

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 JANUARY 10, 2024

RESIDENTIAL CALENDAR

APPEAL #21495 – Danny Andre; 19 Cromwell Rd., Carle Place; Section 9, Block 595, Lot 9; Zoned: Residence-B

Variance from § 70-102.C(5)(a) to construct a pool and pool equipment too close to the side property line.

APPEAL #21482 – Phyllis Scobbo; 1212 Port Washington Blvd., Port Washington; Section 5, Block 25, Lot 4; Zoned: Residence-C/Business-B

Variances from §§ 70-51.A, 70-101.1.B, 70-208.F and 70-100.2(4)(a)[5] to legalize a two-story rear addition too close to a side property line and expanding a non-conforming dwelling, a roofed-over patio too close to a side property line, and a fence that is too high on a property with a non-conforming dwelling in a business district being reviewed under the rules of the Residence-C district pursuant to § 70-208.K.

COMMERCIAL CALENDAR

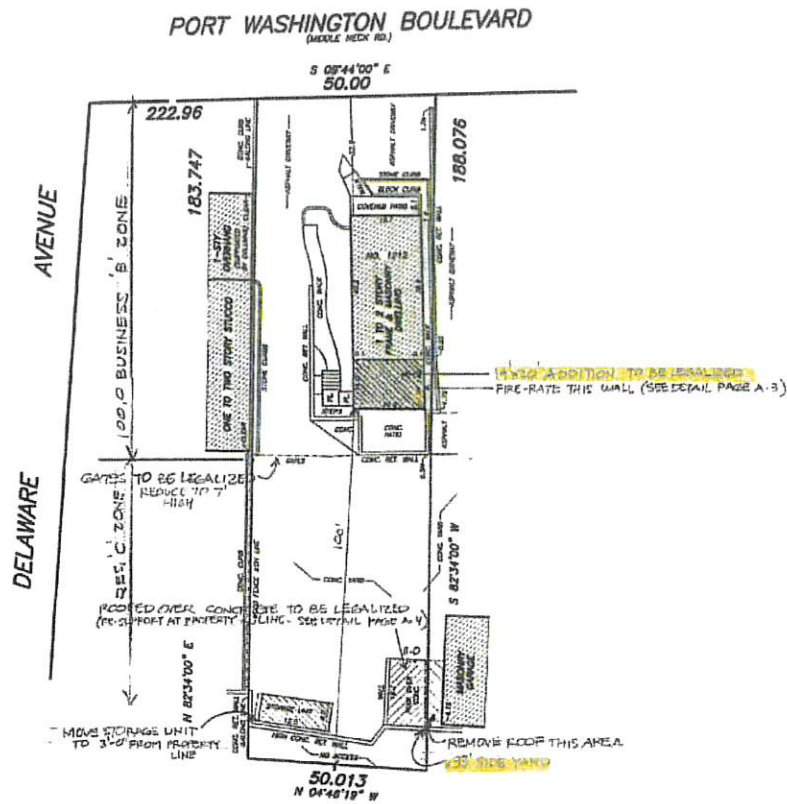
APPEAL #21496 - Starry Stone, LLC; 66 Bayview Avenue, Manhasset; Section 3, Block 43, Lot 11; Zoned Business-B/Residence-C

Conditional use 70-126.H for an expansion of parking into a Residence-C District, requiring a modification to an existing conditional use.

APPEAL #21497 – Kevin Developers, LLC (Tropical Smoothie Café); 32 B Glen Cove Rd., Greenvale; Section 20, Block 29, Lot 161; Zoned: Business-B/Residence-C

Conditional Use §70-126(A) to construct interior alterations to convert an existing commercial space into a food use.

#21482



SITE PLAN SCALE: 1"=20'-0"
FROM SURVEY BY: F. GALLUZZO 11-16-22

ZONING DATA

ZONE: BUS 'B' + RES. 'C'

LOT SIZE: 9,295.5

LOT COVERAGE:

HOUSE (1068.9) + ROOF OVER CONC (216.2) = 1,385.1 = 14.8% < 35% FOR RES. C

STORAGE UNIT (96) =

G.F.A. = HOUSE 1ST FLR (1068.9) + 2ND FLR (1068.9) = 2,137.8 = 22.9% < 50% FOR RES. C

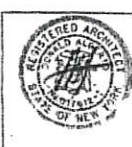
DISAPPROVED
10/10/2023

Revised as submitted to the Board of Health and Safety on 10/10/2023. The Board of Health and Safety has approved the revised plans. The Board of Health and Safety has approved the revised plans. The Board of Health and Safety has approved the revised plans.

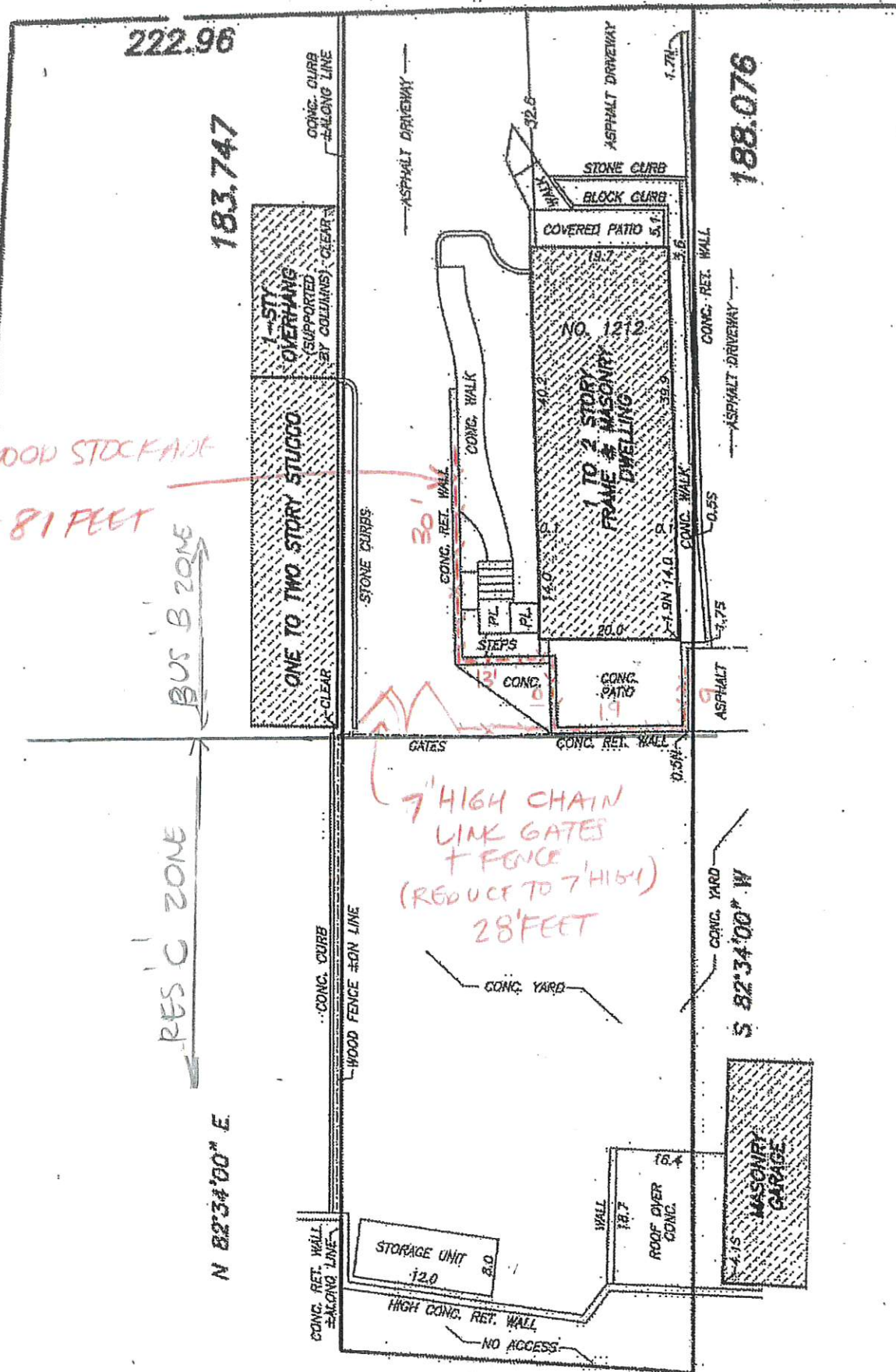
1212 PORT WASHINGTON BLVD FORT WASHINGTON			
SHE PLAN			
Sheet	1	of 4	
Rev	04		
Date	13-09	7-31-23	

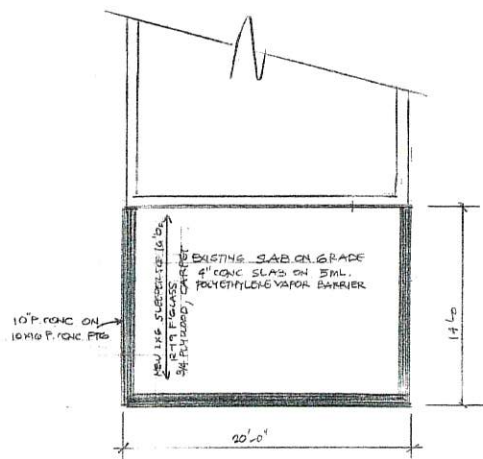
Donald Alberto Architect P.C.
68 Highland Avenue
Port Washington, N.Y. 11050
Office: 212-643-1234
Cell: 212-643-1234
Fax: 212-643-1234
dalberto@donaldalberto.com

© Copyright. All rights reserved.
The design and plan are the property of the architect. Unauthorised use or copy will be prosecuted to the full extent of the law.

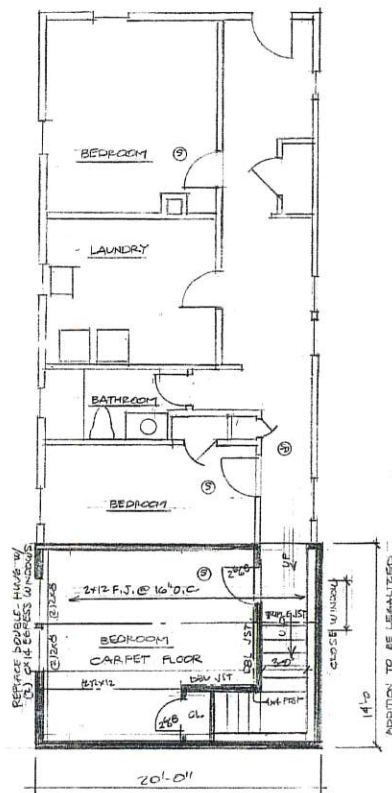


Nicholas Vassichelli
09/11/2023



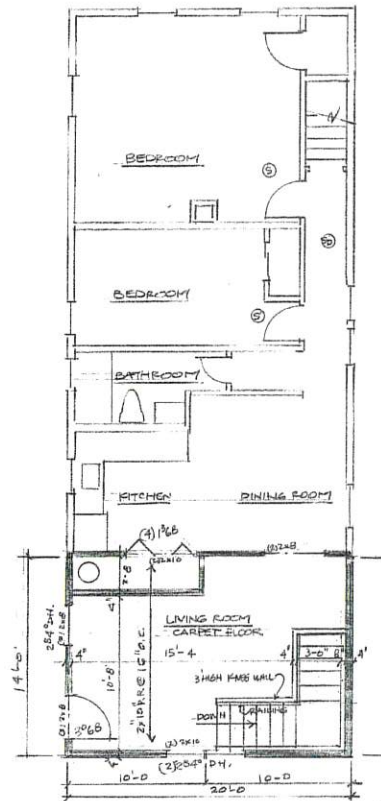


FOUNDATION FLOOR PLAN



FIRST FLOOR PLAN 14'-0"

- ③ SMOKE DETECTOR
- ④ COMBINATION SMOKE + CARBON MONOXIDE DETECTOR

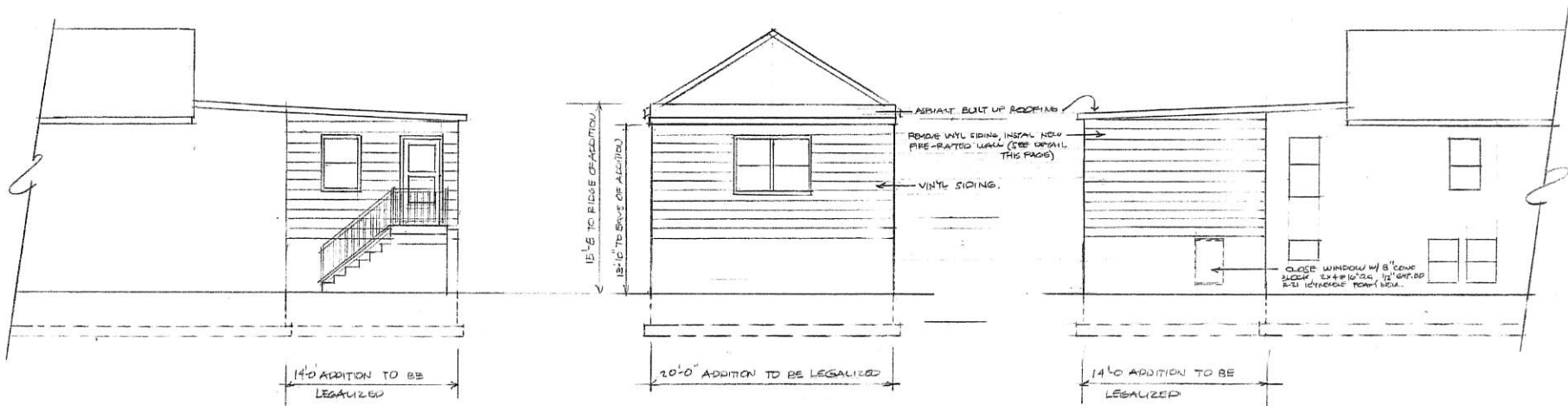


SECOND FLOOR PLAN

DISAPPROVED
REASON: VIOLATION
DATE: 11/15/2023

Notwithstanding to whomsoever or to what use these drawings may be put, the undersigned shall remain responsible for the accuracy and completeness of the drawings and shall not be relieved of this responsibility by the use of these drawings for any purpose other than that for which they were prepared.

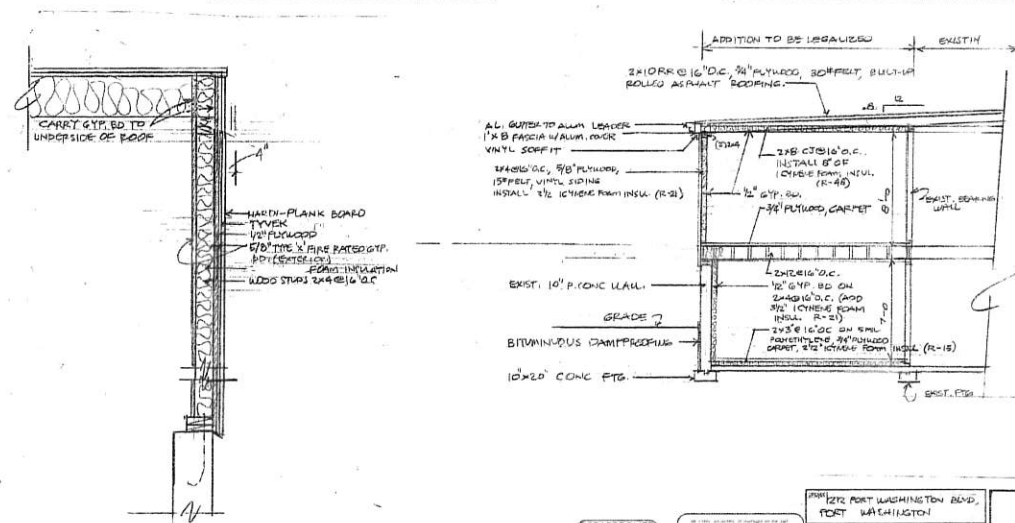
100 FORT WASHINGTON BLVD., FORT WASHINGTON, PA		DONALD ALBERTO ARCHITECT P.C. 48 Highland Avenue Fort Washington, N.Y. 11804		
PLANS		Office: 212-423-1294 Cell: 212-577-2483 Fax: 212-423-1115 albertod@aol.com		
A-2	Date: 7-31-23	Copyright © 2023. All rights reserved. This design and plan are property of the architect. Unauthorized use or reproduction is prohibited by law. All rights reserved.		
Scale: 1/8" = 1'-0"	Date: 7-31-23	This design and plan are property of the architect. Unauthorized use or reproduction is prohibited by law. All rights reserved.		



RIGHT SIDE (NORTH) ELEVATION

REAR (WEST) ELEVATION

LEFT SIDE (SOUTH) ELEVATION 14'-1'-0"



SECTION AT FIRE RATED WALLS 15'-1'-0"
IN CONFORMANCE W/ ASTM E119 2-HOUR LONG BEARING WALL ASSEMBLY
(JH/ESS 60-02 AS PER MANUFACTURER)

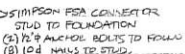
DISAPPROVED
NOTED BY: JH/ESS 60-02
DATE: 11/1/2024

1222 PORT WASHINGTON BLVD. PORT WASHINGTON		DONALD ALBERTO ARCHITECT P.C. 141 Highland Avenue Port Washington, N.Y. 11050 Office: 516.813.1284 Cell: 516.813.1283 Fax: 516.813.1215 d.albert@donalalberto.com		11/1/2024 11/1/2024	
ELEVATIONS SECTION		11/1/2024 11/1/2024		11/1/2024 11/1/2024	11/1/2024 11/1/2024



4" WIDE
8" x 1/2" STEEL ANGLE
WELD TO STEEL BEAM
FLANGE TO COLUMN
(CONNECT BOLTS TO FLANGE)

10"



6"-dia PVC pipe, allows grouting around two section

Hot-clipped galvanized helical piers

Helical piers driven to achieve 40K lb. bearing capacity (In this case, approx. 16'-0" deep)

A diagram showing a roll of paper. The roll is represented by a series of horizontal lines. An arrow points from the text "REPRINT ROLLED PAPER" to the roll.

Hand-drawn technical drawing of a roof edge detail. The drawing shows a cross-section of a roof structure with a steel angle (STL ANGLE) bolted to a steel column (STL COLUMN). The roof structure includes a 2x4 bracket (2x4 BRACKET) bolted to the steel angle, which is then bolted to the steel column. The roof structure also includes a 2x4 purlin (2x4 PURLIN) bolted to the steel angle, which is then bolted to the steel column. The roof structure is covered with asphalt rolled roofing (ASPHALT ROLLED ROOFING). The drawing includes dimensions for the steel angle (1/2 x 3 x 1/4" STL ANGLE), the steel column (2 x 4" STL COLUMN), the 2x4 bracket (2x4 BRACKET @ 16" O.C. TO EACH STD. Rafter.), the 2x4 purlin (2x4 PURLIN @ 16" O.C. TO EACH STD. Rafter.), and the 2x4 bracket (2x4 BRACKET @ 16" O.C. TO EACH STD. Rafter.). The drawing also includes a note for the steel angle (STL ANGLE BOLTED TO PURLINATION (SEE DETAIL)).

DISAPPROVED
FNU-POL-06, Version 001
29/11/2023

Project 612 FORT WASHINGTON BLVD FORT WASHINGTON	Architect Donald Alberto Architect P.C. 66 Highland Avenue Fort Washington, N.Y. 11899	Revision © Copyright All rights reserved. The design and plan are the property of the architect. Intellectual and copy will be prosecuted to the full extent of the law.
Drawing 1	Scale 1/8" = 1'-0"	Notes 1. See sheet 2 for details.
Number A-4	Sheet D4	Other 1/8" = 1'-0"
Date 8-09	Drawn 8-31-23	Check 8-31-23
Tel 610-672-1294 Cell 610-752-7443 Fax 610-672-1128 E-mail dalberto@dalberto.com		

#21495

GENERAL NOTES:

- HM ENGINEERING, P.C. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- UNSATURABLE MATERIAL (AS DEFINED IN THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION) UNDER PAVEMENT, WALKS AND CONCRETE SLABS OR AS INDICATED WITHIN THE SITE WORK CONTRACT DOCUMENTS, SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
- SELECT GRANULAR FILL / MATERIAL SHALL BE AS DEFINED IN THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.
- COMPACTION SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.
- ALL EXISTING STRUCTURES AND SITE IMPROVEMENTS SPECIFIED TO BE REMOVED, SHALL BE COMPLETELY REMOVED AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST, UNLESS OTHERWISE NOTED.
- ALL FILL/BACKFILL SHALL BE SELECT GRANULAR MATERIAL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AS DETERMINED BY MODIFIED PROCTOR TEST, UNLESS OTHERWISE NOTED.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSATURABLE MATERIAL, SURPLUS MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- ALL MUNICIPAL AGENCIES HAVING JURISDICTION DURING CONSTRUCTION SHALL BE NOTIFIED A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF ALL CONSTRUCTION, UNLESS OTHERWISE INDICATED AS A CONDITION OF MUNICIPAL APPROVAL OR PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND INSURING ALL NECESSARY MUNICIPAL INSPECTIONS, CONDITIONS OF APPROVAL AND CERTIFICATIONS ARE PERFORMED AND OBTAINED IN ACCORDANCE TO THE APPLICABLE PERMITS AND MUNICIPAL REQUIREMENTS.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND IN PLACE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. MEASURES SHALL BE MAINTAINED AND MODIFIED AS NECESSARY THROUGHOUT THE IMPROVEMENT CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL ACCEPTANCE OF IMPROVEMENT CONSTRUCTION BY LOCAL MUNICIPALITY HAVING JURISDICTION.

SITE & ZONING DATA:

ADDRESS: 19 CROMWELL ROAD, CARLE PLACE, N.Y. 11514
ZONE: RESIDENCE R-B
N.C.T.M.: SEC. 9, BLK. 595, LOT 9
EXISTING USE: RESIDENCE

ZONING REQUIRED	RESIDENCE R-B	EXISTING CONDITIONS
LOT WIDTH	60'	60'
LOT AREA	6,000 SF	7,200 SF
FRONT YARD	30'	30.4'
REAR YARD	15'	12.5' (TO WATER FEATURE)
SIDE YARD	7'	8.0' (TO POOL)
LOT COVERAGE	30%	N/A
MAX. HEIGHT	2 1/2 STORIES/30'	N/A
FRONT YARD PAVING	40%	N/A

REAR YARD COVERAGE ANALYSIS:

EXISTING
FRAME SHED: 213 S.F.

PROPOSED
SWIMMING POOL: 508 S.F.

TOTAL: 721 SF
REAR YARD AREA: 3,058 S.F.

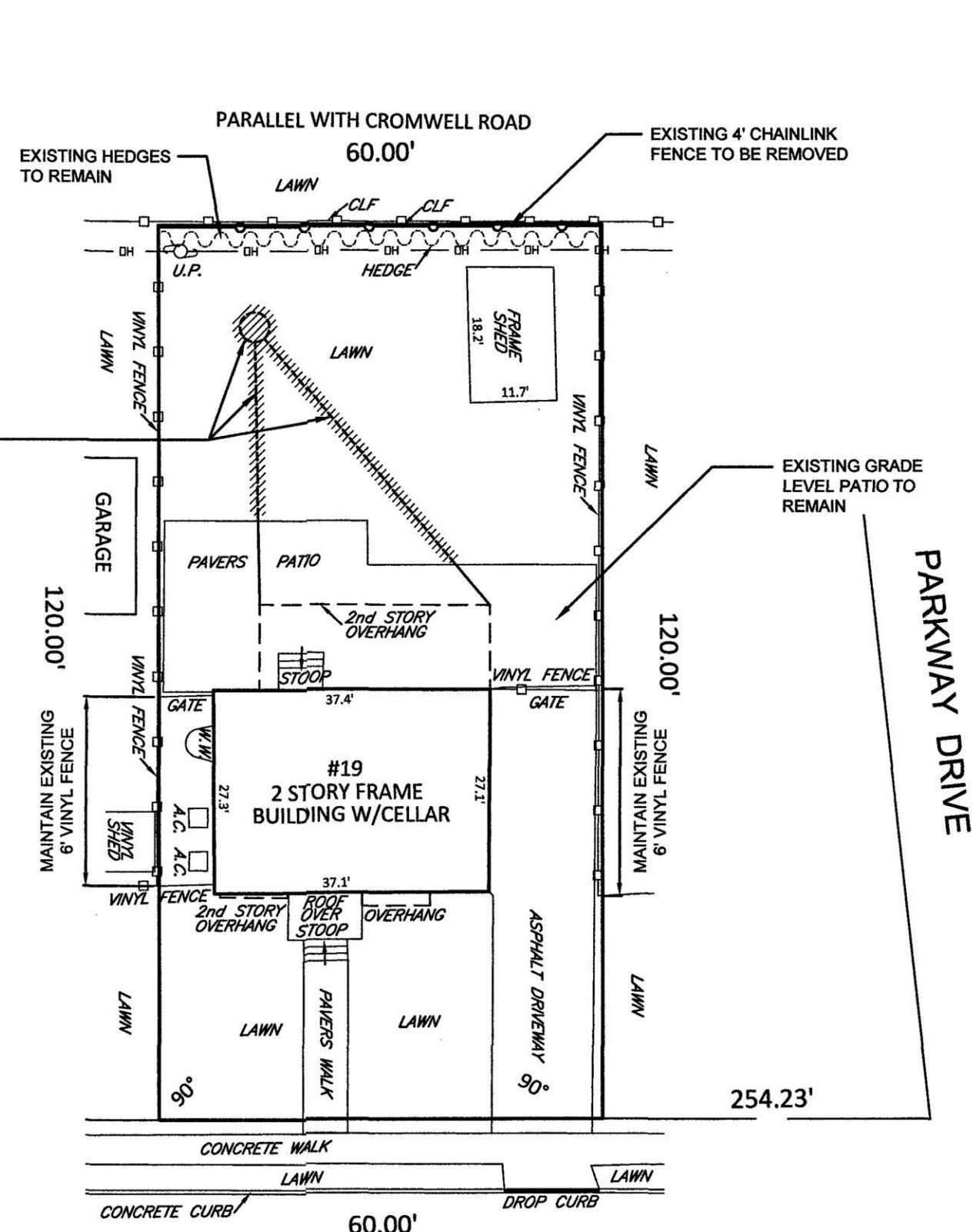
REAR YARD COVERAGE: 721 S.F. / 3,058 S.F. = 23.6% < 40% MAX. THEREFORE O.K.

NOTE TO CONTRACTOR:

CONTRACTOR TO REQUEST PSEGL VERIFICATION OF POOL LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEE PSEGL LETTER REF. NOTIFICATION # 90000111622.

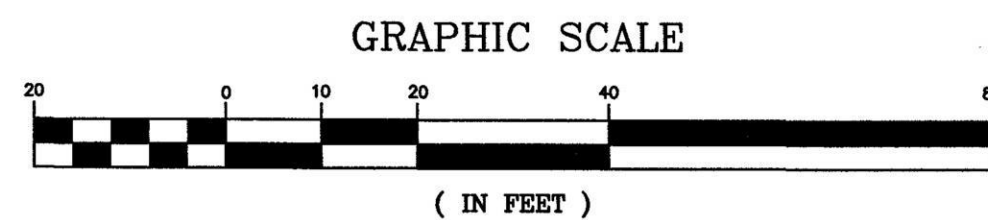
VARIANCES REQUIRED:

- 10.0' REQUIRED SETBACK FOR POOL EQUIPMENT; 3.0' PROVIDED.
- 10.0' SIDE YARD SETBACK REQUIRED FOR SWIMMING POOL; 8.0' PROVIDED.
- MAINTAIN EXISTING 6' HIGH PVC FENCE LOCATED IN BOTH SIDE YARDS.



CROMWELL ROAD
(50' WIDE)

EXISTING CONDITIONS & REMOVALS PLAN
SCALE: 1" = 20'



PROTECTIVE BARRIER NOTES:

- DURING CONSTRUCTION OF THE POOL, A TEMPORARY BARRIER SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF 4'-0". UPON COMPLETION OF POOL INSTALLATION, OWNER SHALL INSTALL A PERMANENT BARRIER, MINIMUM HEIGHT OF 6'-0", WITHIN 90 DAYS.
- ALL DOORS WITH DIRECT ACCESS TO POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM.
- POOL AND PROPERTY SHALL COMPLY WITH PERMANENT BARRIER REQUIREMENTS SECTION R328.4 AND TOWN OF NORTH HEMPSTEAD CODE.
- OPERABLE WINDOWS IN THE WALL OR WALLS USED AS A BARRIER SHALL HAVE A LATCHING DEVICE LOCATED NO LESS THAN 48 INCHES ABOVE THE FLOOR. OPENINGS IN OPERABLE WINDOWS SHALL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.

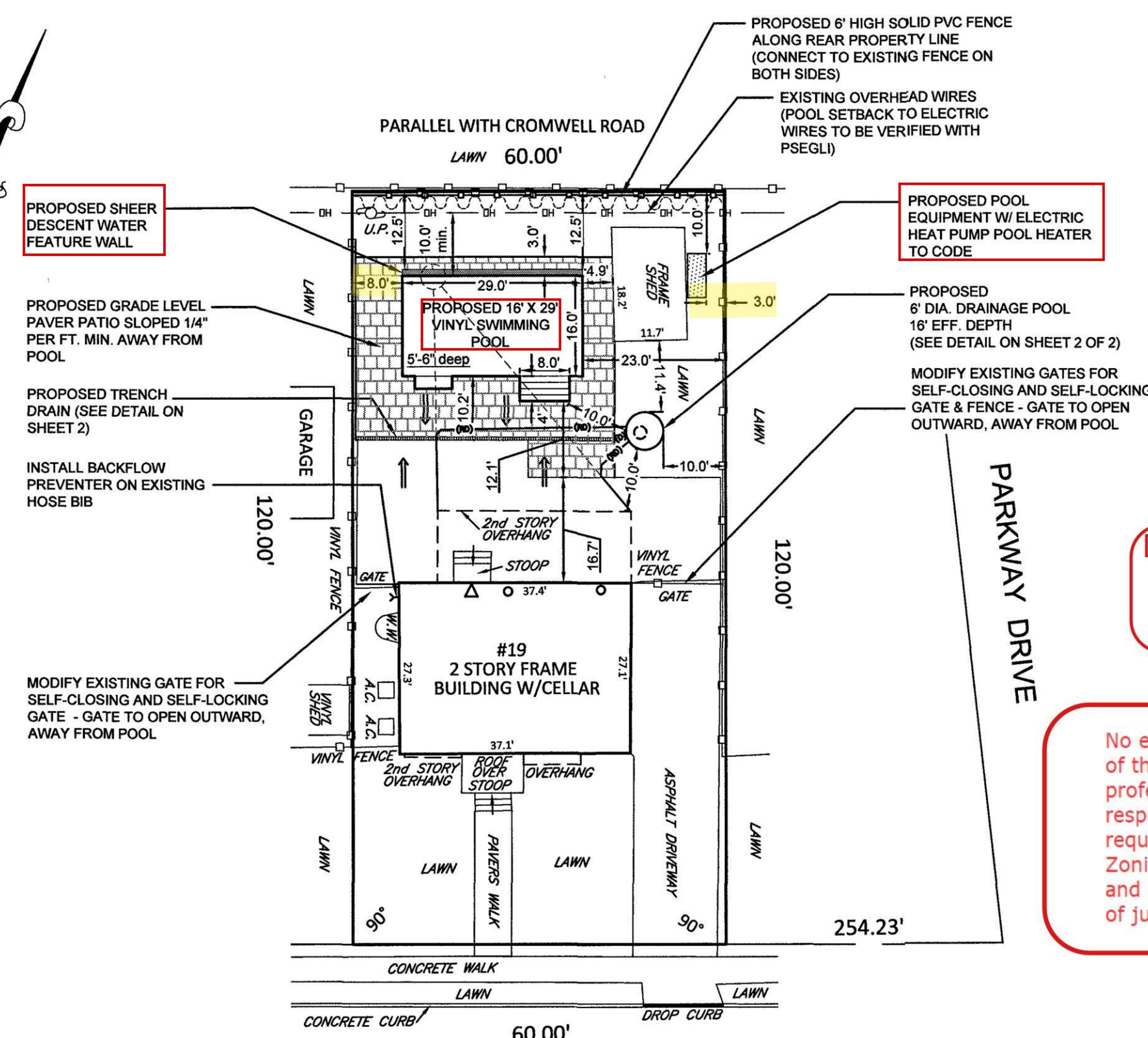
THE FENCE ENCLOSING THE POOL SHALL COMPLY WITH THE FOLLOWING:

- THE FENCE SHALL BE AT LEAST SIX FEET IN HEIGHT AND SHALL HAVE A MAXIMUM VERTICAL CLEARANCE TO GRADE OF TWO INCHES.
- THE FENCE SHALL BE CONSTRUCTED SO AS NOT TO PROVIDE FOOTHOLDS.
- VERTICAL MEMBERS SHALL EXTEND ABOVE THE UPPER HORIZONTAL BAR.
- A WALL OF A DWELLING IS PERMITTED TO SERVE AS PART OF THE ENCLOSURE, IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE.
- THE ENCLOSURE IS PERMITTED ONLY WITHIN THE REAR YARD AND MAY INCLUDE EQUIPMENT ACCESSORY TO POOL USE.
- THE FENCE SHALL FULLY COMPLY WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE WITH REGARD TO OPENINGS AND MEMBER SPACING.

NOTES:

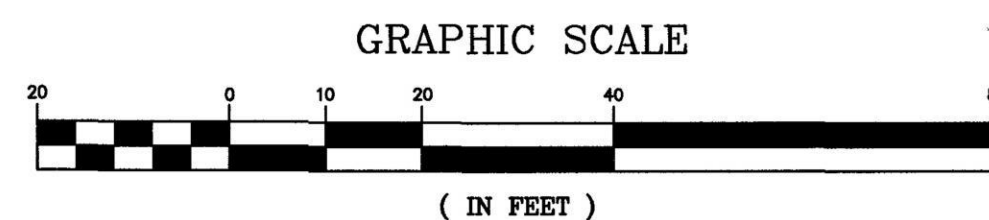
- BOUNDARY INFORMATION AND EXISTING CONDITIONS TAKEN FROM SURVEY PREPARED BY TS LAND SURVEYING P.C. TITLED BOUNDARY SURVEY #19 CROMWELL ROAD, CARLE PLACE, NY 11514, DATED 09-05-2023.
- A SILT FENCE SHALL BE PROVIDED ALONG THE PERIMETER OF THE REAR YARD DURING CONSTRUCTION.
- AS PER TOWN OF NORTH HEMPSTEAD ZONING CODE 70-102.12 THE POOL SHALL BE EQUIPPED WITH A COVER APPROVED BY THE BUILDING DEPT. OF THE TOWN AND SHALL BE OF SUFFICIENT STRENGTH TO PROTECT AGAINST ACCIDENTAL ENTRY INTO THE POOL. THE POOL SHALL BE COVERED AT ALL TIMES WHEN CONTAINING WATER AND NOT IN USE.
- AS PER TOWN OF NORTH HEMPSTEAD ZONING CODE 70-102.7 THE POOL WATER SUPPLY INLET SHALL BE ABOVE THE OVERFLOW LEVEL OF THE POOL, AND THAT SUPPLY SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW DEVICE.
- AN ELECTRIC HEAT PUMP POOL HEATER IS PROPOSED.
- THIS PLAN IS FOR MUNICIPAL PURPOSES ONLY TO OBTAIN APPROVAL FOR PROPOSED SWIMMING POOL ONLY.
- POOL AND PROPERTY TO CONFORM TO 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE AND CODE OF THE TOWN OF NORTH HEMPSTEAD.
- SEE SEPARATE PLANS FOR DETAILS AND ADDITIONAL INFORMATION ON SWIMMING POOL.
- CONTRACTOR TO REQUEST PSEGL VERIFICATION OF POOL LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.



CROMWELL ROAD
(50' WIDE)

PROPOSED PLAN
SCALE: 1" = 20'



DRAINAGE CALCULATIONS

IMPERVIOUS AREA

PROPOSED PATIO: 788 SF X (2.5/12") X 1.0 = 164.2 CF

REQUIRED STORAGE VOLUME FOR THE DRYWELL THAT IS BEING ABANDONED AND REPLACED IS 192.7 C.F.
(PER DRYWELL CALCULATIONS PREPARED BY OYSTER BAY DRAFTING AND ARCHITECTURE P.C., CONSTRUCTION DOCUMENTS FOR FIRST FLOOR INTERIOR ALTERATIONS AND SECOND FLOOR DORMER ADDITION, DATED 06/2019, LAST REVISED 12/02/2019)

TOTAL REQUIRED: 164.2 C.F. + 192.7 C.F. = 356.9 C.F.

PROVIDE (1) 6" DIA. X 16" EFF. DEPTH LEACHING POOL

TOTAL PROVIDED: 358.4 CF

DRAINAGE NOTES:

- ALL DRAINAGE PIPES SHALL BE PROVIDED WITH A MINIMUM 2.0' COVER.
- ALL REPLACEMENT DRAINAGE PIPING FOR ABANDONED/ RELOCATED DRYWELL SHALL BE 6" DIA. SDR-35 PVC SLOPED AT 2.0% MIN. INSTALLED TO CODE AND PER TOWN OF NORTH HEMPSTEAD REQUIREMENTS. ANY ROOF DRAINAGE PIPE LENGTHS EXCEEDING 75' OR HAVING BENDS GREATER THAN 23 DEGREES SHALL BE PROVIDED WITH CLEAN OUTS.
- CONNECT TRENCH DRAIN TO DRAINAGE LEACHING POOL USING 6" DIA. SDR-35 PVC PIPE SLOPED 1.0% MINIMUM.
- CONNECT POOL FILTER DISCHARGE TO DRAINAGE LEACHING POOL USING 4" DIA. PVC (SDR-35) @ MIN. SLOPE OF 2%.

UTILITY NOTES:

- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES BY FIELD INVESTIGATION. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT BETWEEN EXISTING UTILITIES / DRAINAGE STRUCTURES AND THE PROPOSED WORK BEFORE ANY CONSTRUCTION BEGINS.
- CARE SHALL BE TAKEN NOT TO DISTURB EXISTING UTILITIES AND SERVICE CONNECTIONS.
- UNDERGROUND, OVERHEAD, AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE, ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

DRYWELL ABANDONMENT NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH TOWN OF NORTH HEMPSTEAD REQUIREMENTS AND REGULATIONS.
- CONTRACTOR SHALL REMOVE PRECAST SLAB/DOME AND RINGS TO A DEPTH OF 4 FEET BELOW GRADE.
- DRYWELL SHALL BE BACKFILLED WITH ANGULAR STONE OR GRAVEL AND COMPACTED IN 12" LIFTS AS NECESSARY.
- FILTER FABRIC SHALL BE INSTALLED OVER THE STONE/ GRAVEL BEFORE THE BACKFILL SOIL IS PLACED AND COMPACTED.

DISAPPROVED

Dorys Rendon
11/14/2023

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

LEGEND

PROPERTY LINE	---
EXISTING CURB	---
EXISTING FENCE	---
OVERHEAD WIRES	---
UTILITY POLE	---
PROPOSED FENCE	---
PROPOSED GATE	---
EXTERIOR WINDOW REQUIRING LATCH	---
EXTERIOR DOOR REQUIRING ALARM	---
PROPOSED DRAINAGE LEACHING POOL	---
SURFACE FLOW ARROW	---
PROPOSED DRAINAGE PIPE	---
PROPOSED ROOF DRAINAGE	---
EXISTING FENCE TO BE REMOVED	---

NO.	DATE	DESCRIPTION	BY
OWNER: DANNY ANDRE 19 CROMWELL ROAD CARLE PLACE, N.Y. 11514			
APPLICANT: DANNY ANDRE 19 CROMWELL ROAD CARLE PLACE, N.Y. 11514			
SITE PLAN PROPOSED SWIMMING POOL 19 CROMWELL ROAD SITUATED AT CARLE PLACE TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK N.C.T.M. SECTION 9, BLOCK 595, LOT 9			
HM ENGINEERING, P.C. P.O. BOX 914, EAST NORTHPORT, N.Y. 11731 PHONE (516) 476-5392 FAX (516) 980-7671 EMAIL: HMARNIKA@HMEENGINEERINGPC.COM			
DRAWN BY: HM		PROJECT NO.: 23135	
DATE: SEPTEMBER 13, 2023		DRAWING NO.:	
P.E. SEAL AND SIGNATURE		SCALE: 1" = 20'	
		SHEET NO.: 1 of 2	

C-101

#21496

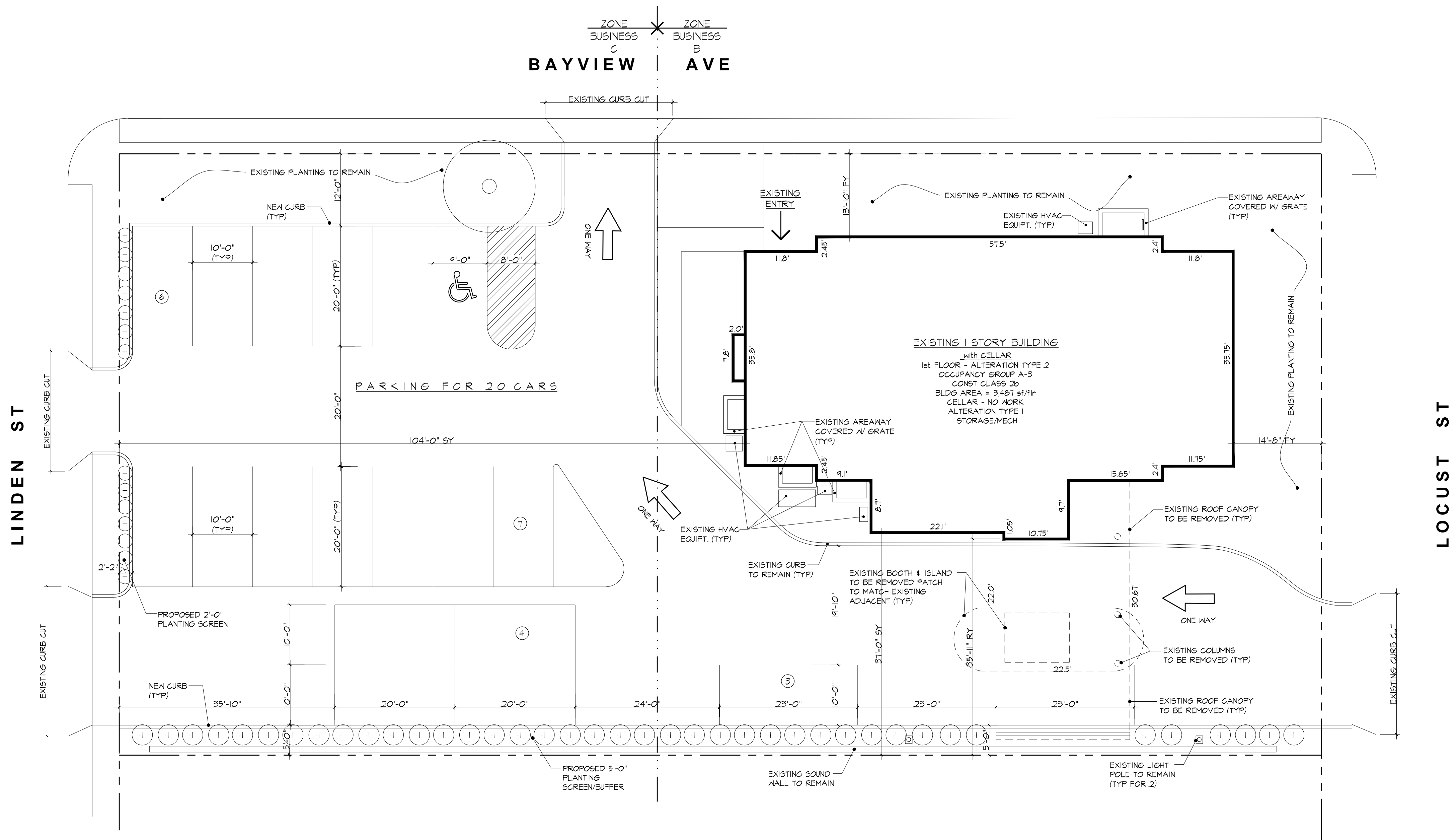
DAA

DiGiovanni & Associates Architects

26 preston avenue
sea cliff, ny 11579
(516) 671 - 3624
Daa93@msn.com



ISSUED



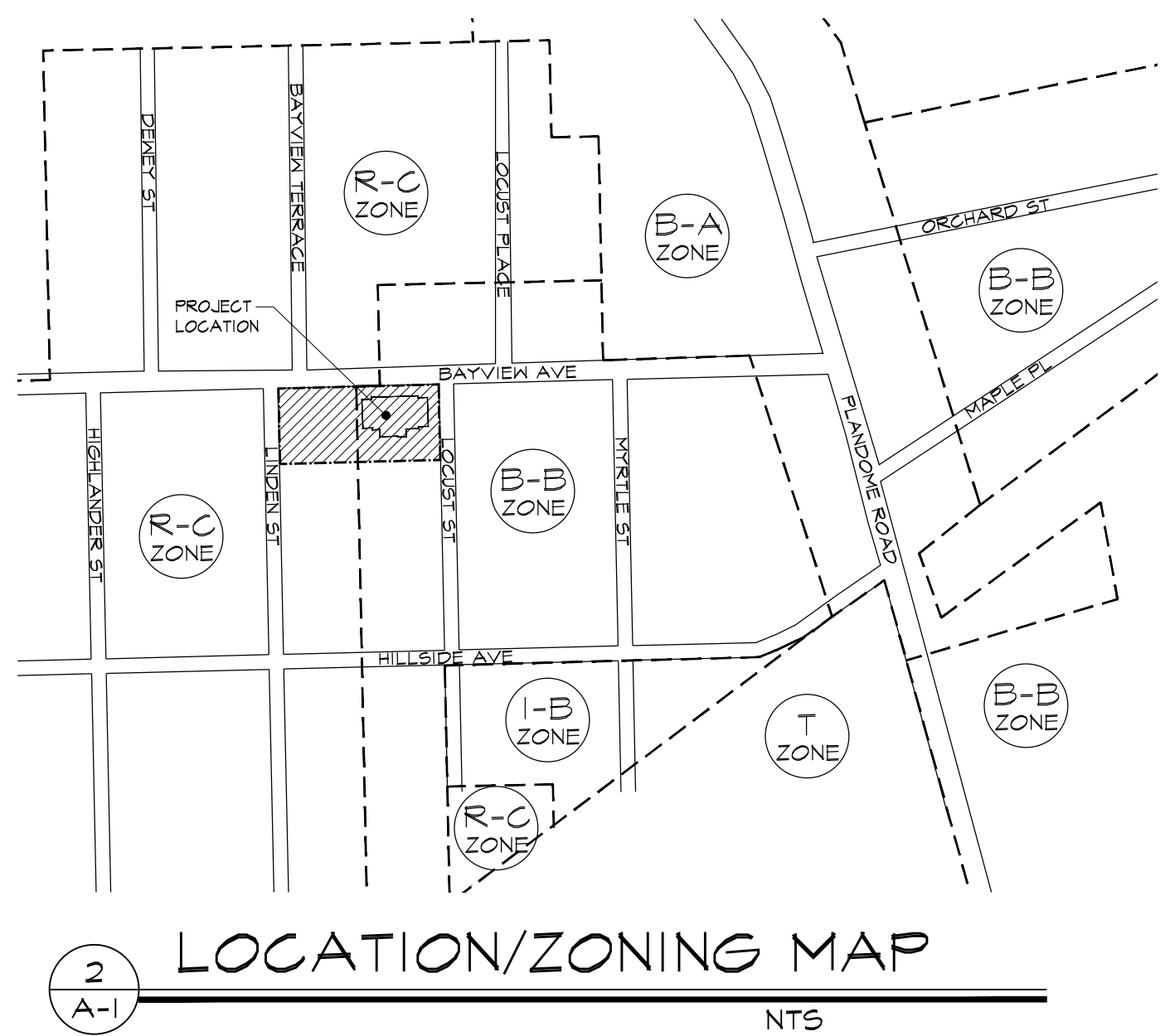
1 SITE PLAN
A-1 3/32" = 1'-0"

ZONING ANALYSIS		
66 BAYVIEW AVE, MANHASSET SEC 3 - BLOCK 43 - LOT 11-14 ZONE BUSINESS B (BUILDING), RESIDENCE C (PARKING)		
	REQUIRED	PROVIDED
LOT AREA	20,000 sq ft	20,000 sq ft
FRONT YARD	0	15.6', 14.9', 104.0'
SIDE YARD	15' ABUTS RESIDENCE ZONE	31.0' (BLDG), 15.0' (ROOF CANOPY)
REAR YARD	15'	
MAX BLDG COVERAGE	85% (17,000 sq ft)	17.4% 3,481 sq ft
HEIGHT	3 STORIES and 40'	1 STORY and 25'-10"
PARKING	SEE ANALYSIS	20 SPACES (including 1 HC)

BLDG COVERAGE
FOOTPRINT = 3,481 sq ft
TOTAL COVERAGE = 3,481 sq ft

PARKING REQUIREMENT
1st FLOOR
1 SPACE PER 4 PERSONS
4 1 SPACE PER EMPLOYEE
2,413/300/1p = 40p
40/4 = 12 SPACES
2 EMPLOYEES = 2 SPACES
STORAGE/VEST = 395 sq/300 = 1.3
CELLAR
STORAGE = 864 sq/600 = 1.5
MECH = 838 sq/300 = 2.8
TOTAL PARKING REQ'D = 19.5 SPACES

20 SPACES PROVIDED



2 LOCATION/ZONING MAP
A-1 NTS

4/21/2023 PER TO NH COMMENTS
4/19/2023 PER TO NH COMMENTS

REVISIONS

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCE SHALL BE MADE ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

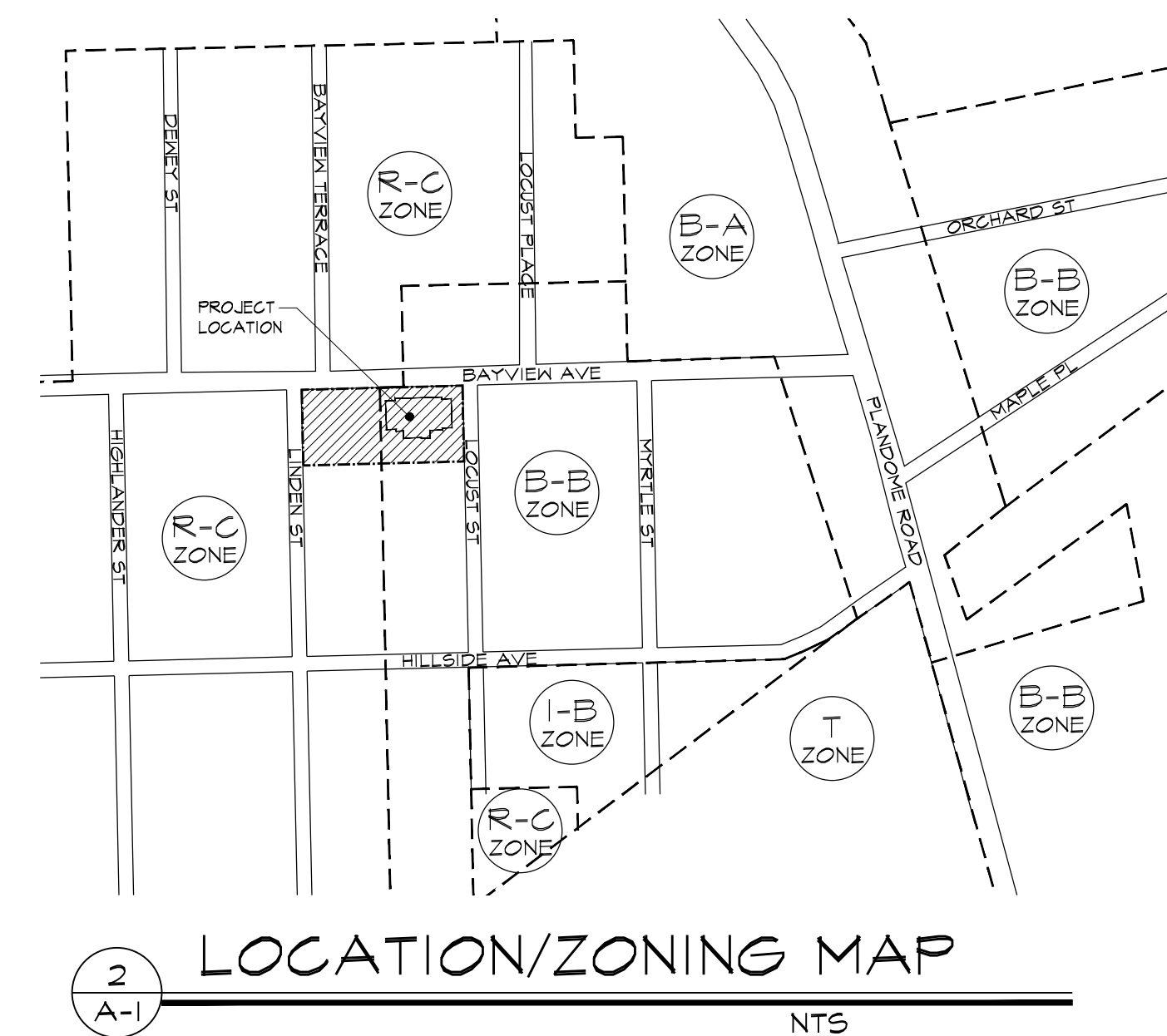
Starry Stone
Dance Studio

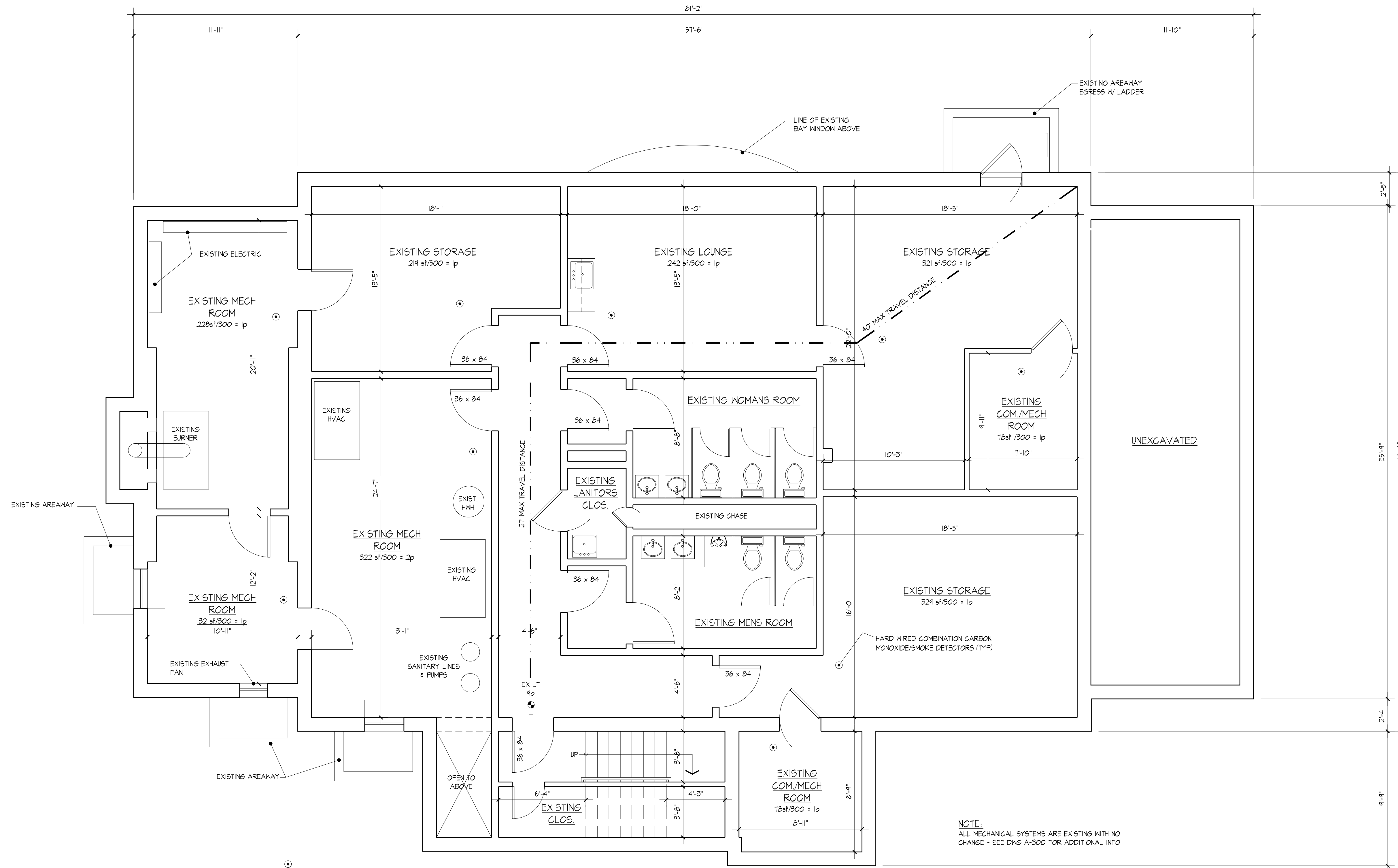
66 Bayview Avenue
Manhasset, N.Y.

SITE
PLAN

8/15/23
DATE
AS NOTED
SCALE
1 OF 1
DRAWN BY JVB
CHECKED BY DD

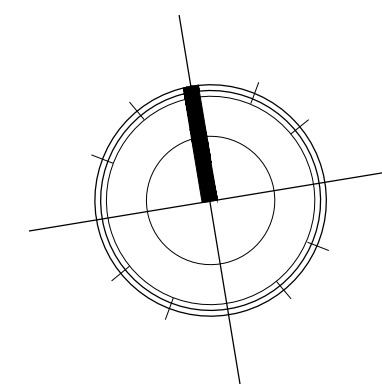
SP-1





NOTE:
ALL MECHANICAL SYSTEMS ARE EXISTING WITH NO CHANGE - SEE DWG A-300 FOR ADDITIONAL INFO

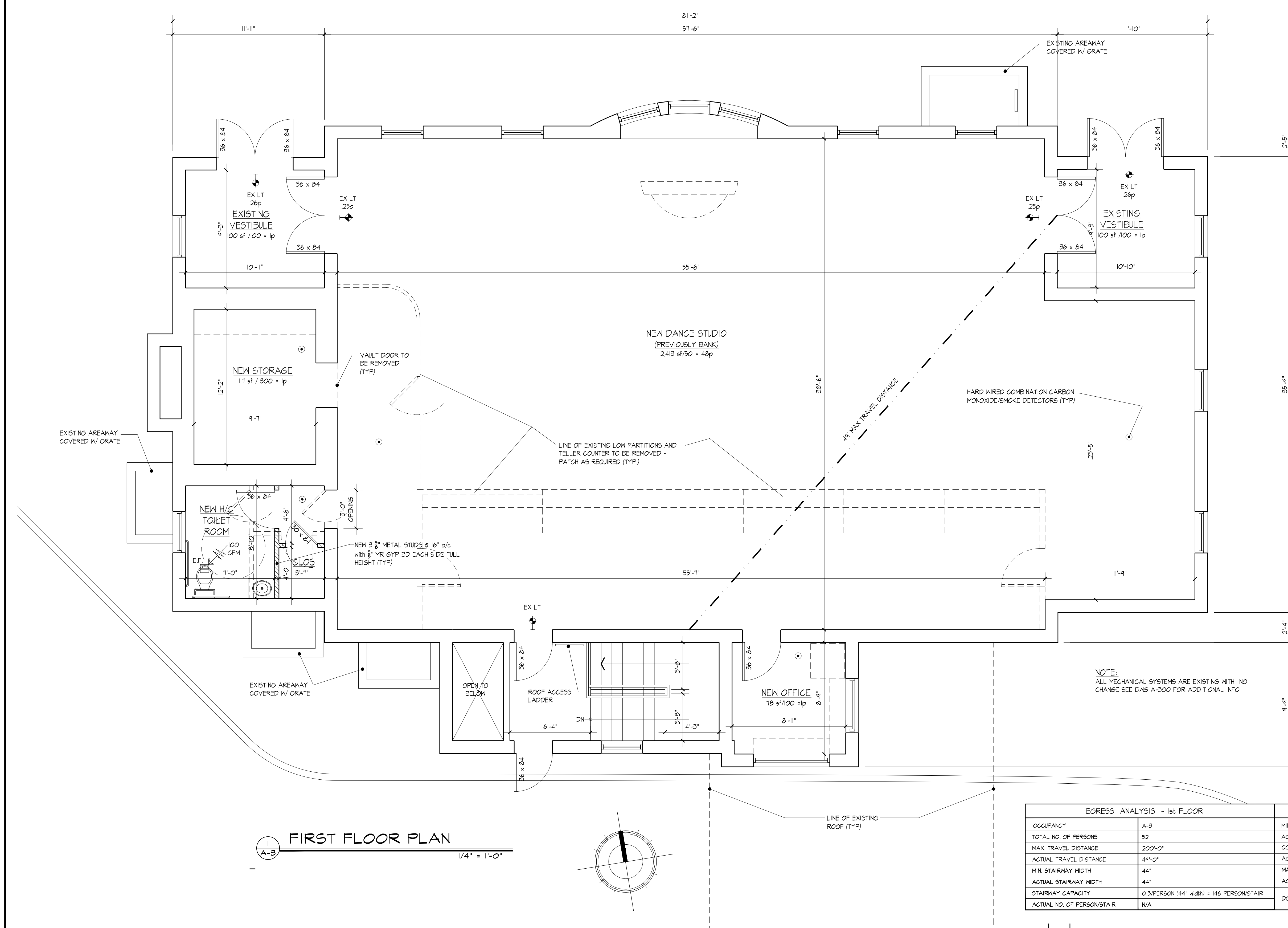
CELLAR PLAN
EXISTING NO WORK
1/4" = 1'-0"



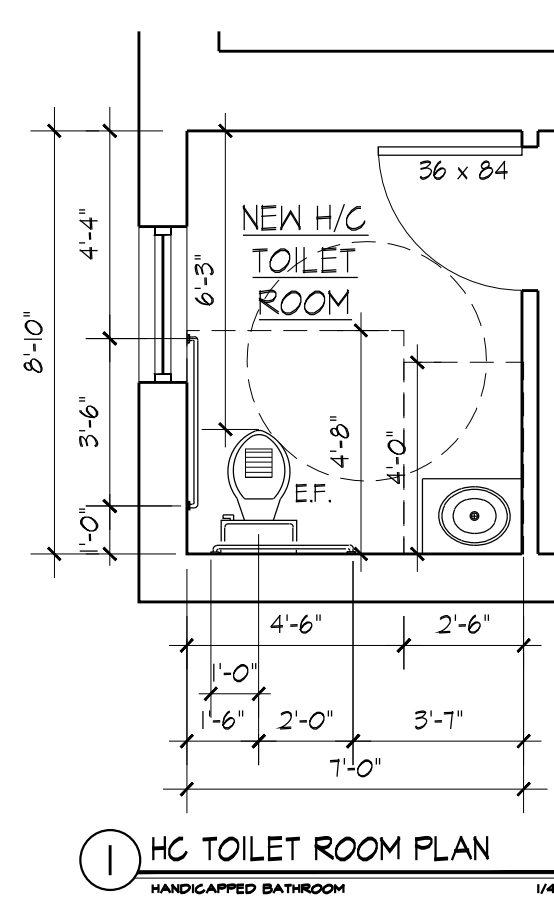
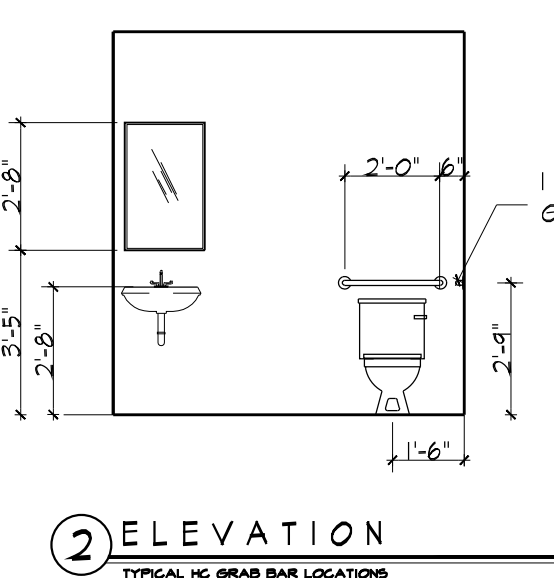
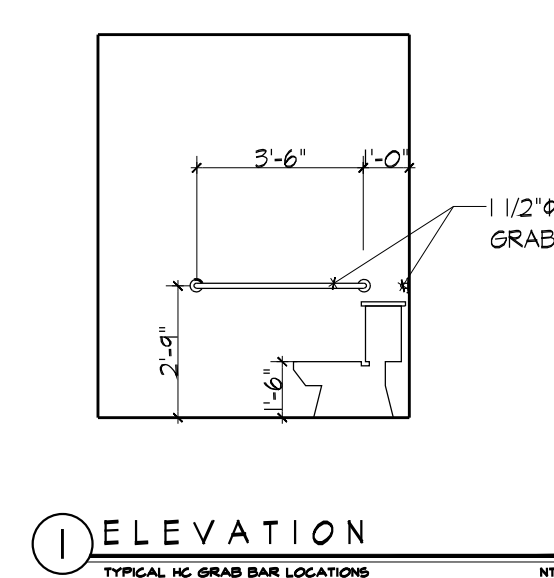
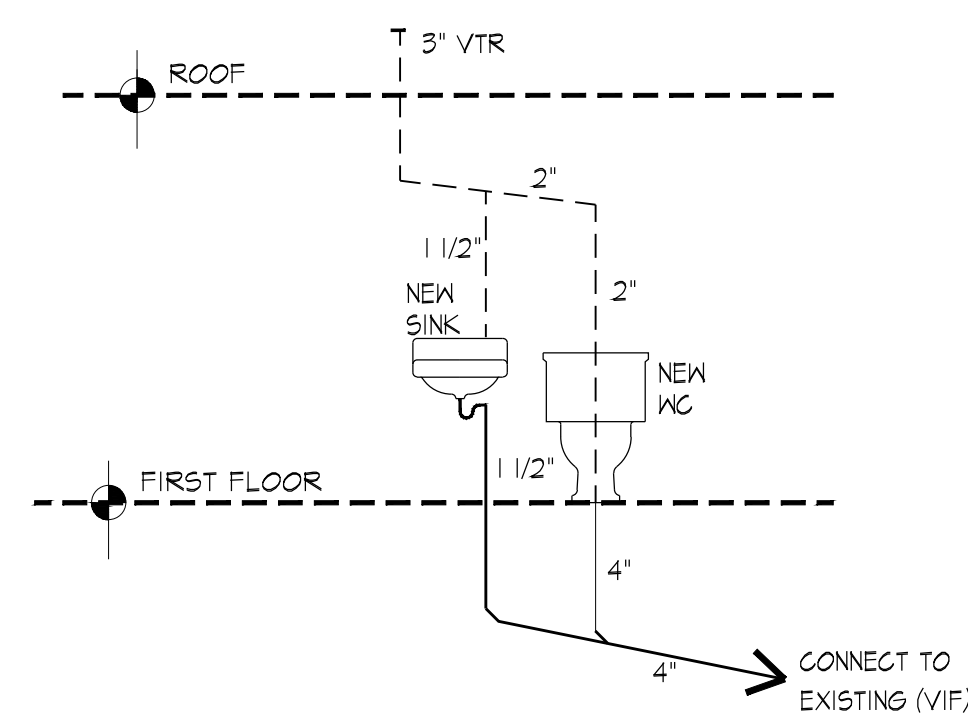
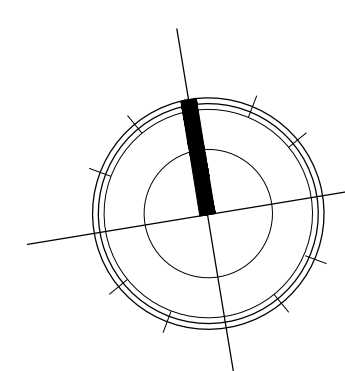
EGRESS ANALYSIS CELLAR			
OCCUPANCY	5-2	MIN. CORRIDOR WIDTH	44"
TOTAL NO. OF PERSONS	9	ACTUAL CORRIDOR WIDTH	54"
MAX. TRAVEL DISTANCE	75'	CORRIDOR CAPACITY	0.15/PERSON (5'-0" width) = 480 PERSON
ACTUAL TRAVEL DISTANCE	67'	ACTUAL NO. OF PERSONS/CORRIDOR	4
MIN. STAIRWAY WIDTH	44"	MAX. DEAD END	NA
ACTUAL STAIRWAY WIDTH	44"	ACTUAL DEAD END	NA
STAIRWAY CAPACITY	0.3/PERSON (44" width) = 146 PERSON/STAIR	DOOR CAPACITY	0.15/PERSON 5'-0" = 240 PERSON
ACTUAL NO. OF PERSON/STAIR	4		

LEGEND

	EXISTING CONSTRUCTION TO REMAIN PATCH AS REQ'D
	EXISTING CONSTRUCTION TO BE REMOVED, PATCH AS REQUIRED
	NEW CONSTRUCTION



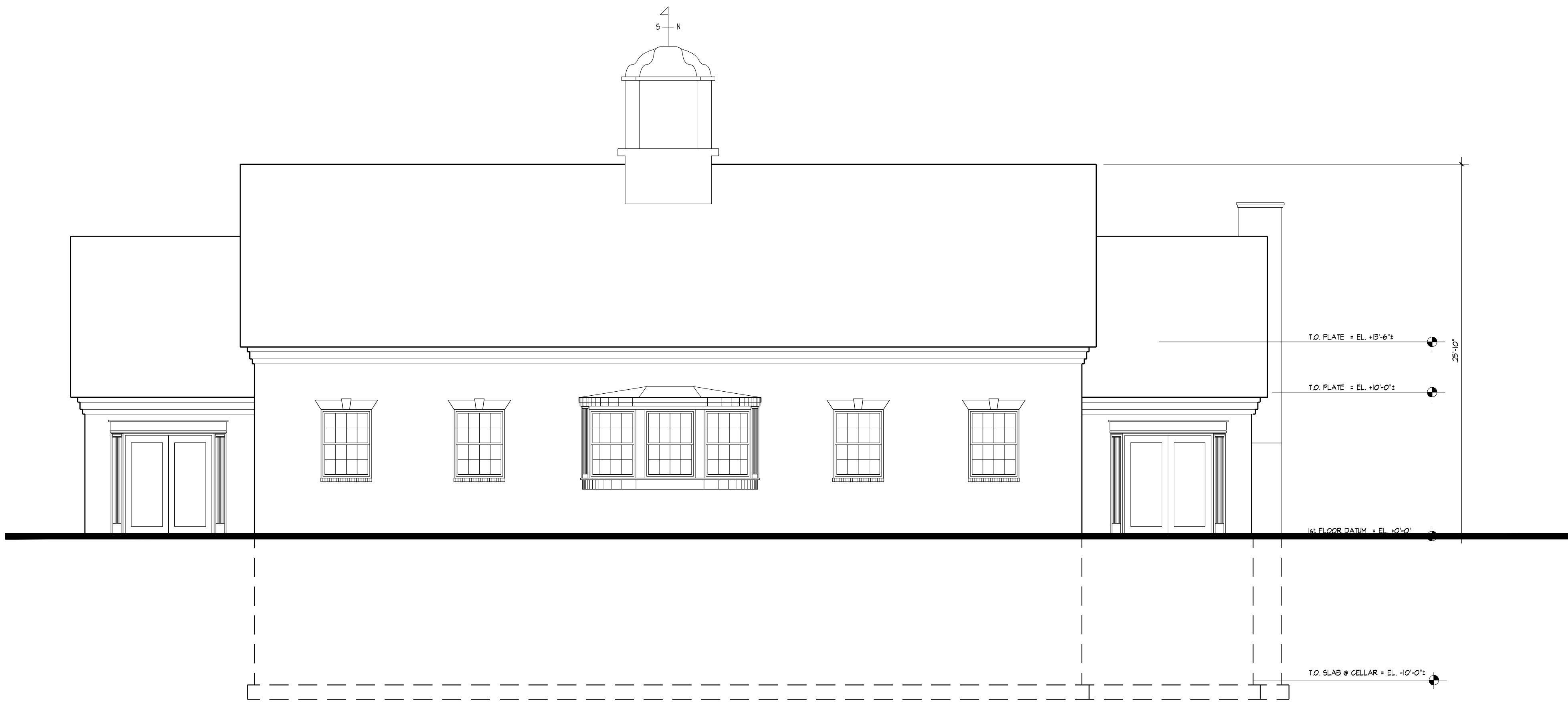
FIRST FLOOR PLAN
1/4" = 1'-0"



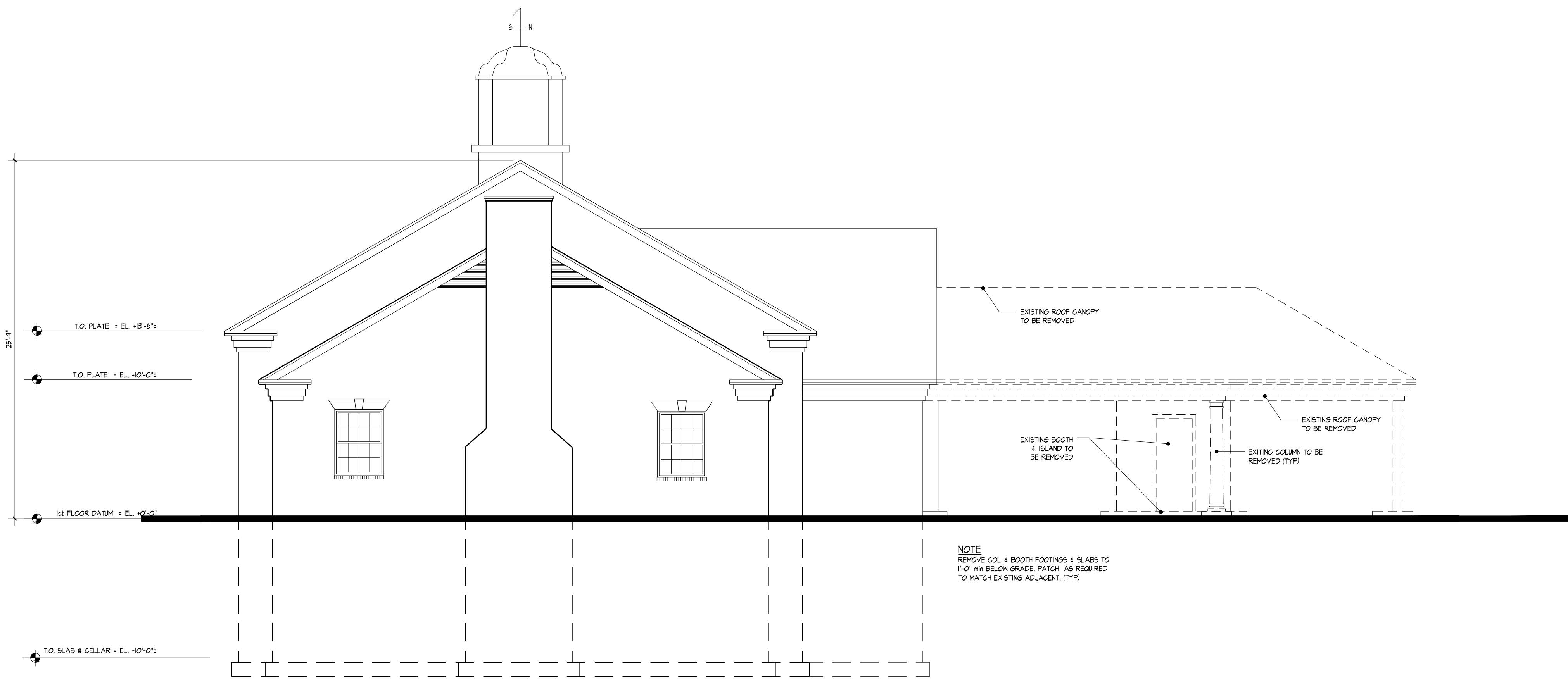
EGRESS ANALYSIS - 1st FLOOR			
OCCUPANCY	A-3	MIN. CORRIDOR WIDTH	44"
TOTAL NO. OF PERSONS	52	ACTUAL CORRIDOR WIDTH	NA
MAX. TRAVEL DISTANCE	200'-0"	CORRIDOR CAPACITY	0.15/PERSON (5'-0" width) = 480 PERSON
ACTUAL TRAVEL DISTANCE	44'-0"	ACTUAL NO. OF PERSONS/CORRIDOR	NA
MIN. STAIRWAY WIDTH	44"	MAX. DEAD END	NONE
ACTUAL STAIRWAY WIDTH	44"	ACTUAL DEAD END	NA
STAIRWAY CAPACITY	0.3/PERSON (44" width) = 146 PERSON/STAIR	DOOR CAPACITY	0.15/PERSON 3'-0" = 240 PERSON
ACTUAL NO. OF PERSON/STAIR	N/A	(4) 3'-0" DOORS PROVIDED = 960 PERSON	

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED, PATCH AS REQUIRED
- NEW CONSTRUCTION



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



2 WEST ELEVATION
3/16" = 1'-0"

DAA

DiGiovanni &
Associates
Architects

26 preston avenue
sea cliff, ny 11579
(516) 671 - 3624
Daa93@msn.com



ISSUED

9/28/2023 REMOVE CANOPY per ToNH comments
9/13/2023 per ToNH comments

REVISIONS

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE
PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE
PROSECUTED.

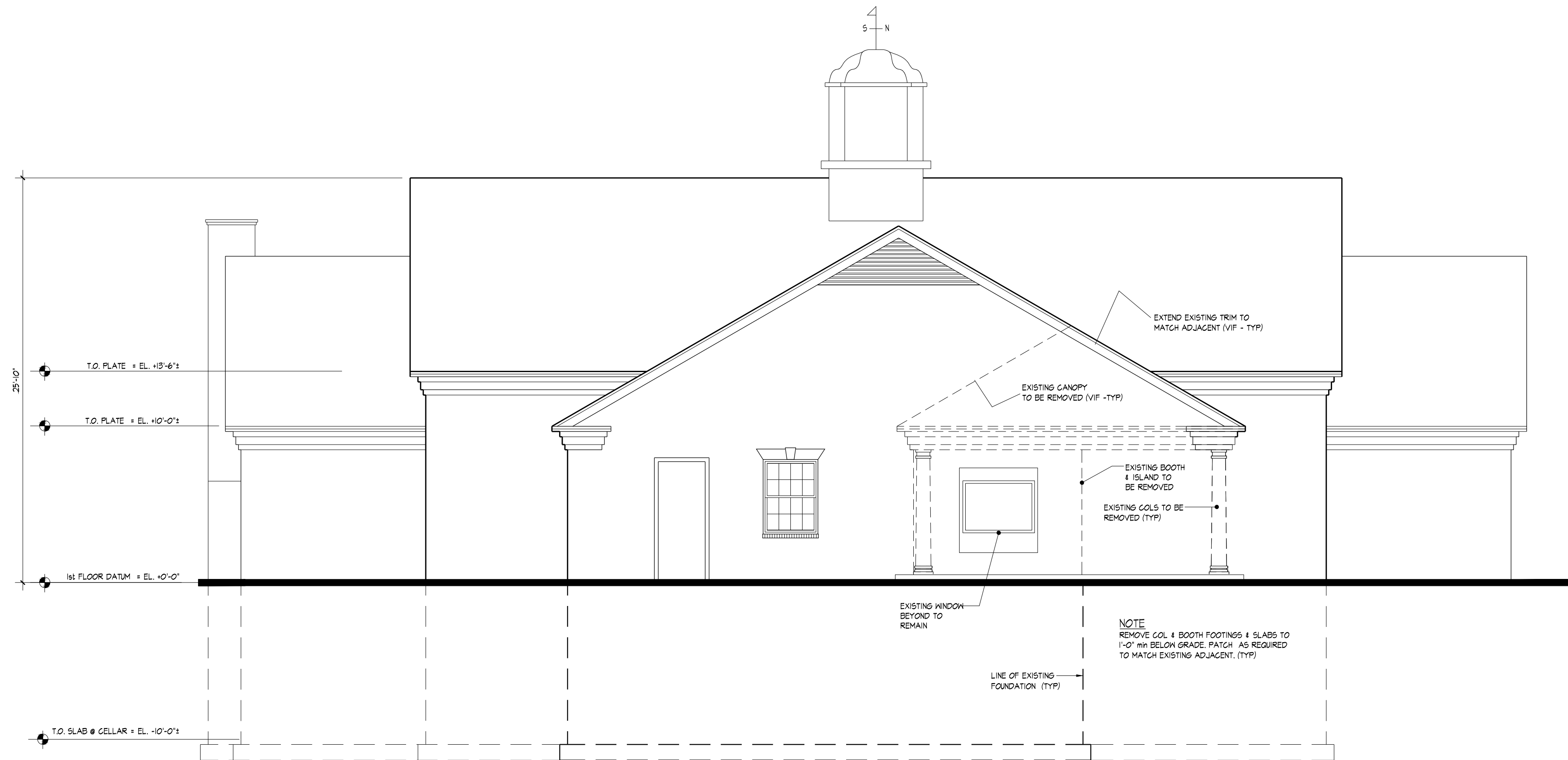
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND
DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FIT
AND QUANTITY OF WORK. NO ALLOWANCE SHALL BE MADE
ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR
NEGLECT ON HIS PART.

Starry Stone
Dance Studio

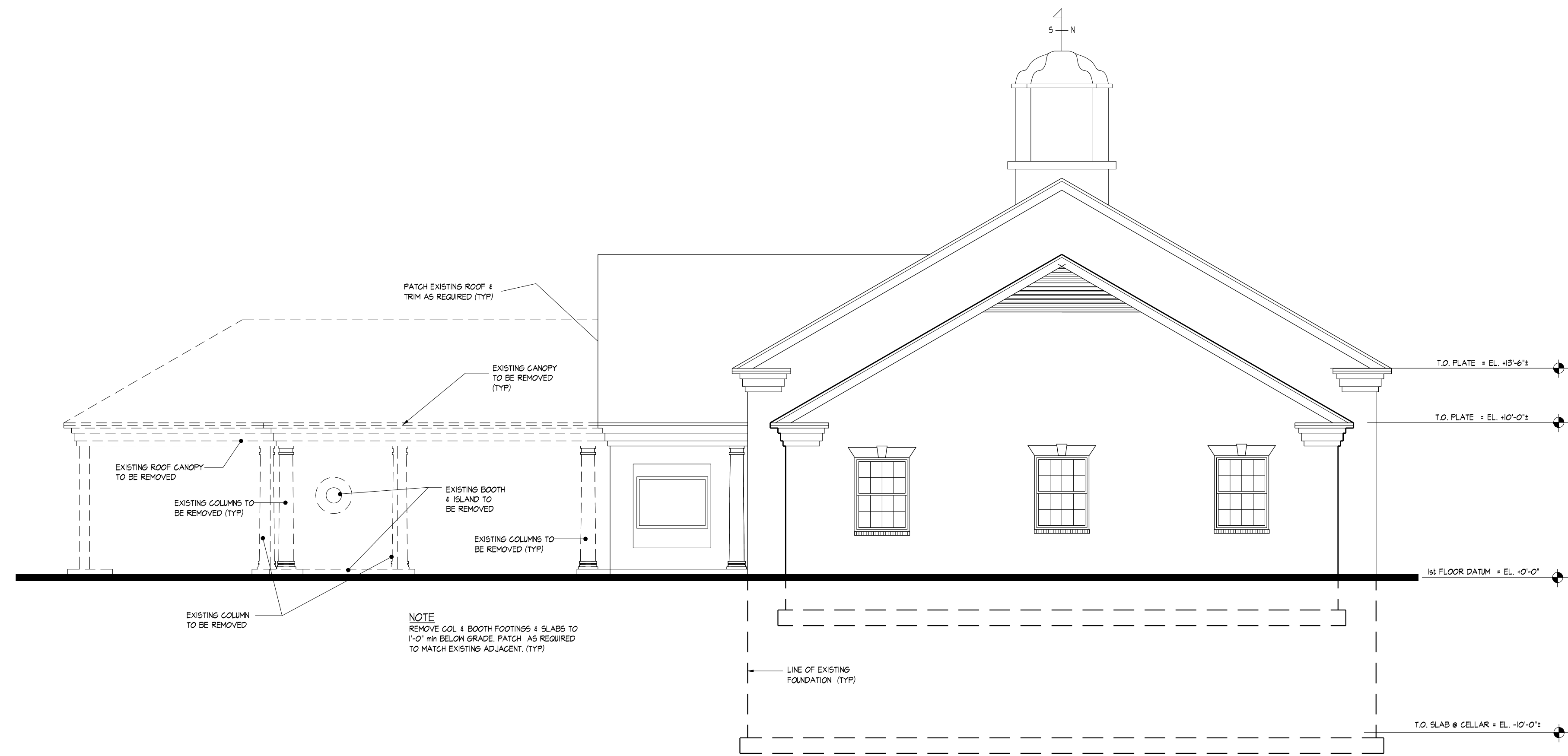
66 Bayview Avenue
Manhasset, N.Y.

ELEVATIONS

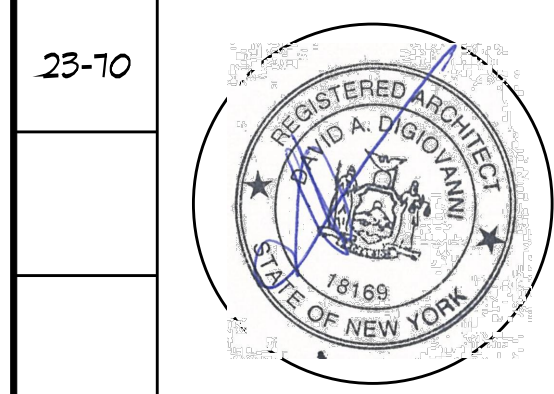
8/15/23 DATE	A-200		
AS NOTED SCALE	5	OF	7
DRAWN BY	JVB		
CHECKED BY	DD		



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



2 EAST ELEVATION
3/16" = 1'-0"



ISSUED

9/28/2023 REMOVE CANOPY per ToNH comments
9/13/2023 per ToNH comments

REVISIONS

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCE SHALL BE MADE ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

Starry Stone Dance Studio
66 Bayview Avenue
Manhasset, N.Y.

ELEVATIONS

8/15/23 DATE	A-201	
AS NOTED SCALE	6	OF 7
DRAWN BY	JVB	
CHECKED BY	DD	

DAA

DiGiovanni & Associates Architects

26 preston avenue
sea cliff, ny 11579
(516) 671 - 3624
Daa93@msn.com

23-10

ISSUED

REVISIONS

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

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

Starry Stone Dance Studio

66 Bayview Avenue
Manhasset, N.Y.

REFLECTED CEILING PLANS

9/13/23
DATE

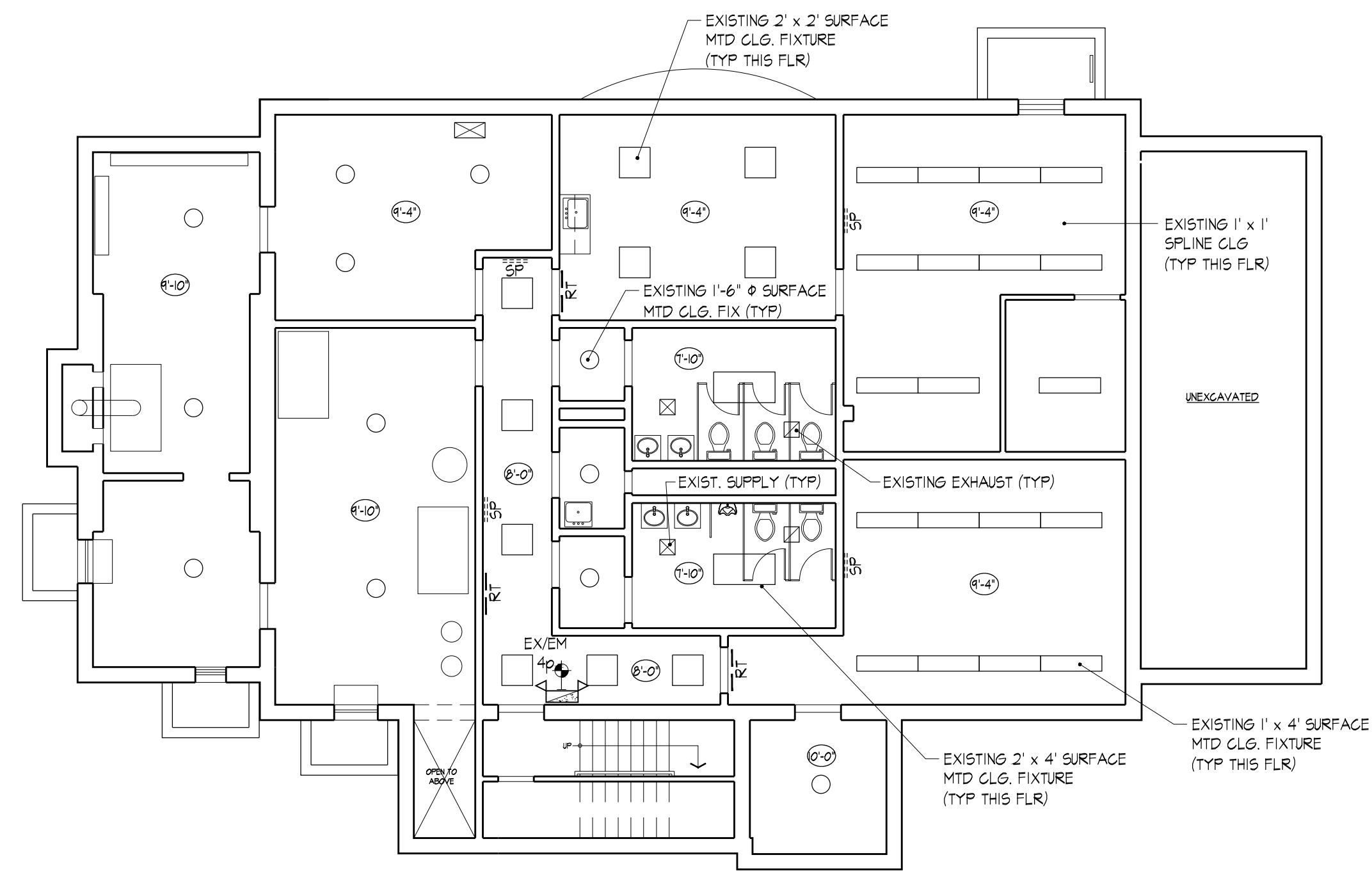
AS NOTED
SCALE

A-300

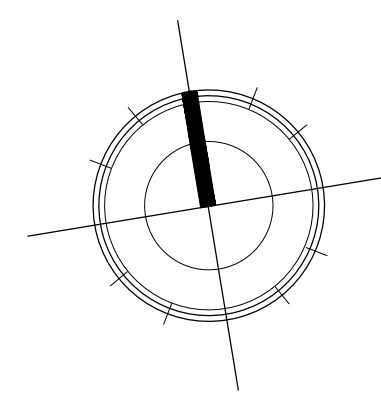
1 OF 1

DRAWN BY
JVB

CHECKED BY
DD



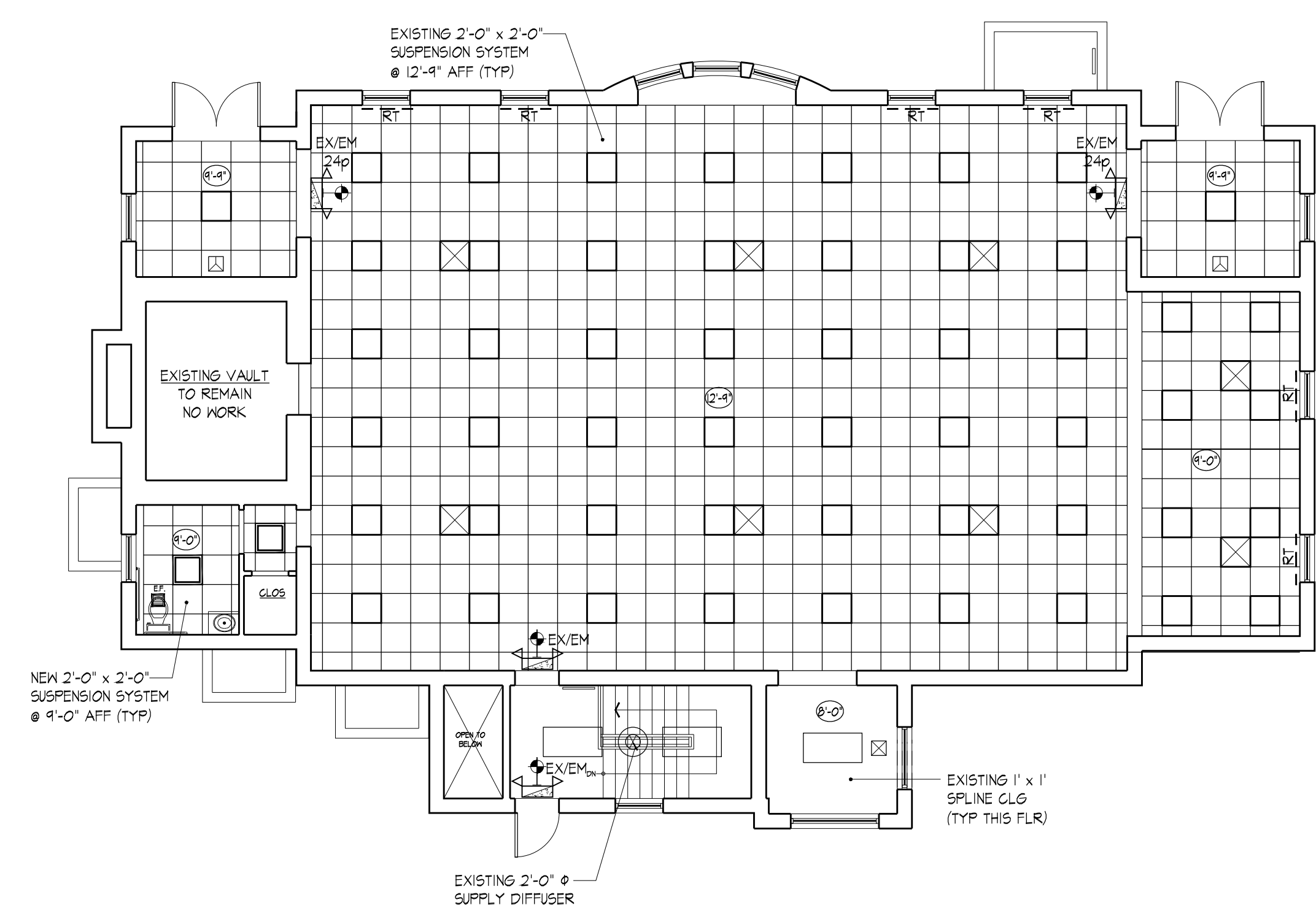
1 EXISTING CELLAR CEILING PLAN
1/8" = 1'-0"



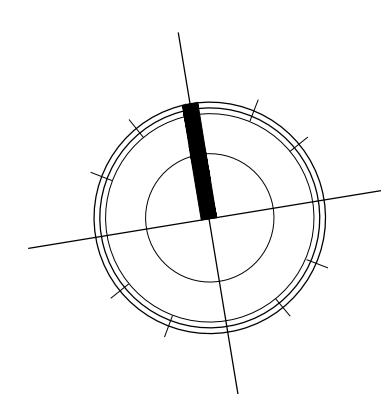
- LIGHT FIXTURE LEGEND
- EXISTING 1'-6" Ø CEILING MTD FIXTURE
 - EXISTING 2' x 4' CEILING MOUNTED FIXTURE
 - EXISTING 1' x 4' CEILING MOUNTED FIXTURE
 - EXISTING 2' x 2' RECESSED LED LIGHT FIXTURE
 - EXISTING 2' x 2' SUPPLY DIFFUSER
 - EXISTING 3 WAY DIFFUSER
 - EXISTING EXHAUST FAN
 - EXISTING RETURN
 - EXISTING SUPPLY
 - NEW 2' x 2' RECESSED LED LIGHT FIXTURE
 - NEW 100CFM EXHAUST FAN - THROUGH ROOF
 - LED EXIT LIGHT with 2 HEAD EMERGENCY LIGHT & BATTERY BACK UP
 - LED EXIT LIGHT with BATTERY BACK UP
 - CEILING HEIGHT

NOTE:

- ALL MECHANICAL SYSTEMS ARE EXISTING TO REMAIN
NO CHANGE
- ALL CEILINGS & LIGHTING ARE EXISTING TO REMAIN
NO CHANGE - EXCEPT NEW H/C TOILET ROOM



2 EXISTING & PROPOSED 1st FLOOR REFLECTED PLAN
1/8" = 1'-0"



ZONING ANALYSIS		
ADDRESS: 32 GLEN COVE ROAD, GREENVALE, NY , 11548	COUNTY NASSAU , TOWN : NORTH HEMPSTEAD	
	SECTION : 20 ; BLOCK : 29 ; LOT 161,162,163,164,49	ZONE : BUSINESS "B-B" RESIDENTIAL "R-C"
LOT AREA	6,472 SF	
EXISTING BUILDING AREA	20,720 SF = 0.476 AC	
BUILDING INFO	BUILDING OCCUPANCY = RETAIL STORE (C-2 MULTIPLE TENANTS) BUILDING STORIES = 1	USE : C-2, CONSTRUCTION CLASS : TYPE 2B BUILDING IS FULLY SPRINKLERD BUILDING HAS A FIRE ALARM SYSTEM
AS PER ART XVI - BUSINESS DISTRICTS (B)		
SECTION	REQUIRED / ALLOWED BY ZR	PROVIDED / ACTUAL
PERMITTED USES	RETAIL STORE AND RESTAURANT	ACTUAL EXISTING - RETAIL STORE AND RESTAURANT
HEIGHT	MAX. HEIGHT = 3 STORIES AND 40'	ACTUAL HEIGHT = EXIST. 1 STORY, 20 FEET THERE IS NO INCREASE IN BUILDING HEIGHT
BUILDING AREA	85% OF LOT AREA	EXIST. AREA- 31.2 % THERE IS NO INCREASE IN FLOOR AREA
FRONT YARD	0 FT	EXIST. FRONT YARD- 0 FT THERE IS NO INCREASE IN BULK OF THE BUILDING
REAR YARD	20 FT	EXIST. REAR YARD- 128'-9" THERE IS NO INCREASE IN BULK OF THE BUILDING
SIDE YARD	0 FT	EXIST. SIDE YARD- 0 FT THERE IS NO INCREASE IN BULK OF THE BUILDING
PARKING	CELLAR FLOOR : OCCUPANCY IS STORAGE (ACCESSORY USE TO 1st FLOOR STORE) THEREFORE PARKING IS NOT REQ'D 1st FLOOR : C2education (suite A) = 1697.77 SF (4 STAFF AND 15 CHIDREN) Beach Bum Tanning (suite C) = 2186.12 SF TROPICAL SMOOTHIE CAFE (suite B) = 1447.05 SF AND 19.25 LF THEN 4 + (15/15) = 5 (2186.12-1000) / 300 = 3.95 1447.05 / 80 = 18.09 17.85 / 3 = 5.95 <u>TOTAL REQ'D PARKING</u> = 32.99 = 33 SPACES	ACTUAL 33 SPACES THERE IS NO CHANGE (SEE MORE INFO AND DIAGRAM ON PAG. A-003)
LOADING	1 PER 10,000 SF	ACTUAL 1 SPACE THERE IS NO CHANGE
HC SPACES	2 HC SPACES	ACTUAL 2 HC SPACES THERE IS NO CHANGE
THERE IS NO INCREASE IN BULK OF THE BUILDING. ALL THE YARDS ARE EXISTING. NO CHANGE IN NUMBER OF PERSONS. ALL THE PROPOSED WORK IS DONE INSIDE THE BUILDING ENVELOPE.		
SCOPE OF WORK: GENERAL RENOVATION OF EXISTING COMMERCIAL SPACE AT 1 st FLOOR.		
NOTE : MECHANICAL SYSTEM IS EXISTING AND THERE IS NO WORK DONE UNDER THIS APPLICATION.		

LOCATION MAP (NTS)

The map is a detailed street layout of a neighborhood. Key streets include Spruce St, Dogwood Av, Wellington, Helen St, Maple St, Elm St, and various residential streets like Helen St, Maple St, and Elm St. A large area is labeled 'SITE' and '548'. Other features include 'Roslyn Cem' and 'ESTATES'. A north arrow is located in the bottom left corner.

1. CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR HAVING RECORDED ALL CONDITIONS WITHIN THE SCOPE OF THE PROJECT. NO CLAIMS FOR EXTRA COMPENSATION BASED ON IGNORANCE OF VISIBLE OR IMPLIED CONDITIONS WILL BE CONSIDERED.
2. CONTRACTOR ARE TO VERIFY ALL INDICATED CONDITIONS BEFORE STARTING WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT. THE DRAWINGS REFLECT CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITION OR FROM DRAWINGS OR INFORMATION FURNISHED BY THE OWNER, BUT CAN NOT BE GUARANTEED BY THE ARCHITECT.
3. ALL WORK IS TO CONFORM TO THE BUILDING DEPARTMENT REQUIREMENTS AND FIRE DEPARTMENT REGULATIONS UTILITY COMPANIES REQUIREMENTS, OSHA AND THE BEST TRADE PRACTICES
4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR THE PROPERTY AND ACCEPTABLE CONSTRUCTION INSTALLATION OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT, SHALL BE INCLUDED THE WORK AS IF WHERE SPECIFIED OR INDICATED ON THE DRAWINGS.
5. CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURE WITH LOCAL AUTHORITIES NEIGHBORHOOD ASSOCIATIONS OR BUILDING MANAGEMENT OR BOARD OF DIRECTORS REQUIREMENTS.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS OBTAIN ALL CODE APPROVALS AND FILE FOR NEW C.O. IF REQUIRED.
7. ALL INDICATED SURVEY MATERIAL IS FOR GENERAL INFORMATION, THE ARCHITECT CAN NOT BE RESPONSIBLE FOR ITS CONTENT OR CORRECTNESS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING NEW CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA, DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED TO THE OWNER SATISFACTION.
9. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS UPON COMPLETELY CLEANED AND RESTORE TO ORIGINAL CONDITION.
10. DRAWINGS MAY BE ROUGH SCALED FOR ESTIMATING AND GENERAL REFERENCE FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT WITH THE ARCHITECT , FIELD VERIFY ALL DIMENSIONS.

THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED FOR THE SUPERVISION OF WORK & IT REMAINS THE INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CHANGES ON THE APPROVED PLANS.

NO WORK IS TO BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE GOVERNING AGENCIES.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK & SHALL REPORT ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK & AS REQUIRED BY THE GOVERNING AGENCIES. ALL DIMENSIONS FROM DRAWINGS, WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

NO WORK IS TO BE STARTED UNTIL THE PLANS ARE APPROVED BY THE NEW YORK CITY DEPT OF BUILDING AND A WORK PERMIT IS OBTAINED.

THESE NOTES ARE PART OF THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AND ARE TO BE FULLY COMPLIED WITH IN ALL RESPECTS.

THE CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE SO THAT HE MAY DETERMINE THE DIFFICULTIES HE MAY ENCOUNTER DURING CONSTRUCTION.

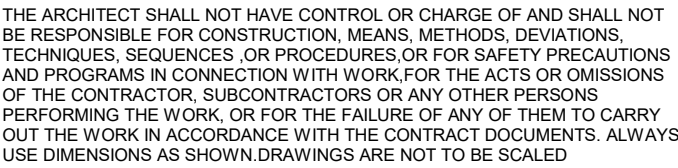
FOUNDATION AND SUBSOIL CONDITIONS HAVE BEEN DESIGNED BASED ON THE INFORMATION CONTAINED WITHIN THE BORINGS AND/OR TEST PITS AS FURNISHED BY THE OWNER. EXACT FOUNDATION REQUIREMENTS ARE SUBJECT TO CHANGE BASED ON CONTROLLED INSPECTIONS OF SUBSOIL CONDITIONS AND MAY VARY FROM THOSE INDICATED ON THESE DRAWINGS.

THE CONTRACTOR SHALL NOTIFY THE CITY OF NEW YORK TO NOTIFYING UTILITY COMPANIES TO VERIFY EXACT LOCATIONS OF THEIR UTILITY LINES, SERVICE AND OTHER POSSIBLE EQUIPMENT.

THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING SITE.

PRIOR TO COMMENCEMENT OF WORK THE ADJACENT PROPERTY OWNERS SHALL BE GIVEN 5 DAYS WRITTEN NOTICE BY CERTIFIED MAIL, WHERE ADJACENT PROPERTY IS AFFECTED BY FOUNDATIONS GRADING, EARTHWORK OR DEMO WORK.

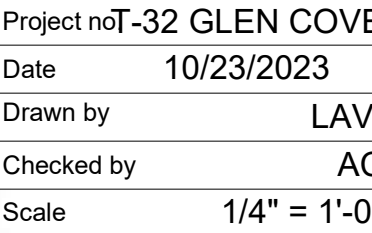
THE APPLICANT SHALL BE REQUIRED TO HAVE A LICENSED SURVEYOR, SHALL BE SUBMITTED TO THE APPLICANT OF RECORD AFTER COMPLETION OF WORK SHOWING THE LOCATION AND ELEVATIONS OF ANY NEW BUILDING OR EXTENSION, FINISHED FLOOR ELEVATION, GRADE ELEVATIONS AND SHALL COMPLY TO THE MINIMUM STANDARDS OF THE NYSPLS.

Grand total: 13[illegible]

32 GLEN COVE ROAD, GREENVALE, NY ,
11548

ZONING ANALYSIS-LOCATION MAP

ZONING INFORMATION AND NOTES



PAG. 2 OF 13

[illegible]

PAG. 3 OF 13

[illegible]

REQUIRED PARKING PER § 70-103.A(1)			
Tenant	Size	Use	Required Parking
C2education	4 Staff	Child Care, Nursery School or Similar	1 per Staff Member
	15 Children		1 per 15 Children
Beach Bum Tanning	2186.12 SF	Personal Service Shop	1 per 300 SF in excess of 1,000 SF
Tropical Smoothie Café	1447.05 SF	Restaurant	1 per 80 SF
	17.85 LF		1 per 3 LF of counter

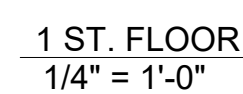
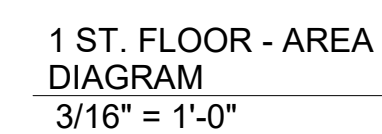
THEREFORE (PARKING REQ'D) 33 = 33 (PARKING PROVIDED) **OK**

created by Alex(andru) Bobe

[illegible]

PAG. 5 OF 13

created by Alex(andru) Bobe



AS PER BC 27-365 - TABLE 6-3 EGRESS FROM SPACES
FOR OCC. GR "E" MAX OCC. LOAD WITH ONE DOOR = 75 PERS
ACTUAL 42 PERS < 75 PERS THEREFORE IS OK



PLUMBING SPECIFICATION (NYC)

GENERAL

1. ALL PLUMBING SHALL COMPLY WITH REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND LOCAL LAW #58 AND #29.
2. ALL MATERIALS SHALL MEET B S & A AND M.E.A. REQUIREMENTS.
3. IT WILL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO OBTAIN PERMITS AND FINAL INSPECTION CERTIFICATES FROM THE MECHANICAL INSPECTION BUREAU.
4. ALL SHUT-OFF VALVES NEW OR EXISTING SHALL BE ACCESSIBLE FOR BUILDING MAINTENANCE.
5. THERE SHALL NOT BE TRENCHING OF STRUCTURAL CONCRETE SLAB FOR PLACEMENT OF PLUMBING LINES, WITHOUT PRIOR PERMISSION FROM STRUCTURAL ENGINEER.
6. PROVIDE NEW BRONZE BALL VALVES AT ALL POTABLE RISER CONNECTIONS.
7. THE PLUMBING CONTRACTOR MUST TEST ALL AFFECTED WATER SUPPLY SHUT-OFF VALVES PRIOR TO PROCEEDING WITH ANY PHASE OF WORK.THIS IS TO AVOID ANY EMERGENCY PROBLEMS.
8. TEMPORARY SHUTDOWNS OF BUILDING SERVICES FOR THE PURPOSES OF MAKING NEW CONNECTIONS TO EXISTING WORK SHALL BE DONE ONLY WITH EXPRESSED PERMISSION OF THE BUILDING OWNER AND MANAGEMENT,AND MUST BE PRESENTED TO THEM IN WRITING.
9. ALL PIPING,FITTINGS,VALVES,HANGERS ETC. SHALL CONFORM TO BASE BUILDING SPECIFICATIONS UNLESS OTHERWISE NOTED.
10. PLUMBING CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES.
11. ENGINEER'S DRAWINGS ARE SCHEMATIC REPRESENTATIONS ONLY,CONTRACTOR MUST REVIEW ARCHITECT'S DRAWINGS FOR LOCATIONS OF FIXTURES,EQUIPMENT ETC.
12. PLUMBING CONTRACTOR SHALL EXAMINE THE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION,PLUMBING CONTRACTOR SHALL INFORM THE ENGINEER OF ANY REVISIONS TO PLAN WHICH SHALL BE NECESSARY BASED ON CONDITIONS UNCOVERED IN THE FIELD IN ORDER TO INSTALL ALL FIXTURES,EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE N.Y.C. BUILDING CODE.
13. NO DEVIATION FROM THE ENGINEER'S DRAWINGS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL.
14. ACCESS DOORS SHALL BE PROVIDED FOR ALL BRANCH AND RISER VALVES,EVEN IF NOT NOTED ON PLAN,ACCESS DOOR SHALL BE LOCATED TO PROVIDE AMPLE ROOM FOR SERVICING AND OPERATING THE VALVES AND SHALL BE IN ACCORDANCE WITH THE BUILDINGS STANDARD RULES,REGULATIONS AND SPECIFICATIONS.

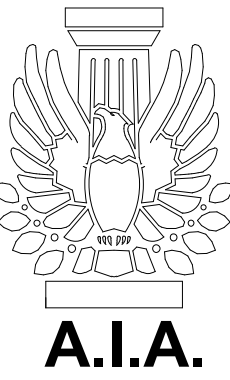
PIPING

1. ALL BRANCH PIPING(COLD WATER,HOT WATER,WASTE AND VENT.) SHALL BE REPLACED UNLESS OTHERWISE NOTED ON THE PLAN.
2. ALL SANITARY DRAINAGE AND VENT. PIPING SHALL BE NO HUB CAST IRON SOIL PIPE PER ANSU 112-5.71.
3. PROVIDE CLEANOUTS NOT MORE THAN 50 FEET APART AND AT EACH CHANGE OF DIRECTION GREATER THAN 45 DEGREES IN ALL HORIZONTAL DRAINAGE LINES AND AT THE BASE OF ALL WASTE OR SOIL STACKS OF THE N.Y. STATE. BUILDING CODE.
4. PITCH HORIZONTAL DRAINAGE PIPING 2" OR LESS.A MINIMUM OF 1/4 INCH PER FOOT AND PIPING GREATER THAN 2 INCH A MINIMUM OF 1/8 INCH PER FOOT,IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.Y. STATE. BUILDING CODE.
5. THE WATER SUPPLY SYSTEM SHALL BE PROTECTED BY ANTI-HAMMER DEVICE (S) INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS.
6. ALL VENT. PIPING SHALL BE INSTALLED IN ACCORDANCE WITH N.Y. STATE. PLUMBING CODE.
7. ALL GAS PIPING SHALL BE BLACK STEEL PIPE INSTALLED PER U.S.S1-Z21.30.
8. SANITARY DRAINAGE SYSTEM SHALL NOT BE VENT. VENTED.
9. ALL HOT AND COLD WATER SUPPLY PIPING SHALL BE COPPER TUBING, TYPE L PER ASTM B88 WITH SWEATWROUGHT COPPER FITTINGS PER ANSI B16.22 JOINED WITH SOLDER CONFORMING TO ASTM B32(95% TIN/5% ANTIMONY).NO SUPPLY WATER LINES SHALL USE FLEXIBLE OR BENDABLE FITTINGS.
10. CONDENSATE LINES,BOTH EXPOSED AND IN CAVITY AREAS, FROM AIR-HANDLERS SHALL BE 1 INCH DVM COPPER PIPE W/1/2 INCH THK. ARMSTRONG ARMAFLEX TYPE AP PIPE INSULATION.
11. ALL PORTABLE WATER LINES,BOTH HOT AND COLH SHALL BE INSULATED WITH ARMSTRONG TYPE AP ARMAFLEX PIPE INSULATION 1/2 INCH THICK,(AS AN ALTERNATE,THE PIPE MAY BE INSULATE WITH 1 INCH THICK PIR-MOLDED FIBERGLASS PIPE INSULATION WITH VAPOR BARRIER AS JSL-I,II,III,IV,AS MANUFACTURED BY OWENS CORNING,ALL PIPE INSULATION SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS.
12. ALL LOW PRESSURE STEAM AND CONDENSATE RETURN PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH THREADED CAST IRON FITTINGS,ALL PIPE AND FITTINGS SHALL BE SUITABLE FOR A WORKING PRESSURE OF 150 PSI STEAM AND SHALL BE COVERED WITH PRE-MOLDED FIBERGLASS INSULATION WITH VAPOR BARRIER THE INSULATION THICKNESS SHALL BE 1 INCH THICK FOR PIPES UP TO 2 INCH SIZE AND SHALL BE 1-1/2 INCH THICK FOR PIPE SIZES 2 1/2 INCH TO 8 INCH,THE INSULATION SHALL BE TYPE #ASH/SSL-II,AS MANUFACTURED BY OWENS-CORNING AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS.

FIXTURES & APPLIANCES

1. ALL FIXTURES AND APPLIANCES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE PLUMBING CODE AND THE MANUFACTURERS WRITTEN INSTRUCTIONS.
2. BACKFLOW PREVENTERS SHALL BE PROVIDED FOR ALL BIDETS, WASHING MACHINES AND OTHER APPLIANCES OR FIXTURES AS REQUIRED BY THE N.Y.C. BUILDING CODE.
3. PROVIDE LOCAL SHUT-OFF VALVES AT ALL FIXTURES AND APPLIANCES THAT REQUIRE POTABLE WATER SERVICE.
4. ALL GAS-FIRED EQUIPMENT SHALL BE A.G.A. AND M.E.A. APPROVED.
5. ALL FLOOR DRAINS, FUNNEL DRAINS AND RECEIVERS SHALL HAVE AUTOMATIC TRAP-PRIMERS EVEN IF NOT INDICATED ON THE PLAN.
6. ALL FIXTURES AND ASSOCIATED FAUCETS, FITTINGS ACCESSORIES SHALL BE AS SPECIFIED BY THE ARCHITECT. THE CONTRACTOR SHALL SUPPLY ANY ADDITIONAL HARDWARE NORMALLY REQUIRED TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL INSTALLATIONS.

Anthony Cucich R.A.



THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN DRAWINGS ARE NOT TO BE SCALED

CUCICH

ANTHONY CUCICH

ARCHITECT PLANNERS
37-02 ASTORIA BLVD. , ASTORIA, NY , 11103
www.a-cucich.com

GENERAL RENOVATION OF
EXISTING COMMERCIAL
SPACE AT 1st FLOOR.

32 GLEN COVE ROAD, GREENVALE, NY ,
11548

PLUMBING DIAGRAM AND NOTES

SEAL & SIGNATURE



Project no T-32 GLEN COVE

Date 10/23/2023

Drawn by LAVI

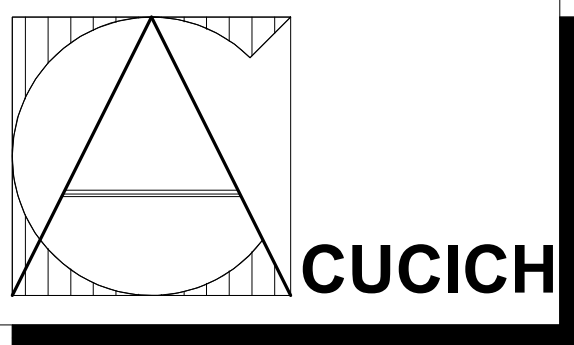
Checked by AC

Scale $1/4" = 1'-0"$

A-006.00

PAG. 6 OF 13

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED

[illegible]

ARCHITECT PLANNERS
37 - 02 ASTORIA BLVD. , ASTORIA , NY , 11103
www.a-cucich.com

32 GLEN COVE ROAD, GREENVALE, NY ,
11548

PAG. 7 OF 13

1/4" Ø GALV. STEEL ROD OR 1/8"x1" ASPHALT PAINTED FLAT STRAP HANGERS NOT TO EXCEED 4'-6" O.C.

MAIN TEE - SPlice COUPLING (OCCURS AT RANDOM)

1 1/2" CHAN. APPROX. 4'-6" O.C. MAY OCCUR DIRECTLY OVER

THE RECESSED FIXTURE MAY BE SUPPORTED BY THE MAIN TEE'S SPACED 2'-0" OR 4'-0" O.C.

VARIES TO SUIT - INSTALLATION CLEARANCE AND LIGHT FIXTURE HEIGHT

CROSS TEE - MAY BE 1 1/2" OR 1" HIGH AND MAY BE 2'-0" OR 4'-0" O.C.

GAT CLIP 4B1.5L CAT # 16-59-SM (OR OTHER APPR'D MEANS)

MAIN TEE - 48" O.C. MAX. SHAPE AND DESIGN AS APPR'D

CEILING TILE

1 1/2" C.R. 16 GA. STEEL SUSP. SHAN. .475H APPROX. 4'-3" O.C. (NOTE : LARGER AND HAVIER CHAN. MAY BE USED WHEN REQ'D BY N.Y.C.B.C.)

NOTES:

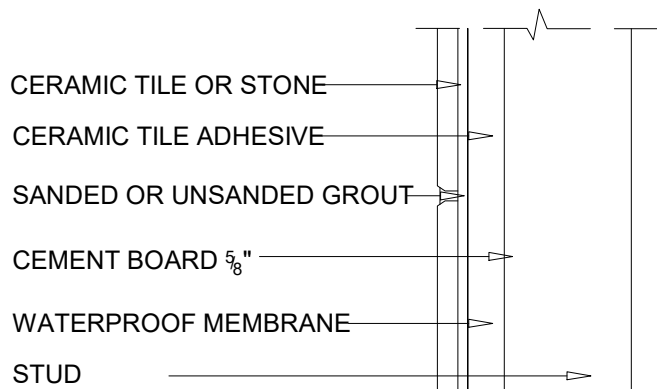
1. AT EACH END OF LIGHT FIXTURE AND INTERLOCKING CROSS TEE OR LOG BAR MUST BE USED.
2. THE TOTAL WEIGHT OF A LIGHT FIXTURE AND OTHER EQUIPMENT (AIR BOXES, ETC.) AND CEILING MATERIALS SUPPORTED BY THE MAIN BEAM MUST NOT EXCEED THE ALLOWABLE DEFLECTION OF 1/360 OF ITS SPAN. DEFLECTION DATA MUST BE FURNISHED AND

NOTES:

1. AT EACH END OF LIGHT FIXTURE AN INTERLOCKING CROSS TEE OR LOCKING BAR MUST BE USED.
2. THE TOTAL WEIGHT OF A LIGHT FIXTURE AND OTHER EQUIPMENT (AIR BOXES, ETC.) AND CEILING MATERIALS SUPPORTED BY THE MAIN BEAM MUST NOT EXCEED THE ALLOWABLE DEFLECTION OF 1/360 OF IT'S SPAN. DEFLECTION DATA MUST BE FURNISHED AND CERTIFIED BY THE MANUF.

3. SURFACE OR PENDENT FIXTURES
MUST BE INDEPENDENTLY
SUPPORTED FROM 1 1/2" BLACK
IRON OR FROM FLOOR OR ROOF
CONSTRUCTION.

HUNG CEILING DETAIL
SCALE : N.T.S.



MINERAL WOOL BATT
NOM. 6 PCF

STEEL OR COPPER PIPE

UP TO 1" PIPE INSULATION

SPECSEAL SERIES 100 SEALANT
INSTALLED TO A 1/2" DEPTH,
ANNULUS TO RANGE FROM 1/4"
TO 2" MAX.

3/4"

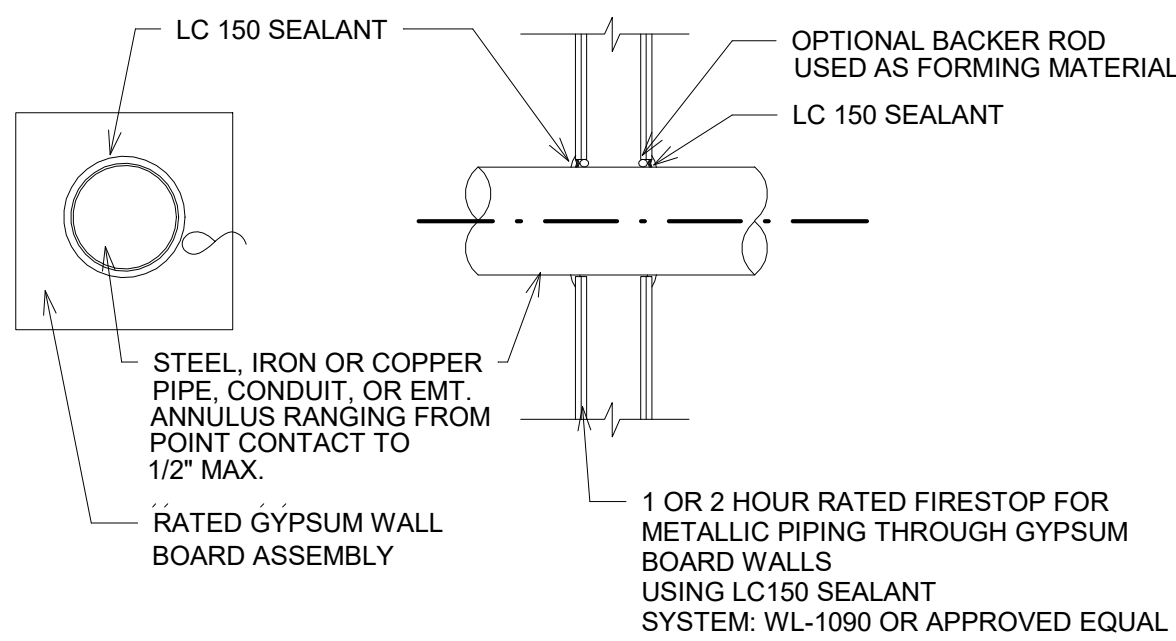
2"

WOOD FLOOR

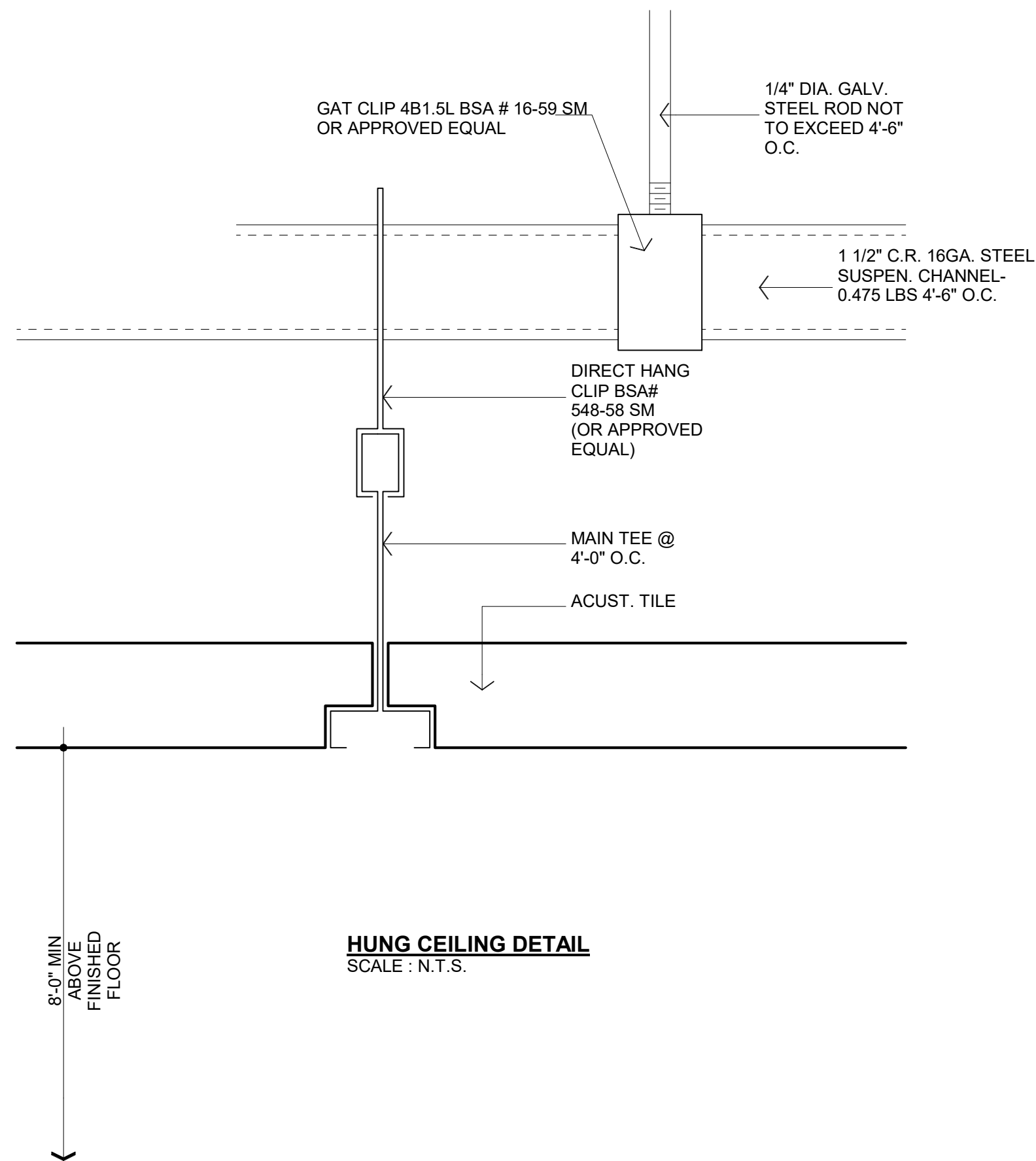
FLOOR JOISTS
SEE STRUCTURAL DWGS

5/8" TYPE "X"
GYPSUM BOARD

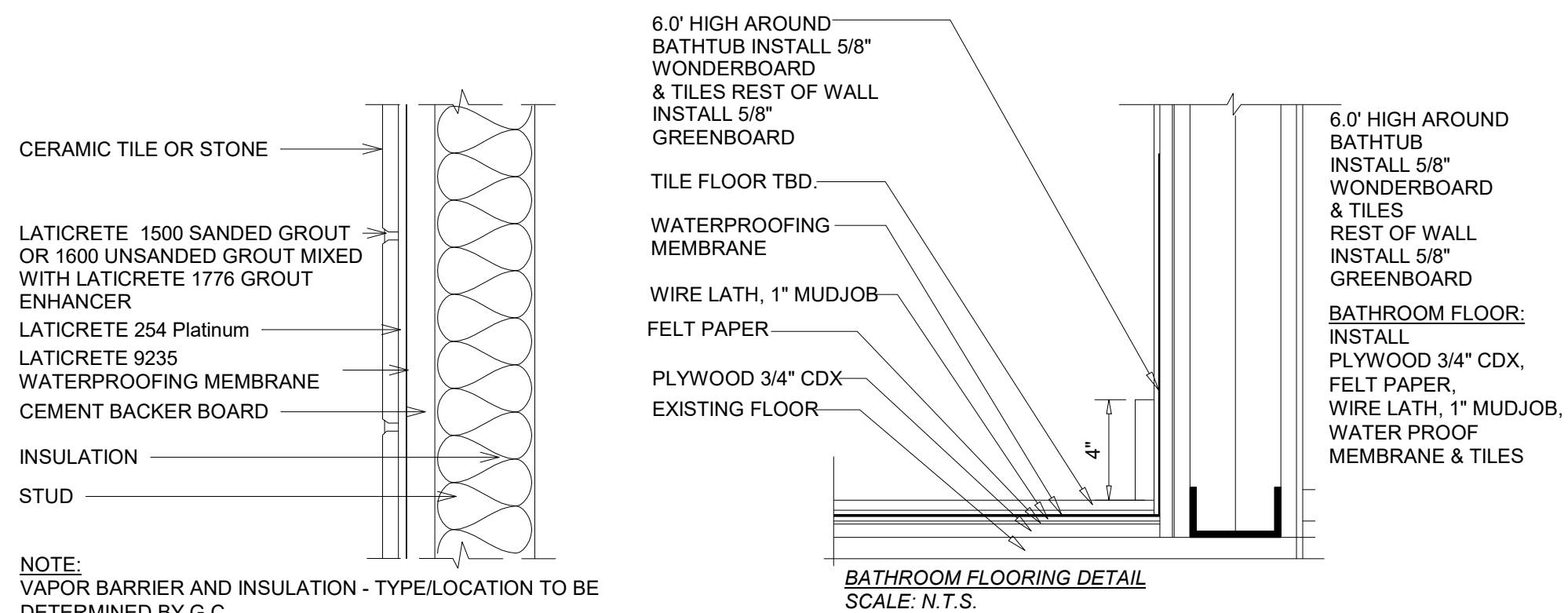
APPROVED TYPE SEALANT



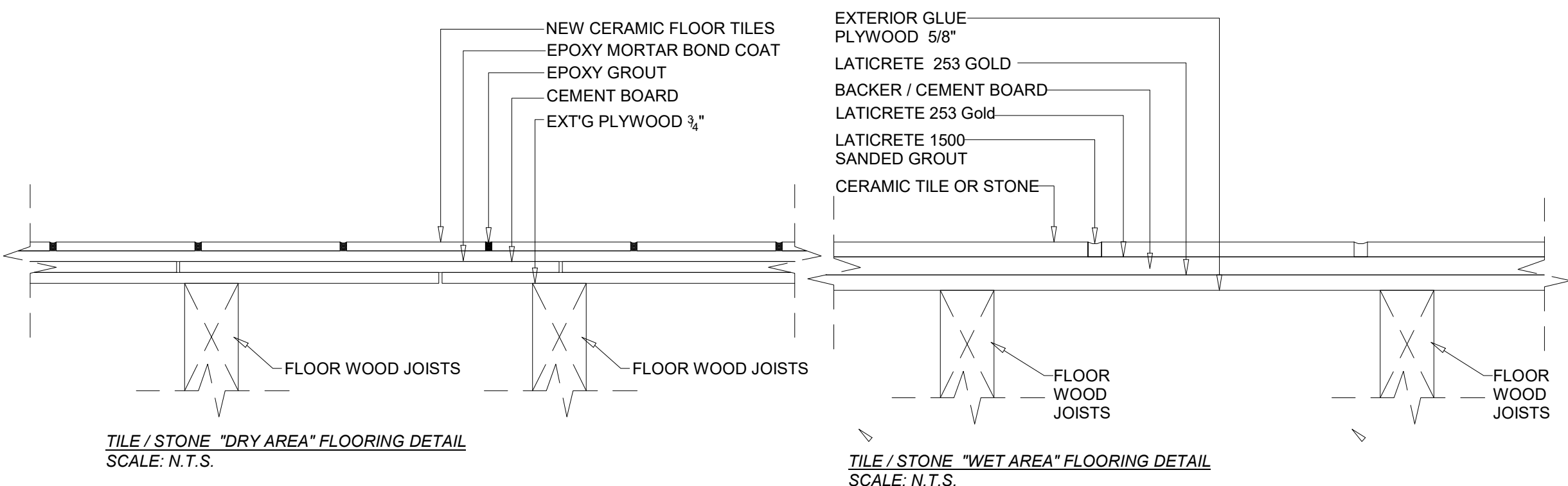
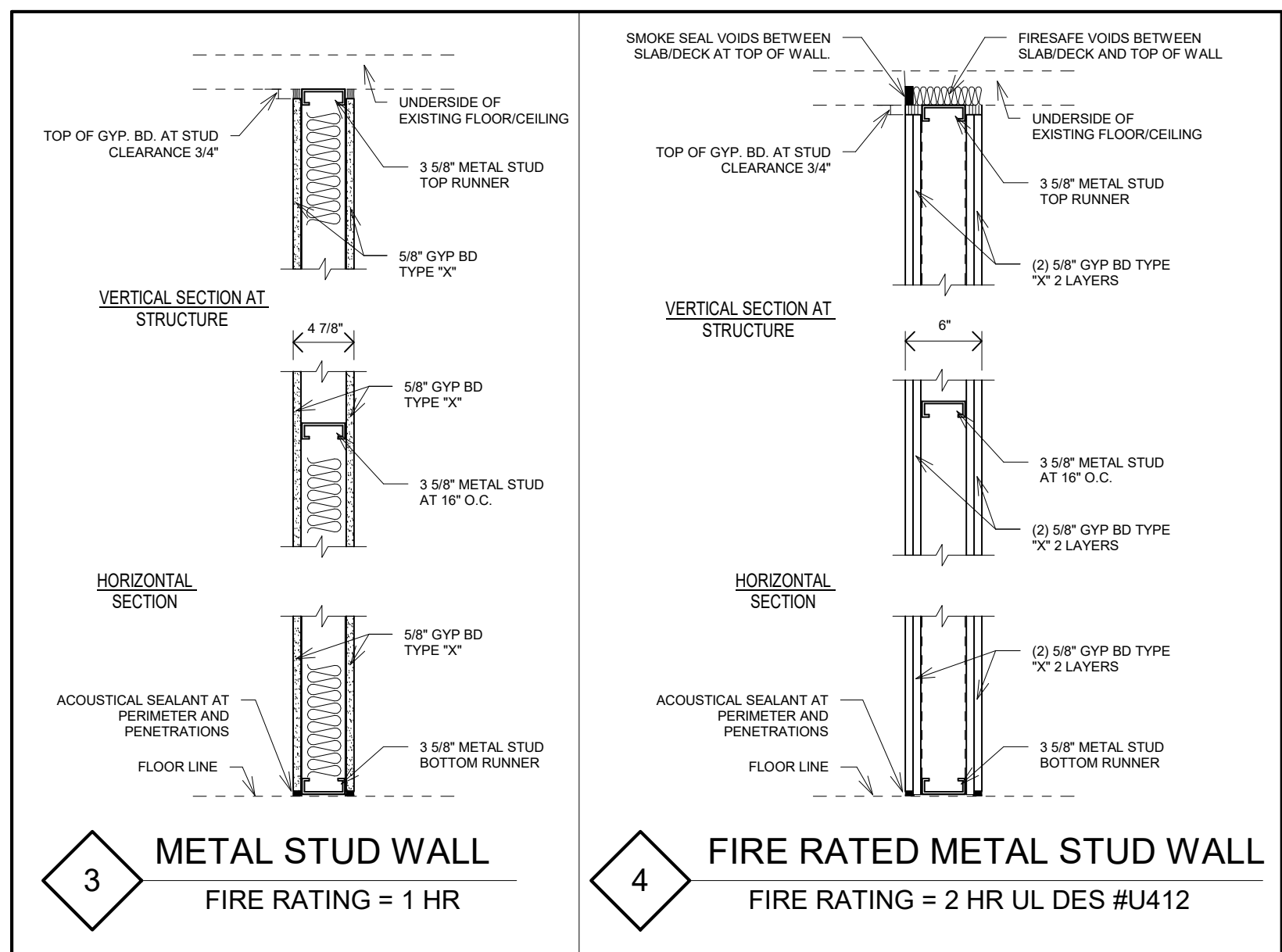
FIRESTOPPING DETAILS
N.T.S.



HUNG CEILING DETAIL
SCALE : N.T.S.



BATHROOM FLOORING DETAIL
SCALE: N.T.S.

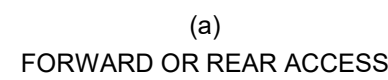


•

THESE FORCE DO NOT APPLY TO THE FORCE REQUIRED TO
RETRACT LATCH BOLTS OR DISINGAGE OTHER DEVICES THAT MAY
THE DOOR IN A CLOSED POSITION. IF AN AUTOMATIC DOOR IS
USED, IT SHALL COMPLY WITH A.N.S.I./B.H.M.A. A156.10-1985. LIGHT
SWITCHES, CONTROLS, FIRE ALARMS, ETC., SHALL BE LOCATED
NOT MORE THAN 48" A.F.F. AND CONVEIENCEOULETS SHALL BE
LOCATED NOT LESS THAN 18" A.F.F. %uValRINALS: URINALS SHALL
BE STALL TYPE OR WALL HUNG WITH AN ELONGATED RIM AT A
MAX. OF 17" A.F.F.. FLUSH CONTROLS SHALL BE HAND OPERATED
OR AUTOMATIC COMPLYING WITH SECTION 4.2.5.4 A.N.S.I. AND
MOUNTED NOT MORE THAN 44" A.F.F.. %uValWATER CLOSETS: THE
HEIGHT OF A WATER CLOSET SHALL BE 17" TO 19" MEASURED
FROM THE FINISHED FLOOR TO THE TOP OF THE TOILET SEAT.
SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND
SHALL COMPLY WITH 4.2.5.4 A.N.S.I. CONTROLS FOR FLUSH VALVES
SHALL BE MOUNTED FOR USE FROM THE WIDE SIDE OF THE TOILET
STALL AND SHALL NO MORE THAN 44" A.F.F.. TOILET PAPER
DISPENSERS SHALL COMPLY WITH 4.2.5.4 & SHALL BE INSTALLED
WITHIN REACH. %uValVATORIES AND SINKS: LAVATORIES SHALL BE
MOUNTED WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR
TO THE BOTTOM OF THE APRON. KNEE & TOE CLEARANCES
SHALL COMPLY WITH THE A.N.S.I. STANDARDS. SINKS SHALL BE
MOUNTED WITH THE COUNTER OR RIM NOT MORE 34" FROM THE
FLOOR. EACH SINK SHALL BE A MAX. OF 6 1/2" DEEP. FAUCETS
SHALL COMPLY WITH 4.2.5.4. CONVENTIONAL ONE-QUARTER TURN,
LEVER OPERATED, PUSH-TYPE AND AUTOMATICALLY CONTROLLED
MECHANISM ARE EXAMPLES OF ACCEPTABLE DESIGNS.
SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS
OPEN FOR AT LEAST 10 SECONDS. MIRRORS SHALL BE MOUNTED
WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO
HIGHER THAN 40" ABOVE FINISHED FLOOR.



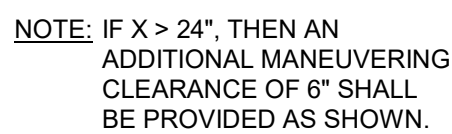
MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR



SIDE ACCESS

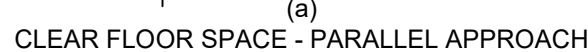


TABLEWARE AREAS



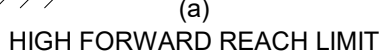
IF $X > 15'$, THEN AN
ADDITIONAL MANEUVERING
CLEARANCE OF 12' SHALL
BE PROVIDED AS SHOWN.

(e)
ADDITIONAL MANEUVERING
CLEARANCES FOR ALCOVES



(b)
HIGH AND LOW SIDE REACH LIMITS

(c)
MAXIMUM SIDE REACH
OVER OBSTRUCTIONS



E: X SHALL BE < 25"; Z SHALL BE > X. WHEN X < 20", THEN Y SHALL BE 48" MAX. WHEN X IS 20" - 25", THEN Y SHALL BE 44" MAX.

(b)
MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

A schematic diagram of a microfluidic device. It features a central horizontal channel with two side channels branching off. Arrows indicate the flow direction: entering from the left, splitting into the side channels, and then rejoining the main channel to exit on the right. A pressure sensor, represented by a small circle with radiating lines, is located on the bottom wall of the central channel. A line points from the text 'Pressure sensor' to this sensor.

COUNTER

COUNTER (NO SEATING)



scale : NTS

NOTE

25'-0" MAXIMUM SPACING FOR
TWO BULB EMERGENCY LIGHTING

- ALL EXITS LIGHTS OVER EACH EXIT DOOR AND MAX 25'-0" APART AS PER DEPT. MEMO DATED 2 /19 /81.
- SOURCE POWER SEPARATE FROM GENERAL LIGHTING AND POWER CIRCUITS C26-801.18

A.I.A.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN DRAWINGS ARE NOT TO BE SCALED

CUCICH

ANTHONY CUCICH

ARCHITECT **PLANNERS**
37 - 02 ASTORIA BLVD. , ASTORIA , NY , 11103
www.a-cucich.com

32 GLEN COVE ROAD, GREENVALE, NY ,
11548

SEAL & SIGNATURE

Project no T-32 GLEN COVE

Date	10/23/2023
------	------------

Drawn by LAVI

Checked by	AC
------------	----

A-008.00

PAG. 8 OF 13

NO.	QTY	EQUIPMENT DESCRIPTION	PROVIDER	VENDOR	INSTALL	FIN. CON.
-----	-----	-----------------------	----------	--------	---------	-----------

		SMOOTHIE LINE / FOOD LINE EQUIPMENT				
27	2	MICROWAVE CONVECTION OVEN	F	EV	EV	-
28	1	REFRIGERATED PREP TABLE, 30 PAN	F	EV	EV	-
29	1	REFRIGERATED PREP TABLE, 30 PAN	F	EV	EV	-
30	1	REFRIGERATED PREP TABLE, 18 PAN	F	EV	EV	-
31	1	WORK TABLE W/HAND SINK & DUMP SINK, 30" X 48"	F	EV	EV	PC
32	2	WORK TABLE, 30" X 48"	F	EV	EV	-
33	1	EQUIPMENT STAND, 30" X 30" (26" HGT.)	F	EV	EV	-
34	-	SPARE NUMBER	F	EV	EV	-
35	1	WORK TABLE, 30" X 48", WITH UTENSIL DRAWER	F	EV	EV	-
36	1	BLENDER TABLE, 30" X 108"	F	EV	EV	PC
36A	1	WATER TOWER	F	EV	EV	PC
36B	1	DRIP TRAY	F	EV	EV	-
36C	1	WATER FILTER, 2-STAGE	F	EV	EV	PC
36D	7	CUP DISPENSER	F	EV	EV	-
36E	1	LID DISPENSER	F	EV	EV	-
37	4	BLENDER, BAR TYPE	F	EV	EV	-
38	1	ICE BIN, DROP-IN	F	EV	EV	PC
39	1	HAND SINK, HANDS-FREE	F	EV	EV	PC
40	2	WALL SHELF, WIRE (ZINC COATED), 18" X 42"	F	EV	EV	-
41	-	SPARE NUMBER	F	EV	EV	-
42	1	MOBILE STORAGE UNIT, 14" X 36"	F	EV	EV	-
43	2	SOAP / PAPER TOWEL DISPENSERS	F	C	C	-
44	1	S/S L-SHAPED WALL PANEL	F	EV	EV	-
45	1	PANINI PRESS	F	EV	EV	-

		CASHIER AREA EQUIPMENT				
40A	1	CASHIER COUNTER TOP & SUPPORT LEO	5	FM	FM	

		DINING EQUIPMENT				
71	10	TABLE TOP & BASE	F	EV	EV	-
72A	26	DINING CHAIR	F	EV	EV	-
72B	12	DINING STOOL	F	EV	EV	-
73	-	SPARE NUMBER	-	-	-	-
74A	1	SIT-DOWN COUNTER TOP & SUPPORT LEGS	F	EV	EV	-
74B	1	SIT-DOWN COUNTER SUPPORT WALL	F	GC	GC	-
74C	1	MILLWORK 3RD PARTY PICK-UP CABINET	F	EV	EV	-
74D	1	MILLWORK SOFFIT	F	EV	EV	EC
74E	1	THREADED MOUNTING RODS FOR SOFFIT	GC	GC	GC	-
74F	1	SNEEZEGUARD	F	EV	EV	-
74G	1	SIT-DOWN COUNTER TOP & SUPPORT LEGS	F	EV	EV	-
75	8	PENDANT LIGHT	F	HL	GC	EC
76	1	MILLWORK ON-LINE ORDER PICK-UP CABINET	F	EV	EV	-
77	-	SPARE NUMBER	F	EV	EV	EC
78	2	TRASH CAN ENCLOSURE WITH TRAY SHELF	F	EV	EV	-
79	1	TROPICAL SMOOTHIE NEON SIGN	F	EV	EV	-
80	2	EXTERIOR SIGNAGE	F	SC	SC	EC
81	6	APPAREL HOOK	F	GC	GC	-
100	1	SPARE NUMBER	F	SC	GC	EC
197	2	BABY CHANGING STATION	F	EV	EV	-
198	3	WALL SCENCE LIGHTING	F	HL	GC	EC

Technical drawing showing two refrigerator layouts, labeled "COOLER W/ EXTENSION" and "FREEZER W/ EXTENSION". Both layouts are 8'-0" wide and 6'-0" high. The cooler layout features two 18" x 36" doors and two 18" x 48" doors. The freezer layout features two 18" x 60" doors and two 18" x 24" doors. Both layouts include a 3'-0" extension on the left side.

WIRE SHELF

3'-6"

3'-6"

2'-6"

4'-0"

4'-0"

STEEL SHELF

3'-0"

6'-0 ¹/₈"

2'-6"

4'-0"

4'-0 ¹/₈"

3'-0"

2'-6"

4'-0"

2'-0"

6'-0 ¹/₈"

9'-0"

2'-0"

3'-4 ¹/₂"

TYP. ALONG FRONT

23'-3"

6'-0"

GROMMET HOLES(S)

2'-3 ¹/₂"

1'-6"

3'-0"

1'-6"

4'-0"

4'-1"

2'-6"

1'-4"

9'-10 ³/₄"

5"

4'-8 ⁷/₁₆"

23'-3"

5'-9"

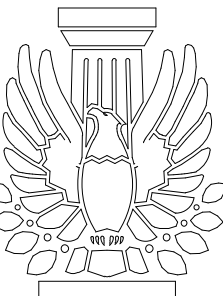
1'-10"

CRITICAL DIMENSIONS FOR HALF-HGT. WALL

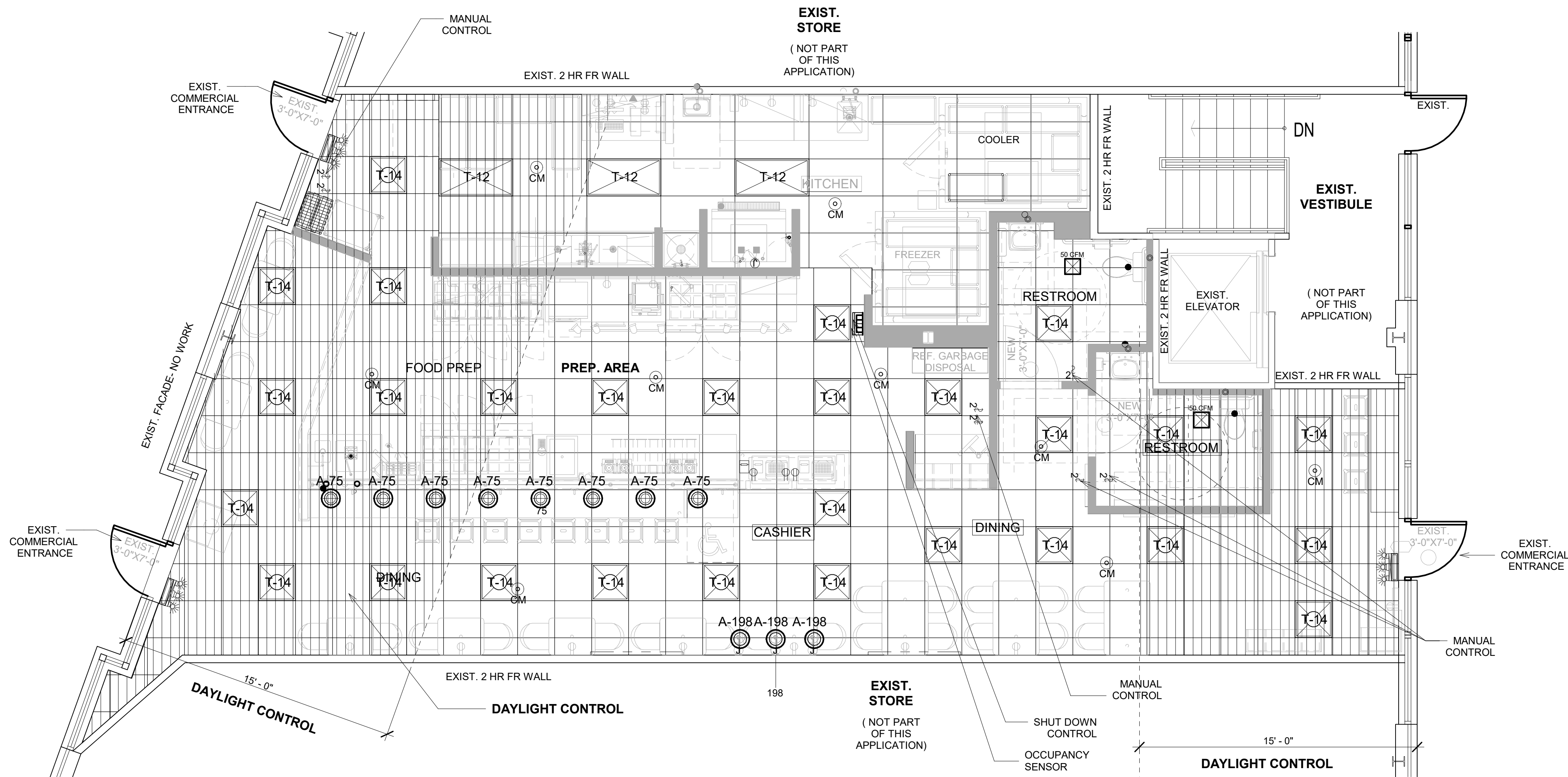
HALF-HGT. WALL AT 3'-4 1/4"

HALF-HGT. WALL AT 2'-8 3/4"

created by Alex(andru) Bobe



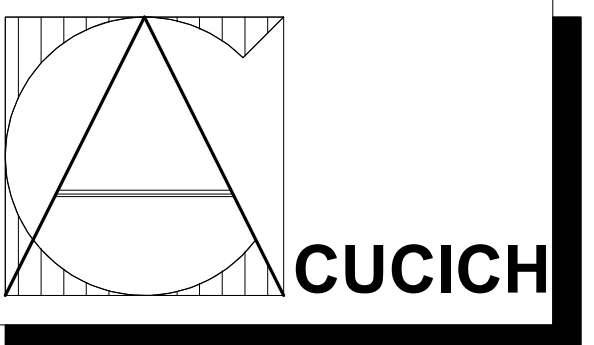
THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN DRAWINGS ARE NOT TO BE SCALED



1 ST. FLOOR
1/4" = 1'-0"

LEGEND

- A-198 CEILING LIGHT**
(WATTAGE PER LAMP SEE SCHEDULE)
- A-75 CEILING LIGHT**
(WATTAGE PER LAMP SEE SCHEDULE)
- T-12 TROFFER LIGHT**
(WATTAGE PER LAMP SEE SCHEDULE)
- T-14 TROFFER LIGHT**
(WATTAGE PER LAMP SEE SCHEDULE)
- CARBON MONOXIDE DETECTOR**
W/ BATTERY BACKUP &
HARDWIRED POWER SOURCES
AS PER SECT 915 OF 2020 FIRE CODE OF NYS
- SWITCH**
(INDEPENDENT CONTROLS FOR EACH SPACE)
(MANUAL CONTROL AS PER C405.2.1)
- SWITCH**
(INDEPENDENT CONTROLS FOR EACH SPACE)
(MANUAL CONTROL AS PER C405.2.1 W/ DIMMER)
- EXIT SIGNS (STAIR)**
(LESS THAN 5 WATTS PER SIGN)
- EXIT SIGNS**
(LESS THAN 5 WATTS PER SIGN)
- SHUT DOWN CONTROL and**
OCCUPANCY SENSOR AS PER C405.2.2.2
- CEILING DIFFUSER**
- SPRIKERS HEAD**
- 2'X4' ACT. CEILING SYSTEM**



ANTHONY CUCICH
ARCHITECT PLANNERS
37 - 02 ASTORIA BLVD. , ASTORIA , NY , 11103
www.a-cucich.com

GENERAL RENOVATION OF
EXISTING COMMERCIAL
SPACE AT 1 st FLOOR.

32 GLEN COVE ROAD, GREENVALE, NY ,
11548

REFLECTED CEILING PLAN 1st FL.

SEAL & SIGNATURE



Project number 32 GLEN COVE

Date 10/23/2023

Drawn by LAVI

Checked by AC

Scale 1/4" = 1'-0"

E-201.00

PAG. 10 OF 13

REQUIRED	INSPECTIONS/TEST	PERIODIC (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER 6) OR OTHER CRITERIA	ECC OR OTHER CITATION	REMARKS
	IIA ENVELOPE INSPECTIONS				
NO	IIA1 PROTECTION OF EXPOSED FOUNDATION INSULATION: INSULATION SHALL BE VISUALLY INSPECTED TO VERIFY PROPER PROTECTION WHERE APPLIED TO THE EXTERIOR OF BASEMENT OR CELLAR WALLS, CRAWL SPACE WALLS AND/OR THE PERIMETER OF SLAB-ON-GRADE FLOORS.	AS REQUIRED DURING FOUNDATION WORK AND PRIOR TO BACKFILL	APPROVED CONSTRUCTION DOCUMENTS, ASTM C272	C303.2.1, ASHRAE 90.1 – 5.8.1, 5.9	SEE COMCHECK, G.C. TO PROVIDE AS PER DRAWINGS INSULATION ASSEMBLY VALUE
NO	IIA2 INSULATION PLACEMENT AND R-VALUES: INSTALLED INSULATION FOR EACH COMPONENT OF THE CONDITIONED SPACE ENVELOPE AND AT JUNCTIONS BETWEEN COMPONENTS SHALL BE VISUALLY INSPECTED TO ENSURE THAT THE R-VALUES ARE MARKED, THAT SUCH R-VALUES CONFORM TO THE R-VALUES IDENTIFIED IN THE CONSTRUCTION DOCUMENTS AND THAT THE INSULATION IS PROPERLY INSTALLED. CERTIFICATIONS FOR UNMARKED INSULATION SHALL BE SIMILARLY VISUALLY INSPECTED.	AS REQUIRED TO VERIFY CONTINUOUS ENCLOSURE WHILE WALLS, CEILINGS AND FLOORS ARE OPEN	APPROVED CONSTRUCTION DOCUMENTS	C303.1, C303.2, C402.1, C402.2, C402.6, C406; ASHRAE 90.1 – 5.5, 5.8, 5.9, 5.11 or Appendix G, Appendix I	AS PER COMCHECK G.C. TO COMPLY WITH ENVELOPE R-VALUES
NO	IIA3 FENESTRATION U-FACTOR AND PRODUCT RATINGS: U-FACTORS, SHGC AND VT VALUES OF INSTALLED FENESTRATION SHALL BE VISUALLY INSPECTED FOR CONFORMANCE WITH THE U-FACTORS, SHGC AND VT VALUES IDENTIFIED IN THE CONSTRUCTION DRAWINGS BY VERIFYING THE MANUFACTURER'S NFRC LABELS OR WHERE NOT LABELED, USING THE RATINGS IN ECC TABLES C303.1.3(1), (2) AND (3).	AS REQUIRED DURING INSTALLATION	Approved construction documents; NFRC 100, NFRC 200, NFRC 300, ANSI/DASMA 105, ASTM E972	C303.1, C303.1.3, C402.1.4, C402.4, C406, ASHRAE 90.1 – 5.4.2, 5.5, 5.6, 5.8.2, 5.9, 11 or Appendix G, Appendix I	AS PER COMCHECK G.C. TO COMPLY WITH WINDOW SCHEDULE THERMAL VALUES SEE DWG
NO	IIA4 FENESTRATION AIR LEAKAGE: WINDOWS AND SLIDING OR SWINGING DOOR ASSEMBLIES, EXCEPT SITE-BUILT WINDOWS AND/OR DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT INSTALLED ASSEMBLIES ARE LISTED AND LABELED BY THE MANUFACTURER TO THE REFERENCED STANDARD. FOR CURTAIN WALL, STOREFRONT GLAZING, COMMERCIAL ENTRANCE DOORS AND REVOLVING DOORS, THE TESTING REPORTS SHALL BE REVIEWED TO VERIFY THAT THE INSTALLED ASSEMBLY COMPLIES WITH THE STANDARD CITED IN THE APPROVED PLANS.	AS REQUIRED DURING INSTALLATION; PRIOR TO FINAL CONSTRUCTION INSPECTION	NFRC 400, AAMA/WDMA/CSA 1011.5.2/440, ASTM E283, ANSI/DASMA 105	C402.5.2, C402.5.6; ASHRAE 90.1 – 5.4.3.2, 5.4.3.3, 5.8.2, 5.9	THE AIR LEAKAGE OF WINDOW AND SLIDING OR SWINGING DOOR ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOPE SHALL BE DETERMINED IN ACCORDANCE WITH AAMA/WDMA/CSA 1011.5.2/440, OR NFRC 400 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER AND SHALL NOT EXCEED 0.3 CFM PER SQUARE FOOT (1.5 L/s/m²), AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (2.6 L/s/m²). G.C. TO COORDINATE WITH WINDOW MANUFACTURER.
NO	IIA5 FENESTRATION AREAS: DIMENSIONS OF WINDOWS, DOORS AND SKYLIGHTS SHALL BE VERIFIED BY VISUAL INSPECTION	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C402.4; ASHRAE 90.1 – 5.4, 5.5.4, 5.6, 5.9, 11 or Appendix G	G.C. TO COORDINATE DIMENSIONS OF UNITS WITH WINDOW SCHEDULE. SEE DWG
NO	IIA6 AIR BARRIER VISUAL INSPECTION: OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE, INCLUDING SITE-BUILT FENESTRATION AND DOORS, MUST BE VISUALLY INSPECTED TO VERIFY THAT A CONTINUOUS AIR BARRIER AROUND THE ENVELOPE FORMS AN AIR-TIGHT ENCLOSURE. THE PROGRESS INSPECTOR MUST VISUALLY INSPECT TO VERIFY THAT MATERIALS AND/OR ASSEMBLIES HAVE BEEN TESTED AND MEET THE REQUIREMENTS OF THE RESPECTIVE STANDARDS, OR MUST OBSERVE THE TESTING OF THE BUILDING AND/OR ASSEMBLIES AND VERIFY THAT THE BUILDING AND/OR ASSEMBLIES MEET THE REQUIREMENTS OF THE STANDARD, IN ACCORDANCE WITH THE STANDARD(S) CITED IN THE APPROVED PLANS.	AS REQUIRED DURING CONSTRUCTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E2178; ASTM E2357; ASTM E1677; ASTM E779, ASTM E283	C402.5; ASHRAE 90.1 – 5.4.3.1, 5.4.3.5, 5.9	G.C. TO COORDINATE WITH INSPECTION AND CONTACT DESIGN APPLICANT PRIOR TO INSTALLATION.
NO	IIA7 AIR BARRIER TESTING: TESTING MAY BE PERFORMED IN ACCORDANCE WITH SECTION ECC C402.5.1.3.1 OR ASHRAE 90.1 SECTION 5.4.3.1.3, AND SHALL BE ACCEPTED IF THE BUILDING MEETS THE REQUIREMENTS DETAILED IN SUCH SECTION. TEST RESULTS SHALL BE RETAINED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 28 OF THE ADMINISTRATIVE CODE. TESTING MUST BE PERFORMED BY A THIRD-PARTY INDEPENDENT OF THE CONTRACTOR AND ACCEPTABLE TO THE DEPARTMENT.	AS REQUIRED DURING CONSTRUCTION, OR PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E 779, ANSI/BOMA 255.1, ASTM E3158, RESNET/ICC 380	C402.5, C402.5.1.3, C406; ASHRAE 90.1 – 5.4.3.1.3, 5.9, Appendix I	
NO	IIA8 AIR BARRIER CONTINUITY PLANT TESTING: EACH UNIQUE AIR BARRIER JOINT OR SEAM MUST BE TESTED OR INSPECTED FOR COMPLIANCE. DOCUMENTATION INCLUDES THE METHOD OF TEST PERFORMED ON EACH UNIQUE AIR BARRIER JOINT OR SEAM AND THE RESULTS OF THE TEST. IF AN AIR BARRIER JOINT OR SEAM HAS A DEFICIENCY, THE DEFICIENCY MUST BE NOTED, AND RETESTED UNTIL IT COMPLIES WITH THE TESTING REQUIREMENTS. TEST RESULTS MUST BE RETAINED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 28 OF THE ADMINISTRATIVE CODE. TESTING MUST BE PERFORMED BY A THIRD-PARTY INDEPENDENT OF THE CONTRACTOR AND ACCEPTABLE TO THE DEPARTMENT.	AS REQUIRED DURING CONSTRUCTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E779, ASTM E1168, ASTM E2813, ASTM E3158	C402.5.1.3; ASHRAE 90.1 – 5.4.3.1.3, 5.9	
NO	IIA9 VESTIBULES: REQUIRED ENTRANCE VESTIBULES SHALL BE VISUALLY INSPECTED FOR PROPER OPERATION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C402.5.7; ASHRAE 90.1 – 5.4.3.4	G.C. TO COORDINATE AND PROVIDE REQUIREMENTS TO COMPLY
	IIB MECHANICAL AND SERVICE WATER HEATING INSPECTIONS				
NO	IIB1 FIREPLACES: PROVISION OF COMBUSTION AIR AND TIGHT-FITTING FIREPLACE DOORS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, UL 127	C402.2.8; BC 2111; MC Chapters 7, 8, 9, FGC Chapter 6	
NO	IIB2 SHUTOFF DAMPERS: DAMPERS FOR STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE VISUALLY INSPECTED TO VERIFY THAT SUCH DAMPERS, EXCEPT WHERE PERMITTED TO BE GRAVITY DAMPERS, COMPLY WITH APPROVED CONSTRUCTION DRAWINGS. MANUFACTURER'S LITERATURE SHALL BE REVIEWED TO VERIFY THAT THE PRODUCT HAS BEEN TESTED AND FOUND TO MEET THE STANDARD.	AS REQUIRED DURING INSTALLATION	APPROVED CONSTRUCTION DOCUMENTS; AMCA 500D	C402.5.5.; C403.7.7; ASHRAE 90.1 – 6.4.3.4	STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS I MOTORIZED, LEAKAGE-RATED DAMPER WITH A MAXIMUM LEAKAGE RATE OF 4 CFM PER SQUARE FOOT (6.8L/s • m) AT 1.0 INCH WATER GAUGE (w.g.) (1250 Pa) WHEN TESTED IN ACCORDANCE WITH AMCA 500D.
NO	IIB3 HVAC-R AND SERVICE WATER HEATING EQUIPMENT: EQUIPMENT SIZING, EFFICIENCIES, PIPE SIZING AND OTHER PERFORMANCE FACTORS OF ALL MAJOR EQUIPMENT UNITS, AS DETERMINED BY THE APPLICANT OF RECORD, AND NO LESS THAN 15% OF MINOR EQUIPMENT UNITS, SHALL BE VERIFIED BY VISUAL INSPECTION AND, WHERE NECESSARY, REVIEW OF MANUFACTURER'S DATA. POOL, HEATERS AND COVERS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL PLUMBING AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, ASHRAE 183, ASHRAE HVAC SYSTEMS AND EQUIPMENT HANDBOOK	C403.1, C403.2, C403.3, C403.7.5, C404.2, C404.5, C404.9, C404.10, C406; ASHRAE 90.1 – 6.3, 6.4, 6.5, 6.7, 7.4, 7.5, 7.8, 10.4.6, Appendix I	

REQUIRED		INSPECTIONS/TEST	PERIODIC (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER 6) OR OTHER CRITERIA	ECC OR OTHER CITATION	REMARKS
<u>NO</u>	<u>II-B4</u>	HVAC-R AND SERVICE WATER HEATING SYSTEM CONTROLS: NO LESS THAN 20% OF EACH TYPE OF REQUIRED CONTROLS AND ECONOMIZERS SHALL BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION. SUCH CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO: □ THERMOSTATIC □ OFF-HOUR □ ZONES □ FREEZE PROTECTION/SNOW- AND ICE-MELT SYSTEM □ VENTILATION SYSTEM AND FAN CONTROLS □ ENERGY RECOVERY SYSTEMS □ KITCHEN/LAB EXHAUST SYSTEMS □ FAN SYSTEMS SERVING SINGLE AND MULTIPLE ZONES □ OUTDOOR HEATING SYSTEMS □ HVAC CONTROL IN HOTEL/MOTEL GUEST ROOMS □ AIR/WATER ECONOMIZERS & CONTROLS □ HYDRONIC SYSTEMS □ HEAT REJECTION SYSTEMS □ HOT GAS BYPASS LIMITATION □ REFRIGERATION SYSTEMS □ DOOR SWITCHES □ COMPUTER ROOM SYSTEMS □ SERVICE WATER HEATING SYSTEMS □ POOL HEATER AND TIME SWITCHES CONTROLS WITH SEASONALLY DEPENDENT FUNCTIONALITY: CONTROLS WHOSE COMPLETE OPERATION CANNOT BE DEMONSTRATED DUE TO PREVAILING WEATHER CONDITIONS TYPICAL OF THE SEASON DURING WHICH PROGRESS INSPECTIONS WILL BE PERFORMED SHALL BE PERMITTED TO BE SIGNED OFF FOR THE PURPOSE OF A TEMPORARY CERTIFICATE OF OCCUPANCY WITH ONLY A VISUAL INSPECTION, PROVIDED, HOWEVER, THAT THE PROGRESS INSPECTOR SHALL PERFORM A SUPPLEMENTAL INSPECTION WHERE THE CONTROLS ARE VISUALLY INSPECTED AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION DURING THE NEXT IMMEDIATE SEASON THEREAFTER. THE OWNER SHALL PROVIDE FULL ACCESS TO THE PROGRESS INSPECTOR WITHIN TWO WEEKS OF THE PROGRESS INSPECTOR'S REQUEST FOR SUCH ACCESS TO PERFORM THE PROGRESS INSPECTION. FOR SUCH SUPPLEMENTAL INSPECTIONS, THE DEPARTMENT SHALL BE NOTIFIED BY THE APPROVED PROGRESS INSPECTION AGENCY OF ANY UNRESOLVED DEFICIENCIES IN THE INSTALLED WORK WITHIN 180 DAYS OF SUCH SUPPLEMENTAL INSPECTION.	AFTER INSTALLATION AND PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION, EXCEPT THAT FOR CONTROLS WITH SEASONALLY DEPENDENT FUNCTIONALITY, SUCH TESTING SHALL BE PERFORMED BEFORE SIGNOFF FOR ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES: ASHRAE GUIDELINE 1: THE HVAC COMMISSIONING PROCESS WHERE APPLICABLE	C403, C404, C406, ASHRAE 90.1 – 6.3, 6.4, 6.5, 6.6, 7.4, 7.5, Appendix I	G.C. TO VERIFY HOT WATER HEATER EFFICIENCY
<u>NO</u>	<u>II-B5</u>	HVAC-R AND SERVICE WATER PIPING DESIGN AND INSULATION: INSTALLED PIPING INSULATION MUST BE VISUALLY INSPECTED TO VERIFY PROPER INSULATION PLACEMENT AND VALUES. SERVICE HOT WATER DISTRIBUTION SYSTEMS MUST BE INSPECTED TO VERIFY THE SUPPLY OF HEATED WATER.	AFTER INSTALLATION AND PRIOR TO CLOSING SHAFTS, CEILINGS AND WALLS	APPROVED CONSTRUCTION DOCUMENTS;	C403.11, C404.4, C404.5; MC 603.9; ASHRAE 90.1 – 6.3, 6.4.4, 6.8.2, 6.8.3, 7.4.3	G.C. TO COORDINATE AND PROVIDE REQUIREMENTS TO COMPLY
<u>NO</u>	<u>II-B6</u>	DUCT LEAKAGE TESTING, INSULATION AND DESIGN: FOR DUCT SYSTEMS DESIGNED TO OPERATE AT STATIC PRESSURES IN EXCESS OF 7.5 (747 PA). REPRESENTATIVE SECTIONS, AS DETERMINED BY THE PROGRESS INSPECTOR, TOTALING AT LEAST 25% OF THE DUCT AREA, MUST BE TESTED TO VERIFY THAT ACTUAL AIR LEAKAGE IS BELOW ALLOWABLE AMOUNTS. INSTALLED DUCT INSULATION MUST BE VISUALLY INSPECTED TO VERIFY PROPER INSULATION PLACEMENT AND VALUES. JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK MUST BE VISUALLY INSPECTED FOR PROPER SEALING.	AFTER INSTALLATION AND PRIOR TO CLOSING SHAFTS, CEILINGS AND WALLS	APPROVED CONSTRUCTION DOCUMENTS; SMACNA HVAC AIR DUCT LEAKAGE TEST MANUAL; SMACNA DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE	C403.11; ASHRAE 90.1 – 6.4.4.2.2	
	<u>II-C</u>	ELECTRICAL POWER AND LIGHTING SYSTEMS				
<u>NO</u>	<u>II-C1</u>	METERING: THE PRESENCE AND OPERATION OF ALL REQUIRED METERS FOR MONITORING TOTAL ELECTRICAL ENERGY USAGE AND/OR TOTAL FUEL USE, SYSTEM ENERGY USAGE, TENANT ENERGY USAGE, OR ELECTRICAL ENERGY USAGE IN THE BUILDING, IN INDIVIDUAL DWELLING UNITS, OR IN TENANT SPACES MUST BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.5, C405.11, C405.12; ASHRAE 90.1 – 8.4.3, 8.4.5, 8.4.6, 10.4.5	G.C. TO SUBMIT PRODUCT DATA FOR RECORD
<u>NO</u>	<u>II-C2</u>	LIGHTING IN DWELLING UNITS: LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE VISUALLY INSPECTED TO VERIFY COMPLIANCE WITH HIGH-EFFICACY REQUIREMENTS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.1; ASHRAE 90.1 – 9.1.1	G.C. TO SUBMIT PRODUCT DATA FOR RECORD
<u>YES</u>	<u>II-C3</u>	INTERIOR LIGHTING POWER: INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.3, C406, ASHRAE 90.1 – 9.1, 9.2, 9.5, 9.6, 9.7, 10.17(c)(3)(v)(C4), Appendix I	G.C. TO SUBMIT PRODUCT DATA FOR RECORD
<u>YES</u>	<u>II-C4</u>	EXTERIOR LIGHTING POWER: INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH SOURCE EFFICACY AND THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND RELEVANT TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.4; ASHRAE 90.1 – 9.4.2; 10.17(c)(3)(v)(C4)	G.C. TO SUBMIT PRODUCT DATA FOR RECORD
<u>YES</u>	<u>II-C5</u>	LIGHTING CONTROLS: EACH TYPE OF REQUIRED LIGHTING CONTROLS, INCLUDING: □ OCCUPANT SENSORS □ MANUAL INTERIOR LIGHTING CONTROLS □ LIGHT REDUCTION CONTROLS □ AUTOMATIC LIGHTING SHUTOFF □ DAYLIGHT ZONE CONTROLS □ SLEEPING UNIT CONTROLS □ EXTERIOR LIGHTING CONTROLS □ EGRESS ILLUMINATION CONTROLS MUST BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES	C405.2, C406; ASHRAE 90.1 – 9.4.1, 9.4.3, 9.7, Appendix I	G.C. TO SUBMIT PRODUCT DATA FOR RECORD
<u>NO</u>	<u>II-C6</u>	ELECTRIC MOTORS AND ELEVATORS: WHERE REQUIRED BY THE CONSTRUCTION DOCUMENTS FOR ENERGY CODE COMPLIANCE, MOTOR LISTING OR LABELS BE VISUALLY INSPECTED TO VERIFY THAT THEY COMPLY WITH THE RESPECTIVE ENERGY REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS. ELEVATORS AND ESCALATORS MUST BE INSPECTED FOR COMPLIANCE WITH REGENERATIVE DRIVE REQUIREMENTS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C403.8, C405.6, C405.7, C405.8, C405.9; ASHRAE 90.1 – 8.4.4, 10.4, 10.8	G.C. TO SUBMIT PRODUCT DATA FOR RECORD
	<u>II-D</u>	OTHER				
<u>NO</u>	<u>II-D1</u>	MAINTENANCE INFORMATION: MAINTENANCE MANUALS FOR MECHANICAL, SERVICE HOT WATER AND ELECTRICAL EQUIPMENT AND SYSTEMS REQUIRING PREVENTIVE MAINTENANCE SHALL BE REVIEWED FOR APPLICABILITY TO INSTALLED EQUIPMENT AND SYSTEMS BEFORE SUCH MANUALS ARE PROVIDED TO THE OWNER. LABELS REQUIRED FOR SUCH EQUIPMENT OR SYSTEMS SHALL BE INSPECTED FOR ACCURACY AND COMPLETENESS.	PRIOR TO SIGN-OFF OR ISSUANCE OF CERTIFICATE OF OCCUPANCY	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING ELECTRICAL DRAWINGS WHERE APPLICABLE: ASHRAE GUIDELINE 4: PREPARATION OF OPERATING AND MAINTENANCE DOCUMENTATION FOR BUILDING SYSTEMS	C408.11, C408.2.5.2, C408.3.2; ASHRAE 90.1 – 4.2.2.3, 6.7.2.2, 6.7.2.3.5.2, 8.7.2, 9.4.3.2.2, 9.7.2.2	G.C. TO SUBMIT PRODUCT DATA FOR RECORD

—created by Alex(andru) Bobe

(PLAN VIEW)

EXTERIOR / CORRIDOR

A. SEAL PENETRATION

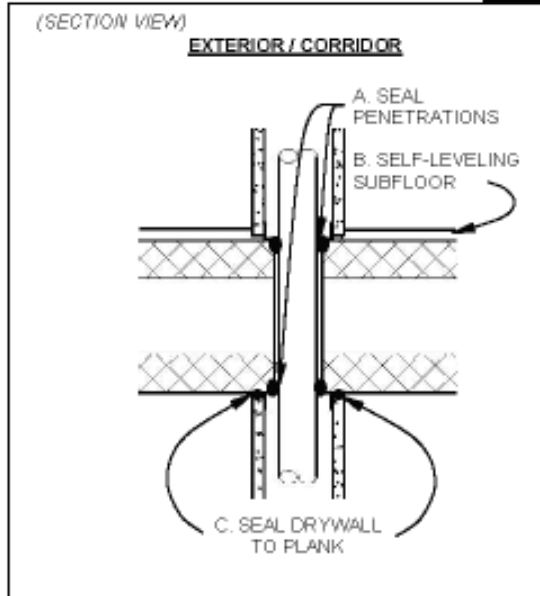
B. SEAL DRYWALL TO CMUs

C. LEAVE GAP BETWEEN FRAMING MEMBERS TO FIT DR WALL

APT.

APT.

Responsibilities:
Framing: C
Drywall: B
Mech/elec/plumb:

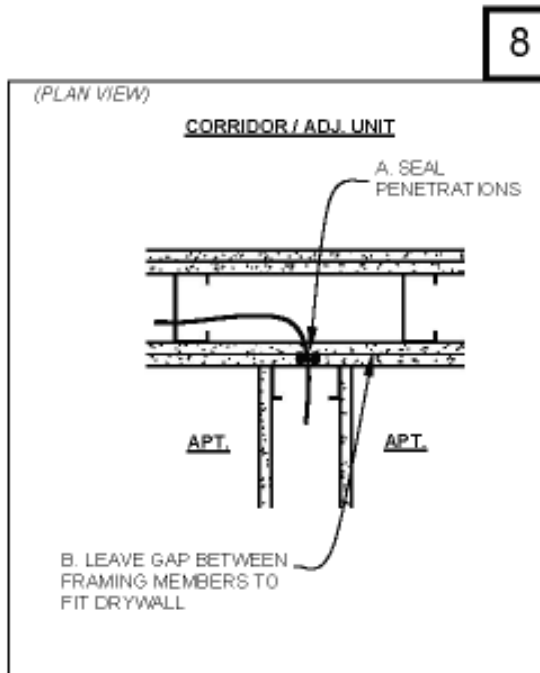


Responsibilities:
Drywall: C
Mech/elec/plumb:

A SEAL PENETRATION

B: LEAVE GAP BETWEEN FRAMING MEMBERS TO FIT DRYWALL

Responsibilities:
Framing: B
Mech/elec/plumb: A



Responsibilities:
Framing: B
Mech/elec/plumb: A

(SECTION VIEW)

A. SEAL DUCT TO CURB

B. SEAL CURB TO FLANK

C. SEAL DUCT TO FLANK

Responsibilities:
Roofing: B
Mech/elec/plumb:

A. SEAL DOOR FRAME TO FRAMING

B. INSTALL GASKETS/WEATHERSTRIPPING AND DOOR SWEEP

Responsibility:
Framing: A
Window/door: B

Responsibility:
Framing: A
Window/door: B

Responsibility:
Framing: A
Window/door: B

Responsibility:
Drywall: A

A. SEAL MILLWORK TO DRYWALL

Drywall: A

A. SEAL SCREW HOLES IN UNUSED KNOCK-OUTS

B. SEAL BOX TO DRYWALL

C. SEAL WIRE PENETRATIONS

OPTION: (OUTLETS ONLY)

INSTALL "SAFE PLATE COVERS"

Responsibility:
Drywall: B
Electrical: A, C

A. SEAL DUCT TO DRYWALL

B. SEAL BETWEEN DIFFUSER/REGISTER AND DRYWALL

Drywall: A
Mechanical: B

Responsibility:
Drywall: A

A SEAL RECESSED LIGHT HOUSING TO DRYWALL

The diagram illustrates the installation of a seal recessed light housing. A circular housing is shown being pushed into a pre-cut hole in a drywall surface. A curved arrow points from the text label to the housing. Below the housing, a dashed circle indicates the internal structure or the hole's profile.

Responsibility:
Drywall: A

B. INSTALL FOAM WEATHERSTRIPPING ON PANEL DOOR

A SEAL PERIMETER OF PANEL TO DRYWALL

Responsibility:
Drywall: A
Mech/elec/plumb:

A SEAL TO FRAME

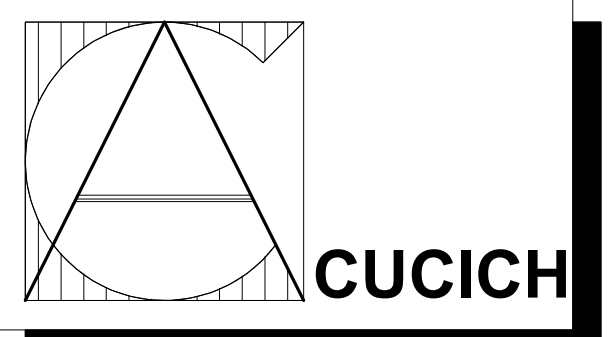
B SEAL SLEEVE TO DRYWALL

Responsibility:
Mechanical: A
Drywall: B

A SEAL DOOR STRIKE

Responsibility:
Drywall: A

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED

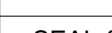
[illegible]

ANTHONY CUCICH
ARCHITECT PLANNERS
37 - 02 ASTORIA BLVD. , ASTORIA, NY , 11103
www.a-cucich.com

GENERAL RENOVATION OF EXISTING COMMERCIAL SPACE AT 1st FLOOR.

32 GLEN COVE ROAD, GREENVALE, NY , 11548

ENERGY CONSERVATION CODE

SEAL & SIGNATURE	Project number T-32 GLEN COVE
	Date 10/23/2023
	Drawn by LAVI
	Checked by AC
	Scale 1/4" = 1'-0"

EN-108.00

PAG. 13 OF 13

—created by Alex(andru) Bobe—

Town of North Hempstead

Chairman

David L. Mammina, A.I.A.

Members

Leslie Francis, Esq.

Daniel Donatelli, Esq.

Jay Hernandez

Patricia A. Goodsell, Esq.



Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030

(516) 869-7667

Fax (516) 869-7812

TO: TOWN CLERK
FROM: Virginia Wagner, Secretary
CC: Building Dept.
DATE: January 16, 2024
RE: BZA Decisions for January 10, 2024

Appeal No.	Name	Sec.	Blk.	Lots
21484	Sunayna Ramdeo	8	314	7
21488	Sharmin & Ashraful Kamal	7	95	69

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 #21484 - Sunayna Ramdeo; 52 Primrose Drive, New Hyde Park; Section 8, Block 314, Lot 7; Zoned: Residence-B

Variances from §§70-40.A, 70-41.A, 70-101.B, 70-39.B, and 70-208.F to construct a portico that is too close to the street and additions to a non-conforming dwelling that make the dwelling too big, are too close to the street and side property lines, and creating smaller than required total (aggregate) side yards.

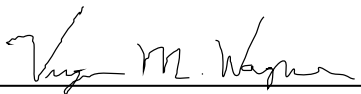
Whereas, an application (RBP23-000741, BZA23-000147) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **January 10, 2024**, the appeal in the above-entitled matter was decided as follows:

GRANTED with respect to the variances sought under **§§70-40.A, 70-41.A, 70-101.B and 70-208.F** of the dimension and in the location as shown on drawings prepared by Victoria J. Morelli, R.A. dated December 16, 2022 and revised through January 5, 2024 **as amended**. The variance sought under **§70-39.B** was **WITHDRAWN** at the request of the applicant by letter dated January 9, 2024.

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, Chairman Mammina
Nays: None
Abstain: Member Donatelli
Absent: Vice Chairman Francis



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 #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.

Whereas, an application (RBP23-000824, BZA23-000154) 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 **January 10, 2024**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Jared Mandel, R.A. dated October 3, 2023. and revised through December 27, 2023 *as amended*.

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

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

Motioned by: Member Donatelli Seconded by: Member Goodsell

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

Nays: None

Absent: Vice Chairman Francis

A handwritten signature in cursive script, appearing to read "Virginia M. Wagner", is written over a horizontal line.

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals

Town of North Hempstead

Findings of Fact for Appeal # 21488

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.

The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variance. In making this determination the Board considered the following factors:

- 1) The property is unique in that the back yard of the subject property abuts the side yard of the neighboring property to the north. Therefore, the proposed 10' rear yard setback of the deck from the property line will be compatible with (and will exceed) the 7' required side yard setback of any structures on the neighboring property to the north.
- 2) The deck complies in all other respects with the zoning requirements of the R-B zoning district.
- 3) Per the amended plans, the variance represents the minimum variance necessary in order to achieve the benefit sought by the applicant,

THIS IS NOT A BUILDING PERMIT