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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR APRIL 3, 2024

RESIDENTIAL CALENDAR

APPEAL #21526 - Brian Sapanski; 23 Sutton Hill Ln., New Hyde Park; Section 8, Block 268, Lot 27; Zoned: Residence-A
Variance from § 70-29.B to construct additions that would make the home too big.

APPEAL #21527 - John Corallo; 4 Howard Court, Carle Place; Section 9, Block 458, Lot 51; Zoned: Residence-C
Variance from §70-49.C to construct a rear addition that would make a house too big.

APPEAL #21528 - Yuhsuan Chao; 31 Pubins Ln., New Hyde Park; Section 9, Block 550, Lot 22; Zoned: Residence-C
Variances from §§ 70-49.C & 70-50.A to construct additions that would make the house too big and to construct a second story addition that is located too close to the street.

APPEAL #21529 - Bryan Arcos (Arcos & Arcos Group, Inc.); 14 Cedar Road, Westbury; Section 11, Block 414, Lot 435, Zoned: Residence-C
Variance from 70-100.2(A)(2) to legalize fencing in a front yard.

COMMERCIAL CALENDAR

APPEAL #21530 - Lake Success Shopping Center; 1400 Union Turnpike, New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA
Variances from §§ 70-202.4(C)(1) & 70-202.4(C)(4) to construct cart corrals within a parking lot that would not be permanently anchored to the ground and without the protective roof.

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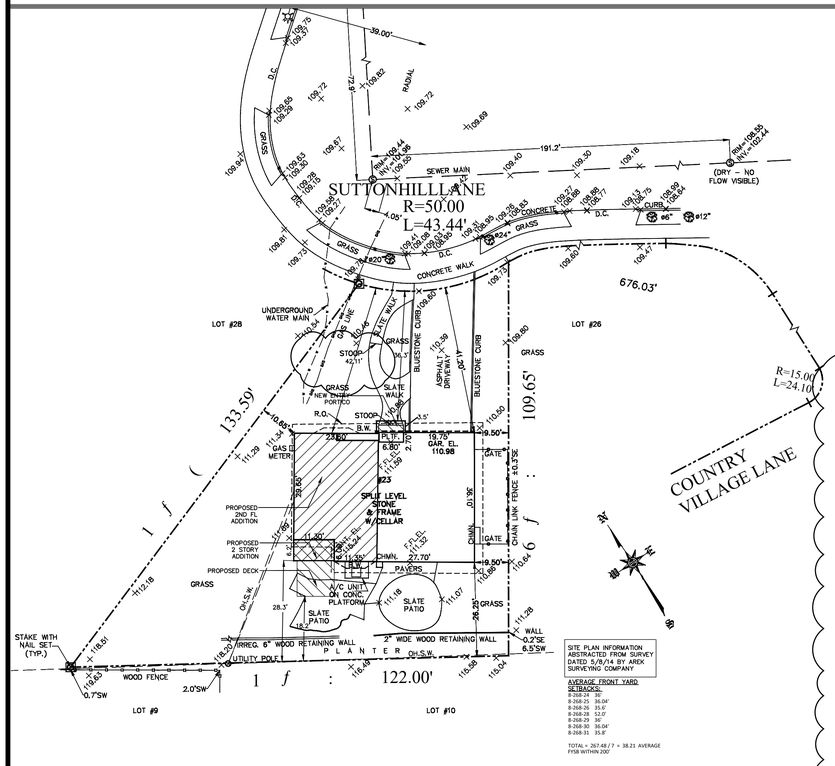
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KEY PLAN



HOME ADDITION FOR THE SAPANSKI FAMILY

23 SUTTON HILL LN. NEW HYDE PARK, NY 11040

ZONING CHART
RESIDENTIAL A ZONE

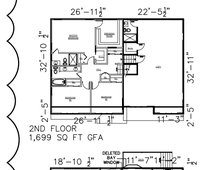
	REQUIRED	EXISTING	PROPOSED	COMMENTS
MIN. LOT SIZE	8,500 SQ FT	8,533.73 SQ FT	NO CHANGE	COMPLIES
FRONT SETBACK	35' FT/AFYSB 38.21'	41.2'	39.8'	COMPLIES
SIDE SETBACK	10' MIN./30% COMPOSITE (13.0')	9.5'/20.15'	NO CHANGE	EXISTING NON-CONFORMING
REAR SETBACK	15'	28.3'	28.3'/18.2' TO DECK	COMPLIES
LOT COVER	25%	1,748 SQ FT (23.6%)	1,816 SQ FT (21.28%)	COMPLIES
HEIGHT	2 ½ STORIES/30' HEIGHT	24'-4"	27'-4"	COMPLIES
G.F.A.	36% (2,668.3 SQ FT)	2,625 SQ FT (30.7%)	3,430 SQ FT (40.1%)	DOES NOT COMPLY
EAVE HEIGHT	22'	16.9'	21'	COMPLIES

DRAWING MANIFEST

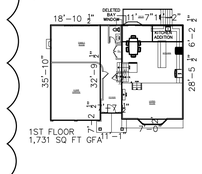
ARCHITECTURAL:

#21526

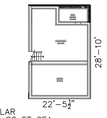
A-1 TITLE SHEET
A-2 SPECIFICATION SHEET
A-3 DEMOLITION PLANS & NOTES
A-4 DEMOLITION PLANS
A-5 PLANS AND NOTES
A-6 PLANS AND NOTES
A-7 FRAMING PLANS
A-8 POWER AND LIGHTING PLANS
A-9 ELEVATIONS
A-10 SKY PLANE DETAIL
A-11 SECTION AND WALL DETAIL
A-12 RISER DIAGRAM
A-13 DETAIL SHEET



2ND FLOOR
1,699 SQ FT GFA



1ST FLOOR
1,731 SQ FT GFA



CELLAR
648 SQ FT GFA
(NOT INCLUDED)

UNFIN. CELLAR
22'-5 ½" X 28'-10"= 648 SQ FT
648 SQ FT 0 GFA

1ST FLOOR
GARAGE/FAMILY RM 35'-10" X 18'-10 ½"= 675 SQ FT
FOYER 7'-7 ½" X 32'-9 1/2"= 250 SQ FT
LIVING RM/KITCHEN 22'-9" X 28'-5 ½"= 647 SQ FT
FRONT BAY WINDOW 2' X 7' + 2' + 2' = 18 SQ FT
REAR KITCHEN 11'-7" X 6'-2½"= 71 SQ FT
KITCHEN ADDITION 11'-2" X 6'-2½"= 70 SQ FT
1,731 SQ FT 1,731 GFA

1ST FLOOR OPEN PORCH
11'-1" X 7'-2 ½" = 80 SQ FT
80 SQ FT 0 GFA

2ND FLOOR
2ND FL BEDROOMS 32'-10 ½" X 26'-11 ½"= 866 SQ FT
2ND FL BEDROOMS 2'-5" X 26'-11 ½"= 65 SQ FT
NEW LOFT 2'-5" X 11'-3"= 28 SQ FT
NEW LOFT 22'-5 ½" X 32'-11"= 740 SQ FT
1,699 SQ FT 1,699 GFA

TOTAL PROPOSED GFA= 3,430 SQ FT GFA

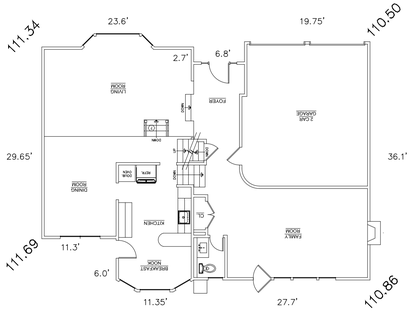
PROJECT DIRECTORY

ARCHITECT:

COHEN DESIGN/BUILD ARCHITECT

CONTACT:
WILLIAM J. COHEN, AIA
WCOHEN@COHENDESIGNBUILD.COM

5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516) 799-0022



111.34 + 110.5= 221.84/2=110.92 X 50.15 = 5562.64
111.34 + 111.69= 223.03/2= 111.52 X 29.65= 3306.42
111.69 + 110.6= 222.29/2=111.16 X 50.15= 5574.67
110.5 +110.86= 221.36/2= 110.68 X 36.1= 3995.55

18,439.28/166.05'= 111.05 AVERAGE EXISTING GRADE

CODE INFORMATION

ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE (RESIDENTIAL) 2020, AND ALL OTHER BUILDING DIVISION CODES BY THE AUTHORITIES HAVING JURISDICTION OVER THE PROPOSED SCOPE OF WORK

USE GROUP R= RESIDENTIAL

CONSTRUCTION TYPE= VB

SQUARE FOOTAGE ADDED:

1ST FL- 71 SQ FT
(18 SQ FT DELETED)
NET 53 SQ FT
2ND FL- 766 SQ FT

TOTAL= 819 SQ FT

CUBIC FOOTAGE ADDED: 11,228 CU FT

ABBREVIATIONS & MATERIALS

Aluminum	AL	Flush	FL	Reinforcing Steel Bar	RE BAR
Anchor Bolt	AB	Footing	FTG	Revision	REV
Angle	∠	Foundation	FND	Riser	R
Architectural	ARCH'L	Frame	FR	Rod & Shelf	R&S
AREA	A	Frost Proof	FP	Roof	RF
Asphalt	ASPH	Furring	FUR	Room	RM
Basement	BSMT	Galvanized	GALV	Rough Opening	RO
Bathroom	BATH	Garage	GAR	Scale	SC
Beam	BM	General Contractor	GC	Schedule	SCH
Bearing Plate	BRG PL	Glass	GL	Section	SECT
Bedroom	BR	Ground Fault Interrupt	GFI	Select	SEL
Blocking	BLK	Gypsum Wallboard	GWB	Sheathing	SHTHG
Building	BLDG	Hardware	HDW	Sheet	SHT
Building Line	BL	Hollow Metal Door	HMD	Sink	SK
Caulking	CLKG	Hose Bibb	HB	Sliding Door	SL. DR
Casing	CSG	Insulation	INS	Specification	SPEC
Ceiling	CLG	Interior	INT	Square Foot	SQ FT
Center	CTR	Jamb	JB	Stairs	STR
Center to Center	C to C	Kitchen	KIT	Standard	STD
Center Line	℄	Landing	LDG	Storage	STO
Ceramic	CER	Laundry	LAUN	Switch	S
Closet	CL.	Length	L	Telephone	TEL
Concrete	CONC	Linen Closet	LCL	Threshold	TH
Concrete Floor	CONC FL	Living Room	LIV RM	Tongue & Groove	T&G
Concrete Masonry Unit	CMU	Manufacturer	MFG	Tread	TR
Construction	CONST	Marble Threshold	MRB TH	Typical	TYP
Construction Manager	CM	Masonry Opening	MO	Unfinished	UNFIN
Detail	DET	Material	MATL	Unexcavated	UNEXC
Dimension	DIM	Maximum	MAX	Utility Room	UTIL RM
Dining Room	DR	Minimum	MIN	Vent Stack	VS
Dishwasher	DW	Miscellaneous	MISC	Vestibule	VEST
Dryer	D	Moulding	MLDG	Vinyl Tile	VT
Expansion Joint	EXP JT	Nosing	NOS	Washing Machine	W
Exterior	EXT	On Center	OC	Water Meter	WM
Exterior Grade	EXT GR	Opening	OPNG	Water Resistant	WR
Finish	FIN	Partition	PTN	Waterproof	WP
Finished Floor	FIN FLR	Per Square Inch	PSI	Weather Stripping	WS
Fireplace	FP	Plate	PL	Weephole	WH
Fixed Window	FX WDW	Porch	P	Welded Wire Fabric	WWF
Fixture	FIX	Prefabricated	PREFAB	Wide Flange	WF
Flashing	FLG	Pull Switch	PS	With	W/
Floor Joist	FL JT	Range	R	Wood	WD
Floor Drain	FD	Recessed	REC	Wood Frame	WF
Flooring	FLG	Refrigerator	REF	Yellow Pine	YP

CONCRETE	WOOD STUD PARTITION
BRICK	INTERIOR BEARING PARTITION
CONCRETE MASONRY UNIT	STEEL
EARTH	STONE
GRAVEL	STUCCO/EIFS
BATT INSULATION	WOOD
INSULATION RIGID	MILLWORK

SYMBOLS

DRAWING NUMBER
DETAIL
SHEET NUMBER

DRAWING NUMBER
SECTION
SHEET NUMBER

DRAWING NUMBER
ELEVATION
SHEET NUMBER

CENTER LINE

ELEVATION/GRADE

DOOR #

WINDOW #

ROOM #

220 VOLT OUTLET

WEATHERPROOF DUPLEX OUTLET

COUNTER HT. G.F.I. DUPLEX OUTLET

SPLIT WIRED DUPLEX OUTLET

DUPLEX OUTLET

SPECIAL OUTLET

JUNCTION BOX

SMOKE DETECTOR

EXHAUST FAN

TELEVISION CABLE

TELEPHONE

SWITCH

3-WAY SWITCH

4-WAY SWITCH

WALL MOUNTED LIGHT FIXTURE

CEILING MOUNTED LIGHT FIXTURE

CLG. FIXT. W/PULL CHAIN

GARBAGE DISPOSER

FLUORESCENT STRIP LIGHT

2X4 FLUORESCENT LIGHT

RECESSED DOWNLIGHT

RECESSED WALL WASHER

HOME ADDITION
FOR
THE SAPANSKI FAMILY

PROJECT ADDRESS:
23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

COHEN
DESIGN / BUILD
ARCHITECT

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REVISION

NO.	DATE	DESCRIPTION
1	8/2/23	DESIGN REVISION
2	10/26/23	BLDG DEPT COMMENTS
3	12/4/23	BLDG DEPT COMMENTS
4	1/10/24	BLDG DEPT COMMENTS
5	2/13/24	UPDATED ZONING
6	2/22/24	UPDATED ZONING

SHEET TITLE:
TITLE SHEET

REGISTERED ARCHITECT
WILLIAM J. COHEN
028511
STATE OF NEW YORK
WILLIAM J. COHEN, AIA

ISSUE DATE:
7/10/23

DRAWN BY: WJC
CHECKED BY: WJC

SHEET NUMBER:
A-0

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COHEN DESIGN/BUILD ARCHITECT
ALL RIGHTS RESERVED.

GENERAL NOTES AND SPECIFICATION

GENERAL REQUIREMNETS

1. All codes having jurisdiction shall be observed strictly in the construction of the project, including all applicable state, city, and county building, zoning, electrical, mechanical, plumbing, and fire codes. Contractor shall verify all code requirements before commencement of construction and bring any discrepancies between code requirements and the construction documents to the Architect.
2. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" imply all conditions treated similarly. Modifications to be made by contractor to accomodate minor variations.
3. All drawings shall be fully coordinated by contractor to verify all dimensions, locate depressed slabs, slopes, drains, outlets, recesses, reglets, bolt settings, sleeves, etc.
4. The contractor shall verify and protect all service lines and existing site area from deterioration or damage.
5. The Architect/Engineer shall not be responsible for the safety and construction procedures, techniques, means, methods, or the failure of the builder to carry out the work in accordance with the drawings or th required codes. All Contractors shall be responsible for initiating, maintaining and supervising all safety precautions and programs necessary for the protection of persons and property in accordance with applicable governing regulations.
6. Contractor shall file and obtain all necessary building permits, and all fees to be paid by Owner.
7. Contractor shall bring errors and omissions which may occur in Contract Documents to the attention of the architect in writing and written instructions shall be obtained before proceeding with the work. The Contractor will be held responsible for the results of any errors, discrepancies, or omissions in the Contract Documents, of which the Contractor failed to notify the Architect before construction and/or fabrication of the work.
8. The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work.
9. Contractors shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint overspray, etc. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of the project.
10. Shop drawings are required for structural, specialized construction and where otherwise requested with these documents. Shop drawings shall be submitted to Owner and Architect for review of conformance with the design concept of the work. In areas where the drawings do not address methodology, the Contractor shall be bound to perform in strict compliance with the manufacturer's specifications and/or recommendations.
11. All manufacturer's printed warnings for handling of products must be strictly observed.
12. The words "or equal" are to be assumed whenever a specific manufacturer is noted.
13. All codes, trade standards, and manufacturer's instructions referenced in the Contract Documents shall be the latest edition.
14. The Contractor shall make no structural changes without written approval of the Architect/Engineer and Owner.
15. All Contractors shall be responsible for checking and verifying existing conditions, carefully studying and comparing the contract documents and shall at once report to the Architect any error, inconsistency or omission he may discover before proceeding with the work.
16. The Owner shall Hire a licensed engineer and/or technician to test and evaluate the new construction for the presence of potentially hazardous levels of radon within the building envelope. These tests at minimum shall meet with any applicable codes having jurisdiction (Federal, state, county, local). If levels of radon exceed the current government standards, the Contractor shall hire a licensed engineer to develop a report and documents for the contractor's use in providing corrective measures.

SITE WORK

1. NOT USED
2. Presumptive Soil Bearing Capacity is 3,000 psf on undisturbed soil. All concrete footings shall bear on undisturbed soil or engineered fill.
3. No excavations shall be made whose depth below the footing is greater than 1/2 the horizontal distance from the nearest edge of that footing.
4. All backfill at structures, slabs, steps and pavements shall be clear granular fill. Place in 8" layers and compact to 95% maximum dry density determined in accordance with ASTM D-1557. Building site shall be kept dry so that erosion will occur in the foundation.
5. Backfill at lawns and unpaved areas be free of clay, rock or gravel larger than 2" in any direction, debris, vegetable matter, waste and frozen materials. Place in 12" layers and compact to 90% maximum density in accordance with ASTM D-1557.
6. All slabs on grade shall bear on mechanically compacted crushed stone capable of supporting 3000 psf.

GENERAL STRUCTURAL NOTES

1. Structural drawings to be used in conjunction with the Architectural drawings and Shop Drawings.
2. All dimensions and conditions must be field verified and any discrepancies brought to the attention of the Architect or Engineer before proceeding with the affected portion of the work.

FOUNDATIONS

1. Footings shall bear on soil capable of safely sustaining a net bearing pressure of 3000 PSF. The bearing capacity is to be verified by the Owner's Testing Agency. Footing concrete shall not be poured until the footing excavation and bearing material have been inspected by the Testing Agency.
2. If soil bearing capacity is not attainable at the footing bearing elevations indicated, footings to be lowered to a stratum of suitable bearing capacity.
3. Bottom of exterior footings to be a minimum below frost line as per local code.
4. If building is unheated during winter construction, the interior footings must be protected from frost action- either acting outward or upward on the foundation element.
5. Compact backfill in lifts of no more than 10" thick.
6. All interior floor and exterior sidewalk slabs to be placed on material compacted to 95 % of its maximum dry density as measured by the Modified Proctor Test.
7. Prior to any foundation or sub-grade preparation within the building area, remove all topsoil, including tree root mats. Infill voids left by root mats with well compacted fill.

CONCRETE

1. All concrete exposed to weather to have a minimum 28 day compressive strength of 4000 PSI with 6 % air-entrainment and a maximum Water/Cement ratio of 0.44. All other concrete to have a minimum 28 day compressive strength of 3000 PSI. Fill concrete masonry unit (cmu) cells solid with 3000 PSI pea gravel (3/8" maximum aggregate size) concrete, see plan for locations.
2. All reinforcing steel to be deformed high bond bars and conforming to ASTM A-615, grade 60.
3. Unless otherwise noted, reinforcing bars shall be lapped 24" (minimum) at splices.
4. Submit design mix for each class of concrete, including admixture data, and reinforcing steel shop drawings to the Architect for review. Allow ten working days for review.
5. All concrete shall be placed in accordance with the building regulations for reinforced concrete as adopted by the American Concrete Institute (ACI) and local codes.
6. Concrete shall be prepared. placed, and cured in accordance with the ACI requirements cold or hot weather concrete placing, as required. Protect concrete from freezing.
7. Concrete admixture information:

   Add an accelerator to concrete to be placed below 45 degrees F. conforming to ASTM C494, types C or E.

   Add a retarder to concrete to be placed above 90 degrees F. conforming to ASTM C494, type D.

   Air-entraining admixture to conform to ASTM C260.

   Contractor to provide written certification from the admixture manufacturer that the admixtures conform to the above requirements and contain no more than 0.1 % chloride ions by weight of admixture.

   Calcium chlorides or thiocyanates are not permitted.
8. Tolerances:

   Footing centerlines to be within 2" of position indicated on the drawings. Footing width and thickness to be no less than that shown on the drawings.

   Slab-on-grade to be no more than 1/8" out of level in any 10 feet and be no less than the thickness indicated.
9. Before pouring concrete, coordinate location of all cast-in-place or embedded items- anchor bolts, sleeves, conduits, etc. with the other trades.

STRUCTURAL STEEL

1. Structural steel to be ASTM A-36 (Fy=36 KSI). Structural steel piping to be ASTM A-501 (Fy=36 KSI). Structural steel tubing to be ASTM A-500. Grade B (Fy=46 KSI). All steel to be fabricated, detailed, and erected in accordance with the latest American Institute of Steel Construction (AISC) standards.
2. All nuts, bolts, and washers to be high strength ASTM A-325, installed by the turn of nut method or calibrated torque wrench. All bolts to be 3/4" diameter, unless noted otherwise on the drawings.
3. All anchor bolts to be ASTM A-307, 3/4" diameter.
4. Welding electrodes shall conform to ASTM A-233, E70 series. Welds shall be made by welders who have been previously qualified by tests as prescribed in the American Welding Society (AWS) Standard Code for Welding in Building Construction.
5. Shop and erection drawings must show all shop and field welds.
6. Field cutting or burning of structural steel is prohibited without the expressed approval of the Structural Engineer.
7. Shop drawings of all structural steel must be submitted to the Architect for review. Allow ten working days for review.
8. Structural steel primer paint to be fabricator's standard.
9. Temporary bracing and/or shoring of the structural steel elements is the Contractor's responsibility.

TIMBER

1. All wood for structural framing shall be stress-graded, surface dry Hem-Fir (North) No.2 or better. Grading shall be as per "The National Design Specifications for Wood Construction,"latest edition by the American Forest & Paper Association (AFPA). Standard Grade may be used for 2x4's in interior stud wall construction.
2. Provide 2x or metal cross-bridging not over 8'-0" on center for all wood joists and solid blocking between joists or a band joist at supports.
3. Provide solid blocking under all posts or multiple studs, see plan for locations, within the floor framing.
4. Timber connectors are as manufactured by the Simpson Strong-Tie Company, Inc. Install connector in accordance with the manufacturer's instructions.
5. All Micro-Lam and Parallam girders and I-joists, designated ML, PL, and TJI on plan, to be micro-lam and parallam girders and I-joists as manufactured by Trus Joist MacMillan.
6. Plywood shall be American Plywood Association (APA) exterior C-D and shall conform to APA standard PS1-74. Place panels with 8'-0" dimension perpendicular to span of framing member and end joints staggered. Attach to framing with 10d ("10 penny") nails spaced at 12" along panel edges and interior supports.
7. Fasten all joists to supports with framing anchors, unless otherwise noted.
8. Fasten all double members together with 12d ("penny") nails at 16" centers top and bottom. Fasten all other multiple members together with 1/2" diameter through bolts at 16" centers top and bottom (staggered), unless noted otherwise.

PREFABRICATED TIMBER TRUSSES

1. All timber roof trusses to be capable of supporting a top chord live load of 30 PSF, and a top and bottom chord dead load of 10 PSF.
2. Submit shop drawings, including truss layout, and calculations or stress diagrams for each type of truss to the Architect for review. Allow ten working days for review.
3. Shop drawings and calculations to be reviewed and sealed by a Structural Engineer registered in the State of NY.
4. All design is to conform to the requirements of the local building code, NFPA, and Truss Plate Institute (TPI) specifications.
5. Truss connection connector plates to be at least 20 gage galvanized steel. No increase in allowable stress due to duration of load shall be used in connector plate design.
6. Provide continuous bridging as required by TPI recommendations.
7. Temporary bracing and/or shoring of the timber trusses is the Contractor's responsibility.

MASONRY

1. All hollow load-bearing block to conform to ASTM C90. All solid block to conform to C145. Minimum net compressive strength (f'm) shall be 1,000 psi. Use truss type galvanized horizontal reinforcement 2 - #9 gauge bars (min.) in alternate courses.
2. NOT USED
3. Fill CMU cells with grout at all units to receive expansion anchors or located directly below bearing walls, doors and door frames.
4. Mortar and grout shall meet requirements of ASTM C270 and requirements specified herein. Type M mortar shall be used for exterior walls below grade; type S mortar shall be used for walls and partitions above grade.
5. Portland Cement exterior stucco shall conform to requirements of ANSI; A42.2, A42.3. Provide 2 coat minimum exterior Portland Cement stucco on galvanized wire mesh, attach wire mesh with galvanized nails or approved fasteners. Exterior Portland Cement stucco shall have a finish thickness of 5/8". Contractor to install galvanized or aluminum control joints and capping at juncture of stucco with dissimilar materials.

ROUGH CARPENTRY

1. All headers at bearing conditions shall be of sizes as shown on plans.
2. All headers at non-bearing conditions shall be as follows:

OPENING SIZE	HEADER
up to 4'-0"	2-2" X 6"
4'-0" to 6'-0"	2-2" X 8"
6'-0" to 9'-0"	2-2" X 10"

3. Double floor joists under all interior partitions running parallel to framing and under all bathtubs.
4. Roof sheathing to be 5/8" exterior grade plywood. Alt 1/2" oriented strand board with H-clips.
5. Floor sheathing to be 3/4" T & G interior/exterior glue G1S plywood. Alt 3/4" T & G oriented strand board.
6. Wall sheathing to be 1/2" ext. grade plywood. Alt. 1/2" oriented strand board.
7. Provide and install 3/4" T & G exterior grade floor sheathing at all locations to be finished with ceramic tile.

THERMAL AND MOISTURE PROTECTION

1. The following specification shall govern with modifications as specified herein: American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals.
2. Install flashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMACNA.
3. Aluminum lashing conform to ASTM B209, and be minimum 0.016" thick standard building sheet of plain finish.
4. Galvanized steel flashing shall conform to ASTM A526, 0.20% copper, 26 gauge (0.0179"); ASTM A525, designation G 90 hot-dip galvanized, mill phosphatized.
5. Backpaint flashings with bituminous paint, where expected to be in contact with cementitious materials or dissimilar metals.
6. Provide and install flashing at all roof to wall conditions, projections of wood beams through exterior walls, exterior openings, and elsewhere as required to provide watertight/ weatherproof performance.
7. Roof valley flashing shall be provided of not less than No. 28 galvanized sheet gauge corrosion-resistant metal or copper and shall extend at least 11" from the center line each way and shall have the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than 4".
8. Composition shingles shall be fastened according to manufacture's printed instructions. Composition shingle roofs shall have an underlay of not less than 15 pound felt with ice and water shield moisture protection at the bottom 30" of each roof. section.
9. Enclosed attic spaces and roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. The net free ventilating areas shall be not less than 2/3 of one percent (1%) of the horizontally projected roof area, or 1/3 of one percent (1%) if at least 50% of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.
10. Provide and install glass fiber batt insulation with an insulation value of R-13 in all exterior stud walls and garage/living space walls unless noted otherwise.
11. Provide and install glass fiber batt insulation with value of r-38 in roof or ceiling joist as shown on drawings.
12. Provide and install 1" thick rigid foam plastic insulation board with a minimum insulation only value of R-4 in accordance with manufacturer's instructions where shown on drawings.
13. Provide and install batt insulation at window shim spaces.
14. Fit insulation tight within spaces and tight to and behind mechanical and electrical services with in the plane of insulation. Leave no gaps or voids.
15. Install Type 15# felt (per "UL" Standard Spec 55A Rev. Oct. 2975) under masonry veneer. Apply so as to form a watertight membrane. Overlap each course below 2" minimum at horizontal joints and 6" minimum at vertical joints.
16. Provide sealants and caulking meeting applicable specifications where shown on the drawing and elsewhere as required to provide a positive barrier against moisture and passage of air.

DOORS, WINDOWS, AND GLASS

1. Reference standards for metal doors, wood doors and windows shall be as follows:

   a) Underwriter's Laboratories, Inc.: Building Materials Directory

   b) National Fire Protection Assoc.: Pamphlet No. 80 Standard for Fire Doors and Windows.

   c) National Woodwork Manufacturer's Association: I.S., 1078: Wood Flush Doors.

   d) ASTM E283 E 331.
2. Glazing in locations which may be subject to human impact such as frameless glass doors, glass entrances and exit doors, fixed glass panels, sliding glass doors, shower doors, tub enclosures, and storm doors shall meet the requirements set forth in the code and All glazed panels located within 12" of a door which may be mistaken for openings for human passage, unless such panels are provided with a horizontal member 1-1/2" minimum in width located between 24" and 36" above the walking surface, shall be tempered glass.
3. All doors and windows opening to the exterior or to unconditioned areas shall be fully weather stripped, gasketed or otherwise treated to limit air infiltration. All manufactured windows and sliding glass doors shall meet the air infiltration standards of the 1972 American National Standards Institute ASTM E283-73 with a pressure differential of 1.57 pounds per square foot and shall be certified and labeled.
4. Provide weatherproof threshold at all exterior swing doors.
5. Provide doors, windows and glazing per schedule and owner's specification.

FINISHES

1. Provide and install gypsum wallboard in accordance with "American Standard Specifications for the Application and Finishing of Gypsum Wallboard", as approved by the American Standards Association, latest edition; applicable parts thereof are hereby made a part of this specification except where more stringent requirements are called for this specification, in local codes, or by the manufacturer of the gypsum wallboard, whose requirements shall be followed.
2. Application of paint or other coating shall be in strict accordance with manufacturer's directions. Ready-mixed paint shall not be thinned, except as permitted in the application instructions.
3. All exterior and interior surfaces shall recieve the painter's finish except color coordinated factory finish surfaces. Top and bottom of all doors are to be sealed and painted.
   materials (dirt, grease, asphalt, rust, etc.).
4. All surfaces to be finished shall be clean and free of foreign
5. Application shall be in a workmanlike manner providing a smooth surface. Application rate shall be that recommended by the manufacturer. Application may be by brush or roller or by spray if paint is formulated for spray application.
6. Provide paint and stain per owner's specification.
7. Provide exterior and interior surfaces finish per owner's specifications.
8. Provide resilient flooring and wall base per owner's schedule and specifications. Install in accordance with manufacturers printed instructions.
9. Provide ceramic tile and accessories complying with Tile Council of America specification 137.1 in colors and patterns selected by the owner from standard colors and patterns of the approved manufacturers.
10. Install ceramic tile in compliance with pertinent recommendations contained in the Tile Council of American "Handbook for Ceramic Tile Installation" and manufacturer's printed instructions.
11. Setting material may be either dry set mortar in compliance with ANSI A118.1 and A118.2 or organic adhesive in compliance with ANSI A136.1, using type I where exposed to prolonged water presence and using type II at all other locations.
12. Provide and install fire-retardant gypsum wallboard, grade X, class I, 5/8" thick, at all mechanical closets, and garage walls. In addition provide resilient 25 gauge galvanized steel channels under fire rated G.W.B. at garage ceilings unless noted otherwise.
13. Provide and install moisture-resistant cement wallboard, "Durock" or equal to all shower/tub walls and ceilings as tile substrate.

MECHANICAL

1. Contractor shall provide all labor, materials and equipment necessary to install plumbing, related fixtures, ventilations, roof and floor drains, heating and air conditioning. All work shall comply with state and local codes and ordinances. Subcontractors shall coordinate work with all other trades. Terminal hookup of all fixtures and tap into all utilities is required. Contractor shall install and check all pressure reducing valves, pop off valves and other safety devices prior to operation of system.
2. Mechanical drawings prepared by GC:

   a) The work shall be installed as indicated on drawings; however, changes to accomodate installation of this work with other work or in order to meet architectural or structural conditions shall be made without additional cost to Owner.

   b) For purposes of clarity and legibility, the drawings are essentially diagrammatic to the extent that offsets, bends, special fitting and exact locations are not indicated. Contractor shall make use of all data in all of the Contract Documents and shall verify this information at the site. Submit copy of shop drawings to architect prior to construction for review for conformance with the design concept of the work.

   c) See section 1 of these specifications for General Notes pertaining to all Contractors and for project coordination.
3. Mechanical drawings prepared by GC:

   a) Plumbing contractor who is awarded bid shall prepare and submit plans, riser diagrams and calculations required by the subject agency.

   b) For purposes of clarity and legibility, the Drawings are essentially diagrammatic to the extent that many offsets, bends, special fittings and exact locations are not indicated. Contractor shall make use of all data in all of the Contract Documents and shall verify this information. Submit copy of shop drawings to architect prior to construction for review for Conformance with the design concept of the work

   c) See section 1 of these specifications for General Notes pertaining to all Contractors and for project coordination.

ELECTRICAL

1. Contractor shall provide and install all labor, materials, and equipment necessary to install wiring, related fixtures, electric heat elements, and control. All work shall comply with National Electrical Code and state and local codes and ordinances. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all fixtures and appliances, motors, fans, and controls.
2. Electrical system layouts are generally diagraqmmatic, location of outlets and equipment is approximate. Exact routing of wiring, locations of outlets shall be governed by structural conditions and obstructions. Wiring for equipment required maintenance and inspection shall be readily accessible.

   a) See Section 1 of these specifications for General Notes pertaining to all Contractors and for project coordination.
3. Any wiring located within planting areas shall be placed a minimum of 18" below finish grade.
4. All electrical equipment, breakers, and time clock controls shall be properly labeled.
5. The servicing utility will provide and install all primary and secondary service raceways and conductors, including transformer pads and connections to the line side of all building main disconnections. Raceways, sized as designated by the service utility, shall be provided by the Electrical Contractor from each building main disconnect to the exterior building line for continuation by the serving utility. Contractor to provide panel design
6. Provide one electric meter per unit.
7. Light circuits shall be minimum 15 amp with #14 AWG copper conductors.
8. Receptacle circuits shall be minimum 15 amp with #14 AWG copper conductors.
9. Appliance circuits shall be minimum separate 20 amp with #12 AWG copper conductors.
10. Materilas and equipment shall be new and listed by Underwriter's Laboratories, Inc. and bear their label wherever standards have been established and their label service is regularly furnished.
11. Verify and locate all receptacles prior to installation of drywall.
12. Install receptacles at 1'-0" to center line above finish floor unless otherwise noted.
13. Install light switches at 3'-6" to center line above finish floor unless otherwise noted.
14. All switched outlets shall be one-half hot.
15. Provide GFI outlets where shown on plans.
16. All equipment installed outdoors and exposed to weather shall be weather-proof.
17. Install receptacles in kitchen and bathrooms above work top unless otherwise noted on plans. Outlets shall be GFI equipment.

HOME ADDITION FOR THE SAPANSKI FAMILY

PROJECT ADDRESS:

23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

COHEN DESIGN / BUILD ARCHITECT

5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516)799-0022

REVISION

NO.	DATE	DESCRIPTION

SHEET TITLE:

SPECIFICATION SHEET

REGISTERED ARCHITECT WILLIAM J. COHEN STATE OF NEW YORK 028531

WILLIAM J. COHEN, AIA

ISSUE DATE:

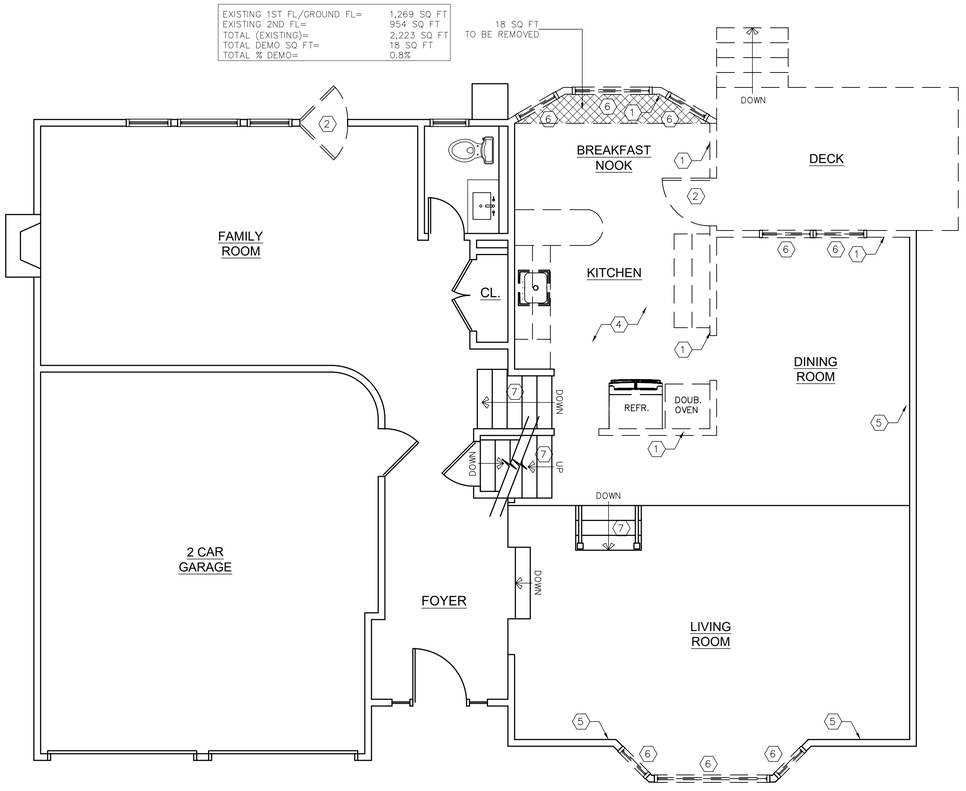
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1 A–2 1ST FL DEMOLITION PLAN

SCALE: 1/4"= 1'–0"

SHEET NOTES:

1. SEE SHEET A–2 FOR ADDITIONAL NOTES & SPECIFICATIONS. ALL GENERAL NOTES SHALL APPLY TO ALL AREAS WITHIN DESIGNATED AREA OF WORK.

2. CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR PROJECT & NOTIFY ARCHITECT & ENGINEERS OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF DEMOLITION.

3. REMOVE ALL EXISTING WALLS AND CEILINGS THROUGHOUT AS INDICATED. ALL EXISTING WALLS TO BE STRIPPED TO BARE STUDS, REMOVING ALL SHEATHING, DRYWALL AND INSULATION. CONTRACTOR TO PROVIDE DIMENSION OVERALLS TO ARCHITECT UPON COMPLETION OF DEMOLITION FOR COORDINATION OF NEW WORK.

4. EXISTING LIGHT FIXTURES TO BE REMOVED U.O.N. PROVIDE TEMPORARY POWER AND LIGHTING THROUGHOUT COURSE OF JOB.

5. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO REMAIN.

6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL DEBRIS AND DISCARDED MATERIALS AND/OR EQUIPMENT WITHIN THE DESIGNATED AREA OF WORK.

7. CONTRACTOR SHOULD COORDINATE WITH THE OWNER AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SAVED FROM DEMOLITION.

8. CONTRACTOR TO LIMIT REMOVE ALL ELECTRICAL WIRING AND DEVICES TO THOSE AREAS SPECIFIED, OTHERWISE ALL EXISTING TO REMAIN. REFER TO ELECTRICAL PLANS FOR REMOVAL LOCATIONS.

9. DEMOLITION SHALL BE COORDINATED WITH THE GC ON SITE PRIOR TO ANY REMOVALS.

10. CONTRACTOR TO PATCH ALL SCAR JOINTS AS REQUIRED ON EXISTING CONSTRUCTION TO REMAIN.

11. CONTRACTOR IS RESPONSIBLE TO PROTECT INTEGRITY OF AREA IN OWNER'S DEMISED AREA THAT IS NOT IN CONTRACT.

12. DEMOLITION/REMOVAL OF ALL STRUCTURAL ELEMENTS SHALL BE PERFORMED DURING STRUCTURAL DEMOLITION AS IDENTIFIED BY STRUCTURAL SPECIFICATIONS.

13. ALL FLOORING MATERIALS WITHIN THE DEMOLITION AREA TO BE REMOVED IN THEIR ENTIRETY, AS NOTED. GC RESPONSIBLE FOR REMOVAL OF ALL EXCESS ADHESIVES AND RESIDUES REMAINING ON FLOORS AS TO NOT IMPEDE WITH NEW WORK.

14. GC RESPONSIBLE FOR DAILY CLEAN–UP AND MAINTENANCE OF JOBSITE AND SURROUNDING AREAS, AND NOT INTERFERE WITH ADJACENT TENANCIES. GC TO INCLUDE ALL DUMPSTER AND CARTING COSTS, AS WELL AS LABOR TO MAINTAIN CLEANLINESS OF SITE.

15. GC TO ENSURE PROPER DISPOSAL OF ALL CONSTRUCTION DEBRIS.

16. GC TO COORDINATE ALL SHUT–OFFS, NOTIFICATIONS AND DIG ALERTS FOR GAS, ELECTRIC, WATER AND SEWER SERVICES WITH THE MUNICIPALITY AND LOCAL UTILITY COMPANIES HAVE JURISDICTION OVER THE PROJECT.

17. PLUMBING CONTRACTOR TO REUTILIZE EXISTING RISERS.

18. ALL EXISTING DRYWALL CEILINGS ALL WALLBOARD TO BE REMOVED IN AREAS AS NOTED

19. ALL WINDOWS AND DOORS TO BE REMOVED AS NOTED.

20. ALL PERIMETER WALLS TO REMAIN TO BE SUFFICIENTLY BRACED PRIOR TO DEMOLITION.

KEYED DEMOLITION NOTES

1. DEMO AND REMOVE WALLS
2. DEMO AND REMOVE DOOR AND FRAME
3. DEMO AND REMOVE ALL CEILING JOISTS, ROOF JOISTS, ROOFING AND ASSOCIATED DETAILS– COORDINATE WITH NEW WORK
4. REMOVE ALL CABINETRY, COUNTERTOPS, APPLIANCES, AND CUT/CAP/SAFE OFF ALL PLUMBING AND ELECTRIC AS REQ'D
5. BRACE WALLS DURING DEMOLITION AS REQ'D
6. REMOVE WINDOW– COORDINATE WITH NEW WORK
7. PROTECT EXISTING STAIRCASE TO REMAIN– COORDINATE WITH NEW WORK
8. CREATE NEW WALL OPENING– COORDINATE WITH NEW WORK
9. DEMO AND REMOVE ROOFING, ROOF JOISTS AND ASSOCIATED DETAILS. ALL CEILINGS AND CEILING JOISTS TO REMAIN, PROTECT AS REQUIRED– COORDINATE WITH NEW WORK

EXISTING WALL TO BE REMOVED

EXISTING WALL TO REMAIN

HOME ADDITION FOR THE SAPANSKI FAMILY

PROJECT ADDRESS:
23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

COHEN DESIGN / BUILD ARCHITECT
5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516)799-0022

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1	12/4/23	BLDG DEPT COMMENTS

SHEET TITLE:
1ST FL DEMOLITION PLAN AND NOTES

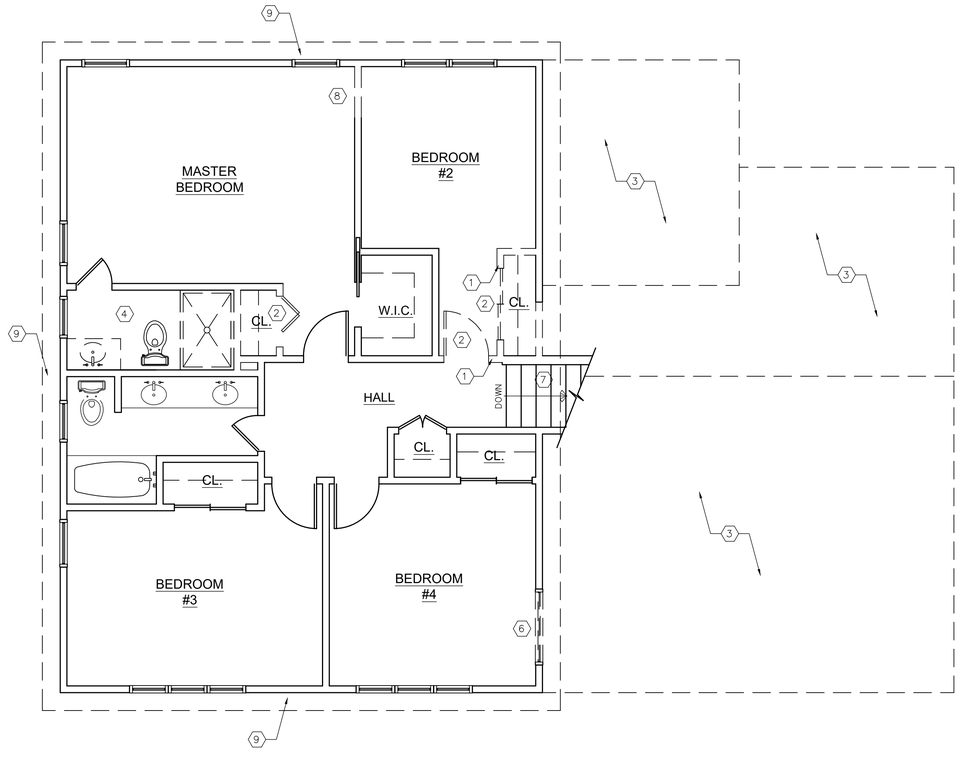
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WILLIAM J. COHEN, AIA

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2ND FL DEMOLITION PLAN

1 / A–3

SCALE: 1/4"= 1'–0"

SHEET NOTES:

1. SEE SHEET A–2 FOR ADDITIONAL NOTES & SPECIFICATIONS. ALL GENERAL NOTES SHALL APPLY TO ALL AREAS WITHIN DESIGNATED AREA OF WORK.

2. CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR PROJECT & NOTIFY ARCHITECT & ENGINEERS OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF DEMOLITION.

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PROJECT ADDRESS:
23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

COHEN DESIGN / BUILD ARCHITECT
5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516)799-0022

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2ND FL DEMOLITION PLAN AND NOTES

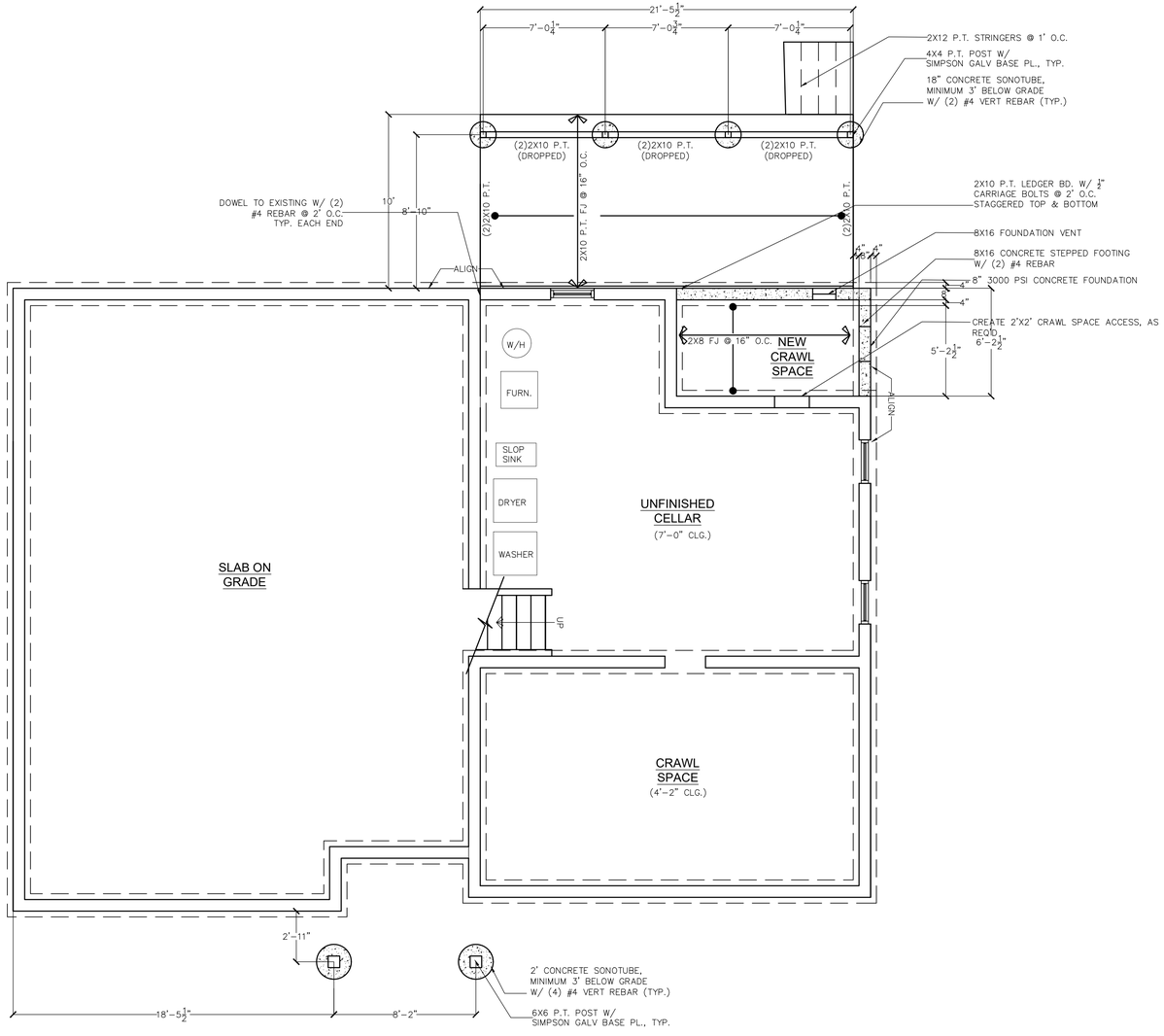
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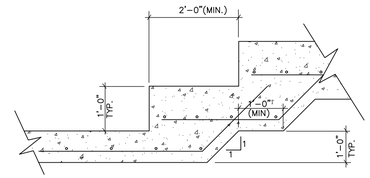
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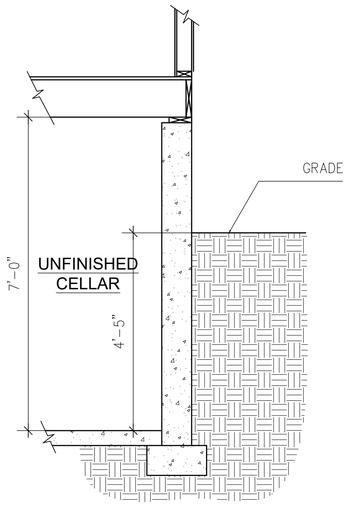
1 A-4 FOUNDATION PLAN

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



2 A-4 STEPPED FOOTING DETAIL

NOT TO SCALE



3 A-4 SECTION

NOT TO SCALE

HOME ADDITION FOR THE SAPANSKI FAMILY

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NEW HYDE PARK, NY 11040

COHEN DESIGN / BUILD ARCHITECT
5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516)799-0022

REVISION

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1	8/2/23	DESIGN REVISION
2	10/26/23	BLDG DEPT COMMENTS
3	12/4/23	BLDG DEPT COMMENTS
4	1/10/24	BLDG DEPT COMMENTS

SHEET TITLE:
FOUNDATION PLAN

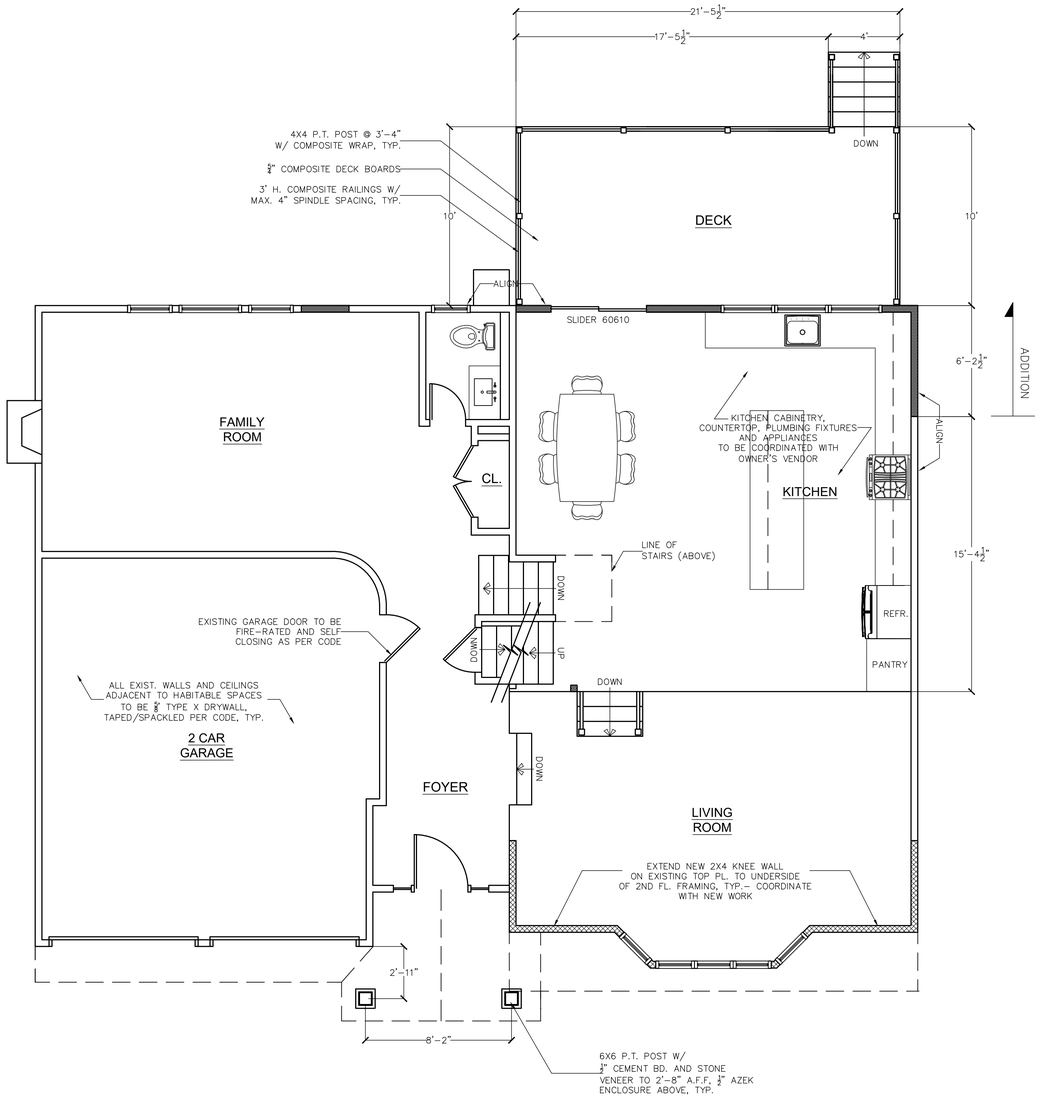
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WILLIAM J. COHEN, AIA

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7/10/23

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1 A-5 1ST FL PLAN

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

GENERAL NOTES AND SPECIFICATIONS FOR CONSTRUCTION

GENERAL REQUIREMENTS

1. ALL APPLICABLE CODES HAVING JURISTICTION IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED, SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT, INCLUDING ALL STATE, COUNTY AND LOCAL CODES RELATING BUT NOT LIMITED TO: BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO START OF CONSTRUCTION AND BRING ALL DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES TO THE ATTENTION OF THE ARCHITECT AND OWNER.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE COMPETENT, FULL-TIME PROJECT SUPERVISION TO OVERSEE ANY/ALL INSTALLATIONS RELATED TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK BEING PERFORMED IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

3. ALL DETAILS AND SECTIONS WITHIN THE CONTRACT DOCUMENTS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY.

4. ALL DRAWINGS AND SPECIFICATIONS TO BE FULLY REVIEWED AND COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXECUTE THE DESIGN INTENT OF THE ARCHITECT AND OWNER TO THE FULLEST.

5. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING SUBGRADE AND ELEVATED UTILITY SERVICES WITHIN THE SITE AREA AND ITS IMMEDIATE SURROUNDINGS FROM DAMAGE AND/OR DETERIORATION, AS THEY RELATE TO THE PROJECT.

6. THE ARCHITECT AND HIS ASSIGNED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR SITE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, MEANS/METHODS, OR FAILURE BY THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR GOVERNING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE PROTECTION AND SAFETY OF PERSONS AND PROPERTY IN ACCORDANCE WITH ALL GOVERNMENT REGULATIONS.

7. CONTRACTOR SHALL FILE AND OBTAIN ALL BUILDING PERMITS. ALL FEES SHALL BE REIMBURSED BY OWNER.

8. CONTRACTOR SHALL BRING ALL ERRORS AND OMMISSIONS WHICH MAY OCCUR WITHIN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER. SUCH NOTIFICATION MUST BE SUBMITTED IN WRITTEN FORM, AND AWAIT WRITTEN DIRECTION PRIOR TO PROCEDING WITH THAT PORTION OF THE WORK WHICH IS DIRECTLY AFFECTED BY SUCH ERROR AND/OR OMISSION. THE CONTRACTOR WILL BE HELD LIABLE FOR THE RESULT OF ANY ERRORS, DISCREPENCIES OR OMISSION FOR WHICH THE CONTRACTOR DID NOT PROPERLY ADVIS ETHE ARCHITECT AND OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF ALL WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF THE PROJECT.

10. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF ALL DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM POTENTIAL DAMAGE.

11. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL, SPECIALIZED CONSTRUCTION AND WHERE OTHERWISE REQUESTED/REQUIRED BY THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT OF THE INSTALLATION. THE CONTRACTOR SHALL PERFORM ALL INSTALLATIONS IN STRICT ACCORDANCE WITH ALL MANUFACTURERS SPECIFICATIONS AND CUSTOMARY, INDUSTRY STANDARDS.

12. ALL CODES, TRADE STANDARDS AND MANUFACTURERS INSTRUCTIONS, AS SPECIFIED IN THE CONTRACT DOCUMENTS ARE TO BE OF THE LATEST EDITION.

13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING AND VERIFYING ALL EXISTING AND ADJOINING CONDITIONS AND REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH THE WORK.

GENERAL CONSTRUCTION NOTES

1. ALL NEW EXTERIOR WALLS TO BE 2X4 WOOD STUD FRAMING @16" O.C. W/ R-15 BATT INSULATION W/ 1/2" GWB, "GREENBOARD" MOISTURE RESISTANT DRYWALL TO BE USED IN ALL KITCHENS AND BATHROOMS, UNLESS OTHERWISE NOTED.

2. ALL INTERIOR WALLS ON ALL FLOORS TO BE 2X4 WOOD FRAMING @ 16" O.C.

3. REFER TO ALL RADIUS DIMENSIONS ON PLANS

2. ALL ANGLED WALLS TO BE 45° U.O.N.

3. NOT USED

4. ALL BASE AND TRIM TO BE SELECTED BY OWNER.

5. ALL MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.

6. ALL TILE AND FLOORING MATERIAL TO BE SELECTED BY OWNER.

7. ALL INTERIOR FINISH SELECTIONS TO BE MADE BY OWNER.

8. ALL KITCHEN CABINETRY AND APPLIANCES TO BE PROVIDED BY OWNER'S VENDOR.

9. ALL CARPET AND WOOD FLOORING TO BE FURNISHED BY OWNER AND INSTALLED BY G.C.

10. ALL WINDOWS TO BE DOUBLE-HUNG WINDOWS W/ DOUBLE INSULATED LOW E GLASS, ARGON FILLED, TYP. TO MATCH EXISTING.

11. ALL EXTERIOR WALL SHEATHING TO BE ½" CDX PLYWOOD W/TYVEK HOUSE WRAP, TYP.

12. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.

NEW WALLS

EXISTING WALLS

HOME ADDITION FOR THE SAPANSKI FAMILY

PROJECT ADDRESS:

23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

COHEN DESIGN / BUILD ARCHITECT

5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516)799-0022

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1	8/2/23	DESIGN REVISION
2	8/6/23	DESIGN REVISION

SHEET TITLE:

1ST FL PLAN AND NOTES

REGISTERED ARCHITECT WILLIAM J. COHEN 028511 STATE OF NEW YORK

WILLIAM J. COHEN, AIA

ISSUE DATE:

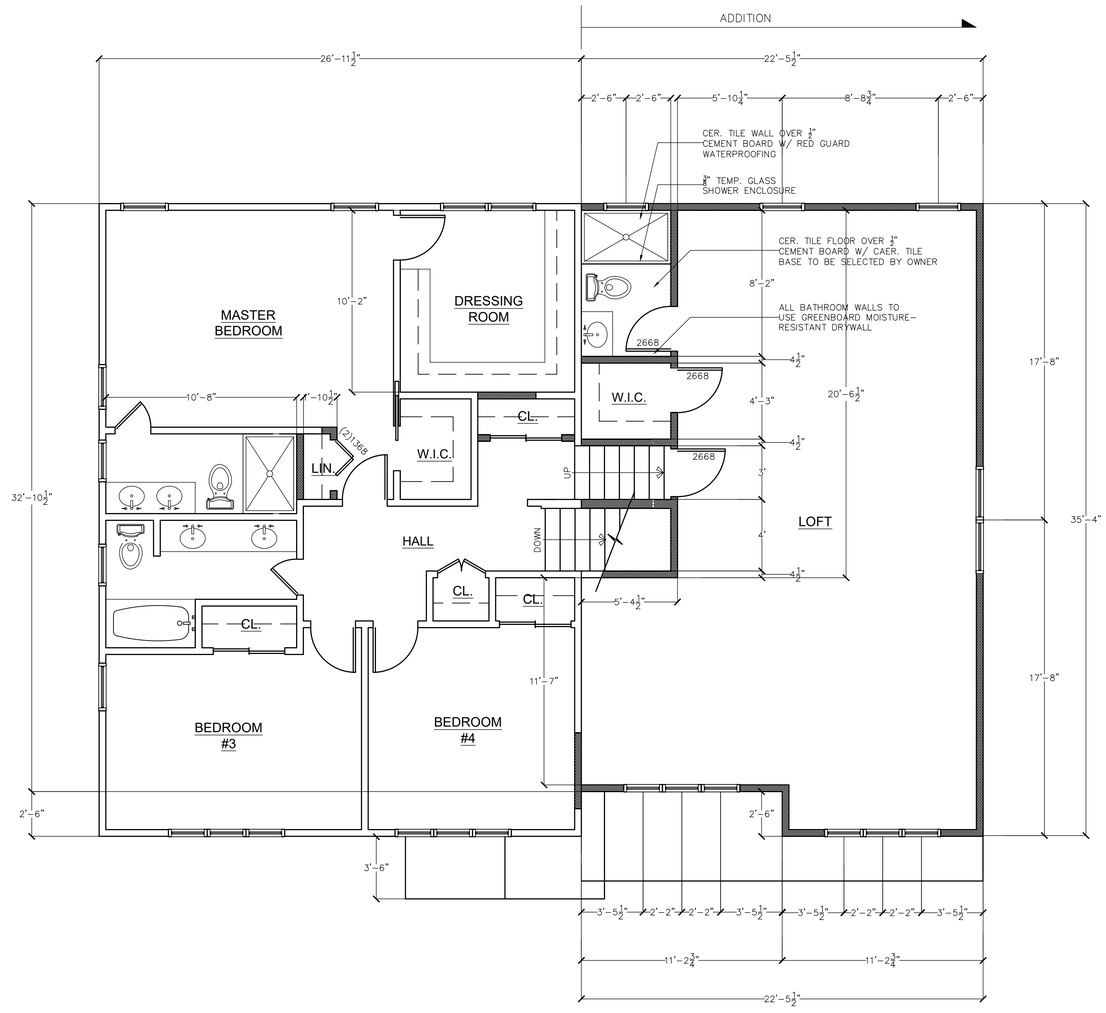
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1 A-6

2ND FL PLAN

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

GENERAL NOTES AND SPECIFICATIONS FOR CONSTRUCTION

GENERAL REQUIREMENTS

1. ALL APPLICABLE CODES HAVING JURISTICTION IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED, SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT, INCLUDING ALL STATE, COUNTY AND LOCAL CODES RELATING BUT NOT LIMITED TO: BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO START OF CONSTRUCTION AND BRING ALL DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES TO THE ATTENTION OF THE ARCHITECT AND OWNER.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE COMPETENT, FULL-TIME PROJECT SUPERVISION TO OVERSEE ANY/ALL INSTALLATIONS RELATED TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK BEING PERFORMED IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

3. ALL DETAILS AND SECTIONS WITHIN THE CONTRACT DOCUMENTS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY.

4. ALL DRAWINGS AND SPECIFICATIONS TO BE FULLY REVIEWED AND COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXECUTE THE DESIGN INTENT OF THE ARCHITECT AND OWNER TO THE FULLEST.

5. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING SUBGRADE AND ELEVATED UTILITY SERVICES WITHIN THE SITE AREA AND ITS IMMEDIATE SURROUNDINGS FROM DAMAGE AND/OR DETERIORATION, AS THEY RELATE TO THE PROJECT.

6. THE ARCHITECT AND HIS ASSIGNED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR SITE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, MEANS/METHODS, OR FAILURE BY THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR GOVERNING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE PROTECTION AND SAFETY OF PERSONS AND PROPERTY IN ACCORDANCE WITH ALL GOVERNMENT REGULATIONS.

7. CONTRACTOR SHALL FILE AND OBTAIN ALL BUILDING PERMITS. ALL FEES SHALL BE REIMBURSED BY OWNER.

8. CONTRACTOR SHALL BRING ALL ERRORS AND OMMISSIONS WHICH MAY OCCUR WITHIN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER. SUCH NOTIFICATION MUST BE SUBMITTED IN WRITTEN FORM, AND AWAIT WRITTEN DIRECTION PRIOR TO PROCEDING WITH THAT PORTION OF THE WORK WHICH IS DIRECTLY AFFECTED BY SUCH ERROR AND/OR OMISSION. THE CONTRACTOR WILL BE HELD LIABLE FOR THE RESULT OF ANY ERRORS, DISCREPENCIES OR OMISSION FOR WHICH THE CONTRACTOR DID NOT PROPERLY ADVIS ETHE ARCHITECT AND OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF ALL WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF THE PROJECT.

10. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF ALL DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM POTENTIAL DAMAGE.

11. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL, SPECIALIZED CONSTRUCTION AND WHERE OTHERWISE REQUESTED/REQUIRED BY THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT OF THE INSTALLATION. THE CONTRACTOR SHALL PERFORM ALL INSTALLATIONS IN STRICT ACCORDANCE WITH ALL MANUFACTURERS SPECIFICATIONS AND CUSTOMARY, INDUSTRY STANDARDS.

12. ALL CODES, TRADE STANDARDS AND MANUFACTURERS INSTRUCTIONS, AS SPECIFIED IN THE CONTRACT DOCUMENTS ARE TO BE OF THE LATEST EDITION.

13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING AND VERIFYING ALL EXISTING AND ADJOINING CONDITIONS AND REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH THE WORK.

GENERAL CONSTRUCTION NOTES

1. ALL NEW EXTERIOR WALLS TO BE 2X4 WOOD STUD FRAMING @16" O.C. W/ R-15 BATT INSULATION W/ 1/2" GWB, "GREENBOARD" MOISTURE RESISTANT DRYWALL TO BE USED IN ALL KITCHENS AND BATHROOMS, UNLESS OTHERWISE NOTED.

2. ALL INTERIOR WALLS ON ALL FLOORS TO BE 2X4 WOOD FRAMING @ 16" O.C.

3. REFER TO ALL RADIUS DIMENSIONS ON PLANS

2. ALL ANGLED WALLS TO BE 45° U.O.N.

3. NOT USED

4. ALL BASE AND TRIM TO BE SELECTED BY OWNER.

5. ALL MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.

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11. ALL EXTERIOR WALL SHEATHING TO BE ½" CDX PLYWOOD W/TYVEK HOUSE WRAP, TYP.

12. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.

NEW WALLS

EXISTING WALLS

HOME ADDITION FOR THE SAPANSKI FAMILY

PROJECT ADDRESS:
23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

COHEN DESIGN / BUILD ARCHITECT
5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516)799-0022

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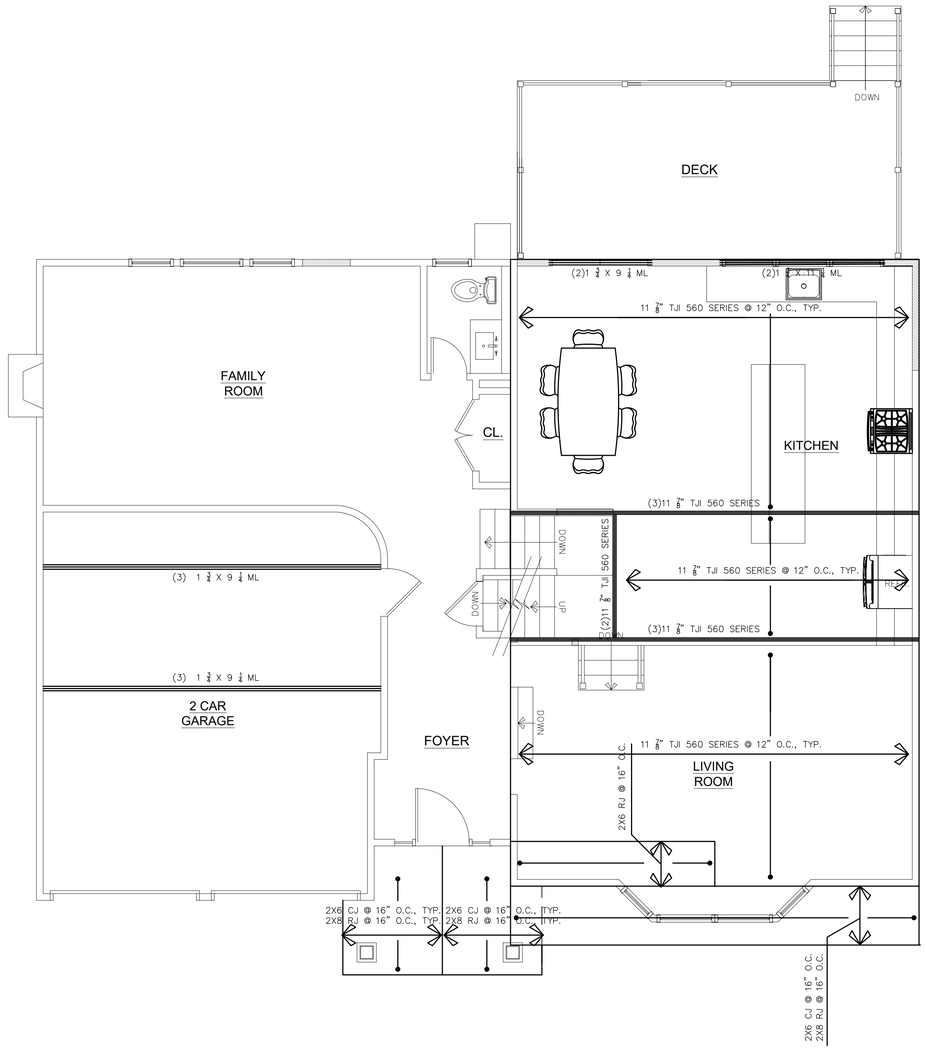
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WILLIAM J. COHEN, AIA

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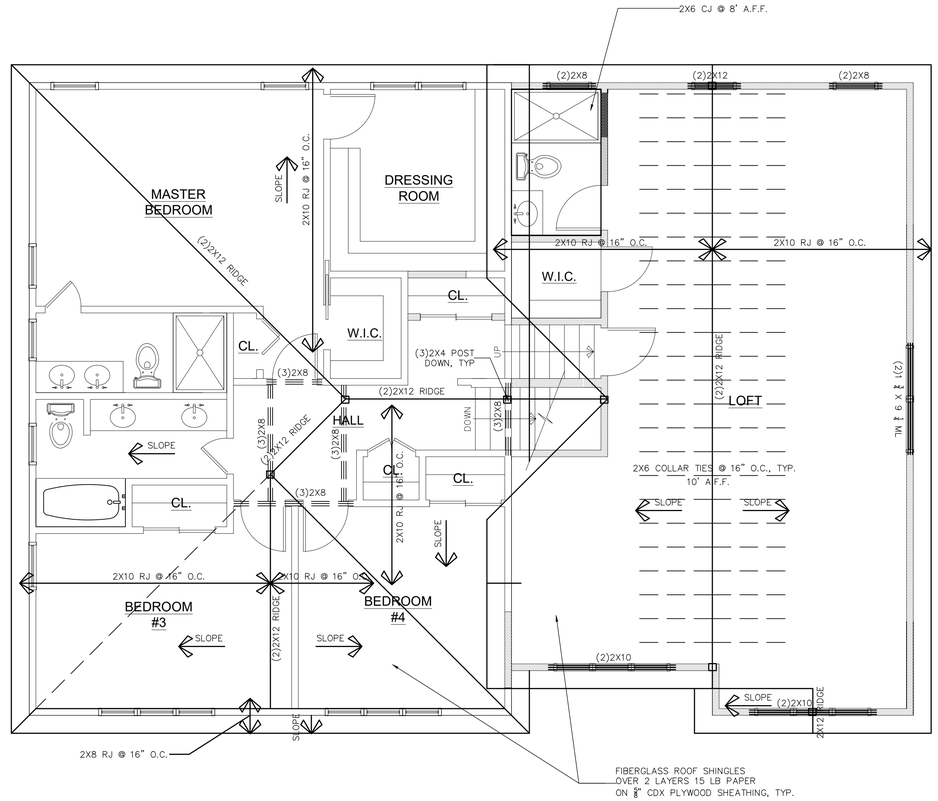
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1 A-7 2ND FL FRAMING PLAN

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



2 A-7 ROOF PLAN

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

HOME ADDITION FOR THE SAPANSKI FAMILY

PROJECT ADDRESS:
23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

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2ND FL FRAMING PLAN AND ROOF PLAN

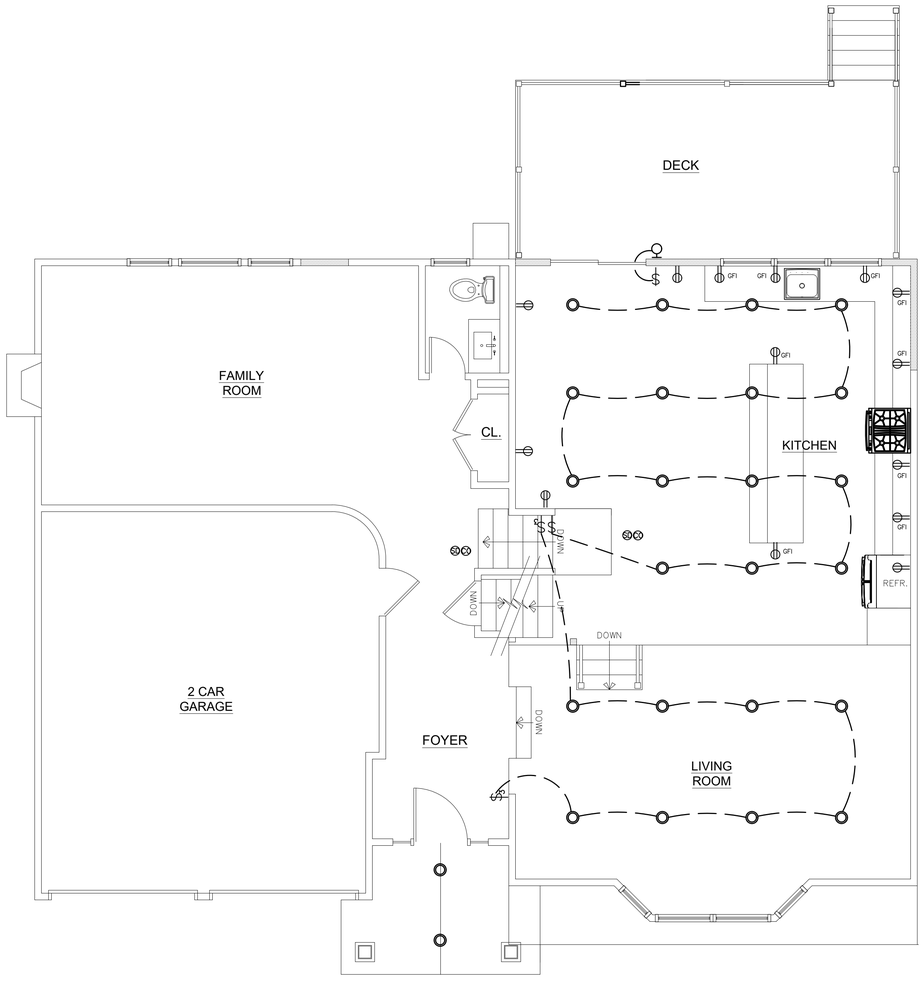
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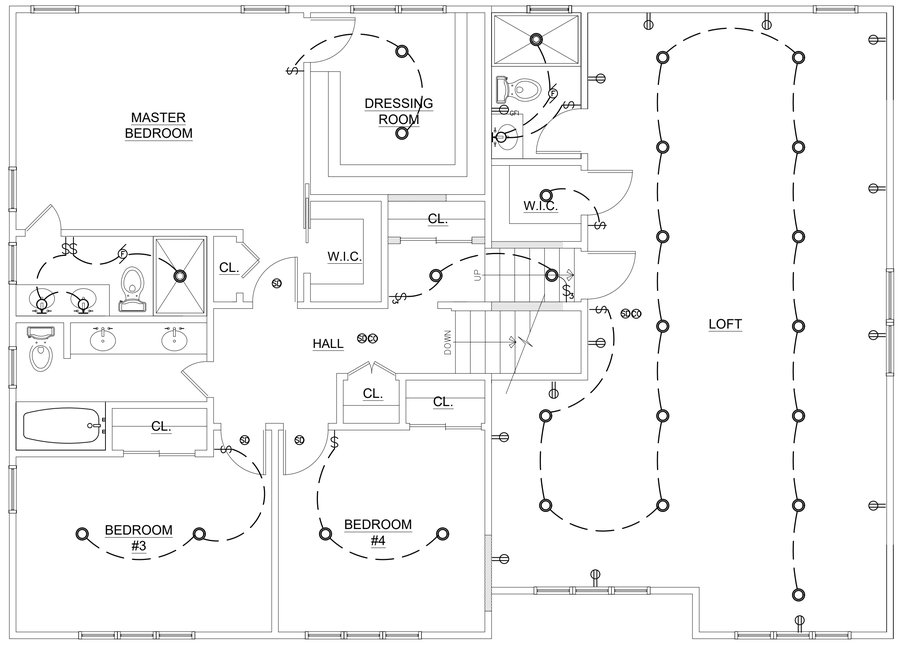
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SHEET NOTES:

1. ALL POWER AND LIGHTING DEPICTED IS NEW ONLY. ALL EXISTING TO REMAIN IS NOT DEPICTED.
2. ALL EXISTING SMOKE AND CO DETECTORS ARE TO BE UPGRADED THROUGHOUT THE EXISTING HOUSE. ONE (1) COMBO SMOKE/CO DETEX TO BE PROVIDED IN THE PROXIMITY OF THE STAIRWELL AT EACH FLOOR LEVEL AND ONE (1) IN THE HALLWALL IN PROXIMITY TO THE BEDROOMS. ALL BEDROOMS TO INCLUDE ONE (1) SMOKE DETEX IN THE HIGHEST ELEVATION OF THE CEILING. ALL DETECTORS TO BE HARDWIRED AND INCLUDE BATTERY BACK UP, TYP.

1 A-8 1ST FL POWER & LIGHTING PLAN

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

2 A-8 2ND FL POWER & LIGHTING PLAN

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

HOME ADDITION FOR THE SAPANSKI FAMILY

PROJECT ADDRESS:
23 SUTTON HILL LN.
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POWER & LIGHTING PLAN

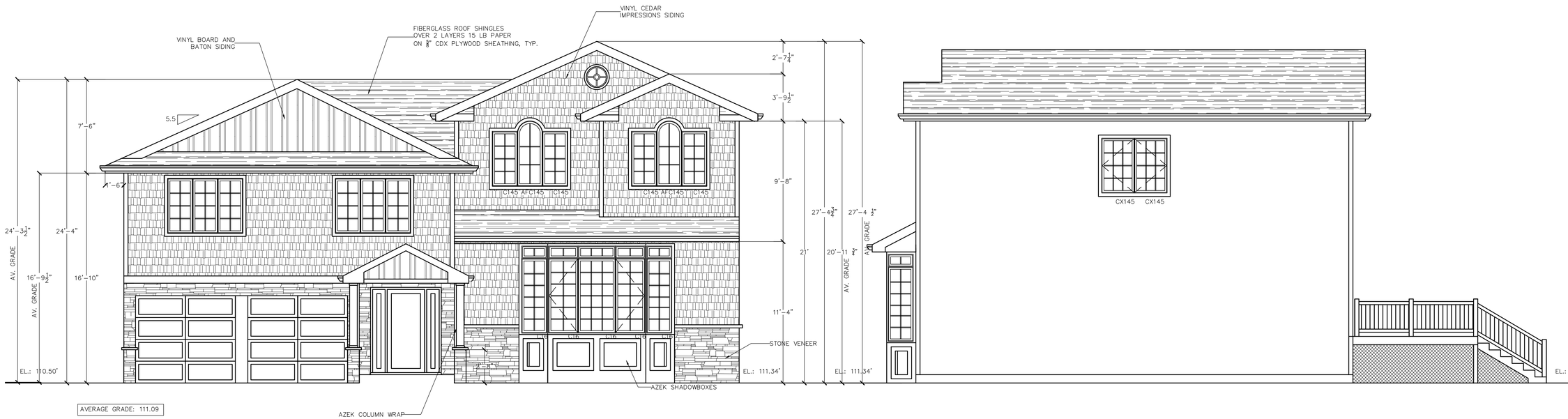
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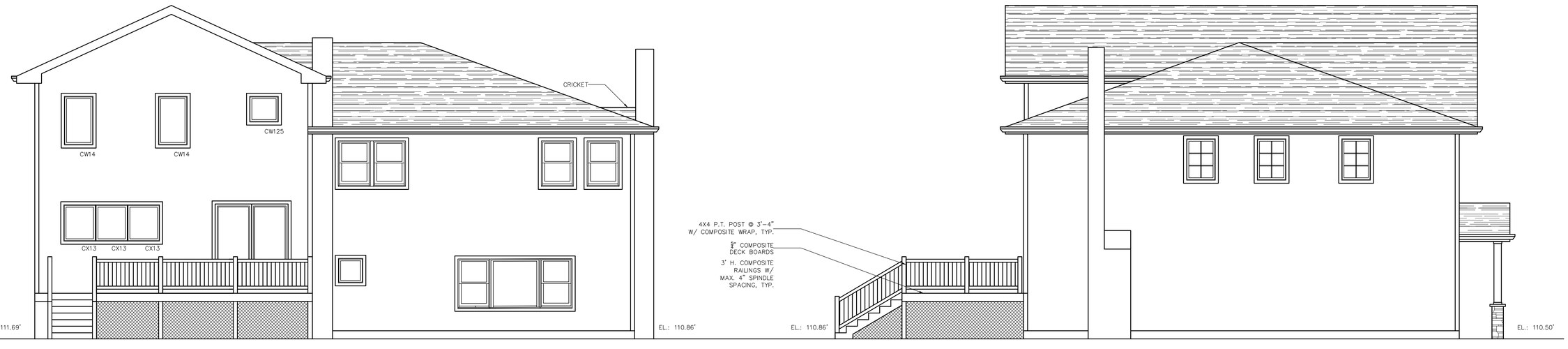


1 A-9 FRONT ELEVATION

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

2 A-9 SIDE ELEVATION

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



3 A-9 REAR ELEVATION

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

4 A-9 SIDE ELEVATION

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

HOME ADDITION FOR THE SAPANSKI FAMILY

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23 SUTTON HILL LN.
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5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516)799-0022

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2	10/26/23	BLDG DEPT COMMENTS
3	12/4/23	BLDG DEPT COMMENTS

SHEET TITLE:
ELEVATIONS

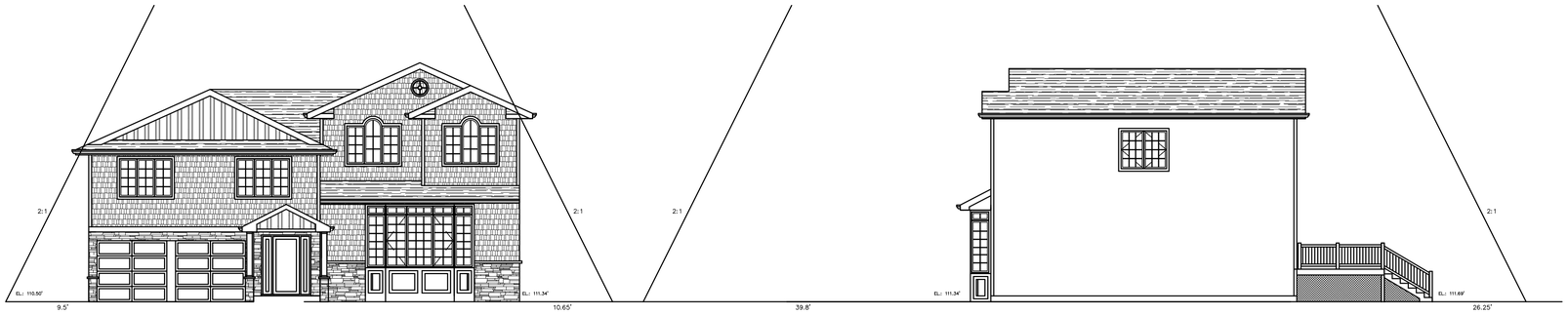
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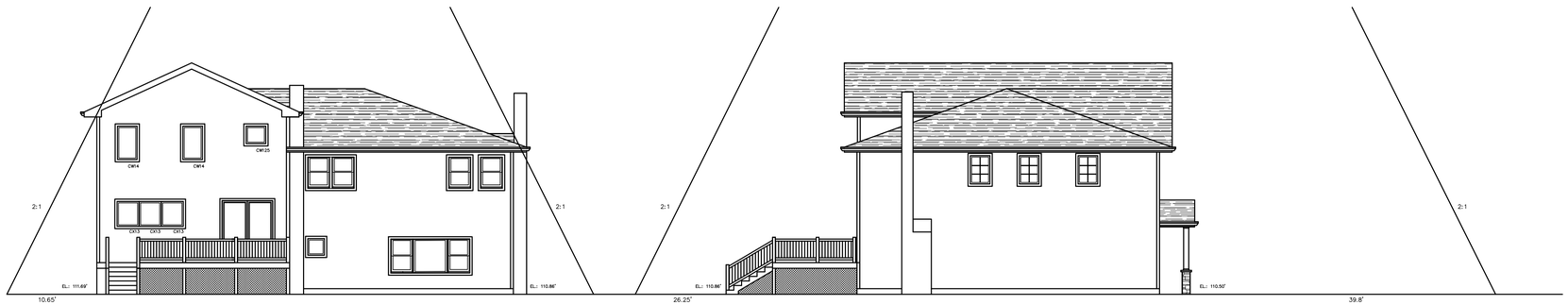


1 A-10 FRONT ELEVATION

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

2 A-10 SIDE ELEVATION

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



3 A-10 REAR ELEVATION

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

4 A-10 SIDE ELEVATION

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

HOME ADDITION FOR THE SAPANSKI FAMILY

PROJECT ADDRESS:
23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

COHEN DESIGN / BUILD ARCHITECT
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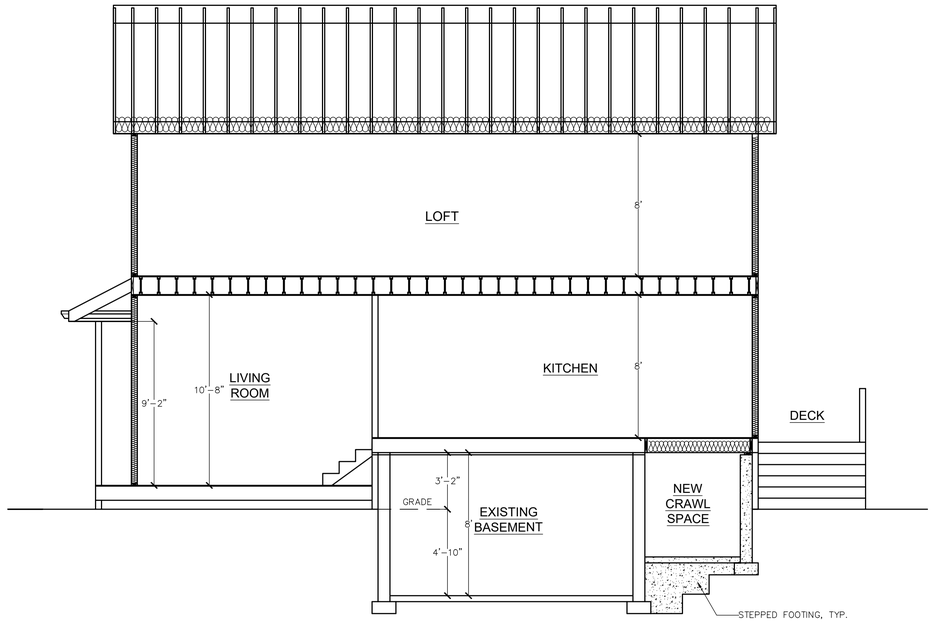
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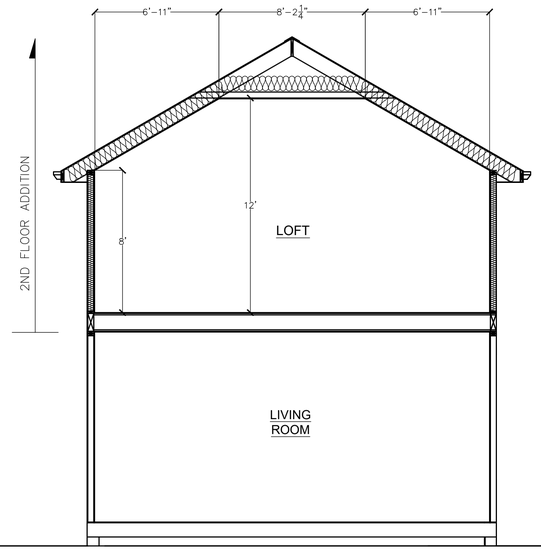
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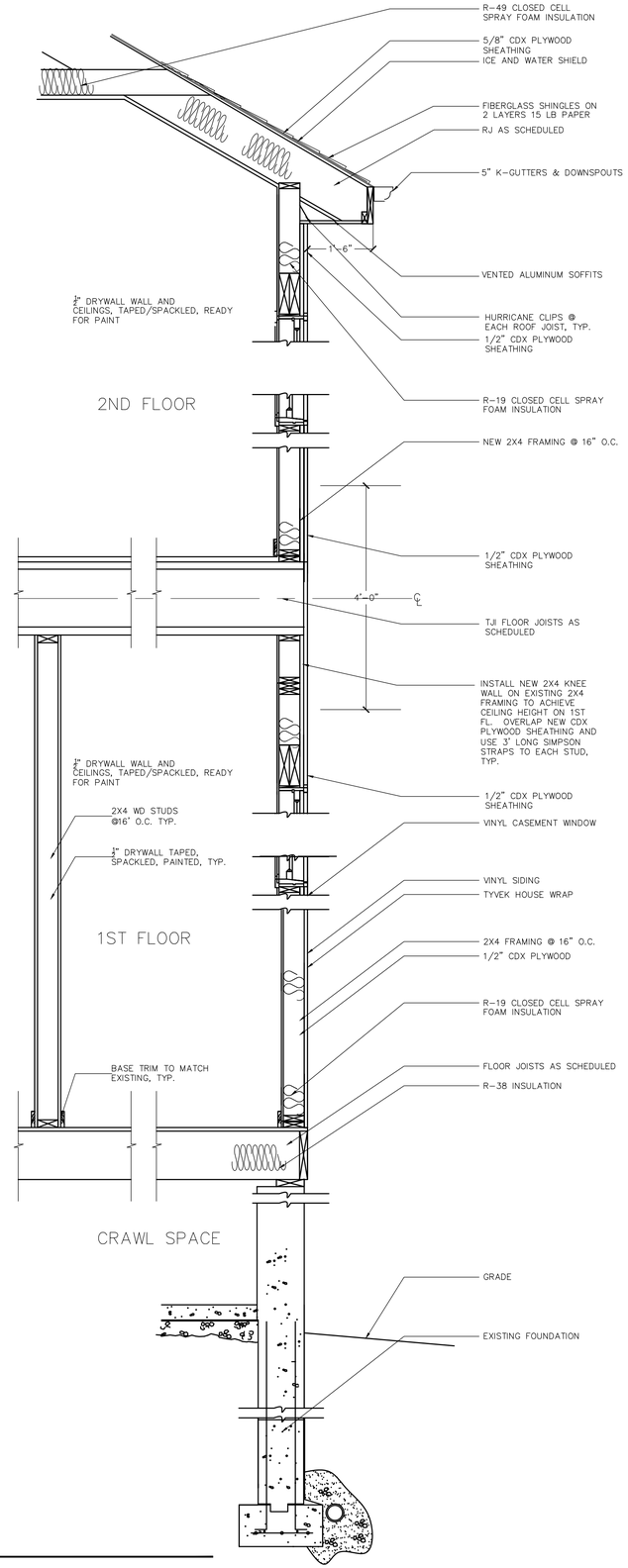
1 A-11 SECTION

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



2 A-11 SECTION

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



3 A-11 WALL DETAIL

NOT TO SCALE

HOME ADDITION FOR THE SAPANSKI FAMILY

PROJECT ADDRESS:

23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

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3	10/26/23	BLDG DEPT COMMENTS

SHEET TITLE:

SECTION AND WALL DETAIL

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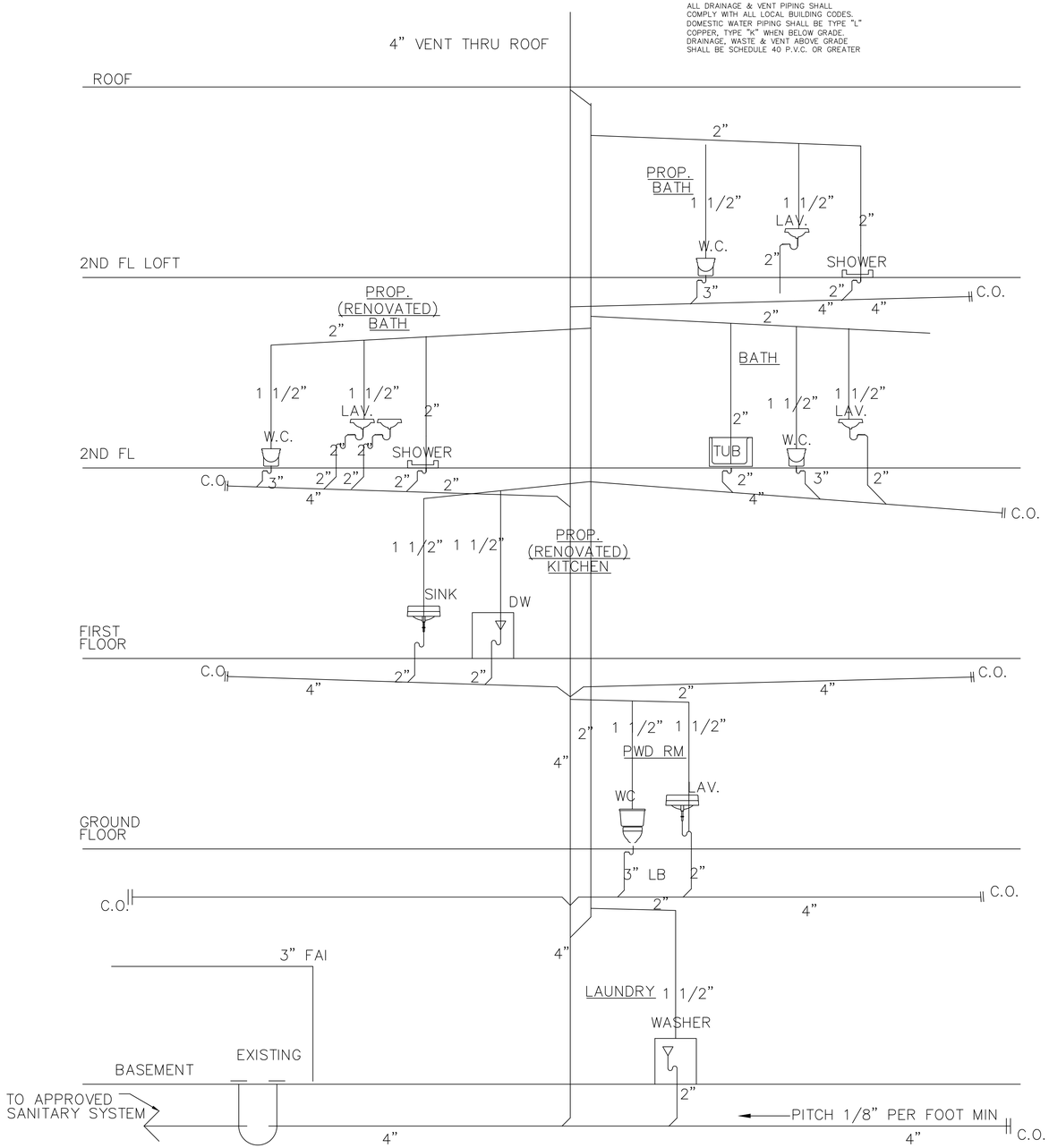
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NOTE:
NEW FIXTURES TO COMPLY W/NEW YORK STATE D.E.C. REQUIREMENTS FOR CERTIFIED WATER SAVING PLUMBING FIXTURES

ALL DRAINAGE & VENT PIPING SHALL COMPLY WITH ALL LOCAL BUILDING CODES. DOMESTIC WATER PIPING SHALL BE TYPE "L" COPPER, TYPE "K" WHEN BELOW GRADE. DRAINAGE, WASTE & VENT ABOVE GRADE SHALL BE SCHEDULE 40 P.V.C. OR GREATER



1 A-12 PLUMBING RISER DIAGRAM
NOT TO SCALE

TABLE P3201.7
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (inches)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1-1/2
BIDET	1-1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1-1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER	1-1/2
LAUNDRY TUBS (ONE OR MORE COMPARTMENTS)	1-1/2
LAVATORY	1-1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS) FLOW RATE:	
5.7 GPM AND LESS	1-1/2
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.8 GPM	3
MORE THN 25.8 GPM UP TO 55 GPM	4

VENTS NOTE:

VENT SYSTEMS SHALL BE PROVIDED IN ACCORANCE WITH CHAPTER 31 OF THE 2020 R.C.N.Y.S.

P3101.1: GENERAL

THIS CHAPTER SHALL GOVERN THE SELECTION AND INSTALLATION OF PIPING, TUBING AND FITTINGS FOR VENT SYSTEMS. THIS CHAPTER SHALL CONTROL THE MINIMUM DIAMETER OF VENT PIPES, CIRCUIT VENTS, BRANCH VENTS AND INDIVIDUAL VENTS, AND THE SIZE AND LENGTH OF VENTS AND VARIOUS ASPECTS OF VENT STACKS AND STACK VENTS. ADDITIONALLY, THIS CHAPTER REGULATES VENT GRADES AND CONNECTIONS, HEIGHT ABOVE FIXTURES AND RELIEF VENTS FOR STACKS AND FIXTURE TRAPS, AND THE VENTING OF SUMPS AND SEWERS.

P3103.2: FROST CLOSURE

IN CLIMATES WHERE THE 97.5- PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0° F (–18° C) OR LESS (ASHRAE 97.5-PERCENT COLUMN, WINTER, SEE CHAPTER 3), VENT PIPES INSTALLED ON THE EXTERIOR OF THE STRUCTURE SHALL BE PROTECTED AGAINST FREEZING BY INSULATION, HEAT OR BOTH. VENT TERMINALS SHALL BE PROTECTED FROM FROST CLOSURE IN ACCORDANCE WITH SECTION P3103.2.

RECONNECT NEW STOVE TO EXISTING GAS LINE



2 A-12 GAS RISER DIAGRAM
NOT TO SCALE

HOME ADDITION FOR THE SAPANSKI FAMILY

PROJECT ADDRESS:
23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

COHEN DESIGN / BUILD ARCHITECT
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MASSAPEQUA, NY 11758
(516)799-0022

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RISER DIAGRAMS

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WILLIAM J. COHEN, AIA

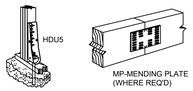
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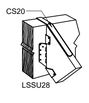
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NOTE:
ALL DETAILS & SPECIFICATIONS INDICATED ARE BY "SIMPSON STRONG-TIE" OR APPROVED EQUAL

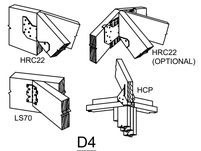


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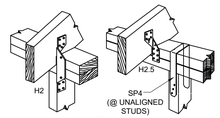
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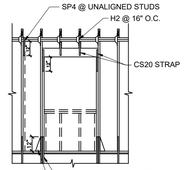
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D4



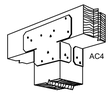
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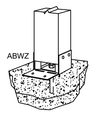
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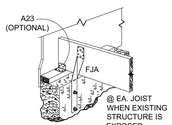
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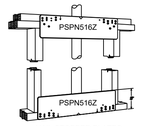
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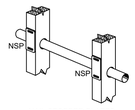
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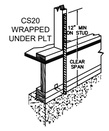
D9



NAIL STOPPER PLATES
D10



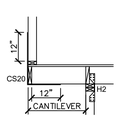
NAIL STOPPER PLATES
D11



D12



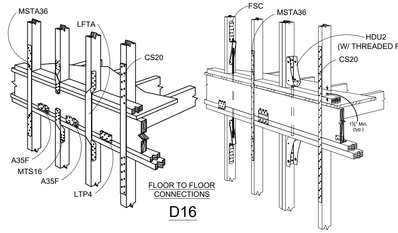
STUD SHOE FOR
REINFORCING
NOTCHED STUDS
D13



D14



GABLE END WALL CONNECTION
D15



FLOOR TO FLOOR
CONNECTIONS
D16

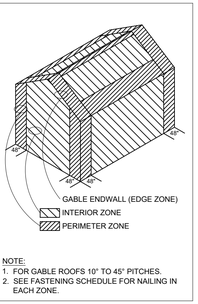
UPLIFT STRAP CONNECTION REQUIREMENTS
TABLE 3.3B - WFCM
(ROOF TO WALL, WALL TO WALL & WALL TO FOUNDATION)
(PRESCRIPTIVE ALTERNATIVE TO TABLE 3.3 - WFCM)

FRAMING SPAN (in) O.C.	ROOF SPAN (ft)	FASTEST MILE WIND SPEED (mph) 90	100	110	120
		NUMBER OF 8d COMMON NAILS IN EACH END OF 1.5" x 20 GA. STRAP			
12	12	2	2	3	3
	16	2	2	3	4
	20	2	3	3	4
	24	2	3	4	5
	28	3	3	4	5
	32	3	4	5	6
	36	3	4	5	7
16	12	2	3	3	4
	16	2	3	4	5
	20	3	4	4	5
	24	3	4	5	6
	28	3	4	6	7
	32	4	5	6	8
	36	4	5	7	-
19.2	12	2	3	4	5
	16	3	4	4	5
	20	3	4	5	6
	24	4	5	6	7
	28	4	5	7	8
	32	4	6	7	-
	36	5	6	8	-
24	12	3	4	5	6
	16	3	4	5	7
	20	4	5	6	8
	24	4	6	7	-
	28	5	6	8	-
	32	5	7	-	-
	36	6	8	-	-

1. TABULATED UPLIFT REQUIREMENTS ASSUME A ROOF CEILING DEAD LOAD OF 10 psf). IF A CEILING ASSEMBLY IS NOT PRESENT OR IF THE CEILING ASSEMBLY IS NOT CONNECTED TO THE ROOF ASSEMBLY, THE TABULATED NUMBER OF NAILS SHALL BE INCREASED BY (1) NAIL AT EACH END OF THE STRAP FOR EACH (1 psf) INCREASE IN STRUCTURAL ROOF CEILING DEAD LOAD. THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED BY (1) NAIL
2. FOR WALL TO WALL & WALL TO FOUNDATION CONNECTIONS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED BY (1) NAIL AT EACH END OF THE STRAP FOR EACH FULL WALL ABOVE.

ROOF SHEATHING ATTACHMENT REQUIREMENTS FOR WIND LOADS
TABLE 3.8 - WFCM

SHEATHING LOCATION	RAFTER / TRUSS SPACING (INCHES O.C.)	FASTEST-MILE WIND SPEED (mph) 90		100		110		120	
		STRUCTURAL SHEATHING							
		E	F	E	F	E	F	E	F
		MAX. NAIL SPACING FOR 8d COMMON NAILS (INCHES O.C.)							
4'(ft) PERIMETER EDGE ZONE	12	6	12	6	12	6	12	6	6
	16	6	12	6	6	6	6	6	6
	19.2	6	6	6	6	6	6	6	6
	24	6	6	6	6	6	6	4	4
INTERIOR ZONE	12	6	12	6	12	6	12	6	12
	16	6	12	6	12	6	12	6	12
	19.2	6	12	6	12	6	12	6	6
	24	6	12	6	12	6	6	6	6
GABLE ENDWALL RAKE & RAKE TRUSS		4	4	4	4	4	4	4	4
		BOARD SHEATHING							
SHEATHING SIZE	RAFTER / TRUSS SPACING (INCHES O.C.)	MIN. NUMBER OF 8d COMMON NAILS PER SUPPORT							
1x6 OR 1x8 SHEATHING	12 - 19.2	2		2		2		2	
1x10 OR LARGER SHEATHING	12 - 19.2	3		3		3		3	



NOTE:
1. FOR GABLE ROOFS 10° TO 45° PITCHES.
2. SEE FASTENING SCHEDULE FOR NAILING IN EACH ZONE.

PROP. PROJ. SHALL COMPLY WITH THE FOLLOWING SECTIONS & TABLES OF THE NEW YORK STATE RESIDENTIAL CODE:

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

TABLE R301.2.1.1 - NYSRC
DESIGN CRITERIA: CONSTRUCTION DESIGNED IN ACCORDANCE WITH AMERICAN FOREST & PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (WFCM)

TABLE R301.4 - NYSRC
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

TABLE R602.3(1) - NYSRC
FASTENERS SCHEDULE FOR STRUCTURAL MEMBERS

TABLE R905.2.5 - NYSRC
FASTENERS

R301.2(8) - NYSRC
SHEAR WALLS

R303.1 - NYSRC HABITABLE ROOMS
GLAZING 8% FLOOR AREA
VENTILATION 4% FLOOR AREA

R310 - NYSRC EMERGENCY EGRESS

R310.1.1 - NYSRC MINIMUM OPENING AREA
ALL SLEEPING ROOMS TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPTION GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ. FT.

R310.1.2 - NYSRC MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR HEIGHT SHALL BE 24"(in)

R310.1.3 - NYSRC MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR WIDTH SHALL BE 20"(in)

R310.1.4 - NYSRC OPERATIONAL CONSTRAINTS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOMS WITHOUT THE USE OF KEYS OR TOOLS

R308 - NYSRC GLAZING

R308.1 - NYSRC IDENTIFICATION
EACH PANEL OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4, SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARDS WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

R308.4 - NYSRC HAZARDOUS LOCATIONS
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60"(in)(1524mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

R313 - NYSRC SMOKE ALARMS, SPRINKLERS & CARBON MONOXIDE ALARM
COMBINATION SMOKE & CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING ROOM AREA AND ON EACH STORY - INTERCONNECTED.

R314 - NYSRC STAIRWAYS

R314.1 - NYSRC WIDTH
....MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5"(in)(787mm) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27"(in)(686mm) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES

R314.2 - NYSRC TREADS & RISERS
THE MAXIMUM RISER HEIGHT SHALL BE 8 ¼"(in)(209mm) AND THE MINIMUM TREAD DEPTH SHALL BE 9"(in)(229mm)

R314.3 - NYSRC HEADROOM
THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" (2030mm) MEASURED VERTICALLY

R315 - NYSRC HANDRAILS

R315.1 - NYSRC HANDRAILS
....HANDRAIL HEIGHT MEASURED ABOVE STAIR TREAD NOSINGS, SHALL NOT BE LESS THAN 34"(in)(864mm) AND NOT MORE THAN 38"(in)(965mm)....HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1 ½"(in)(38mm) BETWEEN THE WALL AND HANDRAIL

R316 - NYSRC GUARDS

R316.1 - NYSRC GUARDS REQUIRED
....RAISED FLOOR SURFACES....SHALL HAVE GUARDS NOT LESS THAN 36"(in)(914mm) IN HEIGHT

R316.2 - NYSRC GUARD OPENING LIMITATIONS
REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREA,...SHALL HAVE INTERMEDIATE RAILS....THAT DO NOT ALLOW PASSAGE OF A SPHERE 4"(in)(102mm) OR MORE IN DIAMETER

R324.1 - NYSRC
TERMITE SHIELD

R402.2 - NYSRC CONCRETE
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS SHOWN IN TABLE R402.2 - NYSRC. CONCRETE SUBJECT TO WEATHERING AS INDICATED IN TABLE 301.2(1) - NYSRC, SHALL BE AIR ENTAINED AS SPECIFIED IN TABLE 402.2 - NYSRC. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME OR SLAG THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND EXTERIOR PORCHES, CARPORT SLABS AND STEPS THAT WILL BE EXPOSED TO DE-ICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGE OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI318. IN ADDITION TO THE CEMENTS PERMITTED BY ACI318, CEMENT COMPLYING WITH ASTM C 1157 IS PERMITTED.

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER A,B,C	SPACING AND LOCATION
	ROOF		
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" x 0.113" or 3-8d common (2 1/2" x 0.131") or 3-10 box (3 1/2" 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 3-10 box (3 1/2" x 0.128"); or 3-3" x 0.131" nails	Per Joist, Toe Nail
3	Ceiling joist not attached to parallel rafter laps over partitions (see Section R802.5.2 and Table 802.5.2)	4-10d box (3" x 0.128") or 3-16d common (3 1/2" x 0.162") or 4-3" x 1.131" nails;	Face Nail
4	Ceiling joist attached to parallel rafter (Heel Joint) (see Section R802.5.2. and Table R802.5.2)	Table R802.5.2	Face Nail
5	Collar tie to rafter face nail or 1 1/4" x 20ga. Ridge Strap to Rafter	4-10d box (3" x 0.128") or 3-10d common (3 1/2" x 0.148") or 4-3" x 0.131" nails	Face Nail Each Rafter
6	Rafter or Roof Truss to Plate	3-16d box (3 1/2" x 0.135") or 3-10d common (3" x 0.148") or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 Toe nails on one side and 1 toe nail on opposite side of each Rafter or Truss
7	Roof Rafters to Ridge, Valleyor Hip Rafters or Roof Rafters to Minimum 2" Ridge Beam	4-16d box (3 1/2" x 0.135" or 3-10d common (3" x 0.148") or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
		3-16d box (3 1/2" x 0.135" or 2-16d common (3 1/2" x 0.162") or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
	WALL		
8	Stud to Stud (not at Braced Wall Panels)	16d Common (3 1/2" X 0.162")	24" o.c. Face Nail
		10d (3" X 0.128"); or 3" x 0.131" nails	16" o.c. Face Nail
9	Stud to Stud and abutting studs at intersecting wall corners (at Braced Wall Panels)	16d box (3 1/2" x 0.135" or 3" x 0.131" nails	12" o.c. Face Nail
10	Built-Up Header (2" to 2" header 1/2" space)	16d Common (3 1/2" X 0.162")	16" o.c. Face Nail
		16d common (3 1/2" X 0.162")	16" o.c. each edge Face Nail
		16d box (3 1/2" X 0.135")	12" o.c. each edge Face Nail
11	Continuous Header to Stud	5-8d box (2 1/2" x 0.113") or 4-8d common (2 1/2" x 0.131") or 4-10 box (3" x 0.128");	Toe nail
12	Top Plate to Top Plate	16d common (3 1/2" x 0.162")	16" o.c. Face Nail
		10d box (3" x 0.128") or 3" x 0.131" nails	12" o.c. Face Nail
13	Double Top Plate Splice	8-16d common (3 1/2" x 0.162") or 12-16d box (3 1/2" x 0.135") 12-10d box (3" x 0.128") or 12- 3" x 0.131" nails	Face Nail on each side of End joint (min. 24" lap splice length each side of End Joint)
14	Bottom Plate to Joint, Rim Joist, Band Joist or Blocking (not at Braced Wall Panels)	16d Common (3 1/2" x 0.162")	16" o.c. Face Nail
		16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	12" o.c. Face Nail
15	Bottom Plate to Joint, Rim Joist, Band Joist or Blocking (at Braced Wall Panels)	3-16d box (3 1/2" x 0.135") or 2-16d common (3 1/2" x 0.162") or 4-3" x 0.131" nails	3 ea 16" o.c. Face Nail 2 ea 16" o.c. Face Nail 4 Ea 16" o.c. Face Nail
16	Top or Bottom Plate to Stud	4-8d box (2 1/2" x 0.113") or 3-16d box (3 1/2" x 0.135") or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131 nails	Toe nail
		3-16d box (3 1/2" x 0.135") or 2-16d common (3 1/2" x 0.162") or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
17	Top Plates, Laps at Corners and Intersections	3-10d box (3" x 0.128") or 2-16d comm (1/2" x 0.162") or 3-3" x 0.131" nails	Face Nail
18	1" Brace to each Stud and Plate	3-8d box (2 1/2" x 0.113") or 2-8d comm (2 1/2" x 0.131") or 2-10d box (3" x 0.128") or 2 staples 1 3/4"	Face Nail
19	1" X 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113") or 3-8d comm (1/2" x 0.131") or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16ga., 1 3/4" long	Face Nail
20	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113") or 3-d comm (2 1/2" x 0.131") or3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16ga., 1 3/4" long	Face Nail
		Wider than 1" x 8" 4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x0.128"); or 4 staples, 1" crown, 16ga., 1 3/4" long	Face Nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER A,B,C	SPACING AND LOCATION
	FLOOR		
21	Joist to Sill, Top Plate or Girder	4-8d box (2 1/2" x 0.113") or 5-8d comm (2 1/2" x 0.131") or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
		8-d box (2 1/2" x 0.113")	4" o.c. Toe Nail
22	Rim Joist, Band Joist or Blocking to sill or Top Plate (Roof Applications also)	8d comm (1 1/2" x 0.131") or 10d box (3" x 0.128") or 3" x 0.131" nails	6" o.c. Toe Nail
23	1" X 6" subfloor or less to each Joist	3-8d box (2 1/2" x 0.113") or 2-8d comm (2 1/2" x 0.131") or 3-10 box (3" x0.128"); or 2 staples, 1" crown, 16 ga., 1 1/4" long	Face Nail
24	2" Subfloor to Joist or Girder	3-16d box (3 1/2" x 0.135") or 2-16d comm (3 1/2" x 0.162")	Blind and Face Nail
25	2" planks (Plank & Beam - Floor & Roof)	3-16d box (3 1/2" x 0.135") or 2-16d comm (3 1/2" x 0.162")	At Each Bearing, Face Nail
26	Band or Rim Joist to Joist	3-16d box (3 1/2" x 0.162") 4-10 box (3" X 0.128"); or 4-3" x 0.131" nails; or 4-3" x 14 ga. Staples, 7/16" crown	End nail
27	Built-Up Girders and Beams, 2-inch Lumber Layers	20d comm (4" x 0.192")	Nail each layer as follows: 32" o.c. at top and bottom and staggered
		10d box (3" x 0.128") or 3" x 0.131" nails	24" o.c. Face Nail at Top and Bottom Staggered on opposite sides
		and- 2-20d common (3" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Face Nail at Ends and at each Splice
28	Ledger Strip Supporting Joists or Rafters	4-16d box 93 1/2" x 0.135"); or 3-16d comm (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131 nails	At Each Joist or Rafter, Face Nail
29	Bridging or Blocking to Joist	2-10d (3" x 0.128") or 2-8d comm (2 1/2" x 0.131") ; or 2-3" x 0.131" nails	Each End, Toe Nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER A,B,C	SPACING AND LOCATION EDGES (INCHES) D	INTERMEDIATE D,E SUPPORTS (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING)			
30	5/8" - 1/2"	6d comm (2" x 0.113") nail (subfloor wall) 8d comm (2 1/2" x 0.131") nail (roof); or RSRS-01 (2 5/8" x 0.113") nail (roof)	6	12
31	19/32" - 1"	8d comm (2 1/2" x 0.131"); or RSRS-0c (2 5/8" x 0.113") nail (roof)	6	12
32	5/8" - 1/2"	10d comm (3" x 0.148") nail; or 8d (2 1/2" x 0.131") deformed nail	6	12
	OTHER WALL SHEATHING			
33	1/2" Structural Cellulosic Fiberboard Sheathing	1 1/2" galvanized roofing nail, 7/16" head diameter, or 1 1/4" long 16 ga. Staple with 7/16" or 1" crown	3	6
34	25/32" Structural Cellulosic Fiberboard Sheathing	1 3/4" galvanized roofing nail, 7/16" head diameter, or 1 1/2" long 16 ga staple with 7/16" or 1" Crown	3	6
35	1/2" Gypsum Sheathing	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, type W or S	7	7
36	5/8" gypsum Sheathing	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" screws, type W or S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	3/4" AND LESS	6d deformed (2" x 0.120") nail; or 8d common (2 1/2" x 0.131") nail	6	12
38	7/8" - 1"	8d common (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 (3" x 0.148") nail; or 8d deformed (2 1/2" x 0.120") nail	6	12
	FOR SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 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: 80 ksi for shank diameters of 0.142 in (4 mm common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16 inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four feet by eight feet or four feet by nine feet panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. Where wood structural panel roof sheathing is used to resist wind uplift forces, it shall be attached to intermediate supports within 48 inches of roof edges and ridges; nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 216. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners not included in this table shall be based on Table R602.3(2). Floor perimeter shall be supported by framing members or solid blocking at sheathing panel edges perpendicular to the framing members; mech nail be provided except as required by other provisions of this code. Floor perimeter shall be defined as the outermost 4 feet of the floor area.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide toe nail nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

R406 - NYSRC FOUNDATION WATERPROOFING & DAMP PROOFING

R406.2 - NYSRC CONCRETE & MASONRY FOUNDATION WATERPROOFING
....EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH & ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH A MEMBRANE EXTENDED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. THE MEMBRANE SHALL CONSIST OF (2 PLY) HOT MOPPED FELTS, 55# ROLL ROOFING, (6 MIL) POLYVINYL CHLORIDE, (6 MIL) POLYETHYLENE OR (40 MIL) PLYMER-MODIFIED ASPHALT. THE JOINTS IN THE MEMBRANE SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE WATERPROOFING MEMBRANE.

R406.3.2 - NYSRC
VAPOR BARRIER

R408 - NYSRC UNDER FLOOR SPACE

R408.1 - NYSRC CRAWL SPACE VENTILATION
THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN (1) SQ. FT. FOR EACH (150) SQ. FT. OF UNDER FLOOR SPACE AREA.

R408.3 - NYSRC CRAWL SPACE ACCESS
ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE MIN. 18"(in) BY 24"(in). OPENINGS THROUGH A PERIMETER WALL SHALL BE 16"(in) BY 24"(in)

R502 - NYSRC BEARING
A. ALL ENDS OF EACH JOIST, BEAM OR GIRDER FLOOR SYSTEMS & JOIST FRAMING SHALL COMPLY WITH SECTION R502.6 OF THE NEW YORK STATE RESIDENTIAL CODE

B. ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM END BEARING OF NOT LESS THAN 3"(in)

R602.8 - NYSRC FIRE BLOCKING
FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND ROOF SPACE.

R806.1 & R806.2 - NYSRC ROOF VENTILATION
VENTILATION OPENINGS SHALL BE PROVIDED W/ CORROSION RESISTANT WIRE MESH W/ ⅛" MIN. TO ¼" MAX. OPENING. FREE VENTILATING AREA SHALL NOT BE LESS THAN 1:150 SPACE VENTILATED.

R905 - NYSRC REQUIREMENTS FOR ROOF COVERINGS

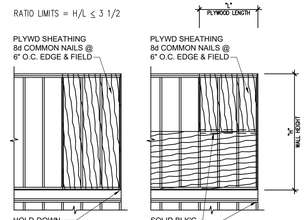
R905.2.5 - NYSRC FASTENERS
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MIN. 12 GA. SHANK W/ A MIN. ⅜" HEAD ASTMF 1667 OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MIN. OF ¾" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN ¾" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING FASTENERS SHALL COMPLY WITH ASTMF 1667.

R905.2.6 - NYSRC ATACHMENT
ASPHALT ROOF SHINGLES SHALL HAVE A MIN. OF (6) SIX FASTENERS PER SHINGLE WHERE THE ROOF IS ON ONE OF THE FOLLOWING CATEGORIES - THE BASIC WIND SPEED PER R301.2(4) IS 110mph OR GREATER; AND THE EAVE IS 20'(ft) OR HIGHER ABOVE GRADE

R905.2.7 - NYSRC UNDERLAYMENT APPLICATION
FOR ROOF SLOPES FROM (2) VERTICAL UNITS IN (12) UNITS HORIZONTAL (2:12) UP TO (4) VERTICAL UNITS IN (12) UNITS HORIZONTAL (4:12), SHALL RECEIVE (2) LAYERS

R905.2.8 - NYSRC ICE SHIELD
ALL ROOF EAVES SHALL BE PROVIDED WITH ICE SHIELD MEMBRANE FROM EDGE TO 24"(in) PAST INSIDE WALL

RATIO LIMITS = H/L ≤ 3 1/2

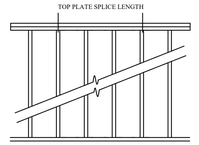


NOTE:
1. SHEATHING AS PART OF SHEARWALL SEGMENT (SWS), WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT SHEATHING JOINTS. 8d COMMON NAILS @ 6" O.C. EDGE & FIELD.
2. HOLD REQUIRED AT ALL (4) CORNERS OF STRUCTURE U.O.N.

TYP. SHEARWALL DETAIL
N.T.S.

NOTE:
1- SHEATING AS PART OF SHEARWALL SEGMENT (SW.S.) WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS. 8d COMMON NAILS @ 6" O.C. EDGE & FIELD
2- HOLD DOWNS REQUIRED AT ALL 4 CORNERS OF STRUCTURE UNLESS OTHERWISE NOTED.
3- SEE CONSTRUCTION DETAIL 2 (NAILING AND STRAPPING) & DETAIL 4 (HOLD DOWN & CONN).

SPLICING OF TOP PLATE



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

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

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

BUILDING DIMENSION	MIN. SPLICE LENGTH
12' - 0"	2' - 0"
16' - 0"	3' - 0"
20' - 0"	4' - 0"
24' - 0"	4' - 0"
28' - 0"	5' - 0"
32' - 0"	6' - 0"
36' - 0"	7' - 0"
40' - 0"	8' - 0"
50' - 0"	10' - 0"
60' - 0"	12' - 0"
70' - 0"	14' - 0"
80' - 0"	16' - 0"

1 - TABULATED SPLICE LENGTHS ASSUME TOP PLATE-TO - TOP PLATE CONNECTIONS USING 2 - 16D NAILS PER FT. FOR SHORTER SPLICE LENGTHS, THE NAILS SPACING SHALL BE REDUCED IN ORDER TO PROVIDE EQUIVALENT NUMBER OF NAILS.

2 - TABULATED SPLICE LENGTH

PROPOSED ONE STORY REAR ADDITION for:

THE CORALLO RESIDENCE

#21527

4 HOWARD COURT, CARLE PLACE, NY 11514

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

1. Work performed shall comply with the following:
 a. These general notes unless otherwise noted on plans or specifications.
 b. Building Code as specified on the architectural drawings.
 c. All applicable local and state codes, ordinances and regulations.
 d. In areas where the drawings do not address methodically, the contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations.
2. On-site verification of all dimensions and conditions shall be the responsibilty of the general contractor and his subcontractors
3. Noted dimensions take precedence over scale. Never scale directly from drawings. Contractor should consult Architect in case of question.
4. The general notes and typical details apply throughout the job unless otherwise noted or shown.
5. Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly notify the Architect, in writing, before proceeding with the work or he shall be responsible for the same and any indirect results of his action.
6. Omissions: Architectural drawings and specifications shall be considered as part of the conditions for the work. In the event that certain features of the construction are not fully shown on the drawings, current national, state and local codes, ordinances, regulations or agreements as well as current acceptable building practices shall govern, and their construction shall be of the same character as for similar conditions that are shown or noted. Architect shall not be responsible for concealed or unforeseen conditions
7. The Architect will not be responsible for and will not have control over construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and will not be responsible for the failure of the Client or his contractors, subcontractors, or anyone performing any of the work, to carry out the work in accordance with the approved contract documents.
8. Any and all drawings and specifications for sitework, plumbing supply or waste, electrical circuitry, and heating, ventilating, fabricated trusses, and air conditioning systems are not a part of the professional services provided to the Client by the Architect unless included under their agreement. Any discrepancies with these documents by any of the above listed services as shown in documents prepared by others should be indicated in writing to the Architect immediately.
9. Prior to application for building permits, the Contractor will furnish the Architect with two sets of shop drawings of all prefabricated components, one set to be retained by Architect, the other set to be returned to contractor after review. Items requiring shop drawings include but are not limited to roof trusses, floor trusses, stairs, cabinets, vanities, etc. Should the design or configurations of any prefabricated component be modified during construction from previously approved shop drawings, the Architect shall be furnished, prior to fabrication, with revised shop drawings incorporating the revision. If the Architect is not provided with the above information, the client shall defend, indemnify, and hold harmless the Architect from any claim or suite whatsoever, including but not limited to, all payments, expenses or costs included, arising or alleged to have arisen from prefabricated items.
10. The conditions and assumptions stated in these specifications shall be verified by the contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the contractor shall notify the Architect in writing of the discrepancy and special Architecting requirements shall be applied to insure the building's structural integrity.
11. These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.
12. Soil conditions shall conform to or exceed the following conditions:
Bearing Capacity: Min. 2000 psf. field verified under all footings and reinforced slabs.
Water Table: Min. 2'-0" below bottom of all concrete slabs and footings. Footings, foundations, walls, and slabs shall not be placed on or in Marine Clay, Peat and other organic materials.
13. Live Loads: Roof: 30psf. Floor: 40psf (except sleeping rooms: 30psf). Exterior Balconies: 60psf. Stair Landings: 40psf. Wind Load: 15psf. Garage: 50psf. Maximum foundation lateral pressure: 40psf. Dead Loads: 10psf. Decks: 40psf. Attics without storage 10psf. Attics with storage 20psf. Guardrails & Handrails 200psf.
14. Bottom of footings shall extend below frost line of the locality and minimum 3'-0" below existing grade to undisturbed soil or soil compacted to 95 % dry density having a load carrying capacity as specified in Note 12, as verified by a sols Architect licensed in the locality where project is being built.
15. All foundation wall backfill under slabs where distance from edge of wall to edge of undisturbed soil exceeds 16", but less than 4'-0", shall consist of clean, porous, soil compacted in 6" layers to 95 % dry density or provide +4 rebar at 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.
16. Free draining granular backfill (SM or better) shall be used against foundation walls consistent with the architectural plans and related details. Equivalent fluid pressure of backfill not to exceed 40pcf (pounds per cubic foot). If backfill pressures exceed 40pcf, then walls must be designed for actual pressures by a registered Professional Architect licensed in the locality where project is being built.
17. Unbalanced fill not to exceed 7'-0" unless otherwise noted and substantiated by Architecting calculations. Backfill shall not be placed against walls until slabs-on-grade and framed floors are in place and have reached their design strength. Proper precautions shall be taken to brace foundation walls when backfilling. Where backfill is required on both sides, backfill both sides simultaneously.

DIVISION 3 - CONCRETE

A. General:
1. The concrete properties shall be as follows:

Item	Min. Comp. Strength @ 28 Days (PSI)	Min. Aggregate size	Slump
Footings	3,500	1/2"-1"	4" 1"
Slab-on-Grade	2,500	1/2"-1"	4" 1/2"
Walls	3,500	1/2"-1"	4" 1/2"
Garage Slabs & exterior slabs	3,500	1/2"-1"	4" 1" w/ 5% air entrainment

2. Concrete work shall conform to all requirements of ACI-318 specifications for structural concrete for buildings.

3. All reinforcement, anchor bolts, pipe sleeves and other inserts shall be positively secured in place and located according to the appropriate architectural drawings and details.
B. Reinforcing Steel:
1. Reinforcing steel shall be intermediate grade new billet deformed bars grade 60 conforming to ASTM & 615. Welded wire fabric shall conform to ASTM A-185. See architectural drawings for sizes and locations.
2. Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-315 Standard Practice for Detailing Reinforced Concrete Structures Manual of
3. All reinforcing bars which intercept perpendicular elements shall terminate in hooks, placed two (2) inches clear from outer face of element.
4. The contractor shall notify the building official at least forty-eight (48) hours prior to each concrete pour. No concrete shall be poured into footings containing standing water or mud. Footings shall be dowatered prior to placement of concrete. No concrete shall be placed until all footings have been installed by the contractor and inspected by the building official or county approved licensed inspector.
5. Minimum protective cover for reinforcing steel shall be as follows:
 a. Footings: 3"
 b. Beams and columns: 2"
 c. Slab: 3/4" (Wire mesh to be placed at mid-depth of slab)
 d. Walls - 1 1/4" at interior face; 3" at exterior face.
C. Foundation:
1. Footing depths are shown on the architectural drawings. Footings shall bear a minimum of 1'-0" into original undisturbed soil and a minimum of 3'-0" below finished grade. Where required, step footings to ratio of 2 horizontal to 1 vertical.
2. Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Architect.
3. All footing excavations shall be inspected by the building official or county approved inspector prior to the placing of any concrete. Same shall be given forty-eight (48) hours notice for this observation.
4. Soil investigation and report: All earth work, compaction and supervisions shall be done according to the recommendations of the soil investigation report prepared by a licensed geotechnical Architect. Concrete slab and footing calculations are based on a 2,000 psf value. If on-site test boring indicate lesser values, notify Architect, in writing, so that necessary structural modifications can be made.
5. Slab-on-grade shall be 4" thick reinforced with 6 x 6 W1.4 x W1.4 WWF and shall be placed on 6 mil. vapor barrier on 4" crushed stone.
6. Slab-on-grade at porches shall be 4" thick unless otherwise noted.
7. Install anchor straps as per mfg recommendations: 12" from corners and intervals of not more that 4'-0". Minimum embedment for anchors shall be as specified by manufacturer.
8. Beam pockets shall be formed into concrete walls to provide a continuous level flat solid bearing surface for all beams.

DIVISION 6 - WOOD

A. Lumber Grade:
1. All lumber shall be, unless otherwise noted, No. 2 grade. Douglas Fir-Larch with the following minimum structural values. Grading shall comply with PS 20-70 " American Softwood Lumber Standard " and applicable Western Wood Products Association standards.
a. Extreme fiber bending stress:

Size	Repetitive Member
2 x 12	1005 PSI
2 x 10	1105 PSI
2 x 8	1210 PSI
2 x 6	1310 PSI

b. Horizontal Shear: Fv = 75 PSI
c. Compression perpendicular to grain: Fcl = 405 PSI
d. Compression parallel to grain: Fc = 875 PSI
e. Modulus of elasticity: E = 1600,000 PSI
f. Moisture content: 19 % maximum.
2. Other species may be used provided substituted species shall meet or exceed requirements noted above.
3. Moisture content: All lumber 4" and deeper shall have moisture content not greater than 19 %, air dried lumber is desired but not necessary. Lumber may be kiln dried, however drying process must be slow and regulated to cause a minimum amount of checking, comparable with air dried stock.
4. All exterior lumber and lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with AF&PA standards and stamped "Ground Contact 0.40 lbs/cubic foot".
5. Grade stamps shall appear on all lumber.
6. Store all lumber above grade and protect from exposure to weather.
B. Fitch Beams:
1. Fitch beams shall have a minimum fb = 1500, E=114 with 1/2" bolts located not closer than 2" from the top and bottom edge unless otherwise noted. There shall be a bolt top and bottom 2" from each end (see typical fitch plate bolt pattern detail).
C. Joist Hangers:
1. All purlins, joists and beams not framed over supporting members shall be supported
2. Joist hangers shall be prime quality steel which conforms to ASTM-A525, min. 22 gauge. Products acceptable shall be Simpson, Kant-Saig, or equivalent.
D. Bolts in Wood Framing:
1. All bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.
2. Steel plate washer sizes shall be as follows:
a. 1/2" and 5/8" Diam. bolts - 2-1/4" sq. x 5/16"
b. 3/4" Dia. bolts-2'-5/8" sq. x 5/16".
3. Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
4. For all anchors, see typical details on architectural drawings.
E. Lag Bolts:
1. Shall be of structural grade steel.
2. Washers shall be placed under the head of lag bolts bearing on wood. Length of lag bolts shall be minimum 2/3 depth of members being bolted together.
F. Altering Structural Members:
1. No structural member shall be omitted, notched, cut, blocked out or relocated without prior approval by the Architect. Do not alter sizes of members noted without approval of Architect.
G. Built-up Beams:
1. Built-up beams or joists formed by a multiple of 2 x members shall be interconnected as follows:
a. Members 9-1/4" and less in depth: glue and internail w/2 rows 16D nails at 12" o.c. staggered.
b. Members greater than 9-1/4" in depth or multiple 3 x members through bolt with 1/2" diameter machine bolts at 24" o.c. staggered.
H. Cutting of Beams, Joist and Rafters:
1. Cutting of wood beams, joists and rafters shall be limited to cuts and bored holes not deepier than 1/6 the depth of the member and shall not be located in the middle of 1/3 of the span. Notch depth of the ends at the member shall not exceed 1/4 the depth of the member. Holes bored or cut into joist shall not be closer than 2 inches to the tip or bottom of the joists and the diameter of the hole shall not exceed 1/3 the depth of the jost. The tension side of beams, joists and rafters of 4 inches or greater nominal thickness shall not be notched, except at ends of members.
I. Pipes in Stud bearing Nails or Shear Nails:
1. Notches or bored holes to studs of bearing walls or partitions shall not be more than 1/3 the depth of the stud.
J. Bridging and Blocking:
1. There shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity. Midspan bridging is not required for attic or roof framing where joist depth does not exceed twelve inches nominal. Block solid at all bearing supports where adequate lateral support is not otherwise provided. Block all stud walls at maximum intervals of eight feet with minimum of 2 x solid material with tight joints. Provide 2 x firestops at mid-point vertically of stud wall. Bridging as required by floor truss manufacturer's printed instructions.

K. Lintel Schedule:
1. Unless otherwise shown, provide 1 lintel with 6" minimum bearing for each 4" of wall thickness.
L. Lintel Schedule:

Span:	Size of Member
Up to 4'-0"	3 1/2 x 3 1/2 x 1/2 or 2-2x6
4'-1" to 5'-0"	4 x 3 1/2 x 5/16 or 2-2x8
5'-1" to 6'-0"	5 x 3 1/2 x 5/16 or 2-2x10
6'-1" to 8'-0"	6 x 3 1/2 x 3/8 or 2-2x12

L. Plywood:
1. All plywood shall be Doug fr or equal. It shall be manufactured and graded in accordance with US Product Standard PS 1-83 for Construction and Industrial Plywood
2. Each plywood sheet shall bear the "APA" trademark.
3. All end joints shall be staggered and shall butt along the center lines of framing members.
4. The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
5. Nails shall be placed 3/8" minimum from the edge of the sheets. The minimum nail penetration into framing members shall be 1 1/2" for 8d nails and 1 3/8" for 10d nails.
6. All floors shall be nailed as per nailing schedule.

M. Corner Bracing:
1. Unless otherwise noted, brace exterior corners of building with 1 x 4 diagonals, let into studs, or with 4 x 8 plywood sheet of thickness to match that of sheathing, or with metal strap devices installed in accordance with manufacturer's instructions (16 Ga. compression tension), or w/structural grade thermo-ply.
2. Lap plates at all corners.
N. Nailing:
1. All nailing shall comply with nailing schedules in WFCM, IBC, BOCA and CABO (as applicable), latest edition and all state and local building codes, or maufacturer's recommendations.
O. Fire Stopping:
1. Fire stopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) with 2" nominal lumber or 2 thicknesses of 1" nominal lumber with broken lap joints or other approved material.
P. Alignment:
1. All rafters and joists framing from opposite sides shall lap at least six (3) inches and be nailed together with min. (3) 10d face nails.
2. When framing end to end joists shall be secured together by metal straps.
Q. Partitions:
1. General:
a. Provide solid blocking at 4'-0" o.c. between the joist and first interior parallel joist.
b. Splices of the top and bottom portion of double top plates must be staggered a minimum of 4'-0".
c. Splices shall occur only directly over studs.
d. Structural variations are allowed if substantiated by Architecting calculations. Stamped by professional Architect licensed to practice in the jurisdiction where construction is taking place. One set of calculations to be provided to Architect for approval prior to construction.
e. Lap top plates at corners and intersections.
2. Bearing Walls supporting one floor or more:
a. Partitions must be constructed of minimum 2 x 4 studs spaced 16" o.c. of type lumber specified.
b. If a double top plate of less than 2-2 x 6's or 3-2 x 4's is used, floor joists shall be centered directly over and below bearing wall studs with a tolerance of no more than 1" unless substantiated by Architecting calculations.
c. Bearing stud walls must be sheathed with a minimum 1/2" gypsum board fastened according to drywall manufacturer recommendation.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

A. Roofing:
1. Fiberglass Shingles: THIRTY (30) year self sealing shingles over 1 layer of 30# asphalt saturated felt underlayment unless otherwise noted. Install according to manufacturer's instructions.
2. Cedar Shakes: #2 grade red-label cedar shakes (18" 1 x .45"T) over one layer 30# a.s.f. underlayment. Install with 4 1/2" weather exposure. Apply an 18" wide strip of 30# a.s.f. over each course of shakes, 9" from bottom edge of shake extending over top of shake and onto sheathing.
3. Eave Flashing: See note B-4, below.
B. Flashing:
1. All flashing, counter flashing, and coping when of metal shall be of not less than no. 26 U.S. gauge corrosion-resistant metal.
2. Flash all exterior openings and all building corners with approved material to extend at least 4" behind wall covering. Cover all exposed plywood at building corners with waterproof building paper.
3. Step flash at all roof to wall conditions. Flash and caulk wood beams and other projections through exterior walls or roof surfaces.
4. Eave flashing shall consist of two layers of 15# a.s.f. cemented together in addition to required nailing from the edge of the eave up the roof to overlay a point 24 inches inside the interior wall line of the building.
C. Attic Ventilation:
1. Enclosed attic truss spaces and enclosed roof rafters shall have cross ventilation for separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with the WFCM, BCNYS BOCA and CABO code, latest (as applicable) edition and all state and local codes and ordinances. See details on architectural plans for locations and details.

DIVISION 8 - DOORS AND WINDOWS

A. General:
1. Windows in buildings located in wind-borne debris regions (120 mph wind zone or with-in one mile of the ocean, bay and sound) shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the Building Code of New York State. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missile Test of ASTM E 1996 and of ASTM E 1886
Exception:
Wood structural panels with a minimum thickness of 7/16 inch (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R302.2.1.2 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the Building Code of New York State.

2. All windows shall have insulating glass, or single glass with storm windows or equal. Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough opening, etc. At least one window from each bedroom area shall have a net clear opening area of 5.7 Sq. Ft. (grade floor 5.0 Sq. Ft.) with a net clear height of 24", a net clear opening width of 20", and a sil height of 44" or less above the floor for egress purposes. Glazing in doors and all window glazing immediately adjacent to doors or within 18" of the floor, which may be subject to frequent and recurrent accidental human impact shall be tempered as per IBC, BOCA and CABO and state and local codes and ordinances, including NYS R308.

DIVISION 9 - FINISHES

A. General:
1. All gypsum wallboard shall be installed in accordance with the provisions of the BOCA, CABO and state and local codes and ordinances (as applicable).
2. Gypsum wallboard shall not be installed until weather protection for the installation is provided. Storage should be in accordance with manufacturer's instructions.
3. All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resistive construction is not required.
4. The sizes and spacing of fasteners shall comply with BOCA, CABO and state and local codes and ordinances (as applicable).
5. Provide moisture resistant drywall cement board at tubs and showers as shown on details in architectural drawings.
6. Fire-resistive construction: Garage ceilings and walls when adjacent to a dwelling unit shall be of rated construction according to the UL Design specified on the drawings when units are designed under BOCA standards as indicated on the drawings.

DIVISION 15 - MECHANICAL

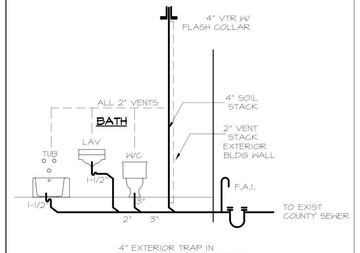
A. Heating Ventilation and Air Conditioning:
1. All work shall be in full accordance with all current codes and regulations of the governing agencies.
2. Mechanical subcontractor to submit shop drawings indicating duct layouts, condenser location, duct sizes, etc. to Architect prior to installation. Mechanical subcontractor to review structural sop drawings and notify the Architect of any mechanical and structural and design intent conflicts prior to construction.
3. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
B. Plumbing:
1. All work shall be in full accordance with all current codes and regulations of governing agencies.
2. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
3. Plumbing subcontractor to review structural and mechanical drawings and notify the Architect of any plumbing, HVAC, structural and design intent conflicts prior to construction.

DIVISION 16 - ELECTRICAL

1. All work shall be in full accordance with all current codes and shall comply with the requirements of the serving power and telephone companies.
2. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
3. Installation:
a. All equipment installed outdoor and exposed to weather shall be weatherproof.
b. Bottom of receptacles and switches shall be located 5" above counter top unless otherwise noted on drawings.
c. Receptacles shall be installed vertically at 12" above finish floor and 12"-0" o.c. horizontally. All receptacles within 6'-0" horizontally of a sink lavatory or tub shall be wired to a ground fault interrupted circuit.
d. Wall switches to be 48" above floor.
e. All smoke detectors to be wired in a manner such that the activation of one by means of metal hangers will activate all.

DRAWING INDEX

T-1	TITLE SHEET, SITE PLAN, GENERAL NOTES,
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PLUMBING RISER DIAGRAM

NOT TO SCALE

OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6" ABOVE THE ROOF OR 6" ABOVE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER, WHERE A ROOF IS USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK, OR SUNBATHING DECK, OR FOR SIMILAR PURPOSES, OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7 FT ABOVE THE ROOF, AS PER NYS P3103.1, "ROOF EXTENSION"

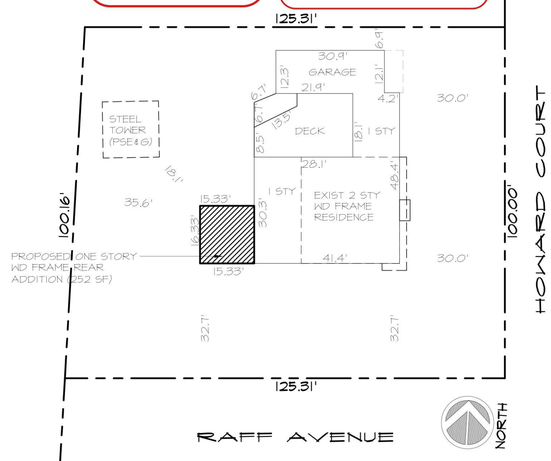
WHERE THE 97.5% VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL NOT BE LESS THAN 9" IN DIA. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1"-0 INSIDE THE THERMAL ENVELOPE OF THE BUILDING. AS PER NYS P3103.2, "FROST CLOSURE"

TABLE P3201.7
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (Inches)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1-1/2
BIDET	1-1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1-1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER & FOOD WASTE DISPOSER)	1-1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1-1/2
LAVATORY	1-1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS & BODY SPRAYS) FLOW RATE: 5.7 GPM AND LESS MORE TAN 5.7 GPM UP TO 12.3 GPM MORE THAN 12.3 GPM UP TO 25.8 GPM MORE THAN 25.8 GPM UP TO 55.6 PSM	1-1/2 2 3 4

DISAPPROVED
Nicholas Vissichelli
02/13/2024

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



SITE DATA: SECTION: 9, BLOCK: 468, LOT(S): 51

RESIDENTIAL ZONE: "R-C"

	REQUIRED	EXISTING	PROPOSED
LOT AREA & WIDTH	5000 SF/40' (1 FAM) 10,000 SF/80' (2 FAM)	12,246.5 SF / 100'	12,246.5 SF / 100'
BUILDING AREA	4344.28 SF MAX	2440.45 SF	2693.51 SF
% OF LOT COVERAGE	35% MAX.	19.93%	21.99%
FRONT YARD (HOWARD)	25' MIN	30.0'	30.0'
FRONT YARD (RAFF)	20' MIN	32.7'	32.7'
REAR YARD	15' MIN (1 FAM) 25' MIN (2 FAM)	50.25'	35.6'
SIDE YARD	10' MIN for 2 family	6.9' (prior approval appeal # 1584	6.9'
BUILDING HEIGHT	30' MAX/ 2-1/2 STY	21.5' / 2 STY	21.5' / 2 STY
EAVE HEIGHT	22'	16.75'	16.75'
GROSS F.A.	50% / 2800 SF MAX	22.25% / 2724.48 SF	24.31% / 2977.04 SF

1 T-1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

BUILDING CODE ANALYSIS

CLIMATIC AND GEOGRAPHIC DESIGN DATA

TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE SHIELD UNDERLAY-MENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20 PSF	130	NO	NO	NO	B	SEVERE	3 FEET	MODERATE TO HEAVY	15	REQD	3607C0286J NON-PRINTED PANEL	1500 OR LESS	52.9°

CODE USED NYSRC 2020
OCCUPANCY CLASSIFICATION RESIDENTIAL R-3 DETACHED SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE VB PROPOSED - NO RATINGS REQUIRED UNLESS NOTED ON DRAWINGS
UNLIMITED BUILDING AREA ALLOWABLE
R 301.2 FRAMING DESIGNED IN ACCORDANCE W/ AF & PA WOOD FRAME CONSTR. MANUAL FOR 1 & 2 FAMILY RES
EXPOSURE CATEGORY B WIND BORNE DEBRIS REGION WIND ZONE 2
R 301.5 LIVE LOAD MINIMUMS
NEW FLOOR AREA - 40 PSF
STAIR - 40 PSF, 300 LB. CONCENTRATED LOAD
R 301.6 ROOF LOAD AS PER GROUND SNOW LOAD MOF 25 PSF (FIGURE R 301.2(5))
R 303 GLAZED AREAS - 8% MIN. OF FLR. AREA or GREATER
VENT AREA - 4% MIN. OF FLR. AREA or GREATER.
R 304.1 TO S.F. MIN RM AREA, R 304.2 MIN. RM. DIMENSION TO BE 7'-0 IN ANY DIR.
R 305. A MINIUM HEADROOM OF 7'-0" TO BE PROVIDED
R 308 GLAZING REQUIREMENTS FOR ALL DOORS AND WINDOWS AS PER 308.1 - 308.6.9.1
R 310 EMERG. ESCAPE/ RESCUE OPNGS. - NEW HABITABLE SPACES SHALL HAVE AT LEAST (1) WDW SIZED FOR EMERG. EGRESS
R 314 HARD-WIRED SMOKED DETECTORS REQ'D. IN ALL SLEEPING RMS.
R 315 CARBON MONOXIDE DETECTORS TO MEET REQMTS FOR BOTH NEW CONSTRUCTION AND RENOVATION WORK.

SITE LOCATION :
CORALLO RESIDENCE
4 HOWARD COURT
CARLE PLACE NY 11514

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DRAWING TITLE :
TITLE SHEET

HOWARD P. CURTIS, ARCHITECT, P.C.
241 LANSDOWNE AVENUE
CARLE PLACE, N.Y. 11514
PHONE/FAX: 516- 997- 3897
E-MAIL: HPC25@VERIZON.NET

REGISTERED ARCHITECT HOWARD PETER CURTIS 022894 State of New York

REVISIONS :
1 REVISED AS PER TOWN OMISSIONS LETTER DATED 1/24/24 2/8/24

PROJECT NO. :

DRAWN BY : HPC

SCALE : AS NOTED

DATE : JANUARY 2024

SHEET NO. : T-1

TABLE R602.3 (1)
FASTENING SCHEDULE (COORDINATE WITH STRUCTURAL SHEETS S-100 AND S-200)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING & LOCATION
	ROOF FRAMING		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (21/2" × 0.113") OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128");OR 3-3" × 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8D BOX (21/2" × 0.113"); OR3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128");OR 3-3" × 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" × 0.128"); OR 3-16D COMMON (31/2" × 0.162"); OR 4-3" × 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 11/4" × 20 GA. RIDGE STRAP TO RAFTER	4-10D BOX (3" × 0.128"); OR 3-10D COMMON (3" × 0.148"); OR 4-3" × 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (31/2" × 0.135"); OR 3-10D COMMON NAILS (3" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR4-3" × 0.131" NAILS OPPOSITE SIDE OF	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON EACH RAFTER OR TRUSS[i]
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16D (31/2" × 0.135"); OR 3-10D COMMON (31/2" × 0.148"); OR 4-10D BOX (3" × 0.128"; OR4-3" × 0.131" NAILS	TOE NAIL
		3-16D BOX 31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"; OR3-3" × 0.131" NAILS	END NAIL
	WALL		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (31/2" × 0.162")	24" O.C. FACE NAIL
		10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (31/2" × 0.135"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
		16D COMMON (31/2" × 0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16D COMMON (31/2" × 0.162")	16" O.C. EACH EDGE FACE NAIL
		16D BOX (31/2" × 0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8D BOX (21/2" × 0.113"); OR4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX (3" × 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16D COMMON (31/2" × 0.162")	16" O.C. FACE NAIL
		10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE FOR SDCS A-D2 WITH SEISMIC BRACED WALL LINE SPACING < 25'	8-16D COMMON (31/2" × 0.162"); OR 12-16D BOX (31/2" × 0.135"); OR 12-10D BOX (3" × 0.128"); OR 12-3" × 0.131" NAILS	FACE NAIL ON EACH (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
	DOUBLE TOP PLATE SPLICE SDCS D0, D1, OR D2; AND BRACED WALL LINE SPACING > 25'	12-16D (31/2" × 0.135")	
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (31/2" × 0.162")	16" O.C. FACE NAIL
		16D BOX (31/2" × 0.135"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 4-3" × 0.131" NAILS	3 EA/ 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8D BOX (21/2" × 0.113"); OR 3-16D BOX (31/2" × 0.135"); OR 4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX(3" × 0.128"; OR4-3" × 0.131" NAILS	TOE NAIL
		3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" × 0.128"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-3" × 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES 13/4"	FACE NAIL
19	1" × 6" SHEATHING TO EACH BEARING	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL
20	1" × 8" AND WIDER SHEATHING TO EACH BEARING	3-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 13/4"LONG	FACE NAIL
		WIDER THAN 1" × 8" 4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 ksi = 6.895 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: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

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

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING & LOCATION
	FLOOR		
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (21/2" × 0.113")	4" O.C. TOE NAIL
		8D COMMON (21/2" × 0.131"); OR 10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	6" O.C. TOE NAIL
23	1" × 6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 3-10D BOX(3" × 0.128");OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL
	FLOOR		
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM—FLOOR & ROOF)	3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162")	AT EACH BEARING, FACE NAIL
26	B AND OR RIM JOIST TO JOIST	3-16D COMMON (31/2" × 0.162") 4-10 BOX (3" × 0.128"), OR 4-3" × 0.131" NAILS; OR 4-3" × 14 GA. STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20D COMMON (4" × 0.192"); OR	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED.
		10D BOX (3" × 0.128"); OR3" × 0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND:2-20D COMMON (4" × 0.192"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16D BOX (31/2" × 0.135"); OR 3-16D COMMON (31/2" × 0.162"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING TO JOIST	2-10D (3" × 0.128")	EACH END, TOE NAIL

ITEM	DESCRIPTION OF BUILDING ELEMENTS [a,b,c]	NUMBER & TYPE OF FASTENER	SPACING & LOCATION: EDGES (INCHES)[h]	SPACING & LOCATION: INTERMEDIATE SUPPORTS[c, h] (INCHES)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]			
30	3/8" – 1/2"	6D COMMON (2" × 0.113") NAIL (SUBFLOOR, WALL)[f] 8D COMMON (21/2" × 0.131") NAIL (ROOF)	6	12F
31	19/32" – 1"	8D COMMON NAIL (21/2" × 0.131")	6	12F
32	11/8" – 11/4"	10D COMMON (3" × 0.148") NAIL: OR 8D (21/2" × 0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING[g]			
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	11/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 11/4" LONG	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	13/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 11/4" LONG	3	6
35	1/2" GYPSUM SHEATHING[D]	11/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED,11/2" LONG; 11/4" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHING[D]	13/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED,15/8" LONG; 15/8" SCREWS, TYPE W OR S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	3/4" AND LESS	6D DEFORMED (2" × 0.120") NAIL; OR 8D COMMON (21/2" × 0.131") NAIL	6	12
38	7/8" – 1"	8D COMMON (21/2" × 0.131") NAIL; OR 8D DEFORMED (21/2" × 0.120") NAIL	6	12
39	11/8" – 11/4"	10D COMMON (3" × 0.148") NAIL; OR 8D DEFORMED (21/2" × 0.120") NAIL	6	12

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH[A] (F'c)		
	WEATHERING POTENTIAL [B]		
	NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500	2,500	2,500 [C]
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	2,500	2,500 [C]
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	2,500	3,000 [d]	3,000 [d]
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	2,500	3,000 [d,e]	3,500 [d,e]

FOR SI: 1 POUND PER SQUARE INCH = 6.895 kPa

A. At 28 days psi.
B. See table r301.2(1) for weathering potential.
C. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with footnote d.
D. Concrete shall be air entrained, total air content (percent by volume of concrete) shall not be less than 5 percent or more than 7 percent.
E. See section r402.2 for minimum cement content.
F. For garage floors with steel-troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3% is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

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

GROUND SNOW LOAD	WIND DESIGN: SPEED (MPH)	WIND DESIGN: TOPOGRAPHIC EFFECTS	WIND DESIGN: SPECIAL WIND REGION	WIND DESIGN: WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH	SUBJECT TO DAMAGE FROM: TERMITE	WINTER DESIGN TEMP	ICE SHIELD UNDERLAY-MENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20	140	NO	NO	NO	C (EXEMPT, SEER3012.2)	SEVERE	3'-0"	MODERATE TO HEAVY	15	YES	NO	1500	40

TABLE R301.2.1.2
WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS [a,b,c,d]

FASTENER TYPE	FASTENER SPACING: PANEL SPAN ≤ 4 FOOT	FASTENER SPACING: 4 FOOT < PANEL SPAN ≤ 6 FOOT	FASTENER SPACING: 6 FOOT < PANEL SPAN ≤ 8 FOOT
NO.8 WD SCREW W/ 2" EMBED LENGTH	16"	10"	8"
NO.10 WD SCREW W/ 2" EMBED LENGTH	16"	12"	9"
1/4" LAG-SCREW W/ 2" EMBED LENGTH	16"	16"	16"

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 POUND = 4.448 N. 1 MILE PER HOUR = 0.447 m/s.

A. THIS TABLE IS BASED ON 180 MPH WIND SPEEDS AND A 33-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" FROM EDGE OF THE PANEL.
C. ANCHORS SHALL PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH ANEMBEDMENT LENGTH OF NOT LESS THAN 2"INTO THE BUILDING FRAME. FASTENERS SHALL BE LOCATED NOT LESS THAN 2-1/2" FROM THE EDGE OF CONCRETE BLOCK OR CONCRETE.
D. PANELS ATTACHED TO MASONRY OR MASONRY/STUCCOSHALL BE ATTACHED USING VIBRATION-RESISTANT ANCHORS HAVING AN ULTIMATE WITHDRAWAL CAPACITY OF NOT LESS THAN 1500 POUNDS.

TABLE R301.5
MINIMUM UNIFORMLY DISTUBUTED LIVE LOADS
(IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
ATTICS WITHOUT STORAGE	10
ATTICS WITH LIMITED STORAGE	20
HABIT. ATTICS/ATTICS SERVED W/ FIXED STAIRS	30
EXTERIOR BALCONIES & DECKS	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARDRAILS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
CEILINGS WITH FLEXIBLE FINISHES	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT

a. THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN.

PROVIDE WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" (11.1mm) AND A MAXIMUM SPAN OF 8 FEET (2438 mm) PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDE. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R3012.2.12 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE. PANELS ARE TO BE STORED ON SITE AND NUMERICALLY DESIGNATED TO THEIR CORRESPONDING WINDOWS.

PART.TABLE R802.11 RAFTER OR TRUSS UPLIFT CONNECTION FORCES FROM WIND (ASD)
(POUNDS PER CONNECTION) [a,b,c,d,e,f,g,h]

RAFTER OR TRUSS SPACING	ROOF SPAN (FEET)	EXPOSURE B: ULTIMATE DESIGN WIND SPEED V_{ult} (MPH) 140: ROOF PITCH 4:12	EXPOSURE B: ULTIMATE DESIGN WIND SPEED V_{ult} (MPH) 140: ROOF PITCH 12:12
16" O.C.	12	122	≥ 5:12
	18	157	113
	24	192	146
	30	216	178
	36	240	200
	42	264	223
	48	300	247
	12	338	278
	18	162	311
	24	209	150
	28	255	194
	32	287	237
	36	319	266
	42	351	295
	48	399	325
24" O.C.	12	447	370
	18	244	414
	24	314	226
	28	384	292
	32	432	356
	36	480	400
	42	528	444
	48	600	488
12" O.C.	12	672	556
	18	198	622
	24	257	186
	28	317	242
	32	358	298
	36	398	335
	42	438	373
	48	499	411
16" O.C.	12	560	468
	18	263	524
	24	342	247
	28	422	322
	32	476	396
	36	529	446
	42	583	496
	48	664	547
24" O.C.	12	745	622
	18	396	697
	24	514	372
	28	634	484
	32	716	596
	36	796	670
	42	876	746
	48	998	822
			936
			1048

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 pound = 0.454 kg, 1 pound per square foot = 47.9 N/m2, 1 plf = 14.6 N/m.

a. The uplift connection forces are based on a maximum 33-foot mean roof height and Wind Exposure Category B.

b. The uplift connection forces include an allowance for roof and ceiling assembly dead load of 15 psf.

c. The tabulated uplift connection forces are limited to a maximum roof overhang of 24 inches.

d. The tabulated uplift connection forces shall be permitted to be multiplied by 0.75 for connections not located within 8 feet of building corners.

e. For buildings with hip roofs with 5:12 and greater pitch, the tabulated uplift connection forces shall be permitted to be multiplied by 0.70. This reduction shall not be combined with any other reduction in tabulated forces.

f. For wall-to-wall and wall-to-foundation connections, the uplift connection force shall be permitted to be reduced by 60 plf for each full wall above.

g. Linear interpolation between tabulated roof spans and wind speeds shall be permitted.

h. The tabulated forces for a 12-inch on-center spacing shall be permitted to be used to determine the uplift load in pounds per linear foot.

TABLES TAKEN FROM 2020 RESIDENTIAL CODE OF NEW YORK STATE

DISAPPROVED
Nicholas Vissichelli
02/13/2024
Any errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, agent, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all applicable codes and standards of any jurisdictional building authority over the work.

BUILDING PLAN REVIEW NOTE

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

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

SITE LOCATION :

CORALLO RESIDENCE
4 HOWARD COURT
CARLE PLACE NY 11514

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DRAWING TITLE :

BUILDING CODE SCHEDULE

HOWARD P. CURTIS, ARCHITECT, P.C.
241 LANSDOWNE AVENUE
CARLE PLACE, N.Y. 11514
PHONE/FAX: 516- 997- 3897
E-MAIL: HPC25@VERIZON.NET

REGISTERED ARCHITECT HOWARD PETER CURTIS 029841 State of New York

REVISIONS :
1 REVISED AS PER ToNH OMISSIONS LETTER DATED 1/24/24 2/8/24

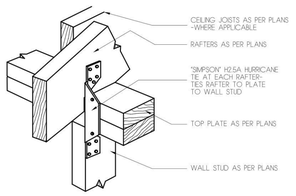
PROJECT NO. :

DRAWN BY : HPC

SCALE : AS NOTED

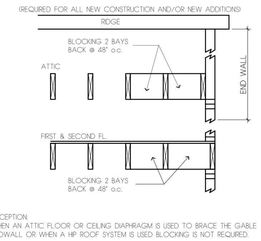
DATE : JANUARY 2024

SHEET NO. : N-1



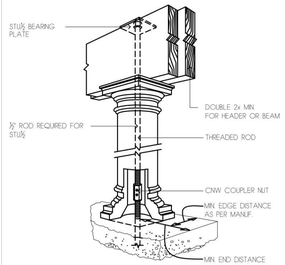
HURRICANE TIE DETAIL

RAFTER TO PLATE TO STUD



EXCEPTION:
WHEN AN ATTIC FLOOR OR CEILING DIAPHRAGM IS USED TO BRACE THE GABLE ENDWALL OR WHEN A HIP ROOF SYSTEM IS USED BLOCKING IS NOT REQUIRED.

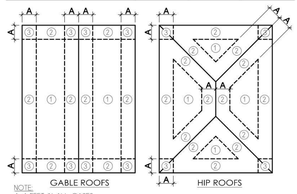
BLOCKING AT ENDWALL



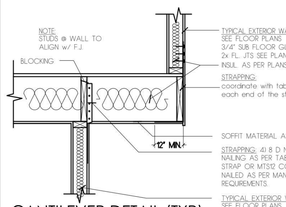
HOLLOW COLUMN DETAIL

NAIL SPACING FOR SHEATHING @ PRESSURE ZONES

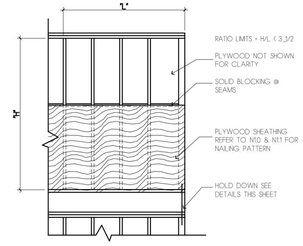
	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	6" O.C.	6" O.C.	3" O.C.	4" O.C.
PANEL EDGES	4" O.C.	6" O.C.	3" O.C.	3" O.C.



NOTE:
A-4 FEET IN ALL CASES
NAILING REQUIREMENTS ARE FOR 120-MPH 3- SEC PEAK GUST.
SPACING IS BASED ON 1/2" SHEATHING & 8D COMMON NAILS



CANTILEVER DETAIL (TYP)

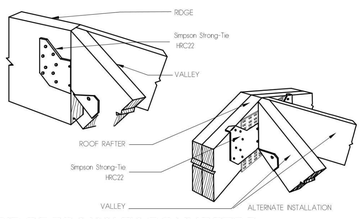


NOTE:
1. SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR PLAN SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED.
2. HOLD DOWNS REQUIRED AT ALL CORNERS OF SHEARWALL SEGMENTS.
3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET TO FOR A CONTINUOUS LOAD PATH.

SHEARWALL SEG. DETAIL (TYP)

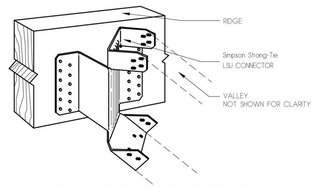
DISAPPROVED
Nicholas Vissichelli
02/13/2024

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

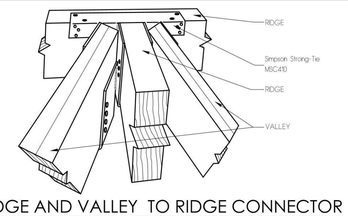


RIDGE TO VALLEY CONNECTOR

For Double Framing Use HRC44

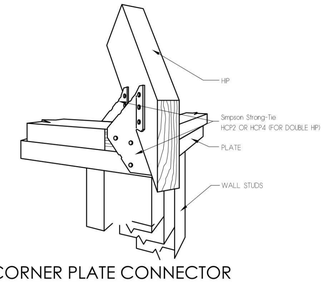


RIDGE TO VALLEY / HIP CONNECTOR



RIDGE AND VALLEY TO RIDGE CONNECTOR

MULTIPLE SEAT CONNECTOR



HIP CORNER PLATE CONNECTOR

NAILING AND STRAPPING

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NOTE:

ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR "SIMPSON" EQUIVALENT - CS20 (COILED STRAP)
ALL COIL STRAPPING TO HAVE MINIMUM 12" BEARING ON WALL STUDS (ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS)
ALL STRAPPING TO BE SPACED AT 16" O.C.
ALL TABLES REFER TO 2015 W.F.C.M.

AT RAFTER TO RIDGE CONNECTION

FOR RIDGE STRAP - 3-8d COMMON NAILS OR 3-10d BOX NAILS IN EA. END OF STRAP. - TABLE 3.6A

FOR ALT. COLLAR TIE - 3-10d COMMON NAILS OR 3-12d BOX NAILS IN EA. END. - TABLE 3.6A

NOTE:

COORDINATE w/ TABLE 3.4B SHT. N-1
FOR ALL STRAP CONNECTION REQUIREMENTS

AT RAFTER TO TOP PLATE TO STUD CONNECTION

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

FOR ALTERNATE - "SIMPSON" MTS 12 - 14-10d NAILS AT EA. STRAP, AS PER MANUFRS REQ'TS (TWO STRAPS TOTAL) (MEETS OR EXCEEDS UPLIFT REQ'TS OF TABLE 3.4I)

NOTE:

FOR CATHEDRAL CEILING AT SLOPING RAFTERS OR JOIST TO HEADER CONNECTIONS PROVIDE "SIMPSON" "LSSU210" ADJUSTABLE HANGER.

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION

(ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

FOR ALTERNATE - "SIMPSON" MTS 16 - 14-10d NAILS AT EA. STRAP, AS PER MANUFRS REQ'TS (TWO STRAPS TOTAL) (MEETS OR EXCEEDS UPLIFT REQ'TS OF TABLE 3.4I)

FOR SECOND FLR. ADDITIONS - STRAPPING TO OVERLAP FIRST & SECOND FLOOR STUDS BY MIN. 12"

NOTE:

ALL CLIPS & STRAPS CAN BE MOUNTED FROM EITHER ALL EXTERIOR OR ALL INTERIOR, BUT NOT A COMBINATION OF BOTH.

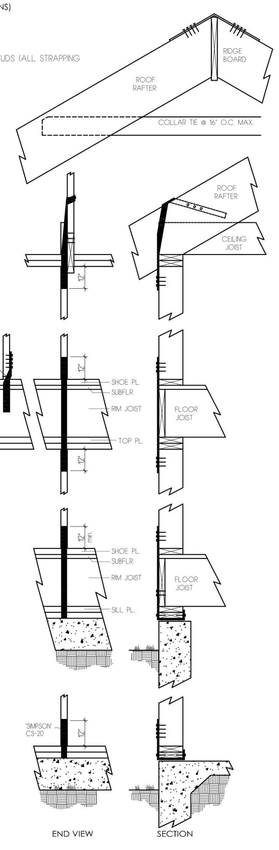
AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

(SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

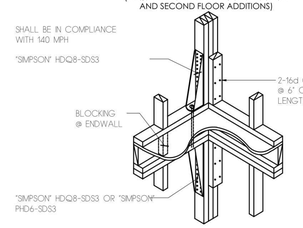


HOLD DOWN CONNECTIONS

(REQUIRED AT EACH BUILDING CORNER & O.H. GARAGE DOOR JAMBS)
(SEE FLOOR PLANS FOR LOCATIONS)
TABLE 3.17F

SECOND FLOOR ATTACHMENT

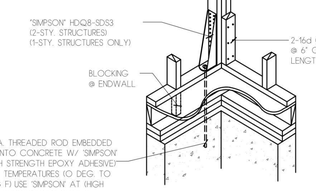
(REQUIRED FOR ALL NEW CONSTRUCTION AND SECOND FLOOR ADDITIONS)



ALL STRAPPING, ANCHORS, HOLD DOWNS, & ADHESIVES TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS.

FIRST FLOOR ATTACHMENT

(REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)



NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NAILING SCHEDULE 'B' : (2015 W.F.C.M.)
ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

Notation / Rough Opening	A	B	C	D
2'-0"	(1) 2x4	1	1	1
4'-0"	(1) 2x4	2	2	2
6'-0"	(2) 2x4 OR (1) 2x6	3	3	3
8'-0"	(2) 2x4 OR (1) 2x6	3	4	4
10'-0"	(2) 2x6	4	5	5
12'-0"	(2) 2x6	5	6	6

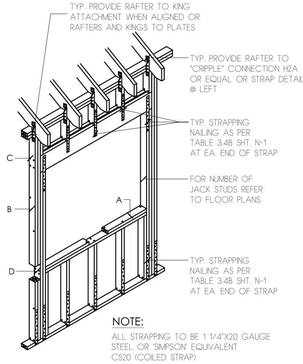
Notations :

A. NUMBER OF SILL STUDS ON THE FLAT (DOES NOT APPLY TO DOORS)

B. NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE OF HEADER

C. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE

D. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) AT EACH SIDE (DOES NOT APPLY TO DOORS)



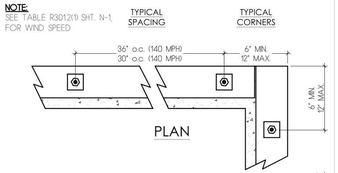
NOTE:

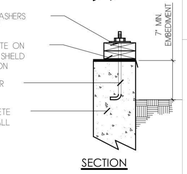
ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR SIMPSON EQUIVALENT CS20 (COILED STRAP)

ANCHOR BOLT SPECIFICATION

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)
TABLES 3.2B, 3.2C, 3.3A

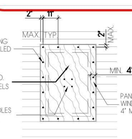
NOTE:
SEE TABLE R301.2(1) SHT. N-1, FOR WIND SPEED





NOTE:

1) USE 5/8" DIA. ANCHOR BOLTS W/ MINIMUM 7" EMBEDMENT INTO CONCRETE W/ 3" SQUARE x 5/16" WASHERS AND END NUT SETUP.
2) ANCHOR NOTED HEREIN ARE NOT TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS.
3) ONE ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MINIMUM TO 12" MAXIMUM FROM ENDS AND CORNERS.

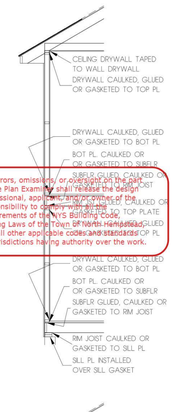


HURRICANE PANEL/ SHUTTER DETAIL

NOT TO SCALE

NOTES:

PROVIDE PRE-CUT PLYWOOD PANELS TO FIT ALL NEW WINDOW AND DOOR OPENINGS. PLYWOOD TO BE MIN. 7/16" THICK. USE MARINE GRADE PLYWOOD ONLY. ALL PANELS TO BE LABELED TO CORRESPOND TO APPROPRIATE LOCATIONS. MOUNTED HARDWARE TO BE PRE-SORTED AND STORED ON PREMISES. FOLLOW TABLE 301.2.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE FOR WIND BORNE DEBRIS PROTECTION. FASTENING. STORE ALL PANELS IN A WEATHERPROOFED, DRY LOCATION ON SITE. NO PANEL TO BE WIDER THAN 8'-0 IN ANY DIRECTION.





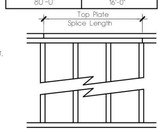
AIR SEALING DETAILS

SPLICING OF TOP PLATE

(Required for all New Construction and/or New Additions)

TOP PLATE SPLICE REQUIREMENTS ONE STORY SLAB-ON-GRADE	
Building Dimension (ft.)	Minimum 12" Splice Length (ft.)
12'-0"	3'-0"
16'-0"	4'-0"
20'-0"	5'-0"
24'-0"	6'-0"
28'-0"	7'-0"
32'-0"	8'-0"
36'-0"	9'-0"
40'-0"	11'-0"
50'-0"	13'-0"
60'-0"	16'-0"
70'-0"	19'-0"
80'-0"	22'-0"

TOP PLATE SPLICE REQUIREMENTS ALL OTHER CASES	
Building Dimension (ft.)	Minimum 12" Splice Length (ft.)
12'-0"	2'-0"
16'-0"	3'-0"
20'-0"	4'-0"
24'-0"	4'-0"
28'-0"	5'-0"
32'-0"	6'-0"
36'-0"	7'-0"
40'-0"	8'-0"
50'-0"	10'-0"
60'-0"	12'-0"
70'-0"	14'-0"
80'-0"	16'-0"



1) TABULATED SPLICE LENGTHS ASSUME TOP PLATE-TO-TOP PLATE CONNECTION USING 2-16d NAILS PER FOOT, FOR SHORTER SPLICE LENGTHS, THE NAIL SPACING SHALL BE REDUCED IN ORDER TO PROVIDE AN EQUIVALENT NUMBER OF NAILS.
2) TABULATED SPLICE LENGTHS ASSUME A BUILDING LOCATED IN EXPOSURE B OR C.
3) TOP PLATES SHALL BE A MINIMUM OF STUD GRADE MATERIAL.

"IT IS A VIOLATION OF THE N.Y.S. EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THIS ALTERATION."

SITE LOCATION :

CORALLO RESIDENCE
4 HOWARD COURT
CARLE PLACE NY 11514

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DRAWING TITLE :

METAL STRAPPING DETAIL SHEET

HOWARD P. CURTIS, ARCHITECT, P.C.
241 LANSDOWNE AVENUE
CARLE PLACE, N.Y. 11514
PHONE/FAX: 516- 997- 3897
E-MAIL: HPC25@VERIZON.NET

REGISTERED ARCHITECT HOWARD PETER CURTIS No. 028914 State of New York

REVISIONS :

1. REVISED AS PER TOWN OMISSIONS LETTER DATED 1/24/24 - 2/8/24

PROJECT NO. :

DRAWN BY : HPC

SCALE : AS NOTED

DATE : JANUARY 2024

SHEET NO. : N-2

**** THIS PROJECT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE 2020 ECCC NYS AND A RESCHECK CERTIFICATION & WORKSHEET HAS BEEN SUBMITTED TO THE BUILDING DEPARTMENT ALONG WITH THESE CONSTRUCTION PLANS. ****

THESE PLANS ARE IN COMPLIANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL CODE.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CODE

COMPLIANCE OPTIONS
- Prescriptive – Envelope per Table [NY] R402.1.2
- ■ Prescriptive – REScheck certificate provided
- Simulated Performance Alternative report provided
- Energy Rating Index report provided

ALL HOMES:
All "mandatory" provisions will be met

WALL LEGEND

	INSULATED 2x WOOD STUDS @ 16" o.c. (COORDINATE FINISHES W/ SECTIONS)
	2x WOOD STUDS @ 16" o.c. (COORDINATE FINISHES W/ SECTIONS)
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	8" POURED CONC. FOUND. WALL W/ FTG
	8"x16" CMU. FOUND. WALL W/ FTG

NOTE:
ALL STRUCTURAL CALCULATIONS ARE BASED ON THE ASSUMPTION OF THE USE OF DOUGLAS FIR LARCH WOOD GRADE #2. ANY DECREASE IN THE GRADE OF THIS MATERIAL SHOULD BE REPORTED TO THE ARCHTECT FIRST BEFORE ORDERING AND INSTALLING.

NOTE:
NEW PLUMBING FIXTURES TO COMPLY W/ NEW YORK STATE D.E.C. REQUIREMENTS FOR CERTIFIED WATER SAVING PLUMBING FIXTURES

NOTE:
DOUBLE ALL FLOOR JOISTS UNDER NEW PARALLEL WALLS HEADER SIZES SHOWN ARE MIN. REQD SIZE FOR SPECIFIED OP'G.

GENERAL DEMOLITION NOTES

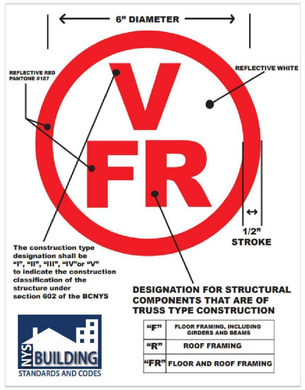
1. G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY WHICH IS FOUND BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY
2. G.C. TO BE FAMILIAR WITH COMPLETE PROJECT AND SET OF DRAWINGS AND THEIR INTENT BEFORE PROCEEDING WITH THE WORK.
3. WHERE ELECTRICAL OR PLUMBING LINES ARE TO BE ABANDONED, REMOVE ALL SUCH WORK, CAP OFF LINES LEGALLY AT FINAL INACCESSIBLE PENETRATIONS. ALL NEW PLUMBING AND ELECTRICAL WORK TO BE RECESSED BEHIND FINISHED SURFACES.

DEMOLITION PERFORMANCE DISCLAIMER:

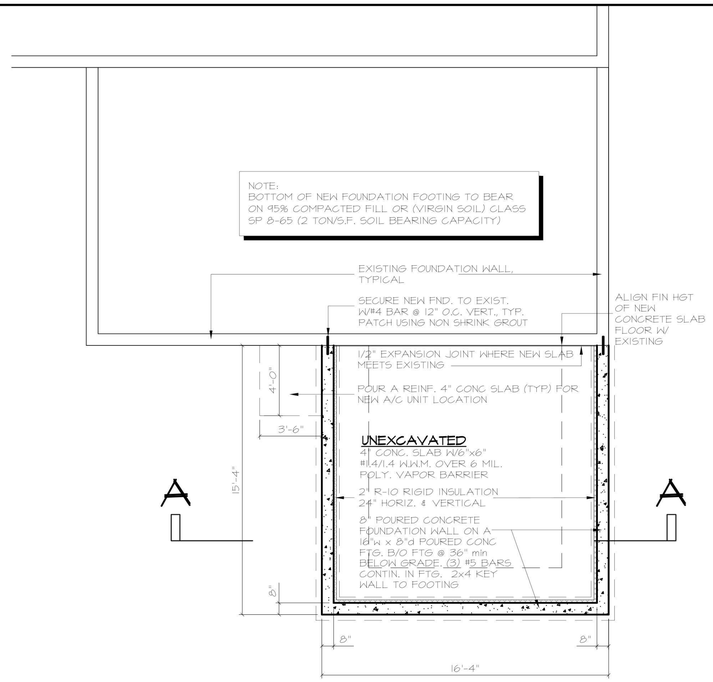
THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES". SHOULD IN THE EVENT ANY STRUCTURAL DAMAGE OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

ELECTRICAL NOTES:

1. CONFIRM ALL FIXTURE TYPES WITH OWNER BEFORE ORDERING OR INSTALLATION.
2. THE CONTRACTOR TO PROVIDE FOR ALL ELECTRICAL CONNECTIONS AND RELATED WORK FOR ALL EQUIPMENT.
3. ALL UNITS SHALL BE THROUGH-WIRED.
4. PROVIDE ALL UNITS FULLY EQUIPPED WITH BRACKETS, HANGERS, CLIPS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.
5. FINAL LIGHTING LOCATIONS AS DETERMINED BY FIELD CONDITIONS. [redacted]
6. REMOVE AND RELOCATE ANY FIXTURES THAT INTERFERE W/ NEW WORK.
7. PROVIDE REINFORCEMENT FOR ALL PENDANT OR CHANDELIER FIXTURES.
8. ALL LIGHTING SHALL BE TYPE I.C. AS REQD. FOR DIRECT CONTACT W/ INSULATION MATERIALS AS PER CODE.
9. CONTRACTOR TO CONFIRM ALL FIXTURE CLEARANCES BEFORE ORDERING ANY FIXTURES.
10. PROVIDE FOR ALL ELECTRICAL CONNECTIONS FOR ALL HVAC EQUIPT., ETC. AS MAY BE REQUIRED.
11. PROVIDE FOR THE RELOCATION AND REMOVAL OF ALL ELECTRICAL OUTLETS, SWITCHES, BOXES, ETC. AS REQUIRED BY NEW CONSTRUCTION.

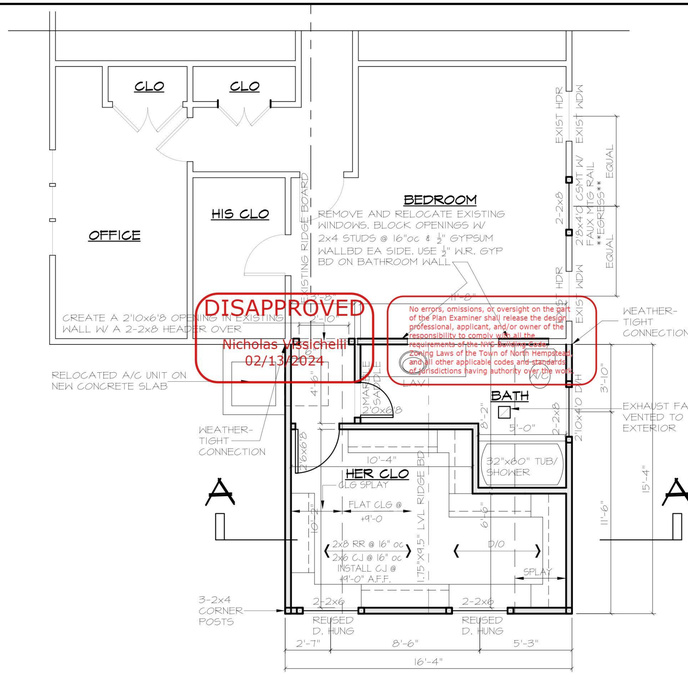


THIS PROJECT (AN ADDITION TO AN EXISTING RESIDENTIAL STRUCTURE) MAY UTILIZE PRE-ENGINEERED LUMBER (PW) IN THE FLOOR (F) AND/OR ROOF (R) FRAMING. AS SUCH A STICKER, CONFORMING TO THE PARAMETERS OF THE ADJACENT DETAIL, MUST BE AFFIXED TO THE ELECTRIC BOX ON THE EXTERIOR OF THE STRUCTURE. IF AFFIXING THE SYMBOL OBSCURES ANY METER ON THE BOX, THE SYMBOL SHALL BE AFFIXED TO THE EXTERIOR WALL IMMEDIATELY ADJACENT TO THE BOX. THE SYMBOL SHALL BE SO PLACED THAT THE CONSTRUCTION TYPE DESIGNATION IS IN THE 12 O'CLOCK POSITION AND WITH THE LOCATION DESIGNATION IN THE 6 O'CLOCK POSITION. THE SIGN/SYMBOL SHALL BE OF A STURDY, NON-FADING, WEATHER RESISTANT MATERIAL AND SHALL BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER. CofC OR CofO WILL NOT BE ISSUED WITHOUT THIS SIGN IN PLACE.



FOUNDATION

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



FIRST FLOOR

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

NOTE: SEE SHEET A-3 FOR FULL FLOOR PLANS AND GROSS FLOOR AREA CALCULATIONS ⚠

2020 ECCCNYS:

ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISITNG BUILIDING, BUILDING SYSTEM, OR PORTION THEREOF, SHALL COMPLY WITH SECTION R502, R503, OR R504. UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SUPPLY SYSTEM SHALLL NOT BE REQUIRED TO COMPLY.

VAPOR BARRIERS ARE TO COMPLY WITH R702.7 OF THE 2015 I.R.C.

INSULATION AND FENESTRATION TO MEET THE REQUIREMENTS OF TABLE N1102.1.2 BELOW (ZONE "4 EXCEPT MARINE")

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,e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5[h]	8/13	19	5/13[f]	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5[h]	8/13	19	10 /13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5[h]	13/17	30[g]	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5[h] or 13 + 10[h]	15/20	30[g]	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5[h] or 13 + 10[h]	19/21	38[g]	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.
NR = Not Required.
a. *R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.
b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation *R*-value for slabs. as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
e. There are no SHGC requirements in the Marine Zone.
f. Basement wall insulation shall not be required in warm-humid locations as defined by Figure N1101.7 and Table N1101.7
g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an *R*-value of R-19.
h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
i. Mass walls shall be in accordance with Section N1102.2.5. The second *R*-value applies where more than half of the insulation is on the interior of the mass wall.

INSTALL EAVE BAFFLES AS PER AS PER R402.2.3 OF I.E.C.C. 2015

HORIZONTAL ACCESS DOORS & HATCHES TO ATTICS TO MEET THE REQUIREMENTS OF R402.2.4 OF I.E.C.C. 2015

FENESTRATION TO COMPLY WITH R402.3 OF I.E.C.C. 2015. FENESTRATION AIR LEAKAGE TO COMPLY WITH R402.4.3

BUILDING THERMAL ENVELOPE SHALL COMPLY WITH R402.4.1.1 AND R402.4.1.2

RECESSED LIGHTING TO COMPLY WITH R402.4.5

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. 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 stair 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 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 the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
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.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

SITE LOCATION :
CORALLO RESIDENCE
4 HOWARD COURT
CARLE PLACE NY 11514

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DRAWING TITLE :
FOUNDATION & FIRST FLR PLANS, WALL LEGEND, DEMO/ELECTRICAL NOTES, PART 1265, ECC NYS

HOWARD P. CURTIS, ARCHITECT, P.C.
241 LANSDOWNE AVENUE
CARLE PLACE, N.Y. 11514
PHONE/FAX: 516- 997- 3897
E-MAIL: HPC25@VERIZON.NET

REGISTERED ARCHITECT HOWARD PETER CURTIS No. 022894 State of New York

REVISIONS :
1. REVISED AS PER ToNH OMISSIONS LETTER DATED 1/24/24 2/8/24

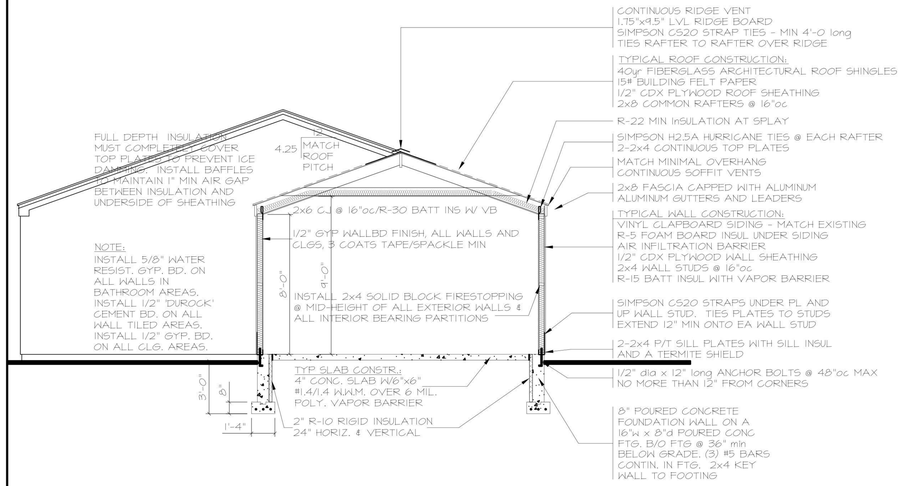
PROJECT NO. :

DRAWN BY : HPC

SCALE : AS NOTED

DATE : JANUARY 2024

SHEET NO. : A-1



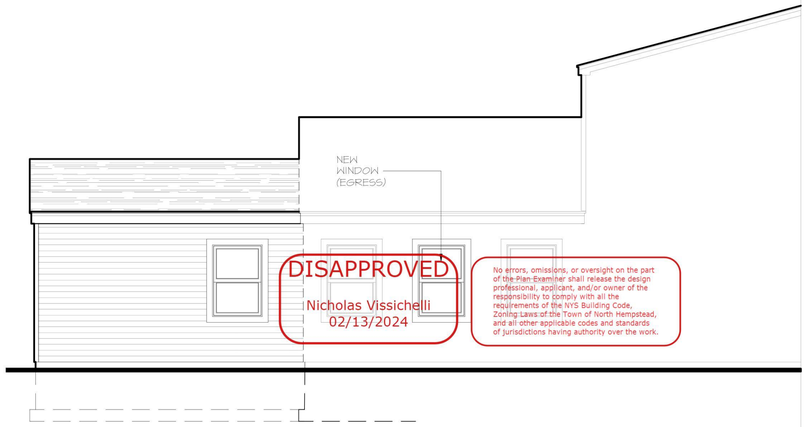
SECTION A-A

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



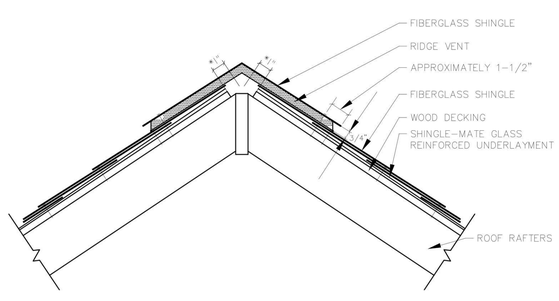
REAR ELEV'N

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



SIDE ELEV'N

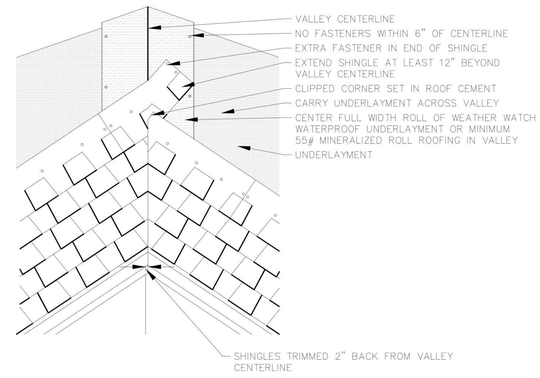
SCALE: 1/4"=1'-0"



* WITH A RIDGE BOARD, CUT A 3-1/2" SLOT, 1-3/4" EACH SIDE. DO NOT CUT CLOSER THAN 6" FROM EACH END OF THE RIDGE

RIDGE VENT

N.T.S.



CLOSED CUT VALLEY CONSTRUCTION

N.T.S.

SITE LOCATION :

CORALLO RESIDENCE
4 HOWARD COURT
CARLE PLACE NY 11514

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DRAWING TITLE :

CROSS SECTION, EXTERIOR ELEVATIONS, ROOF DETAILS

HOWARD P. CURTIS, ARCHITECT, P.C.
241 LANSDOWNE AVENUE
CARLE PLACE, N.Y. 11514
PHONE/FAX: 516- 997- 3897
E-MAIL: HPC25@VERIZON.NET

REGISTERED ARCHITECT HOWARD PETER CURTIS 029941 State of New York

REVISIONS :

1 REVISED AS PER TOWN OMISSIONS LETTER DATED 1/24/24. 2/8/24

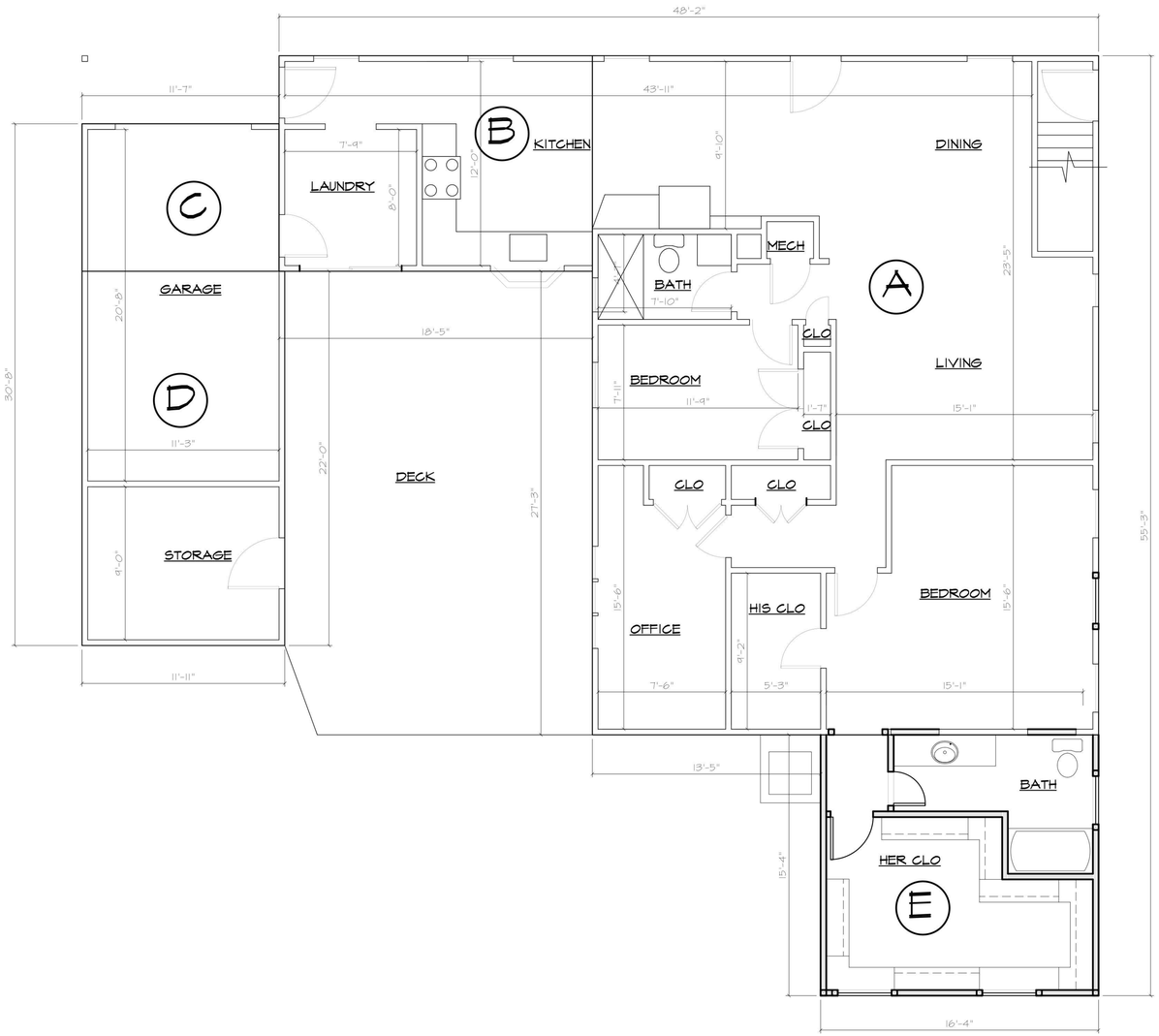
PROJECT NO. :

DRAWN BY : HPC

SCALE : AS NOTED

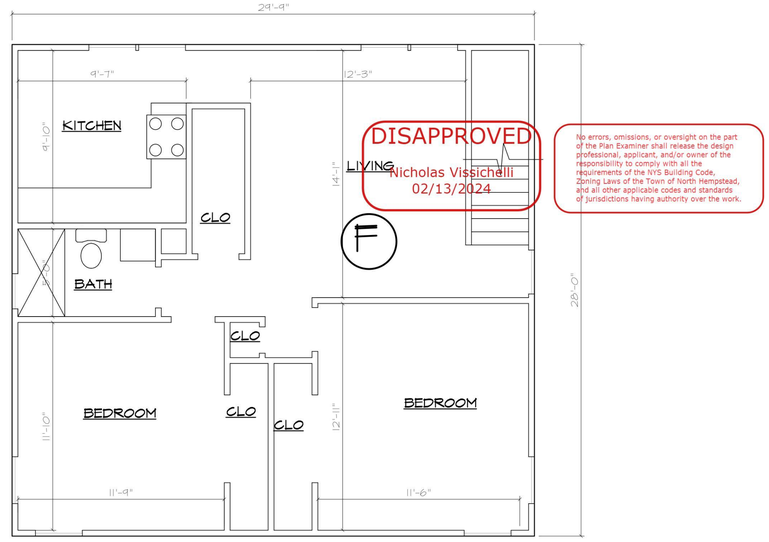
DATE : JANUARY 2024

SHEET NO. : A-2



FIRST FLOOR FULL PLAN

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



DISAPPROVED
Nicholas Vissichelli
02/13/2024

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

SECOND FLR FULL PLAN

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

GROSS AREA CALCULATIONS:

FIRST FLOOR AREA "A" = 39.92' X 29.75' = 1187.62 SF
FIRST FLOOR AREA "B" = 18.42' X 12.67' = 233.38 SF
FIRST FLOOR AREA "C" = 11.58' X 8.25' = 95.54 SF
FIRST FLOOR AREA "D" = 22.0' X 11.92' = 262.24 SF
FIRST FLOOR AREA "E" = 15.33' X 16.33' = 250.34 SF
SECOND FLOOR AREA "F" = 28.0' X 29.75' = 833.00 SF
TOTAL FLOOR AREA BOTH FLOORS = 2862.12 SF

NOTES: THERE ARE NO CLG HGTS ABOVE 12'-0
THE ATTIC IS NON-HABITABLE, THERE IS NO BASEMENT

SITE LOCATION :

CORALLO RESIDENCE
4 HOWARD COURT
CARLE PLACE NY 11514

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DRAWING TITLE :

FLOOR AREA PLANS AND CALCULATIONS

HOWARD P. CURTIS, ARCHITECT, P.C.
241 LANSDOWNE AVENUE
CARLE PLACE, N.Y. 11514
PHONE/FAX: 516- 997- 3897
E-MAIL: HPC25@VERIZON.NET

REGISTERED ARCHITECT HOWARD PETER CURTIS 022894 State of New York

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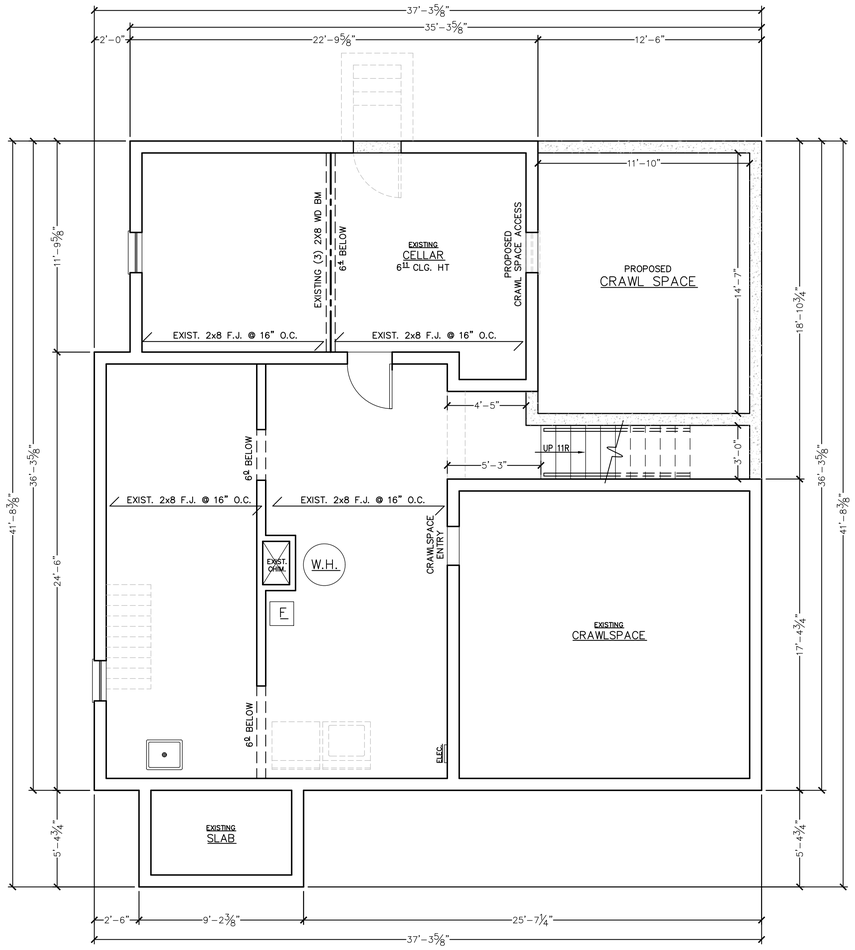
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SCALE : AS NOTED

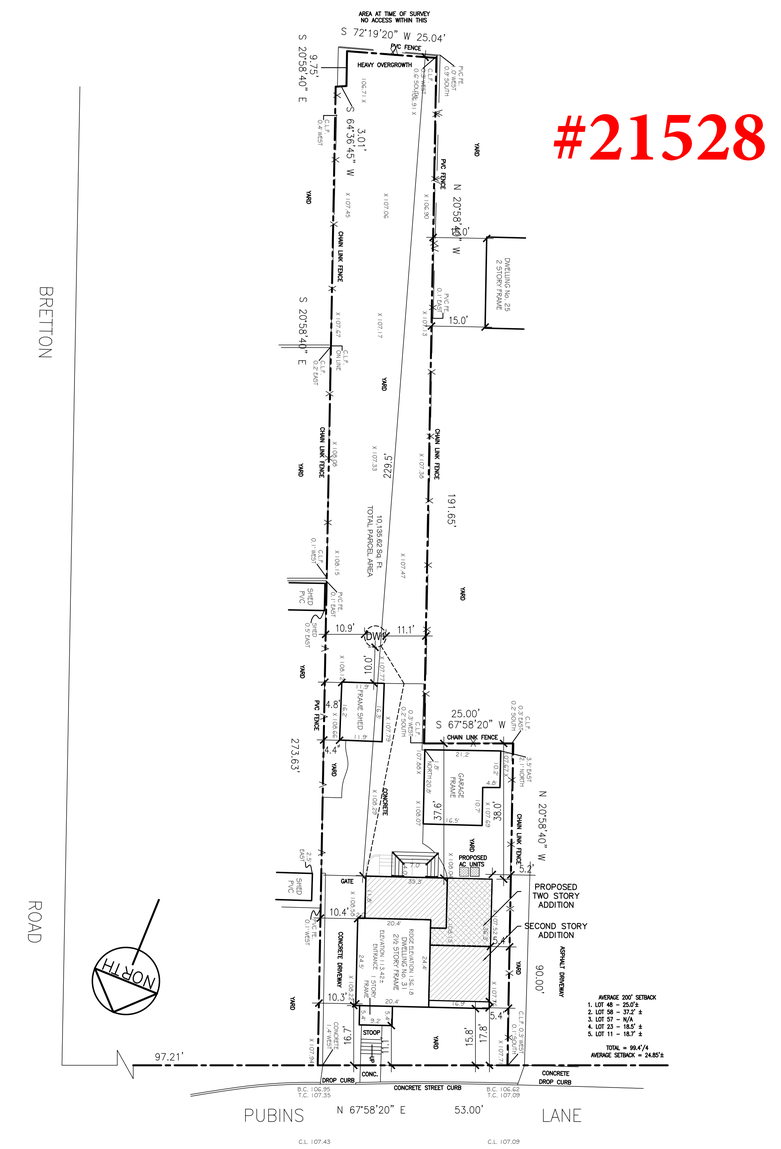
DATE : JANUARY 2024

SHEET NO. : A-3



FOUNDATION PLAN

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



PLOT PLAN

SCALE: 1" = 20'-0"

#21528

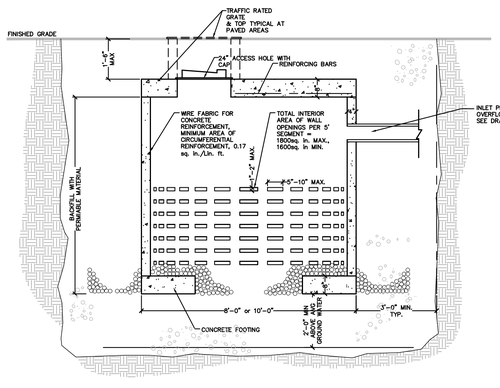
ZONING INFORMATION
TOWN OF NORTH HEMPSTEAD
SECTION: 09 BLOCK: 550 LOT(S): 22

ZONE: RES. C	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SQ.FT.	10,135.62 SQ.FT.	NO CHANGE
LOT WIDTH	40 FT.	53 FT.	NO CHANGE
FRONT YARD	25 FT.	11.1 FT.	17.8 FT.
REAR YARD	15 FT.	37.6 FT.	NO CHANGE
SIDE YARD (MIN)	5 FT.	5.4 FT.	5.2 FT.
SIDE YARD (AGG)	13.25 FT.	15.7 FT.	15.5 FT.
BUILDING HEIGHT	30 FT./2.5 STRY	±28	±29
LOT COVERAGE	35 %	14.95 %	17.5 %
FLOOR AREA RATIO	27.6 %	19.88 %	30.3 %
GROSS FLOOR AREA	2,800 SQ.FT.	2,015.4 SQ.FT.	3,070.47 SQ.FT.
SKY EXPOSURE	3V:1H	EXIST.	NO CHANGE
FRONT YARD PAVING	55 %	33.35 %	NO CHANGE
EAVE HEIGHT	22 FT.	EXIST.	NO CHANGE

* FINAL HEIGHT TO BE DETERMINED ON CONSTRUCTION DOCUMENTS

ZONING CALCULATIONS

ZONE: RES. C	LOT COVERAGE	G.F.A.
LOT AREA	10,135.62 SQ.FT.	10,135.62 SQ.FT.
1ST FLOOR	1,380.07	1,380.07
2ND FLOOR	–	1,296.59
GARAGE	393.81	393.81
TOTAL	1,773.9 SQ.FT.	3,070.47 SQ.FT.
TOTAL	17.5 %	30.3 %
FRONT YARD AREA		866.67 SQ.FT.
PAVING		289 SQ.FT.
FRONT YARD PAVING		33.35 %



DRYWELL CALCULATIONS

DW-1 ROOF AREA 1: RUNOFF FACTOR=1.0

$\frac{300 \text{ SQ.FT.} \times 3"}{12}$ = 75 CU FT

USE 6'ø x 4' DEEP DRAIN RING = 89.36 CU.FT.

NOTES:

1. BOTTOM OF DRYWELL MUST BE A MINIMUM OF 2' ABOVE AVERAGE GROUND WATER ELEVATION.
2. BOTTOM OF DRYWELL TO HAVE MINIMUM 6' PENETRATION INTO RATEABLE MATERIAL.
3. DRYWELLS MUST HAVE A MINIMUM OF 3' OF PERMIABLE MATERIAL AROUND THE STRUCTURE.

TOC ARCHITECTS
TODD O'CONNELL ARCHITECT P.C.
TODD O'CONNELL, AIA
1200 Veterans Memorial Highway
Suite 120
Hauppauge, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 658-0325
www.tocarchitects.com
todd@tocarchitects.com

REGISTERED ARCHITECT TODD O'CONNELL 027935 STATE OF NEW YORK

CONSULTANTS:

NYS LIC #027935

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CHECKED BY: TOC

DRAWN BY:

REV #	DATE:	NOTE:	BY:
	09/22/2023	DESIGN 8	JC
	10/10/2023	DESIGN 9	JC
	11/15/2023	DESIGN 10	JC
	12/04/2023	DESIGN 11 - PER 11/29/23 OBJECTION	JC
	02/01/2024	DESIGN 12 - PER 11/29/23 OBJECTION	JC
	02/09/2024	DESIGN 13 - PER 02/08/24 OBJECTION	JC

DESIGN DRAWINGS
CHAO RESIDENCE
31 PUBINS LANE
NEW HYDE PARK, NY 11040

DRAWING:

JOB#: CH-23-298
DATE: 07/27/2023
SCALE: AS NOTED

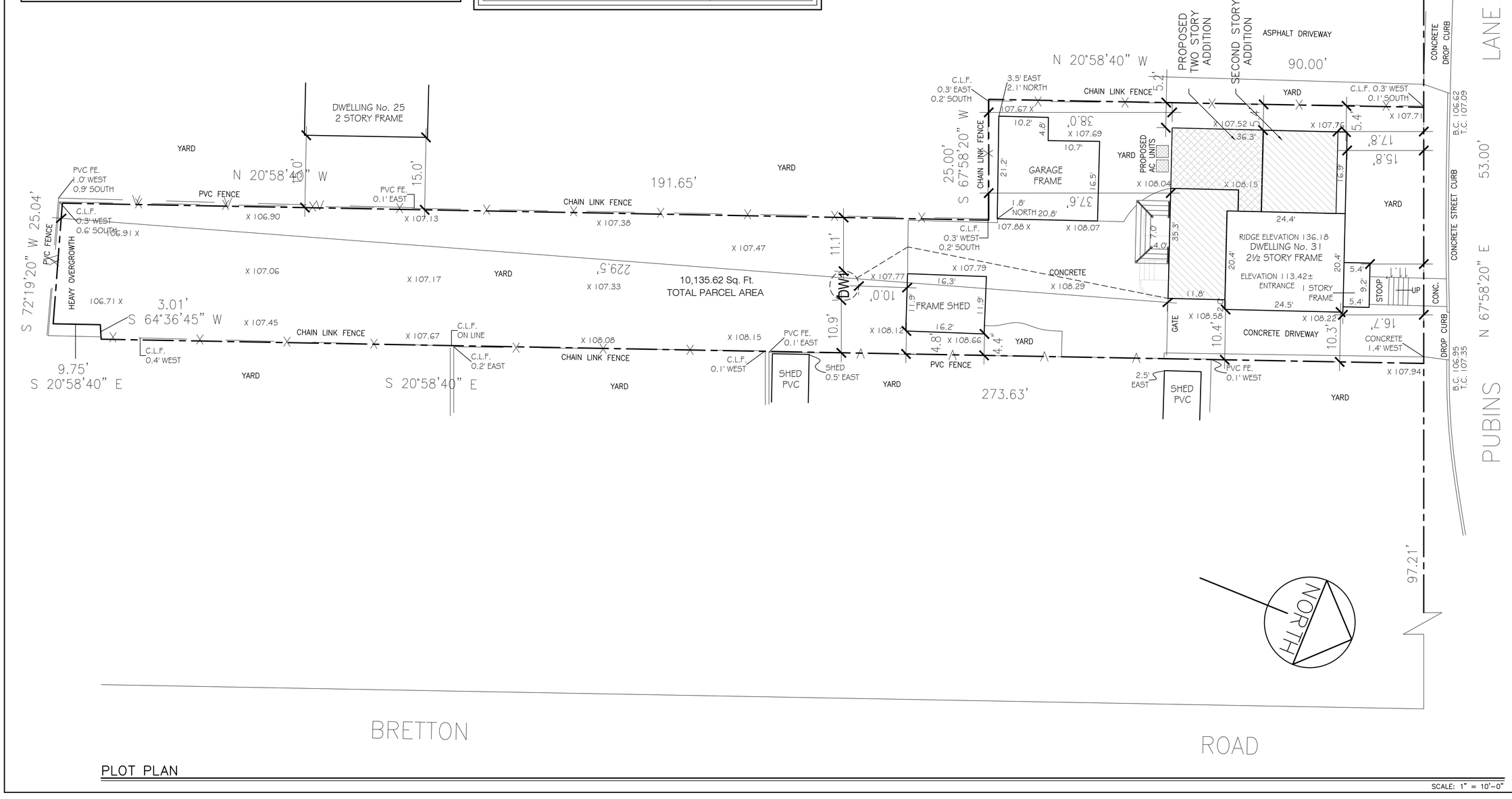
DRAWING NUMBER
D.1

ZONING INFORMATION
TOWN OF NORTH HEMPSTEAD
SECTION: 09 BLOCK: 550 LOT(S): 22

ZONE: RES. C	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SQ.FT.	10,135.62 SQ.FT.	NO CHANGE
LOT WIDTH	40 FT.	53 FT.	NO CHANGE
FRONT YARD	25 FT.	11.1 FT.	17.8 FT.
REAR YARD	15 FT.	37.6 FT.	NO CHANGE
SIDE YARD (MIN)	5 FT.	5.4 FT.	5.2 FT.
SIDE YARD (AGG)	13.25 FT.	15.7 FT.	15.5 FT.
BUILDING HEIGHT	30 FT./2.5 STRY	±28	±29
LOT COVERAGE	35 %	14.95 %	17.5 %
FLOOR AREA RATIO	27.6 %	19.88 %	30.3 %
GROSS FLOOR AREA	2,800 SQ.FT.	2,015.4 SQ.FT.	3,070.47 SQ.FT.
SKY EXPOSURE	3V:1H	EXIST.	NO CHANGE
FRONT YARD PAVING	55 %	33.35 %	NO CHANGE
EAVE HEIGHT	22 FT.	EXIST.	NO CHANGE

ZONING CALCULATIONS

ZONE: RES. C	LOT COVERAGE	G.F.A.
LOT AREA	10,135.62 SQ.FT.	10,135.62 SQ.FT.
1ST FLOOR	1,380.07	1,380.07
2ND FLOOR	–	1,296.59
GARAGE	393.81	393.81
TOTAL	1,773.9 SQ.FT.	3,070.47 SQ.FT.
TOTAL	17.5 %	30.3 %
FRONT YARD AREA		866.67 SQ.FT.
PAVING		289 SQ.FT.
FRONT YARD PAVING		33.35 %



PLOT PLAN

SCALE: 1" = 10'-0"

TOC ARCHITECTS
TODD O'CONNELL ARCHITECT P.C.
TODD O'CONNELL, AIA
1200 Veterans Memorial Highway
Suite 120
Hauppauge, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 658-0325
www.tocarchitects.com
todd@tocarchitects.com

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CONSULTANTS:

NYS LIC #027935

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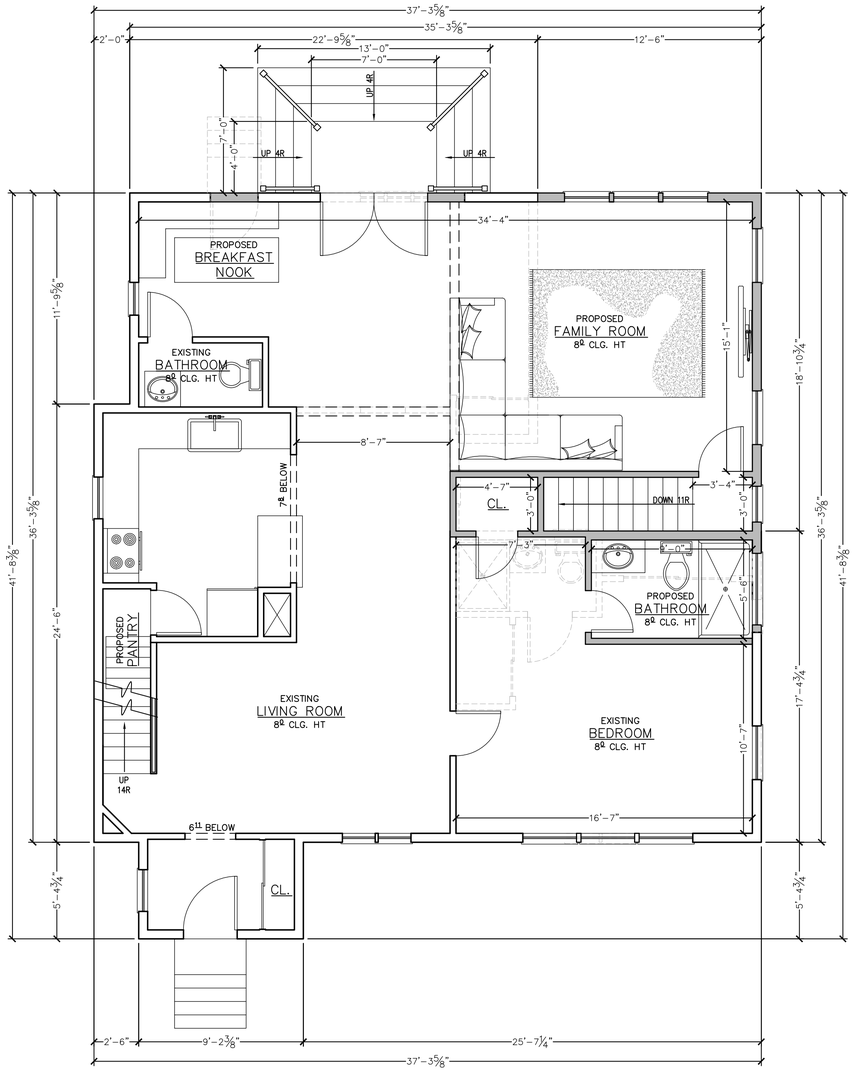
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DESIGN DRAWINGS
CHAO RESIDENCE
31 PUBINS LANE
NEW HYDE PARK, NY 11040

DRAWING:

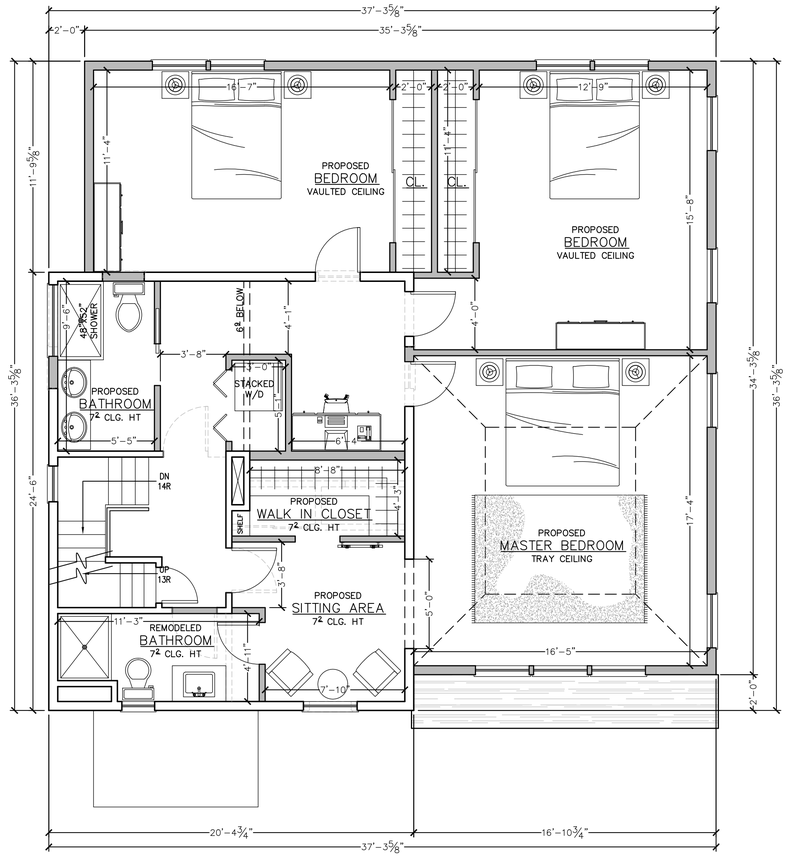
JOB#: CH-23-298
DATE: 07/27/2023
SCALE: AS NOTED

DRAWING NUMBER
D.1A



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

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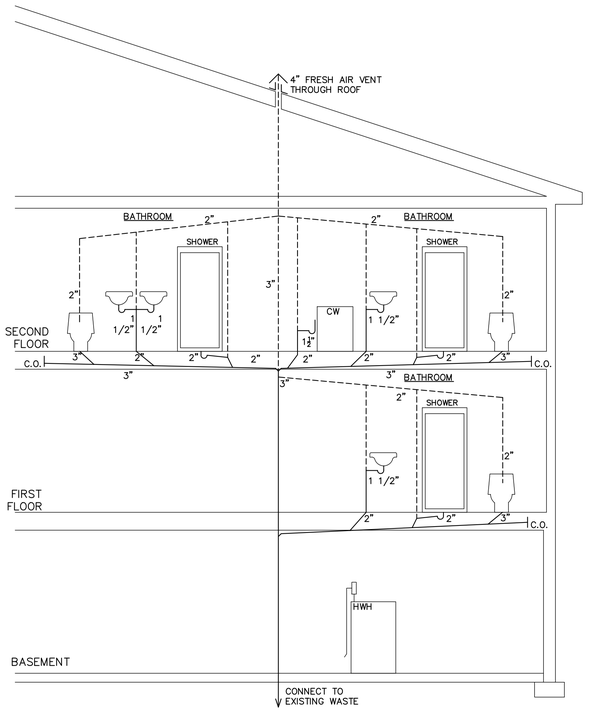
DRAWING NUMBER
D.2

P3103.1 ROOF EXTENSION
OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6 INCHES ABOVE THE ROOF OR 6 INCHES ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER. WHERE A ROOF IS TO BE USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK OR SUNBATHING DECK OR FOR SIMILAR PURPOSES , OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7 FEET ABOVE THE ROOF.

P3103.2 FROST CLOSURE
WHERE THE 97.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

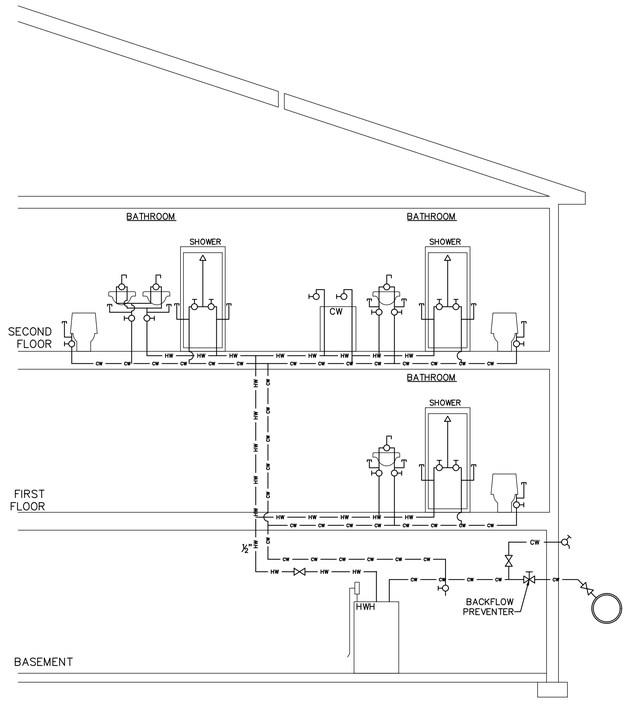
TABLE P3201.7
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OF WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 1/2
BIDET	1 1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAVATORY	1 1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS) FLOW RATE:	
5.7 GPM AND LESS	1 1/2
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.8 GPM	3
MORE THAN 25.8 GPM UP TO 55.6 GPM	4



PLUMBING WASTE DIAGRAM

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



PLUMBING SUPPLY DIAGRAM

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

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CHAO RESIDENCE
31 PUBINS LANE
NEW HYDE PARK, NY 11040

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D.3



FRONT ELEVATION

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



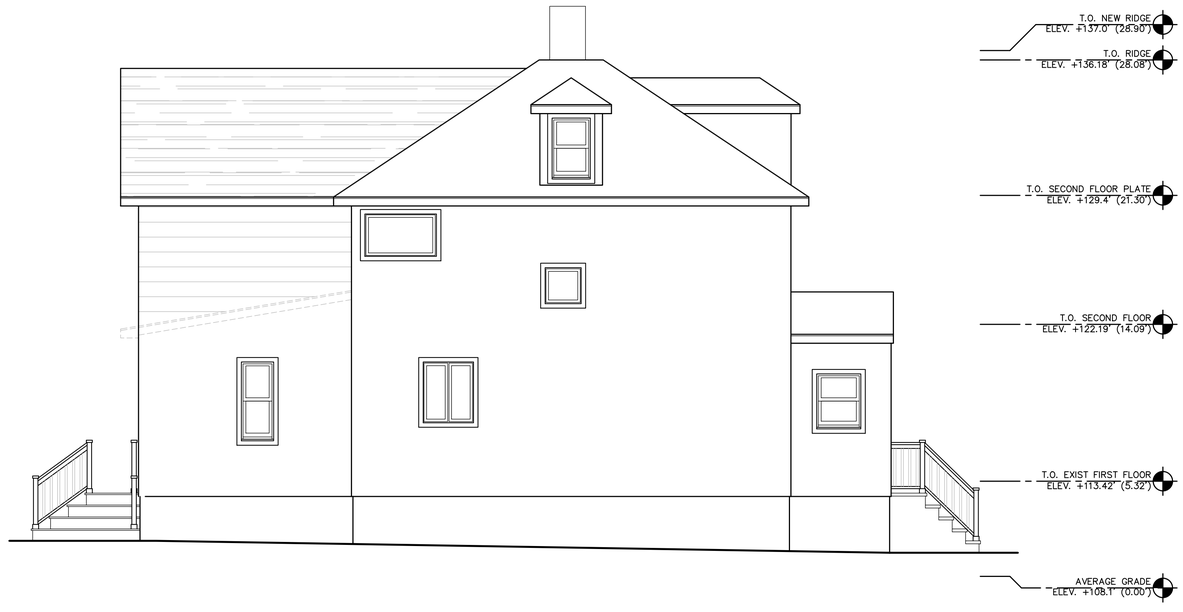
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

* FINAL HEIGHT TO BE DETERMINED
ON CONSTRUCTION DOCUMENTS

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027935
STATE OF NEW YORK

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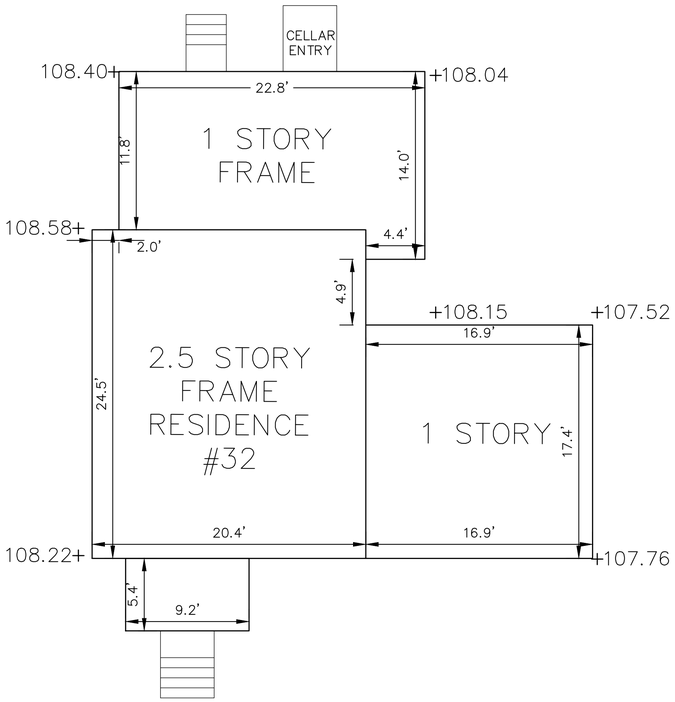
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D.4

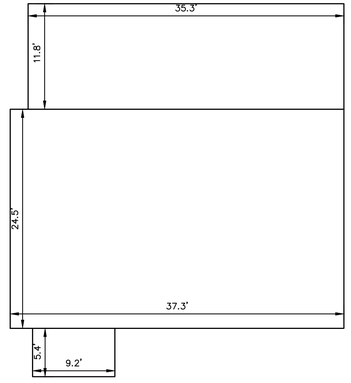


AVERAGE GRADE CALCULATION										
108.22	+	108.58	=	216.80	/2	=	108.40	X	24.5	=	2655.80
108.58	+	108.58	=	217.16	/2	=	108.58	X	2	=	217.16
108.58	+	108.40	=	216.98	/2	=	108.49	X	11.8	=	1280.18
108.40	+	108.04	=	216.44	/2	=	108.22	X	22.8	=	2467.42
108.04	+	108.15	=	216.19	/2	=	108.10	X	14	=	1513.33
108.15	+	108.15	=	216.30	/2	=	108.15	X	4.4	=	475.86
108.15	+	108.15	=	216.30	/2	=	108.15	X	4.9	=	529.94
108.15	+	107.52	=	215.67	/2	=	107.84	X	16.9	=	1822.41
107.52	+	107.76	=	215.28	/2	=	107.64	X	17.4	=	1872.94
107.76	+	108.22	=	215.98	/2	=	107.99	X	37.3	=	4028.03
									156.00		16863.06

16,863.06 / 156.0 = 108.1

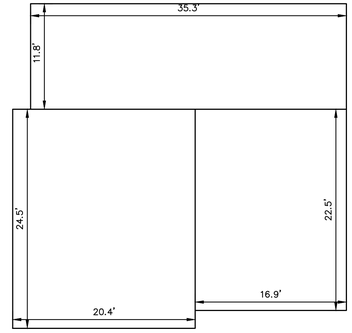
THE PRE-EXISTING AVERAGE GRADE = 108.1 FT.

FIRST FLOOR GROSS FLOOR AREA



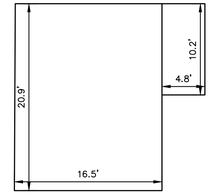
GROSS FLOOR AREA CALCULATION			
5.40	9.20	=	49.68
24.50	37.30	=	913.85
11.80	35.30	=	416.54
		TOTAL	1380.07

SECOND FLOOR GROSS FLOOR AREA



GROSS FLOOR AREA CALCULATION			
24.50	20.40	=	499.80
11.80	35.30	=	416.54
22.50	16.90	=	380.25
		TOTAL	1296.59

DETACHED GARAGE GROSS FLOOR AREA



GROSS FLOOR AREA CALCULATION			
20.90	16.50	=	344.85
4.80	10.20	=	48.96
		TOTAL	393.81

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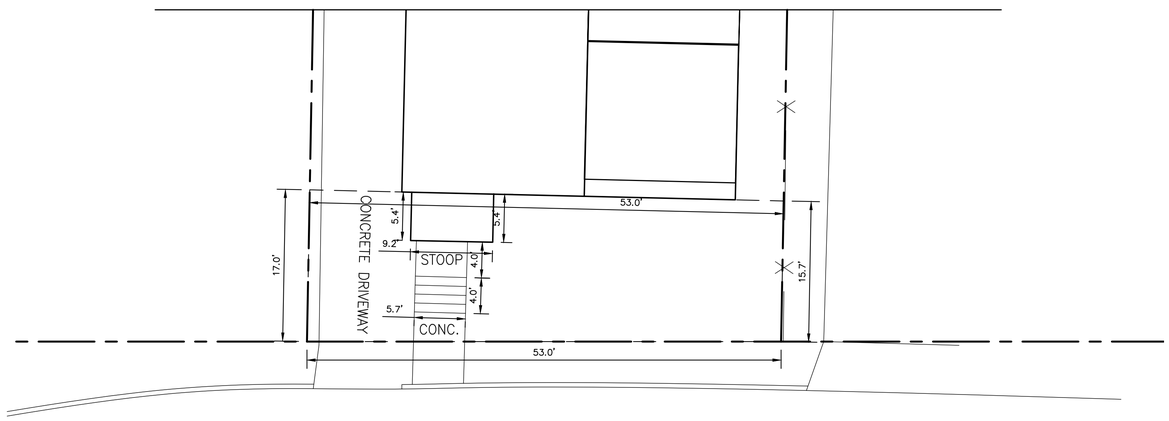
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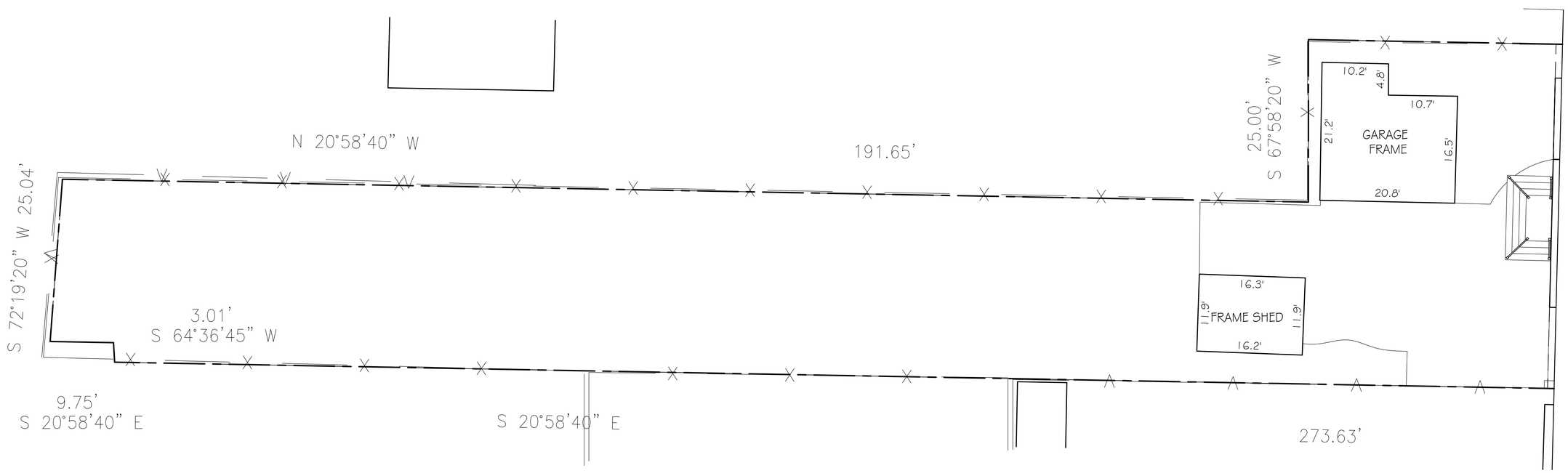
DRAWING NUMBER
D.5



PUBINS N 67°58'20" E 53.00' LANE

FRONT YARD PAVING

289 SF / 866.67SF = 33.35%



REAR YARD COVERAGE

677.2/7,350.2 SQ.FT = 9.21%

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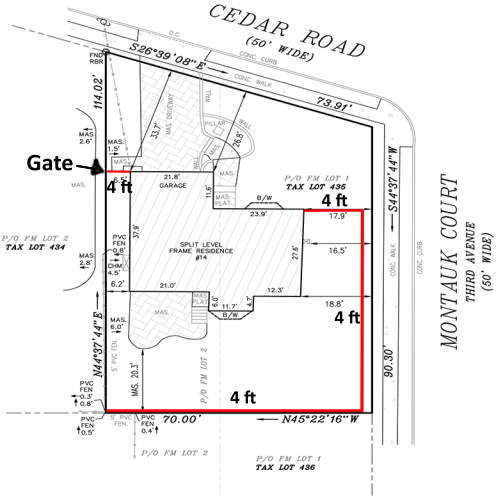
DRAWING NUMBER
D.6

SYMBOL LEGEND

MONUMENT FND	MANHOLE	TEST HOLE
I.P. / I.B. FND	"A"-INLET	TREE
I.P. / I.B. SET	"B"-INLET	SHRUB
SPOT ELEVATIONS	YARD INLET	BOLLARD
UTILITY POLE	YARD INLET	WETLAND FLAG
GUY WIRE	ELECTRIC METER	CANT. CANTILEVER
UTILITY POLE W/LIGHT	GAS METER	FE. FENCE
LIGHT POLE	WATER METER	MAS. MASONRY
SIGN	GATE VALVE	PLAT. PLATFORM
PVC FENCE (PVC)	WATER VALVE	W.W. WINDOW WELL
STOCKADE FENCE (STK)	O/H OVERHANG	B/W BAY WINDOW
CHAIN LINK FENCE (CLF)		C/E CELLAR ENTRANCE
WIRE FENCE	R/O ROOF OVER	
FIRE HYDRANT	D.C. DEPRESSED CURB	A/C UNIT
CROSS CUT	G.O.L. GENERALLY ON LINE	STAKE
O/L ON LINE	R.O.W. RIGHT OF WAY	

BEARINGS SHOWN HEREON ARE BASED ON LIBER 14378 PAGE 729

#21529



GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

SCAN ME

LOT AREA
7,151.22 S.F.
0.16 AC.

STATE OF NEW YORK
LEON D. LEADINGHAM
050735
LICENSED LAND SURVEYOR

SCALICE
land surveying
mjslandsurvey.com P:631-957-2400
1 South Bay Avenue, Islip, NY 11751

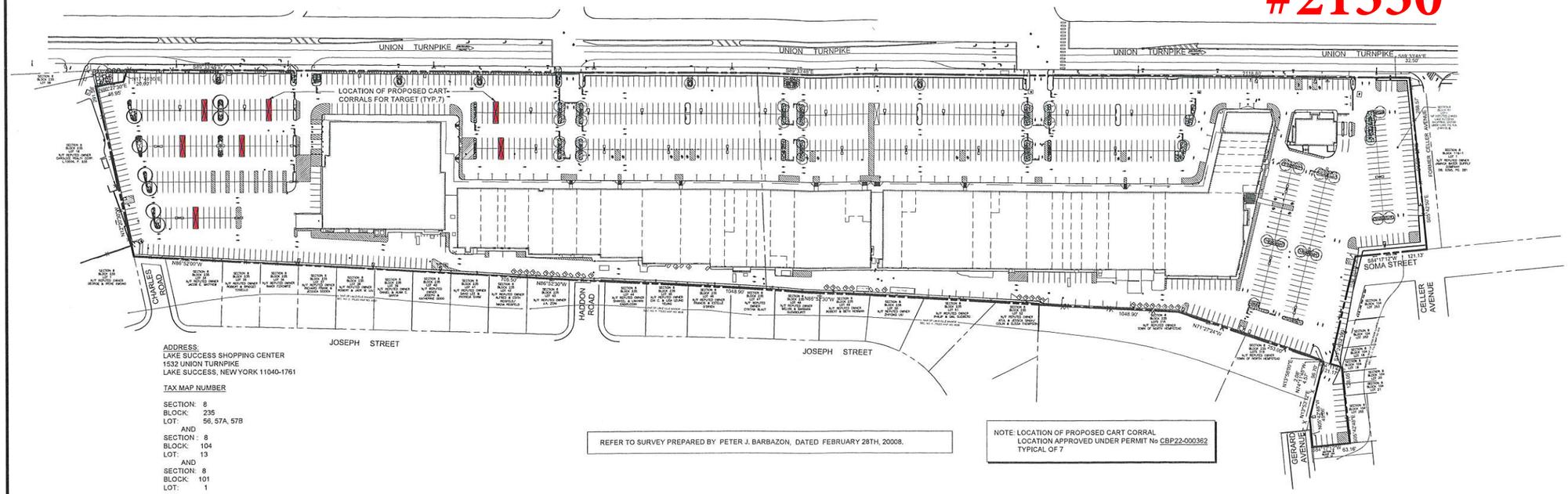
DR.:MC	CREW:TR	SCALE: 1" = 20'	TAX MAP NO. 11-414-435
DATE SURVEYED: 06/29/2023		JOB No. N23-2125	

SURVEY OF PROPERTY

14 CEDAR ROAD, WESTBURY, NEW YORK 11590
P/O LOTS 1 AND 2, BLOCK 3
MAP OF
WESTBURY HILLS
FILE DATE: 06/01/1907 MAP NO. 223 NE NO. 1767
SITUATE
WESTBURY
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE PRESENT OWNER OF THE PROPERTY, TO THE MORTGAGEE AND TO THE TITLE COMPANY NAMED HEREON. (4) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE SURVEYOR'S INK EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES. (5) ENCROACHMENTS EXIST ON ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT LOCATED BY THIS SURVEY. (6) THE INTENT OF EMBEDDING SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO SHOW THE DIRECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, OVERHANGS, ETC. (7) THIS SURVEY MAP IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE EXISTENCE OF ANY EASEMENTS, RESTRICTIONS, COVENANTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, MAY NOT BE SHOWN OR ADDRESSED HEREON AND ARE NOT GUARANTEED. (8) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD, IF ANY, MAY NOT BE SHOWN OR ADDRESSED HEREON AND ARE NOT GUARANTEED.

#21530



ADDRESS:
LAKE SUCCESS SHOPPING CENTER
1532 UNION TURNPIKE
LAKE SUCCESS, NEW YORK 11040-1761

TAX MAP NUMBER

SECTION: 8
BLOCK: 235
LOT: 56, 57A, 57B
AND
SECTION : 8
BLOCK: 104
LOT: 13
AND
SECTION: 8
BLOCK: 101
LOT: 1

REFER TO SURVEY PREPARED BY PETER J. BARBAZON, DATED FEBRUARY 28TH, 20008.

NOTE: LOCATION OF PROPOSED CART CORRAL LOCATION APPROVED UNDER PERMIT No CBP22-000362 TYPICAL OF 7

EXISTING SITE PLAN W/ PROPOSED CART CORRAL LOCATIONS

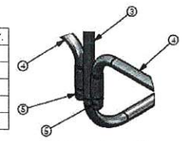
SCALE: NTS

SCOPE OF WORK NARRATIVE

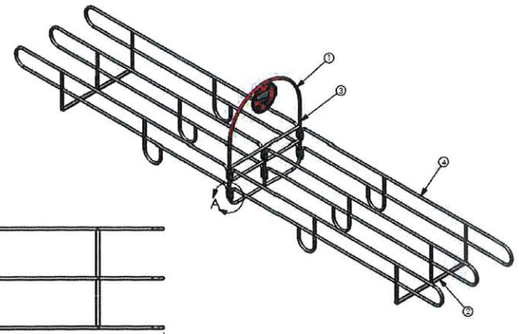
PROPOSED WORK: INSTALLATION OF PREFABRICATED CART CORRALS FOR NEW TARGET STORE.

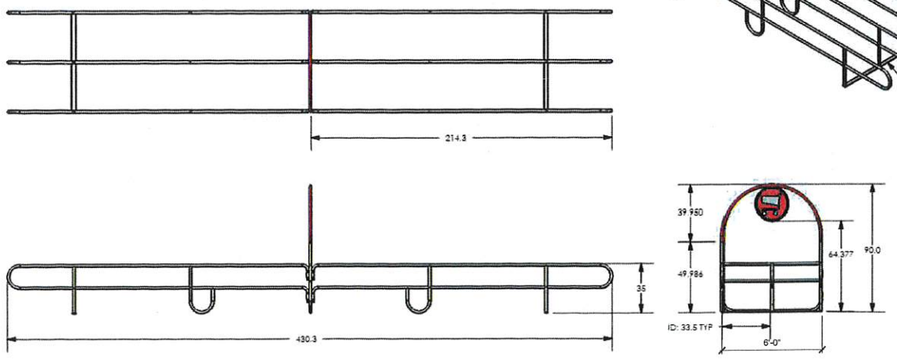
NOTE: CART CORRALS ARE NOT ANCHORED TO GROUND OR COVERED AS REQUIRED BY SECTION 70-202.4 OR THE TOWN OF NORTH HEMPSTEAD ZONING CODE.

ITEM	PART #	DESCRIPTION	QTY.
1	T2730-2	TARGET CC-TOP HEADER ASSY-80IN TALL	1
2	2030125	BASE PLATE WELDMENT	2
3	2030126	BOTTOM HEADER WELDMENT	1
4	2030128	SIDE RAIL WELDMENT	6
5	B000912	COTTER PIN	12



DETAIL-"A"

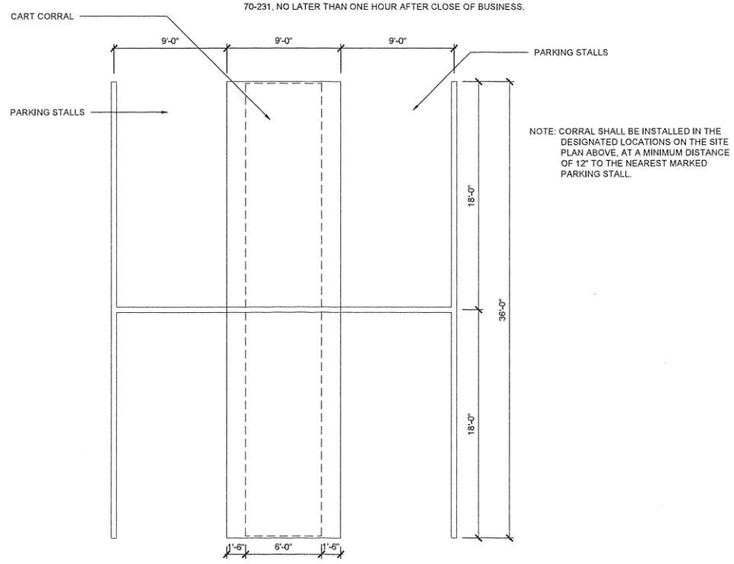




PROPOSED CART CORRAL DETAIL (DOUBLE ENTRY)

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

SHOPPING CART MAINTENANCE NOTES
1. NO BASKETS, CARTS, OR WAGONS SHALL BE LEFT UNATTENDED OR STANDING IN OPEN AREAS WITHOUT REGULAR COLLECTION BY OCCUPANT OF SUCH UNIT.
2. CARTS MUST EITHER BE MOVED TO INTERIOR OF THE BUILDING OR STORED IN CORRALS AS DEFINED IN ZONING CODE SECTION 70-231, NO LATER THAN ONE HOUR AFTER CLOSE OF BUSINESS.



NOTE: CORRAL SHALL BE INSTALLED IN THE DESIGNATED LOCATIONS ON THE SITE PLAN ABOVE, AT A MINIMUM DISTANCE OF 12' TO THE NEAREST MARKED PARKING STALL.

TYPICAL CART CORRAL PLAN

SCALE: 3/16" = 1'-0"

TARGET

NO.	DATE	COMMENT
	1.11.24	REV. PER DOB COMMENTS
	11.16.23	ISSUED FOR PERMIT/BID

OWNER/CLIENT

LAKE SUCCESS SHOPPING CENTER
1526A UNION TURNPIKE
NEW HYDE PARK, NEW YORK 11040

DOB STAMP & SIGNATURES

DOB SCAN

rosenbaumdesigngroup architecture
Rand K. Rosenbaum ARCHITECT
2001 MARCUS AVENUE
LOBBY EAST WING
LAKE SUCCESS, NEW YORK 11042-1011
Tel: 516.616.6111
Fax: 516.616.6222
mail@r-d-g.com

PROJECT
CART CORRAL LOCATIONS
LAKE SUCCESS SHOPPING CENTER
1400-1570 UNION TURNPIKE
NEW HYDE PARK, NEW YORK 11040

SHEET TITLE
PROPOSED CART CORRAL LOCATIONS

REGISTERED ARCHITECT RAND K. ROSENBAUM 026795 STATE OF NEW YORK

DRAWN BY	DWG NUMBER
MB	A-101.00
CHECKED BY: DJF	
DATE: 11.16.2023	
20019.2	1 OF 1

F:\RETAIL\LAKE SUCCESS SHIPPING CENTER-06023\CART CORRAL\20019.2 CART CORRAL LOCATION.DWG

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21382 - Guillermo Ortiz; 55 Bayview Avenue, Manhasset; Section 3, Block 138-02, Lots 101-104 & 805; Zoned: Business-B
Appeal for determination or in the alternative, variances from §70-138 and §70-103.B to legalize the conversion of an automobile service station to an auto body repair shop (not a permitted use within the Business-B district) with parking stalls that are too small.

Whereas, an application (CBP21-000177, BZA22-000108) 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 **April 3, 2024,** the appeal in the above-entitled matter was decided as follows:

The appeal for determination that the building official erred in issuing a Notice of Disapproval for the variance sought under § **70-138** is **DENIED,** the variance sought under § **70-138** is **DENIED** and the variance sought under § **70-103.B** is **DENIED** as ***moot without prejudice.***

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

THIS IS NOT A BUILDING PERMIT

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

Motioned by: Member Hernandez Seconded by: Member Donatelli

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

Nays: None

Virginia M Wagner

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Findings of Fact for Appeal # 21382

APPEAL #21382 - Guillermo Ortiz; 55 Bayview Avenue, Manhasset; Section 3, Block 138-02, Lots 101-104 & 805; Zoned: Business-B

Appeal for determination or in the alternative, variances from §70-138 and §70-103.B to legalize the conversion of an automobile service station to an auto body repair shop (not a permitted use within the Business-B district) with parking stalls that are too small.

With respect to the above referenced appeal the Board of Zoning Appeals (the "Board") makes the following findings of fact:

1. The Property is a 12,500 square foot irregularly shaped lot located on the corner of Bayview avenue and Locust Place in Manhasset and identified on Nassau Section 3, Block 138-02, Lots 101-104 & 805.

2. The Property contains one building that was previously used as a gasoline service station and has a certificate of occupancy as an "automobile service station".

3. The applicant purchased the property on November 11, 2020.

4. According to the application filed by the applicant, they propose to utilize the property for an "auto body repair facility".

5. The subject property lies at the western end of the business district and is bordered to the north and west by residential properties.

6. The Property is located within the Business "B" zoning district which, according to § 70-138 of the Town Code permits the following uses:

   Article XVII Business B District

   § 70-138 – Permitted Uses

   A building may be erected, altered or used and a lot or premises may be used for any of the purposes set forth in this Article and for no other:

   A. *All permitted uses set forth in Article **XVI** applicable to Business A Districts.*[1]

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[1] *Under 70-125 the permitted uses in the Business A District are as follows:*

A. Offices, financial institution.
B. Retail store, except those listed in § 70-126B and F and stores of the type known as "farmers' markets" and stores of a type known as "big-box commercial use" as defined in § 70-140B.
C. Sale or repair of jewelry, watches, clocks or optical goods, musical, professional or scientific instruments.
D. Shops for personal services, including beauty shops, barbershops, self-service launderettes, and dry cleaning pickup shops.
E. Hand laundry, custom tailoring, hand dressmaking, millinery, shoemaking and repairing.
F. Employment office.
G. Funeral homes, funeral directing and embalming.
H. Greenhouse; flower shops.

B. *Shops for carpenters, hand cabinetmaking, furniture repair or upholstery, electrical work, hand metalworking, blacksmith, tinsmith, new and unused plumbing, gas, steam or hot water fittings, bicycle repair.*

C. *Barber, drafting, hairdressing or secretarial schools.*

D. *Medical or dental laboratories.*

E. *Radio or television studios.*

F. *Research laboratories in electronics or precision instruments.*

G. *Accessory uses on the same lot and customarily incidental to any of the above permitted uses, except for accessory drive-through facilities, which shall be subject to the provisions of § **70-203T**, and for below-grade parking structures, which shall be subject to the provisions of § **70-203U**.*

7. On or about July 27, 2021 a Building Permit application was filed to maintain the conversion of an automobile repair station to an auto body repair facility. The scope of work was listed as follows:

   "CHANGE OF COFO FOR AUTO REPAIR AND COLLISION REPAIR WITH PAINT SPRAY BOOTH. OFF STREET PARKING FOR 20 CARS ON THE LOT"

8. On or about June 24, 2022 a Notice of Disapproval ("NOD") was issued by the Building Department. A revised NOD was issued on June 7, 2023. The NOD cited non-compliance with the following Sections of the Town Code:

I. A regularly organized institution of learning approved by the State Board of Regents and supported by public funds.

J. A public library, public art gallery, public museum, municipal or volunteer firehouse, municipal park for recreational use, railway passenger station.

K. Church or other building used for religious purposes.

L. Parish house, parochial school, private school.

M. Philanthropic or eleemosynary uses or institutions other than correctional institutions.

*N. Hospital or sanatorium except those prohibited under § **70-207**.*

O. Nursing home.

P. Clubhouse, fraternity house, lodge, golf house or other recreational building.

Q. Public utility.

R. Government or municipal buildings, regardless of whether said buildings are erected for the purpose of discharging governmental or corporate functions.

*S. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses, except for accessory drive-through facilities, which shall be subject to the provisions of § **70-203T**, and for below-grade parking structures, which shall be subject to the provisions of § **70-203U**.*

*T. Buildings and uses provided in § **70-125J** to S, inclusive, shall conform to the provisions of Article VI as to height, plot areas, lot coverage and open spaces.*

U. Dry-cleaning establishments employing a maximum of five workers, and provided that the dry-cleaning equipment utilizes nonflammable fluids and bears the approval of the Fire Underwriters' Laboratory.

V. Mixed-use buildings within the New Cassel Urban Renewal Area.

*W. A caretaker unit, as defined in § **70-231**, located within a building or on a property designated on the National Register of Historic Places, State Register of Historic Places or designated as an individual landmark under Chapter **27** of this Code and having a portion of the building accessible to the public.*

[Added 9-10-2013 by L.L. No. 4-2013]

1. **"70-103.B: -** Off-street parking requirements – all off-street parking spaces must have dimensions of not less than 10 feet by 20 feet.

   Proposed: Twelve (12) off-street parking spaces with dimensions of 9 feet by 18 feet.

2. **70-138 -** Permitted Uses – A building may be erected, altered or used and a lot or premises may be used for any of the purposes set forth in this Article and for no other:

   Proposed – conversion of an Automobile Service Station to an Auto Body Repair Facility with a paint spray booth. An Auto Body Repair Facility is not a permitted use in the Business B Zoning district.

   Note: The use of the premises as an Automobile Service Station that did not perform Auto body Repair is confirmed by testimony provided during the Board of Zoning Appeals Hearing for Appeal #16142 dated February 10, 1999. During that hearing the applicant's representative stated "The nature of his business deals with mostly imported cars. It is done on an appointment only basis, no body and fender work done there."

9. Pursuant to the NOD the applicant filed an appeal with this Board on or about August 3, 2022 which included an appeal for determination that the building official erred in requiring a use variance for the proposed action and in the alternative that a variance be granted under 70-138 of the Town Code. The appeal also includes a request for a variance under 70-103.B of the Town Code. The application includes the following[2]:

   - An Application for Variance, Conditional Use or Permit form received by the Board on or about August 3, 2022;
   - A zoning analysis sheet prepared by Ashish A. Patel, R.A.;
   - A short Environmental Assessment Form prepared by John C. Farrell, Esq. dated April 25, 2023;
   - A survey prepared by Osiris J. Ramirez, L.S. dated April 12, 2022.
   - A radius map prepared by Long Island Expeditors dated June 26, 2023;
   - Drawings prepared by Ashish A. Patel, R.A. dated July 22, 2021.
   - A Real Estate Appraisers Report prepared by Barry C. Nelson, dated March 31, 2023.
   - A Traffic Engineering Report prepared by Mulryan Engineering, P.C. dated March 21, 2023 and revised through May 5, 2023.
   - A "Narrative Description of Use 55 Bayview Avenue Manhasset, NY" ("Narrative") prepared by the applicant's attorney, John Farrell, Esq.

10. On the application to the Board the applicant identified the former or present use of the property as "Automotive Repair Station" and the proposed use of the property as "Auto Body Repair Facility".

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[2] Some materials were submitted later than the original filing date.

11. On the application the applicant indicated that the date the owner purchased the property was November 11, 2020.

12. Once the application was deemed complete a hearing was scheduled for May 10th, 2023.

13. The proposed action was classified as an "Unlisted" in accordance with the provisions of SEQRA and an EAF Part 3 was completed that determined the proposed action would not result in any significant adverse environmental impacts.[3]

14. As required by General Municipal Law 239-m, this Board referred the matter to the Nassau County Planning Commission (the "NCPC") which recommended Local Determination by letter dated April 6, 2023.

15. Several letters were submitted to the Board opposing this application. These letters are incorporated by reference herein.

16. At the May 10, 2023 hearing the applicant appeared by their attorney, John Farrell, Esq. of Sahn Ward Braff Koblenz. Mr. Farrell requested that the application be adjourned so that the applicants would have an opportunity to address some of the concerns raised by the neighbors.

17. The Board voted unanimously to adjourn the appeal sine die.

18. On June 7, 2023, a "Revised" NOD was issued by the Building Department. The revised NOD clarified that the existing authorized use of the property is an "Automobile **Service** Station" not an "Automobile **Repair** Station"

19. Once again, the application was referred to NCPC which recommended local determination by letter dated July 24, 2023.

20. The appeal was scheduled to be heard on August 16, 2023. However, due to a noticing error[4] the hearing was again adjourned to October 11, 2023.

21. Additional letters of opposition were submitted to the Board from neighbors regarding the proposed use of the site and the required variances.

22. A hearing was held on October 11, 2023.

23. The applicant appeared by their attorney John Farrell, Esq.

24. During the hearing the applicant's attorney submitted several letters of support/consents (Exhibit #4).

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[3] The determination of significance/EAF Part 3 was adopted by the Board on April 4, 2024.

[4] Applicant failed to post a sign on the property noticing the hearing as required by §70-227.D(3)

25. The applicant's Real Estate expert, Barry Nelson, appeared at the hearing in support of the appeal. He discussed the findings of the report that was submitted with the application.

26. Mr. Nelson submitted the following exhibits:

- Exhibit #1: Aerial photographs of the subject property and surrounding area
- Exhibit #2: Copy of a Nassau County Tax Map
- Exhibit #3: Copy of a Town of North Hempstead Zoning Map

27. The applicant's Traffic Expert, Sean Mulryan, P.E. appeared at the hearing in support of the appeal.

28. At the conclusion of the hearing the record was left opened so that the applicant could submit additional information in support of the appeal.

29. The transcript of the hearing is incorporated by reference herein.

30. On March 5, 2024, the applicant's attorney submitted the following additional information to the Board:

- Several specification sheets from "Nanoshine Group Corp." for the ceramic coating materials used in the proposed ceramic coating business at the site.
- Floor plans for the building

31. Several documents that were submitted to the building department as part of the building permit application were also included in the record for this appeal. The applicant's attorney was made aware that these documents would be considered as part of the record for this appeal.

32. This appeal is in part a request for a determination that the Building Official erred in citing that a use variance is required.

The applicant (by their attorney) puts forth two arguments:

1. The first argument is that auto body repair work falls under the definition of a Motor Vehicle Repair Shop (which the applicant claims is the only definition in the Town Code related to the repair of vehicles).

   The Board finds that the applicant is incorrect in stating that the only definition in the code that relates to the repair of motor vehicles is the definition of a Motor Vehicle Repair Shop. Specifically, under 70-231 of the Town Code, the definition of an "Automobile Service Station" is as follows:

"GASOLINE SERVICE STATION or AUTOMOBILE SERVICE STATION (used synonymously in this chapter)
The use of premises for the dispensing of motor fuels, lubricants and other materials used in the operation of motor or other vehicles and/or where **minor repairs to motor or other vehicles are made."**

Clearly, this definition also refers to the repair of motor vehicles. Moreover, the Certificate of Occupancy for the building dated February 14, 1949, states the permitted use of the building is an "Automobile Service Station" (not a Motor Vehicle Repair Shop). Therefore, only minor repairs to motor vehicles are allowed based on the use of the building permitted by the Certificate of Occupancy.

The Board notes that (1) the building has never been authorized for use as a "Motor Vehicle Repair Shop", AND (2) the application before the Board is not to convert the building to a Motor Vehicle Repair Shop. In light of these facts the Board finds that it need not opine on whether the definition of a motor vehicle repair shop includes auto body repair, but will make the determination in an effort to clarify the Town Code, which does not separately define auto body shop or auto body repair work. The Board finds that while it is not defined, the Code nevertheless makes a distinction between a motor vehicle repair shop and an auto body shop. For instance, in 70-103(A)(1) which establishes off street parking requirements, the Code includes a category as follows, "Gasoline service station/convenience store, motor vehicle shop as defined in § 70-231, auto body shop, including any and all shops that work with and on vehicles". The Code clearly separates out and distinguishes an auto body shop from a motor vehicle shop as its defined in the Code. Moreover, auto body work is generally accepted as being a more intensive use of the land than motor repair work, given that vehicles may be on the property in various states of physical disrepair (missing doors, fenders, etc.). The Business B zoning district, with its mix of retail, office, food and other less intensive uses would most likely not be compatible with an auto body shop. Therefore, the Board finds that the Town Board in allowing a motor vehicle repair shop as a special use in the Business B zone did not intend to include auto body work.

2. The applicant's second argument is that they are not repairing the bodies of vehicles but that they are adding a Ceramic Coating/Vehicle Wrap service to the auto repair work that is currently permitted at the site. The applicant states in their narrative ", "Nevertheless, while our client believes that Auto Body Repair is permitted by the Code in Business B as a special use, it seeks an interpretation that the work he performs at the site using the spray booth is NOT, in fact, Auto Body Repair."

   With respect to this argument the Board notes that the pre-existing non-conforming use of the property per the C/O is for an "Automobile Service Station" not for a "Motor Vehicle Repair Shop". An automobile service station is not listed as a permitted use, a conditional use or a special use in the Business B zoning district. Any additional services provided by the applicant above and beyond "minor repairs to motor or other vehicles..." would be considered an expansion of a non-conforming use. The Board points to the Court of Appeals decision in Matter of

Crossroads Recreation v. Broz, 4 N.Y.2d 39, 42 (1958). In that case, which sought the enlargement of a gasoline station (a nonconforming use), the Court stated:

> "While it is clear here, and no one questions the fact, that the petitioners may continue to operate the gasoline station as it presently exists because it was devoted to such a use prior to 1945, when the prohibitory zoning ordinance took effect the petitioners may not 'enlarge that use as a matter of right'[cite omitted]. Were that not so, zoning laws would, in effect, be rendered nugatory and nonconforming parcels, as a result, would assume great values "a premium would then be the reward for violating the law" (citing *Pisicchio v. Board of Appeals of Village of Freeport, 165 Misc. 156, 157 (Sup.Ct. 1937).*

With respect to this argument, the Board also finds it perplexing that the applicant stated on their own BZA application form that the proposed use of the property is for an "Auto Body Repair Facility", yet their attorney argues that they are NOT proposing to use the site as an auto body repair shop.

Given the above, the appeal for determination with respect to both arguments is denied.

33. This appeal is in part a request for a use variance(s). Under Town Law § 267-B(2), this Board is empowered to grant use variances where the applicant demonstrates that; (1) the applicant cannot realize a reasonable return provided that lack of return is substantial as demonstrated by competent financial evidence; (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood; (3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and (4) that the alleged hardship has not been self-created.

    (1) Reasonable return

    In order to demonstrate that the applicant cannot realize a reasonable return they must provide "dollars and cents proof" that the return from each and every permitted use under the ordinance would not be reasonable. *Matter of Forrest v. Evershed, 7 N.Y. 2d 256 (1959); Matter of Westbury Laundromat, Inc. v. Mammina, 879 N.Y. 2d 188 (2009).*

    The applicant submitted a Certified Appraisal Report prepared by Barry C. Nelson which claims the following with respect to realizing a reasonable financial return on the existing permitted use of the property as an automotive repair station:

    > "For the applicant to realize a reasonable financial return on their investment of 5-7% they would need to lease the property out to an automobile mechanic(s) for a monthly lease of $11,150.00 or $133,800 per annum. An almost impossible situation, this may be further supported just by the trends of most gasoline service stations repair facilities (buildings) being converted to convenience stores abandoning the mechanical repairs."

    The report also states that the building would not be suited for another permitted use in

the district because a substantial investment would be required in order to convert and upgrade the building for that purpose. The report makes the following conclusions:

> "In summation, the applicant cannot realize a reasonable profitability of the existing mechanical repair business without the accessory use of ceramic coating and wrapping and the maintenance of the installed spray booth."
>
> "As the site is currently improved a realization of a reasonable rate of return on their investment cannot be achieved."

The Board finds that the applicant has failed to meet their burden on this element. Specifically, the applicant has failed to provide the income generated by the current use, the projected income from the proposed use or the income which might be generated by a permissible use. Without this information, it is impossible for the Board to compare the return on the requested use with the projected return on a retail or other permitted use. The applicant's expert makes only conclusory statements in his report regarding converting the premises to retail or office use without any dollar and cents showing as to what return might be generated by any of the uses permitted in the Business B Zoning District.

During the hearing testimony of Mr. Nelson, Member Donatelli stated as follows:

> "The certificate of existing use is for an auto shop, auto repair shop. Now, if your client is saying that your client is no longer able to make any kind of a profit on the auto repair shop, then, certainly, that should be some testimony that we can hear. But the standard is not whether or not putting in -- having a basis of 2 million, plus an additional one million would then bring it to $61 a square foot, that is not the standard for the change in use zone."

For the above reasons the Board finds that the applicant has failed to show that for each and every permitted use it cannot realize a reasonable return.

(2) That the alleged hardship is unique

The applicant has not stated why the subject property is unique as compared to surrounding properties. The Board finds that the applicant failed to distinguish the features or location of the subject premises from any other properties in the Business B portion of the neighborhood. In fact, it appears that the subject property is capable of hosting multiple permitted uses upon the same conditions as other neighboring properties. For example, this Board recently approved area variances for the vacant bank building directly across the street from the subject property to allow for the conversion of the building into a dance studio.

(3) That the requested use variance, if granted, will not alter the essential character of the neighborhood.

As stated herein, the subject property is at the northern and western terminus of the business district and is bordered on two sides by residential homes. Adding a vehicle wrapping and ceramic coating business together with a spray booth in order to perform these operations would be out of character with the existing business uses to the south and east and with the residential uses to the north and west. This is of special concern because, not only does the property abut residential properties, but the building itself is only 10' from the residential property to the west and 15' from the residential property to the north. The large metal vent for the spray booth has been located atop the building and if operational would be venting fumes directly towards these residences.

As testified by Glenn Norjen, Deputy Building Commissioner at the hearing, auto body shops are not permitted uses within the Business B zoning district and are only permitted in the Industrial B zoning district because they are not specifically prohibited. In deciding not to permit auto body shops in the Business B zoning district, the Town Board has determined that these uses are not compatible with other uses within the Business B zoning district.

Many neighbors testified at the hearing that the proposed use would negatively impact the use and enjoyment of their property. Not only were the residents opposed to the use of the property as an auto body repair shop that does vehicle wrapping and ceramic coating, but they were concerned that the property is currently being used illegally as an auto body repair shop. Based on photographs submitted by the residents/neighbors as well as personal observations by Board members (including an observation that there is sign on the window which states "Collision Repair") the Board agrees that the property is being used illegally as an auto body repair shop. In fact, the applicant, Sam Chow, testified at the hearing that they accept damaged vehicles at that property. She testified that the vehicles are not repaired at that site but that it is being used as a drop off for a facility in Port Washington.

The board finds that both the proposed use of the property for vehicle wrapping and ceramic coating and the existing illegal use of the property to store cars for auto body repair, are uses which are incompatible with the surrounding neighborhood and would alter the essential character of the neighborhood.

(4) That the alleged hardship has been self-created.

A hardship is self-created where the applicant acquired the property subject to the restrictions from which it is seeking relief. The applicant's Real Estate Appraiser claims that the owners paid $2,024,064 to purchase the property in November of 2020. Shortly thereafter, on July 27, 2021 they filed a building permit application to convert the business to an Auto body repair shop. It would implausible that the applicant could have

suffered such an economic loss between the time they purchased the property and the time they filed the permits to convert the business to an auto body repair shop. Ostensibly they knew the requirements of the zoning code at the time they purchased the property. The zoning code did not change with respect to the allowable uses in the Business B zoning district between the time the applicant purchased the property and the time they filed for the building permit to change the use. For these reasons the Board finds the hardship to be self-created which is fatal to a use variance application.

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

§70-103(B)

The applicant requires a variance for insufficient stall size in order to permit 12 of the parking spaces to have dimensions of 9' x 28' where 10' x 20' is required. As stated herein, the Board denies the appeal for determination and the use variance necessary to convert the business from an automobile service station to an auto body repair shop. Therefore, since the requested variance for insufficient stall size is connected with the application to convert the automobile service station to an auto body repair shop, the Board denies this variance as moot without prejudice.

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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Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21502 - Jaswinder Singh; 24 Royal Way, New Hyde Park; Section 8, Block 257, Lot 19; Zoned: Residence-A
Variance from §70-31.A to legalize a deck that is too close to the side and rear property lines and with smaller than required total (aggregate) side yards.

Whereas, an application (RBP23-000570, BZA23-000167) 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 **April 3, 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 Emilio Susa, R.A. dated July 24, 2023 and revised through March 6, 2024 ***as amended****** **SUBJECT TO THE FOLLOWING CONDITIONS:**

> ***The applicant/owner shall plant 6' high arborvitae (to be planted 4.0' on center) on the south side of the deck in a manner which is sufficient to screen the rear side of the deck.***

****This decision only applies to the legalization of the deck. Any other items shown on the plans which may require variances must be filed for separately.***

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

Motioned by: Member Goodsell Seconded by: Member Donatelli

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

Nays: None

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
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NOTICE OF DECISION

APPEAL #21527 - John Corallo; 4 Howard Court, Carle Place; Section 9, Block 458, Lot 51; Zoned: Residence-C
Variance from §70-49.C to construct a rear addition that would make a house too big.

Whereas, an application (RBP24-000032, BZA24-000023) 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 **April 3, 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 Howard Peter Curtis, R.A. dated January 2024 and revised through February 8, 2024.

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: Vice Chairman Francis Seconded by: Member Donatelli

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

Nays: None

VIRGINIA M. WAGNER
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Board of Zoning Appeals
Town of North Hempstead

Rider (Findings of Fact for Appeal # 21527)

APPEAL #21527 - John Corallo; 4 Howard Court, Carle Place; Section 9, Block 458, Lot 51; Zoned: Residence-C

Variance from §70-49.C to construct a rear addition that would make a house too big.

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. The two-family home is located on a 12,246 s.f. property and a larger home would have been permitted as of right if the existing home complied with the required setbacks of the R-B zoning district. The Board further finds that because the proposed addition is adding bulk to the rear of the home, the excess GFA will not be discernable from the street (Howard Court). Although the addition will be somewhat visible from Raff Avenue, there are many street trees which will screen the addition from the neighbor's view across this dead end street.

2. The Board does not feel that the benefit sought by the applicant could be achieved by any other method since the space in the home is limited by the second dwelling unit and by the fact that the home has no basement.

3. Although the Board finds that the variance requested for gross floor area "GFA" could be considered substantial (177 s.f. in excess of what is permitted by Code) the plans demonstrate the minimum variance for GFA which is necessary for the applicant to achieve the benefit sought.

4. The Board does not find that granting the requested variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

5. Although the alleged difficulty is self-created, this fact is not determinative.

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Chairman
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Vice Chairman
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Members
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NOTICE OF DECISION

APPEAL #21528 - Yuhsuan Chao; 31 Pubins Ln., New Hyde Park; Section 9, Block 550, Lot 22; Zoned: Residence-C
Variances from §§ 70-49.C & 70-50.A to construct additions that would make the house too big and to construct a second story addition that is located too close to the street.

Whereas, an application (RBP23-000965, BZA24-000020) 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 **April 3, 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 Todd O'Connell, R.A. dated July 27, 2023 and revised through February 9, 2024.

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: Vice Chairman Francis

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider (Findings of Fact for Appeal # 21528)

APPEAL #21528 - Yuhsuan Chao; 31 Pubins Ln., New Hyde Park; Section 9, Block 550, Lot 22; Zoned: Residence-C

Variances from §§ 70-49.C & 70-50.A to construct additions that would make the house too big and to construct a second story addition that is located 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. The Board finds that granting the requested variances will not produce an undesirable change in the character of the neighborhood or community. The home is located on a 10,135 s.f. property and a larger home would have been permitted as of right if the existing home complied with the required setbacks of the R-B zoning district. Also, because the existing garage is over 300 s.f., the entire 393 square footage of the garage is included in the total gross floor area of the home. The Board does not find that removing 93 s.f. of the garage (which would eliminate the need for a GFA variance) would measurably reduce any impacts to the neighborhood or surrounding properties.

   Although the applicants are attempting to minimize the setback variance required by setting the second story back from the front of the home, the Board finds it would be difficult to comply entirely with the front yard setback requirements of the code due to the existing configuration of the home. The Board does not find that granting this variance would produce an undesirable change in the neighborhood especially since the home immediately across the street appears to violate the front yard setback requirements and the property immediately to the west is a driveway to the home in the rear.

2. The Board does not feel that the benefit sought by the applicant could be achieved by any other method than the requested variances.

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3. Although, numerically the variance for GFA could be considered substantial (270 s.f in excess of what is permitted by code) when weighing the factors above, the Board finds that this does not weigh in favor of denial.

   The variance required for the front yard setback could also be considered substantial (17.8 foot setback where 25' is required = 29% variance), however, given the fact that the existing home is non-compliant with respect to the front yard setback, the fact that the second story will be setback from the front property line even further than the setback of the existing home, and the fact that the home across the street appears to have a non-compliant front yard setback, the Board does not find the substantiality to weigh in favor of denial.

4. Given the above, the Board does not find that granting the requested variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

5. Although the alleged difficulty is self-created, this fact is not determinative.

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

Vice Chairman
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Members
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NOTICE OF DECISION

APPEAL #21529 - Bryan Arcos (Arcos & Arcos Group, Inc.); 14 Cedar Road, Westbury; Section 11, Block 414, Lot 435, Zoned: Residence-C
Variance from 70-100.2(A)(2) to legalize fencing in a front yard.

Whereas, an application (RFP24-000006, BZA24-000019) 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 **April 3, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on a survey prepared by Jason D. Leadingham, L.S. dated June 29, 2023 ***as annotated by the applicant and as amended by the Board SUBJECT TO THE FOLLOWING CONDITIONS:***

- ***Fence shall be a 4' estate style fence***
- ***Fence shall be located 3' from the property line.***
- ***Arborvitae shall be planted along the outside of the fence along Montauk Court and along the side of the fence which abuts the property to the west (up to the front building line0 as shown on the amended plan.***

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

Motioned by: Vice Chairman Francis Seconded by: Member Donatelli

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

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NOTICE OF DECISION

APPEAL #21530 - Lake Success Shopping Center; 1400 Union Turnpike, New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA
Variances from §§ 70-202.4(C)(1) & 70-202.4(C)(4) to construct cart corrals within a parking lot that would not be permanently anchored to the ground and without the protective roof.

Whereas, an application (CBP23-000321, BZA24-000018) 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 **April 3, 2024,** the appeal in the above-entitled matter was decided as follows:

DENIED with respect to the variance sought under 70-202.(C)(1) to construct cart corrals within a parking lot that would not be permanently anchored to the ground and **GRANTED** with respect to the variance sought under 70-202.4(C)(4) to construct cart corrals within a parking lot that would not have a protective roof of the dimension and in the location as shown on drawings prepared by Rand Rosenbaum, R.A. dated November 16, 2023 and revised through January 11, 2024.

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

Motioned by: Member Goodsell Seconded by: Member Hernandez

70-202.(C)(1) – Motion to DENY
Ayes: Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina
Nays: None
70-202.4(C)(4) – Motion to GRANT
Ayes: Member Goodsell, Member Hernandez, Chairman Mammina
Nays: Member Donatelli, Vice Chairman Francis

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