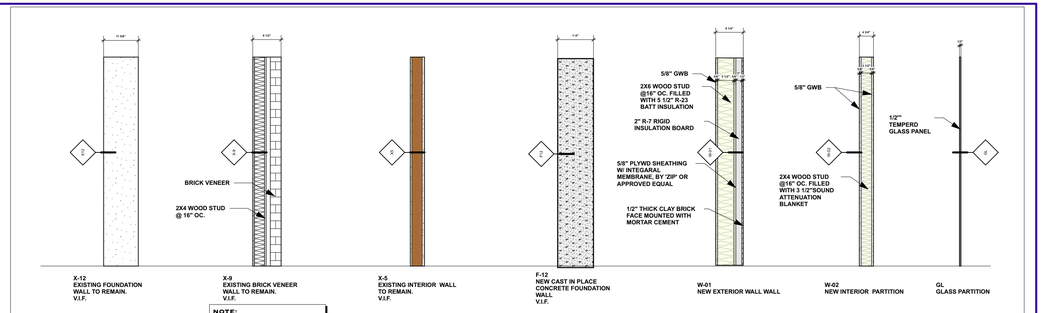
Sheet Title
FIRST FLOOR PLAN

Project Manager	Project ID: 10 parkside
Drawn By: Drawn By	Scale: AS NOTED
Reviewed By: Reviewed By	Sheet No.: A-10 of 10
Date: 12/25/22	
CAD File Name: 10 PARKSIDE-FIN-092822.vwx	

APPLICATION # **RBP22-000318**

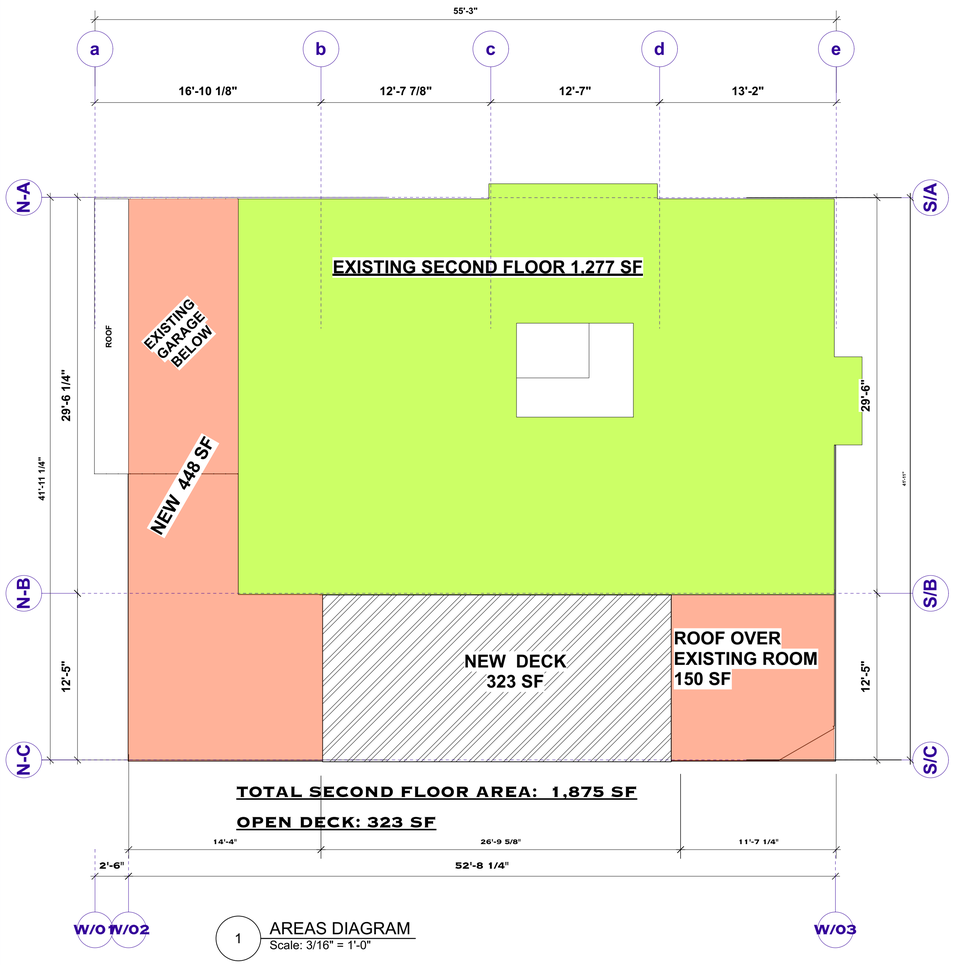
Window Schedule with Images

Image		Mark		Nominal Size: O.A. Width	Nominal Size: O.A. Height	Window Style: Configuration		Muntin Pattern	Sill	Glass	Openings: Egress Win	Openings: RO Width	Openings: RO Height	Openings: MAS O Width	Openings: MAS O Height	Window Data: MFR	Window Data: Model No.	Accessories	Comments
	W-	01		3'4 3/4"	4'3 3/4"	Bi-parting Casement	N/A	Colonial	Brick	DBL, LOW E, U+0.28	YFALSE ---	3'5 1/4"	4'4 1/4"	3'6"	4'6"	ANDERSEN	CN245		
	W-	02		4'8 1/2"	4'11 7/8"	Bi-parting Casement	N/A	Colonial	Brick	DBL, LOW E, U+0.28	YYES-	4'9"	5'0 3/8"	4'9"	5'3"	ANDERSEN	CW25		
	W-	04		4'0"	2'0"	Awning	N/A	Colonial	Brick	DBL, LOW E, U=0.28	YFALSE -	4'0 1/2"	2'0 1/2"	4'2"	2'2"	ANDERSEN	AN 41		
	W-	05		4'0"	5'4"	Bi-parting Casement	N/A	Colonial	Brick	DBL, LOW E, U+0.28	---	4'0 1/2"	5'4 1/2"	4'3"	5'6"	ANDERSEN	---		
	W-	06		4'0"	3'4 1/2"	Bi-parting Casement	N/A	Colonial	Brick	DBL, LOW E U=0.28	YFALSE -	4'0 1/2"	3'5"	4'3"	3'6"	ANDERSEN	CN245		
	X-	01		1'5"	4'11 7/8"	Casement	N/A	Colonial	Brick	DBL, LOW E. U=0.28	YFALSE -	1'5 1/2"	5'0 3/8"	2'0"	5'4"	ANDERSEN	CR 145		EXISTING OPENING. REMOVE EXISTING WINDOW. REPLACE WITH A NEW ANDERSEN WINDOW AS SPECIFIED, OR WITH A REPLACEMENT WINDOW OF SAME QUALITY. V.I.F.
	X-	02		2'8"	3'6"	Casement	N/A	Colonial	Brick		YFALSE -	2'8 1/2"	3'6 1/2"	3'4"	4'0"				EXISTING OPENING. REMOVE EXISTING WINDOW. REPLACE WITH A NEW ANDERSEN WINDOW AS SPECIFIED, OR WITH A REPLACEMENT WINDOW OF SAME QUALITY. V.I.F.
	X-	03		---	4'11 7/8"	Bi-parting Casement	N/A	Colonial	Brick	---	---	---	5'0 3/8"	---	---	ANDERSEN	---		EXISTING OPENING. REMOVE EXISTING WINDOW, REPLACE WITH A NEW ANDERSEN WINDOW AS SPECIFIED, OR WITH A REPLACEMENT WINDOW OF SAME QUALITY. V.I.F.

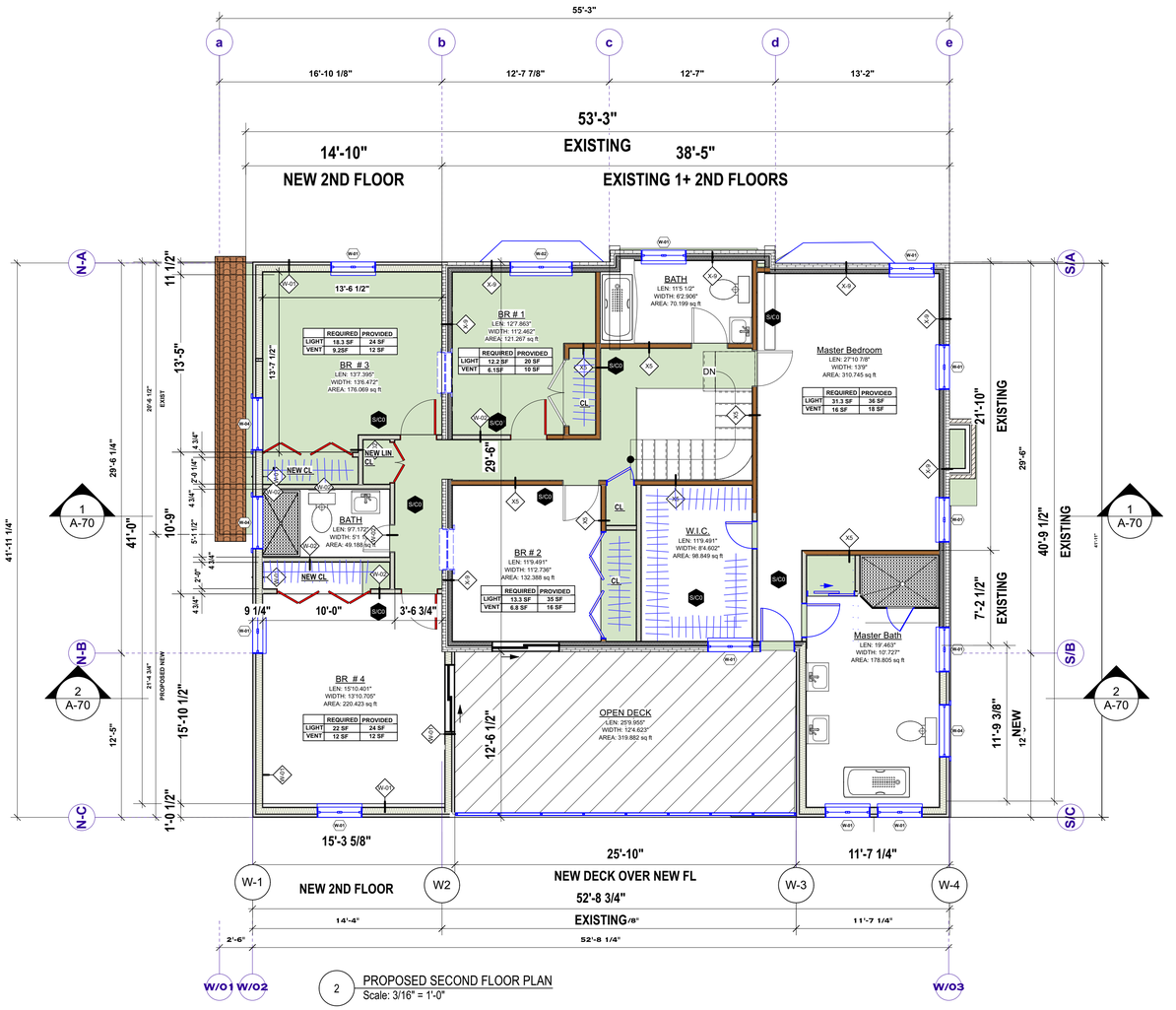


NOTE:
GC SHALL INSPECT THE CONDITION OF THE BATT INSULATION., AND SHALL INSTALL NEW R-13 BATT INSULATION

3 WALL/ PARTITIONS TYPES
Scale: 1/2" = 1'-0"



1 AREAS DIAGRAM
Scale: 3/16" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

DOV HADAS ARCHITECT, pc

No.	Date	By	Revision Notes

No.	Date	Issue Notes

REGISTERED ARCHITECT DOV HADAS 028865 STATE OF NEW YORK

Design Firm
DOV HADAS ARCHITECT PC
600 SHORE ROAD
LONG BEACH, NY 11561
516.678.8200. DOV@DOVHADASARCHITECT.COM

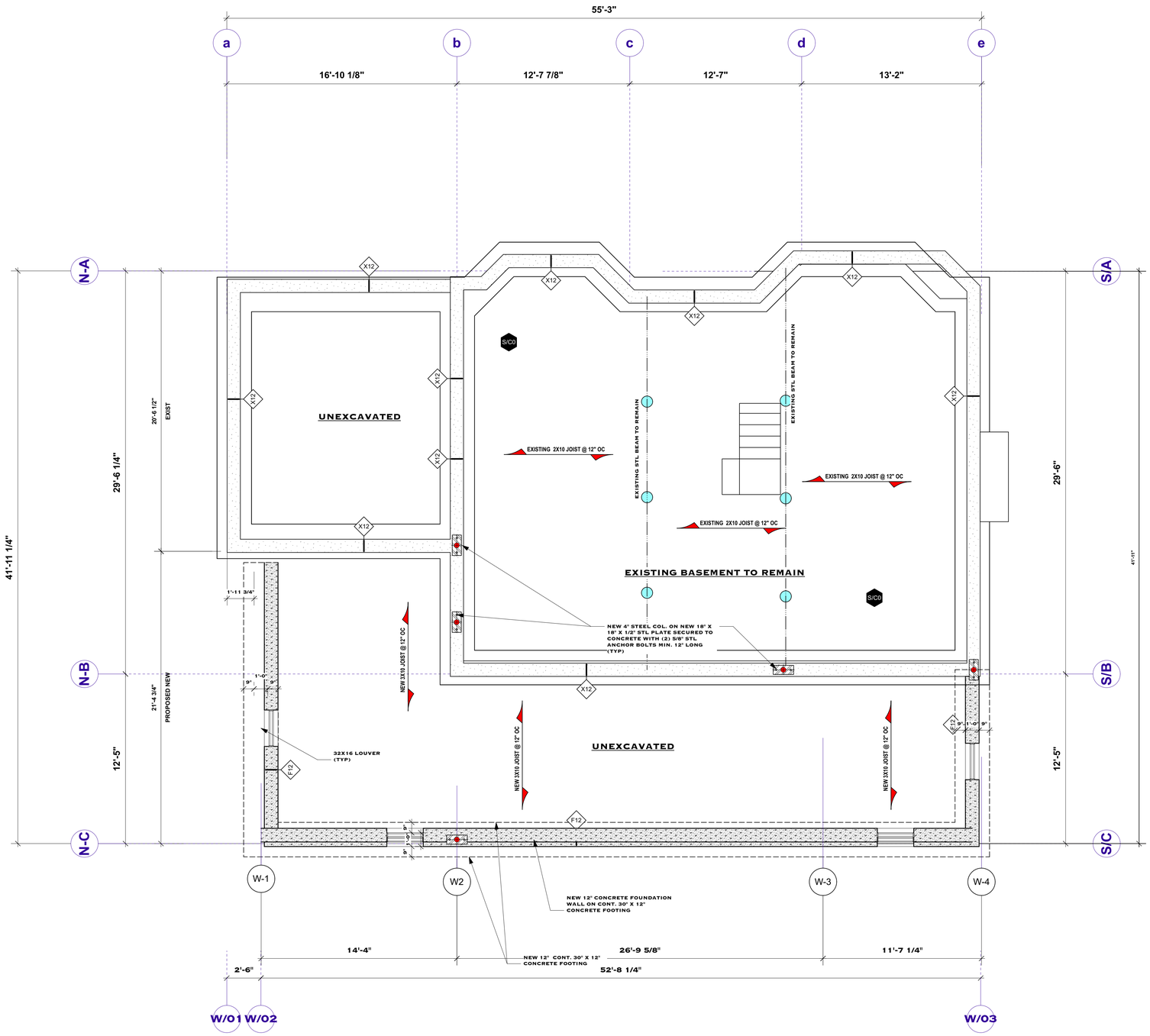
Consultant
Consultant Name

Project Title
THE ZALTA RESIDENCE
PROPOSED ADDITION/ RENOVATION
10 PARKSIDE DR. GREAT NECK, NY

Sheet Title
SECOND FLOOR PLAN
SECOND FLOOR PLAN
WINDOW SCHEDULE

Project Manager	Project ID: 10 parkside
Drawn By: Drawn By	Scale: AS NOTED
Reviewed By: Reviewed By	Sheet No.: A-20 of 10
Date: 12/25/22	
CAD File Name: 10 PARKSIDE-FIN-092822.vwx	

APPLICATION # RBP22-000318



1 EXISTING BASEMENT / NEW FOUNDATION PLAN
Scale: 1/4" = 1'-0"

DOV HADAS ARCHITECT, pc

No.	Date	By	Revision Notes

No.	Date	Issue Notes

REGISTERED ARCHITECT DOV HADAS 026888 STATE OF NEW YORK

Design Firm
DOV HADAS ARCHITECT PC
600 SHORE ROAD
LONG BEACH, NY 11561
516.678.8200. DOV@DOVHADASARCHITECT.COM

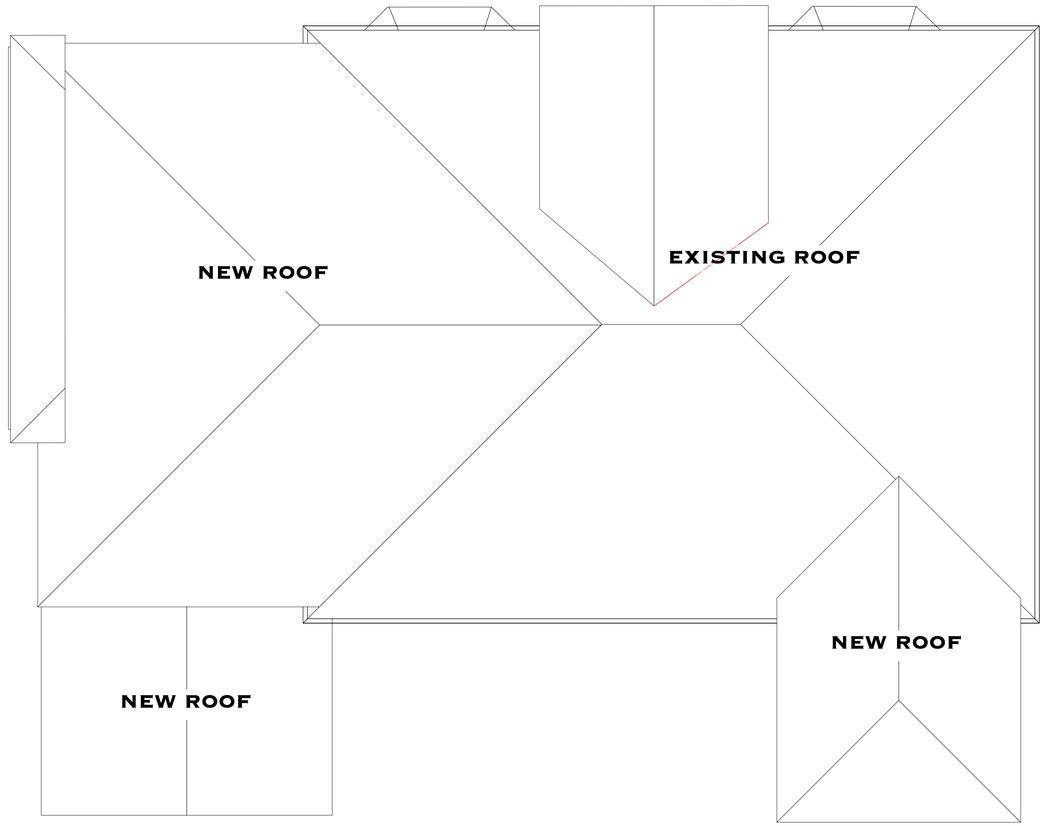
Consultant
Consultant Name

Project Title
THE ZALTA RESIDENCE
PROPOSED ADDITION/ RENOVATION
10 PARKSIDE DR. GREAT NECK, NY

Sheet Title
CELLAR FLOOR PLAN

Project Manager	Project ID: 10 parkside
Drawn By: Drawn By	Scale: AS NOTED
Reviewed By: Reviewed By	Sheet No.: A-30 of 10
Date: 12/25/22	
CAD File Name: 10 PARKSIDE-FIN-092822.vwx	

APPLICATION # RBP22-000318



DOV HADAS ARCHITECT, pc

No.	Date	By	Revision Notes

No.	Date	Issue Notes

REGISTERED ARCHITECT DOV HADAS 018995 STATE OF NEW YORK

Design Firm
DOV HADAS ARCHITECT PC
600 SHORE ROAD
LONG BEACH, NY 11561
516.678.8200. DOV@DOVHADASARCHITECT.COM

Consultant
Consultant Name

Project Title
THE ZALTA RESIDENCE
PROPOSED ADDITION/ RENOVATION
10 PARKSIDE DR. GREAT NECK, NY

Sheet Title
ROOF PLAN

Project Manager	Project ID: 10 parkside
Drawn By: Drawn By	Scale: AS NOTED
Reviewed By: Reviewed By	Sheet No.: A-40 of 10
Date: 12/25/22	
CAD File Name: 10 PARKSIDE-FIN-092822.vwx	

APPLICATION # **RBP22-000318**

1 SIDE ELEVATION
Scale: 1/4" = 1'-0"

GRADE ELEVATION NOTE:

GRADE ELEVATIONS NOTED ON THIS DOCUMENTS ARE BASED UPON A SURVEY PERFORMED BY BARRY FAHRER LICENSED LAND SURVEYOR AS WAS UPDATED ON 06/21/2022
CROWN OF THE ROAD ELEVATION: +16.07'
FIRST FLOOR ELEVATION: +18.66'
RIDGE (EXISTING ROOF) ELEVATION: +44.82'

1 REAR ELEVATION
Scale: 1/4" = 1'-0"

dha DOV HADAS ARCHITECT, pc

No.	Date	By	Revision Notes

No.	Date	Issue Notes

REGISTERED ARCHITECT DOV HADAS 028805 STATE OF NEW YORK

Design Firm
DOV HADAS ARCHITECT PC
600 SHORE ROAD
LONG BEACH, NY 11561
516.678.8200. DOV@DOVHADASARCHITECT.COM

Consultant
Consultant Name

Project Title
THE ZALTA RESIDENCE
PROPOSED ADDITION/ RENOVATION
10 PARKSIDE DR. GREAT NECK, NY

Sheet Title
ELEVATION

Project Manager	Project ID: 10 parkside
Drawn By: Drawn By	Scale: AS NOTED
Reviewed By: Reviewed By	Sheet No.: A-50 of 10
Date: 12/25/22	
CAD File Name: 10 PARKSIDE-FIN-092822.vwx	

APPLICATION # **RBP22-000318**

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

1 SIDE ELEVATION
Scale: 1/4" = 1'-0"

GRADE ELEVATION NOTE:

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FIRST FLOOR ELEVATION: +18.66'
RIDGE (EXISTING ROOF) ELEVATION: +44.82'

DOV HADAS ARCHITECT, pc

No.	Date	By	Revision Notes

No.	Date	Issue Notes

Design Firm
DOV HADAS ARCHITECT PC
600 SHORE ROAD
LONG BEACH, NY 11561
516.678.8200. DOV@DOVHADASARCHITECT.COM

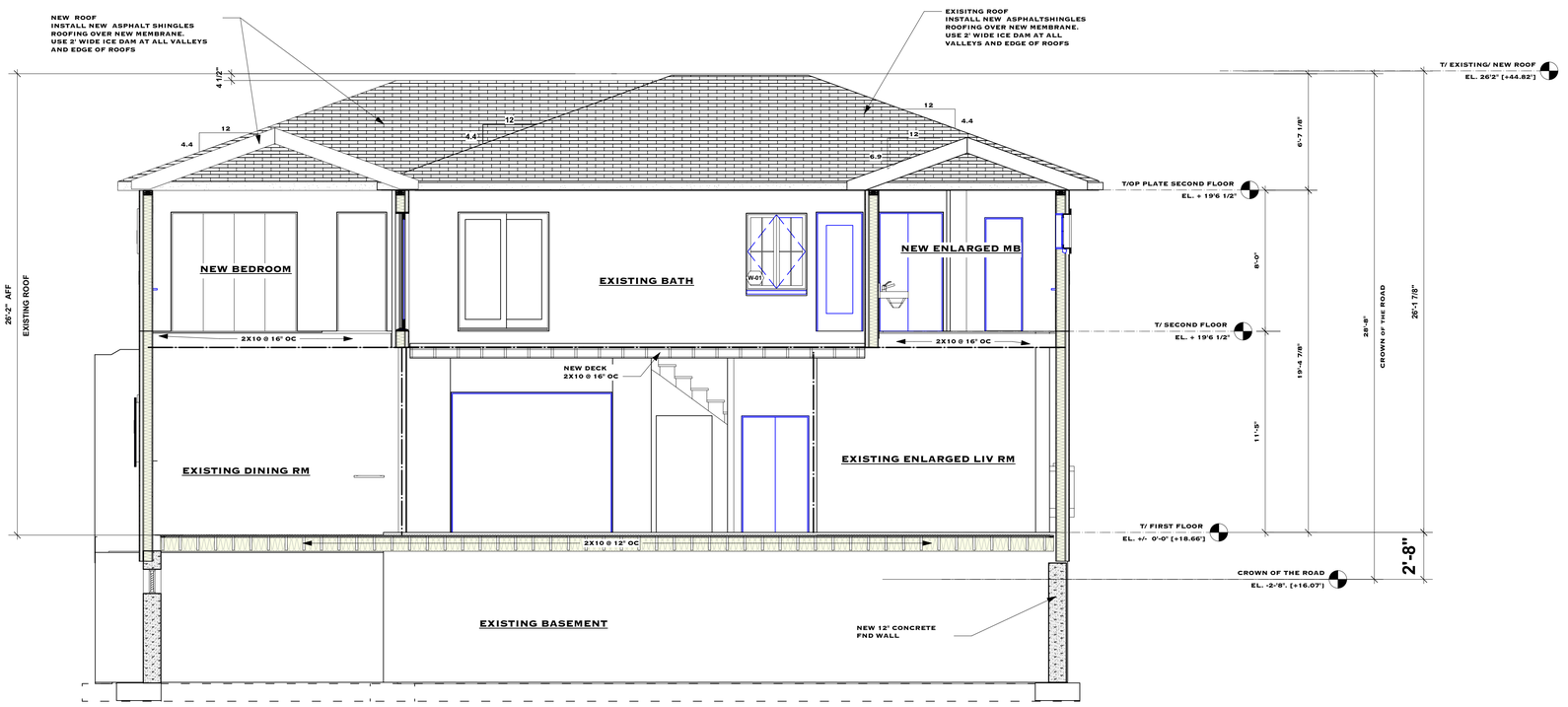
Consultant
Consultant Name

Project Title
THE ZALTA RESIDENCE
PROPOSED ADDITION/ RENOVATION
10 PARKSIDE DR. GREAT NECK, NY

Sheet Title
ELEVATIONS

Project Manager	Project ID: 10 parkside
Drawn By: Drawn By	Scale: AS NOTED
Reviewed By: Reviewed By	Sheet No.: A-60 of 10
Date: 12/25/22	
CAD File Name: 10 PARKSIDE-FIN-092822.vwx	

APPLICATION # **RBP22-000318**



2 SECTION B-B
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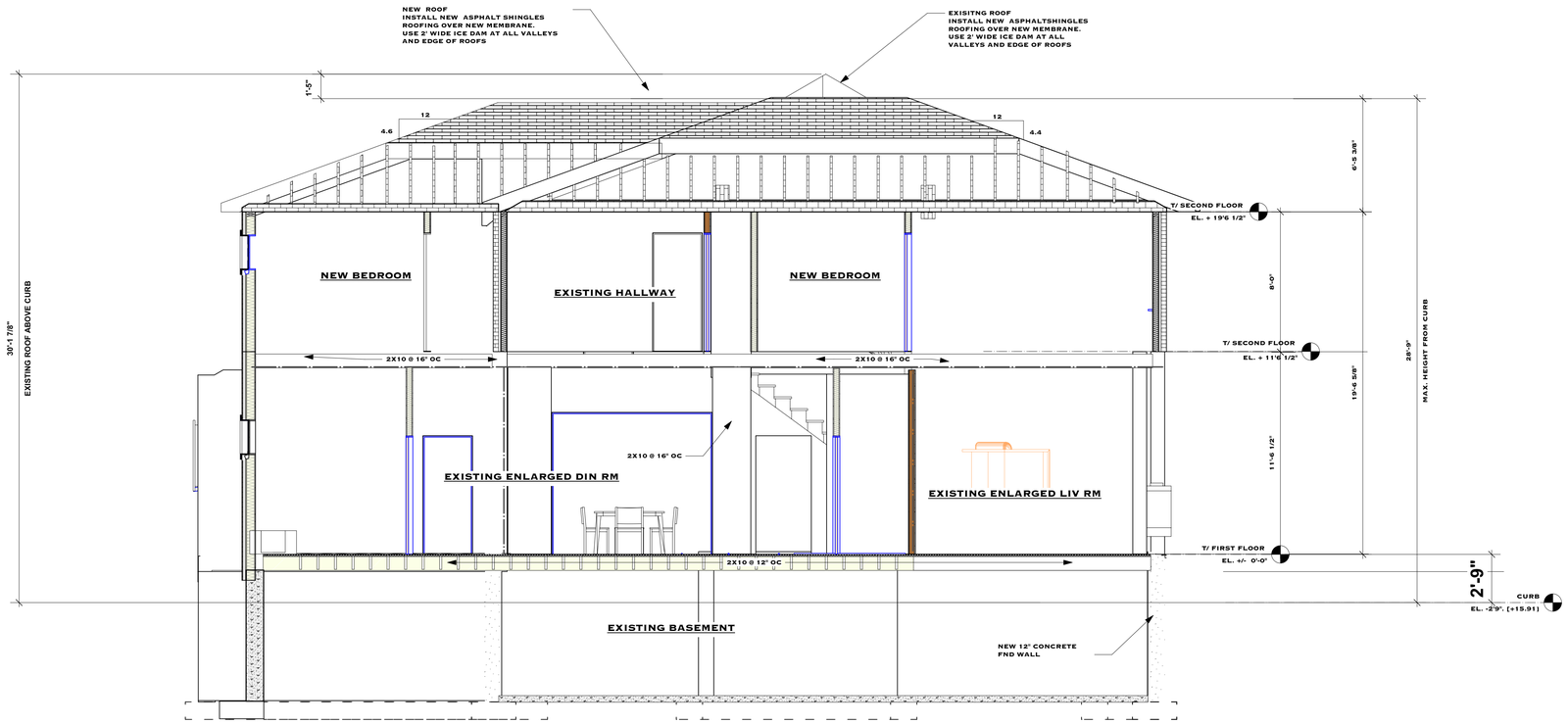


1 SECTION A-A
Scale: 1/4" = 1'-0"

GRADE ELEVATION NOTE:

GRADE ELEVATIONS NOTED ON THIS DOCUMENTS ARE BASED UPON A SURVEY PERFORMED BY BARRY FAHRER LICENSED LAND SURVEYOR AS WAS UPDATED ON 06/21/2022
CROWN OF THE ROAD ELEVATION: +16.07'
FIRST FLOOR ELEVATION: +18.66'
RIDGE (EXISTING ROOF) ELEVATION: +44.82'

DOV HADAS ARCHITECT, pc

No.	Date	By	Revision Notes

No.	Date	Issue Notes

REGISTERED ARCHITECT
DOV HADAS
028865
STATE OF NEW YORK

Design Firm
DOV HADAS ARCHITECT PC
600 SHORE ROAD
LONG BEACH, NY 11561
516.678.8200. DOV@DOVHADASARCHITECT.COM

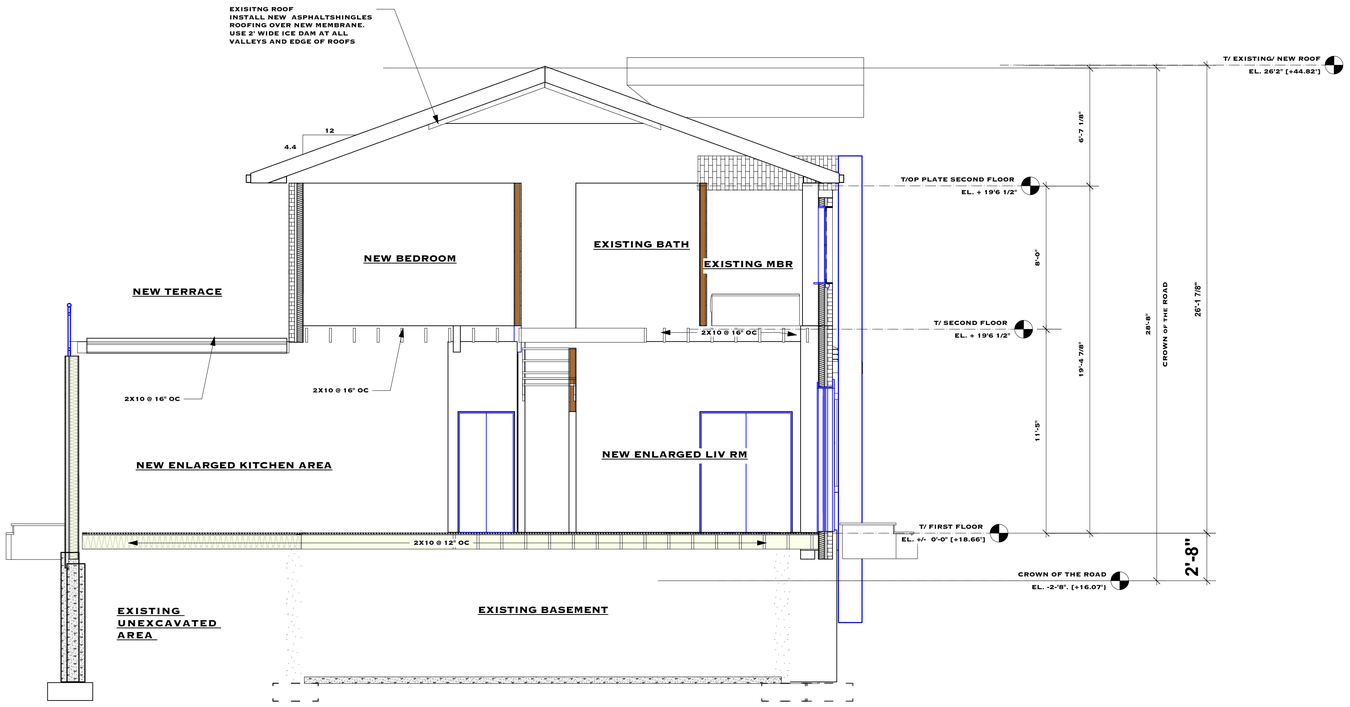
Consultant
Consultant Name

Project Title
THE ZALTA RESIDENCE
PROPOSED ADDITION/ RENOVATION
10 PARKSIDE DR. GREAT NECK, NY

Sheet Title
SECTIONS

Project Manager	Project ID: 10 parkside
Drawn By: Drawn By	Scale: AS NOTED
Reviewed By: Reviewed By	Sheet No.: A-70 of 10
Date: 12/25/22	
CAD File Name: 10 PARKSIDE-FIN-092822.vwx	

APPLICATION # **RBP22-000318**



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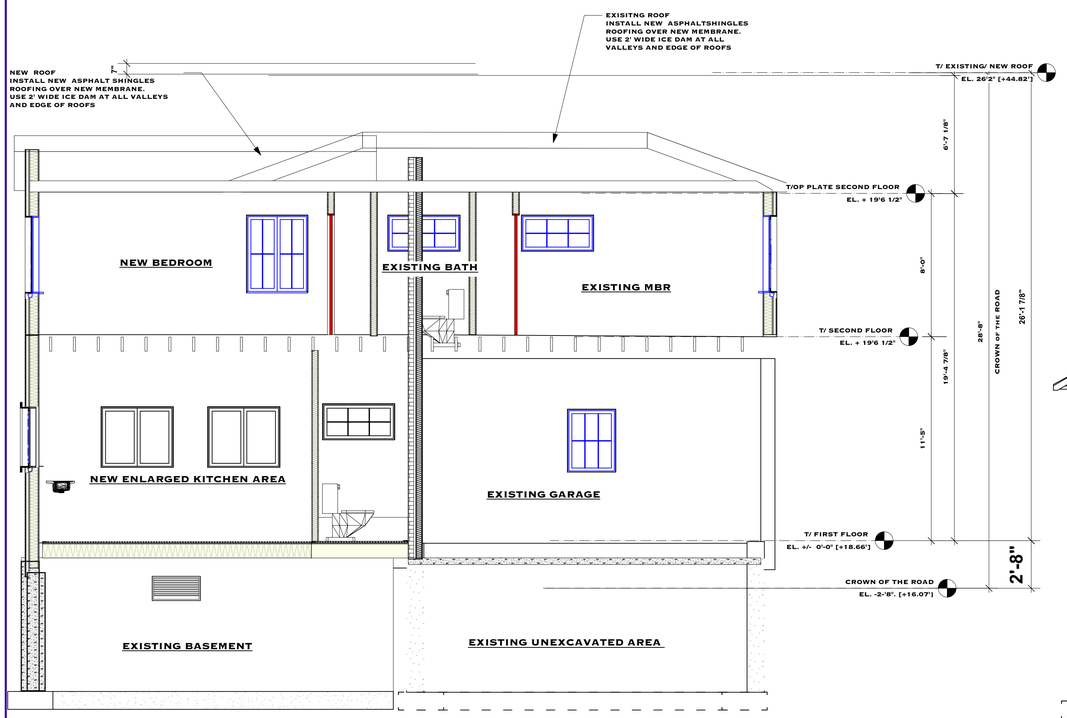

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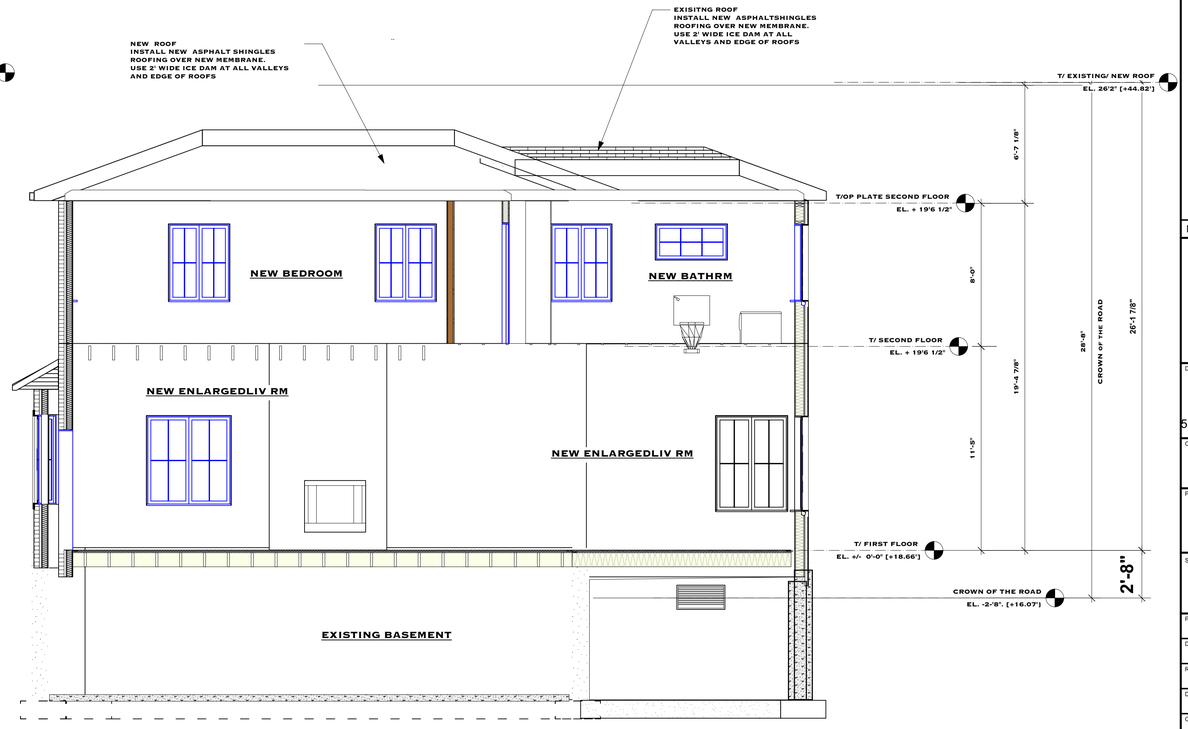


1 SECTION C-C
Scale: 1/4" = 1'-0"

DOV HADAS ARCHITECT, pc

No.	Date	By	Revision Notes

No.	Date	Issue Notes

REGISTERED ARCHITECT
DOV HADAS
028865
STATE OF NEW YORK

Design Firm
DOV HADAS ARCHITECT PC
600 SHORE ROAD
LONG BEACH, NY 11561
516.678.8200. DOV@DOVHADASARCHITECT.COM

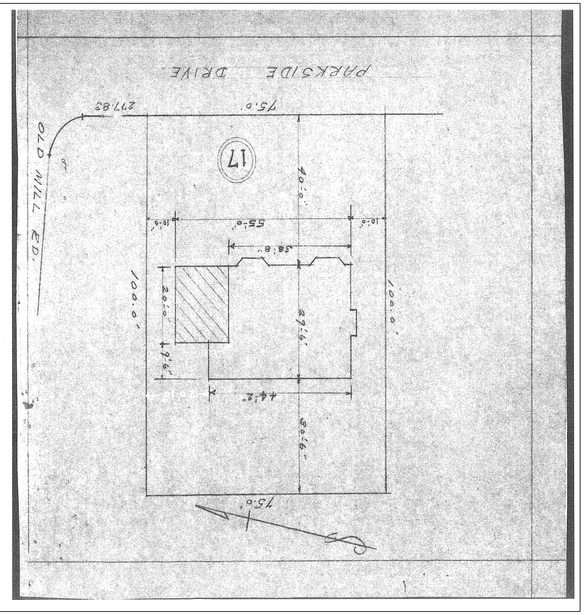
Consultant
Consultant Name

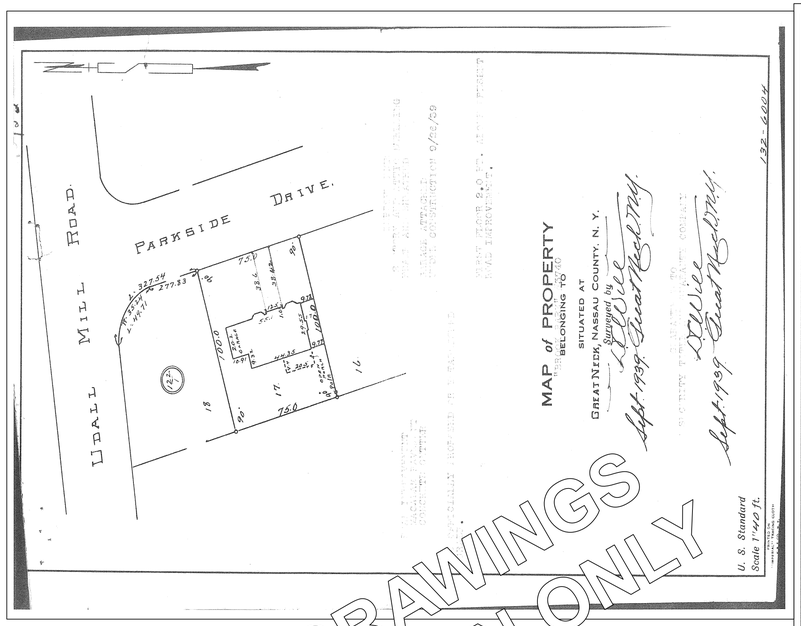
Project Title
THE ZALTA RESIDENCE
PROPOSED ADDITION/ RENOVATION
10 PARKSIDE DR. GREAT NECK, NY

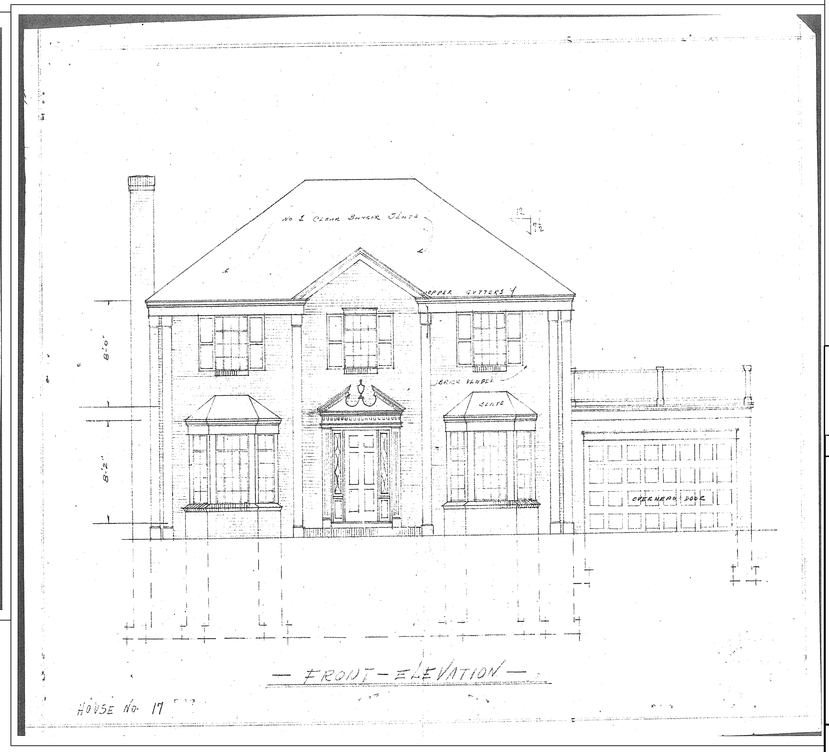
Sheet Title
SECTIONS

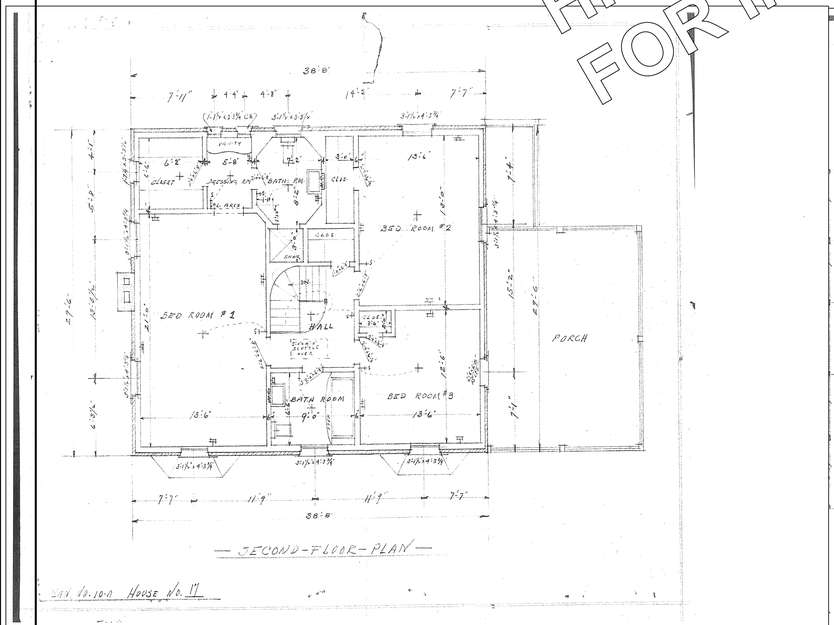
Project Manager	Project ID: 10 parkside
Drawn By: Drawn By	Scale: AS NOTED
Reviewed By: Reviewed By	Sheet No.: A-80 of 10
Date: 12/25/22	
CAD File Name: 10 PARKSIDE-FIN-092822.vwx	

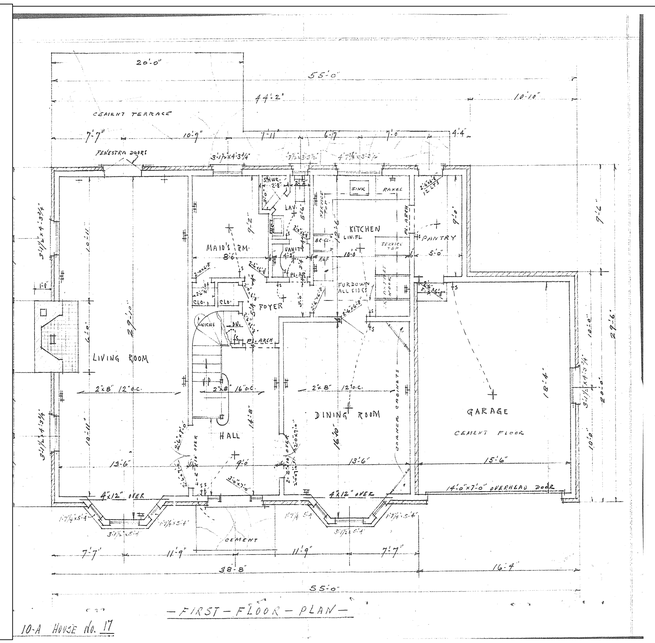
APPLICATION # RBP22-000318

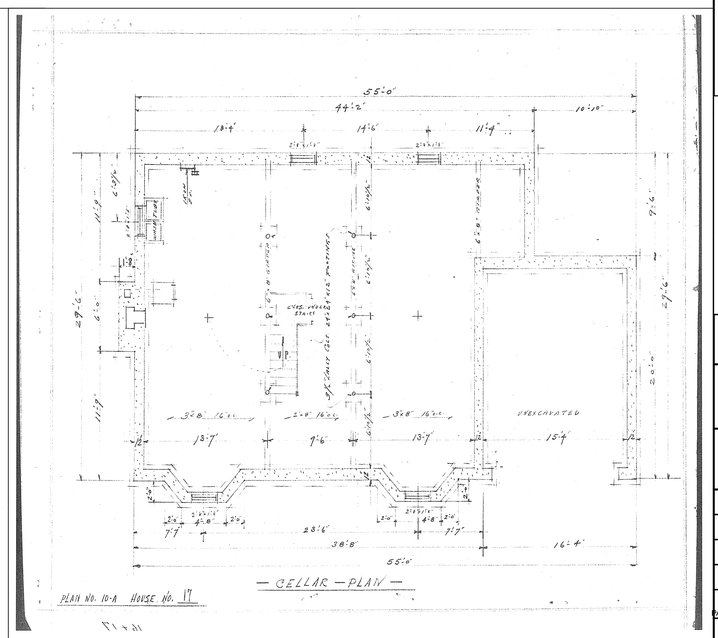












HISTORICAL DRAWINGS
FOR INFORMATION ONLY

No.	Date	By	Revision Notes

Construction SECT: 2. BLK: 35. LOTS: 17, 133,

Project Title
THE ZALTA RESIDENCE
PROPOSED ADDITION/ RENOVATION
10 PARKSIDE DR. GREAT NECK, NY

Sheet Title
ORIGINAL PERMIT
PLANS, ELEVATIONS
SURVEY

Project Manager	Project ID: 10 parkside
Drawn By: Drawn By	Scale: AS NOTED
Reviewed By: Reviewed By	Sheet No.: EX-1 of 10
Date: 12/25/22	
CAD File Name: 10 PARKSIDE-FIN-092822.vwx	

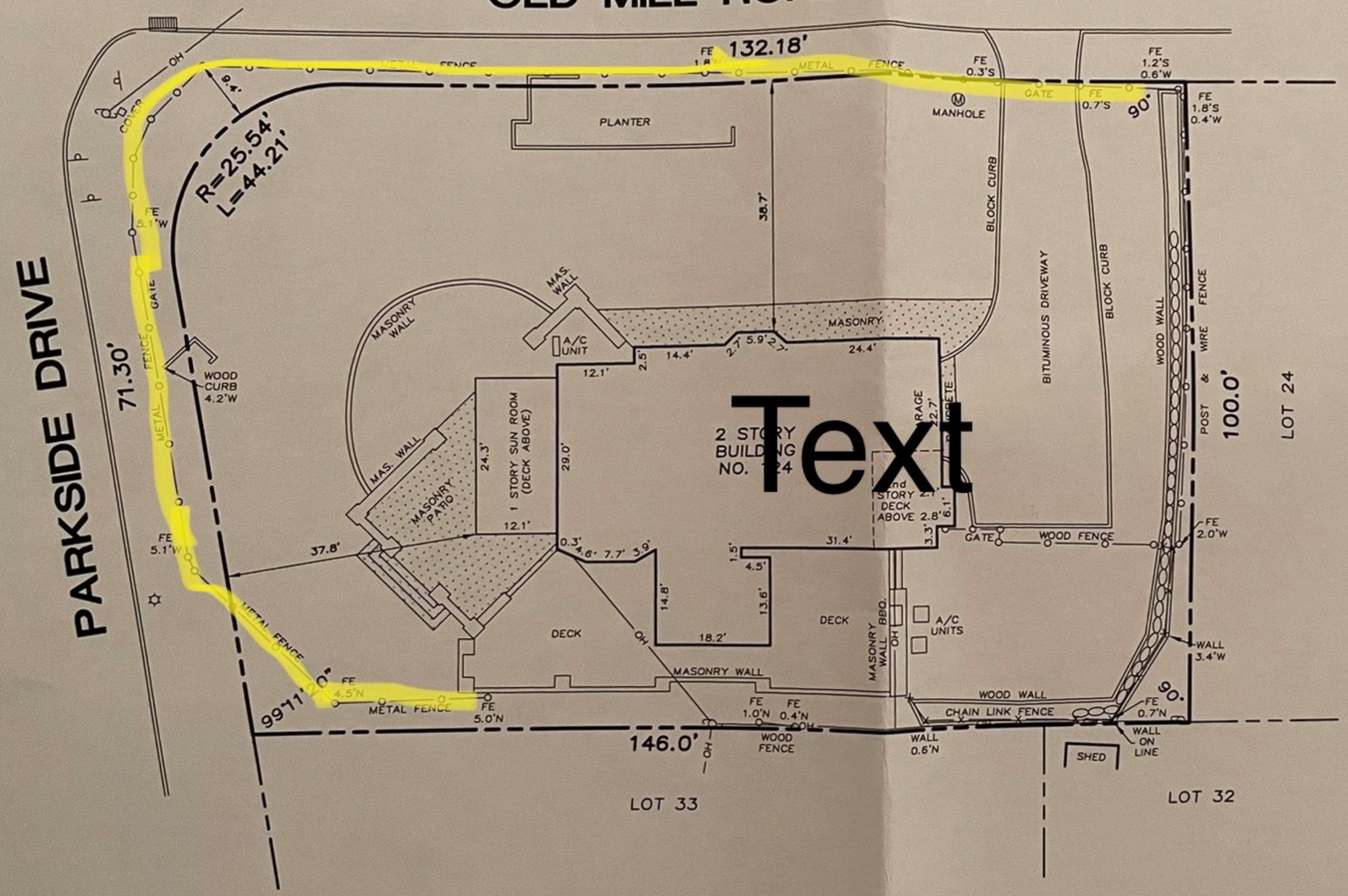
APPLICATION # RBP22-000318

Fence = 49” height

#21479

(UDALL MILL ROAD)
OLD MILL ROAD

PARKSIDE DRIVE



Text

TITLE NO.:
TA16-05-574

CERTIFIED TO:
EZRA B. STERNSTEIN
JESSICA S. FISHER
STEWART TITLE INSURANCE COMPANY
JPMORGAN CHASE BANK, N.A.,
its successors and/or assigns

Date	By:	Revision		
Surveyed by: P.V.		Drafted by: A.V.R.	Checked by: C.W.	

BBV Barrett Bonacci & Van Weele, PC
Civil Engineers
Surveyors
Planners
175A Commerce Drive
Hauppauge, NY 11788
t 631.435.1111
f 631.435.1022
www.bbvpc.com

Tax Map: SECTION 2 BLOCK 45 LOT 22

Certifications indicated hereon signify that this plat of the property depicted hereon was made in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. This certification is only for the lands depicted hereon and is not certification of title, zoning or freedom of encumbrances. Said certifications shall run only to the persons and/or entities listed hereon and are not transferable to additional institutions or subsequent owners.

Any unauthorized alteration or addition to this survey is a violation of Section 7209 of New York State Education Law.

Copies of this survey map not bearing the land surveyor's embossed seal and signature shall not be considered to be a true and valid copy.

PROPERTY
SITUATE
GREAT NECK
TOWN OF NORTH HEMPSTEAD NASSAU COUNTY, N.Y.

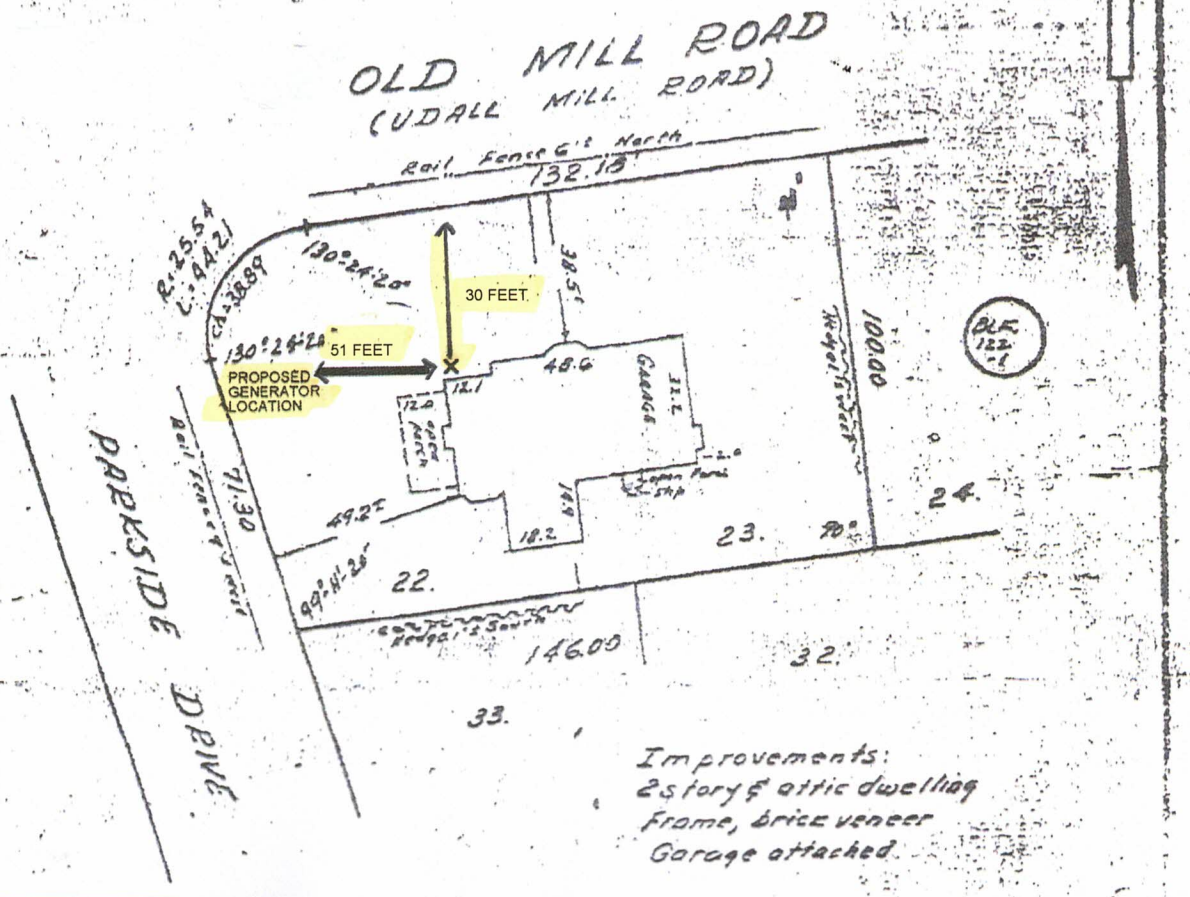
SURVEY

© 2016 BBV PC

Date	Scale	Project No.	Sheet No.
NOVEMBER 16, 2016	1" = 20'	A160725	1 of 1

Subsurface conditions not shown.
Easements, Rights-of-Way of Record, if any, not shown.
Property corner monuments were not placed as part of this survey.

Utility line near South Property line.



GENERATOR SETBACKS:
UNIT WILL BE 5 FEET OFF OF THE HOUSE
UNIT WILL BE 51 FEET OFF OF THE PROPERTY LINE
UNIT IS 4 FEET LONG AND TWO FEET WIDE
WILL BE BOLTED TO A 3 INCH CONCRETE PAD

MAP of PROPERTY

"BROOK PARK" #3740

MADE FOR

SITUATED AT

GREAT NECK, NASSAU COUNTY, N.Y.

Surveyed by

CHARLES E. WARD

P. E. & L. S. #19891

GREAT NECK, N. Y.

7-6-66

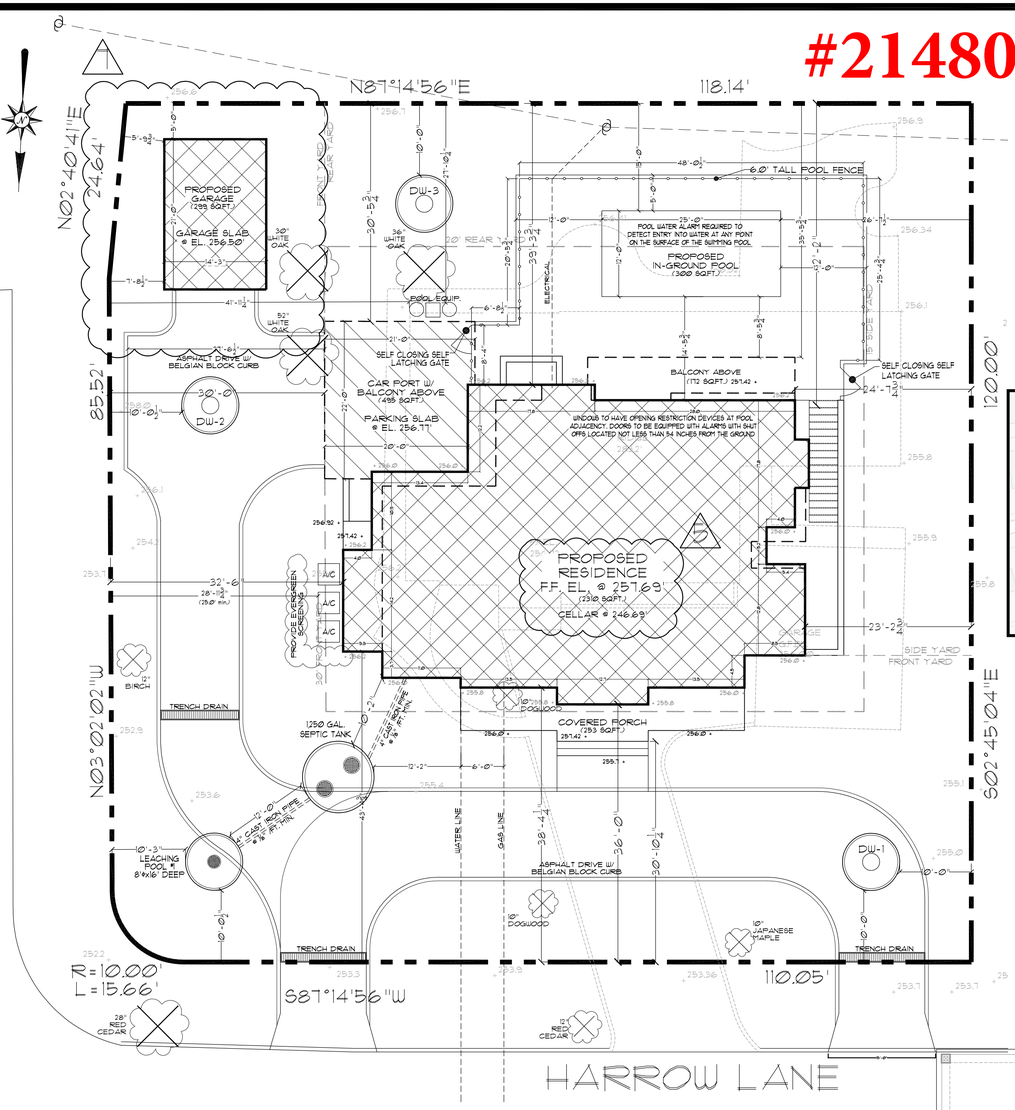
Made For & Guaranteed To: The Title Guarantee Company
" -: First National City Bank

Charles E. Ward

July 6, 1966 Great Neck, N.Y.

DRAWN BY L.F.H.

#21480



142 HARROW LANE — ZONE: RESIDENCE R-AA

ZONING INFORMATION — SECTION 03 — BLOCK 188 — LOT 08

DESCRIPTION	MAX/MIN PERMITTED	EXISTING/ PROPOSED
LOT AREA	8500 sq.ft.	14,384 sq.ft.
LOT WIDTH	65.0ft. MIN.	100.0'
FRONT YARD HARROW	32.16' AVG / USE 35.0' MIN.	36'-0" TO HOUSE; 30'-10½" TO FRONT PORCH
FRONT YARD SEARINGTON	30.0' (SECONDARY)	39'-3¾" TO HOUSE; 35'-0" TO CARPORT
SIDE YARD	15.0'	15'-5¾"
REAR YARD	20.0'	40'-1¾" TO HOUSE; 30'-5¾" TO CARPORT
FLOOR AREA MAX. 31%	4,459.04 sq.ft.	4,455.41 SQFT.
LOT COVERAGE 20%	2,876.8 sq.ft.	3058 SQFT.
BUILDING HT.	2½ STORIES -- 30ft	29.60'
EAVE HT.	22ft	21.58'

AVERAGE FRONT SETBACK CALCULATION:

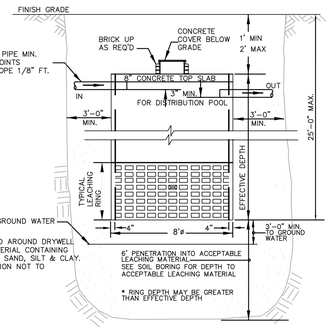
BLOCK	LOT	SETBACK
188	5	38.6
	6	24.39
	7	33.5
		96.49

DRAINAGE NOTES:
1. ALL DRAINAGE STRUCTURES SHALL BE PRECAST WITH PRECAST OPENINGS FOR DRAINAGE PIPE(S), AND SHALL CONFORM TO NASSAU COUNTY AND/OR VILLAGE STANDARDS.
2. ALL STORM DRAINAGE PIPING TO BE 6" HIGH DENSITY POLYETHYLENE PIPE (HDPE) @ 1.0% MINIMUM SLOPE AND 5% MAXIMUM SLOPE UNLESS OTHERWISE NOTED. ALL ROOF DRAIN PIPING TO BE 6"ø CORRUGATED POLYETHYLENE PIPE (CPP) @ 1.0% MINIMUM SLOPE.
3. 12" ADS BASIN – GRATE/COVER FOR ALL DRAIN BASINS SHALL BE 12" ADS NYLOPLAST DUCTILE IRON GRATE WITH CAST IRON FRAME, AND LOCKING DEVICE (OR APPROVED EQUAL) CAPABLE OF H-20 LOADING.
4. CONCRETE STORM DRAINAGE UNITS TO BE PROVIDED BY LONG ISLAND PRECAST (631) 286 – 0240, OR APPROVED EQUAL
5. ALL INLETS AND GRATES SUBJECT TO VEHICULAR LOADS ARE TO MEET H-20 LOAD RATING REQUIREMENTS.

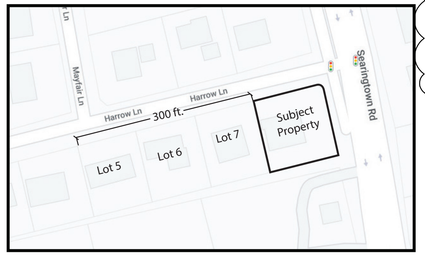
Pre-existing Grade Calculations

256.20	+	256.00	÷ 2	=	256.10	x	5.50	=	1408.55
256.00	+	255.80	÷ 2	=	255.90	x	11.00	=	2814.90
255.80	+	255.80	÷ 2	=	255.80	x	13.50	=	3453.30
255.80	+	255.80	÷ 2	=	255.80	x	12.70	=	3248.66
255.80	+	256.00	÷ 2	=	255.90	x	13.50	=	3454.65
256.00	+	256.00	÷ 2	=	256.00	x	8.50	=	2176.00
256.00	+	256.00	÷ 2	=	256.00	x	18.00	=	4608.00
256.00	+	256.20	÷ 2	=	256.10	x	17.80	=	4558.58
256.20	+	256.30	÷ 2	=	256.25	x	28.00		7175.00
256.30	+	256.20	÷ 2	=	256.25	x	17.80		4561.25
256.20	+	256.00	÷ 2	=	256.10	x	12.20		3124.42
256.00	+	256.00	÷ 2	=	256.00	x	13.40		3430.40
256.00	+	256.20	÷ 2	=	256.10	x	10.90		2791.49
256.20	+	256.20	÷ 2	=	256.20	x	14.20	=	3638.04
							197.00		50443.24

50443.24 ÷ 197.00 = **256.06** Pre-existing Grade



LEACHING POOL
NOT TO SCALE



DRAINAGE DESIGN
8"DIA. = 4224 CF/F SECTION 2.75'+.18'
COEFFICIENTS: ROOF: 1.0 IMPERVIOUS: 1.0

ROOF AREA (sf.)	DRIVEWAY AREA (sf.)	PAVED AREAS (sf.)	DRAINAGE REQ'D (cf.)	DRYWELL NUMBER	EFFECTIVE DEPTH (ft.)	DRAINAGE PROVIDED
1050	1150	0	6416.1	DW-1	16	6734.64 c.f.
851	1060	0	4393.1	DW-2	16	6734.64 c.f.
1450	0	1382	6490.0	DW-3	16	6734.64 c.f.
3351	2210	1382	17298	TOTAL		20203.92 c.f.

SANITARY SYSTEM DESIGN – 5 BEDROOMS

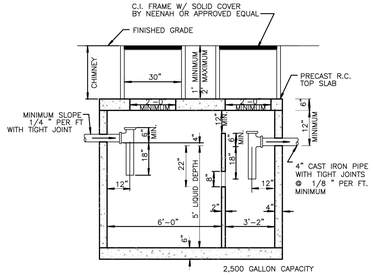
SEPTIC TANK DESIGN
5 BEDROOM RESIDENCE @ 250 GAL. / BEDROOM / DAY = 1,250 GAL. / DAY
USE A SINGLE SEPTIC TANK
(1-10 Ø 5' LIQUID DEPTH, 6' HEIGHT) - ONE DAY STORAGE

LEACHING POOL DESIGN
DESIGN SYSTEMS BASED ON:
5 BEDROOM @ 150 GAL. / BEDROOM / DAY = 750 GAL. / DAY DESIGN

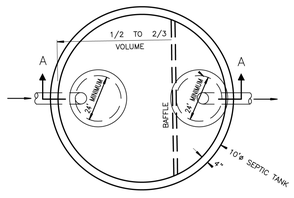
$\frac{750 \text{ GALS./DAY}}{2 \text{ GALS./SF/DAY}}$ = 375 SF OF SIDE WALL SURFACE REQUIRED

USE 8' Ø LEACHING POOLS = $\frac{375 \text{ SF SURFACE AREA}}{25.1 \text{ SF / V.F.}}$ = 14.94 V.F.

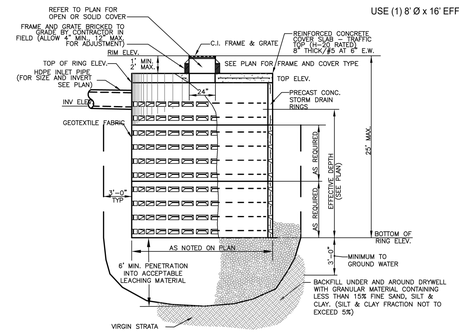
USE (1) 8' Ø x 16' EFFECTIVE DEPTH LEACHING POOL



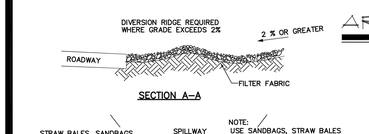
SECTION A–A



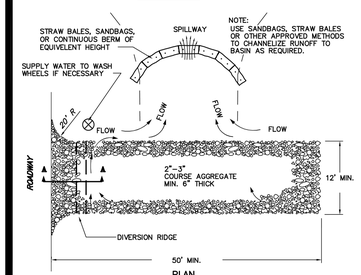
SEPTIC TANK
NOT TO SCALE



DRYWELL
SCALE: NTS



SECTION A–A

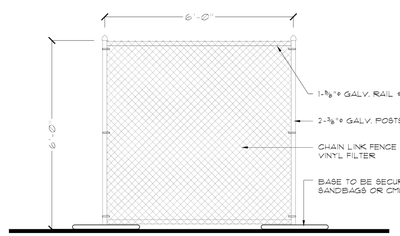


PLAN

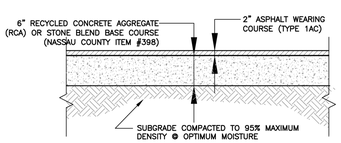
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC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

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT DETAIL
SCALE: NTS

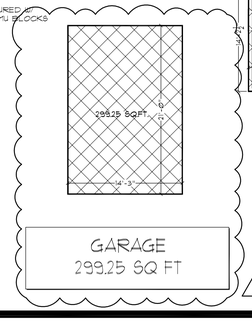
ARCHITECTURAL SITE PLAN
SCALE : 1" = 10'-0"



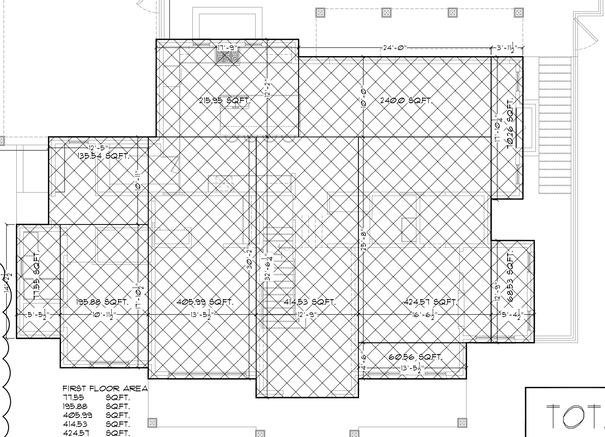
TEMPORARY CONSTRUCTION FENCE



ASPHALT PAVEMENT
SCALE: NTS



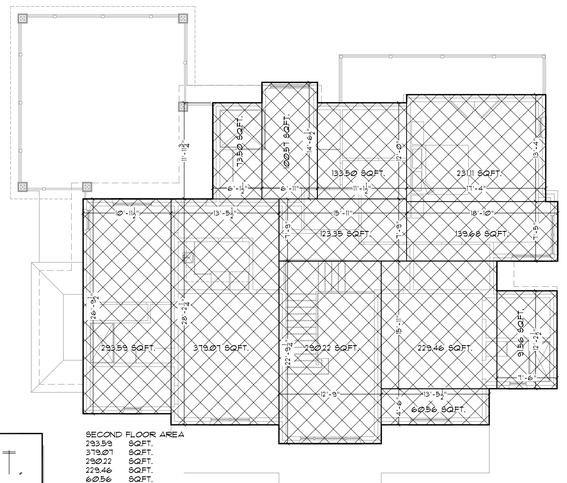
GARAGE
299.25 SQ FT



FIRST FLOOR AREA	
77.55	SQFT.
135.88	SQFT.
409.99	SQFT.
414.53	SQFT.
424.57	SQFT.
60.56	SQFT.
68.53	SQFT.
78.26	SQFT.
240.0	SQFT.
215.95	SQFT.
135.54	SQFT.
2,309.36	SQFT.

FIRST FLOOR AREA
2,309.36 SQ FT

TOTAL SQ. FT.
4,455.41 SQ. FT.
(MAX - 4,459.04 SQ. FT.)



SECOND FLOOR AREA	
293.93	SQFT.
379.07	SQFT.
290.22	SQFT.
229.46	SQFT.
60.56	SQFT.
51.56	SQFT.
135.54	SQFT.
123.35	SQFT.
231.11	SQFT.
133.50	SQFT.
190.57	SQFT.
139.68	SQFT.
2,146.05	SQFT.

SECOND FLOOR AREA
2,146.05 SQ FT

Revisions:	
1	2022–01–14 Set prepared for building permit review
2	2022–03–29 Revisions per omissions letter
3	2022–07–25 Revisions per omissions letter
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5	2023–01–09 Amendment. Topography/ building elevations updated with new survey
6	2023–03–17 Amendment. Foundation footing revision
7	2023–04–07 Amendment. Proposed accessory garage

Firm Name and Address:
NESFIELD ARCHITECT P.C.
1527 Franklin Ave, LL01
Mineola, N.Y. 11501
Phone: 631-367-7172
E-mail: NesfieldArch@gmail.com

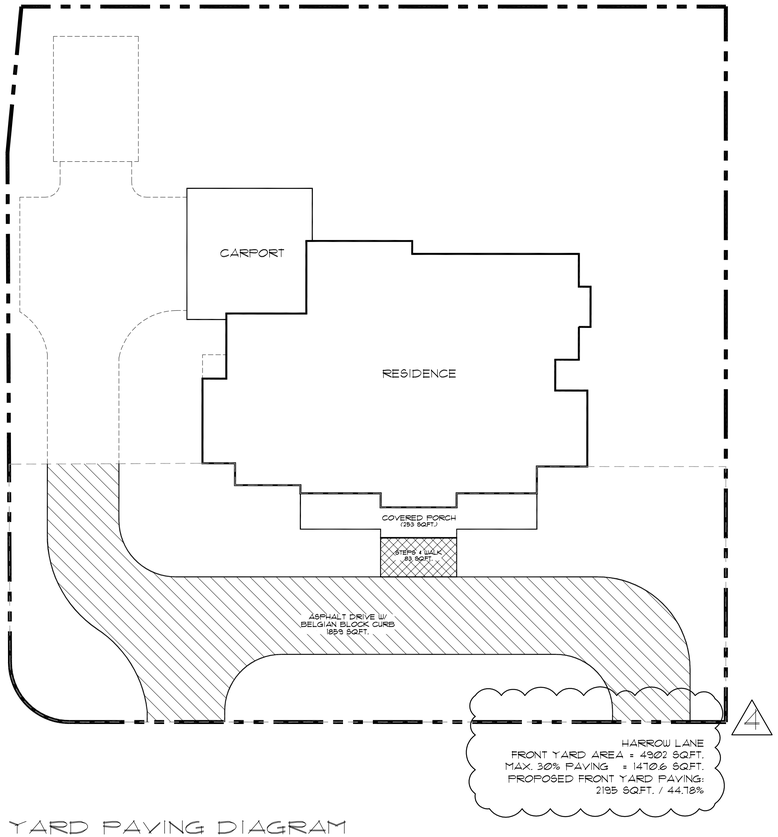
Project Name and Address:
PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:
SITE PLAN
ZONING BLOCK

Project #

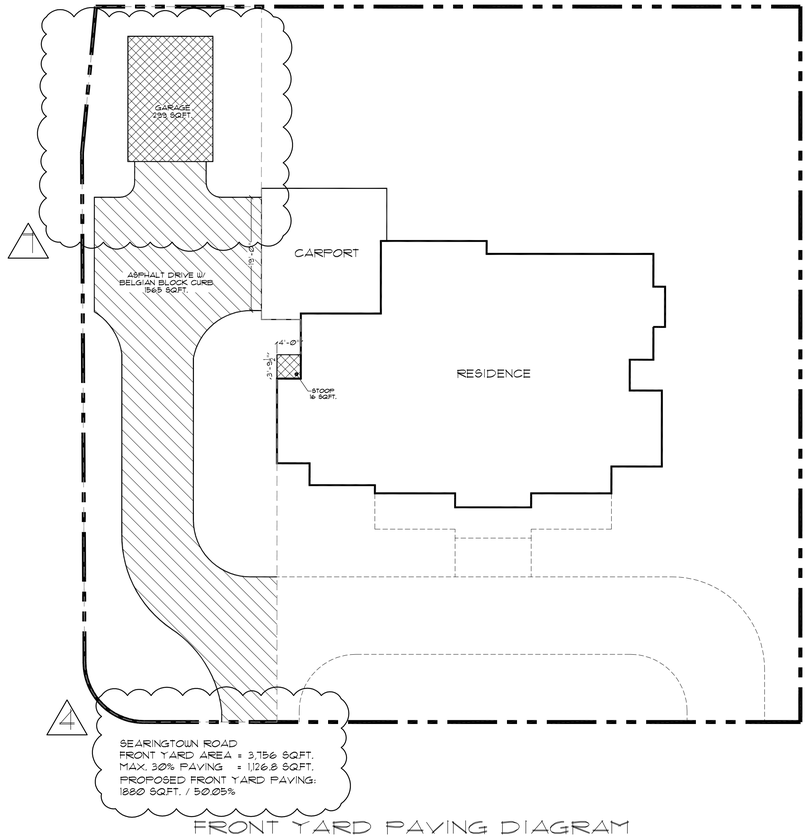
Date:
August 16, 2023
Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications.

Sheet:
SP–1



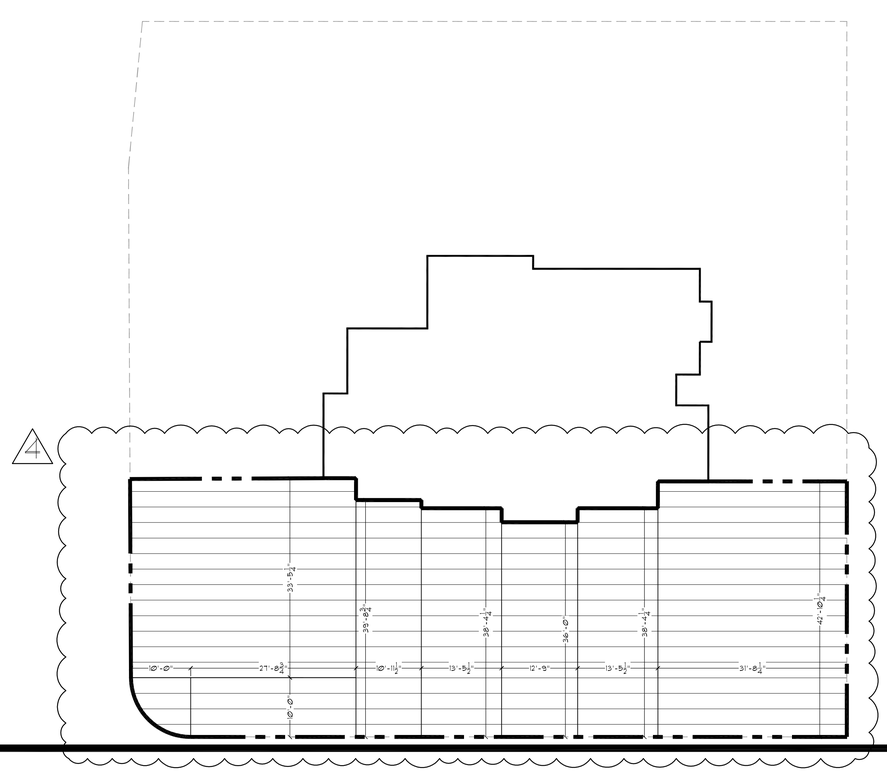
FRONT YARD PAVING DIAGRAM

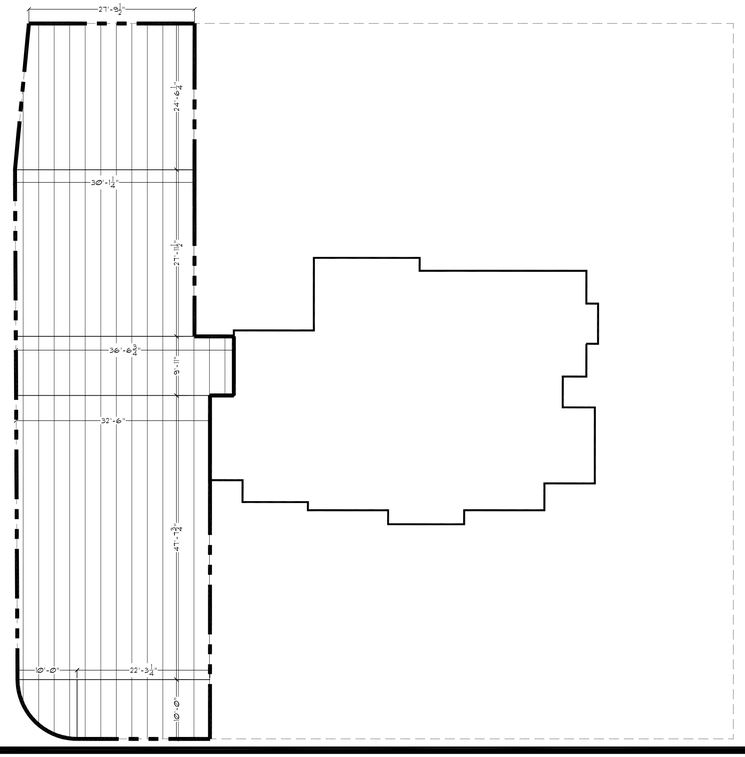
HARROW LANE (PRIMARY) SCALE : N.T.S.



FRONT YARD PAVING DIAGRAM

SEARINGTOWN ROAD (SECONDARY) SCALE : N.T.S.





REGISTERED ARCHITECT
ROBERT A. NESFIELD
No. 024573
STATE OF NEW YORK

Revisions:

1	2022-01-14	Set prepared for building permit review
2	2022-03-29	Revisions per omissions letter
3	2022-07-25	Revisions per omissions letter
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6	2023-03-17	Amendment. Foundation footing revision
7	2023-04-07	Amendment. Proposed accessory garage

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
Email: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

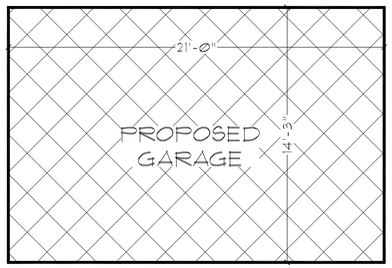
FRONT YARD PAVING DIAGRAMS

Project #: ---

Date: August 16, 2023

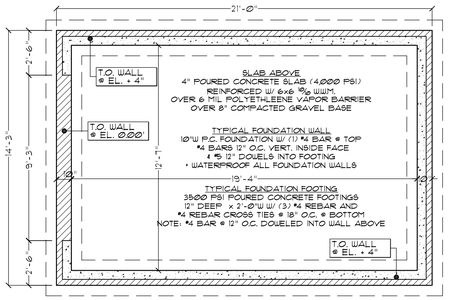
Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications

Sheet: SP-2



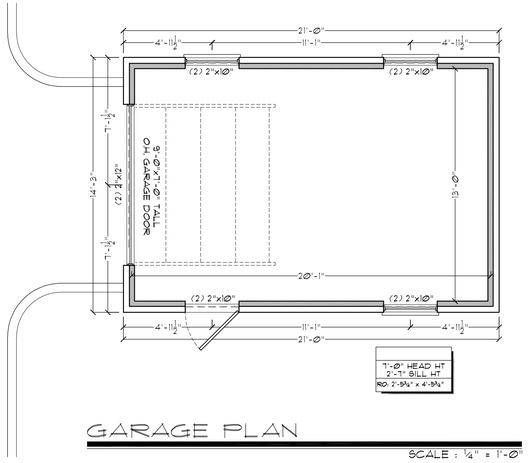
AREA DIAGRAM

SCALE : ¼" = 1'-0"



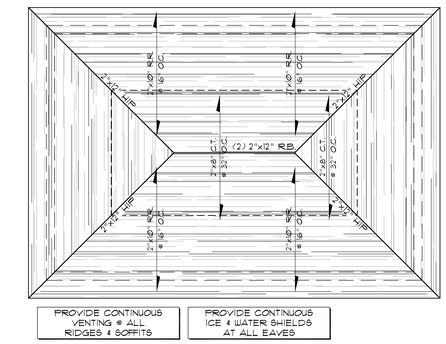
FOUNDATION PLAN

SCALE : ¼" = 1'-0"



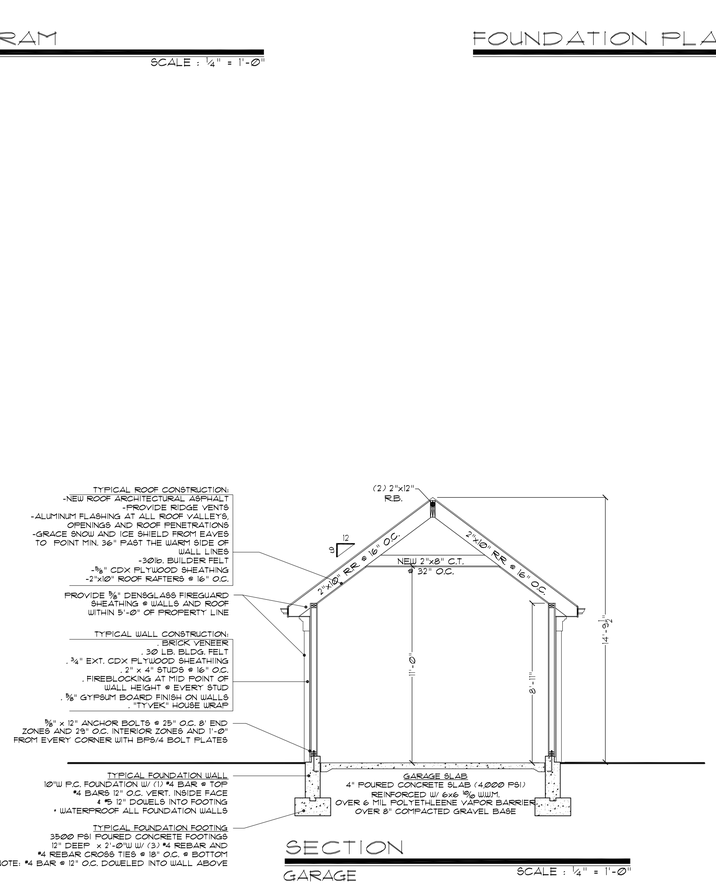
GARAGE PLAN

SCALE : ¼" = 1'-0"



ROOF PLAN

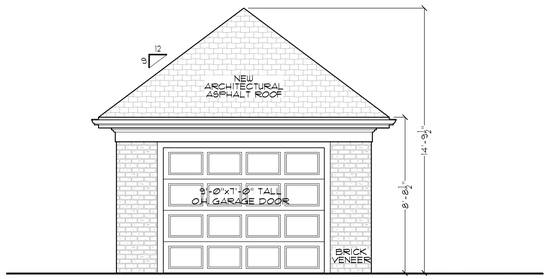
SCALE : ¼" = 1'-0"



SECTION

GARAGE

SCALE : ¼" = 1'-0"



FRONT ELEVATION

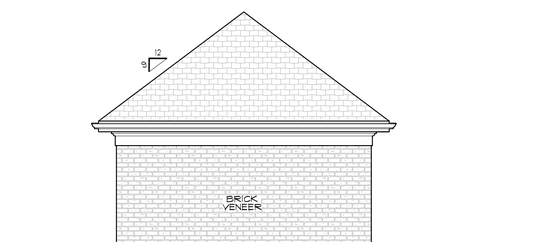
GARAGE

SCALE : ¼" = 1'-0"

SIDE ELEVATION

GARAGE

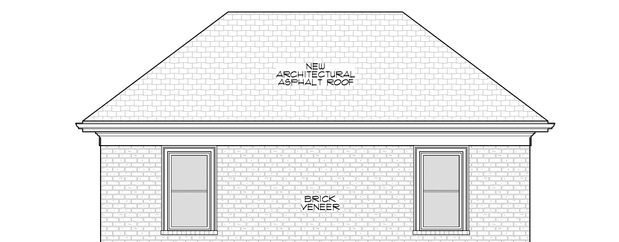
SCALE : ¼" = 1'-0"



REAR ELEVATION

GARAGE

SCALE : ¼" = 1'-0"



SIDE ELEVATION

GARAGE

SCALE : ¼" = 1'-0"

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7	2023-04-07 Amendment. Proposed accessory garage

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
E-mail: NesfieldArch@gmail.com

Project& Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

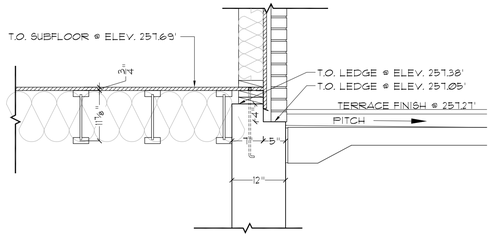
ACCESSORY GARAGE

Project #

Date:
April 07, 2023

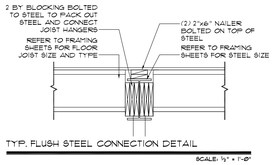
Scale: AS NOTED
Do not scale drawings for permit purposes.
Contact the Architect for any clarifications

Sheet:
G-1



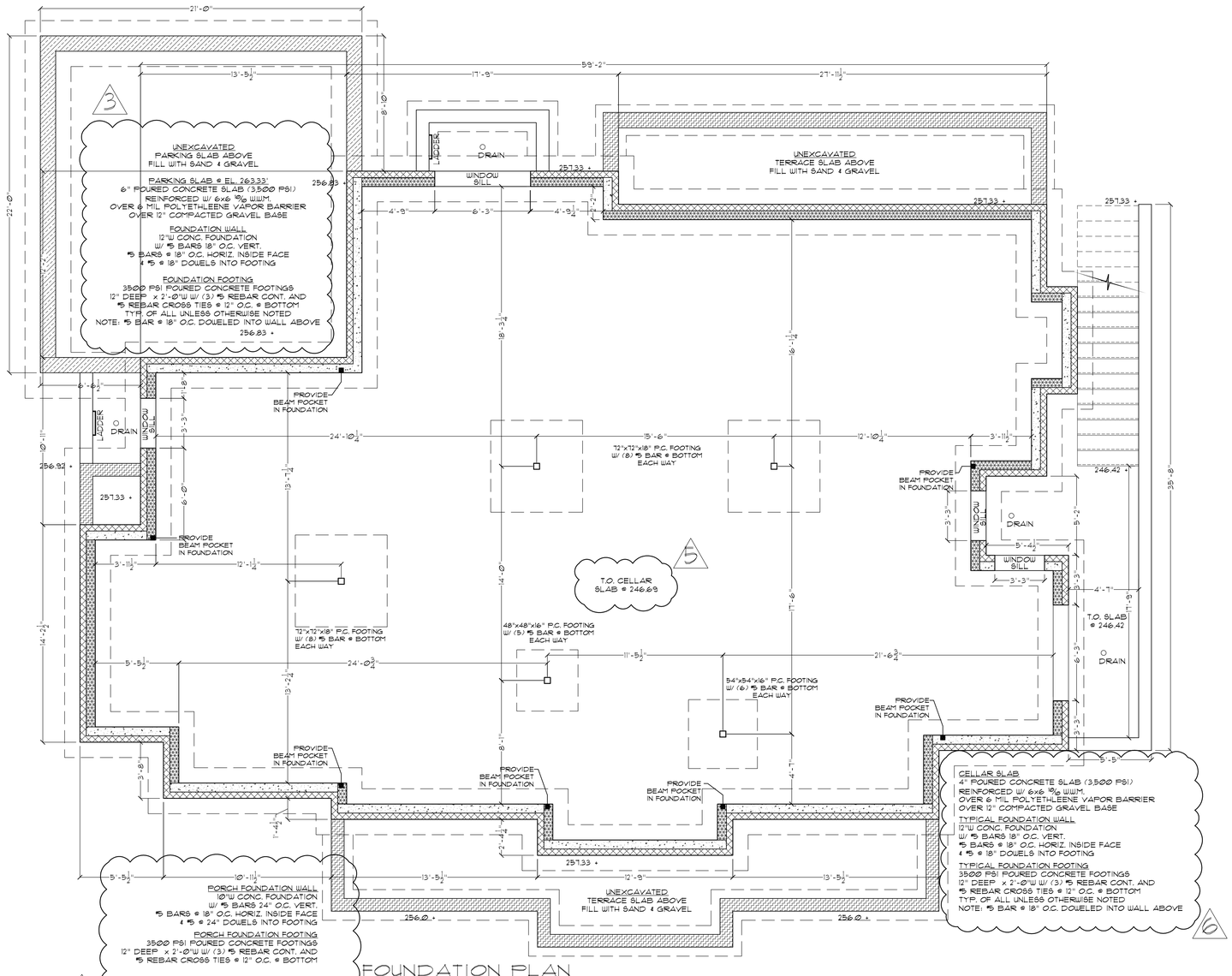
2 FOUNDATION WALL DETAIL

SCALE: ¾" = 1'-Ø"



TYP. FLUSH STEEL CONNECTION DETAIL

SCALE: ½" = 1'-Ø"



FOUNDATION PLAN

SCALE : ¼" = 1'-Ø"

NOTE:
ASSUMED ALLOWABLE BEARING CAPACITY OF 2,000 P.S.F. VERIFY IN FIELD

NOTE:
DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL FIRST FLOOR FRAMING IS INSTALLED

NOTE:
COORDINATE ALL BEAM POCKETS WITH FIRST FLOOR FRAMING PLAN

REGISTERED ARCHITECT
JENNIFER A. NESFIELD
No. 024573
STATE OF NEW YORK

Revisions:

1	2022-01-14 Set prepared for building permit review
2	2022-03-29 Revisions per omissions letter
3	2022-07-25 Revisions per omissions letter
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6	2023-03-17 Amendment. Foundation footing revision

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
Email: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

FOUNDATION PLAN

Project #: ---

Date: March 17, 2023

Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications

Sheet: A-0.0

NOTE:
INTERMEDIATE RAILINGS
SHALL RESTRICT PASSAGE OF A 4" SPHERE &
TRIANGULAR OPENING FORMED BY RISER TREAD &
BOT. RAIL OF GUARD TO RESIST PASSAGE OF
6" SPHERE

NOTE:
PROVIDE "SIMPSON" CONNECTIONS OR APPR'VD EQUAL
AT ALL FRAMING CONNECTIONS. FOR DETAILS, SPEC
SIZES AND NAILING REFER TO DATA SHEET

NOTE:
GFCI RECEPTACLES SHALL BE PROVIDED THROUGHOUT
DWELLING UNIT AS SPECIFIED IN NYSRC E3902.

NOTE:
ALL BATHROOMS TO BE VENTED W/ RIGID DUCT TO EXTERIOR
PROVIDE 100 CFM EXHAUST FAN UNLESS OTHERWISE NOTED

NOTE:
ALL NEW INTERIOR & EXTERIOR WALLS TO BE 2x6 CONST.
UNLESS NOTED OTHERWISE. PROVIDE FINISH LAYER OF MIN. ½"
GYPSUM WALL BOARD AND INSTALL LATERAL BLOCKING
PER 2020 NYSRC SECTIONS R602 & R302.11

NOTE:
GUARDS TO BE MINIMUM 36" TALL AND COMPLY WITH 2020
NYSRC R-312.1. HANDRAILS SHALL BE 34-38" ABOVE NOSING
OF TREADS AND COMPLY WITH 2020 NYSRC R-311.8.3

NOTE:
SOUND INSULATE ALL BATHROOM AND POWDER ROOM WALLS
AND CEILINGS.

NOTE:
ALL HABITABLE ROOMS TO COMPLY WITH R303
SEE LIGHT AND VENT CALCS FOR THE ROOMS

NOTE:
ALL NEW INTERIOR AND EXTERIOR STAIRWAY
STAIRWAY ILLUMINATION TO HAVE CEILING AND/OR WALL
MOUNTED FIXTURES W/ 3-WAY SWITCHES AT TOP AND BOTTOM
OF STAIRS AS PER 2020 NYSRC SECTION R-303.7, R-303.8

NOTE:
SHOWER DOORS TO BE TEMPERED GLASS, VERIFY W/
MANUFACT. COMPLIANCE W/ 2020 N.Y.S.R.C. SECTION R308

COUNTERTOP RECEPTACLE NOTE:
IN KITCHEN PANTRIES, BREAKFAST ROOMS, DINING ROOMS
AND SIMILAR AREAS, RECEPTACLE OUTLETS FOR
COUNTERTOP SPACES SHALL BE INSTALLED IN ACCORDANCE
W/ NYSRC E3901.4.1 THRU E3901.4.5

EXT. OPENING & WINDOW HDR SCHEDULE

	HEADER SIZE
CLEAR SPAN	
UP TO 4'-0"	3-½" x 9-¼" LVL
UP TO 6'-0"	3-½" x 11-⅞" LVL OR 5-¼" x 9-¼" LVL
UP TO 8'-0"	5-¼" x 11-⅞" LVL

NOTED BELOW THIS TABLE IF HDR NOT NOTED

LINTEL SCHEDULE: (EXCEPT WHERE NOTED)

CLEAR SPAN	STEEL ANGLE SIZE
UP TO 4'-0"	3-½" x 3-½" x 5/16"
UP TO 7'-0"	4-0" x 3-½" x 5/16
UP TO 8'-0"	5-0" x 3-½" x 5/16
UP TO 10'-0"	6-0" x 3-½" x 5/16

NOTE: USE THIS TABLE IF HDR NOT NOTED

BATHROOM RECEPTACLE NOTE:
BATHROOM RECEPTABLE OUTLET TO BE LOCATED AS PER
NYSRC E3901.6

NOTE:
INSULATE ALL PLUMBING SUPPLY LINES

PROVIDE ELECTRICAL OUTLETS THROUGH-OUT RESIDENCE AS
PER NYSRC.

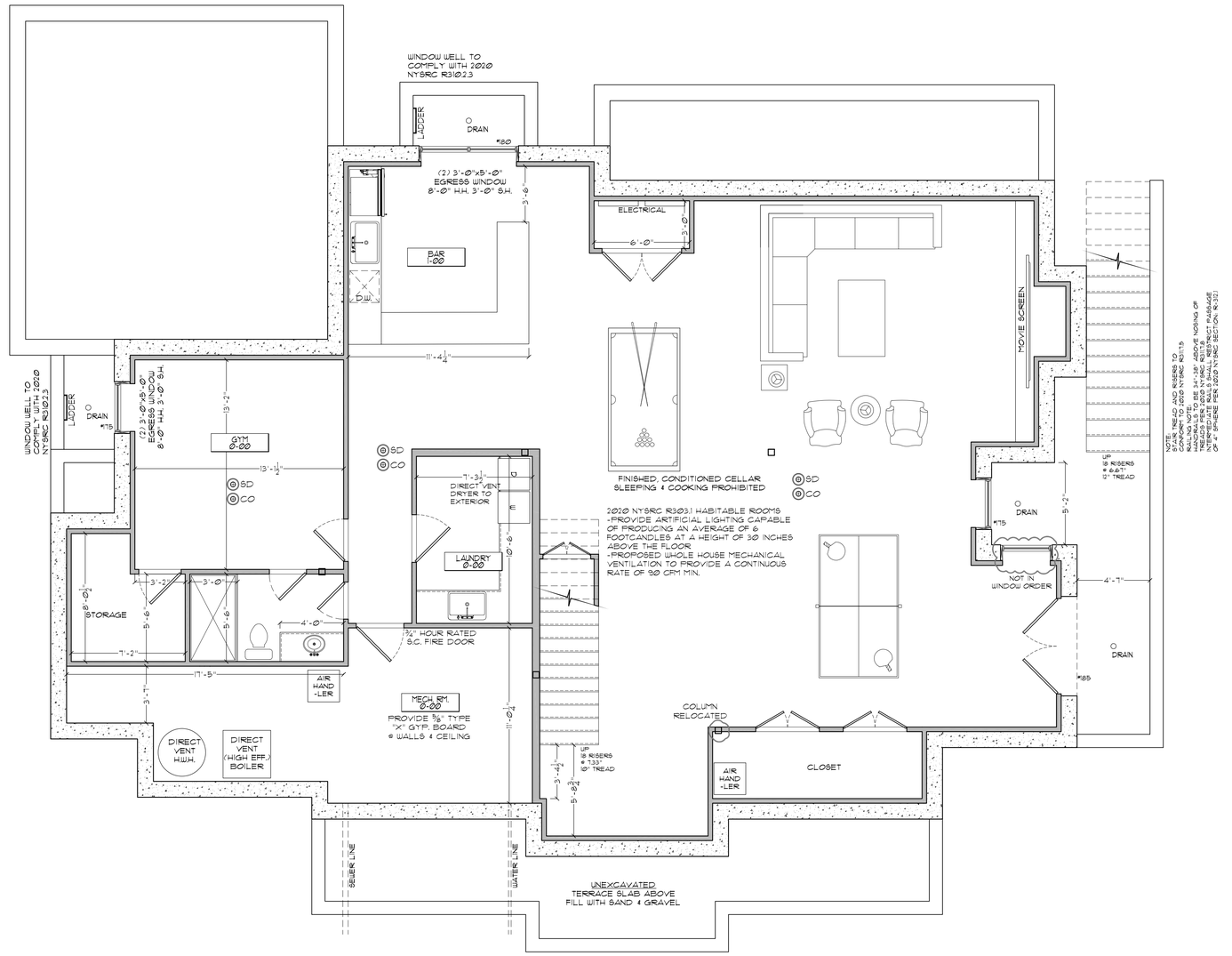
ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COMPLYING
W/ ALL STATE RECEPTACLES IF REQUIRED
BY STATE AND LOCAL CODES, ELECTRICAL CONTRACTOR TO
VERIFY LOCATIONS IN FIELD W/ ARCHITECT PRIOR TO
ROUGH-IN.

NOTE:
SMOKE AND CO ALARMS TO BE HARD- WIRED AND
INTERCONNECTED, AS PER 2020 NYSRC R313 & R314.

NOTE:
INSULATE ALL WALLS AND CEILINGS AT GARAGE.

NOTE:
ALL DIMENSION & WINDOW OPENING TO BE VERIFIED W/
WINDOW SCHEDULE AND VERIFIED IN FIELD

NOTE:
WHERE THE WINDOW SILL OF AN OPERABLE WINDOW IS
LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR
AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE
OR SURFACE BELOW, A GUARD RAIL MUST BE PROVIDED AS
PER 2020 NYSRC R312.2



CELLAR PLAN

SCALE : ¼" = 1'-0"

NOTE:
ASSUMED ALLOWABLE BEARING CAPACITY OF 2000 P.S.F. VERIFY IN FIELD

NOTE:
DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL FIRST FLOOR FRAMING IS INSTALLED

NOTE:
COORDINATE ALL BEAM POCKETS WITH FIRST FLOOR FRAMING PLAN

REGISTERED ARCHITECT
ROBERT A. NESFIELD
No. 024573
STATE OF NEW YORK

Revisions:
1 2022-01-14 Set prepared for building permit review
2 2022-03-29 Revisions per omissions letter
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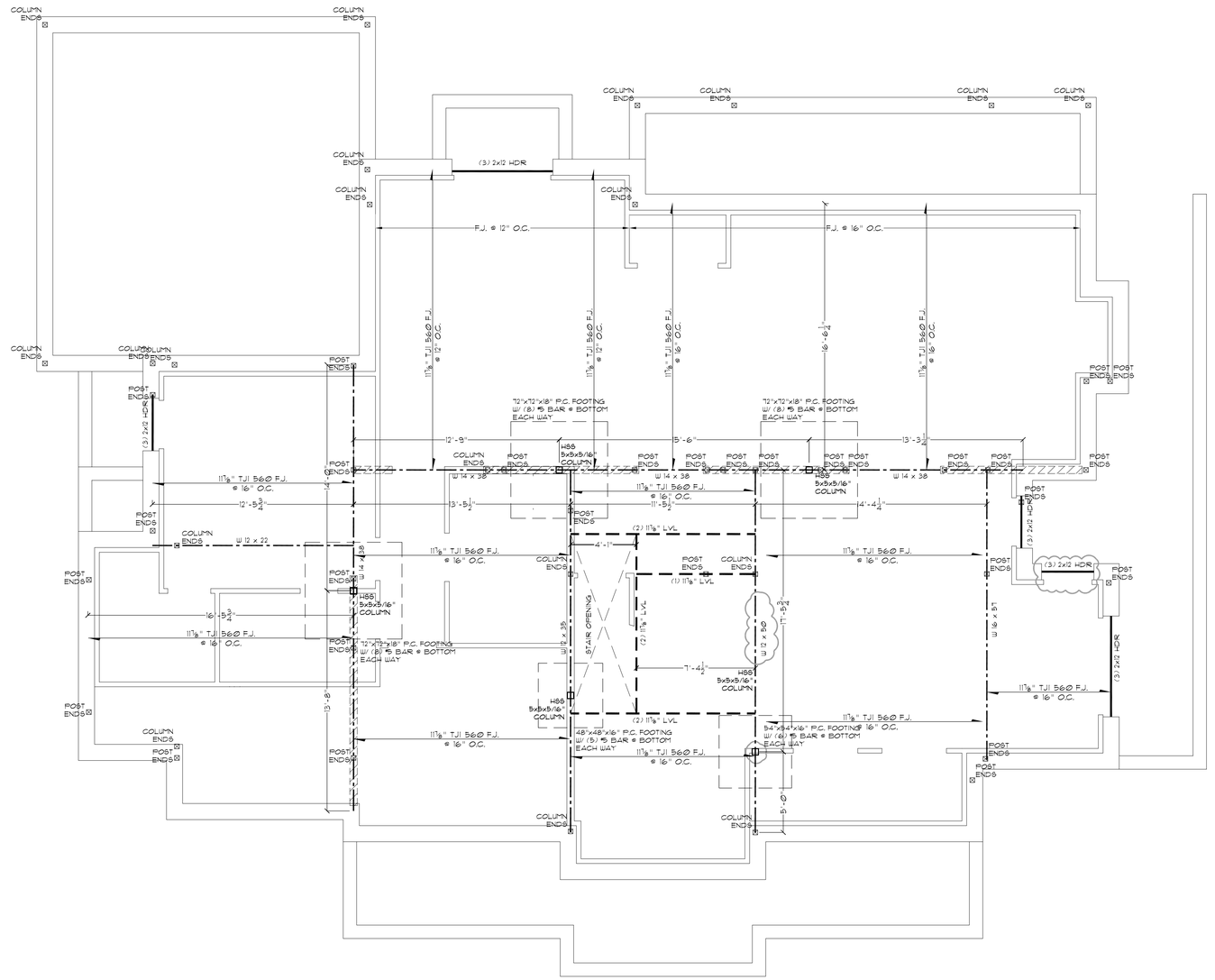
Firm Name and Address:
NESFIELD ARCHITECT P.C.
1527 Franklin Ave, LL01
Mineola, N.Y. 11501
Phone: 631-367-7172
Email: NesfieldArch@gmail.com

Project Name and Address:
PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:
CELLAR PLAN

Project #: ---
Date: February 21, 2023
Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications.

Sheet: A-0.1



FIRST FLOOR FRAMING PLAN

SCALE : ¼" = 1'-0"

EXT. OPENING & WINDOW HDR SCHEDULE	
CLEAR SPAN	HEADER SIZE
UP TO 4'-0"	3-½" x 9-½" LVL
UP TO 6'-0"	3-½" x 11-⅞" LVL OR 5-¼" x 9-½" LVL
UP TO 8'-0"	5-¼" x 11-⅞" LVL
NOTE: USE THIS TABLE IF HDR NOT NOTED	

- BEARING WALL BELOW
- BLOCK SOLID UNDER BEARING WALL
- POST
- POST ENDS
- ENGINEERED LUMBER
- DIMENSIONAL LUMBER
- ENGINEERED JOIST
- STEEL BEAM
- LUMBER SPACING

STRUCTURAL REVIEW NOTES:
1) ALL POSTS SUPPORTING 14" LVL BEAMS & GREATER DEPTH SHOULD BE SUPPORTED BY PSL 5-1/4"x5-1/4" POSTS
2) ALL POSTS SUPPORTING 12" LVL BEAMS & SHALLOWER DEPTH SHOULD BE SUPPORTED BY PSL 3-1/2"x3-1/2" POSTS
3) ALL STEEL BEAM CONNECTIONS TO HAVE MINIMUM BOLTS PER AISC STEEL CONSTRUCTION MANUAL
4) ALL CONCRETE BEAMS AND FOOTINGS TO HAVE MINIMUM STEEL REINFORCEMENT PER ACI 318-19

REGISTERED ARCHITECT
ROBERT A. NESFIELD
No. 024573
STATE OF NEW YORK

Revisions:
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Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
E-mail: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

FIRST FLOOR FRAMING PLAN

Project #: ---

Date: March 17, 2023

Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications.

Sheet: A-0.2

NOTE:
INTERMEDIATE RAILINGS
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TRIANGULAR OPENING FORMED BY RISER TREAD &
BOT. RAIL OF GUARD TO RESIST PASSAGE OF
6" SPHERE

NOTE:
PROVIDE "SIMPSON" CONNECTIONS OR APPR'VD EQUAL
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PROVIDE 100 CFM EXHAUST FAN UNLESS OTHERWISE NOTED

NOTE:
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UNLESS NOTED OTHERWISE. PROVIDE FINISH LAYER OF MIN. ½"
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EXT. OPENING & WINDOW HDR SCHEDULE

	HEADER SIZE
CLEAR SPAN	3-½" x 9-¼" LVL
UP TO 4'-0"	3-½" x 11-⅞" LVL OR 5-¼" x 9-½" LVL
UP TO 6'-0"	5-¼" x 11-⅞" LVL

NOTED EXCEPTIONS THIS TABLE IF HDR NOT NOTED

LINTEL SCHEDULE: (EXCEPT WHERE NOTED.)

CLEAR SPAN	STEEL ANGLE SIZE
UP TO 4'-0"	3-½" x 3-½" x 5/16"
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UP TO 8'-0"	5-0" x 3-½" x 5/16
UP TO 10'-0"	4-0" x 3-½" x 7/16

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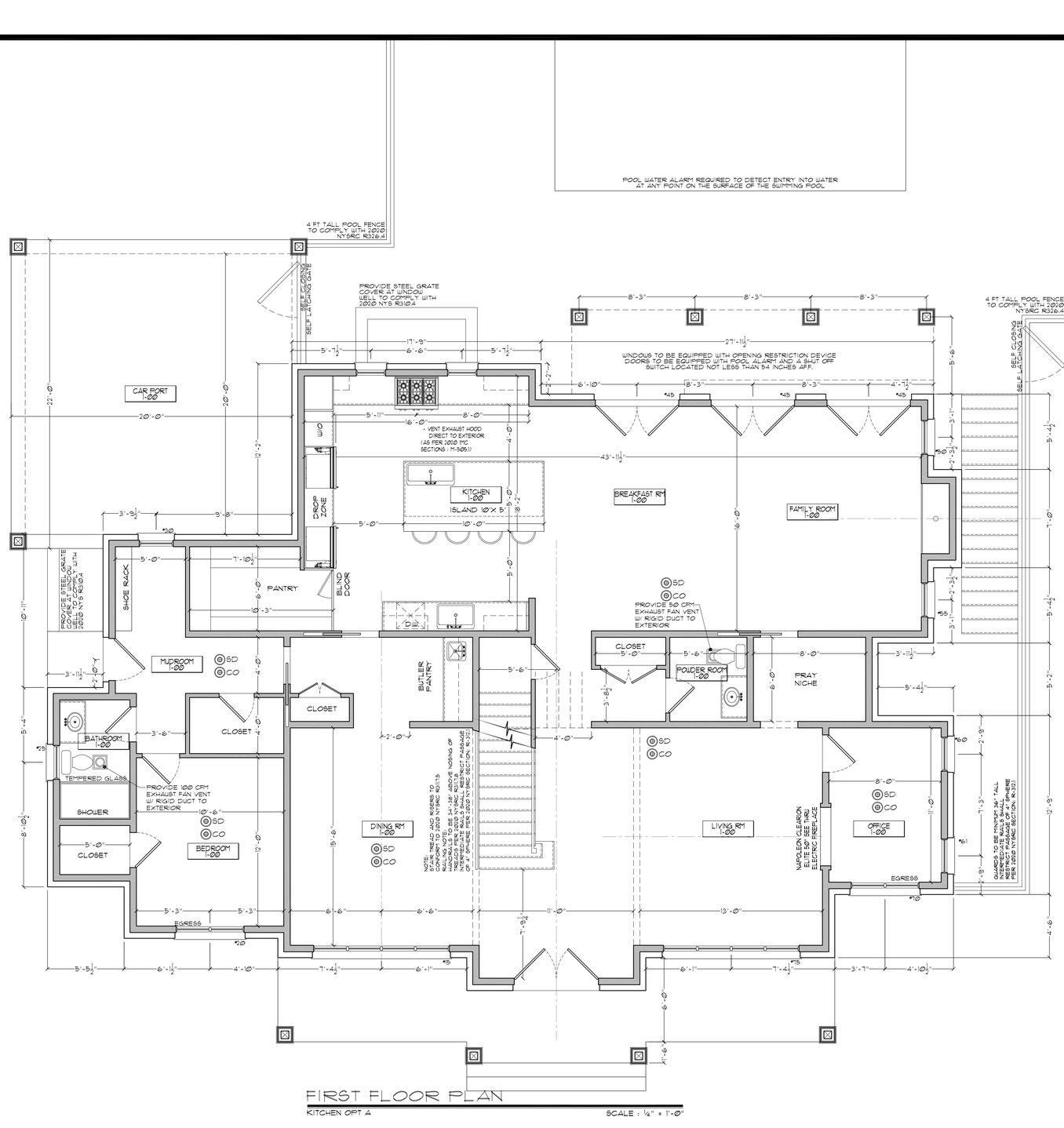
WINDOW SCHEDULE AND VERIFIED IN FIELD

NOTE:
WHERE THE WINDOW SILL OF AN OPERABLE WINDOW IS
LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR
AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE
OR SURFACE BELOW, A GUARD RAIL MUST BE PROVIDED AS
PER 2020 NYSRC R312.2



FIRST FLOOR PLAN

KITCHEN OPT A

SCALE : ¼" = 1'-0"

REGISTERED ARCHITECT
ANDREW A. NESFIELD
No. 026572
STATE OF NEW YORK

Revisions:

1	2022-01-14 Set prepared for building permit review
2	2022-03-29 Revisions per omissions letter
3	2022-07-25 Revisions per omissions letter
4	2022-08-15 Revisions per omissions letter
5	2023-01-09 Amendment. Topography/ building elevations updated with new survey
6	2023-03-17 Amendment. Foundation footing revision

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
E-mail: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

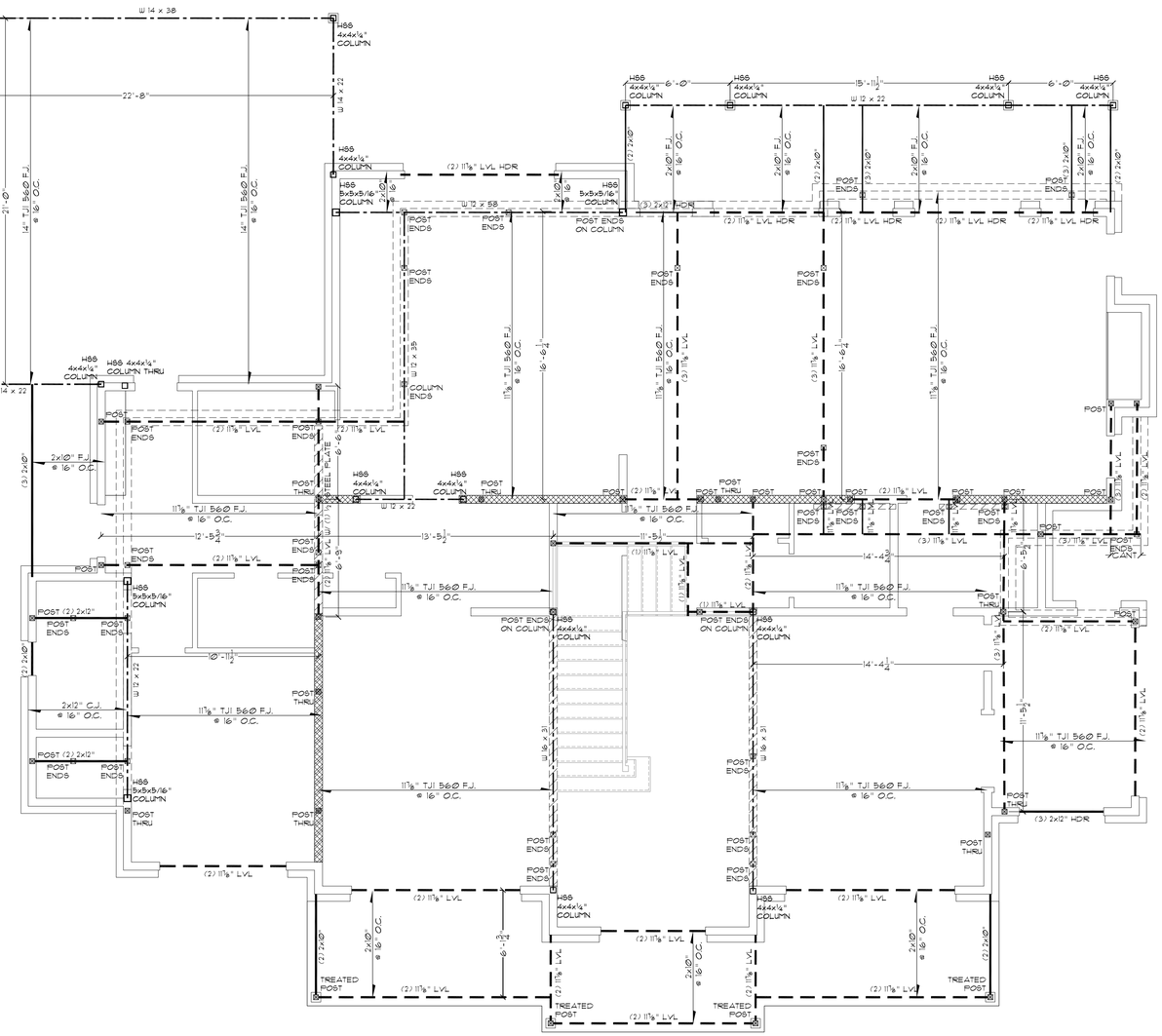
FIRST FLOOR PLAN

Project #: ---

Date: February 21, 2023

Scale: AS NOTED
Do not scale drawings for construction purposes
Contact the Architect for any clarifications

Sheet: A-1.0



SECOND FLOOR FRAMING PLAN

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

EXT. OPENING & WINDOW HDR SCHEDULE	
CLEAR SPAN	HEADER SIZE
UP TO 4'-0"	3-1/2" x 9-1/2" LVL
UP TO 6'-0"	3-1/2" x 11-7/8" LVL OR 5-1/4" x 9-1/2" LVL
UP TO 8'-0"	5-1/4" x 11-7/8" LVL
NOTE: USE THIS TABLE IF HDR NOT NOTED	

- BEARING WALL BELOW
- BLOCK SOLID UNDER BEARING WALL
- POST
- POST ENDS
- ENGINEERED LUMBER
- DIMENSIONAL LUMBER
- ENGINEERED JOIST
- STEEL BEAM
- LUMBER SPACING

STRUCTURAL REVIEW NOTES:
1) ALL POSTS SUPPORTING 14" LVL BEAMS & GREATER DEPTH SHOULD BE SUPPORTED BY PSL 5-1/4"x5-1/4" POSTS
2) ALL POSTS SUPPORTING 12" LVL BEAMS & SHALLOWER DEPTH SHOULD BE SUPPORTED BY PSL 3-1/2"x3-1/2" POSTS
3) ALL STEEL BEAM CONNECTIONS TO HAVE MINIMUM BOLTS PER AISC STEEL CONSTRUCTION MANUAL
4) ALL CONCRETE BEAMS AND FOOTINGS TO HAVE MINIMUM STEEL REINFORCEMENT PER ACI 318-19

REGISTERED ARCHITECT
ROBERT A. NESFIELD
No. 024513
STATE OF NEW YORK

Revisions:
1 2022-01-14 Set prepared for building permit review

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
E-mail: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

SECOND FLOOR FRAMING PLAN

Project #: ---
Date: January 14, 2022
Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications

Sheet: A-1.1

NOTE:
INTERMEDIATE RAILINGS
SHALL RESTRICT PASSAGE OF A 4" SPHERE &
TRIANGULAR OPENING FORMED BY RISER TREAD &
BOT. RAIL OF GUARD TO RESIST PASSAGE OF
6" SPHERE

NOTE:
PROVIDE "SIMPSON" CONNECTIONS OR APPR'VD EQUAL
AT ALL FRAMING CONNECTIONS. FOR DETAILS, SPEC
SIZES AND NAILING REFER TO DATA SHEET

NOTE:
GFCI RECEPTACLES SHALL BE PROVIDED THROUGHOUT
DWELLING UNIT AS SPECIFIED IN NYSRC E3902.

NOTE:
ALL BATHROOMS TO BE VENTED W/ RIGID DUCT TO EXTERIOR.
PROVIDE 100 CFM EXHAUST FAN UNLESS OTHERWISE NOTED

NOTE:
ALL NEW INTERIOR & EXTERIOR WALLS TO BE 2x6 CONST.
UNLESS NOTED OTHERWISE. PROVIDE FINISH LAYER OF MIN. ½"
GYPSUM WALL BOARD AND INSTALL LATERAL BLOCKING
PER 2020 NYSRC SECTIONS R602 & R302.11

NOTE:
GUARDS TO BE MINIMUM 36" TALL AND COMPLY WITH 2020
NYSRC R-312.1. HANDRAILS SHALL BE 34-38" ABOVE NOSING
OF TREADS AND COMPLY WITH 2020 NYSRC R-311.8.3

NOTE:
SOUND INSULATE ALL BATHROOM AND POWDER ROOM WALLS
AND CEILINGS.

NOTE:
ALL HABITABLE ROOMS TO COMPLY WITH R303
SEE LIGHT AND VENT CALCS FOR THE ROOMS

NOTE:
ALL NEW INTERIOR AND EXTERIOR STAIRWAY
STAIRWAY ILLUMINATION TO HAVE CEILING AND/OR WALL
MOUNTED FIXTURES W/ 3-WAY SWITCHES AT TOP AND BOTTOM
OF STAIRS AS PER 2020 NYSRC SECTION R-303.7, R-303.8

NOTE:
SHOWER DOORS TO BE TEMPERED GLASS, VERIFY W/
MANUFACT. COMPLIANCE W/ 2020 N.Y.S.R.C. SECTION R308

COUNTERTOP RECEPTACLE NOTE:
IN KITCHEN PANTRIES, BREAKFAST ROOMS, DINING ROOMS
AND SIMILAR AREAS, RECEPTACLE OUTLETS FOR
COUNTERTOP SPACES SHALL BE INSTALLED IN ACCORDANCE
W/ NYSRC E3901.4.1 THRU E3901.4.5

EXT. OPENING & WINDOW HDR SCHEDULE

	HEADER SIZE
CLEAR SPAN	3-½" x 9-¼" LVL
UP TO 4'-0"	3-½" x 11-⅞" LVL OR 5-¼" x 9-¼" LVL
UP TO 6'-0"	5-¼" x 11-⅞" LVL

NOTED EXCEPTIONS THIS TABLE IF HDR NOT NOTED

LINTEL SCHEDULE: (EXCEPT WHERE NOTED)

CLEAR SPAN	STEEL ANGLE SIZE
UP TO 4'-0"	3-½" x 3-½" x 5/16"
UP TO 7'-0"	4-0" x 3-½" x 5/16
UP TO 8'-0"	5-0" x 3-½" x 5/16
UP TO 10'-0"	4-0" x 3-½" x 3/8

NOTE: USE THIS TABLE IF HDR NOT NOTED

BATHROOM RECEPTACLE NOTE:
BATHROOM RECEPTABLE OUTLET TO BE LOCATED AS PER
NYSRC E3901.6

NOTE:
INSULATE ALL PLUMBING SUPPLY LINES

PROVIDE ELECTRICAL OUTLETS THROUGH-OUT RESIDENCE AS
PER NYSRC.

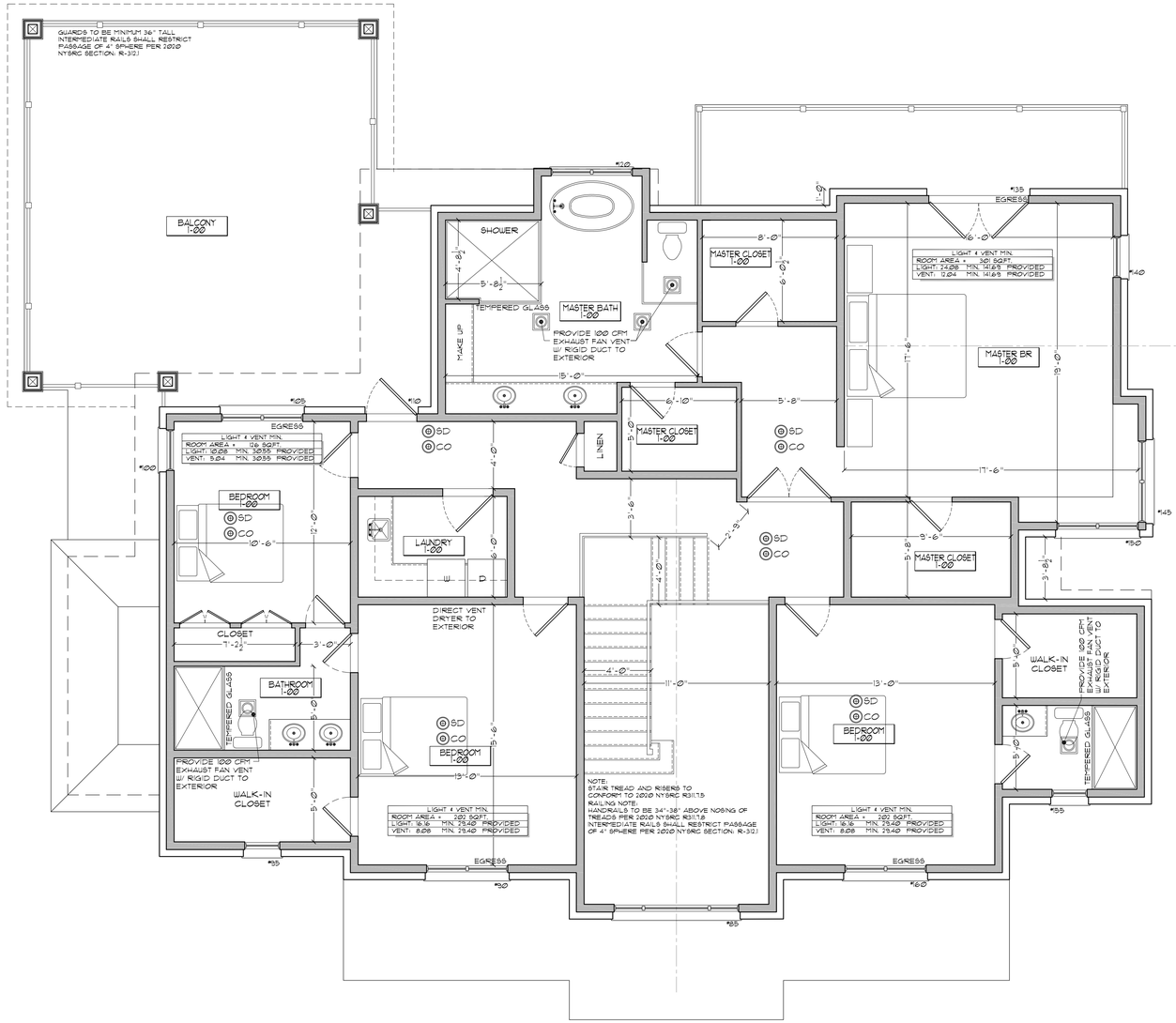
ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COMPLYING
W/ ALL STATE RECEPTACLES IF REQUIRED.
BY STATE AND LOCAL CODES, ELECTRICAL CONTRACTOR TO
VERIFY LOCATIONS IN FIELD W/ ARCHITECT PRIOR TO
ROUGH-IN.

NOTE:
SMOKE AND CO ALARMS TO BE HARD- WIRED AND
INTERCONNECTED, AS PER 2020 NYSRC R313 & R314.

NOTE:
INSULATE ALL WALLS AND CEILINGS AT GARAGE.

NOTE:
ALL DIMENSION & WINDOW OPENING TO BE VERFIED W/
WINDOW SCHEDULE AND VERIFIED IN FIELD

NOTE:
WHERE THE WINDOW SILL OF AN OPERABLE WINDOW IS
LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR
AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE
OR SURFACE BELOW, A GUARD RAIL MUST BE PROVIDED AS
PER 2020 NYSRC R312.2



SECOND FLOOR PLAN

SCALE : ¼" = 1'-0"

REGISTERED ARCHITECT
ROBERT A. NESFIELD
No. 024573
STATE OF NEW YORK

Revisions:

1	2022-01-14 Set prepared for building permit review
2	2022-03-29 Revisions per omissions letter
3	2022-07-25 Revisions per omissions letter
4	2022-08-15 Revisions per omissions letter
5	2023-01-09 Amendment. Topography/ building elevations updated with new survey
6	2023-03-17 Amendment. Foundation footing revision

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
Email: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

SECOND FLOOR PLAN

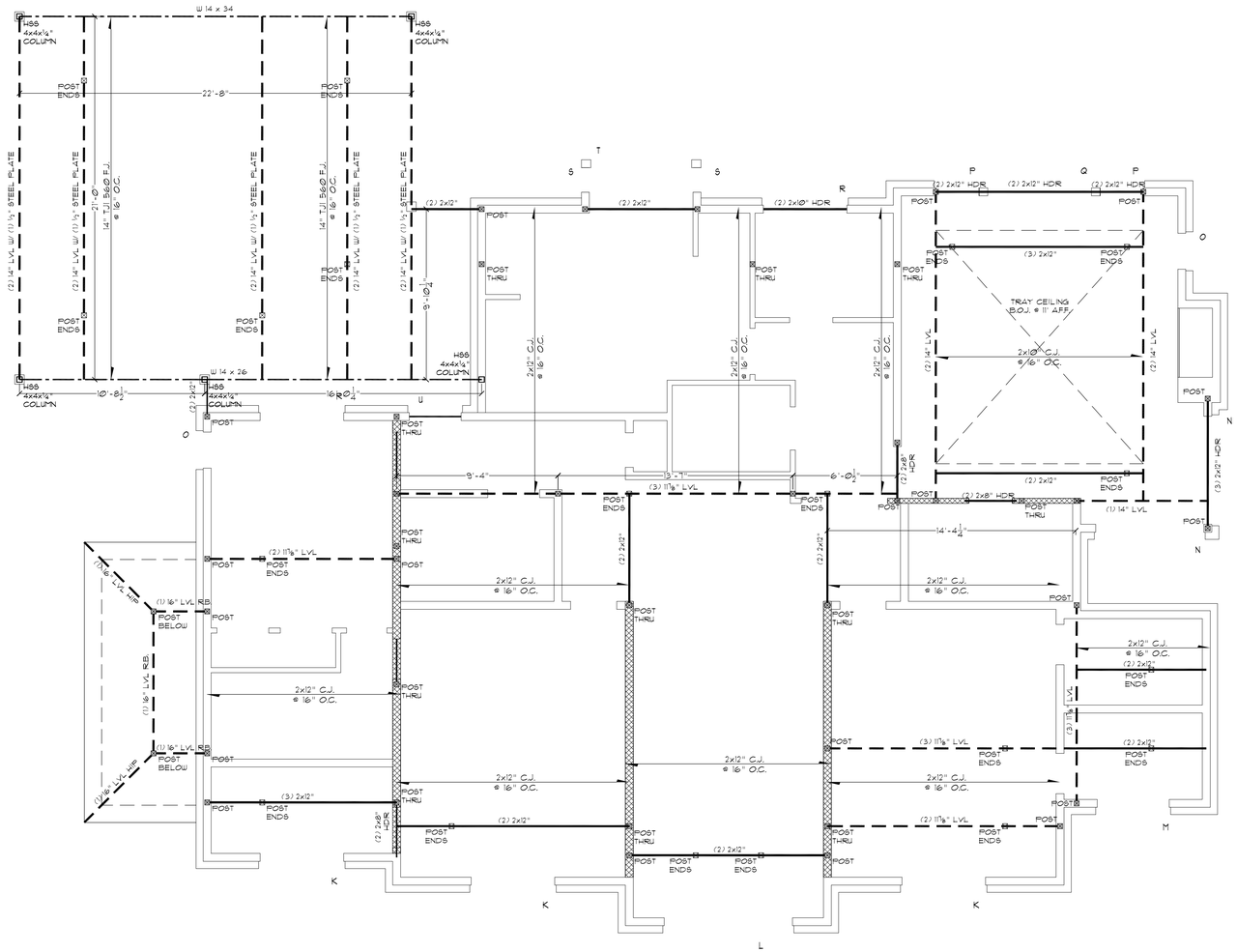
Project #: ---

Date: February 21, 2023

Scale: AS NOTED

Do not scale drawings for construction purposes. Contact the Architect for any clarifications.

Sheet: A-2.0



CEILING JOIST FRAMING PLAN

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

EXT. OPENING & WINDOW HDR SCHEDULE	
CLEAR SPAN	HEADER SIZE
UP TO 4'-0"	3-1/2" x 9-1/2" LVL
UP TO 6'-0"	3-1/2" x 11-7/8" LVL OR 5-1/4" x 9-1/2" LVL
UP TO 8'-0"	5-1/4" x 11-7/8" LVL
NOTE: USE THIS TABLE IF HDR NOT NOTED	

BEARING WALL BELOW
BLOCK SOLID UNDER BEARING WALL
POST
POST ENDS
ENGINEERED LUMBER
DIMENSIONAL LUMBER
ENGINEERED JOIST
STEEL BEAM
LUMBER SPACING

STRUCTURAL REVIEW NOTES:
1) ALL POSTS SUPPORTING 14" LVL BEAMS & GREATER DEPTH SHOULD BE SUPPORTED BY PSL 5-1/4"x5-1/4" POSTS
2) ALL POSTS SUPPORTING 12" LVL BEAMS & SHALLOWER DEPTH SHOULD BE SUPPORTED BY PSL 3-1/2"x3-1/2" POSTS
3) ALL STEEL BEAM CONNECTIONS TO HAVE MINIMUM BOLTS PER AISC STEEL CONSTRUCTION MANUAL
4) ALL CONCRETE BEAMS AND FOOTINGS TO HAVE MINIMUM STEEL REINFORCEMENT PER ACI 318-19

REGISTERED ARCHITECT
ROBERT A. NESFIELD
No. 026573
STATE OF NEW YORK

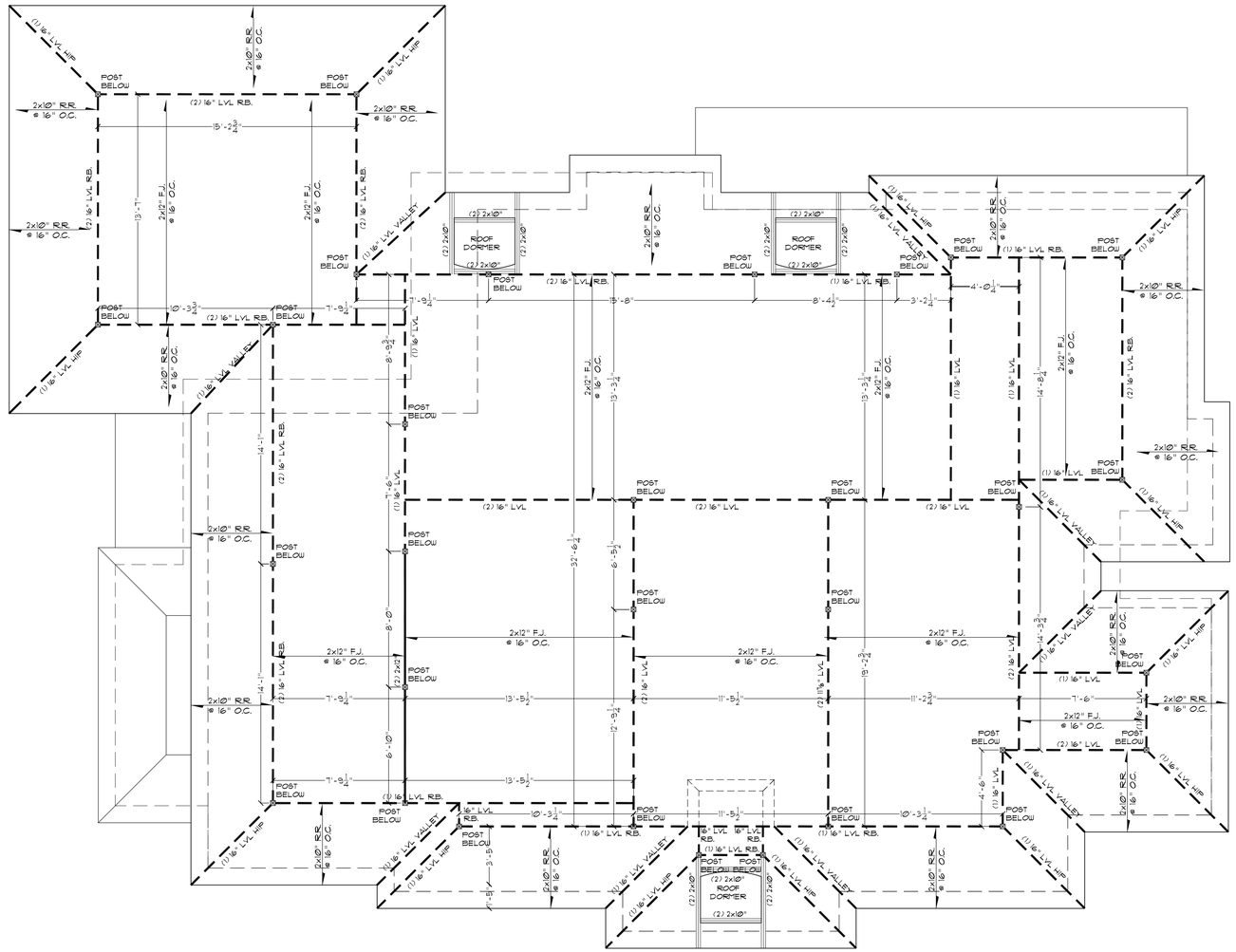
Revisions:
1 2022-01-14 Set prepared for building permit review

Firm Name and Address:
NESFIELD ARCHITECT P.C.
1527 Franklin Ave, LL01
Mineola, N.Y. 11501
Phone: 631-367-7172
E-mail: NesfieldArch@gmail.com

Project Name and Address:
PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:
CEILING JOIST FRAMING PLAN

Project #: ---
Date: January 14, 2022
Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications
Sheet: A-2.1



PROVIDE CONTINUOUS VENTING @ ALL RIDGES & SOFFITS

PROVIDE COPPER FLASHING AT ALL VALLEYS AND ROOF BREAKS

PROVIDE CONTINUOUS ICE & WATER SHIELDS AT ALL EAVES

ROOF FRAMING PLAN

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

EXT. OPENING & WINDOW HDR SCHEDULE	
CLEAR SPAN	HEADER SIZE
UP TO 4'-0"	3-3/4" x 9-1/2" LVL
UP TO 6'-0"	3-1/2" x 11-7/8" LVL OR 5-1/4" x 9-1/2" LVL
UP TO 8'-0"	5-1/4" x 11-7/8" LVL
NOTE: USE THIS TABLE IF HDR NOT NOTED	

BEARING WALL BELOW
BLOCK SOLID UNDER BEARING WALL
POST
POST ENDS
ENGINEERED LUMBER
DIMENSIONAL LUMBER
ENGINEERED JOIST
STEEL BEAM
LUMBER SPACING

REGISTERED ARCHITECT
JENNIFER A. NESFIELD
No. 026573
STATE OF NEW YORK

Revisions:
1 2022-01-14
Set prepared for building permit review

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
E-mail: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

ROOF FRAMING PLAN

Project #:

Date:
January 14, 2022

Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications

Sheet:
A-2.2

NOTE:
INTERMEDIATE RAILINGS
SHALL RESTRICT PASSAGE OF A 4" SPHERE &
TRIANGULAR OPENING FORMED BY RISER TREAD &
BOT. RAIL OF GUARD TO RESIST PASSAGE OF
6" SPHERE

NOTE:
PROVIDE "SIMPSON" CONNECTIONS OR APPR'VD EQUAL
AT ALL FRAMING CONNECTIONS. FOR DETAILS, SPEC
SIZES AND NAILING REFER TO DATA SHEET

NOTE:
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DWELLING UNIT AS SPECIFIED IN NYSRC E3902.

NOTE:
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PROVIDE 100 CFM EXHAUST FAN UNLESS OTHERWISE NOTED

NOTE:
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UNLESS NOTED OTHERWISE. PROVIDE FINISH LAYER OF MIN. ½"
GYPSUM WALL BOARD AND INSTALL LATERAL BLOCKING
PER 2020 NYSRC SECTIONS R602 & R302.11

NOTE:
GUARDS TO BE MINIMUM 36" TALL AND COMPLY WITH 2020
NYSRC R-312.1. HANDRAILS SHALL BE 34-38" ABOVE NOSING
OF TREADS AND COMPLY WITH 2020 NYSRC R-311.8.3

NOTE:
SOUND INSULATE ALL BATHROOM AND POWDER ROOM WALLS
AND CEILINGS.

NOTE:
ALL HABITABLE ROOMS TO COMPLY WITH R303
SEE LIGHT AND VENT CALCS FOR THE ROOMS

NOTE:
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STAIRWAY ILLUMINATION TO HAVE CEILING AND/OR WALL
MOUNTED FIXTURES W/ 3-WAY SWITCHES AT TOP AND BOTTOM
OF STAIRS AS PER 2020 NYSRC SECTION R-303.7, R-303.8

NOTE:
SHOWER DOORS TO BE TEMPERED GLASS, VERIFY W/
MANUFACT. COMPLIANCE W/ 2020 N.Y.S.R.C. SECTION R308

COUNTERTOP RECEPTACLE NOTE:
IN KITCHEN PANTRIES, BREAKFAST ROOMS, DINING ROOMS
AND SIMILAR AREAS, RECEPTACLE OUTLETS FOR
COUNTERTOP SPACES SHALL BE INSTALLED IN ACCORDANCE
W/ NYSRC E3901.4.1 THRU E3901.4.5

EXT. OPENING & WINDOW HDR SCHEDULE

	HEADER SIZE
CLEAR SPAN	
UP TO 4'-0"	3-1½" x 9-1½" LVL
UP TO 6'-0"	3-1½" x 11-7/8" LVL OR 5-1¼" x 9-1½" LVL
UP TO 8'-0"	5-1¼" x 11-7/8" LVL

NOTED ABOVE THIS TABLE IF HDR NOT NOTED

LINTEL SCHEDULE: (EXCEPT WHERE NOTED)

CLEAR SPAN	STEEL ANGLE SIZE
UP TO 4'-0"	3-½" x 3-½" x 5/16"
UP TO 7'-0"	4'-0" x 3-½" x 5/16
UP TO 8'-0"	5'-0" x 3-½" x 5/16
UP TO 10'-0"	6'-0" x 3-½" x 5/16

NOTE: USE THIS TABLE IF HDR NOT NOTED

BATHROOM RECEPTACLE NOTE:
BATHROOM RECEPTABLE OUTLET TO BE LOCATED AS PER
NYSRC E3901.6

NOTE:
INSULATE ALL PLUMBING SUPPLY LINES

PROVIDE ELECTRICAL OUTLETS THROUGH-OUT RESIDENCE AS
PER NYSRC.

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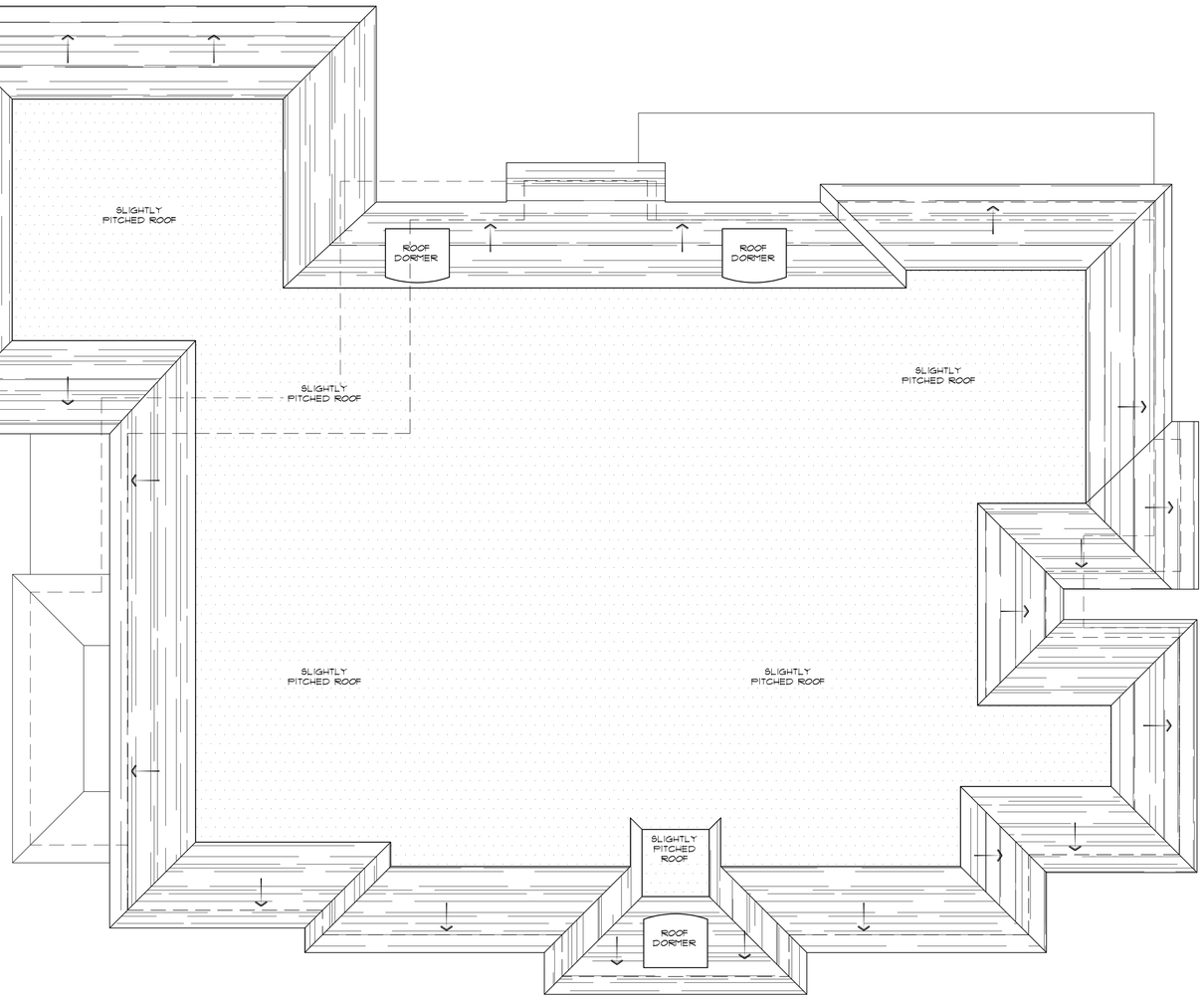
W/ ALL STATE RECEPTACLES IF REQUIRED
BY STATE AND LOCAL CODES, ELECTRICAL CONTRACTOR TO
VERIFY LOCATIONS IN FIELD W/ ARCHITECT PRIOR TO
ROUGH-IN.

NOTE:
SMOKE AND CO ALARMS TO BE HARD- WIRED AND
INTERCONNECTED, AS PER 2020 NYSRC R313 & R314.

NOTE:
INSULATE ALL WALLS AND CEILINGS AT GARAGE.

NOTE:
ALL DIMENSION & WINDOW OPENING TO BE VERFIED W/
WINDOW SCHEDULE AND VERIFIED IN FIELD

NOTE:
WHERE THE WINDOW SILL OF AN OPERABLE WINDOW IS
LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR
AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE
OR SURFACE BELOW, A GUARD RAIL MUST BE PROVIDED AS
PER 2020 NYSRC R312.2



PROVIDE CONTINUOUS VENTING @ ALL RIDGES & SOFFITS

PROVIDE COPPER FLASHING AT ALL VALLEYS AND ROOF BREAKS

PROVIDE CONTINUOUS ICE & WATER SHIELDS AT ALL EAVES

ROOF PLAN

SCALE : ¼" = 1'-0"

REGISTERED ARCHITECT
JENNIFER A. NESFIELD
No. 024573
STATE OF NEW YORK

Revisions:
1 2022-01-14 Set prepared for building permit review

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
E-mail: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

ROOF PLAN

Project #

Date:
January 14, 2022

Scale: AS NOTED
Do not scale drawings for construction purposes. Figured dimensions to govern for any clarifications.

Sheet:
A-3.0

FRONT ELEVATION

SCALE : ¼" = 1'-0"

SIDE ELEVATION

SCALE : ¼" = 1'-0"

REGISTERED ARCHITECT JOSEPH A. NESFIELD No. 024513 STATE OF NEW YORK

Revisions:

1	2022-01-14	Set prepared for building permit review
2	2022-03-29	Revisions per omissions letter
3	2022-07-25	Revisions per omissions letter
4	2022-08-15	Revisions per omissions letter
5	2023-01-09	Amendment. Topography/ building elevations updated with new survey
6	2023-03-17	Amendment. Foundation footing revision

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
Email: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

ELEVATIONS

Project #: ---

Date: February 21, 2023

Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications

Sheet: A-4

REAR ELEVATION

SCALE : ¼" = 1'-0"

SIDE ELEVATION

SCALE : ¼" = 1'-0"

REGISTERED ARCHITECT
ROBERT A. NESFIELD
No. 024573
STATE OF NEW YORK

Revisions:

1	2022-01-14	Set prepared for building permit review
2	2022-03-29	Revisions per omissions letter
3	2022-07-25	Revisions per omissions letter
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5	2023-01-09	Amendment. Topography/ building elevations updated with new survey
6	2023-03-17	Amendment. Foundation footing revision

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
Email: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE

142 Harrow Lane
Manhasset, NY

Drawing Title:

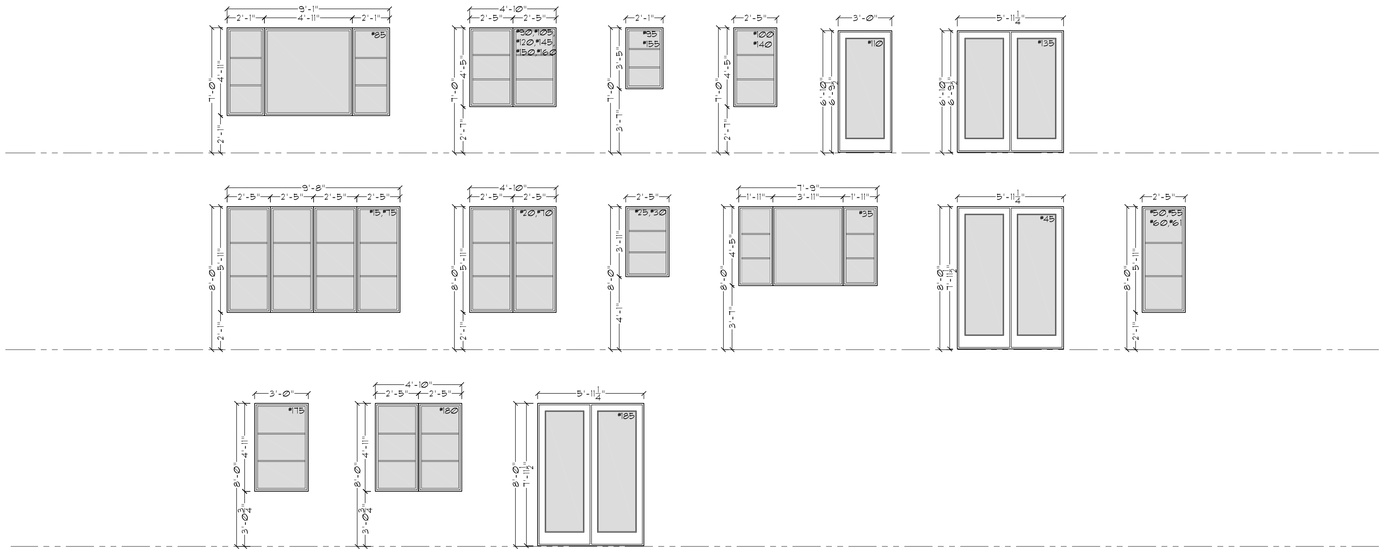
ELEVATIONS

Project #: ---

Date: February 21, 2023

Scale: AS NOTED
Do not scale drawings for construction purposes. Refer to architect for any clarifications.

Sheet: A-5



WINDOW SCHEDULE

WINDOW SCHEDULE BASED ON WINDOW ORDER
DATED 12-12-2022 RECEIVED FROM CLIENT

SCALE: ¼" = 1'-0"

REGISTERED ARCHITECT
ROBERT A. NESFIELD
No. 024573
STATE OF NEW YORK

Revisions:

1 2022-01-14 Set prepared for building permit review
2 2022-03-29 Revisions per omissions letter
3 2022-07-25 Revisions per omissions letter
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Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
Email: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

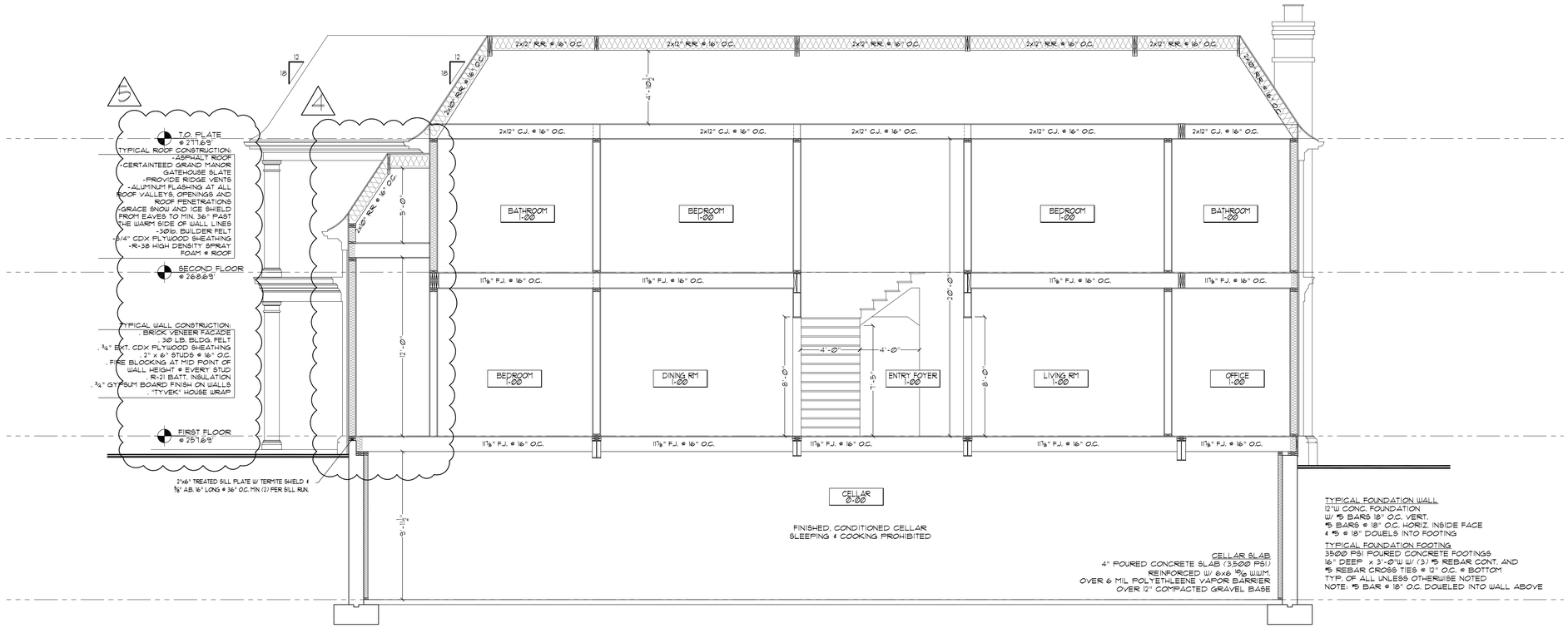
WINDOW SCHEDULE

Project #

Date:
February 21, 2023

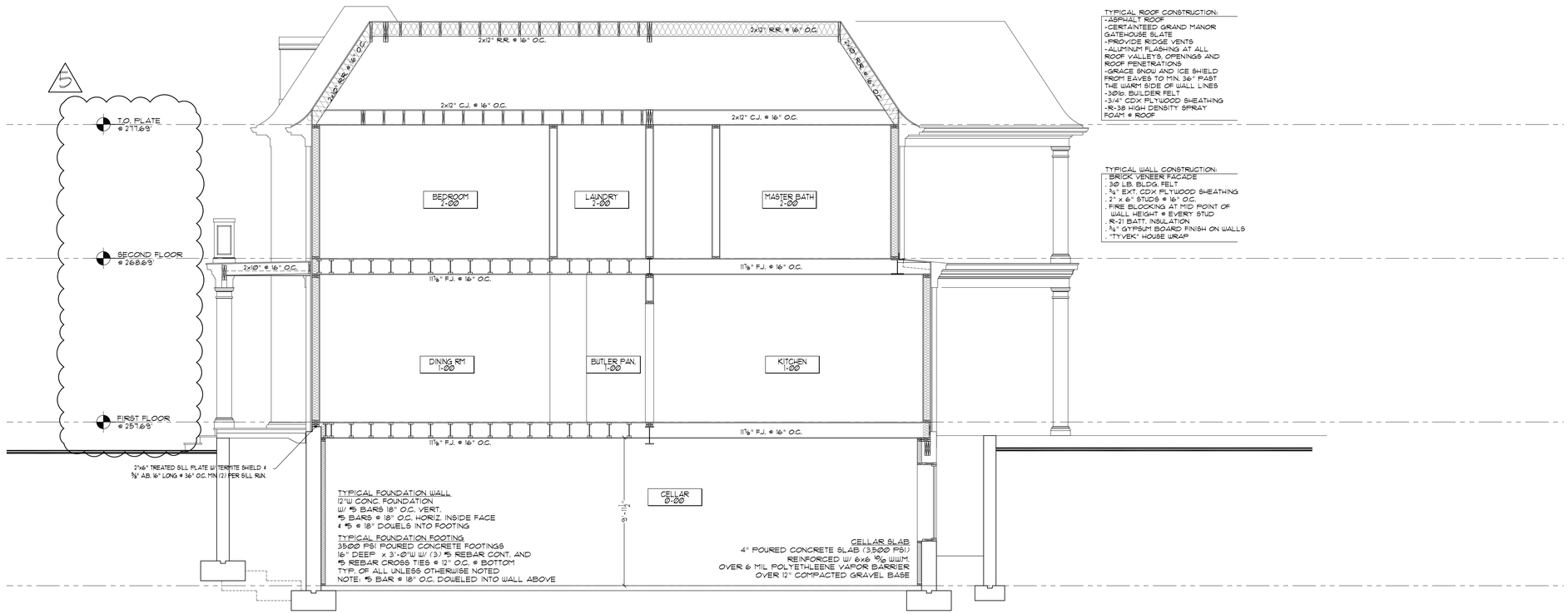
Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications

Sheet:
A-5.1



SECTION A-A

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



SECTION B-B

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

REGISTERED ARCHITECT
STEVEN A. NESFIELD
No. 024573
STATE OF NEW YORK

Revisions:

1	2022-01-14	Set prepared for building permit review
2	2022-03-29	Revisions per omissions letter
3	2022-07-25	Revisions per omissions letter
4	2022-08-15	Revisions per omissions letter
5	2023-01-09	Amendment. Topography/ building elevations updated with new survey

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
E-mail: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

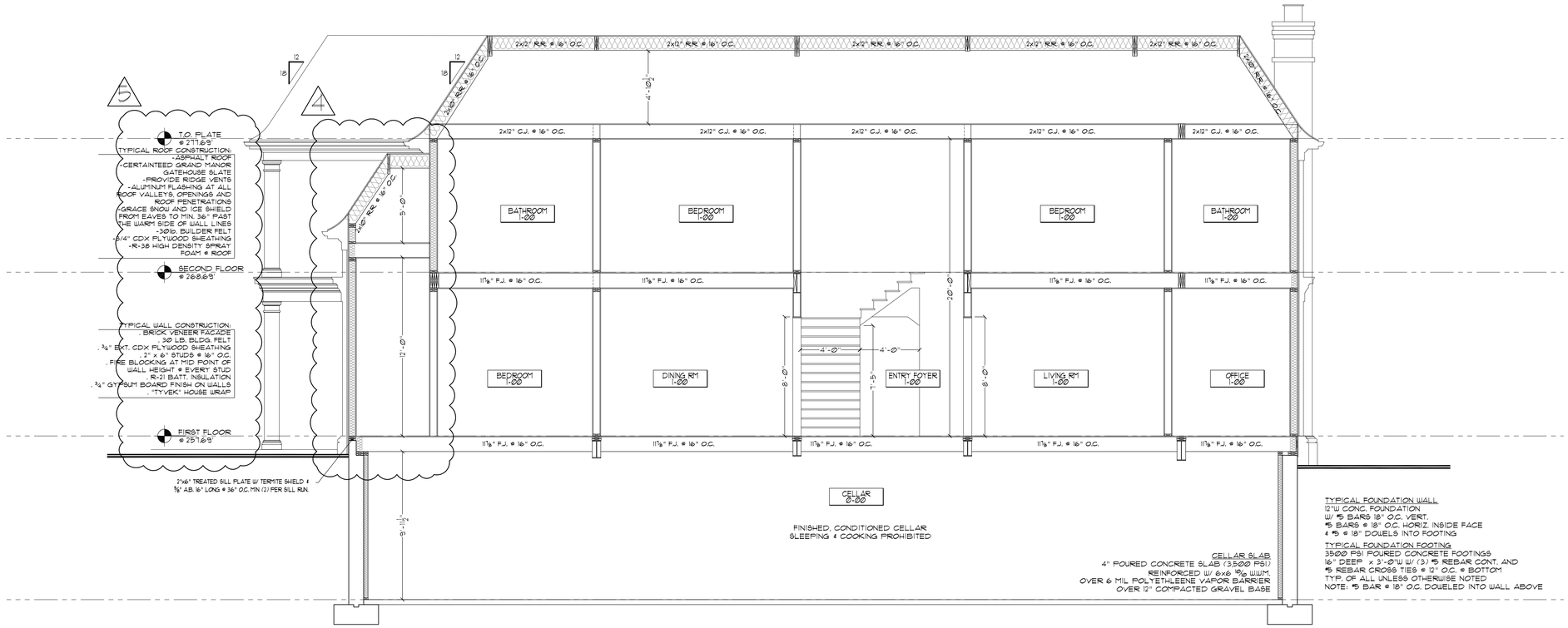
SECTIONS

Project #: ---

Date: January 25, 2023

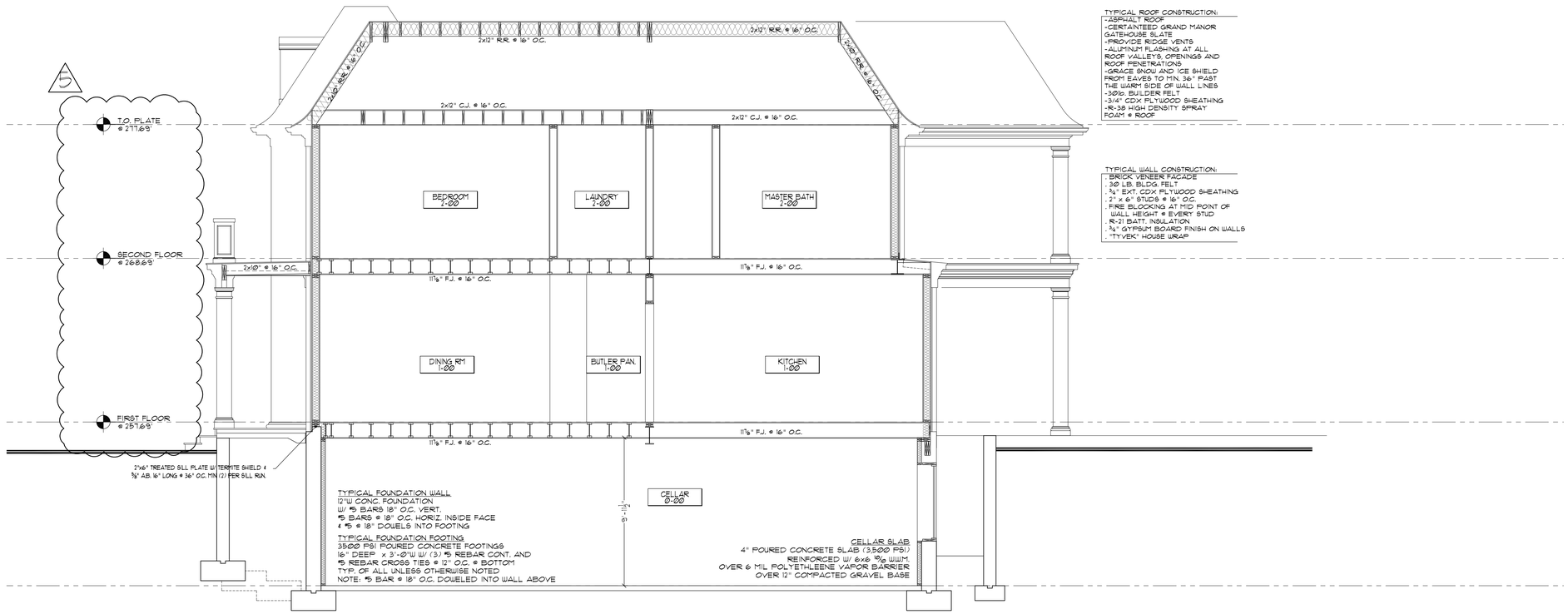
Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications.

Sheet: A-6



SECTION A-A

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



SECTION B-B

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

REGISTERED ARCHITECT
STEVEN A. NESFIELD
No. 024573
STATE OF NEW YORK

Revisions:

1	2022-01-14	Set prepared for building permit review
2	2022-03-29	Revisions per omissions letter
3	2022-07-25	Revisions per omissions letter
4	2022-08-15	Revisions per omissions letter
5	2023-01-09	Amendment. Topography/ building elevations updated with new survey

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
E-mail: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

SECTIONS

Project #: ---

Date: January 25, 2023

Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications.

Sheet: A-6

ALLOWABLE HOLES - TJI® Joists

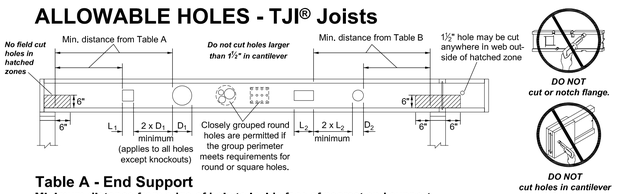


Table A - End Support

Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	TJI®	ROUND HOLE SIZE									SQUARE OR RECTANGULAR HOLE SIZE								
		2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"	2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"
9½"	110	1'-0"	1'-6"	2'-0"	2'-6"	5'-0"					1'-0"	1'-6"	2'-6"	3'-6"	4'-6"				
	210	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
	360	1'-6"	2'-0"	3'-0"	4'-0"	6'-0"					1'-6"	2'-6"	3'-6"	5'-0"	5'-6"				
11⅞"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	5'-0"			1'-0"	1'-0"	1'-6"	2'-6"	4'-6"	4'-6"	6'-0"		
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"			1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	5'-6"	6'-6"		
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-0"			1'-0"	1'-0"	2'-0"	3'-0"	5'-6"	5'-6"	7'-0"		
	360	1'-0"	1'-0"	1'-0"	2'-6"	4'-6"	5'-0"	7'-0"			1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	6'-6"	7'-6"		
	560	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	5'-0"	5'-6"	8'-0"		1'-0"	2'-0"	3'-6"	5'-0"	7'-0"	7'-0"	8'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"		1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	4'-0"	6'-0"	8'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	4'-6"	6'-6"	8'-6"	
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	6'-6"		1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	5'-0"	7'-0"	9'-0"	
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	8'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-6"	6'-6"	8'-0"	9'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	6'-0"	9'-0"		1'-0"	1'-0"	1'-0"	3'-6"	6'-6"	7'-0"	9'-0"	10'-0"	
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	6'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	6'-6"	8'-0"	10'-6"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-6"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-6"	7'-0"	9'-0"	11'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	9'-0"	1'-0"	1'-0"	1'-0"	1'-0"	4'-0"	5'-0"	9'-0"	10'-0"	11'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-6"	5'-0"	6'-0"	10'-0"	11'-0"	12'-0"

JOIST DEPTH	TJI®	4"	5"	6"	7"	8"	10"	12"	15"	17"	4"	5"	6"	7"	8"	10"	12"	15"	17"
18"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	5'-0"	10'-0"		1'-0"	1'-0"	1'-0"	3'-0"	5'-0"	10'-0"	11'-0"	13'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	11'-0"		1'-0"	1'-0"	1'-0"	4'-0"	6'-6"	11'-0"	12'-0"	14'-6"	
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	7'-0"	10'-6"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	8'-0"	11'-6"	14'-0"	15'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	7'-0"	11'-0"		1'-0"	1'-0"	1'-0"	1'-0"	4'-0"	9'-6"	12'-6"	14'-6"	15'-6"

Table B - Intermediate or Cantilever Support

Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

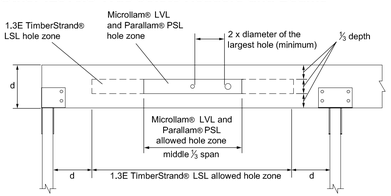
JOIST DEPTH	TJI®	ROUND HOLE SIZE									SQUARE OR RECTANGULAR HOLE SIZE								
		2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"	2"	3"	4"	5"	6½"	7"	8⅞"	11"	13"
9½"	110	1'-6"	2'-6"	3'-0"	4'-0"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"				
	210	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					2'-0"	3'-0"	4'-0"	6'-0"	7'-0"				
	230	2'-6"	3'-0"	4'-0"	5'-0"	8'-0"					2'-6"	3'-0"	4'-6"	6'-6"	7'-6"				
	360	3'-0"	4'-0"	5'-6"	6'-6"	9'-0"					3'-0"	4'-6"	5'-6"	7'-6"	8'-0"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-0"	8'-0"			1'-0"	1'-6"	2'-6"	4'-0"	6'-6"	7'-0"	9'-0"		
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"			1'-0"	2'-0"	3'-0"	4'-6"	7'-6"	8'-0"	10'-0"		
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	9'-6"			1'-0"	2'-6"	3'-6"	5'-0"	8'-0"	8'-6"	10'-0"		
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"			2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"		
	560	1'-6"	3'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"			3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	9'-0"		1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-0"	10'-0"	12'-6"	
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	5'-6"	10'-0"		1'-0"	1'-0"	2'-6"	4'-0"	6'-0"	7'-6"	10'-6"	13'-0"	
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"		1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-0"	12'-0"	14'-0"	
	560	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	9'-6"	13'-6"		1'-0"	3'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-6"	15'-0"	
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	5'-6"	9'-6"	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	5'-6"	9'-6"	12'-6"	15'-6"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	10'-6"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	5'-0"	9'-6"	13'-0"	16'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	7'-0"	11'-6"	1'-0"	1'-0"	1'-0"	3'-0"	5'-0"	6'-0"	10'-6"	13'-0"	16'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"	1'-0"	1'-0"	1'-0"	3'-6"	5'-6"	6'-6"	10'-6"	13'-6"	16'-6"

JOIST DEPTH	TJI®	4"	5"	6"	7"	8"	10"	12"	15"	17"	4"	5"	6"	7"	8"	10"	12"	15"	17"
18"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"	9'-0"	15'-0"		1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"	9'-0"	15'-0"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"		1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"	
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	11'-0"	15'-6"		1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	11'-0"	15'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	5'-6"	12'-0"	16'-0"		1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	5'-6"	12'-0"	16'-0"	

Rectangular holes based on measurement of largest side.

- Holes may be located vertically anywhere within the web. Leave ¾" of web (minimum) at top and bottom of hole.
- Knockouts are located in web at approximately 12" on-center; they do not affect hole placement.
- For simple span (5' minimum), uniformly loaded joists used in residential applications, one maximum size round hole may be located at the center of the joist span **provided that no other holes occur in the joist.**
- Distances are based on the maximum uniform loads from current iLevel specifier's guides. For other load conditions or hole configurations use iLevel® TJ-Beam® software or contact your iLevel representative.

Other iLevel® Trus Joist® Headers and Beams



DO NOT cut, notch or drill holes in headers or beams except as indicated in illustrations and tables.

Header or Beam Depth	Maximum Round Hole Size
4⅞"	1"
5½"	1⅜"
7¼"- 20"	2"

See illustration for Allowed Hole Zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform loads only.**
- Round holes only
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

WARNING

Joists are unstable until braced laterally

Bracing Includes:

- Blocking
- Hangers
- Sheathing
- Rim Board
- Strut Lines
- Rim Joist

DO NOT walk on joists until braced. INJURY MAY RESULT.

DO NOT walk on joists that are lying flat.

DO NOT stack building materials on unsheathed joists. Stack only over beams or walls.

WARNING NOTES:

Lack of proper bracing during construction can result in serious accidents. Observe the following guidelines:

1. All blocking, hangers, rim boards and rim joists at the end supports of the TJI® joists must be completely installed and properly nailed.
2. Lateral strength, like braced end wall or an existing deck, must be established at the ends of the bay. This can also be accomplished by a temporary or permanent deck (sheathing) fastened to the first 4 feet of joists at the end of the bay.
3. Safety bracing of 1x4 (minimum) must be nailed to a braced end wall or sheathed area (as in note 2) and to each joist. Without this bracing, buckling sideways or rollover is highly probable under light construction loads - such as a worker or one layer of unnailed sheathing.
4. Sheathing must be completely attached to each TJI® joist before additional loads can be placed on the system.
5. Ends of cantilevers require safety bracing on both the top and bottom flanges.
6. The flanges must remain straight within 1/2" from true alignment.

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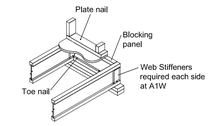
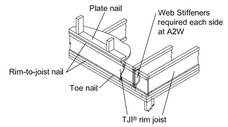
Refer to Manufacturer's Instructions for additional Installation Details and Specifications
See current iLevel® (or approved equal) literature for framing connectors

JOIST DETAILS



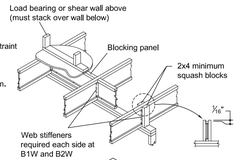
A1



A2

Must have 1¾" minimum joist bearing at ends. Attach rim joist per A3 detail.

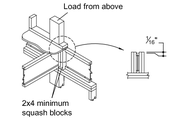
IRC 502-7 requires lateral restraint (blocking) at all intermediate supports in Seismic Design Categories D0, D1, and D2 to strengthen the floor diaphragm.



B1

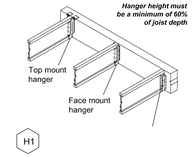
B2

Blocking panels may be required with shear walls above or below - see detail B1

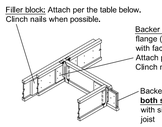


CS

Use 2x4 minimum squash blocks to transfer load around TJI® joist



H1

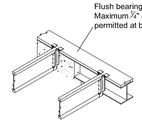


TJI® Depth, D	TJI® Flange Width	Block Type	Nail Size	Nail Quantity
9½" <D≤16"	less than 3½"	Filler	10d(0.128" x 3")	10(1)
		Backer	10d(0.128" x 3")	10(1)
	3½"	Filler	16d(0.135" x 3½")	10(1) - each side
		Backer	10d(0.128" x 3")	10(1)
16" <D≤20"	less than 3½"	Filler	10d(0.128" x 3")	15
		Backer	10d(0.128" x 3")	15
	3½"	Filler	16d(0.135" x 3½")	15 - each side
		Backer	10d(0.128" x 3")	15
20" <D≤24"	3½"	Filler	16d(0.135" x 3½")	25 - each side
		Backer	10d(0.128" x 3")	15

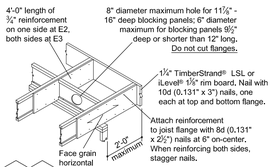
(1) 15 for multi-family applications

H2

With top mount hangers, backer block required only for downward loads exceeding 250 lbs or for uplift conditions.



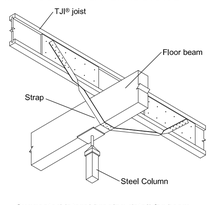
H3



E2 E3

BEAM and COLUMN DETAILS

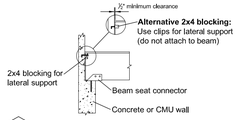
BEAM TO COLUMN LATERAL BRACE



L14

Suggested lateral bracing detail for beam when required. Verify beam bearing length on page 36 of TJ-9000 Specifier's Guide

Bearing on Concrete or Masonry Pocket



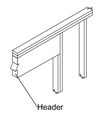
L25

BEARING AT COLUMN

L5

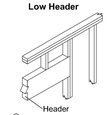
Verify column capacity and beam bearing length. See current iLevel® literature.

Full Depth Header



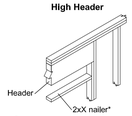
L7

Low Header



L8

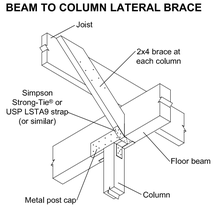
High Header



L9

***Double nailer may be required depending upon opening size and window type**

BEAM TO COLUMN LATERAL BRACE



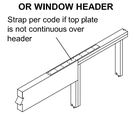
L27

Verify beam bearing length below and column capacity on page 42 of TJ-9000 Specifier's Guide

BEAM ON COLUMN CAP

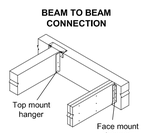
P1

BEARING FOR DOOR OR WINDOW HEADER



L2

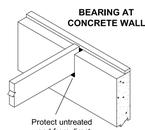
BEAM TO BEAM CONNECTION



L3

See current iLevel® literature for framing connectors

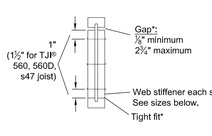
BEARING AT CONCRETE WALL



L4

WEB STIFFENER ATTACHMENT

* With point load from above, install web stiffener tight to top flange (gap at bottom flange) when there is no support below.

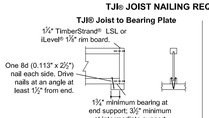


W

TJI Joist Series	Depth (in.)	Minimum Web Stiffener Size	Nailing Requirements: Type	Number Nails: End	Number Nails: Intermediate
110, 210, 230 & 360, ≤31 & ≤33	All	⅝" x 2⅝"	8d (0.113" x 2½")	3	3
	All	¾" x 2⅝"			
	All	⅞" x 2⅝"			
	All	1" x 2⅝"			
560 & ≤47	All	2x4	16d (0.135" x 3½")		
560D	18"	2x4	16d (0.135" x 3½")	4	4
	20"			5	5
	22"			6	11
	24"			6	13

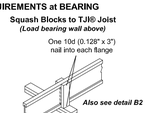
TJI® JOIST NAILING REQUIREMENTS at BEARING

TJI® Joist to Bearing Plate



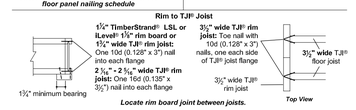
Shear transfer: Connections equivalent to floor panel nailing schedule

Squash Blocks to TJI® Joist ***(Load bearing wall above)***



Also see detail B2

Rim to TJI® Joist



Locate rim board joint between joists.

REGISTERED ARCHITECT JEFFREY A. NESFIELD No. 024578 STATE OF NEW YORK

Revisions
1 2022-01-14 Set prepared for building permit review

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
Email: NesfieldArch@gmail.com

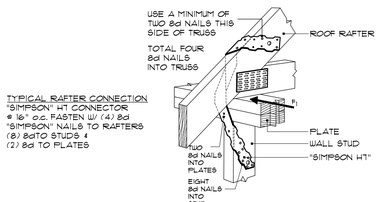
Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

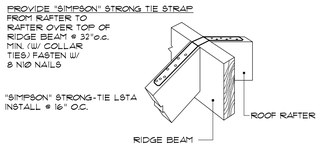
ENGINEERED JOIST DETAILS

Project #	Sheet:
----	A-7.0
Date: January 14, 2022	
Scale: AS NOTED Do not scale drawings for construction purposes. Contact the Architect for any clarifications	



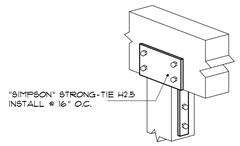
TYPICAL RAFTER PLATE CONNECTIONS

SCALE: NTS



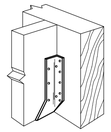
RIDGE STRAP TIE

SCALE: NTS



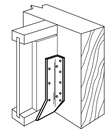
POST TO GIRDER

SCALE: NTS



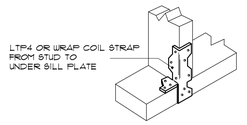
JOIST HANGAR FOR 2X INSTALLATION

SCALE: NTS



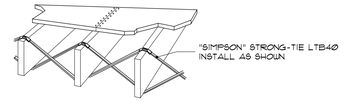
JOIST HANGAR FOR WOOD WEB INSTALLATION

SCALE: NTS



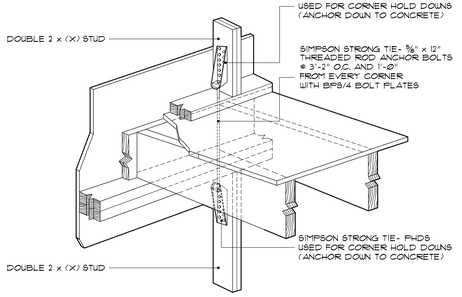
STUD TO PLATE

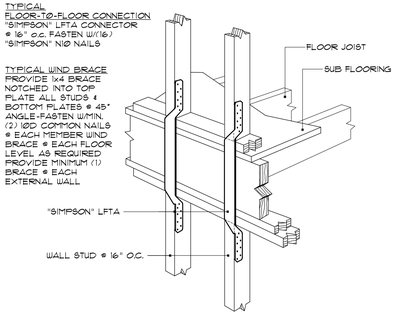
SCALE: NTS



JOIST TO JOIST

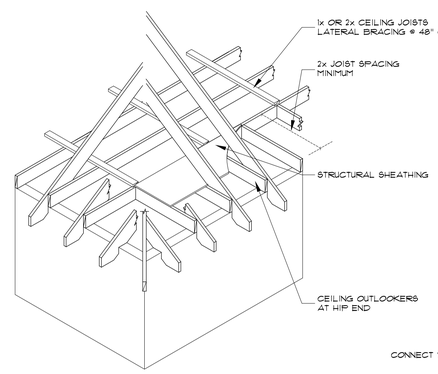
SCALE: NTS





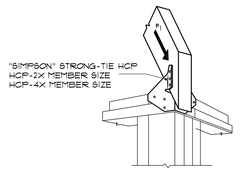
FLOOR-TO-FLOOR CONNECTION

SCALE: NTS



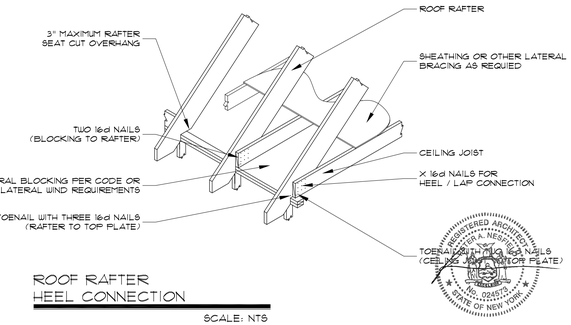
ROOF RAFTER OUTLOOKER DETAIL

SCALE: NTS



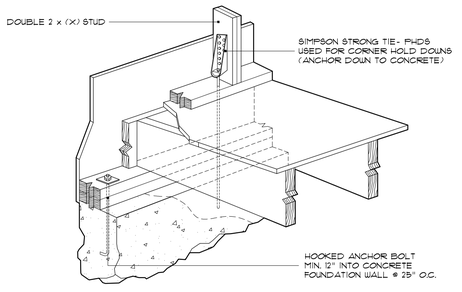
HIP CORNER PLATE

SCALE: NTS



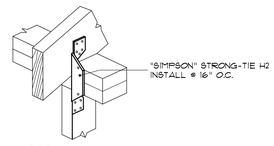
ROOF RAFTER HEEL CONNECTION

SCALE: NTS



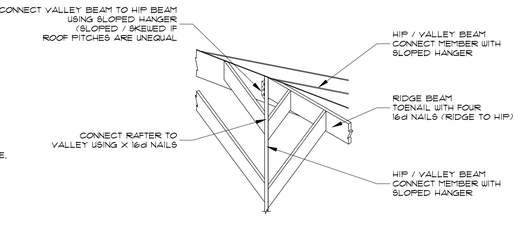
HOLD DOWN DETAIL

SCALE: NTS



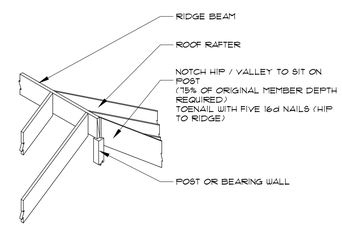
RAFTER TO DOUBLE TOP PLATE

SCALE: NTS



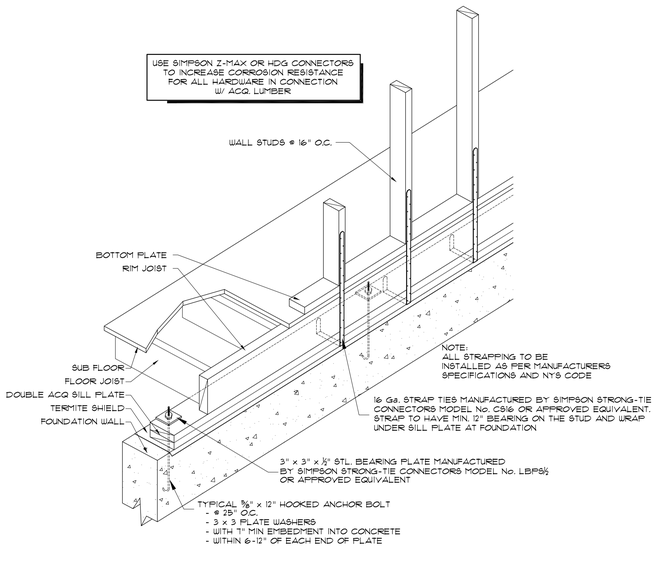
ROOF RAFTER VALEY TO HIP CONNECTION

SCALE: NTS



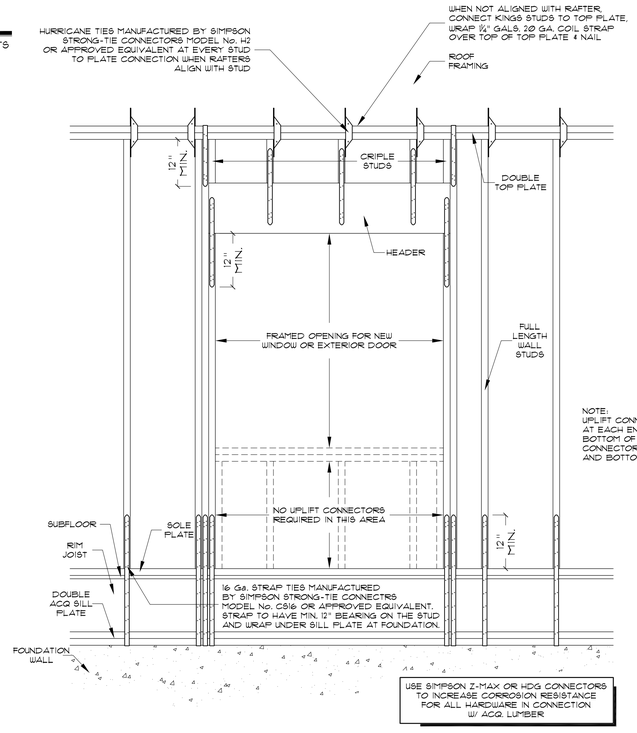
HIP / RIDGE / VALLEY POST CONNECTION

SCALE: NTS



FOUNDATION STRAPPING DETAIL

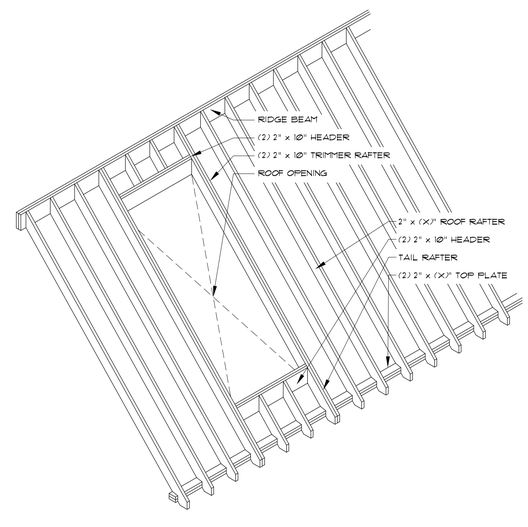
SCALE: ¾"=1'-Ø"



NOTE:
UPLIFT CONNECTION IS REQUIRED AT EACH END OF THE HEADER AND AT BOTTOM OF HEADER STUDS IN ADDITION TO CONNECTORS AT WALL STUDS AND AT TOP AND BOTTOM OF CRIPLES.

UPLIFT CONNECTION DETAIL

SCALE: ¾"=1'-Ø"



ROOF OPENING DETAIL

SCALE: NTS

Revisions:
1 2022-01-14 Set prepared for building permit review

Firm Name and Address:
NESFIELD ARCHITECT P.C.
1527 Franklin Ave, LL01
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Phone: 631-367-7172
Email: NesfieldArch@gmail.com

Project Name and Address:
PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:
FRAMING CONNECTION DETAILS

Project #

Date:
January 14, 2022
Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the architect for any clarifications

Sheet:
A-7.1

Division 1
GENERAL NOTES:

The contractor shall visit the site and verify all conditions. Any discrepancies, voids or problems shall be reported to the Architect before submission of bid. A submission of bid shall imply contractor acceptance of the drawings and all existing conditions.

During the course of construction if modifications to the design occur as a result of existing conditions, request of client, architect, etc. The contractor shall submit two written copies of a change order with the amended price. The Contractor shall not continue with any changes until he receives written authorization from Owner or Architect.

If in the course of construction, a condition exists which differs from that as indicated on these plans, the Contractor shall stop all related work and notify the Architect. Should he fail to follow these procedures and continue with the work, he shall assume all responsibility and liability arising there from.

The AIA document A-201 (latest edition) "General Constructions, or the Contract for Construction" shall prevail whenever possible.

All work shall conform to the New York State Building Construction Code (latest edition) and all rules and regulations therein and with all other agencies having jurisdiction.

The Contractor shall make sure that all trade's work conforms to federal, state and municipal codes (BOCA) and ordinances. These shall supersede drawings, notes and dimensions INS all cases. The Architect shall be notified of such changes before work is started. Non-familiarity with governing rules and regulations will not be cause for an "extra" billing. In the event that work has to be replaced for non-compliance, The Contractor shall be held responsible if he has not notified the Architect before initial installation.

The Contractor shall make any corrections required by the Architect. Approval of drawings or schedules shall not relieve the contractor from responsibility for deviations from drawings and specifications, unless he has called attention to such deviations (in writing) at the time of submission of bid and secured written approval. Nor shall it relieve him from responsibility for errors in shop drawings or schedules or the proper performance of mechanical equipment and controls.

The word "provide" shall mean to furnish and install all materials necessary to complete the work in accordance with accepted construction standards and manufacturer's recommendations.

All items specified are to establish quality of work; products of other manufacturer's equal in design, color and quality may be substituted if approved by the Architect as meeting established design and functional criteria.

All work shall be executed in accordance with the best-accepted trade practices and as per manufacturer's recommendations.

Contractor is to indicate to the Architect the proposed dates and hours during which work shall be performed. The Contractor shall prepare and update monthly construction schedules; Completion date may not be extended without written notice.

Contractor shall obtain all required building permits, approvals, underwriters certificate, "C of O," and/or completion for all work indicated for agencies having jurisdiction.

Contractor is to supply owner, in writing, a waiver of all liens for himself and all suppliers and subcontractors, at the time of each payment request.

Do not scale drawings, written dimensions supercede scaled dimensions.

Boom clean affected areas and carts away all debris.

Contractor shall furnish and install all material and equipment as shown, and unless otherwise note, all equipment shall be new and of best quality.

Division 2
SITE WORK:

Landscaping: all trees and shrubs which interfere with the construction of this project shall be removed; and new ornamental trees and shrubs planted, new lawn areas shall be seeded after finished grading is complete.

Storm drainage: contractor will verify requirements of local authorities from storm drainage.

SOILS:

Excavate for all footings, foundation walls, and other such work as may be necessary to the depths as shown on the drawings. All trenches for footings, foundations, slabs, etc. shall have level, solid and undisturbed bottoms.

All soil bearing capacity assumed at 2 tons / square foot, contractor shall verify in field.

Fill used or encountered underneath foundations and slabs shall be compacted to a minimum of 96% maximum density in accordance with the modified proctor test.
Maintain 1:5 horizontal to vertical slope for any excavation adjacent to footings.

Where walls are poured to grade, the contractor shall backfill against them with clean earth. Care shall be taken to brace the work adequately to prevent deformation or collapse.

All materials used for backfill shall be free of debris and organic material larger than 2 inches in diameter, length or width.

Water shall not be allowed to stand in excavations until after concrete work has set. Contractor shall remove such water at his own expense.

Temporary sheet piling, shoring or bracing shall be provided as required to maintain excavation banks in a safe and stable condition.

No blasting shall be permitted.

Contractor shall retain a licensed civil engineer to perform all design and supervision related to excavation, underground utility services, (substandard-less than 2-ton/sq.ft.) soils encountered, roads, and site structures not usually considered architectural in nature.

All basement walls below grade shall be damp-proofed with two coats of asphaltic, self-priming plastic cement, trowel or spray applied to walls if water table is determined to be minimum 2 feet below basement slab elevation. Bentonite or 60 ml liquid waterproof membrane as mfr. By Anti-Hydro or equal shall be used if water table is higher. Contractor shall verify water table in the field.

Division 3
CONCRETE:

Conform to the following codes and standards, latest editions:

-American Concrete Institute< #302 recommended practice for concrete floor and slab construction, #301 specifications for structural concrete for buildings, #318 building code requirements for concrete.

-Concrete Reinforcing Steel Institute Manual of Standard Practice.

-American Society of Testing Materials (ASTM), Standards as noted.

-B.O.C.A. Code, and all other local codes and authorities.

MATERIALS:

Reinforcing bars, ASTM a615, and grade 60 deformed; ties and stirrups shall be grade 40.

Welded wire mesh, ASTM 185; welded steel wire, #10 x #10, 6"x 6", unless otherwise noted.

Chairs, spacers, and misc. hardware as approved by CRSI

Portland cement, ASTM C150 type II, type III if approved by engineer.

Aggregate, ASTM 33

Water, potable

No additives will be allowed, unless approved by the engineer in writing.

PLACEMENT:

Slump shall not be more than four or less than two inches as measured at point of placement and by ASTM 143.

Minimum compressive strength shall be 3500 PSI for structural concrete and 2000 PSI for paving at 28 days.

Concrete shall not be re-tempered by addition of water of cement after it has partially hardened.

Place reinforcing according to CRSI recommendations:
Min. 3" cover for surfaces in contact with grade and 2" cover for other surfaces, unless otherwise noted. Lap welded wire mesh 12" min.

Consolidate concrete by band or with mechanical vibrators; maintain proper reinforcing locations.

If temperature falls to 40 F or below, uniformly heat water and aggregate to maintain concrete between 50 and 80 F at points of placement. Do not use frozen materials, calcium chloride, slats or anti-freeze. All exterior concrete shall be air entrained.

Maximum deviation from flush, plane or plumb surfaces shall be 1/8" per ft.; slabs shall be level, unless otherwise noted.

Finishes shall be as follows, unless otherwise noted:
Interior slabs….steel trowel smooth finish
Exterior slabs…broom finish perpendicular to path of travel

Formwork not supporting weight of concrete may be removed after 48 hours of curing at not less than 50 f.

Bottom of footings shall be set at a minimum of 4'-0" below finished grade.

Division 4
UNIT MASONRY:

CONCRETE BLOCK (MIN. COMPRESSIVE STRENGTH: 1800 PSI):

Provide normal weight (125 lbs/cu. ft.) hollow load bearing block conforming to ASTM C90, Grade N-1.

Installation shall follow national concrete masonry institute's recommendations.

Lay walls in running bond pattern, unless otherwise indicated.

Do not use less than one half-masonry module.

Tie intersecting walls with truss type reinforcing 16" o.c. vertically to extend 2' above for all masonry construction below grade.

REINFORCING:

Truss type, continuously welded wire as manufactured by Duro-wall or equal, 9GA; follow manufacturer's installation details.

Provide misc. anchors and ties as required. Minimum 14GA galvanized steel or 3/8" diameter galv. Steel rod.

MORTAR:

Use type "M" mortar conforming to ASTM C-270

All mortar shall be mixed a minimum of 5 minutes in a mechanical batch mixer. Do not re-temper after 2 hours has elapsed. Do not use mortar, which has elapsed. Do not use mortar, which has begun to set.

Maintain a constant joint width throughout the work. Unless otherwise indicated or noted. Joints shall be a minimum ¼" wide.

Mortar materials shall be as follows:
-Portland cement: conform to ASTM C-150, type I.
-Quicklime: conform to ASTM C-5, plant mixed only and thoroughly slaked prior to use. Max magnesium oxide=8%
-Hydrated lime: conform to ASTM C-207, type S.
-Aggregate: conform to ASTM C-144, or C-404, size #2. Aggregate shall not exceed four times the Portland cement.
-Water: potable
-Moisture resistant additive: Ammonium stezrate, aluminum tristerate, or calcium stearate.

Division 5
MISC. METALS:

STEEL WORK, IN GENERAL, SHALL CONFORM TO THE FOLLOWING AMERICAN INSTITUTE OF STEEL CONSTRUCTION STANDARDS.

-Code of standard practice for builders and bridges
-Specifications for the design, fabrication, and erection of structural steel buildings, including the commentary and supplements.
-Specs for structural joints using ASTM A-325 or A-490 bolts.

Comply with the following American Welding Society Standards:
AWS D1.1 Structural welding code
AWS D12.1 Reinforcing steel welding code

Comply with ASTM A-6, general requirements for delivery of rolled steel plates, shapes, sheet piling, and bars for structural use.

Conform to various ASTM standards, as noted, and all requirements of the governing authorities.

MATERIALS PROPERTIES:

1. Structural steel shapes, plates, and bars shall be ASTM A-36.
2. Cold Formed steel tubing shall conform to ASTM A-501
3. Steel pipe: ASTM A-53, type E or S, grade B. Black finish, except where indicated to be galvanized.
4. Anchor bolts, ASTM A 307, grade A, non-headed type.
5. All steel shall receive one of red oxide primer after fabrication in shop.

ERECTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING FOR LATERAL STABILITY UNTIL THE STRUCTURE IS FULLY BRACED BY THE INSTALLATION OF PERMANENT STRUCTURE:

Division 6
WOOD:

STRUCTURAL LUMBER:

All structural lumber shall be construction grade Douglas Fir NO.1-surface dried to max. 14% moisture content, stress graded lumber. Lumber shall have the following minimum stress properties:

FB = 900 PSI
FV = 75 PSI
E = 1,700,000 Single use

All structural lumber shall comply with and be erected in accordance with the national forest products association's National Design Specification for Wood Construction, latest edition.

All lumber shall be grade marked.

Provide joist hangers for all flush framed conditions, as manufactured by Simpson, Teco or equal. Install in accordance with manufacturer's instructions.

All floor joist shall be bridged at mid-span or at intervals not to exceed 8 feet. Metal, solid wood blocking, and (2) 5/4" x 3" bridging is acceptable.

All wall openings, 4 feet wide or less, shall have double studs at jambs; spans wider than four 4 feet shall have double studs for header bearing plus jamb stud.

Joists shall be doubled around all openings, under all parallel walls and partitions, and at cantilevers beyond the foundations wall.

Typical interior new, non-bearing partitions shall be 2x4 studs at 16" o.c. with 5/8" sheetrock. Tape, spackle and finish as specified.

Typical exterior walls: new construction shall be 2x6 at 16" o.c.

Mud sill shall be of wolmanized lumber 2x6 plate, secure to foundation wall with min. ½" diameter anchor bolts, max. 6'-0" o.c., and max. 2 feet from corners.

Provide lintels or headers at all openings, whether or not indicated on the plans. Headers at non-bearing conditions shall be as follows:
1f 4'-0" or less……3-1/2" x 9-1/2" LVL
1f 6'-0" or less……3-1/2" x 11-7/8" or 5-1/4" x 9-1/2" LVL
1f 8'-0" or less……5-1/4" x 11-7/8" LVL
If a header is not indicated at a bearing condition, inform the Architect before proceeding.

All walls (exterior) shall be braced against lateral loads by structural sheathing, 16 ga. Steel strapping, or let in 1x4 corner bracing.

MICROLAM:

SCOPE:
This work includes the complete furnishings and installation of all "Micro-lam" lumber beams as shown in the drawings, herein specified and necessary to complete the work.

MATERIALS:
The micro-lam lumber beams shall be manufactured from micro-lam brand parallel laminated veneer lumber utilizing 1/10" or 1/8" thickness douglas fir veneer glued up in a continuous pieces with all grain parallel with the length of the member. Laminated veneer limber shall be of single one-piece length, free of ringer joints, scarf joints or mechanical connections in full length.

MEMBERS:
Veneers shall be dried as required. Adhesive used to laminate the veneer shall be waterproof, meeting the requirements of ASTM D-2559-76, uniformly applied to the veneer at the required spread rate.

DESIGN:
Micro-am lumber beams shall be designed to meet the dimensions and loads indicated on the plans. All designs shall be in accordance with standard engineering practice. Complete design calculation showing member forces and stresses and allowable load are to be available upon request for each Micro-lam lumber design. The design of the Micro-lam lumber beams is to be under the supervision of a registered professional engineer and in accordance with the NRB acceptance, and provisions of the national design specification for wood 1984.1

PROTECTION:
The Micro-lam lumber beams, like any other wood product, shall be el

PROTECTION:
The Micro-lam lumber beams, like any other wood product, shall be exercised during handling to prevent damage to the beams.

HARDWARE:
All hardware is to be fabricated by others according to details contained in the contract drawings.

* THIS ADDITION HAS BEEN DESIGNED IN ACCORDACE WITH THE "WOOD FRAME CONSTRUCTION MANUAL" (2001 EDITION) WRITTEN & PUBLISHED BY THE AMERICAN FOREST & PAPER ASSOCIATION & THE AMERICAN WOOD COUNCIL.

INSTALLATION:
The Micro-lam lumber beams are to be installed in accordance with the plans. Temporary construction loads beyond limits indicated thereon are not permitted. Holes, cuts or notches not previously approved by the engineer shall nor be made. The final erection of the Micro-lam lumber beam shall be under the direction of qualified construction supervisor.

Lateral nail holding and withdrawal are as provided in the code for Douglas fir sawn lumber. Nails installed parallel to the glue lines on the narrow face shall not be spaced closer than 4 inches for 10-penny common nails and 3 inches for 8-penny common nails. Nails installed perpendicular to the glue lines on the wide face shall be installed in accordance with the code. These nailing specifications are based on a member at least ¾" thick and 3-1/2" wide. Holding power of bolts installed perpendicular to the glue lines is as provided in the code for dense Douglas fir.

Specific approval is required for other than nailed and bolted connections.

STRUCTURAL PROPERTIES:

E = 2,000,000 FB = 2,800 PSI
No substitutes are acceptable, unless specifically noted by engineer.

PLYWOOD:
Roof sheathing shall be CDX 2410 plywood, 5/8" for sheathing spanning 16" or less, and ¾" otherwise.

Floor sheathing shall be 32/16" structural I & II C-D exterior, ¼" thick APA rated, T&G, glued and nailed.

All plywood shall be grade marked and meet the standards of American Plywood Association. (APA)

Division 7
THERMAL AND MOISTURE PROTECTION:

ROOFING:
Dimensional 30 year architectural asphalt roofing shingles, color as selected by owner and architect.

INSULATION:
Shall be closed cell spray foam (typical)

Insulation: 1. 2 x 6 walls = R-19 min.
2. Ceiling & roof = R-38 min.
3. Floors over unheated spaces = R-38 min.

Note: Insulate all attic spaces and all exterior walls.

FLASHING:

Flashing work shall include all flashing required for a complete installation of new roofing, trim, entrances, all indicated on drawings. Repair and/or replacement of gutters and downspouts as required to create a water tight job.

Flashing for roofing shall be copper sheet: ASTM, 16oz. (0.0216")(cold rolled). Separate all dissimilar metals with bituminous coating. Joints to be soldered.

Division 8
DOORS AND WINDOWS:

WINDOWS: (see window schedule.)

Windows by low-E glass. Size and function as indicated-contractor to verify sizes, (rough openings) with model numbers prior to ordering windows, and to report any discrepancies to architect.

Provide and install all insect screens, colonial grills and hardware (as per owner's request).

All glass within 18" of floor to be tempered.

DOORS: (size as indicated on plans)

SKYLIGHTS: (as indicated on plans. Unless otherwise noted skylights to be by "Andersen"-low-E glass.)

Division 9
FINISH SCHEDULE:

Interior walls and ceiling: tape and spackle drywall, 3 coats (1 prime, 2 finish). Tape shall be fiberglass type. Walls and ceiling to be ready for paint. All drywall shall be attached to framing with screws, max. 12"o.c.

Interior trim: all trim joints to be filled with wood filler and sanded ready for paint.

Division 10
SPECIALTIES: If used, specified on plans.

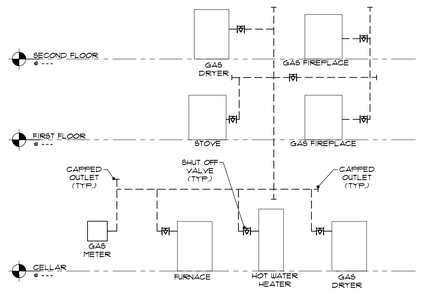
Division 11
EQUIPMENT: Not used

Division 12
FURNISHINGS: Not used

Division 13
SPECIAL CONSTRUCTION: Not used

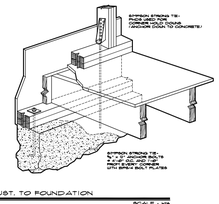
Division 14
CONVEYING SYSTEMS: Not used

Division 15
MECHANICAL: PROVIDED BY HVAC ENGINEER/ENGINEEER



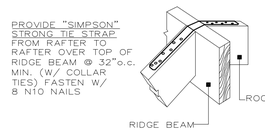
GAS RISER

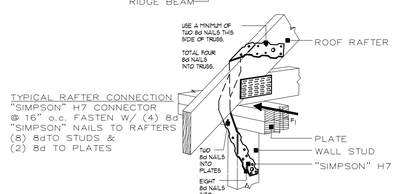
SCALE : N.T.S.



FLR. JST. TO FOUNDATION

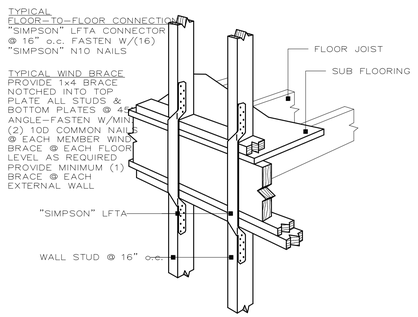
SCALE : 1/2"





"SIMPSON STRONG TIE" TYP CONNECTIONS

SCALE: ¾"=1'-0"

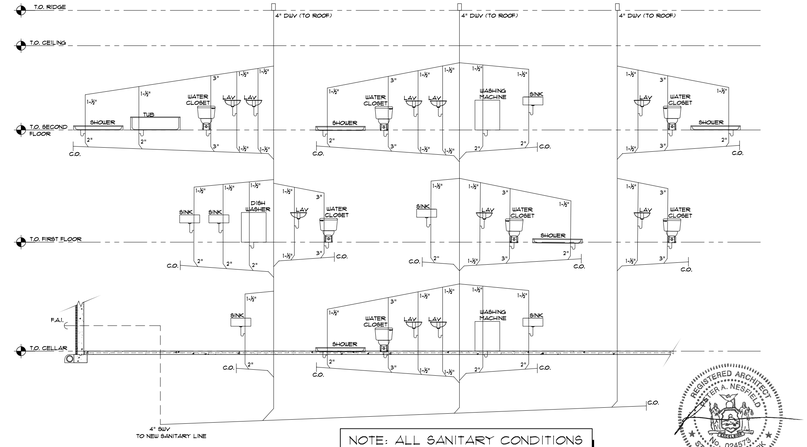


FLOOR-TO-FLOOR CONNECTION

SCALE: ¾"=1'-0"

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATAGORY	SUBJECT TO DAMAGE FROM:			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIREMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
25 P.S.F.	120 MPH.	N/A	N/A	YES	B	SEVERE	3'-0"	MOD/ HEAVY	15°F	YES	VARIES	1500 OF <	52.9°F



NOTE: ALL SANITARY CONDITIONS AND LOCATIONS TO BE REVIEWED BY SANITARY ENGINEER IN FIELD

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

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c,d,e,f	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	——
1" x 6" subfloor or less to each joist, face nail	2-8d 2 staples ⅞	——
2" subfloor to joist or girder, blind and face nail	2-16d	——
Sole plate to joist or blocking, face nail	16d	16" o.c.
Top or sole plate to stud, end nail	2-16d	——
Stud to sole plate, toe nail	3-8d or 2-16d	——
Double studs, face nail	10d	24" o.c.
Double top plates, face nail	10d	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.
Double top plates, minimum 48-inch offset of end joists, face nail in lapped area	8-16d	——
Blocking between joists or rafters to top plate, toe nail	3-8d	——
Rim joist to top plate, toe nail	8d	16" o.c. along each edge
Top plates, laps at corners and intersections, face nail	2-10d	——
Built-up header, two pieces with ½" spacer	16d	——
Continued header, two pieces	16d	——
Ceiling joists to plate, toe nail	3-8d	——
Continuous header to stud, toe nail	4-8d	——
Ceiling joist, laps over partitions, face nail	3-10d	——
Ceiling joist to parallel rafters, face nail	3-10d	——
Rafter to plate, toe nail	2-16d	——
1" brace to each stud and plate, face nail	2-8d 2 staples, ⅞	——
1" x 6" sheathing to each bearing, face nail	2-8d 2 staples, ⅞	——
1" x 8" sheathing to each bearing, face nail	2-8d 3 staples, ⅞	——
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d 4 staples, ⅞	——
Built-up corner studs	10d	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
2" planks	2-16d	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d 3-16d	—— ——
Rafter ties to rafters, face	3-8d	——

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

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER a,b,c,d,e	SPACING OF FASTENERS	
		EDGES (inches) f	INTERMEDIATE SUPPORTS g (inches)
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing			
⅜ - ½	6d common nail (subfloor, wall) 8d common nail (roof)	6" edges 4" field	12j interior zones
⅝ - 1	8d common nail (roof)	6" edges 4" field	12*
1⅛ - 1¼	10d common nail or 8d deformed nail	6" edges 4" field	12
Other wall sheathing i			
½" regular cellulosic fiberboard sheathing	½ galvanized roofing nail; 6d common nail staple 16 ga., 1½ long	3	6
½ structural cellulosic fiberboard sheathing	½ galvanized roofing nail; 8d common nail staple 16 ga., 1½ long	3	6
⅝ structural cellulosic fiberboard sheathing	⅝ galvanized roofing nail; 8d common nail staple 16 ga., ⅝ long	3	6
½ gypsum sheathing	½ galvanized roofing nail; 6d common nail, staple galvanized, ⅞ long, ⅞ screws, Type U or S	4	8
⅝ gypsum sheathing	⅝ galvanized roofing nail; 8d common nail, staple galvanized, ⅞ long, ⅞ screws, Type U or S	4	8
Wood Structural panels, combination subfloor underlayment to framing			
¾ and less	6d deformed nail or 8d common nail	6	12
⅞ - 1	8d common nail or 8d deformed nail	6	12
1⅛ - 1¼	10d common nail or 8d deformed nail	6	12

For SI: 1 inch= 25.4mm, 1 foot=304.8mm, 1 mile per hour=1.609 km/h
a. All nails are smooth-common, box or deformed shanks except where otherwise stated.
b. Staples are 16 gauge wire and have a minimum ⅞-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(1).
f. For regions having basic wind speeds of 110mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
g. For regions having basic wind speeds of 100mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 80mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch ridges, eaves, and gable end walls and 4 inches on center to gable end wall framing.
h. Gypsum sheathing shall conform to ASTM C79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or ASTM C 208.
i. Spacing of fasteners on floor sheathing panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection or adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.

Revisions
1 2022-01-14 Set prepared for building permit review

Firm Name and Address:
NESFIELD ARCHITECT P.C.
1527 Franklin Ave, LL01
Mineola, N.Y. 11501
Phone: 631-367-7172
Email: NesfieldArch@gmail.com

Project Name and Address:
PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:
DATA SHEET

Project #: ~~~
Date: January 14, 2022
Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications

Sheet: A-7.2

Division 1
GENERAL NOTES:

The contractor shall visit the site and verify all conditions. Any discrepancies, voids or problems shall be reported to the Architect before submission of bid. A submission of bid shall imply contractor acceptance of the drawings and all existing conditions.

During the course of construction if modifications to the design occur as a result of existing conditions, request of client, architect, etc. The contractor shall submit two written copies of a change order with the amended price. The Contractor shall not continue with any changes until he receives written authorization from Owner or Architect.

If in the course of construction, a condition exists which differs from that as indicated on these plans, the Contractor shall stop all related work and notify the Architect. Should he fail to follow these procedures and continue with the work, he shall assume all responsibility and liability arising there from.

The AIA document A-201 (latest edition) "General Constructions, or the Contract for Construction" shall prevail whenever possible.

All work shall conform to the New York State Building Construction Code (latest edition) and all rules and regulations therein and with all other agencies having jurisdiction.

The Contractor shall make sure that all trade's work conforms to federal, state and municipal codes (BOCA) and ordinances. These shall supersede drawings, notes and dimensions INS all cases. The Architect shall be notified of such changes before work is started. Non-familiarity with governing rules and regulations will not be cause for an "extra" billing. In the event that work has to be replaced for non-compliance, The Contractor shall be held responsible if he has not notified the Architect before initial installation.

The Contractor shall make any corrections required by the Architect. Approval of drawings or schedules shall not relieve the contractor from responsibility for deviations from drawings and specifications, unless he has called attention to such deviations (in writing) at the time of submission of bid and secured written approval. Nor shall it relieve him from responsibility for errors in shop drawings or schedules or the proper performance of mechanical equipment and controls.

The word "provide" shall mean to furnish and install all materials necessary to complete the work in accordance with accepted construction standards and manufacturer's recommendations.

All items specified are to establish quality of work; products of other manufacturer's equal in design, color and quality may be substituted if approved by the Architect as meeting established design and functional criteria.

All work shall be executed in accordance with the best-accepted trade practices and as per manufacturer's recommendations.

Contractor is to indicate to the Architect the proposed dates and hours during which work shall be performed. The Contractor shall prepare and update monthly construction schedules; Completion date may not be extended without written notice.

Contractor shall obtain all required building permits, approvals, underwriters certificate, "C of O," and/or completion for all work indicated for agencies having jurisdiction.

Contractor is to supply owner, in writing, a waiver of all liens for himself and all suppliers and subcontractors, at the time of each payment request.

Do not scale drawings, written dimensions supercede scaled dimensions.

Boom clean affected areas and carts away all debris.

Contractor shall furnish and install all material and equipment as shown, and unless otherwise note, all equipment shall be new and of best quality.

Division 2
SITE WORK:

Landscaping: all trees and shrubs which interfere with the construction of this project shall be removed; and new ornamental trees and shrubs planted, new lawn areas shall be seeded after finished grading is complete.

Storm drainage: contractor will verify requirements of local authorities from storm drainage.

SOILS:

Excavate for all footings, foundation walls, and other such work as may be necessary to the depths as shown on the drawings. All trenches for footings, foundations, slabs, etc. shall have level, solid and undisturbed bottoms.

All soil bearing capacity assumed at 2 tons / square foot, contractor shall verify in field.

Fill used or encountered underneath foundations and slabs shall be compacted to a minimum of 96% maximum density in accordance with the modified proctor test.
Maintain 1:5 horizontal to vertical slope for any excavation adjacent to footings.

Where walls are poured to grade, the contractor shall backfill against them with clean earth. Care shall be taken to brace the work adequately to prevent deformation or collapse.

All materials used for backfill shall be free of debris and organic material larger than 2 inches in diameter, length or width.

Water shall not be allowed to stand in excavations until after concrete work has set. Contractor shall remove such water at his own expense.

Temporary sheet piling, shoring or bracing shall be provided as required to maintain excavation banks in a safe and stable condition.

No blasting shall be permitted.

Contractor shall retain a licensed civil engineer to perform all design and supervision related to excavation, underground utility services, (substandard-less than 2-ton/sq.ft.) soils encountered, roads, and site structures not usually considered architectural in nature.

All basement walls below grade shall be damp-proofed with two coats of asphaltic, self-priming plastic cement, trowel or spray applied to walls if water table is determined to be minimum 2 feet below basement slab elevation. Bentonite or 60 ml liquid waterproof membrane as mfr. By Anti-Hydro or equal shall be used if water table is higher. Contractor shall verify water table in the field.

Division 3
CONCRETE:

Conform to the following codes and standards, latest editions:

-American Concrete Institute< #302 recommended practice for concrete floor and slab construction, #301 specifications for structural concrete for buildings, #318 building code requirements for concrete.

-Concrete Reinforcing Steel Institute Manual of Standard Practice.

-American Society of Testing Materials (ASTM), Standards as noted.

-B.O.C.A. Code, and all other local codes and authorities.

MATERIALS:

Reinforcing bars, ASTM a615, and grade 60 deformed; ties and stirrups shall be grade 40.

Welded wire mesh, ASTM 185; welded steel wire, #10 x #10, 6"x 6", unless otherwise noted.

Chairs, spacers, and misc. hardware as approved by CRSI

Portland cement, ASTM C150 type II, type III if approved by engineer.

Aggregate, ASTM 33

Water, potable

No additives will be allowed, unless approved by the engineer in writing.

PLACEMENT:

Slump shall not be more than four or less than two inches as measured at point of placement and by ASTM 143.

Minimum compressive strength shall be 3500 PSI for structural concrete and 2000 PSI for paving at 28 days.

Concrete shall not be re-tempered by addition of water of cement after it has partially hardened.

Place reinforcing according to CRSI recommendations:
Min. 3" cover for surfaces in contact with grade and 2" cover for other surfaces, unless otherwise noted. Lap welded wire mesh 12" min.

Consolidate concrete by band or with mechanical vibrators; maintain proper reinforcing locations.

If temperature falls to 40 F or below, uniformly heat water and aggregate to maintain concrete between 50 and 80 F at points of placement. Do not use frozen materials, calcium chloride, slats or anti-freeze. All exterior concrete shall be air entrained.

Maximum deviation from flush, plane or plumb surfaces shall be 1/8" per ft.; slabs shall be level, unless otherwise noted.

Finishes shall be as follows, unless otherwise noted:
Interior slabs….steel trowel smooth finish
Exterior slabs…broom finish perpendicular to path of travel

Formwork not supporting weight of concrete may be removed after 48 hours of curing at not less than 50 f.

Bottom of footings shall be set at a minimum of 4'-0" below finished grade.

Division 4
UNIT MASONRY:

CONCRETE BLOCK (MIN. COMPRESSIVE STRENGTH: 1800 PSI):

Provide normal weight (125 lbs/cu. ft.) hollow load bearing block conforming to ASTM C90, Grade N-1.

Installation shall follow national concrete masonry institute's recommendations.

Lay walls in running bond pattern, unless otherwise indicated.

Do not use less than one half-masonry module.

Tie intersecting walls with truss type reinforcing 16" o.c. vertically to extend 2' above for all masonry construction below grade.

REINFORCING:

Truss type, continuously welded wire as manufactured by Duro-wall or equal, 9GA; follow manufacturer's installation details.

Provide misc. anchors and ties as required. Minimum 14GA galvanized steel or 3/8" diameter galv. Steel rod.

MORTAR:

Use type "M" mortar conforming to ASTM C-270

All mortar shall be mixed a minimum of 5 minutes in a mechanical batch mixer. Do not re-temper after 2 hours has elapsed. Do not use mortar, which has elapsed. Do not use mortar, which has begun to set.

Maintain a constant joint width throughout the work. Unless otherwise indicated or noted. Joints shall be a minimum ¼" wide.

Mortar materials shall be as follows:
-Portland cement: conform to ASTM C-150, type I.
-Quicklime: conform to ASTM C-5, plant mixed only and thoroughly slaked prior to use. Max magnesium oxide=8%
-Hydrated lime: conform to ASTM C-207, type S.
-Aggregate: conform to ASTM C-144, or C-404, size #2. Aggregate shall not exceed four times the Portland cement.
-Water: potable
-Moisture resistant additive: Ammonium stezrate, aluminum tristerate, or calcium stearate.

Division 5
MISC. METALS:

STEEL WORK, IN GENERAL, SHALL CONFORM TO THE FOLLOWING AMERICAN INSTITUTE OF STEEL CONSTRUCTION STANDARDS.

-Code of standard practice for builders and bridges
-Specifications for the design, fabrication, and erection of structural steel buildings, including the commentary and supplements.
-Specs for structural joints using ASTM A-325 or A-490 bolts.

Comply with the following American Welding Society Standards:
AWS D1.1 Structural welding code
AWS D12.1 Reinforcing steel welding code

Comply with ASTM A-6, general requirements for delivery of rolled steel plates, shapes, sheet piling, and bars for structural use.

Conform to various ASTM standards, as noted, and all requirements of the governing authorities.

MATERIALS PROPERTIES:

1. Structural steel shapes, plates, and bars shall be ASTM A-36.
2. Cold Formed steel tubing shall conform to ASTM A-501
3. Steel pipe: ASTM A-53, type E or S, grade B. Black finish, except where indicated to be galvanized.
4. Anchor bolts, ASTM A 307, grade A, non-headed type.
5. All steel shall receive one of red oxide primer after fabrication in shop.

ERECTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING FOR LATERAL STABILITY UNTIL THE STRUCTURE IS FULLY BRACED BY THE INSTALLATION OF PERMANENT STRUCTURE:

Division 6
WOOD:

STRUCTURAL LUMBER:

All structural lumber shall be construction grade Douglas Fir NO.1-surface dried to max. 14% moisture content, stress graded lumber. Lumber shall have the following minimum stress properties:

FB = 900 PSI
FV = 75 PSI
E = 1,700,000 Single use

All structural lumber shall comply with and be erected in accordance with the national forest products association's National Design Specification for Wood Construction, latest edition.

All lumber shall be grade marked.

Provide joist hangers for all flush framed conditions, as manufactured by Simpson, Teco or equal. Install in accordance with manufacturer's instructions.

All floor joist shall be bridged at mid-span or at intervals not to exceed 8 feet. Metal, solid wood blocking, and (2) 5/4" x 3" bridging is acceptable.

All wall openings, 4 feet wide or less, shall have double studs at jambs; spans wider than four 4 feet shall have double studs for header bearing plus jamb stud.

Joists shall be doubled around all openings, under all parallel walls and partitions, and at cantilevers beyond the foundations wall.

Typical interior new, non-bearing partitions shall be 2x4 studs at 16" o.c. with 5/8" sheetrock. Tape, spackle and finish as specified.

Typical exterior walls: new construction shall be 2x6 at 16" o.c.

Mud sill shall be of wolmanized lumber 2x6 plate, secure to foundation wall with min. ½" diameter anchor bolts, max. 6'-0" o.c., and max. 2 feet from corners.

Provide lintels or headers at all openings, whether or not indicated on the plans. Headers at non-bearing conditions shall be as follows:
1f 4'-0" or less……3-1/2" x 9-1/2" LVL
1f 6'-0" or less……3-1/2" x 11-7/8" or 5-1/4" x 9-1/2" LVL
1f 8'-0" or less……5-1/4" x 11-7/8" LVL
If a header is not indicated at a bearing condition, inform the Architect before proceeding.

All walls (exterior) shall be braced against lateral loads by structural sheathing, 16 ga. Steel strapping, or let in 1x4 corner bracing.

MICROLAM:

SCOPE:
This work includes the complete furnishings and installation of all "Micro-lam" lumber beams as shown in the drawings, herein specified and necessary to complete the work.

MATERIALS:
The micro-lam lumber beams shall be manufactured from micro-lam brand parallel laminated veneer lumber utilizing 1/10" or 1/8" thickness douglas fir veneer glued up in a continuous pieces with all grain parallel with the length of the member. Laminated veneer limber shall be of single one-piece length, free of ringer joints, scarf joints or mechanical connections in full length.

MEMBERS:
Veneers shall be dried as required. Adhesive used to laminate the veneer shall be waterproof, meeting the requirements of ASTM D-2559-76, uniformly applied to the veneer at the required spread rate.

DESIGN:
Micro-am lumber beams shall be designed to meet the dimensions and loads indicated on the plans. All designs shall be in accordance with standard engineering practice. Complete design calculation showing member forces and stresses and allowable load are to be available upon request for each Micro-lam lumber design. The design of the Micro-lam lumber beams is to be under the supervision of a registered professional engineer and in accordance with the NRB acceptance, and provisions of the national design specification for wood 1984.1

PROTECTION:
The Micro-lam lumber beams, like any other wood product, shall be el

PROTECTION:
The Micro-lam lumber beams, like any other wood product, shall be exercised during handling to prevent damage to the beams.

HARDWARE:
All hardware is to be fabricated by others according to details contained in the contract drawings.

* THIS ADDITION HAS BEEN DESIGNED IN ACCORDACE WITH THE "WOOD FRAME CONSTRUCTION MANUAL" (2001 EDITION) WRITTEN & PUBLISHED BY THE AMERICAN FOREST & PAPER ASSOCIATION & THE AMERICAN WOOD COUNCIL.

INSTALLATION:
The Micro-lam lumber beams are to be installed in accordance with the plans. Temporary construction loads beyond limits indicated thereon are not permitted. Holes, cuts or notches not previously approved by the engineer shall nor be made. The final erection of the Micro-lam lumber beam shall be under the direction of qualified construction supervisor.

Lateral nail holding and withdrawal are as provided in the code for Douglas fir sawn lumber. Nails installed parallel to the glue lines on the narrow face shall not be spaced closer than 4 inches for 10-penny common nails and 3 inches for 8-penny common nails. Nails installed perpendicular to the glue lines on the wide face shall be installed in accordance with the code. These nailing specifications are based on a member at least ¾" thick and 3-1/2" wide. Holding power of bolts installed perpendicular to the glue lines is as provided in the code for dense Douglas fir.

Specific approval is required for other than nailed and bolted connections.

STRUCTURAL PROPERTIES:

E = 2,000,000 FB = 2,800 PSI
No substitutes are acceptable, unless specifically noted by engineer.

PLYWOOD:
Roof sheathing shall be CDX 2410 plywood, 5/8" for sheathing spanning 16" or less, and ¾" otherwise.

Floor sheathing shall be 32/16" structural I & II C-D exterior, ¼" thick APA rated, T&G, glued and nailed.

All plywood shall be grade marked and meet the standards of American Plywood Association. (APA)

Division 7
THERMAL AND MOISTURE PROTECTION:

ROOFING:
Dimensional 30 year architectural asphalt roofing shingles, color as selected by owner and architect.

INSULATION:
Shall be closed cell spray foam (typical)

Insulation: 1. 2 x 6 walls = R-19 min.
2. Ceiling & roof = R-38 min.
3. Floors over unheated spaces = R-38 min.

Note: Insulate all attic spaces and all exterior walls.

FLASHING:

Flashing work shall include all flashing required for a complete installation of new roofing, trim, entrances, all indicated on drawings. Repair and/or replacement of gutters and downspouts as required to create a water tight job.

Flashing for roofing shall be copper sheet: ASTM, 16oz. (0.0216")(cold rolled). Separate all dissimilar metals with bituminous coating. Joints to be soldered.

Division 8
DOORS AND WINDOWS:

WINDOWS: (see window schedule.)

Windows by low-E glass. Size and function as indicated-contractor to verify sizes, (rough openings) with model numbers prior to ordering windows, and to report any discrepancies to architect.

Provide and install all insect screens, colonial grills and hardware (as per owner's request).

All glass within 18" of floor to be tempered.

DOORS: (size as indicated on plans)

SKYLIGHTS: (as indicated on plans. Unless otherwise noted skylights to be by "Andersen"-low-E glass.)

Division 9
FINISH SCHEDULE:

Interior walls and ceiling: tape and spackle drywall, 3 coats (1 prime, 2 finish). Tape shall be fiberglass type. Walls and ceiling to be ready for paint. All drywall shall be attached to framing with screws, max. 12"o.c.

Interior trim: all trim joints to be filled with wood filler and sanded ready for paint.

Division 10
SPECIALTIES: If used, specified on plans.

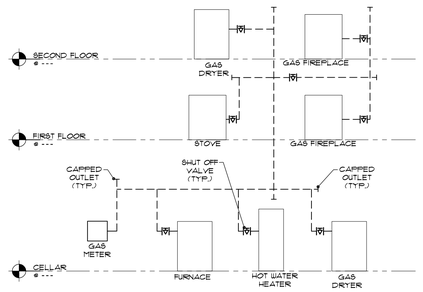
Division 11
EQUIPMENT: Not used

Division 12
FURNISHINGS: Not used

Division 13
SPECIAL CONSTRUCTION: Not used

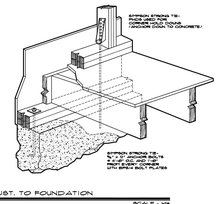
Division 14
CONVEYING SYSTEMS: Not used

Division 15
MECHANICAL: PROVIDED BY HVAC ENGINEER/ENGINEER



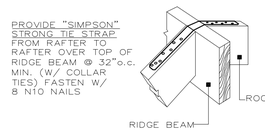
GAS RISER

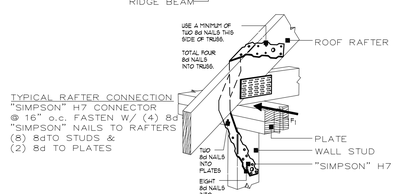
SCALE : N.T.S.



FLR. JST. TO FOUNDATION

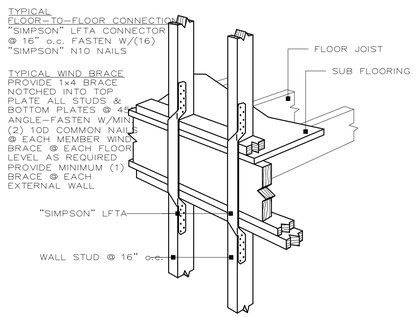
SCALE : 1/2"





"SIMPSON STRONG TIE" TYP CONNECTIONS

SCALE: ¾"=1'-0"

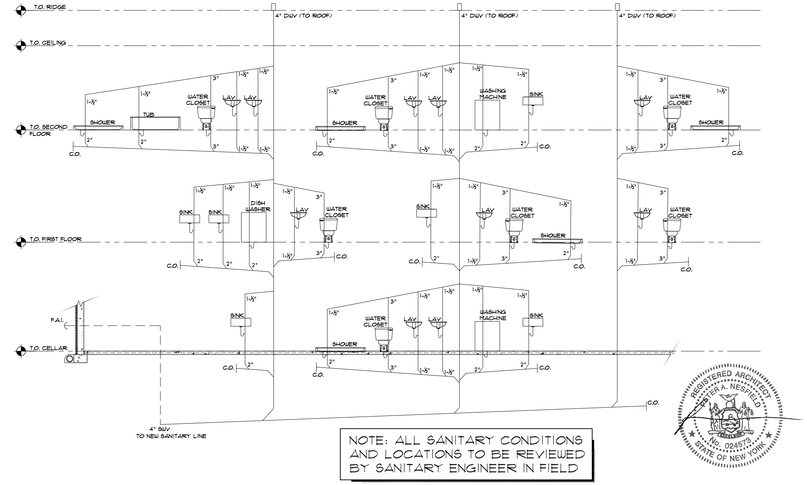


FLOOR-TO-FLOOR CONNECTION

SCALE: ¾"=1'-0"

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATAGORY	SUBJECT TO DAMAGE FROM:			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIREMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
25 P.S.F.	120 MPH.	N/A	N/A	YES	B	SEVERE	3'-0"	MOD/ HEAVY	15°F	YES	VARIES	1500 OF <	52.9°F



NOTE: ALL SANITARY CONDITIONS AND LOCATIONS TO BE REVIEWED BY SANITARY ENGINEER IN FIELD

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

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c,d,e,f	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	——
1" x 6" subfloor or less to each joist, face nail	2-8d 2 staples ⅞	——
2" subfloor to joist or girder, blind and face nail	2-16d	——
Sole plate to joist or blocking, face nail	16d	16" o.c.
Top or sole plate to stud, end nail	2-16d	——
Stud to sole plate, toe nail	3-8d or 2-16d	——
Double studs, face nail	10d	24" o.c.
Double top plates, face nail	10d	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.
Double top plates, minimum 48-inch offset of end joists, face nail in lapped area	8-16d	——
Blocking between joists or rafters to top plate, toe nail	3-8d	——
Rim joist to top plate, toe nail	8d	16" o.c. along each edge
Top plates, laps at corners and intersections, face nail	2-10d	——
Built-up header, two pieces with ½" spacer	16d	——
Continued header, two pieces	16d	——
Ceiling joists to plate, toe nail	3-8d	——
Continuous header to stud, toe nail	4-8d	——
Ceiling joist, laps over partitions, face nail	3-10d	——
Ceiling joist to parallel rafters, face nail	3-10d	——
Rafter to plate, toe nail	2-16d	——
1" brace to each stud and plate, face nail	2-8d 2 staples, ⅞	——
1" x 6" sheathing to each bearing, face nail	2-8d 2 staples, ⅞	——
1" x 8" sheathing to each bearing, face nail	2-8d 3 staples, ⅞	——
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d 4 staples, ⅞	——
Built-up corner studs	10d	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
2" planks	2-16d	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d 3-16d	—— ——
Rafter ties to rafters, face	3-8d	——

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

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER a,b,c,d,e	SPACING OF FASTENERS	
		EDGES (inches) f	INTERMEDIATE SUPPORTS g (inches)
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing			
⅝ - ½	8d common nail (subfloor, wall) 8d common nail (roof)	6" edges 4" field	12g interior zones
⅝ - 1	8d common nail (roof)	6" edges 4" field	12g
1⅛ - 1¼	10d common nail or 8d deformed nail	6" edges 4" field	12
Other wall sheathing h			
½" regular cellulosic fiberboard sheathing	½ galvanized roofing nail; 6d common nail; staple 16 ga., 1½ long	3	6
½ structural cellulosic fiberboard sheathing	½ galvanized roofing nail; 8d common nail; staple 16 ga., 1½ long	3	6
⅝ structural cellulosic fiberboard sheathing	⅝ galvanized roofing nail; 8d common nail; staple 16 ga., 1⅝ long	3	6
½ gypsum sheathing	½ galvanized roofing nail; 6d common nail; staple galvanized, ⅞ long; ⅞ screws, Type U or S	4	8
⅝ gypsum sheathing	⅝ galvanized roofing nail; 8d common nail; staple galvanized, ⅞ long; ⅞ screws, Type U or S	4	8
Wood Structural panels, combination subfloor underlayment to framing			
¾ and less	6d deformed nail or 8d common nail	6	12
⅞ - 1	8d common nail or 8d deformed nail	6	12
1⅛ - 1¼	10d common nail or 8d deformed nail	6	12

For SI: 1 inch= 25.4mm, 1 foot=304.8mm, 1 mile per hour=1.609 km/h
a. All nails are smooth-common, box or deformed shanks except where otherwise stated.
b. Staples are 16 gauge wire and have a minimum ⅞-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(1).
f. For regions having basic wind speeds of 110mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
g. For regions having basic wind speeds of 100mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 80mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch ridges, eaves, and gable end walls and 4 inches on center to gable end wall framing.
h. Gypsum sheathing shall conform to ASTM C79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or ASTM C 208.
i. Spacing of fasteners on floor sheathing panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection or adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.

NESFIELD ARCHITECT P.C.
1527 Franklin Ave, LL01
Mineola, N.Y. 11501
Phone: 631-367-7172
Email: NesfieldArch@gmail.com

Project Name and Address:
PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:
DATA SHEET

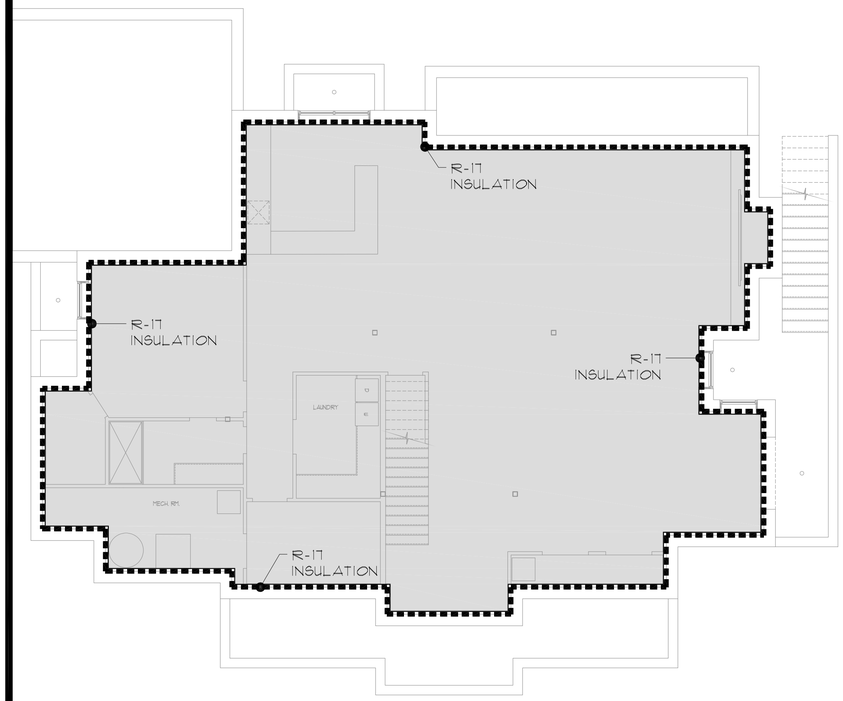
Project #

Date:
January 14, 2022
Scale: AS NOTED
Do not scale drawings for construction purposes. Contact the Architect for any clarifications

Sheet:
A-7.2

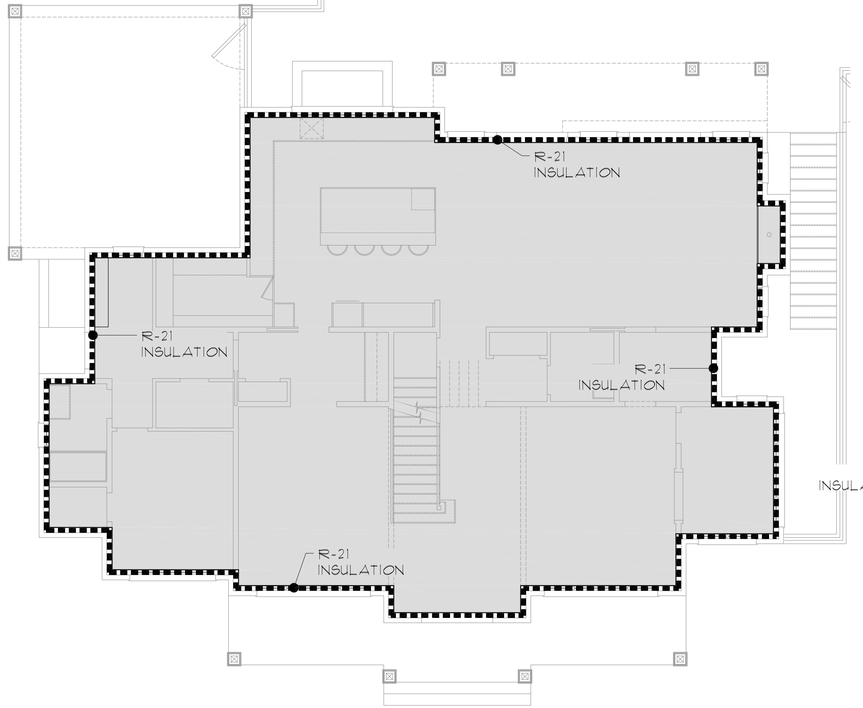
Revisions:
1 2022-01-14 Set prepared for building permit review

REGISTERED ARCHITECT MICHAEL A. NESFIELD No. 026573 STATE OF NEW YORK



THERMAL ENVELOPE

CELLAR SCALE : N.T.S.

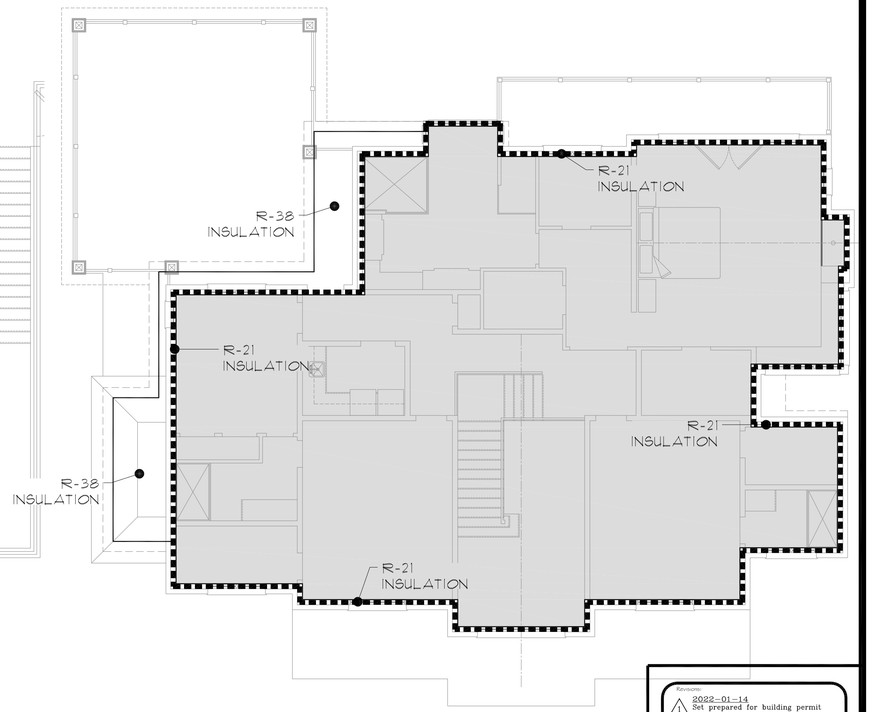


THERMAL ENVELOPE

FIRST FLOOR SCALE : N.T.S.

INSULATION

CONDITIONED SPACE

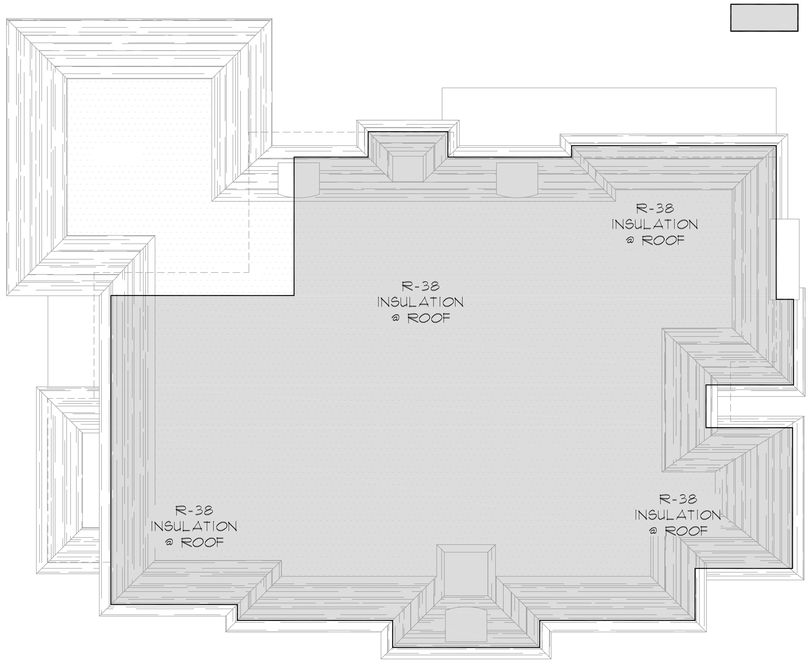


THERMAL ENVELOPE

SECOND FLOOR SCALE : N.T.S.

INSULATION

CONDITIONED SPACE

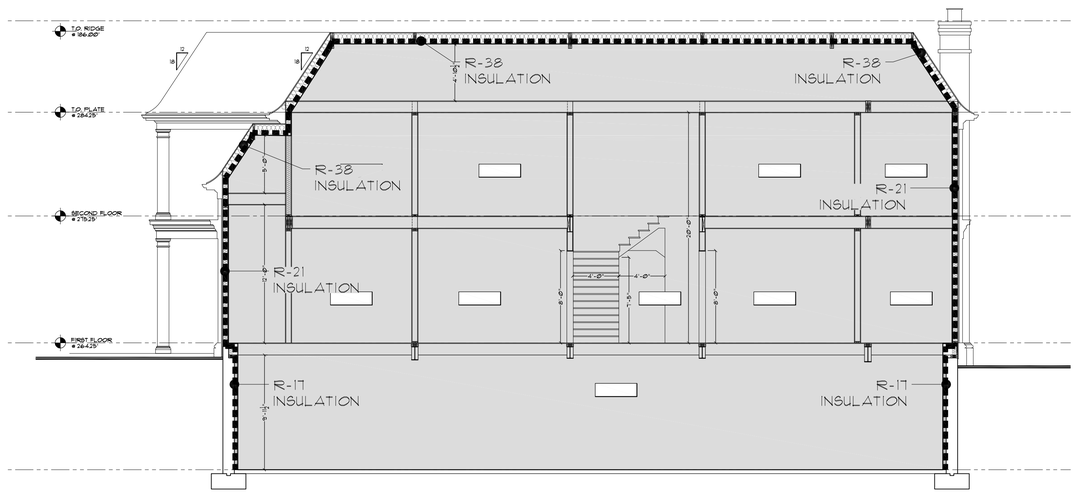


THERMAL ENVELOPE

ROOF SCALE : N.T.S.

INSULATION

CONDITIONED SPACE



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

THERMAL ENVELOPE

SCALE : N.T.S.

INSULATION

CONDITIONED SPACE

REGISTERED ARCHITECT
JUSTIN A. NESFIELD
No. 094573
STATE OF NEW YORK

Revisions:

1	2022-01-14 Set prepared for building permit review
2	2022-03-29 Revisions per omissions letter
3	2022-07-25 Revisions per omissions letter
4	2022-08-15 Revisions per omissions letter

Firm Name and Address:

NESFIELD ARCHITECT P.C.

1527 Franklin Ave, LL01
Mineola, N.Y. 11501

Phone: 631-367-7172
Email: NesfieldArch@gmail.com

Project Name and Address:

PRIVATE RESIDENCE
142 Harrow Lane
Manhasset, NY

Drawing Title:

THERMAL ENVELOPE

Project #: ---

Date: August 15, 2022

Scale: AS NOTED

Do not scale drawings for construction purposes. Contact the Architect for any clarifications.

Sheet: A-8

#21481

GENERAL NOTES:

ALL WORK SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE INCORPORATED TOWN OF NORTH HEMPSTEAD BUILDING DEPARTMENT, THE NEW YORK STATE BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

CONTRACTOR SHALL VISIT PROJECT SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING, ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ALL ELECTRICAL WORK SHALL BE NEW YORK BOARD OF FIRE UNDERWRITERS APPROVED AND TO CODE. SUBMIT CERTIFICATE TO BUILDING DEPARTMENT BEFORE OCCUPANCY.

ALL PLUMBING WORK SHALL BE TO CODE. PRESSURE TEST REQUIRED ON VENT AND WASTE.

ALL NEW FOOTINGS TO BEAR ON FIRM UNDISTURBED SOIL 2 TON MIN. CAPACITY / S.F.

ALL CONCRETE SHALL BE 3,500 PSI. AT 28 DAYS.

ALL FRAMING LUMBER SHALL BE GRADE MARKED CONTRUSTION GRADE DOUGLAS FIR NO. 1. UNLESS OTHERWISE NOTED ON PLAN.

ALL STEEL SHALL BE ASTM A-50 AND BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE A.I.S.C. STEEL CONTRACTION MANUAL (LATEST EDITION).

PROVIDE FIRESTOPPING AS PER CODE REQUIREMENTS.

ALL NEW SPACES SHALL BE KEPT CLEAN, CLEAR AND ACCESSIBLE DURING ALL CONSTRUCTION, PREMISES WILL BE BROOM CLEAN AT END OF EACH WORK DAY.

PROVIDE AND INSTALL LEADERS, GUTTERS AND DRYWELLS AS REQUIRED AND AS DIRECTED IN THE FIELD.

PROVIDE FLASHING AT ALL OPENINGS IN EXTERIOR WALLS AND AT ROOFS.

CAULK ALL DISSIMILAR SURFACES FOR MOISTURE CONTROL WITH SILICON BASE, COLOR TO MATCH, LOCATIONS AS REQUIRED AND AS DIRECTED IN THE FIELD.

IT IS THE INTENT OF THIS PLAN TO EXPLAIN THE REQUIREMENTS OF THE PROPOSED NEW BUILDING, HOWEVER, THERE ARE FIELD CONDITIONS THAT MAY ARISE DURING CONSTRUCTION THAT MAY NOT HAVE BEEN EXHAUSTIVELY DETAILED. THE CONTRACTOR SHALL PROVIDE A 100% COMPLETE AND ALL INCLUSIVE OB AND SHALL PROVIDE THE ARCHITECT WITH A PROGRESS SCHEDULE FOR COORDINATION OF ALL PHASES OF THE WORK WITH ARCHITECT AND OWNER.

Tenant Protection Plan

1.EGRESS
The contractor will perform work to maintain all existing means of egress for the building clear and free of obstruction ,such as building materials,tools,etc.
2.FIRE SAFETY
The contractor shall be required to secure in a locked area,all flammable building materials stored at the construction area ,and /or in any area of the building .Access to such areas are to be controlled by the building owners and / or the general contractor.
3.HEALTH REQUIREMENTS
Dust control:debris ,dirt and dust are to be kept to a minimum,and are to be confined to the immediate construction
are; and are to be cleaned up and cleared from building periodically to avoid excessive accumulation.
The contractor will maintain or provide functioning sanitary facilities at the construction site throughout the construction
3.1 LEAD & ASBESTOS
Lead:If lead is present on the wall paint, special consideration shall be made to either remove lead base paint using qualified and certified contractor or cover the paint with non lead base point.
4.COMPLIANCE WITH HOUSING STANDARDS
the construction site will be maintained with zone 60w construction lighting for emergency purposes during the course of construction.
There will no one occupying the construction site during the course of work.
5.STRUCTUAL SAFETY
The contractor is to provide adequate temporary bracing and shoring where ever there any structural work is involved .No structural work proposed under this application
6.NOISE RESTRICTION
Noise after hours :construction operations will be confined to normal working hours (9:00am to 4:30pm) Mondays through Fridays,
Construction is not permitted on legal on legal holidays , excepting after hours variance approval

DRAWING LIST:

DRAWING LIST		DESCRIPTION
ARCHITECTURAL		
PAGE		
1	Z-001.00	PLOT PLAN, ZONING ANALYSIS, GENERAL NOTES
2	A-001.00	EXIST.OF FIRST AND SECOND FLOOR PLAN SECTION A-A, DETAIL (1)
3	A-002.00	PROPOSED OF FIRST AND SECOND FLOOR PLAN FIRST AND SECOND FLOOR STRUCTURAL PLAN
4	A-003.00	PROPOSED ROOF AND ROOF STRUCTURAL PLAN
5	A-004.00	REAR YARD ELEVATION AND DETAILS
6	A-005.00	FOUNDATION PLAN AND DETAILS

ZONING ANALYSIS:

4 WATER EDGE PORT WASHINGTON 11050

PROPERTY LOCATION: SEC. 5, BLK C LOT 444

ZONE R-A (RESIDENCE ZONE)

LOT AREA: REQUIRED 8500.0

LOT AREA: PROPOSED 12135.17 S.F .

LOT COVERAGE ALLOWED: 12135.17X 25% = 3033.79

LOT COVERAGE PROPOSED: =2700.95/12135.17=22.25% S.F. SEE DWG Z-001

FLOOR AREA:
PROPOSED 1st N/A NO CHANG
PROPOSED 2st. N/A N/P CHANGE

ONE OF EACH SIDE YARD REQ'D: MIN.10.0'+NOT LESS THAN 30% OF THE WIDTH.
ONE SIDE YARD PROVIDED (7.5 EXIST.)
ONE SIDE YARD PROVIDED (10.1 EXIST.)

AVERAGE FRONT YARD : (EXIST)

FRONT YARD REQ'D: = (35.0)
FRONT YARD PROPOSED: = (34.9 EXIST.)

REAR YARD REQ'D: (20.0')
REAR YARD :PROVIDE: (80.92 EXIST.)

MAX. HEIGHT ALLOWED : 30,0'
HEIGHT OF DECK AT SECOND FLOOR PROPOSED : (23.68)

MAX. EAVE HEIGHT ALLOWED : 21,0'
EAVE HEIGHT PROPOSED :(18.18)

SKY EXPLOSURE PLANE REQUIRED FRONT AND SIDE YARDS:
2 FT. VERTICAL TO 1 FT. HORIZONTAL

WATER DRAINAGE CALCULATIONS:

NO CHANGE IMPERVIOUS SURFACE
STORM WATER RETENTION IS 392.5 S.F.>500.0 SF. NOT REQUIRED
SEE DWG Z-001LOT COVERAGE CALCULATION

4 WATERS EDGE NY 11050

SCOPE OF WORK;

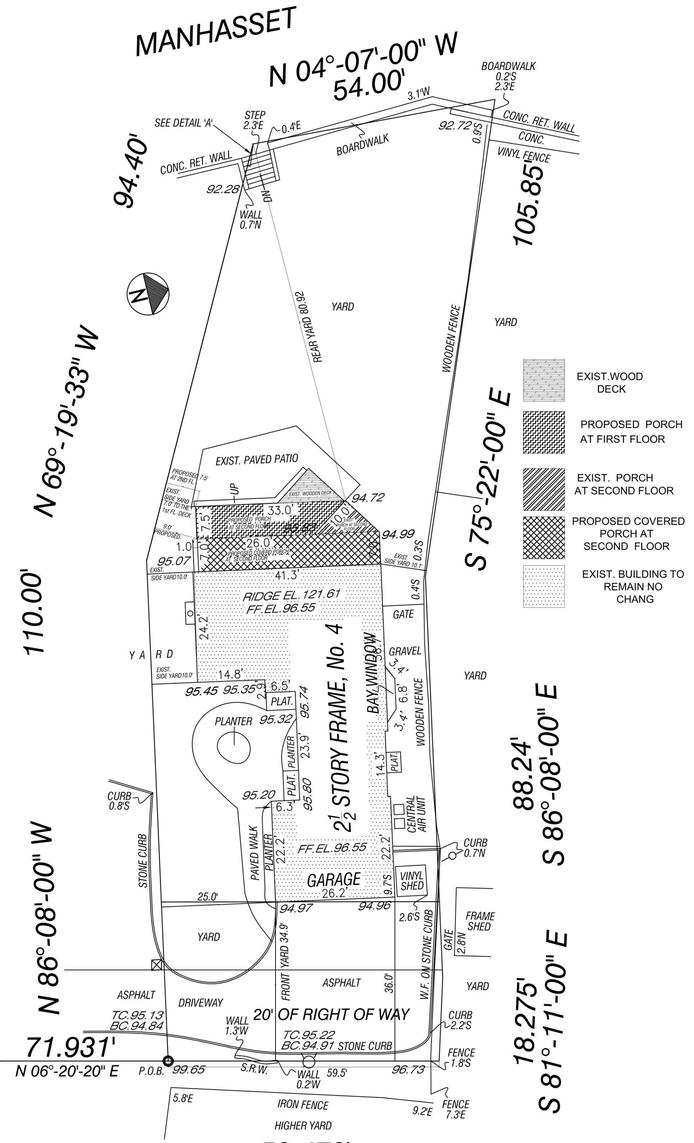
ADD COVERED DECK AT FIRST AND SECOND FLOOR
NO CHANGE EGRESS, USE GROUP, FLOOR AREA

DISAPPROVED

Ben Voutsinas
10/19/2023

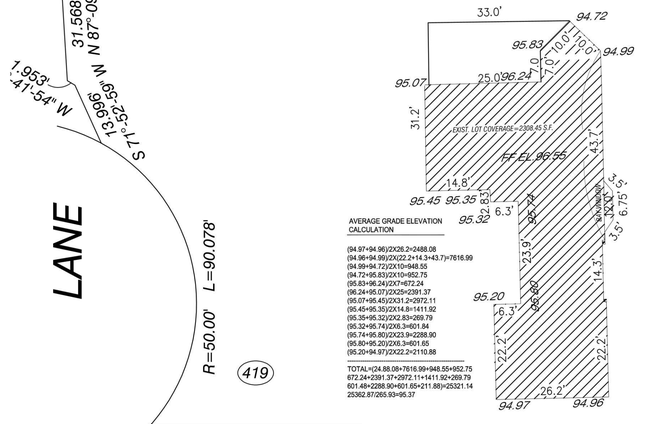
SIDE YARD AGGREGATE WIDTH CALCULATION

WIDTH OF PROPERTY=59.479
MIN. REQUIRED AGGREGATE SIDE YARD=
59.479X30%=17.843.
REQUIRED MIN. WIDTH OF EACH SIDE YARD 10.0'
REQUIRED AGGREGATE WIDTH OF SIDE YARDS
10.0'+10.0;=20.0'
PROPOSED AGGREGATE WIDTH OF SIDE YARDS
7.0'+10.1'=17.1' <20.0; VARIANCE REQUIRED

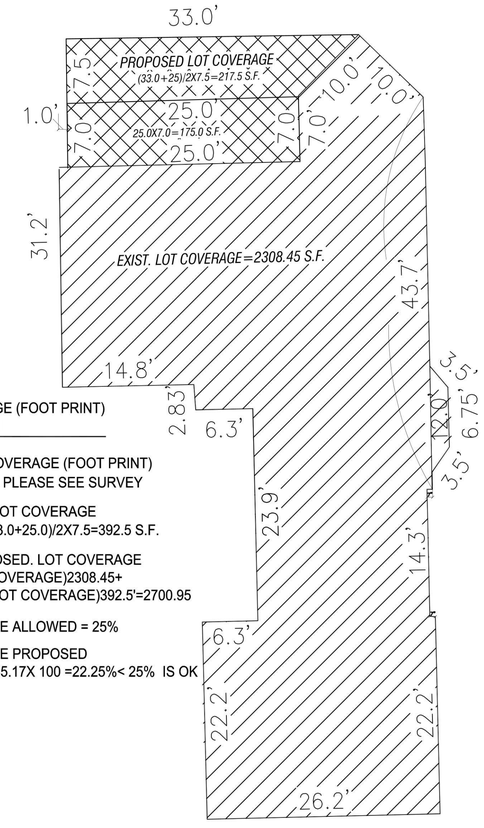


SITE PLAN

SCALE; 1/16"= 1'-0"



LOT COVERAGE CALCULATION



LOT COVERAGE (FOOT PRINT) CALCULATION

EXIST. LOT COVERAGE (FOOT PRINT)
= 2308.45 S.F. PLEASE SEE SURVEY

PROPOSED. LOT COVERAGE
= 25.0X7.0+(33.0+25.0)/2X7.5=392.5 S.F.

TOTAL PROPOSED. LOT COVERAGE
(EXIST. LOT COVERAGE)2308.45+
(PROPOSED LOT COVERAGE)392.5'=2700.95

LOT COVERAGE ALLOWED = 25%

LOT COVERAGE PROPOSED
=2700.95 / 12135.17X 100 =22.25%< 25% IS OK

Sion Consulting Engineering PC
245-02 Jericho Turnpike Floral Park, NY 11001
Tel: (516) 327-0111 Fax: (516) 327-0550

NOTE:
SION CONSULTING ENGINEERING PC AND ITS PRINCIPAL/ EMPLOYEES WERE NOT RETAINED FOR ANY SUPERVISION OF THE ACTUAL CONSTRUCTION.

REVISIONS

DATE	NOTE

FOR OFFICE USE

DATE	DESCRIPTION

Project Address:
4 WATER EDGE PORT WASHINGTON
SECTION 5, BLOCK: C, LOT: 444

Project Description:
ADD ROOFED PORCH AT FIRST AND SECOND FLOOR.
NO CHANGE EGRESSES, FLOOR AREA .
NO CHANGE INTERIOR OF BUILDING

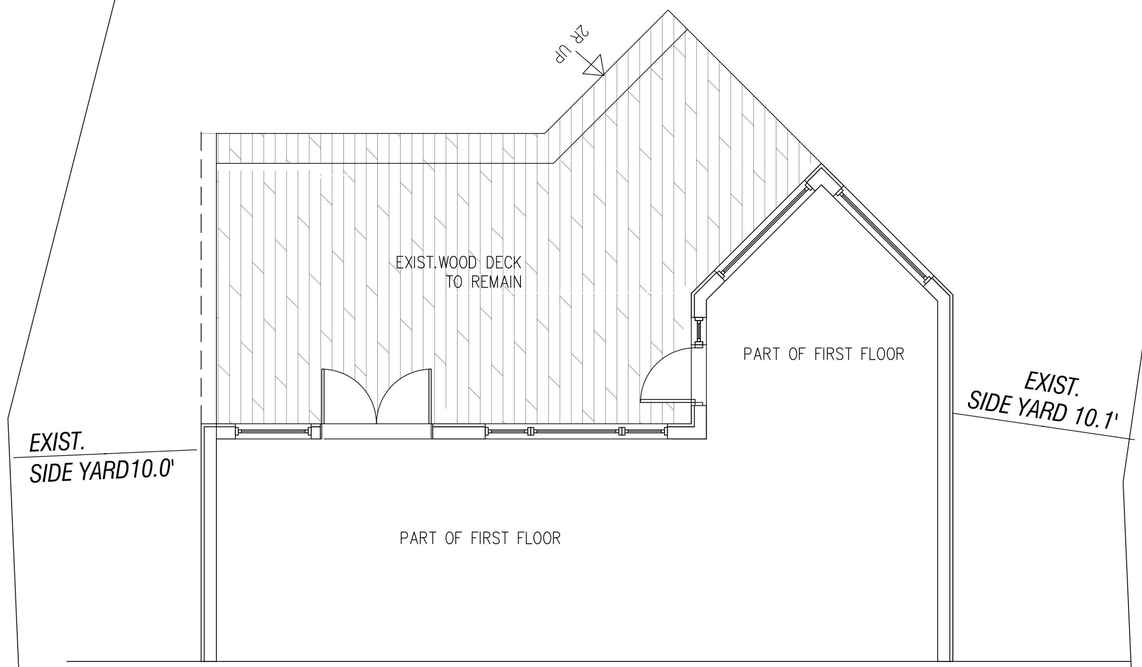
SITE PLAN, ZONING ANALYSIS, NOTES

DOB APPLICATION #:

RBP23-000509

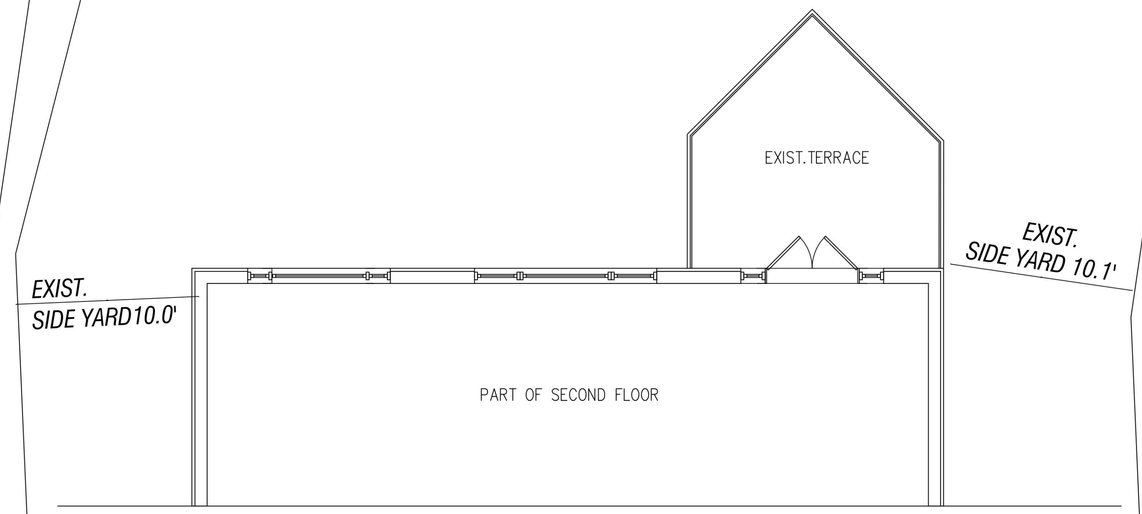
Drawn By: AL.M | Approved By:
Date: 05/24/2023 | Scale: As Noted
Drawing No.:
Z-001.00
Date: 10/07/2023 1 of 6

STATE OF NEW YORK
SION MOURADIAN
LICENSED PROFESSIONAL ENGINEER
No. 074129



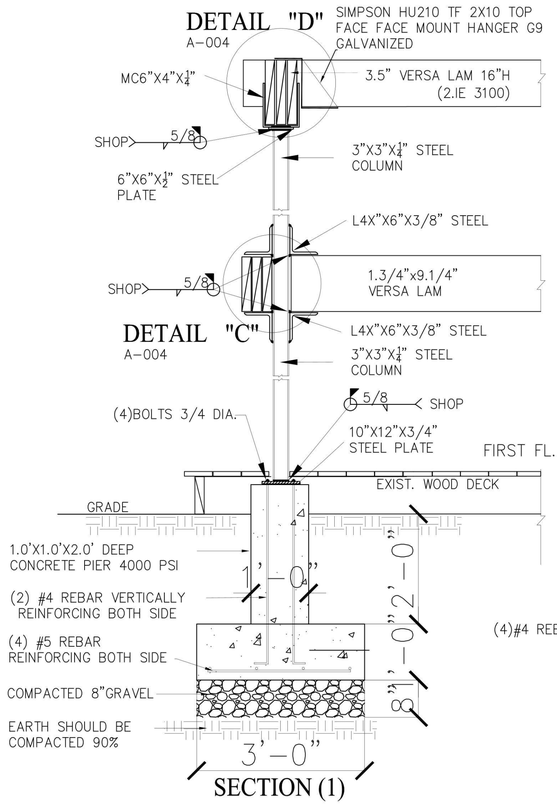
Exist. First Floor Plan

1/4" = 1'-0"



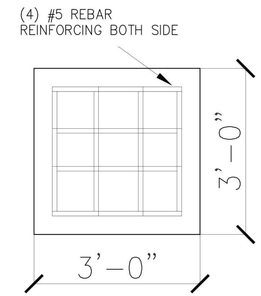
Exist. Second Floor Plan

1/4" = 1'-0"

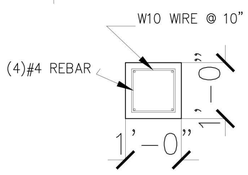


SECTION (1)

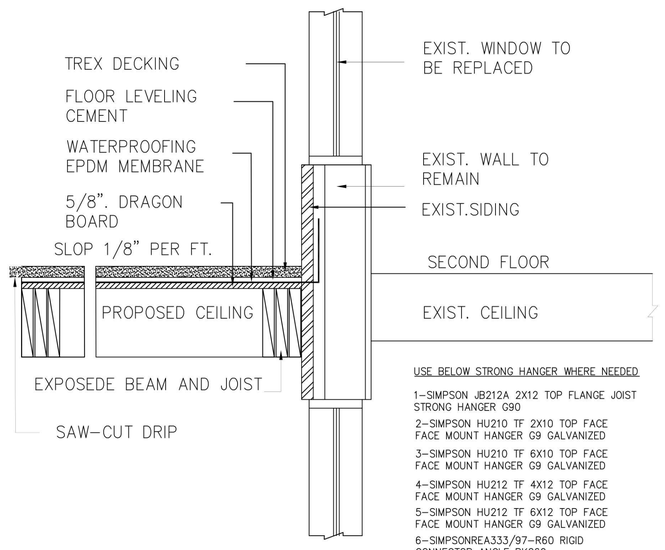
SCALE: 3/8"=1'-0"



CONCRETE FOOTING



CONCRETE PIERS



DETAIL "G"

USE BELOW STRONG HANGER WHERE NEEDED

1–SIMPSON JB212A 2X12 TOP FLANGE JOIST STRONG HANGER G90

2–SIMPSON HU210 TF 2X10 TOP FACE FACE MOUNT HANGER G9 GALVANIZED

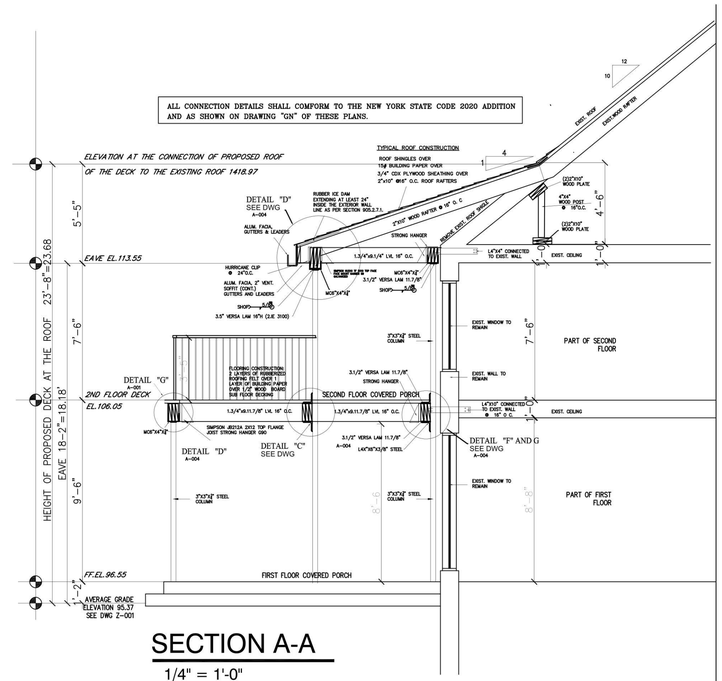
3–SIMPSON HU210 TF 6X10 TOP FACE FACE MOUNT HANGER G9 GALVANIZED

4–SIMPSON HU212 TF 4X12 TOP FACE FACE MOUNT HANGER G9 GALVANIZED

5–SIMPSON HU212 TF 6X12 TOP FACE FACE MOUNT HANGER G9 GALVANIZED

6–SIMPSONREA333/97–R60 RIGID CONNECTOR ANGLE PK260

7– SIMPSON STRONG TIE RFB#5X16 HDGP2 RFB RETROFIT BPLT 5/8". X16" GHG



SECTION A-A

1/4" = 1'-0"

Sion Consulting Engineering PC

245-02 Jericho Turnpike Floral Park, NY 11001
Tel: (516) 327-0111 Fax: (516) 327-0550

NOTE:
SION CONSULTING ENGINEERING PC AND ITS PRINCIPAL/ EMPLOYEES WERE NOT RETAINED FOR ANY SUPERVISION OF THE ACTUAL CONSTRUCTION.

REVISIONS

DATE	NOTE

FOR OFFICE USE

DATE	DESCRIPTION

Project Address:
4 WATER EDGE PORT WASHINGTON
SECTION 5, BLOCK: C, LOT: 444

Project Description:
ADD ROOFED PORCH AT FIRST AND SECOND FLOOR.
NO CHANGE EGRESSES, FLOOR AREA .
NO CHANGE INTERIOR OF BUILDING

EXIST. 1st AND 2nd FLOOR PLAN
SECTION A-A
DETAIL G

DOB APPLICATION #:

RBP23-000509

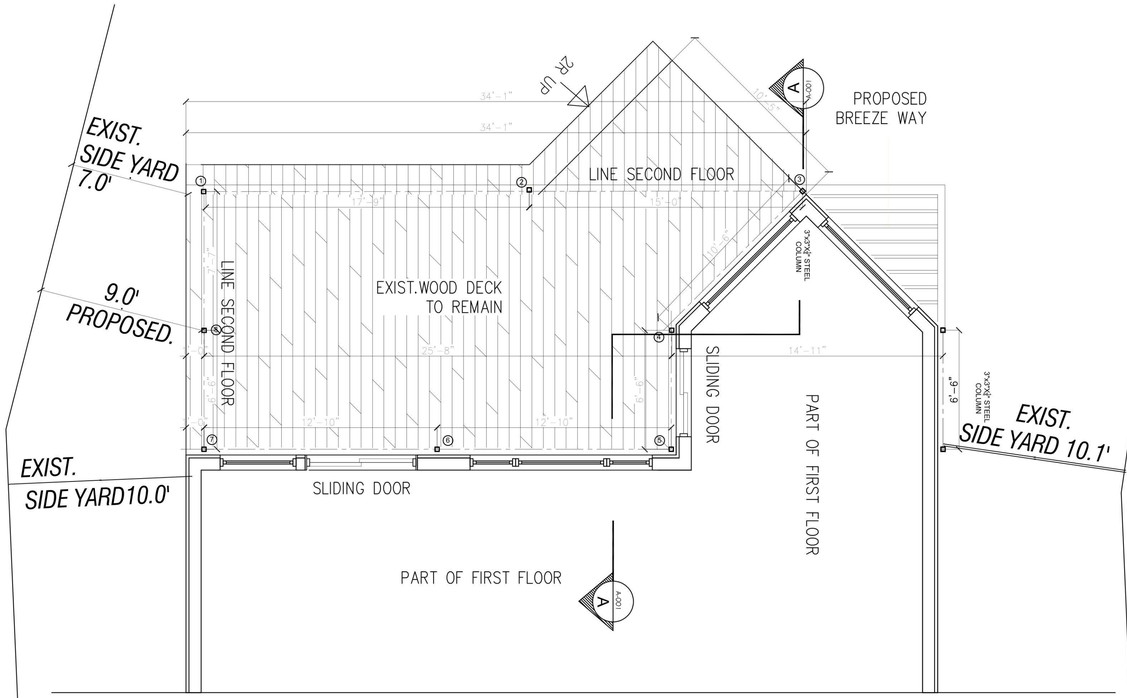
Drawn By: AL.M	Approved By:
Date: 05/24/2023	Scale: As Noted

Drawing No.:

A-001.00

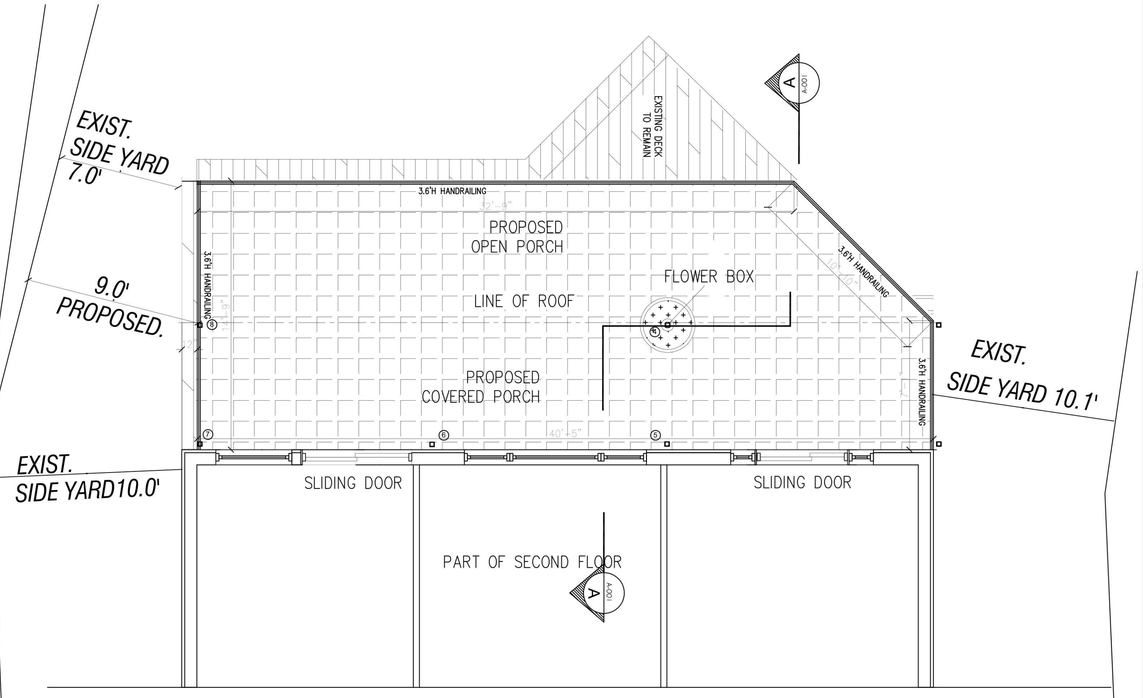
Date: 10/07/2023 2 of 6

STATE OF NEW YORK
SION MOURTZAKIS
No. 074129
LICENSED PROFESSIONAL ENGINEER



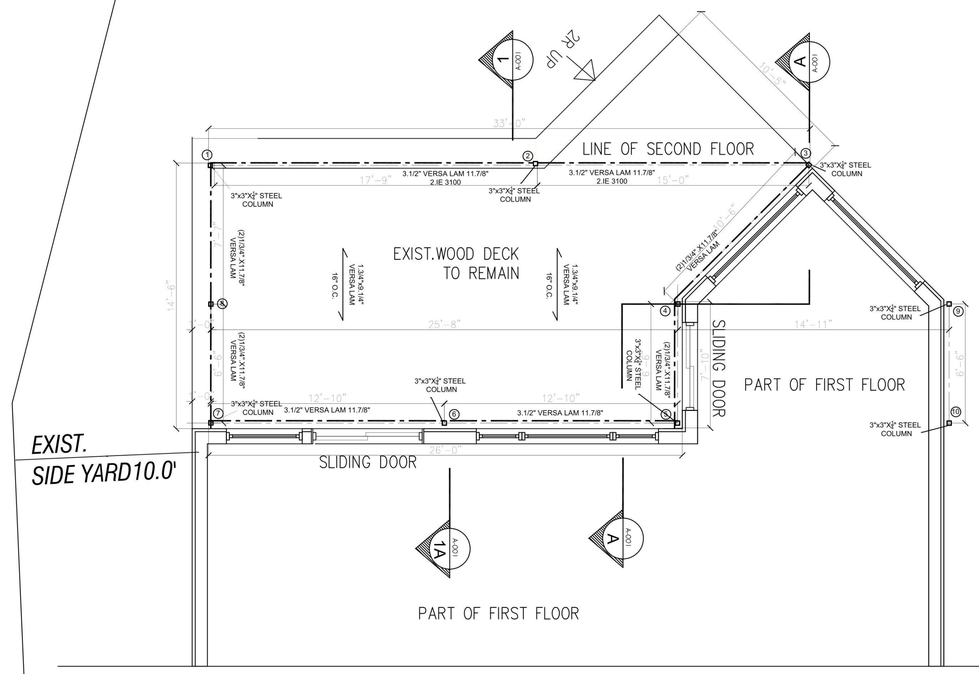
Proposed First Floor Plan

1/4" = 1'-0"



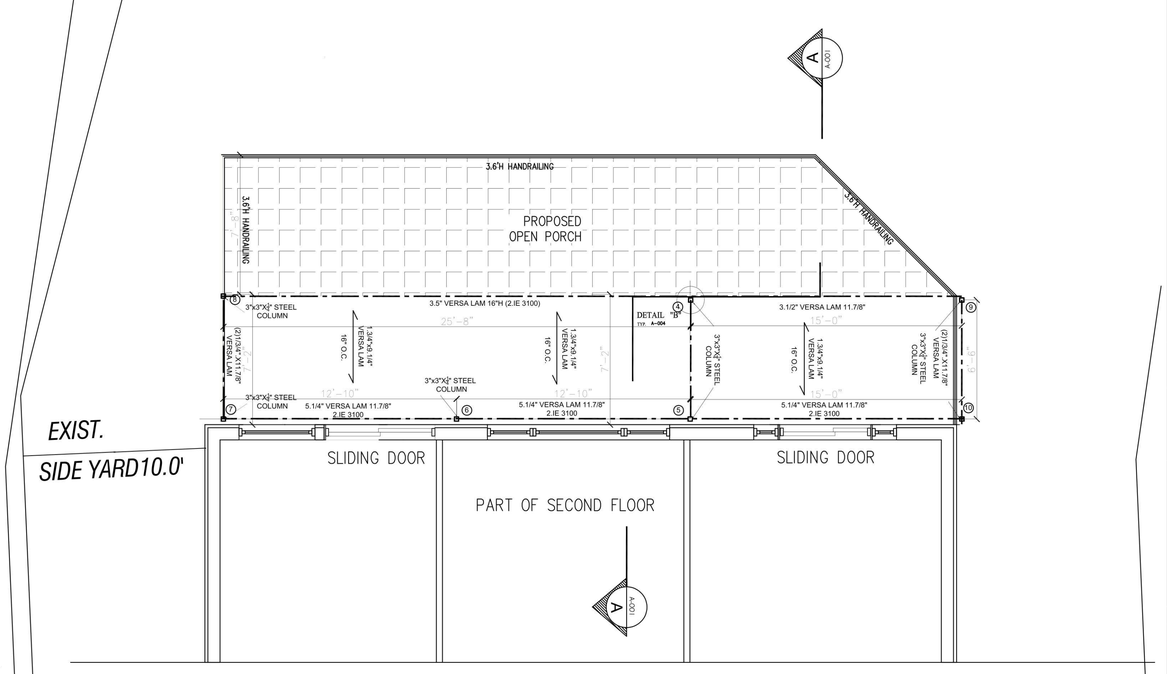
Proposed Second Floor Plan

1/4" = 1'-0"



Proposed First Floor Strucural Plan

1/4" = 1'-0"



Proposed Second Floor StructuralL Plan

1/4" = 1'-0"

Sion Consulting Engineering PC
245-02 Jericho Turnpike Floral Park, NY 11001
Tel: (516) 327-0111 Fax: (516) 327-0550

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REVISIONS

DATE	NOTE

FOR OFFICE USE

DATE	DESCRIPTION

Project Address:
4 WATER EDGE PORT WASHINGTON
SECTION 5, BLOCK: C, LOT: 444

Project Description:
ADD ROOFED PORCH AT FIRST AND SECOND FLOOR.
NO CHANGE EGRESSES, FLOOR AREA .
NO CHANGE INTERIOR OF BUILDING

PROPOSED 1st AND 2nd FLOOR PLAN
PROPOSED 1st AND 2 nd FLOOR PLAN

DOB APPLICATION #:

RBP23-000509

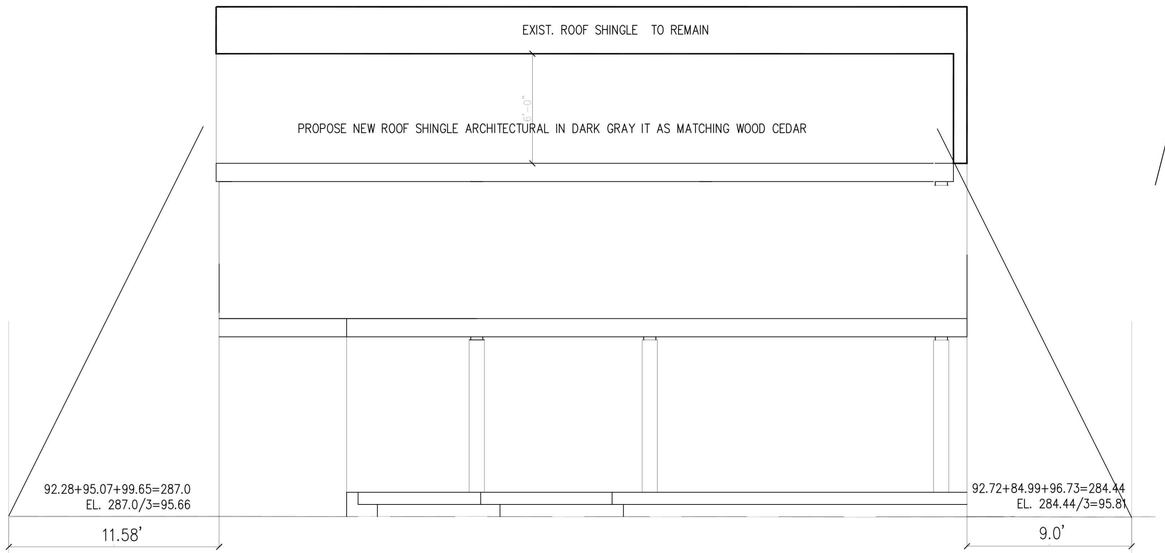
Drawn By: AL.M	Approved By:
Date: 05/24/2023	Scale: As Noted

Drawing No.:

A-002.00

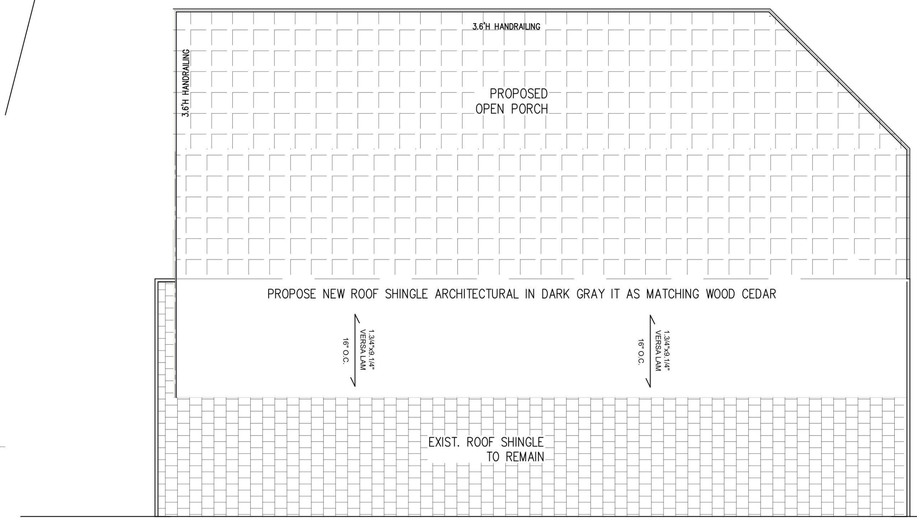
Date: 10/07/2023

STATE OF NEW YORK
SION HOURIZADEH
LICENSED PROFESSIONAL ENGINEER
No. 074129



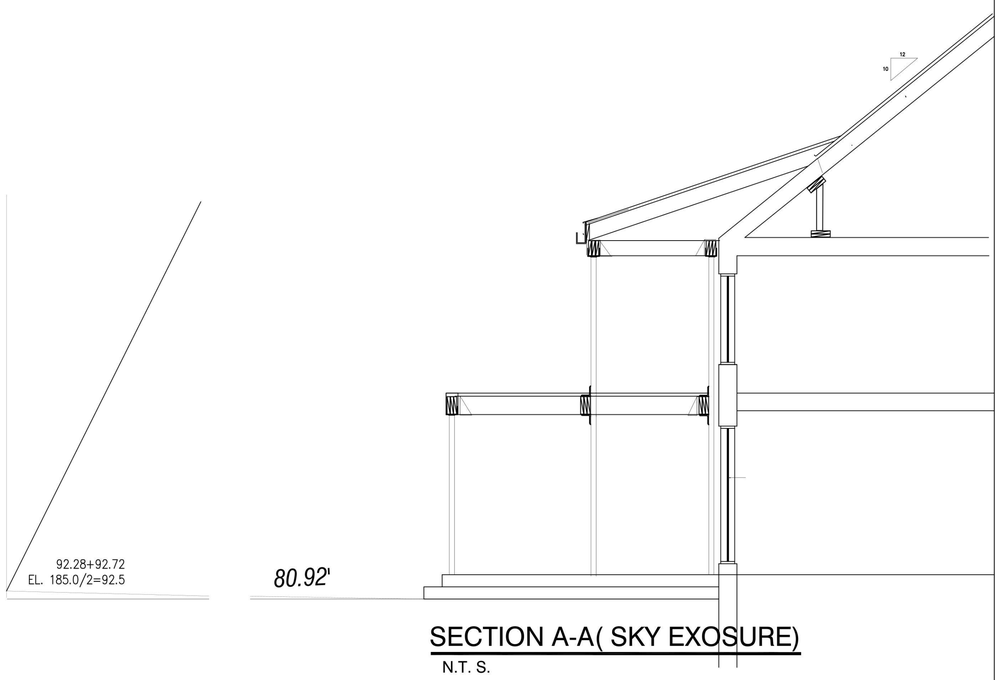
REAR ELEVATION (SKY EXPOSURE

1/4" = 1'-0"



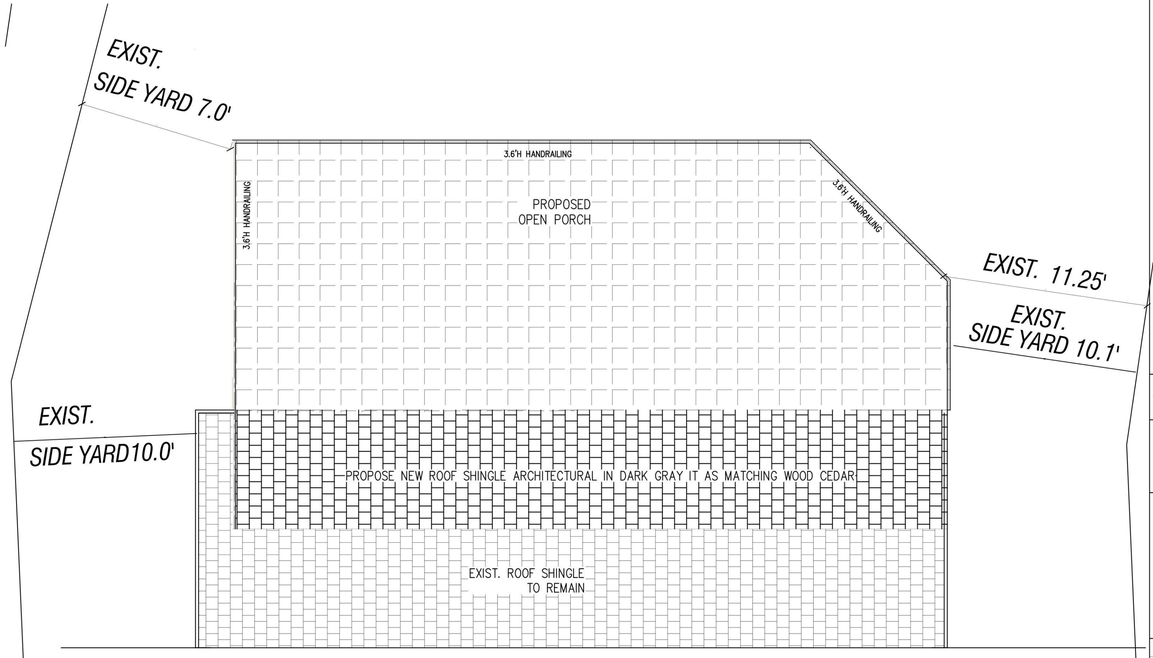
Proposed Roof Structural Plan

1/4" = 1'-0"



SECTION A-A(SKY EXOSURE)

N.T. S.



Proposed Roof Plan

1/4" = 1'-0"

Sion Consulting Engineering PC

245-02 Jericho Turnpike Floral Park, NY 11001
Tel: (516) 327-0111 Fax: (516) 327-0550

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REVISIONS

DATE	NOTE

FOR OFFICE USE

DATE	DESCRIPTION

Project Address:
4 WATER EDGE PORT WASHINGTON
SECTION 5, BLOCK: C, LOT: 444

Project Description:
ADD ROOFED PORCH AT FIRST AND SECOND FLOOR.
NO CHANGE EGRESSES, FLOOR AREA .
NO CHANGE INTERIOR OF BUILDING

PROPOSED ROOF STRUCTURAL PLAN SKY EXPOSURE

DOB APPLICATION #:

RBP23-000509

Drawn By: AL.M	Approved By:
Date: 05/24/2023	Scale: As Noted

Drawing No.:

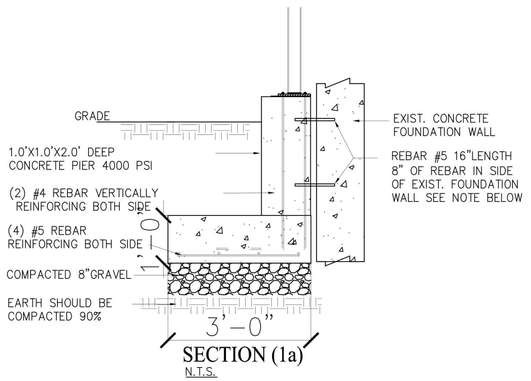
A-003.00

Date: 10/07/2023

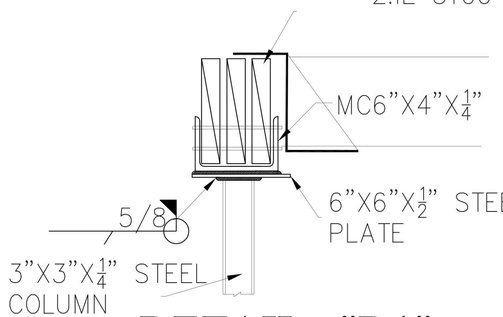
STATE OF NEW YORK
SION MOURIZADEH
No. 074129
LICENSED PROFESSIONAL ENGINEER

REAR ELEVATION

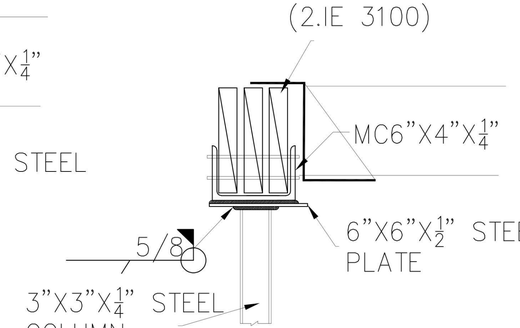
1/4" = 1'-0"



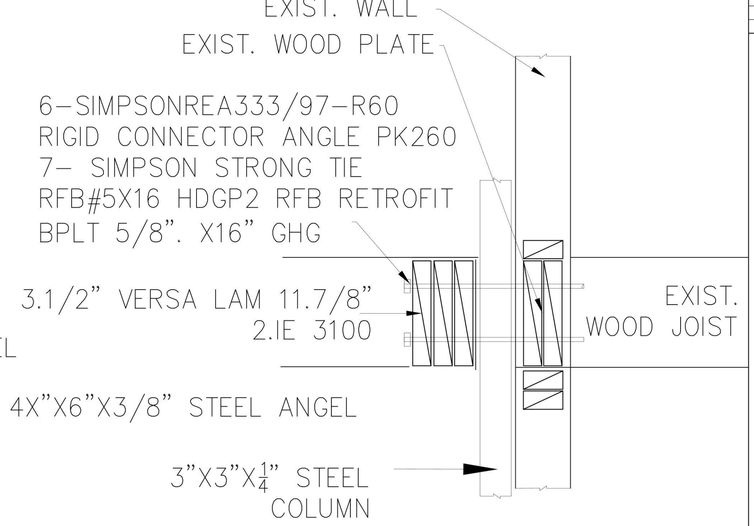
SECTION (1a)
N.T.S.



DETAIL "D1"



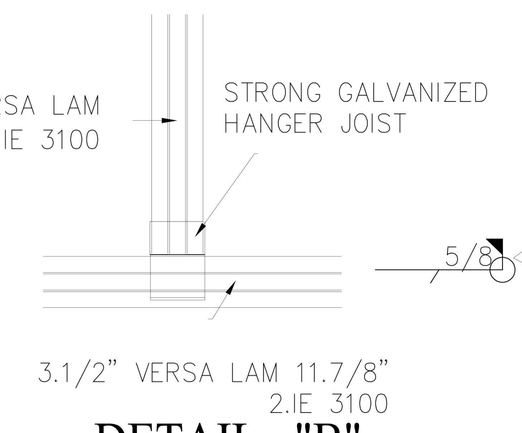
DETAIL "D"



DETAIL "F"

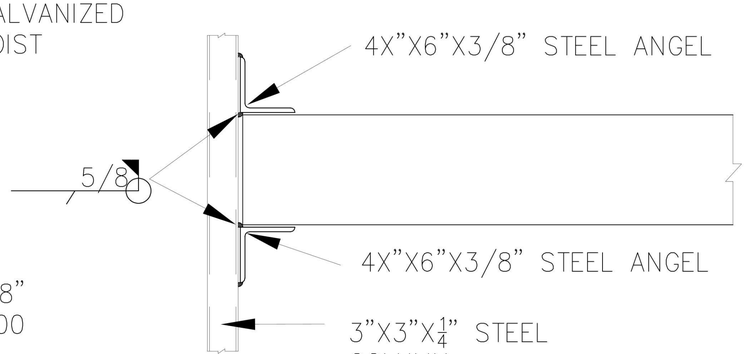
DRILLING PROCESS OF REBARS

1- MAKE A HOLE 1/8" LARGER THAN THE DIAMETER OF REBAR TO BE DRILLED.
2- CLEAN THE HOLE WITH PRESSURED AIR OR PRESSURED WATER AND LET THE HOLE TO DRY . MAKE SURE THERE IS NO DUST REMAINING IN THE HOLE.
3- FILL HALF OF THE HOLE WITH EPOXY (USE HILTI OR APPROVED SIMILAR) INSERT THE REBAR INTO THE HOLE PUSHING THE EPOXY TO THE END OF THE HOLE. FILL THE REST OF THE HOLE AROUND THE REBAR WHICH IS ALREADY IN THE HOLE.
4-LET THE EPOXY DRY FOR 4 TO 6 HOURS OR AS PER MANUFACTURER RECOMENDATION.
5- THE ENTIRE PROCESS HAS TO BE PERFORMED UNDER P.E. SUPERVISION.



DETAIL "B"

TYP.

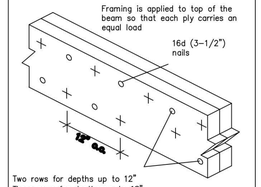


DETAIL "C"

USE BELOW STRONG HANGER WHERE NEEDED

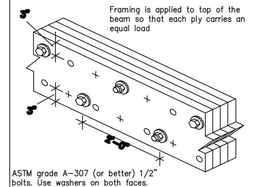
1-SIMPSON JB212A 2X12 TOP FLANGE JOIST STRONG HANGER G90
2-SIMPSON HU210 TF 2X10 TOP FACE FACE MOUNT HANGER G9 GALVANIZED
3-SIMPSON HU210 TF 6X10 TOP FACE FACE MOUNT HANGER G9 GALVANIZED
4-SIMPSON HU212 TF 4X12 TOP FACE FACE MOUNT HANGER G9 GALVANIZED
5-SIMPSON HU212 TF 6X12 TOP FACE FACE MOUNT HANGER G9 GALVANIZED
6-SIMPSONREA333/97-R60 RIGID CONNECTOR ANGLE PK260
7- SIMPSON STRONG TIE RFB#5X16 HDGP2 RFB RETROFIT BPLT 5/8". X16" GHG

P1 TOP LOADED BEAM – NAILED CONNECTION
(See product guide for more details)



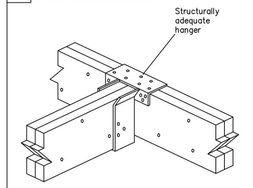
Two rows for depths up to 12"
Three rows for depths up to 18"
Four rows for depths up to 24"

P2 TOP LOADED BEAM – BOLTED CONNECTION
(See product guide for more details)



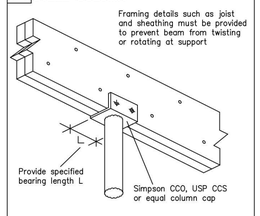
ASTM grade A-307 (or better) 1/2" bolts. Use washers on both faces.

P3 BEAM CONNECTION

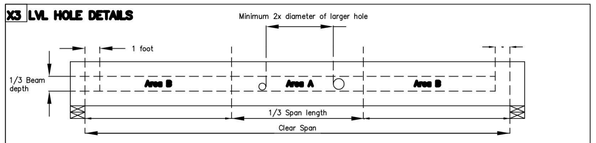


Hanger must apply load equally to each ply or special design required

P4 STEEL COLUMN



X3 LVL HOLE DETAILS



NOTES:
1. These guidelines apply to uniformly loaded beams selected from the Quick Reference Tables or the Uniform Load Tables or designed with LP's design/specification software only. For all other applications, such as beams with concentrated loads, please contact you LP Engineered Wood Products distributor for assistance.
2. Round holes can be drilled anywhere in "Area A" provided that: no more than four holes are cut, with the minimum spacing described in the diagram. The maximum hole size is 1-1/2" for depths up to 9-1/4", and 2" for depths greater than 9-1/4".
3. Rectangular holes are NOT allowed.
4. DO NOT drill holes in cantilevers without prior approval from the project engineer/architect.
5. Other hole sizes and configurations MAY be possible with further engineering analysis. For more information, contact your LP Engineered Wood Products distributor.
6. Up to three 3/4" holes may be drilled in "Area B" to accomodate wiring and/or water lines. These holes must be at least 12" apart. The holes should be located in the middle third of the depth, or a minimum of 3" from the bottom of the beam. For beams shallower than 9-1/4", located holes at mid-depth.
7. Protect holes from moisture.

Sion Consulting Engineering PC
245-02 Jericho Turnpike Floral Park, NY 11001
Tel: (516) 327-0111 Fax: (516) 327-0550

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REVISIONS

DATE	NOTE

FOR OFFICE USE

DATE	DESCRIPTION

Project Address:
4 WATER EDGE PORT WASHINGTON
SECTION 5, BLOCK: C, LOT: 444

Project Description:
ADD ROOFED PORCH AT FIRST AND SECOND FLOOR.
NO CHANGE EGRESSES, FLOOR AREA , NO CHANGE INTERIOR OF BUILDING

REAR ELEVATION

DETAILS

DOB APPLICATION #:

RBP23-000509

Drawn By: AL.M	Approved By:
Date: 05/24/2023	Scale: As Noted

Drawing No.:
A-004.00

Date: 10/07/2023

NOTE

R317.3 Fasteners and connectors in contact with preservative-treated and fire-retardant-treated wood. Fasteners, including nuts and washers, and connectors in contact with preservative-treated wood and fire-retardant-treated wood shall be in accordance with this section. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A153. Stainless steel driven fasteners shall be in accordance with the material requirements of ASTM F1667.
R317.3.1 Fasteners for preservative-treated wood. Fasteners, including nuts and washers, for preservativetreated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Staples shall be of stainless steel.
Coating types and weights
for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's rec

R317.3 Fasteners and connectors in contact with preservative-treated and fire-retardant-treated wood. Fasteners, including nuts and washers, and connectors in contact with preservative-treated wood and fire-retardant-treated wood shall be in accordance with this section. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A153. Stainless steel driven fasteners shall be in accordance with the material requirements of ASTM F1667.
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USE BELOW STRONG HANGER WHERE NEEDED

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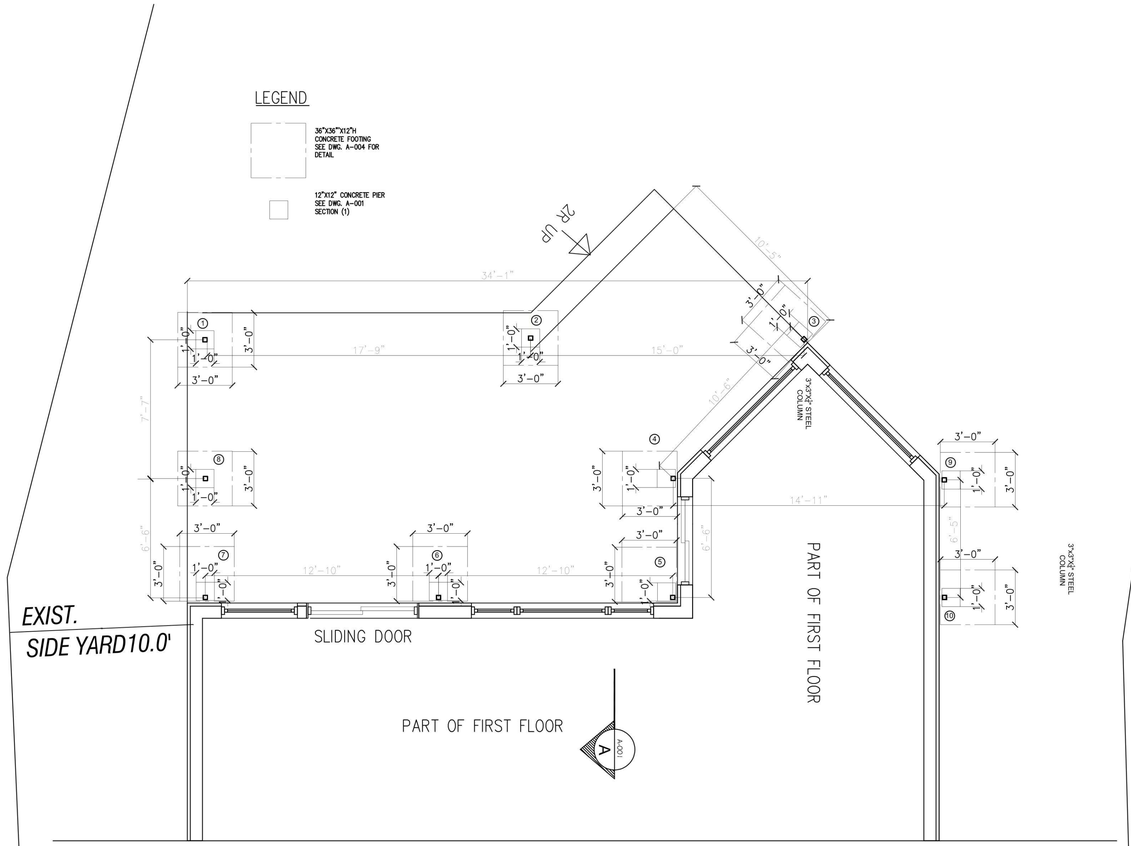
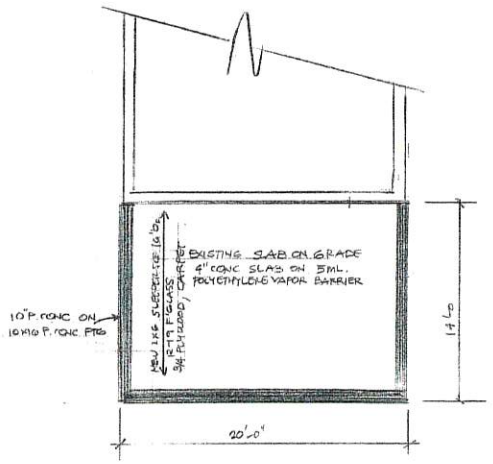
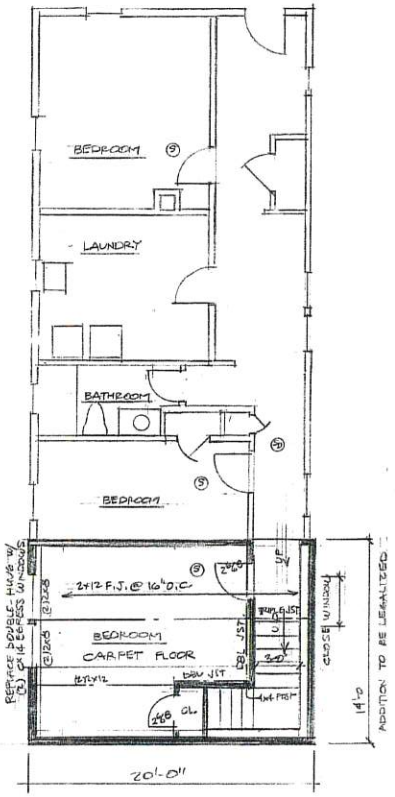

LEGEND
36"X36"X12"H CONCRETE FOOTING SEE ENG. A-004 FOR DETAIL
12"X12" CONCRETE PIER SEE ENG. A-001 SECTION (1)
2R UP
34'-1"
10'-5"
17'-9"
15'-0"
14'-11"
12'-10"
12'-10"
3'-0"
3'-0"
3'-0

#21482

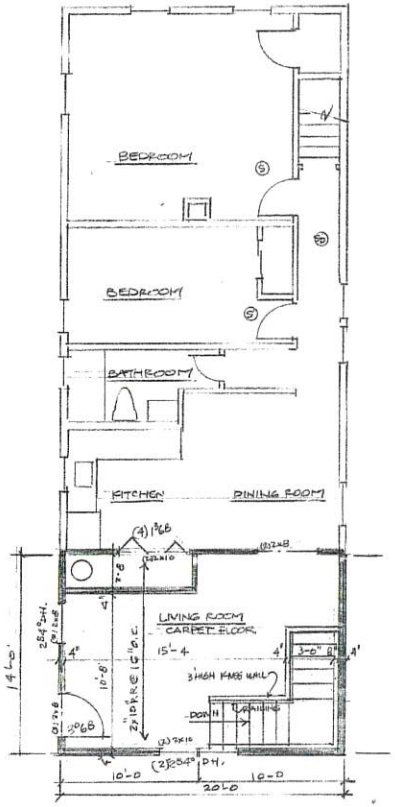


FOUNDATION FLOOR PLAN



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

(S) SMOKE DETECTOR
(SD) COMBINATION SMOKE + CARBON MONOXIDE DETECTOR



SECOND FLOOR PLAN

DISAPPROVED
Includes violation(s)
09/11/2023

project	12'6" PORT WASHINGTON BLVD, PORT WASHINGTON
drawing	PLANS
number	A-2
drawn by	
scale	
job no.	13-09
date	7-31-23

Donald Alberto Architect P.C.
68 Highland Avenue
Port Washington, N.Y. 11050
Office 516-883-1294
Cell 516-377-2469
Fax 516-883-1338
albertodonald@yahoo.com

revisions

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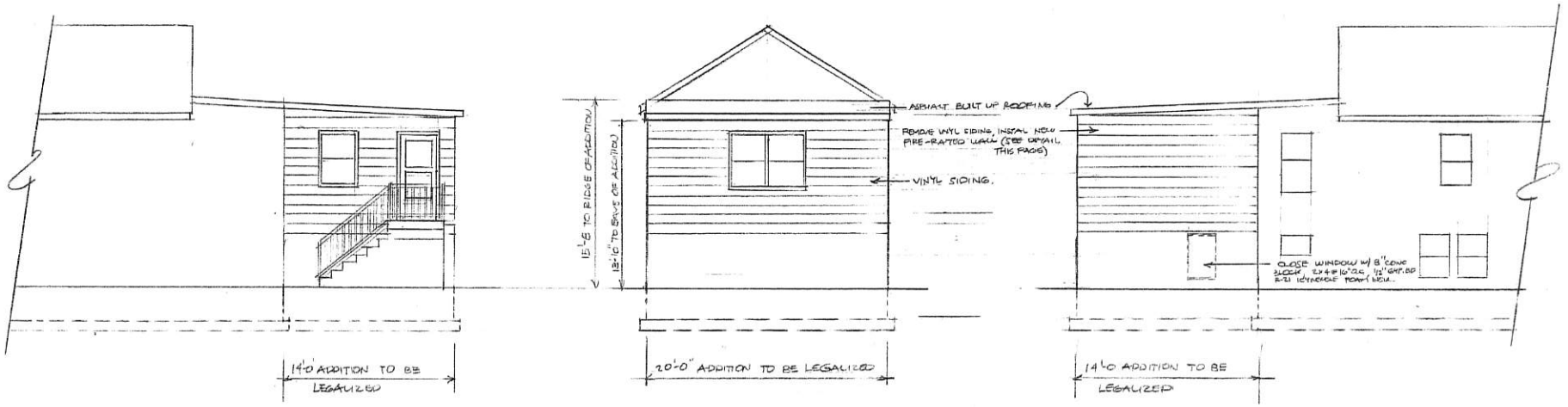
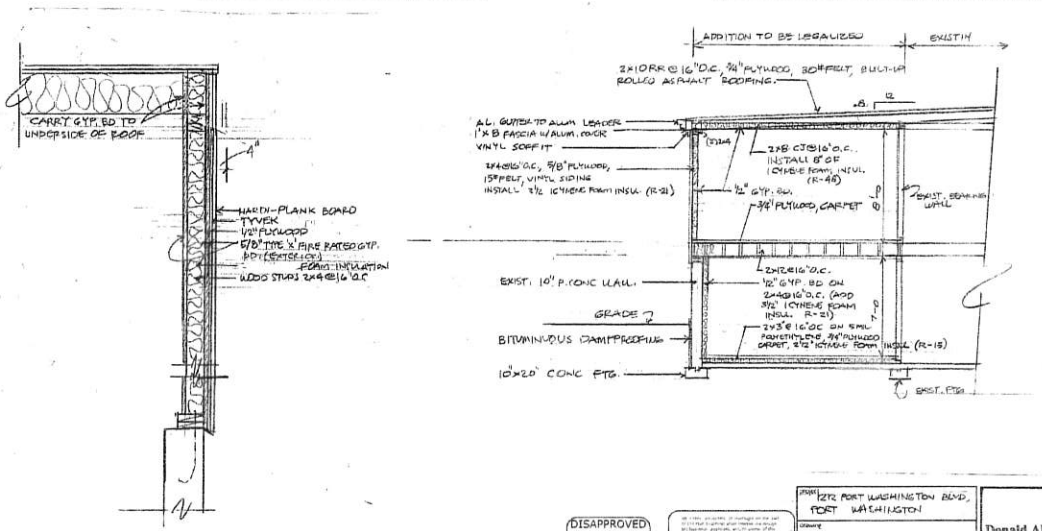
REGISTERED ARCHITECT DONALD ALBERTO STATE OF NEW YORK



RIGHT SIDE (NORTH) ELEVATION

REAR (WEST) ELEVATION

LEFT SIDE (SOUTH) ELEVATION 1/4"=1'-0"



SECTION AT FIRE-RATED WALLS 1"=1'-0"

IN CONFORMANCE W/ ASTM E119 : 1HOUR LOAD BEARING WALL ASSEMBLY (1H/EGS 60-02 AS PER MANUFACTURER)

DISAPPROVED

12TR PORT WASHINGTON BLVD, PORT WASHINGTON

ELEVATIONS, SECTION

A1.3 | B-09 | 7-31-23

Donald Alberto Architect P.C.
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albertodonald@yahoo.com

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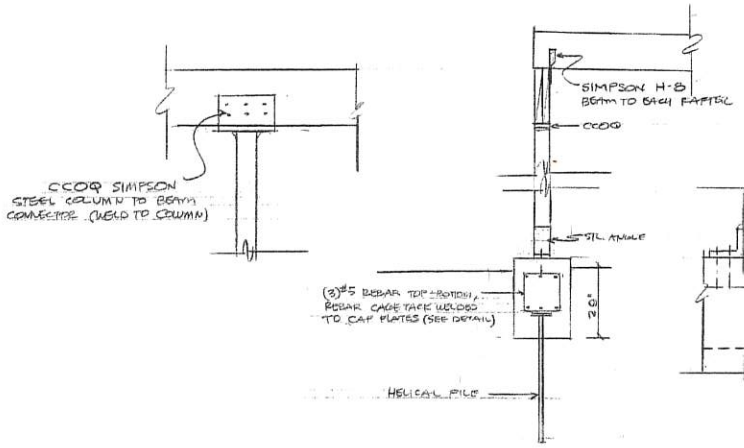
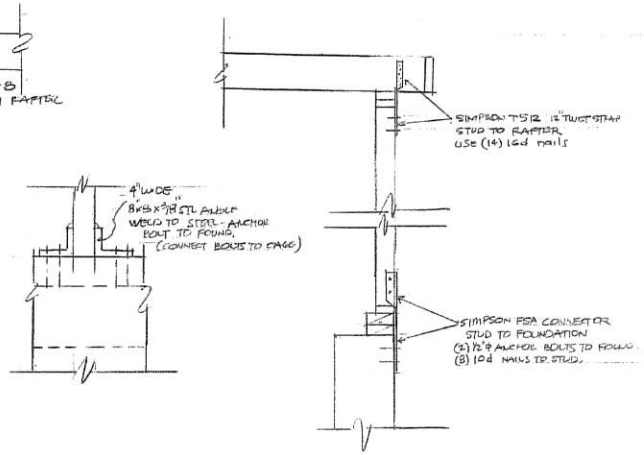
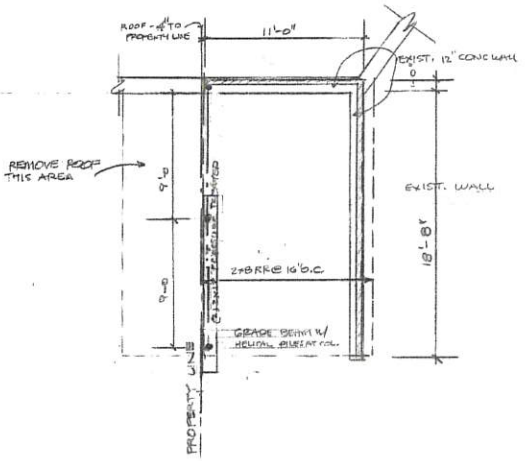


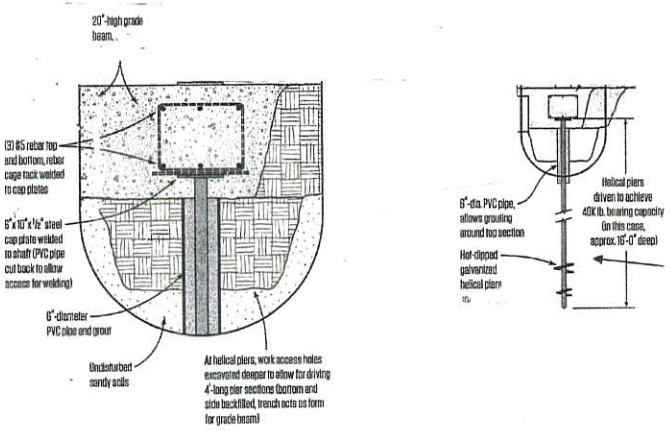
HURRICANE STRAPPING DIAGRAM- STEEL COLUMN



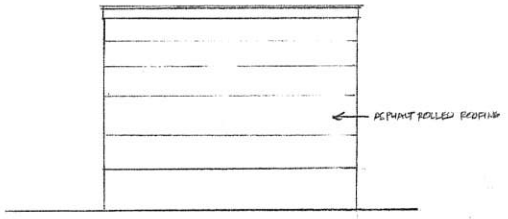
HURRICANE STRAPPING DIAGRAM : WALL



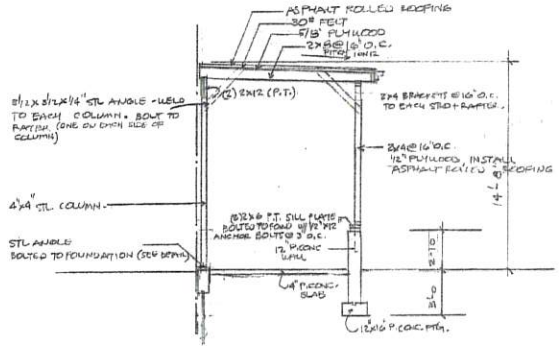
FLOOR PLAN- ROOF OVER CONCRETE 1/4"=1'-0"



HELICAL PILE DETAILS



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



SECTION - ROOF OVER GARAGE 1/4"=1'-0"

DISAPPROVED
Nicholas Vitarelli
29/11/2023

Notice: Any variation or change in the work shown on these plans must be approved by the architect and the building department prior to any such change. Any work done without such approval will be subject to stop work orders and penalties.

project	1212 PORT WASHINGTON BLVD. PORT WASHINGTON
drawing	
number	A-4
drawn by	DA
scale	
job no.	18-09
date	7-31-23

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revisions

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REGISTERED ARCHITECT DONALD ALBERTO 026781 STATE OF NEW YORK

GENERAL NOTES

(1) NO CONSTRUCTION OR DEMOLITION WORK TO COMMENCE BEFORE BUILDING DEPARTMENT HAVING JURISDICTION ISSUES A BUILDING PERMIT.
(2) THE DESIGNER HAS NOT BEEN RETAINED FOR ANY CONSTRUCTION REVIEW AND/OR INSPECTION. HIS RESPONSIBILITY IS LIMITED TO THE CONTENTS OF THESE PLANS ONLY.
(3) ALL WORK SHALL CONFORM TO THE RESIDENTIAL CODE OF NEW YORK STATE AND SHALL CONFORM TO ALL THE RECOMMENDATIONS AND REQUIREMENTS OF ANY OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, TESTS AND SURVEYS.
(4) THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING CONSTRUCTION AND SHALL NOTIFY THE DESIGNER OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE BEFORE OR DURING CONSTRUCTION AS TO THE INTENT OR DETAILS OF THE DRAWINGS, THE CONTRACTOR SHALL CALL THE DESIGNER FOR CLARIFICATION AND/OR INSTRUCTIONS. IF THE CONTRACTOR FAILS TO FOLLOW THE FOLLOWING PROCEDURE, HE SHALL ASSUME THE RESPONSIBILITY FOR THE CONSEQUENCES OF HIS ACTIONS AND/OR DECISIONS.
(5) CONTRACTOR IS REQUIRED TO PROVIDE HOMEOWNER WITH ALL REQUIRED LICENSES, INSURANCE CERTIFICATES AND INSURANCE COVERAGES.
(6) CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS AND ACTIONS TO SAFEGUARD THE RESIDENCE AND ITS CONTENTS FROM THE ELEMENTS DURING CONSTRUCTION.
(7) CONTRACTOR TO FOLLOW ALL MANUFACTURERS SPECS FOR THE INSTALLATION OF EQUIPMENT, PRODUCTS AND SYSTEM EQUIPMENT.
(8) THE OWNER SHALL ARRANGE FOR THE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS.
(9) NO DRAWINGS SHALL BE SCALED. WRITTEN DIMENSIONS SHALL BE USED ONLY.
(10) ALL LUMBER FOR JOISTS AND RAFTERS SHALL BE HEM-FIR #2 HAVING A MIN. REPETITIVE FIBER STRESS OF 850 P.S.I., MARKED PRIOR TO DELIVERY TO JOB SITE, AND A MIN. BEARING OF 4" (UNLESS OTHERWISE NOTED)
(11) ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE, CHAPTERS 33, 34, 35, 36, 37, 38, 39, 40, AND 42 AND ALL APPLICABLE LOCAL CODES.
(12) UNDERWRITER'S CERTIFICATE SHALL BE OBTAINED AND PRESENTED TO THE OWNER UPON COMPLETION OF ALL ELECTRICAL WORK.
(13) ALL PLUMBING WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE; CHAPTERS 25, 26, 27, 28, 29, 30, 31, AND 32 AND ALL APPLICABLE LOCAL CODES AND HEALTH DEPARTMENT REQUIREMENTS.
(14) ALL AREAS WITHIN BATHROOM TO BE 5/8" WATER RESISTANT GYPSUM BOARD.
(15) INSULATE ALL PIPING AND DUCTWORK IN ATTIC AND CRAWL SPACES WITH 1" INSULATION ON ALL DUCTS; 1 1/2" INSULATION ON ALL PIPING, 5/4" INSULATION ON ALL WATER SERVICE SUPPLY PIPING.
(16) CAULK AND FINISH ALL WINDOWS AND DOORS AS REQUIRED.
(17) INSTALL METAL FLASHING AROUND ALL ROOF PENETRATIONS.
(18) PROVIDE AND INSTALL ALL MOLDINGS, SILLS, STOOLS AND TRIM AROUND ALL WINDOWS AND DOORS AS REQUIRED.
(19) ALL COLORS AND FINISHES ETC. SHALL BE SELECTED BY OWNER.
(20) ALL WINDOWS, AS SELECTED BY OWNER, SHALL HAVE HIGH PERFORMANCE INSULATED GLASS.
(21) ALL WINDOWS THAT SERVE AS EMERGENCY EGRESS MUST COMPLY WITH R310 OF RCNYS.
(22) ALL INSULATION, WHICH IS CAPABLE OF ABSORBING WATER, SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE WINTER WARM SIDE OF THE INSULATION. INSULATION SHALL BE INSTALLED IN SUCH A MANOR THAT PROVIDES CONTINUITY OF INSULATION AT PLATE LINES, SILL LINES AND CORNERS AS PER R320 OF RCNYS.
(23) ALL FOUNDATIONS SHALL REST ON UNDISTURBED SOIL OF 2 TONS PER SQUARE FOOT BEARING CAPACITY; CONTRACTOR SHALL HAVE THE LEVEL OF BEARING STRATA VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
(24) ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS AND RECOMMENDATIONS OF ACI-301-84 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (f'c=3,000p.s.i.); REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. ALL FOUNDATIONS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING.
(25) ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C-90 FOR GRADE "N" UNITS WITH TYPE "M" MORTAR. ALL MASONRY WORK SHALL CONFORM TO ACI 531-79, PROVIDE DUROWALL TRUSS TYPE REINFORCING EVERY OTHER COURSE (16" O.C.). PROVIDE MASONRY ANCHORS AT 16" O.C. AT ALL COLUMN SPANDREL BEAMS, AND LINES OF BRIDGING.
(26) ALL MASONRY WORK SHALL CONFORM TO R606, R607, R608, R611 AND R1703 OF RCNYS.
(27) ALL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." STEEL SHALL CONFORM TO ASTM A-36 AND A-501. ALL CONNECTIONS SHALL USE A-325 HS BOLTS OR E70XX FIELDS. STEEL JOISTS MANUFACTURERS DESIGN AND ERECTION SHALL CONFORM TO SJI SPECIFICATIONS.
(28) PROVIDE SINGLE-STATION SMOKE-DETECTING ALARM DEVICES ON EACH FLOOR AND ONE PER BEDROOM AS PER R311 OF RCNYS.
(29) RAILINGS AND HANDRAILS, BOTH INTERIOR AND EXTERIOR, SHALL BE DESIGNED TO RESIST LATERAL IMPACT AT TOP EQUIVALENT TO A MIN. LINEAR LOAD OF 50 lbs. PER FOOT AS PER R315 AND R316 OF RCNYS.
(30) STAIRS, DOORS AND EXITS SHALL COMPLY WITH R311, R312, AND R314 OF RCNYS.
(31) GLAZING IN DOORS, SHOWER STALLS, FIXED PANELS AND BATHTUB ENCLOSURES SHALL COMPLY WITH R308 OF RCNYS.
(32) FOAM PLASTIC INSULATION SHALL COMPLY WITH R316 OF RCNYS.
(33) DOUBLE ALL BEAMS AND JOISTS UNDER PARALLEL PARTITIONS AND AROUND OPENINGS IN FLOORS AND ROOFS
(34) PLYWOOD SUBFLOORING SHALL BE INSTALLED AS PER R506 OF RCNYS.
(35) CHIMNEY CONSTRUCTION SHALL CONFORM TO CHAPTER 10 AND 18 OF RCNYS
(36) CHIMNEY OUTLETS SHALL NOT BE LOWER THAN TOP OF ANY WINDOW WITHIN 10 FEET, NOR LESS THAN 2 FEET ABOVE THE COMBUSTIBLE PART OF THE ROOF OR BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 5'-0" ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF AS PER R1003.6 OF RCNYS.
(37) ATTICS TO HAVE ACCESS AND CROSS VENTILATION AS PER R806 AND R807 OF RCNYS.
(38) CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING AREAS LEFT EXPOSED AND/OR DAMAGED DO TO THIS ADDITION WITH SIMILAR MATERIALS OR AS DIRECTED BY OWNER.
(39) PLACE HURRICANE CLIPS ON ALL ROOF RAFTERS.
(40) PUT DOUBLE HEADERS AND TRIMMERS AROUND ALL STAIR AND SKYLIGHT OPENINGS.
(41) ALL SUPPLY EXHAUST INTAKE AND OUTLETS TO BE EQUIPPED WITH TIGHT SHUT DAMPER AT BUILDING ENVELOPE TO MINIMIZE AIR LEAKAGE.
(42) PROVIDE MINIMUM 100cfm MECHANICAL EXHAUST FROM BATHROOMS AND MINIMUM 150cfm MECHANICAL VENTILATION IN KITCHEN AREAS.
(43) PROVIDE COMBUSTION AIR FOR FUEL BURNING EQUIPMENT AS PER CHAPTER 17 OF RCNYS.
(44) BOILERS AND HOT WATER HEATERS AS PER CHAPTER 20 AND 28 OF RCNYS.
(45) FUEL GAS EQUIPMENT AS PER CHAPTER 24 OF RCNYS.
(46) PROVIDE SIMPSON STRONG TIE JOIST HANGERS AT ALL FLUSH HEADER CONDITIONS.
(47) PROVIDE CARBON MONOXIDE DETECTOR ON EACH FLOOR AS PER NASSAU COUNTY PUBLIC HEALTH ORDINANCE SECTION 14(a).
(48) ALL WORK TO COMPLY WITH THE 2020 I.R.C.

LEGEND

- ALIGN — DENOTES ALIGNMENT OF INDICATED SURFACES
- SECTION REFERENCE NUMBER / DRAWING REFERENCE NUMBER
- INDICATES ELEVATION NUMBER. INDICATES SHEET NUMBER
- DETAIL REFERENCE NUMBER / DRAWING REFERENCE NUMBER
- INDICATES AREA OF DETAIL
- BREAK MARK
- INDICATES EXISTING PARTITION TO REMAIN
- INDICATES EXISTING PARTITION TO BE REMOVED
- INDICATES NEW CONSTRUCTION
- INDICATES EXISTING DOOR TO REMAIN
- INDICATES NEW DOOR W/ DOOR SIZE

BUILDING CODE NOTES:

THE FOLLOWING ARE EXCERPTS OF THE RESIDENTIAL CODE OF THE STATE OF NEW YORK

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA
[REFER TO TABLE R301.2(1) OF THE RESIDENTIAL CODE OF NEW YORK STATE]

GROUND SNOW LOAD	WIND SPEED * (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOR HAZARD
45 PSF	110 MPH EXPOSURE B	MODERATE	SEVERE	3 FEET	MODERATE TO HEAVY	SLIGHT TO MODERATE	RANGE: *3	YES	60 psf FLRS

R301.2.1.1. DESIGN CRITERIA AREA LOCATED WHERE WIND SPEEDS EQUAL OR EXCEED 110 MPH. DESIGN CRITERIA BASED ON AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE-AND-TWO FAMILY DWELLINGS (WFCM).

TABLE R301.6
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

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

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT

1. 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.

MINIMUM UNIFORM DISTRIBUTED DESIGN LOADS
[REFER TO TABLE R301.4 OF THE RESIDENTIAL CODE OF NEW YORK STATE]

USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60 PSF	10 PSF
DECKS	40 PSF	10 PSF
PASSENGER VEHICLE GARAGES	50 PSF	#5 PER PLAN
ATTICS WITHOUT STORAGE (ROOF BELOW 3 PITCH)	10 PSF	10 PSF
ATTICS WITH STORAGE (ROOF BELOW 3 PITCH)	20 PSF	10 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	10 PSF
SLEEPING ROOMS	30 PSF	10 PSF
STAIRS	40 PSF	10 PSF
GUARDRAILS AND HANDRAILS	200 PSF	10 PSF
ROOF LOADING (LIVE + GROUND SNOW LOAD ADJUSTMENTS AS PER TABLE R301.5 OF THE RESIDENTIAL CODE OF NEW YORK STATE)	45 PSF	12 PSF FOR ATTIC 15 PSF FOR CATH

EGRESS WINDOWS

R310.1.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ.FT.
R310.1.2 MINIMUM OPENING HEIGHT SHALL BE 24".
R310.1.3 MINIMUM OPENING WIDTH SHALL HAVE A NET CLEAR OPENING OF 20".
R310.1.4 OPERATIONAL CONSTRAINTS EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

WINDOW OPENING SCHEDULE (SEE PLANS)

MODEL #	CLEAR OPENING AREA (5.7 SQ.FT. MIN.)	CLEAR OPENING WIDTH (20" MIN.)	CLEAR OPENING HEIGHT (24" MIN.)	SILL HEIGHT A.F.F. (44" MAX.)
"	"	"	"	
"	"	"	"	
"	"	"	"	

WINDOWS: INSTALLED AFTER 1/1/03, WITHIN WIND ZONE – ONE MILE FROM COASTLINE

R301.2.1.2 INTERNAL PRESSURE

WINDOWS IN BUILDINGS LOCATED IN WIND-BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND-BORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE.
GLAZED OPENING PROTECTION FOR WIND-BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1886 AND REF ASTM E 1996 SPECIFIED THEREIN.
EXCEPTION: WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" (11.1 mm) AND A MAXIMUM SPAN OF 8 FEET (2438 mm) SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO- STORY BUILDINGS. PANELS SHALL BE PRECUT SO THAT THEY COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE.

TABLE 301.2.1.2
WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS a,b,c,d,e

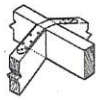
FASTENER TYPE	PANEL SPAN ≤ 4 FOOT	4 FOOT < PANEL SPAN ≤ 8 FOOT	8 FOOT < PANEL SPAN ≤ 8 FOOT
2-1/2" #8 WOOD SCREWS	16"	12"	8"
3-1/2" #8 WOOD SCREWS	16"	16"	12"

FOR SI: 1 INCH= 25.4 mm, 1 FOOT= 304.8 mm, 1 POUND= 0.454 kg.
1 MILE PER HOUR= 1.609 KM/HR

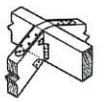
a. THIS TABLE IS BASED ON 110 MPH WIND SPEEDS AND A 33 FOOT MEAN ROOF HEIGHT.
b. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL.
c. NAILS SHALL BE 10d COMMON OR 10d BOX NAILS
d. WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 490 POUNDS

DRAWING SCHEDULE

DWG. #	TITLE
G001	GENERAL NOTES/SCHEDULES
A101	FLOOR PLANS
A201	ELEVATIONS
A202	SECTIONS
E101	ELECTRICAL

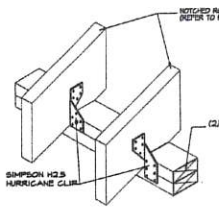


D1 RIDGE
SIMPSON STRONG TIE
WITH CEILING COLLAR TIES @ 32" O.C.
CS-20x18" MIN. WITH (1) 10D COMMON NAILS PER RAFTER INSTALLED OVER PLYWOOD

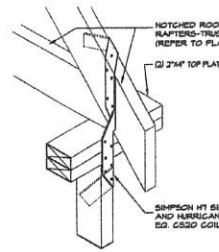


D2 STRUCTURAL RIDGE
CATHEDRAL CEILINGS
L6x28- 2x8
L6x28 - 2x8, 2x10, OR 2x12

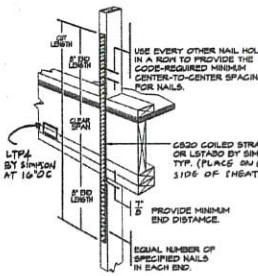
CS-20x18" MIN. W/ (1) 10D COMMON NAILS PER RAFTER INSTALLED OVER PLYWOOD



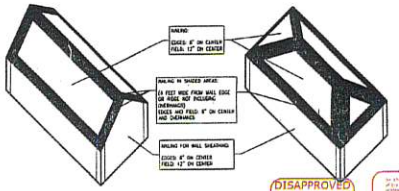
D3 HURRICANE CLIPS
FOR RAFTER SPANS UNDER 24'-0" -TIES TOP PLATES TO ROOF RAFTERS FOR TENSION CORD CONNECTION.



D4 SEISMIC/ HURRICANE TIE
FOR ROOF RAFTER OVER 24'-0" -PROVIDES TENSION FOR WOOD-TO-WOOD CONNECTIONS FOR WOOD TRUSSES AND JOISTS

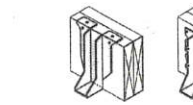


D5 FLOOR TIE ANCHOR
PROVIDES FLOOR-TO-FLOOR TENSION CONNECTION. REFER TO SIMPSON FOR NAILING REQUIREMENTS

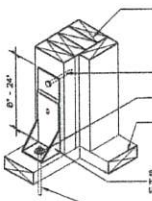


NAILING SCHEDULE
[REFER TO TABLE R602.3(1) OF THE RESIDENTIAL CODE OF NEW YORK STATE]

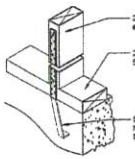
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	MIN. SPACING	REMARKS
ROOF FRAMING				
RAFTER TO TOP PLATE (TOE-NAILED)	3-8d	3-10d	per rafter	
CEILING JOIST TO TOP PLATE (FACE-NAILED)	3-10d	3-10d	per rafter	
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	3-10d	3-10d	each lap	
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	3-10d	3-10d	each lap	
COLLAR-TIE TO RAFTER (FACE-NAILED)	3-8d	3-10d	per tie	
BLOCKING TO RAFTER (TOE-NAILED)	3-8d	3-10d	each end	
RIM BOARD TO RAFTER (END-NAILED)	2-10d	3-10d	each end	
WALL FRAMING				
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d	3-10d	per foot	
TOP PLATE AT INTERSECTIONS (FACE-NAILED)	4-16d	5-10d	ends-each side	
STUD TO STUD (FACE-NAILED)	2-16d	3"-4"-3-10d	32" o.c.	
HEADER TO HEADER (FACE-NAILED)	16d	10d	16" o.c. each edge	
TOP OF BOTTOM PLATE TO STUD (END-NAILED)	(see table 2.1a)	(see table 2.1a)	per stud	
BOTTOM PLATE TO FLOOR JOIST, BLOCKING, DIAGONAL BRACING (FACE-NAILED)	3-16d	3-10d	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	3-10d	each end	
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-10d	4-10d	each block	
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	4-10d	each joist	
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	per joist	
BAND JOIST TO JOIST (FACE-NAILED)	3-16d	4-10d	per joist	
BAND JOIST TO SILL OR PLATE (TOE-NAILED)	3-16d	4-10d	per foot	
ROOF SHEATHING				
STRUCTURAL PANELS	SEE	10d	see diagram	
CEILING SHEATHING				
GYPSUM WALLBOARD	(1/2" drywall screws)	(1/2" drywall screws)	7" edge/12" field	
WALL SHEATHING				
STRUCTURAL PANELS	SEE	10d	see diagram	
GYPSUM WALLBOARD	(1/2" drywall screws)	(1/2" drywall screws)	7" edge/12" field	
FLOOR SHEATHING				
STRUCTURAL PANELS 1" OR LESS	SEE	10d	6" edge/12" field	
STRUCTURAL PANELS GREATER THAN 1"	10d	10d	6" edge/12" field	



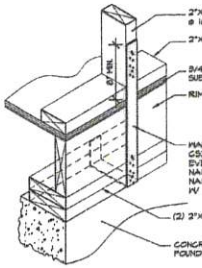
D6 JOIST HANGERS
JOIST CONNECTORS (IN WIDE VARIETY OF SIZES)



D7 METAL HOLD-DOWN/ UPLIFT ANCHOR
TRANSFERS TENSION LOAD BETWEEN FLOORS. TIES STUDS/ POSTS TO FOUNDATION



D8 SILL PLATE ANCHORS/ SLAB ON GRADE
ANCHORS SILL PLATE AND STUD TO CONCRETE SLAB



D9 SILL PLATE ANCHORS
ANCHORS SILL PLATE AND STUD TO CONCRETE OR CMU FOUNDATION WALL.

DISAPPROVED
Incomplete submittal
09/15/2022

project: XXXXXX
drawing: XXXXXXX
DAWID ALBERTO, architect, AIA
68 Highland Avenue, Port Washington, New York, 11050, 516-883-1250
Revisions
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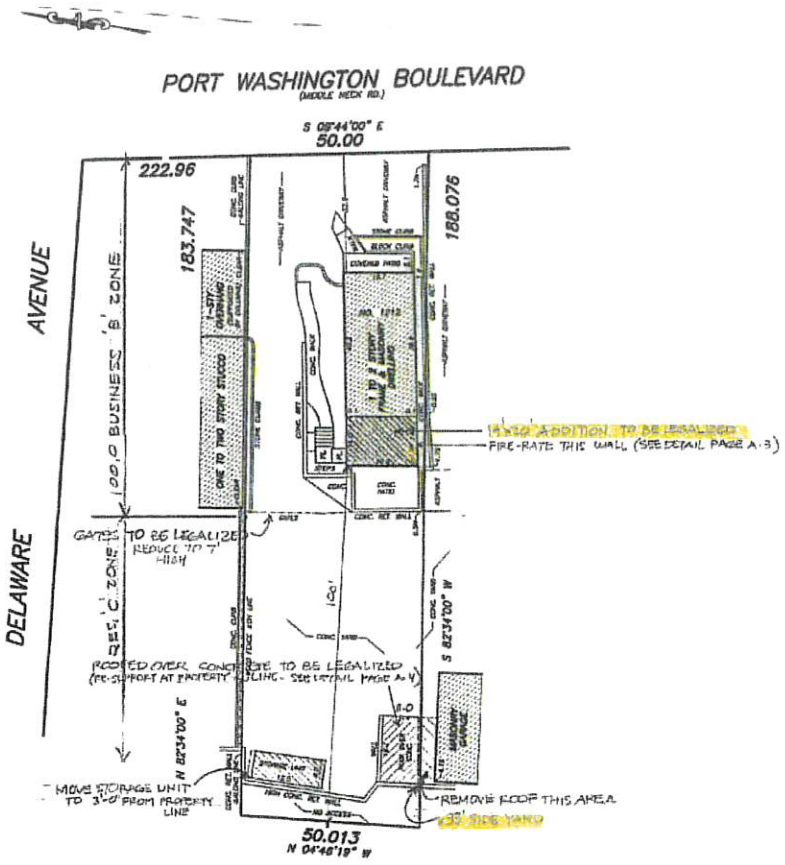
REGISTERED ARCHITECT DAWID ALBERTO STATE OF NEW YORK
order: G001 | drawn by: JC | scale: N.T.S. | job no.: XXXXXXX | date: XXXXXXX

2020



SITE PLAN SCALE: 1"=20'-0"

FROM SURVEY BY: F. GALLUZZO 11-16-22

ZONING DATA

ZONE:	BUS. 'B' + RES. 'C'
LOT SIZE:	9,295.5
LOT COVERAGE:	
HOUSE (1068.9) + ROOF OVER CONC (216.2) + STORAGE UNIT (96) =	1,381.1 = 14.8 % < 85% FOR RES. C
G.F.A. = HOUSE 1ST FLR (1068.9) + 2ND FLR (1068.9) =	2,137.8 = 22.9 % < 50% FOR RES. C

DISAPPROVED

project: 12 12 PORT WASHINGTON BLVD. PORT WASHINGTON		
drawing: SITE PLAN		
number: A-1	drawn by: DA	scale:
	job no.: 13-09	date: 7-31-23

Donald Alberto Architect P.C.
68 Highland Avenue
Port Washington, N.Y. 11050
Office 516-883-1284
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revisions

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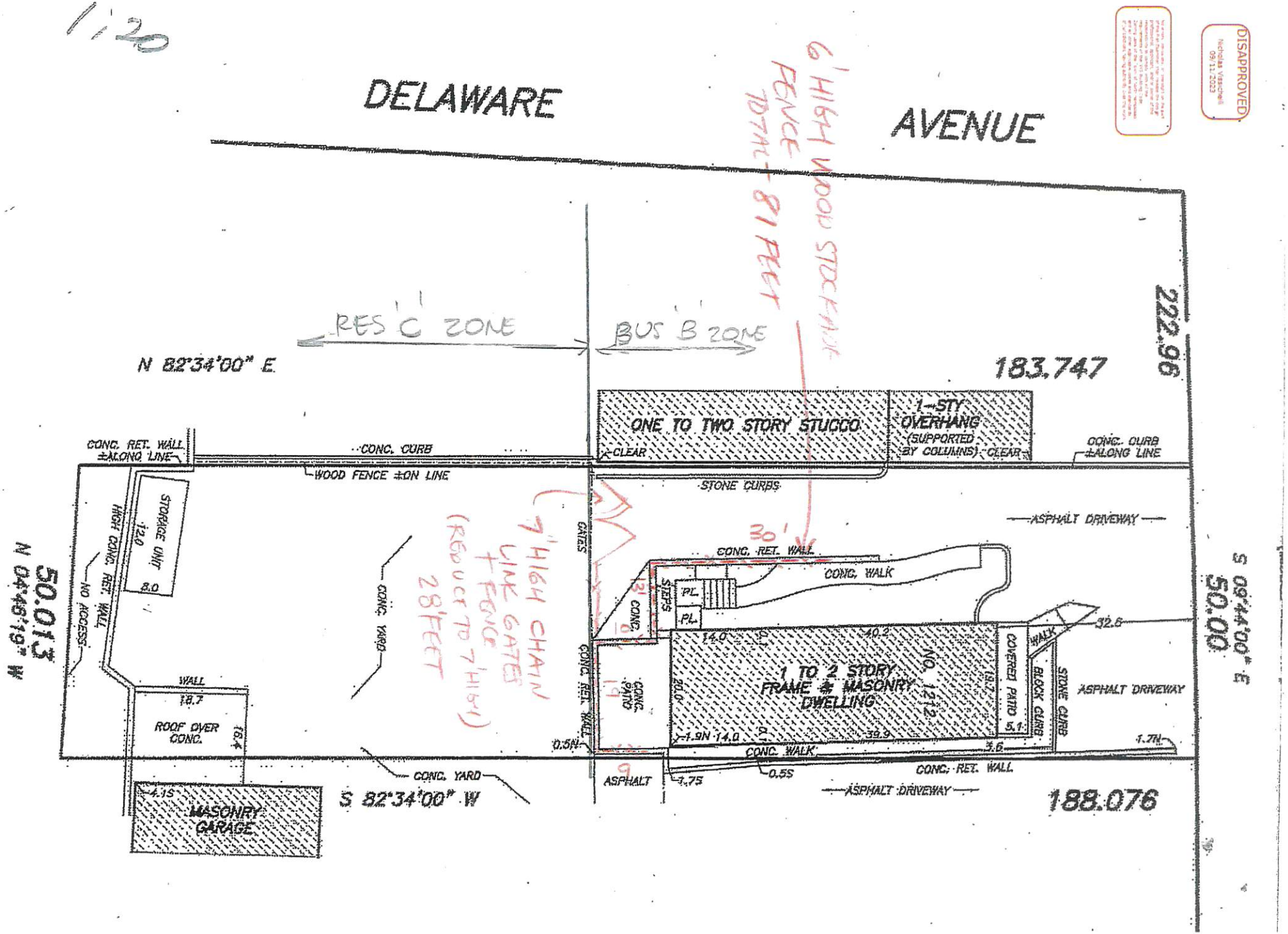
REGISTERED ARCHITECT DONALD ALBERTO STATE OF NEW YORK

1:20

DISAPPROVED
Nicholas Vassiliou
09/11/2023



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, ENERGY CODE AND ALL RULES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING THE LATEST EDITIONS OF THE NATIONAL FIRE CODE AND ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.

2. THE CONTRACTOR IS TO CHECK AND VERIFY THESE DOCUMENTS AND BE RESPONSIBLE FOR ALL MEASUREMENTS, DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE A SUBMISSION OF BID. A SUBMISSION OF BID SHALL IMPLY CONTRACTOR'S ACCEPTANCE OF THE DRAWINGS AND THE EXISTING CONDITIONS.

3. COMMENCEMENT OF CONSTRUCTION WILL SIGNIFY THAT THE CONTRACTOR AND TRADE CONTRACTOR WILL HOLD THE ARCHITECT HARMLESS FOR ANY AND ALL ERRORS, OMISSIONS AND PERSONAL LIABILITY.

4. THESE DRAWINGS ARE INTENDED TO CONVEY THE OVERALL DESIGN INTENT AND GENERAL SCOPE OF WORK. ALL CONNECTIONS, ASSEMBLIES AND DETAILS REQUIRED TO CARRY OUT THIS DESIGN INTENT ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.

5. ALL CONDITIONS CONTAINED IN THE LATEST EDITION OF THE A.I.A A107 "GENERAL CONDITIONS OF THE CONTRACT" SHALL BE INCORPORATED INTO THESE SPECIFICATIONS AND SHALL BE BINDING TO THE CONTRACT AS IF WRITTEN HEREIN.

6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UNDERWRITER'S CERTIFICATES, CERTIFICATE OF OCCUPANCY, AND/OR COMPLETION FOR ALL WORK INDICATED FROM ANY AGENCIES HAVING JURISDICTION.

7. IF, IN THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT IMMEDIATELY. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE TO WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.

8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

9. DURING THE COURSES OF CONSTRUCTION, IF MODIFICATION TO THE DESIGN OCCUR AS A RESULT OF EXISTING CONDITIONS, REQUEST OF THE OWNER, DESIGNER, ETC., THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE IMMEDIATELY. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

10. CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY CONSTRUCTION.

11. ALL MATERIALS USED ARE TO BE PERMANENT. MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PREMISES SHALL BE NEW AND UNUSED.

12. THE CONTRACTOR SHALL GUARANTEE THE WORK OF EACH TRADE AND THE ENTIRE WORK OF THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.

13. CONTRACTOR TO SUPPLY TO OWNER IN WRITING A WAIVER OF ALL LIENS FOR HIMSELF AND ALL SUBCONTRACTORS AT TIME OF FINAL PAYMENT.

14. UPON COMPLETION OF WORK, CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.

15. STRUCTURAL LUMBER: SHALL MEET OR EXCEED THE FOLLOWING:
FB = 1,200 PSI
E = 1,760,000 DOUGLAS FIR CONSTRUCTION GRADE 1

16. CONCRETE: SHALL BE F'C = 3,500 PSI @ 28 DAYS

17. STRUCTURAL STEEL: ASTM A36 - FY = 36 KSI SEE ADDITIONAL INFORMATION ON SHEET A-2 FOR MORE DETAIL

18. FOOTINGS: SHALL BEAR ON UNDISTURBED SOIL WITHIN BEARING CAPACITY OF 3000 PSF.

19. DRYWALL: ALL DRYWALL PRODUCTS, INCLUDING GYPSUM BOARD, STUDS, SCREW, JOINT COMPOUND, TAPES AND TRIM SHALL BE U.S. GYPSUM CO., OR APPROVED EQUAL. ALL JOINTS SHALL RECEIVE 3 COATS OF JOINT TREATMENT. SAND FINAL COAT TO A UNIFORM SMOOTH SURFACE. ALL WALLS, CEILINGS AND INTERIOR OF CLOSETS TO BE TAPED AND SPACKLED 3 COATS, READY FOR PAINT. ALL GYPSUM BOARD SHALL BE 1/2" UNLESS OTHERWISE NOTED.

20. ELECTRICAL: ALL ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITERS APPROVED AND TO INCLUDE INSTALLATION OF FIXTURES AND SPECIFICATIONS AS INDICATED. LIGHT FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR EXCEPT WHERE NOTED. GFI OUTLETS REQUIRED AT ALL WET AREAS, EXTERIOR AND STORAGE AREAS. INSTALL ALL OUTLETS AS PER CODE. ALL WORK TO DONE IN STRICT ACCORDANCE WITH THE NEW YORK STATE CODE BY DULY LICENSED ELECTRICIANS. ALL NEW SWITCHES AND OUTLETS TO BE LEVITON, DECOR WHITE, SUPPLIED AND INSTALLED BY CONTRACTOR. OUTLETS AND SWITCHES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO DO ALL HOOK-UPS AS REQUIRED FOR KITCHEN.

21. HEADER: TO BE INSTALLED ABOVE ALL NEW OPENINGS, DOORS AND WINDOWS IN BEARING WALLS. TECO JOIST HANGERS TO BE USED ON ALL FLUSH HEADER CONNECTIONS. ENDS OF HEADERS TO REST FULLY ON (2) 2"X6" JACK STUDS UNLESS OTHERWISE NOTED.

TYPICAL SPAN:	SIZE OF HEADER
0'-4'	2-2"X8"
4'-8'	2-2X10"
8'-12'	2-2X12"

AT ANY OPENING THERE SHOULD BE DOUBLE JACK STUDS. ALL HEADERS ARE TYPICAL UNLESS OTHERWISE NOTED. INSTALL METAL BRIDGING AT 6'-0" O.C.

22. BASEBOARD: NEW BASEBOARD HEATING IN NEW ADDITION. NEW BASEBOARD HEATING IS TO BE HOT WATER AND ZONED SYSTEM AND PLACE THE BASEBOARDS IN A UNOBSTRUCTIVE LOCATION.

23. COOLING: CONTRACTOR TO PROVIDE NEW DUCT WORK AND INSTALL NEW HVAC UNIT AS REQUIRED WITH SINGLE ZONES FOR THE ENTIRE SECOND FLOOR INCLUDING THE NEW ADDITION ON SECOND FLOOR, FIRST FLOOR TO BE COOLED THRU THE USE OF INDIVIDUAL SPLIT TYPE AIR CONDITIONING UNITS.

24. PAINTING AND FINISHING: ALL WALLS AND SURFACES AS ON THE DRAWINGS ARE TO BE PAINTED WITH 1 COAT PRIMER AND 2 COATS OF FINISH PAINT. REMOVE ALL HARDWARE TRIM, SWITCH PLATES, ETC., PRIOR TO PAINTING AND REPLACE SAME AT COMPLETION OF WORK. WALL COLOR IS TO BE DETERMINED BY OWNER BUT MANUFACTURED BY: BENJAMIN MOORE PAINTS. CEILING COLOR IS TO BE FLAT PAINT IS TO BE USED ON THE WALLS AND CEILINGS AND SEMI-GLOSS IS TO BE USED ON ALL DOORS AND TRIM.

25. CONTRACTOR TO PROVIDE A MINIMUM OF ONE SINGLE STATION SMOKE DETECTOR AT EACH NEW ADDITION AREA AND IN ALL BEDROOMS OF THE HOUSE IN COMPLIANCE WITH NYSEC ASIO. DETECTORS SHALL BE ELECTRIC AND SHALL BE DIRECTLY CONNECTED TO LIGHTING CIRCUITS WITH NO INTERVENING SWITCHES.

26. WINDOWS: ALL WINDOWS TO BE NEW, INSULATED GLASS, SIZE AND FUNCTION AS INDICATED ON PLANS AND ELEVATIONS (SEE DRAWINGS FOR DETAILS). PROVIDE INSECT SCREENS AS REQUIRED. ALL GLASS LESS THAN 18" ABOVE FINISHED FLOOR TO BE TEMPERED. ALL CUSTOM GLAZING SHALL BE 1" INSULATED GLASS. EXTERIOR FRAMEWORK TO BE DETERMINED AND COLOR. PROVIDE 3 SETS OF SHOP DRAWINGS ON CUSTOM UNITS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. SEE PLANS AND ELEVATIONS.

27. PLUMBING AND FIXTURES: ALL PLUMBING WORK SHALL BE DONE BY DULY LICENSED PLUMBER. ALL PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR OR OTHERWISE NOTED.

28. DOORS: ALL NEW INTERIOR DOORS SEE DOOR SCHEDULE. ALL CLOSET DOORS TO SEE DOOR SCHEDULE. ALL HARDWARE TO BE SCHLAGE, OR APPROVED EQUAL. FUNCTION AS REQUIRED. ALL EXTERIOR DOORS TO BE KEYED THE SAME.

29. INSULATION: INSULATE ALL NEW EXTERIOR WALLS, FLOORS AND CEILINGS AS INDICATED ON PLANS AND SECTIONS. ALL BATT INSULATION IS TO HAVE FOIL SURFACE ONE SIDE, OR AS REQUIRED.

30. INSTALL NEW SOFFIT VENTS AS INDICATED ON PLANS.

31. GENERAL CONTRACTOR SHALL PERFORM ALL THE CUTTING AND PATCHING FOR ALL TRADES.

32. GUTTERS: CONTRACTOR TO INSTALL NEW GUTTERS AND LEADERS THROUGHOUT. GUTTERS AND LEADERS TO BE AS PER PLANS AND DETAILS.

33. CLOSETS: ALL NEW CLOSETS TO BE AS PER PLANS.

34. HANDRAILS AND STAIR: PROVIDE NEW HANDRAILS

35. FLOORING: CONTRACTOR TO SUPPLY AND INSTALL NEW FLOORS AS PER OWNER. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS AS PER OWNER.

36. ROOFING: CONTRACTOR TO SUPPLY AND INSTALL NEW ROOF ON HOUSE

ZONING INFORMATION

153 LUQUER ROAD
PORT WASHINGTON
NEW YORK, 11050

SECTION: 5 B: 104 LOT: 103 ZONING DISTRICT: R-B

LOT AREA = 6,000.00 SF

SCOPE OF WORK
CREATE LEGAL RECORD FOR PERMIT NUMBER 20032357 AND CERTIFICATE OF COMPLETION 2005347 TO ADDRESS EXISTING PREVIOUSLY APPROVED ZONING CODE VIOLATIONS WITH THE BOARD OF ZONING AND APPEALS.

BUILDING HEIGHT § 70-36
REQUIRED - 30'-0" / 2 ½ STORES
PROPOSED HEIGHT - 24'-3"

LOT COVERAGE § 70-38
REQUIRED - 30%
6,000 x 30% = 2,000 SF
PROPOSED - 1,570.29 SF (26%)

FLOOR AREA § 70-39
REQUIRED - 45%
6,000 x 45% = 2,700 SF
PROPOSED
CELLAR - 650.83 SF (NOT INCLUDED)
FIRST FLOOR - 1,570.29
SECOND FLOOR - 1,486.53 SF
TOTAL - 3,056.82 SF (51%)

FRONT YARD § 70-40
REQUIRED - 30.0'
AVERAGE FRONT YARD SETBACK - 31.89'
PROPOSED FRONT YARD
TO HOUSE - 31.4'
TO FOYER - 24.8' **VARIANCE REQUIRED**
AS PER § 70-101 A ONE-STORY ENCLOSED VESTIBULE NOT GREATER THAN 8 FEET IN WIDTH AND 5' IN DEPTH MAY EXTEND INTO REQUIRED FRONT YARD. PROPOSED VESTIBULE IS 9.7' WIDE BY 6.6' DEEP. **VARIANCE REQUIRED**

SIDE YARD § 70-41
REQUIRED - 7.0' MIN, 18.0' TOTAL (30% AGG.)
PROPOSED
SIDE YARD 1 - 4.8 **VARIANCE REQUIRED**
SIDE YARD 2 - 8.0'
TOTAL = 12.8' **VARIANCE REQUIRED**

REAR YARD § 70-42
REQUIRED - 15.0'
PROPOSED - 31.0'

DRAWING INDEX

Z-101.00	NOTES, ZONING, PLOT PLAN, AND RISER DIAGRAMS
A-101.00	FLOOR PLANS
A-102.00	ELEVATIONS

SYMBOLS

NEW YORK STATE APPROVED TYPE SMOKE DETECTOR, CARBON MONOXIDE DETECTOR HARD WIRED AND INTERCONNECTED.

NEW YORK STATE APPROVED TYPE SMOKE DETECTOR DETECTOR HARD WIRED AND INTERCONNECTED.

MECHANICAL VENT CFM AS NOTED ON PLANS

EXISTING FOOR

NEW DOOR

WALL LEGEND

EXISTING PARTITION TO BE DEMOLISHED

EXISTING PARTITION TO REMAIN

NON-RATED INTERIOR PARTITION WITH 2"X4" WOOD STUDS @ 16" O.C. WITH ½" WATER RESISTANT SHEETROCK ON BATHROOM SIDE

CONSTRUCTION NOTES

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 BUILDING CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 FIRE CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 PLUMBING CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 FUEL GAS CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 MECHANICAL CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 EXISTING BUILDING CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN			SUBJECT TO DAMAGE FORM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYING REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	WIND SPEED (MPH)	SEMIC DESIGN CATEGORY	WIND-BORNE DEBRIS ZONE	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
45	130	C	YES	SEVERE	3'-0" MIN.	MODERATE / HEAVY	SLIGHT/ MODERATE	15°F	YES / 24"	PER FEMA FLOOD MAP	1500 DR <	52.9°F

AVERAGE FRONT YARD SETBACK

SECTION: 5
BLOCK: 104

LUQUER ROAD

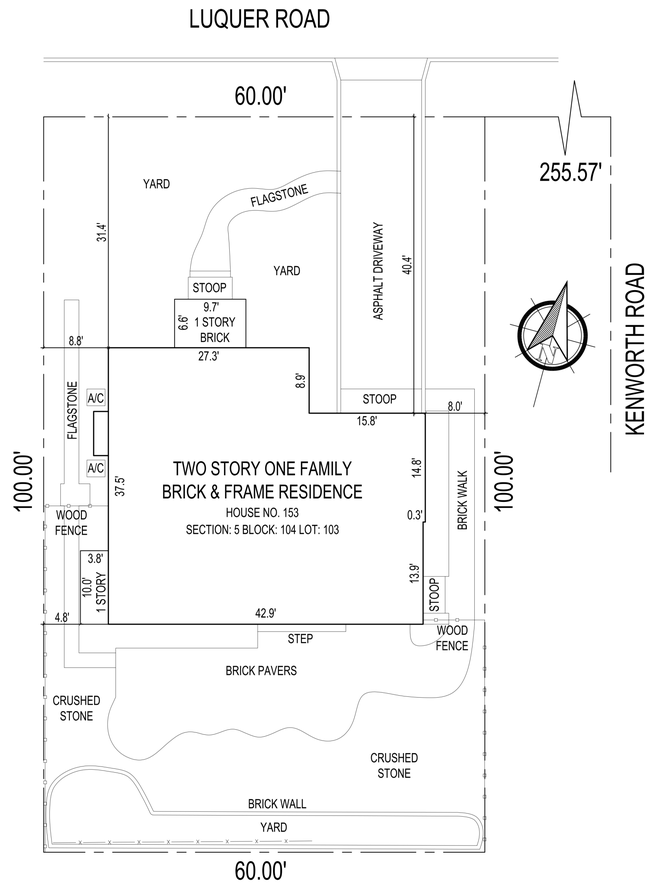
33.9' FRONT YARD	32.1' FRONT YARD	NOT SURVEY ON FILE	LOCATION OF WORK	31.1' FRONT YARD	31.51' FRONT YARD	31.3' FRONT YARD	31.4' FRONT YARD
LOT: 113 147 LUQUER ROAD	LOT: 109 149 LUQUER ROAD	LOT: 106 151 LUQUER ROAD	LOT: 12 96 OXFORD BLVD	LOT: 100 155 LUQUER ROAD	LOT: 97 157 LUQUER ROAD	LOT: 94 159 LUQUER ROAD	LOT: 90 9 KENWORTH ROAD

SECTION: 5
BLOCK: 104

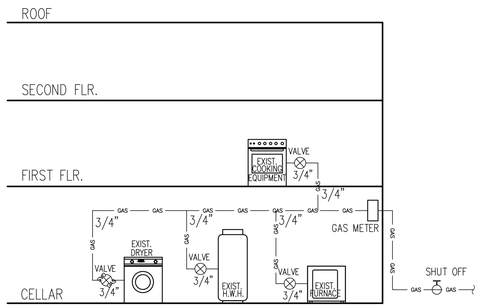
LOT: 113 - 33.9'
LOT 109 - 32.1'
LOT: 106 - NOT AVAILABLE

LOT: 100 - 31.1'
LOT: 97 - 31.51'
LOT: 94 - 31.3'
LOT: 90 - 31.4'
TOTAL = 191.31 / 6 = 31.89

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

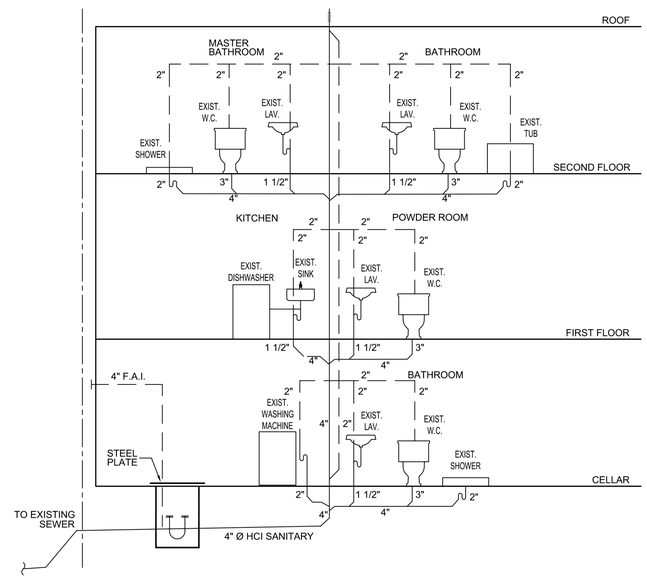


PROPOSED RISER DIAGRAMS SCALE: N.T.S.



GAS RISER DIAGRAM

SCALE: N.T.S.



PLUMBER RISER DIAGRAM

SCALE: N.T.S.

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ARCHITECTURAL & EXPEDITING SERVICES
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PHONE: 516.582.7314
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#21483

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NO.	DATE:	REVISION:

PROJECT DESCRIPTION:
CREATE LEGAL RECORD FOR EXISTING ONE FAMILY HOUSE IN ASSOCIATION WITH CERTIFICATE OF COMPLETION 2005347

PROJECT INFORMATION:
153 LUQUER ROAD
PORT WASHINGTON
NY, 11050

SECTION: 5	BLOCK: 104
LOT: 103	ZONE: R-B

DRAWING TITLE:
NOTES, ZONING, PLOT PLAN, AND RISER DIAGRAMS

DOB APPROVAL:

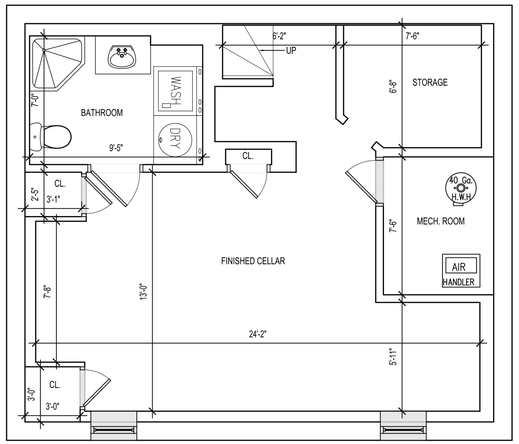
DOB JOB #

SEAL:

EDWARD CHICKS
REGISTERED ARCHITECT
16413
STATE OF NEW YORK

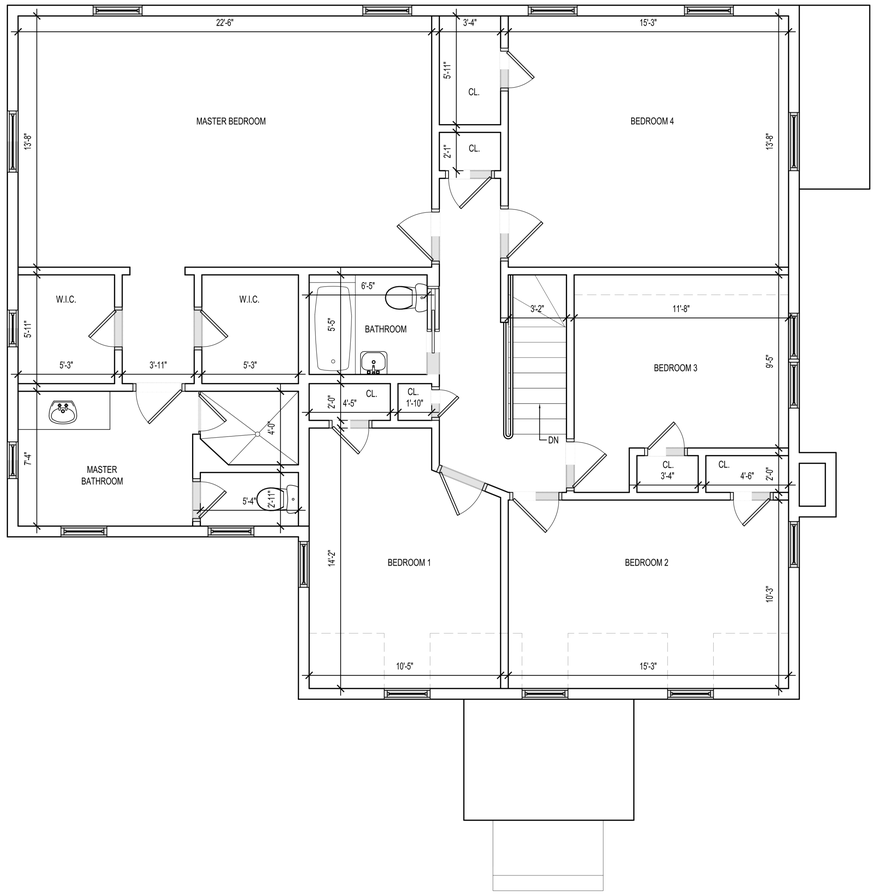
DRAWN BY:	JBS
CHKD. BY:	JS
JOB NO.:	2303
SCALE:	AS NOTED
DATE:	10.19.2023

DRAWING NO.:
Z-101.00



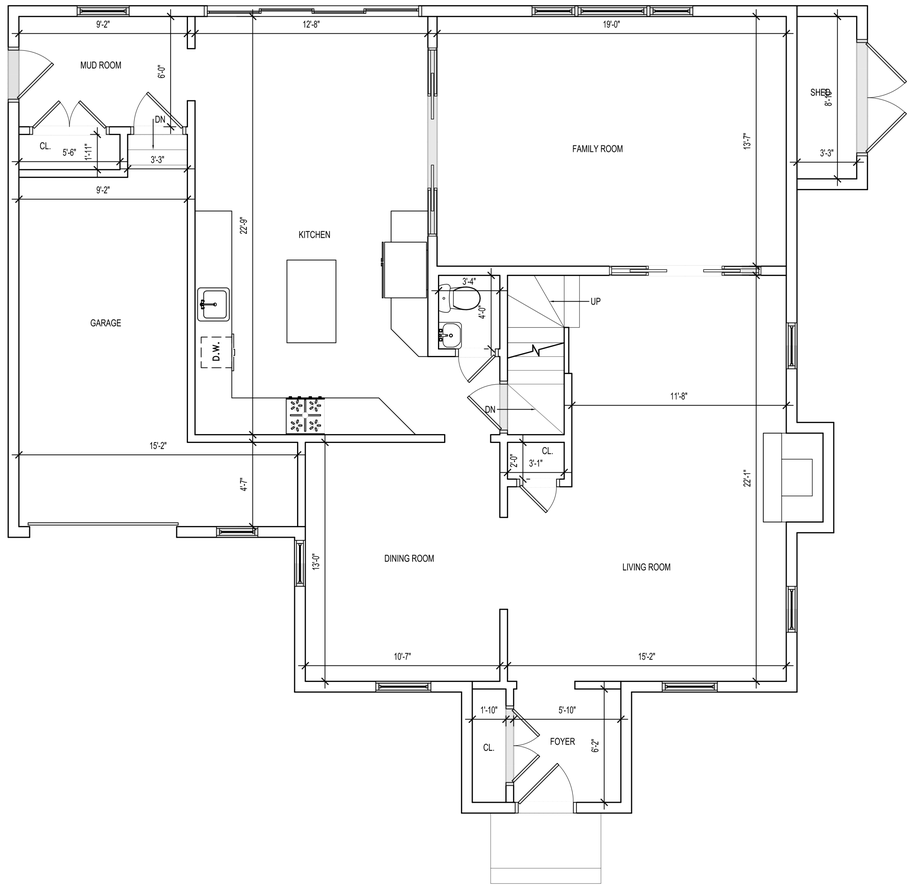
CELLAR FLOOR PLAN

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



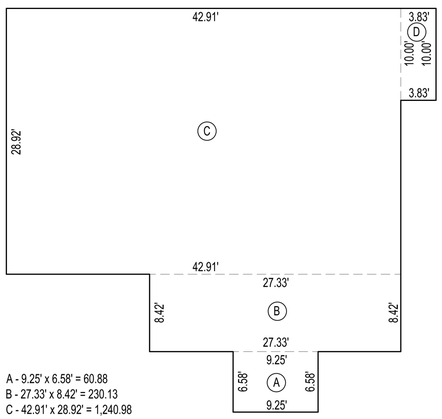
SECOND FLOOR PLAN

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

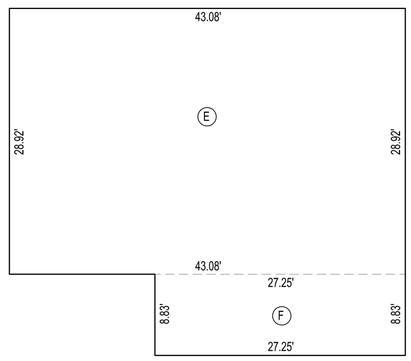


FIRST FLOOR PLAN

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



A - 9.25' x 6.58' = 60.88
B - 27.33' x 8.42' = 230.13
C - 42.91' x 28.92' = 1,240.98
D - 3.83' x 10.00' = 38.30
TOTAL = 1,570.29



E - 43.08' x 28.92' = 1,245.89
D - 27.25' x 8.83' = 240.64
TOTAL = 1,486.53

TOTAL FLOOR AREA = 3,056.82

FLOOR AREA DIAGRAM

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

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NO.	DATE:	REVISION:

PROJECT DESCRIPTION:
CREATE LEGAL RECORD FOR EXISTING ONE FAMILY HOUSE IN ASSOCIATION WITH CERTIFICATE OF COMPLETION 2005347

PROJECT INFORMATION:
153 LUQUER ROAD
PORT WASHINGTON
NY, 11050

SECTION: 5	BLOCK: 104
LOT: 103	ZONE: R-B

DRAWING TITLE:
EXISTING FLOOR PLANS

DOB APPROVAL:

DOB JOB #

SEAL:

REGISTERED ARCHITECT EDWARD CIVICKS 16415 STATE OF NEW YORK

DRAWN BY:	JBS
CHKD. BY:	JS
JOB NO.:	2303
SCALE:	AS NOTED
DATE:	10.19.2023

DRAWING NO.:
A-101.00

FRONT ELEVATION (NORTH)

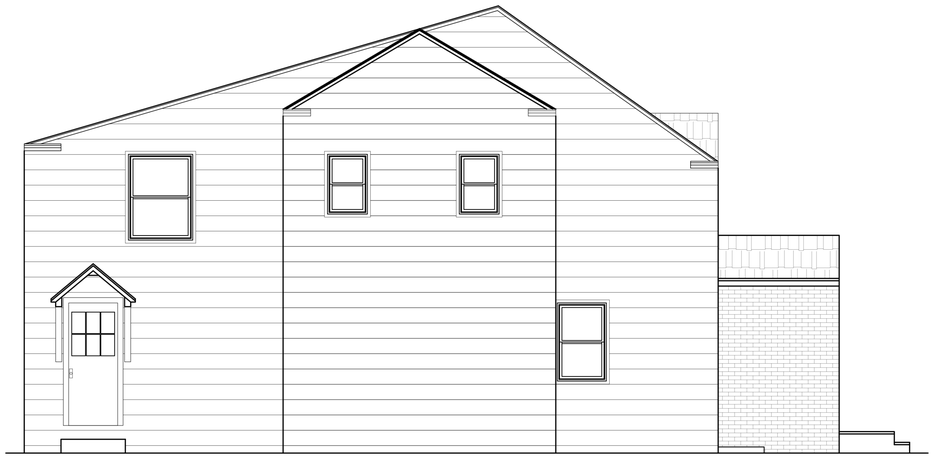
SCALE: $\frac{1}{4}$" = 1'-0"

REAR ELEVATION (SOUTH)

SCALE: $\frac{1}{4}$" = 1'-0"

SIDE ELEVATION (WEST)

SCALE: $\frac{1}{4}$" = 1'-0"



SIDE ELEVATION (EAST)

SCALE: $\frac{1}{4}$" = 1'-0"

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LOT: 103	ZONE: R-B

DRAWING TITLE:
PROPOSED ELEVATIONS

DOB APPROVAL:

DOB JOB #

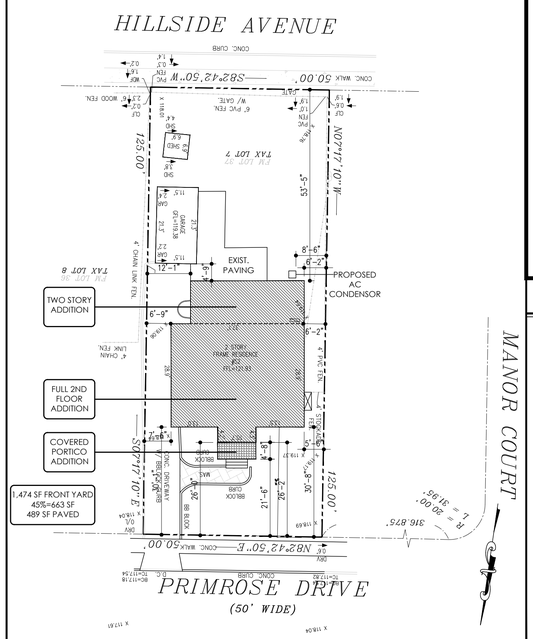
SEAL:

DRAWN BY:	JBS
CHKD. BY:	JS
JOB NO.:	2303
SCALE:	AS NOTED
DATE:	10.19.2023

DRAWING NO.:
A-102.00

PLOT PLAN

SCALE: 1" = 20'-0"



ADDITIONS & ALTERATIONS
MATTER RESIDENCE
52 PRIMROSE DRIVE
NEW HYDE PARK, N Y 11040
SECTION: 8 BLOCK: 314 LOT: 7
TOWN OF NORTH HEMPSTEAD RESIDENCE B

#21484

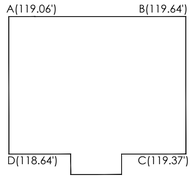
ZONING ANALYSIS

DISTRICT R-B	MIN. LOT AREA	LOT WIDTH	LOT COVERAGE	GROSS FLOOR AREA
PERMITTED	6,000 SF	50'	30%	45% (2,812 SF)
EXISTING	6,250 SF	50'	1,071 SF = HOUSE 245 SF = GARAGE 1,316 SF = TOTAL = 21%	1,121 SF AT 1ST FLOOR 631 SF AT 2ND FLOOR 1,752 SF TOTAL = 28%
PROPOSED	NO CHANGE	NO CHANGE	1,551 SF = HOUSE 245 SF = GARAGE 1,796 SF = TOTAL = 28.7%	1,502 SF AT 1ST FLOOR 1,502 SF AT 2ND FLOOR 3,004 SF TOTAL = 48%

SETBACKS

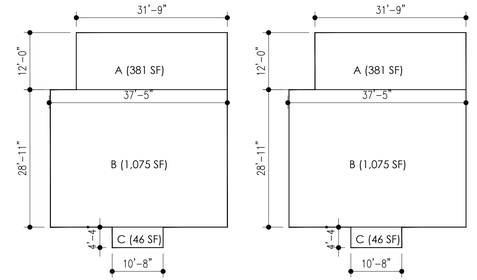
FRONT YARD	SIDE YARDS	REAR YARD	EAVE HEIGHT
30' OR AVG. WITHIN 200' (WHICHEVER IS GREATER)	30% LOT (15'-0")	15'	22'
A.F.Y.S.B. = 29.9' 30' IS GREATER THEREFORE REQUIRED	5'-6" / 6'-9" 12'-3" AGGREGATE (24%)	65'-5"	NA
26' VARIANCE REQUIRED 21'-4" AT PORTICO	5'-6" / 6'-9" 12'-3" AGGREGATE (24%)	53'-5"	19'-10"

AVERAGE GRADE CALCULATIONS



AVERAGE GRADE CALCULATION
A(119.06')+B(119.64')+C(119.37')+D(118.64')=476.71'/4=119.18'

FAR CALCULATIONS



TOTAL = 3,004 SF

CONSTRUCTION LEGEND

- EXIST. EXTERIOR FRAME WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
- NEW 2X4 STUD WALL W/ 5/8" GYPSUM BD. SIDES (WATER RESISTANT AT ALL WET LOCATIONS)
- TYPICAL EXTERIOR WALL CONSTRUCTION

CM/SD — SMOKE DETECTOR/CARBON MONOXIDE DETECTOR. SMOKE ALARMS & CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER R313.1.1 & R313.4

F.J.	FLOOR JOIST
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R.R.	ROOF RAFTER
P.C.	POURED CONCRETE
V.I.F.	VERIFY IN FIELD
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DS	DOWNSPOUT

FRAMING / HEADER NOTES

ALL MATERIAL FOR WOOD FRAMING TO HAVE A MINIMUM fb OF 825 P.S.I. AND SHALL BE DOUGLAS FIR #2 OR BETTER

NOMINAL LUMBER SIZE:	SPAN:
(2) 2X6	UP TO 4'-0"
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(2) 2X10	6'-0" TO 8'-0"
(2) 2X12	8'-0" TO 10'-0"

POST SHALL BE 4X4 (NOMINAL) & MINIMUM & BRACED LATERALLY

NOTE: ALL SIZES CALLED OUT ON ANY OF THE FOLLOWING DRAWINGS WILL SUPERCEDE THIS SCHEDULE

No.	Revisions	Date
2	CONSTRUCTION DRAWINGS—REVISED	10.02.2023
1	CONSTRUCTION DRAWINGS	12.16.2022

No.	Issued To	Date

PROFESSIONAL SEAL

REGISTERED ARCHITECT VICTORIA J. MORELLI 032376 STATE OF NEW YORK

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT PERMIT GRANTED BY GOVERNING TOWN OR VILLAGE

CONTRACTOR TO CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK FOR AN ALTERNATIVE DESIGN AS REQUIRED.

NOTES

DEMOLITION

D1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND ACTUAL QUANTITIES PRIOR TO DEMOLITION WORK

D2. CONTRACTOR SHALL INTERFACE WITH UTILITY COMPANIES INVOLVING POWER, GAS, WATER, SEWER, ETC. REQUIRED TO SHUT DOWN OR DISCONNECT UTILITIES OR TO EXECUTE DEMOLITION WORK SHOWN ON THESE DRAWINGS.

D3. CONTRACTOR TO PROVIDE ALL REQUIRED SHORING AND PROTECTION OF ALL WORK TO REMAIN

D4. DEMOLITION SHALL INCLUDE COMPLETE DISMANTLING, REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIAL.

D5. CONTRACTOR TO DEMOLISH FOUNDATION, EXTERIOR & INTERIOR WALLS INDICATED ON DEMOLITION PLANS (REFER TO LEGEND). SHORE EXISTING STRUCTURE AS REQUIRED.

D6. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING REQUIRED WHILE REPLACING EXISTING BEARING WALLS TO BE REMOVED WITH NEW STRUCTURAL BEAMS.

CONSTRUCTION

1. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD TO HIS OWN SATISFACTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR IS TO BE RESPONSIBLE FOR CORRECTIONS NOT REPORTED BEFORE WORK HAS BEGUN WITH THE EXCEPTION OF HIDDEN CONDITIONS.
2. ALL PERMITS AND REQUIRED APPROVALS FROM LOCAL BUILDING AUTHORITIES AND ALL LOCAL JURISDICTIONS ARE TO BE ACQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
3. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL ZONING AND BUILDING CODES AND REGULATIONS.
4. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH NEW YORK STATE BUILDING CODES AND LOCAL CODES AND REGULATIONS.
5. ALL BRICK VENEER TO MATCH EXISTING BRICK VENEER TYPE, COLOR & TEXTURE. BRICK VENEER TO BE LAID IN PATTERN TO MATCH EXISTING.
6. THESE PLANS COMPLY WITH NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
7. ANY ITEM WHICH IS NOT CLEARLY UNDERSTOOD FROM THESE DRAWINGS OR ANY ITEM WHICH APPEARS TO BE IN CONFLICT WITH THE INTENTION OF THE DRAWINGS IS TO BE CHECKED WITH THE ARCHITECT BEFORE ORDERING OF ANY MATERIAL AND BEFORE ANY CONSTRUCTION OR INSTALLATION IS BEGUN.
8. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS.
9. CONTRACTOR SHALL PATCH AND/OR REPLACE EXISTING CONSTRUCTION DISTURBED BY NEW CONSTRUCTION.
10. THE CONTRACTOR IS TO DO ALL WORK IN A NEAT, WORKMAN-LIKE MANNER AND IS TO LEAVE THE PREMISES WITH ALL WORK COMPLETED AND READY TO USE BY OWNER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL LINES, GRADES AND BENCHMARKS NECESSARY FOR PROPER WORK. ALL GIVEN SURVEY DATA SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. ALL SURVEY & GRADE DATA FOR GENERAL USE ONLY.
12. CONTRACTORS SHALL PROVIDE ALL TEMPORARY PROTECTION TO SAFEGUARD AND WEATHERPROOF EXIST. CONSTRUCTION DURING THE ALTERATION PROCESS. CONTRACTOR SHALL REPAIR OR REPLACE ANY ITEMS DAMAGED BY HIS ACTIONS DURING THE COURSE OF CONSTRUCTION.
13. THE CONTRACTOR SHALL GIVE ALL NOTICES & COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS & LAWFUL ORDERS OF ANY PUBLIC ORDINANCES, RULES, REGULATIONS & LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK & SHALL PROMPTLY NOTIFY THE ARCHITECT IF THE DRAWINGS & SPECIFICATIONS ARE AT VARIANCE THEREWITH.
14. EXTERIOR DOORS AND WINDOWS TO BE INSULATED GLASS. ANY DOOR OR WINDOW WITH GLASS LESS THAN 18" ABOVE FLOOR, THE GLASS IS TO BE TEMPERED.
15. OWNER AND CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ARCHITECT & THEIR AGENTS & EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES & EXPENSES INCLUDING BUT NOT LIMITED TO ATTORNEY FEES ARISING UT OF OR RESULTING FROM THE PERFORMANCE EXPENSE: OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS, OR (1) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THERE FROM AND (2) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE UNABLE, REGARDLESS WHETHER OR NOT IT IS CAUSED IN PART BY ANY PARTY INDEMNIFIED HERE UNDER.
16. OPENINGS FOR EMERGENCY USE SHALL INCLUDE DOORS OR OPERABLE PARTS OF WINDOWS LOCATED AS TO PROVIDE UNOBSTRUCTED EGRESS TO LEGAL OPEN SPACES. SUCH OPENINGS SHALL NOT IMPEDE EGRESS IN AN EMERGENCY & SHALL HAVE A MINIMUM AREA OF 5.7 SQ. FT. WITH A MINIMUM HEIGHT OF 24" & A MIN. WIDTH OF 20" WITH BOTTOM OF OPENINGS NO HIGHER THAN 44" ABOVE FINISHED FLOOR IN ALL ABOVE GRADE STORIES. (FIRST FLOOR WINDOWS OPENING ONTO GRADE COULD BE 5.0 SQ.FT. MIN.) ALL HABITABLE SPACES MUST MEET THESE REQUIREMENTS.
17. ARCHITECT IS NOT ENGAGED FOR SUPERVISION IN ANY CAPACITY UNLESS NOTED OTHERWISE.
18. HOMEOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF CONSTRUCTION. ARCHITECT IS NOT RESPONSIBLE FOR CERTIFYING ANY PART OF THE CONSTRUCTION FOR WHICH HE DID NOT VISUALLY INSPECT DURING CONSTRUCTION.
19. THE ARCHITECT WILL NOT HAVE CONTROL OR CHARGE OF AND WILL NOT BE RSPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROGRAMS IN CONNECTION WITH THE WORK
20. CONTRACTOR TO STAKE OUT PROPOSED WORK AND VERIFY SETBACKS BEFORE PROCEEDING WITH THE WORK.
21. DO NOT BACKFILL AGAINST FOUNDATION WALLS IN EXCAVATED AREAS UNTIL 1ST FLOOR FRAMING IS COMPLETE.
22. 5/8" GYPSUM BOARD IS REQUIRED ON ALL CEILINGS AND PARTITIONS.
23. ALL ATTIC AND CATHEDRAL TYPE CEILINGS TO BE VENTILATED TO APPLICABLE NATIONAL STANDARDS.
24. CONTRACTOR SHALL PROVIDE 6-MIL POLYETHYLENE VAPOR BARRIER BELOW ALL NEW DUST SLABS IN CRAWL SPACES

ELECTRICAL

E1. THE ELECTRICAL CONTRACTOR IS TO VERIFY WITH THE OWNER , THE NUMBER AND LOCATIONS OF ALL OUTLETS, SWITCHES AND FIXTURES AND IS TO COMPLY WITH THE N.Y.B.F.U. AND ALL OTHER LOCAL CODES.

E2. ALL ELECTRICAL WORK SHALL COMPLY WITH NEW YORK BOARD OF FIRE UNDERWRITERS REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL SUBMIT CERTIFICATE FROM ABOVE AGENCY.

E3. ELECTRICAL CONTRACTOR SHALL INSTALL LINE VOLTAGE SMOKE DETECTORS WIRED TO ALARM IN CONCERT ON CEILING IN ALL BEDROOMS AND IN ALL SPACES ADJACENT TO BEDROOMS INCLUDING AT LEAST (1) DETECTOR ON EA. FLOOR AS WELL AS IN THE CELLAR.

E4. ELECTRICAL CONTRACTOR SHALL REMOVE ALL WIRING IN WALLS TO BE DEMOLISHED, REWIRE CIRCUITS FOR DEVICES IN WALLS TO REMAIN THAT RUN THROUGH DEMOLISHED AREAS.

FOUNDATION

F1. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2 TONS PER SQ.FT. BEARING CAPACITY OF SOILS SHALL BE VERIFIED PRIOR TO PLACE OF FOOTINGS. ALL BACKFILL UNDER FLOOR SLABS SHALL BE CONTROLLED FILL (LESS THAN 10% PASSING A #200 SIEVE) PLACED IN 9" LIFTS (MAX) AND MECHANICALLY COMPACTED TO 95% PF OPTIMUM DENSITY IN CONFORMANCE WITH ASTM D-1557.

F2. ALL CONCRETE SHALL BE NORMAL WEIGHT STONE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI PUBLICATION 318 (LATEST EDITION).

F3. ALL FOOTINGS ARE TO REST ON FIRM VIRGIN SOIL AND ARE TO BE A MINIMUM OF 4'-0" BELOW ADJACENT GRADE. SEE DWGS.

F4. ALL SILL PLATES ARE TO BE TWO (2) PRESSURE TREATED 2X6'S FASTENED TO FOUNDATION WALL WITH 5/8" DIAMETER, 18" LONG STEEL ANCHOR BOLTS MINIMUM 8'-0" O.C. AND 12" MAX. FROM EACH END WITH NUT AND

PLUMBING

P1. ALL PLUMBING WORK SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL BUILDING CODES AND SHALL BE INSTALLED BY A LICENSED & INSURED PLUMBER.

P2. KITCHENS & BATHS TO HAVE EXHAUST FANS AS PER IRC BUILDING CODES.

P3. INSTALL HARDWIRED SMOKE DETECTORS IN ALL BEDROOMS & ONE ON EACH FLOOR LEVEL INCLUDING BASEMENT INTERCONNECTED THROUGHOUT BUILDING.

P4. DOMESTIC HOT WATER PIPES WITHIN INSULATED WALL, JOIST, ETC. CAVITIES TO BE INSULATED.

P5. PROVIDE PROGRAMMABLE CLOCK TYPE DAY/NIGHT THERMOSTAT.

SITE DRAINAGE

SD1. SITE DRAINAGE SYSTEM TO CONFORM TO THE STANDARDS OF THE NASSAU COUNTY DEPT. OF HEALTH.

SD1. PROVIDE DRAINAGE AS PER THE FOLLOWING CALCULATIONS:
CAPACITY = RAINFALL X ROOF AREA X RUNOFF FACTOR
3/12 (.025") X 235 SF x 1.0 = 58.75 CU. FT. REQ'D
USE 3.5' DEEP X 6' DIAM RING W/ DOME

STRUCTURAL

S1. ALL DIMENSIONAL LUMBER SHALL BE K.D. NO. 2 HEM-FIR WITH THE FOLLOWING MIN. VALUES:
Fb = 850 PSI Fv = 75 PSI & E = 1,300,000 PSI. WOOD I-JOIST SECTIONS FOR THE GARAGE CEIL./ SEC. FL. FRAMING SHALL BE LOUSIANA PACIFIC LPI 36 SERIES 14 IN. DEEP WITH A FLANGE WID. OF 2 1/4".

S2. ALL LUMBER SHALL BE SURFACE DRY

S3. ALL END JOISTS SHALL BE DOUBLED OVER SILLS

S4. DOUBLE ALL JOISTS, HEADER AND TRIMMERS AROUND ALL OPENINGS AMD UNDER ALL PARTITIONS. USE TECO, OR APPROVED EQUAL HANGERS OR CONNECTORS WHERE REQUIRED.

S5. ALL LUMBER THAT COMES INTO CONTACT WITH CONCRETE IS TO BE CCA PRESSURE TREATED LUMBER

S6. ALL LUMBER USED IN CANTILEVERS IS TO BE FREE OF SPLITS, CHECKS AND CRACKS WHERE IT EXTENDS BEYOND SUPPORTS.

S7. ALL CONCEALED SPACES IN WALLS AND CEILINGS ARE TO BE FIRESTOPPED AT 8'-0" VERTICALLY AND 20'-0" HORIZONTALLY MAXIMUM.

S8. PROVIDE BRIDGING BETWEEN ALL FLOOR JOISTS AT 8'-0" O.C. MAX.

S9. WHERE LUMBER IS FLUSH FRAMED METAL JOIST HANGERS SHALL BE USED. UNLESS OTHERWISE SHOWN , PROVIDE METAL CONNECTORS AT ALL CONNECTIONS INCLUDING JOIST HANGERS, HURRICANE TIES, POST CAPS. UNLESS OTHERWISE SHOWN USE 3-2X10'S OVER ALL BEARING WALL OPENINGS 6'-0" OR LESS.

S10. ALL HEADERS 6' OR LARGER MUST HAVE DOUBLE SUPPORT STUDS.

S11. ALL LUMBER & PLYWOOD MUST BE GRADE STAMPED.

S12. SOLID BLOCKING IS TO BE INSTALLED IN FLOOR SYSTEMS BENEATH ALL STRUCTURAL POSTS WHERE LOADS ARE TO BE TRANSFERRED TO HEADERS, BEAMS, OR OTHER MEMBERS BELOW.

S13. LAMINATED LUMBER TO BE TRUSS JOIST MICROLLAM LVL 2.0E SERIES (OR EQUAL UNLESS OTHERWISE NOTED). LAMINATED LUMBER TO BE FULL SPAN MEMBERS TO LOCATIONS INDICATED ON PLANS – NO SPLICING PERMITTED. LAMINATED LUMBER IS NOT TO COME INTO CONTACT WITH CONCRETE. IN BASEMENT GIRDER LOCATIONS PROVIDE BITUMINOUS MASTIC PROTECTION ALL AROUND BEAM POCKETS. MULTIPLE MEMBER BEAMS TO BE FASTENED TOGETHER AS PER MANUFACTURERS SPECS.

S14. ALL STEEL TO BE ASTM-A36 AND TO BEAR ON STEEL COLUMNS AS INDICATED ON PLANS.

S15. STEEL FLITCH PLATES TO BE ASTM-A36 AND TO BEAR ON WOOD POSTS AS INDICATED ON PLANS. FLITCH PLATES ARE TO BE BOLTED AS PER FLITCH PLATE BOLTING SCHEDULE PROVIDED ON PLANS WHERE APPLICABLE.

S16. ALL FLOOR OR CEILING JOISTS WHICH ATTACH TO FLUSH HEADERS, BEAMS, OR OTHER MEMBERS ARE TO BE INSTALLED WITH METAL JOIST HANGERS.

S17. ALL SKYLIGHT OPENINGS ARE TO BE DOUBLE FRAMED WITH JOIST HANGERS.

S18. ALL METAL HANGERS, CLIPS, NAILS, BOLTS SCREWS, ETC. IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER TO BE HOT DIPPED GALVANIZED AS PER ASTM SPECIFICATIONS TO RESIST CORROSION FROM PRESSURE TREATED LUMBER.

Architect

VICTORIA MORELLI
ARCHITECT
vmorelliarchitecture@gmail.com 917.270.5431

Project

MATTER RESIDENCE
52 PRIMROSE DRIVE
NEW HYDE PARK, N Y 11040
SECTION: 8 BLOCK: 314 LOT: 7

Drawing Title

COVER SHEET
&
GENERAL NOTES

Drawn By	VM
Date	10.02.2023
Scale	AS NOTED

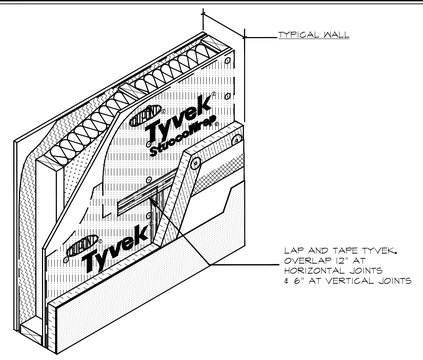
These plans are an instrument of service and are the property of the architect. Infringements will be prosecuted.

Sheet No.

A-1

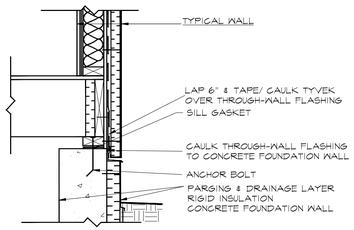
FOR TOWN OF NORTH HEMPSTEAD USE

TYVEK DETAILS



TYVEK INSTALLATION TYPICAL WALL ISOMETRIC

N.T.S.



TYVEK INSTALLATION BASE OF WALL DETAIL

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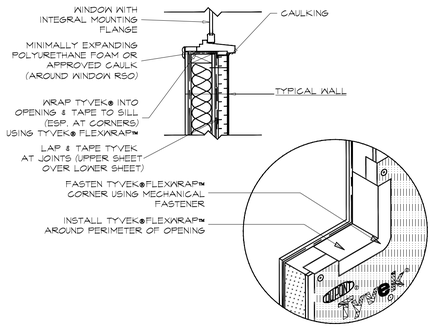
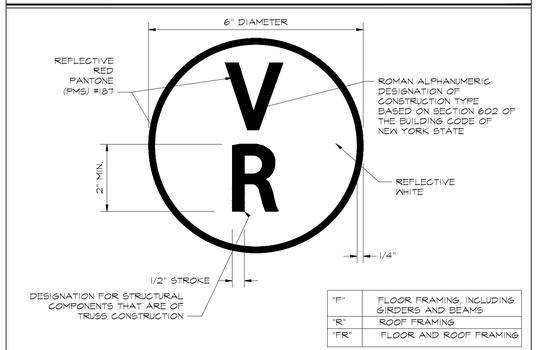
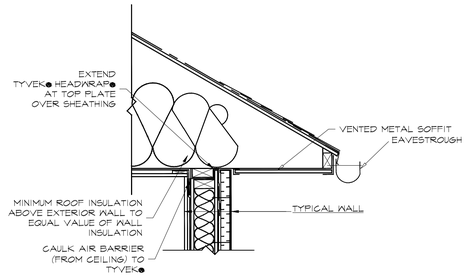


TYVEK INSTALLATION WINDOW SILL DETAIL

NTS

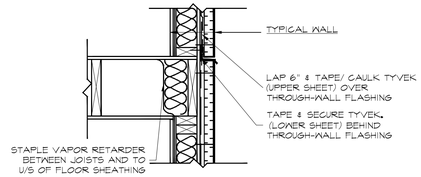
TRUSS IDENTIFICATION SIGN





TYVEK INSTALLATION ROOF/ WALL INTERFACE DETAIL

N.T.S.



TYVEK INSTALLATION FLOOR/ WALL INTERFACE DETAIL

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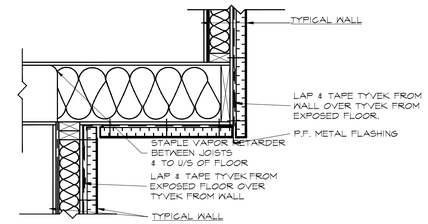

TYVEK INSTALLATION CANTILEVERED FLOOR DETAIL

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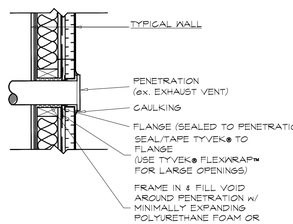
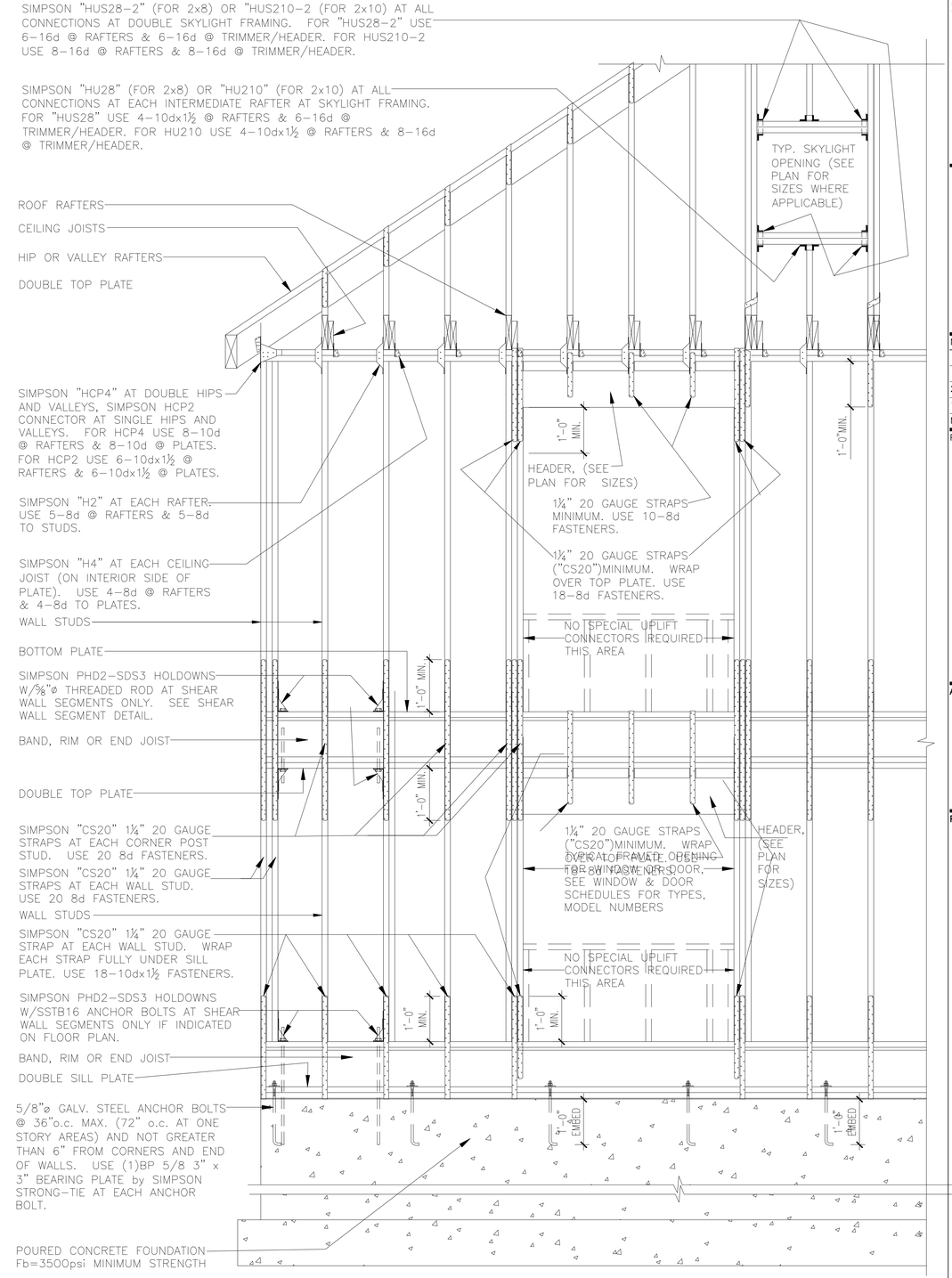


TYVEK INSTALLATION WALL PENETRATION DETAIL

N.T.S.

TYVEK NOTES
- *SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE)
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (ex. DUPONT WRAPCAPS)
- *LOCAL LAWS, ZONING AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
- *INSTALL EIFS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS

WINDSTORM CONNECTION DETAILS - SEE A-3 FOR DETAILS



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Architect

VICTORIA MORELLI
ARCHITECT
vmorelliarchitecture@gmail.com 917.270.5431

Project

MATTER RESIDENCE
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SECTION: 8 BLOCK: 314 LOT: 7

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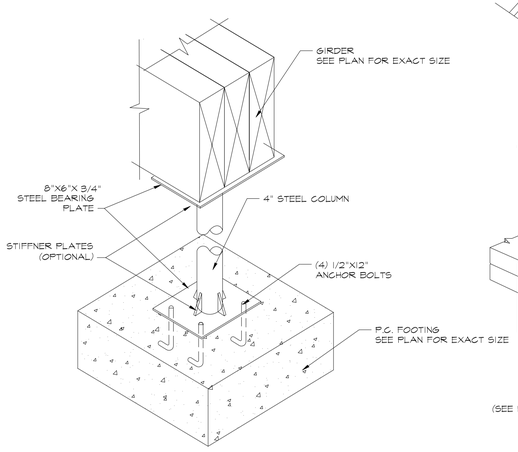
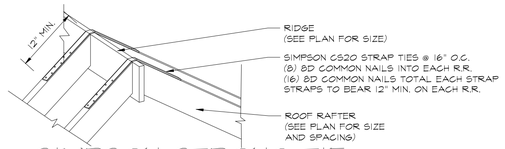


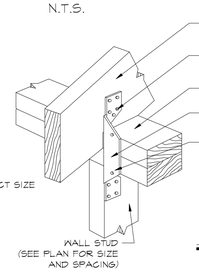
STEEL COLUMN DETAIL

SCALE 1/2" = 1'-0"



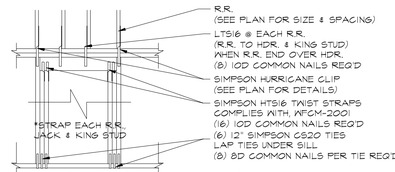
SIMPSON STRONG TIE RAFTER TO RIDGE TO RAFTER CONNECTION DETAIL

N.T.S.



SIMPSON STRONG TIE H2A CONNECTOR DETAIL

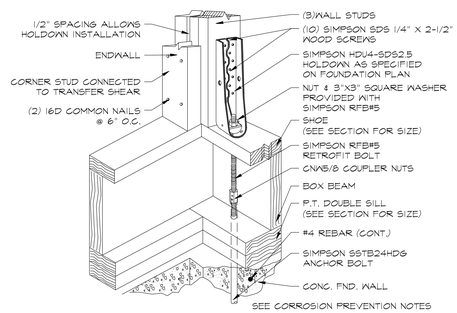
N.T.S.



SIMPSON STRONG TIE HEADER TO JACK POST DETAIL

SEE CORROSION PREVENTION NOTES

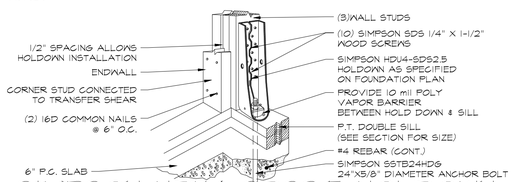
N.T.S.



FOR USE WHEN BUILDING OVER CRAWL SPACE OR CELLAR

SIMPSON HDU4-SDS2.5 HOLDOWN CONNECTION DETAIL

N.T.S.

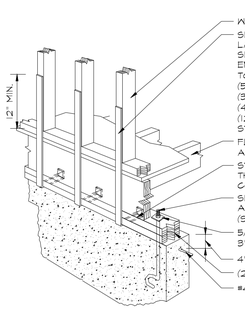


SIMPSON HDU4-SDS2.5 HOLDOWN CONNECTION DETAIL

SEE CORROSION PREVENTION NOTES

N.T.S.

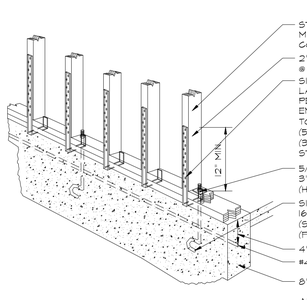
FOR USE WHEN BUILDING OVER P.C. SLAB



SEE CORROSION PREVENTION NOTES ALL NAILS INTO SILL TO BE HDG

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

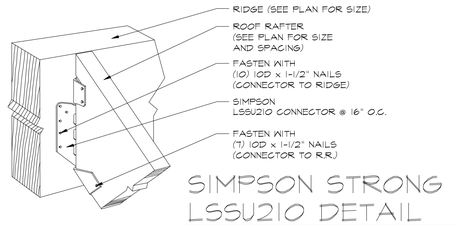
N.T.S.



SEE CORROSION PREVENTION NOTES

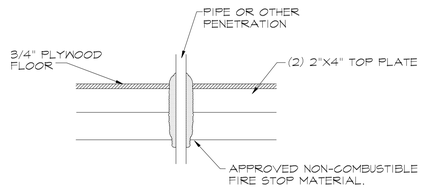
SIMPSON STRONG TIE STUD WALL TO SLAB FOUNDATION CONNECTION DETAIL

N.T.S.

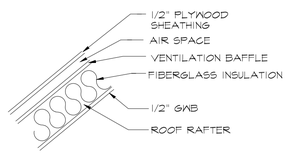


SIMPSON STRONG TIE LSSU210 DETAIL

N.T.S.

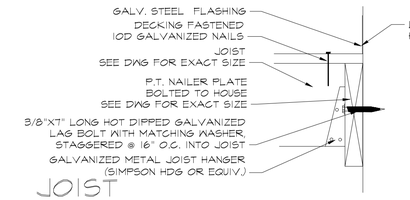


DETAIL FOR FIRE STOP



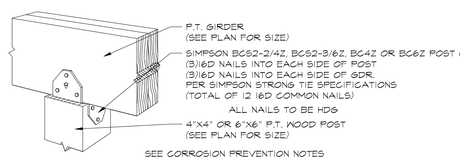
SECTION VIEW- VENTILATION BAFFLE

N.T.S.



JOIST NAILER PLATE DETAIL

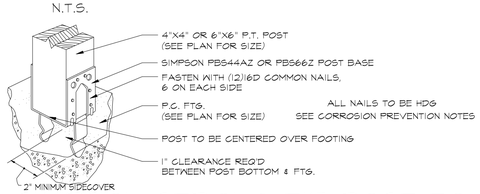
N.T.S.



SEE CORROSION PREVENTION NOTES

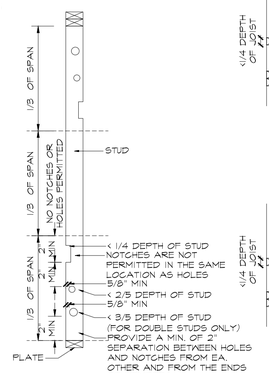
SIMPSON STRONG TIE POST CAP DETAIL

N.T.S.

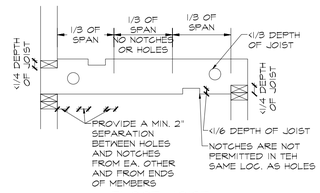


SIMPSON STRONG TIE POST TO FOOTING CONNECTION DETAIL

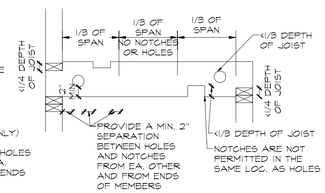
N.T.S.



EXTERIOR AND BEARING WALLS



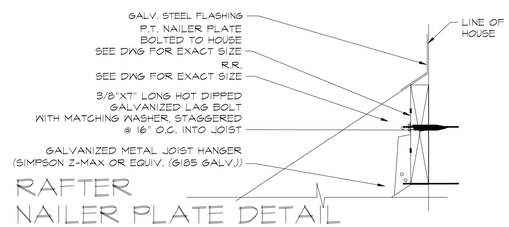
FLOOR JOIST



CEILING JOISTS / ROOF RAFTERS

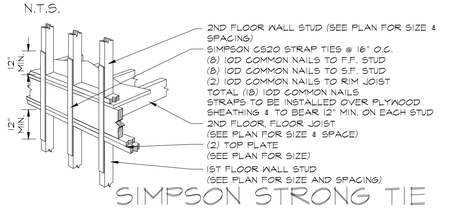
NOTCHING AND DRILLING FOR WOOD FRAME MEMBERS

N.T.S.



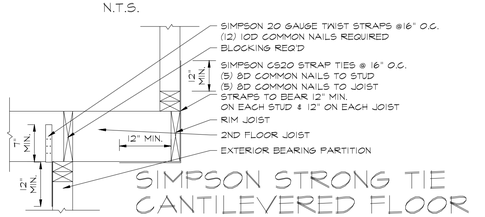
RAFTER NAILER PLATE DETAIL

N.T.S.



SIMPSON STRONG TIE STUD TO STUD DETAIL

N.T.S.



SIMPSON STRONG TIE CANTILEVERED FLOOR JOIST DETAIL

N.T.S.

CONSTRUCTION LEGEND

- EXIST. EXTERIOR FRAME WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
- NEW 2X4 STUD WALL W/ 5/8" GYPSUM BD. SIDES (WATER RESISTANT AT ALL WET LOCATIONS)
- TYPICAL EXTERIOR WALL CONSTRUCTION
- CM/SD — SMOKE DETECTOR/CARBON MONOXIDE DETECTOR. SMOKE ALARMS & CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER R313.1.1 & R313.4

F.J.	FLOOR JOIST
C.J.	CEILING JOIST
R.R.	ROOF RAFTER
P.C.	POURED CONCRETE
V.I.F.	VERIFY IN FIELD
HT.	HEIGHT
DS	DOWNSPOUT

FRAMING / HEADER NOTES

ALL MATERIAL FOR WOOD FRAMING TO HAVE A MINIMUM fb OF 825 P.S.I. AND SHALL BE DOUGLAS FIR #2 OR BETTER

NOMINAL LUMBER SIZE:	SPAN:
(2) 2X6	UP TO 4'-0"
(2) 2X8	4'-0" TO 6'-0"
(2) 2X10	6'-0" TO 8'-0"
(2) 2X12	8'-0" TO 10'-0"

POST SHALL BE 4X4 (NOMINAL) & MINIMUM & BRACED LATERALLY

NOTE: ALL SIZES CALLED OUT ON ANY OF THE FOLLOWING DRAWINGS WILL SUPERCEDE THIS SCHEDULE

No.	Revisions	Date
2	CONSTRUCTION DRAWINGS–REVISED	10.02.2023
1	CONSTRUCTION DRAWINGS	12.16.2022

No.	Issued To	Date

PROFESSIONAL SEAL

REGISTERED ARCHITECT VICTORIA J. MORELLI 032376 STATE OF NEW YORK

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT PERMIT GRANTED BY GOVERNING TOWN OR VILLAGE

CONTRACTOR TO CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK FOR AN ALTERNATIVE DESIGN AS REQUIRED.

Architect

VICTORIA MORELLI
ARCHITECT
vmorellarchitecture@gmail.com 917.270.5431

Project

MATTER RESIDENCE
52 PRIMROSE DRIVE
NEW HYDE PARK, N Y 11040
SECTION: 8 BLOCK: 314 LOT: 7

Drawing Title

GENERAL NOTES & DETAILS

Drawn By	VM
Date	10.02.2023
Scale	AS NOTED

These plans are an instrument of service and are the property of the architect. Infringements will be prosecuted.

Sheet No.

A-3

FOR TOWN OF NORTH HEMPSTEAD USE

NAILING SCHEDULE

RAFTER TO TOP PLATE (TOE NAILED)	3–8d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE NAILED)	3–8d	PER JOIST
CEILING JOIST TO PARALELL RAFTER (FACE NAILED)	5–16d	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED)	5–16d	EACH LAP
COLLAR TIE TO RAFTER (FACE NAILED)	10–10d	EACH TIE
BLOCKING TO RAFTER (TOE NAILED)	2–8d	EACH END
RIM BOARD TO RAFTER (TOE NAILED)	2–16d	EACH END
TOP PLATE TO TOP PLATE (FACE NAILED)	2–16d	PER FOOT
TOP PLATE AT INTERSECTIONS (FACE NAILED)	4–16d	JOINTS–EACH SIDE
STUD TO STUD	2–16d	24"o.c.
HEADER TO HEADER (FACE NAILED)	16d	16" ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END NAILED)	3–16d	PER 2x4 STUD
TOP OR BOTTOM PLATE TO STUD (END NAILED)	3–16d	PER 2x6 STUD
TOP OR BOTTOM PLATE TO STUD (END NAILED)	4–16d	PER 2x8 STUD
BOTTOM PLATE TO FLOOR JOIST, RIM JOIST, BANDJOIST, ENDJOIST or BLOCKING (FACE NAILED)	2–16d	PER FOOT
JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED)	4–8d	PER JOIST
BRIDGING TO JOIST (TOE NAILED)	2–8d	EACH END
BLOCKING TO JOIST (TOE NAILED)	2–8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	3–16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE NAILED)	3–16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE NAILED)	3–8d	PER JOIST
BAND JOIST TO JOIST (END NAILED)	3–16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2–16d	PER FOOT
STRUCTURAL PANEL SHEATHING		
WITHIN 4' OF PERIMETER EDGE OF ROOF STRUCTURE		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	6" MAX.
WITHIN INTERIOR ZONE OF ROOF STRUCTURE		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	12" MAX.
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2–8d	PER SUPPORT
1"x10" or WIDER	3–8d	PER SUPPORT
CEILING SHEATHING		
GYPSUM WALLBOARD	5d COOLERS	7" MAX. AT EDGES
		10" MAX. IN FIELD
STRUCTURAL PANEL SHEATHING or PANEL SIDING		
WITHIN 4' OF ALL WALL EDGES		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	12" MAX.
WITHIN INTERIOR ZONE OF WALL STRUCTURE		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	12" MAX.
7/16" FIBERBOARD PANELS	6d	3" MAX. AT EDGES
	6d	6" MAX. IN FIELD
25/32" FIBERBOARD PANELS	8d	3" MAX. AT EDGES
	8d	6" MAX. IN FIELD
GYPSUM WALLBOARD	5d COOLERS	7" MAX. AT EDGES
		10" MAX. IN FIELD
HARBOARD		
WITHIN 4' OF ALL WALL EDGES		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	12" MAX.
WITHIN INTERIOR ZONE OF WALL STRUCTURE		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	12" MAX.
PARTICLE BOARD PANELS		
WITHIN 4' OF ALL WALL EDGES		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	12" MAX.
WITHIN INTERIOR ZONE OF WALL STRUCTURE		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	12" MAX.
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2–8d	PER SUPPORT
1"x10" or WIDER	3–8d	PER SUPPORT
STRUCTURAL PANELS		
1" or LESS	8d	6" MAX. AT EDGES
		12" MAX. IN FIELD
GREATER THAN 1"	10d	6" MAX. AT EDGES
		6" MAX. IN FIELD
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2–8d	PER SUPPORT
1"x10" or WIDER	3–8d	PER SUPPORT

CONSTRUCTION NOTES

GENERAL NOTES

1. THE ACCOMPANYING DRAWINGS AND SUBSEQUENT NOTES ARE INTENDED TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE 2020 RESIDENTIAL COD OF NEW YORK STATE. MECHANICAL SYSTEMS SHALL COMPLY WITH CHAPTERS 10 THROUGH 24; PLUMBING SYSTEMS SHALL COMPLY WITH CHAPTERS 25 THROUGH 33 AND ELECTRICAL SYSTEMS SHALL COMPLY WITH CHAPTERS 34 THROUGH 43.
2. IT IS THE INTENTION OF THESE DRAWINGS AND NOTES TO PROVIDE FOR THE COMPLETE CONSTRUCTION OF THE ADDITION AND INTERIOR ALTERATIONS. SHOULD ANYTHING BE OMITTED FROM THE DRAWINGS NECESSARY TO THE PROPER CONSTRUCTION OF THE WORK HEREIN DESCRIBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AND THE OWNER.
3. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS.
4. CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDINGS OF THE VILLAGE OF ROCKVILLE CENTRE PRIOR TO STARTING ANY WORK.
5. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. ALL WORK SHALL ALSO CONFORM TO THE REQUIREMENTS OF ANY OTHER AUTHORITIES HAVING JURISDICTION.
6. THE CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL REQUIRED APPROVALS, CERTIFICATES, PERMITS, INSPECTIONS, TESTS, ETC., FOR ALL WORK PERFORMED FROM AGENCIES AND UTILITIES HAVING JURISDICTION AND AS REQUIRED BY THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
7. THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF COMPLETION, UPON THE COMPLETION OF THE WORK, FROM THE VILLAGE OF ROCKVILLE CENTRE.
8. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE JOB SITE PRIOR TO STARTING THE WORK AND HE SHALL FAMILIARIZE HIMSELF WITH THE INTENT OF THESE PLANS AND MAKE WORK AGREE WITH THE SAME. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
9. THE CONTRACTOR SHALL COORDINATE ALL WORK, INCLUDING COORDINATION WITH ANY OTHER SUBCONTRACTORS HIRED BY THE OWNER, SO AS TO ASSURE THE PROPER AND TIMELY PERFORMANCE OF WORK FOR THE OVERALL SCHEDULING OF THE PROJECT.
10. DESIGN LOADS:

ROOM OR ASSEMBLY	LIVE LOAD	DEAD LOAD
FIRST FLOOR & BATHROOMS	40 LBS./S.F.	20 LBS./S.F.
SECOND FLOOR	30 LBS./S.F.	20 LBS./S.F.
ROOF	30 LBS./S.F. (SNOW)	10 LBS./S.F.

11. WARRANTIES: THE CONTRACTOR SHALL WARRANTY ALL WORK, LABOR AND MATERIALS IN THE CONSTRUCTION OF THE PROJECT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE WARRANTY SHALL COVER ALL SERVICES PROVIDED BY THE CONTRACTOR, INCLUDING ALL WORK COVERED BY THE SCOPE OF WORK AND CONTRACT DOCUMENTS.
12. ALL WORK IN THIS CONTRACT IS ASSUMED TO BE NEW UNLESS NOTED TO BE EXISTING.

DEMOLITION

1. THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE CONDITIONS OF THE EXISTING STRUCTURES TO BE REMOVED.
2. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS WITH MINIMUM INTERFERENCE WITH EXISTING RESIDENTS, ROADS, STREETS, WALKS AND ADJACENT BUILDINGS.
3. THE CONTRACTOR SHALL REGULARLY REMOVE ALL DEBRIS FROM THE SITE AND PAY ALL CARTING AND WASTE REMOVAL FEES. THE CONTRACTOR SHALL LEAVE THE SITE BROOM CLEAN AFTER EACH WORKING DAY.
4. THE CONTRACTOR SHALL EXERCISE GOOD JUDGMENT TO MINIMIZE DAMAGE TO EXISTING AREAS, INCLUDING IN–GROUND SPRINKLER SYSTEMS, LAWNS/SHRUBS (WHERE APPLICABLE). AREAS DAMAGED DUE TO NEW CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL MAKE CONTINUOUS OBSERVATIONS OF THE EXIST'G AND NEW STRUCTURE SO AS TO ASSURE STRUCTURAL STABILITY THROUGHOUT THE CONSTRUCTION. THE CONTRACTOR SHALL SHORE UP ALL FLOOR AND ROOF ASSEMBLIES AS REQUIRED FOR INSTALLATION OF NEW STRUCTURES.

LUMBER / CARPENTRY

1. ALL FLOOR JOISTS, ROOF RAFTERS, CEILING JOISTS, GIRDERS AND HEADERS SHALL BE DOUGLAS FIR LARCH NORTH, SELECT STRUCTURAL, NO. 2 OR BETTER. (Fb=1045 PSI MIN.)
2. ALL SILL, SOLE AND TOP PLATES SHALL BE HEM FIR NO 2 OR BETTER.
3. UNLESS OTHERWISE NOTED ON DRAWINGS, SHEATHING SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

DESCRIPTION	SPECIES	GRADE	MIN. THICKNESS	NO. OF PLIES
SUB–FLOORING *&**	FIR	CD	3/4"	5
UNDERLAYMENT	FIR	P&TS	3/8"	3
WALL SHEATHING	FIR	CDX	1/2"	4
ROOF SHEATHING	FIR	CDX	5/8"	5
*WARMBOARD–S			1 1/8"	
*USE FOR IN–FLOOR HEAT IN ADDITION AREAS				
**WARMBOARD–R			13/16"	
**USE FOR IN–FLOOR HEAT IN EXISTING AREAS				

4. ALL FRAMING SHALL CONFORM WITH GOOD STANDARD PRACTICE OF PLATFORM FRAMING. ALL WORK SHALL BE ACCURATELY FRAMED PLUMB, LEVEL AND TRUE, WELL SPIKED, BRACED AND ANCHORED TOGETHER TO FORM A RIGID STRUCTURE. ALL NAILINGS SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE RESIDENTIAL BUILDING CODE AND THE WOOD FRAME CONSTRUCTION MANUAL, 1995 SBC HIGH WIND EDITION, PUBLISHED BY THE AMERICAN FOREST AND PAPER ASSOCIATION & AMERICAN WOOD COUNCIL AND AS PER ALL DETAILS ON SHEET A5 AND NAILING SCHEDULES ON SHEET A6.
5. OPENINGS IN FLOOR OR ROOF OVER FOUR (4) SQUARE FEET SHALL BE FRAMED WITH DOUBLE HEADERS AND TRIMMERS UNLESS OTHERWISE NOTED.
6. ALL HEADERS SHALL BE (2)2"X8" UNLESS OTHERWISE NOTED ON DRAWINGS.
7. PROVIDE APPROPRIATE SIZED JOIST HANGERS OR STIRRUPS FOR ALL FLUSH FRAMING.
8. PROVIDE SOLID BLOCKING OR BRIDGING AT ALL SPANS AT A MAXIMUM OF 8'–0"O.C.
9. DOUBLE FLOOR JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS.
10. WOOD JOISTS TO BE FRAMED OUT TO ALLOW FOR PLUMBING ROUGHING AND FITTINGS.
15. DRILLING & NOTCHING OF ALL WALL & FLOOR FRAMING MEMEBERS SHALL BE MADE IN CONFORMANCE WITH ALL DETAILS IN SECTION 15/A6 ON SHEET A6.
16. ALL EXTERIOR WALLS SHALL BE FIRESTOPPED AT ALL FLOORS AND ROOFS.
17. BUILT–UP WOOD MEMBERS SHALL BE SECURELY SPIKED OR BOLTED TOGETHER.
18. ALL EXPOSED WOOD SHALL BE PRESSURE TREATED OR AN EQUIVALENT DECAY RESISTANT SPECIES.

MILLWORK

1. FURNISH AND INSTALL ALL MILLWORK, TRIM AND MOLDINGS AS REQUIRED FOR THE COMPLETION OF THE WORK AND IN ACCORDANCE WITH THE DESCRIPTION BELOW.
2. FURNISH ALL HARDWARE, FASTENERS, NAILS, SCREWS, ANCHORS AND SUPPORTS ETC., AS REQUIRED FOR THE INSTALLATION OF THE MILLWORK.
3. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL MOLDINGS SHALL BE STAIN GRADE, NO. 1 COMMON PINE OR EQUIV. AS FOLLOWS OR AS OTHERWISE SELECTED BY OWNER:
   - DOOR & WINDOW CASING: 1"x5" WITH BACKBAND MOLDING TO MATCH EXISTING (OR AS DIRECTED)
   - BASE MOLDING: 1x6 WITH OGEE CAP TO MATCH & ALIGN WITH EXISTING
   - WINDOW SILLS: 11/16" THICK WINDOW STOOL
   - WINDOW APRONS: 1"X5" APRON TO MATCH EXISTING
   - CROWN MOLDINGS: NEW 4" CROWN OR AS OTHERWISE DIRECTED BY OWNER. 1.5"–2" CROWN INSIDE CEILING COFFERS
   - EXTENSION JAMBS AT WINDOWS: 1" THICK SQUARE EDGE
   - CLOSET SHELVING: 1"X12" WITH MELAMINE FINISH
   - CLOSET POLES: 1⅝" DIAMETER METAL CLOSET POLE
4. FURNISH AND INSTALL ALL MILLWORK REQUIRED INCLUDING, BUT NOT LIMITED TO, ALL WOOD BASE MOLDINGS, WINDOW STOOL AND APRONS, CLOSET SHELVING AND POLES, CABINETS, VANITIES, COUNTERTOPS AND BACKSPLASHES. FURNISH AND INSTALL ALL BATHROOM AND KITCHEN ACCESSORIES INCLUDING, BUT NOT LIMITED TO, TOWEL HOLDERS, SOAP HOLDERS, RECESSED MEDICINE CABINETS, MIRRORS, FIXTURES AND TRIM.

CONCRETE / EXCAVATION

1. EXCAVATION SHALL BE KEPT FREE OF WATER DURING FOUNDATION CONSTRUCTION.
2. PROVIDE GUARD RAILS OR FENCE AT EXCAVATION.
3. ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED SOIL PRESSURE OF 2 TONS/S.F., SUBJECT TO VERIFICATION AT THE SITE PRIOR TO THE PLACEMENT OF FOOTINGS.
4. ALL FOOTINGS SHALL BE PLACED AT A MINIMUM OF 3'–0" BELOW ADJOINING GRADE ON VIRGIN SOIL.
5. A SURVEY, BY A DULY LICENSED SURVEYOR, SHOWING THE LOCATION OF THE BUILDING AND ALL REQUIRED ELEVATIONS SHALL BE PROVIDED BY THE CONTRACTOR AT THE COMPLETION OF THE CONSTRUCTION.
6. COORDINATE LOCATIONS OF CONDUITS, PIPES AND DRAINS AS REQUIRED PRIOR TO PLACEMENT OF FOUNDATION WALLS, FOOTINGS AND SLABS ON GROUND.
7. CONCRETE MATERIALS DESIGN AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND THE A.C.I. CODE.
8. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3500PSI. (FC = 3500PSI)
9. GRADING AT PERIMETER OF NEW CONSTRUCTION SHALL SLOPE AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE AND BLEND INTO EXISTING.

INSULATION & AIR SEALING

1. ALL INSULATION SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE (AS ADOPTED WITH AMENDMENTS FROM THE 2018 INTERNATIONAL ENERGY CODE, IECC).
2. MINIMUM INSULATION TYPES SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
   - EXTERIOR 2"X4" WALLS: R=15C KRAFT FACED FIBERGLASS BATTS
   - EXTERIOR 2"X6" WALLS: R=21C KRAFT FACED FIBERGLASS BATTS
   - CONTINUOUS UNDER VINYL SIDING: 1" THICK RIGID INSULATION BACKER BOARD
   - CATHEDRAL CEILINGS: R=30C KRAFT FACED FIBERGLASS BATTS
   - FLAT CEILINGS: R=30C KRAFT FACED FIBERGLASS BATTS
   - INTERIOR BATHROOM WALLS: R=11 UN–FACED FIBERGLASS BATTS
   - FLOORS ABOVE CELLAR OR CRAWL SPACE: R=30 KRAFT FACED FIBERGLASS BATTS
3. AIR SEALING IN ALL AREAS SHALL BE APPLIED IN ALL AREAS AS PER ALL DETAILS SHOWN IN SECTIONS/DETAILS 1/A6 & 2/A6 ON SHEET ON SHEET A6.

ELECTRIC

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. THE NATIONAL ELECTRICAL CODE AND ANY OTHER AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
2. ELECTRICAL CONTRACTOR SHALL VERIFY THAT THE EXISTING 200 AMP ELECTRIC SERVICE IS SUFFICIENT TO SUPPORT THE ADDITION AND INTERIOR ALTERATION WORK. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE UTILITY COMPANY HAVING JURISDICTION OVER THIS PROJECT AND PAY ALL FEES REQUIRED BY THE UTILITY COMPANY.
3. ELECTRICAL CONTRACTOR SHALL REMOVE EXISTING METER PAN, METER & MASTERHEAD AND INSTALL NEW METERPAN, METER AND MASTHEAD WITH NEW FEED TO MAIN ELECTRIC PANEL.
4. FURNISH AND INSTALL ELECTRIC DISTRIBUTION WIRING AND BRANCH CIRCUITS AS REQUIRED. FURNISH AND INSTALL DISTRIBUTION PANELS IF REQUIRED.
   - 3A. BRANCH CIRCUIT WIRING SHALL BE AS FOLLOWS: LIGHTING AND CONVENIENCE: #14 ROMEX; KITCHEN APPLIANCES: #12 ROMEX
   - 3B. SPECIAL CIRCUIT WIRING FOR HIGH DRAW APPLIANCES AS OVENS, CLOTHES DRYERS AND AIR CONDITIONERS SHALL BE IN WIRE SIZED AS REQUIRED BY THE MANUFACTURER OF THE PARTICULAR APPLIANCE.
5. ALL SWITCHES, RECEPTACLES AND WALL PLATES SHALL BE IN THE "DECORA" STYLE AS MANUFACTURED BY LEVITON.
6. FURNISH AND INSTALL ALL CATV, TELEPHONE AND DATA WIRING WHERE INDICATED ON PLAN AND AS DIRECTED BY OWNER.
7. FURNISH AND INSTALL ALL CONTROL WIRING AND THERMOSTATS FOR HEATING/AC EQUIPMENT.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE OWNER WITH A CERTIFICATE OF APPROVAL FROM THE NEW YORK STATE BOARD OF FIRE UNDERWRITERS UPON COMPLETION OF THE ELECTRICAL WORK.
9. TRACE, TEST, REMOVE AND DISPOSE OF ALL EXISTING ABANDONED ELECTRICAL, SECURITY, TELEPHONE AND MISCELLANEOUS WIRING FROM AREAS IMPACTED BY THIS CONSTRUCTION. REMOVE ALL CONCEALED WIRING FROM INSIDE WALLS, FLOORS AND CEILINGS AS ENCOUNTERED DURING THE COURSE OF THE CONSTRUCTION.

PLUMBING

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. THE NATIONAL PLUMBING CODE AND ALL OTHER AGENCIES HAVING JURISDICTION.
2. ALL WORK SHALL BE PERFORMED BY DULY LICENSED WORKMEN IN THE VARIOUS TRADES AND SHALL BE LICENSED FOR PLUMBING WORK IN THE VILLAGE OF ROCKVILLE CENTRE.
3. CONTRACTOR SHALL OBTAIN AND SECURE ALL APPLICATIONS FOR SERVICES AND PERMITS AND PAY ALL FEES REQUIRED.
4. FURNISH AND INSTALL ALL NEW PLUMBING FIXTURES AND FIXTURE TRIM AT LOCATIONS INDICATED ON THE DRAWINGS.
5. PIPING FOR THIS WORK SHALL BE AS FOLLOWS:
   - 5.1. BELOW GRADE DOMESTIC WATER PIPING SHALL BE TYPE L COPPER HARD.
   - 5.2. ABOVE GRADE DOMESTIC WATER PIPING SHALL BE CROSSLINKED POLYETHYLENE (PEX) OR APPROVED EQUAL. ALL PEX PIPING SYSTEMS & FITTINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS SPECIFICATIONS.
   - 5.3. BELOW GRADE SANITARY PIPING SHALL BE EXTRA HEAVY CAST IRON.
   - 5.4. ABOVE GRADE SANITARY WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC.
6. ALL FIXTURES SHALL BE PROPERLY SUPPORTED. SHUT–OFF VALVES SHALL BE SUPPLIED FOR HOT AND COLD WATER SUPPLIES TO EACH FIXTURE, DIRECTLY UNDER THE FIXTURE. ALL EXPOSED VALVES AND FITTINGS SHALL BE CHROME PLATED OR AS OTHERWISE SELECTED BY OWNER.
7. PROVIDE APPROPRIATE SIZED PIPE INSULATION ON ALL WATER SUPPLY PIPING IN CRAWL SPACES, ATTIC, FLOORS, WALLS AND ALL UNHEATED SPACES.
8. CONTRACTOR SHALL RE–ROUTE AS REQUIRED ALL EXISTING PLUMBING AND HEATING LINES, INCLUDING ANY DUCTWORK, WHICH INTERFERES WITH PROPOSED CONSTRUCTION.

HEATING

1. PLUMBER SHALL VERIFY THE CAPACITY OF THE EXISTING HEATING & HOT WATER EQUIPMENT. NEW ZONES SHALL BE ADDED FROM THE EXISTING BOILER TO SUPPORT THE FIRST AND SECOND FLOOR ADDITION & NEW BASEBOARD HEATING SYSTEM LOOPS ON EACH FLOOR.
2. PLUMBER SHALL FURNISH & INSTALL NEW APPROPRIATELY SIZED CAST IRON BASEBOARD RADIATORS, ON NEW HEATING ZONES ON EACH FLOOR, AS FOLLOWS:
   - FIRST FLOOR: NEW FAMILY ROOM & BATHROOM
   - SECOND FLOOR: NEW PRIMARY BEDROOM, PRIMARY BATHROOM, DRESSING AREA & MODIFIED BEDROOM.
3. PLUMBER SHALL RECONFIGURE EXISTING HEATING SYSTEM IN ALL EXISTING AND ADDITION AREAS WHERE IMPACTED BY THIS WORK.
4. PLUMBER SHALL REMOVE, REPLACE AND RECONFIGURE RADIATORS AS NECESSARY TO SUPPORT THE RECONFIGURATION OF ALL AREAS AND ROOMS IMPACTED BY THIS WORK.
5. THE MINIMUM INDOOR DESIGN TEMPERATURE SHALL BE 68 DEGREES F. AT A DISTANCE OF TWO FEET AND MORE FROM EXTERIOR WALLS, AND A LEVEL OF FIVE FEET ABOVE THE FLOOR. THE INDOOR DESIGN TEMPERATURE SHALL BE BASED ON THE AVERAGE OF THE RECORDED MINIMUM OUTSIDE TEMPERATURES FOR THE LOCALITY.
6. PLUMBER SHALL PROPERLY TERMINATE AND REMOVE ALL PERMANENTLY DISCONNECTED AND ABANDONED HEATING SYSTEM COMPONENTS FROM THE AREA OF THE WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR AND REFINISH ALL AREAS WHERE RADIATORS ARE REMOVED OR RECONFIGURED. NEW FINISHES SHALL MATCH AND ALIGN WITH ALL EXISTING ADJOINING FINISHES.
8. PLUMBER SHALL COORDINATE ALL WORK WITH THE UTILITY COMPANY HAVING JURISDICTION OVER THIS PROJECT, OBTAIN ALL APPROVALS AND PAY ALL REQUIRED FEES.
9. ALL HEATING INSTALLATION AND REMOVALS SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 RESIDENTIAL CONSTRUCTION CODE OF NEW YORK STATE, THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE AND ALL OTHER AGENCIES HAVING JURISDICTION OVER THIS PROJECT.

AIR CONDITIONING

1. THE CONTRACTOR SHALL ADD NEW AIR CONDITIONING SYSTEM COMPONENTS TO SUPPORT THE ADDITIONAL AREAS AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL FURNISH & INSTALL A NEW AIR CONDITIONING SYSTEM WITH NEW CONDENSOR & AIR HANDLING UNITS SUFFICIENTLY SIZED TO SUPPORT THE NEW FAMILY ROOM, MUD ROOM & PRIMARY BEDROOM AREAS.
3. THE NEW AIR CONDITIONING SYSTEM SHALL BE PROVIDE FOR TWO (2) NEW SEPARATE ZONES. ONE FOR THE FIRST FLOOR ADDITION AREAS & ONE FOR THE SECOND FLOOR ADDITION AREAS.
4. THE CONTRACTOR SHALL ALSO REMOVE THE EXISTING SPLIT AIR CONDITIONER SYSTEM & CONDENSER UNITS AND RELOCATE THEM WHERE INDICATED ON THE FLOOR PLANS.
5. THE CONTRACTOR SHALL FURNISH & INSTALL ALL NEW DUCTWORK & CONTROLS NECESSARY FOR THE NEW AIR CONDITIONING SYSTEM.
6. THE NEW AIR CONDITIONING SYSTEM SHALL BE VERIFIED TO MAINTAIN SUFFICIENT CAPACITY TO MAINTAIN AN INDOOR DESIGN TEMPERATURE OF 76° F. AT 50% RELATIVE HUMIDITY.
7. ALL NEW AIR CONDITIONING COMPONENTS & EQUIPMENT SHALL BE ENERGY STAR RATED FOR MAXIMUM ENERGY EFFICIENCY.
8. THE INDOOR DESIGN TEMPERATURE SHALL BE BASED ON THE AVERAGE OF THE RECORDED MAXIMUM OUTSIDE TEMPERATURES FOR THE LOCALITY OF 92° F.
9. ALL HVAC UNITS SHALL BE AS MANUFACTURED BY TRANE, CARRIER OR APPROVED EQUAL AND SHALL BE ENERGY STAR RATED.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE A.I.S.C. "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"
2. ALL STRUCTURAL STEEL SHALL BE A.S.T.M., A–36 (Fb=24,000PSI), UNLESS OTHERWISE NOTED.
3. ALL STEEL FLITCH PLATES SHALL BE THRU BOLTED TO WOOD MEMBERS WITH 5/8" DIAMETER STEEL BOLTS AT 12"OC STAGGERED OR AS OTHERWISE SPECIFIED ON THE DRAWINGS.
4. FLITCHED BEAMS SHALL BE AS MANUFACTURED BY BETTER HEADER OR APPROVED EQUAL

SMOKE ALARMS and CARBON MONOXIDE ALARMS

1. PROVIDE U.L. APPROVED TYPE SMOKE DETECTION DEVICE, RECEIVING POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVERCURRENT DEVICE PROTECTING THE CIRCUIT.
2. SUCH SMOKE ALARMS SHALL BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTO ELECTRIC TYPE.
3. ALL SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE HOME. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
4. ALL SMOKE ALARMS SHALL BE INSTALLED WITHIN EACH SLEEPING ROOM, WITHIN 15'–0" OF ANY SLEEPING ROOM AND ON EVERY FLOOR LEVEL, CEILING MOUNTED, AS INDICATED ON THE PLAN AND SHALL BE IN CONFORMANCE WITH SECTION R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND N.F.P.A. #72.
5. PROVIDE U.L. APPROVED TYPE CARBON MONOXIDE ALARM DEVICE, RECEIVING POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVERCURRENT DEVICE PROTECTING THE CIRCUIT.
6. CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED WITHIN 15'–0" OF ANY SLEEPING ROOM AND ON EVERY FLOOR LEVEL, CEILING MOUNTED, AND AS INDICATED ON THE PLAN.

ROOFING AND FLASHING

1. ALL NEW SLOPED ROOF AREAS SHALL RECEIVE NEW 30 YEAR ARCHITECTURAL GRADE FIBERGLASS ROOFING SHINGLE SYSTEM TO MATCH EXISTING MAIN ROOF.
2. ALL EXISTING ROOFING MATERIALS SHALL BE REMOVED PRIOR TO THE INSTALLATION OF NEW MATERIALS. SUBMIT SHINGLE AND FLASHING SAMPLES TO OWNER FOR APPROVAL PRIOR TO ANY WORK.
3. PROVIDE PROPERLY LAPPED 45# ROOFING PAPER ON ROOF SHEATHING PRIOR TO ROOFING INSTALLATION.
4. PROVIDE 36" WIDE ROLLED ICE & WATER SHIELD ALONG ALL ROOF EDGES, OVERHANGS, VALLEYS AND HIPS.
5. ALL FLASHINGS IN CONTACT WITH STUCCO, BRICK OR MASONRY MATERIALS FOR THIS WORK SHALL BE COPPER OR LEAD COATED COPPER. ALL EXPOSED FLASHINGS SHALL BE COPPER.
6. PROVIDE COPPER OR LEAD COATED COPPER FLASHING AT ALL VALLEYS, HIPS & RIDGES.
7. PROVIDE STEPPED COPPER FLASHING AT ALL ROOF PENETRATIONS, VENTS, ETC., INCLUDING STEP FLASHING AT ROOVES ADJOINING CHIMNEYS AND WALLS.
8. ALL FLAT ROOFS, LESS THAN 2.5/12 PITCH, SHALL RECEIVE A TORCH DOWN MODIFIED BITUMEN ROOF SYSTEM BY BRIE, FIRESTONE OR EQUIVALENT WITH SILVERCOAT FINISH. ALL ROOF FINISHES & SYSTEMS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

INTERIOR DOORS

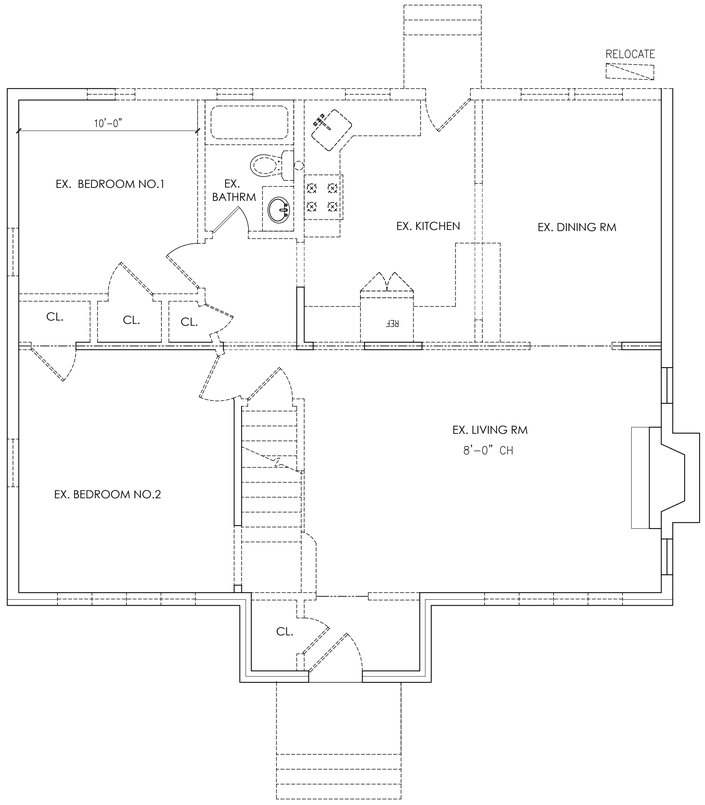
1. ALL NEW INTERIOR DOORS SHALL BE PRE–HUNG RECESSED PANEL SOLID CORE BY MASONITE. STYLE TO MATCH EXISTING INTERIOR DOORS OR AS OTHERWISE SELECTED BY OWNER. FURNISH AND INSTALL ALL DOOR HARDWARE AND LOCKSETS. SUBMIT LOCKSET STYLE TO OWNER FOR APPROVAL.

WINDOWS

1. ALL WINDOWS SHALL BE 400 SERIES WINDOWS AS MANUFACTURED BY ANDERSEN WINDOWS & DOORS, OR OWNER APPROVED EQUAL. MODEL, STYLE NUMBERS AND/OR SIZES AS INDICATED ON FLOOR PLANS AND/OR ELEVATIONS.
2. WINDOW UNIT ANCHORAGE SHALL BE IN CONFORMANCE WITH NYS RESIDENTIAL CODE SECTION R609 AND MANUFACTURERS SPECIFICATIONS.
3. ALL WINDOWS SHALL INCLUDE THE FOLLOWING MINIMUM FEATURES:
   - 3.1. GLAZING SHALL BE HIGH PERFORMANCE LOW 'E' 4 TYPE.
   - 3.2. FIBERGLASS SCREENS, SASH LOCK, SASH LIFT AND JAMB EXTENSIONS.
   - 3.3. PROVIDE REMOVABLE GRILLES IN ALL WINDOWS.
   - 3.4. EXTERIOR CLADDING COLOR SHALL BE AS SELECTED BY OWNER.
   - 3.5. INSTALL ALL WINDOWS AS PER MANUFACTURERS RECOMMENDED SPECIFICATIONS.
   - 3.6. VERIFY ALL UNIT DIMENSIONS, ROUGH OPENING DIMENSIONS AND EXISTING OPENING DIMENSIONS PRIOR TO ORDERING ANY WINDOWS AND FRAMING ALL WINDOW OPENINGS.

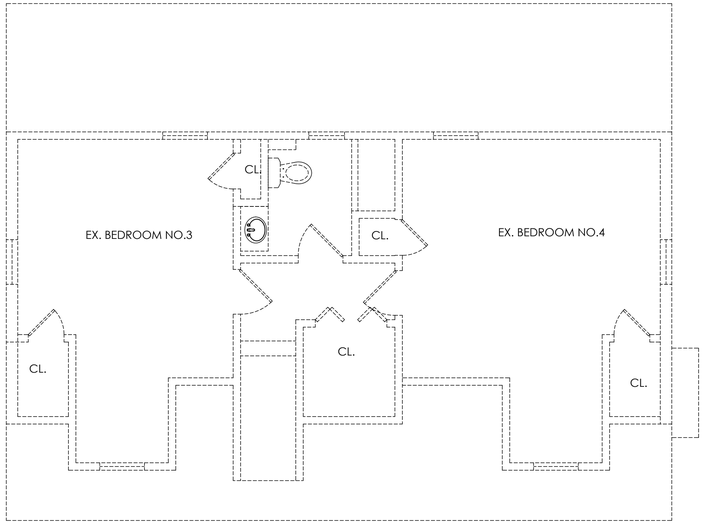
DRYWALL

1. GYPSUM BOARD SHALL BE 1/2" THICK X 48" WIDE X MAXIMUM LENGTHS POSSIBLE TO MINIMIZE BUTT JOINTS.
2. PROVIDE MOISTURE RESISTANT GYPSUM BOARD ON WALLS RECEIVING CERAMIC TILE FINISHES IN BATHROOMS OR KITCHEN.
3. PROVIDE INTERIOR CEMENT TILE BACKER BOARD "DUROCK" AS MANUFACTURED BY U.S.G. ON ALL WALLS IN TUB AND SHOWER ENCLOSURE.
4. ALL GYPSU



1 - FIRST FLOOR DEMOLITION PLAN

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



2 - SECOND FLOOR DEMOLITION PLAN

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

CONSTRUCTION LEGEND

EXIST. EXTERIOR FRAME WALL TO REMAIN

EXIST. WALL TO BE REMOVED

NEW 2X4 STUD WALL W/ 5/8" GYPSUM BD. SIDES (WATER RESISTANT AT ALL WET LOCATIONS)

TYPICAL EXTERIOR WALL CONSTRUCTION

CM/SD — SMOKE DETECTOR/CARBON MONOXIDE DETECTOR. SMOKE ALARMS & CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER R313.1.1 & R313.4

F.J.	FLOOR JOIST
C.J.	CEILING JOIST
R.R.	ROOF RAFTER
P.C.	POURED CONCRETE
V.I.F.	VERIFY IN FIELD
HT.	HEIGHT
DS	DOWNSPOUT

FRAMING / HEADER NOTES

ALL MATERIAL FOR WOOD FRAMING TO HAVE A MINIMUM fb OF 825 P.S.I. AND SHALL BE DOUGLAS FIR #2 OR BETTER

NOMINAL LUMBER SIZE:	SPAN:
(2) 2X6	UP TO 4'-0"
(2) 2X8	4'-0" TO 6'-0"
(2) 2X10	6'-0" TO 8'-0"
(2) 2X12	8'-0" TO 10'-0"

POST SHALL BE 4X4 (NOMINAL) & MINIMUM & BRACED LATERALLY

NOTE: ALL SIZES CALLED OUT ON ANY OF THE FOLLOWING DRAWINGS WILL SUPERCEDE THIS SCHEDULE

No.	Revisions	Date
2	CONSTRUCTION DRAWINGS–REVISED	10.02.2023
1	CONSTRUCTION DRAWINGS	12.16.2022

No.	Issued To	Date

PROFESSIONAL SEAL

REGISTERED ARCHITECT VICTORIA J. MORELLI 032376 STATE OF NEW YORK

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Architect

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Project

MATTER RESIDENCE

52 PRIMROSE DRIVE
NEW HYDE PARK, N Y 11040
SECTION: 8 BLOCK: 314 LOT: 7

Drawing Title

DEMOLITION PLANS

Drawn By	VM
Date	10.02.2023
Scale	AS NOTED

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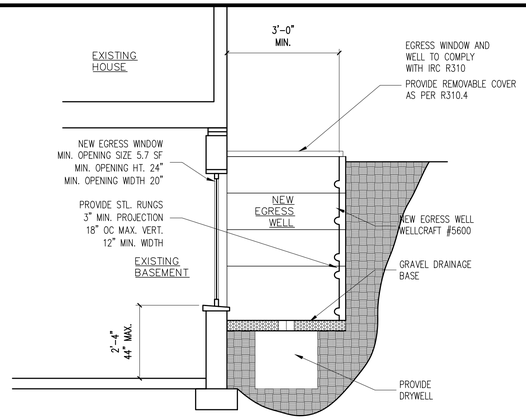
Sheet No.

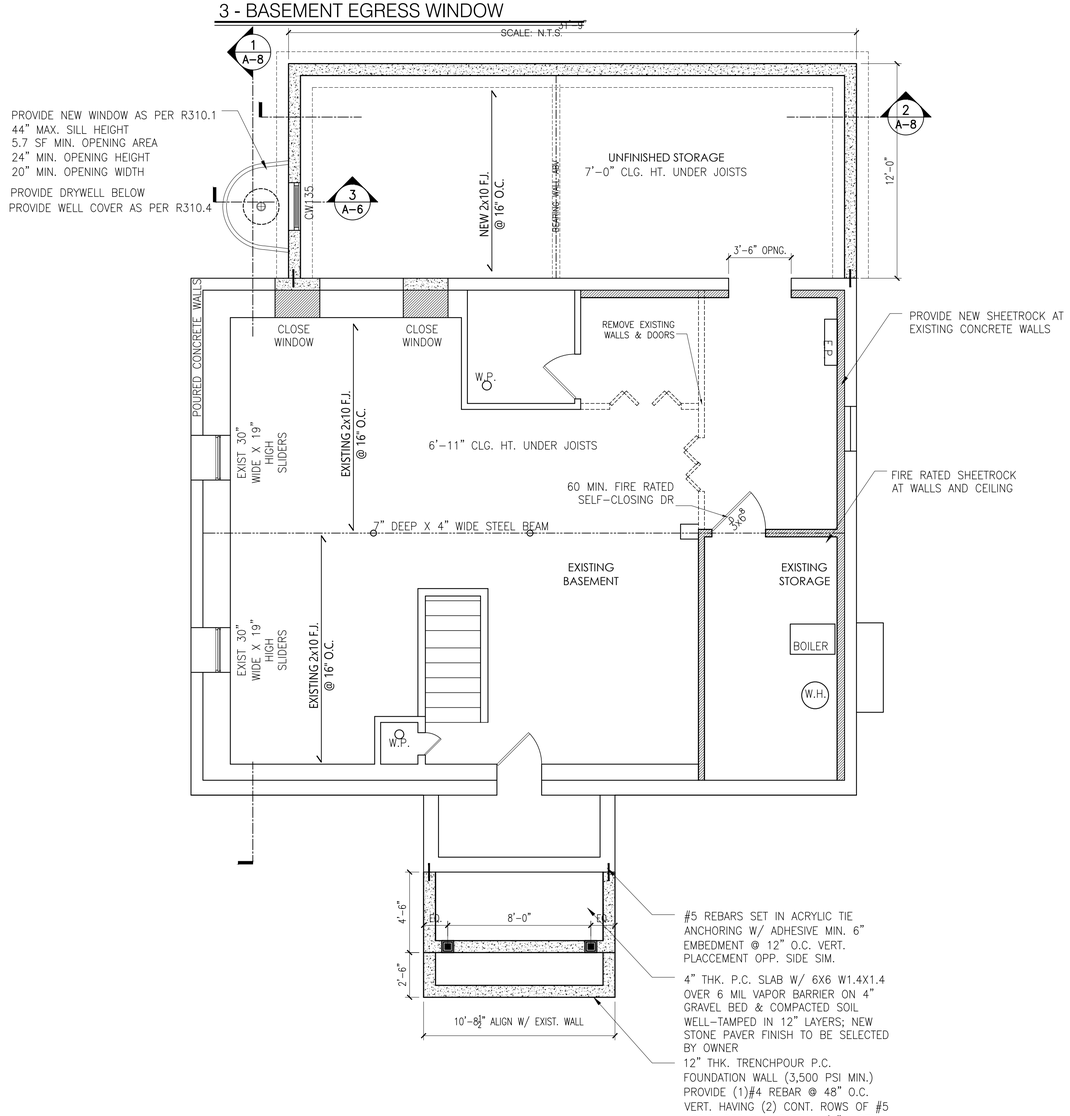
A-5

FOR TOWN OF NORTH HEMPSTEAD USE



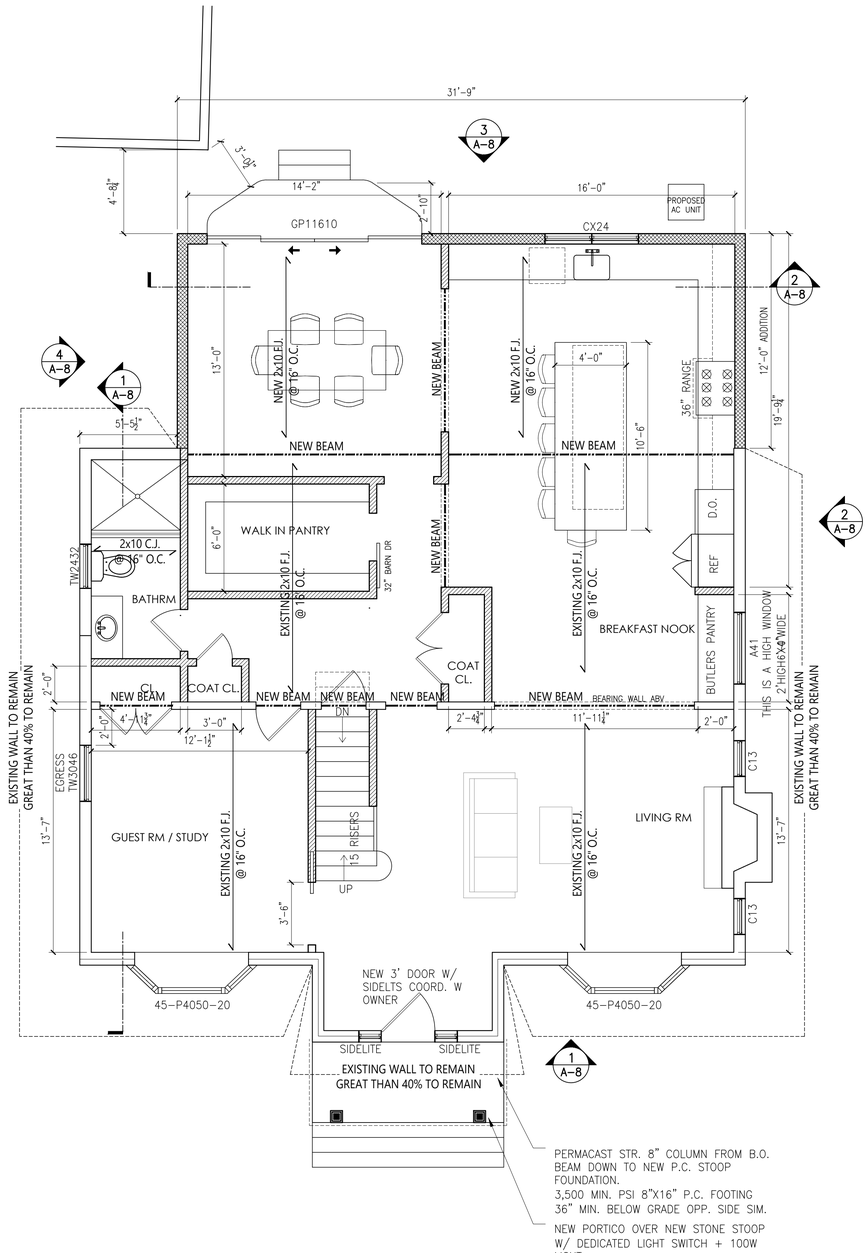
3 - BASEMENT EGRESS WINDOW

SCALE: N.T.S.



1 - BASEMENT CONSTRUCTION PLAN

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



2 - FIRST FLOOR CONSTRUCTION PLAN

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

CONSTRUCTION LEGEND

- EXIST. EXTERIOR FRAME WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
- NEW 2X4 STUD WALL W/ 5/8" GYPSUM BD. SIDES (WATER RESISTANT AT ALL WET LOCATIONS)
- TYPICAL EXTERIOR WALL CONSTRUCTION
- CM/SD — SMOKE DETECTOR/CARBON MONOXIDE DETECTOR. SMOKE ALARMS & CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER R313.1.1 & R313.4

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Drawing Title

FRST FLOOR & SECOND FLOOR CONSTRUCTION PLAN

Drawn By	VM
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A-6

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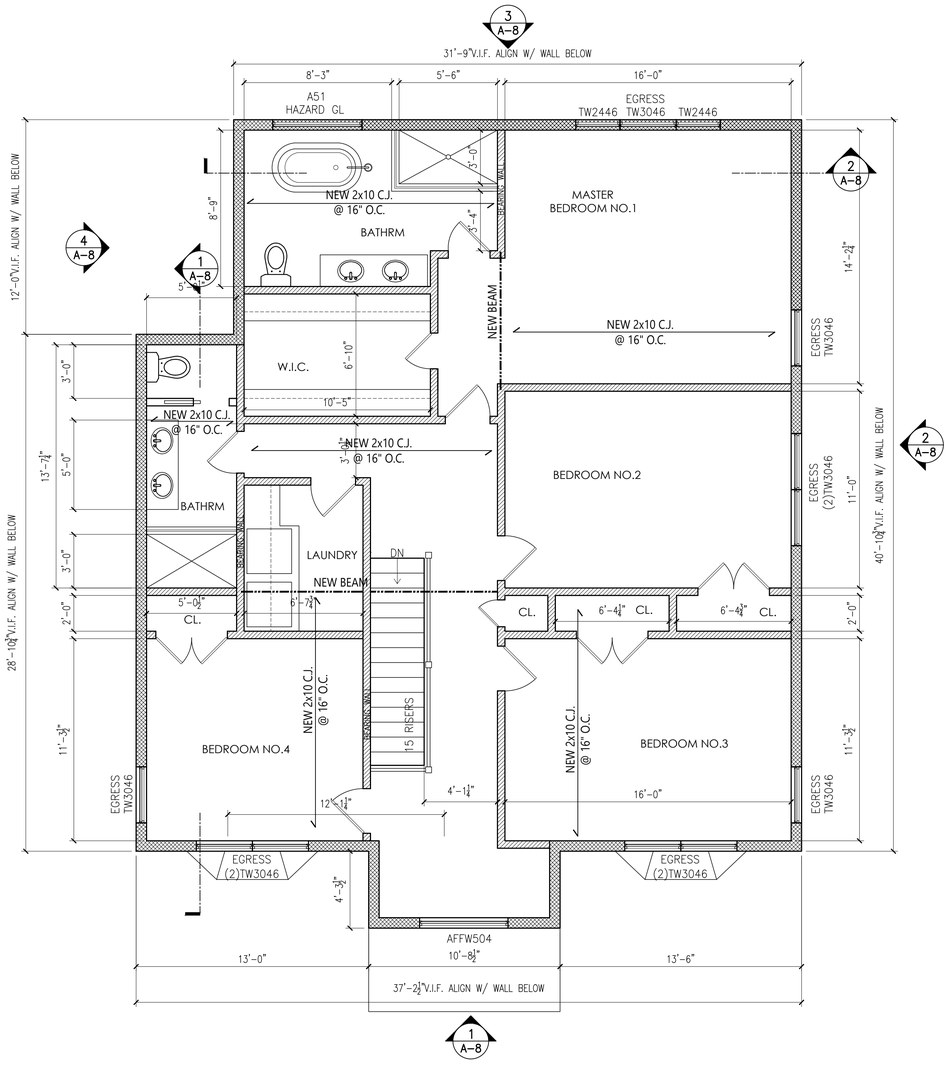
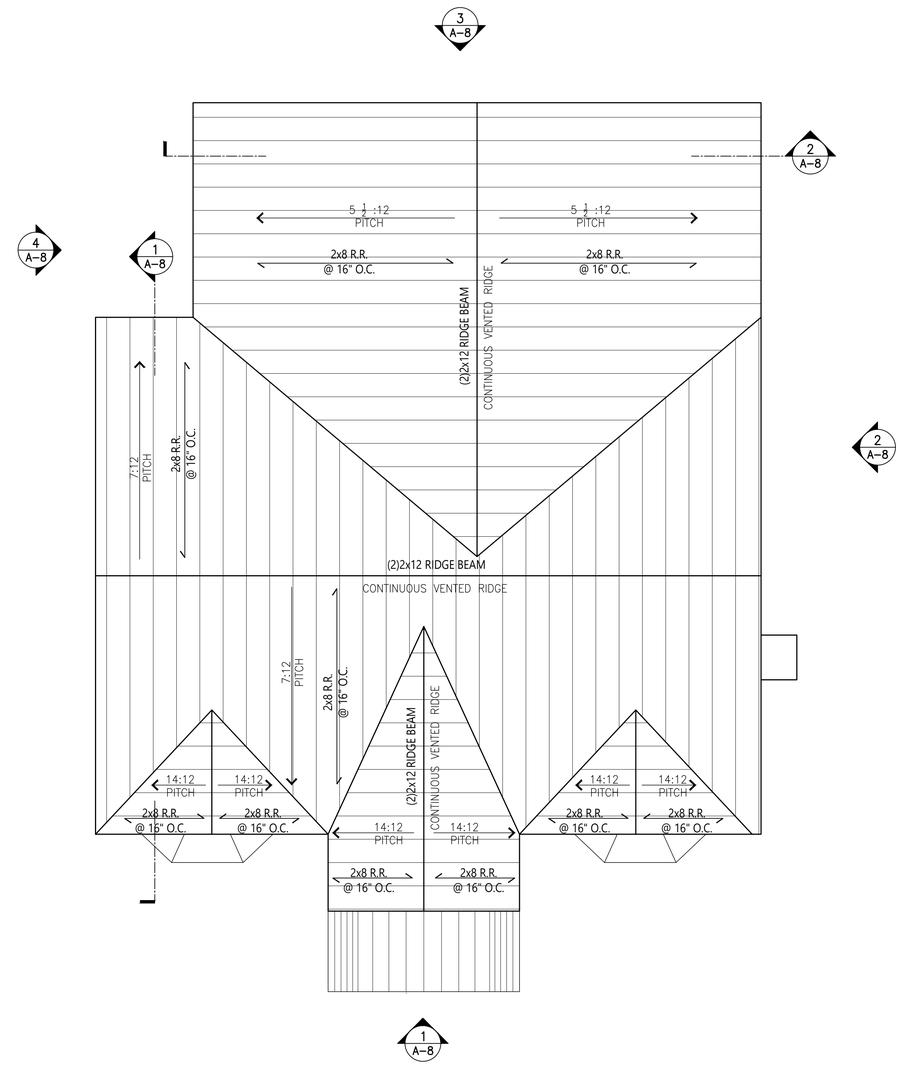


1 - SECOND FLOOR CONSTRUCTION PLAN

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



2 - ROOF CONSTRUCTION PLAN

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

CONSTRUCTION LEGEND

EXIST. EXTERIOR FRAME WALL TO REMAIN

EXIST. WALL TO BE REMOVED

NEW 2X4 STUD WALL W/ 5/8" GYPSUM BD. SIDES (WATER RESISTANT AT ALL WET LOCATIONS)

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Project

MATTER RESIDENCE
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NEW HYDE PARK, N Y 11040
SECTION: 8 BLOCK: 314 LOT: 7

Drawing Title

SECOND FLOOR
&
ROOF CONSTRUCTION
PLAN

Drawn By	VM
Date	10.02.2023
Scale	AS NOTED

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Sheet No.

A-7

FOR TOWN OF NORTH HEMPSTEAD USE

1 - FRONT ELEVATION

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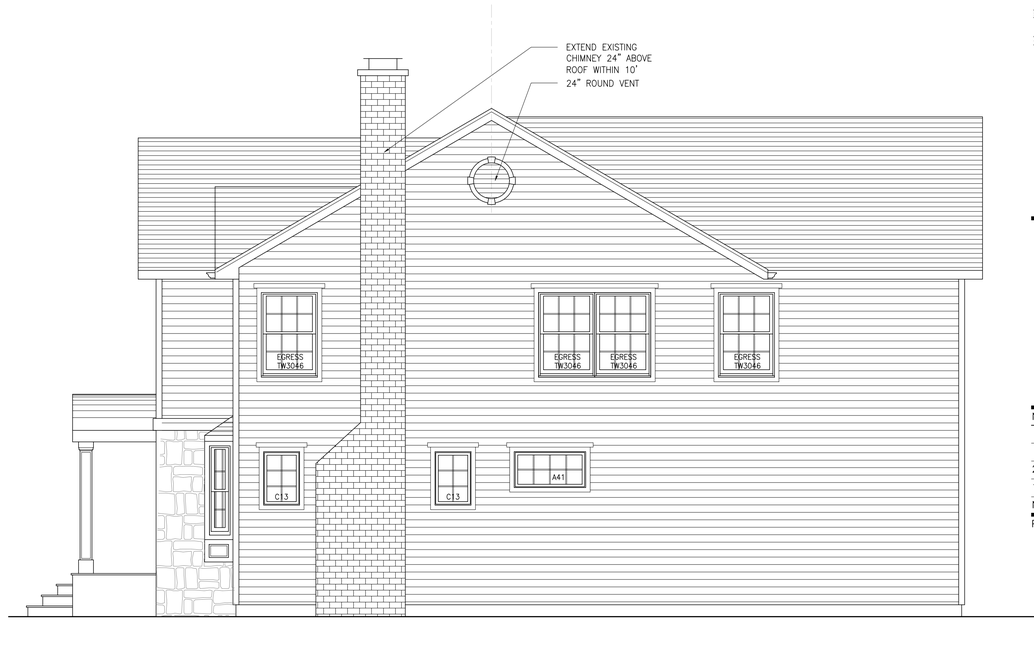
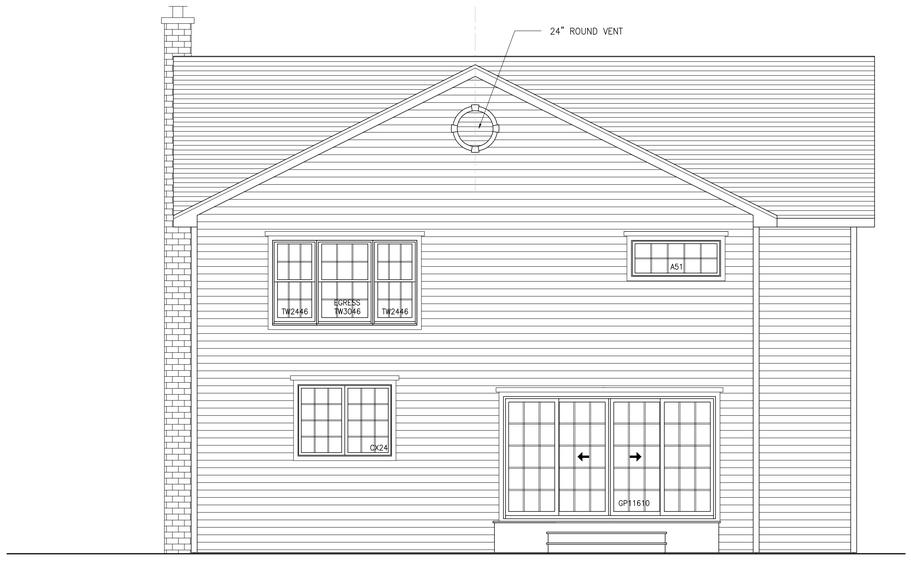


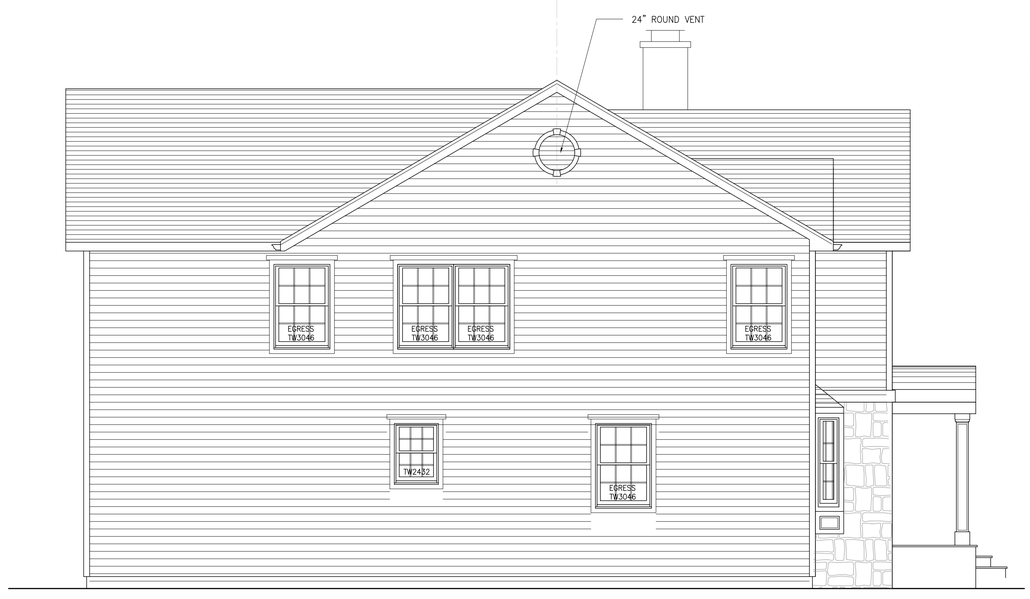
2 - SIDE ELEVATION

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



3 - REAR ELEVATION

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



4 - SIDE ELEVATION

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

CONSTRUCTION LEGEND

EXIST. EXTERIOR FRAME WALL TO REMAIN

EXIST. WALL TO BE REMOVED

NEW 2X4 STUD WALL W/ 5/8" GYPSUM BD. SIDES (WATER RESISTANT AT ALL WET LOCATIONS)

TYPICAL EXTERIOR WALL CONSTRUCTION

CM/SD — SMOKE DETECTOR/CARBON MONOXIDE DETECTOR. SMOKE ALARMS & CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER R313.1.1 & R313.4

F.J.	FLOOR JOIST
C.J.	CEILING JOIST
R.R.	ROOF RAFTER
P.C.	POURED CONCRETE
V.I.F.	VERIFY IN FIELD
HT.	HEIGHT
DS	DOWNSPOUT

FRAMING / HEADER NOTES

ALL MATERIAL FOR WOOD FRAMING TO HAVE A MINIMUM fb OF 825 P.S.I. AND SHALL BE DOUGLAS FIR #2 OR BETTER

NOMINAL LUMBER SIZE:	SPAN:
(2) 2X6	UP TO 4'-0"
(2) 2X8	4'-0" TO 6'-0"
(2) 2X10	6'-0" TO 8'-0"
(2) 2X12	8'-0" TO 10'-0"

POST SHALL BE 4X4 (NOMINAL) & MINIMUM & BRACED LATERALLY

NOTE: ALL SIZES CALLED OUT ON ANY OF THE FOLLOWING DRAWINGS WILL SUPERCEDE THIS SCHEDULE

No.	Revisions	Date
2	CONSTRUCTION DRAWINGS–REVISED	10.02.2023
1	CONSTRUCTION DRAWINGS	12.16.2022

No.	Issued To	Date

PROFESSIONAL SEAL

REGISTERED ARCHITECT VICTORIA J. MORELLI 032376 STATE OF NEW YORK

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CONTRACTOR TO CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK FOR AN ALTERNATIVE DESIGN AS REQUIRED.

Architect

VICTORIA MORELLI
ARCHITECT

vmorelliarchitecture@gmail.com 917.270.5431

Project

MATTER RESIDENCE

52 PRIMROSE DRIVE
NEW HYDE PARK, N Y 11040
SECTION: 8 BLOCK: 314 LOT: 7

Drawing Title

Drawn By	VM
Date	10.02.2023
Scale	AS NOTED

These plans are an instrument of service and are the property of the architect. Infringements will be prosecuted.

Sheet No. ELEVATIONS

FOR TOWN OF NORTH HEMPSTEAD USE

A-8

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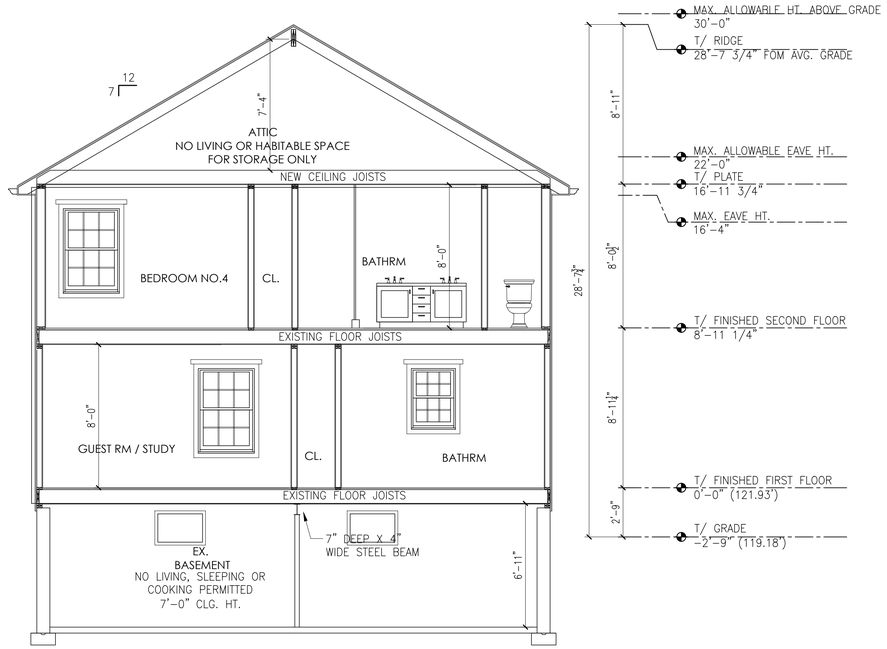
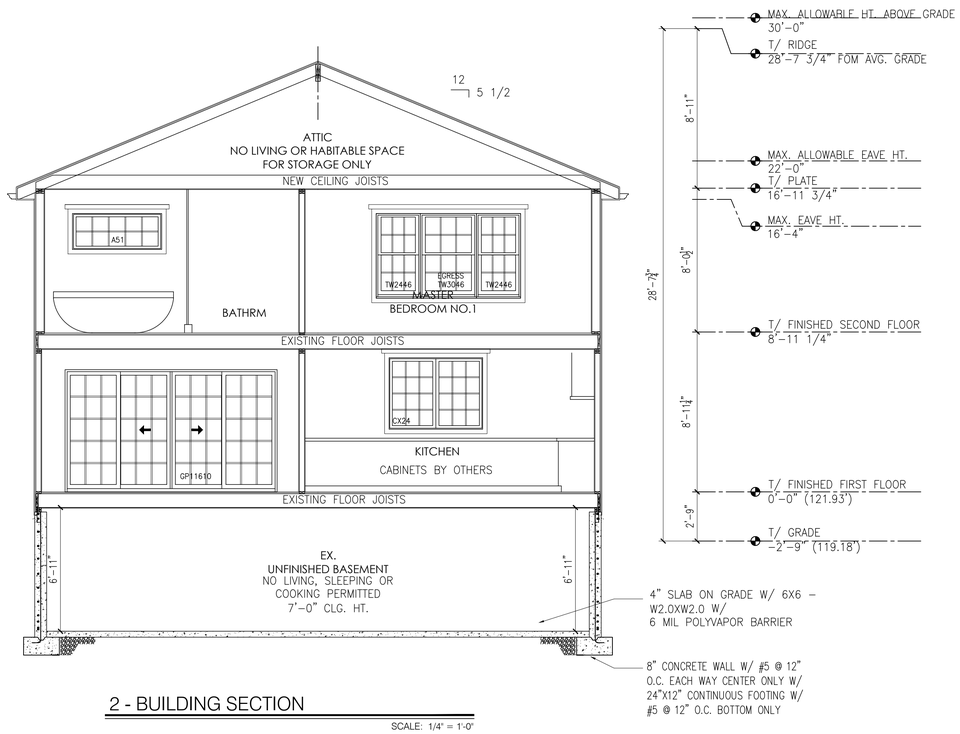


1 - BUILDING SECTION

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



2 - BUILDING SECTION

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

CONSTRUCTION LEGEND

- EXIST. EXTERIOR FRAME WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
- NEW 2X4 STUD WALL W/ 5/8" GYPSUM BD. SIDES (WATER RESISTANT AT ALL WET LOCATIONS)
- TYPICAL EXTERIOR WALL CONSTRUCTION
- CM/SD — SMOKE DETECTOR/CARBON MONOXIDE DETECTOR. SMOKE ALARMS & CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER R313.1.1 & R313.4

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REGISTERED ARCHITECT
VICTORIA J. MORELLI
032376
STATE OF NEW YORK

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Architect

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ARCHITECT
vmorelliarchitecture@gmail.com 917.270.5431

Project

MATTER RESIDENCE

52 PRIMROSE DRIVE
NEW HYDE PARK, N Y 11040
SECTION: 8 BLOCK: 314 LOT: 7

Drawing Title

BUILDING SECTIONS

Drawn By	VM
Date	10.02.2023
Scale	AS NOTED

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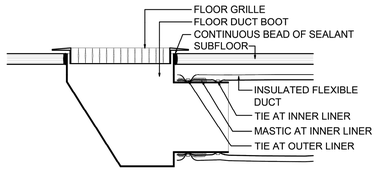
Sheet No.

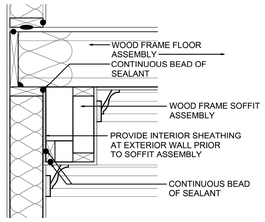
A-8

FOR TOWN OF NORTH HEMPSTEAD USE



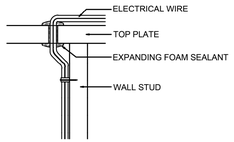
A AIR SEALING DETAIL AT DUCT BOOT

NTS



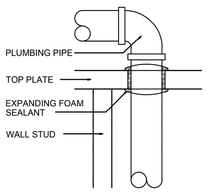
B AIR SEALING DETAIL AT BUILT-OUT SOFFIT

NTS



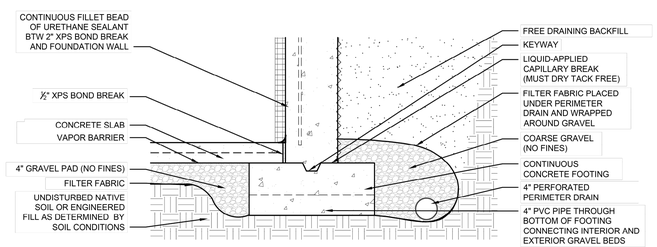
C AIR SEALING DETAIL AT TOP PLATE ELECTRICAL PENETRATION

NTS



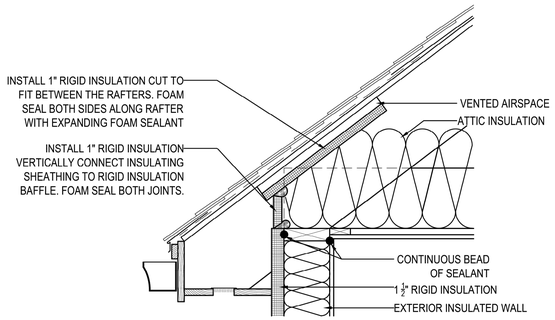
D AIR SEALING DETAIL AT TOP PLATE PLUMBING PENETRATION

NTS



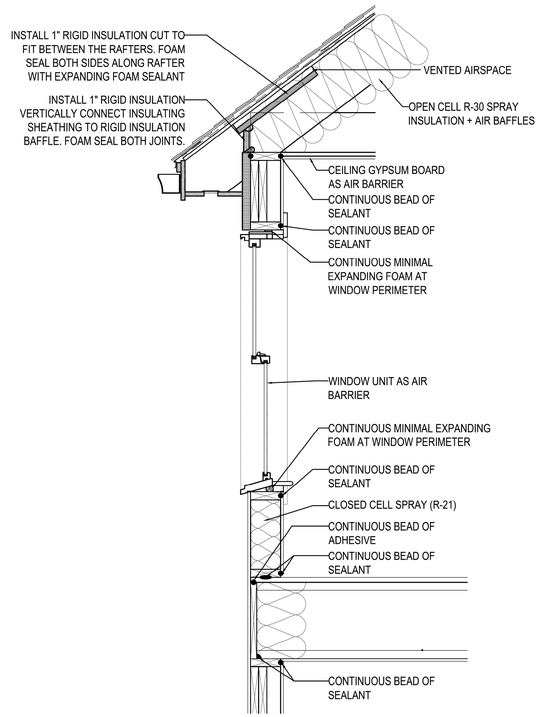
I AIR SEALING DETAIL AT FOOTINGS

NTS



E AIR SEALING DETAIL AT ROOF RAFTERS

NTS



H AIR SEALING DETAIL AT TYPICAL EXTERIOR WALL

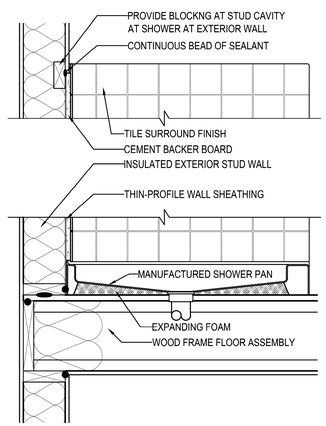
NTS

Energy Notes:

1. All construction shall comply with the 2015 International Energy Conservation Construction Code. The authority having jurisdiction shall be permitted to determine an energy efficiency program to exceed 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 IRCN1101.14.
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 table 402.4.1.1 Where required by 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 in CZ4A, 5,6A. testing shall be conduct4ed 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 IRC/IMC.
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 75% of permanently installed fixtures must have high-efficacy lamps
13. All HVAC, Plumbing & Electrical systems shall meet the IRC chapter 11 Energy efficiency, International mechanical code, International energy conservation 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 renovation: shall comply with IECC 2015 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.



F AIR SEALING DETAIL AT SHOWER

NTS

PER CODE R-402.4.1.2 THE DWELLING SHOULD BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR.

PER CODE R-403.1.1 THERMOSTATS CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.

PER CODE 4-303.3 INSULATION FOR SUPPLY DUCTS IN ATTICS NEED TO BE A MINIMUM OF R-8. ALL OTHER DUCTS OUTSIDE THE THERMAL ENVELOPE TO BE A MINIMUM OF R-6. SEALING IS MANDATORY FOR DUCTS, AIR HANDLER, FILTER BOXES, ECT. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M-1601.4.4. AND DUCT TIGHTNESS TESTING REQUIREMENTS TO CONSTRUCTION DOCUMENTS INDICATING POST-CONSTRUCTION TEST OR ROUGH-IN TESTING.

CONSTRUCTION LEGEND

- EXIST. EXTERIOR FRAME WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
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Project

MATTER RESIDENCE
52 PRIMROSE DRIVE
NEW HYDE PARK, N Y 11040
SECTION: 8 BLOCK: 314 LOT: 7

Drawing Title

AIR SEALING DETAILS

Drawn By	VM
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Sheet No.

FOR TOWN OF NORTH HEMPSTEAD USE

A-10

NAILING SCHEDULE

RAFTER TO TOP PLATE (TOE NAILED)	3–8d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE NAILED)	3–8d	PER JOIST
CEILING JOIST TO PARALELL RAFTER (FACE NAILED)	5–16d	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED)	5–16d	EACH LAP
COLLAR TIE TO RAFTER (FACE NAILED)	10–10d	EACH TIE
BLOCKING TO RAFTER (TOE NAILED)	2–8d	EACH END
RIM BOARD TO RAFTER (TOE NAILED)	2–16d	EACH END
TOP PLATE TO TOP PLATE (FACE NAILED)	2–16d	PER FOOT
TOP PLATE AT INTERSECTIONS (FACE NAILED)	4–16d	JOINTS–EACH SIDE
STUD TO STUD	2–16d	24"o.c.
HEADER TO HEADER (FACE NAILED)	16d	16" ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END NAILED)	2–16d	PER 2x4 STUD
TOP OR BOTTOM PLATE TO STUD (END NAILED)	3–16d	PER 2x6 STUD
TOP OR BOTTOM PLATE TO STUD (END NAILED)	4–16d	PER 2x8 STUD
BOTTOM PLATE TO FLOOR JOIST, RIM JOIST,		
BANDJOIST, ENDJOIST or BLOCKING (FACE NAILED)	2–16d	PER FOOT
JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED)	4–8d	PER JOIST
BRIDGING TO JOIST (TOE NAILED)	2–8d	EACH END
BLOCKING TO JOIST (TOE NAILED)	2–8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	3–16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE NAILED)	3–16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE NAILED)	3–8d	PER JOIST
BAND JOIST TO JOIST (END NAILED)	3–16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2–16d	PER FOOT
STRUCTURAL PANEL SHEATHING		
WITHIN 4' OF PERIMETER EDGE OF ROOF STRUCTURE		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	6" MAX.
WITHIN INTERIOR ZONE OF ROOF STRUCTURE		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	12" MAX.
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2–8d	PER SUPPORT
1"x10" or WIDER	3–8d	PER SUPPORT
CEILING SHEATHING		
GYPSUM WALLBOARD	5d COOLERS	7" MAX. AT EDGES
		10" MAX. IN FIELD
STRUCTURAL PANEL SHEATHING or PANEL SIDING		
WITHIN 4' OF ALL WALL EDGES		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	12" MAX.
WITHIN INTERIOR ZONE OF WALL STRUCTURE		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	12" MAX.
PARTICLE BOARD PANELS		
WITHIN 4' OF ALL WALL EDGES		
AT PANEL EDGES	8d	6" MAX.
IN FIELD OF PANEL	8d	12" MAX.
7/16" FIBERBOARD PANELS	6d	3" MAX. AT EDGES
	6d	6" MAX. IN FIELD
25/32" FIBERBOARD PANELS	8d	3" MAX. AT EDGES
	8d	6" MAX. IN FIELD
GYPSUM WALLBOARD	5d COOLERS	7" MAX. AT EDGES
		10" MAX. IN FIELD
HARBOARD		
WITHIN 4' OF ALL WALL EDGES		
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WITHIN INTERIOR ZONE OF WALL STRUCTURE		
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DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2–8d	PER SUPPORT
1"x10" or WIDER	3–8d	PER SUPPORT
STRUCTURAL PANELS		
1" or LESS	8d	6" MAX. AT EDGES
		12" MAX. IN FIELD
GREATER THAN 1"	10d	6" MAX. AT EDGES
		6" MAX. IN FIELD
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2–8d	PER SUPPORT
1"x10" or WIDER	3–8d	PER SUPPORT

2020 ENERGY CONSERVATION CONSTRUCTION
CODE OF NEW YORK STATE

ENERGY ANALYSIS RESIDENTIAL	
CLIMATE ZONE 4A	TABLE R402.1.2
ITEM DESCRIPTION	PROPOSED DESIGN VALUE
FENESTRATION U–FACTOR	0.32
SKYLIGHT U–FACTOR	0.55
FENESTRATION SHGC	0.40
CEILING	49
FRAME WALL	20 OR 13+5
FLOOR	19
BASEMENT WALLS	10 / 13

CONSTRUCTION NOTES

GENERAL NOTES

1. THE ACCOMPANYING DRAWINGS AND SUBSEQUENT NOTES ARE INTENDED TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE 2020 RESIDENTIAL COD OF NEW YORK STATE. MECHANICAL SYSTEMS SHALL COMPLY WITH CHAPTERS 10 THROUGH 24; PLUMBING SYSTEMS SHALL COMPLY WITH CHAPTERS 25 THROUGH 33 AND ELECTRICAL SYSTEMS SHALL COMPLY WITH CHAPTERS 34 THROUGH 43.
2. IT IS THE INTENTION OF THESE DRAWINGS AND NOTES TO PROVIDE FOR THE COMPLETE CONSTRUCTION OF THE ADDITION AND INTERIOR ALTERATIONS. SHOULD ANYTHING BE OMITTED FROM THE DRAWINGS NECESSARY TO THE PROPER CONSTRUCTION OF THE WORK HEREIN DESCRIBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AND THE OWNER.
3. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS.
4. CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDINGS OF THE VILLAGE OF ROCKVILLE CENTRE PRIOR TO STARTING ANY WORK.
5. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. ALL WORK SHALL ALSO CONFORM TO THE REQUIREMENTS OF ANY OTHER AUTHORITIES HAVING JURISDICTION.
6. THE CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL REQUIRED APPROVALS, CERTIFICATES, PERMITS, INSPECTIONS, TESTS, ETC., FOR ALL WORK PERFORMED FROM AGENCIES AND UTILITIES HAVING JURISDICTION AND AS REQUIRED BY THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
7. THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF COMPLETION, UPON THE COMPLETION OF THE WORK, FROM THE VILLAGE OF ROCKVILLE CENTRE.
8. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE JOB SITE PRIOR TO STARTING THE WORK AND HE SHALL FAMILIARIZE HIMSELF WITH THE INTENT OF THESE PLANS AND MAKE WORK AGREE WITH THE SAME. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
9. THE CONTRACTOR SHALL COORDINATE ALL WORK, INCLUDING COORDINATION WITH ANY OTHER SUBCONTRACTORS HIRED BY THE OWNER, SO AS TO ASSURE THE PROPER AND TIMELY PERFORMANCE OF WORK FOR THE OVERALL SCHEDULING OF THE PROJECT.
10. DESIGN LOADS:

ROOM OR ASSEMBLY	LIVE LOAD	DEAD LOAD
FIRST FLOOR & BATHROOMS	40 LBS./S.F.	20 LBS./S.F.
SECOND FLOOR	30 LBS./S.F.	20 LBS./S.F.
ROOF	30 LBS./S.F. (SNOW)	10 LBS./S.F.

11. WARRANTIES: THE CONTRACTOR SHALL WARRANTY ALL WORK, LABOR AND MATERIALS IN THE CONSTRUCTION OF THE PROJECT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE WARRANTY SHALL COVER ALL SERVICES PROVIDED BY THE CONTRACTOR, INCLUDING ALL WORK COVERED BY THE SCOPE OF WORK AND CONTRACT DOCUMENTS.
12. ALL WORK IN THIS CONTRACT IS ASSUMED TO BE NEW UNLESS NOTED TO BE EXISTING.

DEMOLITION

1. THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE CONDITIONS OF THE EXISTING STRUCTURES TO BE REMOVED.
2. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS WITH MINIMUM INTERFERENCE WITH EXISTING RESIDENTS, ROADS, STREETS, WALKS AND ADJACENT BUILDINGS.
3. THE CONTRACTOR SHALL REGULARLY REMOVE ALL DEBRIS FROM THE SITE AND PAY ALL CARTING AND WASTE REMOVAL FEES. THE CONTRACTOR SHALL LEAVE THE SITE BROOM CLEAN AFTER EACH WORKING DAY.
4. THE CONTRACTOR SHALL EXERCISE GOOD JUDGMENT TO MINIMIZE DAMAGE TO EXISTING AREAS, INCLUDING IN–GROUND SPRINKLER SYSTEMS, LAWNS/SHRUBS (WHERE APPLICABLE). AREAS DAMAGED DUE TO NEW CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL MAKE CONTINUOUS OBSERVATIONS OF THE EXIST'G AND NEW STRUCTURE SO AS TO ASSURE STRUCTURAL STABILITY THROUGHOUT THE CONSTRUCTION. THE CONTRACTOR SHALL SHORE UP ALL FLOOR AND ROOF ASSEMBLIES AS REQUIRED FOR INSTALLATION OF NEW STRUCTURES.

LUMBER / CARPENTRY

1. ALL FLOOR JOISTS, ROOF RAFTERS, CEILING JOISTS, GIRDERS AND HEADERS SHALL BE DOUGLAS FIR LARCH NORTH, SELECT STRUCTURAL, NO. 2 OR BETTER. (Fb=1045 PSI MIN.)
2. ALL SILL, SOLE AND TOP PLATES SHALL BE HEM FIR NO 2 OR BETTER.
3. UNLESS OTHERWISE NOTED ON DRAWINGS, SHEATHING SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

DESCRIPTION	SPECIES	GRADE	MIN. THICKNESS	NO. OF PLIES
SUB–FLOORING *&**	FIR	CD	3/4"	5
UNDERLAYMENT	FIR	P&TS	3/8"	3
WALL SHEATHING	FIR	CDX	1/2"	4
ROOF SHEATHING	FIR	CDX	5/8"	5
*WARMBOARD–S			1 1/8"	
*USE FOR IN–FLOOR HEAT IN ADDITION AREAS				
**WARMBOARD–R			13/16"	
**USE FOR IN–FLOOR HEAT IN EXISTING AREAS				

4. ALL FRAMING SHALL CONFORM WITH GOOD STANDARD PRACTICE OF PLATFORM FRAMING. ALL WORK SHALL BE ACCURATELY FRAMED PLUMB, LEVEL AND TRUE, WELL SPIKED, BRACED AND ANCHORED TOGETHER TO FORM A RIGID STRUCTURE. ALL NAILINGS SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE RESIDENTIAL BUILDING CODE AND THE WOOD FRAME CONSTRUCTION MANUAL, 1995 SBC HIGH WIND EDITION, PUBLISHED BY THE AMERICAN FOREST AND PAPER ASSOCIATION & AMERICAN WOOD COUNCIL AND AS PER ALL DETAILS ON SHEET A5 AND NAILING SCHEDULES ON SHEET A6.
5. OPENINGS IN FLOOR OR ROOF OVER FOUR (4) SQUARE FEET SHALL BE FRAMED WITH DOUBLE HEADERS AND TRIMMERS UNLESS OTHERWISE NOTED.
6. ALL HEADERS SHALL BE (2)2"X8" UNLESS OTHERWISE NOTED ON DRAWINGS.
7. PROVIDE APPROPRIATE SIZED JOIST HANGERS OR STIRRUPS FOR ALL FLUSH FRAMING.
8. PROVIDE SOLID BLOCKING OR BRIDGING AT ALL SPANS AT A MAXIMUM OF 8'–0"O.C.
9. DOUBLE FLOOR JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS.
10. WOOD JOISTS TO BE FRAMED OUT TO ALLOW FOR PLUMBING ROUGHING AND FITTINGS.
15. DRILLING & NOTCHING OF ALL WALL & FLOOR FRAMING MEMEBERS SHALL BE MADE IN CONFORMANCE WITH ALL DETAILS IN SECTION 15/A6 ON SHEET A6.
16. ALL EXTERIOR WALLS SHALL BE FIRESTOPPED AT ALL FLOORS AND ROOFS.
17. BUILT–UP WOOD MEMBERS SHALL BE SECURELY SPIKED OR BOLTED TOGETHER.
18. ALL EXPOSED WOOD SHALL BE PRESSURE TREATED OR AN EQUIVALENT DECAY RESISTANT SPECIES.

MILLWORK

1. FURNISH AND INSTALL ALL MILLWORK, TRIM AND MOLDINGS AS REQUIRED FOR THE COMPLETION OF THE WORK AND IN ACCORDANCE WITH THE DESCRIPTION BELOW.
2. FURNISH ALL HARDWARE, FASTENERS, NAILS, SCREWS, ANCHORS AND SUPPORTS ETC., AS REQUIRED FOR THE INSTALLATION OF THE MILLWORK.
3. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL MOLDINGS SHALL BE STAIN GRADE.
   NO. 1 COMMON PINE OR EQUIV. AS FOLLOWS OR AS OTHERWISE SELECTED BY OWNER:
   - DOOR & WINDOW CASING_____1"x5" WITH BACKBAND MOLDING TO MATCH EXISTING (OR AS DIRECTED)
   - BASE MOLDING _____1x6 WITH OGEE CAP TO MATCH & ALIGN WITH EXISTING
   - WINDOW SILLS_____11/16" THICK WINDOW STOOL
   - WINDOW APRONS_____1"X5" APRON TO MATCH EXISTING
   - CROWN MOLDINGS_____NEW 4" CROWN OR AS OTHERWISE DIRECTED BY OWNER. 1.5"–2" CROWN INSIDE CEILING COFFERS
   - EXTENSION JAMBS AT WINDOWS:_____1" THICK SQUARE EDGE
   - CLOSET SHELVING_____1"X12" WITH MELAMINE FINISH
   - CLOSET POLES_____1⅝" DIAMETER METAL CLOSET POLE
4. FURNISH AND INSTALL ALL MILLWORK REQUIRED INCLUDING, BUT NOT LIMITED TO, ALL WOOD BASE MOLDINGS, WINDOW STOOL AND APRONS, CLOSET SHELVING AND POLES, CABINETS, VANITIES, COUNTERTOPS AND BACKSPLASHES. FURNISH AND INSTALL ALL BATHROOM AND KITCHEN ACCESSORIES INCLUDING, BUT NOT LIMITED TO, TOWEL HOLDERS, SOAP HOLDERS, RECESSED MEDICINE CABINETS, MIRRORS, FIXTURES AND TRIM.

CONCRETE / EXCAVATION

1. EXCAVATION SHALL BE KEPT FREE OF WATER DURING FOUNDATION CONSTRUCTION.
2. PROVIDE GUARD RAILS OR FENCE AT EXCAVATION.
3. ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED SOIL PRESSURE OF 2 TONS/S.F., SUBJECT TO VERIFICATION AT THE SITE PRIOR TO THE PLACEMENT OF FOOTINGS.
4. ALL FOOTINGS SHALL BE PLACED AT A MINIMUM OF 3'–0" BELOW ADJOINING GRADE ON VIRGIN SOIL.
5. A SURVEY, BY A DULY LICENSED SURVEYOR, SHOWING THE LOCATION OF THE BUILDING AND ALL REQUIRED ELEVATIONS SHALL BE PROVIDED BY THE CONTRACTOR AT THE COMPLETION OF THE CONSTRUCTION.
6. COORDINATE LOCATIONS OF CONDUITS, PIPES AND DRAINS AS REQUIRED PRIOR TO PLACEMENT OF FOUNDATION WALLS, FOOTINGS AND SLABS ON GROUND.
7. CONCRETE MATERIALS DESIGN AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND THE A.C.I. CODE.
8. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3500PSI. (FC = 3500PSI)
9. GRADING AT PERIMETER OF NEW CONSTRUCTION SHALL SLOPE AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE AND BLEND INTO EXISTING.

INSULATION & AIR SEALING

1. ALL INSULATION SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE (AS ADOPTED WITH AMENDMENTS FROM THE 2018 INTERNATIONAL ENERGY CODE, IECC).
2. MINIMUM INSULATION TYPES SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
   - EXTERIOR 2"X4" WALLS_____R=15C KRAFT FACED FIBERGLASS BATTS
   - EXTERIOR 2"X6" WALLS_____R=21C KRAFT FACED FIBERGLASS BATTS
   - CONTINUOUS UNDER VINYL SIDING_____1" THICK RIGID INSULATION BACKER BOARD
   - CATHEDRAL CEILINGS_____R=30C KRAFT FACED FIBERGLASS BATTS
   - FLAT CEILINGS_____R=30C KRAFT FACED FIBERGLASS BATTS
   - INTERIOR BATHROOM WALLS_____R=11 UN–FACED FIBERGLASS BATTS
   - FLOORS ABOVE CELLAR OR CRAWL SPACE_____R=30 KRAFT FACED FIBERGLASS BATTS
3. AIR SEALING IN ALL AREAS SHALL BE APPLIED IN ALL AREAS AS PER ALL DETAILS SHOWN IN SECTIONS/DETAILS 1/A6 & 2/A6 ON SHEET ON SHEET A6.

ELECTRIC

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. THE NATIONAL ELECTRICAL CODE AND ANY OTHER AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
2. ELECTRICAL CONTRACTOR SHALL VERIFY THAT THE EXISTING 200 AMP ELECTRIC SERVICE IS SUFFICIENT TO SUPPORT THE ADDITION AND INTERIOR ALTERATION WORK. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE UTILITY COMPANY HAVING JURISDICTION OVER THIS PROJECT AND PAY ALL FEES REQUIRED BY THE UTILITY COMPANY.
3. ELECTRICAL CONTRACTOR SHALL REMOVE EXISTING METER PAN, METER & MASTERHEAD AND INSTALL NEW METERPAN, METER AND MASTHEAD WITH NEW FEED TO MAIN ELECTRIC PANEL.
4. FURNISH AND INSTALL ELECTRIC DISTRIBUTION WIRING AND BRANCH CIRCUITS AS REQUIRED. FURNISH AND INSTALL DISTRIBUTION PANELS IF REQUIRED.
   - 3A. BRANCH CIRCUIT WIRING SHALL BE AS FOLLOWS:
     - LIGHTING AND CONVENIENCE_____#14 ROMEX
     - KITCHEN APPLIANCES_____#12 ROMEX
   - 3B. SPECIAL CIRCUIT WIRING FOR HIGH DRAW APPLIANCES AS OVENS, CLOTHES DRYERS AND AIR CONDITIONERS SHALL BE IN WIRE SIZED AS REQUIRED BY THE MANUFACTURER OF THE PARTICULAR APPLIANCE.
5. ALL SWITCHES, RECEPTACLES AND WALL PLATES SHALL BE IN THE "DECORA" STYLE AS MANUFACTURED BY LEVITON.
6. FURNISH AND INSTALL ALL CATV, TELEPHONE AND DATA WIRING WHERE INDICATED ON PLAN AND AS DIRECTED BY OWNER.
7. FURNISH AND INSTALL ALL CONTROL WIRING AND THERMOSTATS FOR HEATING/AC EQUIPMENT.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE OWNER WITH A CERTIFICATE OF APPROVAL FROM THE NEW YORK STATE BOARD OF FIRE UNDERWRITERS UPON COMPLETION OF THE ELECTRICAL WORK.
9. TRACE, TEST, REMOVE AND DISPOSE OF ALL EXISTING ABANDONED ELECTRICAL, SECURITY, TELEPHONE AND MISCELLANEOUS WIRING FROM AREAS IMPACTED BY THIS CONSTRUCTION. REMOVE ALL CONCEALED WIRING FROM INSIDE WALLS, FLOORS AND CEILINGS AS ENCOUNTERED DURING THE COURSE OF THE CONSTRUCTION.

PLUMBING

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. THE NATIONAL PLUMBING CODE AND ALL OTHER AGENCIES HAVING JURISDICTION.
2. ALL WORK SHALL BE PERFORMED BY DULY LICENSED WORKMEN IN THE VARIOUS TRADES AND SHALL BE LICENSED FOR PLUMBING WORK IN THE VILLAGE OF ROCKVILLE CENTRE.
3. CONTRACTOR SHALL OBTAIN AND SECURE ALL APPLICATIONS FOR SERVICES AND PERMITS AND PAY ALL FEES REQUIRED.
4. FURNISH AND INSTALL ALL NEW PLUMBING FIXTURES AND FIXTURE TRIM AT LOCATIONS INDICATED ON THE DRAWINGS.
5. PIPING FOR THIS WORK SHALL BE AS FOLLOWS:
   - 5.1. BELOW GRADE DOMESTIC WATER PIPING SHALL BE TYPE L COPPER HARD.
   - 5.2. ABOVE GRADE DOMESTIC WATER PIPING SHALL BE CROSSLINKED POLYETHYLENE (PEX) OR APPROVED EQUAL. ALL PEX PIPING SYSTEMS & FITTINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS SPECIFICATIONS.
   - 5.3. BELOW GRADE SANITARY PIPING SHALL BE EXTRA HEAVY CAST IRON.
   - 5.4. ABOVE GRADE SANITARY WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC.
6. ALL FIXTURES SHALL BE PROPERLY SUPPORTED. SHUT–OFF VALVES SHALL BE SUPPLIED FOR HOT AND COLD WATER SUPPLIES TO EACH FIXTURE, DIRECTLY UNDER THE FIXTURE. ALL EXPOSED VALVES AND FITTINGS SHALL BE CHROME PLATED OR AS OTHERWISE SELECTED BY OWNER.
7. PROVIDE APPROPRIATE SIZED PIPE INSULATION ON ALL WATER SUPPLY PIPING IN CRAWL SPACES, ATTIC, FLOORS, WALLS AND ALL UNHEATED SPACES.
8. CONTRACTOR SHALL RE–ROUTE AS REQUIRED ALL EXISTING PLUMBING AND HEATING LINES, INCLUDING ANY DUCTWORK, WHICH INTERFERES WITH PROPOSED CONSTRUCTION.

HEATING

1. PLUMBER SHALL VERIFY THE CAPACITY OF THE EXISTING HEATING & HOT WATER EQUIPMENT. NEW ZONES SHALL BE ADDED FROM THE EXISTING BOILER TO SUPPORT THE FIRST AND SECOND FLOOR ADDITION & NEW BASEBOARD HEATING SYSTEM LOOPS ON EACH FLOOR.
2. PLUMBER SHALL FURNISH & INSTALL NEW APPROPRIATELY SIZED CAST IRON BASEBOARD RADIATORS, ON NEW HEATING ZONES ON EACH FLOOR, AS FOLLOWS:
   - FIRST FLOOR: NEW FAMILY ROOM & BATHROOM
   - SECOND FLOOR: NEW PRIMARY BEDROOM, PRIMARY BATHROOM, DRESSING AREA & MODIFIED BEDROOM.
3. PLUMBER SHALL RECONFIGURE EXISTING HEATING SYSTEM IN ALL EXISTING AND ADDITION AREAS WHERE IMPACTED BY THIS WORK.
4. PLUMBER SHALL REMOVE, REPLACE AND RECONFIGURE RADIATORS AS NECESSARY TO SUPPORT THE RECONFIGURATION OF ALL AREAS AND ROOMS IMPACTED BY THIS WORK.
5. THE MINIMUM INDOOR DESIGN TEMPERATURE SHALL BE 68 DEGREES F. AT A DISTANCE OF TWO FEET AND MORE FROM EXTERIOR WALLS, AND A LEVEL OF FIVE FEET ABOVE THE FLOOR. THE INDOOR DESIGN TEMPERATURE SHALL BE BASED ON THE AVERAGE OF THE RECORDED MINIMUM OUTSIDE TEMPERATURES FOR THE LOCALITY.
6. PLUMBER SHALL PROPERLY TERMINATE AND REMOVE ALL PERMANENTLY DISCONNECTED AND ABANDONED HEATING SYSTEM COMPONENTS FROM THE AREA OF THE WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR AND REFINISH ALL AREAS WHERE RADIATORS ARE REMOVED OR RECONFIGURED. NEW FINISHES SHALL MATCH AND ALIGN WITH ALL EXISTING ADJOINING FINISHES.
8. PLUMBER SHALL COORDINATE ALL WORK WITH THE UTILITY COMPANY HAVING JURISDICTION OVER THIS PROJECT, OBTAIN ALL APPROVALS AND PAY ALL REQUIRED FEES.
9. ALL HEATING INSTALLATION AND REMOVALS SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 RESIDENTIAL CONSTRUCTION CODE OF NEW YORK STATE, THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE AND ALL OTHER AGENCIES HAVING JURISDICTION OVER THIS PROJECT.

AIR CONDITIONING

1. THE CONTRACTOR SHALL ADD NEW AIR CONDITIONING SYSTEM COMPONENTS TO SUPPORT THE ADDITIONAL AREAS AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL FURNISH & INSTALL A NEW AIR CONDITIONING SYSTEM WITH NEW CONDENSOR & AIR HANDLING UNITS SUFFICIENTLY SIZED TO SUPPORT THE NEW FAMILY ROOM, MUD ROOM & PRIMARY BEDROOM AREAS.
3. THE NEW AIR CONDITIONING SYSTEM SHALL BE PROVIDE FOR TWO (2) NEW SEPARATE ZONES. ONE FOR THE FIRST FLOOR ADDITION AREAS & ONE FOR THE SECOND FLOOR ADDITION AREAS.
4. THE CONTRACTOR SHALL ALSO REMOVE THE EXISTING SPLIT AIR CONDITIONER SYSTEM & CONDENSER UNITS AND RELOCATE THEM WHERE INDICATED ON THE FLOOR PLANS.
5. THE CONTRACTOR SHALL FURNISH & INSTALL ALL NEW DUCTWORK & CONTROLS NECESSARY FOR THE NEW AIR CONDITIONING SYSTEM.
6. THE NEW AIR CONDITIONING SYSTEM SHALL BE VERIFIED TO MAINTAIN SUFFICIENT CAPACITY TO MAINTAIN AN INDOOR DESIGN TEMPERATURE OF 76° F. AT 50% RELATIVE HUMIDITY.
7. ALL NEW AIR CONDITIONING COMPONENTS & EQUIPMENT SHALL BE ENERGY STAR RATED FOR MAXIMUM ENERGY EFFICIENCY.
8. THE INDOOR DESIGN TEMPERATURE SHALL BE BASED ON THE AVERAGE OF THE RECORDED MAXIMUM OUTSIDE TEMPERATURES FOR THE LOCALITY OF 92° F.
9. ALL HVAC UNITS SHALL BE AS MANUFACTURED BY TRANE, CARRIER OR APPROVED EQUAL AND SHALL BE ENERGY STAR RATED.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE A.I.S.C. "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"
2. ALL STRUCTURAL STEEL SHALL BE A.S.T.M., A–36 (Fb=24,000PSI), UNLESS OTHERWISE NOTED.
3. ALL STEEL FLITCH PLATES SHALL BE THRU BOLTED TO WOOD MEMBERS WITH 5/8" DIAMETER STEEL BOLTS AT 12"OC STAGGERED OR AS OTHERWISE SPECIFIED ON THE DRAWINGS.
4. FLITCHED BEAMS SHALL BE AS MANUFACTURED BY BETTER HEADER OR APPROVED EQUAL

SMOKE ALARMS and CARBON MONOXIDE ALARMS

1. PROVIDE U.L. APPROVED TYPE SMOKE DETECTION DEVICE, RECEIVING POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVERCURRENT DEVICE PROTECTING THE CIRCUIT.
2. SUCH SMOKE ALARMS SHALL BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTO ELECTRIC TYPE.
3. ALL SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE HOME. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
4. ALL SMOKE ALARMS SHALL BE INSTALLED WITHIN EACH SLEEPING ROOM, WITHIN 15'–0" OF ANY SLEEPING ROOM AND ON EVERY FLOOR LEVEL, CEILING MOUNTED, AS INDICATED ON THE PLAN AND SHALL BE IN CONFORMANCE WITH SECTION R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND N.F.P.A. #72.
5. PROVIDE U.L. APPROVED TYPE CARBON MONOXIDE ALARM DEVICE, RECEIVING POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVERCURRENT DEVICE PROTECTING THE CIRCUIT.
6. CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED WITHIN 15'–0" OF ANY SLEEPING ROOM AND ON EVERY FLOOR LEVEL, CEILING MOUNTED, AND AS INDICATED ON THE PLAN.

ROOFING AND FLASHING

1. ALL NEW SLOPED ROOF AREAS SHALL RECEIVE NEW 30 YEAR ARCHITECTURAL GRADE FIBERGLASS ROOFING SHINGLE SYSTEM TO MATCH EXISTING MAIN ROOF.
2. ALL EXISTING ROOFING MATERIALS SHALL BE REMOVED PRIOR TO THE INSTALLATION OF NEW MATERIALS. SUBMIT SHINGLE AND FLASHING SAMPLES TO OWNER FOR APPROVAL PRIOR TO ANY WORK.
3. PROVIDE PROPERLY LAPPED 45# ROOFING PAPER ON ROOF SHEATHING PRIOR TO ROOFING INSTALLATION.
4. PROVIDE 36" WIDE ROLLED ICE & WATER SHIELD ALONG ALL ROOF EDGES, OVERHANGS, VALLEYS AND HIPS.
5. ALL FLASHINGS IN CONTACT WITH STUCCO, BRICK OR MASONRY MATERIALS FOR THIS WORK SHALL BE COPPER OR LEAD COATED COPPER. ALL EXPOSED FLASHINGS SHALL BE COPPER.
6. PROVIDE COPPER OR LEAD COATED COPPER FLASHING AT ALL VALLEYS, HIPS & RIDGES.
7. PROVIDE STEPPED COPPER FLASHING AT ALL ROOF PENETRATIONS, VENTS, ETC., INCLUDING STEP FLASHING AT ROOVES ADJOINING CHIMNEYS AND WALLS.
8. ALL FLAT ROOFS, LESS THAN 2.5/12 PITCH, SHALL RECEIVE A TORCH DOWN MODIFIED BITUMEN ROOF SYSTEM BY BRIE, FIRESTONE OR EQUIVALENT WITH SILVERCOAT FINISH. ALL ROOF FINISHES & SYSTEMS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

INTERIOR DOORS

1. ALL NEW INTERIOR DOORS SHALL BE PRE–HUNG RECESSED PANEL SOLID CORE BY MASONITE. STYLE TO MATCH EXISTING INTERIOR DOORS OR AS OTHERWISE SELECTED BY OWNER. FURNISH AND INSTALL ALL DOOR HARDWARE AND LOCKSETS. SUBMIT LOCKSET STYLE TO OWNER FOR APPROVAL.

WINDOWS

1. ALL WINDOWS SHALL BE 400 SERIES WINDOWS AS MANUFACTURED BY ANDERSEN WINDOWS & DOORS, OR OWNER APPROVED EQUAL. MODEL, STYLE NUMBERS AND/OR SIZES AS INDICATED ON FLOOR PLANS AND/OR ELEVATIONS.
2. WINDOW UNIT ANCHORAGE SHALL BE IN CONFORMANCE WITH NYS RESIDENTIAL CODE SECTION R609 AND MANUFACTURERS SPECIFICATIONS.
3. ALL WINDOWS SHALL INCLUDE THE FOLLOWING MINIMUM FEATURES:
   - 3.1. GLAZING SHALL BE HIGH PERFORMANCE LOW 'E' 4 TYPE.
   - 3.2. FIBERGLASS SCREENS, SASH LOCK, SASH LIFT AND JAMB EXTENSIONS.
   - 3.3. PROVIDE REMOVABLE GRILLES IN ALL WINDOWS.
   - 3.4. EXTERIOR CLADDING COLOR SHALL BE AS SELECTED BY OWNER.
   - 3.5. INSTALL ALL WINDOWS AS PER MANUFACTURERS REC

Table 3.1 Nailing Schedule

Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
CEILING FRAMING			
Rafter to Top Plate (Toe-nailed)	(see Table 3.4A)	(see Table 3.4A)	per rafter
Ceiling Joist to Top Plate (Toe-nailed) -	(see Table 3.4A)	(see Table 3.4A)	per joint
Ceiling Joist to Parallel Rafter (Face-nailed)	(see Table 3.5A)	(see Table 3.5A)	each lap
Ceiling Joist Lapo over Partition (Face-nailed)	(see Table 3.5A)	(see Table 3.5A)	each lap
Collar Tie to Rafter (Face-nailed)	(see Table 3.4)	(see Table 3.4)	per tie
Blocking to Rafter (Toe-nailed)	3-16d	3-16d	each end
Rim Board to Rafter (End-nailed)	3-16d	3-16d	each end
WALL FRAMING			
Top Plate to Top Plate (Face-nailed)		2-16d	per foot
Top Plates at Intersections (Face-nailed)		4-16d	joints-each side
Stud to Stud (Face-nailed)		2-16d	24" o.c.
Header to Header (Face-nailed)		16d	16" o.c. along edges
Top or Bottom Plate to Stud (End-nailed)		(see Table 3.5A)	per stud
Bottom Plate to Floor Joist, Band Joist, End Joist or Blocking (Face-nailed)		2-16d[4]	2-16d[4] per foot
FLOOR FRAMING			
Joist to Sill, Top Plate or Girder (Toe-nailed)		4-8d	4-10d per joint
Rim/Band Joist to Joist (Face-nailed)		3-8d	3-10d each end
Blocking to Joist (Toe-nailed)		3-8d	3-10d each end
Blocking to Sill or Top Plate (Toe-nailed)		3-16d	4-16d each block
Ledger Strip to Beam (Face-nailed)		3-16d	4-16d each joist
Joist on Ledger to Beam (Toe-nailed)		3-8d	3-10d each joist
Band Joist to Joist (End-nailed)		3-16d	4-16d per joint
Band Joist to Sill or Top Plate (Toe-nailed)		3-16d	4-16d per foot
ROOF SHEATHING			
Wood Structural Panels	8d	10d	(see Table 3.3D)
CEILING SHEATHING			
Gypsum Wallboard	5d cooler	5d cooler	7" edge / 10" field
WALL SHEATHING			
Wood Structural Panels	8d	10d	(see Table 3.3D)
Structural Fiberboard Panels - 1/2"	11 ga. galv. roofing nail (0.120"x0.472"long x 7/16" head)		3" edge / 6" field
25/32"	11 ga. galv. roofing nail (0.120"x1-1/4"long x 7/16" head)		3" edge / 6" field
Gypsum Wallboard	5d cooler	5d cooler	7" edge / 10" field
FLOOR SHEATHING			
Wood Structural Panels 1" or less	8d	10d	6" edge / 12" field
Wood Structural Panels greater than 1"	10d	16d	6" edge / 12" field

Nailing requirements are based on wall sheathing nailed 6 inches on-center at the panel edge. Alternative nailing schedules shall be used where wall sheathing nailing is reduced. For example, if wall sheathing is nailed 3 inches on-center at the panel edge to obtain higher shear capacities, nailing requirements for structural members shall be doubled, or alternate connectors shall be used to maintain the load path.

When wall sheathing is used across over connected members, the tabulated number of nails shall be permitted to be reduced to 3-16d red per foot.

Table 3.2B Bottom Plate to Foundation Connections (Anchor Bolts) Resisting Lateral and Shear Loads from Wind — Exposures B and C

(Prescriptive Alternative to Table 3.2)

For Exposures B & C and all Wind Speeds	
Anchor Bolt Diameter (in.)	Maximum Anchor Bolt Spacing (in.)[1,2,3,4,5]
1/2"	48
5/8"	48

1 Prescriptive limits are based on assumptions in Table 3.2.

2 When anchor bolts are used to resist uplift, lateral, and shear loads, the maximum anchor bolt spacing shall not exceed the lesser of the tabulated values for uplift loads (Table 3.2C) or lateral and shear loads (Table 3.2B). For other anchor bolt limitations see Section 3.2.2.7 and 3.2.2.8.

Table 3.2C Sill or Bottom Plate to Foundation Connections (Anchor Bolts) Resisting Uplift Loads from Wind — Exposure B

(Prescriptive Alternative to Table 3.2)

700-yr. Wind Speed 3-second gust (mph)			110	115	120	130	140	150	160	170	180	190
Sill or Bottom Plate to Foundation Anchor Bolt Connection Resisting	Plate Size	Foundation Supporting	Maximum Anchor Bolt Spacing (in.)[1,2]									
Uplift Loads	2x4	1-3 stories	72	71	57	48	35	30	27	24	22	20
		2-3 stories	71	72	66	60	50	41	31	28	26	23
	2x6	1-3 stories	72	72	69	51	42	36	32	29	26	24
		2-3 stories	72	72	72	68	49	42	37	34	31	27

8" Cmu Stories
Interior Stories

Table A-3.4 Uplift Strap Connection Requirements (Roof-to-Wall, Wall-to-Wall, and Wall-to-Foundation) — Exposure B

(Prescriptive Alternative to Table 3.4)
Dead Load Assumptions: Roof/Ceiling Assembly DL = 15 psf

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	190
Framing Spacing (in.)	Roof Span (ft.)	Number of 8d Common Nails or 10d Box Nails in Each End of 1-1/4" x 20 gage Strap[1,2,3,4,5]									
16	12	1	1	1	1	2	2	2	3	3	4
	16	1	1	1	2	2	2	3	3	4	4
	20	1	1	2	2	2	3	3	4	5	5
	24	1	2	2	2	3	3	4	5	5	6
	28	2	2	2	3	3	4	5	5	6	7
	32	2	2	2	3	3	4	5	6	7	8
	36	2	2	3	3	4	5	6	7	8	9

Table A-3.4B Shear Walls Resisting Uplift and Shear[1] — Exposure B

(Prescriptive Alternative to Table 3.4)

700-yr. Wind Speed 3-second gust (mph)			110	115	120	130	140	150	160	170	180	190
Wood Structural Panel Shear Wall Requirements		Top & Bottom of Panel Nailing Requirements	Maximum Roof Span (ft)[2,3]									
Sheathing Thickness	Shear Wall Nailing	Rows of Nails	Nail Spacing (in)									
7/16" OSB or 15/32" plywood with species of piles having G=0.49	Bd Common Nails (0" 4" panel edge spacing and 12" field spacing)	1[4]	6	36	32	24	12	-	-	-	-	-
			4	36	36	32	24	12	-	-	-	-
		2[4]	6	36	36	36	36	32	28	20	16	12
			4	36	36	36	36	36	36	36	32	24

Table 3.2D Bottom Plate to Foundation Connections (Anchor Bolts) Resisting Lateral and Shear Loads from Wind — Exposures B and C

(Prescriptive Alternative to Table 3.2)

For Exposures B & C and all Wind Speeds	
Anchor Bolt Diameter (in.)	Maximum Anchor Bolt Spacing (in.)[1,2,3,4,5]
1/2"	48
5/8"	48

1 Prescriptive limits are based on assumptions in Table 3.2.

2 When anchor bolts are used to resist uplift, lateral, and shear loads, the maximum anchor bolt spacing shall not exceed the lesser of the tabulated values for uplift loads (Table 3.2C) or lateral and shear loads (Table 3.2B). For other anchor bolt limitations see Section 3.2.2.7 and 3.2.2.8.

Table 3.2C Sill or Bottom Plate to Foundation Connections (Anchor Bolts) Resisting Uplift Loads from Wind — Exposure B

(Prescriptive Alternative to Table 3.2)

700-yr. Wind Speed 3-second gust (mph)			110	115	120	130	140	150	160	170	180	190
Sill or Bottom Plate to Foundation Anchor Bolt Connection Resisting	Plate Size	Foundation Supporting	Maximum Anchor Bolt Spacing (in.)[1,2]									
Uplift Loads	2x4	1-3 stories	72	71	57	48	35	30	27	24	22	20
		2-3 stories	71	72	66	60	50	41	31	28	26	23
	2x6	1-3 stories	72	72	69	51	42	36	32	29	26	24
		2-3 stories	72	72	72	68	49	42	37	34	31	27

8" Cmu Stories
Interior Stories

Table A-3.4 Uplift Strap Connection Requirements (Roof-to-Wall, Wall-to-Wall, and Wall-to-Foundation) — Exposure B

(Prescriptive Alternative to Table 3.4)
Dead Load Assumptions: Roof/Ceiling Assembly DL = 15 psf

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	190
Rafter/Ceiling Joist Spacing (in.)	Wall Height (ft)	Number of 8d Common Nails or 10d Box Nails (Toenailed) Required In Each Rafter and/or Ceiling Joist to Top Plate Connection[1,2,3,4,5]									
12	8	2	2	2	3	3	3	3	3	3	3
	10	2	2	2	3	3	3	3	3	3	4
16	8	2	2	3	3	3	3	3	4	4	4
	10	2	2	3	3	3	3	4	4	5	5

Table 3.4A Rafter and/or Ceiling Joist to Top Plate Lateral and Shear Connection Requirements — Exposure B

(Prescriptive Alternative to Table 3.4)

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	190
Rafter/Ceiling Joist Spacing (in.)	Roof Span (ft.)	Number of 8d Common Nails or 10d Box Nails In Each End of 1-1/4" x 20 gage Strap[1,2,3,4,5]									
16	12	1	1	1	1	2	2	2	3	3	4
	16	1	1	1	2	2	2	3	3	4	4
	20	1	1	2	2	2	3	3	4	5	5
	24	1	2	2	2	3	3	4	5	5	6
	28	2	2	2	3	3	4	5	5	6	7
	32	2	2	2	3	3	4	5	5	6	7
	36	2	2	3	3	4	5	5	6	7	8

Table A-3.4B Shear Walls Resisting Uplift and Shear[1] — Exposure B

(Prescriptive Alternative to Table 3.4)

700-yr. Wind Speed 3-second gust (mph)			110	115	120	130	140	150	160	170	180	190
Wood Structural Panel Shear Wall Requirements		Top & Bottom of Panel Nailing Requirements	Maximum Roof Span (ft)[2,3]									
Sheathing Thickness	Shear Wall Nailing	Rows of Nails	Nail Spacing (in)									
7/16" OSB or 15/32" plywood with species of piles having G=0.49	Bd Common Nails (0" 4" panel edge spacing and 12" field spacing)	1[4]	6	36	32	24	12	-	-	-	-	-
			4	36	36	36	36	32	28	20	16	12
		2[4]	6	36	36	36	36	36	36	36	32	24
			4	36	36	36	36	36	36	36	36	36

Table A-3.5A Top and Bottom Plate to Stud Lateral Connections for Wind Loads — Exposure B

(Prescriptive Alternative to Table 3.5)

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	190
Stud Spacing (in.)	Wall Height (ft)	Required Number of 16d Common Nails or 40d Box Nails per Stud to Plate Connection[1,2]									
16	8	2	2	2	2	2	2	2	2	2	3
	10	2	2	2	2	2	2	2	2	3	3

Table A-3.6 Ridge Tension Strap Connection Requirements for Wind — Exposure B

(Prescriptive Alternative to Table 3.6)
Dead Load Assumptions: Roof/Ceiling Assembly DL = 15 psf

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	190
Roof Pitch	Roof Span (ft)	Number of 8d Common Nails or 10d Box Nails in each end of 1-1/4" Strap[1,2,3,4,5,6,7]									
3:12	12	1	1	1	1	2	2	2	2	3	4
	16	1	1	1	2	2	2	3	3	4	4
	20	1	1	2	2	2	3	3	4	5	5
	24	1	2	2	2	3	3	4	5	5	6
	28	2	2	2	3	3	4	5	5	6	7
	32	2	2	2	3	3	4	5	6	7	8
	36	2	2	3	3	4	5	6	7	8	9
4:12	12	1	1	1	1	2	2	2	3	3	4
	16	1	1	1	2	2	2	3	3	4	5
	20	1	2	2	2	3	3	4	5	5	6
	24	2	2	2	3	3	4	5	5	6	7
	28	2	2	3	3	4	4	5	6	7	8
	32	2	2	3	3	4	5	5	6	7	8
	36	2	3	3	4	4	5	6	7	8	9
5:12	12	1	1	1	1	2	2	2	2	3	3
	16	1	1	1	2	2	2	3	3	4	4
	20	1	2	2	2	3	3	4	4	5	6
	24	2	2	2	3	3	4	5	5	6	7
	28	2	2	3	3	4	5	5	6	7	8
	32	2	2	3	4	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	9	10
6:12	12	1	1	1	1	2	2	2	2	3	3
	16	1	1	1	2	2	2	3	3	4	4
	20	1	2	2	2	3	3	4	4	5	6
	24	2	2	2	3	3	4	5	5	6	7
	28	2	2	3	3	4	5	5	6	7	8
	32	2	2	3	4	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	9	10
7:12	12	1	1	1	1	2	2	2	2	3	3
	16	1	1	1	2	2	2	3	3	4	4
	20	1	2	2	2	3	3	4	4	5	6
	24	2	2	2	3	3	4	5	5	6	7
	28	2	2	3	3	4	5	5	6	7	8
	32	2	2	3	4	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	9	10
8:12	12	1	1	1	1	2	2	2	2	3	3
	16	1	1	1	2	2	2	3	3	4	4
	20	1	2	2	2	3	3	4	4	5	6
	24	2	2	2	3	3	4	5	5	6	7
	28	2	2	3	3	4	5	5	6	7	8
	32	2	2	3	4	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	9	10
9:12	12	1	1	1	1	2	2	2	2	3	3
	16	1	1	1	2	2	2	3	3	4	4
	20	1	2	2	2	3	3	4	4	5	6
	24	2	2	2	3	3	4	5	5	6	7
	28	2	2	3	3	4	5	5	6	7	8
	32	2	2	3	4	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	9	10
10:12	12	1	1	1	1	2	2	2	2	3	3
	16	1	1	1	2	2	2	3	3	4	4
	20	1	2	2	2	3	3	4	4	5	6
	24	2	2	2	3	3	4	5	5	6	7
	28	2	2	3	3	4	5	5	6	7	8
	32	2	2	3	4	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	9	10
11:12	12	1	1	1	1	2	2	2	2	3	3
	16	1	1	1	2	2	2	3	3	4	4
	20	1	2	2	2	3	3	4	4	5	6
	24	2	2	2	3	3	4	5	5	6	7
	28	2	2	3	3	4	5	5	6	7	8
	32	2	2	3	4	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	9	10
12:12	12	1	1	1	1	2	2	2	2	3	3
	16	1	1	1	2	2	2	3	3	4	4
	20	1	2	2	2	3	3	4	4	5	6
	24	2	2	2	3	3	4	5	5	6	7
	28	2	2	3	3	4	5	5	6	7	8
	32	2	2	3	4	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	9	10

Table 3.3A Rafter/Ceiling Joist Heel Joint Connection Requirements

(Prescriptive Alternative to Table 3.9)

Roof Live Load	20 psf			30 psf			50 psf			70 psf		
Ground Snow Load	12	24	36	12	24	36	12	24	36	12	24	36
Roof Span (ft)	Required Number of 16d Common or 40d Box Nails per Heel Joint Connection[1,2,3,4,5]											
Rafter Slope	Rafter Spacing (in.)											
3:12	12	3	5	8	3	6	9	5	9	13	6	12	17
	16	4	7	10	4	8	12	6	12	17	8	15	23
4:12	12	3	4	6	3	5	7	4	7	10	5	9	13
	16	3	5	8	3	6	9	5	9	13	6	12	17
5:12	12	3	3	5	3	4	6	3	6	8	4	7	11
	16	3	3	6	3	5	7	4	7	11	5	9	14
6:12	12	3	3	4	3	3	4	3	4	6	3	5	8
	16	3	3	5	3	4	5	3	5	8	4	7	10
7:12	12	3	3	3	3	3	3	3	3	5	3	4	6
	16	3	3	4	3	3	4	3	4	6	3	5	8
8:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6
9:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	4	3	4	6
10:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6
11:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6
12:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6

Table 3.9A Rafter/Ceiling Joist Heel Joint Connection Requirements

(Prescriptive Alternative to Table 3.9)

Roof Live Load	20 psf			30 psf			50 psf			70 psf		
Ground Snow Load	12	24	36	12	24	36	12	24	36	12	24	36
Roof Span (ft)	Required Number of 16d Common or 40d Box Nails per Heel Joint Connection[1,2,3,4,5]											
Rafter Slope	Rafter Spacing (in.)											
3:12	12	3	5	8	3	6	9	5	9	13	6	12	17
	16	4	7	10	4	8	12	6	12	17	8	15	23
4:12	12	3	4	6	3	5	7	4	7	10	5	9	13
	16	3	5	8	3	6	9	5	9	13	6	12	17
5:12	12	3	3	5	3	4	6	3	6	8	4	7	11
	16	3	3	6	3	5	7	4	7	11	5	9	14
6:12	12	3	3	4	3	3	4	3	4	6	3	5	8
	16	3	3	5	3	4	5	3	5	8	4	7	10
7:12	12	3	3	3	3	3	3	3	3	5	3	4	6
	16	3	3	4	3	3	4	3	4	6	3	5	8
8:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6
9:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	4	3	4	6
10:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6
11:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6
12:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6

Table 3.10 Roof Sheathing Attachment Requirements for Wind Loads — Exposure B

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	190
		STRUCTURAL SHEATHING									
Sheathing Location[1]	Rafter/Truss Framing Specific Gravity, G	Rafter/Truss Spacing (in.)	E	F	E	F	E	F	E	F	E	F
			Maximum Nail Spacing for 8d Common Nails or 10d Box Nails (Inches, o.c.)[2,3]									
Interior Zone	0.49	12	6	12	6	12	6	12	6	12	6	12
		16	6	12	6	12	6	12	6	12	6	12
	0.42	12	6	12	6	12	6	12	6	12	6	12
		16	6	12	6	12	6	12	6	12	6	12
Perimeter Edge Zone	0.42	12	6	12	6	12	6	12	6	12	6	12
		16	6	12	6	12	6	12	6	12	6	12
		19.2	6	12	6	12	6	12	6	12	6	12
Gable Endwall Rake or Eave Truss with up to 2' Eave Overhang	0.49	12	6	12	6	12	6	12	6	12	6	12
		16	6	12	6	12	6	12	6	12	6	12
		19.2	6	12	6	12	6	12	6	12	6	12
	0.42	12	6	12	6	12	6	12	6	12	6	12
		16	6	12	6	12	6	12	6	12	6	12
		19.2	6	12	6	12	6	12	6	12	6	12

Table 3.11 Wall Sheathing and Cladding Attachment Requirements for Wind Loads — Exposure B

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	190
Sheathing Location[1]	Stud Spacing (inches, o.c.)	Maximum Nail Spacing for 8d Common Nails or 10d Box Nails (inches, o.c.)[2,3]									
Interior Zone	12	6	12	6	12	6	12	6	12	6	12
	16	6	12	6	12	6	12	6	12	6	12
Perimeter Edge Zone	12	6	12	6	12	6	12	6	12	6	12
	16	6	12	6	12	6	12	6	12	6	12

Table A-3.7D Shear Wall Assembly Allowable Unit Shear Capacities, Maximum Shear Wall Segment Aspect Ratios, and Sheathing Type Adjustments

Exterior Wall Sheathing	Nails and Spacing	ASD Unit Shear Capacity of Wall Assembly (plf)		Maximum Shear Wall Segment Aspect Ratios		Sheathing Type Adjustment Factor	
Interior Wall Sheathing		Wind	Seismic	Wind	Seismic	Wind	Seismic
1/2" Gypsum Wallboard (Unblocked)[1]	5d cooler nails - 7" edge spacing	100	100[1]	3.5:1	3.5:1	4.35	7.77
1/2" Structural Fiberboard Sheathing (Blocked)[1]	11 ga. galv. roofing nails - 3" edge spacing						
1/2" Structural Fiberboard Sheathing (Blocked)[1]	11 ga. galv. roofing nails - 2" edge spacing						
3/8", 7/16", 15/32" or 1/2" Wood Structural Panels (Blocked, maximum stud spacing 24" on center)	8d Common nails - 6" edge spacing						

Table 3.3D Roof Sheathing Attachment Requirements for Wind Loads — Exposure B

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	190
		STRUCTURAL SHEATHING									
Sheathing Location[1]	Rafter/Truss Framing Specific Gravity, G	Rafter/Truss Spacing (in.)	E	F	E	F	E	F	E	F	E	F
			Maximum Nail Spacing for 8d Common Nails or 10d Box Nails (Inches, o.c.)[2,3]									
Interior Zone	0.49	12	6	12	6	12	6	12	6	12	6	12
		16	6	12	6	12	6	12	6	12	6	12
	0.42	12	6	12	6	12	6	12	6	12	6	12
		16	6	12	6	12	6	12	6	12	6	12
Perimeter Edge Zone	0.42	12	6	12	6	12	6	12	6	12	6	12
		16	6	12	6	12	6	12	6	12	6	12
		19.2	6	12	6	12	6	12	6	12	6	12
Gable Endwall Rake or Eave Truss with up to 2' Eave Overhang	0.49	12	6	12	6	12	6	12	6	12	6	12
		16	6	12	6	12	6	12	6	12	6	12
		19.2	6	12	6	12	6	12	6	12	6	12
	0.42	12	6	12	6	12	6	12	6	12	6	12
		16	6	12	6	12	6	12	6	12	6	12
		19.2	6	12	6	12	6	12	6	12	6	12

TABLE R301.2.1.2 WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS[a,b,c]

FASTENER TYPE	FASTENING SPACING (inches)[d] Panel edge fastener spacing ≤ 4 feet	Panel edge fastener spacing > 4 feet ≤ 5 feet	Panel edge fastener spacing > 5 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"-inch lag screw based anchor with 2-inch embedment length	16	16	16

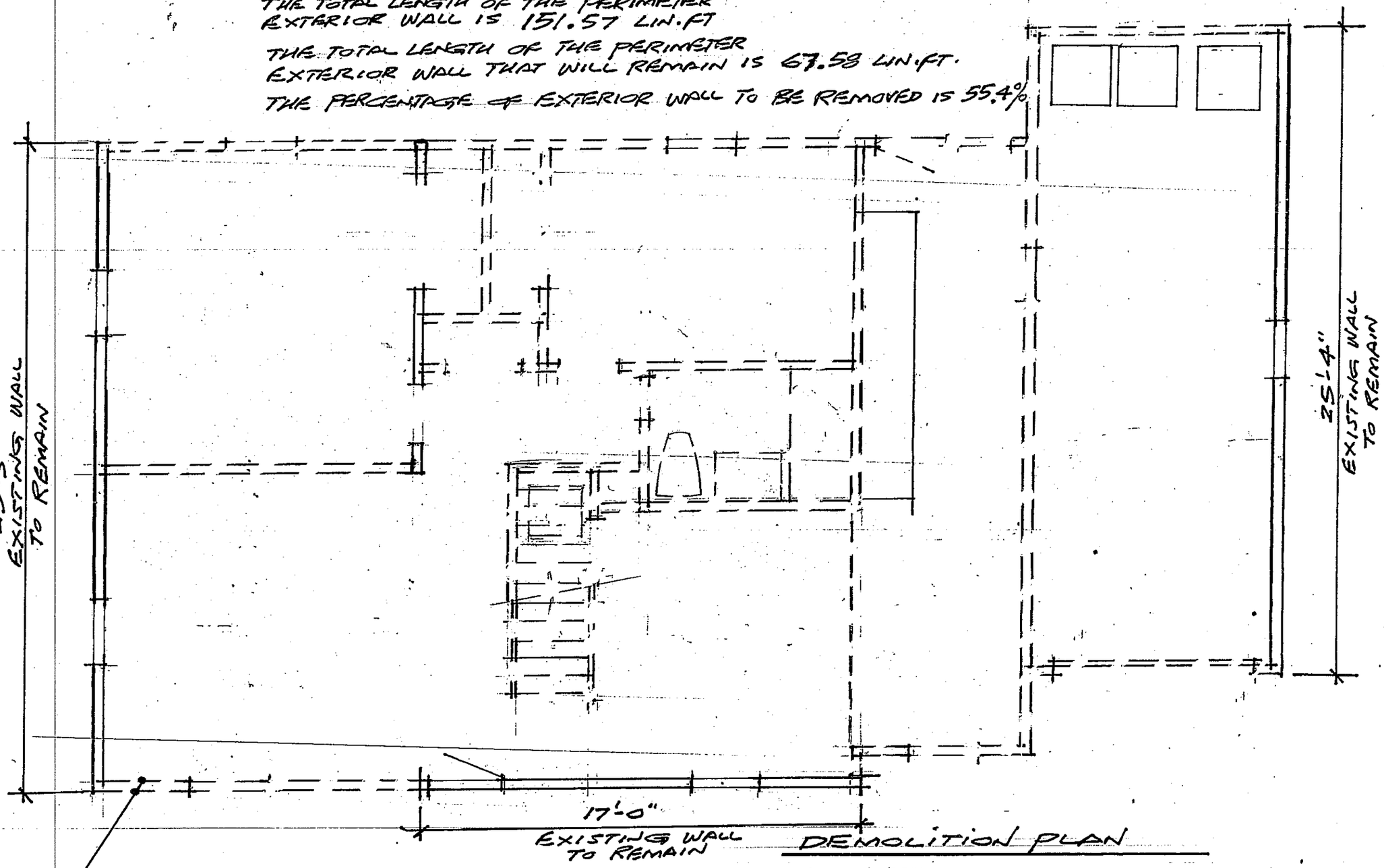
For SI: 1 inch =

THE TOTAL LENGTH OF THE PERIMETER EXTERIOR WALL IS 151.57 LIN.FT

THE TOTAL LENGTH OF THE PERIMETER EXTERIOR WALL THAT WILL REMAIN IS 67.58 LIN.FT.

THE PERCENTAGE OF EXTERIOR WALL TO BE REMOVED IS 55.4%

NOTE: THE EXISTING CEILING JOISTS AND RAFTERS ARE TO BE REMOVED.



DEMOLITION PLAN

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

EXISTING SLAB ON GRADE TO REMAIN. = 100%

NOTE: WALLS SHOWN DASHED ARE TO BE REMOVED.

REGISTERED ARCHITECT
RAYMOND DONER
024804
STATE OF NEW YORK

Permit No: RBP23-000082, RPG23-000086, RPP23-000065, RPH23-000046

Premises Location: 254 Jerome Ave Carle Place, NY 11514

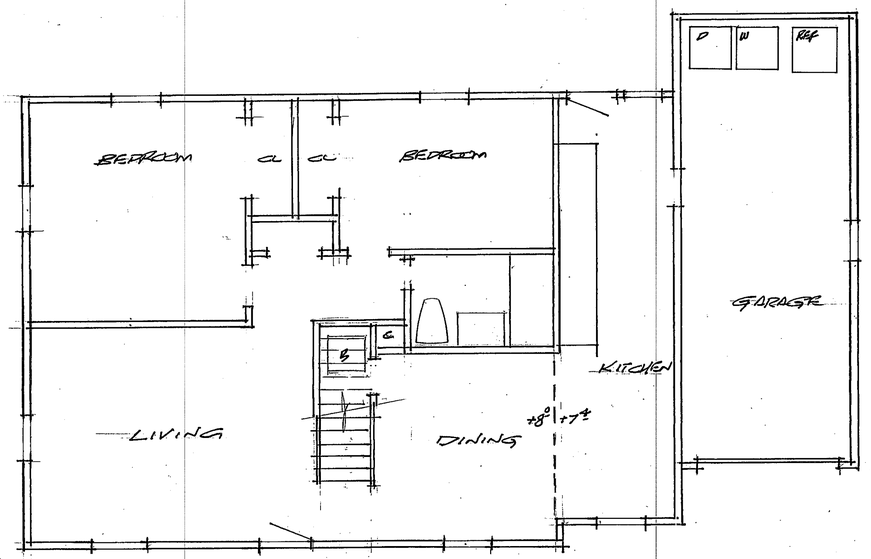
S-B-L: 9-94-81

Zone: Residence C District (R-C);

YANG RESIDENCE @
254 JEROME AVENUE, CARLE PLACE

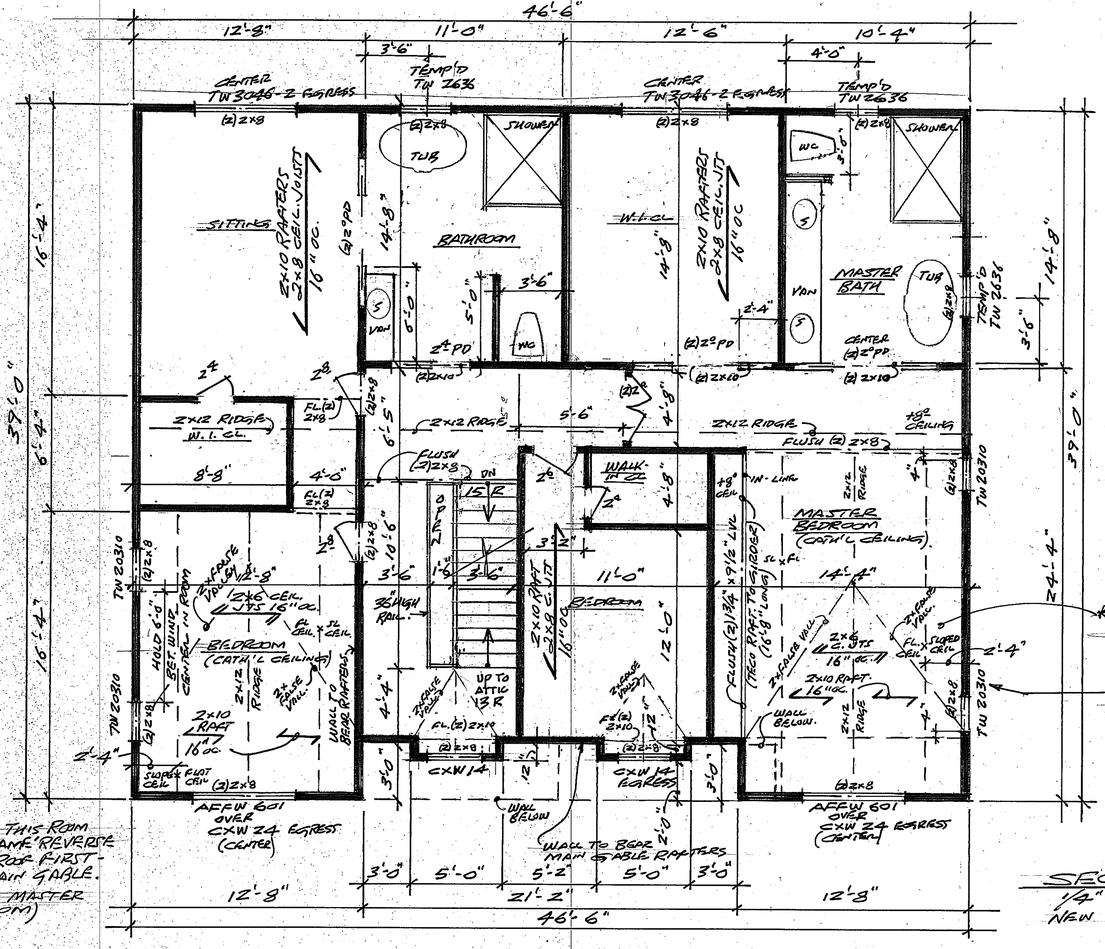
RAY DONER
ARCHITECT
95 RICHMOND AVE.
S. AMITYVILLE, N.Y. 11701

DWG: D-1



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

SLAB on GRADE

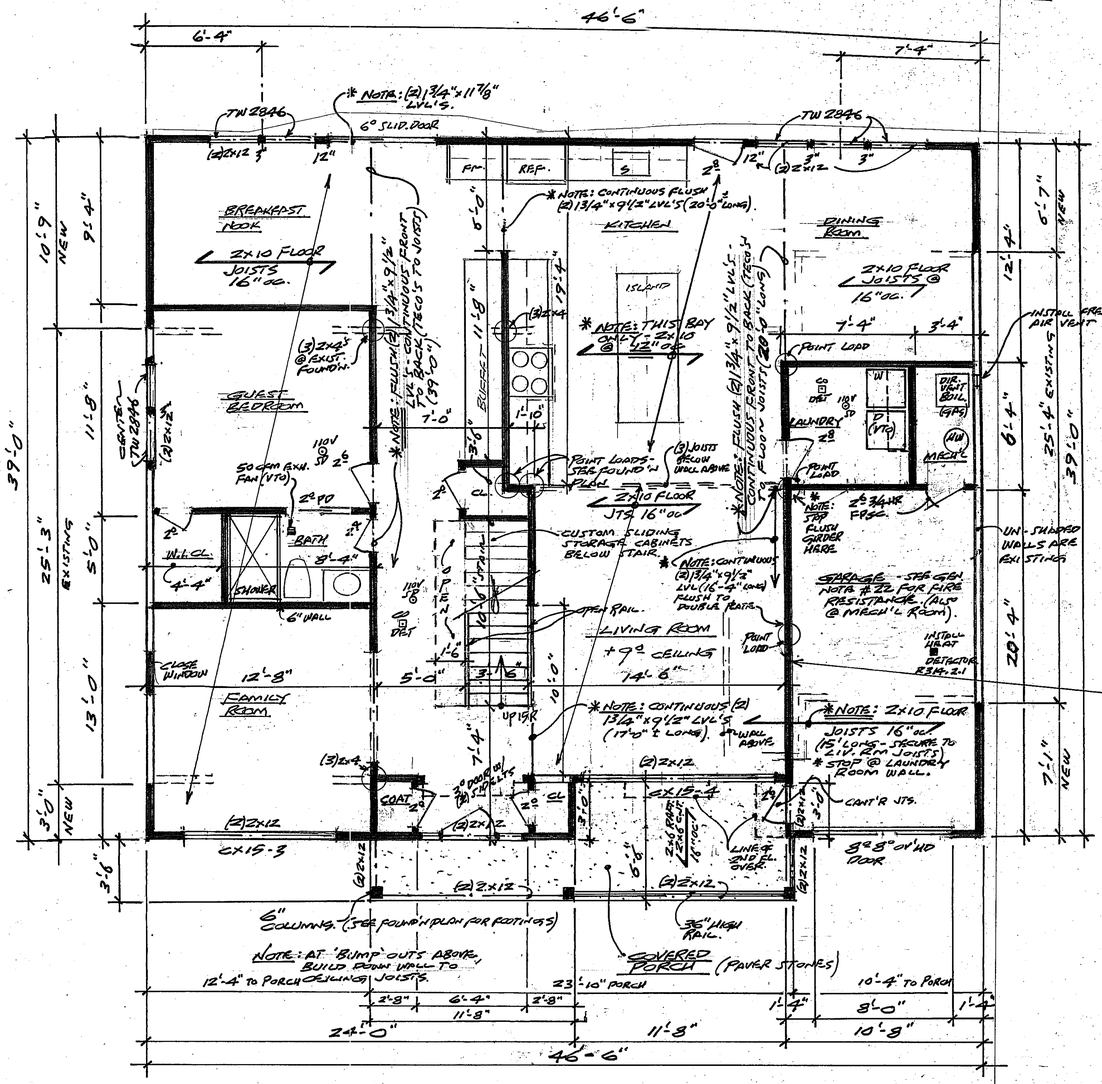


**NOTE: THIS ROOM ONLY FRAME REVERSE GABLE ROOF FIRST - THEN MAIN GABLE. (ALSO @ MASTER BEDROOM)

**NOTE: FRAME THIS ROOM (REVERSE GABLE) FIRST - THEN MAIN GABLE.

NOTE: IN ATTIC - CLOSE OFF STAIR WELL W/ 2X4 WALL (R 15 INSULN) & 2'8" x 6'8" DOOR

SECOND FLOOR PLAN
1/2" = 1'-0"
NEW LIVING AREA = 1760 ϕ



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

*NOTE: FOR EXISTING WALLS SHOWN UN-SHADED, INCREASE THE HEIGHT FOR NEW +9'-0" AFF. CEILING HEIGHT - FIRST FLOOR. (ALL NEW INSULATION)

EXISTING LIVING AREA/GARAGE = 1170 ϕ
PROPOSED LIVING AREA/GARAGE = 608 ϕ
TOTAL = 1778

COVERED PORCH AREA = 118. ϕ

*NOTE: THIS GIRDER IS FLUSH TO (2) 2X4 RAFTERS SO THAT 2X10 JOISTS CAN CANT'R TO POINT OF MASTER BEDROOM WALL ABOVE.

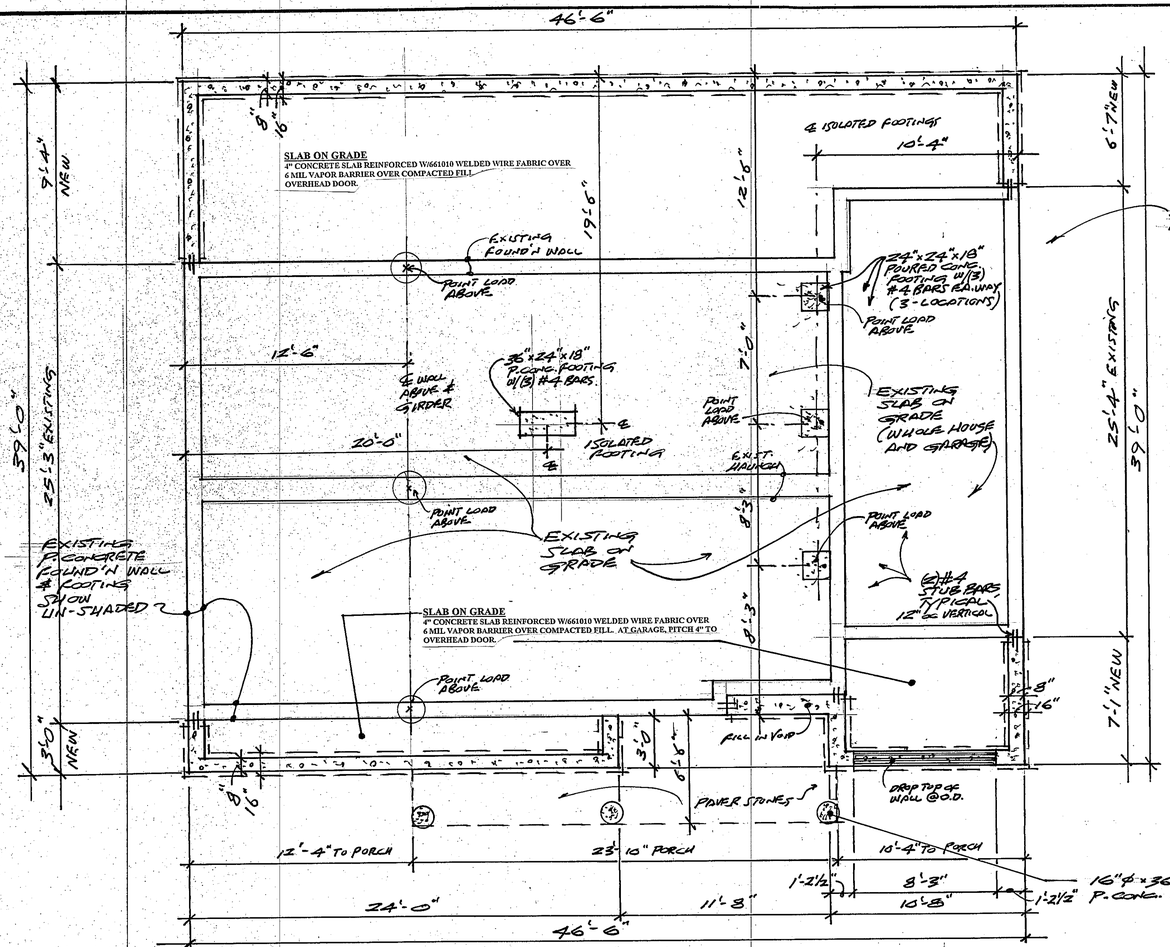
*NOTE: IN REFERENCE TO TOWN ZONING CODE SECTION 70-209.B 98% OF THE EXISTING STRUCTURE WILL BE REMOVED. 100% OF THE EXISTING FOUNDATION SYSTEM AND SLAB ON GRADE WILL REMAIN.

REGISTERED ARCHITECT RAYMOND DONER 024804 STATE OF NEW YORK

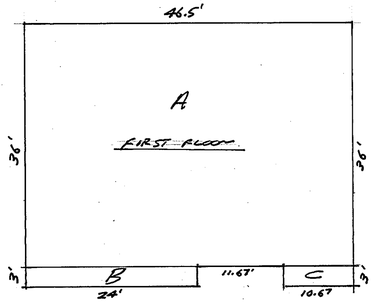
YANG RESIDENCE
264 JEROME AVE. CARLE PLACE

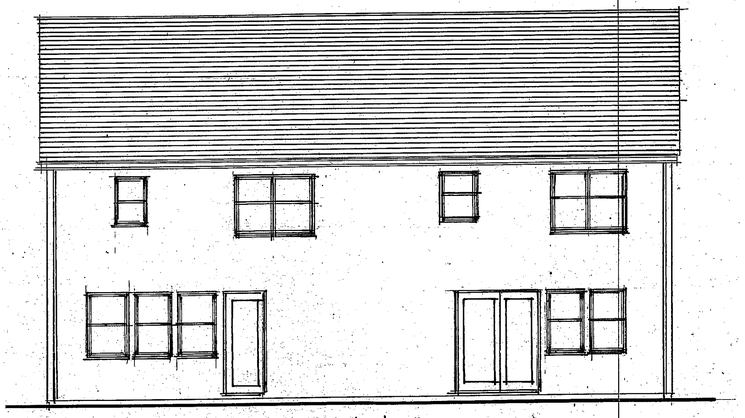
RAY DONER, ARCHITECT
ARCHITECTURAL DESIGN
INTERIOR DESIGN
PLANNING & DEVELOPMENT
RESIDENTIAL - COMMERCIAL - INDUSTRIAL
95 RICHMOND AVENUE
S. AMITYVILLE, NEW YORK 11701
(631)691-1718 FAX (631)691-1718
EMAIL: RDARCHITECT@YAHOO.COM

DRAWING NO: 2245
DATE: 1-20-23
REVISIONS: 3/4/23
5-30-23

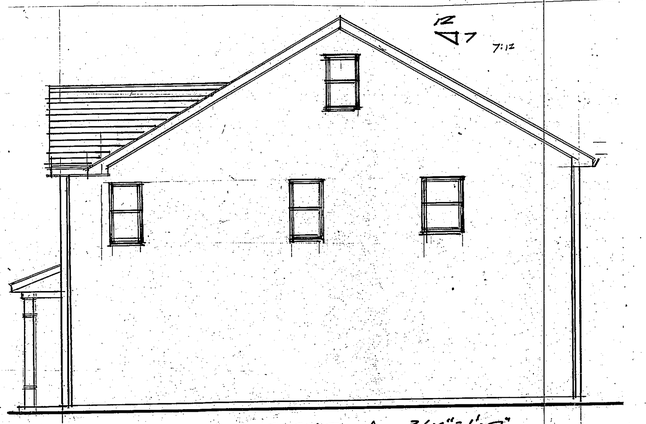


FOUNDATION PLAN 1/4" = 1'-0"



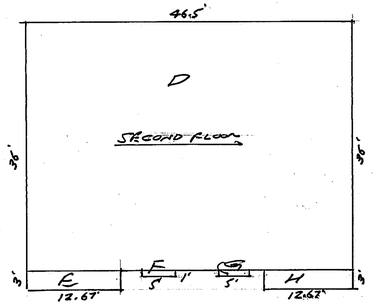


REAR ELEVATION 3/16" = 1'-0"



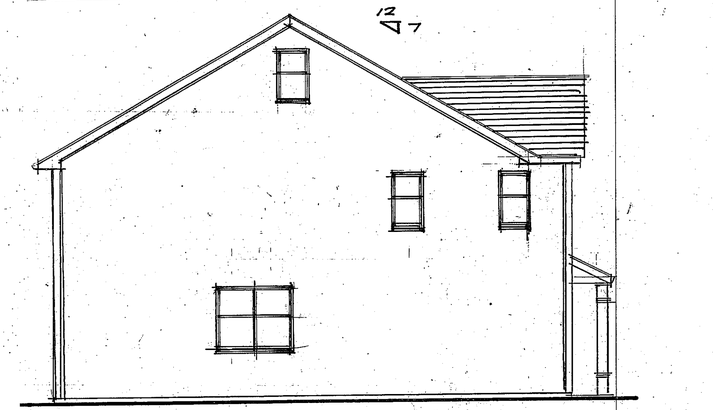
RIGHT SIDE ELEVATION 3/16" = 1'-0"

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



GROSS FLOOR AREA CALCULATION

A	46.5' x 36'	=	1674
B	24' x 3'	=	72
C	10.67' x 3'	=	32
D	46.5' x 36'	=	1674
E	12.67' x 3'	=	38
F	5' x 1'	=	5
G	5' x 1'	=	5
H	12.67' x 3'	=	38
TOTAL GROSS FLOOR AREA		=	3538 ϕ



LEFT SIDE ELEVATION 3/16" = 1'-0"

REGISTERED ARCHITECT RAYMOND DONER 024804 STATE OF NEW YORK

YANG RESIDENCE

254 JEROME AVE. CARLE PLACE

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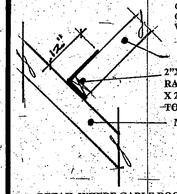
DRAWING NO: 3 of 5
DATE: 1-20-23
REVISIONS: 3/4/23
5-30-23



DETAIL WHERE GABLE ROOF IS OVERFRAMED ONTO MAIN ROOF.

Figure 3.10b Ridge Board and Ceiling Joist Detail

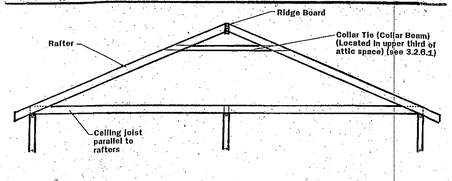
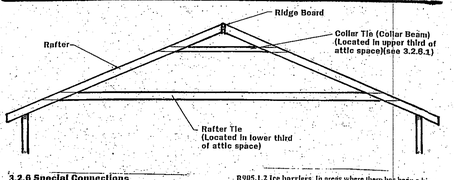
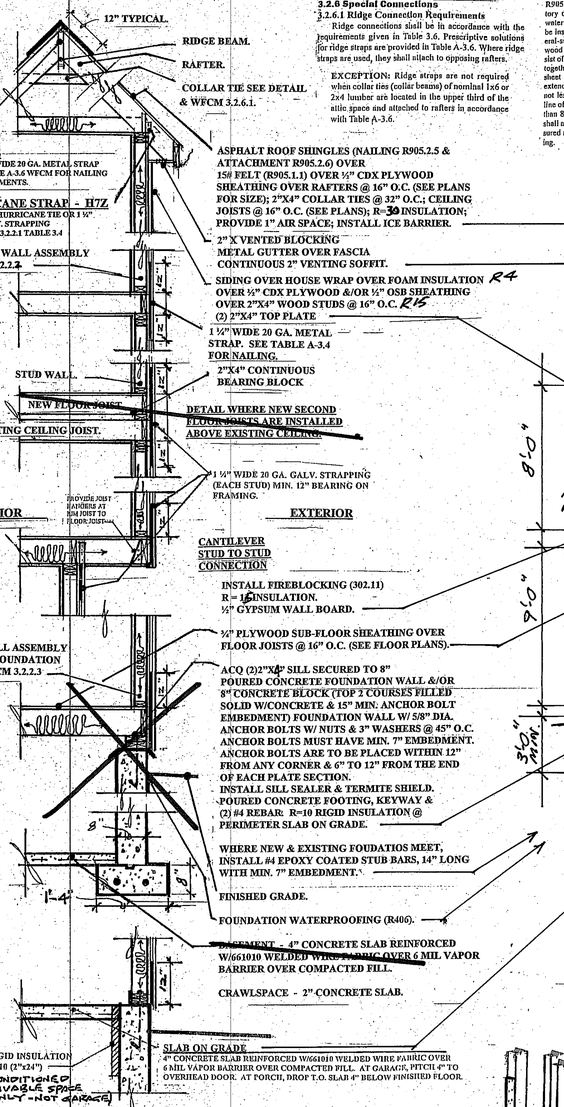


Figure 3.10c Ridge Board and Rafter Tie Detail



CONTINUOUS RIDGE VENT &/OR GABLE VENTS &/OR METAL ROOF VENT @ HIP OR SHED ROOF.

ROOF PITCH (SEE SECTION & ELEVATIONS).



TYPICAL WALL SECTION & DETAILS - ½" = 1'-0"

(REPRESENTS MULTIPLE SCENARIOS)

NOTE: FOR ALL METAL 'SIMPSON' HANGARS, SEE MANUF. SPECS. FOR REQ'D NAILING TO MEET CODE.

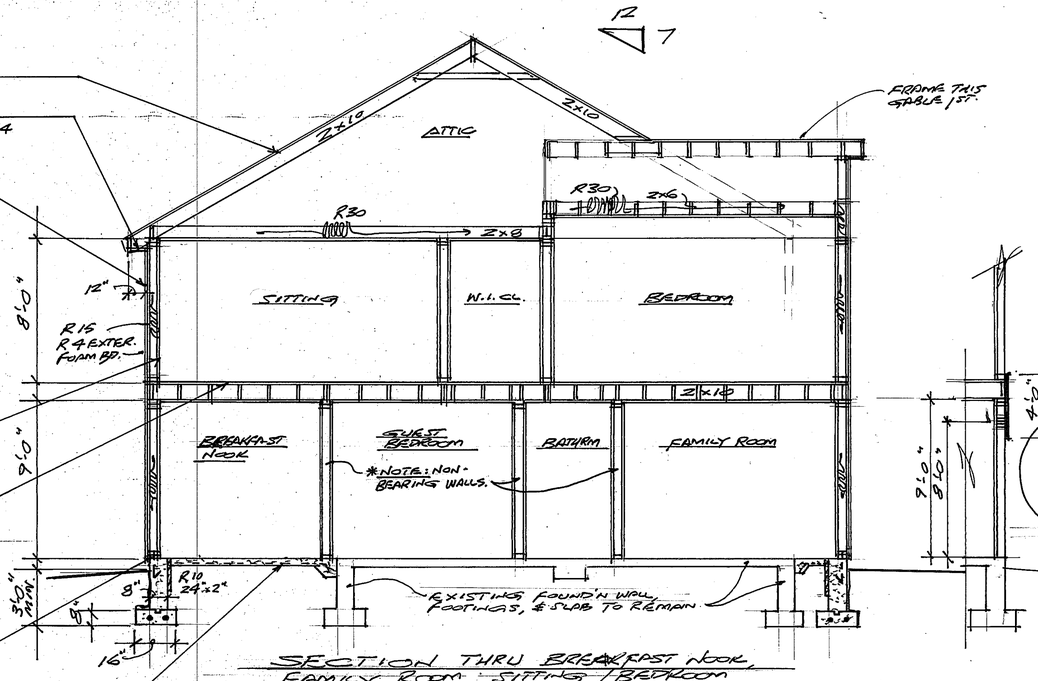
3.2.6 Special Connections

3.2.6.1 Ridge Connection Requirements

Ridge connections shall be in accordance with the requirements given in Table 3.6. Prescriptive solutions for ridge straps are provided in Table A-3.6. Where ridge straps are used, they shall attach to opposing rafters.

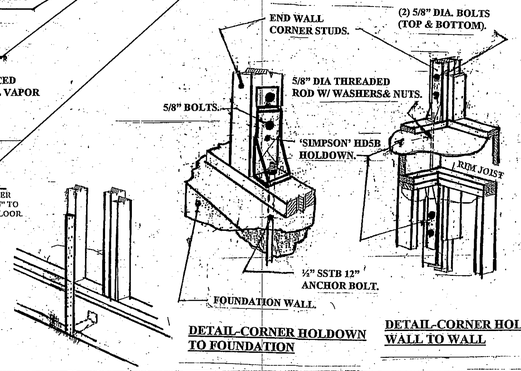
EXCEPTION: Ridge straps are not required when collar ties (collar beams) of nominal 1x6 or 2x4 lumber are located in the upper third of the attic space and attached to rafters in accordance with Table A-3.6.

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 bitumen sheet 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 8 units vertical in 12 units horizontal, 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.



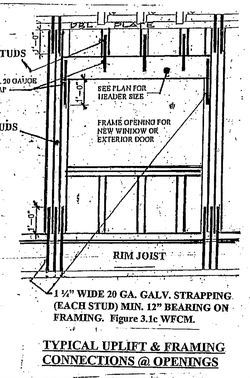
SECTION THRU BREAKFAST NOOK, FAMILY ROOM - SITTING / BEDROOM

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



DETAIL-CORNER HOLDOWN TO FOUNDATION

DETAIL-CORNER HOLDOWN WALL TO WALL



1 ½" WIDE 20 GA. GALV. STRAPPING (EACH STUD) MIN. 12" BEARING ON FRAMING. Figure 3.1c WFCM.

TYPICAL UPLIFT & FRAMING CONNECTIONS @ OPENINGS

SECTION R406 FOUNDATION WATERPROOFING AND DAMPPROOFING

R406.1 Concrete and masonry foundation dampproofing. Except where required by Section R406.2 to be waterproofed, foundation walls that enclose earth and enclose interior spaces and floors below grade shall be dampproofed from the higher of (a) the top of the footing or (b) 6 inches (152 mm) below the top of the basement floor, to the finished grade. Masonry walls shall have not less than ⅜ inch (9.5 mm) portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m²) of acrylic modified cement.
3. One-eighth-inch (3.2 mm) coat of surface-bonding cement complying with ASTM C 887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other approved methods or materials.

Exception: Parging of unit masonry walls is not required where a material is approved for direct application to the masonry.

Concrete walls shall be dampproofed by applying any one of the listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

R406.2 Concrete and masonry foundation waterproofing. In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the higher of (a) the top of the footing or (b) 6 inches (152 mm) below the top of the basement floor, to the finished grade. Walls shall be waterproofed in accordance with one of the following:

1. Two-ply hot-mopped felts.
2. Fifty-five-pound (25 kg) roll roofing.
3. Six-mil (0.15 mm) polyvinyl chloride.
4. Six-mil (0.15 mm) polyethylene.
5. Forty-mil (1 mm) polymer-modified asphalt.

SECTION R1004 FACTORY-BUILT FIREPLACES

R1004.1 General. Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Factory-built fireplaces shall be tested in accordance with UL 127.

R1004.2 Hearth extensions. Hearth extensions of approved factory-built fireplaces shall be installed in accordance with the listing of the fireplace. The hearth extension shall be readily distinguishable from the surrounding floor area. Listed and labeled hearth extensions shall comply with UL 1618.

SECTION R1005 FACTORY-BUILT CHIMNEYS

R1005.1 Listing. Factory-built chimneys shall be listed and labeled and shall be installed and terminated in accordance with the manufacturer's instructions.

SECTION R1006 EXTERIOR AIR SUPPLY

R1006.1 Exterior air. Factory-built or masonry fireplaces covered in this chapter shall be equipped with an exterior air supply to ensure proper fuel combustion unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive.

TABLE R703.3(1) SIDING MINIMUM ATTACHMENT AND MINIMUM THICKNESS

SIDING MATERIAL	NOMINAL THICKNESS (inches)	JOINT TREATMENT	TYPE OF SUPPORTS FOR THE SIDING MATERIAL AND FASTENERS: Wood or wood structural panel sheathing into stud	Fiberboard sheathing into stud	Gypsum sheathing into stud	Foam plastic sheathing into stud	Direct to studs	Number or spacing of fasteners
Steel[a]	29 ga.	Lap	Siding nail (1¾" × 0.113") Staple-1¾"	Siding nail (2¼" × 0.113") Staple-2½"	Siding nail (2¼" × 0.113") Staple-2¼"	Siding nail (1¾" × 0.113") Staple-1¾"	Not allowed	Same as stud spacing
Vinyl siding (see Section R703.11)	0.035	Lap	0.120" nail (shank) with a 0.313" head or 16-gage staple with ⅞-in to 1-inch crown[b]	0.120" nail (shank) with a 0.313" head or 16-gage staple with ⅞-in to 1-inch crown[b]	0.120" nail (shank) with a 0.313" head or 16-gage staple with ⅞-in to 1-inch crown[b]	0.120" nail (shank) with a 0.313 head Section R703.11.2	Not allowed	16 inches on center or as specified by the manufacturer instructions or test report
Wood siding (see Section R703.5)	Wood rustic, drop	⅜ min.	Lap	6d box or siding nail (2" × 0.099")	6d box or siding nail (2" × 0.099")	6d box or siding nail (2" × 0.099")	8d box or siding nail (2½" × 0.113") Staple-2"	Face nailing up to 6" width, 1 nail per bearing. 8" widths and over, 2 nails per bearing
	Shiplap	$^{19}/_{32}$ average	Lap					
	Bevel	$^{11}/_{16}$	Lap					
	Butt tip	⅜	Lap					
Wood structural panel ANSI/APA PRP-210 siding (exterior grade) (see Section R703.5)	⅜ – ½	Note e	2" × 0.099" siding nail	2½" × 0.113" siding nail	2½" × 0.113" siding nail	2½" × 0.113" siding nail	2" × 0.099" siding nail	6" panel edges 12" inter. sup.
Wood structural panel lap siding (see Section R703.5)	⅜ – ½	Note e Note g	2" × 0.099". siding nail	2½" × 0.113" siding nail	2½" × 0.113" siding nail	2½" × 0.113" siding nail	2" × 0.099" siding nail	8" along bottom edge

For SI: 1 inch = 25.4 mm.

a. Aluminum nails shall be used to attach aluminum siding.
b. Shank/min (0.019 inch) shall be unbarbed only where the maximum panel width is 10 inches and the maximum flat area is 8 inches. The tolerance for aluminum siding shall be ±0.002 inch of the nominal dimension.
c. Shall be of approved type.
d. Where used to resist shear forces, the spacing must be 4 inches at panel edges and 8 inches on interior supports.
e. Vertical end joints shall occur at studs and shall be covered with a joint cover or shall be caulked.
f. Face nailing: one 6d common nail through the overlapping planks at each stud. Concealed nailing: one 11-gage 1½-inch-long galv. roofing nail through the top edge of each plank at each stud in accordance with the manufacturer's installation instructions.
g. Vertical joints, if staggered, shall be permitted to be away from studs if applied over wood structural panel sheathing.
h. Minimum fastener length must be sufficient to penetrate sheathing either exterior substrate and framing a total of a minimum of 1¼ inches or in accordance with the manufacturer's installation instructions.

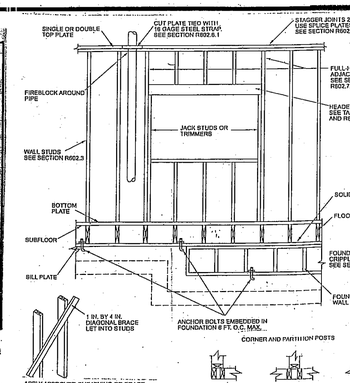
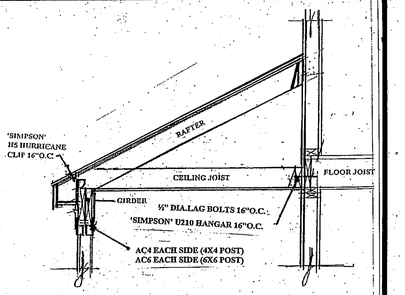
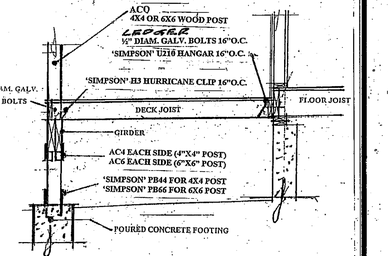


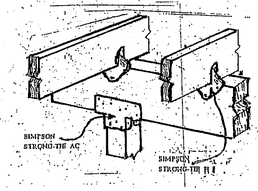
FIGURE R602.3(2) FRAMING DETAILS



PORCH ROOF DETAIL

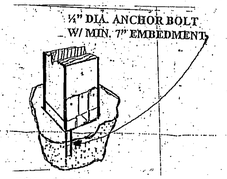


PORCH / DECK DETAIL



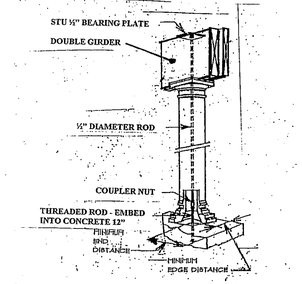
JOIST AND POST CONNECTION

'SIMPSON' STRONG TIE AC
'SIMPSON' STRONG TIE H



POST BASE

'SIMPSON' STRONG TIE ABA44 OR ABA66. EMBED ½" DIA. GALVANIZED BOLT 7" INTO CONCRETE.



STRUCTURAL COLUMN ANCHORAGE

Generated by RES*check-Web* Software

Compliance Certificate

Project: New Residence

Energy Code:	2018 IECC
Location:	Carle Place, New York
Construction Type:	Single-family
Project Type:	New Construction
Conditioned Floor Area:	3,538 ft2
Glazing Area:	13%
Climate Zone:	4 (5316 HDD)
Permit Date:	
Permit Number:	

Construction Site: 254 Jerome Avenue

Owner/Agent: YANG

Designer/Contractor: RAY DONER, RAY DONER - Architect, 16316911718, RDARCHITECT@YAHOO.COM

Compliance: Passes using UA trade-off

Compliance: **2.4% Better Than Code** Maximum UA: **331** Your UA: **323** Maximum SHGC: **0.40** Your SHGC: **0.30**

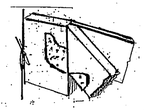
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

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

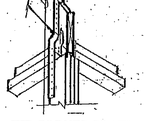
Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	1,760	38.0	0.0	0.030	0.026	53	46
Wall: Wood Frame, 16" o.c.	3,078	15.0	4.0	0.057	0.060	153	161
Window: Wood Frame SHGC: 0.30	389			0.300	0.320	117	124
Floor: Slab-On-Grade (Unheated) Insulation depth: 2.0'	100		10.0	0.540	0.540	0	0

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.



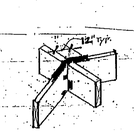
ADJUSTABLE HANGER
'SIMPSON' STRONG TIE LSU26 - 2"X6" LSSU28 - 2"X8" TO 2"X12".



FACE MOUNT HANGER
'SIMPSON' STRONG TIE LUS28

HIP RAFTER
'SIMPSON' STRONG TIE HR22

HIP CORNER PLATE
'SIMPSON' STRONG TIE HCP



STRUCTURAL RIDGE @ CATHEDRAL CEILINGS
'SIMPSON' STRONG TIE LSU26 - 2"X6" LSSU28 - 2"X8 TO 2"X12" w/ (3) 8d COMMON NAILS LOCATED @ EACH END OF STRAP. (BOTH STRAPPING & LSSU ARE REQUIRED @ CATH'L. & STRUCTURAL RIDGE. NAIL AS PER MANUF. SPECS. 1 ½" METAL 20 ga. STRAPPING.

YANG RESIDENCE
254 JEROME AVE. CARLE PLACE

RAY DONER, ARCHITECT
ARCHITECTURAL DESIGN
INTERIOR DESIGN
PLANNING & DEVELOPMENT
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DRAWING NO: 445
DATE: 1-20-23
REVISIONS: 3-1-23, 5-30-23

R402.2.3 Eave baffle. For air-permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain the unobstructed equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

R402.2.4 Access hatches and doors. Access doors from *conditioned spaces* to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Access that prevents damaging or compressing the insulation shall be provided to all equipment. Where loose-fill insulation is installed, a wood-framed or equivalent baffle or retainer shall be installed to prevent the loose-fill insulation from spilling into the living space when the attic access is opened. The baffle or retainer shall provide a permanent means of maintaining the installed R-value of the loose-fill insulation.

R402.4 Air leakage (Mandatory). The *building thermal envelope* shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

R402.4.1 Building thermal envelope. The building *thermal envelope* shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

R402.4.1.1 Installation. The components of the building *thermal envelope* as indicated in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the *building official*, an approved third party shall inspect all components and verify compliance.

[NY] R402.4.1.2 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding three air changes per hour. Testing shall be conducted in accordance with RESNET/ICC-380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascal). 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 weatherstripping 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, where 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, where installed at the time of the test, shall be turned off.
6. Supply and return registers, where installed at the time of the test, shall be fully open.

R402.4.2 Fireplaces. New wood-burning fireplaces shall have tight-fitting flue dampers or doors and outdoor combustion air. Where using tight-fitting doors on factory-built fireplaces *listed* and *labeled* in accordance with UL 127, the doors shall be tested and *listed* for the fireplace.

R402.4.3 Fenestration air leakage. Windows, skylights and sliding glass doors shall have an air infiltration rate of not greater than 0.3 cfm per square foot (1.5 L/s/m²), and for swinging doors; not greater than 0.5 cfm per square foot (2.6 L/s/m²), when tested in accordance with NFRC 400 or AAMA/WDMA/CSA 101/I/S.2/A440 by an accredited, independent laboratory and *listed* and *labeled* by the manufacturer.

R402.4.4 Rooms containing fuel-burning appliances. In *Climate Zones* 3 through 8, 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 of Table R402.1.2, 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 in accordance with Section R403. The combustion air duct shall be insulated where it passes through *conditioned space* to an *R-value* of not less than R-8.

Exceptions:

1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the *Residential Code of New York State*.

R402.4.5 Recessed lighting. Recessed luminaires installed in the *building thermal envelope* shall be sealed to limit air leakage between conditioned and unconditioned spaces. Recessed luminaires shall be IC-rated and *labeled* as having an air leakage rate of not greater than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E283 at a pressure differential of 1.57 psf (75 Pa). Recessed luminaires shall be sealed with a gasket or caulked between the housing and the interior wall or ceiling covering.

R402.5 Maximum fenestration *U*-factor and SHGC (Mandatory). The *area-weighted average* maximum *fenestration U-factor* permitted using tradeoffs from Section R402.1.5 or R405 shall be 0.48 in *Climate Zones* 4 and 5 and 0.40 in *Climate Zones* 6 through 8 for vertical fenestration, and 0.75 in *Climate Zones* 4 through 8 for skylights. The *area-weighted average* maximum *fenestration* SHGC permitted using tradeoffs from Section R405 in *Climate Zones* 1 through 3 shall be 0.50.

SECTION R403 SYSTEMS

R403.1 Controls (Mandatory). Not less than one thermostat shall be provided for each separate heating and cooling system.

R403.1.1 Programmable thermostat. The thermostat controlling the primary heating or cooling system of the *dwelling unit* shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature setpoints at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures of not less than 55°F (13°C) to not greater than 85°F (29°C). The thermostat shall be programmed initially by the manufacturer with a heating temperature setpoint of not greater than 70°F (21°C) and a cooling temperature setpoint of not less than 78°F (26°C).

R403.3 Ducts. Ducts and air handlers shall be installed in accordance with Sections R403.3.1 through R403.3.7.

R403.3.1 Insulation (Prescriptive). Supply and return ducts in attics shall be insulated to an *R-value* of not less than R-8 for ducts 3 inches (76 mm) in diameter and larger and not less than R-6 for ducts smaller than 3 inches (76 mm) in diameter. Supply and return ducts in other portions of the building shall be insulated to not less than R-6 for ducts 3 inches (76 mm) in diameter and not less than R-4.2 for ducts smaller than 3 inches (76 mm) in diameter.

Exception: Ducts or portions thereof located completely inside the *building thermal envelope*.

[NY] R403.3.2 Sealing (Mandatory). Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the *Mechanical Code of New York State* or *Residential Code of New York State*, or the *New York City Construction Code*, as applicable.

Exceptions:

1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and locking-type joints and seams of other than the snap-lock and button-lock types.

R403.3.2.1 Sealed air handler. Air handlers shall have a manufacturer's designation for an air leakage of not greater than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

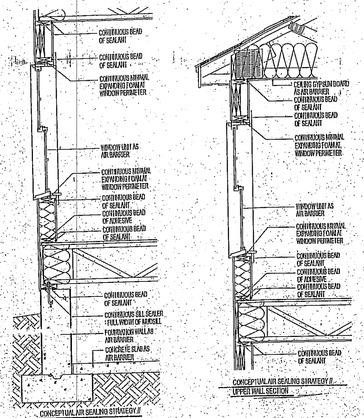
R403.3.3 Duct testing (Mandatory). Ducts shall be pressure tested to determine air leakage by one of the following methods:

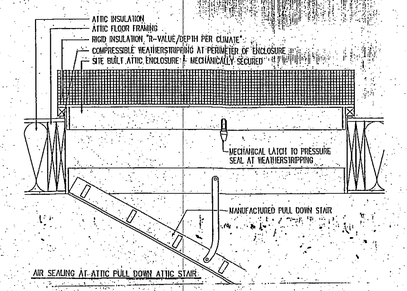
1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test.
2. Postconstruction test: Total 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.

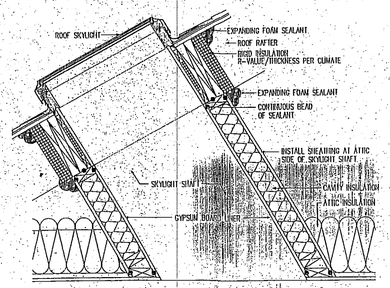
R403.4 Mechanical system piping insulation (Mandatory). Mechanical system piping capable of carrying fluids greater than 105°F (41°C) or less than 55°F (13°C) shall be insulated to an *R-value* of not less than R-3.

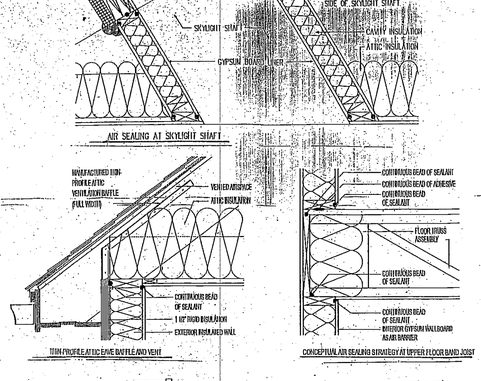
R403.4.1 Protection of piping insulation. Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind. The protection shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall be prohibited.

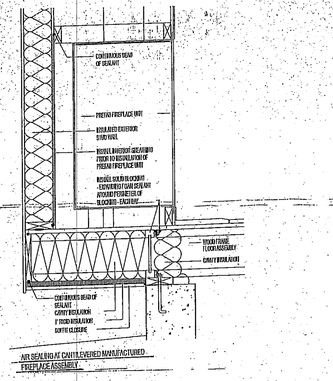
R403.5 Service hot water systems. Energy conservation measures for service hot water systems shall be in accordance

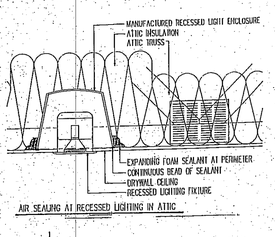


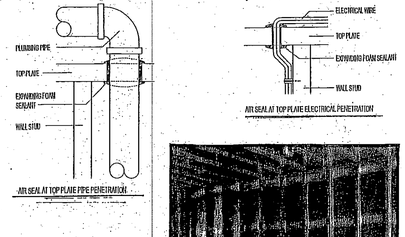












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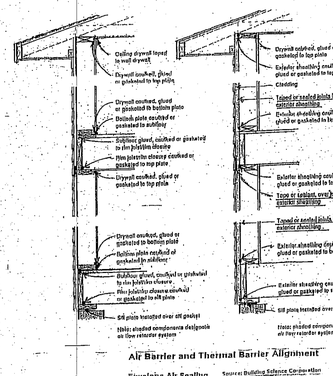
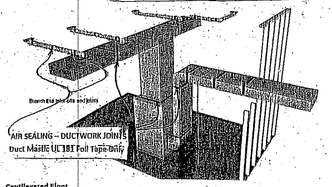
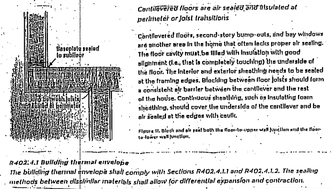


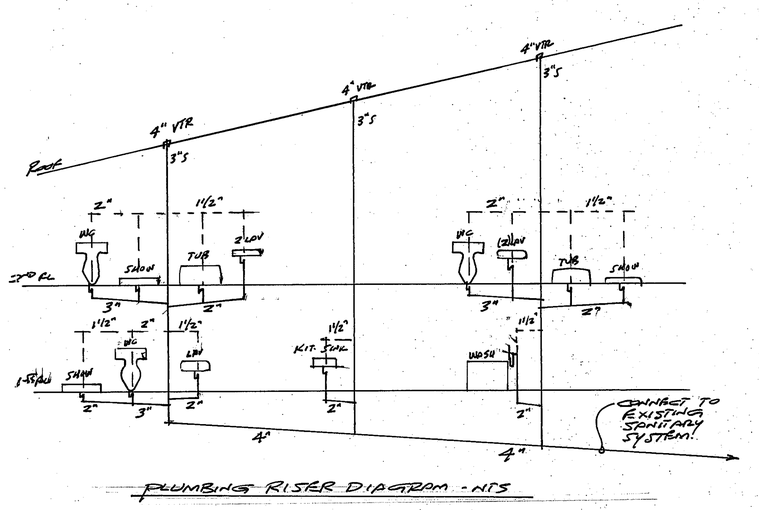




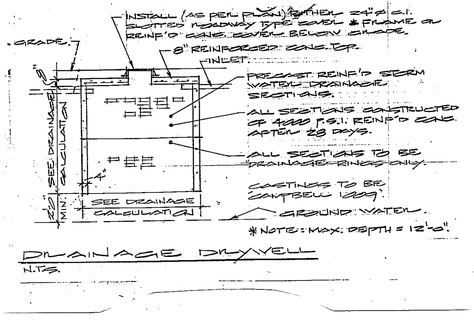
Cantilevered floors, second-story bump-outs, and bay windows are another area in the home that often lacks proper air sealing. The floor cavity must be filled with insulation with good alignment (i.e., that is completely touching) the underside of the floor. The interior and exterior sheathing needs to be sealed at the framing edges. Blocking between floor joists should form a convenient air barrier between the cantilever and the rest of the house. Continuous sheathing, such as insulating foam sheathing, should cover the undersides of the cantilever and be air sealed at the edges with caulk.

Figure 11. Attach and air seal both the floor-to-upper wall junction and the floor-to-rim wall junction.

R402.4.1 Building thermal envelope
The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.



PLUMBING RISER DIAGRAM - NTS



DRAINAGE DRYWELL
N.T.S.

DRAINAGE DRYWELL CALCULATIONS:
3" RAINFALL

FRONT DRYWELL 'A'
998 (½ HOUSE + ½ D'D PORCH) + 989 (PAVING) = 1987 ¢
1987 (3/12) = 496.75 ÷ 68.42 = 7.3.
INSTALL (1) 10'-0" ϕ x 8'-0" DEEP DRYWELL.

REAR DRYWELL 'B'
880 (½ HOUSE) = 880 ¢
880 (3/12) = 220 ÷ 68.42 = 3.22.
INSTALL (1) 10'-0" ϕ x 4'-0" DEEP DRYWELL.

INSTALL DRYWELLS AS PER TOWN OF NORTH HEMPSTEAD SPECIFICATIONS & DETAILS.
PIPE ALL LEADERS TO DRYWELLS.

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION*

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous *air barrier* shall be installed in the building envelope. The exterior thermal envelope contains a continuous *air barrier*. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The *air barrier* in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the *air barrier* shall be sealed. Access openings, drop downs stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the *air barrier*.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of *exterior walls* shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, *R-value*, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the *air barrier*.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the *air barrier*.	Rim joists shall be insulated.
Floors, including cantilevered floors and floors above garages	The *air barrier* shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be installed to maintain permanent contact, without voids, with the underside of the subfloor decking, or continuous insulation installed on the underside of floor framing, and shall extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the *building thermal envelope* shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	—	In exterior walls, but insulation shall be cut only to the extent necessary for plumbing or insulation, that is then completely conforms to available space, shall extend behind piping and wiring.
Showers/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.
Electrical/phone box on *exterior walls*	The *air barrier* shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate *building thermal envelope* shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

[NY] TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION *U*-FACTOR	SKYLIGHT *U*-FACTOR	GLAZED FENESTRATION SHGC	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE	FLOOR *R*-VALUE	BASEMENT[a] WALL *R*-VALUE	SLAB[a] *R*-VALUE & DEPTH	CRAWL SPACE WALL *R*-VALUE
4	0.35	0.55	0.40	49	20 or 13+5[b]	8/13	19	10/13	10, 2 ft	10/13
5	0.30	0.55	NR	49	20 or 13+5[b]	13/17	30[g]	15/19	10, 2 ft	15/19
6 Option 1	0.30	0.55	NR	49	20or2 or 13+5[b]	15/20	30[g]	15/19	10, 4 ft	15/19
6 Option 2	0.28	0.55	NR	60	23 cavity	19/21	30[g]	15/19	10, 4 ft	15/19

NR = Not Required.
For ft-1 foot = 304.8 mm.
a. *R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.
b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior side of the basement wall. Alternatively, "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior side of the basement wall. Alternatively, "13+5" means R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
d. R-5 insulation shall be provided under the full slab area of a *heated slab* in addition to the required slab edge insulation *R-value* for slabs, as indicated in the table. The slab edge insulation for *heated slabs* shall not be required to extend below the slab.
e. Reserved.
f. Reserved.
g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an *R-value* of R-19.
h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
i. Mass walls shall be in accordance with Section R402.2.5. The second *R*-value applies where more than half of the insulation is on the interior of the mass wall.

[NY] TABLE R402.1.4
EQUIVALENT U-FACTORS*

CLIMATE ZONE	FENESTRATION *U*-FACTOR	SKYLIGHT *U*-FACTOR	CEILING *U*-FACTOR	FRAME WALL *U*-FACTOR	MASS WALL *U*-FACTOR[i]	FLOOR *U*-FACTOR	BASEMENT[c] WALL *U*-FACTOR	CRAWL SPACE WALL *U*-FACTOR
4	0.32	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5	0.30	0.55	0.026	0.060	0.082	0.033	0.050	0.055[e]
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055

a. Nonfenestration *U*-factors shall be obtained from measurement, calculation or an approved source.
b. Mass walls shall be in accordance with Section R402.2.5. Where more than half the insulation is on the interior, the mass wall U-factors shall not exceed 0.087 in Climate Zone 5 and 0.057 in Climate Zone 6. In Climate Zones 5 and 6 and Marine 4, wall U-factors in Climate Zone 5.
c. In warm-humid locations as defined by Figure R301.1 and Table R301.1, the basement wall *U*-factor shall not exceed 0.360.

ENERGY CODE COMPLIANCE STATEMENT:

THE UNDERSIGNED IS A NYS REGISTERED ARCHITECT AND STATES TO THE BEST OF UNDERSIGNED'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

ENERGY GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST CODES.
2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND MOUNTED ON A WALL WHERE THE BOILER IS LOCATED.
3. THE SUPPLY AND RETURN DUCTS IN ATTIC TO BE INSULATED WITH R=8 FOR 3" OR GREATER DIAMETERS AND R=6 FOR DUCTS LESS THAN 3" IN DIAMETER.
4. DUCTS, AIR HANDLERS AND FILTER BOXES TO BE SEALED.
5. INSULATE MECHANICAL SYSTEM PIPING WITH MIN. R=3.
6. AIR BARRIER AND THERMAL BARRIER - A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE ENTIRE BUILDING ENVELOPE. BREAKS AND/OR JOINTS IN SAID AIR BARRIER TO BE SEALED.
7. WINDOWS, SKYLIGHTS AND DOORS - ANY SPACE BETWEEN WINDOW AND/OR DOOR JAMBS AND FRAMING TO BE SEALED.
8. SHAFTS - DUCT SHAFTS, UTILITY PENETRATIONS OPENING TO THE EXTERIOR OR UNCONDITIONED SPACE TO BE SEALED.
9. GARAGE SEPARATION - INSTALL AIR SEALING BETWEEN THE GARAGE SPACE AND ANY CONDITIONED SPACES.
10. RECESSED LIGHTING - RECESSED LIGHTING FIXTURES THAT ARE INSTALLED IN THE BUILDING THERMAL ENVELOPE TO BE AIR TIGHT, IC RATED AND SEALED TO THE DRYWALL.

SEE OTHER AIR SEALING NOTES AND DETAILS - THIS DRAWING.

YANG RESIDENCE
254 JEROME AVE. CARLE PLACE

REGISTERED ARCHITECT
RAYMOND DONER
No. 024904
STATE OF NEW YORK

RAY DONER, ARCHITECT
ARCHITECTURAL DESIGN
INTERIOR DESIGN
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DRAWING NO: S of S
DATE: 1-20-23
REVISIONS: 3/4/23
5-30-23

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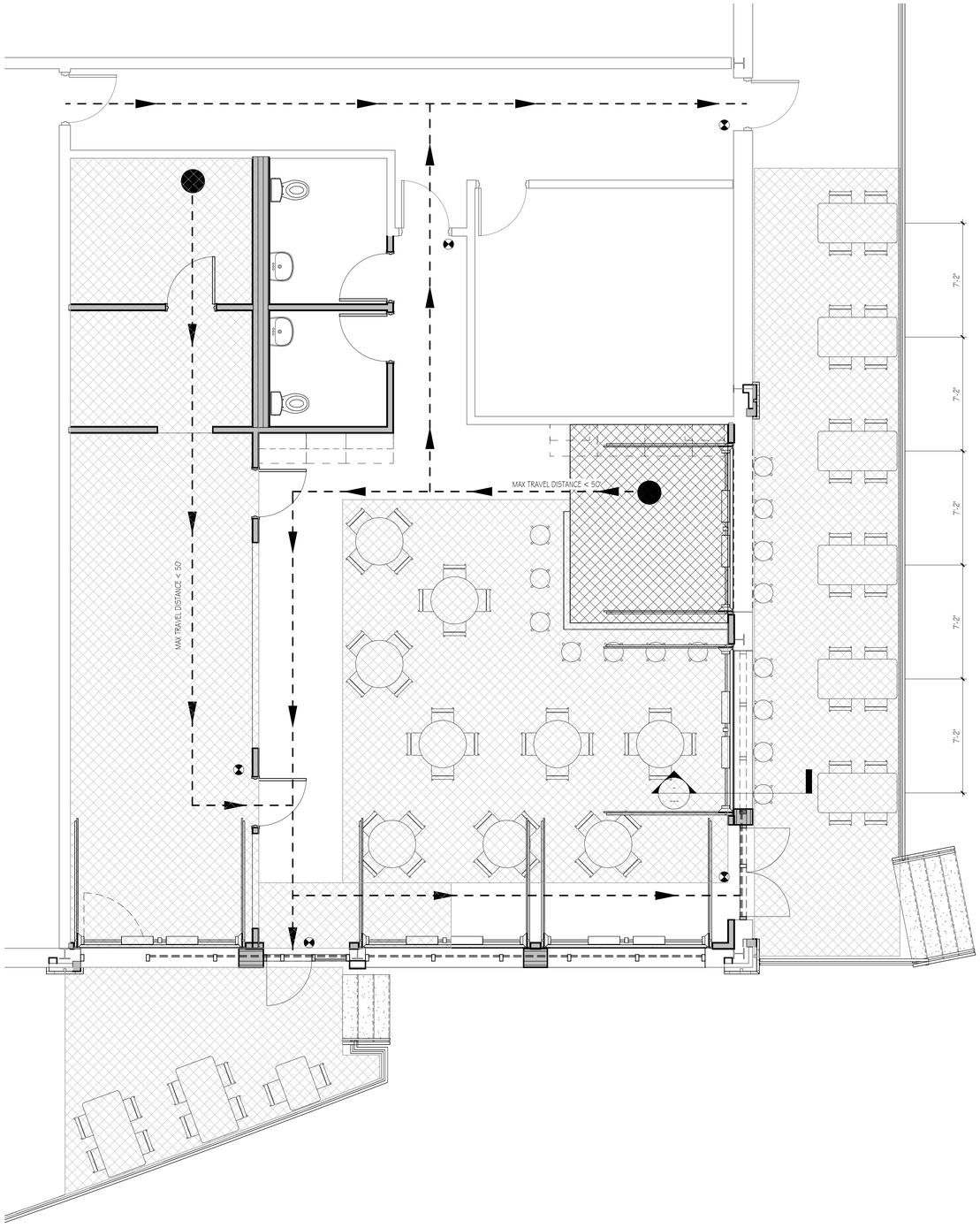


Egress - First Floor Plan

1/4" = 1'-0"

1 / T1.0

BUILDING DATA

S.C.T.M.#:	9-612-51
PROPERTY ZONING:	TOWN OF NORTH HEMPSTEAD B-A
USE:	RETAIL CENTER
SITE AREA:	310,454 SF (7.12 ACRES)
AREA OF CONSTRUCTION:	1,914 SF
OCCUPANCY CLASS:	B (BUSINESS)
CONSTRUCTION CLASS:	2A (NON-COMBUSTIBLE)
MAXIMUM TRAVEL DISTANCE:	50'-0" (SEE FLOOR PLAN FOR ACTUAL TRAVEL DISTANCES)

EXISITNG BUILDING IS SPRINKLERED AND HAS AN AUTOMATIC FIRE ALARM AS PER NYSBC

EXIT ANALYSIS:
AS PER TABLE 1017.2 OF THE 2020 NYSBC, THE MAXIMUM TRAVEL DISTANCE SHALL BE 200'-0" FOR AN B (BUSINESS) OCCUPANCY.

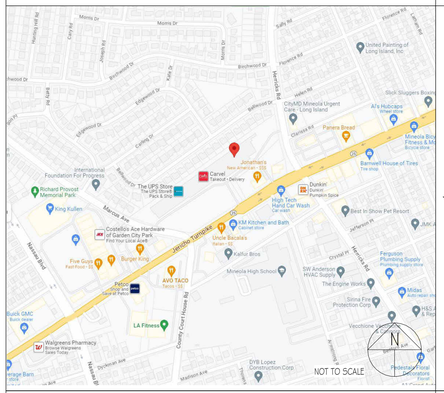
AS PER TABLE 1006.3.2 OF THE 2020 NYSBC, THE MINIMUM NUMBER OF EXITS FOR SPACES WITH LESS THAN 500 PERSONS SHALL BE TWO (2), EXCEPT AS PROVIDED IN TABLE 1006.2.1 WHERE ONE EXIT IS PERMITTED.

NOTE: ALL PLANS ARE IN ACCORDANCE WITH THE 2018 UNIFIED CODE

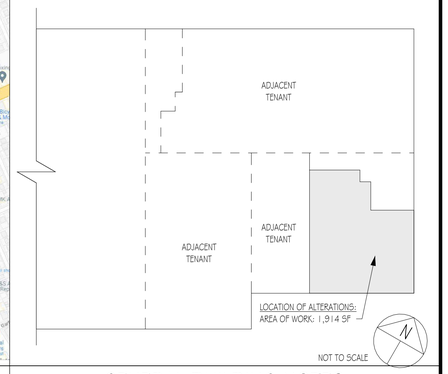
NOTE: CONTRACTOR PROPERLY PROTECT ALL EXISTING WORK SCHEDULED TO REMAIN. PROVIDE ANY SHORING, BRACING, AND TEMPORARY PARTITIONS AS REQUIRED TO PROTECT ADJOINING EXISTING AREAS TO REMAIN. IN ADDITION, THE CONTRACTOR SHOULD FOLLOW ALL APPLICABLE SAFETY PROVISIONS OF LOCAL, STATE AND FEDERAL CODES, LAWS, ORDNANCES, AND REGULATIONS WHEREVER APPLICABLE.

IEC 301.1 SCOPE: LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

KEY MAP



LOCATION PLAN



EGRESS LEGEND

- EXIT SIGN WITH EMERGENCY LIGHTS: WHITE, 1 OR 2 FACES, RED, LED, CEILING/WALL, NICKEL CADMIUM, ROUND, ITEM: 488U42 MFR MODEL: CCRRCSD BY GRAINGER OR APPROVED EQ.
- CO — NEW CO DETECTOR BY MIRCOM, MODEL #CO1224TRM501M. SEE ALARM DRAWINGS FOR EXACT LOCATION.
- EGRESS PATH W/ DIRECTION OF TRAVEL
- FE — NEW FIRE EXTINGUISHER IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE
- S — NEW ADDRESSABLE PHOTOELECTRIC SMOKE DETECTOR AS PER NYS 2017 UNIFORM CODE SUPPLEMENT, SECTION 907.2.1.3

GENERAL BUILDING NOTES

1. ALL WORK SHALL COMPLY WITH THE 2020 NYS BUILDING CODE, 2020 NYS FIRE CODE, 2020 NYS PLUMBING CODE, 2020 NYS MECHANICAL CODE, 2020 NYS FIRE CODE, 2020 FUEL GAS CODE, 2020 ENERGY CONSERVATION CODE.
2. ALL SUB-CONTRACTORS SHALL CHECK, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
3. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED INTO THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF A.S.T.M. SPECIFICATIONS.
4. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND DETAIL DRAWINGS OVER SMALL SCALE DRAWINGS.
5. THERE SHALL BE NO PROCESSES TO BE CONDUCTED IN THE BUILDING THAT WILL PRODUCE AIR CONTAMINATES WHICH MAY BE INJURIOUS TO THE HEALTH OF EMPLOYEES.
6. ELECTRICAL RECEPTACLES, LIGHTS AND OTHER EQUIPMENT SHALL CONFORM TO CODES HAVING JURISDICTION.
7. EXIT LIGHTING SHALL BE IN ACCORDANCE W/ SECTION 2702 OF THE 2020 NYS BUILDING CODE.
8. TENANTS AND OWNERS SHALL BE FULLY AWARE OF AND CONFORM TO ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
9. INTERIOR FINISHES SHALL BE IN COMPLIANCE W/ THE 2020 NYS BUILDING CODE SECTION 801 AND TABLE 801.1.1. ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS B, EXCEPT INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS, AND CORRIDORS/ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS, WHICH SHALL BE CLASS A.
10. GLAZING IN DOORS AND ADJOINING FIXED SIDE PANELS SHALL BE SAFETY GLASS IN CONFORMITY WITH THE 2020 NYS BUILDING CODE SECTIONS 7.1.4 & 2404.
11. NEW MECHANICAL SYSTEM TO PROVIDE COMPLETE COVERAGE IN ACCORDANCE WITH CHAPTER 28 OF THE 2020 NYS BUILDING CODE.
12. NO LOCKS OR FASTENINGS TO PREVENT FREE ESCAPE FROM INSIDE OF ANY BUILDING.
13. STRUCTURAL STEEL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE AISC "SPECIFICATION OF STRUCTURAL STEEL FOR BUILDINGS' LATEST EDITION WITH AMENDMENTS, AND THE CURRENT AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS"
14. TOILET FACILITIES SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AND SUCH FACILITIES SHALL BE MAINTAINED IN A SANITARY CONDITION. CONSTRUCTION WORKER TOILET FACILITIES OF THE NONSEWER TYPE SHALL CONFORM TO ANSI Z4.3.
15. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 915 2020 NYSBC, CARBON MONOXIDE DETECTION IN COMMERCIAL BUILDINGS. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.
16. #8 SCREW FASTENERS TO BE SPACES 16" O.C. ON FURRING.

FIRE PREVENTION NOTES

1. INTERIOR FINISHES ON WALLS AND CEILINGS SHALL BE MINIMUM CLASS B.
2. ADEQUATE ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE BUILDING.
3. HANGINGS OR DRAPERIES SHALL NOT BE PLACED OVER EXIT DOORS OR OTHERWISE LOCATED AS TO CONCEAL OR OBSCURE ANY EXIT. MIRRORS SHALL NOT BE PLACED IN OR ADJACENT TO ANY EXIT OR ON EXIT DOORS.
4. FURNISHINGS OR DECORATIONS OF AN EXPLOSIVE OR HIGHLY FLAMMABLE CHARACTER SHALL NOT BE USED.
5. ALL FLOOR FINISHES SHALL BE AT LEAST CLASS 1 OR 2.
6. BUILDING IS EQUIPED THROUGHOUT WITH A FIRE SPRINKLER SYSTEM

FIRE RATING REQUIREMENTS

AS PER TABLES 601 AND 602 OF THE 2020 NYSBC, THE FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS OF A TYPE 2B BUILDING SHALL BE AS FOLLOWS:

PRIMARY STRUCTURAL FRAME	=	0 HOUR RATING
EXTERIOR BEARING WALLS	=	0 HOUR RATING
INTERIOR BEARING WALLS	=	0 HOUR RATING
INTERIOR NON-BEARING WALLS/PARTITIONS	=	0 HOUR RATING
EXTERIOR NON-BEARING WALLS (>30' SEPARATION)	=	0 HOUR RATING
FLOOR / ROOF CONSTRUCTION	=	0 HOUR RATING

EGRESS & FIRE SEPARATION

1. ALL PENETRATIONS IN FIRE RATED WALLS SHALL BE SEALED W/ 3M OR EQUAL SEALANT EQUAL TO REQUIRED FIRE RATINGS.
2. INCLUDE ALL UNDER OR ABOVE GROUND TIE-INS TO LOCAL UTILITIES. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
3. GENERAL CONTRACTOR TO PROVIDE TEMPORARY LIGHTING FOR WHOLE SPACE AND EMERGENCY LIGHTS AT ANY STAIR CONSTANTLY OPERATIONAL.
4. ALL METAL STUDS, IF LESS THAN 15'-0" IN HEIGHT, ARE TO BE 25 GA. UNLESS OTHERWISE NOTED. METAL STUDS THAT EXCEED 15'-0" IN HEIGHT ARE TO BE 20 GA, UNLESS OTHERWISE NOTED.
5. ALL METAL STUDS ARE 16" OC AND ALL GYP. BD. IS 5/8" THICK, U.O.N.
6. AS PER TABLE 1006.2.1 OF THE 2020 NYSBC, TRAVEL DISTANCE FOR SPACES WITH ONE EXIT SHALL NOT EXCEED 100'-0" FOR BUSINESS OCCUPANCY WITH OCCUPANT LOAD LESS THAN 30 PERSONS.

DRAWING LIST

NUMBER	DESCRIPTION
T1.0	EGRESS / NOTES
A1.0	EXISTING FLOOR PLAN
A2.0	PROPOSED FLOOR PLAN
A2.1	ELEVATIONS

OCCUPANCY LOAD

AS PER TABLE 1004.5 OF THE 2020 NYSBC, OCCUPANCY LOADS ARE AS FOLLOWS:

UNCONCENTRATED SEATING (INSIDE)=	1 OCCUPANT PER 15 SF= (510 SF / 15 SF)=	34 OCCUPANTS
UNCONCENTRATED SEATING (OUTSIDE)=	1 OCCUPANT PER 15 SF=(658 SF/ 15 SF)=	44 OCCUPANTS
TOTAL SEATING PER TABLE 1004.5.1 =		78 OCCUPANTS
TOTAL SEATING SHOWN ON PLAN=		85 OCCUPANTS
KITCHEN- COMMERCIAL=	1 OCCUPANT PER 200 SF=(595 SF/ 200 SF)=	3 OCCUPANTS
QUEUE AREA=	1 OCCUPANT PER 5 SF= (50 SF/ 5 SF)=	10 OCCUPANTS
SERVICE AREAS=	1 OCCUPANT PER 150 SF= (1125 SF/ 150 SF) =	1 OCCUPANTS
TOTAL =	=	99 OCCUPANTS

IN ACCORDANCE W/ SECTION 1005.3.2 OF THE NYSBC, MINIMUM EGRESS WIDTH REQUIRED SHALL BE AS FOLLOWS:
BUSINESS = 110.00 OCCUPANTS x 0.2 = 19.8", 3'-0" MIN. WIDTH, (2) 36" EXIT + (1) 72" EXIT PROVIDED

Architect of Record:

JM2 ARCHITECTURE PC

JM2 ARCHITECTURE, PC
2410 NORTH OCEAN AVENUE
SUITE 300
FARMINGVILLE, NY, 11738
T | 631.320.3305 F| 631.320.3307

Applicant:

Architect of Record:
JM2 Architecture, PC
2410 North Ocean Ave. Suite 300
Farmingville, NY 11738
631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name
BIG CITY TACO RESTAURANT

Project Address
2407-2475 Jericho Tpk
Garden City Park

Project Type
Interior Build-Out

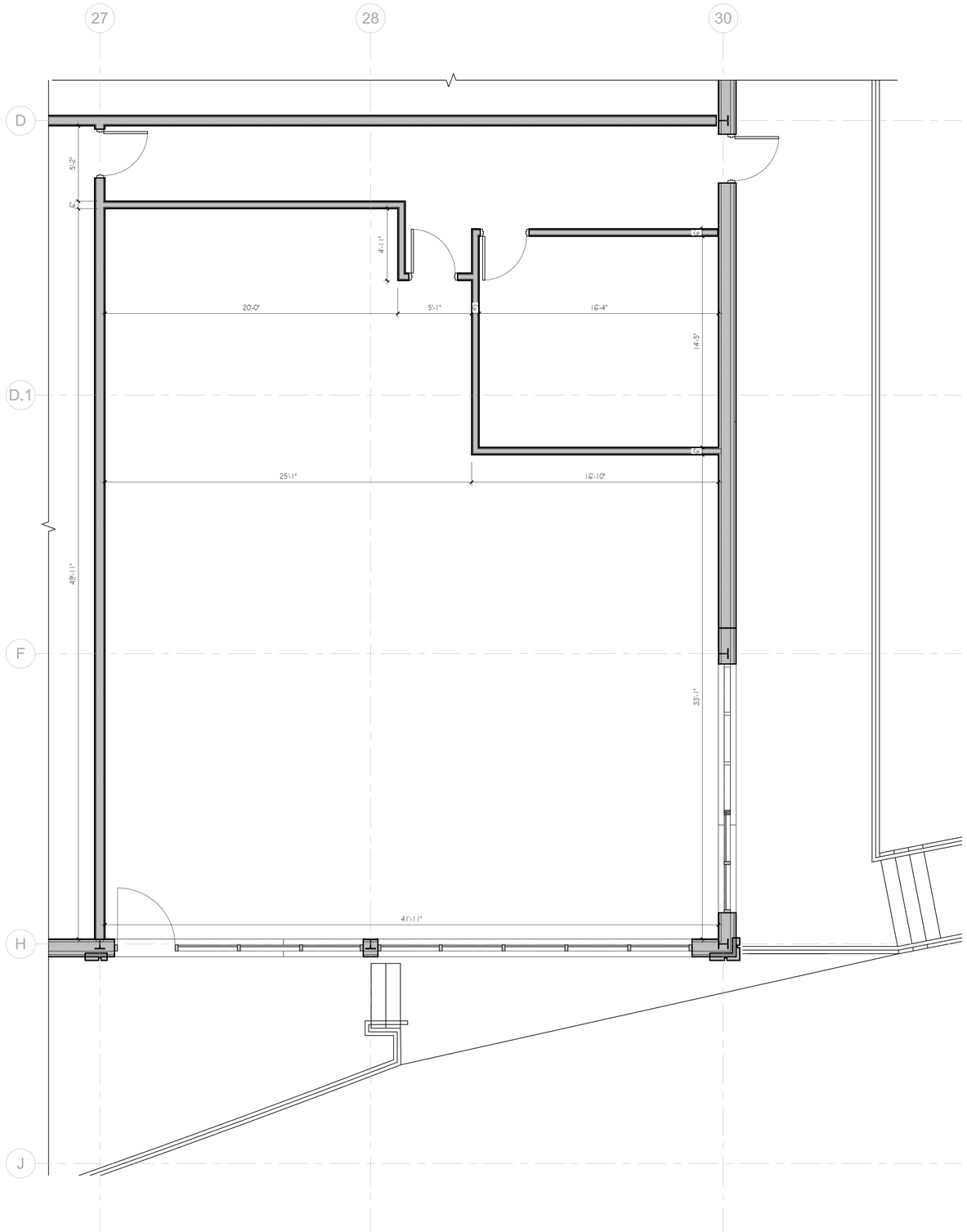
Revisions
Design 07/28/2023

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

Drawing Title
Egress / Notes

SCTM#	BUILDING No:
SCDHS No.:	JM2 No:
PLANNING No:	DATE: 10/19/23
SEAL & SIGNATURE:	DESIGNED BY: Author
	CHECKED BY: Checker
	SCALE: As indicated
	DWG No: T1.0

REGISTERED ARCHITECT JOHN LEE HARLER 023945 STATE OF NEW YORK



EXISTING FLOOR PLAN

1/4" = 1'-0"

1 / A1.0

Architect of Record:

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FARMINGVILLE, NY, 11738
T | 631.320.3305 F| 631.320.3307

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Structural Engineer:

MEP Engineer:

Surveyor:

Project Name
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Design	07/28/2023

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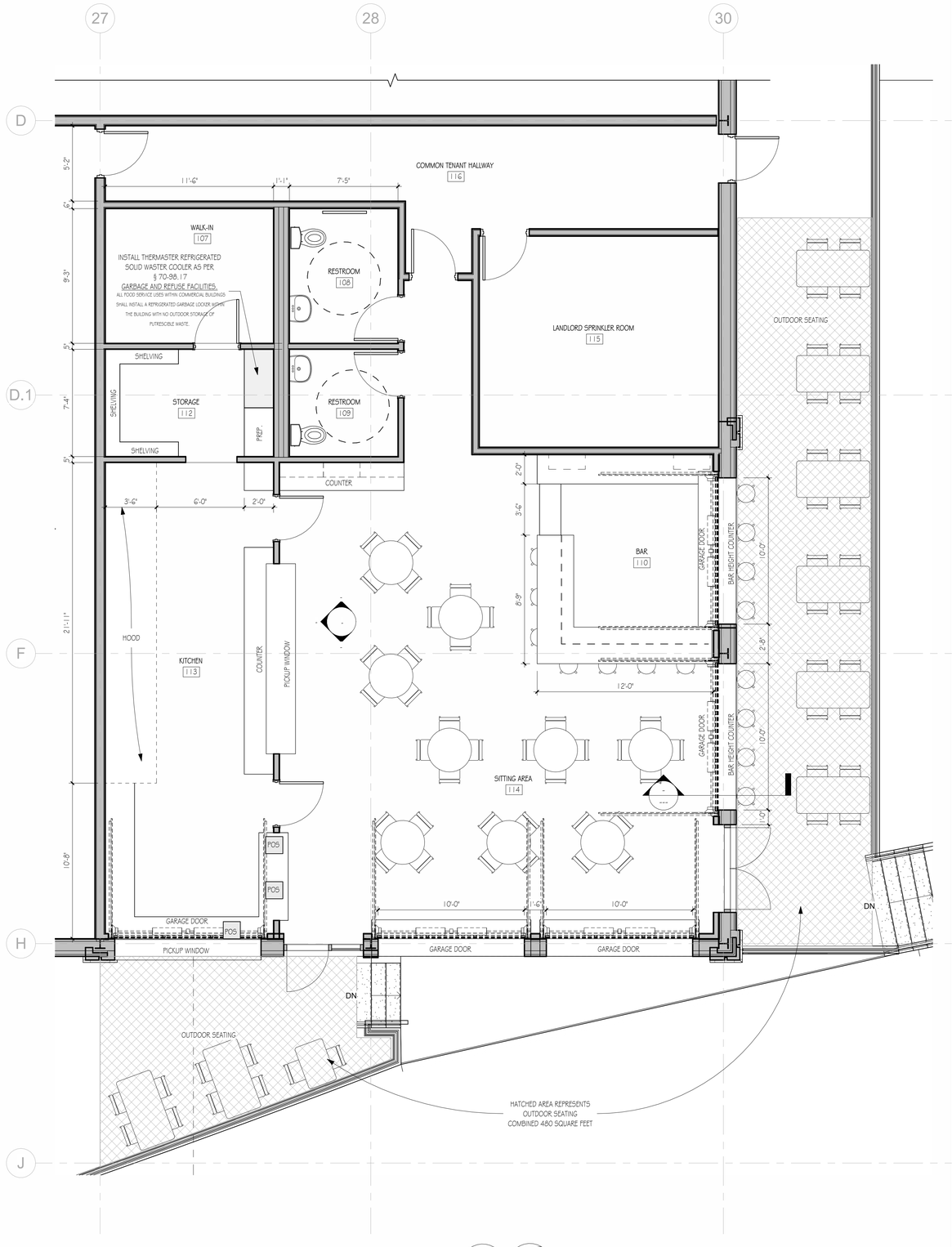
Drawing Title
Existing Floor Plan

SCTM#	BUILDING No:
SCDHS No.:	JM2 No:
PLANNING No:	DATE: 10/19/23
SEAL & SIGNATURE:	DESIGNED BY: Author
	CHECKED BY: Checker
	SCALE: 1/4" = 1'-0"
	DWG No: A1.0

REGISTERED ARCHITECT JOHN LEE NAHLEN 023945 STATE OF NEW YORK

3D View 2 — 3 / A2.0

3D View 3 — 2 / A2.0



PROPOSED FLOOR PLAN — 1 / A2.0

1/4" = 1'-0"

Architect of Record:

JM2 ARCHITECTURE PC

JM2 ARCHITECTURE, PC
2410 NORTH OCEAN AVENUE
SUITE 300
FARMINGVILLE, NY, 11738
T | 631.320.3305 F| 631.320.3307

Applicant:

Architect of Record:
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Farmingville, NY 11738
631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name
BIG CITY TACO RESTAURANT

Project Address
2407-2475 Jericho Tpk
Garden City Park

Project Type
Interior Build-Out

Revisions

Design	07/28/2023

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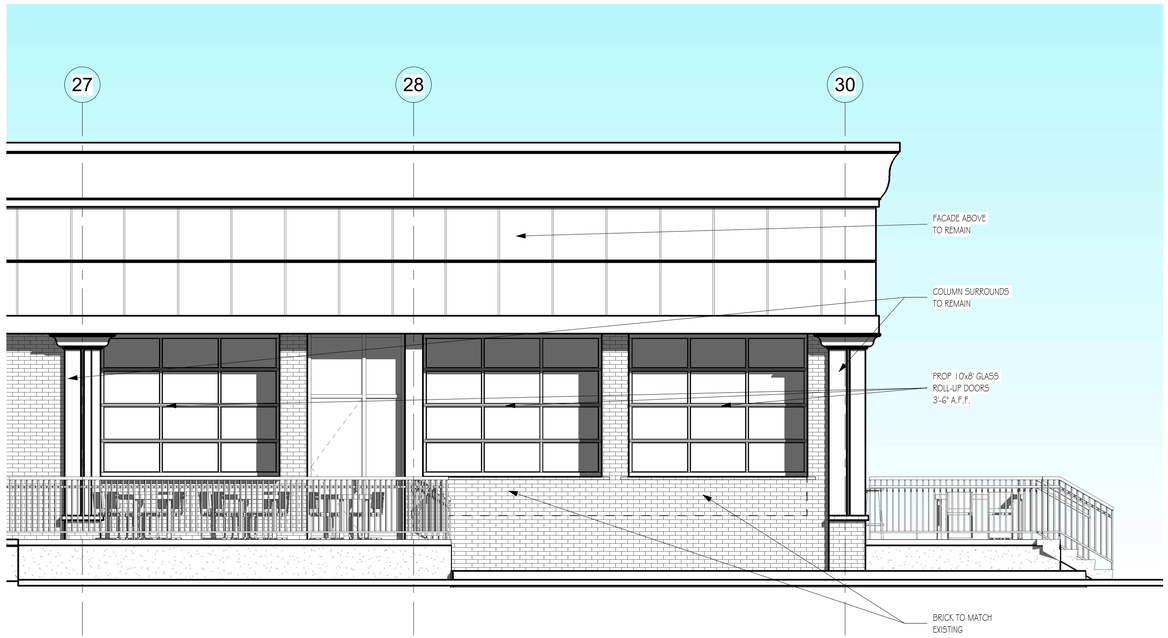
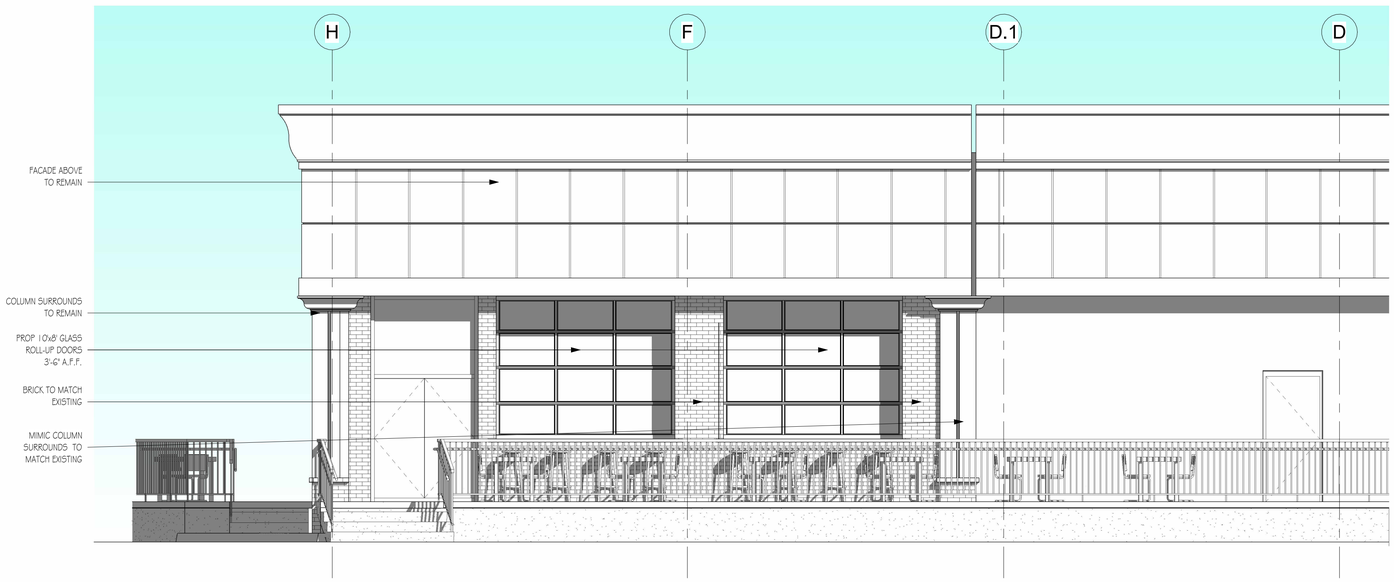
Drawing Title
Floor Plan

SCTM#	BUILDING No:
SCDHS No.:	JM2 No:
PLANNING No:	DATE: 8/15/2023
SEAL & SIGNATURE:	DESIGNED BY: TJG
	CHECKED BY: JM
	SCALE: 1/4" = 1'-0"
	DWG No: A2.0

REGISTERED ARCHITECT JOHN LEE MAHLER 023945 STATE OF NEW YORK



SOUTH ELEVATION — 1/4" = 1'-0" — 1 / A2.1



EAST ELEVATION — 1/4" = 1'-0" — 2 / A2.1

Architect of Record:
JM2 ARCHITECTURE PC

JM2 ARCHITECTURE, PC
2410 NORTH OCEAN AVENUE
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FARMINGVILLE, NY, 11738
T | 631.320.3305 F| 631.320.3307

Applicant:

Architect of Record:
JM2 Architecture, PC
2410 North Ocean Ave. Suite 300
Farmingville, NY 11738
631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name
BIG CITY TACO
RESTAURANT

Project Address
2407-2475 Jericho Tpk
Garden City Park

Project Type
Interior Build-Out

Revisions
Design 07/28/2023

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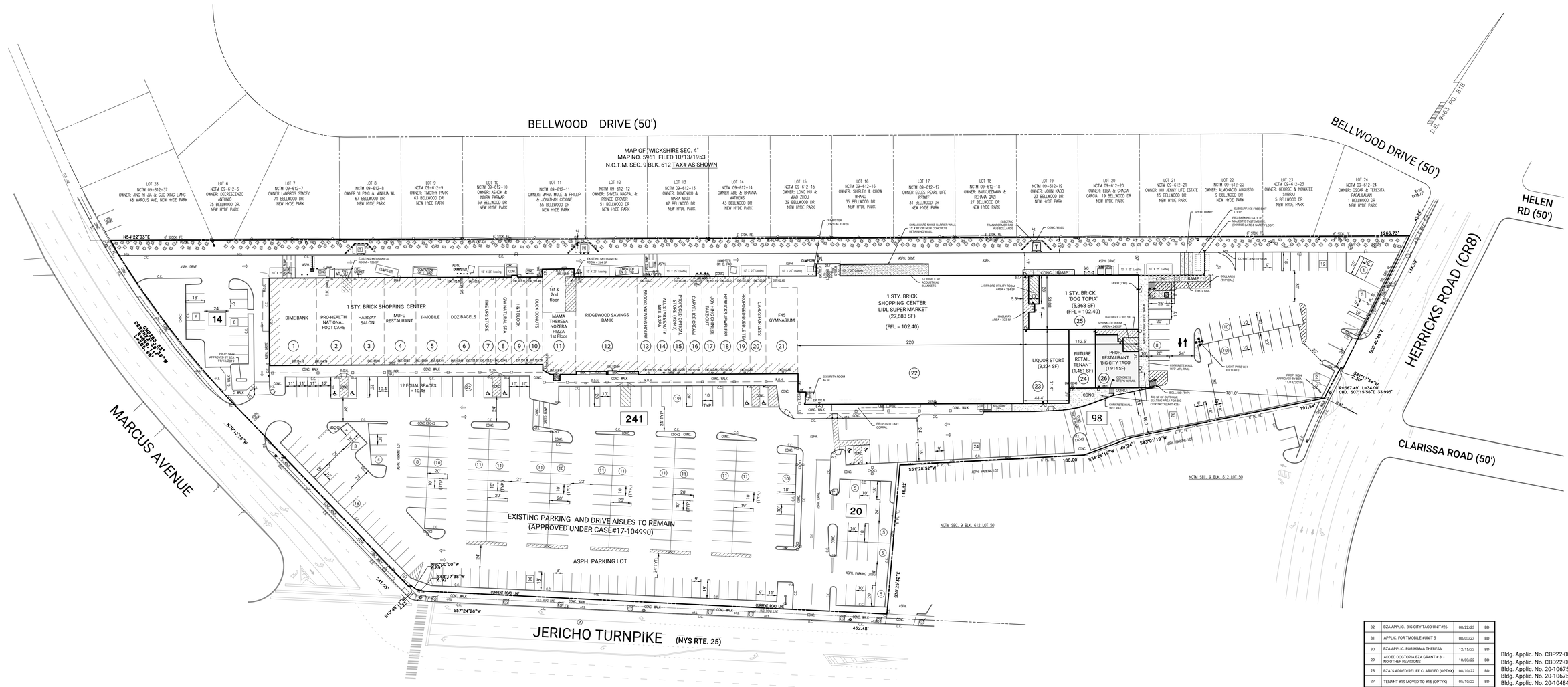
Drawing Title
Elevations

SCTM#	BUILDING No:
SCDHS No.:	JM2 No:
PLANNING No:	DATE: 10/19/23
SEAL & SIGNATURE:	DESIGNED BY: TJG
	CHECKED BY: JM
	SCALE: 1/4" = 1'-0"
	DWG No: A2.1

REGISTERED ARCHITECT
JOHN LEE MAHLER
023945
STATE OF NEW YORK



SITE DATA

N.C.T.M.:	SECT. 9, BLK 612, LOT 51
TOTAL LOT AREA:	310,454 SF (7.12 ACRES)
EXISTING ZONE:	BUSINESS A DISTRICT (B-A)
EXISTING USE:	RETAIL CENTER
PROPOSED USE:	RETAIL CENTER
SCHOOL DISTRICT:	SCHOOL DISTRICT CSD POST
OFFICE DISTRICT:	11530, GARDEN CITY PARK
SEWER DISTRICT:	NASSAU COUNTY SEWER DISTRICT
WATER DISTRICT:	LIBERTY UTILITIES
EXIST BLDG. AREA:	87,127 SF (28.06%)
APPROVED BLDG. AREA:	92,215.06 SF (29.7%) APPROVED 8/09/2000 (3,706 SF - NOT BUILT)

ZONING COMPLIANCE TABLE
BUSINESS A (B-A)

ARTICLE XVI

ITEM	CODE	REQUIRED	PROVIDED
BUILDING HEIGHT (MAX)	§ 70-130	40'/3 STY.	<40'/1 STY.
LOT COVERAGE (MAX)	§ 70-131	70%	28.0%
FRONT YARDS	§ 70-132	10 FEET	51.3' (Marcus Ave.) 181' (Herricks Rd.)
SIDE YARD ADJ. TO RES.	§ 70-133	15'	>37'±
REAR YARD	§ 70-134	20'	>37'±

EXISTING LOT COVERAGE

LOT AREA:	310,454 SF	
BUILDING COVERAGE	88,509 SF	28.51%
PAVEMENT AREA	189,630 SF	61.08 %
LANDSCAPE AREA	32,315 SF	10.41 %

PROPOSED LOT COVERAGE

LOT AREA:	310,454 SF	
BUILDING COVERAGE	87,127 SF	28.06%
PAVEMENT AREA	191,012 SF	61.53 %
LANDSCAPE AREA	32,315 SF	10.41 %

PARKING CALCULATIONS

OFF-STREET PARKING REQUIREMENTS; SECT. 70-103.A

PARKING REQUIRED:

PARKING CALCULATION

Unit #	Address	Tenant Space	Square Feet	Units	Parking Requirements	Stalls Required
1	2401	Dime Bank	2,767		2,767 SF @ 1 stall per 300 S.F.	9.22
1A		Dime Bank (Office)	1,200		1 stall per 200 S.F.	6.00
2	2403	Pro-health Foot care (-1,000 SF Credit)	2,750		1,750 sf @ 1 stall per 150 S.F.	11.67
3	2405	Hairsay Salon	2,930		1 stall per 300 S.F.	9.77
4	2409	MUFU Restaurant	2,650		1 stall per 80 S.F.	33.13
5	2413	T-Mobile (Sprint Spectrum)	2,630		1 stall per 300 S.F.	8.77
6	2413	Doz Bagel	2,656		1 stall per 80 S.F.	33.20
7	2417	UPS Store	1,320		1 stall per 300 S.F.	4.40
8	2419	GW Natural Spa	1,320		1 stall per 300 S.F.	4.40
9	2421	H&R Block	1,320		1 stall per 200 S.F.	6.60
10	2425	Duck Donuts Nassau	1,250		1 stall per 300 S.F.	4.17
11	2429	Mama Theresa Nozera Pizza (1St Floor)	3,100		1 stall per 80 S.F.	38.75
11.1		Mama Theresa (2nd Floor prep & stair encl.)	844		1 stall per 80 S.F.	10.55
12	2435	Ridgewood Savings Bank	4,017		1 stall per 300 S.F.	13.39
12A		Ridgewood Savings Bank (Office)	1,500		1 stall per 200 S.F.	7.50
13	2441	Brooklyn Wing House	1,550		1 stall per 80 S.F.	19.38
14	2441A	All Star Beauty (Nail & Spa)	1,500		1 stall per 300 S.F.	5.00
15	2443	Proposed Optical Store (OPTYX)	1,500		1 stall per 150 S.F.	10.00
16	2445	Carvel Ice Cream	1,475		1 stall per 300 S.F.	4.92
17	2449	Imperial Cuisine Take Out (Joy Hing)	1,475		1 stall per 300 S.F.	4.92
18	2449	Herricks Jewelers (Tore Brothers DBA)	1,480		1 stall per 300 S.F.	4.93
19	2453	Proposed Bubble Tea (SMO Tea Inc) No seat	1,480		1 stall per 300 S.F.	4.93
20	2457	MC Cards For Less	1,480		1 stall per 300 S.F.	4.93
21	2461	F45 Gymnasium (TWK Fitness DBA)	7,686	45	1 stall per 4 persons	11.25
21.1		F45 Gymnasium Employee Parking		3	1 employee stall per Employee	3.00
22	2475	LIDL Supermarket	27,683		1 stall per 300 S.F.	92.28
23	2477	Liquor Store	3,204		1 stall per 300 S.F.	10.68
24	2479	Future Retail	1,451		1 stall per 300 S.F.	4.84
25	2489	Dog Topia	5,368		1 stall per 300 S.F.	17.89
26	***2481***	***Big City Taco Restaurant***	***1,914***		***1 stall per 80 S.F.***	***23.93***
26.1		***Big City Taco - Outdoor seating area 480 SF***		***480***	***1 stall per 80 S.F.***	***6.00***
26.2		***Big City Taco - Counter bar seating 15 LF***		***40.75***	***1 stall per 3 ft of Bar***	***13.58***
		Prop. & Exist Utility Rooms/hallway	1,471		0	0.00
TOTAL		Exist Bldg 88,509 - 1382 removed =	**87,971**	-	-	443.96
						444

TOTAL PARKING STALLS PROVIDED (INCL. 9 ADA STALLS) 373

DEFICIENCY IN PARKING 71 *

* *REFER TO PRIOR BZA DECISIONS LISTED UNDER 'BZA GRANTS' (#2 , #4 & #9)*

NOTE: THERE ARE NO FOOD ESTABLISHMENTS THAT CONTAIN COUNTER SEATING WITH SERVICE EXCEPT FOR BIG CITY TACO RESTAURANT SPACE # 26

PARKING PROVIDED:

EXISTING PAVED PARKING (INCLUDES 9 ADA SPACES) = 373 STALLS

TOTAL PARKING PROVIDED: = 373 STALLS

PARKING DEFICIENCY

PURSUANT TO SECT. 70-103.A(1) OFF-STREET PARKING REQUIREMENTS

REQUIRED PER ZONING: 444 STALLS

EXISTING PARKING: 373 STALLS

PARKING DEFICIENCY: 71 STALLS *

* BZA PARKING VARIANCE/RELIEF FOR 71 STALLS; 444 REQUIRED, 373 PROVIDED.

LOADING CALCULATIONS

OFF-STREET PARKING REQUIREMENTS; SECT. 70-103.F

PARKING REQUIRED:

RETAIL STORES: 86,992 SF @ 1 ZONE/10,000 SF = 9 LOADING (10'x25' LOADING ZONE)

PARKING PROVIDED:

RETAIL STORES: 9 LOADING SPACES EXISTING (10'x25') = 9 LOADING

EXISTING PAVED STALL BREAKDOWN:

#	9' X 18' STALLS:	123 STALLS (32.98%)
#	10' X 20' STALLS:	250 STALLS (67.02%)
	TOTAL:	373 STALLS (2)

NOTES

1. PARKING SPACES AND DRIVE AISLES ARE IN COMPLIANCE WITH §70-103 OF THE TOWN CODE. BZA GRANTED RELIEF OF STALL DIMENSIONS ON 01/10/2018 APPLIC.#204453 (SEE ABOVE 'PROPOSED PAVED STALL BREAKDOWN' TABLE)
2. ACCESSIBLE PARKING IS IN COMPLIANCE WITH THE REQUIREMENTS OF §1106 OF THE 2020 B.C. OF N.Y.S. AND ANSI A117.1-2009
3. ACCESSIBLE PARKING SIGNAGE IS IN COMPLIANCE WITH THE REQUIREMENTS OF §1106 OF THE 2020 B.C. OF N.Y.S. AND ANSI A117.1-2009
4. NO RESTAURANTS AT THE SHOPPING CENTER CONTAIN BAR OR COUNTER WHERE FOOD AN/OR DRINK ARE SERVED

BZA GRANTS:

(1) 2006/03/08 BZA APPROVAL OBTAINED #17950 - GREEN CACTUS GRILL (UNIT#13):
TENANT USE CHANGE FROM COFFEE SHOP TO RESTAURANT, W/MAX 32 SEATS PERMITTED

(2) 2018/01/10 BZA APPROVAL OBTAINED #20453 - AMENDED SITE PLAN:
INSUFFICIENT PARKING SPACE DIMENSIONS AND PARKING VARIANCE APPROVED FOR 360 STALLS; 364 REQUIRED (4 STALL RELIEF)

(3) 2019/11/13 BZA APPROVAL OBTAINED #20842 - GROUND SIGNS:
SIGN VARIANCE PERMITTING 2 GROUND SIGNS, EXCEEDING THE PERMITTED AREA AND HAVING INSUFFICENT SETBACKS

(4) 2020/02/26 BZA APPROVAL OBTAINED #20899 - F45 GYMNASIUM:
PARKING VARIANCE APPROVED FOR 372 STALLS; 360 REQUIRED (12 STALL RELIEF)

(5) 2021/03/03 BZA APPROVAL OBTAINED #21006 - MUFU RESTAURANT:
CONDITIONAL USE TO CONSTRUCT INTERIOR ALTERATION TO CONVERT A COMMERCIAL TENANT TO A RESTAURANT

(6) 2021/04/21 BZA APPROVAL OBTAINED # 21007 - ELECTRICAL TRANSFORMER:
NEW TRANSFORMER TO BE SCREENED BY NEW GARDEN WALL, AND ERECT 2 ADDITIONAL GARDEN WALLS, ALL LOCATED TO CLOSE TO THE REAR PROPERTY LINE AND WITHIN LANDSCAPE BUFFER

(7) 2021/06/16 BZA APPROVAL OBTAINED #21060 - RETAIL GROCERY STORE LIDL:
INTERIOR ALTERATIONS TO RETAIL GROCERY STORE WITH CONDITIONS

(8) 2021/07/14 BZA APPROVAL OBTAINED #21063 - RED BARN DOG OPS LI LLC (DOGTOPIA):
CONVERT A COMMERCIAL TENANT SPACE TO A KENNEL AS A 'SPECIAL USE' UNDER SECT. 70-127 AND SUBJECT TO CONDITIONS.

(9) *2022/12/14 BZA APPROVAL #21321 - OPTYX:*
PARKING VARIANCE GRANTED FOR 24 STALLS; 397 REQUIRED, 373 PROVIDED

(10) *2023/03/01 BZA APPROVAL #21357 - BUBBLE TEA:*
CONDITIONAL USE §70-126.F TO CONVERT A RETAIL SPACE TO FOOD USE

SURVEY NOTE:
SITE PLAN BASED UPON SURVEY PREPARED BY AMERICAN ENGINEERING & LAND SURVEYING P.C. DATED MARCH 29, 2020 REV. 03/30/20

No.	REVISION DESCRIPTION	DATE	BY
32	BZA APPLIC. BIG CITY TACO UNIT#26	08/22/23	BD
31	APPLIC. FOR TMOBILE #UNIT 5	08/03/23	BD
30	BZA APPLIC. FOR MAMA THERESA	12/15/22	BD
29	ADDED DOGTOPIA BZA GRANT # 9 - NO OTHER REVISIONS	10/03/22	BD
28	BZA 'S ADDED/RELIEF CLARIFIED (OPTYX)	08/10/22	BD
27	TENANT #19 MOVED TO #15 (OPTYX)	05/10/22	BD
26	CONSTRUCTION DETAILS SET REV	02/13/22	GM
25	ADDED DETAILS PER TOWN COM	11/04/21	BD
24	SHOW BRACING ON SOUND WALL	04/19/21	CWR
23	ADDED GATES & SOUND WALL @ REAR	04/14/21	CWR
22	REV. RETAIL #25 TO DOGTOPIA	01/05/21	BD
21	OFFSET TRANS WALL DIMS PER TOWN	12/07/20	BD
20	ADDED 3 DUMPSTERS	11/18/20	CWR
19	CORRECT PARKING STALL SIZE %	11/16/20	CWR
18	REV. PER BLDG. COM 09/14/20	09/30/20	BD/GM
17	REV. PER BLDG. COM 07/16/20	08/13/20	BD
16	UPDATE TENANT USES PER ATTORNEY	08/03/20	BD
15	UPDATE EASTERLY TENANT SPACE	07/28/20	BD
14	UPDATED PLAN FOR LIDL, REMOVE EASTERLY LOADING, SHOW STORES	06/29/20	BD
13	UPDATED W/MUFU RESTAURANT	06/24/20	BD
12	PLAN UPDATED PER FINAL SURVEY	05/28/20	BD
11	NYSDOT SUBMIT FOR PERMIT	09/26/18	BD
10	NCDPW 239F COMMENTS (SUBMIT 2)	05/30/18	JC/BD
9	NO REVISIONS	04/16/18	BD
8	**HEARING COM.3/20/18-SPO. & ORN**	03/30/18	BD
7	GC/CLIENT COMMENTS	01/15/18	BD
6	TOWN COMMENTS (SUBMIT3)	11/15/17	LC
5	TOWN COM. 07/20/17 (SUBMIT2)	09/05/17	BD
4	DETAILED SITE PLAN (TOWN SUBMIT1)	05/25/17	LC
3	UPDATED TO REFLECT NEW SURVEY	02/10/17	BD
2	UPDATED PRK. CALCS & ADD. LIGHTS	11/10/16	BD
1	REV. PER MEETING 10/14/16	10/14/16	BD

Bldg. Applic. No. CBP22-000301(Bubble Tea)
Bldg. Applic. No. CBD22-000112 (Optyx)
Bldg. Applic. No. 20-106754 (Site Plan)
Bldg. Applic. No. 20-106755 (Interior Demising)
Bldg. Applic. No. 20-104846 (MUFU)
Bldg. Applic. No. 17-104990 (Prior Site Plan)
NCDPW 239F No. 8889

PERMIT ADDRESS

CITY PARK PLAZA SHOPPING CENTER
2407-2475 JERICHO TURNPIKE
GARDEN CITY PARK, NY 11040

OWNER:
GARDEN CITY PARK ASSOCIATES LLC
PO BOX 407
OLD BETHPAGE NY 11804

APPLICANT:
GARDEN CITY PARK ASSOCIATES LLC
PO BOX 407
OLD BETHPAGE NY 11804

ALIGNMENT PLAN

CITY PARK PLAZA SHOPPING CENTER

SITUATED IN

GARDEN CITY PARK

TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NY

NCTM: SECTION 09, BLOCK 612, LOT 51

STATE OF NEW YORK — CHRISTOPHER W. ROBINSON — LICENSED PROFESSIONAL ENGINEER — 67519

Christopher W. Robinson, PE
NY State License No. 67519

R&M ENGINEERING
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	BD	CHK'D. BY:	CWR	SCALE:	1" = 40'
DATE:	08-02-2016	DATE:	08-30-2016	JOB No.:	2016-085

SHEET: SP-2

Drawing Name: P:\2016 Projects\2016-085\dwg\DWG\Mall Plans — LIDL & New Tenants\2016-085 Site Plan (23-08-16) Site Plan Submission Rev32 — Big City Taco Space 26.dwg Last Modified: Aug 22, 2023 — 3:01pm Plotted on: Aug 29, 2023 — 5:35pm by BDerrick

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 #21415 - St. Gregorio's Malankara Orthodox Church (Rev. Fr. Gregory Varghese); 175 Cherry Lane, Floral Park; Section 8, Block 11, Lots 40-44, 60-65; Zoned: Residence-C
Variances from §70-103.A(1), 70-46.B, 70-49.B, 70-52.6, and 70-100.2.A(2) to construct a new church that is too large with portions of the façade and eaves that are too tall, not enough parking on site and fencing that is located forward of the front building line.

Whereas, an application (CBP22-000162, BZA22-000171) 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 **November 29, 2023,** the appeal in the above-entitled matter was decided as follows:

The variances sought under **§70-103.A(1), 70-46.B, 70-49.B, 70-52.6, and 70-100.2.A(2)** are **GRANTED** and a variance under **§70-103.B is GRANTED *sua sponte*** (for the spaces located in the eastern portion of the parking lot) of the dimension and in the location as shown on drawings prepared by Georgy John, R.A. dated April 8, 2022 and revised through November 11, 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 Goodsell Seconded by: Member Hernandez

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

Virginia M Wagner

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21415 (Findings of Fact)

APPEAL #21415 - St. Gregorio's Malankara Orthodox Church (Rev. Fr. Gregory Varghese); 175 Cherry Lane, Floral Park; Section 8, Block 11, Lots 40-44, 60-65; Zoned: Residence-C

Variances from §70-103.A(1), 70-46.B, 70-49.B, 70-52.6, and 70-100.2.A(2) to construct a new church that is too large with portions of the façade and eaves that are too tall, not enough parking on site and fencing that is located forward of the front building line.

This application involves the expansion of an existing church which is located on a residential street in the Town's Residence-C zoning district. The church has existed at the site since 2001 when it replaced a local bar/tavern. The applicant seeks to demolish the current structure and replace it with a larger structure in order to meet the needs of the present congregation. As part of the application the applicant proposes to demolish on lots adjacent to the property on the west side of North First Street and plans to incorporate those lots into the development of the new church. The Board is familiar with the subject property and surrounding area based upon personal inspection. The Board has given a great deal of consideration to the evidence presented at the hearing, including but not limited to, testimony, proposed plans, and a parking study. The Board notes that this evidence also includes letters and testimony from several neighbors opposing the application, as well as testimony in support of the application.

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 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 applicant's parking study concludes that there is available parking located within the study area to accommodate the

additional parking required and therefore no impacts to the neighborhood or adjacent properties are anticipated.

The Board considered testimony presented at the hearing that at the present time, parishioners sometimes congregate outside of the church after services when refreshments are served because there is not enough room in the church and because food is not permitted in the sanctuary. It is anticipated that the expanded church will better accommodate the existing parishioners thus ~~negating~~ limiting the need to use outdoor spaces for socialization. The Board finds this will mitigate impacts to the adjacent neighbors and to the surrounding neighborhood.

2. The Board finds that the benefit to the applicant cannot be achieved by any other method which would not require a variance since there is no other room to create parking on-site and the building size is needed in order to accommodate the size of the congregation.

3. Although the parking variance would appear substantial (183 spaces required and 13 spaces provided), the Board recognizes that this parking calculation assumes a worst case scenario where all spaces within the church are occupied simultaneously. This is unrealistic as the multi-purpose rooms and offices would not be used during church services and vice versa. Additionally, the applicant's parking calculation (taken from the ITE 5th Edition Parking Generation Report, 2019) estimates that only 64 parking spaces would be required (not 183 spaces as indicated in the NOD). The applicant's parking study concludes that there is available parking located within the study area to accommodate the additional parking required. While the Board would not typically grant such a substantial parking variance (one which relies on parking availability on the adjacent streets as opposed to on-site) the Board recognizes that many similarly sized community-based religious institutions operate with minimal on-site parking lots. The applicant testified that church services are on Sunday mornings and use of the church concludes at 1:00PM. The applicant further testified that the church remains closed from Monday through Saturday except for community support and prayer groups which are only attended by a small number of people. In addition, there are twelve days of obligation throughout the year and between five and ten weddings, baptisms and funerals each year. Therefore, the Board notes that the greatest parking demand will occur primarily on Sundays and during holidays and therefore, any potential impacts from a lack of parking will be short term.

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 because the insufficient parking is not expected to result in an adverse change in the existing level of traffic, nor will it result in an adverse change to natural resources.

5. The difficulty is self-created because the church seeks to construct a new religious building which triggers the need for the parking variance. However, this fact alone is not determinative.

70-46.B (Height)

1. Per the Board's request, the applicant re-evaluated the design of the façade to lessen the substantiality of the height variance being requested. The redesigned façade is proposed at 52'6" (originally proposed at 60') where the maximum permitted height is 45'. This equates to a 7'6" height variance and a 50% reduction in the height variance sought in the original application. The Board finds that this change mitigates any impacts as a result of the façade being too high and therefore finds that granting this variance, would not result in an undesirable change to the character of the neighborhood and would not result in a detriment to nearby properties.

   In making this determination the Board also notes that the main portion of the church building will be compliant with the 45' maximum height requirement. In addition, because the façade of the building, which does not comply with the maximum height limitation, will be setback 38' from Cherry Lane (13' further than the required setback of 25') any impacts due to its excessive height, will be mitigated. It is anticipated that the greater front yard setback will mitigate any potential impacts from the 7'6" height variance for the façade.

2. The Board finds that the benefit to the applicant of designing a façade in keeping with the traditional design of the church order while raising the basement high enough to bring in natural light for the children during Sunday school, cannot be achieved by any other method which would not require a variance. The applicant has already re-designed the façade of the building in order to lessen the substantiality of the variance requested.

3. Although, the variance could be considered substantial, the Board notes that the substantiality of the requested variance has been reduced from the original proposal, where the façade was proposed to exceed the permitted height by 15'. In addition, the façade of the building is setback 38' from Cherry Lane which is 13' further than the required setback of 25'. For these reasons, the Board finds that the substantiality of the variance is not a factor which weighs in favor of denial.

4. The Board finds that granting the requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. As stated above, the façade which faces Cherry Lane will be setback 38' from Cherry Lane which is further than the required 25'. It is anticipated that this will reduce shadowing effects and will allow an adequate amount of light and air in front of the façade and between the building and Cherry Lane.

5. The difficulty is self-created as the applicants seek to re-construct a church which does not comply with the maximum height limitation for the R-C zoning district, however, this fact alone is not determinative.

70-49.B (Gross Floor Area)

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. In making this determination the Board has taken into consideration the fact that because of the spiritual and functional needs of the church, the design incorporates a lower level and a mezzanine area both of which contribute to gross floor area but do not affect the footprint of the structure which is well below the allowable lot coverage permitted for this property. Therefore, in weighing the benefit to the applicant of having the necessary rooms to permit the congregants to practice their religion versus the detriment to the neighborhood, the Board finds that requiring the applicant to remove either the lower level or mezzanine to conform to gross floor area requirements, while the outside of the structure would remain the same, would not materially benefit the community. Thus, the Board has determined that this factor weighs in favor of the applicant.

2. The Board finds that the benefit to the applicant cannot be achieved by any other method which would not require a variance since the design incorporates rooms and areas needed by the congregants to practice their religion in addition to the main sanctuary, such as rooms for Sunday school, and therefore the building size is needed in order to accommodate the size and needs of the congregation.

3. The proposed floor area of the church is 14,275 s.f. where 11,000 s.f. is permitted. While a variance of 3,275 s.f. (approximately 23%) is arguably a numerically substantial variance, the Board finds that in this instance, given the facts described in item 1 above, the substantiality of this variance is not a factor which weighs in favor of denial.

4. The Board finds that granting the requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district since the bulk is being created purely by the design of the interior of the building.

5. The difficulty is self-created as the applicants seek to re-construct a church which does not comply with the gross floor area limitation for the R-C zoning district, however, this fact alone is not determinative.

70-52.6 (Eave Height)

1. While the Code provides some relief from the "height" restrictions of non-residential buildings located within the R-C zone, it does not provide similar relief from the "eave height" restrictions. Compliance with the eave height restriction would result in lowering the overall height of the church building which would prevent the applicant from achieving the cathedral ceiling within the Nave which is typical in a church building. Therefore, the Board finds that the benefit to the applicant outweighs the

detriment to the neighbors and to the neighborhood. In addition, the Board does not find that granting this variance would not result in a detriment to the neighbors or neighborhood, especially where the building complies with the maximum height restriction of this zone.

2. As stated in #1 above, if the Board did not grant a variance from this section of the code, the applicant would not be able to have a cathedral ceiling in the Nave which is an essential characteristic of most churches. The applicant has already reduced the eave height slightly (2' reduction) from the original proposal as a result of a redesign of the façade.

3. Although, the variance could be considered substantial, (proposed eave height of 28' where only 22' is allowed), for the reasons stated above, the Board finds that the substantiality of the variance is not a factor which weighs in favor of denial. The 28' eave height represents a 2' reduction in height from the original proposal.

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. The building is setback a minimum of 20' from the north property line and a minimum of 22' from the south property line which should be enough to allow adequate light and air between the subject property and the residential properties to the north and south.

5. The difficulty is self-created as the applicants seek to re-construct a church which does not comply with the minimum eave height requirement for the R-C zoning district, however, this fact alone is not determinative.

70-100.2.A(2) (Fencing)

1. The applicant seeks to install a 4' high masonry wall that extends forward of the front building line for security and privacy reasons. The applicant's real estate expert testified that such fencing is a common feature of many religious institutions in the area. 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. In making this determination the Board notes the existence of a fence/wall on the property prior to redevelopment. The proposed fence and wall will help to maintain the existing character of the property.

2. The Board finds that the benefit to the applicant cannot be achieved by any other method which would not require a variance. A fence along the property lines will provide some measure of security to the church and will provide privacy to the neighbors from the activities on the church property.

3. Although this variance could be considered substantial (locating a fence beyond the building line and to the property line), as mentioned above, the location of the new fence

is similar to the location of the existing fence/wall. Therefore, granting the variance will not exacerbate the non-complying situation at the property.

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. Several neighbors mentioned at the hearing that they felt that fencing the property would provide a safer situation in the neighborhood.

5. The difficulty is self-created as the applicants seek to erect fencing in a location not permitted, however, this fact alone is not determinative.

§70-103.B (Parking Stall Dimensions) – *Sua Sponte* Variance

In an effort to minimize the impact of the redevelopment of the church property on the adjacent property immediately to the north of the subject premises, the Board is requiring the installation of a landscape buffer on the northern side of the property between the parking area and the northern property line. To achieve the necessary room to provide the buffer the Board is requiring the applicant to reduce the proposed stall size from a code compliant 10' x 20' to 9' x 20'. This reduction requires a variance from §70-103.B. The Board finds that the reduction in stall size will result in a benefit to the applicant because the addition of a landscape buffer will add greenery to the northern side of the property instead of asphalt. The Board further finds that the addition of the landscape buffer will not be a detriment to nearby properties, and in fact will benefit those properties by minimizing the impact of the parking lot.

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 would receive if the variances are granted and therefore the variances sought under **§§ §70-103.A(1), 70-46.B, 70-49.B, 70-52.6, and 70-100.2.A(2)** are **GRANTED** and a variance under **§70-103.B** is **GRANTED** sua sponte.

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21415(Conditions)

APPEAL #21415 - St. Gregorio's Malankara Orthodox Church (Rev. Fr. Gregory Varghese); 175 Cherry Lane, Floral Park; Section 8, Block 11, Lots 40-44, 60-65; Zoned: Residence-C

Variances from §70-103.A(1), 70-46.B, 70-49.B, 70-52.6, and 70-100.2.A(2) to construct a new church that is too large with portions of the façade and eaves that are too tall, not enough parking on site and fencing that is located forward of the front building line.

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. The applicant shall provide a landscape buffer on the northern side of the property between the parking area and the northern property line. This buffer shall be achieved by reducing the size of the parking stalls to 9' wide in this portion of the parking lot (per the *sua sponte* grant of a parking variance under §70-103.B of the Town Code).

3. Parking of vehicles on premises overnight is prohibited with the exception of vehicles owned by the church.

4. The parking of commercial vehicles on the premises is prohibited, with the exception of vehicles owned by the church.

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 #21454 - Vincenzo Posillico; 38 Cherry Lane, Carle Place; Section 10, Block 35, Lot 116; Zoned: Residence-C
Variances from §70-47, 70-47.1, 70-49, 70-50 and 70-51 to legalize a two-family which has one dwelling unit that is too small, is too close to the side property line, is too close to the street and is located on a lot that is too narrow and too small.

Whereas, an application (RBP22-000616, RBP23-000002, BZA23-000114) 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 **November 29, 2023,** the appeal in the above-entitled matter was decided as follows:

DENIED

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

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21454 (Findings of Fact)

APPEAL #21454 - Vincenzo Posillico; 38 Cherry Lane, Carle Place; Section 10, Block 35, Lot 116; Zoned: Residence-C

Variances from 70-47, 70-47.1, 70-49, 70-50 and 70-51 to legalize a two-family which has one dwelling unit that is too small, is too close to the side property line, is too close to the street and is located on a lot that is too narrow and too small.

The applicant seeks to maintain a two-family dwelling that was altered without the benefit of permits. The applicant had previously submitted an application to the building department in 1988 to maintain a two-family residence at the premises and had received a notice of disapproval citing similar variances to the current application. The applicant did not apply for variances to legalize the two-family in 1988.

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:

§§ 70-47 (Plot Area) and 70-47.1 (Lot Width)

In making this determination the Board recognizes the de minimus nature of the variance requested under **§ 70-47.1** (79.78' where the minimum lot width is 80') and the fact that the variance requested under **§ 70-47** (lot area of 9,909 s.f. where a minimum lot area of 10,000 s.f. is required), while not de minimus, would not be considered numerically substantial. However, the Board finds that, because these variances are being requested in conjunction with an application to maintain a two-family home which does not comply with several other dimensional requirements of the code more substantial in nature, these variances together with the variances sought under **§§ 70-49, 70-50 and 70-51** would have a cumulative negative impact on the character of the neighborhood. The Board notes that in 1965 the Town Board strengthened the dimensional requirements for two-family homes in the Residence-C zoning district, including

increasing lot area, lot width, habitable floor area and side yard setback (the "1965 Amendment"). The Board finds the multiple area variances required for the legalization of this home to be unnecessary and contrary to the spirit of the Town Code. Unnecessary, because the applicant has use of the home as a one-family home which is in conformance with the vast majority of the homes in the neighborhood. Moreover, the Board also finds that granting the requested variances to maintain a nonconforming two-family house will set a negative precedent detrimental to the character of the neighborhood for approving similar applications which do not comply with the Town Code (see *Pecoraro v. Bd. of Appeals of Town of Hempstead*, 2 N.Y.3d 608, 613 (2004); *Nataro v. DeChance*, 53 N.Y.S.3d 156 (2nd Dept 2017); *Russo v. City of Albany Zoning Board*, 910 N.Y.S. 2d 263 (3rd Dept 2010). For these reasons the variances under §§ 70-47 and 70-47.1 are **DENIED.**

§§ 70-49 (Floor Area), 70-50 (Front Yard Setback) and 70-51 (Side Yard Setback)

The Board finds that granting these variances would have a negative impact on the character of the neighborhood, and most particularly would have a negative impact on the neighboring properties. The neighborhood is characterized predominantly by single family homes which are compliant with the dimensional regulations of the code. Although the applicant submitted information regarding other two-family dwellings in the neighborhood, there is no proof to indicate that these dwellings exist legally (no Certificates of Occupancy or Certificates of Existing Use were provided). The applicant provided no information regarding the size of the dwelling units on these properties or information regarding the setbacks of the homes on each property. However, it appears (based on a review of google earth satellite pictures) that these homes have greater setbacks from the side property lines than the subject dwelling. Therefore, even if these homes are legitimate two-family homes, they would appear to be less imposing on their neighbors than the home on the subject property. The legalization of a two-family home which does not comply with the front and side yard setbacks of the zoning district, and which does not comply with the minimum habitable area required for a dwelling unit, would not be compatible with the surrounding neighborhood.

The Board also finds that the variance sought under § 70-51 to allow a two-family residence to exist with a side setback of 4.3' from the neighboring property to the north where the minimum setback required is 12', represents a substantial variance. A 4.3' setback does not even comply with the side yard setback for a single-family home within this district. In addition, the Board finds that granting this variance would have an adverse effect on the physical conditions of the neighborhood by limiting the amount of light and air between the two-family dwelling on the subject property and the single family dwelling on the neighboring property to the north.

The Board also finds that the variance sought under § 70-49 to allow a two-family residence to exist with a dwelling unit which is 594.915 sq, ft. where 900 square feet is required (305 sq.ft. less than required representing a variance of 34%) represents a substantial variance. Notably, when the dimensional requirements for a two-family house were amended by the Town in 1965

the minimum square footage was increased from 750 s.f. to the present 900 s.f.. The applicant's dwelling unit does not even meet the prior reduced minimum square footage requirements.

The difficulty is self-created since the applicant purchased a home (in 1985) which did not have a certificate of occupancy or a certificate of existing use as a two-family home. Although the applicant indicates that they purchased the home as a two-family residence, no evidence has been submitted to the record to indicate that the home was ever recognized by any governing body as a two-family. The Nassau County Property Assessors card does not indicate that the home is a two-family home and records indicate that the Nassau County Assessor's office recognizes the home as a one family residence. In addition, the Town of North Hempstead Building Department's Notice of Disapproval dated December 6, 1988 documented the fact that the home did not comply with the restrictions of the R-C zoning district for a two-family dwelling, yet the owners benefited from the use of the home as an illegal two-family for over 30 years before seeking to address this situation. Given these facts, the Board finds that the owner cannot claim that a financial hardship would be incurred if the variances were denied since the owner was never entitled to the value of the dwelling as a two-family home. While not determinative, the Board finds that the self-created nature of the applicant's difficulty when considered together with the other criteria, lean towards denial of the requested variances.

Although the applicant claims that six properties in the area are developed with two-family homes, a search of Building Department records found that these properties are either illegal two-family homes or are distinguishable from the subject property. Three of the of the six homes cited by the applicant (248 Cherry Lane, 452 Roslyn Avenue and 14 Cherry Lane) were never authorized by the Town for use as a two-family. 64 Cherry Lane meets all of the dimensional requirements of the Residence-C district applicable to two-family houses. 46/48 Cherry Lane was granted a variance in 1961 to maintain a two-family dwelling on a lot of 7,625 s.f. when the minimum lot area requirement of the code was 8,000 s.f. The home appears to have complied with all other her dimensional requirements in effect at the time. Finally, 308 Mallard Lane received a Certificate of Occupancy dated in 1966 for a two-family dwelling which did not meet the dimensional requirements of the 1965 Amendment. Although the home received the CO after the amendments to the Code, the building permit application was filed in February 1965, under the original Code requirements. Other documentation (survey and floor plans) dated prior the 1965 Amendment and submitted to the building department, showed the house conformed or exceeded the original dimensional requirements. Therefore, based on the evidence it appears the house was either reviewed under the Code requirements in effect prior to the 1965 Amendment or it was treated as prior nonconforming.

In weighing the aforementioned factors, the Board finds that the detriment to the health, safety and welfare of the neighborhood and community outweighs the benefit the applicant would receive if the variances are granted and therefore the variances sought under **§§ 70-47, 70-47.1, 70-49, 70-50 and 70-51 are 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 #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).

Whereas, an application (RBP23-000483, BZA23-000137) 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 **November 29, 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 Nickolas Nektarios Batis dated May 8, 2023 and revised through November 13, 2023 ***as amended.***

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, Vice Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina, Member Donatelli	

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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NOTICE OF DECISION

APPEAL #21469 - Gail Kovack; 22 Nugent Steet, New Hyde Park; Section 8, Block 112, Lot 29; Zoned: Residence-C
Conditional Use under §70-231 and 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.

Whereas, an application (RBP23-000426, RBP23-000528, RBP23-000696, BZA23-000133) 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 **November 29, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED with respect to the Conditional Use sought under §70-231 and the variances sought under §§70-51.A, 70-231.A(1) of the dimension and in the location as shown on drawings prepared by Kurt Jacobs, R.A. dated August 8, 2023 and revised through October 31, 2023 ***as amended.*** The Board hereby makes a ***sua sponte*** determination that the variance sought under 70-231.A(2) is no longer required because, based on the submission of revised plans, the area of the "cooking facilities" has been reduced so that it is now compliant with the section of the code.

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, Vice Chairman Francis
Nays: None
Absent: Chairman Mammina, Member Donatelli

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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NOTICE OF DECISION

APPEAL #21481 - Carolyn Bichoupan; 4 Waters Edge, Port Washington; Section 5, Block C, Lot 444; Zoned: Residence-A
Variance from §70-31.A to construct a second story deck (open deck and covered deck) that is too close to the side property line.

Whereas, an application (CBP22-000031, BZA23-000006) 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 **November 29, 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 Sion Hourizadeh, P.E. dated May 24, 2023 and revised through October 7, 2023.

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

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
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NOTICE OF DECISION

APPEAL #21486 – Garden City Park Associates, LLC (Big City Tacos); 2481 Jericho Tpke., Garden City Park; Section 9, Block 612, Lot 51; Zoned: Business-A
Conditional Use § 70-126(A) and Variance from § 70-103(A)(1) to convert tenant space into a restaurant with outdoor seating and not enough parking.

Whereas, an application (CBP22-000031, BZA23-000006) 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 **November 29, 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 W. Robinson, P.E. dated August 2, 2016 and revised through August 22, 2023 and drawings prepared by John Lee Mahler, R.A. dated July 28, 2023 and revised through October 19, 2023 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21486 (Conditions)

APPEAL #21486 – Garden City Park Associates, LLC (Big City Tacos); 2481 Jericho Tpke., Garden City Park; Section 9, Block 612, Lot 51; Zoned: Business-A
Conditional Use § 70-126(A) and Variance from § 70-103(A)(1) to convert tenant space into a restaurant with outdoor seating and not enough parking.

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

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

3. At no time may the number of seats on the premises exceed **85** or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.

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

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

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

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

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

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

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

8. Applicant shall install trash receptacles in the outside dining areas.

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