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Town of North Hempstead



Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
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CALENDAR FOR MARCH 6, 2024

RESIDENTIAL CALENDAR

APPEAL #21508 – Lijo Thomas; 31 Kingston St., New Hyde Park; Section 8, Block 345, Lot 25; Zoned: Residence-C

Variance from § 70-51.A to legalize a roofed-over deck that is too close to a side property line.

APPEAL #21503 – Kenny Lin; 121 Sigsbee Ave., Albertson; Section 9, Block 656, Lot 44; Zoned: Residence-C

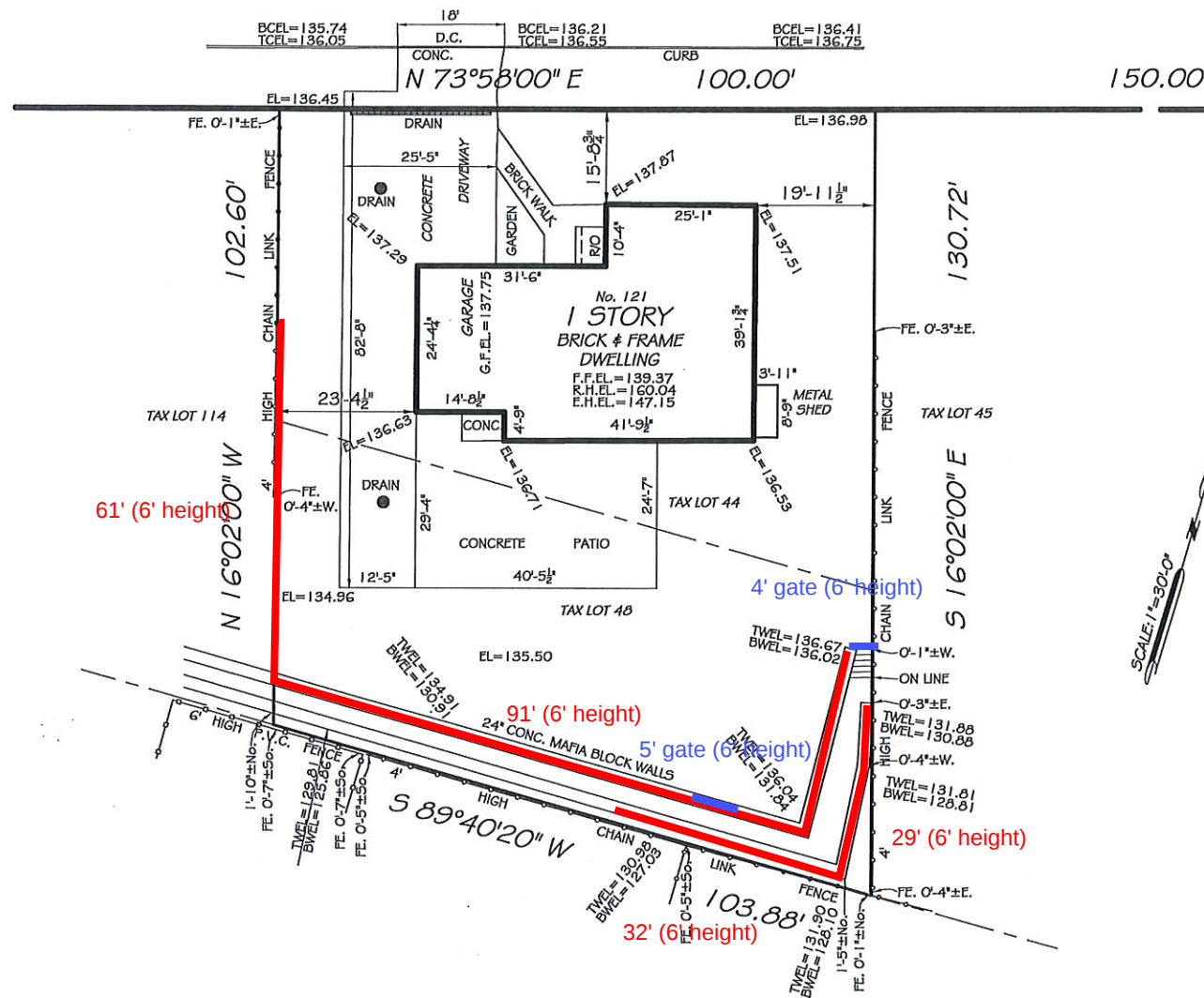
Variance from § 70-100.2.A(4)(B) to legalize fences on side property lines that are too tall.

APPEAL #21504 - Thomas Varghese; 125 Sigsbee Avenue, Albertson; Section 9, Block 656, Lot 114; Zoned: Residence-C

Variance from §70-100.2(A)(4) to legalize fencing that is too tall.

APPEAL #21519 - Jorge Pariona; 847 First Avenue, Westbury; Section 11, Block 165, Lot 21; Zoned: Residence-C

Variances from 70-100.A(1), 70-103.B, 70-208.F, and 70-202.2(C)(1) to legalize a garage conversion on an existing non-conforming property with not enough parking on site, a parking space that is too small, and an increase in the size of the driveway and front yard paving without a reasonable method of retaining additional stormwater on the property.



SURVEY NO. 21-23861
TITLE NO.

NOTE: ELEVATIONS REFER TO NAVD 1988

SECTION: 9 BLOCK: 656 TAX LOT: 114

SIGSBEE AVENUE

#21504

MAP OF PROPERTY
SITUATE AT
ALBERTSON
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, N.Y.

LOT NUMBERS:

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW
YORK STATE EDUCATION LAW.

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

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 IN-
STITUTION LISTED HEREON, AND TO THE ASSIGNEES OF
THE LENDING INSTITUTION. GUARANTEES OR CERTIFI-
CATIONS ARE NOT TRANSFERABLE TO ADDITIONAL IN-
STITUTIONS OR SUBSEQUENT OWNERS.

GUARANTEED TO :-

SURVEY W/ ELEV. : SEPTEMBER 7, 2021
FINAL SURVEY : DECEMBER 19, 2022



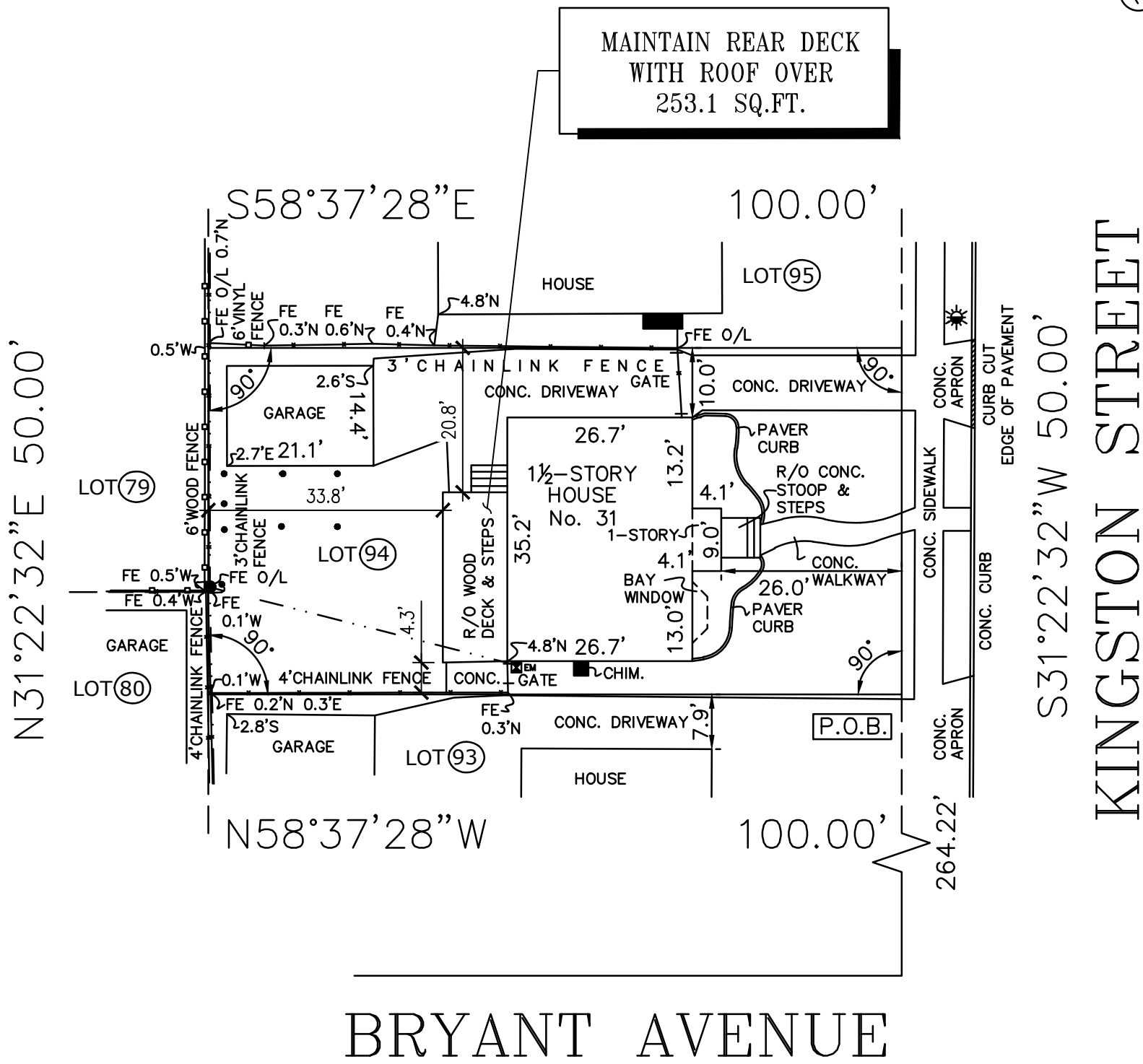
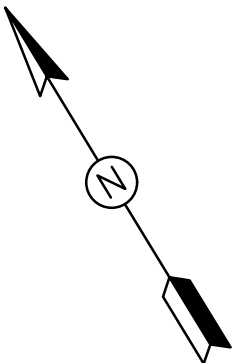
ISLAND WIDE LAND SURVEYORS

PROFESSIONAL LAND & CITY SURVEYORS
199 LAFAYETTE DRIVE, SYOSSET, N.Y. 11791
PHONE: 1-866-808-5800 FAX: 516-496-1792
EMAIL: OFFICE@ISLANDWIDESURVEYORS.COM
RECORDS OF WALTER I. BROWN, GUSTAVE A. ROULLIER
& ROBERT A. HAYNES

DRAFTED BY R.C. SEPT. 21, 2021



#21508



AREA = 5,000 sq. ft.
0.115 ac.

1 **SITE PLAN**
SCALE: 1"=20.0'

DATE:	10/5/23
SCALE:	AS NOTED
DRAWN BY:	A.CAZZOLA
CHECKED BY:	
SHEET	A1.1

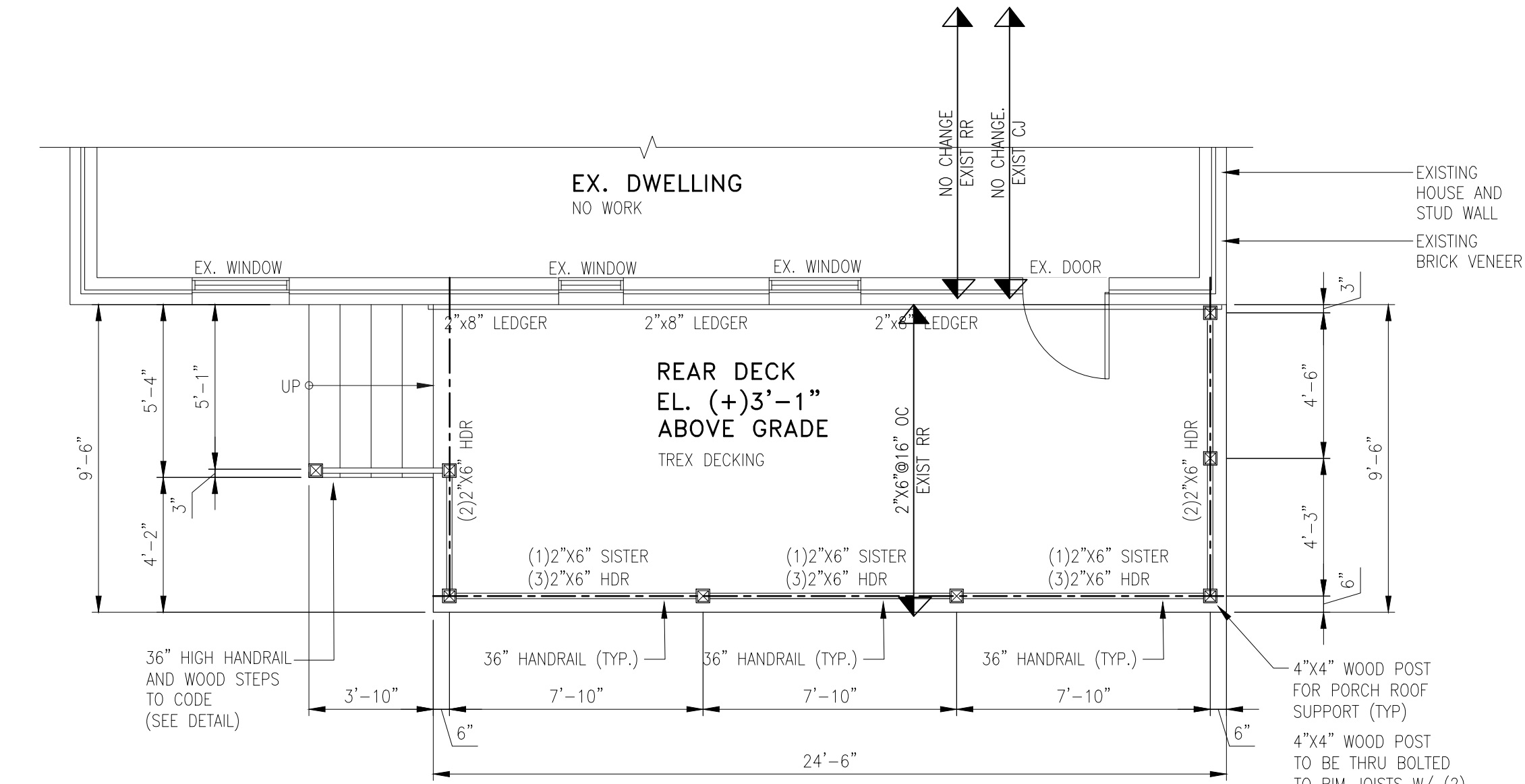


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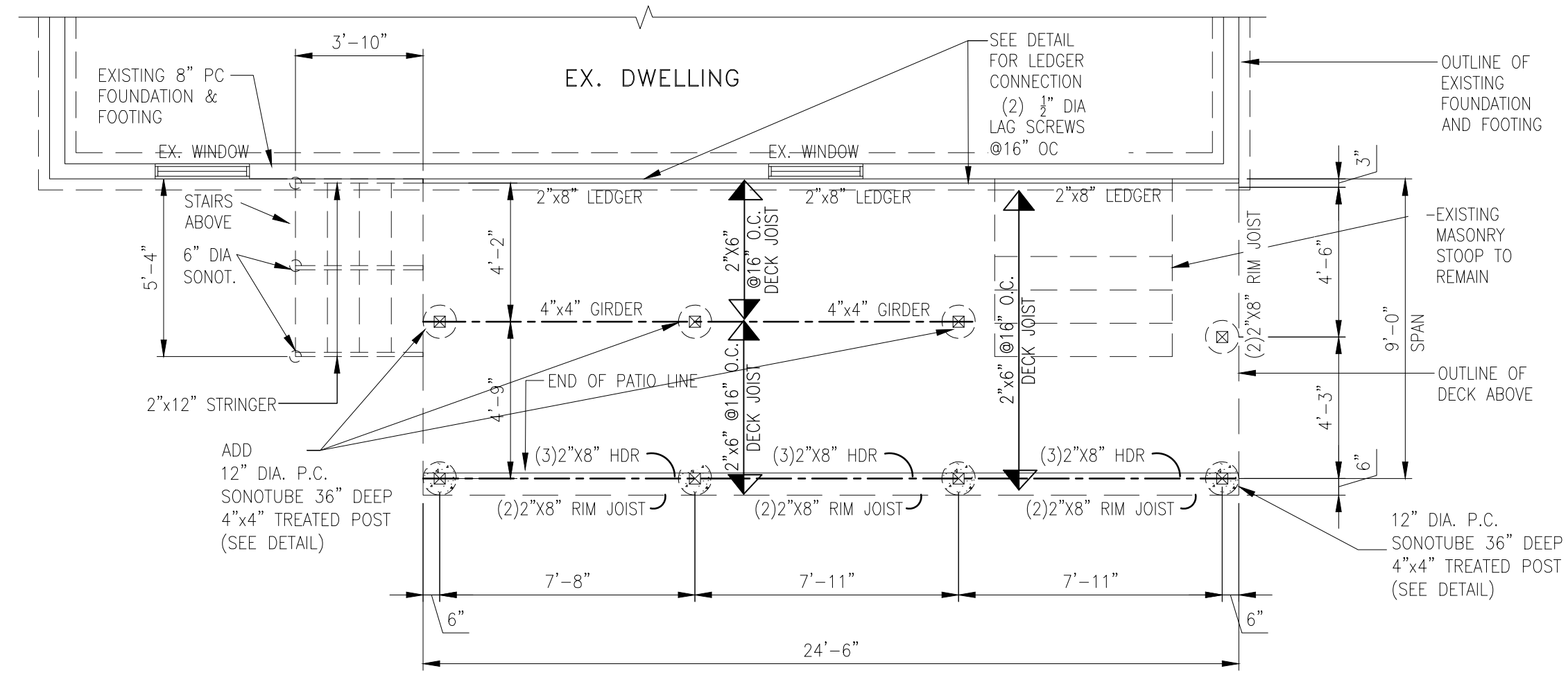
SITE PLAN
31 KINGSTON ST
NEW HYDE PARK NY 11040

MARK	DATE	REVISIONS

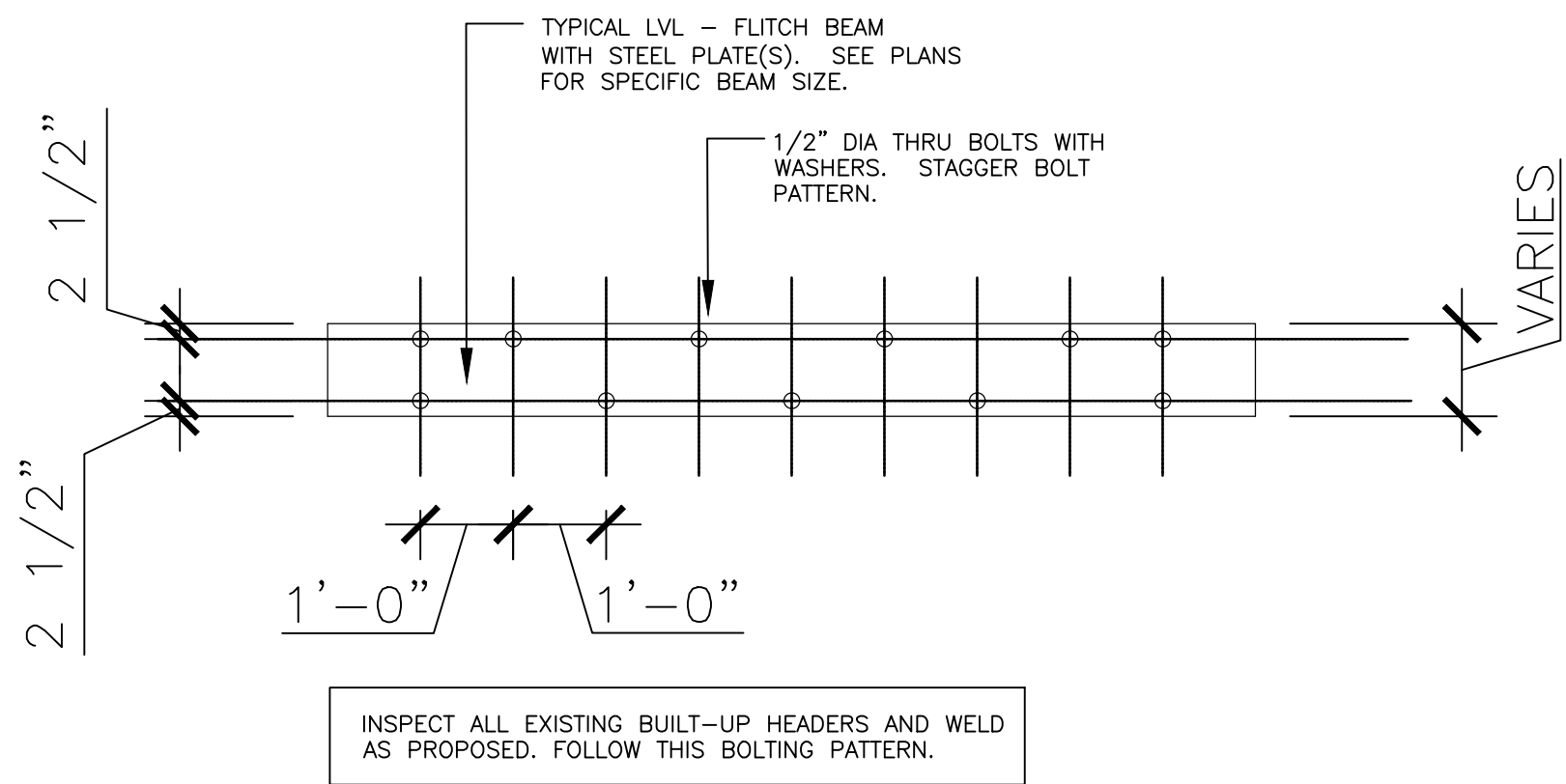
LEGEND	
	SMOKE/ CARBON MONOXIDE DETECTOR
	TOILET EXHAUST 50 CFM
	HEAT SENSOR
	CEILING LIGHT
CONSTRUCTION LEGEND	
	EXIST FOUNDATION 8" P.C
	NEW FOUNDATION 8" P.C
	EX. WALLS
	NEW WALL
	EX. PLUMBING WALL
	NEW PLUMBING WALL



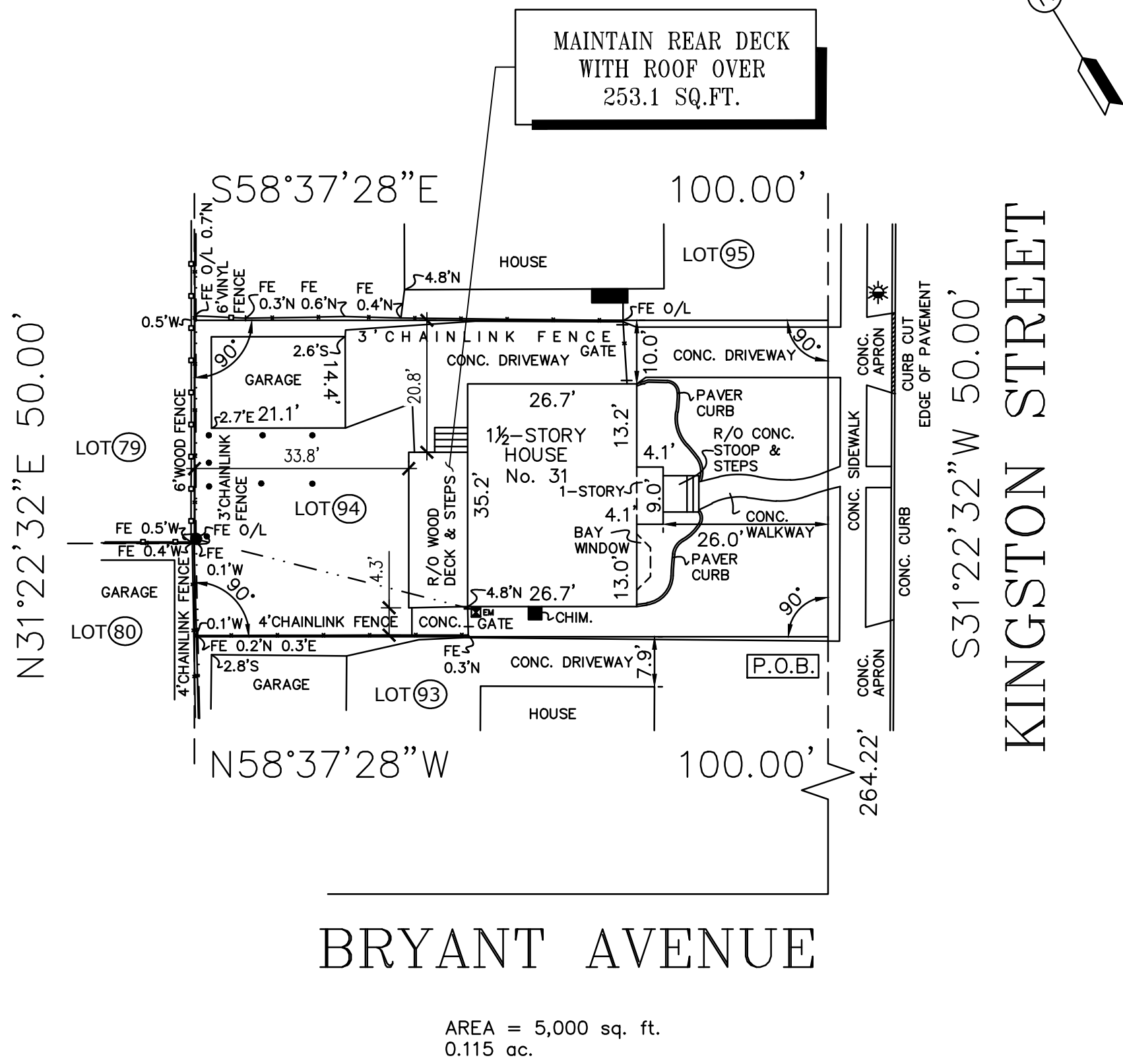
2 DECK / PORCH FLOOR PLAN
SCALE: 1/4"=1'-0"



3 DECK / PORCH FRAMING PLAN
SCALE: 1/4"=1'-0"



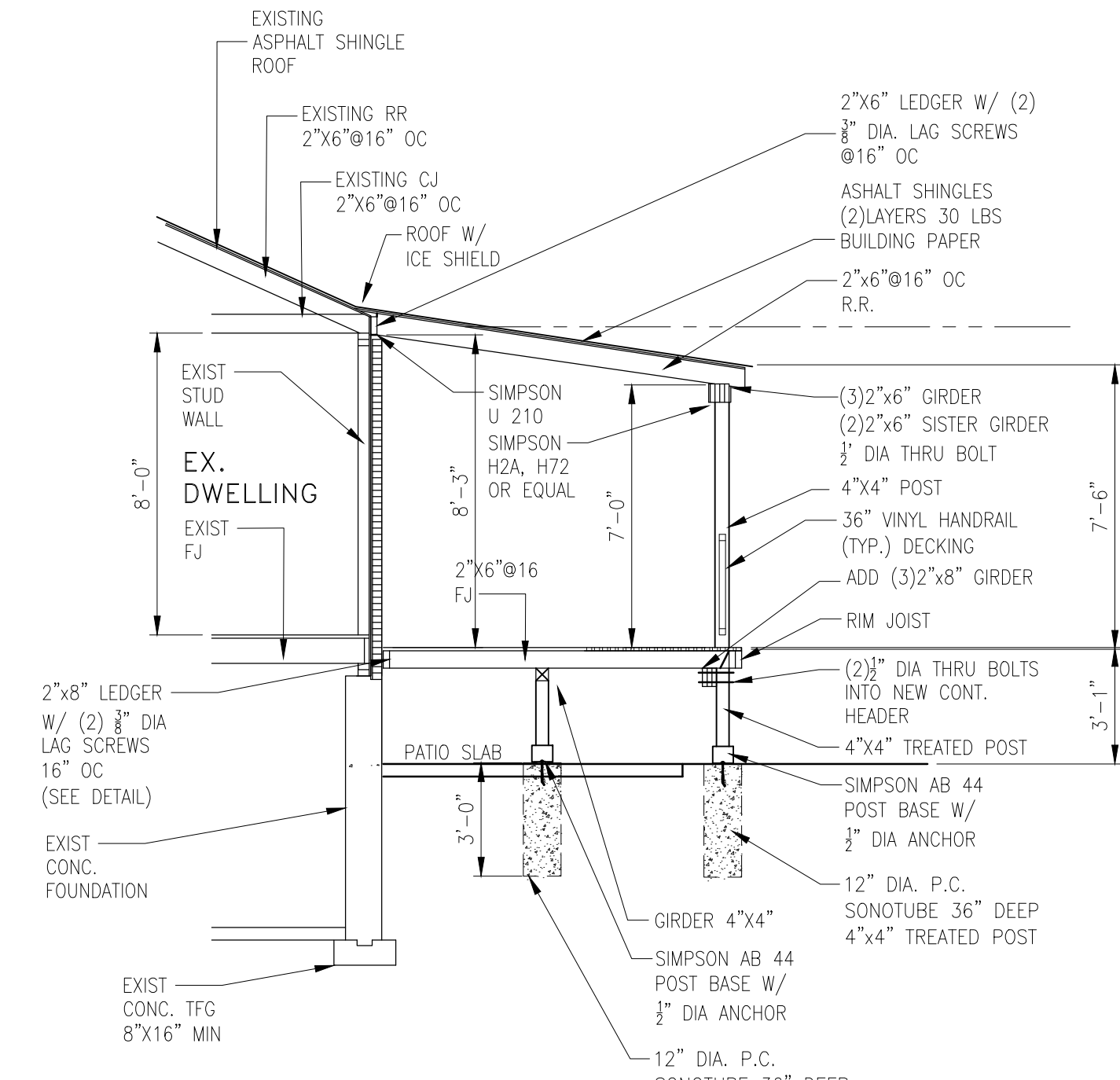
4 DETAIL: BOLTING PATTERN
SCALE: 1/2"=1'-0"



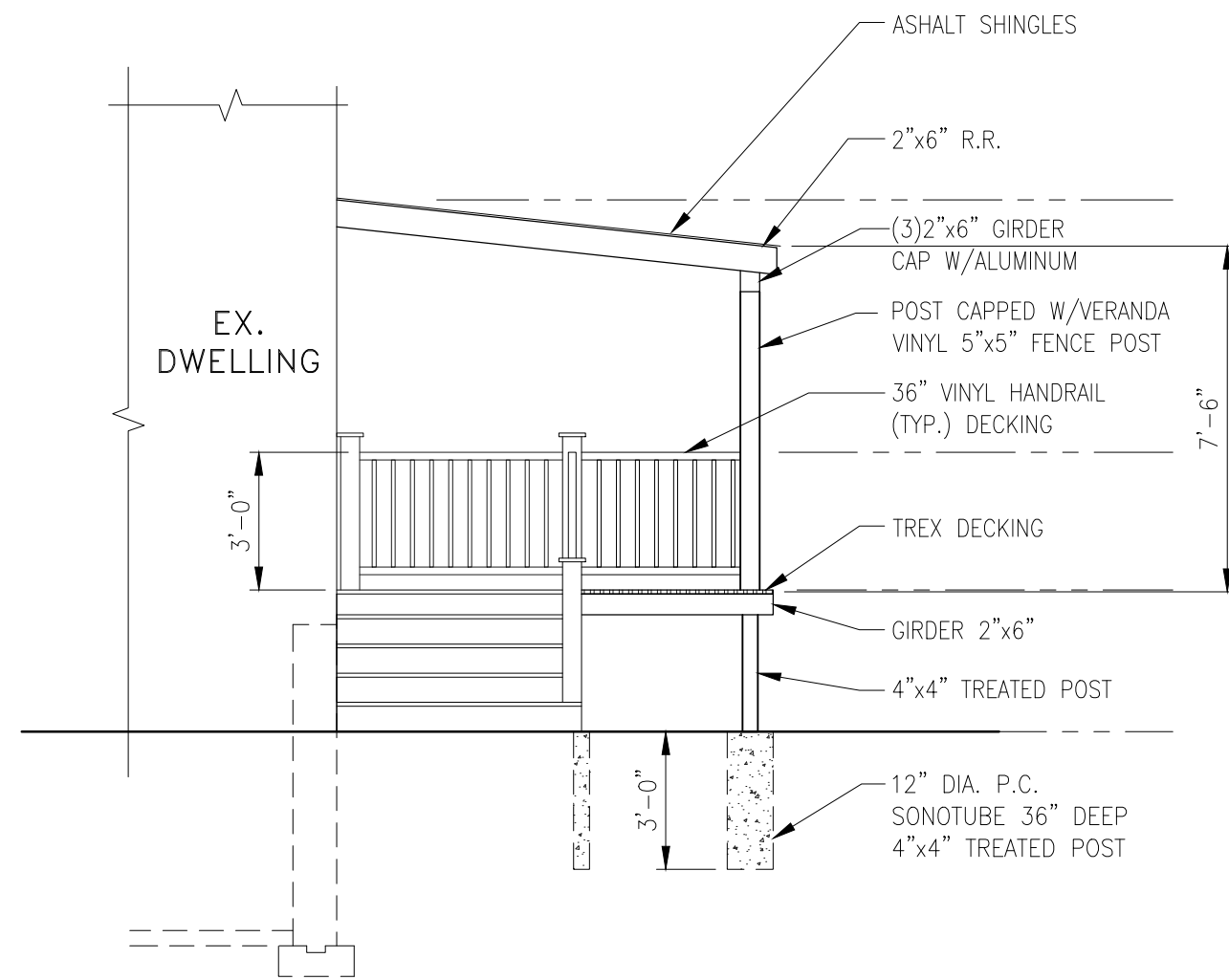
1 SITE PLAN
SCALE: 1"=20.0'

These drawings represent an accurate dimensional representation of existing conditions. The Architect or his representative(s) made a visual inspection of the premise only. No destructive investigations were made as to the existing construction.

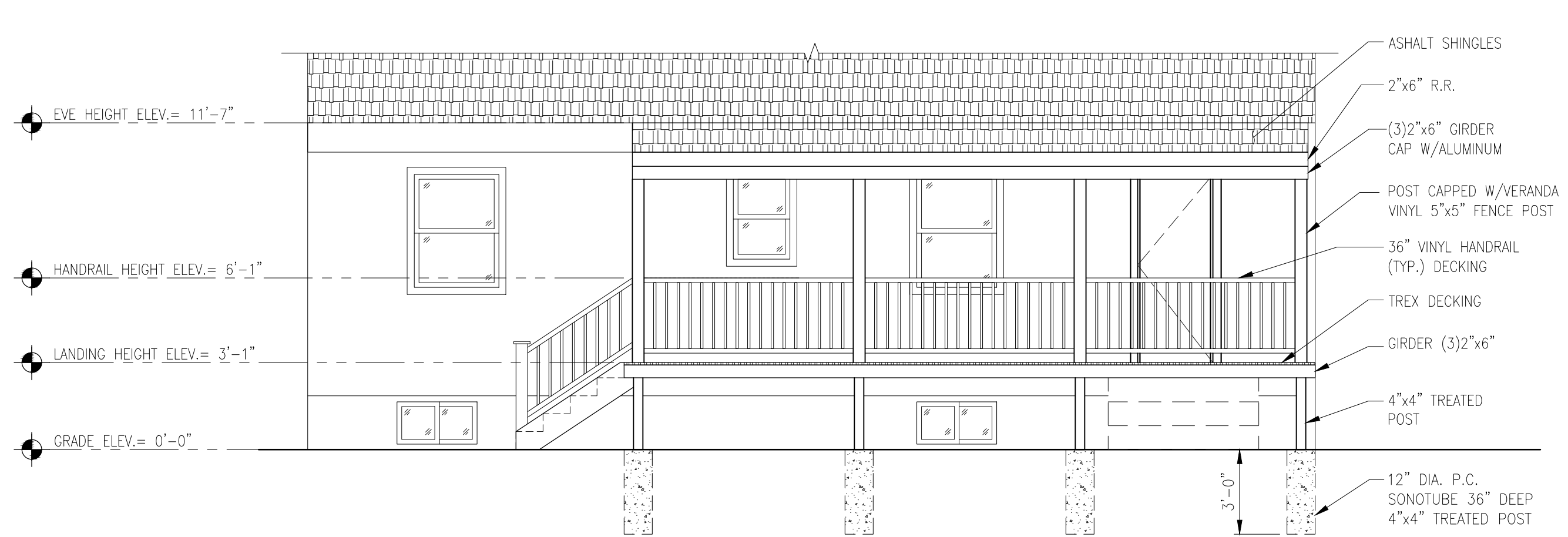
REVISION	BY
CAPTAIN PERMIT 245 NEW YORK 109 WEST BABYLON, NY 11704 (516) 513-8838	
Andreas Leitkovsky Architecture 91-101 Broadway, Suite 11 Greenlawn, NY 11740 T: 631-757-6204 andreas@alarchitecture.com	
MAINTAIN REAR DECK WITH ROOF OVER	
PROPERTY AT: 31 KINGSTON ST NEW HYDE PARK NY 11040	
Date:	10/25/23
Scale:	NOTED
Drawn:	----/LETKOV
Job:	
Sheet	A1
of	- Sheets



1 SECTION - THRU PORCH
SCALE: 1/4"=1'-0"



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

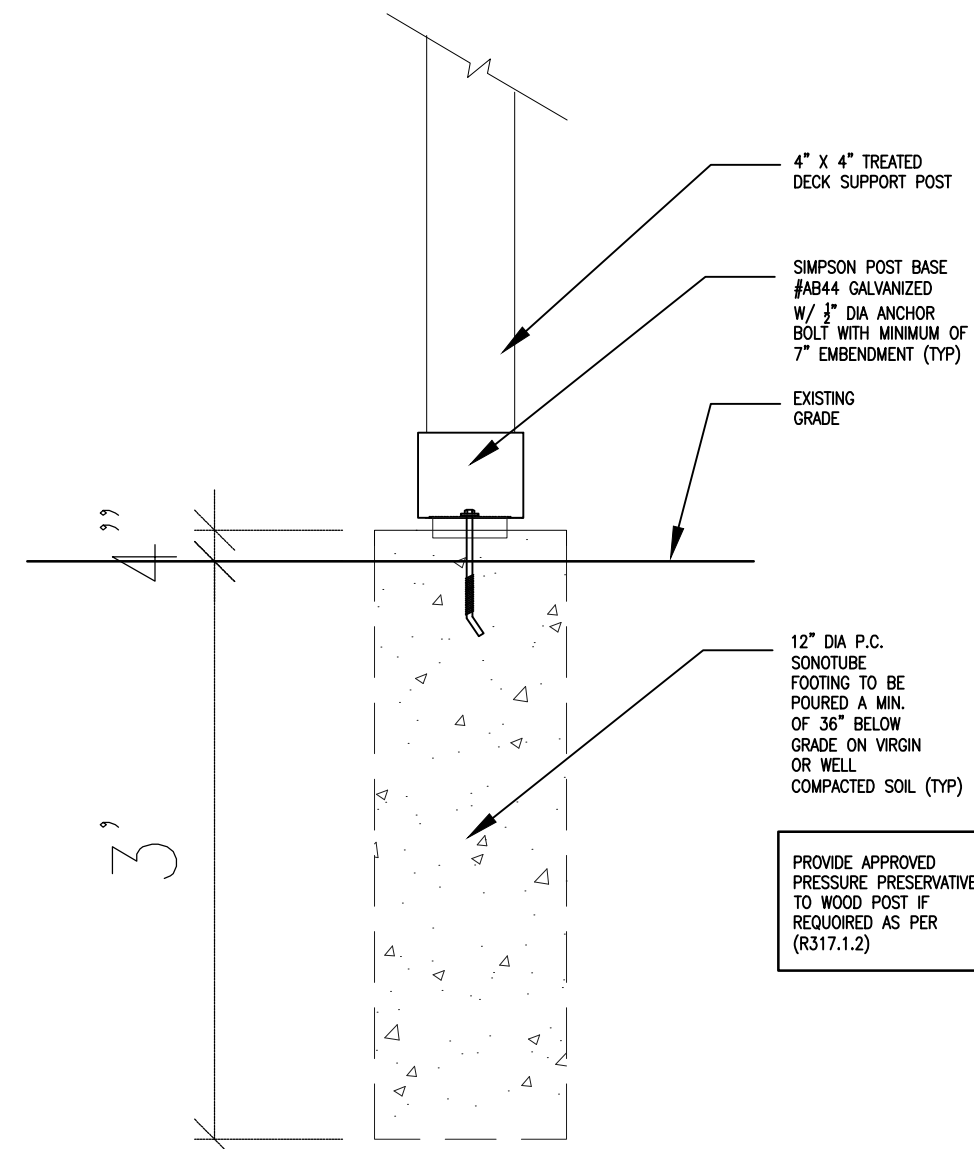


2 REAR DECK ELEVATION
SCALE: 1/4"=1'-0"

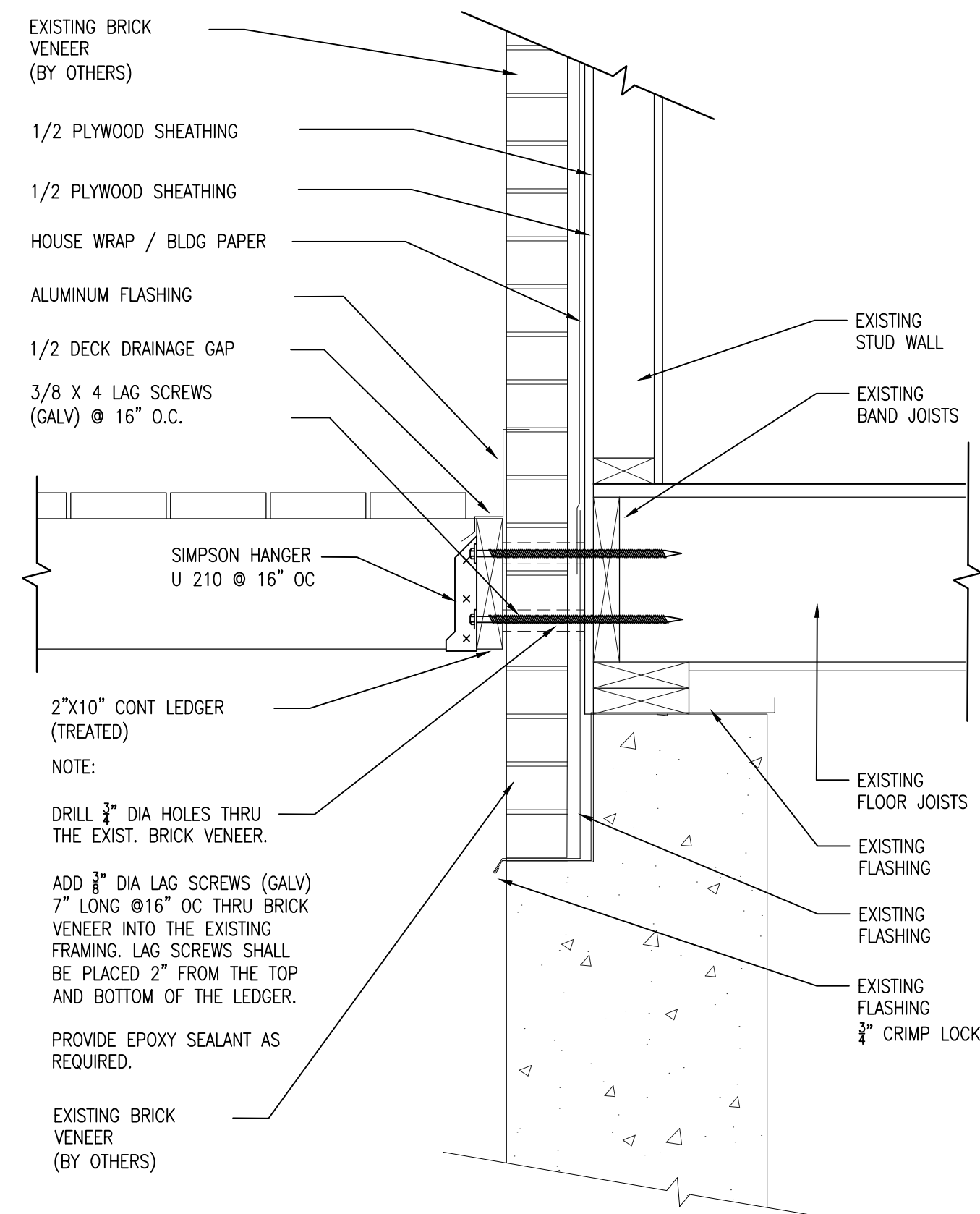
WOOD DECK NOTES

SECTION R507 - EXTERIOR DECKS

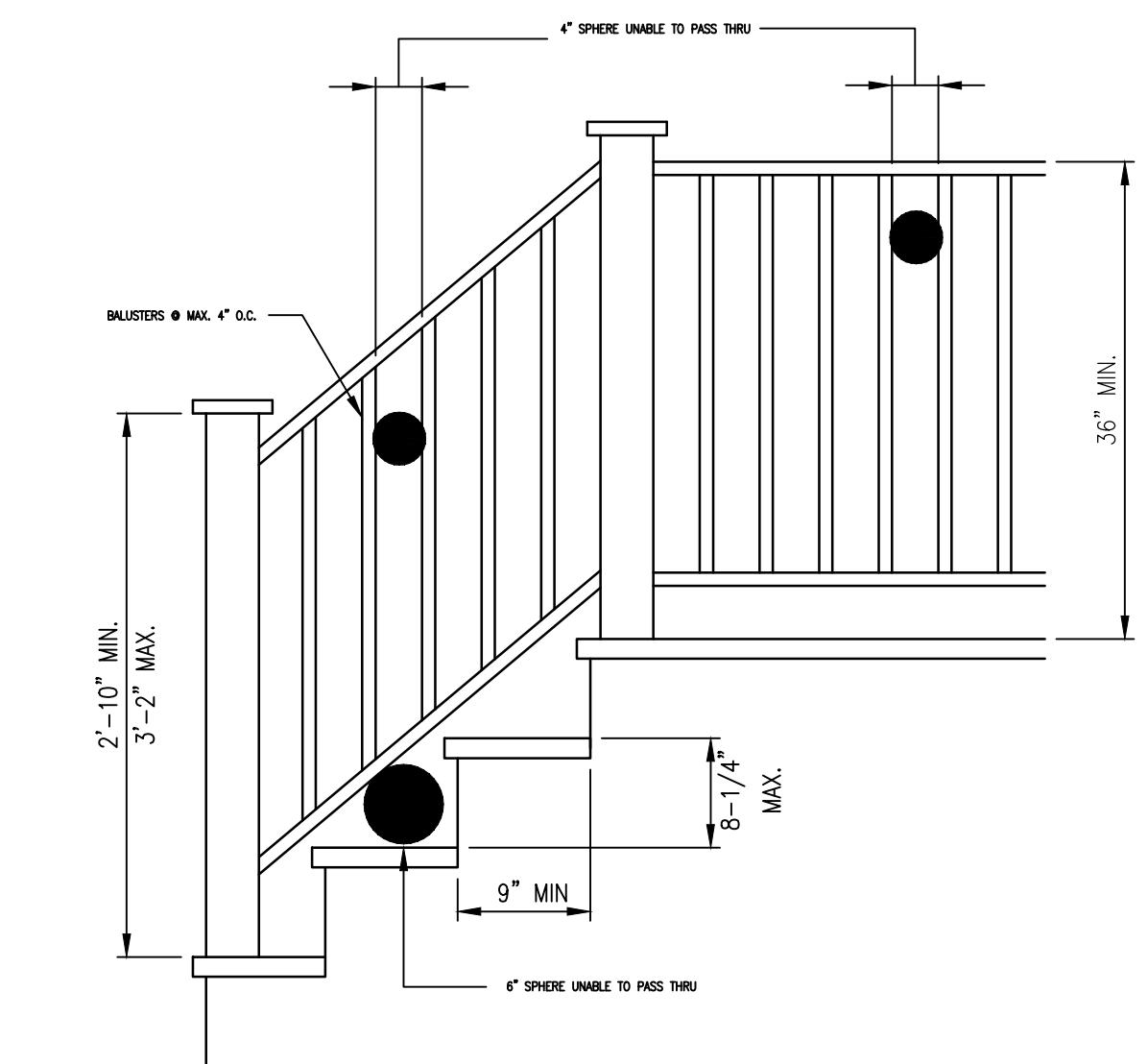
- FOOTINGS - DECKS SHALL BE SUPPORTED ON CONCRETE FOOTINGS DESIGNED TO ACCOMMODATE ALL LOADS [R507.3]
- MINIMUM DEPTH - DECK FOOTINGS SHALL EXTEND BELOW FROST LINE SPECIFIED IN TABLE R301.2(1) [R507.3.2]
EXCEPTIONS:
 - 1 FREE STANDING DECKS SHALL MEET ALL OF THE FOLLOWING CRITERIA:
 - 1.1 JOISTS BEAR DIRECTLY ON A PRECAST CONCRETE PIER BLOCKS AT GRADE WITHOUT SUPPORT BY PIERS OR POSTS.
 - 1.2 AREA OF DECK DOES NOT EXCEED 200 SQ.FT.
 - 1.3 THE WALKING SURFACE IS NOT MORE THAN 20" ABOVE GRADE AT ANY POINT WITHIN 36 INCHES MEASURED HORIZONTALLY FROM THE EDGE.
 - 2 FREE STANDING DECKS NEED NOT BE PROVIDED WITH FOOTINGS THAT EXTEND BELOW FROST LINE.
- DECK POSTS - FOR SINGLE LEVEL WOOD FRAME DECKS WITH BEAMS SIZED IN ACCORDANCE WITH TABLE R507.5 [R507.4]
- FOOT. CONNECTION - PROVIDE MANUFACTURED CONNECTORS WITH MINIMUM POST EMBEDMENT OF 12 INCHES [R507.4.1]
- DECK BEAMS - MAXIMUM ALLOWABLE SPANFOR WOOD DECK BEAMS SHALL BE IN ACCORDANCE WITH TABLE (R507.5) SECTION R317.3 AND TABLE R507.2.3.... [R507.2.3]
- FOOTINGS - DECKS SHALL BE SUPPORTED ON CONCRETE FOOTINGS OR OTHER APPROVED STRUCTURAL SYSTEMS.
EXCEPTIONS
FREE STANDINGS DECKS CONSISTING OF JOISTS DIRECTLY SUPPORTED ON GRADE OVER THEIR ENTIRE LENGTH. [R507.3]



4 DETAIL: POST BASE
SCALE: 1"=1'-0"



4 DETAIL: LEDGER
SCALE: 1 1/2"=1'-0"

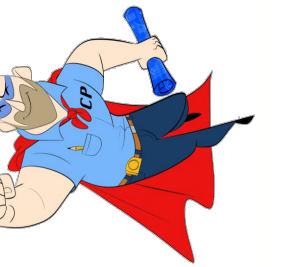


- NOTES:
- HANDRAILS AND GUARDRAILS SHALL BE ASSEMBLED AND CONSTRUCTED TO WITHSTAND A LIVE LOAD OF 200 lbs. CONCENTRATED LOAD IN ACCORDANCE TABLE - R.301.5.
 - GUARDS (HANDRAILS) HEIGHT TO BE NOT LESS THAN 34" TO A MAXIMUM OF 28" - R311.7.8.1
 - GUARDS SHALL BE PROVIDED THERE WALKING SURFACES ARE OFFSET VERTICALLY BY A DISTANCE OF MORE THAN 30" - R312.1
 - ALL NEWLY CONSTRUCTED STAIRS, HANDRAILS AND GUARDRAILS SHALL CONFORM TO SECTION R311 & R312 OF THE 2020 RESIDENTIAL CODE

3 DETAIL: STAIR & HANDRAIL
SCALE: 3/4"=1'-0"

REVISION	BY

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MAINTAIN REAR DECK WITH ROOF OVER

PROPERTY AT: 31 KINGSTON ST NEW HYDE PARK NY 11040

Date: 10/25/23
Scale: NOTED
Drawn: ---/LETKOV
Job:
Sheet
of - Sheets



Date:	10/25/23
Scale:	NOTED
Drawn:	---/LETKOV
Job:	
Sheet	<u>A3</u>
of	- Sheets

APPLICABLE CODES
2020 RESIDENTIAL CODE OF NYS
2020 PLUMBING CODE OF NYS
2020 FUEL AND GAS CODE OF NYS
2020 FIRE CODE OF NYS
2020 ENERGY CONSERVATION CODE OF NYS

GENERAL NOTES:
DIVISION 1 GENERAL REQUIREMENTS
1.CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2.GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB.
3.CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. NO LACK OF DETAIL OR SPECIFICATION EXCUSES CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS.
4.NO WORK IS TO COMMENCE BEFORE ALL PROPER BUILDING PERMITS AND OTHER APPLICABLE PERMITS ARE OBTAINED.
5.ALL PLUMBING WORK IS TO BE PERFORMED BY A LICENSED PLUMBER UNDER THE JURISDICTION HE/SHE IS WORKING. PLUMBER MUST FILE FOR PLUMBING PERMIT AND OBTAIN ALL INSPECTIONS AND APPROVALS FOR THE PLUMBING WORK.
6.ALL ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN IN THE JURISDICTION OF THE WORK. AT THE COMPLETION OF THE WORK ELECTRICIAN IS TO OBTAIN UNDERWRITERS CERTIFICATE OR ANY OTHER APPROVED CERTIFICATION BY THE LOCAL JURISDICTION.
7.ALL MECHANICAL PLUMBING AND ELECTRICAL WORK MUST BE COORDINATED BY THE GENERAL CONTRACTOR.
8.ALL FOOTINGS TO BEAR ON VIRGIN COMPACTED SOIL WITH THE BEARING CAPACITY OF 1 TON PER SQUARE FOOT. DEPTH OF FOOTING IS DETERMINED BY LOCAL JURISDICTION (SEE TABLE BELOW)
9.ALL CONCRETE IS TO OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. AFTER 28 DAYS 5 TO 7% AIR ENTRAPMENT PER R.402.2.
10.DO NOT BACKFILL FOUNDATION UNTIL THE FIRST FLOOR FRAMING HAS BEEN INSTALLED OR THE WALLS ARE ADEQUATELY BRACED.
11.ALL STRUCTURAL STEEL TO BE MIN A-36 CONFORM TO STANDARDS OF THE LATEST AISC MANUAL. PAINT ALL NEW STEEL WITH RUST INHIBITIVE PRIMER AND PAINT.
12.ALL CONSTRUCTION LUMBER IS TO BE NO 2 OR BETTER DOUGLAS FIR WITH A MIN. BENDING STRENGTH OF 850PSI.
13.ALL WINDOW AND DOOR OPENING HEADERS TO BE 2-2X8'S WITH 1/4" PLYWOOD BETWEEN EACH UNLESS OTHERWISE NOTED.
14.ALL POST TO BE A MIN 3-2X4'S SPIKED TOGETHER WITH 16D NAILS.
15.DOUBLE JOIST UNDER ALL WALLS, PROVIDE BRIDGING AT 7'-0" O.C.
16.ALL TRUSSES AND LAMINATED BEAMS TO BE INSTALLED PER MANUFACTURERS, DETAILS & RECOMMENDATIONS.
17.CONTRACTOR TO VERIFY CONDITION OF ALL EXISTING BEARING WALLS AND REPLACE IF DAMAGED.
18.PROVIDE FLASHING AT ALL EXTERIOR OPENINGS AND AT SURFACE SURFACE BETWEEN ROOF AND WALLS. PROVIDE ICE & WATER SHIELD AS MEASURED FROM EAVE'S EDGE.
TO A POINT AT LEAST 24-INCHES FROM THE INTERIOR FACE OF INTERIOR WALL. ICE SHIELD SHALL ALSO BE PLACED WITHIN ALL VALLEYS AT 36-INCHES MINIMUM.
19.PROVIDE SILICONIZED ACRYLIC CAULKING BETWEEN ANY DISSIMILAR MATERIALS.
20.CONTRACTOR TO VERIFY ALL ROUGH OPENINGS FOR WINDOWS, DOORS, AND OPENINGS IN WALLS, FLOORS AND ROOF DOUBLE FRAME AT ALL OPENINGS. UNLESS OTHERWISE NOTED ALL WINDOWS, GLASS DOORS AND SKYLIGHTS TO BE "ANDERSON" WITH LOW "E" INSULATED GLASS.
21.EXTEND ALL CHIMNEYS 2'-0" MIN ABOVE ANY COMBUSTIBLE MATERIAL WITH IN 10'-0". VERIFY HEIGHT WITH LOCAL JURISDICTION.
ALL BATHROOM WINDOWS, STAIRWAY WINDOWS OR WINDOWS 18" BELOW FLOOR MUST BE TEMPERED GLASS.
22.ALL FINISHES TO BE SELECTED BY OWNER.
23.CONTRACTOR IS TO REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS FROM SITE.
24.RIC02.4 FACTORY BUILT FIREPLACES AND CHIMNEYS FOR THE USE WITH THE SAME SHALL COMPLY WITH THE REQUIREMENTS OF UL 127, NFPA 211, R1002.1 & R1003.1.
25.ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE MUST BE TREATED LUMBER.
26.HANDRAILS, RAILINGS AND GUARDRAILS ARE TO CONFORM WITH NFPA 101 & NYS BUILDING CODE.
27.GAS PIPING AND APPLIANCES TO COMPLY WITH NFPA 54.

TABLE R 401.4.1
PRESUMPTIVE LOAD BEARING VALUES
OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD BEARING PRESSURE
CRYSTALLINE BEDROCK	12000 PSF
SEDIMENTARY AND FOLIATED ROCK	4000 PSF
SANDY GRAVEL AND/ OR GRAVEL (SW & GP)	3000 PSF
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2000 PSF
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT AND SANDY SILT (CL, ML, MH AND CH)	1500 PSF

a. WHEN SOIL TEST ARE REQUIRED BY R401.4 THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.

WIND SPEED CONVERSIONS ^a											
V _{ref}	110	115	120	130	140	150	160	170	180	190	200
V _{ref}	85	89	93	101	108	116	124	132	139	147	155
For S1: 1 mile per hour = 0.447 m/s. a. Linear interpolation is permitted.											

b. WHEN IN PLACE SOILS WITH ALLOWABLE BEARING CAPACITY OF LESS THAN 1500 PSF ARE LIKELY TO BE PRESENT ON THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS 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 ^a with plaster or stucco finish	H/360
Exterior walls—wind loads ^a with a with other brittle finishes	H/120d
Exterior walls—wind loads ^a with a flexible finishes	H/240d
Lintels supporting masonry veneer walls e	L/600

Note: L = span length, H = span height.
a. For the purpose of the determining deflection limits herein, the wind load shall be permitted to be taken as 0.7 times the component and cladding (ASD) loads obtained from Table R301.2(2).
b. For cantilever members, L shall be taken as twice the length of the cantilever.
c. For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich panels, the total load deflection shall not exceed L/60. For continuous aluminum structural members supporting edge of glass, the total load deflection shall not exceed L/175 for each glass lite or L/60 for the entire length of the member, whichever is more stringent. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed L/120.
d. Deflection for exterior walls with interior gypsum board finish shall be limited to an allowable deflection of H/180.
e. Refer to Section R702.3.

R301.2.2.2 WEIGHTS OF MATERIALS. AVERAGE DEAD LOADS SHALL NOT EXCEED 15 POUNDS PER SQUARE FOOT (720 PA) FOR THE COMBINED ROOF AND CEILING ASSEMBLIES (ON A HORIZONTAL PROJECTION) OR 10 POUNDS PER SQUARE FOOT (480 PA) FOR FLOOR ASSEMBLIES. EXCEPT AS FURTHER LIMITED BY SECTION R301.2.2. DEAD LOADS FOR WALLS ABOVE GRADE SHALL NOT EXCEED:
1. FIFTEEN POUNDS PER SQUARE FOOT (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.
EMERGENCY EGRESS NOTES (SEE LOCATIONS ON PLANS)

R301.4 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.

R301.5 MINIMUM OPENING AREA. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.50 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 OF THE 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 OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET (0.465 M²).

R301.2 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. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION

R310.2.3.1 SHALL BE PERMITTED TO ENCR0ACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

R310.2.3.1 LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDER OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R31.1.7. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

THE FOLLOWING IS REQUIRED WITH IN ONE MILE FROM THE SEASHORE.

R301.2.1.2 INTERNAL PRESSURE: WINDOWS IN BUILDINGS LOCATED IN WIND BORNE DEBRIS REGIONS, SHALL HAVE GLAZED OPENING PROTECTED FROM BORNE DEBRIS OF THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE BUILDING CODE OF THE STATE OF NEW YORK. GLAZED OPENING PROTECTION FROM WIND BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1196 AND OF ASTM E 1888 REFERENCED THEREIN.

EXCEPTIONS: WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 5/8" (1.1MM) AND A MAXIMUM SPAN OF EIGHT FEET SHALL BE PRECUT TO COVER THE GLAZED OPENING WITH ATTACHMENT HARDWARE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2. OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE BUILDING CODE OF THE STATE OF NEW YORK.

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS, b, c	SPACING AND LOCATION	
Roof				
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail	
2	Ceiling joists to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Per joist, toe nail	
3	Ceiling joist not attached to parallel rafter; laps over partitions [see Sections R802.3.1, R802.3.2 and Table R802.5.1(9)]	4-10d box (3" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail	
4	Ceiling joist attached to parallel rafter (heel joint) [see Sections R802.3.1 and R802.3.2 and Table R802.5.1(9)]	Table R802.5.1(9)	Face nail	
5	Collar tie to rafter, face nail or 1 1/2" x 20 ga. ridge strap to rafter	4-10d box (3" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 3-16d box (3" x 0.128"); or 3-3" x 0.131" nails	Face nail each rafter	
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" x 0.135") or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss	
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2" x 0.135"); or 3-10d common (3 1/2" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail	
8	Rafter or roof truss to plate	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-16d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail	
Wall				
9	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162")	24" o.c. face nail	
10	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	16" o.c. face nail	
11	Stud to stud	16d common (3 1/2" x 0.162")	16" o.c. face nail	
12	Build-up header (2" to 2" header with 1/2" f	16d common (3 1/2" x 0.162")	16" o.c. each edge face nail	
13	Continuous header to stud	16d box (3 1/2" x 0.135")	12" o.c. each edge face nail	
14	Double top plate splice for SDGs A-3 with seismic bracing	4-16d common (3 1/2" x 0.162"); or 3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-16d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail	
15	Double top plate splice SDGs C, D, or D 2-pane	4-16d common (3 1/2" x 0.162"); or 3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-16d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail	
Floor				
16	Joist to sill, top plate or girder	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail	
17	Rim joist, band joist or blocking to sill or top plate (roof applications only)	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	4" o.c. toe nail	
18	1" x 6" subfloor or less to each joist	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Face nail	
19	2" subfloor to joist or girder	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162")	Blind and face nail	
20	2" planks (plank & beam—floor & roof)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162")	At each bearing, face nail	
21	Band or rim joist to joist	3-16d common (3 1/2" x 0.162")	End nail	
22	Build-up girders and beams, 2-inch lumber layers	4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; 7-gypsum	Face nail at ends and at each splice	
23	Ledger strip supporting joists or rafters	4-16d box (3 1/2" x 0.135"); or 3-16d common (3 1/2" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	At each joist or rafter, face nail	
24	Bridging to joist	2-10d (3" x 0.128")	Each end, toe nail	
ITEM DESCRIPTION OF BUILDING ELEMENTS NUMBER AND TYPE OF FASTENER A, b, c SPACING OF FASTENERS				
Edges (inches) ^d Intermediate supports (inches)				
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particaboard wall sheathing to framing (see Table R602.3(1) for wood structural panel exterior wall sheathing to wall framing)				
30	18" x 24"	8d common (2" x 0.113") nail (subfloor, w	6"	12"
31	18" x 24"	8d common (2 1/2" x 0.131") nail (roof)	6"	12"
32	18" x 24"	8d common (2 1/2" x 0.131") nail (roof)	6"	12"
33	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 1/4" head	3	6
34	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 3/8" head	3	6
35	1/2" gypsum sheathing ¹	1 1/2" galvanized roofing nail, 1/4" head	7	7
36	5/8" gypsum sheathing	1 1/2" galvanized roofing nail, 3/8" head	7	7
Wood structural panels, combination subfloor underlayment to framing				
37	3/4" and less	8d deformed (2" x 0.120") nail; or 8d common (2 1/2" x 0.131") nail	6	12
38	7/8" - 1"	8d common (2 1/2" x 0.131") nail; or 8d deformed (2 1/2" x 0.120") nail	6	12
39	1 1/8" - 1 1/4"	10d common (2" x 0.148") nail; or 8d deformed (2 1/2" x 0.120") nail	6	12

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 kg = 0.895 Mpa.
a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 8d common (60 ksi), 10d common (60 ksi), 12d common (60 ksi), 14d common (60 ksi), 16d common (60 ksi), 18d common (60 ksi), 20d common (60 ksi), 22d common (60 ksi), 24d common (60 ksi), 26d common (60 ksi), 28d common (60 ksi), 30d common (60 ksi), 32d common (60 ksi), 34d common (60 ksi), 36d common (60 ksi), 38d common (60 ksi), 40d common (60 ksi), 42d common (60 ksi), 44d common (60 ksi), 46d common (60 ksi), 48d common (60 ksi), 50d common (60 ksi), 52d common (60 ksi), 54d common (60 ksi), 56d common (60 ksi), 58d common (60 ksi), 60d common (60 ksi), 62d common (60 ksi), 64d common (60 ksi), 66d common (60 ksi), 68d common (60 ksi), 70d common (60 ksi), 72d common (60 ksi), 74d common (60 ksi), 76d common (60 ksi), 78d common (60 ksi), 80d common (60 ksi), 82d common (60 ksi), 84d common (60 ksi), 86d common (60 ksi), 88d common (60 ksi), 90d common (60 ksi), 92d common (60 ksi), 94d common (60 ksi), 96d common (60 ksi), 98d common (60 ksi), 100d common (60 ksi), 102d common (60 ksi), 104d common (60 ksi), 106d common (60 ksi), 108d common (60 ksi), 110d common (60 ksi), 112d common (60 ksi), 114d common (60 ksi), 116d common (60 ksi), 118d common (60 ksi), 120d common (60 ksi), 122d common (60 ksi), 124d common (60 ksi), 126d common (60 ksi), 128d common (60 ksi), 130d common (60 ksi), 132d common (60 ksi), 134d common (60 ksi), 136d common (60 ksi), 138d common (60 ksi), 140d common (60 ksi), 142d common (60 ksi), 144d common (60 ksi), 146d common (60 ksi), 148d common (60 ksi), 150d common (60 ksi), 152d common (60 ksi), 154d common (60 ksi), 156d common (60 ksi), 158d common (60 ksi), 160d common (60 ksi), 162d common (60 ksi), 164d common (60 ksi), 166d common (60 ksi), 168d common (60 ksi), 170d common (60 ksi), 172d common (60 ksi), 174d common (60 ksi), 176d common (60 ksi), 178d common (60 ksi), 180d common (60 ksi), 182d common (60 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ksi), 912d common (60 ksi), 914d common (60 ksi), 916d common (60 ksi), 918d common (60 ksi), 920d common (60 ksi), 922d common (60 ksi), 924d common (60 ksi), 926d common

SECTION R314
SMOKE ALARMS AND HEAT DETECTION
[NY] R314.1 GENERAL. SMOKE ALARMS AND HEAT DETECTION SHALL COMPLY WITH NFPA 72 AND SECTION R314.

R314.1.1 LISTINGS. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. HEAT DETECTION SHALL BE LISTED IN ACCORDANCE WITH UL 521 OR UL 539, AS APPROPRIATE FOR THE INTENDED APPLICATION. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

R314.2 WHERE REQUIRED. SMOKE ALARMS AND HEAT DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION.

R314.2.1 NEW CONSTRUCTION. SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS. HEAT DETECTION SHALL BE PROVIDED IN NEW ATTACHED GARAGES.

R314.2.2 SMOKE ALARMS IN EXISTING BUILDINGS. EXISTING DWELLINGS UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY APPENDIX J.

314.2.3 ATTACHED GARAGES. HEAT DETECTION RATED FOR THE AMBIENT OUTDOOR TEMPERATURES SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED WITHIN NEW AND EXISTING DWELLINGS. HEAT DETECTION SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EXCEPTION: HEAT DETECTION SHALL NOT BE REQUIRED IN DWELLINGS WITHOUT COMMERCIAL POWER.

R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

R314.3.1 INSTALLATION NEAR COOKING APPLIANCES. SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS

TABLE R 301.2.2.2
WIND BORNE DEBRIS PROTECTION FASTENING
SCHEDULE FOR WOOD STRUCTURAL

FASTENER TYPE	FASTER SPACING		
	PANEL SPAN <4 FT	> 4 FT SPAN < 6 FT	>6 FT SPAN <= 8FT
2- $\frac{1}{4}$ " #6 WOOD SCREWS	16" OC	12" OC	9" OC
2- $\frac{1}{4}$ " #6 WOOD SCREWS	16" OC	16" OC	12" OC

- a. THE TABLE IS BASED ON 110 MPH WIND SPEEDS ON A 33 FOOT MEAN ROOF HEIGHT.
- b. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF WOOD STRUCTURAL PANEL.
- c. NAILS SHALL BE 10d COMMON OR 12d BOX NAILS
- d. WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/ STUCCO THEY SHOULD BE ATTACHED UTILIZING VIBRATION RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 490 POUNDS.

R301.1.2.13 WIND SPEED CONVERSION WHEN REFERENCED DOCUMENTS ARE BASED ON FASTEST MILE WIND SPEEDS. THE THREE SECOND GUST WIND VELOCITIES OF FIGURE R301.2(4) SHALL BE CONVERTED TO FASTEST MILE WIND VELOCITIES USING TABLE R301.2.1.3.

TABLE R 201.2.1.3
EQUIVALENT BASIC WIND SPEEDS

3 SEC GUST	85	90	100	105	110	120	125	130	140	145	150	160	170
FASTEST MILE	70	75	80	85	90	100	105	110	120	125	120	140	150

LINEAR INTERPOLATION IS PERMITTED.

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING
SCHEDULE FOR WOOD STRUCTURAL PANELSa, b, c, d

FASTENER TYPE	FASTENER SPACING (inches)a, b		
	Panel $\frac{1}{4}$ " $\leq$ 4 feet	4 feet < panel span $\leq$ 6 feet	6 feet < panel span $\leq$ 8 feet
No. 8 wood-screw-based anchor with 2-inch embedment length	16	10	8
No. 10 wood-screw-based anchor with 2-inch embedment length	16	12	9
$\frac{1}{4}$ "-inch lag-screw-based anchor with 2-inch embedment length	16	16	16

For Sl: 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 180 mph ultimate design wind speeds, Vult, and a 45-foot mean roof height.
- b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located not less than 1 inch from the edge of the panel.
- c. Anchors shall penetrate through the exterior wall covering with an embedment length of not less than 2 inches into the building frame. Fasteners shall be located not less than 21/2 inches from the edge of concrete block or concrete.
- d. Panels attached to masonry or masonry/stucco shall be attached using vibration-resistant anchors having an ultimate withdrawal capacity of not less than 1,500 pounds.

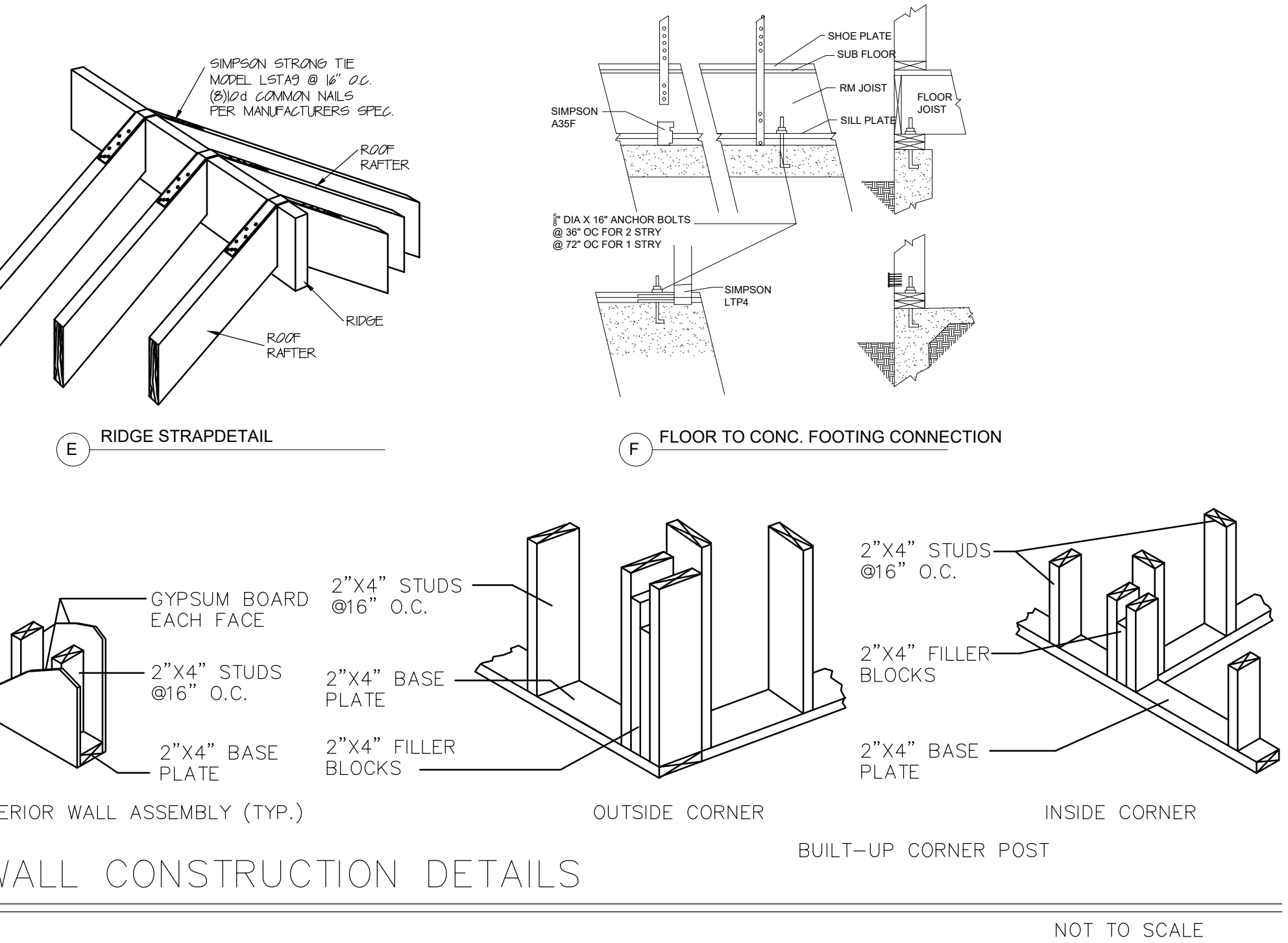
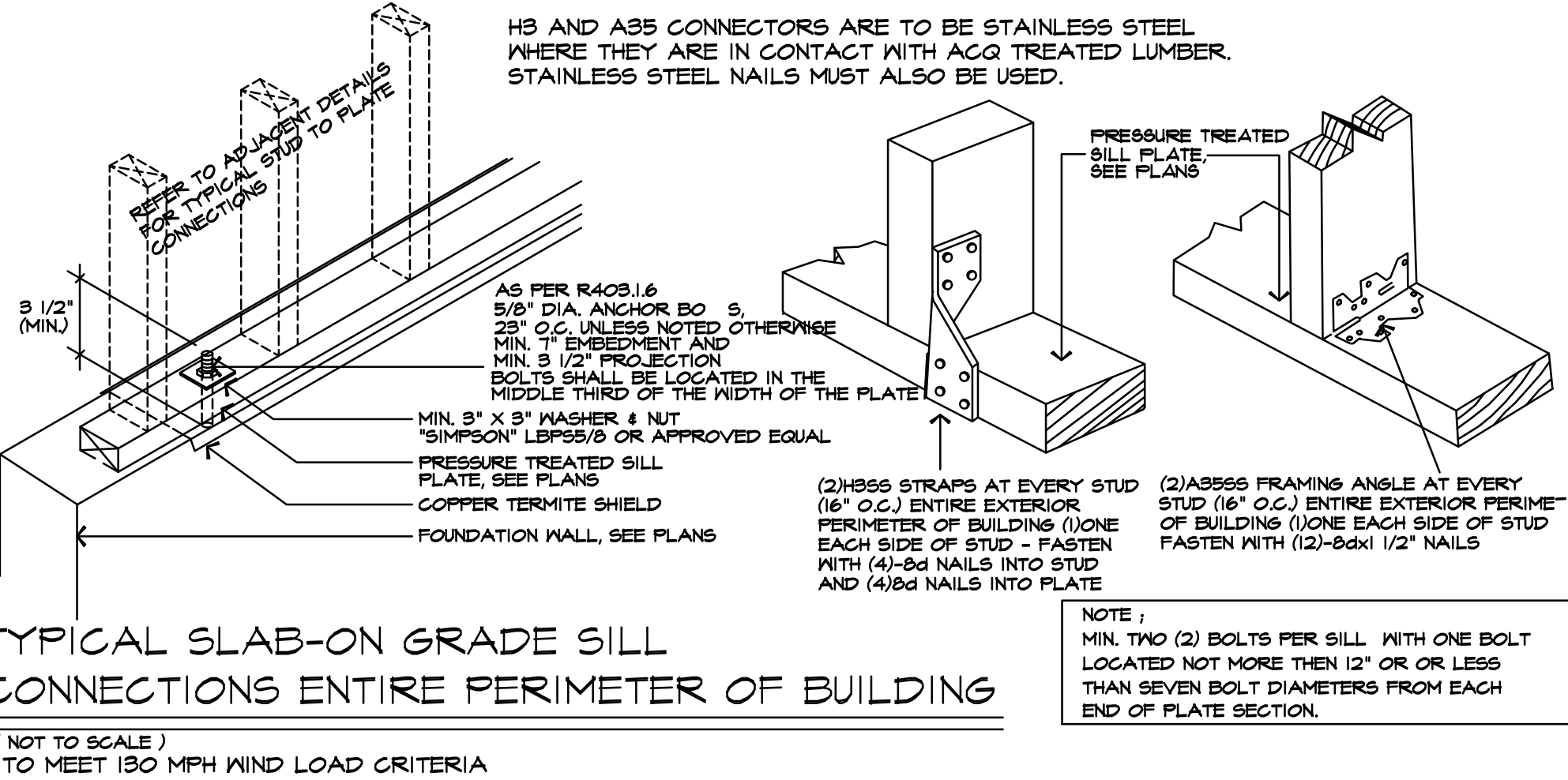
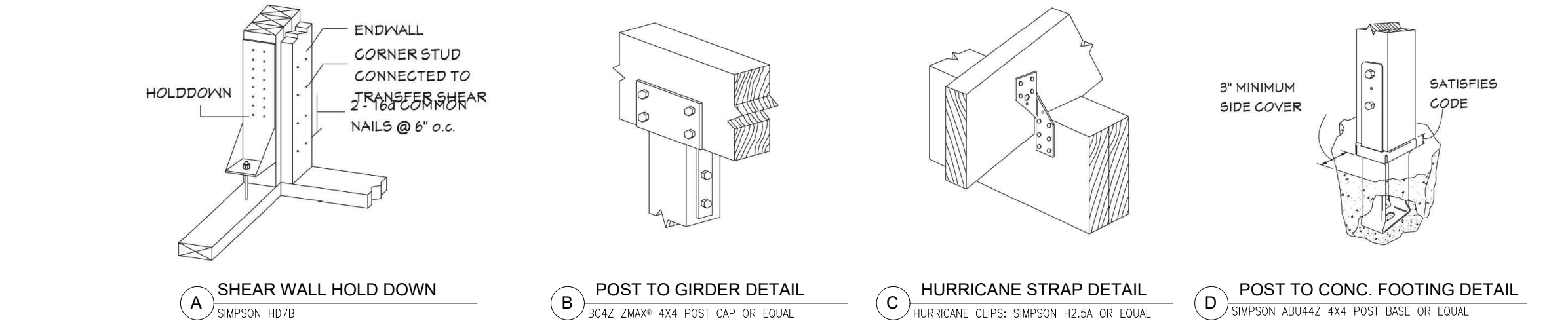
R301.2.1.3 Wind speed conversion. Where referenced documents are based on nominal design wind speeds and do not provide the means for conversion between ultimate design wind speeds and nominal design wind speeds, the ultimate design wind speeds, Vult , of Figure R301.2(5)A shall be converted to nominal design wind speeds, Vasd , using Table R301.2.1.3.

R301.2.1.4 Exposure category. For each wind direction considered, an exposure category that adequately reflects the characteristics of ground surface irregularities shall be determined for the site at which the building or structure is to be constructed. For a site located in the transition zone between categories, the category resulting in the largest wind forces shall apply. Account shall be taken of variations in ground surface roughness that arise from natural topography and vegetation as well as from constructed features. For a site where multiple detached one- and two-family dwellings, townhouses or other structures are to be constructed as part of a subdivision or master-planned community, or are otherwise designated as a developed area by the authority having jurisdiction, the exposure category for an individual structure shall be based on the site conditions that will exist at the time when all adjacent structures on the site have been constructed, provided that their construction is expected to begin within 1 year of the start of construction for the structure for which the exposure category is determined. For any given wind direction, the exposure in which a specific building or other structure is sited shall be assessed as being one of the following categories:

1. Exposure B. Urban and suburban areas, wooded areas or other terrain with numerous closely spaced obstructions having the size of single-family dwellings or larger. Exposure B shall be assumed unless the site meets the definition of another type exposure.
2. Exposure C. Open terrain with scattered obstructions, including surface undulations or other irregularities, having heights generally less than 30 feet (9144 mm) extending more than 1,500 feet (457 m) from the building site in any quadrant. This exposure shall apply to any building located within Exposure B type terrain where the building is directly adjacent to open areas of Exposure C type terrain in any quadrant for a distance of more than 600 feet (183 m). This category includes flat, open country and grasslands.
3. Exposure D. Flat, unobstructed areas exposed to wind flowing over open water, smooth mud flats, salt flats and unbroken ice for a distance of not less than 5,000 feet (1524 m). This exposure shall apply only to those buildings and other structures exposed to the wind coming from over the unobstructed area. Exposure D extends downwind from the edge of the unobstructed area a distance of 600 feet (183 m) or 20 times the height of the building or structure, whichever is greater.

TABLE R301.2(3)
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FOR TABLE R301.2(2)

MEAN ROOF HEIGHT	EXPOSURE		
	BCD		
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66
35	1.05	1.45	1.70
40	1.09	1.49	1.74
45	1.12	1.53	1.78
50	1.16	1.56	1.81
55	1.19	1.59	1.84
60	1.22	1.62	1.87



R312.1 Guards

Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

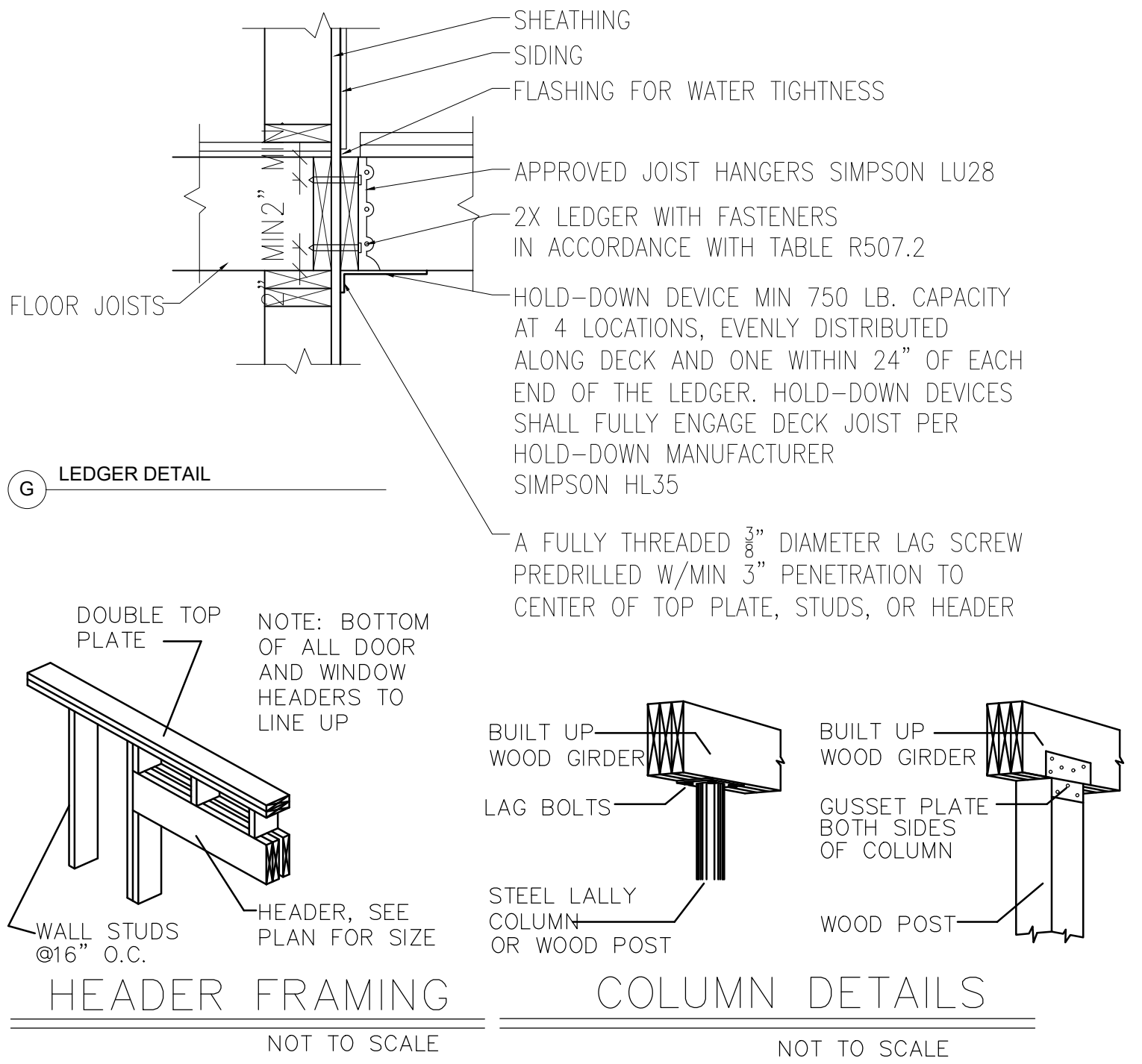
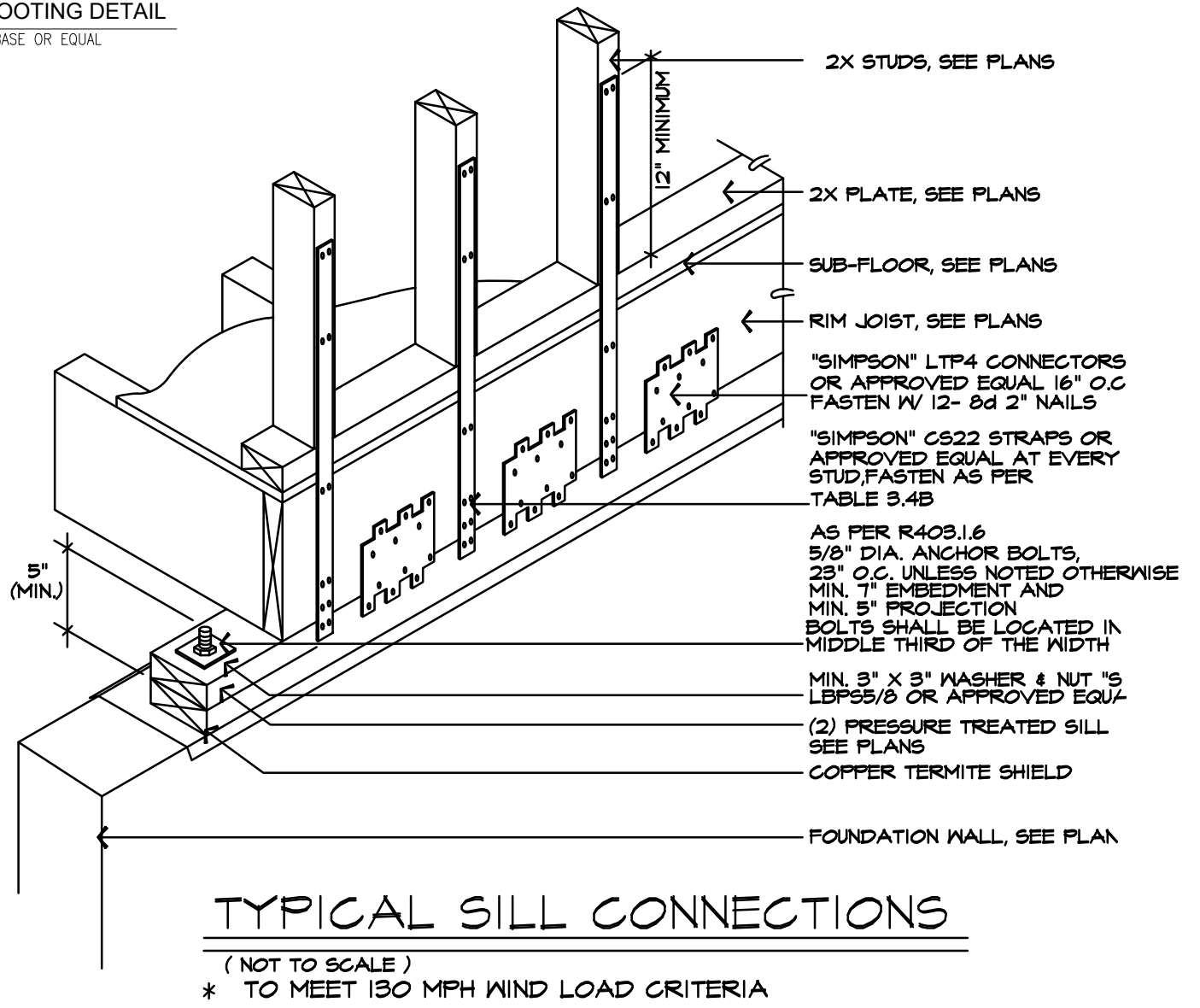
R312.1.1 Where Required

Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height

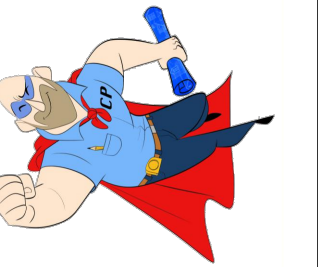
Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the nosings.

Exceptions: Guards on the open sides of stairs shall have a height of not less than 34 inches (864 mm) measured vertically from a line connecting the nosings. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the nosings.



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PROPERTY AT: 31 KINGSTON ST NEW HYDE PARK NY 11040

MAINTAIN REAR DECK WITH ROOF OVER

Date:	10/25/23
Scale:	NOTED
Drawn:	---/LETKOV
Job:	
Sheet	A5
of	- Sheets

GENERAL NOTES

1. Contractor shall visit site and verify all conditions and dimensions. Any discrepancies, omissions, or problems shall be reported to the Architect before submission of bids. A submission of bid shall give written notice to the Architect, of any materials or apparatus that he believes inadequate or unsuitable, in violation of laws or ordinances and rules or regulations of all Authorities having jurisdiction, and notice of any necessary items of work omitted. If the Contractor fails to give such notice, it shall be assumed that he has included the cost of all items in his proposal, and he will be held responsible for the satisfactory functioning and approval of all work under this Contract without extra compensation.

2. Owner shall procure and pay for all permits, fees, etc., necessary to perform all work and services herein specified or indicated on the drawings unless otherwise noted. All work shall be done in compliance with local codes, ordinances, rules and regulations. Contractor shall be responsible for obtaining Certificate of Occupancy and other municipal inspections.

3. No work shall be started until plans have been approved by the Building Department and all other agencies having jurisdiction.

4. Contractor shall file Certificate of Workmen's Compensation and Disability Certificates with Building Department before starting work.

5. Only written dimensions and never scaled dimensions from architectural drawings will be recognized as valid. If there are any missing dimensions contact the Architect for dimensions prior to proceeding with work.

6. The AIA General Conditions or most current supplements whether attached hereto or not shall form a part of this Contract. The Architect has not been retained for on site supervision or observation of construction unless agreed to in writing.

7. Insurance:

A. Unless specifically stated otherwise in the Contract Agreement, each Subcontractor shall file Certificates of Insurance, acceptable to the Owner, prior to starting work. The Contractor shall be responsible for all work of every description and distinctly assume and does so assume all risks for damage or injury from whatever cause to property and persons used or employed on or in connection with his work, and of all damages or injury to any persons or property wherever located, resulting from any action or operation under the Contract or in connection with the work, and undertakes and promises to defend the Owner against all claims on the account of any such damage or injury. The Contractor shall carry insurance as follows:

1. Workmen's Compensation as required by labor laws.

2. General Liability with limits of \$1,000,000 each person and \$3,000,000 each accident.

A. Bodily Injury Liability with limits of \$1,000,000 each person, \$3,000,000 each accident.

B. Property Damage Liability with limits of \$3,000,000 each accident.

C. Protective Bodily Injury Liability with limits of \$1,000,000 each person, \$3,000,000 each accident.

D. Protective Property Damage Liability with limits of \$3,000,000 each accident.

3. Owner's Protective Liability, naming Owner as insured with Bodily Injury Liability Limits and Property Damage Liability Limits as stated in 2.

8. Removal of debris, procurement of dumpster and related work shall be the responsibility of the General Contractor. Location of dumpster shall be by mutual agreement between Owner and General Contractor. Site shall be kept clean & orderly.

9. Alternates: If the Contractor feels that an alternate material or method would result in a time or cost saving, he should submit specifications and catalogue cuts to the Architect for his approval before proceeding with any substitution. Substitutions must be of like quality to item specified and will be allowed only with the approval of Architect.

10. General Contractor is to include in bid any and all work necessary to raise existing floor areas to provide flush floor levels at transition of existing to new construction. (except where steps are noted on architectural drawings.)

11. Discrepancies:

A. Wherever there are discrepancies between the drawings or the drawings and specifications, the Contractor shall contract for, provide and install the better quality or greater quantity of material or work called for unless otherwise ordered in writing.

B. Written dimensions shall govern over scaled dimensions.

12. Omissions:

A. The drawings and specifications are intended to coordinate. Anything found on the drawings and not mentioned in the specifications, or vice versa, or anything not expressly set forth in either, but which is reasonably implied, shall be furnished as though specifically shown and mentioned in both, without extra charge.

13. Guarantee:

A. Except where longer guarantee periods are specifically required in the specifications, each Contractor shall guarantee all work performed and materials used by him under this Contract against defects for a period of one year from date of completion as evidenced by the date of the final certificate of payment.

B. Should any defects develop in aforesaid work within the guarantee period, due to faulty material or workmanship, the Contractor shall do, or cause to be done, necessary repairs or corrective work without extra cost to the Owner. The entire cost to be borne by the Contractor. The required repairs and corrective work shall be commenced within (30) days after written notice to Contractor by the Owner. If this work has not been commenced within (30) days, the Owner shall have the right to employ his own corrective measures and back charge the General Contractor.

14. By entering into Contract on the construction project the Contractor (or Construction Manager) accepts the responsibility to be knowledgeable as to the requirements of the latest Issue Construction Code and other federal, state, and local ordinances having jurisdiction. The requirements of the foregoing codes and ordinances shall supplement the requirements shown on the drawings and elsewhere in the specifications and in the event of conflict with the architectural specifications the requirement of the code or ordinance shall prevail unless the architectural specification is more stringent.

15. Any and all workmen employed on the project are to be either skilled craftsmen in their respective trade or work under the constant direct supervision of such skilled craftsmen so that all work installed shall be to a high professional quality standard of workmanship.

16. If there are any materials called for on the drawings and specifications that in the judgement of the Contractor will not yield satisfactory results in the intended application, the Contractor shall notify the Architect of some prior to award of the construction contract, for Architects decision.

17. Any Contractor installing any work shall examine the existing conditions including any new work already installed in place, prior to commencing his installation. commencement of his installation shall be construed to mean acceptance by such Contractor of the condition of the substrate as proper and adequate for the installation of his work.
18. If, in the course of construction, a condition exists which differs from that as indicated on the plans, the Contractor shall stop all related work and notify the Architect. Should he fail to follow these procedures and continue with the work, he shall assume all responsibility and liability arising therefrom.

19. Contractor is to supply the Owner, in writing, a waiver of all liens for himself and all suppliers and Subcontractors before final payment is requested, as well as final inspection approval(s).

20. General Contractor to coordinate with Owners Lawn Sprinkler Contractor and landscape Contractor for all necessary work.
- 2.1 Demolition

1. The work under this section shall include all labor materials, appliances, and services necessary to complete all demolition and removal work and related work which required by drawings. The Contractor is to remove indicated interior partitions, ceiling, cabinetwork, plumbing fixtures, heating elements, or conditioning units and electrical fixtures. The Contractor is to report any discrepancies of encountered conditions with the drawings to the Architect. Demolition is to include any work necessary to make existing premises conform to new plans.

2. Where walls are shown removed patch floor and ceiling adjacent materials and finishes to match for homogenous finish, (typical of all walls removed).

3. Remove existing base and door moldings and replace as required.

4. The General Contractor is responsible for all demolition required to complete the job according to the construction drawings whether or not shown on the demolition plan.

5. Care is to be taken in the demolition phase due to unknown conditions inside existing walls, floors and ceilings such as continuous exhaust or chimney flues, electrical wiring, HVAC ducts, structure, etc.

2.4 Site Grading and Drainage

1. Work included: excavate, back fill, compact, and grade the site to the elevations shown on the drawings and as needed to meet requirements of the construction shown on the contract documents. Grading to be executed in a manner to permit proper drainage of storm water without ponding and be town approved.

2. Fill to be compacted, free from clay, organic matter, loam, waste or other objectionable matter.

3. Grade area adjacent to building to achieve drainage away from the structures and to prevent ponding.

2.5 Excavating

1. Include excavation of any materials that are unsatisfactory for bearing of slabs, and footings and replacement by satisfactory materials as part of the work of this section.

2. Excavate and back fill in a manner and sequence that will provide proper drainage at all times.

3. In excavating for footings and foundations take care not to disturb bottom of excavation:

A. Excavate by hand tools to final grade just before concrete is placed.

B. Trim bottom to required likes and grades to leave solid base to receive concrete.

C. Excavate to depth required for adequate soil bearing.

D. Footing bottoms are to be inspected by building inspector prior to pouring of footings.

3.1 Concrete

1. Design the mix to obtain a compression strength of 3500 psi after 28 days for slabs and 3000 psi for footings and foundations, unless otherwise specified.

2. All footings to rest on undisturbed 1 ton soil and extend to minimum of 3'-0" below grade.

3. All new concrete slabs to have 6x6 #14/4 min. welded wire fabric and steel trowel finish.

4. Concrete slabs on grade shall be poured over 4" crushed base and 6 mil polyethylene vapor barrier (1'-0" min. overlaps).

5. Patch existing concrete slab to maintain flush level floor throughout.

6. Avoid freezing before initial set of the concrete. Do not place concrete at temperatures less than 40 degrees F, nor when freezing conditions are expected in less than 24 hours.

7. Locate vertical construction joints when required.

8. Do not place one density range of concrete against other while both are still plastic. Do not pour cold joints.

9. Finish the surface to relatively uniform plane.

10. New foundation walls adjacent to existing shall be connected with a min. of (3) #5 rebars 18" long drilled into existing concrete.

11. Provide 1/4" remolded filler where slabs butts into wall.

12. Provide 4"x24" rigid insulation horizontal or vertical at new slab perimeter and foundation wall (min.R-16). Rigid insulation to extend 24" minimum below grade or as called out on drawings, or as required.

13. All mud sills to be pressure treated lumber, wolmanized or equal. Treated wood sills shall be anchored with 5/8" diameter steel bolts hooked type.

14. For forming of exposed concrete surfaces use 1/4" min.thickness Douglas Fir plywood Grade B/B Class I or II, exterior, sanded both sides complying with PS-1. Seal edges and coat both faces with colorless coating which will not affect application of applied finishes.

15. Basement slabs where exposed are to have steel troweled monolithic finish to provide dense, hard polished surface and to be sealed with anti-dusting sealer or equal.

16. Crawl space to be moisture sealed with a 2" concrete slab over 6 mil. Polyethylene vapor barrier.

17. Where down spouts are show hidden within an exterior wall, the Contractor is to insure that an adequately sized PVC chase is set within the foundation wall so that the down spout can exit the building below grade. This has to be set while the foundation wall is being poured. It will be unacceptable to patch the foundation walls after the concrete is set. Waterproofing in and around chase.

18. All concrete reinforcing bars to be ASTM grade 60, unless otherwise specified.

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

20. All basement walls below grade shall be damp proofed with two coats of asphaltic, k self-priming plastic cement, trowel or spray applied to walls if water table is determined to be minimum 2'-0" below basement slab elevation. Bentonite or 60ml liquid waterproof membrane as mfr. by Anti-Hydro or equal shall be used if water table is higher. Contractor shall verify water table location in the field.

21. All stepped footing, if required shall not exceed 30 degrees.

4.1 Concrete Unit Masonry

1. Do not place masonry units when air temperature is below 40 degrees F.

2. Clean surface of masonry as required for proper application of the specified finishes. Provide normal weight (125 bls./cu. ft.) hollow load bearing block conforming to ASTM C90, Grade N-1.

3. Installation shall follow National Concrete Masonry Institute's recommendations.

4. Lay walls in running bond pattern, unless otherwise indicated, provide control joints 30 ft. o.c., locations to be verified by Architect unless indicated otherwise on drawings. (If applicable).

5. Tie intersecting walls with truss type reinforcing 16" o.c. vertically and back min. 2'-0" into each wall.

6. Wall reinforcement to be truss type, continuously welded wire as manufactured by duro-wall or equal, 9GA, follow manufacturers installation details.

7. Provide misc. anchors and ties as required. Min. 14GA. Galvanized steel or 3/8" diameter galvanized steel rod for thin stone veneer applications.

4.2 Masonry Veneer

1. Connect new masonry veneer to sheathing with Heckman (or equal) #187 Corrugated Clips, 16GA galvanized steel (non-corrosive) at 16" O.C. H & V.

5.1 Steel

1. Rolled steel plates and bars-comply with ASTM A572 grade 50.

2. All steel columns bearing on foundation walls to bear on 8"x8"x3/8" steel plate, unless otherwise noted.

3. Comply with AWS code for procedures, appearance, quality of welds, and for method used in correcting welding.

6.1 Rough Carpentry

1. All framing shall be Doug Fir #1 (Fb=975psi) or better as per latest issue Building Code.

2. Interior partitions to be 2"x4" and exterior walls shall be 2"x4" nominal dimension @16" o.c. unless otherwise noted on drawings.

3. All headers to be (2)2"x8" unless otherwise noted.

4. Contractor to fir existing ceiling if required, to lower ceiling height as noted on floor plans and elevations.

5. Exterior trim including facias, window trims, corner boards and other exterior trim to be prime-loc to be painted, or as shown on drawings.

6. EXTERIOR PAINT, STAIN AND ROOF COLORS TO BE SELECTED BE ARCHITECT.

7. All structural lumber shall comply with and be erected in accordance with National Forest Products Association's National Design Specification for wood construction, latest edition. All Lumber shall be grade marked.

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

9. All wall (exterior) shall be braced against lateral loads by structural sheathing, 18GA steel strapping, or let in 1/4" corner bracing.

10. Double joists under all parallel partitions (verify).

11. Joists shall be doubled around all openings, under all parallel walls and partitions, and at cantilevers beyond the foundation wall or wall below.

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

13. All floor joists shall be bridged at mid span or at intervals not the exceed 8 feet. Metal, solid wood blocking, and (2) 5/4"x3" bridging is acceptable.

14. All items of rough hardware of every description including nails, spikes, screws, bolts, anchors, ties, expansion shields and bolts, and other items which are required to assemble or secure the work shown or specified herein shall be furnished as needed.

15. Contractor to furnish to other trades all anchors, bolts, wall plates, corrugated wall plugs, nailing blocks ledgers, wood etc., which are required for the proper fastening and secure installation of other items. Detailed instructions with sketches, if necessary, shall be given to the other trades of this section showing the location and other details of such nailing devices.

16. General Contractor to coordinate with Owner's audiovisual & telephone contractors exact locations of all equipment, speakers, wiring,antenna wiring and and conduit that may be necessary for future installations. Walls and finished floors are not to be closed until audiovisual installations is complete.

17. General Contractor is responsible for any and all coordination work, including coordination with Owner's subcontractors so as to assure the proper and timely performance of work within the overall scheduling of the project.

6.2 Finish Carpentry

1. All new floors to be as per drawings & specifications.

2. New floor molding specified by Architect on Elevations.

3. All interior trims including window trims shall be clear pine, kiln dried and free from defects to be painted and selected by Architect as per Elevations.

6.3 Custom Cabinetry

1. Contractor is responsible for field measurements and verification of all dimensions. Any discrepancies or adjustments should be discussed with Architect before fabrication. Determine what field joints are required in shop assembled units due to access limitations of the built in location.

2. Cabinetry Contractor to verify with Owner the size and type of all equipment being built into cabinetry. Contractor to provide access to all equipment. Contractor to coordinate with Electrical Contractor when necessary for running of all wire through cabinets before completion.

3. Cabinet Contractor is responsible to coordinate all trade, electrical, granite, etc. and obtain necessary information, in writing from trades.

2.5 Waterproofing

1. Where indicated on the drawings and where otherwise required for proper waterproofing of planters and similar items, provide a complete "Bituthane" waterproofing system as manufactured by W.R. Grace Co. or approved equal.

2. Provide and install 6 mil. thick polyethylene sheet with 12" min. lap, where drawings call for new concrete slabs or screed coats.

7.2 Insulation

1. Provide the following building insulation where shown on the drawings or otherwise needed to achieve the degree of insulation required under pertinent regulations of governmental agencies hang jurisdiction. Insulation is to be installed with vapor barrier.

2. Contractor shall furnish and install all blanket type insulation batts in new walls, floors, and ceilings. All batt will be Owens Coring Fiberglass or equal with foil vapor barrier wrapping; install full thick in walls as required in ceiling stapled so that the vapor barrier side faces interior of building.

3. All hot and cold water pipes to be wrapped with pipe insulation tubes.

7.3 Roofing

1. Contractor to provide positive slope down to roof drain by shimming roof sheathing. Review with Architect before construction. Method of shimming shall provide full bearing of roof sheathing through to rafters or roof joists.

2. Asphalt shingles to match prop. metal roof color or as required.

3. Install Cant strips in angles of intersection between roof deck and vertical walls and curbs as required by roof manufacturer's specifications.

4. Installation of roofing to be by qualified roofers who understand how to achieve a watertight roofing and flashing system with the conditions indicated on the architectural drawings as the existing conditions pertaining to the project. Refer to manufacturer's directions regarding installation.

5. All details of shingle roof application, including but not limited to shingles, flashings and shingle underlayment shall be in keeping with the standards of the "Asphalt Roofing Manufacturers Association".

6. Roof shingles shall not be installed on a roof slop of less than 2 vertical to 12 horizontal.

7. Roof shingles installed on slopes between 2 on 12 and 4 on 12 shall be installed in accordance with the low slope roof installation standards of the "Asphalt Roofing Manufacturers Association" or of the specific installation. Directions of the shingle manufacturer for low slope roof installation.

8. All roof sealants to be compatible with roof materials being used.

7.4 Flashing and Sheet Metal

1. Provide and install flashing around all windows and new openings.

2. All exterior door jambs, head and sill to be weather-stripped with exterior zinc system.

3. Exterior door saddles to be solid hard wood with lip to engage weather strip. Set in waterproof compound.

4. New gutter and leaders to be selected by Architect and tie into town approved dry wells as may be required.

5. Coat back-side of fabricated sheet metal with bituminous coating, where required to separate metals from corrosive substrates including cementitious materials, wood, or other absorbent materials; or provide other approved permanent separation.

6. All roof drains and leaders to have removable dome type strainer on top if required.

7. Roof leaders to be sized for drainage area of roof being drained with a minimum leader size of 3" diameter.

7.5 Sealant and Caulking

1. All roof areas to be adequately vented to guard against condensation built-up in roof plenums.

2. Contractor to install 2" aluminum soffit vents with insect screens where indicated on the drawings. Submit cut or sample to Architect for approval prior to installation. Finish to be specified by Architect. Refer to drawings for additional information.

3. Provide one way type roof vents where required. Review with Architect all necessary locations prior to installation.

8.1 Wood Doors

1. All new doors to be stain grade solid core doors, pine face. See Drawing Specs.

2. All exterior door jambs, head, and sill to be weather-stripped with exterior zinc system.

8.5 Custom Windows

1. All windows (head, jamb, sill to be flush and water tight), as selected.

8.6 Operable Windows

1. All new operable window to be insulated High Performance glass as selected. Verify for code compliance, prior to installation.

8.7 Glass (General)

1. For all glass, provide the type and thickness shown on the drawings or specified herein,or else required.

8.8 Tempered Glass

1. Provide 3/8" thick tempered glass or glass where indicated on drawings and where required by governmental agencies having jurisdiction.

2. For plate glass or float glass use Type I, Class I, Quality 3.

8.9 Hardware

1. See Owner or Architect for all door hardware sets to be selected.

2. Hardware for exterior doors:

Contractor to install exterior lock sets provided by Owner.

3. Closet Hardware

A. All new closet interiors to be by Others.

B. Closet door hardware to be selected by Architect or Owner.

8.10 Tile

1. All joints and layouts of tile/marble/granite shall be gone over with Architect before installation. Joints shall be flush and narrow as possible.

2. All tile/marble/granite intersections and returns shall be as perfectly formed. All cutting and drilling shall be neatly done without marring. All cut edges shall be carefully ground and jointed.

3. All tile/marble/granite in toilet/bath areas to have wet ground mitered corners and edges.

4. New tile/marble/granite to be installed as per latest suggested method of the handbook for ceramic tile installation. Mud for flooring mud base/thin set walls.

5. All walls, floors, and notches to be tile/marble full height unless otherwise noted. See drawing details.

6. Prepare all floor and wall surfaces to receive new tile/marble/granite as shown on architectural plans.

7. Contractor is to take all necessary precautions to protect new tile/marble/granite from areas still being worked on.

8. All tile/marble/granite to be supplied by Contractor. General Contractor is to prepare walls &/or floors to receive tile.

9. Marble/granite slabs, flooring and veneer to be min. 1/4" thick.

10. Built in soap dish tile/chrome/marble to be supplied by General Contractor in the shower and tub. See plan for locations.

11. Wood stud partitions to receive marble/tile to be spaced 12" o.c.

12. Marble that is installed on shower floors is to have either ribbed or honed finish.

13. All tile shall be laid out lengthwise on walls so that no tiles less than half full size shall occur. Joints shall be the narrowest possible. Vertical units and joints shall be maintained plumb, level and even, and centered on plumbing trim.

14. Cut edges of tiles against any trims, finish, built-in fixtures, etc. shall be carefully ground and jointed. Around electrical outlets, plumbing pipes, fixtures and fittings, tile shall fit closet, so that plates, collars or coverings will overlap the tile. No split tile will be permitted, except in those areas where pipes or trims make cutting necessary.

9.2 Gypsum Wall Boards

1. Interior walls and ceilings shall be 1/2" GWB, taped and given three coats of spackle, left in polished conditions to be inspected by Architect before and after first coat of paint. All exposed wall surfaces to have GWB unless otherwise noted. All existing plaster or GWB must be patched, flush with new GWB and free from defects and prepared for new paint. Otherwise, it must be replaced with new GWB. All GWB joints to be staggered. All exposed joints to be taped and covered smooth with joint compound. Provide Durabond 90 pre-fill for sealing wall board joints. Provide all necessary corner beads, stops, edge trim, casing beads and similar trim as all wall board surfaces, new and existing shall have depressions, filled seams smooth openings and holes patched flush, spackled and sanded and otherwise left ready and acceptable for painting and finishing.

2. Provide cross bracing between studs in pipe chases. Bracing shall be cut from 5/8" wallboard into pieces no smaller than 12" wide by chase width, and shall be screw attached at quarter points in the studs height with screws 8" o.c., min., three screws per brace per stud web.

3. Apply wallboard with the long dimensions perpendicular to the framing member.

4. Install 5/8" type "X" gypsum board (fire retardant) on all wall and ceilings in garage and mechanical spaces.

9.3 Painting

1. Contractor shall include in bid a prime coat and two finish coats of Benjamin Moore or approved equal. Upon completion of prime coat, Architect shall be notified for inspection of same before final coats are applied. COLOR AND LOCATIONS TO BE DETERMINED BY ARCHITECT. Allow up to 4 custom mix colors.

16.1 Electrical

1. Duplex outlets shall be by Leviton-decora line or Slater Decoraine or approved equal square face receptacles. Dimmer switches and regular switches to be thin Lutron Nova T switch, approved equal, or otherwise specified. Color to be white or as selected.

2. All gang switches to receive a cover plate including the Lutron Nova T switch. All switch ganging to be reviewed with Architect for quantity and exact locations.

3. All electrical work to be per national electrical codes and local authorities having jurisdiction and to be Board of Fire Underwriters Approval. Contractor shall secure Board of Fire Underwriter Certificate at end of work.

4. Existing lighting and electrical not included in scope of project to remain. See Reflected Ceiling Plan

5. Contractor to supply all new light bulbs and fixtures, unless noted. Contractor shall install all fixtures supplied.

6. Electrical contractor is responsible for running empty conduits for phone, security, and audio/visual systems.

7. Electrical Contractor is responsible for all required electrical wiring to H.V.A.C. system.

8. Electrical Contractor is to contact and coordinate installation of cable T.V. wires to all locations indicated by the Contract Documents. Installation is to be performed in a timely manner with respect to the overall project scheduling.

9. Install smoke and carbon monoxide detectors so as to comply with Building Codes.

17.1 Energy Notes

1. The enclosed architectural drawings, plans and specifications has been prepared by the undersigned Registered Architect and in his best professional knowledge and belief satisfy the requirements of the Latest Issue Energy Code.

2. Masonry and factory-built chimney, gas vents, and their supports shall be designed and constructed so as to be structurally safe, durable, smoke-tight, non-combustible and capable of withstanding the action of flue gases as per all applicable codes.

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MAINTAIN REAR DECK WITH ROOF OVER

PROPERTY AT: 31 KINGSTON ST NEW HYDE PARK NY 11040

Date: 10/25/23

Scale: NOTED

Drawn: ---/LETKOV

Job:

Sheet

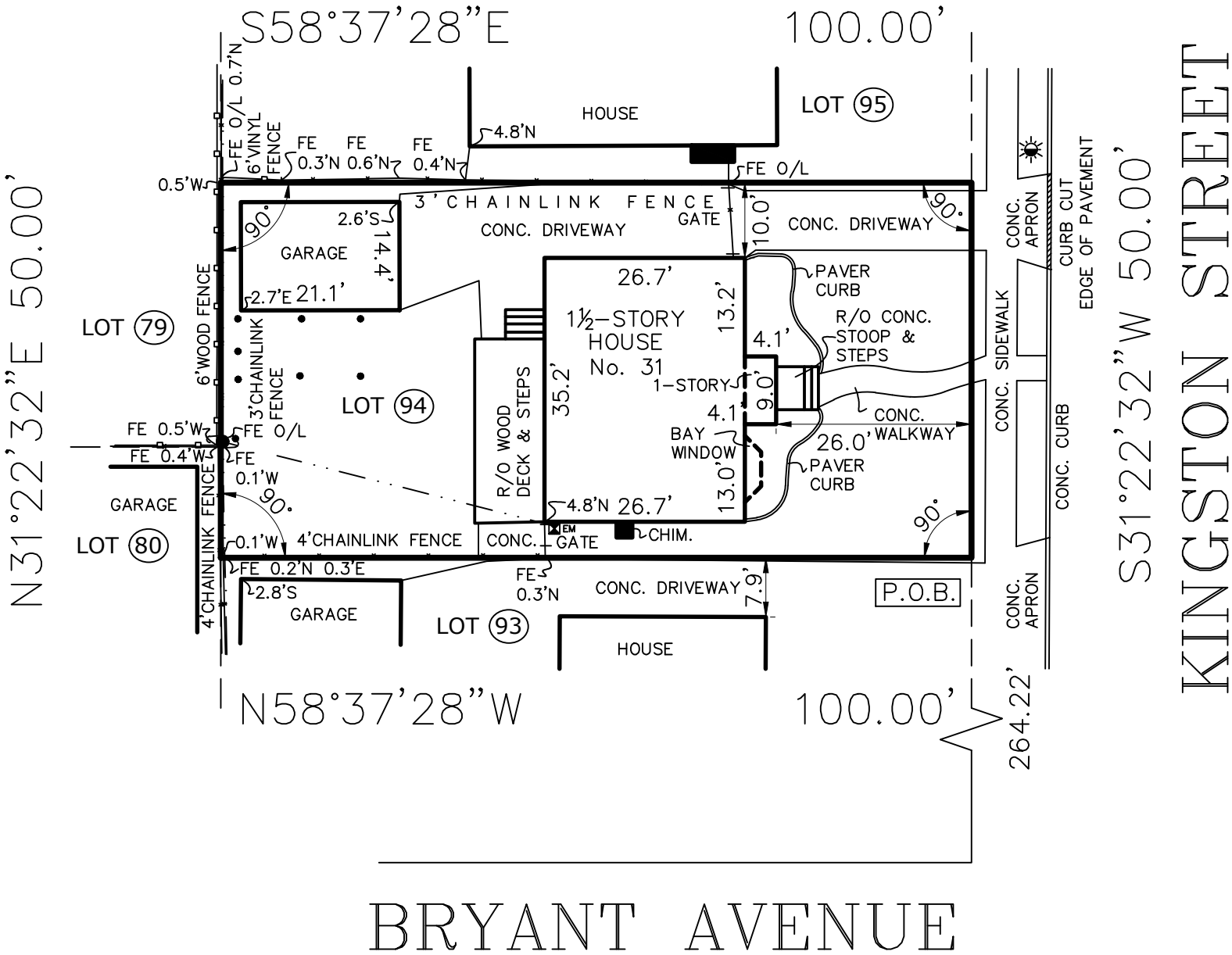
A5

of - Sheets

SURVEY OF
LOT 94 IN BLOCK H25
MAP OF
BRYAN MANOR SECTION 2

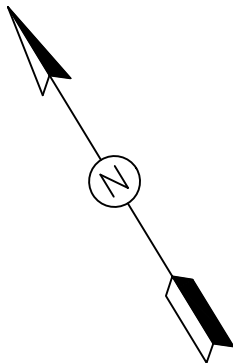
FILED ON JANUARY 16, 1946 AS MAP No. 4291
SITUATE
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK
TAX No. 8-345-25
SCALE 1"=20'
SEPTEMBER 27, 2023

AREA = 5,000 sq. ft.
0.115 ac.



LEGEND:

- LAMP POST
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- WOOD POST
- ELEC. METER



 AERIAL LAND SURVEYING, D.P.C. 53 PROBST DRIVE SHIRLEY, NY 11967 PHONE: 833-787-8393 E-MAIL: SURVEYS@AERIALLANDSURVEYING.COM WEBSITE: WWW.AERIALLANDSURVEYING.COM		NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT READILY VISIBLE, ARE NOT CERTIFIED. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.	
DISTRICT:N/A		LOT:25	
BLOCK:345		SECTION:8	
MAP/FILE NO.: 4291			
MAP OF: "Bryan Manor Section 2 near New Hyde Park entirely within the Town of North Hempstead, Nassau County, New York, made by Carman-Dunne Inc., September 5, 1945"			
TITLE NO.: N/A			
MAP FILED DATE: JANUARY 16, 1946			
COUNTY TAX MAP ID: 8-345-25			
SITUATED AT: TOWN OF NORTH HEMPSTEAD			
SUBDIVISION MAP LOT & BLOCK #'S: LOT 94 IN BLOCK H25			
CERTIFIED TO	TBD		
	TBD		
	TBD		
	TBD		
COPYRIGHT 2022 RALPH HEIL, AERIAL LAND SURVEYING, D.P.C.		JOB NO.: 23-1566	
DATE: SEPTEMBER 27, 2023		DATE: SEPTEMBER 27, 2023	



NAILING SCHEDULE (TABLE 3.1 – AWC WFCM–2018)			
ROOF FRAMING			
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
RAFTER TO TOP PLATE (TOE-NAILED)	3–8d	3–10d	PER RAFTER @ 16" O.C.
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3–8d	3–10d	PER JOIST @ 16" O.C.
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	11–16d	11–40d	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	11–16d	11–40d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	3–8d	3–10d	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2–8d	2–10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2–6d	3–16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLAT (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)	2–16d	PER 2 x 4 STUD	
	3–16d	PER 2 x 6 STUD	
	4–16d	PER 2 x 8 STUD	
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, END JOIST OR BLOCKING (FACE-NAILED)	2–16d	2–16d	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4–8d	4–10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2–8d	2–10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2–8d	2–10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3–16d	4–16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3–16d	4–16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3–8d	3–10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3–16d	4–16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2–16d	3–16d	PER FOOT
ROOF SHEATHING			
STRUCTURAL PANELS	8d	10d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8" 1" x 10" OR WIDER	2–8d 3–8d	2–10d 3–10d	PER SUPPORT PER SUPPORT
CEILING SHEATHING			
GYPSUM WALL BOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS	8d	10d	6" EDGE / 12" FIELD
FIBERBOARD PANELS 7/16" 25/32"	6d 8d	_____	3" EDGE/6" FIELD 3" EDGE/6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	8d	6" EDGE / 12" FIELD
PARTICLE BOARD PANELS	8d	8d	(SEE MANUFACTURER)
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8" 1" x 10" OR WIDER	2–8d 3–8d	2–10d 3–10d	PER SUPPORT PER SUPPORT
FLOOR SHEATHING			
STRUCTURAL PANELS 1" OR LESS GREATER THAN 1"	8d 10d	10d 16d	6" EDGE / 12" FIELD 6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8" 1" x 10" OR WIDER	2–8d 3–8d	2–10d 3–10d	PER SUPPORT PER SUPPORT
DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	SPACING OF FASTENERS	
		EDGES	INTERMEDIATE SUPPORTS
OTHER WALL SHEATHING			
3/4" REGULAR CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL 6d COMMON NAIL STAPLE 16 ga. 1 1/2" L.	3	6
1/2" STRUCTURAL CELLOLOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL 8d COMMON NAIL STAPLE 16 ga. 1 1/2" L.	3	6
3/8" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1" GALVANIZED ROOFING NAIL 8d COMMON NAIL STAPLE 16 ga. 1 1/2" L.	3	6
1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL 6d COMMON NAIL STAPLE GALVANIZED, 1 1/2" LONG; 1 1/2" SCREWS, TYPE W OR S	4	8
1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL 8d COMMON NAIL STAPLE GALVANIZED, 1 1/2" LONG; 1 1/2" SCREWS, TYPE W OR S	4	8
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" AND LESS	6d DEFORMED NAIL OR 8d COMMON NAIL	6	12
7/8" – 1"	8d DEFORMED NAIL OR 8d COMMON NAIL	6	12
1 1/8" – 1 1/4"	10d DEFORMED NAIL OR 8d COMMON NAIL	6	12

[illegible]

ELECTRICAL NOTES

1. ALL ELECTRICAL AND TELEPHONE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND LOCAL AUTHORITIES ELECTRICAL CODES.
2. NO EXPOSED WIRING SHALL BE PERFORMED
3. ALL OUTLETS, TELEPHONE JACKS AND SWITCHES SHALL BE MOUNTED VERTICALLY.
4. TYPICAL DIMENSION FROM CENTERLINE TO CENTERLINE OF ADJACENT OUTLET BOXES SHALL BE 6'-0" O.C.
5. ALL ELECTRICAL OUTLETS SHALL BE 1'-6" ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
6. ALL BACK TO BACK OUTLETS IN ADJOURNING ROOMS SHALL BE STAGGERED.
7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RUNNING OF AND INSTALLATION OF THE THERMOSTATS AND LINES AS CALLED FOR ON THESE DRAWINGS.
8. ALL MATERIALS SHALL BE NEW AND CONFORM TO UNDERWRITERS LABORATORIES SPECIFICATIONS AND REGULATIONS.
9. ALL RECEPTACLES TO BE GROUNDED AND TO RECEIVE STANDARD 3-PRONG PLUG, UNLESS VOLTAGE AMPERAGE OR SPECIFIC NOTATION CALL FOR A DIFFERENT RECEPTACLE.
10. ALL LIGHT SWITCHES SHALL BE GAUGED TOGETHER WHEREVER POSSIBLE.
11. PANEL LAYOUT TO CONFORM TO NEW POWER REQUIREMENTS.
12. CONTRACTOR SHALL CONNECT, DISCONNECT AND PROVIDE ANY NECESSARY RUNS TO CONFORM TO REQUIREMENTS.
13. ELECTRICAL CONTRACTOR TO INSPECT THE EXISTING ELECTRICAL SYSTEMS AND TAKE WHATEVER NECESSARY STEPS TO ENSURE THE ELECTRICAL SUPPLY IS ADEQUATE FOR THE NEW INTENDED USE.
14. CONTRACTOR SHALL REROUTE AS REQUIRED ALL EXISTING ELECTRICAL AND HEATING LINES, WHICH INTERFERES WITH NEW CONSTRUCTIONS.
15. INSTALL AS PER OWNER'S DIRECTION ANY AND ALL TELEPHONE WIRING IN WALL PRIOR TO SHEET ROCKING ALL TEMPERATURE CONTROL WIRING SHALL BE SO RUN CONCEALED IN WALL, FLOOR AND OR CEILING.
16. ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITERS APPROVED. THIS APPROVAL SHALL BE OBTAINED BY ELECTRICAL CONTRACTOR.
17. CONTRACTOR SHALL REMOVE OR RELOCATE EXISTING ELECTRICAL BOXES, SWITCHES, OUTLETS, FIXTURES, ETC. AND MODIFY THE EXISTING ELECTRICAL SYSTEM TO SUIT NEW USE, ALL IN ACCORDANCE WITH NEW YOUR STATE ELECTRICAL CODE AND LOCAL AUTHORITIES REGULATIONS.
18. INSTALL ALL WALL SWITCHES AT 4'-0" ¹/₂ ABOVE FINISH FLOOR TO CENTERLINE OF THE SWITCH UNLESS OTHERWISE NOTED.

PLUMBING NOTES

1. ALL PLUMBING SHALL BE IN STRICT CONFORMANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND LOCAL AUTHORITIES RULES AND REGULATIONS.
2. CONTRACTOR SHALL REROUTE AS REQUIRED ALL EXISTING PLUMBING AND HEATING UNITS, WHICH INTERFERES WITH NEW CONSTRUCTION.
3. HEATING DESIGNS SHALL COMPLY WITH A.S.H.R.E. STANDARDS, THE NATIONAL ELECTRIC CODE, LOCAL MUNICIPALITIES AN REQUIREMENTS OF THE NEW YORK BOARD OF FIRE UNDERWRITERS.
4. ALL WATER PIPES IN UNINSULATED SPACES TO BE INSULATED WITH 1" INSULATION FOR PIPING 1" OR LESS AND 1 ¹/₂" INSULATION FOR PIPING 1 ³/₄" TO 2 ¹/₂"
5. TEMPERATURE CONTROLS MAY NOT EXCEED 78 FOR HEATING EXCEPT AS OTHERWISE DIRECTED AS SPECIFIED BY MECHANICAL ENGINEER.
6. ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY TRAPPED AND VENTED AS REQUIRED BY NYS. CODE, CAST IRON PIPE SHALL CONFORM TO LOCAL CODE REQUIREMENTS WITH APPROVED JOINTS PIPES SUPPORT AND CLEANOUTS.
7. CONTRACTOR TO PROVIDE EQUIPMENT USE PERMIT IF REQUESTED BY THE AUTHORITIES HAVING JURISDICTION OVER THIS PRODUCT.
8. ALL BUILT-IN PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY LICENSED PLUMBING CONTRACTOR. PLUMBING TO SUPPLY ALL NECESSARY INFORMATION FOR CUTOUTS TO BE PERFORMED BY CABINET CONTRACTOR.
9. ALL CHANGES IN THE SIZE OF "RUN" ON DRAINAGE PIPING SHALL BE MADE WITH REDUCING FITTINGS. ALL WATER SUPPLY PIPING SHALL BE SIZED TO PRODUCE VELOCITY NOT TO EXCEED 8FT/SECOND AND SHALL HAVE A MINIMUM OF 8 P.S.I. PRESSURE AT EVERY FIXTURE.
10. EXPANSION COMPENSATORS AND ANCHOR SHALL BE PROVIDED FOR EXPANSION IN HOT WATER PIPELINES.
11. PROVIDE SHUTOFF VALUE ON ALL BRANCH-LINES TO EACH FIXTURE INCLUDING BRANCHES FROM MAIN. AND RISERS.
12. ALL WATER PIPING SHALL BE TYPE "L" COPPER TUBING.
13. NEW HEATING AND HOT WATER UNITS SHALL BE MODIFIED TO SUIT NEW USAGE.

CODE ANALYSIS

CODE ISSUES:

1. 2020 RESIDENTIAL CODE OF NEW YORK STATE
WORK TO COMPLY IN ACCORDANCE WITH APPENDIX "J" OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE
—SECTION AJ102 COMPLIANCE
—SECTION AJ401 REPAIRS
—SECTION AJ501 ALTERATION—LEVEL 1
—SECTION AJ601 ALTERATION—LEVEL 2
—SECTION AJ801 ADDITIONS
2. 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

SMOKE DETECTOR NOTES

(1.) SMOKE DETECTORS SHALL BE INSTALLED AND COMPLY WITH NFPA 72 AND THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (R314).

(2.) DETECTORS SHALL BE EITHER IONIZATION CHAMBER OR PHOTOELECTRIC TYPE AND TO COMPLY WITH RS 17-11.

(3.) UNITS TO BE HARD WIRED WITH INSTALLATION TO COMPLY WITH RS 17-12.

(4.) UNITS TO BE APPROVED BY BOARD OF STANDARDS AND APPEALS, ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER OR LISTED BY AN ACCEPTABLE TESTING LABORATORY SUCH AS: (A) UNDERWRITERS LABS, NORTHBROOK, ILLINOIS, MEA LAB #1-69-L; (B) CANADIAN STANDARD ASSOC., ONTARIO, CANADAMEA LAB #881-80L.

(5.) POWER SUPPLY TO BE DIRECT FROM BUILDING WIRING WITHOUT SWITCHES INCIRCUIT SO THAT UNITS IN CONTINUOUS OPERATION.

(6.) UNITS SHALL BE INSTALLED IN AREAS DESIGNATED ON PLANS THEY SHALL BE LOCATED ON OR NEAR THE CEILINGS AND WITH IN 15'-0" OF ANY ROOMS USED FOR SLEEPING PURPOSES: FOR DWELLING UNITS WITH MULTIPLE LEVELS, WHEN ANY LEVEL HAS INLAY ONE MEAN OF EGRESS, UNITS SHALL BE PROVIDED ON ALL LEVELS.

(7.) CEILING MOUNT - CLOSEST EDGE OF UNIT SHALL BE MIN. OF 4" FROM ANY WALL. (B) WALL MOUNT - CLOSEST EDGE OF UNIT SHALL BE A MIN. OF 4" AND A MAX. OF 12" FROM CEILING.

STRUCTURAL NOTES

(1.) ALL STRUCTURAL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND WITH ALL RULES AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION.

(2.) SOIL BEARING VALUE IS ASSUMED TO BE TWO (2) TONS PER S.F. SUBJECT TO FIELD VERIFICATION, SOIL SHALL BE EXAMINED AND APPROVED FOR BEARING CAPACITY BEFORE FOOTINGS AND LAID. BEARING RESULT TO BE SUBMITTED TO BUILDING DEPARTMENT FOR THEIR REVIEW.

(3.) CONCRETE WORK SHALL CONFORM TO ACI 318 LATEST EDITION AND THE 2020 RESIDENTIAL CODE OF NEW YORK STATE IN CASE OF CONFLICT, THE 2020 RESIDENTIAL CODE OF NEW YORK STATE SHALL GOVERN.

(4.) NO FOOTINGS SHALL BE POURED ON FROZEN SOIL, OR WHEN TEMPERATURE IS 40 DEGREES AND IS DROPPING.

(5.) ALL FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH #2 (OR APPROVED EQUAL). STRUCTURAL GRADE WITH MINIMUM F-1 200 PSI, AND SHALL BE GRADE MARKED AT THE MILL PRIOR TO DELIVERY AT THE SITE.

(6.) NO JOINTS OR RAFTERS SHALL BE CUR OR NOTCHED, BETWEEN SUPPORTS WITHOUT CONSULTING THE ARCHITECT.

(7.) GROUT FOR STEEL COLUMN BASES TO BE NON-SHRINK WITH F C = 5000 P.S.I.

(8.) ALL EXPOSED CONCRETE TO BE AIR ENTRAINED

(9.) FABRICATION AND ERECTION OF ALL NEW STRUCTURAL STEEL WORK SHALL CONFORMED TO THE AISC SPECIFICATIONS FOR THE DESIGN.

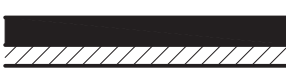
(10.) ALL NEW STEEL SHALL CONFORM TO ASTM-36

(11.) ALL CONNECTIONS SHALL BE WELDED USING E70XX ELECTRODE BY CERTIFIED WELDER, OR BOLTED USING COMMON BOLTS, 3" DIAMETER, ASTM A-307 (OR AS APPROVED BY ENGINEER).

(12.) FOOTING TO BEAR ON UNDISTURBED SOIL OR CONTROLLED STRUCTURALLY COMPACTED GRANULAR FILL HAVING A MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.

(13.) THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW OUTSIDE GRADE OR AS INDICATED ON DRAWINGS & SOIL REPORT.

LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION—EXTERIOR WALL, SEE WALL DETAILS FOR MORE INFO.
	NEW CONSTRUCTION—INTERIOR WALL, SEE WALL DETAILS FOR MORE INFO.
	NEW CONSTRUCTION—SHEAR WALL, SEE SHEAR WALL DETAILS FOR MORE INFO.
	1 HR FIRE RATED CONSTRUCTION SEE WALL DETAILS FOR MORE INFO
	EXTG CONSTRUCTION & ITEMS TO BE REMOVED
	SMOKE DETECTOR
	CARBON MONOXIDE ALARM
	BEAM - HEADER
	WALL TYPES, SEE WALL DETAILS FOR MORE INFO.

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 STATE. WORK SHALL ALSO CONFORM TO THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

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 SOFFIT ARE TO BE CONTINUOUSLY VENTED.

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 STATUTORY 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 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 OWNER EXPENSE.

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

17. ALL UNSATISFACTORY WORK SHALL BE REMOVED AR 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 ASK SUBCONTRACTORS TO FULLY GUARANTEE THEIR WORK AND ALL MATERIALS FOR MIN. 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.

25. NO CHANGES SHOULD BE MADE THESE PLANS WITHOUT THE WRITTEN APPROVAL FROM THE ARCHITECT, THE ENGINEER OR INTERNATIONAL PERFORMANCE.

DESIGN CRITERIA

R301.1.1.1 WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (WFCM).

DESIGN CODE:

2020 RESIDENTIAL CODE OF NEW YORK STATE

PLANS TO CONFORM TO APPENDIX "J" OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. SECTION AJ102, AJ401, AJ501, AJ601 & AJ801

RESIDENTIAL DESIGN CRITERIA

GROUND SNOW LOAD	25 PSF
WIND SPEED	130-140 MPH
SEISMIC DESIGN CATEGORY	B
WEATHERING	SEVERE
FROST LINE DEPTH	36 INCHES
DECAY	SEVERE
TERMITE	MODERATE TO HEAVY
WINTER DESIGN TEMP.	10 DEGREES
ICE SHIELD REQUIRED	YES

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SEAL



PROJECT INFORMATION

MAINTAIN GARAGE
CONVERSION, NEW REAR
STOOP, AND NEW SHED
847 FIRST AVE.
WESTBURY NY 11590

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

REV#	DESCRIPTION	DATE
01	REVISED AS PER PLAN EXAMINER COMMENTS	8-26-2022
02	REVISED PAVING AREA	1-16-2023
03	REVISED PAVING AREA	4-19-2023

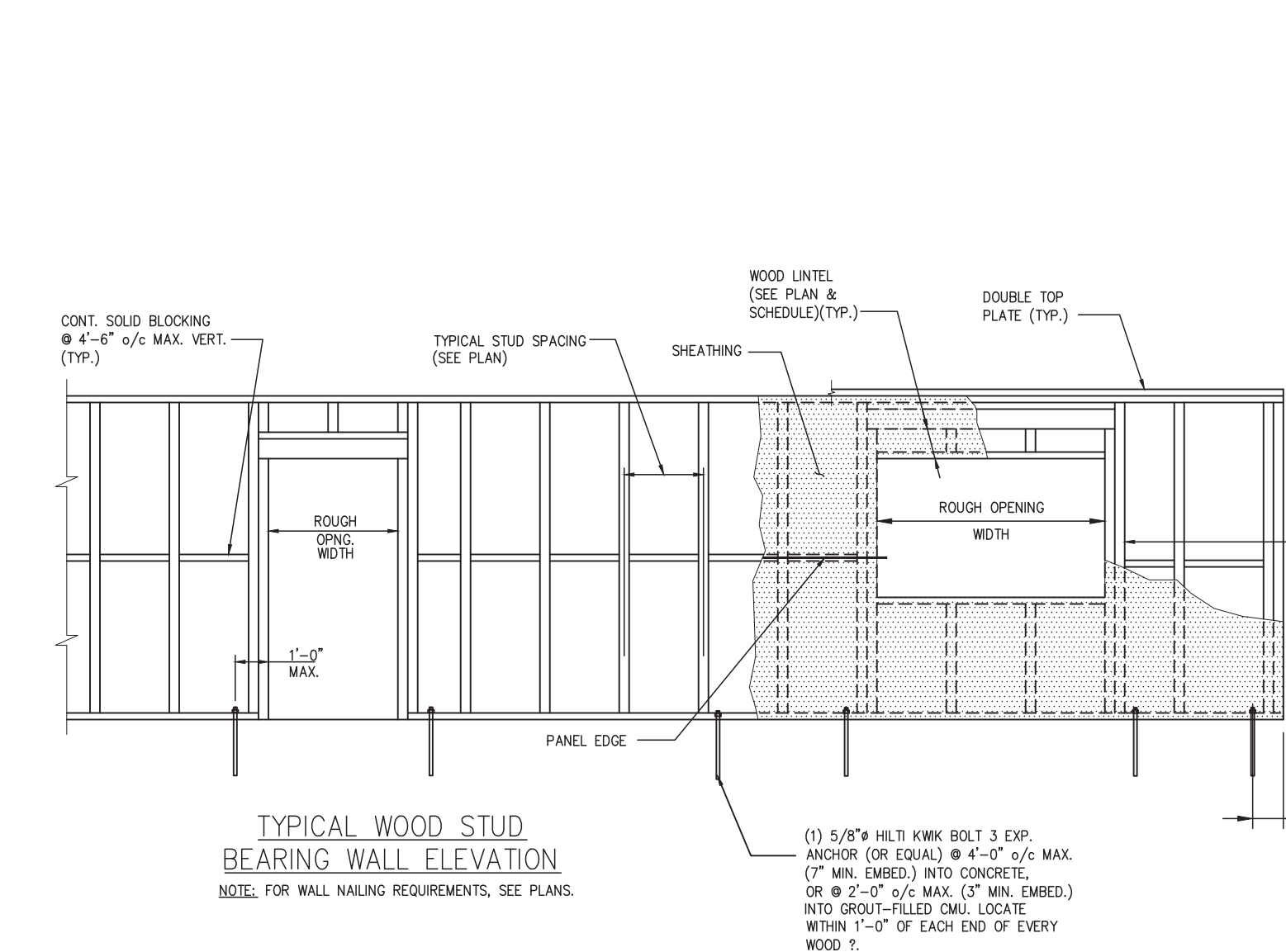
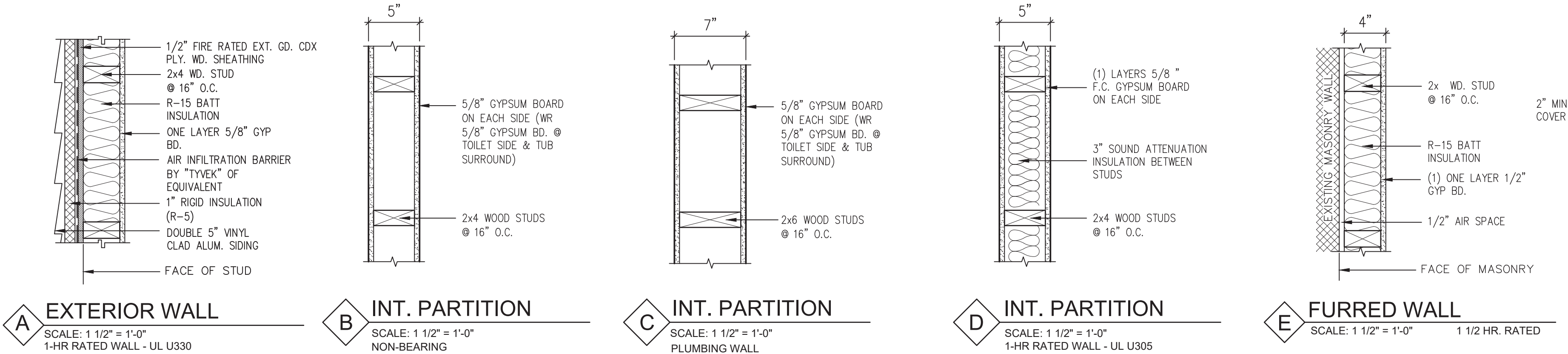
DRAWING TITLE

PLOT PLAN, NOTES,
LEGEND, SCHEDULE &
ZONING INFO

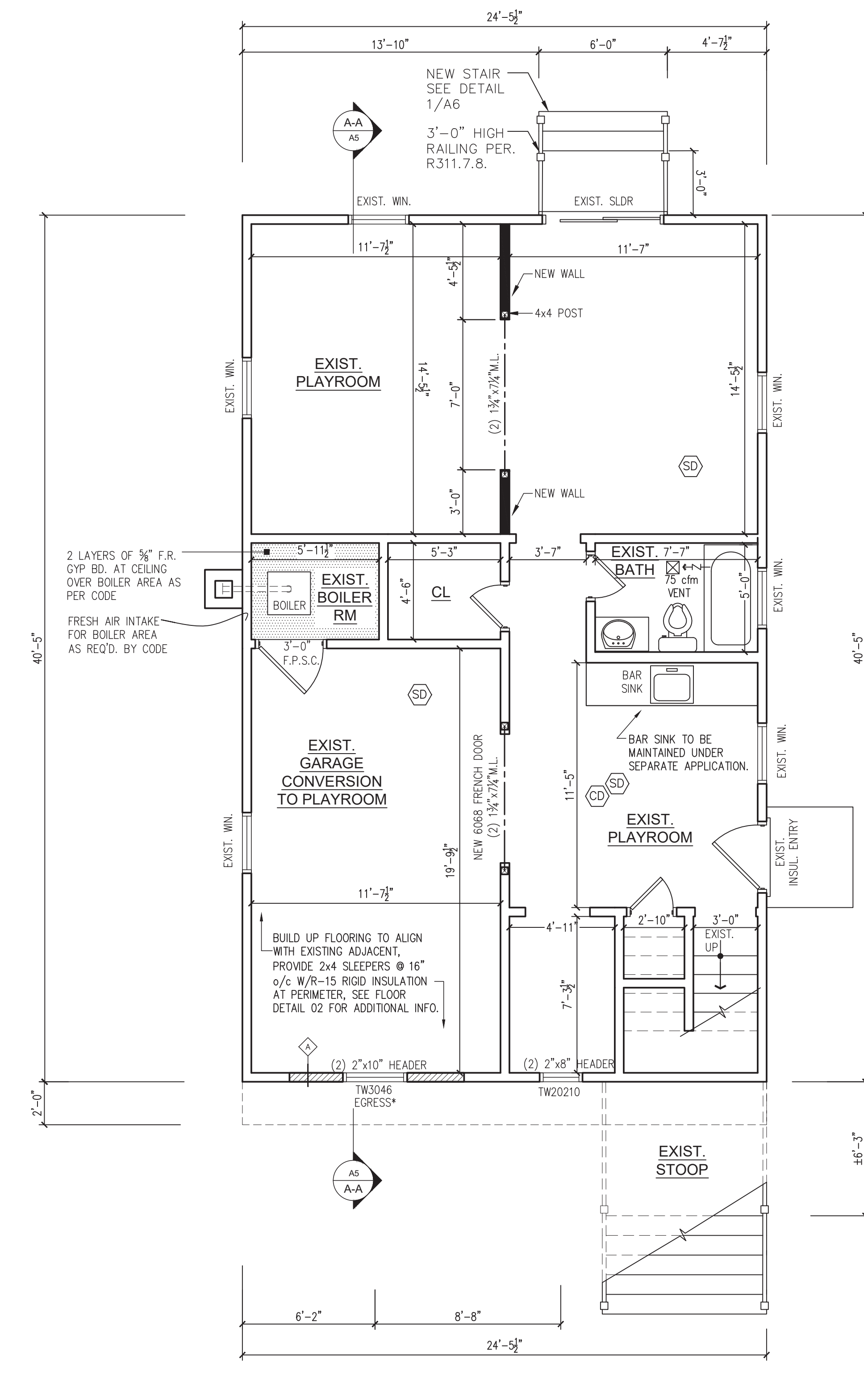
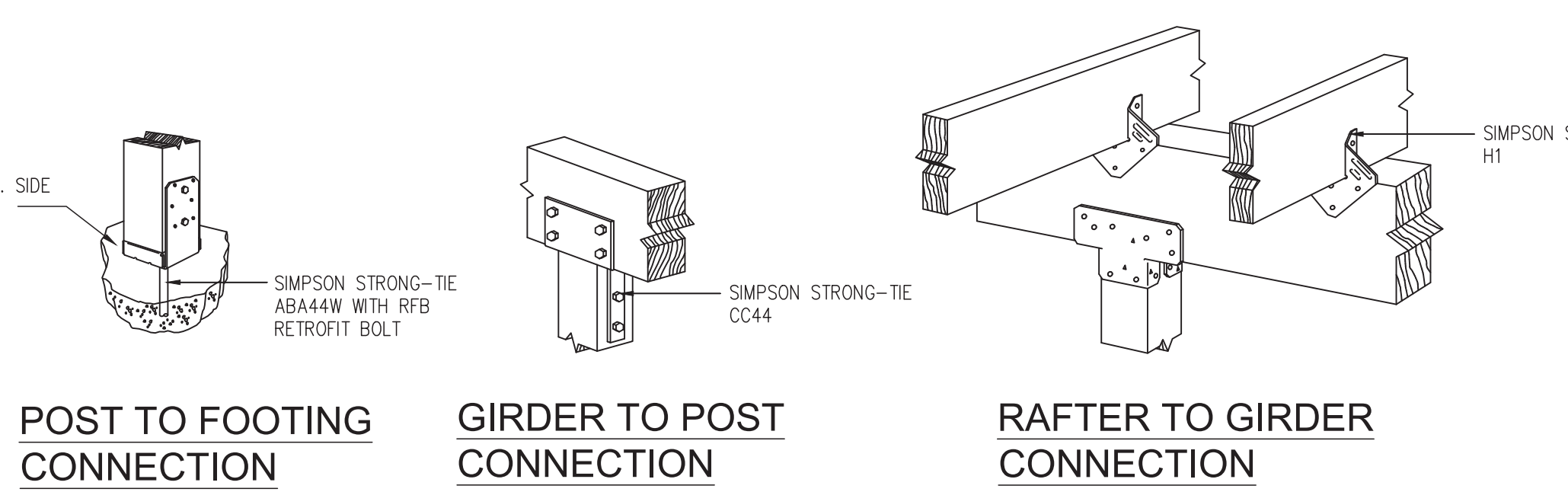
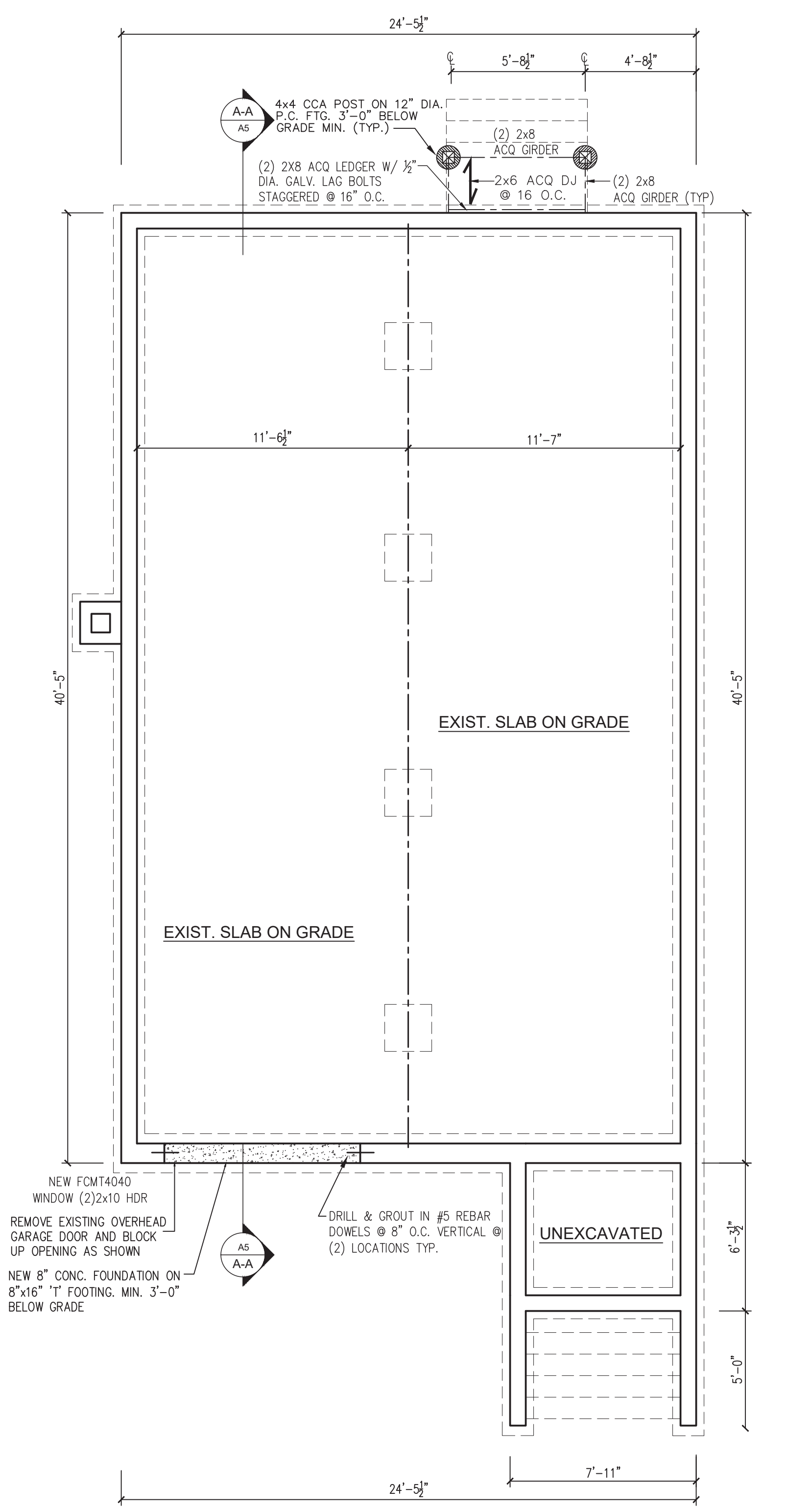
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DATE	01-16-2023
SCALE	AS NOTED
DRAWING #	A1

PROJECT # 2021-082

WALL TYPES



SHEAR WALL SCHEDULE				
	SHEATHING MATERIAL (ONE SIDE ONLY)	BLOCKED/UNBLOCKED	EDGE NAILING	FIELD NAILING
SW	5/8" ASTM C36 GYPSUM WALL BOARD	BLOCKED	6d COOLER NAILS @ 4"	6d COOLER NAILS @ 4"
				SEE ELEV.
				(2)C318 BETWEEN FLOORS



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SEAL

REGISTERED ARCHITECT
PATRICK-HENRI LATORTUE
STATE OF NEW YORK

PROJECT INFORMATION

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STOOP, AND NEW SHED
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03	REVISED PAVING AREA	4-19-2023

DRAWING TITLE

**WALL DETAILS,
CELLAR/ FOUNDATION
PLAN, 1ST FLOOR PLAN
& DETAILS**

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PHL

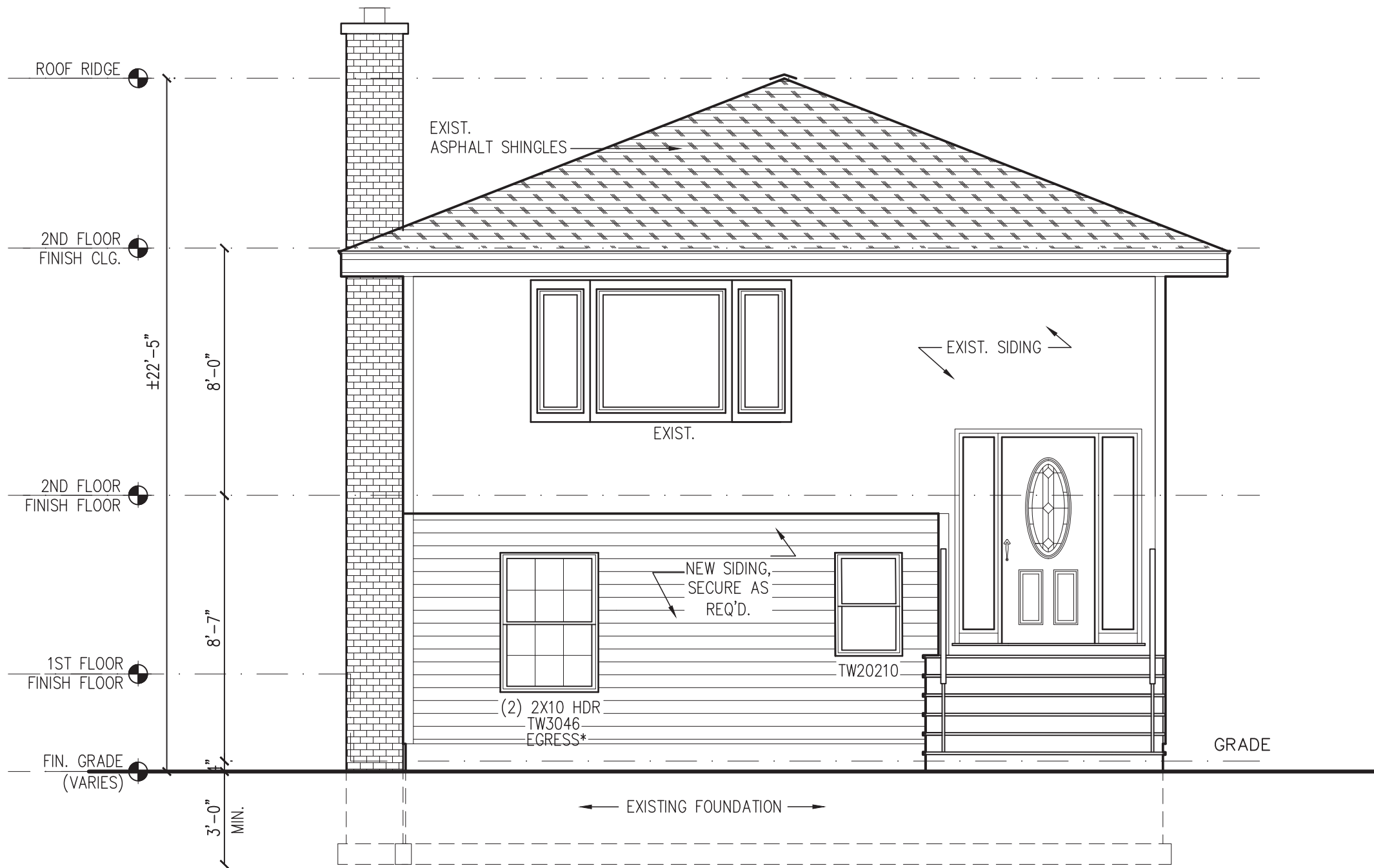
DATE
01-16-2023

SCALE
AS NOTED

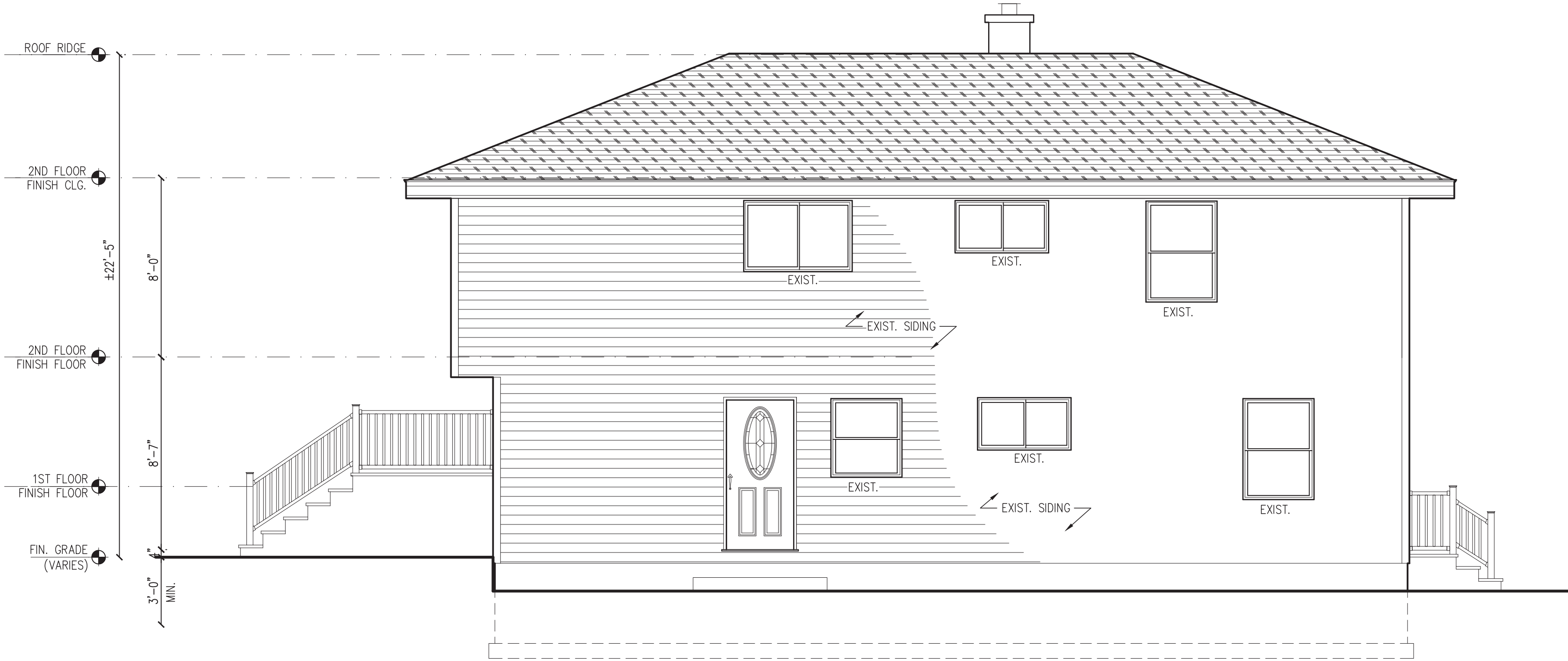
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A2

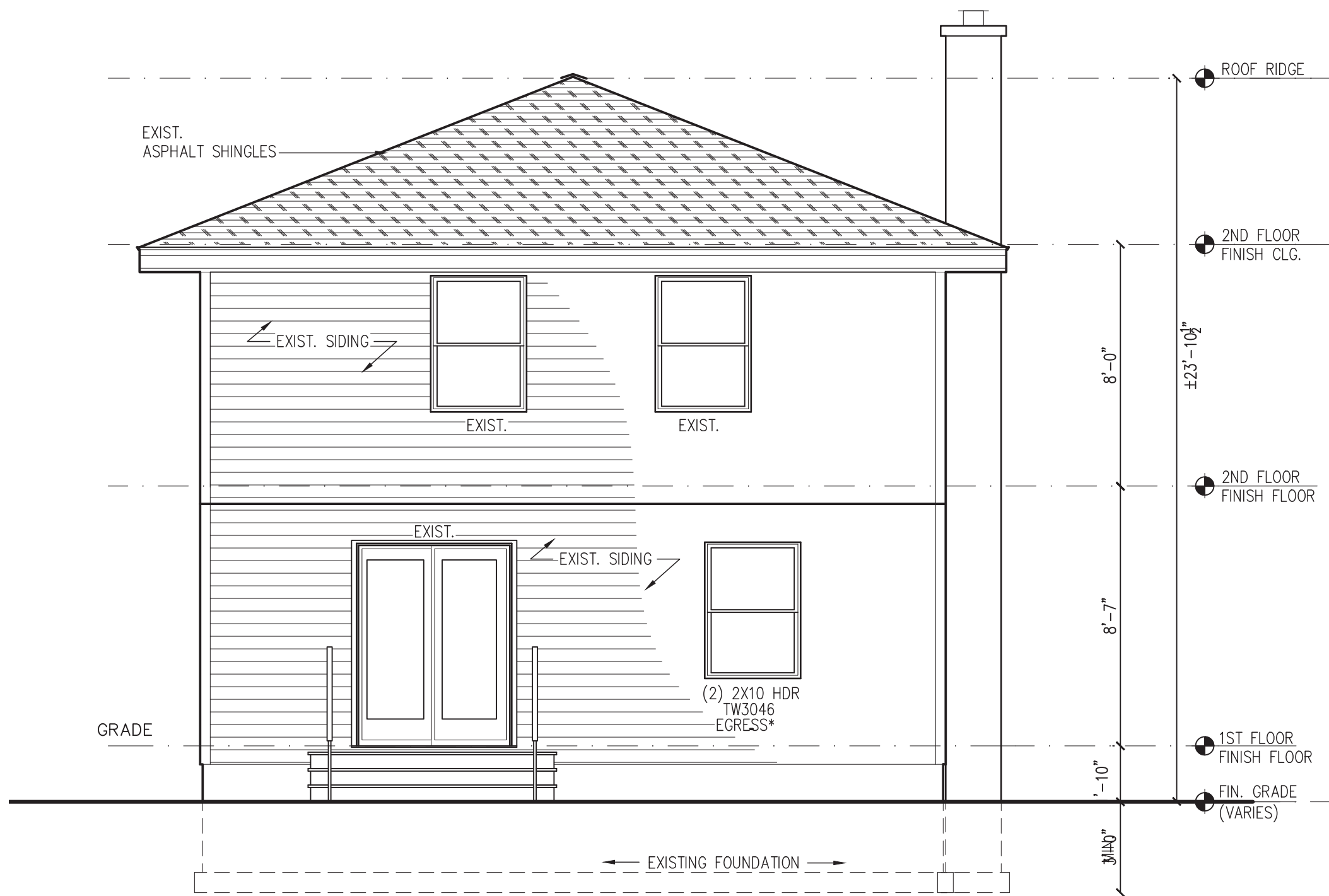
PROJECT #
2021-082



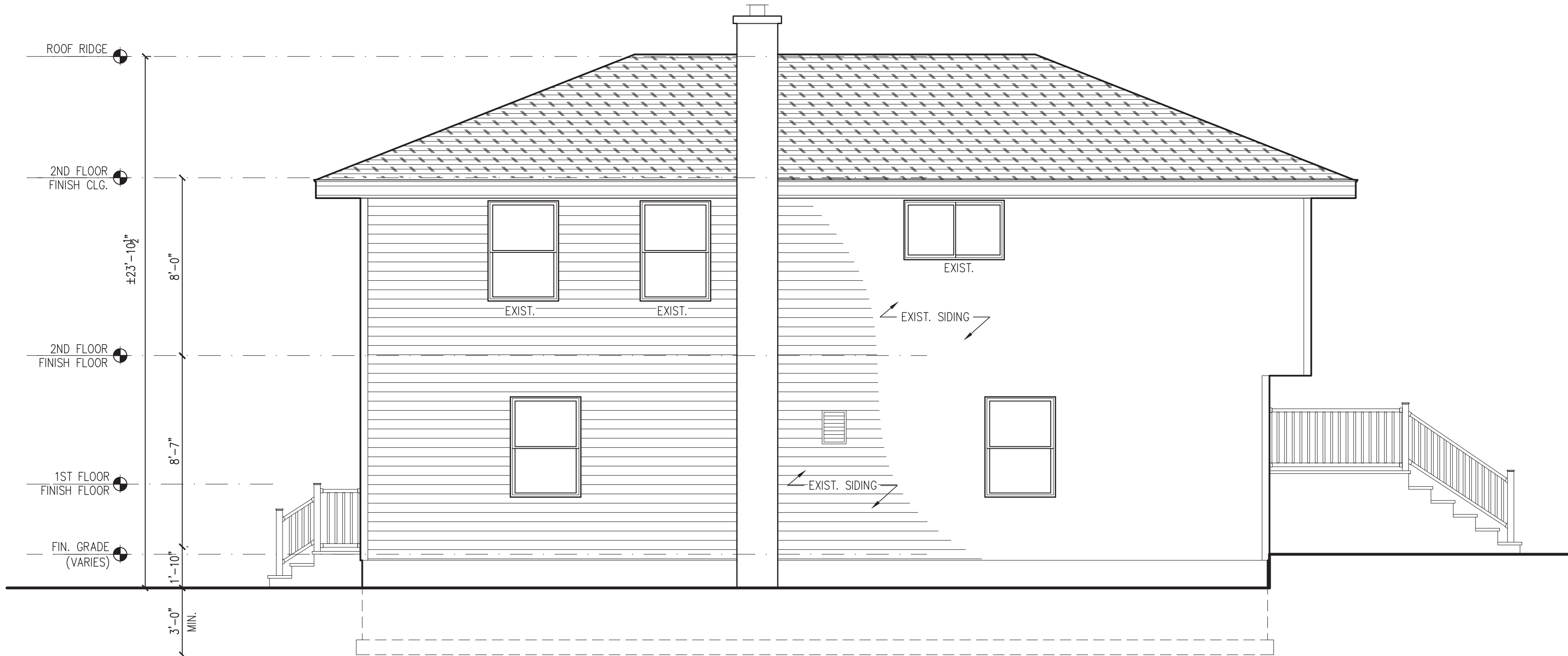
PROP. FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROP. RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROP. REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROP. LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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SEAL



PROJECT INFORMATION

MAINTAIN GARAGE
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REV#	DESCRIPTION	DATE
01	REVISED AS PER PLAN EXAMINER COMMENTS	8-26-2022
02	REVISED PAVING AREA	1-16-2023
03	REVISED PAVING AREA	4-19-2023

DRAWING TITLE

EXTERIOR ELEVATIONS

CHECK BY PHL

DATE 01-16-2023

SCALE AS NOTED

DRAWING #

A4

PROJECT # 2021-082

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier	Rim joists shall be insulated
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of the floor framing and extends 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.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concelaed sprinklers	When required to be sealed, concerned fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD
Uninhabitable attics without storage ^b	10
Uninhabitable attics with limited storage ^{b,a}	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks ^a	40
Fire escapes	40
Guards and handrails ^d	200 ^h
Guard in-fill components ^f	50 ^h
Passenger vehicle garages ^a	50 ^a
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 ^c

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm², 1 pound = 4.45 N.

- a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- b. Uninhabitable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
- c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- d. A single concentrated load applied in any direction at any point along the top.

- e. See Section R507.1 for decks attached to exterior walls.
- f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- g. Uninhabitable attics with limited storage are those where the clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses.
- The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:
- The attic area is accessed from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches.
 - The slopes of the joists or truss bottom chords are not greater than 2 inches vertical to 12 units horizontal.
 - Required insulation depth is less than the joist or truss bottom chord member depth.
- The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.
- h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

NY TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,a}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^c	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
4	0.32	0.55	0.40	49	20 or 13+5 ^h	8/13	19	10/13	10, 2ft	10/13
5	0.30	0.55	NR	49	20 or 13+5 ^h	13/17	30 ^g	15/19	10, 2ft	15/19
6 OPTION 1	0.30	0.55	NR	49	20+5 ^h or 13+10 ^h	15/20	30 ^g	15/19	10, 2ft	15/19
6 OPTION 2	0.28	0.55	NR	60	23 CAVITY	19/21	30 ^g	15/19	10, 4ft	15/19

a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-Value of the insulation shall not be less than the R-value specified in the table.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.

c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.

g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.

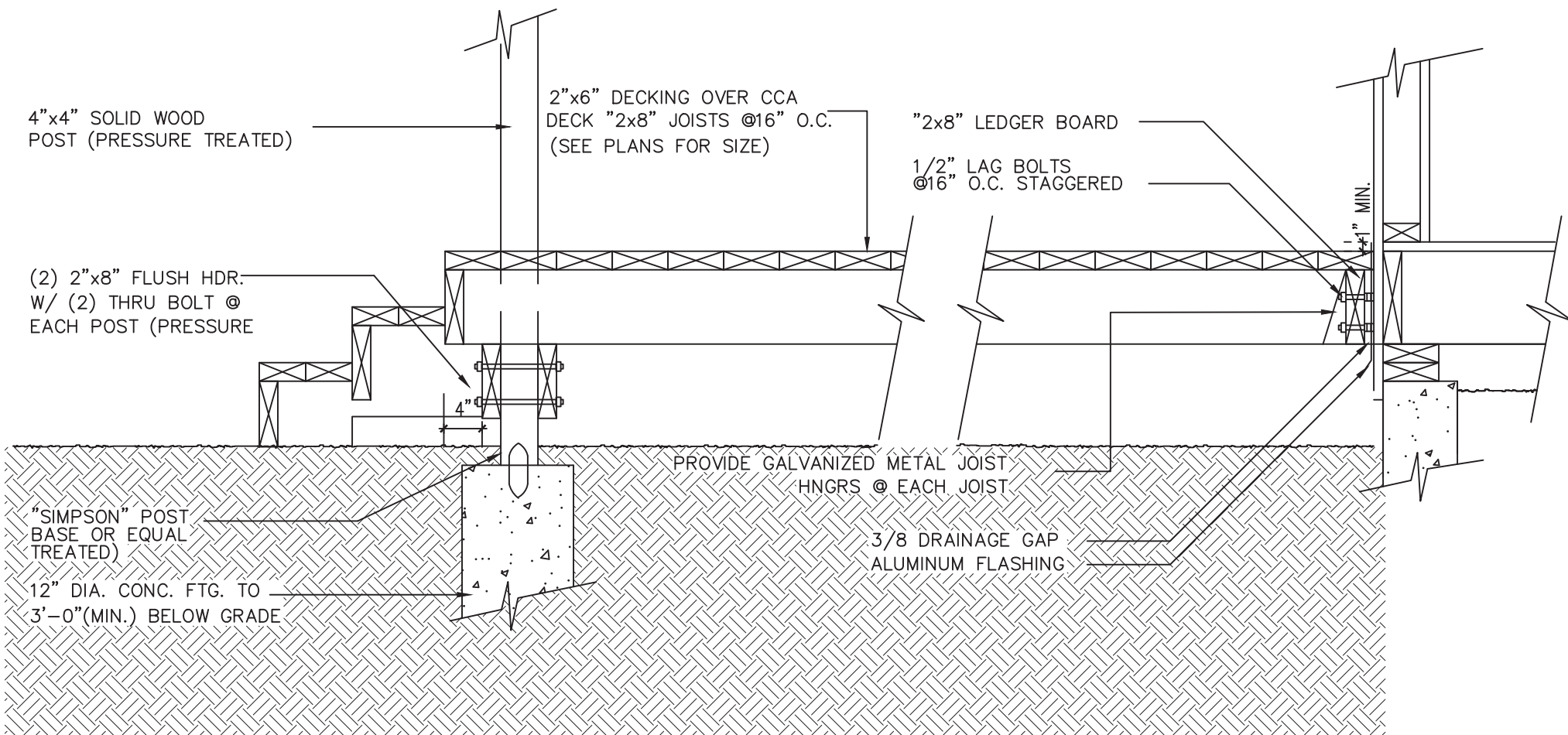
i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

NY TABLE N1102.1.4 (R402.1.4) EQUIVALENT U-FACTORS								
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-VALUE	FRAME WALL U-VALUE	MASS WALL U-VALUE	FLOOR U-VALUE	BASEMENT WALL U-VALUE	CRAWL SPACE WALL U-VALUE
4	0.32	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5	0.30	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055

a. Non fenestration U-factors shall be obtained from measurement, calculation or an approved source.

b. When more than half the insulation is on the interior, the mass wall U-factors shall be a maximum of 0.17 in Climate Zone 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8.

c. Basement wall U-factor of 0.360 in warm-humid locations as defined by Figure R301.1 and Table R301.1.



1
A6
TYP. LANDING/STAIR SECTION
SCALE:3/4" =1'-0"

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PROJECT INFORMATION

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02	REVISED PAVING AREA	1-16-2023
03	REVISED PAVING AREA	4-19-2023

DRAWING TITLE

IECC TABLES, AIR
SEALING, CELLAR
EGRESS WINDOW
DETAILS

CHECK BY
PHL

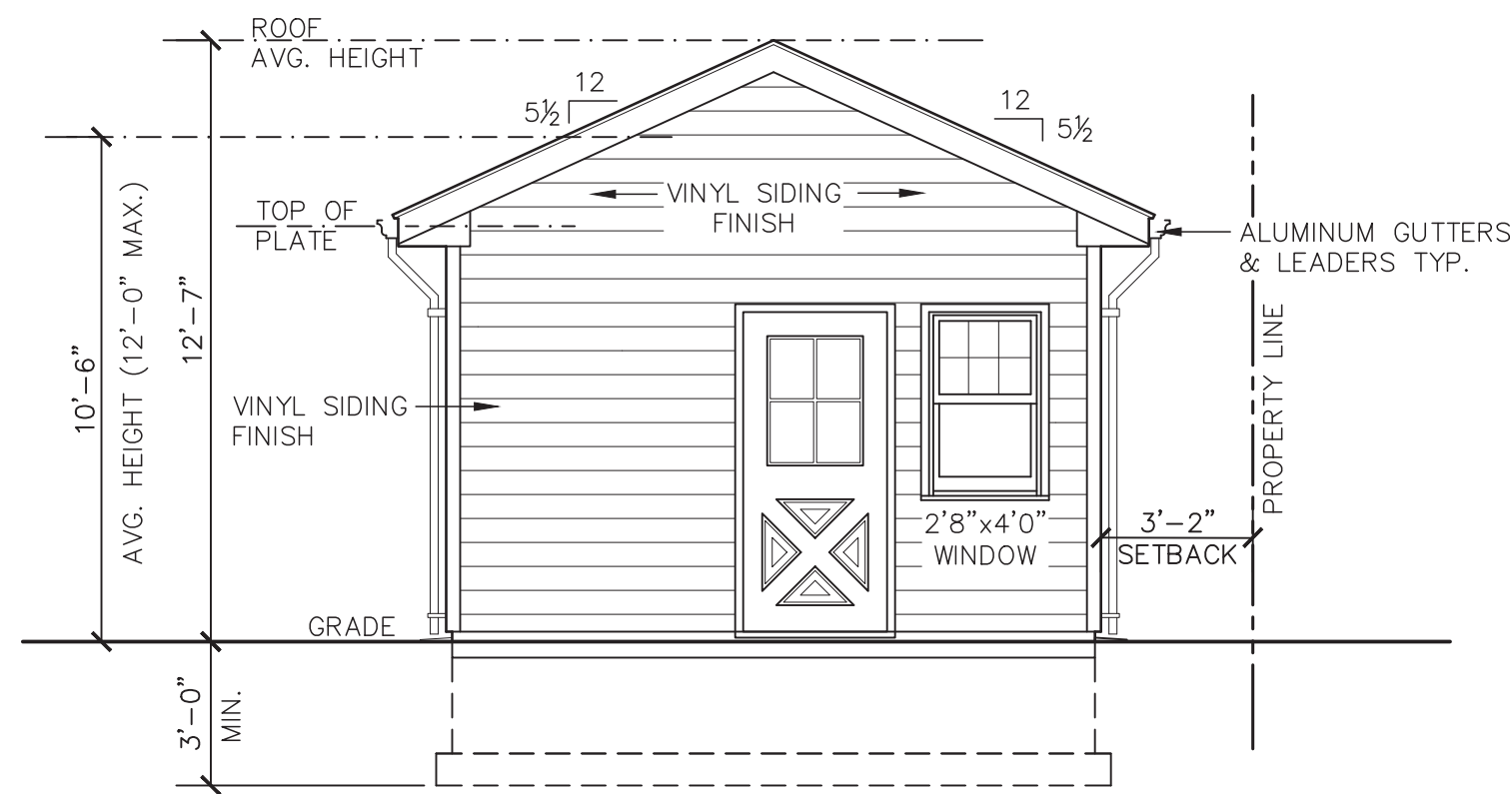
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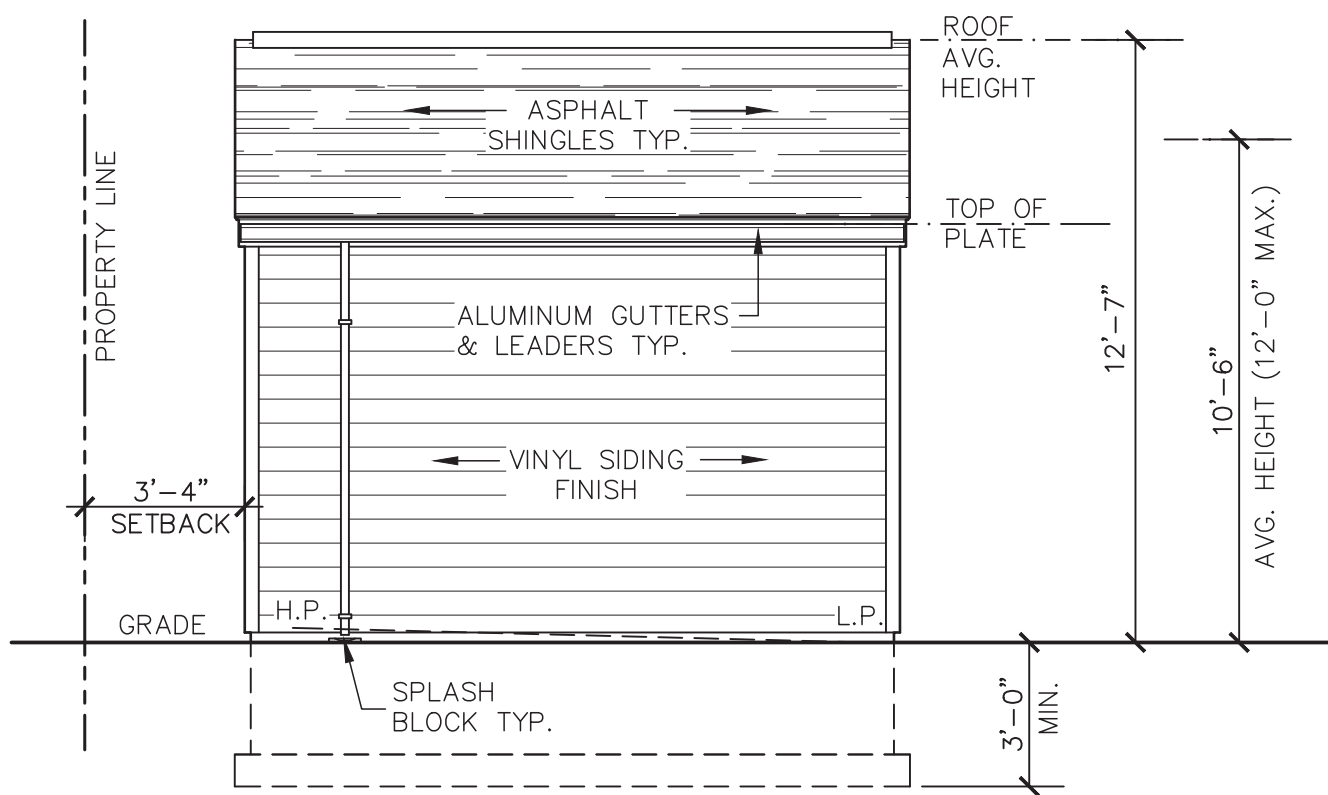
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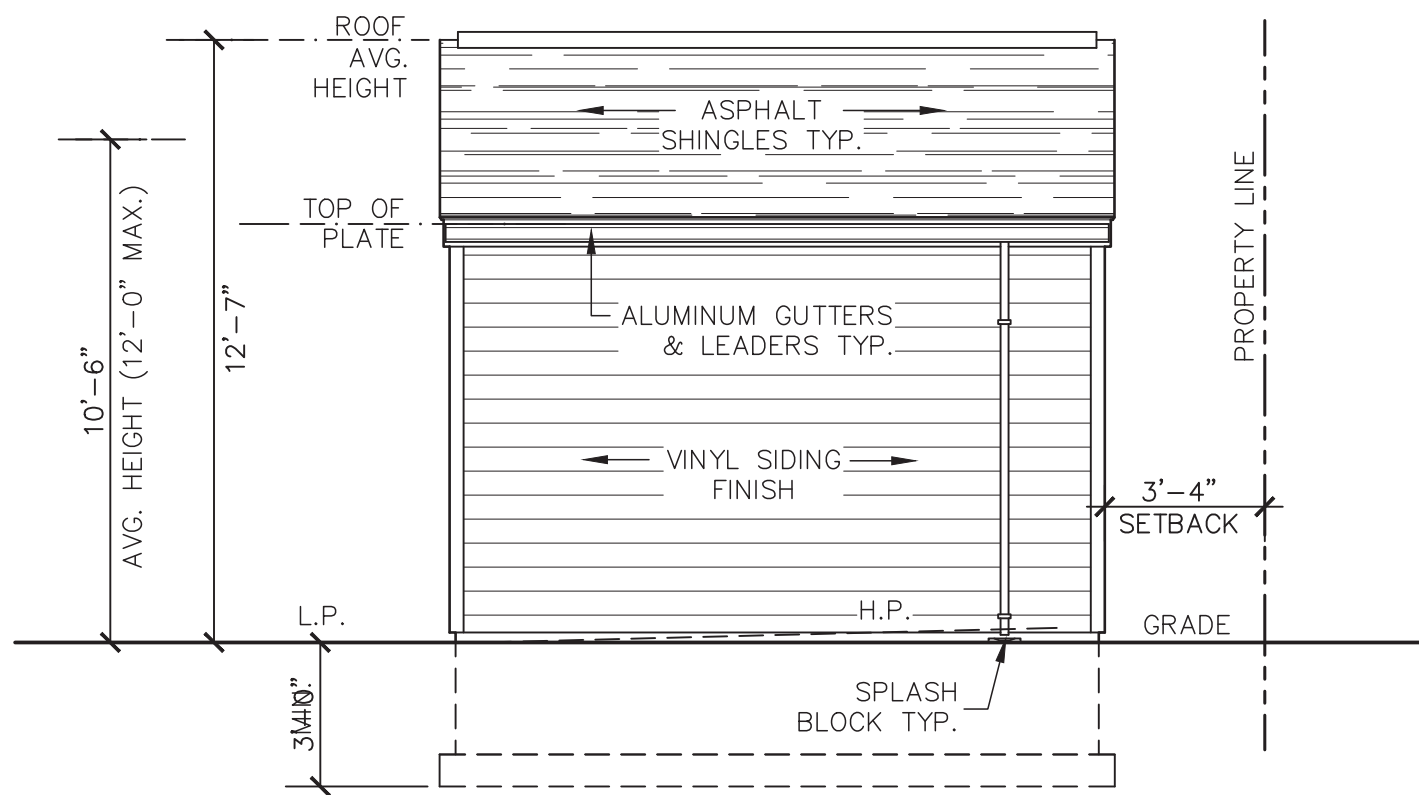
PROJECT #
2021-082



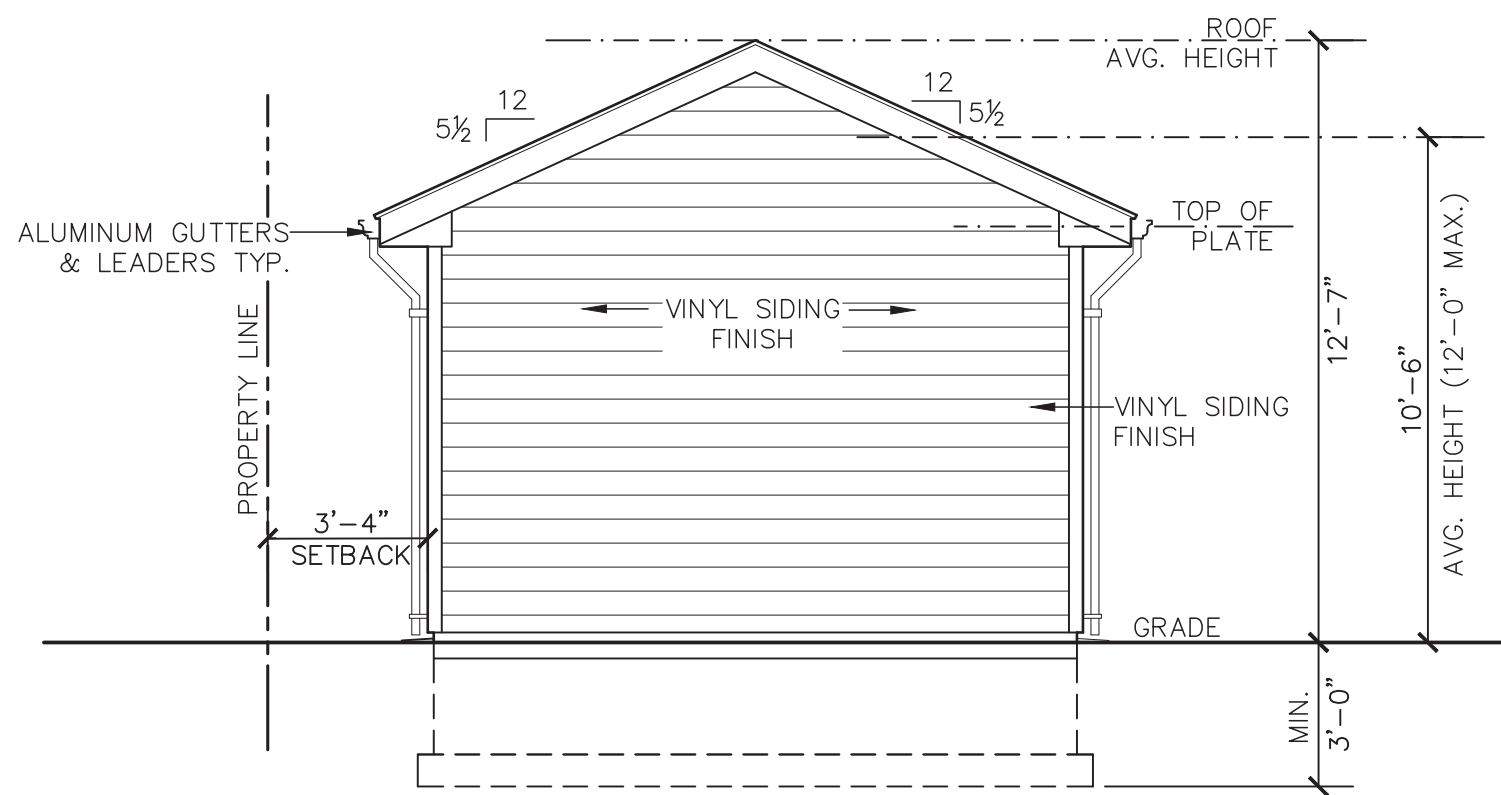
FRONT ELEVATION
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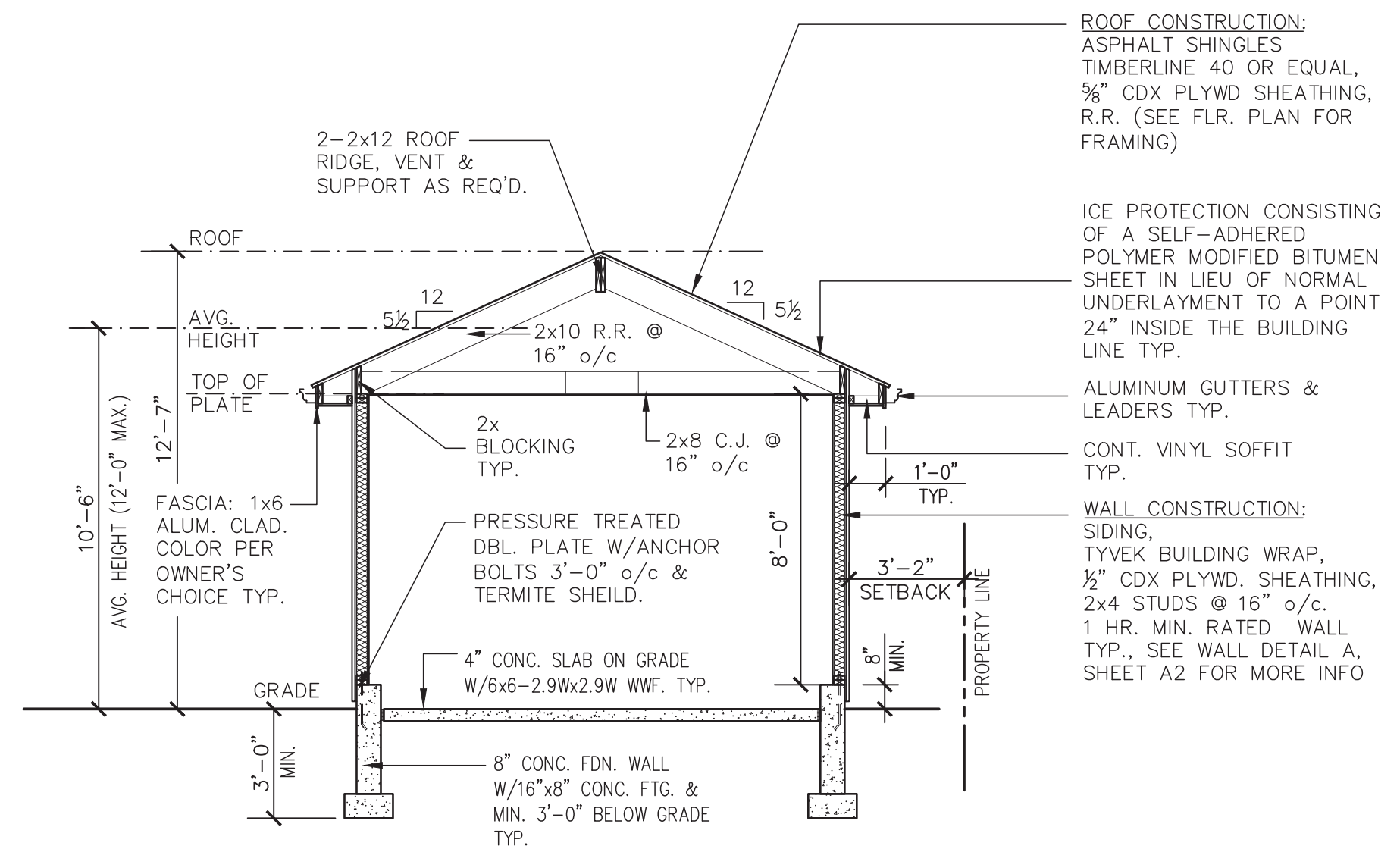
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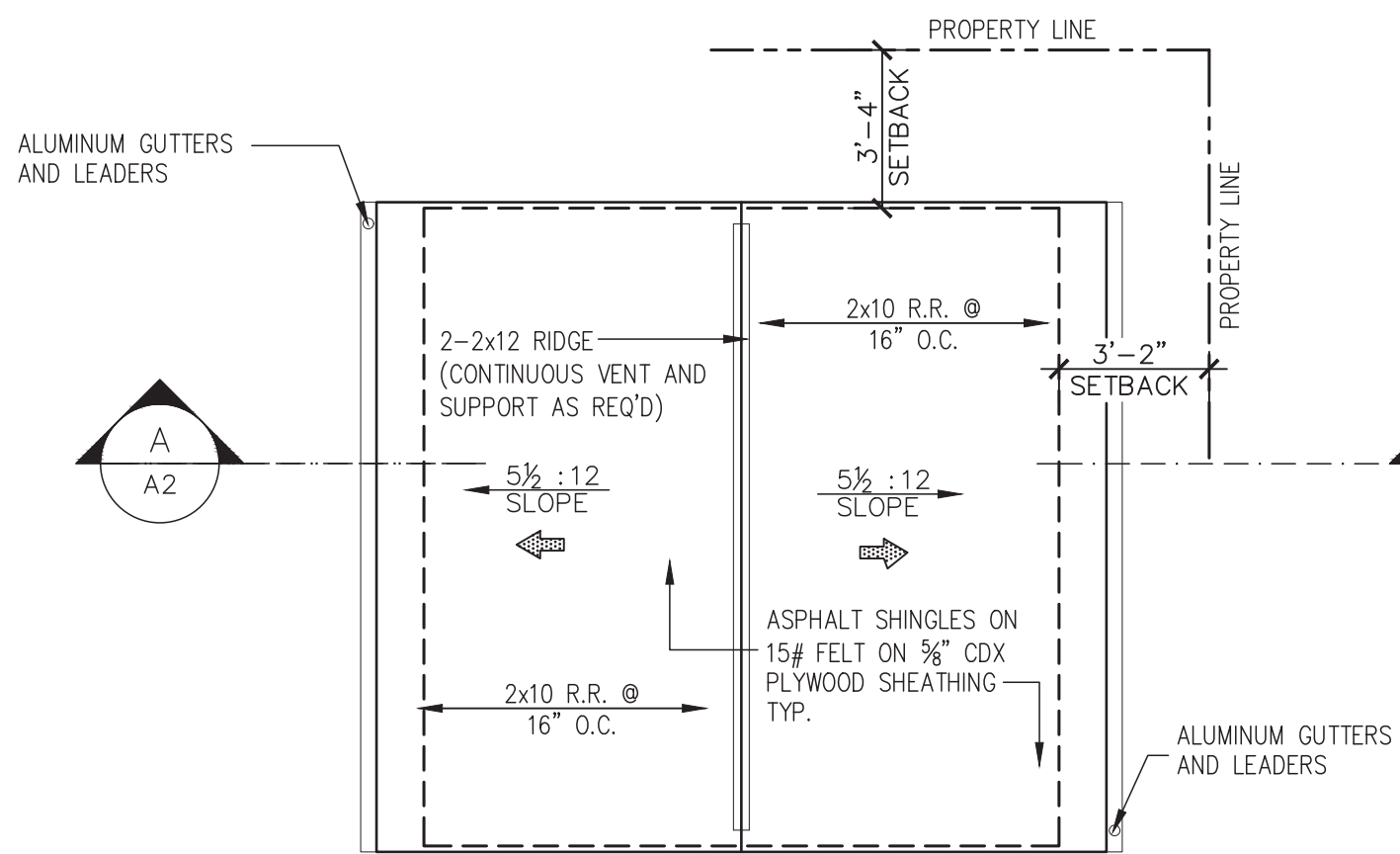
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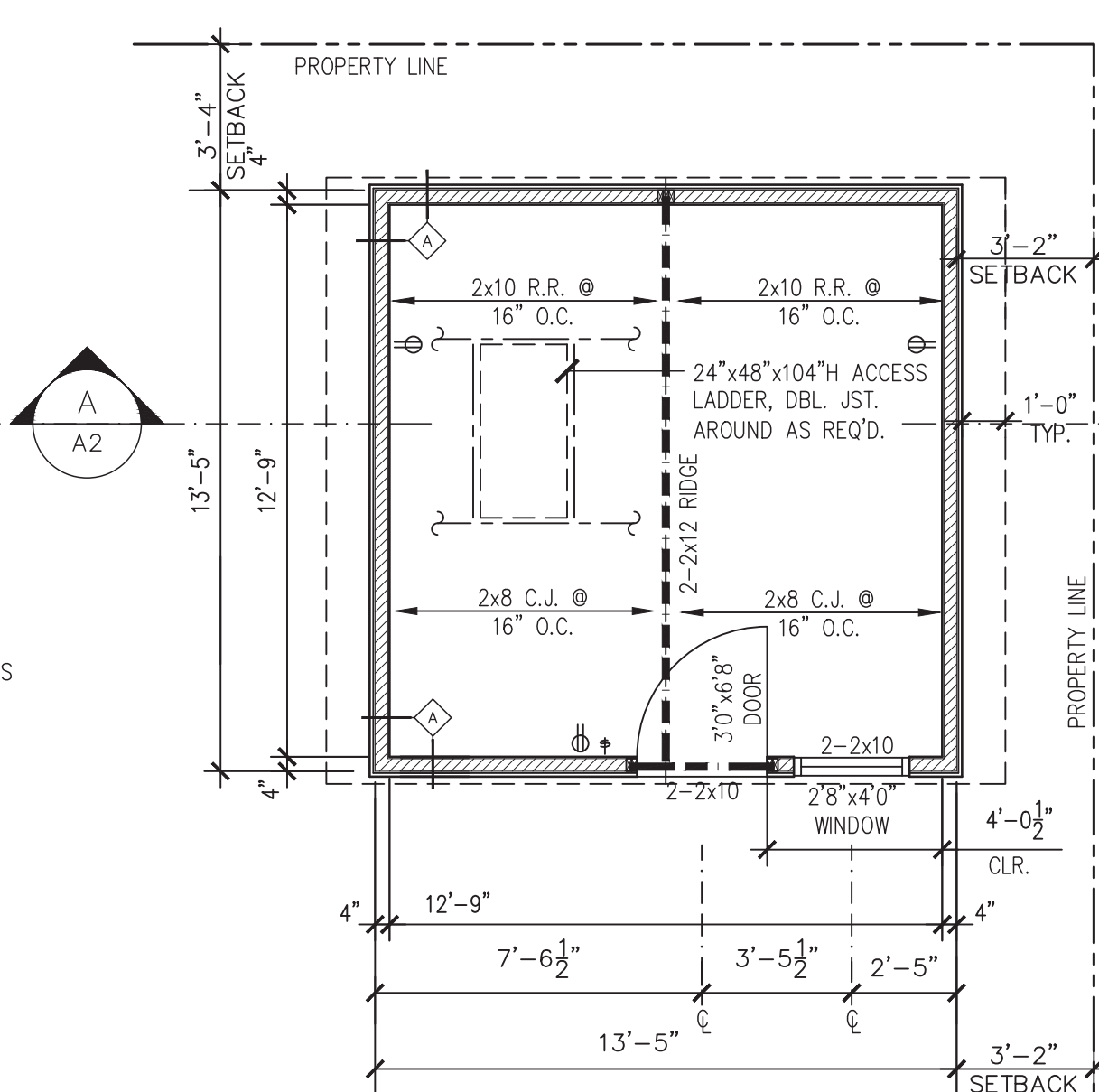
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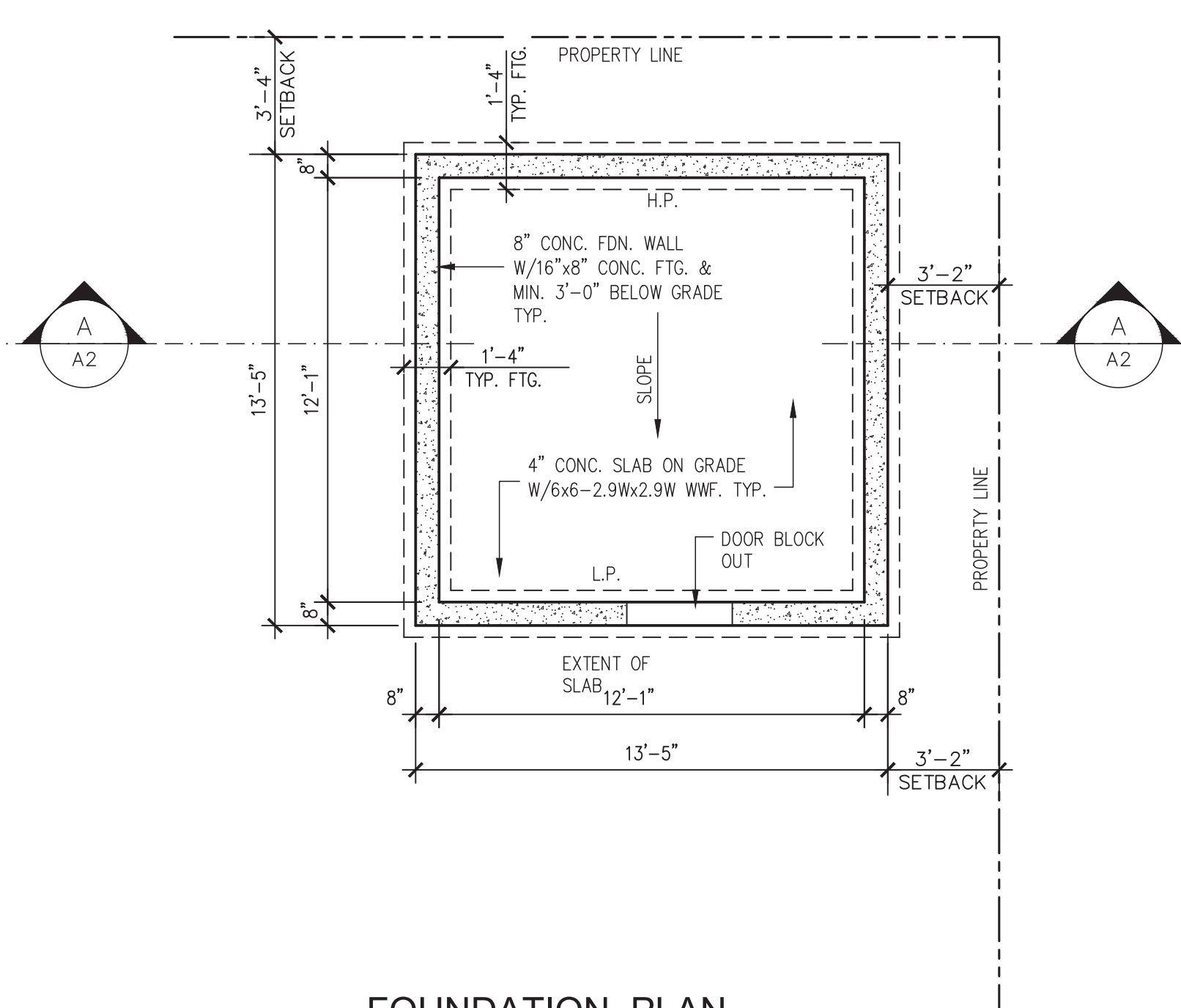
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ROOF PLAN
SCALE: 1/4" = 1'-0"



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



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

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03	REVISED PAVING AREA	4-19-2023

DRAWING TITLE

**NEW
WOOD FRAME SHED**

CHECK BY **PHL**

DATE **01-16-2023**

SCALE **AS NOTED**

DRAWING #

A7

PROJECT # **2021-082**

TITLE No:

SURVEY No: 2403-A-17

2ND STREET

80.00

P/O 16

62.50

LOT 18

P/O 16

P/O 16

2 STORY FRAME DWELLING #847

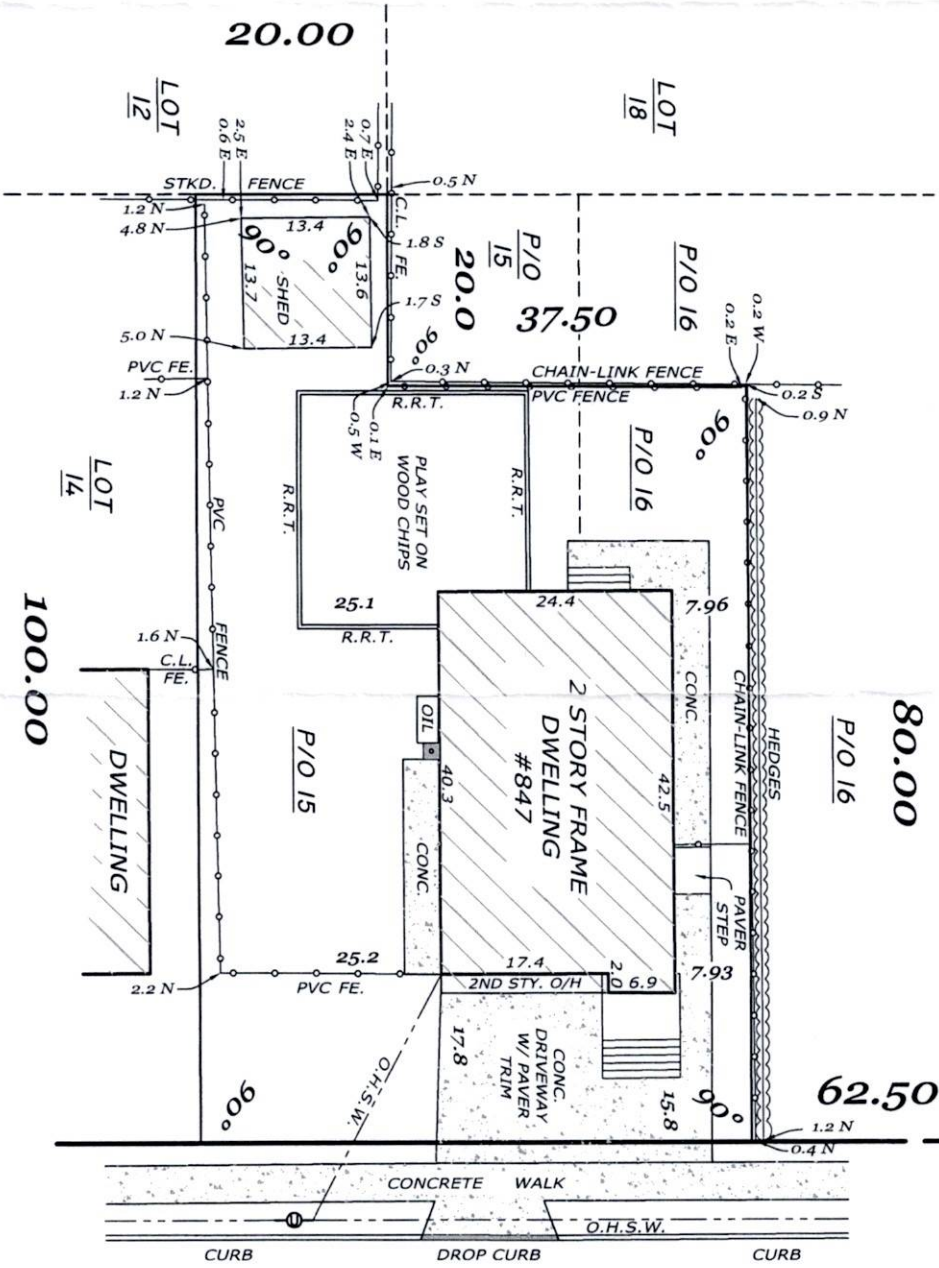
P/O 15

20.0

57.50

AVENUE

(1ST PL.)



100.00

TAX: SEC: 11 BLOCK: 165 LOT: 21

Peter J. Brabazon PLS, P.C.

Professional Land Surveyor

430 West Old Country Rd, Hicksville NY 11801
Phone: (516) 822-5111 Fax: (516) 822 4395
www.BrabazonSurveying.com

Successor to:

KENNETH S. O'BRIEN - BALDWIN & CORNELIUS - PETER & WALTER KEMPA
- FREDERICK W. KAHLER - GEORGE H. WALBRIDGE CO. (W. SUFFOLK)
- PETER L. PFLEIDERER JR. - ARTHUR W. LEACH - H.F. BISHOP - ROBERT
D. JONES (MASSAU) - SHAH ASSOCIATES - JULIUS JARGSTORFF - MURRETT
H. DELOREME - WILLIAM H. SEAMAN - JEFFERY J. ROBERTSON - H.A.
SCHMIDAU - IVAN E. CZIPOTT - C.A. MONROE - KAHLER & PYNCHON - SMITH

WESTBURY

SURVEY DATE: 01/27/2018

GUARANTEED TO:
- NOT FOR TITLE PURPOSES -

SURVEY OF PROPERTY AT:

MAP: WESTBURY HILLS

SECTION:

BLOCK:

17

LOT(S): P/O 15 & P/O 16

FILED:

JUNE 01, 1907

CASE No.

1767

MAP No.:

COUNTY OF:

NASSAU

, N.Y.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATIONAL LAW
COPIES OF THIS SURVEY NOT BEARING THE SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID
TRUE COPY.
TO BE USED FOR CONSTRUCTION OR DESIGN PURPOSES. SUBSURFACE CONDITIONS ARE NOT SHOWN. EASEMENTS & RIGHT OF
WAY OF RECORD IF ANY, NOT SHOWN. GUARANTEES INDICATED HEREON ARE NOT TRANSFERABLE.

LEGEND



FENCE
SHRUBS/HEDGES
OVER HEAD SERVICE WIRES
ON-LINE

Town of North Hempstead

Chairman
David L. Mammìna, 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: March 13, 2024
RE: BZA Decisions for March 6, 2024

Appeal No.	Name	Sec.	Blk.	Lots
20772.A	Masada, LLC	5	94	581
21480	Amar Patel	3	188	8
21485	Fan Yang	9	94	81
21503	Kenny Lin	9	656	44
21504	Thomas Varghese	9	656	114
21508	Lijo Thomas	8	345	25
21511	Panagiotia Christakis	6	80	1

Chairman
David L. Mammìna, 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 #20772.A - Masada, LLC, 29 Beechwood Avenue, Port Washington; Section 5, Block 94, Lot 581; Zoned: Industrial-B

Appeal for determination, or in the alternative, conditional use §70-187.O to legalize a prior non-conforming outdoor storage structure located in the rear yard, and variances from §70-192.B, §70-202.2, and §70-212.B to legalize a prior non-conforming outdoor storage area (per Stipulation of Settlement 606625/2020) that is too large and too close to the property lines, a storage structure that is too close to the rear and side property lines, and rear yard paving with no provision of on-site storm-water retention.

Whereas, an application (RBP21-000355, BP18-106500, BP18-106502, CEU18-113053, BZA19-106871) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; and

Whereas, a review was undertaken pursuant to the State Environmental Quality Review Act, and the Board of Zoning Appeals hereby establishes itself as "lead agency" and hereby determines that this Unlisted Action will not result in any significant adverse environmental impacts, therefore, at a meeting of the Board held on **March 6, 2024**, the appeal in the above entitled matter was decided as follows:

The variance requested under **§70-202.2** was **WITHDRAWN** by the applicant at the hearing, and the conditional use sought under **§70-187.O** and the variances sought under **§70-192.B** and **§70-212.B** are **GRANTED** of the dimension and in the location as shown on drawings prepared by Robert P. Ferraro, R.A. dated June 5, 2018 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER**. The request for a determination to review the decision of the building official is **DENIED** as **MOOT**.

SEE ATTACHED RIDER

THIS IS NOT A BUILDING PERMIT

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

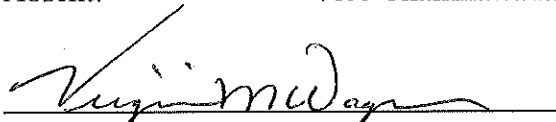
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Donatelli Seconded by: Member Hernandez

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

Nays: None

Absent: Vice Chairman Francis



VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals

Town of North Hempstead

Rider (Conditions for Appeal # 20772.A)

APPEAL #20772.A - Masada, LLC, 29 Beechwood Avenue, Port Washington; Section 5, Block 94, Lot 581; Zoned: Industrial-B

Appeal for determination, or in the alternative, conditional use §70-187.O to legalize a prior non-conforming outdoor storage structure located in the rear yard, and variances from §70-192.B, §70-202.2, and §70-212.B to legalize a prior non-conforming outdoor storage area (per Stipulation of Settlement 606625/2020) that is too large and too close to the property lines, a storage structure that is too close to the rear and side property lines, and rear yard paving with no provision of on-site storm-water retention.

1. As specified under § 70-187, the applicant shall adhere to the applicable performance standards set forth under § 70-189.2 of the Town Code with respect to the storage container which is approved as a conditional use.
2. In accordance with § 70-189.2(K) the applicant shall demonstrate compliance with the performance standards set forth in § 70-189.2 with respect to the storage container which is approved as a conditional use.
3. The outdoor storage area shall be limited to the rear of the property.
4. The outdoor storage area shall be adequately screened from view by a fence/gate.

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals

Town of North Hempstead

Rider (Findings of Fact for Appeal # 20772.A)

APPEAL #20772.A - Masada, LLC, 29 Beechwood Avenue, Port Washington; Section 5, Block 94, Lot 581; Zoned: Industrial-B

Appeal for determination, or in the alternative, conditional use §70-187.O to legalize a prior non-conforming outdoor storage structure located in the rear yard, and variances from §70-192.B, §70-202.2, and §70-212.B to legalize a prior non-conforming outdoor storage area (per Stipulation of Settlement 606625/2020) that is too large and too close to the property lines, a storage structure that is too close to the rear and side property lines, and rear yard paving with no provision of on-site storm-water retention.

This appeal in part is a request for approval of a conditional use. Pursuant to Section 70-225.B of the Code, this Board is empowered to grant conditional use permits to applicants. In so doing, the Board shall consider the following general standards under 70-225.B(1): (a) the purposes of zoning as set forth in the Town Law of the State of New York and uses permitted in the district in which the property is located; (b) whether the proposed use is of such character, size, location, design and site layout as to be appropriate to and in harmony with the surrounding properties; (c) whether the proposed use will provide a desirable service, facility or convenience to the area or otherwise contribute to the proper growth and development of the community and to its general welfare; (d) whether the proposed use will be hazardous, conflicting or incongruous to the immediate neighborhood by reason of excessive traffic, assembly of person or vehicles, proximity to travel routes or congregations of children or pedestrians; (e) whether the proposed use will be of such nature as to be objectionable to nearby residential dwellings by reason of noise, lights, vibration or other factors of impact; (f) whether the proposed use will be a harmonious use in the district in which it is to be situated and not hinder or discourage the appropriate use and development of adjacent uses or impair the value thereof; (g) in addition to the foregoing, the location and size of a proposed use in an business or industrial district, the nature and intensity of the operations proposed, the site layout and its relation to access streets shall be considered by the board having jurisdiction of the application to determine whether the vehicular traffic resulting from such use will be more hazardous than the normal traffic of the district, taking into account such factors as street intersection, traffic flow, sight distances and pedestrian traffic. The Board finds the following with respect to the criteria set forth under § 70-225.B(1):

§70-187.O (Conditional Use for Accessory Building (Shed))

With respect to maintaining the shed as an accessory use to the applicant's permitted commercial use of the property, the Board finds, as set forth in more detail below, that the character, size, location, design and site layout of the shed is appropriate to and in harmony with the surrounding properties. In addition, use of the shed will not cause excessive traffic, nor negatively impact residential neighbors by reason of noise, lights or vibration. The Board further finds that the shed is harmonious as a use in the industrial district and will not hinder or discourage the appropriate

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use and development of adjacent uses or impair the value thereof. Therefore, the Board has determined that the use of the shed with the conditions imposed by this Board in its decision, will conform to the general character of the neighborhood, and the public health, morals, safety and general welfare of the neighborhood will remain secure by the grant of this use.

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, testimony from a real estate expert, and a review of Building Department files, the Board finds the following with respect to these criteria:

§70-192.B (Rear Yard Setback)

In granting the variance permitting the applicant to maintain a steel storage shed at the rear property line where a minimum of 20' is required, the Board has taken the following factors into consideration:

1. The impact on the adjacent properties is minimal. The shed is situated in the northwest corner of the property. The properties to the immediate north and west of the subject property each have a commercial building on the property line running alongside the storage shed.
2. The neighborhood is characterized by other properties that include structures built at the property line.
3. Relocating the shed further from the property line would bring it closer to the residential house on the same lot which would not be desirable, especially when considering that there would be no discernible benefit to the adjacent properties.

Based on the above factors, the Board finds that the reduced rear yard setback will not cause an undesirable change in the character of the neighborhood nor a detriment to nearby properties. While the variance would be considered substantial and self-created, given the factors above, the Board finds these considerations do not weigh against the variance request. The Board also finds that given the property is an undersized parcel, which includes a residential home, there is no other suitable location for the shed.

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§70-212.B (Dumping and Storage)

Section 70-212.B of the Town Code requires that an accessory outdoor storage area not be located closer than 120 feet to the front property line and not occupy more than 15% of the plot area. The Board finds that because the property is an undersized lot and only 100 feet in depth, the applicant cannot comply with this requirement. The Board also finds it is reasonable to permit the applicant to occupy a greater percentage of the lot for the following reasons:

1. Storage is only in the rear of the property, and this decision is conditioned on the applicant limiting the storage to that location.
2. Because the lot is under 4,000 s.f., and storage is limited to the rear yard portion of the lot, the space available to the applicant for the commercial storage of equipment would be insufficient.
3. Other surrounding properties utilize the entire rear yard for commercial storage.

Given that the existing commercial storage is in keeping with the character of the neighborhood, the Board finds that the benefit to the applicant of maintaining the outdoor storage area outweighs any detriment to the neighborhood.

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Chairman
David L. Mammìna, A.I.A.

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead



Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
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NOTICE OF DECISION

**APPEAL #21480 – Amar Patel; 142 Harrow Ln., Manhasset; Section 3, Block 188, Lot 8;
Zoned: Residence-A/Bump up to Residence-AA**

Variances from §§ 70-22.6 and 70-100.1.A to construct a new home with too much paving in the front yard and a detached garage in a front yard.

Whereas, an application (ARB23-000274, ART23-000213, RBP22-000044, RBP23-000720, RBP23-000516, BZA23-000148) 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 **March 6, 2024**, the appeal in the above-entitled matter was decided as follows:

The variance sought under § 70-22.6 with respect to the front yard paving along Harrow Lane was **WITHDRAWN** by the applicant per the revised plans and the variance sought under § 70-22.6 with respect to the front yard paving along Searingtown Road and the variance sought under § 70-100.1A with respect to the location of a detached garage in a front yard are **GRANTED** of the dimension and in the location as shown on drawings prepared by Peter A. Nesfield, R.A. dated January 14, 2022 and revised through February 6, 2024 *as amended*.

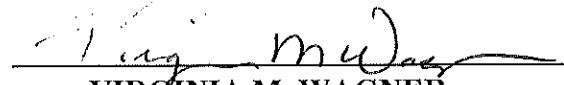
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Hernandez Seconded by: Member Goodsell

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

Nays: None

Absent: Vice Chairman Francis


VIRGINIA M. WAGNER
SECRETARY

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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 #21485 - Fan Yang; 254 Jerome Avenue, Carle Place; Section 9, Block 94, Lot 81;
Zoned: Residence-C**

Variances from 70-49B, 70-49.C, 70-51.A, and 70-52.3(A) to construct additions that make a home too big, create smaller than required total (aggregate) side yards, and pierce the allowable sky exposure plane profile.

Whereas, an application (RBP23-000082, BZA23-000113) 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 **March 6, 2024**, the appeal in the above-entitled matter was decided as follows:

The variance sought under § 70-52.3(A) with respect to the construction of additions that pierce the allowable sky exposure plane profile was **WITHDRAWN** by the applicant per the revised plans and the variances sought under §§ 70-49B, 70-49.C, 70-51.A with respect to the construction of additions that make the home too big and create smaller than required total (aggregate) side yards are **GRANTED** of the dimension and in the location as shown on drawings prepared by Raymond Doner, R.A. dated January 20, 2023 and revised through February 9, 2024 *as amended*.

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

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

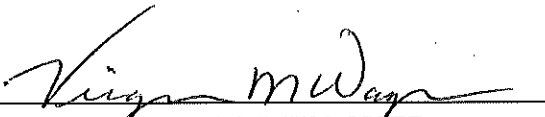
Motioned by: Member Goodsell Seconded by: Member Hernandez

Ayes: Member Goodsell, Member Hernandez, Chairman Mammina

Nays: None

Absent: Vice Chairman Francis

Abstain: Member Donatelli


VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals

Town of North Hempstead

Rider (Findings of Fact for Appeal # 21485)

**APPEAL #21485 - Fan Yang; 254 Jerome Avenue, Carle Place; Section 9, Block 94, Lot 81;
Zoned: Residence-C**

Variances from 70-49B, 70-49.C, 70-51.A, and 70-52.3(A) to construct additions that make a home too big, create smaller than required total (aggregate) side yards, and pierce the allowable sky exposure plane profile.

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, in weighing the above criteria the Board finds the following:

1. The Board finds that granting the requested variances will not produce an undesirable change in the character of the neighborhood or community, especially since the revised plans have eliminated the variance required for piercing the allowable sky exposure plane profile and have significantly reduced the gross floor area (GFA). The Board further finds that because the proposed additions are adding bulk to the rear of the home, the excess GFA will not be discernable from the street. The applicant redesigned the roof as a "hipped" roof to reduce any negative impact to the street and immediate neighbors.
2. Although the Board finds that the variance requested for gross floor area "GFA" could still be considered substantial (270 s.f. in excess of what is permitted by Code) the revised plans demonstrate the minimum variance for GFA which is necessary for the applicant to achieve the benefit sought.

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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 #21503 – Kenny Lin; 121 Sigsbee Ave., Albertson; Section 9, Block 656, Lot 44;
Zoned: Residence-C**

Variance from § 70-100.2.A(4)(B) to legalize fences on side property lines that are too tall.

Whereas, an application (RFP23-000091, BZA23-000170) 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 **March 6, 2024**, the appeal in the above-entitled matter was decided as follows:

DENIED

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

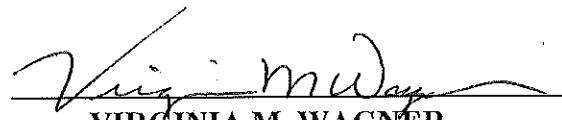
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Goodsell Seconded by: Member Hernandez

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

Nays: None

Absent: Vice Chairman Francis


VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals

Town of North Hempstead

Rider (Findings of Fact for Appeal # 21503)

**APPEAL #21503 – Kenny Lin; 121 Sigsbee Ave., Albertson; Section 9, Block 656, Lot 44;
Zoned: Residence-C**

Variance from § 70-100.2.A(4)(B) to legalize fences on side property lines that are too tall.

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, in weighing the above criteria the finds the following:

1. The applicant did not demonstrate that a compliant fence in this location would not accomplish the same benefit.
2. The applicant did not demonstrate that the alleged difficulty was related to the property itself and not due to the personal circumstances of the applicant.
3. Granting this variance would set a precedent for granting similar variances throughout the neighborhood and could undermine the goals and intentions of the Town Board when establishing the maximum fence height limitations of the code.

The Board finds that the applicant has not sustained their burden of proof for the issuance of the requested variance and therefore, the variance sought under § 70-100.2.A(4)(B) is **DENIED**.

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead



Board of Zoning Appeals

210 Plandome Road
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NOTICE OF DECISION

APPEAL #21504 - Thomas Varghese; 125 Sigsbee Avenue, Albertson; Section 9, Block 656, Lot 114; Zoned: Residence-C
Variance from §70-100.2(A)(4) to legalize fencing that is too tall.

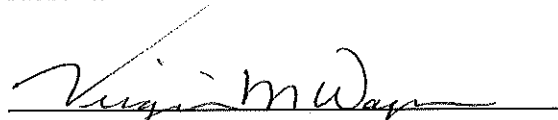
Whereas, an application (RFP23-000094, BZA23-000171) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 6, 2024**, the appeal in the above-entitled matter was decided as follows:

DENIED

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

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	



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Board of Zoning Appeals

Town of North Hempstead

Rider (Findings of Fact for Appeal # 21504)

APPEAL #21504 - Thomas Varghese; 125 Sigsbee Avenue, Albertson; Section 9, Block 656, Lot 114; Zoned: Residence-C

Variance from §70-100.2(A)(4) to legalize fencing that is too tall.

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, in weighing the above criteria the Board finds the following:

1. The applicant did not demonstrate that a compliant fence in this location would not accomplish the same benefit.
2. The applicant did not demonstrate that the alleged difficulty was related to the property itself and not due to the personal circumstances of the applicant.
3. Granting this variance would set a precedent for granting similar variances throughout the neighborhood and could undermine the goals and intentions of the Town Board when establishing the maximum fence height limitations of the code.

The Board finds that the applicant has not sustained their burden of proof for the issuance of the requested variance and therefore, the variance sought under §70-100.2(A)(4) is **DENIED**.

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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 #21508 – Lijo Thomas; 31 Kingston St., New Hyde Park; Section 8, Block 345, Lot 25; Zoned: Residence-C

Variance from § 70-51.A to legalize a roofed-over deck that is too close to a side property line.

Whereas, an application (RBP23-000919, BZA23-000174) 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 **March 6, 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 Andreas Letkovsky, R.A. dated October 25, 2023.

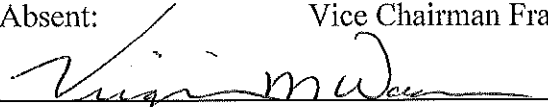
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Goodsell Seconded by: Member Hernandez

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

Nays: None

Absent: Vice Chairman Francis


VIRGINIA M. WAGNER
SECRETARY

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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 #21511 – Panagiotia Christakis; 24 Ridge Dr., Port Washington; Section 6, Block 80, Lot 1; Zoned: Residence-A

Variances from §§ 70-29(C), 70-30(C), & 70-101(B) to construct additions that would make the house too big and would be located too close to the street, and to construct an open porch that is too close to the street.

Whereas, an application (RBP23-001030, BZA24-000006) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 6, 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 Donald Alberto, R.A. dated December 1, 2023.

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

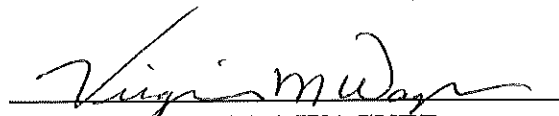
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Donatelli Seconded by: Member Goodsell

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

Nays: None

Absent: Vice Chairman Francis


VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals

Town of North Hempstead

Rider (Findings of Fact for Appeal # 21511)

APPEAL #21511 – Panagiotia Christakis; 24 Ridge Dr., Port Washington; Section 6, Block 80, Lot 1; Zoned: Residence-A

Variances from §§ 70-29(C), 70-30(C), & 70-101(B) to construct additions that would make the house too big and would be located too close to the street, and to construct an open porch that is too close to the street.

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, in weighing the above criteria the Board finds the following:

1. In granting the requested variance for gross floor area the Board has taken into consideration the fact that the requested variance is not substantial (57.4 s.f. in excess of the permitted GFA). The Board has also considered the fact that the property is so large (17,517.92 s.f.) that the applicant would be permitted to bump up to the gross floor area requirements of the R-AA zoning district and no variance would be required for GFA if it were not for the non-compliant setbacks of the existing home.
2. In granting the setback variances the Board has considered that the property is irregularly shaped which makes it difficult to develop the site in compliance with the applicable dimensional requirements of the R-A zoning district.

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