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

CALENDAR FOR DECMBER 20, 2023

RESIDENTIAL CALENDAR

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 #21487 - Rupert Yan; 96 Oxford Boulevard, Great Neck; Section 2, Block 353, Lot 12; Zoned: Residence-A
Variances §§70-29 & 70-30.A & 70-208.F to construct a foyer on a non-conforming home that is too close to the street and makes the house too big.

APPEAL #21488 – Sharmin & Ashraful Kamal; 3 Sunset Rd. N, Albertson; Section 7, Block 95, Lot 69; Zoned: Residence-B
Variance from § 70-42 to construct a deck that is too close to a rear property line.

APPEAL #21489 – Rajesh Subraj; 2 Parkway Dr., Roslyn Heights; Section 7, Block 172, Lot 11; Zoned: Residence-AA
Variance from § 70-100.1 to legalize a stationary barbeque and a gas fire pit in a side yard.

APPEAL #21490 – Edward Probst; 52 Netz Pl., Albertson; Section 7, Block 197, Lot 94; Zoned: Residence-B
Variances from §§ 70-40, 70-41, & 70-39 to construct additions that would be too close to the street, have smaller than required side yards and total (aggregate) side yard setbacks, and would make the home too big.

APPEAL #21474 – Mohammad Bashire; 52 Knolls Drive N. New Hyde Park; Section 8, Block 255, Lot 78; Zoned: Residence-A
Variance from §70-30 to legalize a two-story portico that is too close to the street.

COMMERCIAL CALENDAR

APPEAL #21491 – Max Mara, U.S.A., Inc.; 2102 Northern Blvd., Manhasset; Section 3, Block 183, Lot 12; Zoned: Business-A/Parking District
Conditional Use § 70-126F for interior alterations to install a coffee bar and beverage counter in a retail store.

APPEAL #21492 - Lucid Motors (Sign); Northern Boulevard, Manhasset; Section 3, Block 219, Lot 9; Zoned: Business-A
Variances from §§70-196.J(1)(a), 70-196.J(1)(f) and 70-196.J(1)(b) to install signage that is too tall, too big, and located too high above the ground and to install too many signs on a wall.

APPEAL #21493 – Bagel Boss of Roslyn; 400 Willis Ave., Roslyn Heights; Section 7, Block 83, Lot 118; Zoned: Business-A
Conditional Use § 70-126A (pursuant to 70-225(B)(7)(a)[1] for modification of prior conditional use under appeal #16308) & variances §70-103(A)(1), 70-103(B) & 70-103(F) to legalize the expansion of the kitchen of an existing bagel store (a conditional use) with not enough parking, parking spaces that too small, and a loading zone that is too small.

MAP OF PROPERTY SITUATED AT

NASSAU COUNTY, N.Y.
TOWN OF NORTH HEMPSTEAD
TAX SECTION: 8 TAX BLOCK: 255 TAX LOT: 78

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

10 0 20 40

ORIGINAL SCALE: 1" = 20'

FOR MUNICIPAL PURPOSES ONLY

SURVEYED FOR BASHIR MOHAMMAD

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

NOTES:
1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
7. ALL ELEVATIONS ARE IN NAVD 1988.

DATE	DESCRIPTION
JULY 6th, 2023	MUNICIPAL SURVEY

GUARANTEED TO:

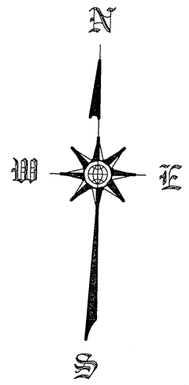
1. NORTH HEMPSTEAD DEPARTMENT OF BUILDING

TITLE No.

10/28/2023

AVERAGE 200' SETBACK
1. No. 44 KNOLLS DRIVE – 37.8'
2. No. 46 KNOLLS DRIVE – 37.9'
3. No. 48 KNOLLS DRIVE – 41.9'
4. No. 50 KNOLLS DRIVE – 37.0'
5. No. 54 KNOLLS DRIVE – 35.4'
6. No. 56 KNOLLS DRIVE – 34.4'
TOTAL = 224.4'
AVERAGE = 224.4'/6 = 37.4'

#21474



FM DENOTES FILED MAP LOTS ON
"MAP OF NORTHWOOD KNOLLS, SECTION 2, HERRICKS"
FILED SEPTEMBER 3rd, 1963
UNDER THE FILE No. 7725

OLD COURT HOUSE ROAD

PVC FE. 2.2' EAST 35.8' NORTH
X 165.00
PVC FENCE
X 166.89
168.93 X
PVC FE. 36.1' NORTH
10.2'
WOOD SHED
14.2'
14.2'
10.1'
PVC FE. 5.5' WEST 20.6' NORTH
170.82 X
SHED 5.6' EAST
YARD
168.23 X
PVC FE. 3.1' EAST 10.7' NORTH
X 167.08
165.96 X
165.83 X
18.6'
171.60 X
PVC FE. 2.9' EAST 5.9' NORTH
N 84°29'40" E
124.18'
167.70 X
PVC FE. 2.8' EAST 0.9' SOUTH
166.42 X
X 165.22
BRICK RETAINING WALL
X 163.00
164.87 X
0000 X
130.18'
130.18'
BRICK WALL
TAX LOT No. 78
11,398.03 Sq. Ft.
YARD
PVC FENCE
YARD
BRICK PAVERS
X 163.68
PVC FENCE
YARD
163.12 X
163.20 X
15.9'
4.8'
163.38 X
164.63 X
163.04 X
19.4'
1 STORY BAY OVERHANG
5.4'
GATE
PVC FE. 0.9' WEST
20.0'
29.6'
2 STORY STUCCO DWELLING No. 54
PVC FE. 0.7' EAST
GATE 5.7'
2 STORY STUCCO DWELLING No. 52
41.3'
24.2'
1 STORY STUCCO
ENTRANCE ELEVATION 163.51
2nd STORY OVERHANG
GARAGE 32.4'
3.6'
5.6'
3.5'
2.1'
W/F OF WALL 2.4' EAST
N 02°49'42" W
11.6'
2 STORY FRAME AND STUCCO DWELLING No. 50
13.1'
11.3'
X 162.84
ROOF OVER BRICK PORCH
163.36 X
9.5'
BRICK RETAINING WALL
BRICK CURB
BRICK PAVERS DRIVEWAY
N 02°49'42" W
35.4'
YARD
YARD
37.4'
BRICK PAVERS DRIVEWAY
29.2'
YARD
W/F OF PIER 1.1' EAST
1094.11'
162.37 X
160.94 X
S 87°10'18" W
48.88'
9.7'±
50' WIDE
GRASS
DROP CURB
GRASS
DROP CURB
CONCRETE STREET CURB
T.C. 160.53
BC. 160.18
8.8'±
T.C.161.79
B.C.161.28
KNOLLS DRIVE NORTH
C.L.160.31
C.L.161.62

LEGEND
—O— – UTILITY POLE

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING DETAILED, TRADE BY TRADE, SCHEDULE OF THE COMPLETE PROJECT INDICATING A COMPLETION DATE.

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

3. ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE 2020 RESIDENTIAL CODE OF NEW YORK, 2017 NEC & 2015 IECC.

4. DIMENSION FIGURES SHALL ALWAYS BE TAKEN IN PREFERENCE TO SCALING OF DRAWINGS, ALL DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED BEFORE ORDERING MATERIALS.

5. ARCHITECT IS NOT RESPONSIBLE FOR SUPERVISION, INSPECTION OR ADMINISTRATION OF THIS CONSTRUCTION PROJECT.

6. ALL ELECTRICAL WORK SHALL BE UNDERWRITERS APPROVED AND COMPLY WITH ALL STATE AND LOCAL CODES.

7. ALL SOFFITS ARE TO HAVE CONTINUOUS VENT.

8. SEAMLESS LEADERS AND GUTTERS AT ALL NEW ROOF SLOPES. PROVIDE CONCRETE SPLASH BLOCK AT TERMINATION OF ALL LEADERS.

9. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

10. CONTRACTOR TO PROVIDE FLASHING AT ALL EXTERIOR WALL OPENINGS AND ROOF INTERSECTIONS. STEP FLASHING WILL BE PROVIDED AT ALL CHIMNEYS IN CONTRACT WITH THE ROOF. ALL VENTED PIPES OR OTHER PROTRUSIONS SHALL BE PROPERLY FLASHED WITH BASE AND CAP FLASHING.

11. CONTRACTOR TO VERIFY ALL WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS TO COORDINATE LOCATION OF SLEEVES, PIPING, DUCTS, CONDUIT AND ELECTRICAL OUTLETS.

12. CAULK AND SEAM ALL JOINTS PROVIDING A POSITIVE BARRIER AGAINST THE PASSAGE OF AIR AND MOISTURE.

13. ALL CONTRACTORS SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY OWNER, BUILDING MANAGEMENT AND GOVERNMENT AGENCIES HAVING JURISDICTION AS WELL AS STATUARY REQUIREMENTS FOR DISABILITY BY JOB CONDITIONS AND/OR OWNER'S REQUIREMENTS. INSURANCE SHALL PROTECT OWNER, ARCHITECT, AND ANY OTHERS FROM LIABILITY DUE TO CONTRACTOR'S NEGLIGENCE. CERTIFICATES OF INSURANCE SHALL BE SENT TO OWNER AND DEPARTMENT OF BUILDING PERMIT PRIOR TO COMMENCEMENT OF ANY WORK.

14. ALL CONTRACTORS SHALL CHECK CONDITIONS AND TEXT ALL ELEMENTS UNDER THEIR JURISDICTION WITHIN WORK AREA. ANY ITEMS FOUND INCONSISTENT, FAULTY OR DAMAGED DUE TO DEMOLITION OR ACCIDENT SHALL BE REPAIRED PATCHED OR REPLACED AT THE DISCRETION OF ARCHITECT AND AT CONTRACTORS EXPENSE.

15. CONTRACTOR IS TO PROVIDE PROPER PROTECTION OF EXISTING AREA AND NEW WORK AND WHERE INADEQUATE PROTECTION IS PROVIDED. THE CONTRACTOR IS TO REFURNISH SURFACES AT HIS EXPENSE.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS PRODUCED AS A RESULT OF ALL WORK BY THEIR SUBCONTRACTORS OR THEIR OWN INSTALLERS. AND SHALL LEAVE AREAS BROOM CLEAN AFTER THE COMPLETION OF THE WORK DAY.

17. ALL UNSATISFACTORY WORK SHALL BE REMOVED AND RE-EXECUTED AT NO COST TO THE OWNER OR ARCHITECT.

18. ALL CHANGES WHICH RESULT IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER. EXTRA COST PROPOSALS SHALL BE SUBMITTED TO OWNER FOR APPROVAL.

19. GENERAL CONTRACTOR AND HIS SUBCONTRACTORS TO FULLY GUARANTEE THEIR WORK AND ALL MATERIALS FOR THE MIN. OF ONE (1) YEAR STARTING FROM THE COMPLETION OF THE JOB AND ACCEPTANCE OF THE COMPLETED PROJECT.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODE STANDARDS AND GOOD PRACTICE.

21. GENERAL CONTRACTOR TO PROVIDE ANY TEMPORARY SHORING, UNDERPINNING, AND/OR TEMPORARY STRUCTURAL WORK REQUIRED FOR THE ADEQUATE EXECUTION OF THE JOB.

22. ALL PARTITIONS AND JOINTS ARE TO BE TAPED, SPACKLED AND POLISHED SMOOTH AND READY TO RECEIVE PAINT OR WALL COVERINGS. ALL CORNERS TO RECEIVE METAL CORNER BEADS.

23. ALL WALLS TO BE PAINTED SHALL BE TAPED SPACKLERS AND PAINTED WITH TWO COAT OF PRIMER AND TWO COATS OF FINISH PAINT.

24. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OF OMISSIONS OF THE CONTRACTOR OR ANY SUBCONTRACTOR OR ANY OF THE CONTRACTOR'S OR SUBCONTRACTORS EMPLOYEES OR AGENTS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

PROJECT SCOPE OF WORK

1.- MAINTAIN EXISTING FRONT PORTICO AND INTERIOR RENOVATION IN KITCHEN AND DINING AREA. INSTALL NEW KITCHEN CABINETS, NEW CERAMIC TILES, POLISH AND PAINT WALLS.

@ FIRST FLOOR:

0.1- EXISTING FRONT PORTICO CONSTRUCTION TO REMAIN AS IS.
0.2- EXISTING INTERIOR KITCHEN RENOVATION TO REMAIN AS IS.

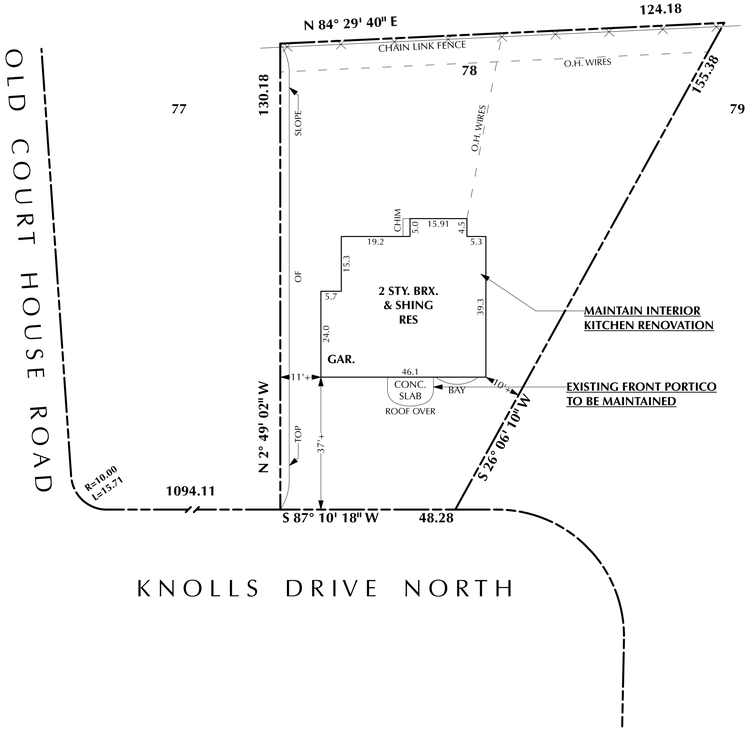
2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE

EFFECTIVE MAY 12, 2020 ; 2015 INTERNATIONAL ENERGY CONSERVATION CODE, TOWN OF FREEPORT CODE, 2017 NATIONAL ELECTRIC CODE

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

GROUND SNOWLOAD As per figure R301.2(5)	WIND DESIGN				SEISMIC DESIGN CATEGORY As per section R301.2.2.1	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX As per figure R403.3(2)	MEAN ANNUAL TEMP.
	Speed As per figure R301.2(4)B	Topographic As per section R301.2.1.5 effects	Special Wind As per figure R301.2(4)A region	Wind-borne As per section R301.2.1.2.1 debris zone		WEATHERING As per figure R301.2(3)	FROST LINE DEPTH As per figure R403.1(1)	TERMITE					
Lbs/Ft²	mph								°F				°F
20	130	YES	NO	YES 1 mile	B	SEVERE	3'-0"	MODERATE TO HEAVY	15	YES	NO	599	50

PLOT PLAN



N

1 / A0.1 PLOT PLAN
SCALE: 1" = 20'-0"

LIST OF DRAWINGS

SHEET	DRAWING TILE	PAGE
A0.1	COVER SHEET	1
A0.2	EXISTING FIRST FLOOR PLANS, & WALL DETAILS.	2
A0.3	EXISTING EXTERIOR ELEVATIONS & EXISTING CROSS SECTION	3

LOCATION MAP



52 KNOLLS DR N
NEW HYDE PARK, N.Y. 11040

SEC: 8 BLK: 255 LOT: 78

ADDRESS
52 KNOLLS DR N
NEW HYDE PARK, N.Y. 11040

PROJECT
MAINTAIN EXISTING FRONT PORTICO AND INTERIOR RENOVATION IN KITCHEN AND DINING AREA. INSTALL NEW KITCHEN CABINETS, NEW CERAMIC TILES, POLISH AND PAINT WALLS.

DRAFTING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUE PRINTS - 3D RENDER - EXPEDITING, AND MORE.....

331 WILLIS AVENUE, MINEOLA NY 11501 PH: 516.706.7449
CEL: 347.534.5920 EMAIL: RSANTANA@BOZZETTOARCH.COM

OZZETTO A+E

PROJECT :
MAINTAIN EXISTING FRONT PORTICO AND INTERIOR RENOVATION IN KITCHEN AND DINING AREA.

ADDRESS :
52 KNOLLS DR N
NEW HYDE PARK, N.Y. 11040

DRAWING TITLE :
1.- GENERAL NOTES
2.- PROJECT SCOPE OF WORK
3.- DRAWING LIST
4.- PLOT PLAN

ARCH. DESIGNER: Randolph J. Santana
OWNER :

REVISION :	DATE :
AS PER TOWN'S COMMENT	

SEC: 8 | BLK: 255 | LOT: 78 | ZON: - | MAP: X | BZT--23-030

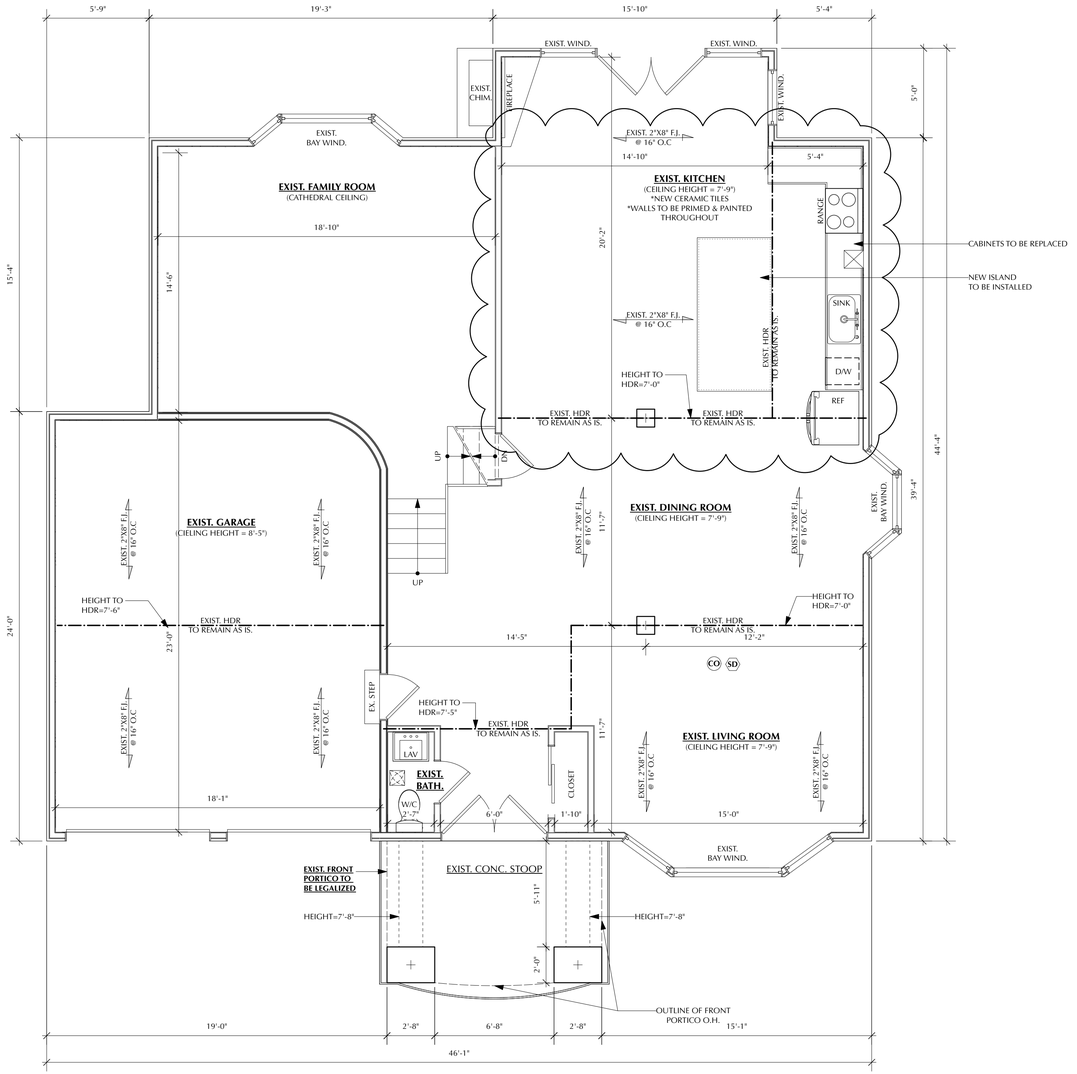
KEY PLAN :

STATE OF NEW YORK · FRANZ M. SEBORGA · LICENSED PROFESSIONAL ENGINEER · 089648

DATE:	JUNE 08, 2023
SCALE:	AS NOTED
APP #	
SHEET :	A0.1

1 / 16

FLOOR PLANS

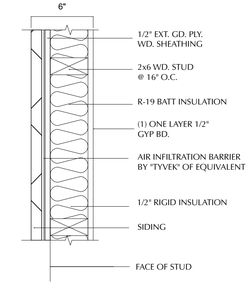


1 / **A0.2** **EXISTING FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

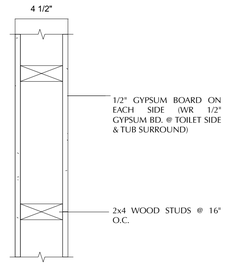
SYMBOL LEGEND

CO	ELECT. CARBON MONOXIDE DETECTOR. (TYP.)
SD	ELECTRIC INTERCONNECTED SMOKE DETECTOR (TYP.)
	BATHROOM MECH. EXHAUSTED TO EXTERIOR WITH MIN. 50 CFM VENTILATION. (TYP.)

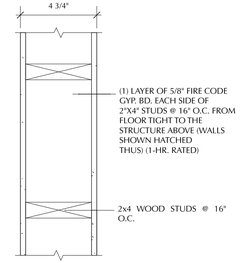
WALL DETAILS



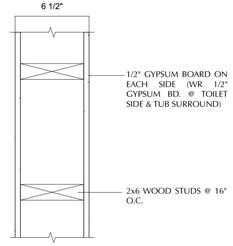
A **EXTERIOR WALL**
SCALE: 1 1/2" = 1'-0" **1 1/2HR. RATED**



B **INT. PARTITION**
SCALE: 1 1/2" = 1'-0" **NON-BEARING**



C **INT. PARTITION**
SCALE: 1 1/2" = 1'-0" **1HR FIRE RATED**



D **INT. PARTITION**
SCALE: 1 1/2" = 1'-0" **PLUMBING WALL**

DRAFTING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUE PRINTS - 3D RENDER - EXPEDITING, AND MORE.....

331 WILLIS AVENUE, MINEOLA NY 11501 PH: 516.706.7449
CEL: 347.534.5920 EMAIL: RSANTANA@BOZZETTOARCH.COM

OZZETTO A+E

PROJECT : MAINTAIN EXISTING FRONT PORTICO AND INTERIOR RENOVATION IN KITCHEN AND DINING AREA.

ADDRESS : 52 KNOLLS DR N
NEW HYDE PARK, N.Y. 11040

DRAWING TITLE : 1.- EXIST. FIRST FLOOR PLAN

ARCH: DESIGNER: Randolph J. Santana

OWNER :

REVISION :	DATE :
AS PER TOWN'S COMMENT	

SEC: 8 | BLK: 255 | LOT: 78 | ZON: - | MAP: X | BZT---23-030

KEY PLAN :

STATE OF NEW YORK · FRANK M. SEBORGA · 086648 · LICENSED PROFESSIONAL ENGINEER

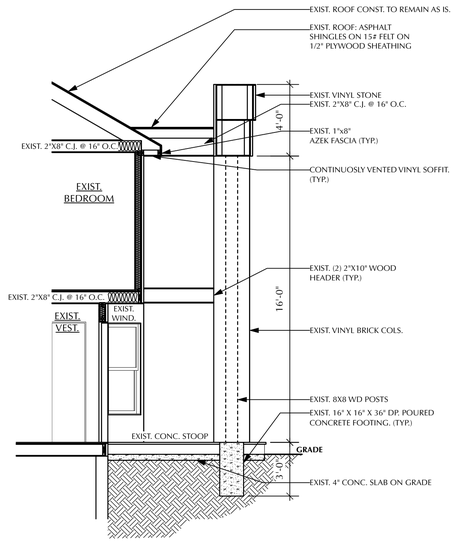
DATE:	JUNE 08, 2023
SCALE:	AS NOTED
APP #	

SHEET : **A0.2** 2 / 3

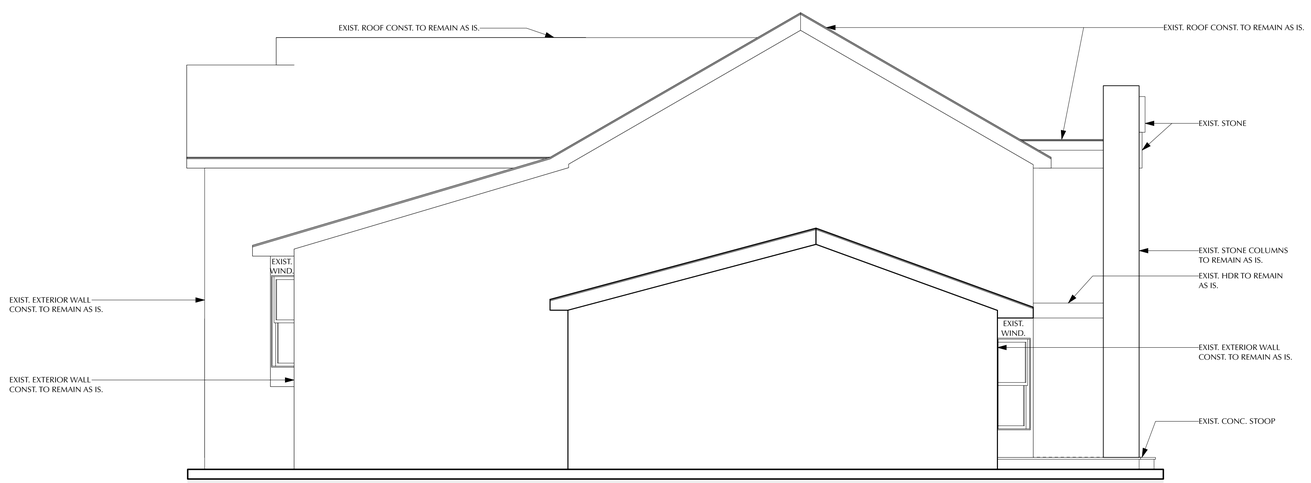
FLOOR PLANS



2 / **A0.3** **EXISTING FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



1 / **A0.3** **EXISTING CROSS SECTION**
SCALE: 1/4" = 1'-0"



3 / **A0.3** **EXISTING SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

DRAFTING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUE PRINTS - 3D RENDER - EXPEDITING, AND MORE.....

331 WILLIS AVENUE, MINEOLA NY 11501 PH: 516.706.7449
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OZZETTO A+E

PROJECT :
MAINTAIN EXISTING FRONT PORTICO AND INTERIOR RENOVATION IN KITCHEN AND DINING AREA.

ADDRESS :
52 KNOLLS DR N
NEW HYDE PARK, N.Y. 11040

DRAWING TITLE :
1.- EXIST. CROSS SECTION
2.- EXIST. EXTERIOR ELEVATIONS

ARCH. DESIGNER: Randolph J. Santana
OWNER :

REVISION :	DATE :
AS PER TOWN'S COMMENT	

SEC: 8 | BLK: 255 | LOT: 78 | ZON: - | MAP: X | BZT---23-030

KEY PLAN :

STATE OF NEW YORK
FRANZ M. SEBORGA
LICENSED PROFESSIONAL ENGINEER
093648

DATE:	JUNE 08, 2023
SCALE:	AS NOTED
APP #	

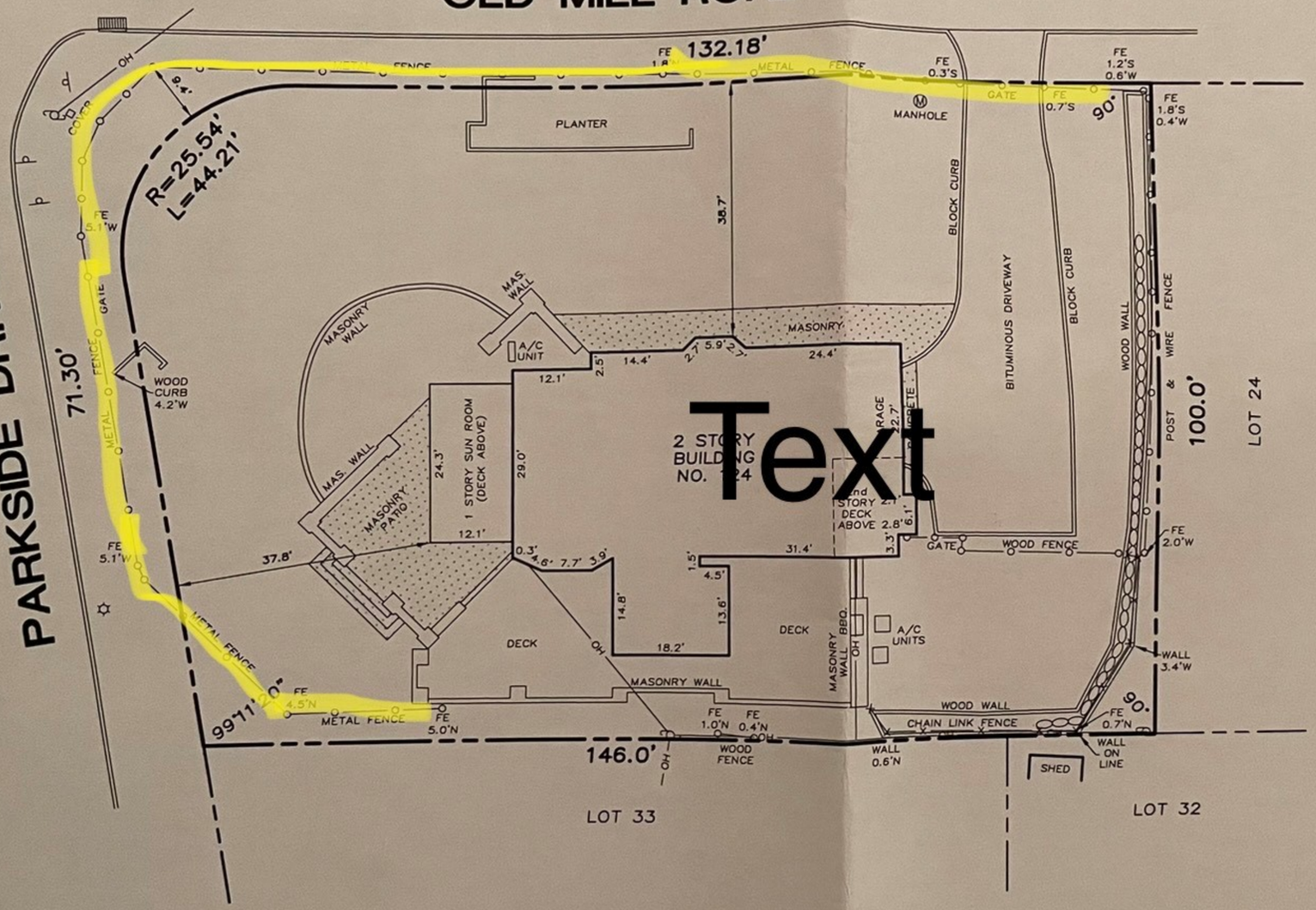
SHEET :
A0.3
3 / 3

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 map 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.

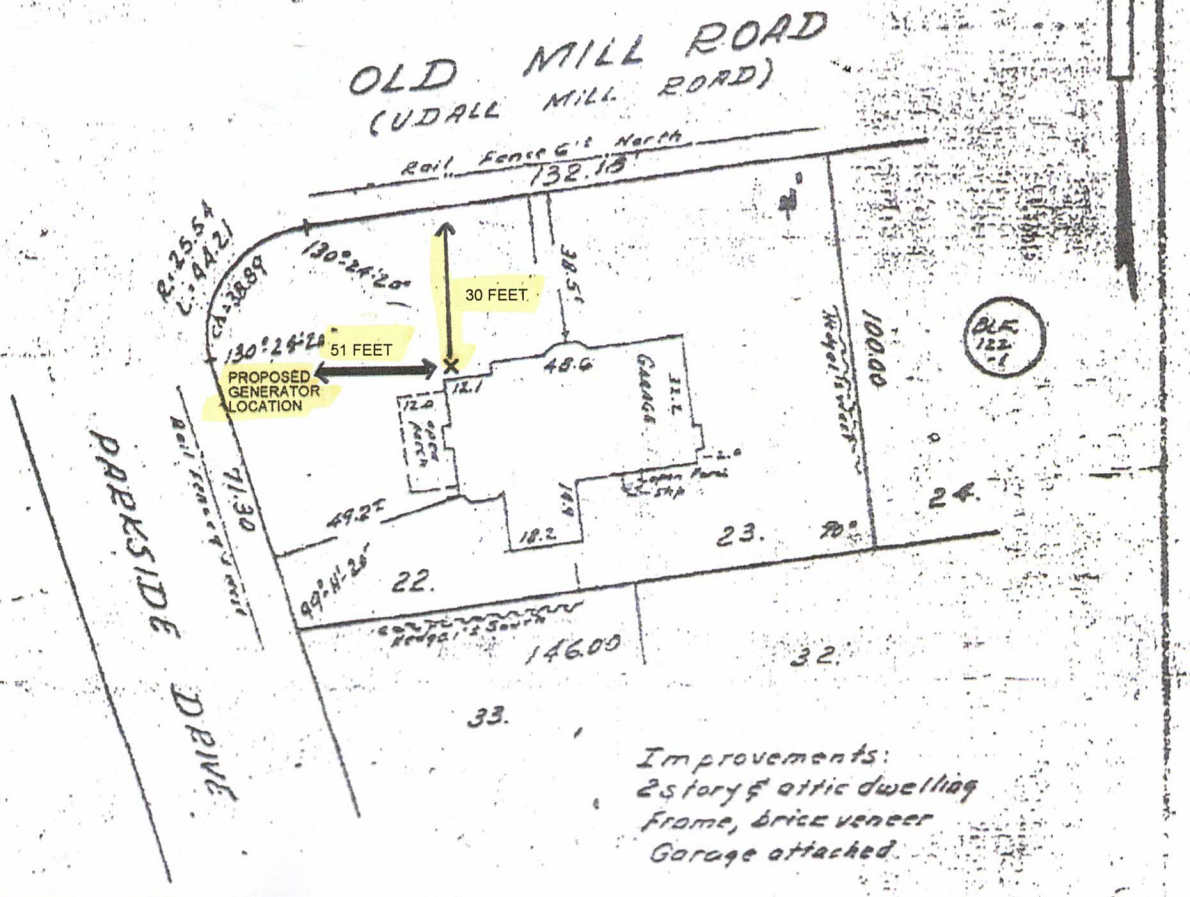
SURVEY

© 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.

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

30. INSTALL NEW SOFFIT VENTS AS INDICATED ON PLANS.

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

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

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

34. HANDRAILS AND STAIR: PROVIDE NEW HANDRAILS

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

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

ZONING INFORMATION

96 OXFORD BLVD
GREAT NECK
NEW YORK, 11023

SECTION: 2 B: 353 LOT: 12 ZONING DISTRICT: R-A

LOT AREA = 9,971.93 SF

SCOPE OF WORK
INTERIOR RENOVATION OF ONE FAMILY RESIDENCE. FINISH EXISTING CELLAR W/ NEW EGRESS WINDOW, NEW STAIRCASE, NEW BATHROOM ON FIRST FLOOR, AND NEW LAUNDRY CLOSET ON SECOND FLOOR.

LOT COVERAGE (§ 70-28)
THE LOT COVERAGE SHALL NOT EXCEED 25% OF THE LOT AREA
9,971.93 SF x .25 = 2,492.98 SF
PROPOSED LOT COVERAGE = 2,103.04 sf < 2,492.98 SF

FLOOR AREA (§ 70-29)
THE GROSS FLOOR AREA SHALL NOT EXCEED 36% OF THE LOT AREA
9,971.93 SF x .36 = 3,589.89 SF

CELLAR = 911.63 SF (NOT INCLUDED)
FIRST FLOOR = 2,063.04 SF
SECOND FLOOR = 1,759.97 SF
TOTAL = 3,822.01 > 3,589.89 SF, EXISTING NON-COMPLYING
PROPOSED FOYER = 40.00 SF
TOTAL PROPOSED = 3,862.01 SF, **VARIANCE REQUESTED**

REQUIRED YARD REGULATIONS
FRONT YARD (§ 70-30)
MINIMUM FRONT YARD = 35'-0"
AVERAGE FRONT YARD = 35'-3"
TO EXISTING HOUSE = 32'-9"
TO PROPOSED FOYER = 27'-9", **VARIANCE REQUESTED**

PERMITTED ENCROACHMENTS (§ 70-101)
A ONE-STORY ENCLOSED VESTIBULE NOT GREATER THAN EIGHT FEET IN WIDTH AND FIVE FEET IN DEPTH MAY EXTEND INTO A REQUIRED FRONT YARD, PROVIDED THAT SAID VESTIBULE SHALL CONFORM IN ARCHITECTURE AND MATERIAL TO THE MAIN BUILDING.

DRAWING INDEX

Z-101.00	NOTES, ZONING, AND PLOT PLAN
A-101.00	PROPOSED CELLAR AND FIRST FLOOR PLAN
A-102.00	PROPOSED SECOND FLOOR PLAN AND FRONT ELEVATION
A-103.00	PROPOSED SECTION AND DETAILS

SYMBOLS

CMD S.W.	NEW YORK STATE APPROVED TYPE SMOKE DETECTOR, CARBON MONOXIDE DETECTOR HARD WIRED AND INTERCONNECTED.
S.D.	NEW YORK STATE APPROVED TYPE SMOKE DETECTOR DETECTOR HARD WIRED AND INTERCONNECTED.
MECH. VENT	MECHANICAL VENT CFM AS NOTED ON PLANS
	EXISTING FOOR
	NEW DOOR

WALL LEGEND

	EXISTING PARTITION TO BE DEMOLISHED
	EXISTING PARTITION TO REMAIN
	PROPOSED PARTITION, SEE DETAILS

CONSTRUCTION NOTES

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

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

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

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

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

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

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

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 PROPERTY MAINTENANCE 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 FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYING REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	WIND SPEED (MPH)	SEMIC DESIGN CATEGORY	WIND-BORNE DEBRIS ZONE	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
45	130	C	YES	SEVERE	3'-0" MIN.	MODERATE / HEAVY	SLIGHT/ MODERATE	15°F	YES / 24"	PER FEMA FLOOD MAP	1500 OR <	52.9°F

AVERAGE FRONT YARD SETBACK

SECTION: 2
BLOCK: 353

OXFORD BLVD

34.6' FRONT YARD	34.7' FRONT YARD	34.0' FRONT YARD	LOCATION OF WORK	32.9' FRONT YARD	39.7' FRONT YARD	39.8' FRONT YARD	31.3' FRONT YARD
LOT: 9 86 OXFORD BLVD	LOT: 10 88 OXFORD BLVD	LOT: 11 94 OXFORD BLVD	LOT: 12 96 OXFORD BLVD	LOT: 13 98 OXFORD BLVD	LOT: 14 102 OXFORD BLVD	LOT: 15 106 OXFORD BLVD	LOT: 16 108 OXFORD BLVD

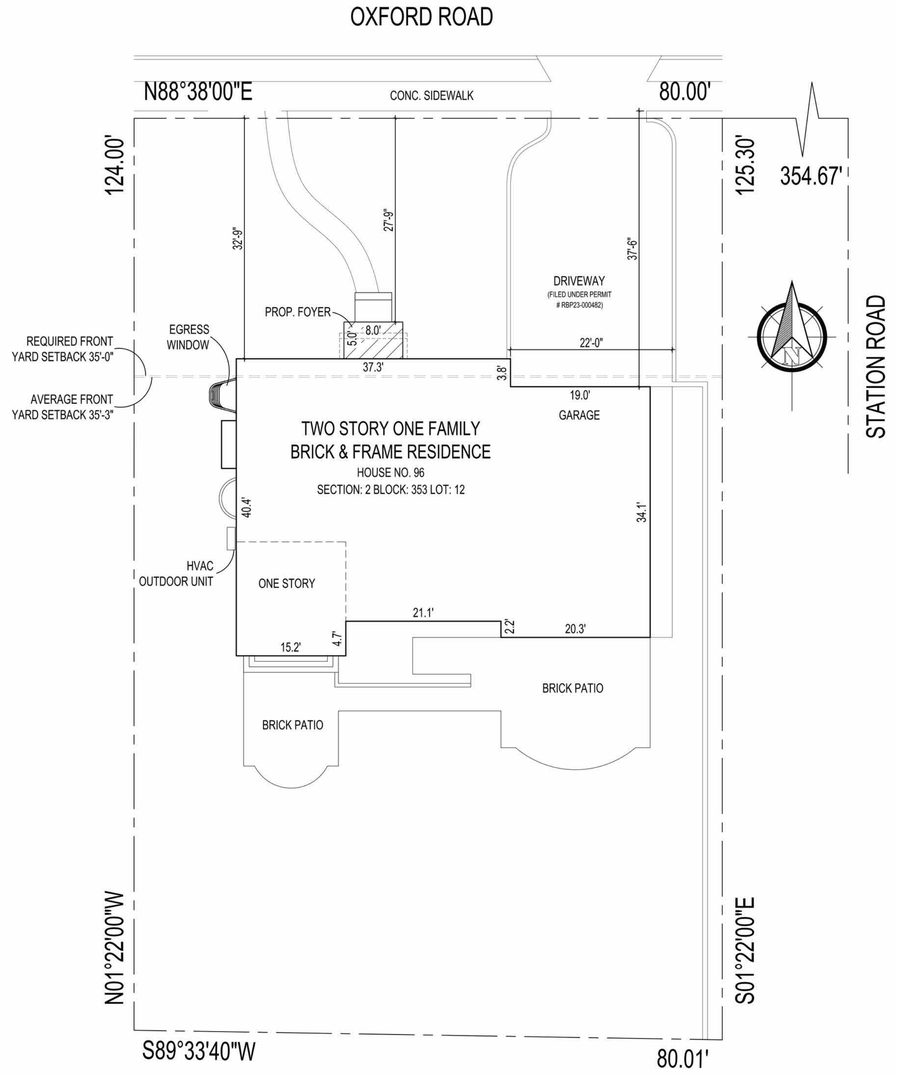
86 OXFORD BLVD (2-353-9) - 34.6'
88 OXFORD BLVD (2-353-10) - 34.7'
94 OXFORD BLVD (2-353-11) - 34.0'
98 OXFORD BLVD (2-353-13) - 32.9'
102 OXFORD BLVD (2-353-14) - 39.7'
106 OXFORD BLVD (2-353-15) - 39.8'
108 OXFORD BLVD (2-353-16) - 31.3'

TOTAL = 247.0 / 7 = 35.28

AVERAGE FRONT YARD SETBACK = 35.28

PLOT PLAN

SCALE: 1"=10'-0"



#21487

SCALED DESIGNS
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PORT WASHINGTON, NY
PHONE: 516.582.7314
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NO.	DATE:	REVISION:

PROJECT DESCRIPTION:
PROPOSED FRONT FOYER EXTENSION

PROJECT INFORMATION:
96 OXFORD BLVD
GREAT NECK
NEW YORK, 11023

SECTION: 2	BLOCK: 353
LOT: 12	ZONE: R-B

DRAWING TITLE:
NOTES, ZONING, AND PLOT PLAN

DOB APPROVAL:

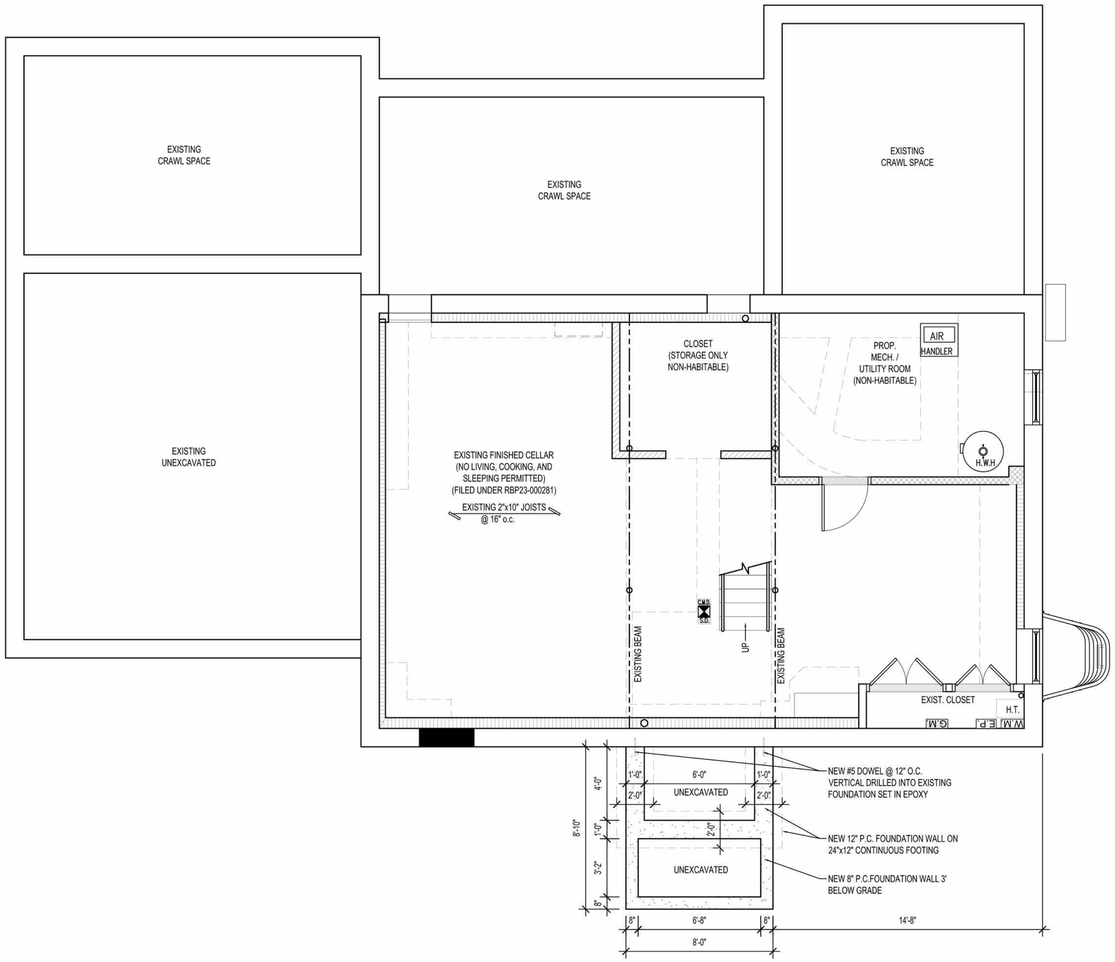
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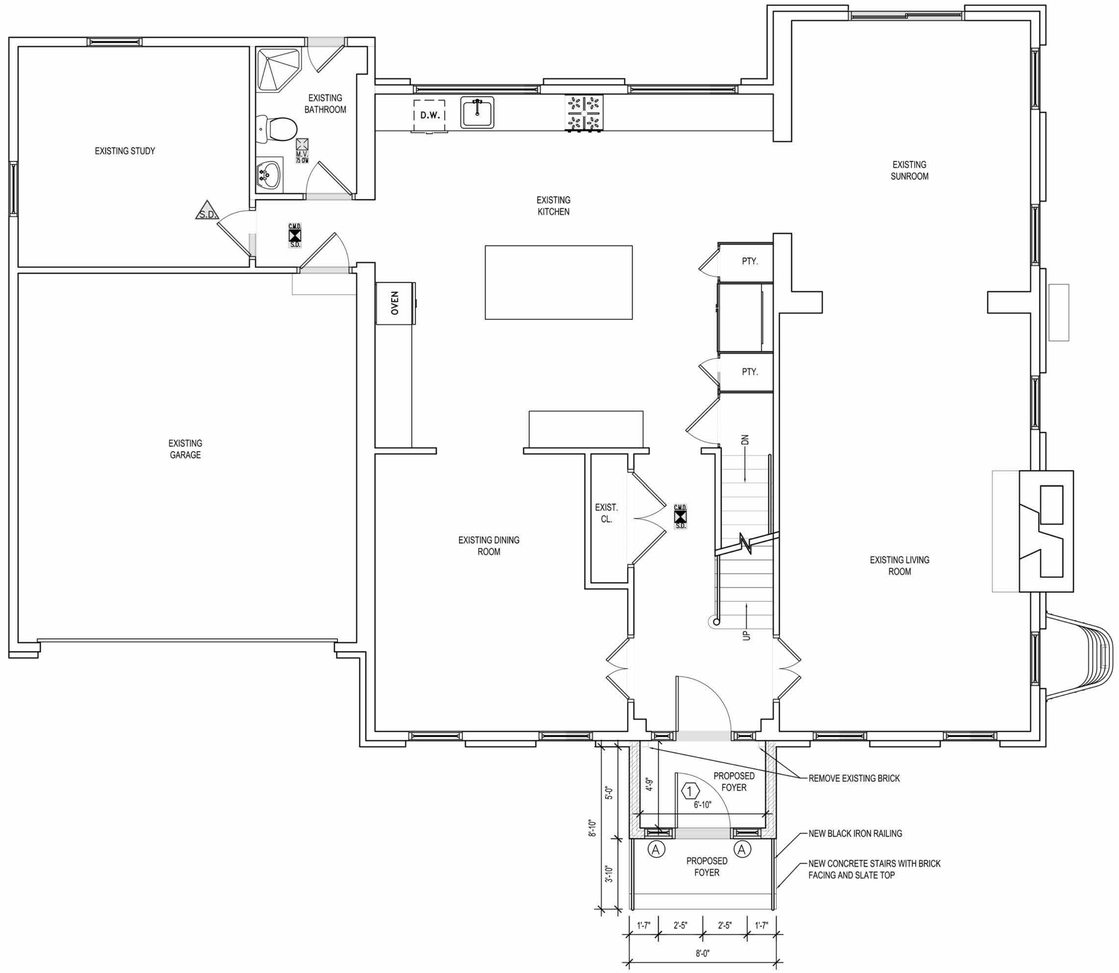
DRAWN BY:	JBS
CHKD. BY:	JS
JOB NO.:	2202
SCALE:	AS NOTED
DATE:	07.11.2023

DRAWING NO.:
Z-101.00



PROPOSED FOUNDATION PLAN

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



PROPOSED FIRST FLOOR PLAN

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

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NO.	DATE:	REVISION:

PROJECT DESCRIPTION:
PROPOSED FRONT FOYER EXTENSION

PROJECT INFORMATION:
96 OXFORD BLVD
GREAT NECK
NEW YORK, 11023

SECTION: 2	BLOCK: 353
LOT: 12	ZONE: R-B

DRAWING TITLE:
PROPOSED CELLAR AND FIRST FLOOR PLAN

DOB APPROVAL:

—DOB JOB #—

SEAL:



DRAWN BY:	JBS
CHKD. BY:	JS
JOB NO.:	2202
SCALE:	AS NOTED
DATE:	07.11.2023

DRAWING NO.:
A-101.00



PROPOSED SECOND FLOOR PLAN

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



PROPOSED FRONT ELEVATION

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

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NO.	DATE:	REVISION:

PROJECT DESCRIPTION:
PROPOSED FRONT FOYER EXTENSION

PROJECT INFORMATION:
96 OXFORD BLVD
GREAT NECK
NEW YORK, 11023

SECTION: 2	BLOCK: 353
LOT: 12	ZONE: R-B

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN AND FRONT ELEVATION

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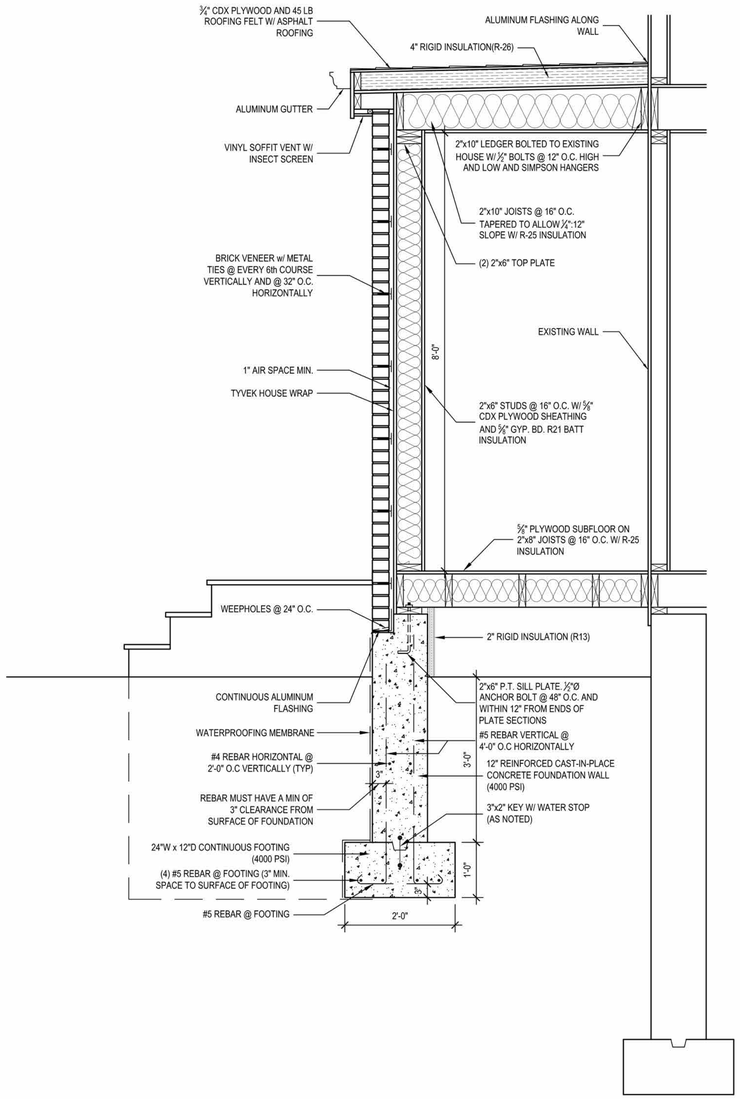
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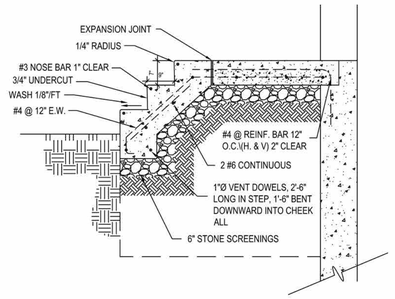
SEAL:

REGISTERED ARCHITECT EDWARD CHICKOS 16413 STATE OF NEW YORK

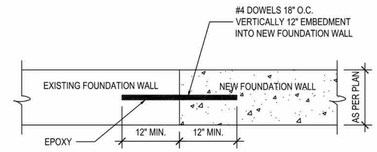
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CHKD. BY: JS	
JOB NO.: 2202	
SCALE: AS NOTED	
DATE: 07.11.2023	

DRAWING NO.:
A-102.00

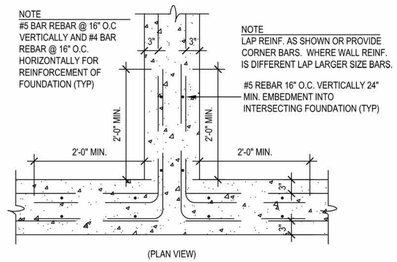




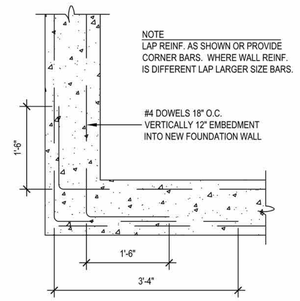
CONCRETE STAIR DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL DOWEL DETAIL
SCALE: 3/4" = 1'-0"



FOUNDATION INTERSECTING WALL DETAIL
SCALE: 3/4" = 1'-0"



FOUNDATION CORNER DETAIL
SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

#	SIZE	TYPE	NOTES	U-FACTOR	S.H.G.C.
1	3'-0"x7'-0"	EXTERIOR SOLID WOOD DOOR W/ WEATHER STRIPPING	ENTRANCE DOOR	.32	

PROVIDE ALL WINDOW AND DOOR OPENINGS TO HAVE HEADERS & 4"x4" POST IN BEARING PART. UNLESS OTHERWISE NOTED.

- ALL DOORS AS PER OWNER'S SELECTION UNLESS OTHERWISE NOTED.
- ALL DOORS TO HAVE CUTOUTS FOR HARDWARE AS SELECTED BY OWNER.
- ALL EXTERIOR DOORS TO BE PROVIDED WITH WEATHERSTRIPPING.
- ALL EXTERIOR WOOD DOORS TO BE WATER-REPELLANT PRESERVATIVE TREATED.

NOTE: DOORS TO MEET MIN. ENERGY REQUIREMENTS FOR U-FACTOR – S.H.G.C. – AIR LEAKAGE RATING

WINDOW SCHEDULE

#	SIZE R.O.	TYPE	ANDERSEN	NOTES	U-FACTOR	S.H.G.C.	A.L.R. CFM/FT
A	6" x 4'-0½"	SIDELIGHT	CUSTOM	DOUBLE GLAZED	0.28	0.32	.05

- ALL WINDOWS TO MEET MINIMUM REQUIREMENTS OF THE NYS ENERGY CONSERVATION CODE.
- ALL WINDOWS BY "ANDERSEN" UNLESS OTHERWISE NOTED.
- ALL WINDOWS TO BE EQUIPPED WITH WINDOW SCREENS.
- COLOR AS PER OWNERS SELECTION.

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NO.	DATE:	REVISION:

PROJECT DESCRIPTION:
PROPOSED FRONT FOYER EXTENSION

PROJECT INFORMATION:
96 OXFORD BLVD
GREAT NECK
NEW YORK, 11023

SECTION: 2	BLOCK: 353
LOT: 12	ZONE: R-B

DRAWING TITLE:
PROPOSED SECTION AND DETAILS

DOB APPROVAL:

—DOB JOB #—

SEAL:

REGISTERED ARCHITECT EDWARD C. HICKS 16413 STATE OF NEW YORK

DRAWN BY:	JBS
CHKD. BY:	JS
JOB NO.:	2202
SCALE:	AS NOTED
DATE:	07.11.2023

DRAWING NO.:
A-103.00

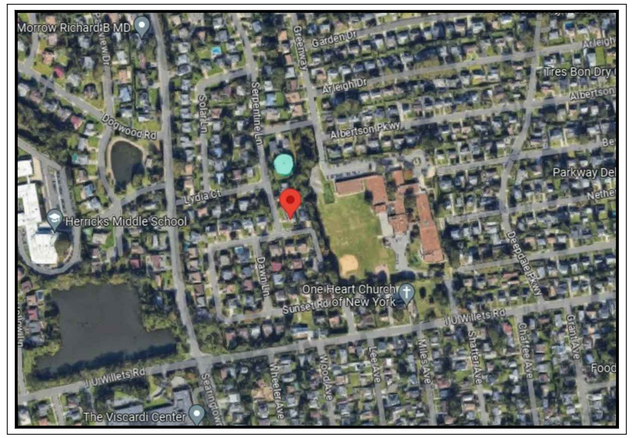
PRIVATE RESIDENCE

#21488

TOWN OF NORTH HEMPSTEAD

3 SUNSET ROAD

ALBERTSON, NY 11507



PROPOSED REAR DECK, PATIO ON GRADE

DRAWING INDEX

T-1	COVER SHEET, GENERAL NOTES
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CODE INFORMATION

THESE CONSTRUCTION DOCUMENTS WERE PREPARED USING THE RESIDENTIAL CODE OF NEW YORK (2020 EDITION) IN CONJUNCTION W/ THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS 4 ASCE 7

THESE ENERGY CONSERVATION CALCULATIONS WERE PREPARED USING THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (2018 EDITION)

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS : TABLE 3015

USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60 psf	10 psf
DECKS	40 psf	10 psf
PASSENGER VEHICLE GARAGES	50 psf	PER PLAN
ATTICS WITHOUT STORAGE	10 psf	10 psf
ATTICS WITH STORAGE	20 psf	10 psf
RMS OTHER THAN SLEEPING RMS	40 psf	10 psf
SLEEPING ROOMS	30 psf	10 psf
STAIRS	40 psf	10 psf
GUARDRAILS AND HANDRAILS	200 psf	10 psf
ROOFS: LIVE = GROUND SNOW LOAD ADJUSTMENTS AS PER ASCE 7	20 psf 30 psf	10 psf

DIVISION 1 - GENERAL REQUIREMENTS

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
A. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
B. BUILDING CODE AS SPECIFIED ON THE ARCHITECTURAL DRAWINGS.
C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
D. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODICALLY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
2. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. NEVER SCALE DIRECTLY FROM DRAWINGS. CONTRACTOR SHOULD CONSULT ARCHITECT IN CASE OF QUESTION.
4. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
5. DISCREPANCIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS1 WHEN IN THE OPINION OF THE CONTRACTOR, A DISCREPANCY EXISTS HE SHALL PROMPTLY NOTIFY THE ARCHITECT, IN WRITING, BEFORE PROCEEDING WITH THE WORK OR HE SHALL BE RESPONSIBLE FOR THE SAME AND ANY INDIRECT RESULTS OF HIS ACTION.
6. OMISSIONS: ARCHITECTURAL DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONDITIONS FOR THE WORK. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, CURRENT NATIONAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS OR AGREEMENTS AS WELL AS CURRENT ACCEPTABLE BUILDING PRACTICES SHALL GOVERN, AND THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
7. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS, OR ANYONE PERFORMING ANY OF THE WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPROVED CONTRACT DOCUMENTS.
8. ANY AND ALL DRAWINGS AND SPECIFICATIONS FOR SITEWORK, PLUMBING SUPPLY OR WASTE, ELECTRICAL CIRCUITRY, AND HEATING, VENTILATING, FABRICATED TRUSSES, AND AIR CONDITIONING SYSTEMS ARE NOT A PART OF THE PROFESSIONAL SERVICES PROVIDED TO THE CLIENT BY THE ARCHITECT UNLESS INCLUDED UNDER THEIR AGREEMENT. ANY DISCREPANCIES WITH THESE DOCUMENTS BY ANY OF THE ABOVE LISTED SERVICES AS SHOWN IN DOCUMENTS PREPARED BY OTHERS SHOULD BE INDICATED IN WRITING TO THE ARCHITECT IMMEDIATELY.
9. PRIOR TO APPLICATION FOR BUILDING PERMITS, THE CONTRACTOR WILL FURNISH THE ARCHITECT WITH TWO SETS OF SHOP DRAWINGS OF ALL PREFABRICATED COMPONENTS, CONSTRUCTED TO BE RETAINED BY ARCHITECT, THE OTHER SET TO BE RETURNED TO CONTRACTOR AFTER REVIEW. ITEMS REQUIRING SHOP DRAWINGS INCLUDE BUT ARE NOT LIMITED TO ROOF TRUSSES, FLOOR TRUSSES, STAIRS, CABINETS, VANITIES, ETC. SHOULD THE DESIGN OR CONFIGURATIONS OF ANY PREFABRICATED COMPONENT BE MODIFIED DURING CONSTRUCTION FROM PREVIOUSLY APPROVED SHOP DRAWINGS, THE ARCHITECT SHALL BE FURNISHED, PRIOR TO FABRICATION, WITH REVISED SHOP DRAWINGS INCORPORATING THE REVISION. IF THE ARCHITECT IS NOT PROVIDED WITH THE ABOVE INFORMATION, THE CLIENT SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIM OR SUITE WHATSOEVER, INCLUDING BUT NOT LIMITED TO, ALL PAYMENTS, EXPENSES OR COSTS INCLUDED, ARISING OR ALLEGED TO HAVE ARISEN FROM PREFABRICATED ITEMS.
10. THE CONDITIONS AND ASSUMPTIONS STATED IN THESE SPECIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR FOR CONFORMANCE TO LOCAL CODES AND CONDITIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THESE SPECIFICATIONS AND LOCAL CODES OR CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF THE DISCREPANCY AND SPECIAL ENGINEERING REQUIREMENTS SHALL BE APPLIED TO INSURE THE BUILDING'S STRUCTURAL INTEGRITY.
11. THESE REQUIREMENTS MAY BE SUPERSEDED BY MORE STRINGENT INFORMATION CONTAINED WITHIN THE DRAWINGS. THE MORE STRINGENT SHALL BE FOLLOWED.
12. SOIL CONDITIONS SHALL CONFORM TO OR EXCEED THE FOLLOWING CONDITIONS: BEARING CAPACITY: MIN. 2000 PSF. FIELD VERIFIED UNDER ALL FOOTINGS AND REINFORCED SLABS. WATER TABLE: MIN. 2'-0" BELOW BOTTOM OF ALL CONCRETE SLABS AND OUTSIDE FOOTINGS. FOUNDATION WALLS AND SLABS SHALL NOT BE PLACED ON OR IN MARINE CLAY, PEAT AND OTHER ORGANIC MATERIALS.
13. BOTTOM OF FOOTINGS SHALL EXTEND BELOW FROST LINE OF THE LOCALITY AND MINIMUM 3'-0" BELOW EXISTING GRADE TO UNDISTURBED SOIL OR SOIL COMPACTED TO 95% DRY DENSITY HAVING A LOAD CARRYING CAPACITY AS SPECIFIED IN NOTE 12, AS VERIFIED BY A SOILS ENGINEER LICENSED IN THE LOCALITY WHERE PROJECT IS BEING BUILT.
14. ALL FOUNDATION WALL BACKFILL UNDER SLABS WHERE DISTANCE FROM EDGE OF WALL TO EDGE OF UNDISTURBED SOIL EXCEEDS 16", BUT LESS THAN 4'-0", SHALL CONSIST OF CLEAN, POROUS, SOIL COMPACTED IN 6" LAYERS TO 95 % DRY DENSITY OR PROVIDE #4 REBAR AT 2'-0" O.C., 1'-0" BEYOND EDGE OF UNDISTURBED SOIL AND 1'-0" INTO FOUNDATION WALL.; ½
15. FREE DRAINING GRANULAR BACKFILL (SM OR BETTER) SHALL BE USED AGAINST FOUNDATION WALLS CONSISTENT WITH THE ARCHITECTURAL PLANS AND RELATED DETAILS. EQUIVALENT FLUID PRESSURE OF BACKFILL NOT TO EXCEED 40PCF (FOUNDS FREE DRAINING FILL). IF BACKFILL PRESSURES EXCEED 40PCF, THEN WALLS MUST BE DESIGNED FOR ACTUAL PRESSURES BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE LOCALITY WHERE PROJECT IS BEING BUILT.
17. UNBALANCED FILL NOT TO EXCEED 1'-0" UNLESS OTHERWISE NOTED AND SUBSTANTIATED BY ENGINEERING CALCULATIONS. BACKFILL SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS-ON-GRADE AND FRAMED FLOORS ARE IN PLACE AND HAVE REACHED THEIR DESIGN STRENGTH. PROPER PRECAUTIONS SHALL BE TAKEN TO BRACE FOUNDATION WALLS WHEN BACKFILLING. WHERE BACKFILL IS REQUIRED ON BOTH SIDES, BACKFILL BOTH SIDES SIMULTANEOUSLY.

DIVISION 3 - CONCRETE

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

B. REINFORCING STEEL:
1. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE NEW BILLET DEFORMED BARS GRADE 60 CONFORMING TO ASTM # 615. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SEE ARCHITECTURAL DRAWINGS FOR SIZES AND LOCATIONS.
2. DETAILING, FABRICATING AND PLACING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI-318-99
CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
3. ALL REINFORCING BARS WHICH INTERCEPT PERPENDICULAR ELEMENTS SHALL TERMINATE IN HOOKS, PLACED TWO (2) INCHES CLEAR FROM OUTER FACE OF ELEMENT.
4. THE CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EACH CONCRETE POUR. NO CONCRETE SHALL BE POURED INTO FOOTINGS CONTAINING STANDING WATER OR MUD. FOOTINGS SHALL BE DEWATERED PRIOR TO PLACEMENT OF CONCRETE. NO CONCRETE SHALL BE PLACED UNTIL ALL REINFORCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE BUILDING OFFICIAL OR COUNTY APPROVED LICENSED INSPECTOR. 5. MINIMUM PROTECTIVE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
A. FOOTINGS: 3"
B. BEAMS AND COLUMNS: 2"
C. SLAB: 3/4" (WIRE MESH TO BE PLACED AT MID-DEPTH OF SLAB)
D. WALLS - 1 1/4" AT INTERIOR FACE: 3" AT EXTERIOR FACE

C. FOUNDATION:
1. FOOTING DEPTHS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS. FOOTINGS SHALL BEAR A MINIMUM OF 1'-0" INTO ORIGINAL UNDISTURBED SOIL AND A MINIMUM OF 3'-0" BELOW FINISHED GRADE. WHERE REQUIRED, STEP FOOTINGS TO RATIO OF 2 HORIZONTAL TO 1 VERTICAL.
2. WHERE CONDITIONS DEVELOP REQUIRING CHANGES IN EXCAVATIONS, SUCH CHANGES SHALL BE MADE AS DIRECTED BY THE ENGINEER.
3. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL OR COUNTY APPROVED INSPECTOR PRIOR TO THE PLACING OF ANY CONCRETE. SAME SHALL BE GIVEN FORTY-EIGHT (48) HOURS NOTICE FOR THIS OBSERVATION.
4. SOIL INVESTIGATION AND REPORT: ALL EARTH WORK, COMPACTION AND SUPERVISION SHALL BE DONE ACCORDING TO THE RECOMMENDATIONS OF THE SOIL INVESTIGATION REPORT PREPARED BY A LICENSED GEOTECHNICAL ENGINEER. CONCRETE SLAB AND FOOTING CALCULATIONS ARE BASED ON A 2,000 PSF VALUE. IF ON-SITE TEST BORING INDICATE LESSER VALUES, NOTIFY ENGINEER, IN WRITING, SO THAT NECESSARY STRUCTURAL MODIFICATIONS CAN BE MADE.
5. SLAB-ON-GRADE SHALL BE 4" THICK REINFORCED WITH 6 X 6 W1.4 X W1.4 WWF AND SHALL BE PLACED ON 6 MIL. VAPOR BARRIER ON 4" CRUSHED STONE.
6. SLAB-ON-GRADE AT PORCHES SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
7. INSTALL ANCHOR STRAPS AS PER MFG. RECOMMENDATIONS. 12" FROM CORNERS AND INTERVALS AS PER PLANS. MINIMUM EMBEDMENT FOR ANCHORS SHALL BE AS SPECIFIED BY MANUFACTURER.
8. BEAM POCKETS SHALL BE FORMED INTO CONCRETE WALLS TO PROVIDE A CONTINUOUS LEVEL FLAT SOLID BEARING SURFACE FOR ALL BEAMS.

DIVISION 6 - WOOD

A. LUMBER GRADE: AMERICAN
SOFTWOOD LUMBER STANDARD
GRADING SHALL COMPLY WITH DOC PS 20-70 AND APPLICABLE WESTERN WOOD PRODUCTS ASSOCIATION STANDARDS.
1. ALL LUMBER SHALL BE, UNLESS OTHERWISE NOTED, NO. 2 GRADE. DOUGLAS FIR-LARCH WITH THE FOLLOWING MINIMUM STRUCTURAL VALUES.
A. EXTREME FIBER BENDING STRESS: 2 X 4 WIDER FB 875 PSI
B. HORIZONTAL SHEAR: FV = 95 PSI
C. COMPRESSION PERPENDICULAR TO GRAIN: FCL = 625 PSI
D. COMPRESSION PARALLEL TO GRAIN: FC = 1300 PSI
E. MODULUS OF ELASTICITY: E = 1,600,000 PSI
F. MOISTURE CONTENT: 19% MAXIMUM.
2. OTHER SPECIES MAY BE USED PROVIDED SUBSTITUTED SPECIES SHALL MEET OR EXCEED REQUIREMENTS NOTED ABOVE.
3. MOISTURE CONTENT: ALL LUMBER 4" AND DEEPER SHALL HAVE MOISTURE CONTENT NOT GREATER THAN 19%. AIR DRIED LUMBER IS DESIRED BUT NOT NECESSARY. LUMBER MAY BE KILN DRIED, HOUEVER DRYING PROCESS MUST BE SLOW AND REGULATED TO CAUSE A MINIMUM AMOUNT OF CHECKING, COMPARABLE WITH AIR DRIED STOCK.
4. ALL EXTERIOR LUMBER AND LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH AF&PA STANDARDS AND STAMPED "GROUND CONTACT 0.40 LBS/CUBIC FOOT".
5. GRADE STAMPS SHALL APPEAR ON ALL LUMBER.
6. STORE ALL LUMBER ABOVE GRADE AND PROTECT FROM EXPOSURE TO WEATHER.

B. FLITCH BEAMS:
1. FLITCH BEAMS SHALL HAVE A MINIMUM FB = 1500#, E=1.1# WITH 1/2" BOLTS LOCATED NOT CLOSER THAN 2" FROM THE TOP AND BOTTOM EDGE UNLESS OTHERWISE NOTED. THERE SHALL BE A BOLT TOP AND BOTTOM 2" FROM EACH END (SEE TYPICAL FLITCH PLATE BOLT PATTERN DETAIL).

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

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

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

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

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

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

I. PIPES IN STUD BEARING WALLS OR SHEAR WALLS:
1. NOTCHES OR BORED HOLES TO STUDS OF BEARING WALLS OR PARTITIONS SHALL NOT BE MORE THAN 1/3 THE DEPTH OF THE STUD.

J. BRIDGING AND BLOCKING:
1. THERE SHALL BE NOT LESS THAN ONE LINE OF BRIDGING IN EVERY EIGHT FEET OF SPAN IN FLOOR, ATTIC AND ROOF FRAMING. THE BRIDGING SHALL CONSIST OF NOT LESS THAN ONE BY THREE INCH LUMBER DOUBLE NAILED AT EACH END OR OF EQUIVALENT METAL BRACING OF EQUAL RIGIDITY. MIDSPAN BRIDGING IS NOT REQUIRED FOR ATTIC OR ROOF FRAMING WHERE JOIST DEPTH DOES NOT EXCEED TWELVE INCHES NOMINAL. BLOCK SOLID AT ALL BEARING SUPPORTS WHERE ADEQUATE LATERAL SUPPORT IS NOT OTHERWISE PROVIDED. BLOCK ALL STUD WALLS AT MAXIMUM INTERVALS OF EIGHT FEET WITH MINIMUM OF 2 X SOLID MATERIAL WITH TIGHT JOINTS. PROVIDE 2 X FIRESTOPS AT MID-POINT VERTICALLY OF STUD WALL. BRIDGING AS REQUIRED BY FLOOR TRUSS MANUFACTURER'S PRINTED INSTRUCTIONS.

K. LINTEL SCHEDULE:
1. UNLESS OTHERWISE SHOWN, PROVIDE 1 LINTEL WITH 6" MINIMUM BEARING FOR EACH 4" OF WALL THICKNESS.
2. LINTEL SCHEDULE:

SPAN	SIZE OF MEMBER
UP TO 4'-0"	(3)1½"x11½" OR (2)2x6
4'-1" TO 5'-0"	(4)1½"x7¼" OR (2)2x8
5'-1" TO 6'-0"	(5)1½"x9¼" OR (2)2x10
6'-1" TO 8'-0"	(6)1½"x11⅞" OR (2)2x12

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

M. CORNER BRACING:
1. UNLESS OTHERWISE NOTED, BRACE EXTERIOR CORNERS OF BUILDING WITH 1 X 4 DIAGONALS, LET INTO STUDS, OR WITH 4 X 8 PLYWOOD SHEET OF THICKNESS TO MATCH THAT OF SHEATHING, OR WITH METAL STRAP DEVICES INSTALLED IN ACCORDANCE NAILING SCHEDULE.

N. NAILING:
1. ALL NAILING SHALL COMPLY WITH NAILING SCHEDULES IN WFCM, (SEE ATTACHED SCHEDULE) AND ALL STATE AND LOCAL BUILDING CODES, OR MAUFACTURER'S RECOMMENDATIONS.

O. FIRE STOPPING:
1. FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) WITH 2" NOMINAL LUMBER OR 2 THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER APPROVED MATERIAL.

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

Q. PARTITIONS:
1. GENERAL:
A. PROVIDE SOLID BLOCKING AT 4'-0" O.C. BETWEEN THE JOIST AND FIRST INTERIOR PARALLEL JOIST.
B. SPLICES OF THE TOP AND BOTTOM PORTION OF DOUBLE TOP PLATES MUST BE STAGGERED A MINIMUM OF 4'-0".
C. SPLICES SHALL OCCUR ONLY DIRECTLY OVER STUDS.
D. STRUCTURAL VARIATIONS ARE ALLOUED IF SUBSTANTIATED BY ENGINEERING CALCULATIONS. STAMPED BY PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE JURISDICTION WHERE CONSTRUCTION IS TAKING PLACE. ONE SET OF CALCULATIONS TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
E. LAP TOP PLATES AT CORNERS AND INTERSECTIONS.

2. BEARING WALLS SUPPORTING ONE FLOOR OR MORE:
A. PARTITIONS MUST BE CONSTRUCTED OF MINIMUM 2 X 4 STUDS SPACED 16" O.C. OF TYPE LUMBER SPECIFIED.
B. IF A DOUBLE TOP PLATE OF LESS THAN 2-2 X 6'S OR 3-2 X 4'S IS USED, FLOOR JOISTS SHALL BE CENTERED DIRECTLY OVER AND BELOW BEARING WALL STUDS WITH A TOLERANCE OF NO MORE THAN 1" UNLESS SUBSTANTIATED BY ENGINEERING CALCULATIONS.
C. BEARING STUD WALLS MUST BE SHEATHED WITH A MINIMUM 1/2" GYPSUM BOARD FASTENED ACCORDING TO DRYWALL MANUFACTURER RECOMMENDATION.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

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

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

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

DIVISION 8 - DOORS AND WINDOWS

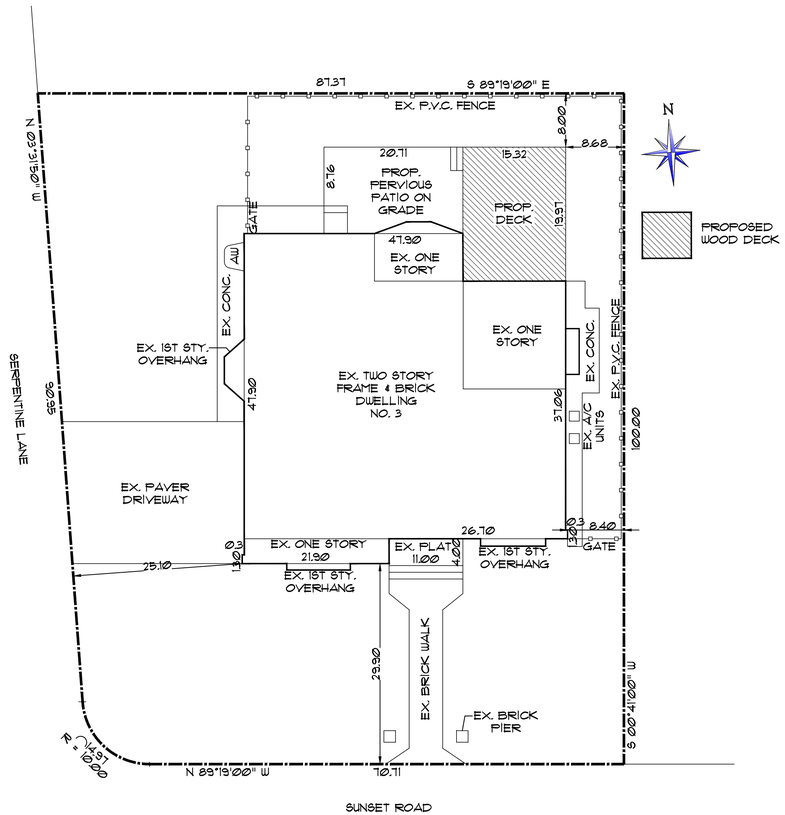
A. GENERAL
1. WINDOWS IN BUILDINGS LOCATED IN WIND-BORNE DEBRIS REGIONS (WITH-IN DISTANCES OF THE OCEAN, BAY AND SOUND) SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND-BORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE. GLAZED OPENING PROTECTION FOR WIND-BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTME 1996 AND OF ASTME 1886.
EXCEPTION:
WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11.1 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 TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R602.12 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE.
2. ALL WINDOWS SHALL HAVE INSULATING GLASS, OR SINGLE GLASS WITH STORM WINDOWS OR EQUAL. SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER TO CONSULT WITH WINDOW MANUFACTURER TO DETERMINE EXACT SIZES, ROUGH OPENING, ETC. AT LEAST ONE WINDOW FROM EACH BEDROOM AREA SHALL HAVE A NET CLEAR OPENING AREA OF 5.1 SQ. FT. (GRADE FLOOR 5.0 SQ. FT.) WITH A NET CLEAR HEIGHT OF 24", A NET CLEAR OPENING WIDTH OF 20", AND A SILL HEIGHT OF 44" OR LESS ABOVE THE FLOOR FOR EGRESS PURPOSES. GLAZING IN DOORS AND FIXED GLAZED PANELS IMMEDIATELY ADJACENT TO DOORS OR WITHIN 18" OF THE FLOOR WHICH MAY BE SUBJECT TO FREQUENT AND REQUIRENT ACCIDENTAL HUMAN IMPACT SHALL BE TEMPERED AS PER RESIDENTIAL CODE OF NEW YORK STATE AND LOCAL CODES AND ORDINANCES.

DIVISION 9 - FINISHES

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

DIVISION 15 - MECHANICAL

A. HEATING VENTILATION AND AIR CONDITIONING:
1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CURRENT CODES AND REGULATIONS OF THE GOVERNING AGENCIES.
2. MECHANICAL SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS INDICATING DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. TO ENGINEER PRIOR TO INSTALLATION. MECHANICAL SUBCONTRACTOR TO REVIEW STRUCTURAL SHOP DRAWINGS AND NOTIFY THE ENGINEER OF ANY MECHANICAL AND STRUCTURAL AND DESIGN INTENT CONFLICTS PRIOR TO CONSTRUCTION.
3. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND SO AS TO NOT NEEDLESSL



1 / Z-1 PLOT PLAN

SCALE : 3/32" = 1'-0"

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

NASSAU COUNTY

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

STAIR NOTES:
RISERS: THE RISER HEIGHT SHALL BE NOT MORE THAN 8¼" (196MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAT ⅜" (9.5MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD, ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDE THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIAMETER(102MM) SPHERE.

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

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

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

ALL SMOKE/CARBON MONOXIDE DETECTORS TO MEET THE REGULATIONS STATED IN SECTION R314 OF THE RCNYS 2020

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

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

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

PROVIDE AT LEAST ONE EXTERIOR LIGHTING OUTLET CONTROLLED BY THE INSIDE WALL SWITCH FOR ALL ENTRANCES, AS PER RCNYS 2020

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

VERIFY THERE IS SUFFICIENT PROTECTION AGAINST DECAY AND TERMITES AS PER 2304.12 OF THE RCNYS 2020

-ALL EXTERIOR LIGHTING ON PREMISES SHALL BE DIRECTED AWAY FROM ADJOINING RESIDENCES OR PUBLIC RIGHTS OF WAY AND SHALL NOT EXCEED A HEIGHT OF 20 FT ABOVE GRADE OF THE PREMISES. THE LOCATION, CANDLEPOWER AND TYPE OF FIXTURES TO BE INSTALLED SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL AS PER 70-52.1

ZONING ANALYSIS
3 SUNSET ROAD
ALBERTSON, NY 11507

TOWN OF NORTH HEMPSTEAD
RESIDENCE: R-B
SECTION: 7, BLOCK: 095, LOT: 69

ISSUE	REQUIRED/ PERMITTED	EXISTING	PROPOSED	
LOT AREA	6,000 SF.	8,350.56 SF.	8,350.56 SF. (NO CHANGE)	
LOT WIDTH	50.0 FT.	79.04 FT.	79.04 FT. (NO CHANGE)	
LOT COVERAGE	30% = 2,505.17 SF.	26.40% = 2,207.16 SF.	2,207.16 SF. (NO CHANGE)	
FLOOR AREA	45% = 3,757.75 SF.	N/A	N/A (NO CHANGE)	
FRONT YARD				
SUNSET ROAD	30.0 FT. OR AVG.	29.90 FT.	29.90 FT. (NO CHANGE)	
SERPENTINE LANE	25.0 FT. OR AVG.	25.10 FT.	25.10 FT. (NO CHANGE)	
MIN. SIDE YARD	7.0 FT.	8.40 FT.	8.40 FT. (NO CHANGE)	
MIN. REAR YARD	15.0 FT.	19.15 FT.	8.00 FT.	VARIANCE REQ'D
MAX BUILDING HEIGHT	2 1/2 STY/ 30.0 FT.	N/A	N/A (NO CHANGE)	

SITE NOTES:

1. SURVEYOR SHOULD STAKE-OUT ALL PROPOSED WORK AND PROVIDE A FOUNDATION SURVEY TO THE ARCHITECT AND BUILDING DEPARTMENT UPON COMPLETION OF THE FOUNDATION BEFORE PROCEEDING WITH FRAMING CONSTRUCTION. ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

REAR YARD COVERAGE CALCULATION

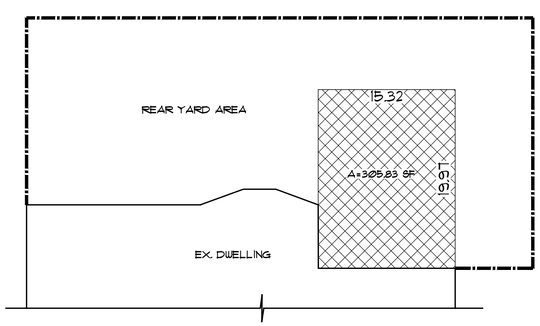
TOTAL REAR YARD AREA: 1,338.21 SF.

A = 305.83 SF. (DECK)

TOTAL REAR YARD COVERAGE AREA = 305.83 SF.

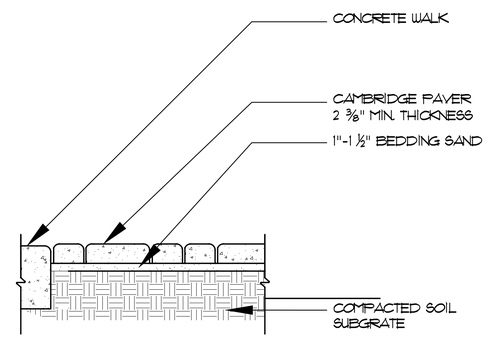
MAXIMUM ALLOWED = 535.28 (40%)

305.83 / 1,338.21 = 0.2285 x 100 = 22.85%



2 / Z-1 REAR YARD COVERAGE DIAGRAM

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



3 / Z-1 PAVER DETAIL

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

NOTES

SUBMISSIONS

#	DATE	DESCRIPTION
1	10-03-23	INITIAL SUBMISSION

EST. - 2009

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PAGE CONTENTS:
PLOT PLAN, ZONING

APPLICATION #: _ _ _ _ _ _ _ _ _ _

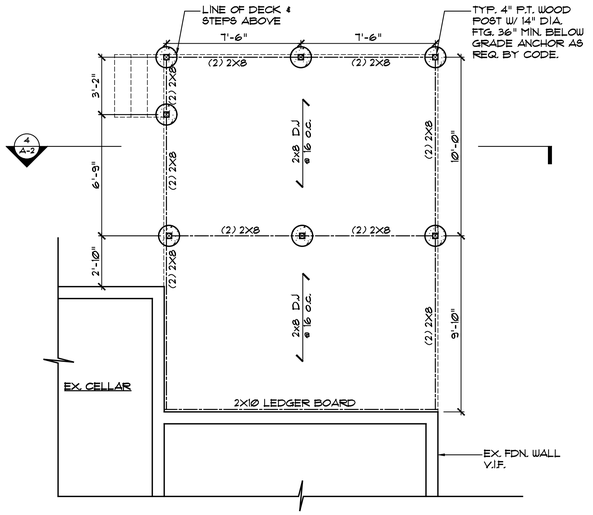
DRAWN BY: R.H. CHECKED BY: J.M.

PROJECT #: 23035

DATE: 10.03.2023

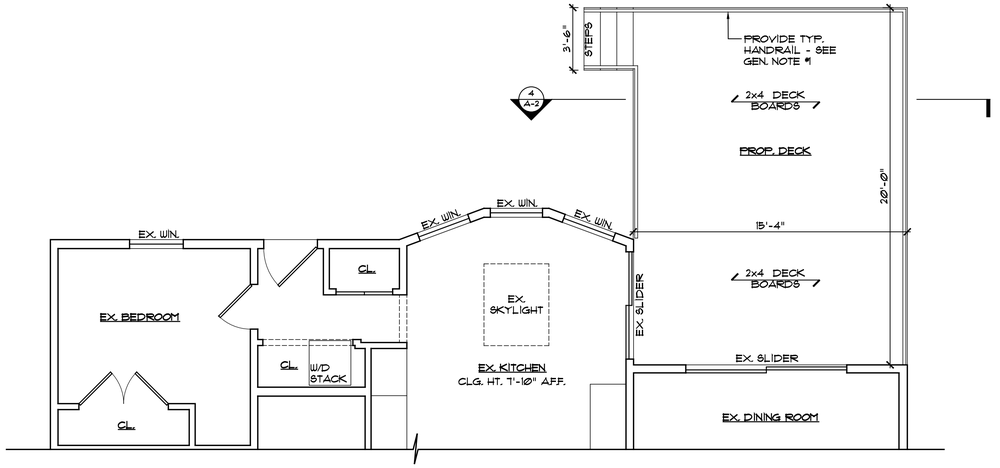
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SHEET NUMBER
Z-1



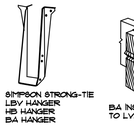
1 A-1 PROPOSED FOUNDATION PLAN

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



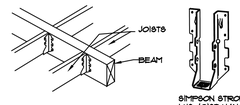
2 A-1 PROPOSED DECK PLAN

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



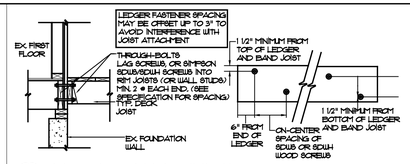
STRUCTURAL COMPOSITE 1 LUMBER HANGERS

DETAIL - SCALE: N.T.S.



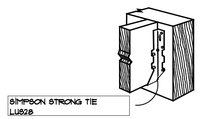
2 JOIST/WOOD BEAM CONNECTIONS

DETAIL - SCALE: N.T.S.



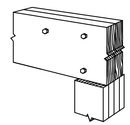
8 LEDGER ATTACHMENT

DETAIL - SCALE: N.T.S.



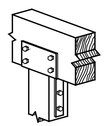
6 FACE MOUNT HANGER

DETAIL - SCALE: N.T.S.



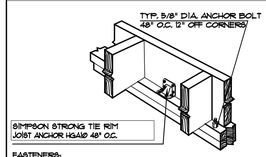
4 BEAM TO POST CONNECTION

DETAIL - SCALE: N.T.S.



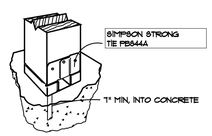
16 PORCH POST TO GIRDER

DETAIL - SCALE: N.T.S.



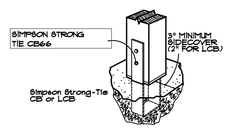
11 JOIST ANCHOR

DETAIL - SCALE: N.T.S.



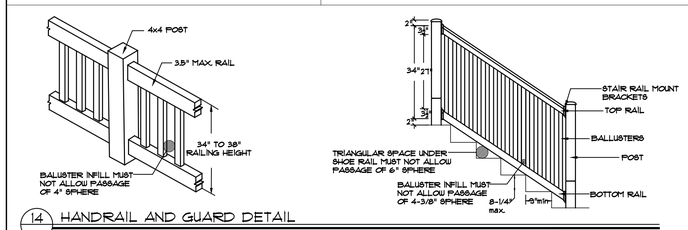
14 POST TO CONC. FOOTING

DETAIL - SCALE: N.T.S.



15 PORCH POST TO CONC. FTG.

DETAIL - SCALE: N.T.S.



14 HANDRAIL AND GUARD DETAIL

DETAIL - SCALE: N.T.S.

WALL LEGEND

PORTION OF EXISTING WALL TO REMAIN

NEW 14" P.C. SONOTUBE FTG.

STRUCTURAL POST SHOWN TO BELOW VARIES AS PER PLAN

STRUCTURAL POST SHOWN ABOVE

CALL 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

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

NOTES

SUBMISSIONS

#	DATE	DESCRIPTION
1	10-03-23	INITIAL SUBMISSION

EST. - 2009

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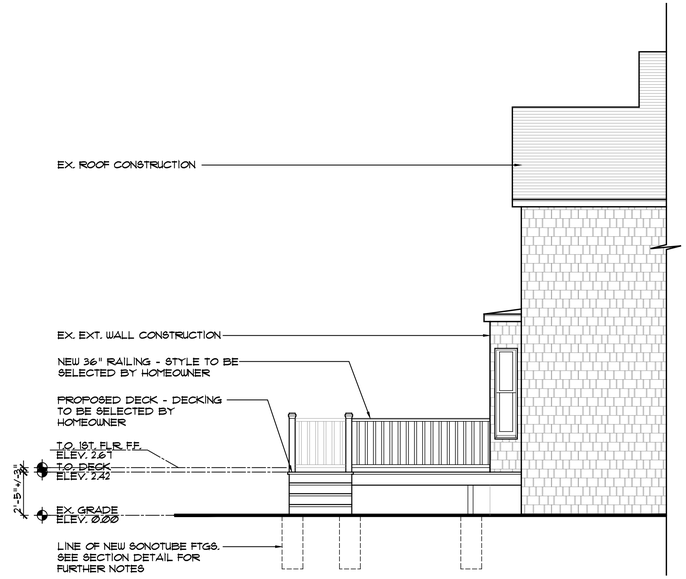
PROPOSED FOUNDATION PLAN, DECK PLAN, DETAILS

APPLICATION #:	_ _ _ _ _ _ _ _ _ _		
DRAWN BY:	R.H.	CHECKED BY:	J.M.
PROJECT #:	23035	SHEET NUMBER	A-1
DATE:	10.03.2023		
SCALE:	AS NOTED		



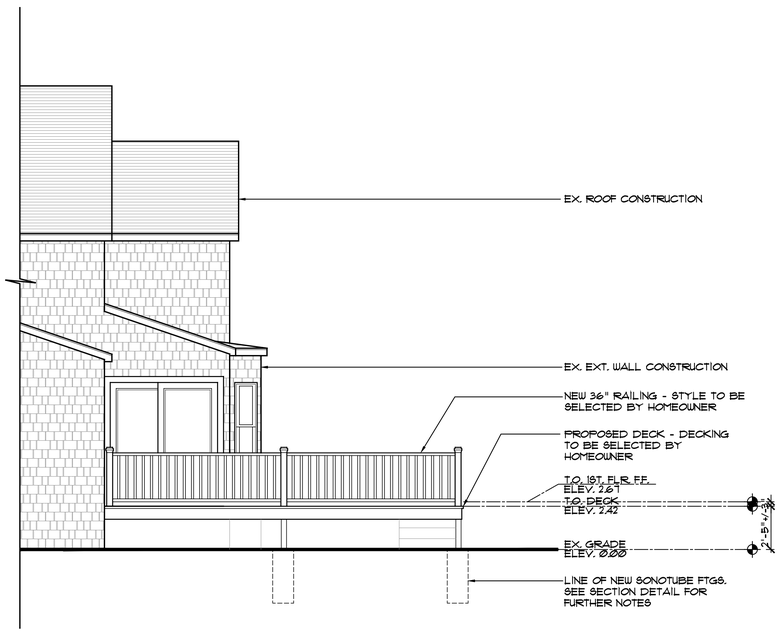
1 A-2 PROPOSED REAR ELEVATION

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



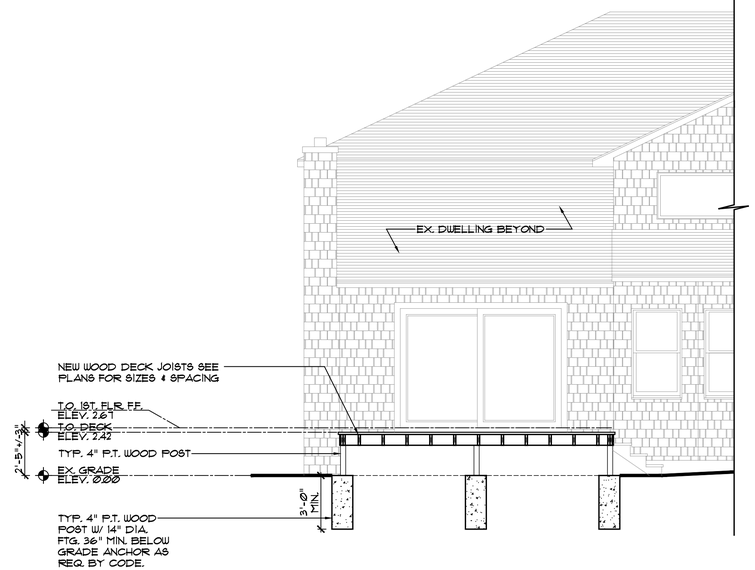
2 A-2 PROPOSED LEFT ELEVATION

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



3 A-2 PROPOSED RIGHT ELEVATION

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



4 A-2 DECK SECTION DETAIL

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

BUILDING SECTION NOTES:

1. THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS REGARDING NEW YORK STATE CODE COMPLIANCE, GENERAL NOTES & REQUIREMENTS, FRAMING DETAILS AND NAILING REQUIREMENTS AND SHALL BE RESPONSIBLE FOR ALL METAL CONNECTOR REQUIREMENTS.
2. ALL LUMBER SHALL BE 'DOUGLAS FIR' No . 2 GRADE OR BETTER WITH A MINIMUM FIBER BENDING STRESS Fb OF 1,000 PSI SINGULAR ABD 1,400 PSI REPETITIVE WITH MODULUS OF ELASTICITY E = 1,600,000.
3. ALL METAL CONNECTORS SHALL BE 'SIMPSON - STRONG TIE' AS PER NUMBERS SHOWN ON DRAWING AND DETAILS AND SHALL BE 'HDG - HOT DIPPED GALVANIZED'.
4. ALL CONNECTORS, FASTENERS, NAILS, BOLTS AND ANCHORS SHALL BE APPROVED BY THE MANUFACTURER FOR USE WITH THE 'ACQ' TREATED LUMBER. ' SIMPSON STRONG TIE', "Z-MAX" OR EQUAL.
5. SEE GENERAL NOTES FOR ALL OTHER CONSTRUCTION REQUIREMENTS.
6. PROVIDE EXTERIOR LIGHT FIXTURES AT EACH EXTERIOR ENTRANCE DOOR AS PER E3903.3.

NOTES

SUBMISSIONS

#	DATE	DESCRIPTION
1	10-03-23	INITIAL SUBMISSION

EST. - 2009

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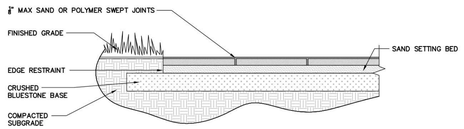
PROPOSED EXTERIOR ELEVATIONS, SECTION, NOTES

APPLICATION #:	_ _ _ _ _ _ _ _ _ _		
DRAWN BY:	R.H.	CHECKED BY:	J.M.
PROJECT #:	23035	SHEET NUMBER	A-2
DATE:	10.03.2023		
SCALE:	AS NOTED		

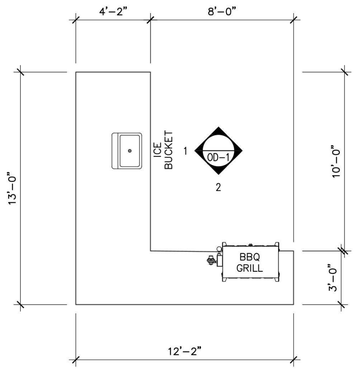
#21489

GENERAL NOTES :

1. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS WHICH HAVE JURISDICTION AND BEST STANDARDS OF CONSTRUCTION PRACTICE.
2. THE INSTALLATION OF ALL MATERIALS AND PRODUCTS SHALL MEET ALL LOCAL FIRE DEPARTMENT'S REQUIREMENTS AND REGULATIONS, PROOF OF WHICH SHALL BE FURNISHED TO THE FIRE MARSHALL PRIOR TO THE INSTALLATION OF SUCH MATERIALS AND PRODUCTS.
3. ALL WORK TO CONFORM TO THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
4. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY PERMITS AND INSPECTIONS INCLUDING THE OCCUPANCY CERTIFICATE AND ANY NECESSARY FEES ASSOCIATED WITH SUCH FILINGS.
5. CONTRACTOR TO TAKE PRECAUTIONARY MEASURES TO PROTECT PREMISES FROM DIRT OR DAMAGE, INCLUDING EXISTING PLANT LIFE WHERE POSSIBLE.
6. CONTRACTOR TO PROVIDE FOR REINSTATING ANY EXISTING ELEMENTS INTERRUPTED, COVERED OR REMOVED BY HIS WORK WHETHER INDICATED ON DRAWINGS OR NOT.
7. CONTRACTOR SHALL DISCONNECT, CAP AND REROUTE ANY EXISTING WATER, SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATION AND SHALL USE HAND EXCAVATION IN AREAS OF SUSPECTED UNDERGROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, THE CONTRACTOR WILL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK.
8. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. THESE DRAWINGS ARE NOT TO BE SCALED.
9. LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. IT IS THE INTENTION OF THE DRAWINGS TO PROVIDE A COMPLETE JOB IN ALL RESPECTS AND NO EXTRAS SHALL BE ALLOWED FOR MATERIALS AND/OR LABOR REQUIRED TO COMPLETE THE WORK AS INDICATED NOR SHALL THE ENGINEER BE HELD RESPONSIBLE FOR ANY SUCH COSTS.
10. IF THERE ARE ANY QUESTIONS REGARDING DISCREPANCIES OR MATERIALS, PRACTICES, NOTES AND QUANTITIES OF MATERIALS CONTACT THE ENGINEER IMMEDIATELY.
11. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THESE PLANS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROVIDED DIMENSIONS ARE SUBJECT TO ACTUAL FIELD CONDITIONS AND NO CREDITS OR EXTRAS WILL BE ALLOWED FOR DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTIONS NOT REPORTED ONCE HE HAS STARTED WORK, EXCEPT FOR HIDDEN JOB CONDITIONS WHERE APPLICABLE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGES, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD CONSTRUCTION PRACTICE.
13. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP ON THE JOB FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION.
14. ALL MATERIALS STORED OR BROUGHT TO THE SITE SHALL BE NEATLY PILED AND PROTECTED AGAINST ALL ELEMENTS, THE OWNER AND ENGINEER HAVE THE RIGHT TO REJECT ANY SUCH MATERIAL THEY DEEM DAMAGED, AND REPLACED AT THE CONTRACTORS COST WITHIN GOOD CONSTRUCTION PRACTICE.
15. SITE PLAN DATA IS AS INDICATED ON SURVEY PROVIDED BY OWNER AND SHALL PREVAIL. SITE PLAN BY ENGINEER IS MERELY SCHEMATIC.
16. NEW CONSTRUCTION IS TO BE STAKED OUT AND ALL REQUIRED SETBACKS ARE TO BE FIELD CHECKED AND APPROVED BY A LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
17. THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
18. DELIVER PROJECT FINISHED IN A CLEAN LIVABLE MANNER.
19. ALL WORK SHALL COMPLY WITH NYS REQUIREMENTS FOR LEAD PAINT TESTING AND DISCLOSURE.



BLUESTONE BASE PAVER INSTALLATION DETAIL (PERVIOUS)
SCALE: 1/8"=1'-0"

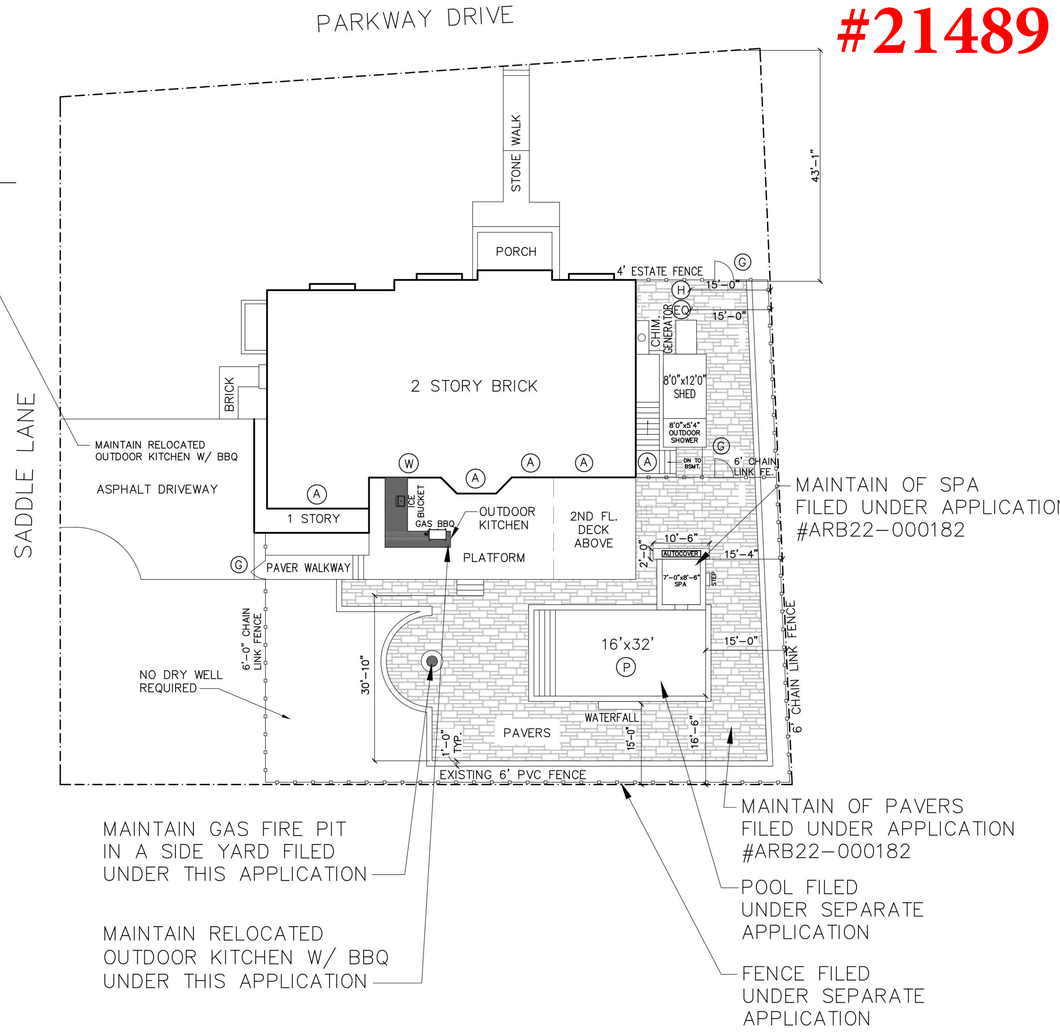


OUTDOOR KITCHEN PLAN
SCALE: 1/4"=1'-0"

DISAPPROVED

Ben Voutsinas
03/27/2023

Fire Pit and relocated Barbeque



PLOT PLAN
SCALE: 1" = 15'-0"

LEGEND

PROPOSED PAVERS

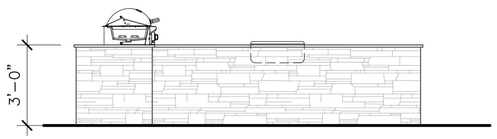
FENCE

NOTE:

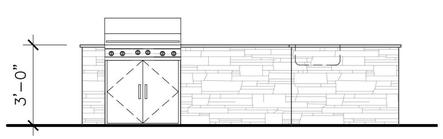
PAVERS ARE SET ON A BLUESTONE BASE. NO DRY WELL IS REQUIRED

PAVER AREA SUMMARY

EAST/REAR YARD PAVERS 2,690 S.F.
TOTAL 2,690 S.F.



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



ELEVATION "2"
SCALE: 1/4"=1'-0"

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

2 PARKWAY DR.
ROSLYN HEIGHTS, 11577

COUNTY OF NASSAU
STATE OF NEW YORK

SUBRAJ RESIDENCE

SECTION 7
BLOCK 172
LOT 11

All Drawings, Specifications and the design expressed therein are the sole property of ASB Engineering, P.C. They are to be used only with respect to this Project and are not to be copied or reproduced without written permission of ASB Engineering, P.C.

ISSUED FOR:
- BUILDING DEPT.

PROJECT NO.	
DATE	11-24-20
SCALE	AS NOTED
DRAWN BY	AR

ASB ENGINEERING
1924 Bellmore Avenue
Bellmore, New York 11710
Phone: (516)785-4200
Fax: (516) 785-9148

SEAL:
STATE OF NEW YORK · ANDREW S. BRAUM · LICENSED PROFESSIONAL ENGINEER · 077439

LIC # 077439
ANDREW S. BRAUM, P.E.
1924 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
GENERAL NOTES, PLOT PLAN, KITCHEN PLANS & ELEVATIONS

PROJECT:
MAINTAIN OF GAS FIRE PIT IN A SIDE YARD & RELOCATED OUTDOOR KITCHEN

DRAWING No.
K-1

#21490

Table 3.1 Nailing Schedule

Joint Detail/Size	Number of Common Nails	Number of Box Nails	Nail Spacing
ROOF FRAMING			
Rafter to Top Plate (Toe-nailed)	(see Table 3.4A)	(see Table 3.4A)	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	(see Table 3.4A)	(see Table 3.4A)	per joint
Ceiling Joist to Parallel Rafter (Face-nailed)	(see Table 3.5A)	(see Table 3.5A)	each lap
Ceiling Joist Laps over Partitions (Face-nailed)	(see Table 3.5A)	(see Table 3.5A)	each lap
Collar Tie to Rafter (Face-nailed)	(see Table 3.5)	(see Table 3.5)	per tie
Blocking to Rafter (Toe-nailed)	2-16d	2-16d	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	2-16d	per foot
Top Plates at Intersections (Face-nailed)	4-16d	5-16d	joints – each side
Stud to Stud (Face-nailed)	2-16d	2-16d	24" o.c.
Header to Header (Face-nailed)	16d	16d	16" o.c. along edges
Top or Bottom Plate to Stud (End-nailed)	(see Table 3.5A)	(see Table 3.5A)	per stud
Bottom Plate to Floor Joist, Band Joist, End Joist or Blocking (Face-nailed)	3-16d[1,2]	2-16d[1,2]	per foot
FLOOR FRAMING			
Joist to Sill, Top Plate or Girder (Toe-nailed)	4-8d	4-10d	per joist
Bridging to Joist (Toe-nailed)	2-8d	2-10d	each end
Blocking to Joist (Toe-nailed)	2-8d	2-10d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3-8d	4-16d	each block
Ledger Strip to Beam (Face-nailed)	3-8d	4-16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3-8d	4-16d	per joist
Band Joist to Joist (End-nailed)	3-8d	4-16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed)	3-16d[1]	4-16d	per foot
ROOF SHEATHING			
Wood Structural Panels	8d	10d	(see Table 3.10)
CEILING SHEATHING			
Gypsum Wallboard	5d coolers	7" edge / 10" field	
WALL SHEATHING			
Wood Structural Panels	8d	10d	(see Table 3.11)
Structural Fiberboard Panels			
1/2"	13 ga. galv. roofing nail (0.120"x1-1/2"long x 7/16" head)		3" edge / 6" field
25/32"	13 ga. galv. roofing nail (0.120"x1-1/2"long x 3/8" head)		3" edge / 6" field
Gypsum Wallboard	5d coolers	5d coolers	7" edge / 10" field
FLOOR SHEATHING			
Wood Structural Panels			
1" or less	8d	10d	6" edge / 12" field
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 12 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 continuous over connected members, the tabulated number of nails shall be permitted to be reduced to 2-16d nail 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)

Anchor Bolt Diameter (in.)	Maximum Anchor Bolt Spacing (in.)[1,2,3,4]
1/2"	31
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 (Tabl e 3.2B). For other anchor bolt limitations see Section 3.2.1.7 and 3.2.2.5.

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	195
Sill or Bottom Plate to Foundation Anchor Bolt Connection Resisting	Plate Size	Foundation Supporting	Maximum Anc. or Bolt Spacing (in.)[1,2]								
Uplift Loads	2x4	1-3 stories	72	71	57	43	30	22	17	13	10
		2-3 stories	72	71	66	50	35	26	20	15	12
	2x6	1-3 stories	72	72	68	51	36	27	21	16	13
		2-3 stories	72	72	72	66	49	37	28	21	17

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	195
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]									
16	12	1	1	1	2	2	2	3	3	4	4
	16	1	2	2	2	3	3	4	4	5	6
	24	2	2	2	3	4	4	5	6	7	8
	32	2	2	3	3	4	5	6	7	8	9
	36	2	2	3	3	4	5	6	7	8	9

Table A-3.4 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	195
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	2	3	3	3	3	3	3
	10	2	2	2	3	3	3	3	3	3	3
16	8	2	2	2	3	3	3	3	3	4	4
	10	2	2	3	3	3	3	4	4	4	4

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	195
Wood Structural Panel Shear Wall Requirements		Top & Bottom of Panel Nailing Requirements		Maximum R ref 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 Gs≥0.49	8d Common Nails @ 4" panel edge spacing and 12" field spacing	1[4]	4	36	32	24	12						
			3	36	36	32	24	12					
		2[5]	6	36	36	36	36	36	32	28	20	16	12
			4	36	36	36	36	36	36	36	36	32	24

Table R301.2.1.3 WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS[a,b,c,d]

FASTENER TYPE	PANEL SPAN ≤ 4 feet	4 feet < PANEL SPAN ≤ 8 feet	8 feet < PANEL SPAN ≤ 8 feet
	FASTENER SPACING (inches)		
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
$^{5}/_{16}$-inch lag screw based anchor with 2-inch embedment length	16	16	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N, 1 mile per hour = 0.447 m/s.

a. This table is based on 130 mph ultimate design wind speeds and a 33-foot mean roof height.

b. Fasteners shall be installed at opposing ends of the wood structural panel. Fastener shall be located not less than 1 inch from the edge of the panel.

c. Anchors shall penetrate through the structure's wall covering with an embedment length of not less than 2 inches into the building frame. Fasteners shall be located not less than 2½ inches from the edge of concrete block or concrete.

d. Panels attached to masonry or masonry-veneer shall be attached using vibration-resistant anchors having an ultimate withdrawal capacity of not less than 1,500 pounds.

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS[a,b,c]

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3:12 with finished ceiling not attached to rafters	L/180
Interior walls and partitions	H/180
Floors	L/360
Ceilings with brittle finishes (including plaster and stucco)	L/360
Ceilings with flexible finishes (including gypsum board)	L/240
All other structural members	L/240
Exterior walls—wind loads[d] with plaster or stucco finish	H/360
Exterior walls—wind loads[d] with other brittle finishes	H/240
Exterior walls—wind loads[d] with flexible finishes	H/120[e]
Lintels supporting masonry veneer walls[f]	L/600

Table 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	195
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	2
	10	2	2	2	2	2	2	2	3	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	195
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	Gable	12	1	1	1	1	2	2	2	3	3	4
		16	1	1	2	2	2	3	3	4	4	5
	Hip	32	2	2	3	3	4	5	6	7	8	9
		36	2	2	3	4	4	5	6	7	8	9
4:12	Gable	12	1	1	1	1	2	2	2	3	3	4
		16	1	1	2	2	2	3	3	4	4	5
	Hip	32	2	2	3	3	4	5	6	7	8	9
		36	2	2	3	4	4	5	6	7	8	9
5:12	Gable	12	1	1	1	2	2	2	3	3	4	4
		16	1	1	2	2	2	3	3	4	4	5
	Hip	32	2	2	3	3	4	5	6	7	8	9
		36	2	2	3	4	4	5	6	7	8	9
6:12	Gable	12	1	1	1	2	2	2	3	3	4	4
		16	1	1	2	2	2	3	3	4	4	5
	Hip	32	2	2	3	3	4	5	6	7	8	9
		36	2	2	3	4	4	5	6	7	8	9
7:12-12:12	Gable	12	1	1	1	2	2	2	3	3	4	4
		16	1	1	2	2	2	3	3	4	4	5
	Hip	32	2	2	3	3	4	5	6	7	8	9
		36	2	2	3	4	4	5	6	7	8	9

Table 3.9A Rafter/Ceiling Joist Heel Joint Connection Requirements — **Exposure B**

(Prescriptive Alternative to Table 3.9)

Roof Live Load	20 psf			30 psf			Ground Snow Load 50 psf			70 psf		
Rafter Slope	Rafter Spacing (in.)	Roof Span (ft) 12	24	36	12	24	36	12	24	36	12	24	36
		Required Number of 16d Common or 40d Box Nails per Heel Joint Connection[1,2,3,4,5]											
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	4	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
12:12	12	3	3	3	3	3	3	3	3	3	3	3	4
	16	3	3	3	3	3	3	3	3	4	3	3	5

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	195
Sheathing Location[1]	Rafter/Truss Framing Specific Gravity, G	Rafter/Truss Spacing (in.)	STRUCTURAL SHEATHING Maximum Nail Spacing for 8d Common Nails or 10d Box Nails (inches, o.c.)[2,3]									
			E	D	C	B	A	F	E	D	C	B
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	0.49	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
Gable Endwall Rake or Eave Vents with up to 10' Rake 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
	0.42	12	6	12	6	12	6	12	6	12	6	12
		16	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	195
Sheathing Location[1]	Stud Spacing (inches, o.c.)	STRUCTURAL SHEATHING Maximum Nail Spacing for 8d Common Nails or 10d Box Nails (inches, o.c.)[2,3]									
		E	D	C	B	A	F	E	D	C	B
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 Adjustment Factors

Exterior Wall Sheathing	Nails and Spacing Requirements	ASD Unit Shear Capacity of Wall Assembly (plf)		Maximum Shear Wall Segment Aspect Ratio		Sheathing Type Adjustment Factor	
Interior Wall Sheathing		Wind	Seismic	Wind	Seismic	Wind	Seismic
1/2" Gypsum Wallboard (Unblocked)[1], minimum stud spacing 16" on center	5d cooler nails - 7" edge spacing	100	100[2]	1.5:1	1.5:1	4.36	7.77
1/2" Structural I Sheathing (Blocked)[1], minimum stud spacing 16" on center	11 ga. galv. roofing nails - 3" edge spacing						
3/8", 7/16" or 15/32" Wood Structural Panels (Blocked), minimum stud spacing 24" on center	8d common nails - 6" edge spacing						

TABLE R602.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

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

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

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy, silty clay, clayey silt, silt and sandy silty clay (CL, ML, MH and CH)	1,500

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

GROUND SNOW LOAD[a]	WIND DESIGN Speed[d] (mph)	Topographic effects[k]	Special wind region[l]	Windborne debris zone[m]	SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM Weathering[a]	Frost line depth[b]	Termite[c]	WINTER DESIGN TEMP[e]	ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
20	130				C	SEV. 36" MOD.	15°	YES	19°	YES		496	45

MANUAL J DESIGN CRITERIA[q]

Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference
Cooling temperature difference		Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity

Netz (50' Wide) Place

Wills Avenue

573.67' (582.87' To Old Line)

BC150.96 TC151.15 — Curb Cut — BC150.61 TC150.90 — 8"C

Granite Block Apron — Water Meter — 151.50 — S 88°-30'E — 151.36 — 50'

Asphalt Driveway — 29'-10" — 152.23 — Brick Paver Walk — PROPOSED ROOF OVER PORCH 7'x6' — 29'-4"

PROPOSED SECOND STORY ADDITION (DASHED CRISS HATCHED)

6'-9¼" W — Plastic Fence 0'-4"W — 152.39 — 2 Story Frame — Gate — 152.64 — Garage Floor 153.2 — Pad — 152.81± — 10' — Gate — Plastic Fence 0'-3¼"W — 1 Story Frame

No. 32 — Door Sill 153.88 — Ridge El. 169.84 — Eave El. 163.75 — 29'-2" — 1 Story Brick — 7'-0"E — 152.93 — Concrete — 152.88 — 6'-1½"W — 152.66 — Concrete Path — 155.06 — PROPOSED ROOF OVER PATIO.

N 1°-30'E — 125' — S 1°-30'W — 125'

AC — Conc. Pad — Vinyl Shed — 30'±TO ROOF OF PATIO — 40'± TO HOUSE

Plastic Fence 0'-3½"W — 50' — 153.16± — Plastic Fence 0'-3½"W — 153.12 — S 88°-30'W

Plastic Fence 1'-5½"N — Plastic Fence 0'-4½"N

FRONT YARD SETBACK	
SECTION 7, BLOCK 197	
LOTS	SETBACK
47	24.56
48	24.46
85	29.36
86	29.07
94	SITE
93	29.78
97	29.31
98	29.09
52	24.17
SUM	219.80
AVERAGE FRONT YARD SETBACK WITHIN 200'	÷ 8
	27.47

Part of Lot 6 "Daniel Netz Property"
Filed October 1, 1924

SURVEY OF PROPERTY

SITUATED IN

ALBERTSON

TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK
SCALE: 1" = 16'

NASSAU COUNTY TAX SECTION 7 – BLOCK 197 – LOT 94

PLOT PLAN SCALE: 1"=16'-0"
SURVEY AND AVERAGE FRONT YARD SETBACK BY:

HAUBENREICH, HESS & SHAW
LICENSED LAND AND CITY SURVEYORS

PROPOSED WORK ADDED TO SURVEY BY ARCHITECT.

LOT AREA	=	6250 ±
BUILDING AREA		
EXISTING DWELLING	=	1583 ±
PROPOSED ROOF OVER FRONT PORCH	=	42 ±
PROP'D ROOF OVER PATIO	=	250 ±
TOTAL	=	1875 ±
% OF LOT OCCUPIED	=	30.0 %
FRONT YARD PAVING (EXISTING)	=	560 ±

SECTION R301 DESIGN CRITERIA

R301.1 Application. Buildings and structures, and parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by this code. The construction of buildings and structures in accordance with the provisions of this code shall result in a system that provides a complete load path that meets the requirements for the transfer of loads from their point of origin through the load-resisting elements to the foundation. Buildings and structures constructed as prescribed by this code are deemed to comply with the requirements of this section.

R301.1.1 Alternative provisions. As an alternative to the requirements in Section R301.1, the following standards are permitted subject to the limitations of this code and the limitations therein. Where engineered design is used in conjunction with these standards, the design shall comply with the *Building Code of New York State*.

1. AWC *Wood Frame Construction Manual* (WFCM).
2. AISI *Standard for Cold-Formed Steel Framing—Prescriptive Method for One- and Two-Family Dwellings* (AISI S230).
3. ICC *Standard on the Design and Construction of Log Structures* (ICC 400).

R301.2.2.2.1 Weights of materials. Average dead loads shall not exceed 15 pounds per square foot (720 Pa) for the combined roof and ceiling assemblies (on a horizontal projection) or 10 pounds per square foot (480 Pa) for attic assemblies, except as further limited by Section R301.2.2. Dead loads for walls above *grade* shall not exceed:

1. Fifteen pounds per square foot (720 Pa) for exterior light-frame wood walls.
2. Fourteen pounds per square foot (670 Pa) for exterior light-frame cold-formed steel walls.
3. Ten pounds per square foot (480 Pa) for interior light-frame wood walls.
4. Five pounds per square foot (240 Pa) for interior light-frame cold-formed steel walls.
5. Eighty pounds per square foot (3830 Pa) for 8-inch-thick (203 mm) masonry walls.
6. Eighty-five pounds per square foot (4070 Pa) for 6-inch-thick (152 mm) concrete walls.
7. Ten pounds per square foot (480 Pa) for SIP walls.

R302.11 Fireblocking. In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top *story* and the roof space.

Fireblocking shall be provided in wood-framed construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
   1.1. Vertically at the ceiling and floor levels.
   1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an *approved* material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
6. Fireblocking of cornices of a two-family *dwelling* is required at the line of *dwelling unit* separation.

R302.11.1 Fireblocking materials. Except as provided in Section R302.11, item 4, fireblocking shall consist of the following materials.

1. Two-inch (51 mm) nominal lumber.
2. Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.
3. One thickness of $^{21}/_{32}$-inch (18.3 mm) wood structural panels with joints backed by $^{21}/_{32}$-inch (18.3 mm) wood structural panels.
4. One thickness of $^{3}/_{4}$-inch (19.1 mm) particleboard with joints backed by $^{3}/_{4}$-inch (19.1 mm) particleboard.
5. One-half-inch (12.7 mm) gypsum board.
6. One-quarter-inch (6.4 mm) cement-based millboard.
7. Batts or blankets of mineral wool or glass fiber or other *approved* materials installed in such a manner as to be securely retained in place.
8. Cellulose insulation installed as tested in accordance with ASTM E 119 or UL 263, for the specific application.

R302.11.1.1 Batts or blankets of mineral or glass fiber. Batts or blankets of mineral or glass fiber or other *approved* nonrigid materials shall be permitted for compliance with the 10-foot (3048 mm) horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs.

R302.11.1.2 Unfaced fiberglass. Unfaced fiberglass batt insulation used as firestopping shall fill the entire cross section of the wall cavity to a height of not less than 16 inches (406 mm) measured vertically. Where piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.

R302.11.1.3 Loose-fill insulation material. Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to resist the spread of fire and hot gases.

R302.11.2 Fireblocking integrity. The integrity of fireblocks shall be maintained.

SECTION R303 LIGHT, VENTILATION AND HEATING

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

R303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m²), one-half of which must be openable.

Exception: The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be determined in accordance with Section M1507. Exhaust air from the space shall be exhausted directly to the outdoors.

R303.4 Mechanical ventilation. Where the air infiltration rate of a *dwelling unit* is 5 air changes per hour or less when tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section N1102.4.1.2, the *dwelling unit* shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue opening required. *Basements; habitable attics* and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where *basements* contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a *yard* or court that opens to a public way.

R310.2 Emergency escape and rescue openings. Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

Exception: *Grade* floor or below *grade* openings shall have a net clear opening of not less than 5 square feet (0.465 m²).

R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below *grade*, it shall be provided with a window well in accordance with Section R310.2.3.

R310.2.3 Window wells. The horizontal area of the window well shall be not less than 9 square feet (0.9 m²), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

SECTION R311 Stairways.

R311.7.1 Width. Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than $4^{1}/_{2}$ inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than $31^{1}/_{2}$ inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.2 Headroom. The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

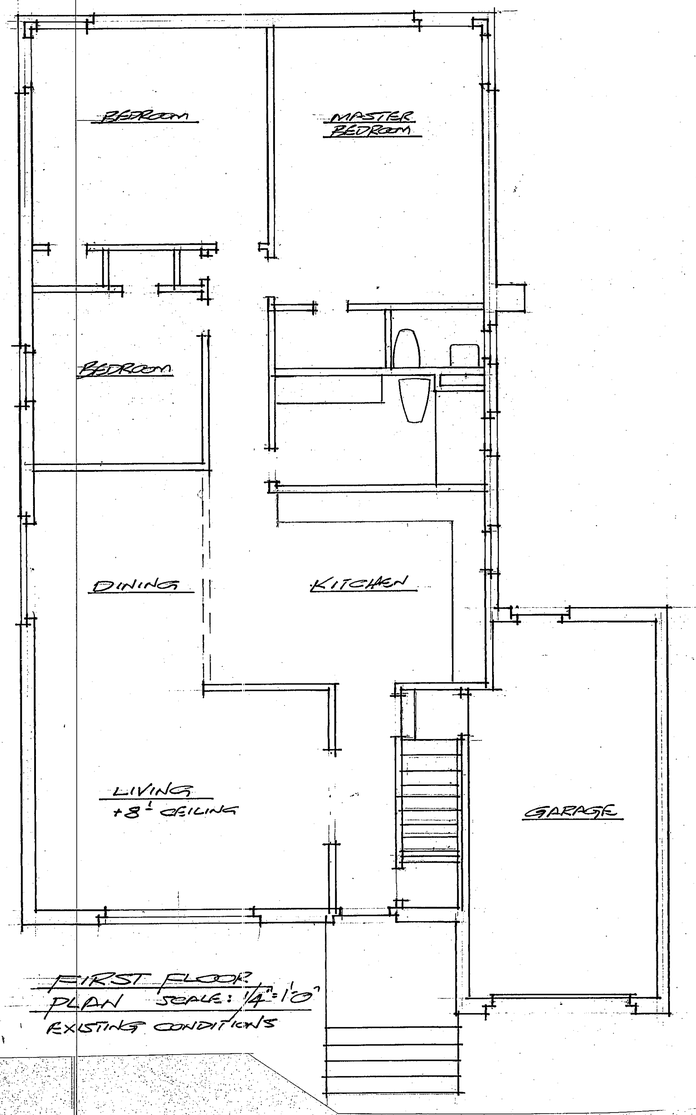
R311.7.5.1 Risers. The riser height shall be not more than $7^{3}/_{4}$ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than $^{3}/_{8}$ inch (9.5 mm).

R311.7.5.2 Treads. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $^{3}/_{8}$ inch (9.5 mm).

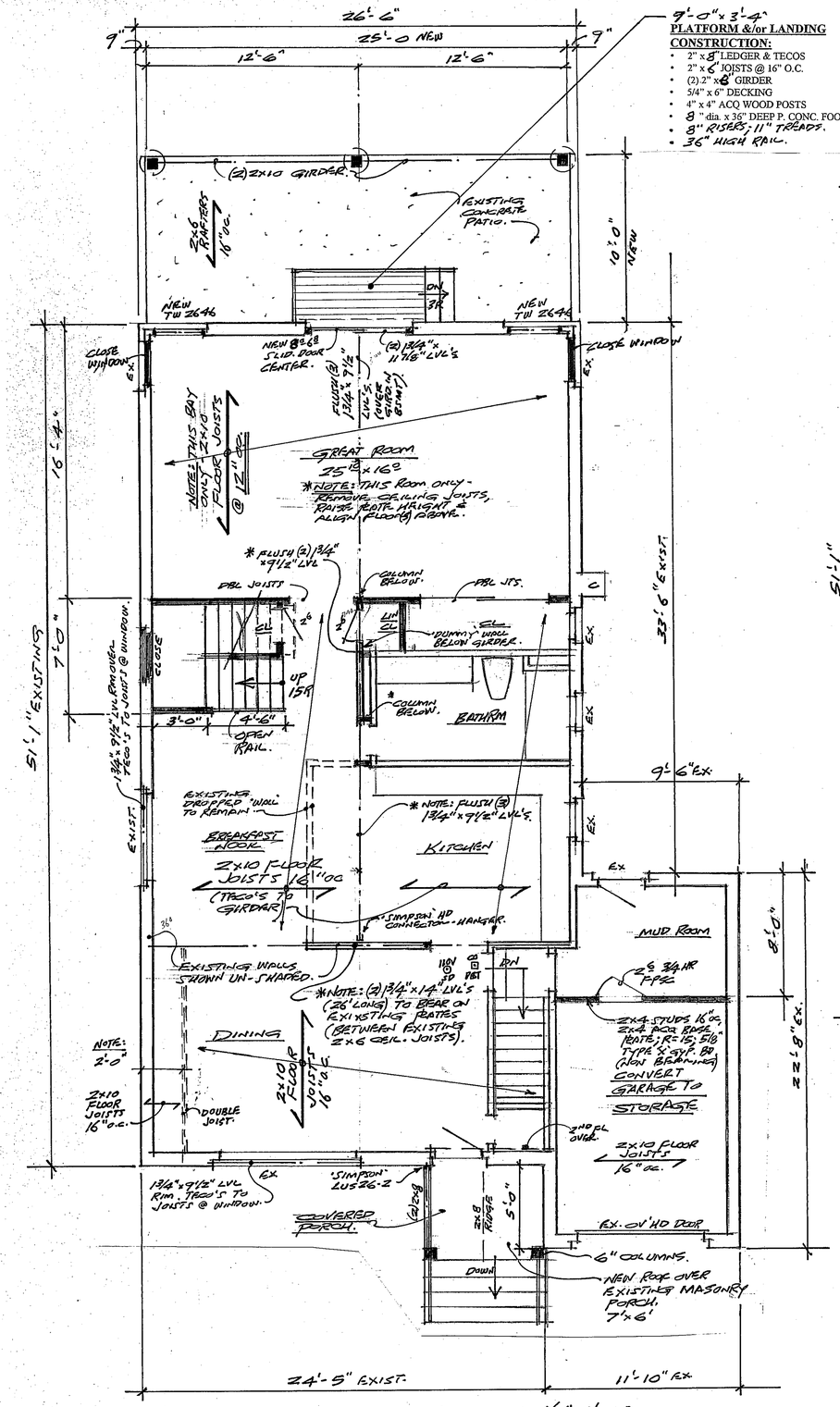
R311.7.8 Handrails. Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.

R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.7.8.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than $1^{1}/_{2}$ inches (38 mm) between the wall and the hand



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

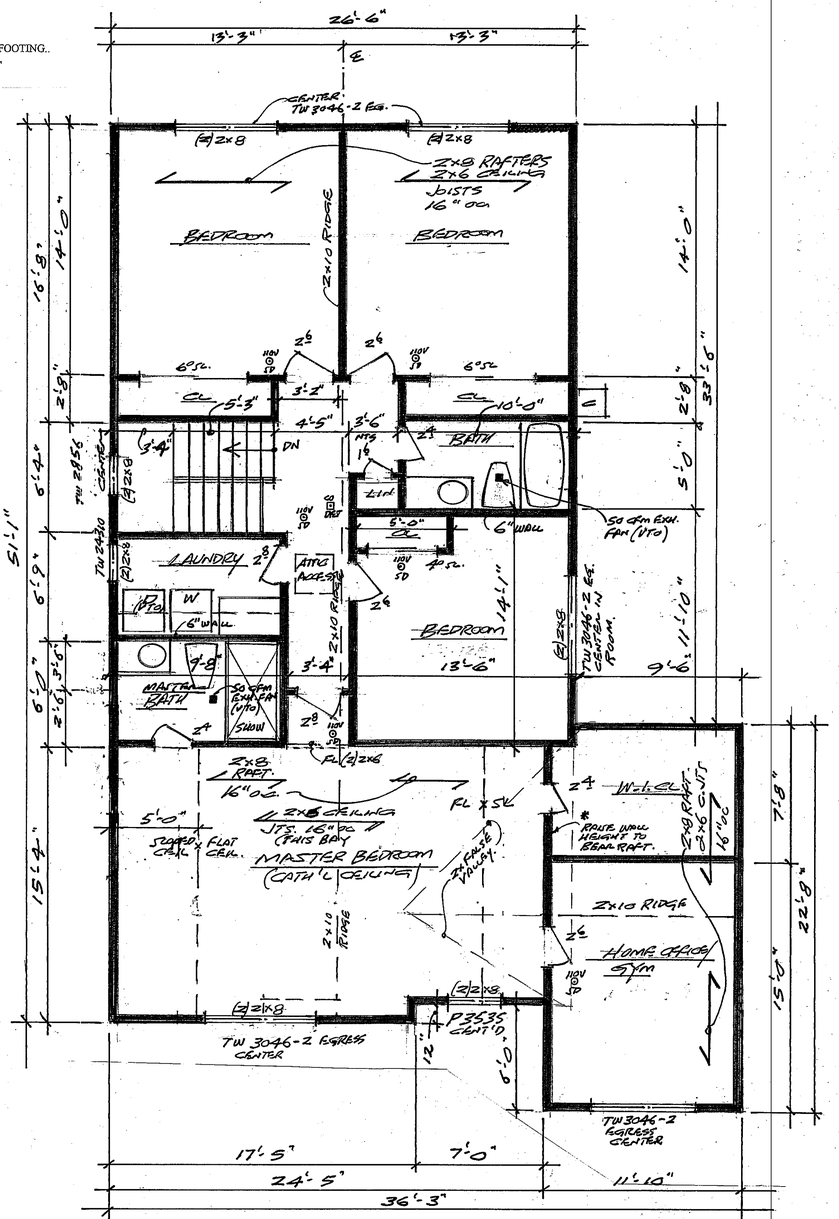


9'-0" x 3'-4" PLATFORM &/or LANDING CONSTRUCTION:

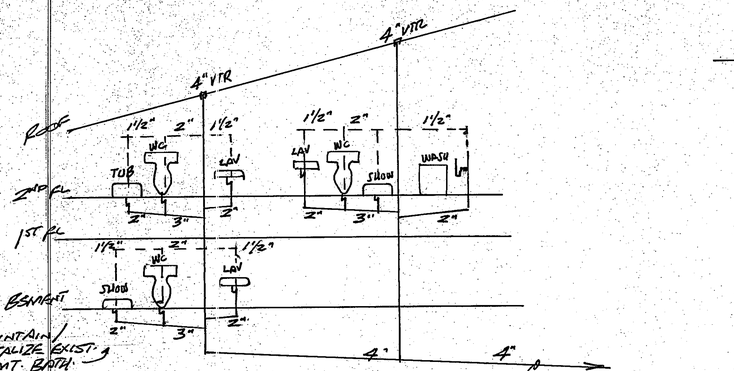
- 2" x 8" LEDGER & TECOS
- 2" x 6" JOISTS @ 16" O.C.
- (2) 2" x 8" GIRDER
- 5/4" x 6" DECKING
- 4" x 4" ACQ WOOD POSTS
- 8" dia. x 36" DEEP P. CONC. FOOTING..
- 8" RISERS; 11" TREADS.
- 36" HIGH RAIL.

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

EXISTING LIVING/STORAGE AREA = 1593 ϕ
NEW ROOF OV. FRONT PORCH AREA = 42 ϕ
NEW ROOF OV. PATIO = 250 ϕ



SECOND FLOOR PLAN 1/4"=1'-0"
LIVING AREA = 1577 ϕ



PLUMBING RISER DIAGRAM NTS

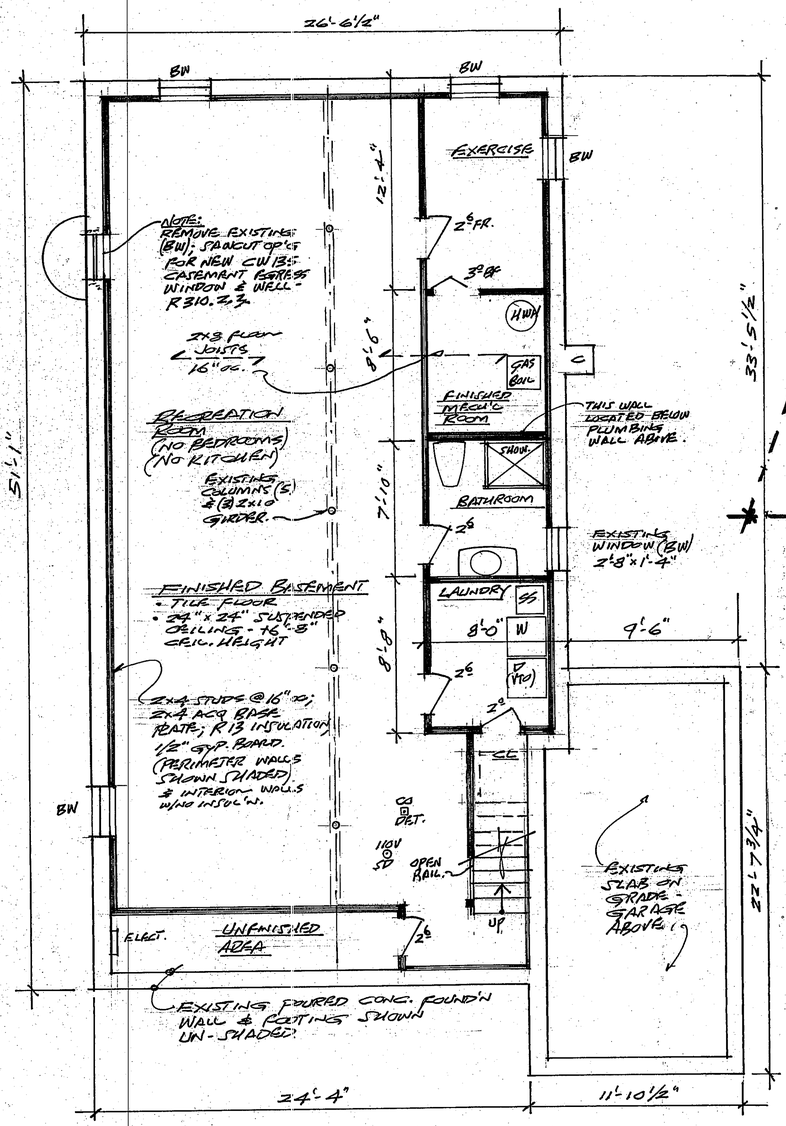
REGISTERED ARCHITECT RAYMOND DONER 024904 STATE OF NEW YORK

PROBST RESIDENCE

52 NETZ PLACE ALBERTSON

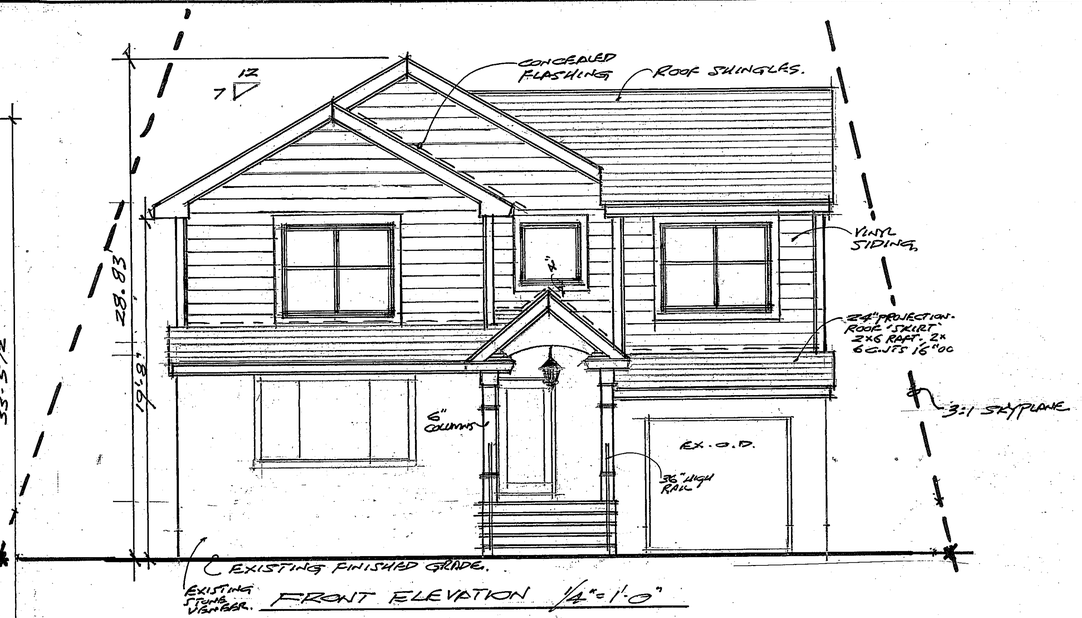
RAY DONER, ARCHITECT
ARCHITECTURAL DESIGN
INTERIOR DESIGN
PLANNING & DEVELOPMENT
RESIDENTIAL - COMMERCIAL - INDUSTRIAL
55 RICHMOND AVENUE
S. AMITYVILLE, NEW YORK 11701
(631)691-1718 FAX (631)691-1718
EMAIL: RDARCHITECT@YAHOO.COM

DRAWING NO: 2of4
DATE: 2-12-23
REVISIONS:

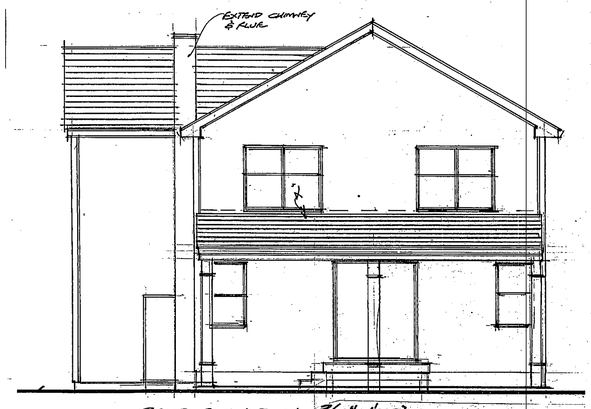


FOUNDATION / BASEMENT FLOOR PLAN SCALE: 1/4"=1'-0"

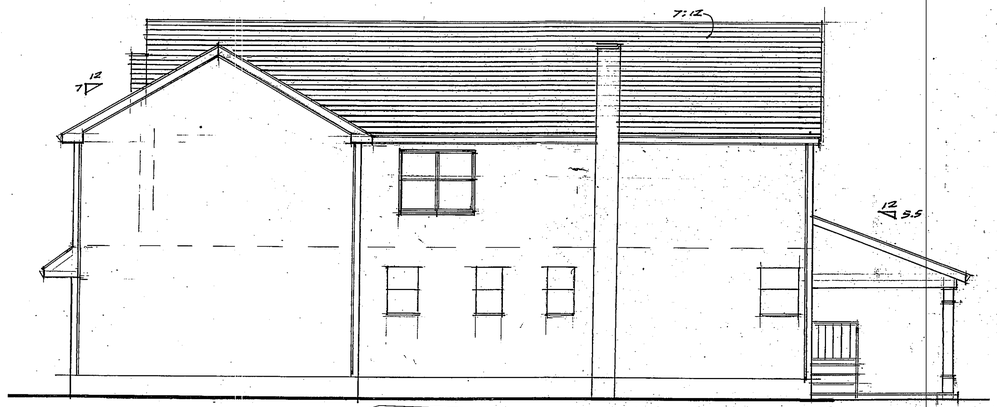
NOTE: MAINTAIN THE EXISTING FINISHED BASEMENT. THE EGRESS WINDOW & WELL WILL BE NEW.



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

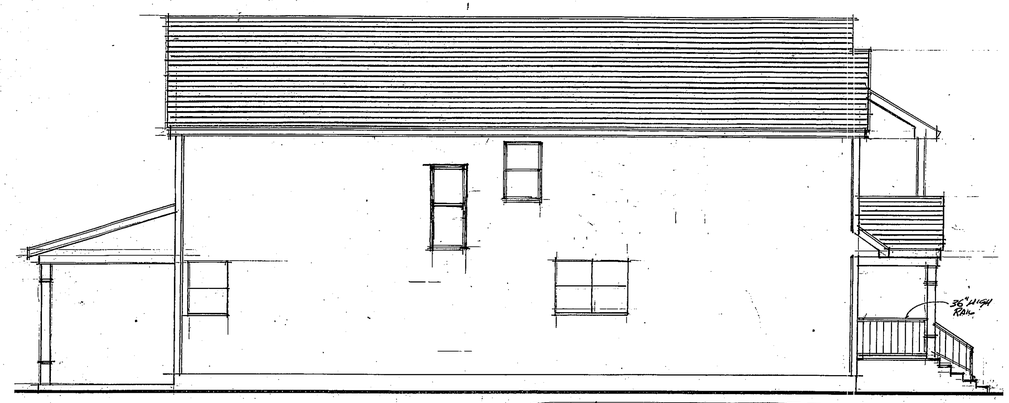


REAR ELEVATION 3/16"=1'-0"



RIGHT SIDE ELEVATION 3/16"=1'-0"

* NOTE: AT SIDE AND REAR ELEVATIONS, INSTALL WOOD FURRING & SIDING OVER EXISTING BRICK VENEER.



LEFT SIDE ELEVATION 3/16"=1'-0"

REGISTERED ARCHITECT RAYMOND DONER 024804 STATE OF NEW YORK

PROBST RESIDENCE
52 NETZ PLACE ALBERTSON

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ARCHITECTURAL DESIGN
INTERIOR DESIGN
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S. AMITYVILLE, NEW YORK 11701
(631)691-1718 FAX (631)691-1718
EMAIL: RDARCHITECT@YAHOO.COM

DRAWING NO: 3 of 4
DATE: 2-12-23
REVISIONS:

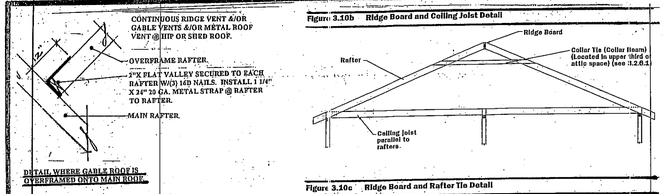
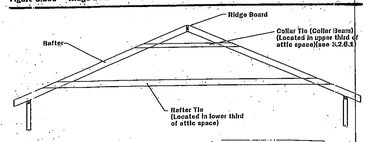


Figure 3.10b Ridge Board and Ceiling Joist Detail

Figure 3.10c Ridge Board and Rafter Tie Detail



ROOF PITCH (SEE SECTION & ELEVATIONS).

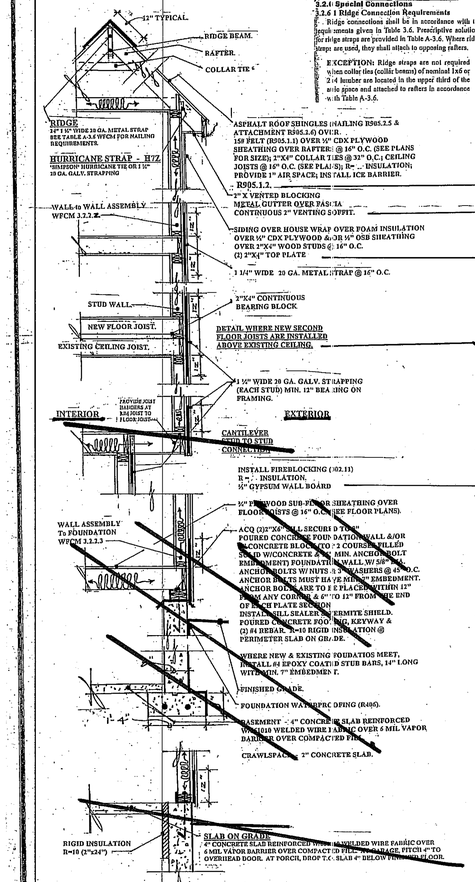
3.2.6 Special Connections

3.2.6.1 Ridge Connection Requirements

Ridge connections shall be in accordance with the applicable prescriptive requirements 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 where 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 shake-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 over less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.



ASPHALT ROOF SHINGLES (NAILING R905.2.5 & ATTACHMENT R905.2.6) OVER 15# FELT (R905.1.1) OVER ½" CDX PLYWOOD SHEATHING OVER RAFTERS; @ 16" O.C. (SEE PLANS FOR SIZES); 2"X6" COLLAR TIES @ 32" O.C.; CEILING JOISTS @ 16" O.C. (SEE PLANS); R- - INSULATION; PROVIDE 1" AIR SPACE; INSTALL ICE BARRIER. - R905.1.2.

2"X VENTED BLOCKING
METAL GUTTER OVER FASCIA
CONTINUOUS 2" VENTING SOFFIT.

SIDING OVER HOUSE WRAP OVER FOAM INSULATION OVER ½" CDX PLYWOOD &/OR ½" OSB SHEATHING OVER 2"X6" WOOD STUDS @ 16" O.C.
(2) 2"X6" TOP PLATE

1 1/4" WIDE 20 GA. METAL STRAP @ 16" O.C.

2"X6" CONTINUOUS BEARING BLOCK

DETAIL WHERE NEW SECOND FLOOR JOISTS ARE INSTALLED ABOVE EXISTING CEILING.

1 ½" WIDE 20 GA. GALV. STRAPPING (EACH STUD) MIN. 12" BEARING ON FRAMING.

INSTALL FIREBLOCKING (302.11)
R- - INSULATION.
½" GYPSUM WALL BOARD

½" PLYWOOD SUB-FLOOR SHEATHING OVER FLOOR JOISTS @ 16" O.C. (SEE FLOOR PLANS).

ACQ (3)2"X6" PRESSURE TREATED SILL SECURED TO TOP OF POURED CONCRETE FOUNDATION WALL &/OR CONCRETE BLOCK WALL (TO 3 COURSES FILLED SOLID W/CONCRETE & 1/2" MIN. ANCHOR BOLT EMBEDMENT) FOUNDATION WALL W/ SILL PLATE ANCHOR BOLTS W/ NUTS @ 3'-0" MAX. SPACERS @ 45°-0" C. ANCHOR BOLTS MUST HAVE MINIMUM 7" EMBEDMENT. ANCHOR BOLTS ARE TO BE PLACED WITHIN 12" FROM ANY CORNER & 6" TO 12" FROM SIDE END OF EACH PLATE SECTION
INSTALL SILL SEALER ON TERMITE SHIELD
POURED CONCRETE FOOTING, KEYWAY & (2) #4 REBAR. T-10 RIGID INSULATION @ PERIMETER SLAB ON GRADE.

WHERE NEW & EXISTING FOUDATIOS MEET, INSTALL #4 EPOXY COATED STUB BARS, 14" LONG WITH MIN. 7" EMBEDMENT.

FINISHED GRADE.

FOUNDATION WATERPROFING (R406).

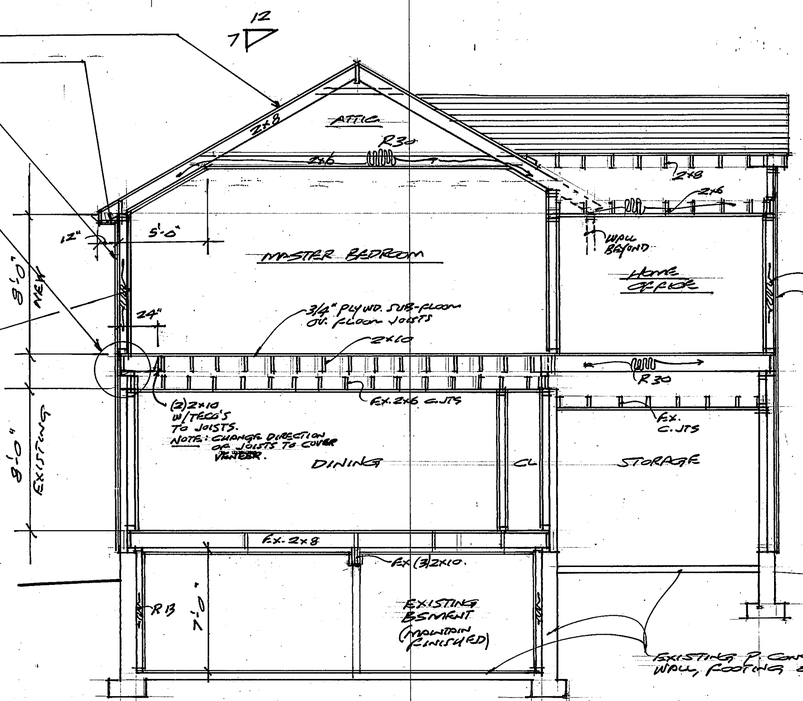
BASEMENT - 4" CONCRETE SLAB REINFORCED W/6X6X10 WELDED WIRE FABRIC OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL.

CRAWLSPACE - 2" CONCRETE SLAB.

SLAB ON GRADE
4" CONCRETE SLAB REINFORCED W/6X6X10 WELDED WIRE FABRIC OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL. GARAGE: PITCH 4"-0" TO OVERHEAD DOOR. AT PORCH, DROP T.C. SLAB 4" BELOW FINISHED FLOOR.

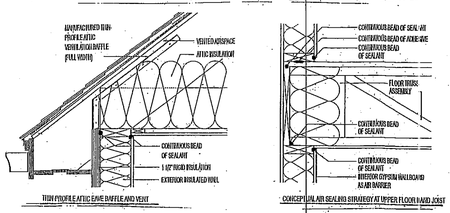
TYPICAL WALL SECTION & DETAILS - 1/2" = 1'-0"
(REFLECTING MULTIPLE SCENARIOS)

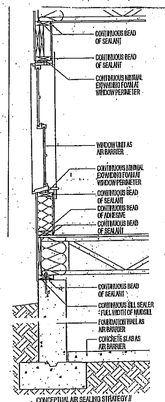
NOTE: FOR ALL METAL "SIMPSON" HANGERS SEE MANUF. SPECS. FOR PROPER NAILING TO MEET CODE.

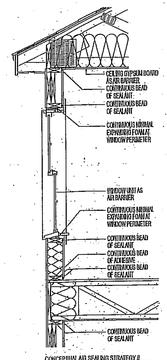


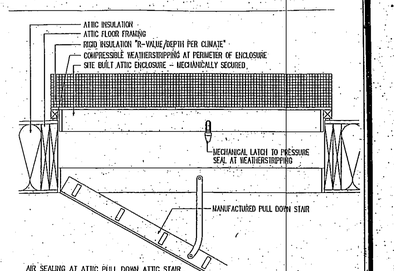
R 15 + R 4 EXTERIOR FOAM BOARD.

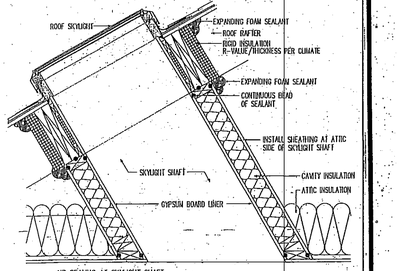
SECTION THRU DINING/STORAGE, MASTER BEDROOM & HOME OFFICE
SCALE: 1/4"=1'-0"

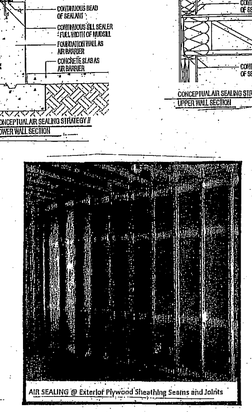








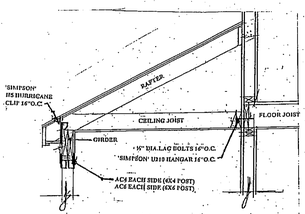




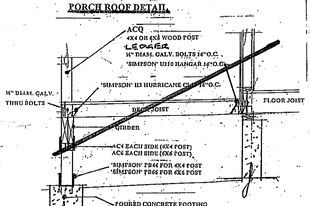
GROSS FLOOR AREA CALCULATION

A	26.5'x 51.08'	=	1354 ϕ
B	9.5'x 22.67'	=	213 ϕ
C	2.33'x 5'	=	12 ϕ
D	26.5'x 51.08'-7'	=	1354 ϕ
E	9.5'x 22.67'	=	213 ϕ
F	2.33'x 6'	=	14 ϕ
TOTAL GROSS FLOOR AREA		=	3160 ϕ

ROOF OVER PORCH = 250 = 0 GFA



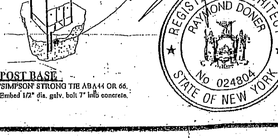
PORCH ROOF DETAIL



PORCH / DECK DETAIL



JOIST & POST CONNECTION
SIMPSON STRONG TIE AC
SIMPSON STRONG TIE H



STRUCTURAL COLUMN ANCHORAGE

POST BASE
SIMPSON STRONG TIE ABA44 OR 66
Embed 1/2" dia. galv. bolt 7" into concrete.

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 attic access (except unvented attic), knee wall door, or drop down stair shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	Access openings, drop down stairs or knee wall doors to unconditioned attic spaces 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 3 per inch.
Windows, skylights and doors	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.	Exterior thermal envelope insulation for framed walls shall be installed to maintain permanent contact and continuous alignment with the air barrier.
Rim joists	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	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.	Rim joists shall be insulated. Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be installed to maintain contact with the underside of subfloor decking 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.	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
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 wiling		In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communications 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 and other sealants shall not be used on fire sprinklers unless listed for such use.	

*Where insulation is installed in multiple layers, the joints between each layer shall be staggered.

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.

Generated by REScheck-Web Software
Compliance Certificate

Project Addition to Residence

Energy Code:	2018 IECC
Location:	Albertson, New York
Construction Type:	Single-family
Project Type:	Addition
Climate Zone:	4 (5316 HDD)

Compliance: Passes using UA trade-off

Compliance: **1.0% Better Than Code** Maximum UA: **193** Your UA: **191** Maximum SHGC: **0.40** Your SHGC: **0.30**

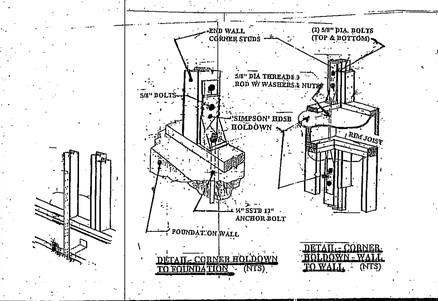
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

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.

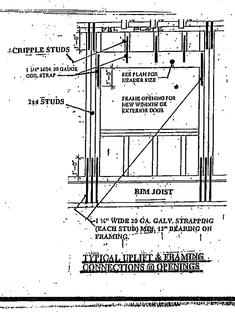
Envelope Assemblies

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	1,577	30.0	3.0	0.032	0.026	50	41
Wall: Wood Frame, 16" o.c.	1,656	15.0	4.0	0.057	0.060	84	89
Window: Wood Frame SHGC: 0.30	174			0.300	0.320	52	56
Floor: All-Wood Joist/Truss	154	30.0	0.0	0.033	0.047	5	7

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



DETAIL - CORNER HOLDOWN TO FOUNDATION - (N.T.S.)



TYPICAL LIFT-UP & FRAMING CONNECTIONS @ OPENINGS

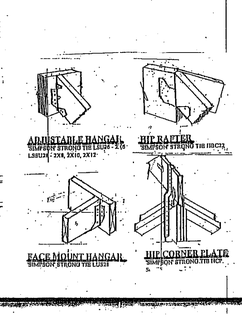


TABLE R703.3(1)
SIDING ASSEMBLY ATTACHMENT AND MINIMUM THICKNESS

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	Steel studs	Number or spacing of fasteners
Stucco[a]	7/8 in.	Lap	Self-furring metal lath over Grade D paper; 0.120" galv. nail, 7/16" head, penetrating 1 1/2" into stud	Self-furring metal lath over Grade D paper; 0.120" galv. nail, 7/16" head, penetrating 1 1/2" into stud	Self-furring metal lath over Grade D paper; 0.120" galv. nail, 7/16" head, penetrating 1 1/2" into stud	Self-furring metal lath over Grade D paper; 0.120" galv. nail, 7/16" head, penetrating 1 1/2" into stud	Not allowed	Same as attachment to sheathing
Vinyl siding (see Section R703.11)	0.035	Lap	0.120" nail (shank) with 0.313" head or 16-gage staple with 7/16" to 1/2" crown[b]	0.120" nail (shank) with 0.313" head or 16-gage staple with 7/16" to 1/2" crown[b]	0.120" nail (shank) with a 0.313" head or 16-gage staple with 7/16" to 1/2" crown[b]	0.120" nail (shank) with 0.313 head Section R703.11.2	Not allowed	16 inches on center or as specified by the manufacturer's instructions or the engineered design
Wood siding (see Section R703.5)	Shiplap	3/8 min. average	Lap	6d box or siding nail (1" = 0.099")	6d box or siding nail (2" = 0.099")	6d box or siding nail (2" = 0.099")	8d box or siding nail (1 1/2" = 0.113"); Staple-2"	Face nailed to stud, 1 per bearing; Blind nailed and end-matched, 2 per bearing
	Bevel	7/16	Lap					Four nails on a 6" wide, 1 per bearing; Two nails on a 8" wide, 2 per bearing
	Butt tip	7/16	Lap					6 penetrating 2 inches into stud
Wood structural panel and SIMPSAPA PSP-210 siding (vertical grade) (see Section R703.5)	3/8 – 1/2	Note c	2" = 0.099" siding nail	2 1/2" = 0.113" siding nail	2 1/2" = 0.113" siding nail	2 1/2" = 0.113" siding nail	2" = 0.099" siding nail	6" panel edges 12" field; 6" panel edges 12" field
Wood structural panel lap siding (see Section R703.5)	3/8 – 1/2	Note c Note g	2" = 0.099" siding nail	2 1/2" = 0.113" siding nail	2 1/2" = 0.113" siding nail	2 1/2" = 0.113" siding nail	2" = 0.099" siding nail	8" along each bearing

For SI: 1 inch = 25.4 mm.
a. Aluminum nails shall be used to attach aluminum siding.
b. Aluminum (0.019 inch) shall be unbacked only where the maximum panel width is 10 inches and the maximum flat area is 8 inches. The thickness of aluminum siding shall be 40 mil (0.040 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 at intermediate 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 outermost portion of each piece; Concealed nailing: one 11-gage 1 1/2" shank-type galv. roofing nail through tip edge of each piece, driven at an angle to be concealed by the succeeding piece, or as recommended by the manufacturer's installation instructions.
g. Vertical end joints of panel siding shall be permitted to be away from studs if applied over wood structural panel sheathing.
h. Nominal 3/8-inch-thick lap siding shall be permitted to be applied over gypsum sheathing over studs spaced at 16 inches on center, provided the combined thickness of the gypsum sheathing and siding is not less than that provided by 7/16-inch wood structural panel sheathing and the fasteners penetrate the studs. Where the gypsum sheathing is less than 1/2 inch thick, the studs shall be spaced at 12 inches on center.
i. Fasteners for fiber cement siding shall be corrosion resistant and shall comply with the requirements of ASTM C1116.
j. Where the basic wind speed is 130 mph or greater, the attachment of hardboard panel siding shall be designed by an approved method.
k. Where the basic wind speed is 110 mph or greater, the attachment of wood structural panel siding shall be designed by an approved method.
l. Where the basic wind speed is 130 mph or greater, the attachment of fiber cement siding shall be designed by an approved method.

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 retain earth and enclose habitable spaces and floors below grade shall be dampproofed from the higher of (a) 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 joints less than ¼ inch (6.4 mm) pointed ground. Dampproofing applied to the exterior of the wall. The dampproofing 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 C887.
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 membrane is approved for direct application to the masonry.

Concrete walls shall be dampproofed by applying any one of the listed dampproofing materials to 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 habitable spaces and floors below grade shall be waterproofed from the higher of (a) the top of the footing or (b) 6 inches (153 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.

RAY DONER, ARCHITECT
ARCHITECTURAL DESIGN
INTERIOR DESIGN
PLANNING & DEVELOPMENT
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95 RICHMOND AVENUE
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(631)691-1718 FAX (631)691-1718
EMAIL: RDARCHITECT@YAHOO.COM

DRAWING NO: 4 of 4
DATE: 2-12-23
REVISIONS:

PROBST RESIDENCE
52 NEITZ PLACE ALBERTSON

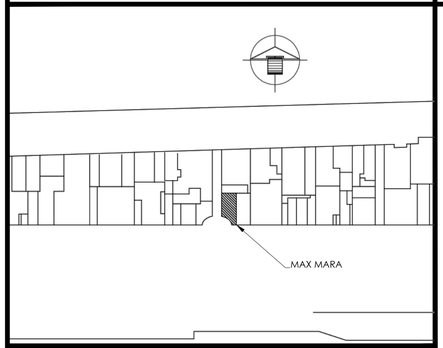
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TENANT IMPROVEMENT WORK FOR

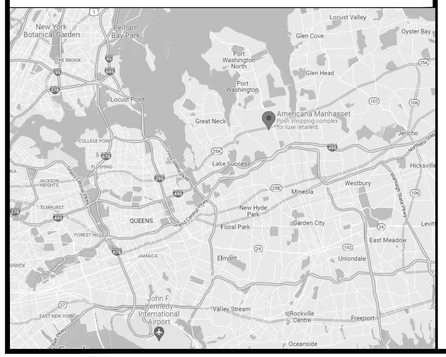
MaxMara

2102 NORTHERN BLVD.
AMERICANA MANHASSET
NY 11030, UNITED STATES

LOCATION MAP



VICINITY MAP



BUILDING DEPARTMENT DATA

CODE REVIEW INFORMATION APPLICABLE CODES:
ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANT'S CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANT'S CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

THE MOST CURRENT OF THE FOLLOWING:

BUILDING & STRUCTURAL:	2020 NEW YORK STATE BUILDING CODE
MECHANICAL:	2020 NEW YORK STATE MECHANICAL CODE
PLUMBING:	2020 NEW YORK STATE PLUMBING CODE
ELECTRICAL:	2017 NATIONAL ELECTRIC CODE OF NEW YORK STATE
FIRE PROTECTION:	2020 NEW YORK STATE FIRE PREVENTION CODE
HANDICAPPED ACCESS:	AMERICANS WITH DISABILITIES ACT-A117.1, 2009 WITHOUT AMENDMENTS
ENERGY:	2020 NEW YORK STATE ENERGY CONSERVATION CODE
1. BUILDING AUTHORITY:	TOWN OF HEMPSTEAD, NY BUILDING DEPARTMENT ONE WASHINGTON STREET 2ND FL. HEMPSTEAD, NY 11550

BUILDING DATA:

A. CLASSIFICATION:	GROUP M - MERCANTILE (EXISTING) + ADD USE RESTAURANT /BUSINESS (SEPARATE FILING)
B. TOTAL (GROSS) AREA (IN SQ. FT.):	GROUND: 2,412 SF CELLAR: 2,260 SF
C. CONSTRUCTION TYPE:	TYPE 5A - SPRINKLERED
D. TOTAL OCCUPANCY LOAD	40 PERSONS
GROUND FLOOR:	
MERCANTILE: 1,938.07 SQ. FT.	32 PERSONS @ 60 S.F./PERSON
BUSINESS: 105 SQ. FT.	1 PERSONS @ 100 S.F./PERSON
BOH: 251.15 SQ. FT.	1 PERSONS @ 300 S.F./PERSON
CELLAR FLOOR:	
BOH: 1,896.43 SQ. FT.	6 PERSONS @ 300 S.F./PERSON
E. # OF EXITS REQUIRED:	ONE REQUIRED/ TWO EXISTING
F. SPRINKLER SYSTEM:	EXISTING TO REMAIN
G. TOTAL EMPLOYEES:	6 PER SHIFT
H. HANDICAPPED TOILET:	EXISTING TO REMAIN IN CELLAR/NEW ON GROUND
I. SEISMIC DESIGN CATEGORY	CLASS D
J. DRINKING FOUNTAIN	(1) REQUIRED- (1) PROVIDED + EQUIVALENT
K. MOP SINK	(1) REQUIRED- (1) PROVIDED

PROJECT DIRECTORY

LANDLORD CONTACT:

CRAIG WESTERGARD
TENANT COORDINATOR
cwartech@optonline.net

OWNER:
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ARCHITECTURE AND FURNITURE DEPT.
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Ghida Ghidini
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massimiliano.torchia@th3standard.com

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M: 347-564-7587

ENGINEER OF RECORD:
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Fax: 973-784-4259
kfullerpe@msn.com

GENERAL NOTES

1. THE WORK DELINEATED IN THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATION SHALL CONFORM TO ALL CODES AND STANDARDS THAT HAVE JURISDICTION IN THE STATE AND IN THE CITY
2. ALL REQUIREMENTS AND REGULATIONS PERTAINING TO THE HANDICAPPED AND OH&S MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY AND SEPARATELY IN EITHER THE DRAWINGS OR SPECIFICATIONS.
3. THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
4. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO SUBMISSION OF BIDS. COMPARE ARCHITECTURAL DRAWINGS WITH MECHANICAL AND ELECTRICAL DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS. NO INFORMATION OR DETAILS ON THE DRAWINGS OF THIS PROJECT MAY BE USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.
5. DO NOT SCALE DRAWINGS!!!
6. UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.
7. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
8. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS & PROPERTY AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
9. CONSTRUCTION WORK WILL NOT BLOCK HALLWAYS OF MEANS OF EGRESS.
10. CONTRACTOR SHALL REFER TO GENERAL NOTES AS DESCRIBED ON EACH DRAWING SHEET AND INCORPORATE AS A PART OF THIS SCOPE OF WORK.
11. ABSOLUTELY NO SUBSTITUTIONS WILL BE ALLOWED, UNLESS APPROVED BY THE ARCHITECT IN WRITING.

G.C. SHALL FURNISH ONE EMPTY DUMPSTER AT STORE TURNOVER TO OWNER FOR STORE'S DISPOSAL OF CARDBOARDS, TRASH, ETC.

DRAWING INDEX

	SET	REV	DATE
	ARCHITECTURAL		
A000	COVER SHEET		
A101.0	CONSTRUCTION FLOOR PLAN_GF		
A101.1	CONSTRUCTION FLOOR PLAN_ BASEMENT		
A102.0	CONSTRUCTION RCP GF		
A102.1	CONSTRUCTION RCP BASEMENT		
A201	CROSS SECTIONS		
A202	CROSS SECTIONS		
A301	STOREFRONT ELEVATION		

th3
150 SE 2nd Ave STE 3001
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Phone: +1 305 371 4554
www.th3standard.com

ARCHITECT OF RECORD:
ArchytecX design and architecture

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1 TIFFANY PLACE #3A
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E: CYNTHIA.ENG@ARCHYTECX.COM
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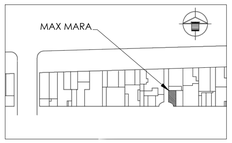
ARCHITECT: CYNTHIA M. ENG, I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED/LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NEW YORK:

NY ARCHITECTURAL REG. No: 031102



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	10.12.2023	CONDITIONAL USE PERMIT SET
X	DATE	REVISION



MaxMara

PROJECT LOCATION:
2102 NORTHERN BLVD.
AMERICANA MANHASSET
NY 11030, UNITED STATES

SPACE NO. -

AREA: GF=2412 ft² - BOH=2260ft²

SHEET TITLE:

COVER SHEET

PROJECT NO. -

SCALE: N/A

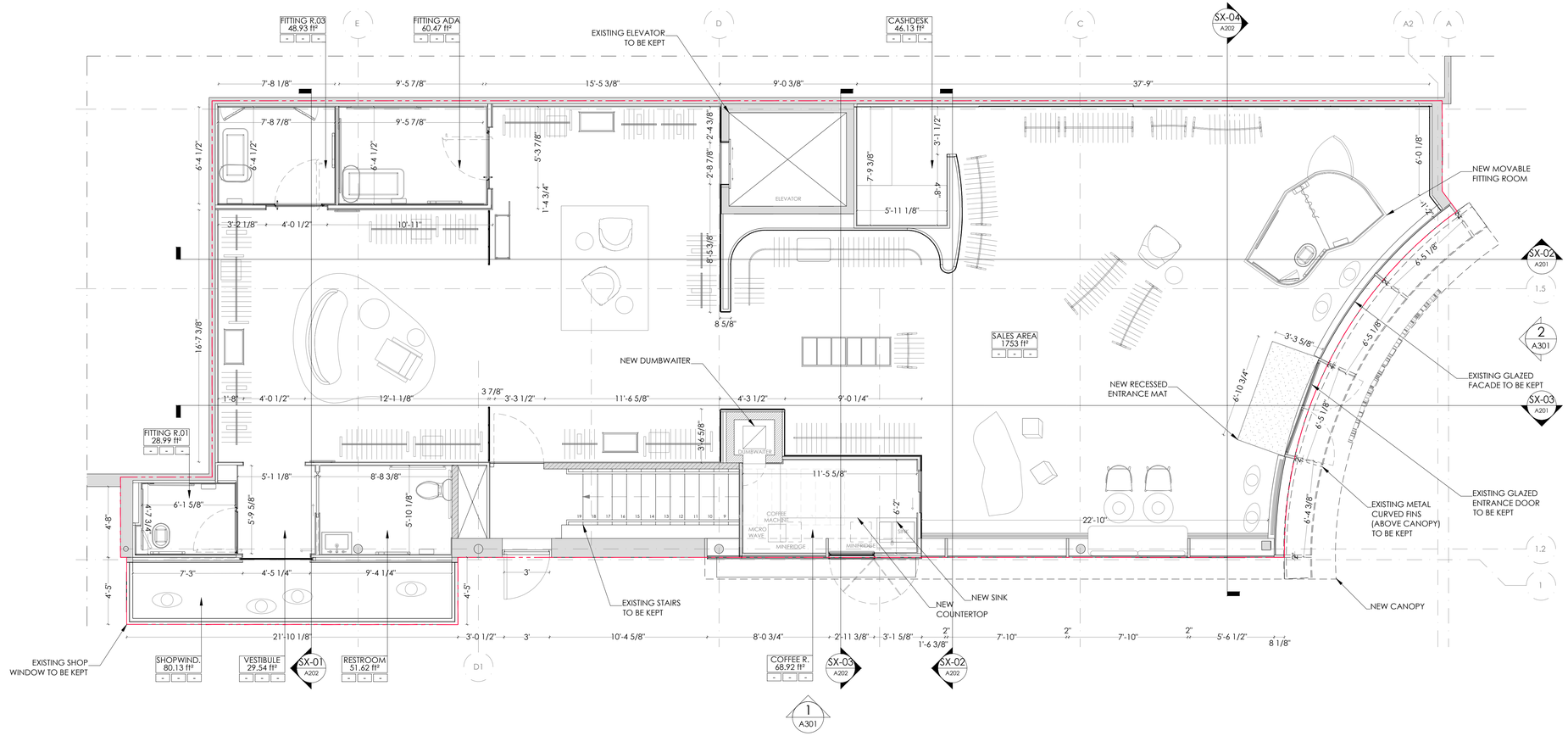
DRAWN BY: MM

REVIEWED BY: ED

SHEET NO.

A000

SYMBOLS LEGEND
EXISTING DEMISE WALLS AND STRUCTURAL ELEMENTS TO BE KEPT
LEASE LINE



- / A101.0 | CONSTRUCTION FLOOR PLAN_GF |

| SCALE 1/4"=1' |

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150 SE 2nd Av STE 300
Miami, FL 33131
(T) +1 305 371 4554
(Fax) +1 305 371 4554
[www.th3standard.com]

ARCHITECT OF RECORD:
ArchytecX design and architecture

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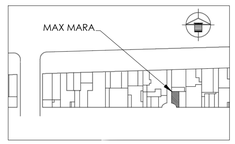
REGISTERED ARCHITECT CYNTHIA M. ENG 031102 STATE OF NEW YORK

10.12.23

ENGINEER OF RECORD:
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	10.12.2023	CONDITIONAL USE PERMIT SET
X	DATE	REVISION



MaxMara

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AMERICANA MANHASSET
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SHEET TITLE:

CONSTRUCTION FLOOR PLAN_GF

PROJECT NO. -

SCALE: AS SHOWN

DRAWN BY: MM

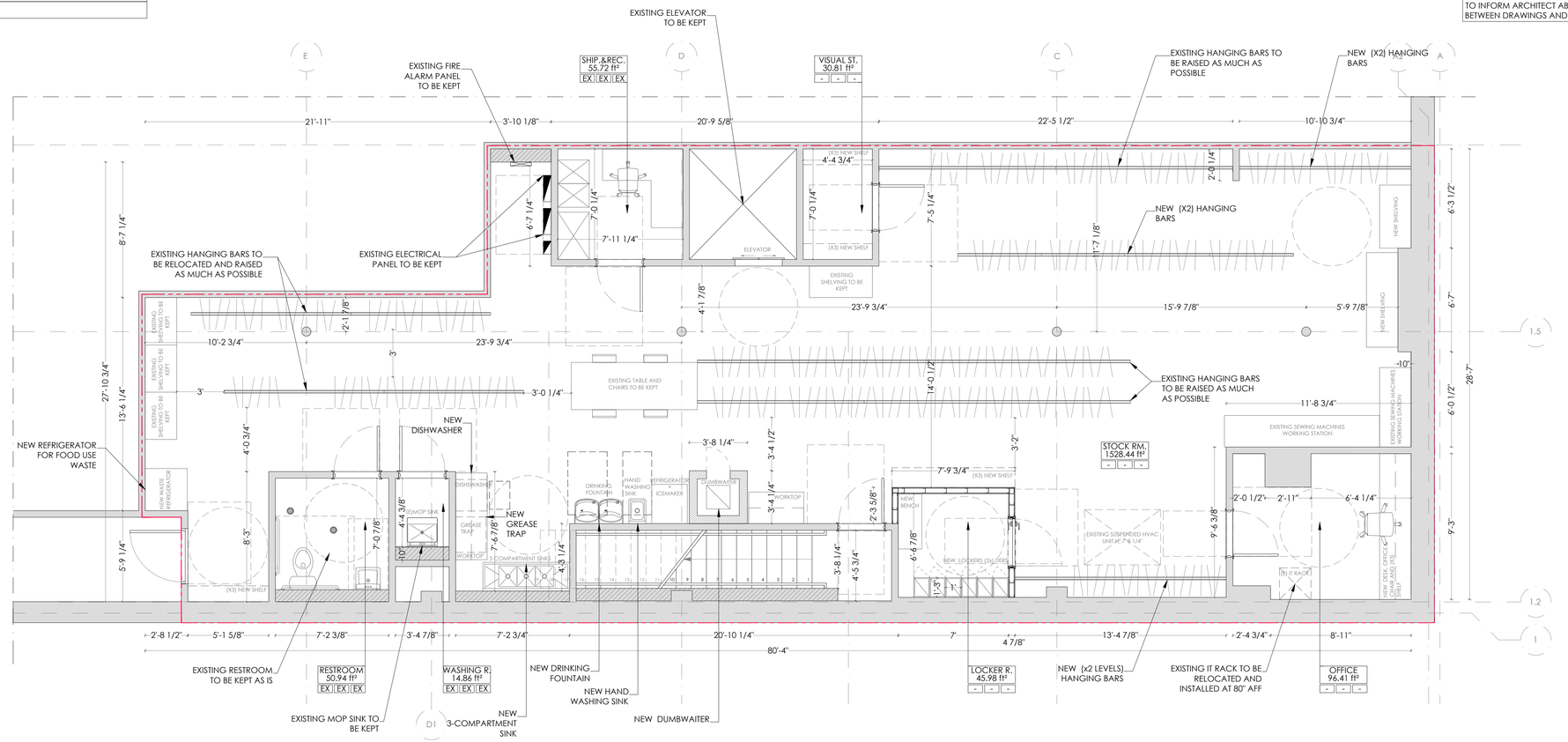
REVIEWED BY: ED

SHEET NO.

A101.0

SYMBOLS LEGEND
EXISTING DEMISE WALLS AND STRUCTURAL ELEMENTS TO BE KEPT
LEASE LINE

NOTE:
ALL EXISTING FURNITURE DIMENSIONS (TO BE KEPT) MUST BE VERIFIED IN FIELD PRIOR COSTRUCTION START. GC TO INFORM ARCHITECT ABOUT ANY DISCREPANCY BETWEEN DRAWINGS AND FURNITURE DIMENSION.



- | CONSTRUCTION FLOOR PLAN_BASEMENT |
A101.1 | SCALE 1/4"=1' |

ARCHITECT OF RECORD:
ArchytecX design and architecture

CYNTHIA M. ENG, AIA
1 TIFFANY PLACE #3A
BROOKLYN, NY 11231
E: CYNTHIA.ENG@ARCHYTECX.COM
M: 347-564-7587

ARCHITECT: CYNTHIA M. ENG, I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED/LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NEW YORK:

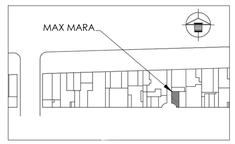
NY ARCHITECTURAL REG. No: 031102

REGISTERED ARCHITECT CYNTHIA M. ENG 031102 STATE OF NEW YORK
10.12.23

ENGINEER OF RECORD:
KENNETH A. FULLER, P.E.
701 Ford Road, Second Floor
Rockaway, NJ 07866
Tel: 973-784-4258
Fax: 973-784-4259
kfullerpe@msn.com

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	10.12.2023	CONDITIONAL USE PERMIT SET
X	DATE	REVISION



MaxMara

PROJECT LOCATION:
2102 NORTHERN BLVD.
AMERICANA MANHASSET
NY 11030, UNITED STATES

SPACE NO. -

AREA: GF=2412 ft² - BOH=2260ft²

SHEET TITLE:

CONSTRUCTION FLOOR PLAN_B.

PROJECT NO. -

SCALE: AS SHOWN

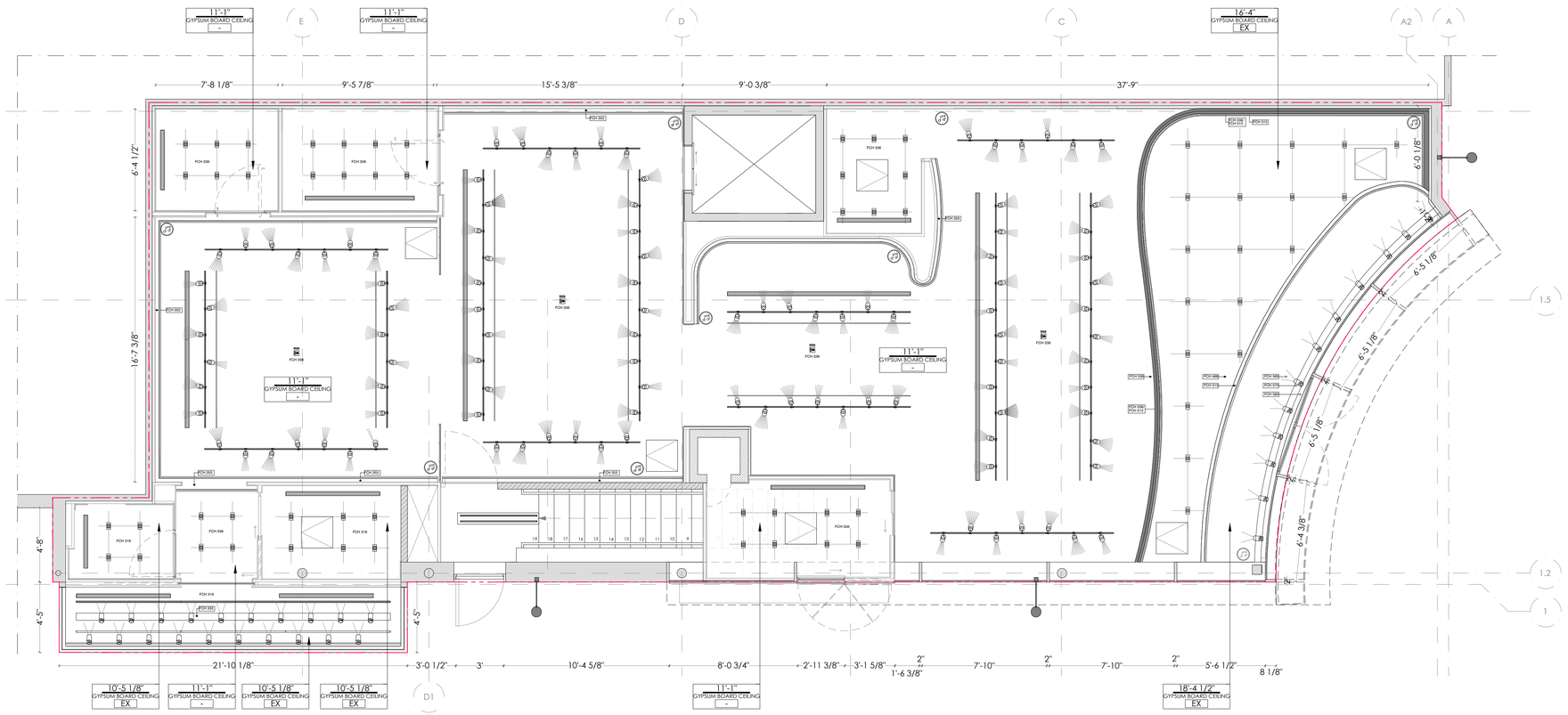
DRAWN BY: MM

REVIEWED BY: ED

SHEET NO.

A101.1

SYMBOLS LEGEND
EXISTING DEMISE WALLS AND STRUCTURAL ELEMENTS TO BE KEPT
LEASE LINE



A102.0 | CONSTRUCTION RCP_GF |

| SCALE 1/4"=1' |

LIGHTING DESCRIPTION

Symb.	Description	N°	Watt BY TURNLIGHTS	TOTAL WATT
	Trackmounted Orientable Lamp MR by TURNLIGHTS 13W (LED 3500K CRI>90 1900lm)	**32**	**13**	416
	Trackmounted Orientable Lamp MR by TURNLIGHTS 13W (LED 3500K CRI>90 1900lm)	**60**	**13**	780
	Trackmounted Orientable Lamp MR by TURNLIGHTS 13W (LED 3500K CRI>90 1900lm)	**46**	**13**	598
	Downlight LED by TURNLIGHTS 8W (LED 3500k CRI>90 1150lm)	**23**	**8**	184
		26	**8**	208
		8	**8**	64
		9	**8**	72
	Linear light by TURNLIGHTS 6W/M (LED 3500k 1400lm/m)	**74.4 m**	**5**	372
	Linear light by TURNLIGHTS 6W/M (LED 3500k 1400lm/m)	**33.6 m**	**5**	168
	Surface washer FLOODLIGHT, with outrigger arm BY BEGA (product № 00-10 MK) mounted on a post, fixed to the external slab	**3**		
	Three-phase track recessed 2m, Black finish			
	transparence 100x100 Recessed downlight, ø=65 × ame 3h s.t. segnaletica and quantity to be checked – led 2x1W IP40 240V			
	speaker KT2 or KT2C	**9**		
	wall sockets duplex + data (10 cm from FFL level)	15		
FCH 336,5	false ceiling height			
	false ceiling height change			
	air diffuser grid			
	floor mounted outlet + data	**10**		
	ceiling access panel (finishing to be same as ceiling finishing) 60 X 60cm	**7**		
			PARTIAL TOTAL	**2446**

AREA	MAX ALLOWANCE	WATT IN PROJECT
WINDOW DISPLAY	N/A	416
SALES AREA (incl. entries, display, terrace)	1858	1562
FURNITURE, CLOTHING, COSMETICS, HIGHLIGHTS	1328	868.55
FITTING ROOM	108	208
CAFE	63	64
CASH DESK	37	72
TOTAL (without lamps on windows)	**3394**	**2774.55**
TOTAL (including lamps on windows)		**3190.55**

FURNITURE LIGHTING

	Linear light by TURNLIGHTS 5W/M (LED 3500k 1400lm/m)	**7.3**	**5**	36,5
	Linear light by TURNLIGHTS 5W/M (LED 3500k 1400lm/m)	**11.2**	**5**	56
	Linear light by TURNLIGHTS 5W/M (LED 3500k 1400lm/m)	**12.94**	**5**	64,7
	Linear light by TURNLIGHTS 5W/M (LED 3500k 1400lm/m)	**28.71**	**5**	143,55
	Linear light by TURNLIGHTS 5W/M (LED 3500k 1400lm/m)	**11.89**	**5**	59,45
	Linear light by TURNLIGHTS 5W/M (LED 3500k 1400lm/m)	**12.8**	**5**	64
			PARTIAL TOTAL	**328.55**

ARCHITECT OF RECORD:
ArchytecX design and architecture

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NY ARCHITECTURAL REG. No: 031102

REGISTERED ARCHITECT CYNTHIA M. ENG 031102 STATE OF NEW YORK

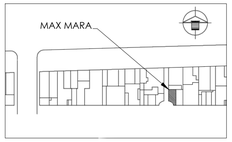
10.12.23

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	10.12.2023	CONDITIONAL USE PERMIT SET
X	DATE	REVISION



MaxMara

PROJECT LOCATION:
2102 NORTHERN BLVD.
AMERICANA MANHASSET
NY 11030, UNITED STATES

SPACE NO. -

AREA: GF=2412 ft² - BOH=2260ft²

SHEET TITLE:

CONSTRUCTION RCP_GF

PROJECT NO. -

SCALE: AS SHOWN

DRAWN BY: MM

REVIEWED BY: ED

SHEET NO.

A102.0

SYMBOLS LEGEND	
	EXISTING DEMISE WALLS/BOH WALLS AND STRUCTURAL ELEMENTS
	LEASE LINE
	EXISTING ACCESS PANEL

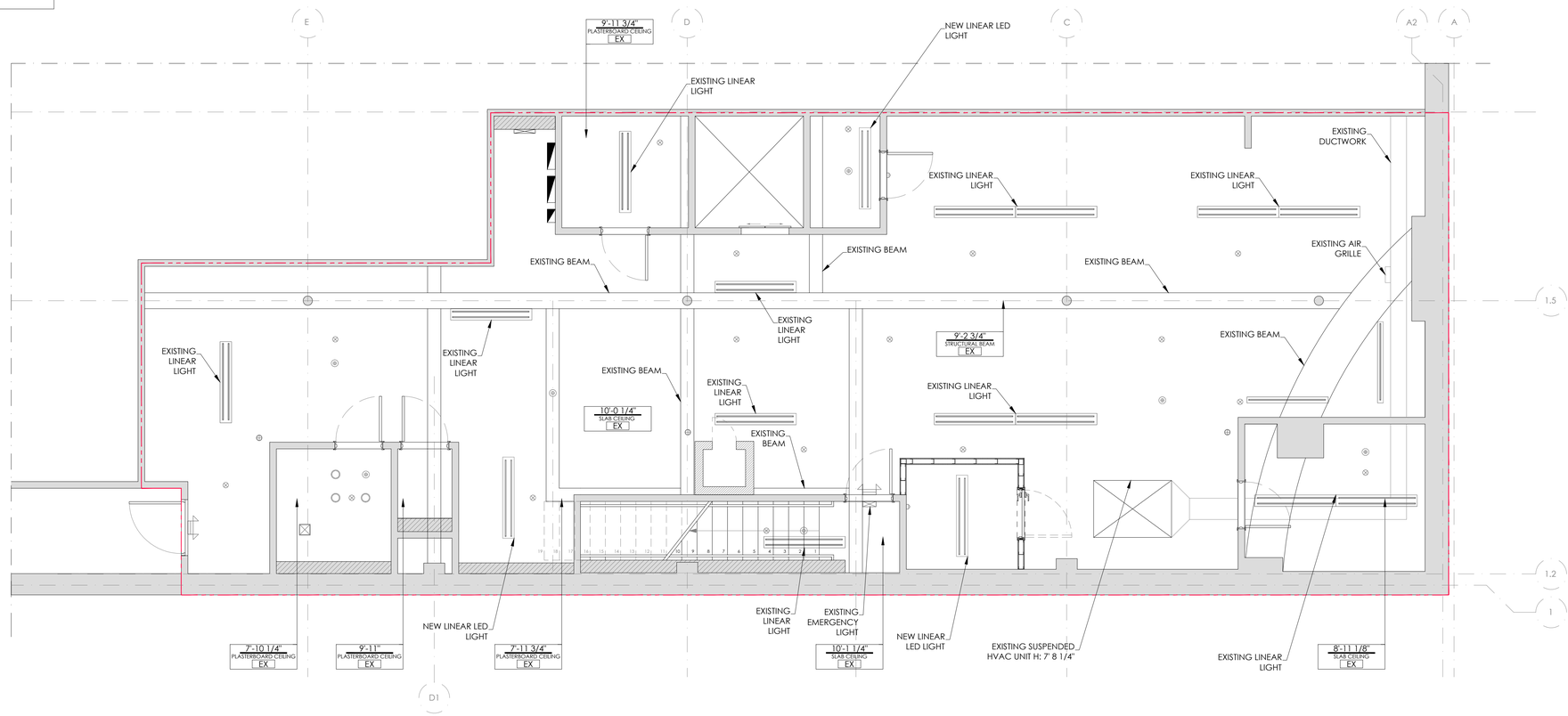
SYMBOLS LEGEND	
⊗	EXISTING SPRINKLER HEAD
○	EXISTING RECESSED SPOTLIGHT
◉	EXISTING SMOKE DETECTOR

SYMBOLS LEGEND	
	EXISTING EMERGENCY EXIT LIGHT
@	EXISTING ACCES POINT

SYMBOLS LEGEND	
	EXISTING RECESSED AUDIO SYSTEM
	EXISTING CAMERA

NOTE:
QUANTITY, DIMENSIONS, AND POSITION OF EXISTING CEILING EQUIPMENT TO BE VERIFIED ON SITE

NOTE:
ALL LIGHTING TO BE RELAMPED WITH LED LIGHT



- / A101.1 | BASEMENT CONSTRUCTION RCP |
| SCALE 1/4"=1' |

ARCHITECT OF RECORD:
ArchytecX design and architecture

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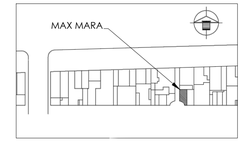
REGISTERED ARCHITECT CYNTHIA M. ENG STATE OF NEW YORK 031102

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AMERICANA MANHASSET
NY 11030, UNITED STATES

SPACE NO. -

AREA: GF=2412 ft² - BOH=2260ft²

SHEET TITLE:

CONSTRUCTION RCP BASEMENT

PROJECT NO. -

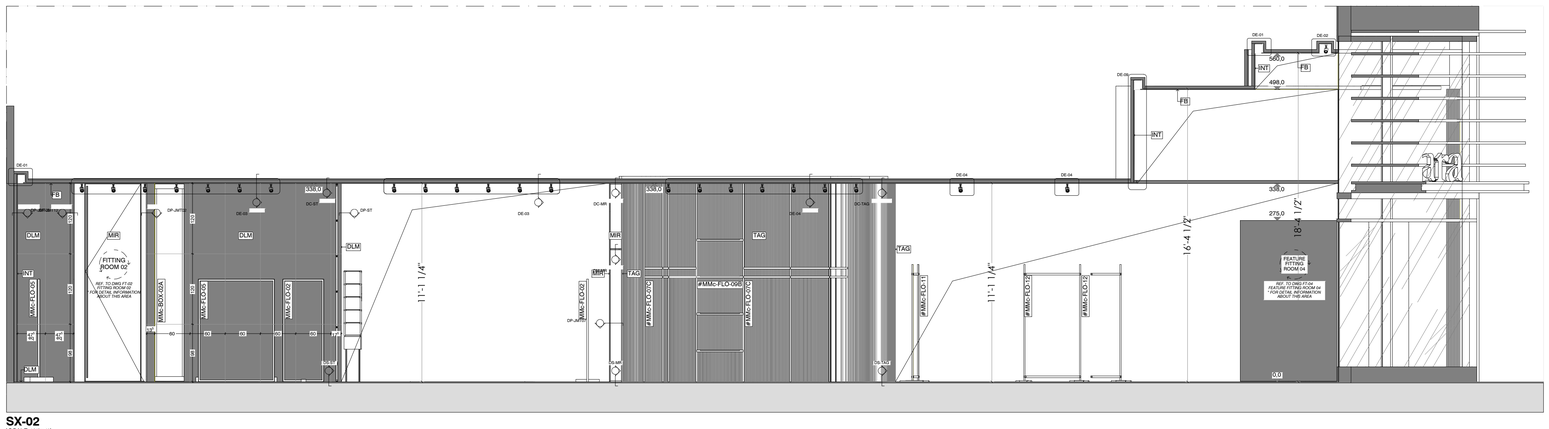
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DRAWN BY: MM

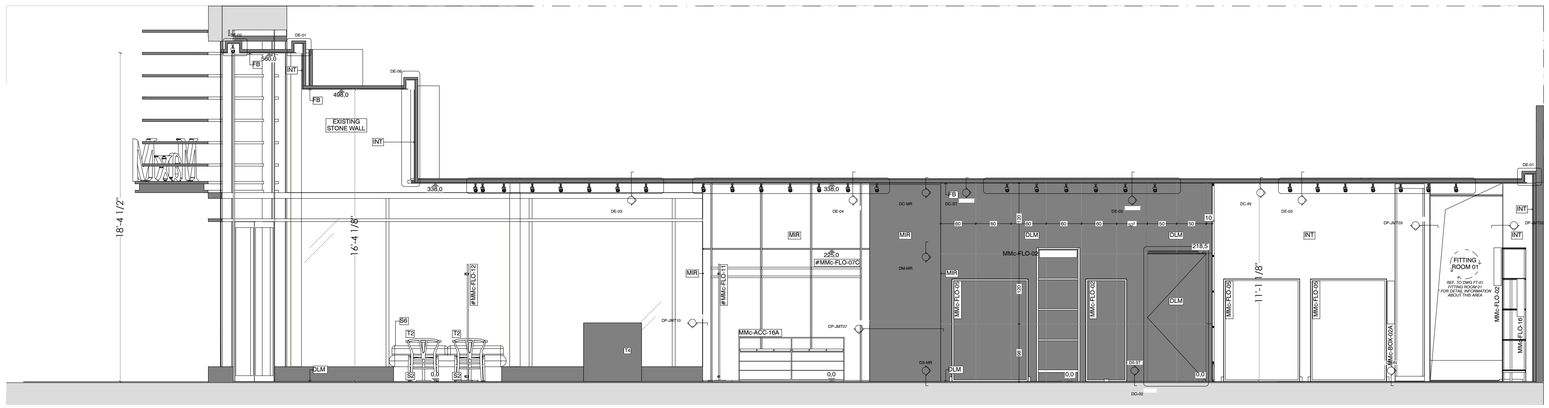
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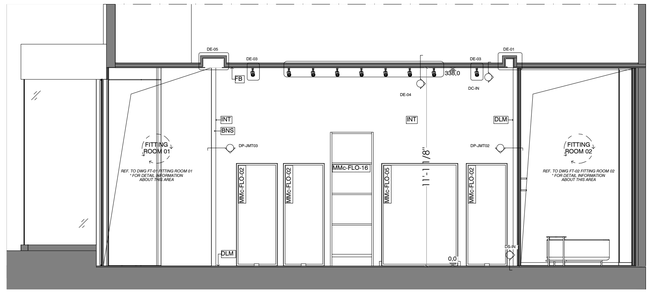
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A102.1

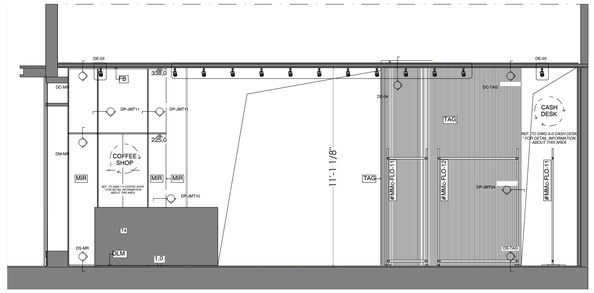


SX-02
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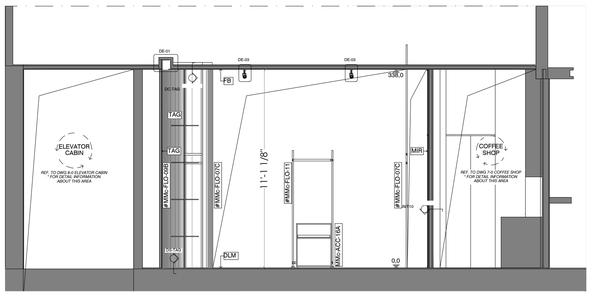




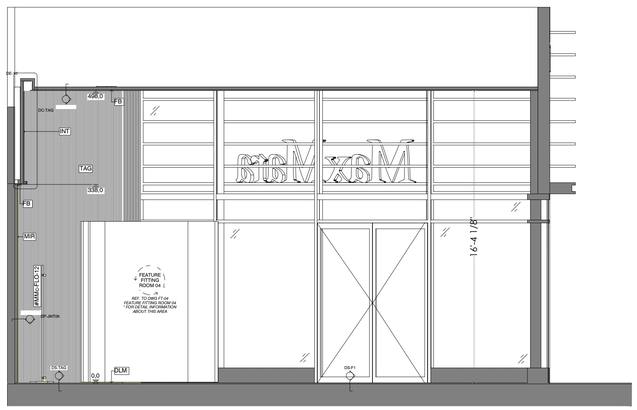
SY-01
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SY-02
[SCALE 1/4"=1']



SY-03
[SCALE 1/4"=1']



SY-04
[SCALE 1/4"=1']

ARCHITECT OF RECORD:
ArchytecX design and architecture

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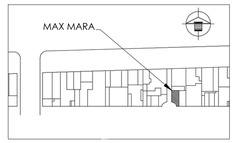
REGISTERED ARCHITECT CYNTHIA M. ENG 031102 STATE OF NEW YORK

10.12.23

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X	DATE	REVISION



MaxMara

PROJECT LOCATION:
2102 NORTHERN BLVD.
AMERICANA MANHASSET
NY 11030, UNITED STATES

SPACE NO. -

AREA: GF=2412 ft² - BOH=2260ft²

SHEET TITLE:

CROSS SECTIONS

PROJECT NO. -

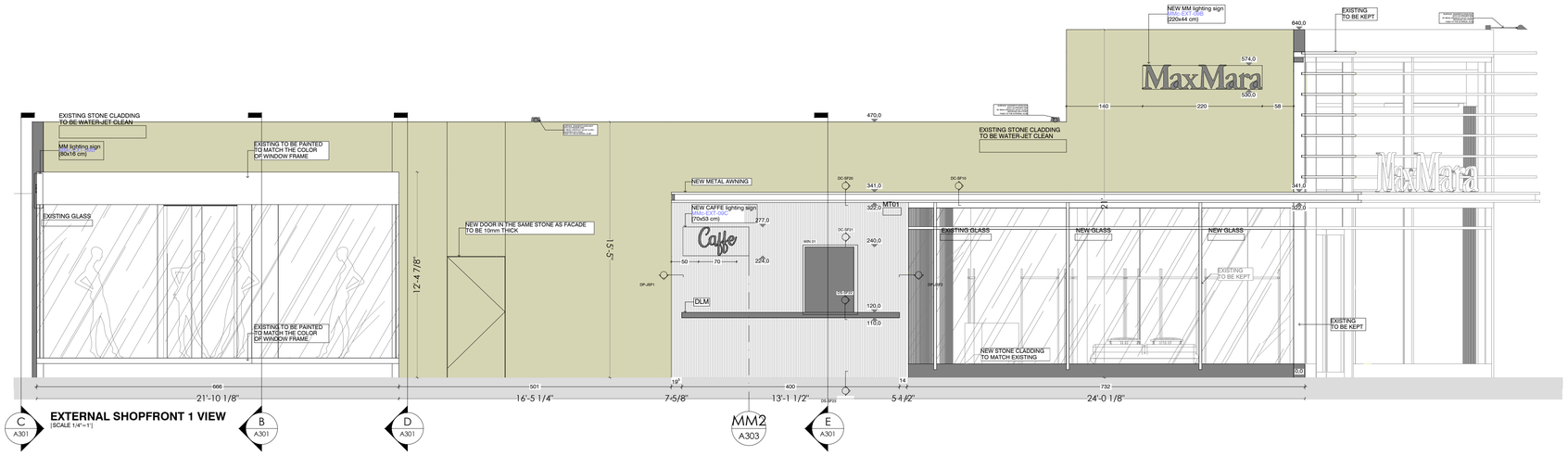
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DRAWN BY: MM

REVIEWED BY: ED

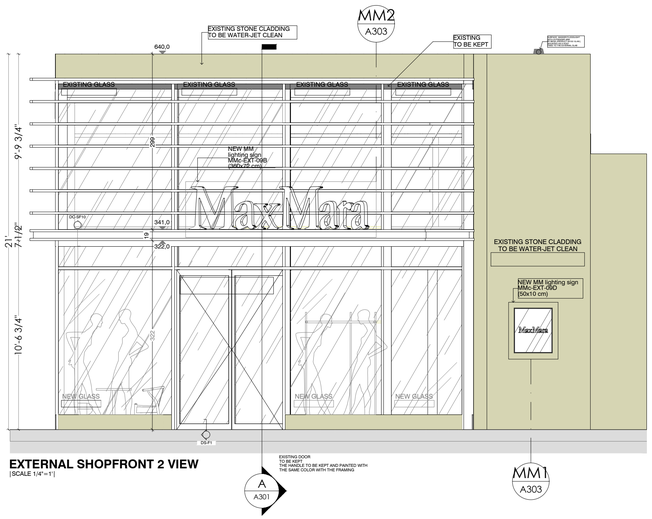
SHEET NO.

A202

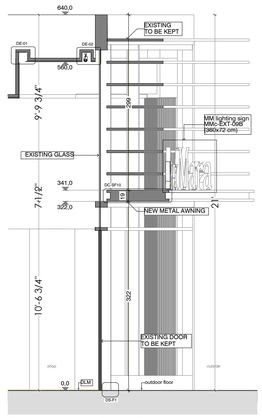


EXTERNAL SHOPFRONT 1 VIEW
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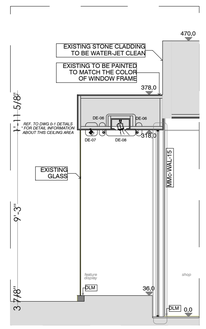
SYMBOLS LEGEND
EXISTING DEMISE WALLS AND STRUCTURAL ELEMENTS TO BE KEPT
EXISTING STONE CLADDING TO BE WATER-JET CLEAN



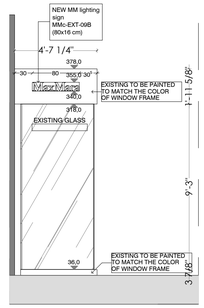
EXTERNAL SHOPFRONT 2 VIEW
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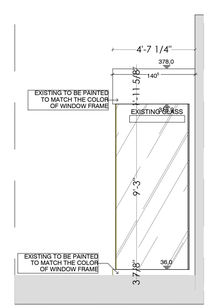
SHOPFRONT 2 SECTION A
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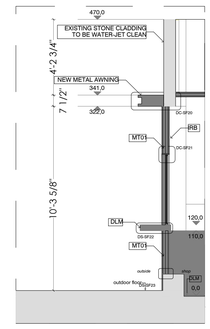
SHOPFRONT 1 SECTION B
[SCALE 1/4"=1']



SHOPFRONT 1 SECTION C
[SCALE 1/4"=1']



SHOPFRONT 1 SECTION D
[SCALE 1/4"=1']



SHOPFRONT 1 SECTION E
[SCALE 1/4"=1']

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150 SE 2nd Av STE 300
Miami, FL 33131
(T) +1 305 371 5546
(Fax: +1 305 371 4554)
www.th3standard.com

ARCHITECT OF RECORD:
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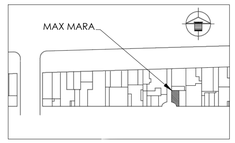
REGISTERED ARCHITECT
CYNTHIA M. ENG
031102
STATE OF NEW YORK
10.12.23

ENGINEER OF RECORD:

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X	DATE	REVISION



MaxMara

PROJECT LOCATION:
2102 NORTHERN BLVD.
AMERICANA MANHASSET
NY 11030, UNITED STATES

SPACE NO. -

AREA: GF=2412 ft² - BOH=2260ft²

SHEET TITLE:

STOREFRONT ELEVATIONS

PROJECT NO. -

SCALE: AS SHOWN

DRAWN BY: MM

REVIEWED BY: ED

SHEET NO.

A301

#21492



EXTERIOR ELEVATION SOUTH
SCALE: 3/16" = 1'-0"

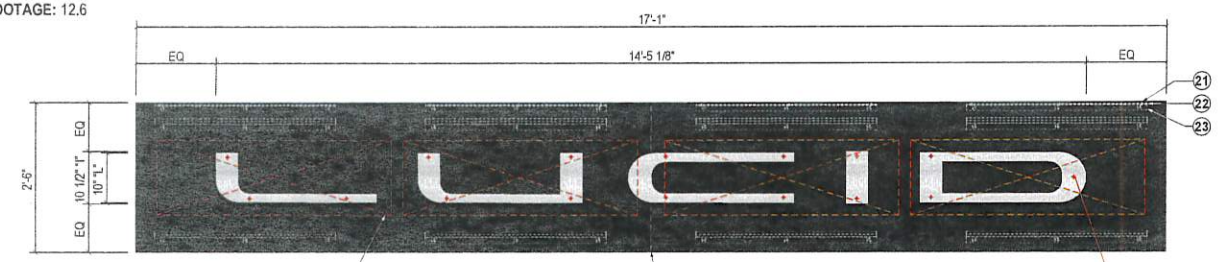
Drawings for LL Approval and permitting only. Final approvals required after city permitting comments are incorporated.

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 284699-R1 DATE: 04.27.23 DESIGNER: A. McKinney SALES REP: R. Jensky PROJ MGR: A. Siemiawsk	REV 1 — DATE 05.25.23 — BY WAM — DESCRIPTION REVISE SCOPE, ADD NOTE	CLIENT APPROVAL DATE LANDLORD APPROVAL DATE	LUCID	LUCID MOTORS Studio at the Gate at Manhasset 1950 Northern Boulevard Space #C-1 Manhasset, NY 11030	SHEET NUMBER 3.0

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WS.1 SIDE-LIT CHANNEL LETTERS (QTY 1) - EXTERIOR

SQUARE FOOTAGE: 12.6



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

SEAM IN METAL FASCIA PANELS TO BE FILLED AND SANDED SMOOTH

ATTACHMENT LOCATIONS, TYP



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

NOTE: DIRECTION OF GRAIN TO BE **VERTICAL**, ALL LETTERS

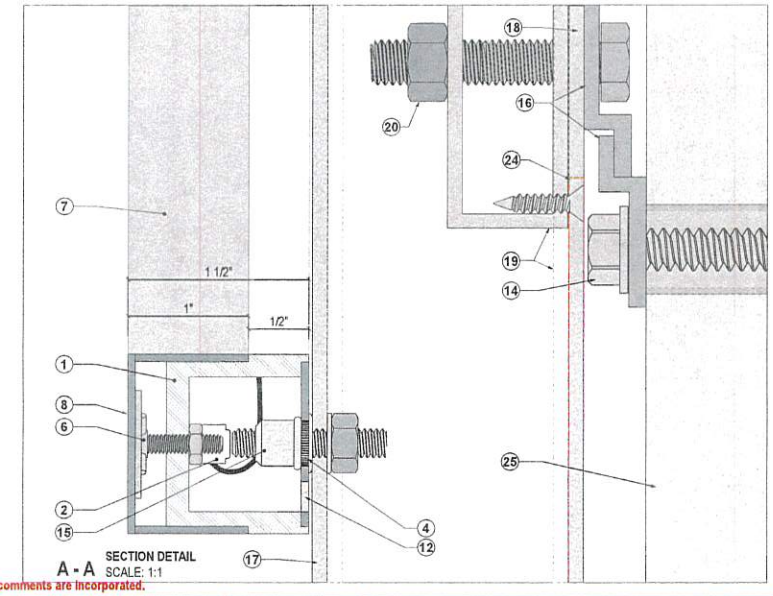
SPECIFICATIONS
1. 1.18" TH. WHITE ACRYLIC #7328; ROUTED CAVITY TO ALLOW ROOM FOR FASTENERS, LED MODULES
2. SLOAN LED PRISM NANO LED MODULES 5000K
3. FLAT HEAD ATTACHMENT SCREWS INTO ACRYLIC
4. .063" ALUMINUM BACKS
5. LOW VOLTAGE (SECONDARY) WIRING TO POWER SUPPLY
6. GLUE PAD WITH 8-32 THREADED STUD ATTACH TO BACK OF FACE
7. 16GA STAINLESS STEELRETURNS 1" DEPTH M-2; RETURNS GLUED TO FACES FROM INSIDE
8. 16GA STAINLESS STEEL FACES M-2
9. LED POWER SUPPLY INSIDE POWER SUPPLY BOX
10. TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
11. LED POWER SUPPLY ON 1/2" STANDOFF FROM BOTTOM OF POWER SUPPLY BOX
12. 1/4"Ø WEEP HOLES AT BACKS OF LETTERS (FOR EXTERIOR APPLICATIONS ONLY)
13. TRANSFORMER BOXES
14. 3/8"Ø TEK SCREWS WITH COMPRESSION SLEEVES INTO METAL STUDS. MUST BE VERIFIED
15. 1/4" RIVET NUT
16. FABRICATED ALUMINUM CLEAT MOUNTING SYSTEM (NO VISIBLE FASTENERS)
17. .125" ALUMINUM FACE OF BACKER CABINET P-2
18. .125" ALUMINUM SIGN BACK P-2
19. 1" X 2" ALUMINUM RECT TUBE FRAMING OF BACKER CABINET
20. 3/8"Ø ATTACHMENT HARDWARE: 3/8"Ø THRU-BOLT, 3/8" CAPTIVE NUT WITHIN BACKER CABINET
21. 1/4-20 SOCKET HEAD CAP SCREW (92196A542)
22. .188" THICK ALUMINUM MOUNTING TAB WELDED TO BACKSIDE OF BACKGROUND
23. .125" BRAKE FORMED ALUMINUM CLIP WITH 1/4-20 TAPPED THREADS
24. REMOVBLE ACCESS PANELS ON BACKSIDE OF BACKGROUND PANEL FOR ACCESS TO INSTALLATION HARDWARE AND ELECTRICAL WHIPS DURING INSTALL
25. 2" THICK EIFS OVER DENSGLAS ON METAL STUD WALL. WALL DETAILS MUST BE VERIFIED

NOTES:
- ETL, MANUFACTURER & VOLTAGE/AMPERAGE TAGS ON TOP OF LETTER, ON METAL RETURN
- TYPICAL ELECTRICAL LEAD / WHIP LENGTH IS 6'-0"
- VOLTAGE: 120V

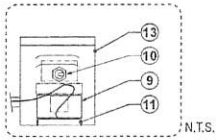
COLORS/FINISHES

M-2 STAINLESS STEEL, #6 FINISH - NOTE: DIRECTION OF GRAIN TO BE **VERTICAL**, ALL LETTERS

P-2 MP JET BLACK TO MATCH "LUCID BLACK" IGP DURA XAL 4201A90050A10

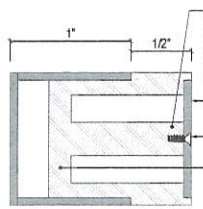


SECTION DETAIL
SCALE: 1:1

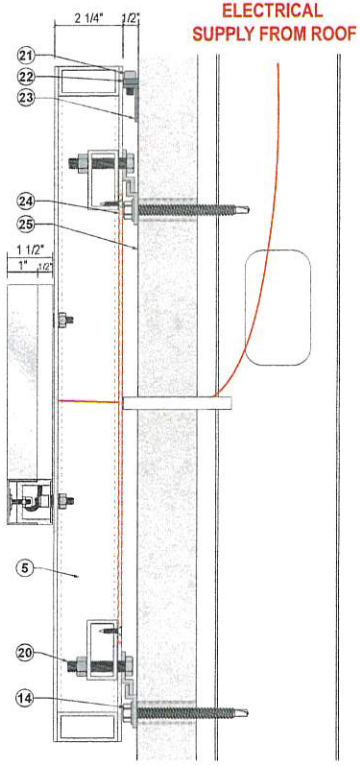


N.T.S.

ELECTRICAL TO BE COORDINATED WITH G.C.



ATTACHMENT DETAIL @ LETTER BACK / ACRYLIC
SCALE: 1:1



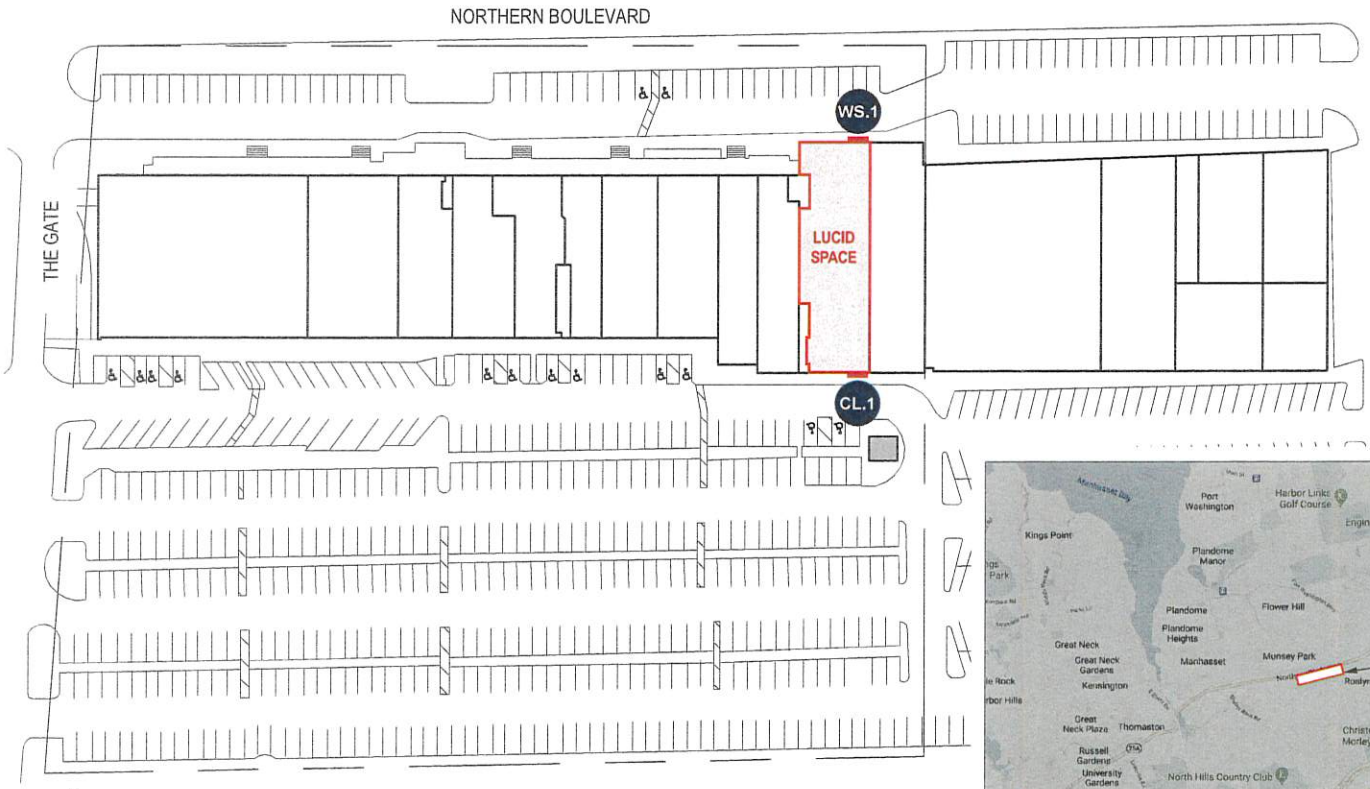
SECTION DETAIL
SCALE: 3"=1'-0"

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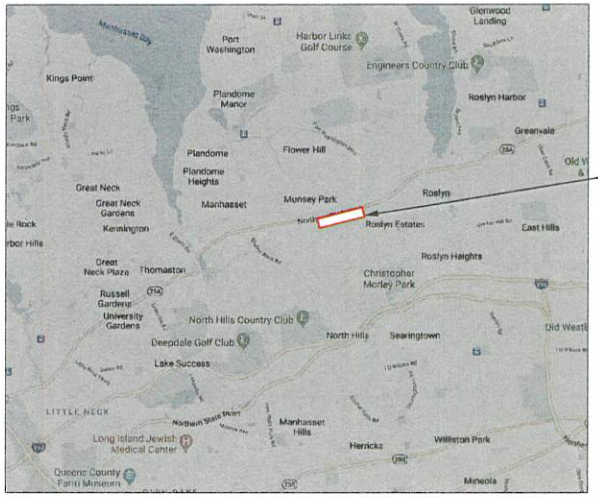
JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: **284699-R1** DATE 04.27.23 DESIGNER A. McKinney SALES REP R. Jensky PROJ MGR A. Siemiawsk	REV. 1 — DATE 05.25.23 — BY WAM — DESCRIPTION REVISE SCOPE; ADD NOTE	CLIENT APPROVAL DATE LANDLORD APPROVAL DATE
LUCID	LUCID MOTORS Studio at the Gate at Manhasset 1950 Northern Boulevard Space #C-1 Manhasset, NY 11030	SHEET NUMBER **4.0**	

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SITE PLAN



SITE PLAN
NOT TO SCALE



VICINITY PLAN
NOT TO SCALE

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JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 284699-R1 DATE: 04.27.23 DESIGNER: A. McKinney SALES REP: R. Jensky PROJ MGR: A. Siemiawsk	REV. / DATE / BY / DESCRIPTION 1 / 05.25.23 / WAM / REVISE SCOPE; ADD NOTE	CLIENT APPROVAL / DATE LANDLORD APPROVAL / DATE
LUCID	LUCID MOTORS Studio at the Gate at Manhasset 1950 Northern Boulevard Space #C-1 Manhasset, NY 11030	SHEET NUMBER 0.0	

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LEGALIZE & MAINTAIN EXISTING INTERIOR ALTERATIONS

BAGEL BOSS

400 WILLIS AVE. • ROSLYN HEIGHTS,• NEW YORK 11577

#21493

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE APPLICABLE PROVISIONS OF OSHA AND THE LATEST EDITION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, THE NEW YORK STATE ENERGY AND CONSERVATION CODE, THE ADA AND THE TOWN AND/ OR VILLAGE CODE. ALL REQUIREMENTS OF THE CODES SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR, OR SHOWN ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY THE CODE
2. THE CONTRACTOR SHALL OBTAIN AND BEAR THE COST OF ALL REQUIRED LICENSES, INSURANCES, APPROVALS AND INSPECTIONS INCLUDING, BUT NOT LIMITED TO A CERTIFICATE OF OCCUPANCY AND BUILDING PERMIT
3. COPIES OF ALL NECESSARY PERMITS, LICENSES AND CERTIFICATES SHALL BE DELIVERED TO THE LANDLORD AND A COPY OF THE SAME SHALL BE POSTED IN A PROMINENT PLACE WITHIN THE DEMISED PREMISES PRIOR TO THE COMMENCEMENT OF THE WORK.
4. ALL THE WORK OF THIS CONTRACT SHALL BE COMPLETED IN ACCORDANCE WITH THE ATTACHED DRAWINGS AND THE PLANS APPROVED BY THE BLDG. DEPT. & LANDLORD. CONTRACTOR SHALL OBTAIN A COPY OF AND ABIDE BY ALL LANDLORD RULES AND REGULATIONS GOVERNING THE CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND THE DRAWINGS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS. DO NOT SCALE DRAWINGS.
6. THE CONTRACTOR SHALL COORDINATE THE WORK OF THIS CONTRACT TO AVOID ANY INTERFERENCE OR CONFLICT WITH THE WORK BEING PERFORMED BY THE LANDLORD OR BY ANY OTHER CONTRACTORS WITHIN THE DEMISED PREMISES OR WITHIN ADJOINING AREAS.
7. PUBLIC AREAS AND CORRIDORS OF THE LANDLORD SHALL NOT BE USED FOR CONSTRUCTION NOR STORAGE PURPOSES.
8. THE CONTRACTOR SHALL COORDINATE WITH THE LANDLORD REGARDING DELIVERY AND REMOVAL OF MATERIALS, EQUIPMENT, ETC... TO AND FROM THE DEMISED PREMISES.
9. REMOVAL OF TRASH AND DEBRIS SHALL BE IN ACCORDANCE WITH LANDLORD REQUIREMENTS.
10. THE CONTRACTOR SHALL KEEP ONE COPY OF ALL DRAWINGS AND SPECIFICATIONS AND APPROVED SHOP DRAWINGS AT THE SITE, IN GOOD ORDER, AVAILABLE TO THE OWNER'S REPRESENTATIVES, ARCHITECT, ETC..
11. THE FOREMAN SHALL COORDINATE THE WORK OF THE SUBTRADES WITH THE WORK OF THE TRADES UNDER CONTRACT DIRECTLY WITH THE OWNER NAMELY SECURITY & TELEPHONE
12. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS, FIXTURES, ETC. IN THE DEMISED PREMISES FROM LOSS OR DAMAGE FROM ANY CAUSE.
13. ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE BY DULY LICENSED ELECTRICIANS AND IN ACCORDANCE WITH LOCAL CODES.
14. PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING PLUMBING CODE AND BY LISCENSED PLUMBERS AND IN ACCORDANCE WITH ALL LOCAL CODES.
15. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL LAMPS IN LIGHT FIXTURES AS INDICATED ON THE DRAWINGS AND SHALL GUARANTEE THEM FOR A PERIOD OF 30 DAYS FROM THE DATE THE OFFICE FIRST OPEN FOR BUSINESS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITY CONNECTIONS AND PAYMENT OF UTILITY CHARGES PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
17. THE CONTRACTOR SHALL LOCATE TWO (2) TEMPORARY FIRE EXTINGUISHERS IN THE DEMISED PREMISES DURING CONSTRUCTION AND UPON THE COMPLETION OF THE CONTRACT SHALL PROVIDE (2) NEW FIRE EXTINGUISHERS OR AS REQUIRED BY THE FIRE MARSHAL. NEW FIRE EXTINGUISHERS SHALL BE 40A 10 BC RATED.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ANY ROOFING WORK REQUIRED AND SHALL ENGAGE A ROOFING CONTRACTOR RECOMMENDED BY THE LANDLORD.
19. THIS SET OF CONSTRUCTION DRAWINGS WITH ITS ACCOMPANYING SPECIFICATIONS TOGETHER WITH AIA DOCUMENTATION A101, OWNER-CONTRACTOR AGREEMENT, AND AIA DOCUMENT A201, GENERAL CONDITIONS, SHALL CONSTITUTE THE CONTRACT DOCUMENTS FOR CONSTRUCTION.
20. SAMPLES OF ALL FINISHES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF THE WORK.
21. CONTRACTOR TO COMPLETELY INSPECT SITE CONDITIONS PRIOR TO SUBMITTING A BID PRICE. ANY OMISSION OR OVERSIGHT ON THE PART OF THE CONTRACTOR WILL NOT BE CONSIDERED SUFFICIENT GROUNDS TO JUSTIFY ADDITIONAL COMPENSATION. SUBMISSION OF A BID BY THE CONTRACTOR SHALL BE CONSIDERED AS ACKNOWLEDGMENT THAT ALL CONDITIONS RELEVANT TO THE JOB SITE ARE FULLY KNOWN TO HIM.
22. CONTRACTOR SHALL KEEP THE SITE & PREMISES FREE OF ACCUMULATED DEBRIS DURING CONSTRUCTION. LEGALLY DISPOSE OF ALL DEBRIS. EACH CONT. IS RESPONSIBLE FOR HIS OWN GARBAGE - DAILY CLEAN-UP IS REQUIRED
23. THE CONTRACTOR SHALL PURCHASE AND PAY THE COST OF INSURANCE COVERAGE FOR THE BENEFIT OF THE OWNER AND THE LANDLORD WITH LIMITS AS ESTABLISHED BY THE ACCOMPANYING SPECS, OR AS REQ'D BY LANDLORD OR OWNER, WHICHEVER IS GREATER.
24. THE CONTRACTOR SHALL VERIFY INSURANCE REQUIREMENTS WITH THE LANDLORD, THE OWNER AND THE TOWN & SHALL PROVIDE ALL NECESSARY INSURANCE GOVERAGE. COPIES OF INSURANCE CERTIFICATES SHALL BE SENT TO THE OWNER AND LANDLORD
25. AT THE TIME OF EACH INCREMENTAL CONTRUCTION PAYMENT RECEIVED, THE CONTRACTOR SHALL PROVIDE A LIEN WAIVER IN THAT AMOUNT TO THE OWNER. ADDITIONAL PROGRESS PAYMENTS WILL BE SUBJECT TO THE RECEIPT OF SAID DOCUMENTS. AT THE COMPLETION OF THE WORK A LIEN WAIVER FOR THE ENTIRE AMOUNT WITH GENERAL CONTRACTORS AND SUB-CONTRACTORS FULL RELEASE OF LIENS SHALL BE PROVIDED PRIOR TO FINAL PAYMENT. ALL LIEN WAIVER DOCUMENTS SHALL BE IN COMPLETE COMFORMANCE WITH ALL LOCAL AND GOVERNMENTAL AGENCIES AND SHALL BE BINDING LEGAL INSTRUMENTS.
26. AT ALL TIMES THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY MEASURES AND THE CONDITION OF THE JOB SITE, INCLUDING BUT NOT LIMITED TO BARRICADES, FENCES, DUST BARRIERS, TEMPORARY LIGHTING AND INDEPENDENT ENGINEERING REVIEWS OF THETECT CONDITIONS AS REQUIRED TO PROTECT PERSONS AND PROPERTY FROM ACCIDENTAL INJURY OR DAMAGEAND DISTURBANCE. THE ARCHITECTS OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
27. ALL MATERIALS FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM ALL DEFECTS. SHOULD DEFECTS DEVELOP DURING THE GUARANTEE PERIOD, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS AT NO COST TO THE OWNER.
28. THE CONTRACTOR SHALL PROVIDE NON COMBUSTIBLE "IN CEILING" AND "IN WALL" FRAMING OR BLOCKING AS REQUIRED TO SUPPORT ALL SHELVES, FASCIAS, SOFFITS, ETC., ONLY CODE APPROVED MATERIALS SHALL BE PERMITTED. ALL WOOD FRAMING AND BLOCKING SHALL BEAR MILL STAMP STATING IT IS FIRE RETARDANT.
29. CONTRACTOR SHALL PROVIDE ARCHITECT AND OWNER WITH A PROGRESS SCHEDULE FOR THE PROJECT PRIOR TO THE START OF CONSTRUCTION.
30. THE CONTRACTOR SHALL HAVE A FOREMAN IN CHARGE OF THE JOB. THE FOREMAN SHALL BE ON THE JOB EACH DAY TO PLAN THE SEQUENCE AND PROGRESS OF THE WORK, LAYOUT AND DIRECT THE WORK, CALL FOR INSPECTIONS, REPORT ANY IRREGULARITIES TO THE ARCHITECT, REPORT ON THE PROGRESS OF OPERATIONS, AND MAINTAIN THE CONSTRUCTION SCHEDULE.
31. UPON COMPLETION OF THE JOB THE PREMISES SHALL BE CLEANED AND SWEPT, AND WINDOWS SHALL BE WASHED. ALL TOOLS, MACHINERY, EQUIPMENT AND THE MATERIALS SHALL BE REMOVED FROM THE SITE AND SURROUNDING PREMISES SHALL BE LEFT IN A NEAT AND ORDERLY MANNER.
32. 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 THE OWNER OPENS FOR BUSINESS.
33. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE G.C. RESPONSIBILITIES UNDER THE CONTRACT FOR CONSTRUCTION.
34. ALL REQUIREMENTS AND REGULATIONS PERTAINING TO THE HANDICAPPED AND OSHA MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY AND SEPARATLY IN EITHER THE DRAWINGS OR THE SPECIFICATIONS
35. THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
36. THE CONTRACTOR SHALL COORDINATE THE WORK OF THIS CONTRACT TO AVOID ANY INTERFERENCE OR CONFLICT WITH THE WORK BEING PERFORMED BY THE OWNER OR LANDLORD BY ANY OTHER CONTRACTORS WITHIN THE JOB SITE OR PREMISES OR WITHIN ADJOINING AREAS.
37. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT HIS WRITTEN AUTHORIZATION.
38. THE CONTRACTOR SHALL PROVIDE AN ON SITE CONSTRUCTION OFFICE WHICH SHALL SERVE THE NEEDS OF ALL THE CONTRACTORS. A TELEPHONE AND FAX WILL BE LOCATED IN THE OFFIC BY THE CONTRACTOR.
39. WHERE ANY ARTICLE OF THE AIA GENERAL CONDITIONS IS SUPPLEMENTED HEREIN, THE AIA PROVISIONS FOR SUCH ARTICLE SHALL REMAIN IN EFFECT.
40. THE CONTRACTOR SHALL BASE HIS BIDS ON THE NAME OR MAKE OF ANY ARTICLE, DEVICE, MATERIAL, FORM OF CONSTRUCTION, FIXTURE, ETC., NAMED IN THE SPECIFICATIONS UNLESS THE TERM "OR EQUAL" IS USED.
41. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S OR ENGINEER'S APPROVAL FOR ALL SPECIALTY WORK WORK WHICH SHALL INCLUDE, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, SPRINKLER, MILLWORK, SPECIALTY ITEMS, ETC., AND ALL OTHER ITEMS ON THEATTACHED DRAWINGS THAT REQUIRE SHOP DRAWINGS
42. THE CONTRACTOR SHALL NEATLY PERFORM ALL REQUIRED CUTTING, PATCHING, AND REPAIRING, BY MECHANICS SKILLED IN THEIR TRADES. WORK THAT MAY BE CUT, DAMAGED, DISTURBED OR OTHERWISE INTERFERED WITH DURING PROGRESS OF THE WORK OF VARIOUS TRADES SHALL BE FULLY, PROPERLY, CAREFULLY REPAIRED, AND MADE "LIKE NEW" TO THE SATISFACTION OF THE ARCHITECT AND SHALL MATCH SIMILAR EXISTING ADJOINING WORK.
43. CUT, PATCHED OR ALTERED STRUCTURAL FRAMING, OR OTHER MATERIALS PROVIDING STRUCTURAL SUPPORT, SHALL BE PROPERLY BRACED AND SHORED THROUGHOUT THE ENTIRE CONSTRUCTION OPERATION.
44. THE CONTRACTOR SHALL PERFORM ALL OF HIS CUTTING TO LIMITS AS PRESCRIBED BY THE LANDLORD. ALL PATCHING SHALL BE PERFORMED BY THE CONTRACTOR.
45. CONSTRUCTION WORK WILL NOT BLOCK PATHWAYS OF MEANS OF EGRESS
46. CONTRACTOR SHALL REFER TO GENERAL NOTES AS DESCRIBED ON EACH DRAWING SHEET AND INCORPORATE AS PART OF THIS SCOPE OF WORK.
47. ABSOLUTLEY NO SUBSTITUTIONS WILL BE ALLOWED, UNLESS APPROVED BY THE ARCHITECT IN WRITING.
48. ALL MATERIALS USED IN THE CONSTRUCTION MUST BE ASBESTOS FREE
49. AT ALL THRESHOLDS THE FLOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
50. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2" LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING DOORS WHERE FIRE DOORS ARE REQUIRED. THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY NOT EXCEED 15 LBS.
51. CONTRACTOR TO COORDINATE ARCHITECTURAL PLANS WITH ALL ENGINEERING PLANS AND NOTIFY ARCHITECT OF ANY DISCREPENCIES IMMEDIATELY IN WRITING.
52. AT PROJECT START AND AGAIN AT TURNOVER, G.C. WILL SUPPLY THE OWNER TWO COPIES OF A CURRENT SUBCONTRACTOR LIST. SUCH A LIST SHALL INCLUDE CONTRACTOR NAME, ADDRESS, WORK PERFORMANCE, CONTACT NAME, TELEPHONE, FAX AND CELL NUMBER.
53. PRIOR TO FINAL PAYMENT, G.C. WILL SUPPLY OWNER WITH TWO COPIES OF ALL EQUIPMENT MANUALS, INSTALLATION AND OPERATION INSTRUCTIONS AND PARTS MANUALS AS WELL AS FINAL LIEN WAIVERS FROM ALL SUBCONTRACTORS.
54. NO CONTRACTOR SHALL LEAVE THE JOB SITE AFTER HIS WORK HAS STARTED EACH DAY WITHOUT PRIOR NOTICE TO OWNER'S CONSTRUCTION MANAGER TO ENSURE PROPER COORDINATION OF EACH TRADE.
55. UNLESS OTHERWISE NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE
56. WHEREVER THE WORDS "OR EQUAL", "SIMILAR TO", "APPROVED", OR WORDS OF SIMILAR MEANING ARE MENTIONED, THEY SHALL MEAN THAT THE MATERIALS, APPLIANCES, PROGRESS OR WORKMANSHIP SHALL BE EQUAL IN THE OPINION OF THE ARCHITECT, AND HIS APPROVAL SHALL BE OBTAINED BEFORE ANY SUBSTITUTIONS ARE MADE.
57. CONTRACTOR SHALL VERIFY ALL CONDITIONS COVERING OR AFFECTING THE STRUCTURAL WORK. OBTAIN ALL DIMENSIONS TO ENSURE THE PROPER STRENGTH, FIT, AND LOCATION OF THE STRUCTURAL WORK; REPORT TO THE ARCHITECT AND ENGINEER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE NEW WORK. NOTIFY ARCHITECT OF ALL CHANGES.
58. THE GENERAL CONTRACTOR SHALL FULLY FURNISH ALL REQUIRED LABOR, MATERIALS, EQUIPMENT AND ANY OTHER ITEMS WHICH MAY BE DEEMED NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF ALL WORK SHOWN, CALLED FOR OR INFERRED BY THESE ACCOMPANYING DRAWINGS AND SPECIFICATIONS.
59. ALL REQUIREMENTS AND REGULATIONS PERTAINING TO THE HANDICAPPED AND OSHA MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY AND SEPARATLY IN EITHER THE DRAWINGS OR THE SPECIFICATIONS
60. THE CONTRACTOR SHALL COORDINATE THE WORK OF THE SUBTRADES WITH THE WORK OF THE TRADES UNDER CONTRACT DIRECTLY WITH THE OWNER
61. WHERE ANY ARTICLE OF THE AIA GENERAL CONDITIONS IS SUPPLEMENTED HEREIN, THE AIA PROVISIONS FOR SUCH ARTICLE SHALL REMAIN IN EFFECT.
62. THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO A PART OF THIS CONTRACT. INSPECT THOSE AREAS AND ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORD WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST.
63. THE CONTRACTOR SHALL BASE HIS BIDS ON THE NAME OR MAKE OF ANY ARTICLE, DEVICE, MATERIAL, FORM OF CONSTRUCTION, FIXTURE, ETC., NAMED IN THE SPECIFICATIONS UNLESS THE TERM "OR EQUAL" IS USED.

ENERGY CONSERV. NOTES

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
EFFECTIVE MAY 12, 2020

WALLS:
N/A, EXISTING

WINDOWS:
N/A, EXISTING

SKYLIGHTS:
N/A, DO NOT EXIST.

ROOF:
N/A, EXISTING

FLOOR:
N/A, EXISTING

MECHANICAL SYSTEMS:
ANY NEW MECHANICAL SYSTEMS IN CONNECTION WITH THIS WORK SHALL BE ENGINEERED, SPECIFIED AND INSTALLED PER NYS ENERGY CONSERVATION CODE REQUIREMENTS.

LIGHTING AND POWER:
ANY NEW LIGHTING AND POWER SYSTEMS IN CONNECTION WITH THIS WORK SHALL BE ENGINEERED, SPECIFIED AND INSTALLED PER NYS ENERGY CONSERVATION CODE REQUIREMENTS

STATEMENT OF COMPLIANCE:
THE PROPOSED ENVELOPE DESIGN REPRESENTED IN THESE DOCUMENTS IS CONSISTENT WITH THE BUILDING PLANS, SPECS AND OTHER CALCULATIONS SUBMITTED WITH THIS PERMIT APPLICATION.

TENANT SAFETY NOTES:

1. GENERAL: ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK BUILDING CODE, AND OTHER AGENCIES HAVING JURISDICTION.
2. STRUCTURAL: CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
3. FIRE SAFETY: ALL BUILDING MATERIALS TO BE STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND /OR GENERAL CONTRACTOR.
4. CONSTRUCTION WORK WILL BE CONFINED AS INDICATED ON PLANS AND WILL NOT CREATE DUST, DIRT OR OTHER INCONVENIENCES TO OTHER APARTMENT UNITS OR TENANTS WITHIN THE BUILDING.
5. CONSTRUCTION OPERATIONS WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF THE BUILDINGS.
6. CONSTRUCTION OPERATIONS WILL INVOLVE MINIMUM INTERRUPTION OF HEATING, WATER, AND ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
7. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS, 8AM TO 5PM, MONDAY THROUGH FRIDAY, EXCEPT LEGAL HOLIDAYS OR EXCEPT FOR EMERGENCY REPAIRS.
8. CONTRACTOR SHALL MAINTAIN A FLOOR LOAD SAFETY FACTOR AND SHALL NOT OVERLOAD ANY PART OF THE STRUCTURE.

NYS FIRE AND BUILDING CODE INFO.

2020 LATEST FIRE CODE AND BUILDING CODE OF NEW YORK STATE
EFFECTIVE MAY 12, 2020

APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANT'S EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANT'S CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANT'S CONTRACTOR(S).

CODE TYPE	CODE MODEL
BUILDING	2020 NEW YORK STATE BUILDING CODE
MECHANICAL	2020 NEW YORK STATE MECHANICAL CODE
ELECTRICAL	2020 NEW YORK STATE BUILDING CODE
FIRE/LIFE SAFETY	2020 NEW YORK STATE FIRE CODE
PLUMBING	2020 NEW YORK STATE PLUMBING CODE
ACCESSIBILITY	2020 NEW YORK STATE BUILDING CODE
EXISTING BUILDING	2020 NEW YORK STATE EXISTING BUILDING CODE
ENERGY CONSERVATION	2020 NEW YORK STATE ENERGY CONSERVATION CODE
FUEL / GAS	2020 NEW YORK STATE FUEL GAS CODE

THE FOLLOWING INFORM. HAS BEEN PROVIDED TO HIGHLIGHT SOME OF THE OF THE CODE REQUIREMENTS THE CONTRACTOR IS REQ'D TO DO WHATEVER IS NECESSARY TO MAKE THE FINAL CONSTRUCTION COMPLY WITH THESE AND ALL OTHER CODE REQUIREMENTS AND ALL OTHER INFORMATION ON THESE DWGS.

APPLICABLE SECTIONS OF SECTION 304

304.1 OCCUPANCY IS 'A-2' ASSEMBLY & 'B' BUSINESS

APPLICABLE SECTIONS OF SECTION 601

601 EXISTING BUILDING CONSTRUCTION TYPE IS TYPE III B

APPLICABLE SECTIONS OF SECTION 803: WALL AND CEILING FINISHES

803.5 TEXTILE WALL COVERINGS SHALL HAVE A CLASS 'A' MINIMUM RATING
803.1.B FLAME SPREAD RATINGS OF INTERIOR WALL & CEILING FINISHES CLASS 'C' MINIMUM RATING- SEE CHART ON SHEETS A-3.1

APPLICABLE SECTIONS OF SECTION 804: INTERIOR FLOOR FINISH

804.4.2 INTERIOR FLOOR FINISHES TO BE CLASS II MINIMUM

APPLICABLE SECTIONS OF SECTION 903: AUTOMATIC SPRINKLER SYSTEMS

903 A SPRINKLER SYSTEM SHALL BE INSTALLED- THE CONTRACTOR SHALL PROVIDE A NEW SPRINKLER SYSTEM AS REQUIRED TO CONFORM TO CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED ENGINEERED SPRINKLER DRAWINGS, COORDINATION OF WORK, INSTALLATION, FILING WITH THE FIRE MARSHALL, PERMIT COSTS, ETC. THE DESIGN MUST BE SIGNED OFF BY THE FIRE MARSHALL PRIOR TO THE COMMENCEMENT OF ANY WORK.

APPLICABLE SECTIONS OF SECTION 906: PORTABLE FIRE EXTINGUISHERS

906.1 FIRE EXTINGUISHERS ARE REQUIRED- SEE FLOOR PLAN FOR LOCATIONS - COORDINATE WITH FIRE MARSHALL'S OFFICE

APPLICABLE SECTIONS OF SECTION 907.1 FIRE ALARM AND DETECTION SYSTEMS

907 A NEW FIRE ALARM SYSTEM SHALL BE INSTALLED AS REQUIRED - THE OWNER'S FIRE ALARM CONTRACTOR SHALL PROVIDE A NEW FIRE ALARM SYSTEM AS REQUIRED TO CONFORM TO CODE. THE FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED ENGINEERED FIRE ALARM DRAWINGS, COORDINATION OF WORK, INSTALLATION, FILING WITH THE FIRE MARSHALL, PERMIT COSTS, ETC., THE DESIGN MUST BE SIGNED OFF BY THE FIRE MARSHALL PRIOR TO THE COMMENCEMENT OF ANY WORK

APPLICABLE SECTIONS OF SECTION 1004: OCCUPANT LOAD

1004.1 OCCUPANT LOAD FORMULA OF PROPOSED BUSINESS
AS PER DRAWING A-2.0
1004.5 NUMBERS BY TABLE

SEE DRAWING A-2.0 FOR RELATED CALCULATIONS
TOTAL NUMBER OF OCCUPANTS = 59 PERSONS

APPLICABLE SECTIONS OF SECTION 1005: MEANS OF EGRESS SIZING

1005.3.2 REQUIRED DOOR WIDTH PER OCCUPANT SERVED =
.20 INCHES PER OCCUPANT - 59 x .2 = 11.8 INCHES

1005.1.1 DOORS OPENING INTO EGRESS TRAVEL SHALL NOT REDUCE THE REQUIRED WIDTH TO LESS THAN HALF DURING COURSE OF SWING AND WHEN FULLY OPEN THE DOOR SHALL NOT PROJECT BY MORE THAN 7 INCHES INTO THE REQUIRED WIDTH

APPLICABLE SECTIONS OF SECTION 1008: MEANS OF EGRESS ILLUMINATION

1008.1 MEANS OF EGRESS ILLUMINATION, MAINTAIN ILLUMINATION AT ALL TIMES THE SPACE IS OCCUPIED
1. ILLUMINATION LEVEL SHALL COMPLY WITH SECTION 1008.2.1
2. EMERGENCY BACKUP BATTERY SHALL AUTOMATICALLY ILLUMINATE WHEN POWER IS INTERRUPTED, IN ADDITION EXITS AND EXIT PASSAGEWAYS, AND AREA ADJACENT TO EXTERIOR EXISTS SHALL BE ILLUMINATED.

APPLICABLE SECTIONS OF SECTION 1010: DOORS, GATES AND TURNSTILES

MIN DOOR WIDTH PER SECT. 1010.1.1 IS 32"
ACTUAL MIN. DOOR WIDTH IS 36" THEREFORE OK

APPLICABLE SECTIONS OF SECTION 1013: EXIT SIGNS

1013.1 EXIT SIGNS AT DOORS AND EXIT AREAS ARE REQUIRED, EXIT SIGNS TO BE PROVIDED AT ALL EXITS.
1. GRAPHICS OF EXITS SHALL COMPLY WITH 1013.6.1
2. EXIT SIGN ILLUMINATION SHALL COMPLY WITH SECTION 1013.6.2
1013.6.3 POWER SOURCE AT EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES, PROVIDED WITH 90 MIN. BATTERY BACKUP SYSTEM IN CASE OF POWER INTERRUPTION

APPLICABLE SECTIONS OF SECTION 1017: EXIT ACCESS TRAVEL DISTANCE

1017.2 MAX. TRAVEL DISTANCE PERMITTED = 250 FEET
ACTUAL MAX. TRAVEL DISTANCE FOR CELLAR = 84'-8"
ACTUAL MAX. TRAVEL DISTANCE FOR 'B' = 93'-6"

APPLICABLE SECTIONS OF SECTION 1104: ACCESSIBLE ROUTE

1104.1 EXISTING SITE ENTRY POINT DOES NOT CHANGE AS A RESULT OF THE PROPOSED ALTERATION/RENOVATION

APPLICABLE SECTIONS OF SECTION 1109: OTHER FEATURES AND FACILITIES

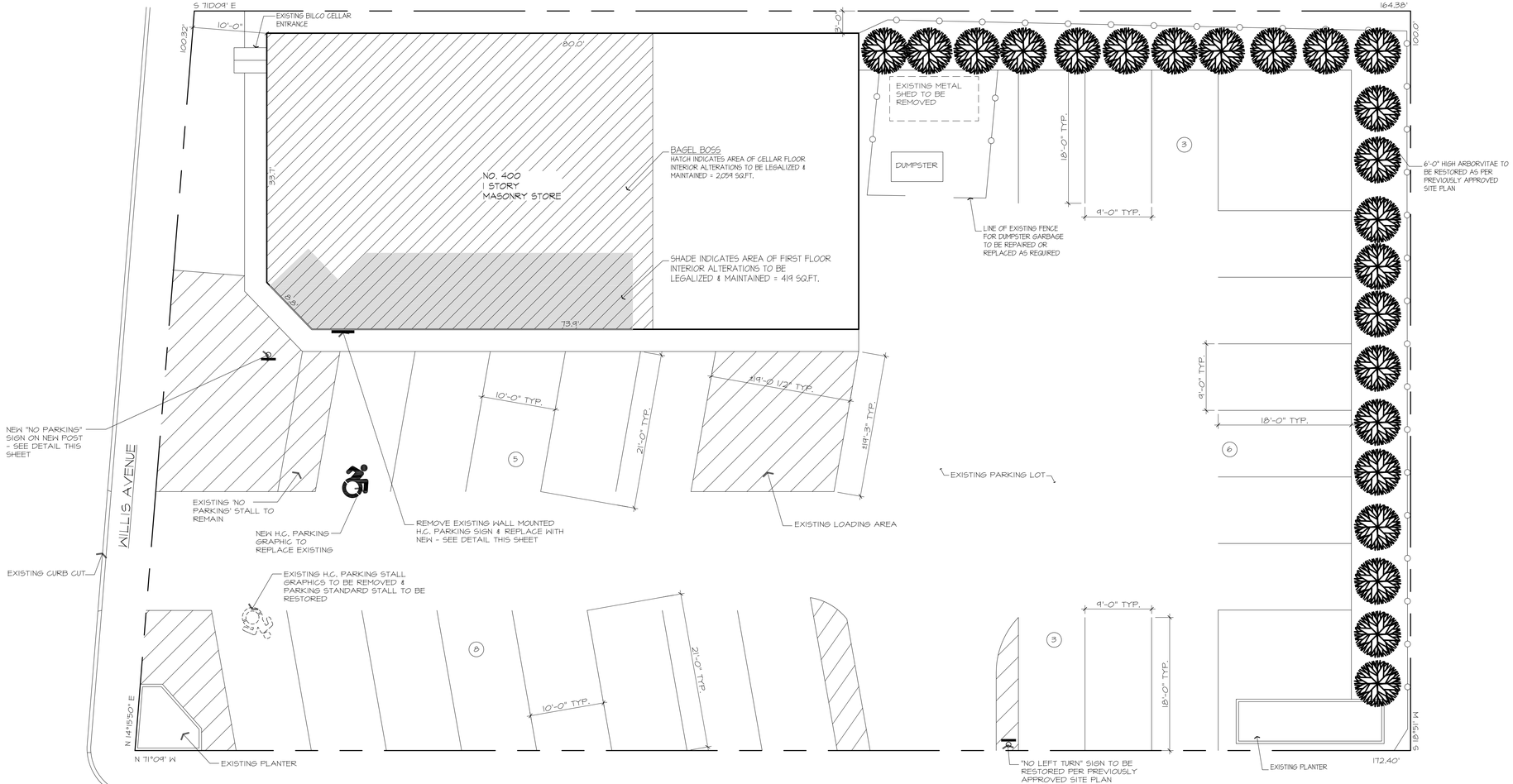
1109.2.1 TWO TOILET ROOMS EXISTS IN THE TENANT SPACE. SEE FLOOR PLAN

APPLICABLE SECTIONS OF SECTION 2902: MINIMUM PLUMBING FACILITIES

2902.1 TWO TOILET ROOMS, MOP SINK & 2 SINKS EXIST IN THE SPACE. - SEE FLOOR PLAN

APPLICABLE SECTIONS OF EXISTING BUILDING CODE OF NEW YORK STATE

301.5 ACCESSIBILITY SHALL COMPLY WITH THE 2009 EDITION OF ICC A117.1
604.1 CLASSIFICATION OF WORK IS 'ALTERATION LEVEL 3'
604.2 ALTERATION WORK SHALL COMPLY WITH CHAPTER 7, 8 & 9 OF EX. BUILDING CODE
702.1 INTERIOR FINISHES SHALL COMPLY WITH CHP. 8 OF NYS BLDG. CODE
702.2 CARPETING SHALL COMPLY WITH CHP. 8 OF NYS BLDG. CODE
702.6 ALL NEW WORK SHALL COMPLY W/ NFPA 70, THE BUILDING CODE OF NYS, ENERGY CONSERVATION CODE OF NYS, MECHANICAL CODE OF NYS AND THE PLUMBING CODE OF NYS
703.1 FIRE PROTECTION SHALL COMPLY WITH NYS BUILDING CODE
704.1 MEANS OF EGRESS SHALL COMPLY WITH CHP. 10 OF NYS BLDG. CODE
706.1 STRUCTURAL ALTERATIONS SHALL COMPLY WITH NYS BUILDING CODE
707.1 ALTERATIONS SHALL COMPLY WITH THE NYS ENERGY CONSERVATION CODE
708.1 SHALL COMPLY WITH THE NYS PLUMBING CODE
802.4 INTERIOR FINISHES SHALL COMPLY WITH CHP. 8 OF NYS BLDG. CODE
803.1 FIRE PROTECTION SHALL COMPLY WITH THE NYS BUILDING CODE
804.1 CARBON MONOXIDE DETECTION AND NOTIFICATION SHALL BE PROVIDED
805.1 MEANS OF EGRESS SHALL COMPLY WITH CHP. 10 OF NYS BLDG. CODE
806.1 STRUCTURAL ALTERATIONS SHALL COMPLY WITH NYS BLDG. CODE
807 ALL NEW ELECTRICAL WORK SHALL COMPLY WITH NFPA 70 AND THE BUILDING CODE OF NYS
808 ALL MECHANICAL WORK SHALL COMPLY WITH THE INTERNATIONAL MECHANICAL CODE
809 MINIMUM QUANTITY OF PLUMBING FIXTURES SHALL BE PROVIDED IN QUANTITIES SPECIFIED IN THE INTERNATIONAL PLUMBING CODE
810 ENERGY CONSERVATION SHALL COMPLY WITH THE INTERNATIONAL ENERGY CONSERVATION CODE
903.4 INTERIOR FINISHES SHALL COMPLY WITH CHP. 8 OF NYS BLDG. CODE
904.1 FIRE PROTECTION SHALL COMPLY WITH NYS BUILDING CODE
905.1 MEANS OF EGRESS SHALL COMPLY WITH CHP. 10 OF NYS BLDG CODE
906.1 STRUCTURAL ALTERATIONS SHALL COMPLY WITH NYS BLDG CODE
907.1 ENERGY CONSERVATION SHALL COMPLY WITH THE INTERNATIONAL ENERGY CONSERVATION CODE
1001.2.1 PROVISIONS OF SECTIONS 1002 THROUGH 1010 SHALL APPLY
1003.1 INTERIOR FINISHES SHALL COMPLY WITH SECTION 1011
1004.1 FIRE PROTECTION SHALL COMPLY WITH NYS BLDG. CODE
1005.1 MEANS OF EGRESS SHALL COMPLY WITH 1011
1006.1 STRUCTURAL ALTERATIONS SHALL COMPLY WITH NYS BLDG. CODE
1007 ALL NEW ELECTRICAL WORK SHALL COMPLY WITH NFPA 70 AND THE BUILDING CODE OF NYS
1008 ALL MECHANICAL WORK SHALL COMPLY WITH THE MECHANICAL CODE OF NYS
1009 MINIMUM QUANTITY OF PLUMBING FIXTURES SHALL BE PROVIDED IN QUANTITIES SPECIFIED IN THE INTERNATIONAL PLUMBING CODE
1009.1 INCREASED PLUMBING DEMAND SHALL COMPLY WITH THE NYS PLUMBING CODE
1009.2 ALL EXISTING SANITARY WASTE LINES ABOVE FOOD OR DRINK PREPARATION OR STORAGE AREAS SHALL BE PANNED OR OTHERWISE PROTECTED TO PREVENT LEAKING PIPES OR CONDENSATION FROM CONTAMINATING FOOD OR DRINK. NEW DRAINAGE LINES SHALL NOT BE INSTALLED ABOVE



1 SITE PLAN
A1.2 SCALE: 1/8" = 1'-0"

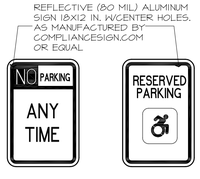
SITE PLAN INFORMATION HAS BEEN OBTAINED USING THE OWNER SUPPLIED SURVEY DATED APRIL 7, 1997 BY:

JOHN P. FERRANTELLO
FERRANTELLO GROUP, P.C.
12 W MALL, PLAINVIEW, NY 11803
PHONE: (516) 249-6363

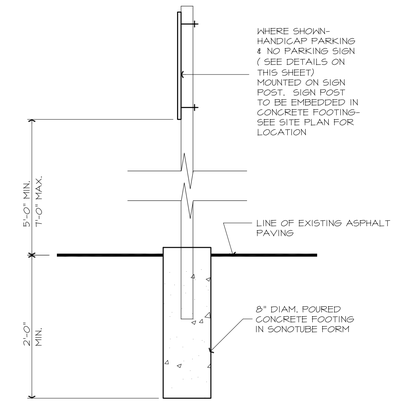
PARKING CALCULATIONS
EXISTING FIRST FLOOR = 3,182 SQ.FT.
EXISTING CELLAR FLOOR = 2,059 SQ.FT.

TOTAL FLOOR AREA = 5,241 SQ.FT

5,241 SQ.FT. / 80 = 66 SPACES REQUIRED
25 SPACES PROVIDED
41 SPACES DEFICIENT



2 PARKING SIGN DETAILS
A1.2 SCALE: 1" = 1'-0"



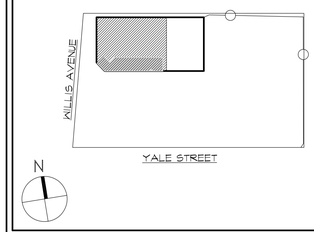
3 PARKING SIGN DETAILS
A1.2 SCALE: 1" = 1'-0"

NO.	DATE	REVISION
4	8-29-23	RE-ISSUED FOR BUILDING PERMIT
3	8-28-23	RE-ISSUED FOR BUILDING PERMIT
2	8-14-23	ISSUED FOR BUILDING PERMIT
1	8-9-23	ISSUED FOR OWNER'S REVIEW
NO.	DATE	ISSUED

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KEY PLAN



CONSULTANT

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ARCHITECTURE PLANNING INTERIORS
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P: 516 921 4447 • F: 516 921 5557
EMAIL: LGARCH@OPTONLINE.NET

PROJECT
LEGALIZE & MAINTAIN INTERIOR ALTERATIONS

BAGEL BOSS

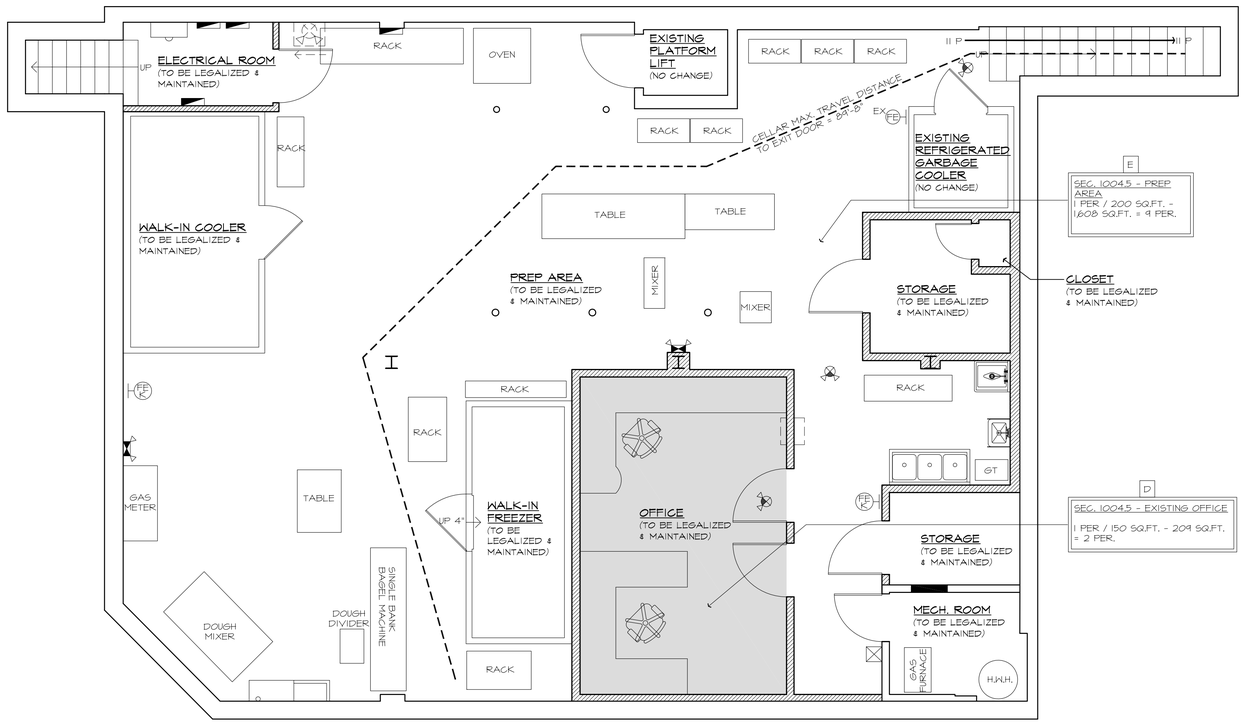
400 WILLIS AVENUE
ROSLYN HEIGHTS, NY 11577

DRAWING TITLE

SITE PLAN

DATE: AUGUST 9, 2023	DWN. BY: LG
JOB NO.: 23073	SCALE: AS SHOWN
SEAL	DWG. No. A-1.2





N

1 / A2.0 CELLAR EGRESS PLAN

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

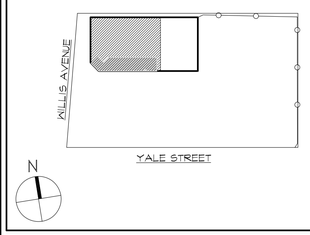
REFER TO SHEET A2.1 FOR EGRESS CALCULATIONS & LEGEND

NO.	DATE	REVISION
4	8-29-23	RE-ISSUED FOR BUILDING PERMIT
3	8-28-23	RE-ISSUED FOR BUILDING PERMIT
2	8-14-23	ISSUED FOR BUILDING PERMIT
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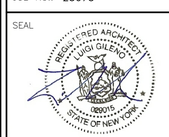
BAGEL BOSS

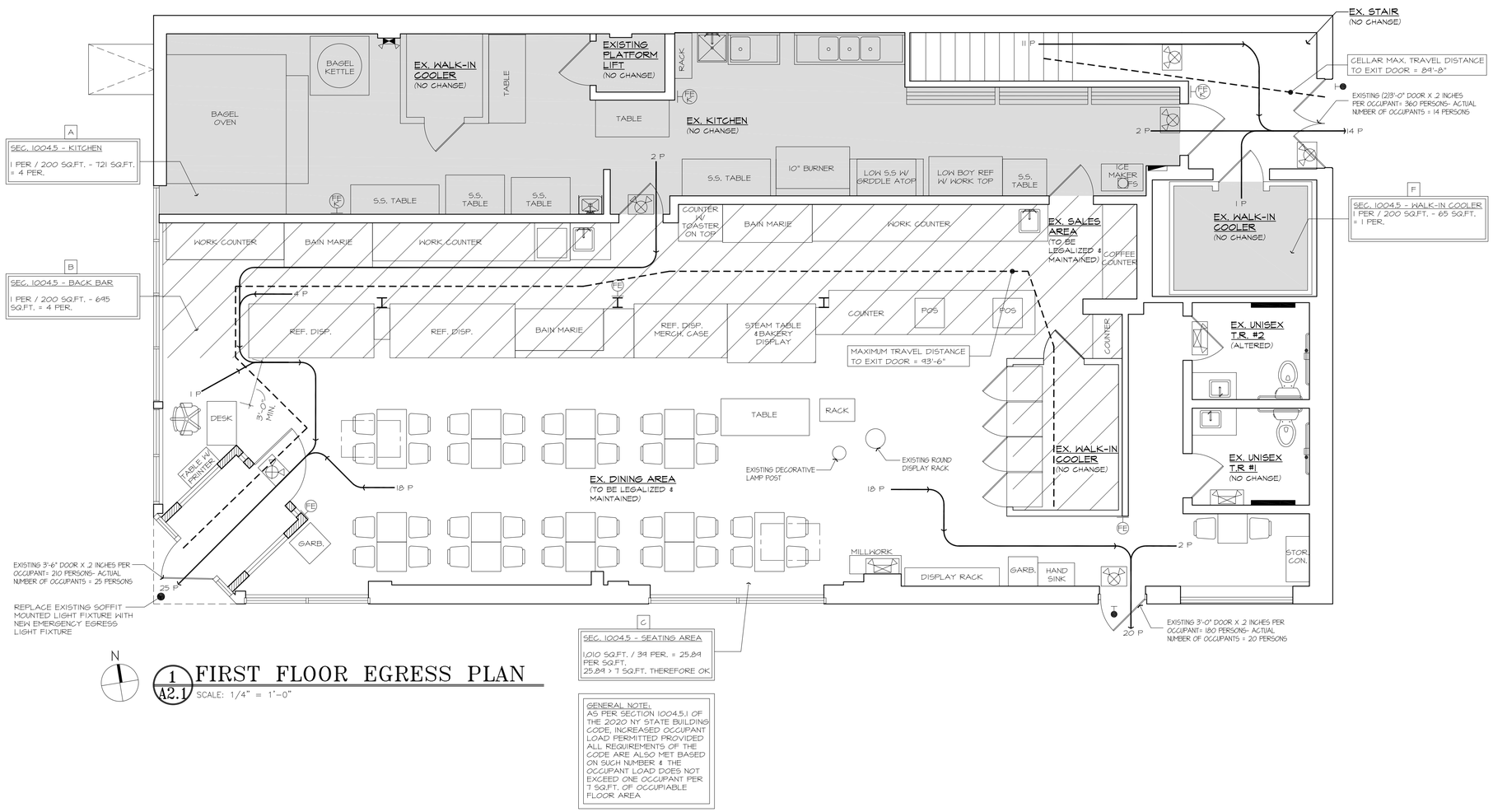
400 WILLIS AVENUE
ROSLYN HEIGHTS, NY 11577

DRAWING TITLE

CELLAR EGRESS PLAN

DATE: AUGUST 9, 2023	DWN. BY: LG
JOB NO.: 23073	SCALE: AS SHOWN
SEAL	DWG. No. A-2.0





N

1 A2.1 FIRST FLOOR EGRESS PLAN

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

'A-2' ASSEMBLY OCCUPANCY	
FIRST FLOOR:	
A- KITCHEN	4
B- BACK BAR	4
C- SEATING AREA	39
F- WALK-IN COOLER	1
FIRST FLOOR OCCUPANT LOAD:	48
CELLAR:	
E- PREP AREA	9
D- EXISTING OFFICE	2
CELLAR FLOOR OCCUPANT LOAD:	11
TOTAL BUILDING OCCUPANCY:	59

LEGEND

- EXISTING EMERGENCY EXIT SIGN W/ EMERGENCY EXIT LIGHTS W/ BATTERY BACK-UP FOR MEANS OF EGRESS
- EXISTING WALL MOUNTED EMERGENCY EXIT LIGHTS WITH BATTERY BACK-UP FOR MEANS OF EGRESS ILLUMINATION
- NEW ILLUMINATED SINGLE FACED EMERGENCY EXIT SIGN & EMERGENCY LIGHTS W/ BATTERY BACK-UP FOR MEANS OF EGRESS ILLUMINATION
- NEW WALL MOUNTED EMERGENCY EXIT LIGHTS WITH BATTERY BACK-UP FOR MEANS OF EGRESS ILLUMINATION - SEE CEILING PLAN FOR MORE INFORMATION
- NEW EXTERIOR EMERGENCY EXIT LIGHT WITH BATTERY BACK-UP
- EXISTING RECESSED LIGHT FIXTURE TO BE REPLACED WITH NEW EMERGENCY EXIT LIGHT WITH BATTERY BACK-UP
- FE — NEW FIRE EXTINGUISHER LARSEN MANUF. CO. MODEL #MP10 (10 LBS. ABC TYPE)
- FE K — NEW FIRE EXTINGUISHER LARSEN MANUF. CO. MODEL #WC2½ (2½ GAL. K TYPE)
- FE EX — EXISTING FIRE EXTINGUISHER

MINIMUM NUMBER OF PLUMBING FIXTURES REQ'D

OCCUPANCY: A-2 / 59 PERSONS (30 MALE / 29 FEMALE)

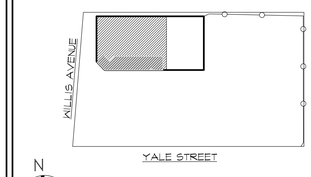
WATER CLOSETS				LAVATORIES				DRINKING FOUNTAIN		OTHER	
REQUIRED		PROVIDED		REQUIRED		PROVIDED		REQUIRED	PROVIDED	REQUIRED	PROVIDED
MALE	FEM.	MALE	FEM.	MALE	FEM.	MALE	FEM.				
1 PER 75 =1	1 PER 75 =1	1 WC	1 WC	1 PER 200 =1	1 PER 200 =1	1	1	1/500	WATER PROVIDED FREE OF CHARGE	1 SERVICE SINK	1 SERVICE SINK PROVIDED

NO.	DATE	REVISION
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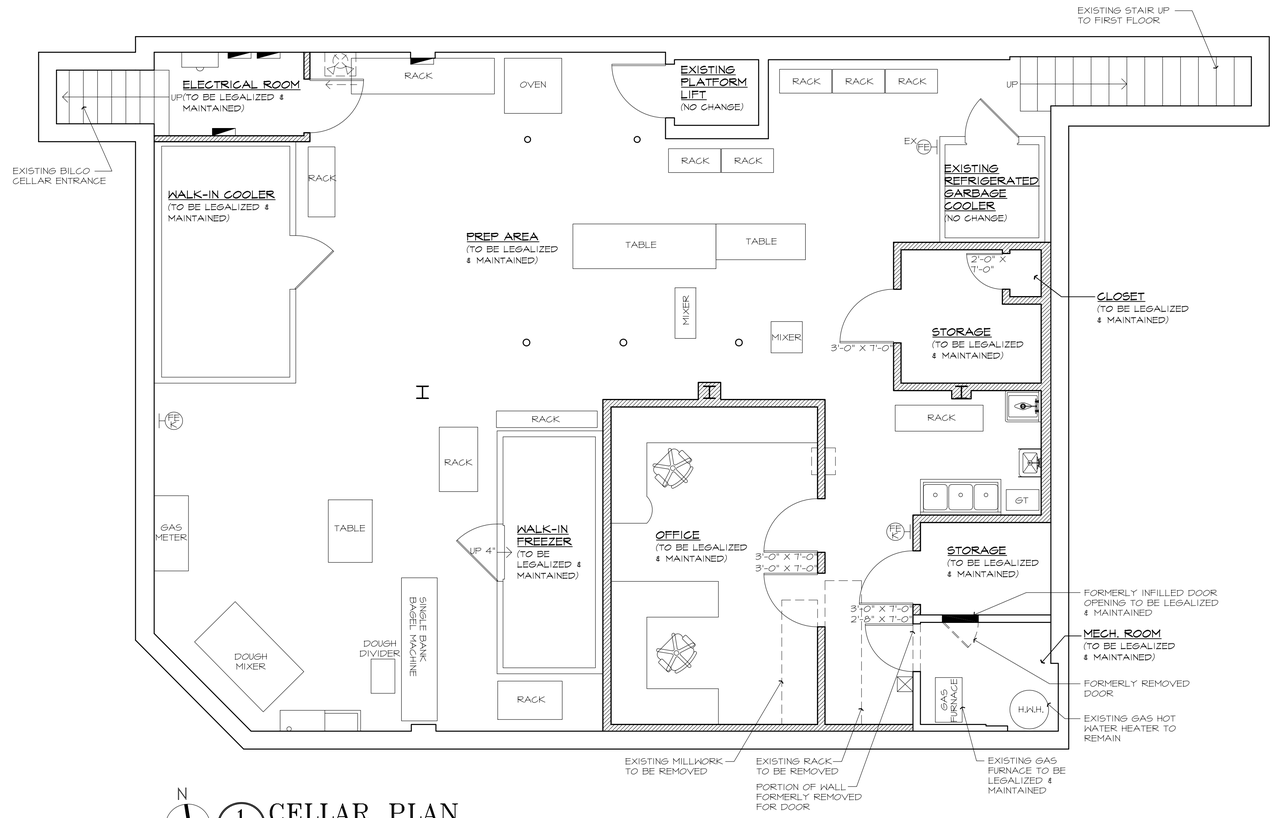
400 WILLIS AVENUE
ROSLYN HEIGHTS, NY 11577

DRAWING TITLE

FIRST FLOOR EGRESS PLAN

DATE: AUGUST 9, 2023	DWN. BY: LG
JOB NO.: 23073	SCALE: AS SHOWN
SEAL	DWG. No. A-2.1

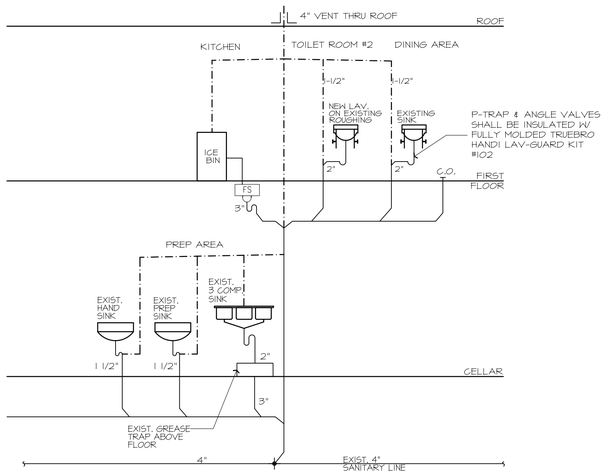




N

1 A3.0 CELLAR PLAN

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

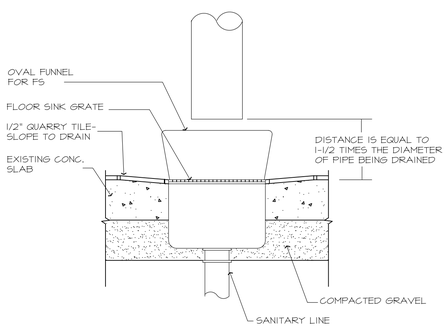


NOTES:

1. CONTRACTOR SHALL TAKE EXTREME CARE IN VERIFYING ALL PLUMBING REQUIREMENTS FOR ALL FOOD SERVICE EQUIPMENT, ETC. WITH OWNER AND SHALL PROVIDE ALL NECESSARY AND PLUMBING AS IF NOTED ON PLAN. CONTRACTOR SHALL VERIFY ALL QUANTITIES, LOCATIONS, ETC AND SHALL COORDINATE ALL WORK.
2. ALL FLOOR DRAINS SHALL BE SELF-PRIMING.
3. PROVIDE CLEANOUTS AS REQUIRED, ALL CLEANOUTS SHALL BE MADE ACCESSIBLE.
4. ALL HW & CW LINES TO BE COPPER WITH .005% MAX. LEAD SOLDER CONTENT.
5. INSULATE HW & CW LINES WITH ARMOR FLEX PIPE INSULATION
6. ALL WASTE AND WATER LINES TO BE CONCEALED INSIDE WALLS ABOVE CEILING OR BELOW FLOORS.

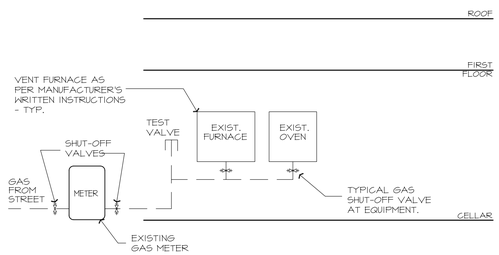
2 A3.0 PLUMBING RISER DIAGRAM

SCALE: N.T.S.



3 A3.0 INDIRECT DRAIN DETAIL

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

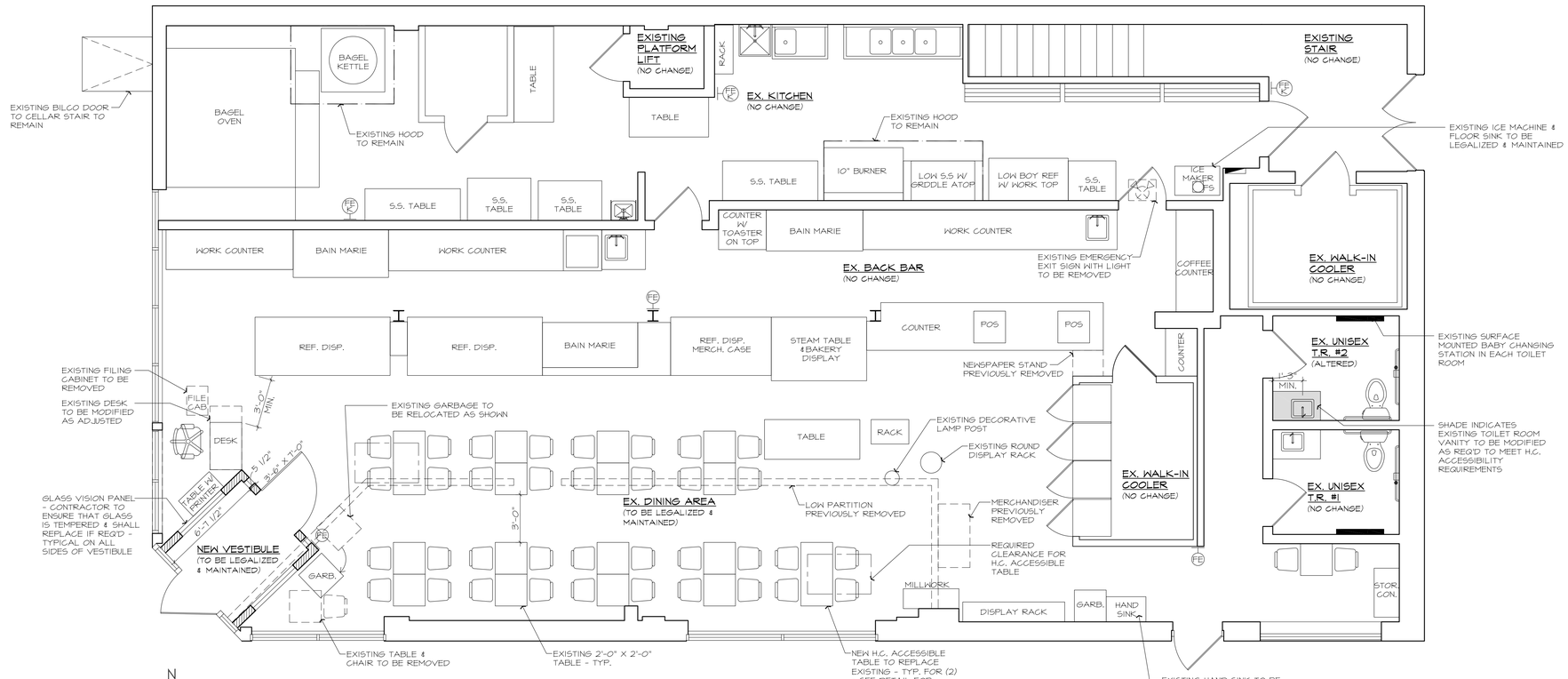


4 A3.0 GAS RISER DIAGRAM

SCALE: N.T.S.

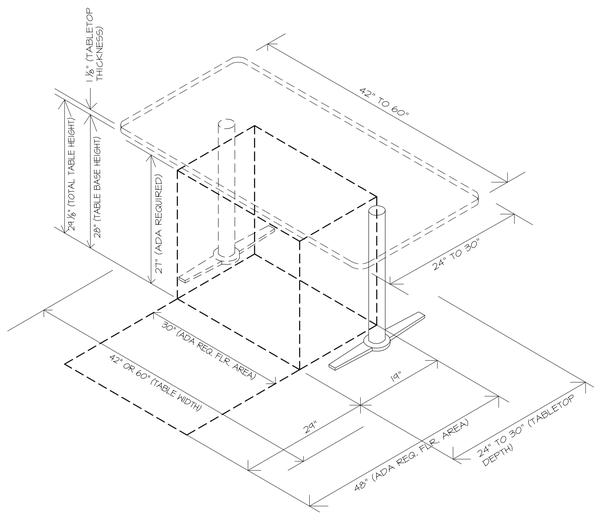
REFER TO SHEET A3.1 FOR NOTES, LEGEND & PARTITION TYPES

NO.	DATE	REVISION



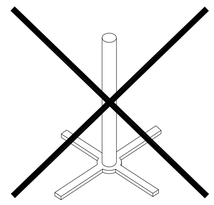
1 A3.1 CONSTRUCTION FLOOR PLAN

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



2 A3.1 ADA TABLE DETAIL

SCALE: 1" = 1'-0"



NOT ACCEPTABLE
(INTERFERERS WITH CLEAR FLOOR AREA)

TABLE 906.3 (1) IN6N YORK STATE FIRE CODE PORTABLE FIRE EXTINGUISHERS

MAXIMUM FLOOR AREA = 3,000 SQ FT. = 2 PORTABLE
EXTINGUISHER TRAVEL DISTANCE = 75'

(FE) Fire Extinguisher- SEE FLOOR PLAN FOR LOCATIONS

FIRE EXTINGUISHER NOTES:
1. PORTABLE FIRE EXTINGUISHERS-MODEL #MP10 (10 LBS. ABC TYPE) MOUNTED ON STANDARD BRACKET AS MANUFACTURE BY LARSEN'S MANUFACTURING COMPANY OR APPROVED EQUAL. MOUNT TO MEET ADA REQUIREMENTS. INSTALL AS PER MANUFACTURE INSTRUCTIONS.
2. VERIFY THAT SPECIFIED EXTINGUISHER MEETS FIRE MARSHALL APPROVAL PRIOR TO ORDERING
3. VERIFY & COORDINATE FIRE EXTINGUISHER QUANITY, LOCATION, SIZE AND TYPE WITH FIRE MARSHALL PRIOR TO ORDERING

(FE)(K) Fire Extinguisher- SEE FLOOR PLAN FOR LOCATIONS

FIRE EXTINGUISHER NOTES:
1. PORTABLE FIRE EXTINGUISHERS-MODEL #NG2½ (2½ GAL. K TYPE) MOUNTED ON STANDARD BRACKET AS MANUFACTURE BY LARSEN'S MANUFACTURING COMPANY OR APPROVED EQUAL. MOUNT TO MEET ADA REQUIREMENTS. INSTALL AS PER MANUFACTURE INSTRUCTIONS.
2. VERIFY THAT SPECIFIED EXTINGUISHER MEETS FIRE MARSHALL APPROVAL PRIOR TO ORDERING
3. VERIFY & COORDINATE FIRE EXTINGUISHER QUANITY, LOCATION, SIZE AND TYPE WITH FIRE MARSHALL PRIOR TO ORDERING

TABLE 803.13 FOR 'A-2' ASSEMBLY

INTERIOR WALL & CEILING FINISH FIRE RATING REQUIREMENTS		
VERT EXITS & EXIT PASSAGE WAYS	EXIT ACCESS CORRIDOR & OTHER EXIT WAYS	ROOMS & ENCLOSED SPACES
CLASS 'B'	CLASS 'B'	CLASS 'C'

TABLE 803.13 FOR 'B' BUSINESS

INTERIOR WALL & CEILING FINISH FIRE RATING REQUIREMENTS		
VERT EXITS & EXIT PASSAGE WAYS	EXIT ACCESS CORRIDOR & OTHER EXIT WAYS	ROOMS & ENCLOSED SPACES
CLASS 'B'	CLASS 'C'	CLASS 'C'

Class designation with Surface flame-spread rating under ASTM E84

A	0 to 25	C	76 to 200
B	26 to 75	D	

**OWNER SHALL PROVIDE A FIRE SAFETY & EVACUATION PLAN, AS PER FC404, AND A KEY BOX, AS PER FC506, AS & IF REQUIRED BY THE FIRE DEPARTMENT

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

SYMBOL & WALL LEGEND

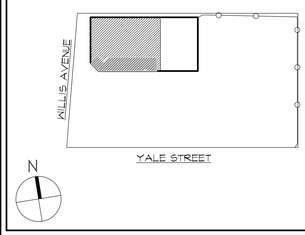
- EXISTING PARTITION
- CONSTRUCTION FORMERLY REMOVED
- EXISTING PARTITION TO BE LEGALIZED & MAINTAINED CONSTRUCTED OF 3 5/8" X 20 GA. METAL STUDS @ 16" O.C. WITH ONE LAYER OF GYP. BD. ON EACH SIDE OF METAL STUDS. STUDS AND GYP. BD. EXTEND UP TO 6" ABOVE CEILING
- EXISTING DOOR TO REMAIN - SEE DOOR SCHEDULE
- EXISTING DOOR TO BE LEGALIZED & MAINTAINED - SEE PLAN FOR SIZE
- FS EXISTING INDIRECT FLOOR SINK TO BE LEGALIZED & MAINTAINED
- EXISTING ELECTRICAL PANEL

NO.	DATE	REVISION
4	8-29-23	RE-ISSUED FOR BUILDING PERMIT
3	8-28-23	RE-ISSUED FOR BUILDING PERMIT
2	8-14-23	ISSUED FOR BUILDING PERMIT
1	8-9-23	ISSUED FOR OWNER'S REVIEW
NO.	DATE	ISSUED

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KEY PLAN



CONSULTANT

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PROJECT
LEGALIZE & MAINTAIN INTERIOR ALTERATIONS

BAGEL BOSS

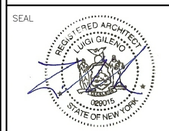
400 WILLIS AVENUE
ROSLYN HEIGHTS, NY 11577

DRAWING TITLE

FIRST FLOOR PLAN, NOTES & LEGEND

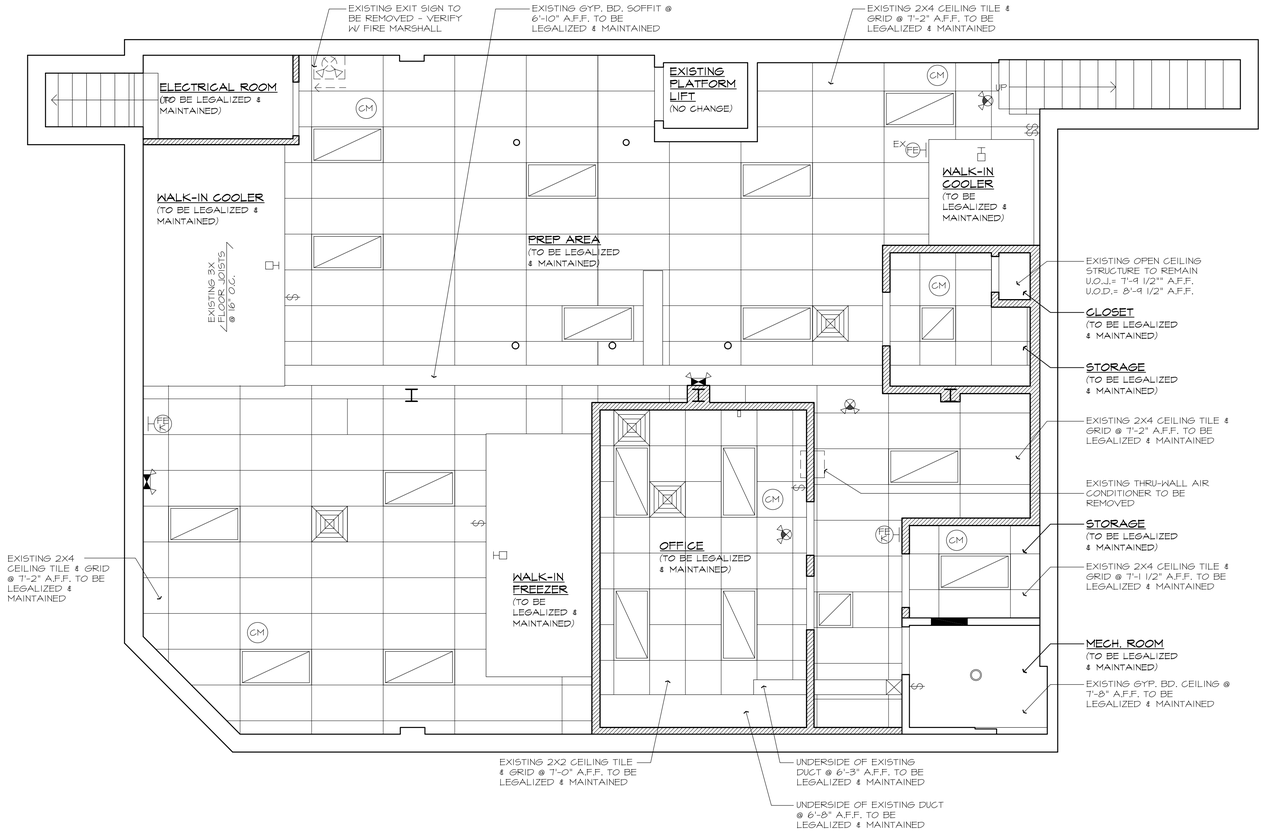
DATE: AUGUST 9, 2023	DWN. BY: LG
JOB NO.: 23073	SCALE: AS SHOWN

SEAL



DWG. No.

A-3.1



N

1 / A4.0 REFLECTED CELLAR CEILING PLAN

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

SPRINKLER NOTE:
FIRST FLOOR & CELLAR TO HAVE A NEW FIRE SPRINKLER SYSTEM - REFER TO VENDOR'S FIRE SPRINKLER DRAWINGS

NOTE:
ALL CEILING TILES IN PREP AREA TO BE CLEAN ROOM TILES - REPLACE IF REQUIRED

NOTE:
PROVIDE MECHANICAL VENTILATION & OUTSIDE AIR INTO PREP AREA AND OFFICE AS REQUIRED BY CURRENT NYS MECHANICAL CODE SECTION 403

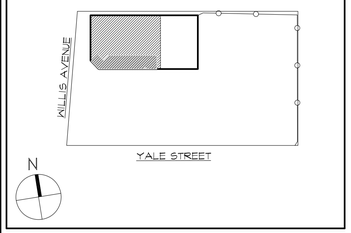
REFER TO SHEET A4.1 FOR CEILING NOTES, & LEGEND

NO.	DATE	REVISION
4	8-29-23	RE-ISSUED FOR BUILDING PERMIT
3	8-28-23	RE-ISSUED FOR BUILDING PERMIT
2	8-14-23	ISSUED FOR BUILDING PERMIT
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NO.	DATE	ISSUED

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KEY PLAN



CONSULTANT

ARCHITECT

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PROJECT

LEGALIZE & MAINTAIN INTERIOR ALTERATIONS

BAGEL BOSS

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ROSLYN HEIGHTS, NY 11577

DRAWING TITLE

REFLECTED CELLAR CEILING PLAN

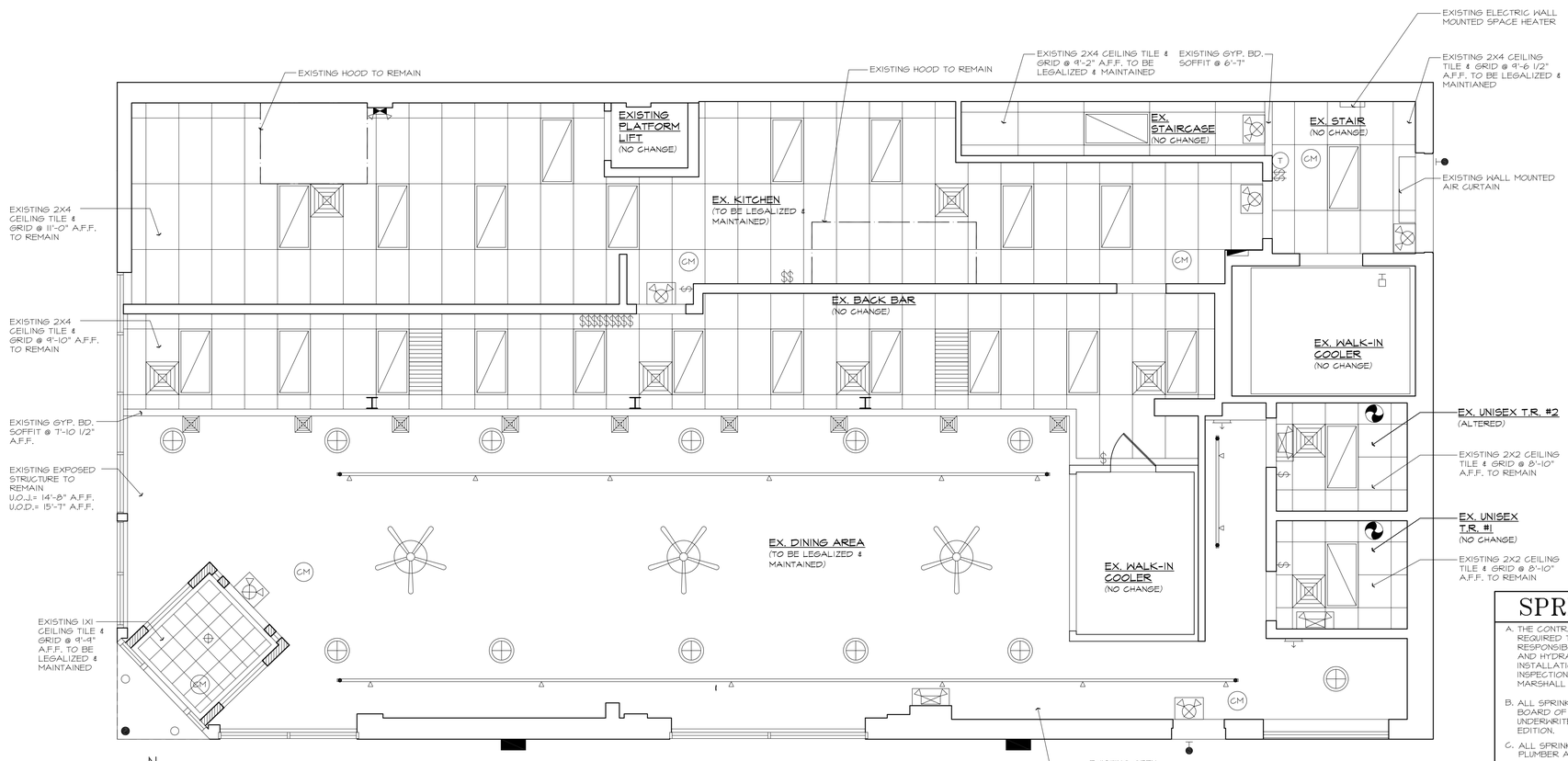
DATE: AUGUST 9, 2023	DWN. BY: LG
JOB NO.: 23073	SCALE: AS SHOWN

SEAL



DWG. No.

A-4.0



N

1 A4.1 REFLECTED CEILING PLAN

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

NOTE:
THE ROOFTOP HVAC UNIT IS EXISTING & SHALL REMAIN WITHOUT CHANGE

SPRINKLER NOTE:
FIRST FLOOR & CELLAR TO HAVE A NEW FIRE SPRINKLER SYSTEM - REFER TO VENDOR'S FIRE SPRINKLER DRAWINGS

NOTE:
ALL CEILING TILES IN FOOD SERVICE AREA TO BE CLEAN TILES - REPLACE IF REQUIRED

CEILING PLAN SYMBOLS

- $ EXISTING LIGHT SWITCH TO REMAIN
- (T) EXISTING DIGITAL THERMOSTAT TO REMAIN
- (CM) NEW CARBON MONOXIDE DETECTOR / ALARM WITH BATTERY BACK-UP - TIED INTO NEW FIRE ALARM SYSTEM
- EXISTING 175 CFM EXHAUST FAN TO REMAIN
- EXISTING A/C SUPPLY DIFFUSER TO REMAIN
- EXISTING R/A REGISTER TO REMAIN
- EXISTING WALL MOUNTED HVAC DIFFUSER TO REMAIN
- EXISTING ELECTRICAL PANELS
- EXISTING 2x4 LIGHT FIXTURE TO BE LEGALIZED & MAINTAINED - 54 WATTS
- EXISTING WALK-IN COOLER LIGHT FIXTURE TO BE LEGALIZED & MAINTAINED - 14 WATTS
- EXISTING CEILING MOUNTED LIGHT FIXTURE TO BE LEGALIZED & MAINTAINED - 14 WATTS
- NEW CEILING MOUNTED LED LIGHT FIXTURE AS SELECTED BY OWNER - 1 LAMP - 13 WATTS
- EXISTING CEILING HUNG LIGHT FIXTURE TO BE LEGALIZED & MAINTAINED - 21 WATTS
- EXISTING TRACK LIGHTING TO BE LEGALIZED & MAINTAINED - 11 WATTS
- APPROXIMATE LOCATION OF EXISTING CEILING HUNG FAN TO BE LEGALIZED & MAINTAINED
- EXISTING 2x2 LIGHT FIXTURE TO BE LEGALIZED & MAINTAINED - 35 WATTS
- EXISTING EXTERIOR LIGHT FIXTURE TO BE LEGALIZED & MAINTAINED
- NEW RECESSED EMERGENCY EXIT LIGHT FIXTURE BY FAIL-SAFE (FFLD6A-30-FERM6A-30-90-40-FV/S6LMO-LI-FVBT6-94) - 46 WATTS 1 LAMP - PROVIDE REMOTE BATTERY BACK-UP TO REPLACE EXISTING EXTERIOR RECESSED LIGHT FIXTURE - VERIFY IN FIELD
- NEW SURFACE MOUNTED EMERGENCY EXIT LIGHT BY LITHONIA LIGHTING (AFB-OEL-DDBTXDUVOLT-LTP-MT-GW) - 1 LAMP 11 WATTS - PROVIDE BATTERY BACK-UP

FIRE ALARM NOTES

1. THE OWNER'S FIRE ALARM VENDOR SHALL PROVIDE AND INSTALL A NEW FIRE ALARM SYSTEM AS REQUIRED TO CONFORM TO CODE. THE OWNER'S VENDOR SHALL BE RESPONSIBLE FOR THE REQUIRED ENGINEERED FIRE ALARM DRAWINGS, COORDINATION OF WORK INSTALLATION, FILING WITH THE FIRE MARSHALL, PERMIT COSTS, ETC. THE DESIGN MUST BE SIGNED OFF BY THE FIRE MARSHALL PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. THE GENERAL CONTRACTOR SHALL COORDINATE THE FIRE ALARM WORK WITH THE FIRE ALARM CONTRACTOR AS REQUIRED.
3. THE FIRE ALARM SYSTEM SHALL HAVE CARBON MONOXIDE DETECTION AS PER NYS CODE & N.C.F.M. REQUIREMENTS.

SPRINKLER NOTES:

A. THE CONTRACTOR SHALL PROVIDE A NEW SPRINKLER SYSTEM AS REQUIRED TO CONFORM TO CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED ENGINEERED SPRINKLER DRAWINGS AND HYDRAULIC CALCULATIONS, COORDINATION OF WORK, INSTALLATION, FILING WITH THE FIRE MARSHALL, PERMIT COSTS, INSPECTIONS, ETC. THE DESIGN MUST BE SIGNED OFF BY THE FIRE MARSHALL PRIOR TO THE COMMENCEMENT OF ANY WORK.

B. ALL SPRINKLER WORK SHALL BE IN FULL ACCORD WITH THE STATE'S BOARD OF INSURANCE, LOCAL FIRE DEPARTMENT, OWNER INSURANCE UNDERWRITER, LOCAL BUILDING CODES AND NFPA 13 APPLICABLE EDITION.

C. ALL SPRINKLER WORK TO BE PERFORMED BY A SPRINKLER PLUMBER AS LICENSED IN THE TOWN AND THE COUNTY.

D. VERIFY LOCATIONS OF ALL SPRINKLER HEADS FOR CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL PROVIDE AND SUBMIT SHOP DRAWINGS, SPECIFICATIONS AND HYDRAULIC CALCULATIONS TO THE OWNER'S INSURANCE UNDERWRITERS' FIRE RATING INSPECTION BUREAU FOR APPROVAL PRIOR TO THE COMMENCEMENT OF THE SPRINKLER WORK.

E. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS UNLESS SPECIFICALLY DIMENSIONED. COORDINATE THE WORK WITH THE OTHER TRADES TO AVOID INTERFERENCE. SHOULD SPRINKLER WORK BE INSTALLED WHICH INTERFERES WITH THE WORK OF THE OTHER CONTRACTORS, SUCH WORK SHALL BE CHANGED AT NO ADDITIONAL COST TO OWNER.

F. AT THE COMPLETION OF THE WORK, THIS CONTRACTOR SHALL REMOVE ALL RUBBISH, DIRT, AND STAINS CAUSED BY HIS WORK AND SHALL THOROUGHLY CLEAN ALL SPRINKLER WORK INCLUDING EQUIPMENT, PIPING, ETC.

G. "RECORD" DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR IF INSTALLATION DEVIATES FROM THE ORIGINAL LAYOUT.

H. ENTIRE INSTALLATION SHALL BE IN FULL CONFORMANCE WITH THE SMACNA STANDARD SEISMIC RESTRAINT GUIDELINES.

I. SPRINKLER HEAD LAYOUT IS INTENDED AS A CONVENIENCE ONLY TO ESTABLISH INTENT OF THE SYSTEM, TO PROVIDE BASIC REQUIRED COVERAGE AND TO INDICATE DESIRED SPRINKLER HEAD PLACEMENT RELATIVE TO ARCHITECTURAL FEATURES. SUCH LAYOUT DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING ADEQUATE SPRINKLER COVERAGE IN ALL AREAS INCLUDING THOSE AREAS ON PLAN WHICH DO NOT AFFECT THE SPACE'S ARCHITECT. AESTHETICS TO CONFORM TO THE INTENT OF THE SPECIFICATIONS. PLEASE NOTE THAT IN GENERAL, AT TILED CEILING AREAS, SPRINKLER HEADS SHALL BE LOCATED IN CENTER OF OR AT QUARTER POINTS ALONG THE LONG CENTERLINE AXIS OF TILE (EXCEPT WHERE OTHERWISE SCALED ON PLAN). SPRINKLER HEAD LOCATIONS INDICATED AT SOFFITS AND GYPSUM BOARD CEILINGS ARE AESTHETICALLY CRITICAL AND SHALL BE ADHERED TO WHEREVER POSSIBLE.

J. THE SPRINKLER SYSTEM INSTALLATION SHALL INCLUDE DROPS, PIPING, FACILITIES FOR PROPER DRAINAGE AND ANY NECESSARY TEST VALVES, ORIFICES OR OTHER EQUIPMENT AS MAY BE REQUIRED BY THE ABOVE AUTHORITIES.

K. AFTER RECEIPT OF APPROVAL AND BEFORE PROCEEDING WITH ANY INSTALLATION WORK, CONTRACTOR SHALL FORWARD TWO (2) SPRINKLER SHOP DRAWING BLUELINE PRINTS BEARING THE FIRE INSURANCE UNDERWRITER'S STAMP OF APPROVAL TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

L. SPRINKLER MAIN WILL BECOME ACTIVE ON A SCHEDULE ESTABLISHED BY OWNER.

M. THE SPRINKLER SYSTEM SHALL BE TESTED HYDROSTATICALLY FOR A PERIOD OF TWO (2) HOURS IN THE PRESENCE OF OWNER REPRESENTATIVE AS REQUIRED BY OWNER AND LOCAL FIRE MARSHAL

N. UPON COMPLETION OF THE SYSTEM AND ON POSSESSION OF PREMISES, SUBMIT A WRITTEN CERTIFICATE TO OWNER FROM THE UNDERWRITER STATING THAT THE SYSTEM WAS TESTED AND APPROVED.

O. SPRINKLER CONTRACTOR SHALL VERIFY WATER SERVICE FOR SYSTEM DESIGN CRITERIA AND SHALL AS A MINIMUM DESIGN SPRINKLER SYSTEMS ON AN ORDINARY HAZARD BASIS. CONTRACTOR SHALL INCLUDE COMPLETE HYDRAULIC CALCULATIONS THROUGHOUT THE PREMISES IN ACCORDANCE WITH THE REQUIRED SPRINKLER SERVICE PARAMETERS.

P. CONTRACTOR BIDDING THIS PROJECT SHALL BE LICENSED TO PERFORM THIS WORK AND SHALL BE APPROVED BY OWNER.

Q. CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED TAMPER AND FLOW SWITCHES AND SHALL COORDINATE NEW TAMPER/FLOW SWITCH MANUFACTURER AND MODEL WITH F.A. SYSTEM VENDOR/ INSTALLER FOR COMPATIBILITY.

R. ALL PIPING PENETRATING RATED WALLS AND FLOOR ASSEMBLIES MUST BE FIRE STOPPED AND SEALED WITH U.L. APPROVED PRODUCTS.

S. CAP ALL SPRINKLER DRAIN VALVES AS PER OWNER REQUIREMENTS.

T. SPRINKLER HEADS TO BE RECESSED (TOTALLY CONCEALED) WITH FLUSH-MOUNTED CAPS (WHITE).

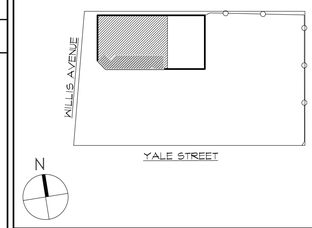
U. CONTRACTOR WILL INCLUDE RELOCATION OF BRANCH SPRINKLERS AS REQUIRED FOR CEILING HEIGHT.

NO.	DATE	REVISION
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KEY PLAN



CONSULTANT

ARCHITECT

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PROJECT
LEGALIZE & MAINTAIN INTERIOR ALTERATIONS

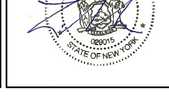
BAGEL BOSS

400 WILLIS AVENUE
ROSLYN HEIGHTS, NY 11577

DRAWING TITLE

REFLECTED FIRST FLOOR CEILING PLAN & LEGEND

DATE: AUGUST 9, 2023	DWN. BY: LG
JOB NO.: 23073	SCALE: AS SHOWN
SEAL	DWG. No. A-4.1



Chairman
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 #21468 – William and Rachel Cowan; 101 Oak Ridge Ln., Albertson; Section 7, Block 209, Lot 4; Zoned: Residence-C
Variances from §§ 70-50.C, 70-51.A, & 70-52.3.A to construct a new dwelling on an existing foundation being too close to the street, too close to a side property line with not enough total (aggregate) side yards, and within the required sky exposure plane.

Whereas, an application (RBP23-000405, BZA23-000134) 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 **December 20, 2023,** the appeal in the above-entitled matter was decided as follows:

DENIED with respect to the variance sought under **§ 70-52.3** to construct a new dwelling within the required sky exposure plane and **GRANTED** with respect to the variances requested under **§§ 70-50.C & 70-51.A** to construct a new dwelling on an existing foundation being too close to the street and too close to a side property line with not enough total side yards of the dimension and in the location as shown on drawings prepared by Jared Mandel, R.A. dated June 2, 2023 and revised through August 3, 2023 ***as amended.***

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, Chairman Mammina	
Nays:	None	
Abstain:	Member Donatelli	

Virginia M Wagner

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 #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.

Whereas, an application (RBP23-000709, BZA23-000145) 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 **December 20, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Edward C. Hicks, R.A. dated October 19, 2023.

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

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

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21483

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.

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

1. The Board finds that granting the requested variances will not result in a negative impact to the character of the neighborhood nor that there will be a detriment to nearby properties or the surrounding neighborhood. The Board further finds that the home, as it presently exists, is in keeping with the character of the neighborhood. In making this determination the Board has taken into consideration the information presented at the hearing as well as the written record for this appeal (including fifteen (15) consent letters submitted from neighbors. In this instance the benefit to the applicant outweighs the detriment to the neighborhood.

2. The only alternatives to the requested variances would involve substantial modifications to the home which would come at a significant expense to the homeowner without a measurable reduction in impacts to the neighbors or surrounding neighborhood. Therefore, the Board does not find that there would be any alternatives to the proposed action that would result in less impacts to the neighbors or neighborhood which would also achieve the same benefit sought by the applicant.

3. Although the requested variance for gross floor area could be considered substantial,

(a variance request of 13%) given the other factors being considered, and in light of the passage of time, the Board does not find the substantiality of the variance to weigh in favor of denial.

The side yard setback variance (4.8' where 7' is required or a 31% variance) could also be considered substantial. However, as explained on page 7 of the applicant's Memorandum of Law, the 4.8' setback is "measured from a "bumpout" in the southwest corner of the home. As such, a side yard setback of 4.8' only exists for a length of 10 feet of the home's depth. Otherwise, the side yard setback om the west side of the home is 8.8 feet."

4. The Board finds that granting the variances will not have a negative impact on the physical or environmental condition of the neighborhood or district.

5. The Board finds that the difficulty is not self-created since the applicants purchased the property in its current condition[1] with a Certificate of Completion from the Building Department.

Given the above, the Board finds that the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community and therefore, the variances sought under **§§70-39, 70-41.A, 70-101.C and 70-40.A** are granted.

[1] With the exception of the vestibule which the applicant believes was installed without a permit prior to the building permit issued for the additions.

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

Vice Chairman
Leslie Francis, Esq.

Members
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Town of North Hempstead

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NOTICE OF DECISION

APPEAL #21489 – Rajesh Subraj; 2 Parkway Dr., Roslyn Heights; Section 7, Block 172, Lot 11; Zoned: Residence-AA
Variance from § 70-100.1 to legalize a stationary barbeque and a gas fire pit in a side yard.

Whereas, an application (ARB23-000112, RBP21-000022, BZA23-000156) 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 **December 20, 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 Andrew S. Braum, P.E. dated November 24, 2020.

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

Motioned by: Member Hernandez Seconded by: Member Donatelli

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21491 – Max Mara, U.S.A., Inc.; 2102 Northern Blvd., Manhasset; Section 3, Block 183, Lot 12; Zoned: Business-A/Parking District
Conditional Use § 70-126F for interior alterations to install a coffee bar and beverage counter in a retail store.

Whereas, an application (CBP22-000276, BZA23-000150) 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 **December 20, 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 Cynthia M. Eng, R.A. dated December 12, 2023 and drawings prepared by Ducciograssi Architects dated August 3, 2023 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER**

SEE ATTACHED RIDER

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

Motioned by: Member Hernandez Seconded by: Member Goodsell

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21491Conditions)

APPEAL #21491 – Max Mara, U.S.A., Inc.; 2102 Northern Blvd., Manhasset; Section 3, Block 183, Lot 12; Zoned: Business-A/Parking District

Conditional Use § 70-126F for interior alterations to install a coffee bar and beverage counter in a retail store.

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 10 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.

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7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

THIS IS NOT A BUILDING PERMIT

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 #21492 - Lucid Motors (Sign); Northern Boulevard, Manhasset; Section 3, Block 219, Lot 9; Zoned: Business-A
Variances from §§70-196.J(1)(a), 70-196.J(1)(f) and 70-196.J(1)(b) to install signage that is too tall, too big, and located too high above the ground and to install too many signs on a wall.

Whereas, an application (SGP23-000184, BZA23-000151) 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 **December 20, 2023** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Jones Sign dated April 27, 2023.

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

Motioned by: Member Hernandez Seconded by: Member Donatelli

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

Nays: None

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 #21493 – Bagel Boss of Roslyn; 400 Willis Ave., Roslyn Heights; Section 7, Block 83, Lot 118; Zoned: Business-A
Conditional Use § 70-126A (pursuant to 70-225(B)(7)(a)[1] for modification of prior conditional use under appeal #16308) & variances §70-103(A)(1), 70-103(B) & 70-103(F) to legalize the expansion of the kitchen of an existing bagel store (a conditional use) with not enough parking, parking spaces that too small, and a loading zone that is too small.

Whereas, an application (CBP22-000233, BZA23-000158) 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 **December 20, 2023,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Luigi Gileno, R.A. dated August 9, 2023 and revised through August 9, 2023 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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

Motioned by: Member Donatelli Seconded by: Member Hernandez

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21493(Conditions)

APPEAL #21493 – Bagel Boss of Roslyn; 400 Willis Ave., Roslyn Heights; Section 7, Block 83, Lot 118; Zoned: Business-A

Conditional Use § 70-126A (pursuant to 70-225(B)(7)(a)[1] for modification of prior conditional use under appeal #16308) & variances §70-103(A)(1), 70-103(B) & 70-103(F) to legalize the expansion of the kitchen of an existing bagel store (a conditional use) with not enough parking, parking spaces that too small, and a loading zone that is too small.

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

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

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

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

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

THIS IS NOT A BUILDING PERMIT

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

7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.