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Town of North Hempstead



Board of Zoning Appeals

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

CALENDAR FOR APRIL 17, 2024

RESIDENTIAL CALENDAR

APPEAL #21531 - Diana Ho; 170 Hillside Ave., Manhasset; Section 3, Block 40, Lot 510; Zoned: Residence-C

Variances from §§ 70-102.C(2), 70-102.C & 70-100.1 to legalize and to construct a pool barrier fence in a front yard forward of the rear building line, and to construct a pool and an outdoor kitchen/BBQ in a side yard.

APPEAL #21532 - Petros & Alexandra Konidaris; 66 Quaker Ridge Road, Manhasset; Section 3, Block 145, Lot 94; Zoned: Residence-A

Variance from §70-31.A to construct a garage addition that is too close to the side property line and with smaller than required total (aggregate) side yards.

APPEAL #21522 - Zahid Khan (John Doko); 162 Cow Neck Road, Port Washington, Section 4, Block 95, Lot 71; Zoned: Residence-B

Variance from §70-100.2(A)(2) to legalize fencing in the front yard.

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

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

APPEAL #21533 - Veronica Cook; 21 Pearsall Place, Roslyn Heights; Section 7, Block 47, Lot 114; Zoned: Residence-C

Variances from 70-50.C and 70-101.B to construct a 2nd story addition and a porch that are too close to the street.

APPEAL #21534 - Yin Liu & Dingyong Li; 956 N. Seventh St., New Hyde Park; Section 8, Block 19, Lot 192; Zoned: Residence-C

Variance from § 70-51 to legalize a one-story rear addition too close to a side property line.

**APPEAL #21535 - Tina Yu; 66 Cherry Lane, Carle Place; Section 10, Block 19, Lot 70;
Zoned: Residence-C**

Variances from §§70-49 and 70-100.1 to legalize a detached garage that is too close to a property line and makes a dwelling too big.

**APPEAL #21536 - Joseph Romain; 176 Rushmore Street, Westbury, Section 11, Block 27,
Lot 27; Zoned: Residence-C/New Cassel Overlay District**

Variance from §70-100.2(A)(4) to legalize fencing that is too tall and located in a front yard past the front building line.

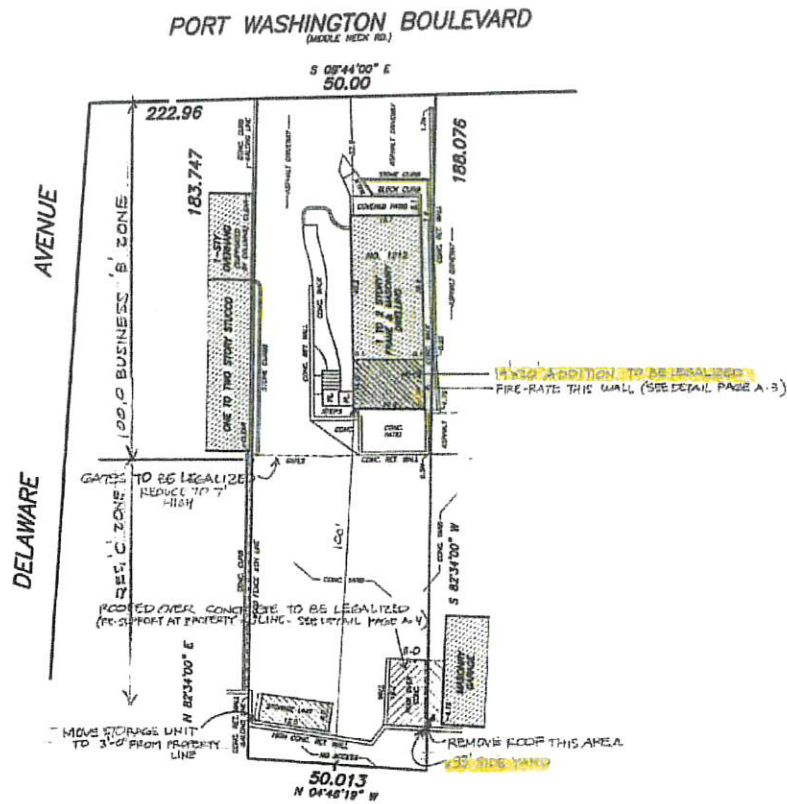
COMMERCIAL CALENDAR

**APPEAL #21537 - Country Glen, LLC (Nava Health MD, Inc.); 119 Old Country Road,
Carle Place; Section 9, Block 670, Lot 27; Zoned: Industrial-B**

Variances from §§ 70-103.A, 70-196(J)(1)(b) and 70-196(J)(1)(f) to construct interior alterations to convert a retail space to a health center with not enough parking, and a wall sign that is too tall and too high.

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#21482



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

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

ZONING DATA

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

LOT SIZE: 9,295.5

LOT COVERAGE:

HOUSE (1068.9) + ROOF OVER CONC (216.2) +
STORAGE UNIT (96) = 1,381.1 = 14.8% < 35% FOR RES. C

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

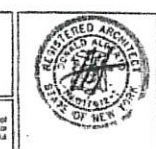
DISAPPROVED
10/10/2023

1212 PORT WASHINGTON BLVD
PORT WASHINGTON

Project	Sheet	Date
1212 PORT WASHINGTON BLVD PORT WASHINGTON	SITE PLAN	
Sheet	A-1	D4
File No.	13-09	7-31-23

Donald Alberto Architect P.C.
68 Highland Avenue
Port Washington, N.Y. 11050
Office: 212-663-1234
Cell: 212-517-3883
Fax: 212-663-1334
dalberto@donaldalberto.com

1212 PORT WASHINGTON BLVD
PORT WASHINGTON



DISAPPROVED

Nicholas Vissicelli
09/11/2022

NO OTHER, EXISTING, OR PROPOSED ON THE PART
OF THE PLANNING BOARD, THE BOARD OF ZONING
OFFICIALS, APPLICANT, AND IN ANY OTHER
MANNER, SHALL BE RESPONSIBLE FOR THE
COMPLIANCE OF THE PLANNING BOARD
WITH THE ZONING ORDINANCES OF THE CITY OF
ATLANTA, GEORGIA, OR ANY OTHER
JURISDICTION, INCLUDING THE CITY OF
ATLANTA, GEORGIA.

S 09°44'00" E
50.00

AVENUE

6' HIGH WOOD STOCKADE
FENCE
TOTAL 81 FEET

DELAWARE

222.96

183.747

188.076

BUS B ZONE

RES C ZONE

N 82°34'00" E

ONE TO TWO STORY STUCCO
OVERHANG
(SUPPORTED
BY COLUMNS) - CLEAR

CONC. CURB
-ALONG LINE

STONE CURBS

WOOD FENCE -ALONG LINE

CONC. RET. WALL
-ALONG LINE

ASPHALT DRIVEWAY

GATES

7' HIGH CHAIN
LINK GATES
+ FENCE
(REDUCE TO 7' HIGH)
28' FEET

CONC. YARD

STORAGE UNIT
12.0

HIGH CONC. RET. WALL
NO ACCESS

50.013
N 04°46'19" W

1 TO 2 STORY
FRAME & MASONRY
DWELLING

STONE CURB

BLOCK CURB

COVERED PATIO

1 TO 2 STORY
FRAME & MASONRY
DWELLING

CONC. PATIO
1.9

WALL

ROOF OVER
CONC.

MASONRY
GARAGE

CONC. RET. WALL

CONC. WALK

ASPHALT

S 82°34'00" W



- ⑤ SMOKE DETECTOR
⑥ COMBINATION SMOKE + CARBON MONOXIDE DETECTOR



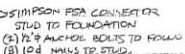
DISAPPROVED
Technician: [redacted]
09/11/2023

[illegible]

1234 FIVE PORT WASHINGTON BLVD. FIVE PORT WASHINGTON			1234 FIVE PORT WASHINGTON BLVD. FIVE PORT WASHINGTON		
Drawing PLANS			Donald Alberto Architect P.C. 68 Highland Avenue Fort Washington, N.Y. 11899 Tel: 516-372-6269 Fax: 516-372-6269 516-372-6178 albertodonald@yahoo.com		
Number A-2	Date by 8-09	RSD 7-31-23	© Copyright: All rights reserved. The design and plans are property of the architect and are not to be used or used in perpetuity in any way without the written consent of the architect.		



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



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

Hot-clipped galvanized helical piers

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

Diagram illustrating a vertical wall section with horizontal reinforcement bars. An arrow points to the bars with the label "REINFT ROLLED PROFILE".

[illegible]

DISAPPROVED
FEB 2023, 29/11/2023

Project 612 FORT WASHINGTON BLVD FORT WASHINGTON	Architect Donald Alberto Architect P.C. 66 Highland Avenue Fort Washington, N.Y. 11899	Revision © Copyright All rights reserved. The design and plan are the property of the architect. Intellectual and copy will be prosecuted to the full extent of the law.
Issued 1-1-89	Drawn A-4	Scale 1/8" = 1'-0"
Sheet 1-31-23	Check D4	Notes 1/8" = 1'-0"

SURVEY OF:
PROPERTY LOCATED AT PORT WASHINGTON
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK
N.C.T.M. # SECTION 4 BLOCK 095 LOT 71
SCALE: 1"=20'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
WETLANDS AND/OR EASEMENTS OF RECORD
IF ANY. NOT SHOWN ARE NOT GUARANTEED.

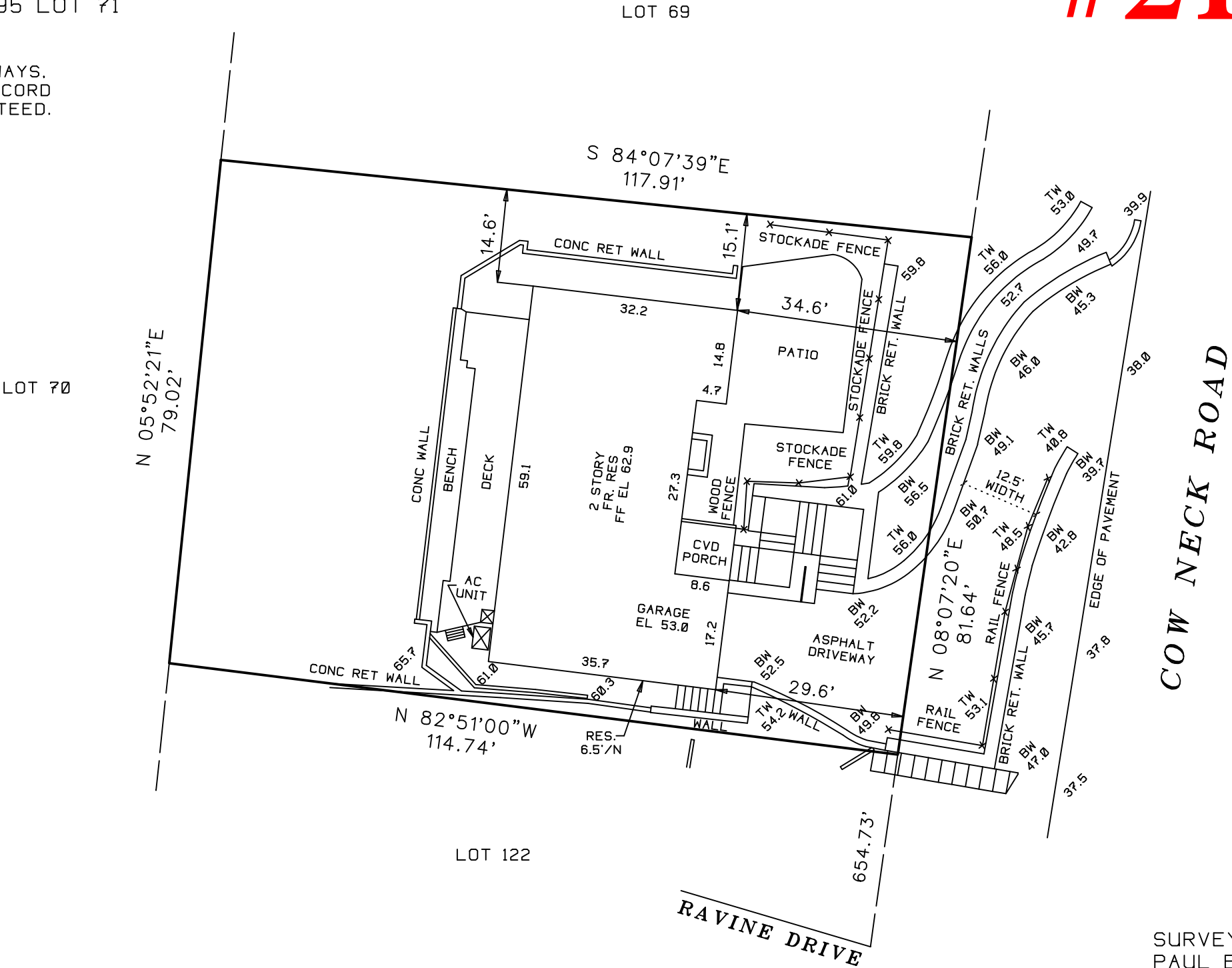
TW = TOP OF WALL

BW = BOTTOM OF WALL

ELEVATIONS REFER TO 1988 NAVD

ELEVATION SHOWN THUS $\times\times\times$

#21522



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION
OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED
OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO
THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO
THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION
LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION.
GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED BY:
PAUL BARYLSKI LAND SURVEYING
PATCHOGUE, NY.
PHONE 631-294-6985
FAX 631-627-3186
PAULBARYLSKI@YAHOO.COM
AUGUST 19, 2022

GENERAL NOTES :

ALL MANUFACTURED ITEMS AND CONSTRUCTION SHALL COMPLY WITH 2020 RESIDENTIAL CODE OF NYS, TOWN OF NORTH HEMPSTEAD ZONING CODE

- R326.3.1- IN-GROUND POOL SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI/NSPI-5
- R326.4- BARRIER REQUIREMENTS
- R326.5 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS
- R326.7- SWIMMING POOL AND SPA ALARMS

2020 IECC NOTES
POOLS AND PERMANENT SPA ENERGY CONSUMPTION (MANDATORY). THE ENERGY CONSUMPTION OF POOLS AND PERMANENT SPAS SHALL BE IN ACCORDANCE WITH SECTIONS N1103.10.1 THROUGH N1103.10.3

HEATERS. THE ELECTRIC POWER TO HEATERS SHALL BE CONTROLLED BY A READILY ACCESSIBLE ON-OFF SWITCH THAT IS AN INTEGRAL PART OF THE HEATER MOUNTED ON THE EXTERIOR OF THE HEATER, OR EXTERNAL TO AND WITHIN 3 FEET(914MM) OF THE HEATER. OPERATION OF SUCH SWITCH SHALL NOT CHANGE THE SETTING OF THE THERMOSTAT. SUCH SWITCHES SHALL BE IN ADDITION TO THE CIRCUIT BREAKER FOR THE POWER TO THE HEATER. GAS FIRED HEATERS SHALL NOT BE EQUIPPED WITH CONTINUOUSLY BURNING IGNITION PILOTS

N1103.10.2 TIME SWITCHES. TIME SWITCHES OR OTHER CONTROL METHODS THAT CAN AUTOMATICALLY TURN OFF AND ON ACCORDING TO A PRESET SCHEDULE SHALL BE INSTALLED FOR HEATERS AND PUMP MOTORS. HEATER AND PUMP MOTORS THAT HAVE BUILT IN TIME SWITCHES SHALL BE IN COMPLIANCE WITH THIS.

N1103.10.3 COVERS. OUTDOOR HEATED POOLS AND OUTDOOR PERMANENT SPAS SHALL BE PROVIDED WITH A VAPOR-RETARDANT COVER OR OTHER APPROVED VAPOR-RETARDANT MEANS.

THE CONSTRUCTION MUST BE SURROUNDED BY A 48" HIGH TEMPORARY BARRIER THAT IS TO REMAIN IN PLACE UNTIL THE PERMANENT FENCE IS INSTALLED (R326.4.1)

PERMANENT FENCE MUST BE INSTALLED PRIOR TO FILLING THE POOL (VOER)

ALL OPERABLE WINDOWS ON THE FIRST FLOOR SHALL BE PROVIDED WITH A LATCHING DEVICE, LOCATED NOT MORE THAN 48" ABOVE THE FLOOR, PREVENTING WINDOWS FROM OPENING MORE THAN 4". WALLS WITH EMERGENCY ESCAPE AND RESCUE OPENINGS ARE NOT PERMITTED TO BE BARRIER WALLS. (R326.4.2.8)

PLAN NOTES

- A OWNER SHALL INSTALL AN ALARM AT THE DOOR WHICH:
1. PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN, IF PRESENT, ARE OPENED,
 2. SOUNDS CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED,
 3. IS CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES,
 4. AUTOMATICALLY RESETS UNDER ALL CONDITIONS, AND
 5. IS EQUIPPED WITH A MANUAL MEANS, SUCH AS TOUCHPAD OR SWITCH, TO DEACTIVATE THE ALARM TEMPORARILY FOR A SINGLE OPENING (SUCH DEACTIVATION CANNOT LAST FOR MORE THAN 15 SECONDS, AND THE DEACTIVATION SWITCH(ES) MUST BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE DOOR.

- P OUTLINE OF POOL
- W RAG105.3.9 NYS CODE
- EQ WALL OF DWELLING SHALL ACT AS PART OF THE BARRIER.
- EQ POOL PUMP, FILTER EQUIPMENT
- G NEW SELF LOCKING SELF CLOSING GATE OPEN OUT
- GH GAS HEATER
- HB EXISTING HOSE BIB

DOOR ALARMS: POOLGUARD DAPT-2 (UL-2017)
POOL ALARM: POOLGUARD PGRM-2 (ASTM-F2208)
WINTER STORAGE COVER: MERLIN SMARTMESH (ASTM-F1346)
HOSE BIB: BACKFLOW PREVENTOR NIDEL 37HD1
WINDOW LATCH: SURE BASICS WINDOW LATCH DEVICE (SB22)

ALL FENCES SHALL BE SET 3" MINIMUM OFF ALL PROPERTY LINES

POOLS AND EQUIPMENT SETBACKS ARE MEASURED FROM THE THE PROPERTY LINE

PROPOSED PAVER PATIO ON GRADE FILED UNDER APPLICATION #RBP22-000836 (1,532 S.F.)

PROPOSED 40' X 20' INGROUND POOL W/ 8' X 8' SPILLOVER SPA & 12.5" X 23'-6" AUTOMATIC POOL COVER FILED UNDER APPLICATION #RBP22-000834 (800 S.F.)

PROPOSED 12'X9'X3' OUTDOOR KITCHEN W/ NATURAL GAS BBQ & ICE BUCKET, TO BE CONNECTED TO EXISTING HOUSE LINES, FILED UNDER APPLICATIONS #RBP22-000837 & #RPP23-000409 (54 S.F.)

ZONING ANALYSIS	
REAR LOT AREA 7,312 S.F.	
MAX. ALLOWABLE COVERAGE 40%	
EXISTING CONCRETE WALK	90 S.F.
EXISTING CONCRETE WALL	65 S.F.
PROPOSED POOL	800 S.F.
PROPOSED PAVER PATIO	1,546 S.F.
PROPOSED OUTDOOR KITCHEN	40 S.F.
PROPOSED CONC. WALK EXT.	135 S.F.
TOTAL REAR LOT COVERAGE	2,676 S.F. (36.6%)

**NOTE: AS PER PSEG

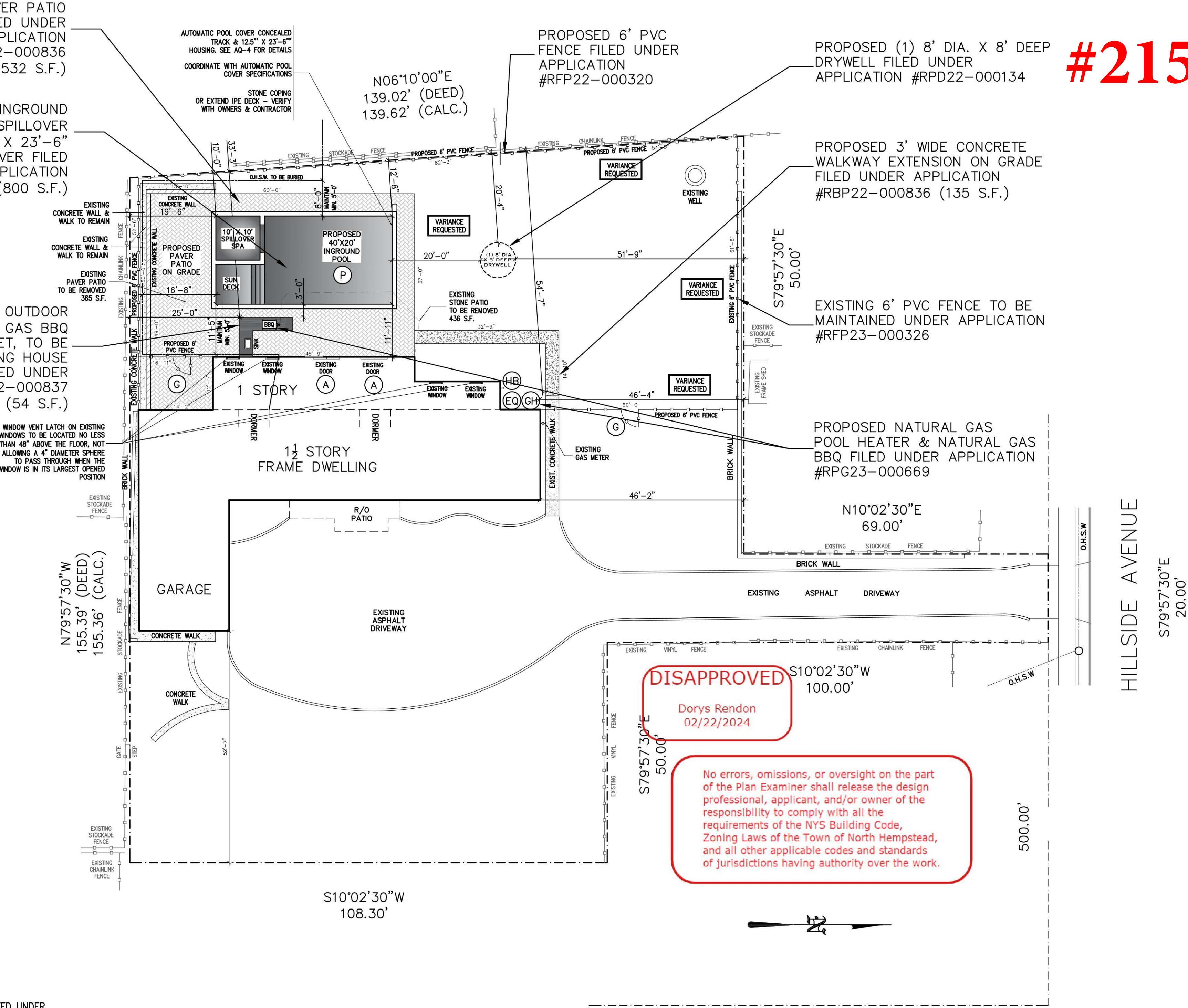
UNDERGROUND SERVICE: SHALL NOT BE LOCATED UNDER OR WITHIN AN AREA EXTENDING 5 FEET HORIZONTALLY FROM THE INSIDE WALL OF A POOL, HOT TUB OR SPA. THE EDGE OF YOUR PROPOSED IN-GROUND POOL MUST BE LOCATED NO CLOSER THAN 2 FEET FROM THE BLOCK RETAINING WALL ON THE WEST SIDE OF YOUR REAR PROPERTY AND NO CLOSER THAN 5 FEET LATERALLY FROM YOUR PROPOSED ELECTRIC SERVICE WIRE RUNNING UNDERGROUND TO POLE 9 IN THE SOUTHWEST CORNER IN THE REAR OF THE HOUSE OR 10 FEET LATERALLY TO THE EXISTING SERVICE DROP.

**NOTE: FLOOD_ZONE X -

ALL STRUCTURES AS DESIGNED, WILL NOT REDIRECT FLOODWATERS TO ADJACENT PROPERTIES, AND AS DESIGNED WILL BE ADEQUATELY ANCHORED FROM FLOATING AND LATERAL MOVEMENT. ALL ELECTRICAL AND PLUMBING MUST BE AT OR ABOVE THE DESIGN FLOOD ELEVATION OR DESIGNED TO DETER THE INFILTRATION OF FLOOD WATERS.

**NOTE: FENCES -

ALL FENCING TO BE USED FOR POOL SAFETY BARRIER IS TO BE THE SOLE PROPERTY AND RESPONSIBILITY OF THE OWNER OF THE SUBJECT PROPERTY AND IS TO BE LOCATED ENTIRELY ON THE SUBJECT PROPERTY.



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

LEGEND

- FENCE
- PROPERTY LINE

SHEET INDEX

AQ-1	GENERAL NOTES & PLOT PLAN
AQ-2	GENERAL NOTES, POOL PLAN, CROSS SECTIONS, ELECTRICAL HEATER SPECIFICATIONS & SPILLOVER SPA DETAILS
AQ-3	POOL CODE COMPLIANCE NOTES
AQ-4	AUTOMATIC POOL COVER & GAS HEATER SPECIFICATIONS
OD-1	GENERAL NOTES, CONCRETE NOTES, OUTDOOR KITCHEN DETAILS, PAVER DETAIL & DRYWELL DETAILS

SEEKING VARIANCE FOR:

§ 70-100.1A
ACCESSORY BUILDING IN SIDE YARD

§ 70-100.2
6' HIGH FENCING IN FRONT YARD

#21531

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

170 HILLSIDE AVENUE
MANHASSET, NY 11030

COUNTY OF NASSAU
STATE OF NEW YORK

HO
RESIDENCE

SECTION 3
BLOCK 40
LOT 510

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ISSUED FOR:

BUILDING DEPT.

2	1.26.24	CHANGES AS PER DOB
1	11.27.23	CHANGES AS PER DOB

PROJECT NO.

8-4-22

SCALE

AS NOTED

DRAWN BY

CS



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

SEAL:



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

DRAWING:

GENERAL NOTES &
PLOT PLAN

PROJECT:

PROPOSED POOL &
SPA, PAVERS,
OUTDOOR KITCHEN, GAS
BBQ, GAS HEATER,
PLUMBING, DRYWELL, &
FENCES

DRAWING No.

AQ-1

GENERAL NOTES:

THE ENGINEER HAS BEEN RETAINED ONLY FOR THE PURPOSE OF FILING THE PLANS TO OBTAIN A PERMIT AND HAS NOT BEEN RETAINED FOR ANY SUPERVISION OR OBSERVATION OF THE WORK, AND HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS. THESE DRAWINGS ARE FOR BUILDING DEPT. USE ONLY.

NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER THOSE SCALED.

ANY OMISSIONS OR CHANGES IN THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO ALL CONSTRUCTION AND/OR INSTALLATIONS BY THE CONTRACTOR.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD.

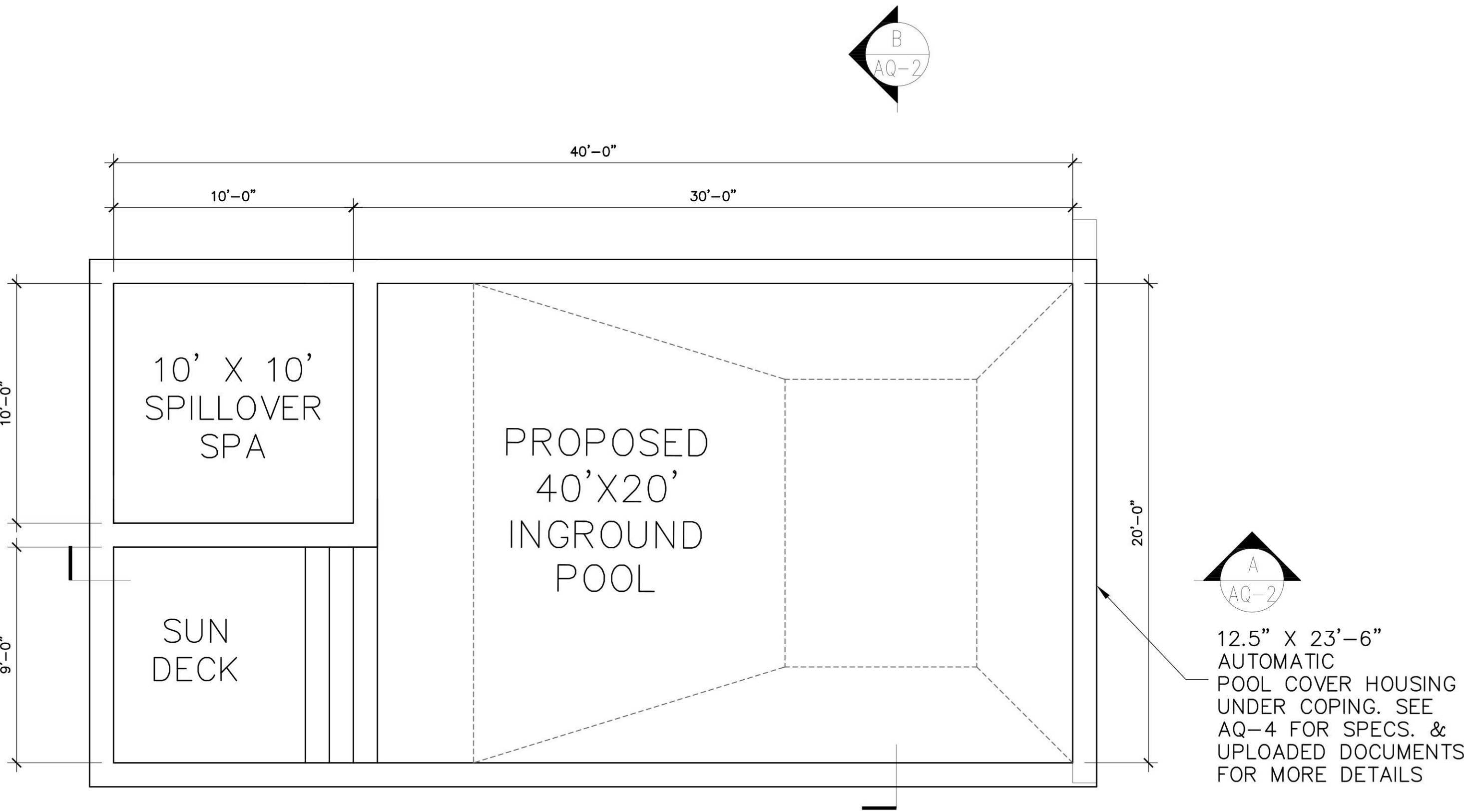
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITY PIPING PRIOR TO THE PROPOSED CONSTRUCTION EXCAVATION.

THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE, AND/OR UNDERPIN ALL NEIGHBORING STRUCTURES AS REQUIRED FOR SAFE OPERATION.

ALL SITE DEVELOPMENT INCLUDING RETAINING WALLS, SIDEWALKS, PLANTINGS, ETC. BY OTHERS.

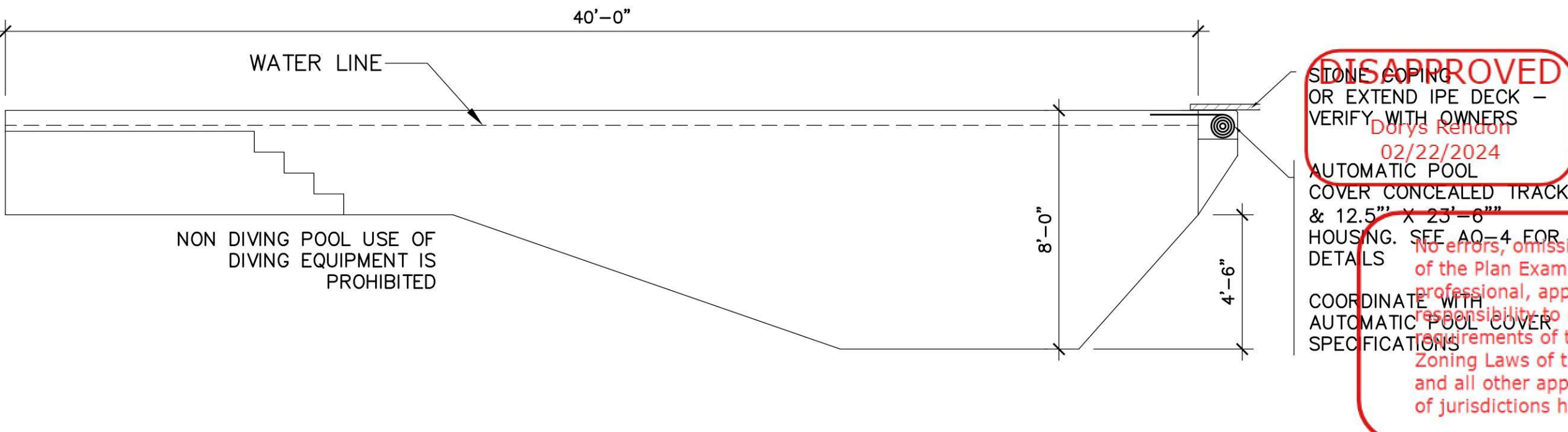
ALL PLUMBING TO BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH THE NYS BUILDING CONSTRUCTION CODE.

DURING CONSTRUCTION OF THE POOL, A TEMPORARY BARRIER SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF 4'0".



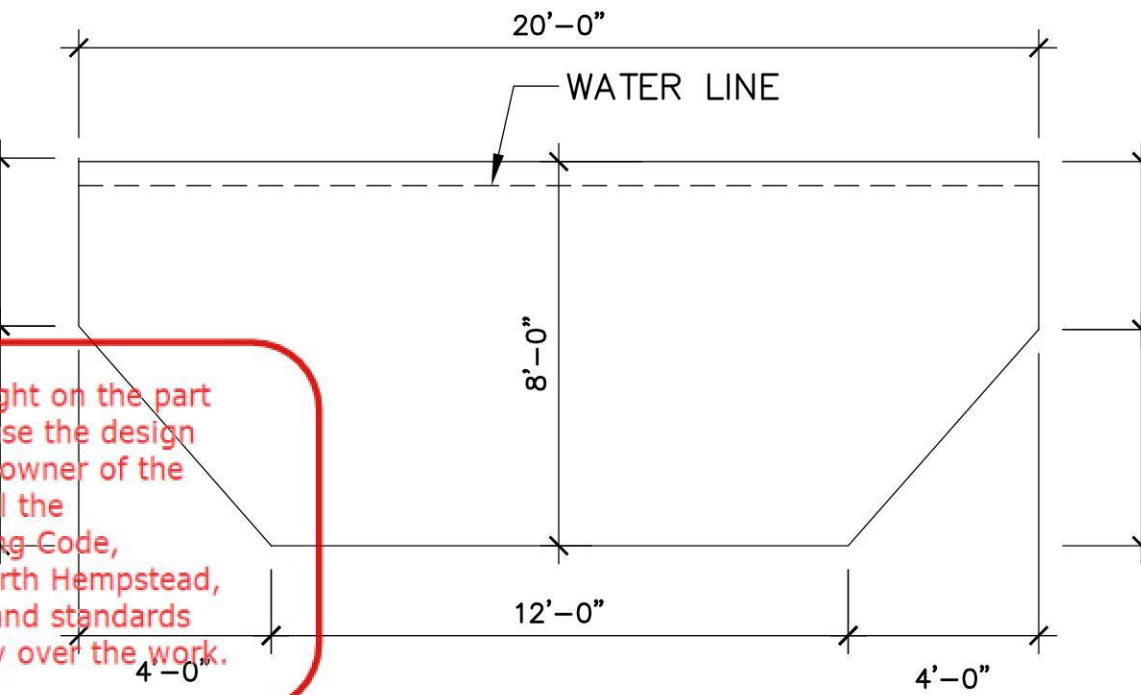
6" RADIUS CORNER FILLER
1 PER CORNER

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



POOL CORNER WALL DETAIL
SCALE: 1/2"=1'-0"

POOL CROSS SECTION "A"
SCALE: 1/4"=1'-0"



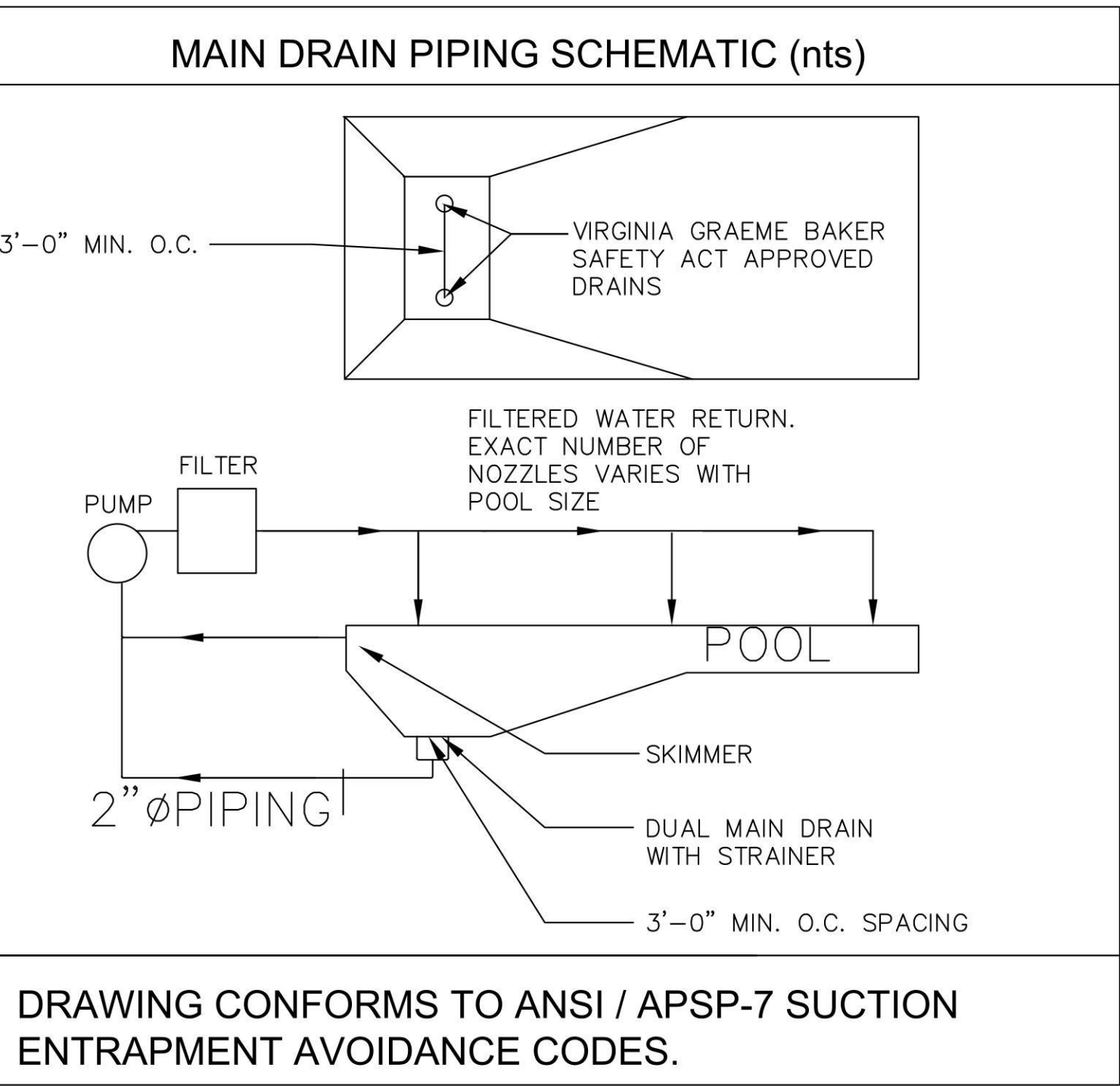
POOL CROSS SECTION "B"
SCALE: 1/4"=1'-0"

EVERY RESIDENTIAL AND COMMERCIAL SWIMMING POOL SHALL HAVE SWIMMING POOL ALARMS WHICH COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CURRENT NEW YORK STATE UNIFORM FIRE PREVENTION BUILDING CODE, AND NYS 2020 UNIFORM CODE SUPPLEMENT, SUBJECT TO THE EXCEPTIONS SET FORTH THEREIN.

THE POOL SHALL BE EQUIPPED WITH A COVER APPROVED BY THE BUILDING DEPARTMENT OF THE TOWN AND SHALL BE OF SUFFICIENT STRENGTH TO PROTECT AGAINST ACCIDENTAL ENTRY INTO THE POOL. THE POOL SHALL BE COVERED AT ALL TIMES WHEN CONTAINING WATER AND NOT IN USE.

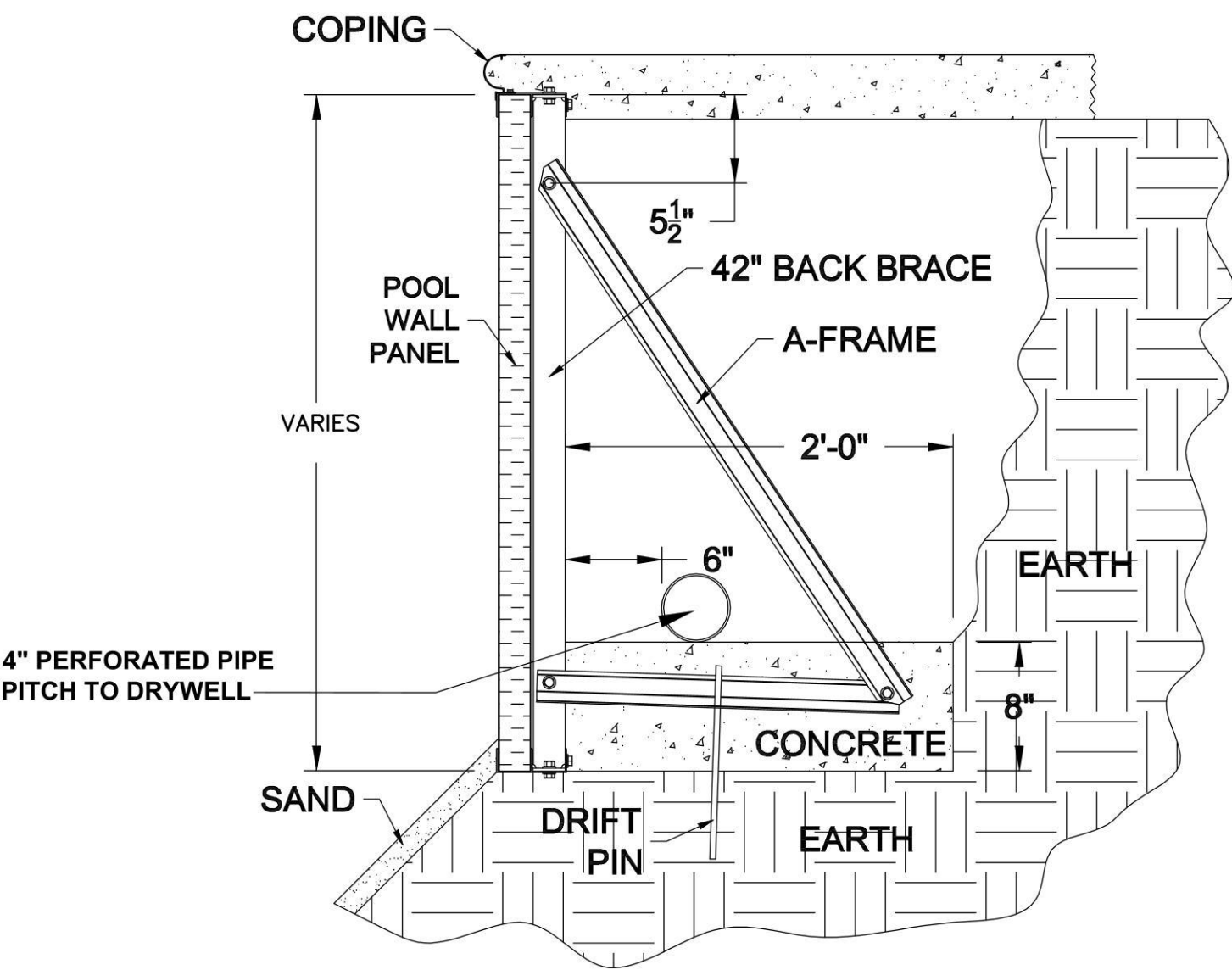
ALL ELECTRICAL WORK SHALL COMPLY WITH ARTICLE 680 (NATIONAL ELECTRIC CODE) AND AN APPROVED ELECTRICAL INSPECTION CERTIFICATE MUST BE SUBMITTED PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION.

THE POOL SHALL BE FILLED MANUALLY WITH A GARDEN TYPE HOSE FED FROM A HOSE BIB WITH A VACUUM BREAKER. THERE WILL BE NO DIRECT WATER CONNECTION TO THE POOL

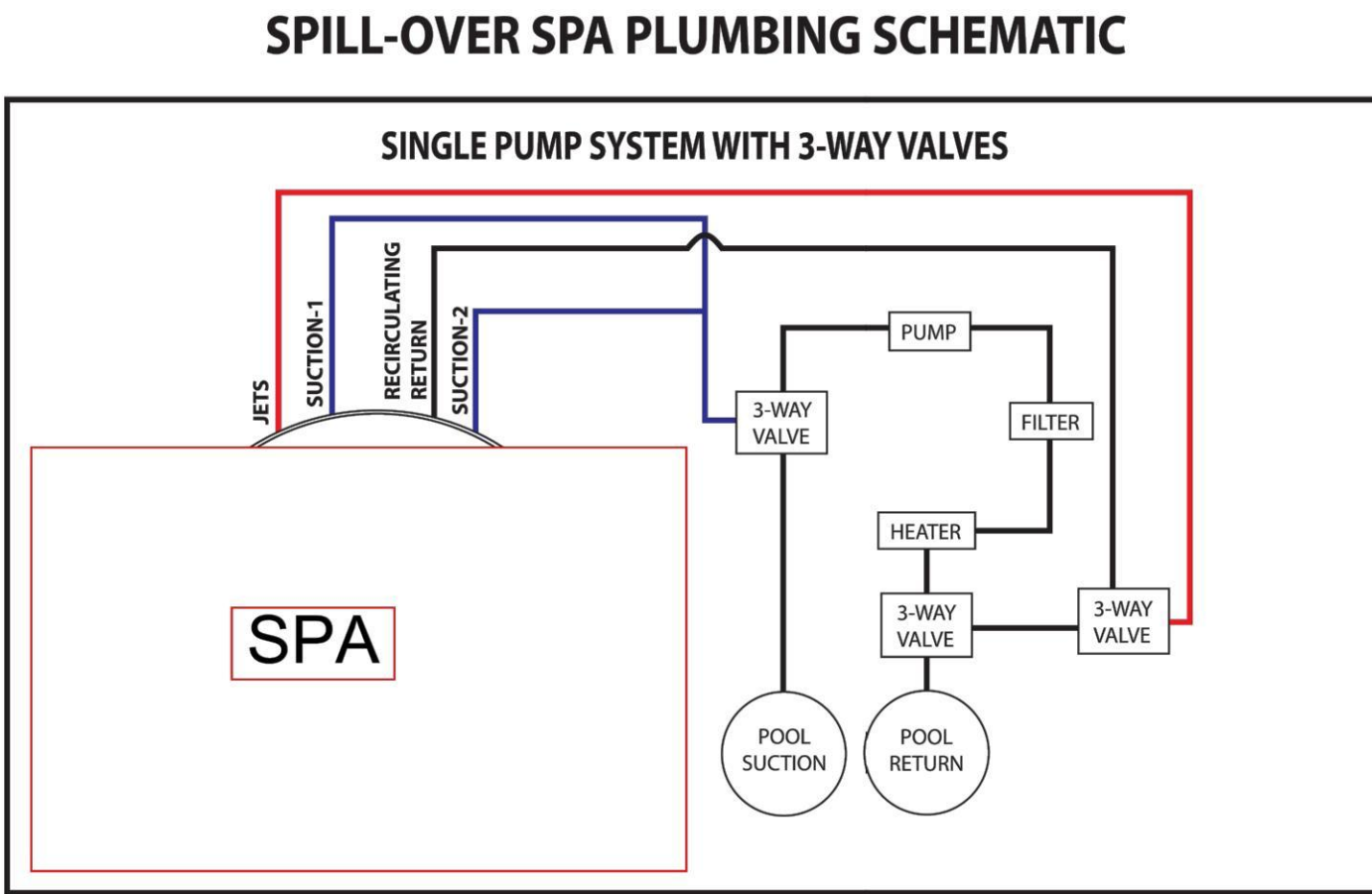


DRAWING CONFORMS TO ANSI / APSP-7 SUCTION ENTRAPMENT AVOIDANCE CODES.

POOL DRAIN DETAIL
SCALE: NOT TO SCALE



INGROUND STEEL WALL DETAIL
SCALE: NOT TO SCALE



SPILLOVER SPA PIPING SCHEMATIC
SCALE: NOT TO SCALE

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

170 HILLSIDE AVENUE
MANHASSET, NY 11030

COUNTY OF NASSAU
STATE OF NEW YORK

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SECTION 3
BLOCK 40
LOT 510

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ISSUED FOR:
BUILDING DEPT.

2 1.26.24 CHANGES AS PER DOB
1 11.27.23 CHANGES AS PER DOB

PROJECT NO. 8-4-22
DATE AS NOTED
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ASB
ENGINEERING
1924 Bellmore Avenue
Bellmore, New York 11710
Phone: (516) 785-4200
Fax: (516) 785-9148

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

DRAWING:
GENERAL NOTES,
POOL PLAN, CROSS SECTIONS,
ELECTRICAL HEATER
SPECIFICATIONS & SPILLOVER
SPA DETAILS

PROJECT:
PROPOSED POOL &
SPA, PAVERS,
OUTDOOR KITCHEN, GAS
BBQ, GAS HEATER,
PLUMBING, DRYWELL, &
FENCES

DRAWING No.

AQ-2

[NY] R326.3 COMPLIANCE WITH OTHER STANDARDS.

[NY] R326.3.1 IN-GROUND POOLS. IN-GROUND POOLS SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI/APSP/ICC 5 (AMERICAN NATIONAL STANDARD FOR RESIDENTIAL IN-GROUND SWIMMING POOLS, 2011).

[NY] R326.3.2 ABOVE-GROUND AND ON-GROUND POOLS. ABOVE-GROUND AND ON-GROUND POOLS SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI/APSP/ICC 4 (AMERICAN NATIONAL STANDARD FOR ABOVE-GROUND/ON-GROUND RESIDENTIAL SWIMMING POOLS, 2012).

[NY] R326.3.3 PERMANENTLY INSTALLED SPAS AND HOT TUBS. PERMANENTLY INSTALLED SPAS AND HOT TUBS SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI/ APSP/ICC 3 (AMERICAN NATIONAL STANDARD FOR PERMANENTLY INSTALLED RESIDENTIAL SPAS AND SWIM SPAS, 2014).

[NY] R326.3.4 PORTABLE SPAS AND HOT TUBS. PORTABLE SPAS AND HOT TUBS SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI/APSP/ICC 6 (AMERICAN NATIONAL STANDARD FOR RESIDENTIAL PORTABLE SPAS AND SWIM SPAS,2013).

[NY] R326.4 BARRIERS, APPLICATION. THE PROVISIONS OF THIS SECTION SHALL CONTROL THE DESIGN OF BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS. THESE DESIGN CONTROLS ARE INTENDED TO PROVIDE PROTECTION AGAINST POTENTIAL DROWNING AND NEAR DROWNING BY SUFFICIENTLY PREVENTING ACCESS TO SWIMMING POOLS, SPAS AND HOT TUBS BY PERSONS OUTSIDE THE PROPERTY, PERSONS WITHIN THE DWELLING, AND PERSONS IN OTHER PARTS OF THE PROPERTY NOT CONTAINED WITHIN THE POOL ENCLOSURE.

[NY] R326.4.1 TEMPORARY BARRIERS. AN OUTDOOR SWIMMING POOL SHALL BE SURROUNDED BY A TEMPORARY BARRIER DURING INSTALLATION OR CONSTRUCTION THAT SHALL REMAIN IN PLACE UNTIL A PERMANENT BARRIER IN COMPLIANCE WITH SECTION R326.4.2 IS PROVIDED.

EXCEPTIONS:

1. ABOVE-GROUND OR ON-GROUND POOLS WHERE THE POOL STRUCTURE CONSTITUTES A BARRIER IN COMPLIANCE WITH SECTION R326.4.2.9.

2. SPAS OR HOT TUBS WITH A SAFETY COVER WHICH COMPLIES WITH ASTM F1346, PROVIDED THAT SUCH SAFETY COVER IS IN PLACE DURING THE PERIOD OF INSTALLATION OR CONSTRUCTION OF SUCH HOT TUB OR SPA. THE TEMPORARY REMOVAL OF A SAFETY COVER AS REQUIRED TO FACILITATE THE INSTALLATION OR CONSTRUCTION OF A HOT TUB OF A HOT TUB OR SPA DURING PERIODS WHEN AT LEAST ONE PERSON ENGAGED IN THE INSTALLATION OR CONSTRUCTION IS PRESENT IS PERMITTED.

[NY] R326.4.1.1 HEIGHT. THE TOP OF THE TEMPORARY BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL.

[NY] R326.4.1.2 REPLACEMENT BY A PERMANENT BARRIER. A TEMPORARY BARRIER SHALL BE REPLACED BY A COMPLYING PERMANENT BARRIER WITHIN EITHER OF THE FOLLOWING PERIODS:

1. 90 DAYS OF THE DATE OF ISSUANCE OF THE BUILDING PERMIT FOR THE INSTALLATION OR CONSTRUCTION OF THE SWIMMING POOL; OR

2. 90 DAYS OF THE DATE OF COMMENCEMENT OF THE INSTALLATION OR CONSTRUCTION OF THE SWIMMING POOL.

[NY] R326.4.1.2.1 REPLACEMENT EXTENSION. SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, THE TIME PERIOD FOR COMPLETION OF THE PERMANENT BARRIER MAY BE EXTENDED FOR GOOD CAUSE, INCLUDING, BUT NOT LIMITED TO, ADVERSE WEATHER CONDITIONS DELAYING CONSTRUCTION.

[NY] R326.4.2 PERMANENT BARRIERS. SWIMMING POOLS SHALL BE COMPLETELY ENCLOSED BY A PERMANENT BARRIER COMPLYING WITH SECTIONS R326.4.2.1 THROUGH R326.4.2.6.

[NY] R326.4.2.1 BARRIER HEIGHT AND CLEARANCES. THE TOP OF THE BARRIER SHALL BE NO LESS THAN 60 INCHES ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL NOT BE GREATER THAN 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE, THE BARRIER MAY BE AT GROUND LEVEL, OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE BARRIER SHALL COMPLY WITH SECTIONS R326.4.2.2 AND R326.4.2.3.

[NY] R326.4.2.2 SOLID BARRIER SURFACES. SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

[NY] R326.4.2.3 CLOSELY SPACED HORIZONTAL MEMBERS. WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL BE NOT GREATER THAN 13/4 INCHES (44 MM) IN WIDTH.

[NY] R326.4.2.4 WIDELY SPACED HORIZONTAL MEMBERS. WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL BE NOT GREATER THAN 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL BE NOT GREATER THAN 13/4 INCHES (44 MM) IN WIDTH.

[NY] R326.4.2.5 CHAIN LINK DIMENSIONS. MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 21/4 INCH (57MM) SQUARE, UNLESS THE FENCE HAS VERTICAL SLATS FASTENED AT THE TOP OR THE BOTTOM WHICH REDUCE THE OPENINGS TO NOT MORE THAN 13/4 INCHES (44 MM).

[NY] R326.4.2.6 DIAGONAL MEMBERS. WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL NOT BE GREATER THAN 13/4 INCHES (44 MM).

[NY] R326.4.2.7 GATES. GATES SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R326.4.2.1 THROUGH R326.4.2.6, AND WITH THE FOLLOWING REQUIREMENTS:

[NY] R326.4.2.7.1 SELF-CLOSING AND OPENING CONFIGURATION. ALL GATES SHALL BE SELF-CLOSING. IN ADDITION, IF THE GATE IS A PEDESTRIAN ACCESS GATE, THE GATE SHALL OPEN OUTWARD, AWAY FROM THE POOL.

[NY] R326.4.2.7.2 LATCHING. ALL GATES SHALL BE SELF-LATCHING, WITH THE LATCH HANDLE LOCATED WITHIN THE ENCLOSURE (I.E., ON THE POOL SIDE OF THE ENCLOSURE) AND AT LEAST 40 INCHES (1016 MM) ABOVE GRADE. IN ADDITION, IF THE LATCH HANDLE IS LOCATED LESS THAN 54 INCHES (1372 MM) FROM GRADE, THE LATCH HANDLE SHALL BE LOCATED AT LEAST 3 INCHES (76 MM) BELOW THE TOP OF THE GATE, AND NEITHER THE GATE NOR THE BARRIER SHALL HAVE ANY OPENING GREATER THAN 0.5 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE LATCH HANDLE.

[NY] R326.4.2.7.3 LOCKING. ALL GATES SHALL BE SECURELY LOCKED WITH A KEY, COMBINATION OR OTHER CHILD-PROOF LOCK SUFFICIENT TO PREVENT ACCESS TO THE SWIMMING POOL THROUGH SUCH GATE WHEN THE SWIMMING POOL IS NOT IN USE OR SUPERVISED.

[NY] R326.4.2.8 DWELLING WALL AS BARRIER. A WALL OR WALLS OF A DWELLING MAY SERVE AS PART OF THE BARRIER, PROVIDED THAT THE WALL OR WALLS MEET THE APPLICABLE BARRIER REQUIREMENTS OF SECTIONS R326.4.2.1 THROUGH R326.4.2.6, AND ONE OF THE FOLLOWING CONDITIONS SHALL BE MET:

1.) A.) DOORS WITH DIRECT ACCESS TO THE POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2017. THE AUDIBLE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS AFTER THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED AND ARE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SYSTEM SHALL BE EQUIPPED WITH A MANUAL MEANS, SUCH AS TOUCH PAD OR SWITCH, TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. DEACTIVATION SHALL LAST FOR NOT MORE THAN 15 SECONDS; AND

B.) OPERABLE WINDOWS IN THE WALL OR WALLS USED AS A BARRIER SHALL HAVE A LATCHING DEVICE LOCATED NO LESS THAN 48 INCHES ABOVE THE FLOOR. OPENINGS IN OPERABLE WINDOWS SHALL NOT ALLOW A 4-INCH- DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION; AND

C.) WHERE THE DWELLING IS WHOLLY CONTAINED WITHIN THE POOL BARRIER OR ENCLOSURE, ALARMS SHALL BE PROVIDED AT EVERY DOOR WITH DIRECT ACCESS TO THE POOL; OR

2.) OTHER APPROVED MEANS OF PROTECTION, SUCH AS SELF-CLOSING WITH SELF-LATCHING DEVICES, SO LONG AS THE DEGREE OF PROTECTION AFFORDED IS NOT LESS THAN THE PROTECTION AFFORDED BY ITEM 1 DESCRIBED ABOVE.

[NY] R326.4.2.8.1 ALARM DEACTIVATION SWITCH LOCATION. WHERE AN ALARM IS PROVIDED, THE DEACTIVATION SWITCH SHALL BE LOCATED 54 INCHES (1372 MM) OR MORE ABOVE THE THRESHOLD OF THE DOOR. IN DWELLINGS REQUIRED TO BE ACCESSIBLE UNITS, TYPE A UNITS, OR TYPE B UNITS, THE DEACTIVATION SWITCH SHALL BE LOCATED 48 INCHES (1219 MM) ABOVE THE THRESHOLD OF THE DOOR.

[NY] R326.4.2.9 POOL STRUCTURE AS BARRIER. WHERE AN ABOVE-GROUND POOL STRUCTURE IS USED AS A BARRIER, OR WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH ANSI/APSP/ICC 4 AND MEET THE APPLICABLE BARRIER REQUIREMENTS OF SECTIONS 326.4.2.1 THROUGH R326.4.2.8. WHERE THE MEANS OF ACCESS IS A LADDER OR STEPS, ONE OF THE FOLLOWING CONDITIONS SHALL BE MET:

1. THE LADDER OR STEPS SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS. WHEN THE LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE; OR

2. THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF SECTIONS R326.4.2.1 THROUGH R326.4.2.8.

[NY] R326.4.3 INDOOR SWIMMING POOL. WALLS SURROUNDING AN INDOOR SWIMMING POOL SHALL COMPLY WITH SECTION R326.4.2.8.

[NY] R326.4.4 PROHIBITED LOCATIONS. BARRIERS SHALL BE LOCATED SO AS TO PROHIBIT PERMANENT STRUCTURES, EQUIPMENT OR SIMILAR OBJECTS FROM BEING USED TO CLIMB THE BARRIER.

[NY] R326.5 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS. SUCTION OUTLETS SHALL BE DESIGNED TO PRODUCE CIRCULATION THROUGHOUT THE POOL OR SPA. SINGLE-OUTLET SYSTEMS, SUCH AS AUTOMATIC VACUUM CLEANER SYSTEMS, OR MULTIPLE SUCTION OUTLETS, WHETHER ISOLATED BY VALVES OR OTHERWISE, SHALL BE PROTECTED AGAINST USER ENTRAPMENT.

[NY] R326.5.1 COMPLIANCE. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CPSC 15 USC 8003 AND ANSI/APSP/ICC 7, WHERE APPLICABLE.

[NY] R326.6 SUCTION OUTLETS. SUCTION OUTLETS SHALL BE DESIGNED TO PRODUCE CIRCULATION THROUGHOUT THE POOL OR SPA. SINGLE-OUTLET SYSTEMS, SUCH AS AUTOMATIC VACUUM CLEANER SYSTEMS, OR MULTIPLE SUCTION OUTLETS, WHETHER ISOLATED BY VALVES OR OTHERWISE, SHALL BE PROTECTED AGAINST USER ENTRAPMENT.

[NY] R326.6.1 COMPLIANCE ALTERNATIVE. SUCTION OUTLETS MAY BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI/APSP/ICC 7.

[NY] R326.6.2 SUCTION FITTINGS. POOL AND SPA SUCTION OUTLETS SHALL HAVE A COVER THAT CONFORMS TO ANSI/ASME A112.19.8, OR AN 18 INCH BY 23 INCH (457 MM BY 584 MM) DRAIN GRATE OR, LARGER, OR THE APPROVED CHANNEL DRAIN SYSTEM. EXCEPTION: SURFACE SKIMMERS.

[NY] R326.6.3 ATMOSPHERIC VACUUM RELIEF SYSTEM REQUIRED. POOL AND SPA SINGLE OR MULTIPLE-OUTLET CIRCULATION SYSTEMS SHALL BE EQUIPPED WITH ATMOSPHERIC VACUUM RELIEF SHOULD GRATE COVERS LOCATED THEREIN BECOME MISSING OR BROKEN. THIS VACUUM RELIEF SYSTEM SHALL INCLUDE AT LEAST ONE APPROVED OR ENGINEERED METHOD OF THE TYPE SPECIFIED HEREIN, AS FOLLOWS:

1. SAFETY VACUUM RELEASE SYSTEM CONFORMING TO ASME A112.19.17; OR

2. AN APPROVED GRAVITY DRAINAGE SYSTEM.

[NY] R326.6.4 DUAL DRAIN SEPARATION. SINGLE OR MULTIPLE PUMP CIRCULATION SYSTEMS HAVE A MINIMUM OF TWO SUCTION OUTLETS OF THE APPROVED TYPE. A MINIMUM HORIZONTAL OR VERTICAL DISTANCE OF 3 FEET (914 MM) SHALL SEPARATE THE OUTLETS. THESE SUCTION OUTLETS SHALL BE PIPED SO THAT WATER IS DRAWN THROUGH THEM SIMULTANEOUSLY THROUGH A VACUUM RELIEF- PROTECTED LINE TO THE PUMP OR PUMPS.

[NY] R326.6.5 POOL CLEANER FITTINGS. WHERE PROVIDED, VACUUM OR PRESSURE CLEANER FITTING(S) SHALL BE LOCATED IN AN ACCESSIBLE POSITION(S) AT LEAST 6 INCHES (152 MM) AND NOT MORE THAN 12 INCHES (305 MM) BELOW THE MINIMUM OPERATIONAL WATER LEVEL OR AS AN ATTACHMENT TO THE SKIMMER(S).

[NY] R326.7 SWIMMING POOL AND SPA ALARMS, APPLICABILITY. A SWIMMING POOL OR SPA INSTALLED, CONSTRUCTED OR SUBSTANTIALLY MODIFIED AFTER DECEMBER 14, 2006, SHALL BE EQUIPPED WITH AN APPROVED POOL ALARM. POOL ALARMS SHALL COMPLY WITH ASTM F2208 (STANDARD SPECIFICATION FOR POOL ALARMS), AND SHALL BE INSTALLED, USED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THIS SECTION.

EXCEPTIONS:

1. A HOT TUB OR SPA EQUIPPED WITH A SAFETY COVER WHICH COMPLIES WITH ASTM F1346.

2. A SWIMMING POOL (OTHER THAN A HOT TUB OR SPA) EQUIPPED WITH AN AUTOMATIC POWER SAFETY COVER WHICH COMPLIES WITH ASTM F1346.

[NY] R326.7.1 MULTIPLE ALARMS. A POOL ALARM MUST BE CAPABLE OF DETECTING ENTRY INTO THE WATER AT ANY POINT ON THE SURFACE OF THE SWIMMING POOL. IF NECESSARY TO PROVIDE DETECTION CAPABILITY AT EVERY POINT ON THE SURFACE OF THE SWIMMING POOL, MORE THAN ONE POOL ALARM SHALL BE PROVIDED.

[NY] R326.7.2 ALARM ACTIVATION. POOL ALARMS SHALL ACTIVATE UPON DETECTING ENTRY INTO THE WATER AND SHALL SOUND POOLSIDE AND INSIDE THE DWELLING.

[NY] R326.7.3 PROHIBITED ALARMS. THE USE OF PERSONAL IMMERSION ALARMS SHALL NOT BE CONSTRUED AS COMPLIANCE WITH THIS SECTION.

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

170 HILLSIDE AVENUE
MANHASSET, NY 11030

COUNTY OF NASSAU
STATE OF NEW YORK

HO
RESIDENCE

SECTION 3
BLOCK 40
LOT 510

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ISSUED FOR:	
BUILDING DEPT.	

2	1.26.24	CHANGES AS PER DOB
1	11.27.23	CHANGES AS PER DOB

PROJECT NO.	
DATE	8-4-22
SCALE	AS NOTED
DRAWN BY	CS



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

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

DRAWING:
POOL CODE COMPLIANCE NOTES

PROJECT:
PROPOSED POOL & SPA, PAVERS, OUTDOOR KITCHEN, GAS BBQ, GAS HEATER, PLUMBING, DRYWELL, & FENCES

DRAWING No.
AQ-3

GENERAL NOTES

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

CONCRETE NOTES

- ALL CONCRETE WORK SHALL CONFORM TO AC1318 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AND AC1301 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- ALL CONCRETE SHALL BE 3500 PSI. CONTROLLED STONE OR GRAVEL CONCRETE, AIR ENTRAINED WHERE EXPOSED, UON.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UON.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WITH A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI, UON.
- MINIMUM CONCRETE COVERING OF REINFORCING STEEL SHALL BE AS FOLLOWS:
 - 1" FOR INTERIOR WALLS
 - 1 3/8" FOR FORMED CONCRETE SURFACES EXPOSED TO WEATHER
 - 2" FOR FORMED CONCRETE SURFACES EXPOSED TO EARTH
 - 3" FOR FOOTINGS AND BEAMS POURED DIRECTLY AGAINST SOIL
- NON-SHRINK GROUT SHALL BE NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI.
- PROVIDE PROPER HIGH CHAIRS, SPACERS AND SUPPORTS TO HOLD REINFORCING SECURELY IN PLACE WHILE PLACING CONCRETE.
- MAXIMUM DIMENSION OF ANY CONTINUOUS CONCRETE POUR SHALL NOT EXCEED 20 FEET IN ANY DIRECTION.
- PROVIDE WATERSTOPS AT ALL CONSTRUCTION JOINTS BELOW GRADE LEVEL.
- CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE MIXES.
- COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.
- PROVIDE EXPANSION CONTROL AND CONSTRUCTION JOINTS AS REQUIRED BY APPLICABLE SECTIONS OF ACI 301-84.

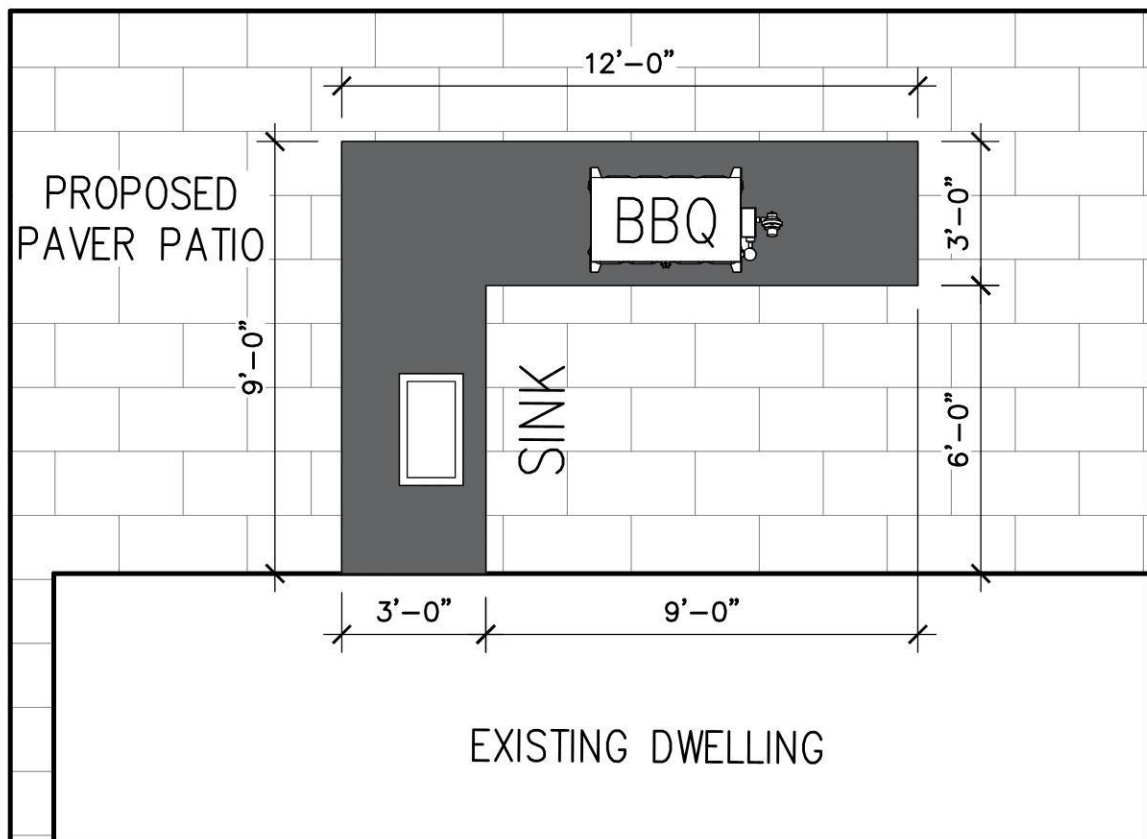
GENERAL STRUCTURAL NOTES

- ALL STUD FRAMING HAVING AN UNSUPPORTED HEIGHT OF MORE THAN 10 FEET IS TO HAVE STUD BRIDGING OR IS TO BE OTHERWISE BRACED IN AN APPROVED MANNER AT INTERVALS NOT EXCEEDING 8 FEET.
- ALL JOISTS SHALL HAVE CROSS BRIDGING 8' - 0" ON CENTER MAXIMUM OR SOLID BRIDGING.
- ALL STUD BEARING WALLS ARE TO HAVE STUD BRIDGING AT MID HEIGHT.
- ALL STUD MEMBERS SHALL BE DOUGLAS-FIR SELECT, STRUCTURAL fb=1900 PSI, MODULUS OF ELASTICITY OF 1,760,000.
- ALL SHEATHING SHALL BE SPECIES GROUP ONE, EXTERIOR GRADE, THICKNESS AS INDICATED ON DRAWINGS.
- STRUCTURAL DESIGN IS DONE IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) "WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS."
- INSTALL DIAGONAL BRACING AT CORNERS OF EXTERIOR STUD WALLS OR PLYWOOD SHEATHING NAILED TO COMPLY WITH BUILDING CODE REQUIREMENTS.
- FLASH. CAULK AND SEAL ALL JUNCTIONS OF NEW ROOFING, WALLS AND PENETRATIONS, TO FORM A WATERTIGHT ASSEMBLY, ALL FLASHING TO BE 16 OUNCE COPPER SHEETING AND EXTEND AT LEAST 8" ABOVE INTERSECTING SURFACES.
- ALL WALL SHEATHING SHALL BE 1/2" CDX PLYWOOD UNLESS OTHERWISE NOTED.
- GYPSUM BOARD ON WALLS TO BE U.S. GYPSUM 1 LAYER OF 5/8" WITH ALL JOINTS TAPED AND SPACKLED 3 COAT JOB.

NOTE TO CONTRACTOR

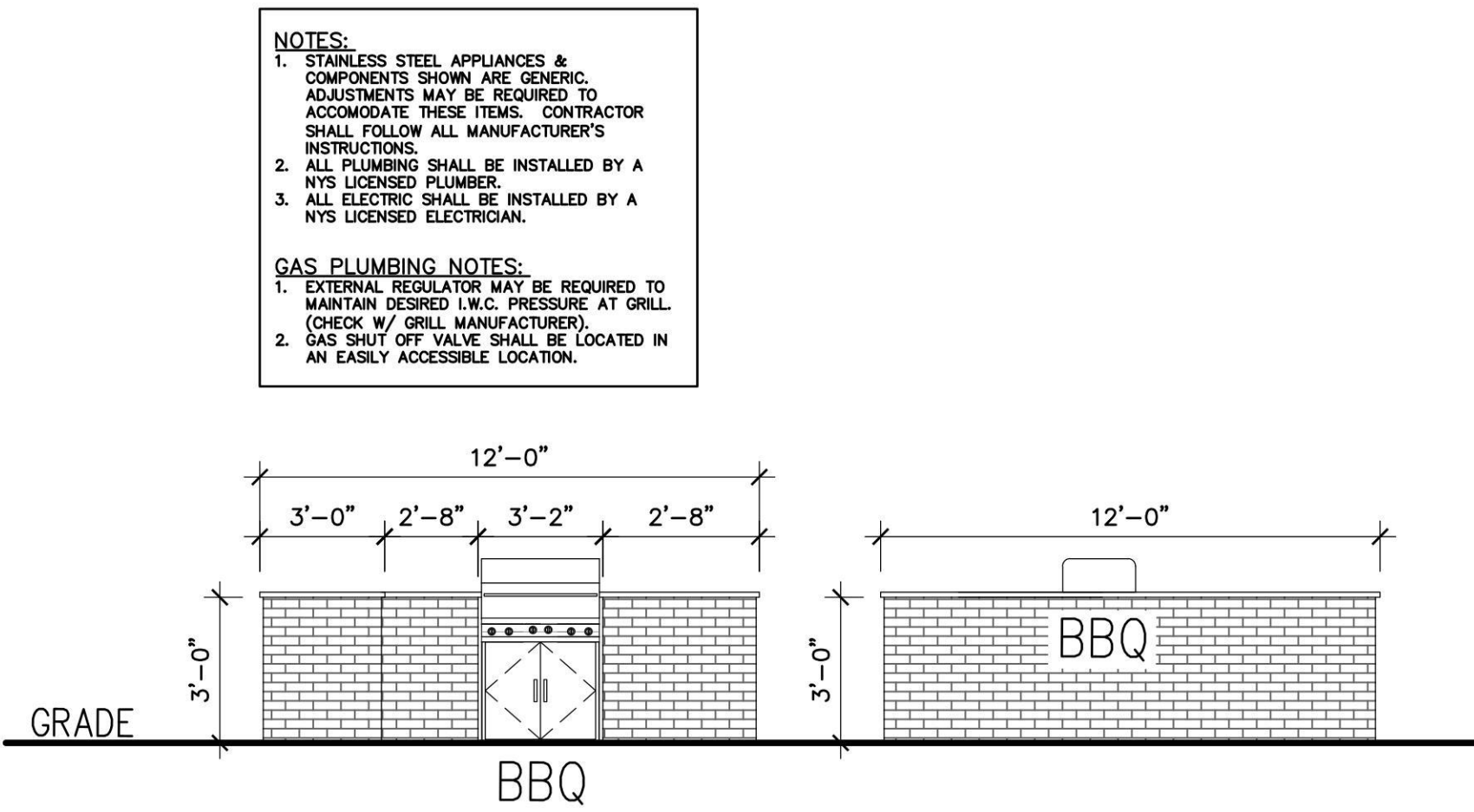
IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL NEW CONSTRUCTION IS STAKED OUT BY A LICENSED LAND SURVEYOR AND ALL REQUIRED SETBACKS ARE FIELD CHECKED AND APPROVED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF ANY CONSTRUCTION. FOUNDATION SURVEY TO BE PROVIDED TO LOCAL BUILDING AUTHORITY PRIOR TO THE START OF CONSTRUCTION.

G.C. TO TEMP. SHORE/PROTECT EXISTING STRUCTURE DURING THE REMOVAL OF THE EXISTING STRUCTURE UNTIL NEW CONSTRUCTION IS ERECTED. PRIOR TO REMOVALS V.I.F. ALL EXISTING CONDITIONS



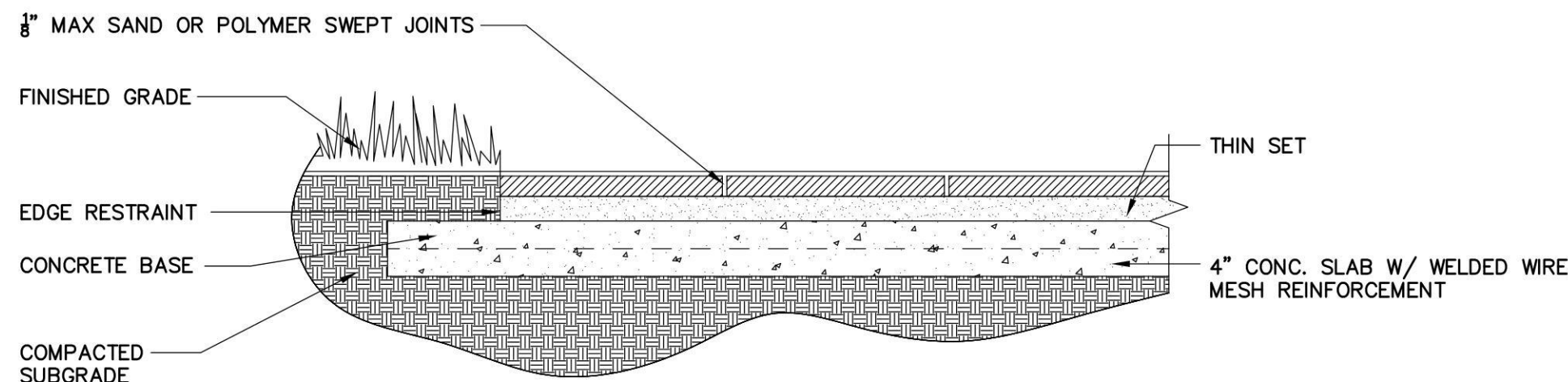
OUTDOOR KITCHEN PLAN

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



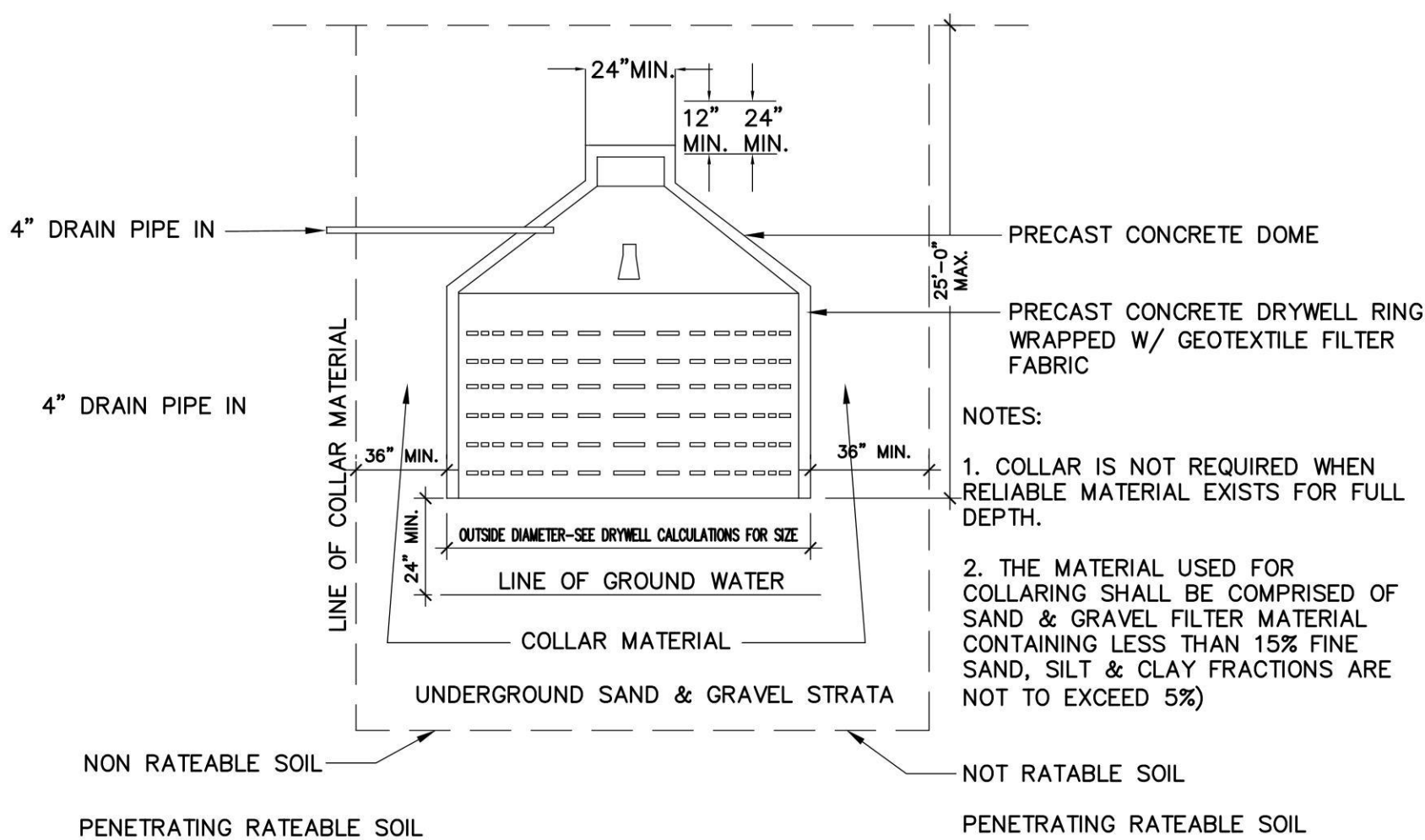
OUTDOOR KITCHEN ELEVATIONS - WEST & NORTH

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



TYPICAL PAVER PATIO DETAIL

SCALE: NOT TO SCALE



DRYWELL DETAIL & CALCULATION

SCALE: NOT TO SCALE

DRYWELL CALCULATIONS

CALCULATIONS BASED ON 2.5" (.21) OF RAINFALL SQ. FT. x 2.5"(.21)

AREA x RAINFALL= C.F. REQ. CAPACITY

AREA OF NEW AREA TO BE DRAINED 1,586 S.F.

1,586 S.F. x .21 RAINFALL DEPTH = 333.06 C.F.

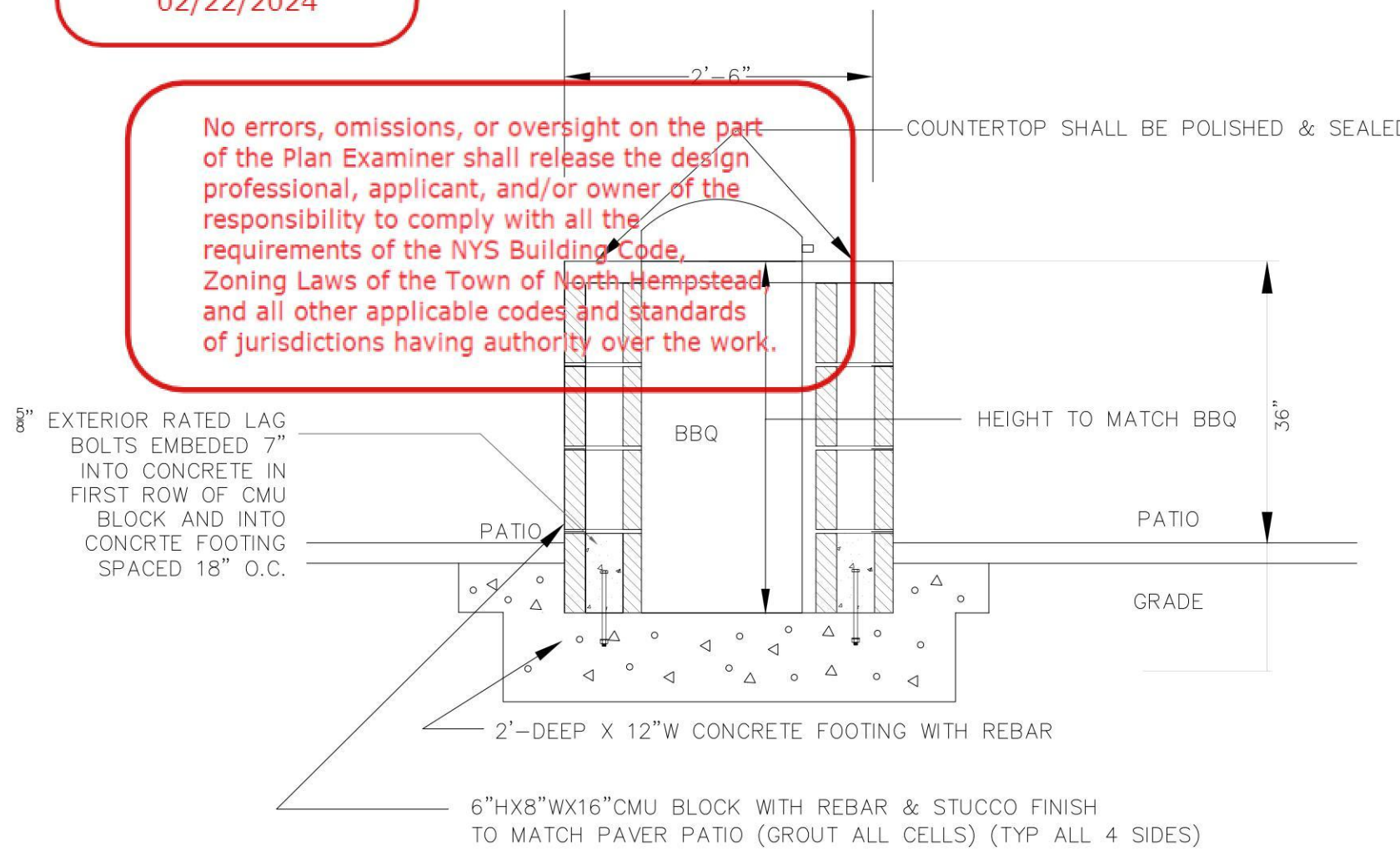
USE (1) 8' DIA. X 8' DEEP RINGS AT 337.76 C.F.

337.76 C.F. > 333.06 C.F. OK

DISAPPROVED

Dorys Rendon
02/22/2024

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.



TYPICAL OUTDOOR KITCHEN SECTION

SCALE: NOT TO SCALE

ALL DIMENSIONS
ARE TO BE FIELD VERIFIED

170 HILLSIDE AVENUE
MANHASSET, NY 11030

COUNTY OF NASSAU
STATE OF NEW YORK

HO
RESIDENCE

SECTION 3
BLOCK 40
LOT 510

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ISSUED FOR:

BUILDING DEPT.

2 1.26.24 CHANGES AS PER DOB
1 11.27.23 CHANGES AS PER DOB

PROJECT NO.

DATE 8-4-22

SCALE AS NOTED

DRAWN BY CS



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1924 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:

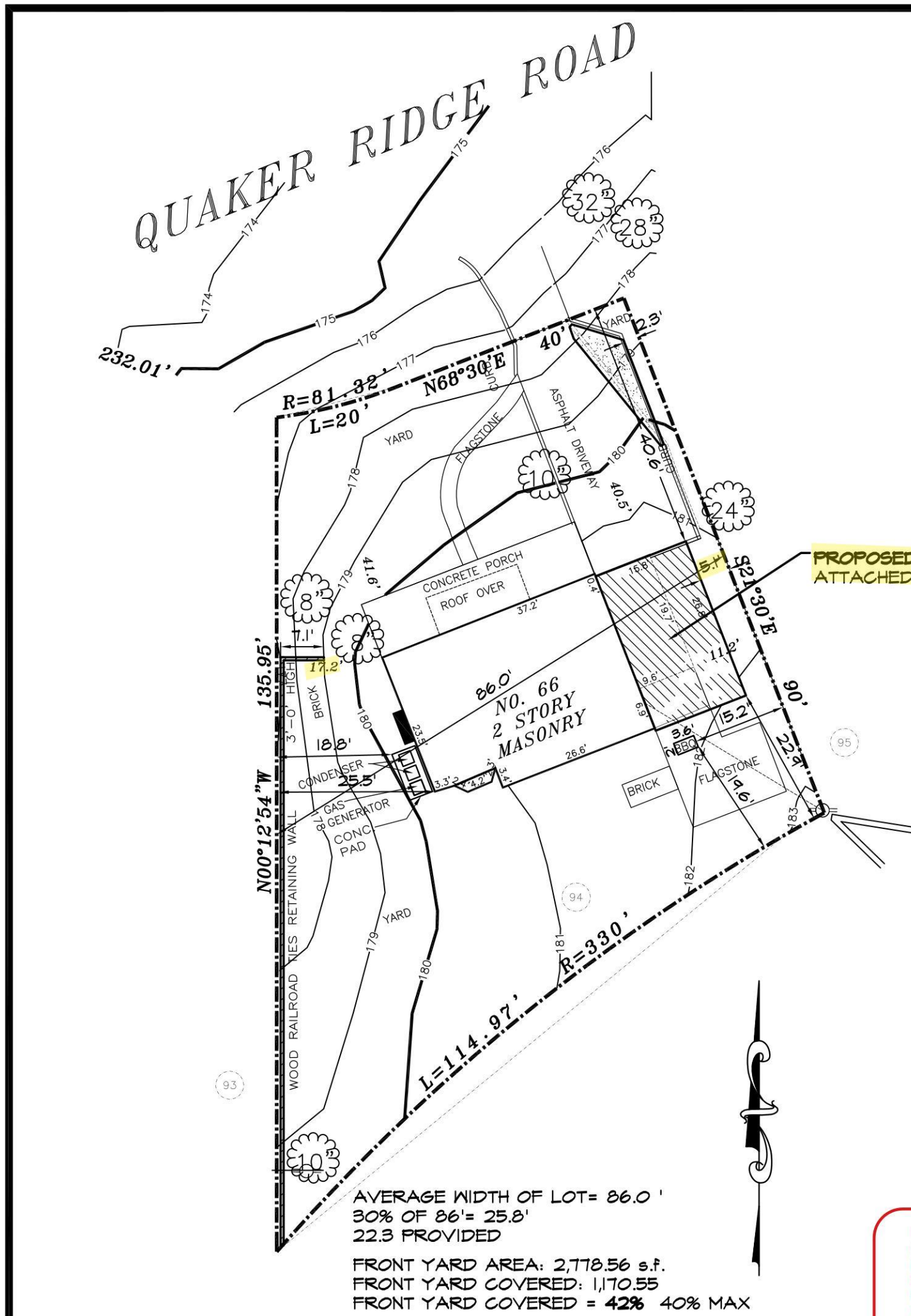
GENERAL NOTES,
CONCRETE NOTES,
OUTDOOR KITCHEN
DETAILS, PAVER
DETAIL & DRYWELL
DETAILS

PROJECT:

PROPOSED POOL &
SPA, PAVERS,
OUTDOOR KITCHEN, GAS
BBQ, GAS HEATER,
PLUMBING, DRYWELL, &
FENCES

DRAWING No.

OD-1



SITE PLAN

SCALE 1" = 20'-0"
FROM A SURVEY

SITE INFORMATION:

SECTION:	36.05'	REQUIRED
BLOCK:	145	0,521.7 s.f.
LOT:	94	1,400 s.f.
ZONE:	N. HEMP. RES-A	16.99%
LOT AREA:		51'
LOT AREA OCCUPIED:		22.3'
% OCCUPIED:		25.5'
FRONT WIDTH:		21.9'
FRONT YARD:		25.7'
SIDE YARD:		40.6'
REAR YARD:		NA
REAR YARD (2 STORIES):		29.7%
REAR YARD (1 STORY):		24.75.92 s.f.
HEIGHT:		YES
AVERAGE F.Y. SETBACK:		
FRONT SETBACK (CORNER):		
F.A.R.:		
GROSS FLOOR AREA:		
VARIANCE:		

FINISH WORK NOTES:

- Trim, moldings, casings, window frames, etc. shall match existing unless otherwise noted on drawings.
- All gypsum board walls and ceilings shall be taped, spackled, ready and acceptable to Owner's painter unless otherwise agreed to by the owner.
- Contractor shall provide wood steps to grade. Number of steps as required by code. All deck lumber to be pressure treated.
- Contractor shall provide gutters and leaders as required and shall connect them to the approved storm water drainage system.
- Contractor shall seal and prime all doors immediately upon installation to avoid warping.
- See table above for maximum U and SHGC values of windows and doors that are part of thermal envelope. REScheck values shall supersede general notes.
- Glass in doors, sidelights, and shower enclosures shall be sized, constructed, treated or combined with other materials as to minimize effectively the possibility of injuries to persons in the event this glass is cracked or broken.
- All new windows shall be perma-shield finish in white as manufactured by Anderson or approved equal - furnished with insect screens, grilles, jamb extensions, trim, etc. with 5/8" insulated glass unless otherwise agreed to.
- Window manufacturers shall certify that their products meet minimum U" values indicated and air infiltration rates.
- The mechanical system shall be installed in accordance with chapter 12-24 of the Residential Code NY State.
- The plumbing system shall be installed in accordance with chapter 25-32 of the Residential Code NY State. Please certify that the existing H.V.A.C. can support the new addition.
- The electrical equipment and wiring shall be installed in accordance with chapter 33-42 of the Residential Code NY State.
- The skylights are to comply with section R303.6.
- The minimum insulation thickness for H.V.A.C. pipes shall be installed in accordance with section N103.5.
- The minimum insulation thickness for hot water pipes shall be installed in accordance with section N104.5.
- In all framed walls, floors and roof/ceiling comprising elements of the building thermal envelope, a moisture vapor retarder shall be installed on the warm-in-winter side of the insulation in accordance with section R318.
- Wall and ceiling finishes shall have a flame spread classification of not greater than 200 with a smoke-development index of not greater than 450 in accordance with section R315 and insulation shall have a flame spread index of not greater than 25 with smoke-developed index of not greater than 450 in accordance with section R316. Wall and ceiling finishes to comply with R315 and R316, NY State Res. Code.
- Interior wall covering shall be installed in accordance with section R102.3 and exterior wall covering shall be installed in accordance with section R103.4.
- Asphalt shingles shall be installed in accordance with section R405.2.
- Double floor joists required under parallel partitions and all bathrooms.
- A minimum of 40 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.
- Simpson Strong-Tie products are specifically required to meet the structural calculations of the plan. Before substitution, confirm load capacity based on reliable published testing data or calculations. The Engineer shall evaluate and give written approval for substitution prior to installation.

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.

ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit

Nicholas Vissicelli
02/13/2024

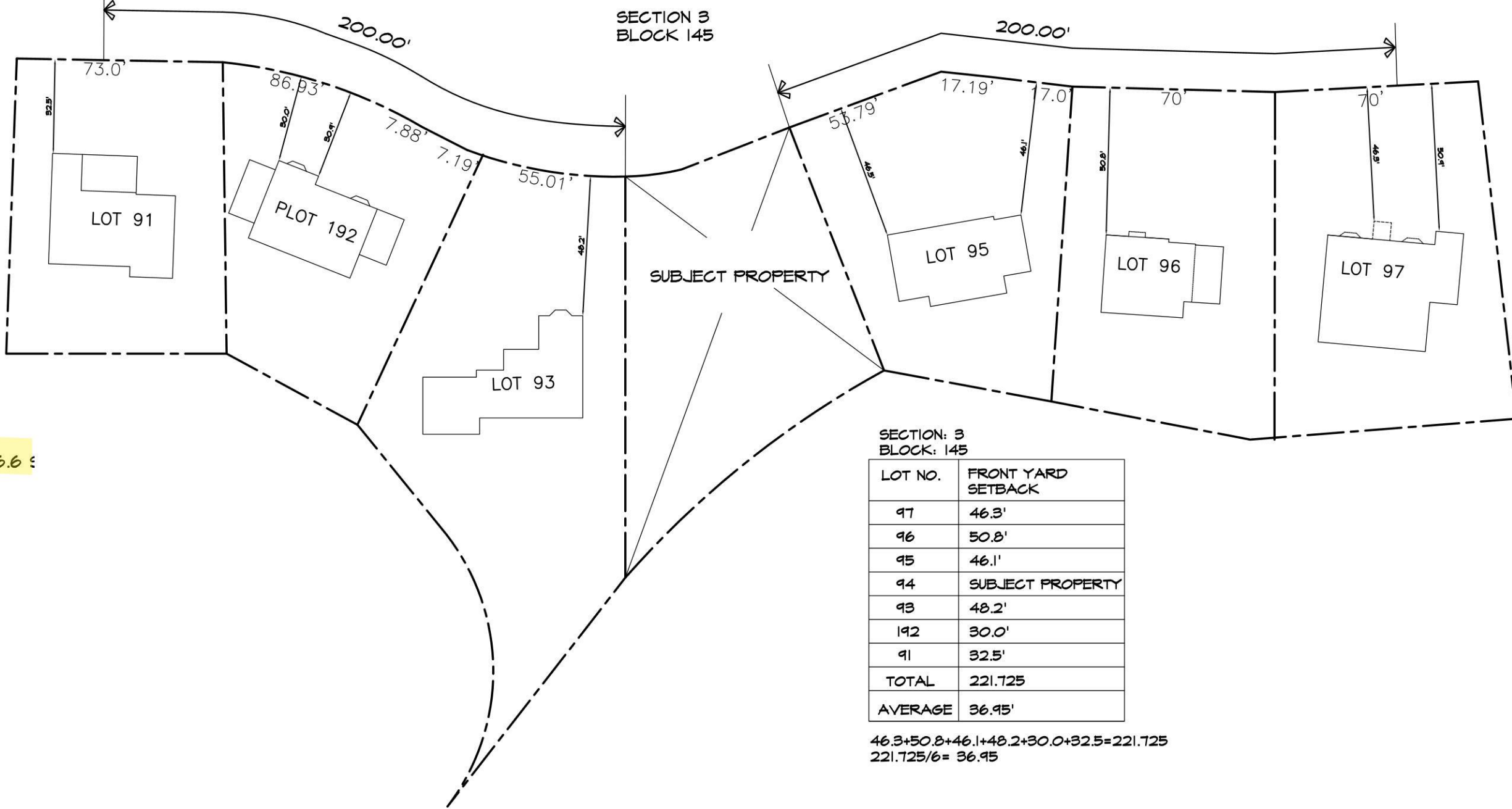
CORROSION PREVENTION NOTES:

- New types of pressure treated lumber are much more corrosive to metals than CCA. The following is req'd:
- All Simpson connectors, straps, hangers, etc. to be Z-Max type (G185 Galvanized) when contacting pressure treated lumber (minimum).
 - If contacting ACZA or ACQ-D Chloride pressure treated lumber or if used in or near waterfront locations, all Simpson connectors, straps, hangers, etc. to be stainless steel type.
 - Z-Max may be used if double Grace Vycor deck protector membrane barrier is provided (see www.strangle.com).
 - Termite shield to be copper type.
 - All nails into pressure treated lumber to be double hot dipped galvanized type.

CONCRETE & FOUNDATION NOTES:

- All footings shall bear on virgin soil having a minimum bearing capacity of 3,000 lbs per square foot. All exterior footings shall be a minimum of 3'-0" below grade unless noted otherwise in plans. Piles may be required depending upon local conditions. At the discretion of the engineer a separate foundation plan by a licensed soils engineer may be required. A soil boring stating bearing capacity is required to confirm these and water table conditions.
- All existing fill, roots, and other unsuitable bearing material shall be removed and footings carried to the bottom of such excavation. Contractor to verify assumed soil bearing capacity and assume full responsibility for same. A soil boring stating bearing capacity is required to confirm these and water table conditions. Contractor to notify the designer of any soil variation or condition adversely affecting assumed bearing capacity prior to the pouring of any footings.
- Minimum compressive strength of concrete at 28 days to be as follows:
A. Footings, piers, foundation walls: pc = 3500 p.s.i. stone concrete.
B. Slab on grade: pc = 3500 p.s.i. concrete per R402.2.
C. Superstructure, slab: pc = 3500 p.s.i. stone concrete per R402.2.
D. All concrete to have air entrainment of 5% to 7% per R402.2.
- Anchor bolts shall be set approx. one foot from corners. Set anchor Bolts on either side of all openings and minimum of two bolts in any one sill.
- Perform required alteration to existing concrete. New work installed adjacent to and connecting with present work shall match existing. Joints between new and existing work shall be travelled smooth and even. Provide expansion joints.
- Provide continuous non-metallic termite shield with all joints sealed along perimeter walls and shielded termite collars at plumbing pipes in crawl spaces unless otherwise noted.
- Footings at different levels shall be stepped so that the clear distance between adjacent bottom edges shall not exceed a slope of one vertical to two horizontal.
- Back fill shall not be placed against foundation walls until the concrete is of sufficient strength and until the walls are properly braced top and bottom by the horizontal floor or by adequate temporary bracing.
- Concrete Foundations shall be poured continuously. If pour is interrupted a Vertical key shall be provided. Horizontal joints are not permitted.
- Contractor shall verify dimensions and locations of slots, pipe sleeves, inserts, anchor bolts, electrical conduits, etc. as required for trades before placing concrete.
- Concrete work included:
A. All footings, foundations, steps, platforms, etc. as per drawings.
B. All concrete slabs.
C. All other work as required by drawings.
D. Set anchor Bolts.
- All forms to be left in place for a minimum of 3 days after completion of pouring.
- Damp Proofing Work included:
A. All surfaces to be damp proofed shall be dry, clean and smooth, free of dust, dirt, voids and cracks and shard projections.
B. Allow 24 hours prior to backfilling.
C. Apply mastic emulsion only when temperature is 40 degrees and rising and in dry weather.
D. Apply GelaTex Tronell Mastic or approved equal on all foundation walls below grade at basement and crawl spaces.
E. Mastic shall be applied at the rate of 1/8" thick wet.
- Contractor to underpin any existing foundation walls abutting new foundation walls, footings or excavations with a minimum 16" wide single pour footing to a minimum of 36" below adjoining grade unless noted otherwise in plans.
- Contractor to provide a minimum of R4.5 rigid insulation (vertical) as required for frost-protected footings in heated buildings per Table R403.3.

QUAKER RIDGE ROAD

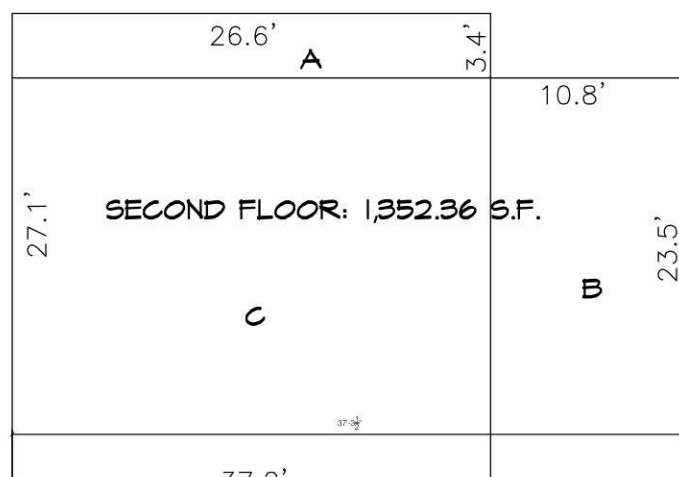


CALCULATION:

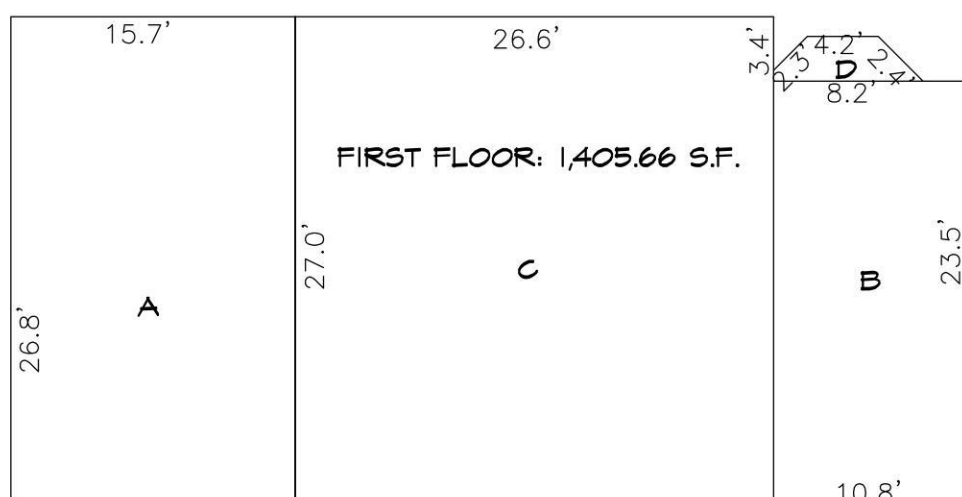
SECOND FLOOR:
A 26.6x3.4=90.44 s.f.
B 10.8x23.5=253.8 s.f.
C 26.6x27.1=720.96 s.f.
SECOND FLOOR TOTAL=1,065.1 s.f.

FIRST FLOOR:
A 15.7x26.6=420.8 s.f.
B 10.8x23.5=253.8 s.f.
C 26.6x27.1=720.96 s.f.
D 6.4x2.4=15.36 s.f.
FIRST FLOOR TOTAL=1,405.82 s.f.

LOT AREA: 0,521.7 s.f.



TOTAL AREA: 1,065.1+1,410.82=2,475.92 s.f.
2,475.92 / 0,521.7 = 4.75



WALL SHEATHING TO EXTEND TO TOP OF TOP PLATE
GWB TO COMPLY WITH RT02.1, RT02.3, TABLE RT02.1 (2)
DEFLECTION OF ALL MEMBERS COMPLIES WITH CLAUSE R301.7 NYS RESIDENTIAL CODE
ALL DETAILS ON THESE PLANS PROVIDE A CONTINUOUS LOAD PATH.
BUILDER TO VERIFY FIT OF ALL SIMPSON CONNECTORS BEFORE OBTAINING THEM.
DESIGN PRESSURE RATINGS OF WINDOWS TO BE DP-30 MIN.
ALL R.R. & STUDS TO ALIGN TO ALLOW PROPER CONNECTION OF H2A CONNECTORS
STAIR TREADS TO BE 4" PLUS 3/4" NOSING MIN. & RISERS TO BE MAX. 8-1/4" PER R311. NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MIN. OF 1"
ALL INSULATION TO HAVE VAPOR BARRIER FACING HEATED AREA.
GLAZING WHICH IS 5'-0" OR LESS ABOVE STANDING SURFACE OF TUB/ SHOWER SHALL BE TEMPERED GLASS.
GLAZING WITH AN INDIVIDUAL PANE GREATER THAN 9 S.F. AND A BOTTOM EDGE WHICH IS LESS THAN 18" A.F.F. SHALL BE TEMPERED GLASS.
WOOD I-JOISTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTRUCTION MANUAL TO BE KEPT AT JOB SITE.
SIMPSON CONNECTORS MAY BE REPLACED BY EQUIVALENTS.
MULTIPLE SCL BEAMS (MICROLAM ETC.) TO BE ASSEMBLED & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 OR BETTER.
FIRE BLOCKING & DRAFT STOPPING REQ'D PER R302.11, R302.12 & R302.2.2

LOCATION	DESIGN LIVE LOAD, PSF (PER R301.5)
NON-SLEEPING ROOMS	40
SLEEPING ROOMS	30
ROOF	20
ATTIC WITH FIXED STAIR	30
ATTIC WITH STORAGE	20
ATTIC WITHOUT STORAGE	10
DECKS	40
BALCONIES	40
GUARDS & HANDRAILS	200
DEAD LOAD FOR ALL = 10 PSF PER R301.4 & PER R301.6	

ALL GLAZING TO BE HIGH PERF. ANDERSEN 400 SERIES LOW-E4 TYPE WITH SIMULATED DIVIDED LIGHT GRILLES.	
DOUBLE HUNG	MAX U=0.30; MAX SHGC=0.28
CASEMENT	MAX U=0.24; MAX SHGC=0.24
SPECIALTY	MAX U=0.28; MAX SHGC=0.30
AWNING	MAX U=0.24; MAX SHGC=0.28
HINGED FR. DOOR	MAX U=0.30; MAX SHGC=0.21
SLIDING FR. DOOR	MAX U=0.30; MAX SHGC=0.28
PER NFRC CERTIFIED VALUES FOR ANDERSEN PRODUCTS.	

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
Interior walls and plastered ceilings	L/360
All other structural members	L/240
Exterior walls with plaster or stucco finish	H/360
Exterior walls -- wind loads with brittle finishes	L/240
Exterior walls -- wind loads with flexible finishes	L/120

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.

ENERGY COMPLIANCE NOTE: TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE ENERGY CODE REFERENCED BELOW.

STATE OF NEW YORK PLAN REQUIREMENTS:

CODE ANALYSIS

- THE STANDARDS USED FOR THE DESIGN OF THE BUILDING ARE THE 2020 BUILDING CODE OF NEW YORK STATE (BCNYS), 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS), 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS) AND 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS). ENGINEERED DESIGNED STRUCTURAL COMPONENTS PER ASCE 7-16 AND FLOOD DESIGN LOADS IN COMPLIANCE WITH ASCE 24-14 WHERE APPLICABLE.
- THE AREA OF THE PROPOSED ENLARGED GARAGE IS: TOTAL 426.6 SQ. FT.
- PLEASE SEE TABLE R301.2(I) BELOW.

QTY.	WINDOW	TYPE	PROVIDES EGRESS?	PASSED MISSILE TEST?
2	CXW155	CASEMENT	YES	NO

NOTE: COMPLIES WITH EGRESS (R 310) & LIGHT & VENT (R303)

QTY.	DOOR	TYPE
1	2668	EXTERIOR DOOR
1	9x7' O.H.	OVER HEAD GARAGE DOOR

- PLEASE SEE THE ATTACHED REScheck PRINTOUT FOR ENERGY CODE COMPLIANCE.
- PLEASE SEE THE NAILING SCHEDULE PG A-3.
- THE COMBINATION CARBON MONOXIDE/ SMOKE DETECTOR AND SMOKE DETECTORS ARE SHOWN ON THE FLOOR PLAN.
- CONTRACTOR TO VERIFY WINDOW & DOOR SIZE AND QUANTITY MATCHES PLAN.

TABLE R301.2(I) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS (*)	AIR FREEZING INDEX (*)	MEAN ANNUAL TEMP (*)
	SPEED (MPH)	TOPOGRAPHIC EFFECTS (%)	SPECIAL WIND REGION (%)	WIND-BORNE DEBRIS ZONE (%)		WEATHERING	FROST LINE DEPTH	TERMITE					
20 PSF	130 ULT.	NO	NO	1 MILE FROM COAST & FIRE ISLAND	B	SEVERE	36"	MOD-HEAVY	15 F	YES	-	-	-
(*) DESIGN CRITERIA TO BE FILLED IN BY JURISDICTION PER APPLICABLE FOOTNOTE													

ROOFING NOTES:

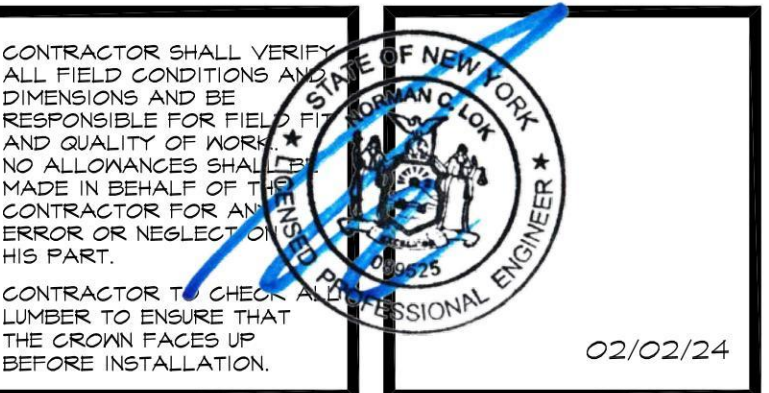
- All metal flashing where called for on plans shall be copper or aluminum.
- Contractor shall provide gutters and leaders as required and shall connect them to approved storm water drainage system.
- All exterior openings shall be properly flashed.
- All work shall bear a written one (1) year guarantee from Roofing Contractor from the date of Owner's acceptance.
- All roof intersections to have flashing to extend 8" (measured vertically) above flat roof.
- Build up roof is to be of 3-ply built up roof with gravel topping, ties into existing.
- Roofing shall be either 25# square asphalt shingles over 15# felt or 3-ply mineral surfaced spec. #423-NMD as manufactured by Owens Corning Fiberglass Corp. or approved equal. (2 perma plies with 1 perma-cap sheet 200# square).
- New work shall tie in and lap as to prevent leakage.
- All exterior nailing shall be aluminum or galvanized.
- Flashing to be provided at all roof penetrations, pipes, vents, skylights, chimneys and roof ventilators. Flashing to be provided at hips, ridges, valleys, changes of roof slope, gable ends and top of foundation walls. Flashing against a vertical sidewall shall be by the step-flash method.
- A cricket or saddle shall be installed on the ridge side of any chimney or penetration greater than 30" wide as measured perpendicular to the slope. Crickets or saddle coverings shall be sheet metal or of the same material as the roof covering.
- Install shims to provide for roof venting in flat roof areas.
- All interior leaders are to have 1" foam sound insulation over PVC piping.

GENERAL NOTES:

- Engineer is not responsible for job supervision.
- Construction is to be left open until the local building department official has visited the site and instructed that construction may continue. J.L. Drafting, Inc. is not responsible for the scheduling of inspections and can not be held liable for costs to expose construction as required for inspection.
- Contractor to verify adequacy of existing foundations, bearing walls and headers to bear new construction.
- Contractor to confirm that all asbestos insulation has been removed from the premises by a licensed asbestos removal company before the start of construction.
- These drawings have been prepared by or under the direction of the undersigned and to the best of the undersigned's knowledge, belief, and professional judgment are in compliance with the New York State Energy Conservation Construction Code and the Residential Code of New York State effective 5/2020.
- It is a violation of the New York State Education Law for any person, unless acting under the direction of a registered Architect or a licensed Professional Engineer to alter any item on this drawing. All alterations must be made in compliance with the New York State Education Law, and Construction Code. The undersigned professional whose seal appears hereon assumes no responsibility for any such alteration or revision without his written consent.
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LEGEND	
	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
	LOAD BEARING WALL
	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
	PRESSURE TREATED
	DOUBLE HOT DIPPED GALVANIZED
	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
	POURED CONCRETE
	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
	REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
	OWNER TO PROVIDE

02/02/24	2	B.D. COMMENTS
11/27/23	1	FOR FILING
DATE:	ISSUE NO.	DESCRIPTION



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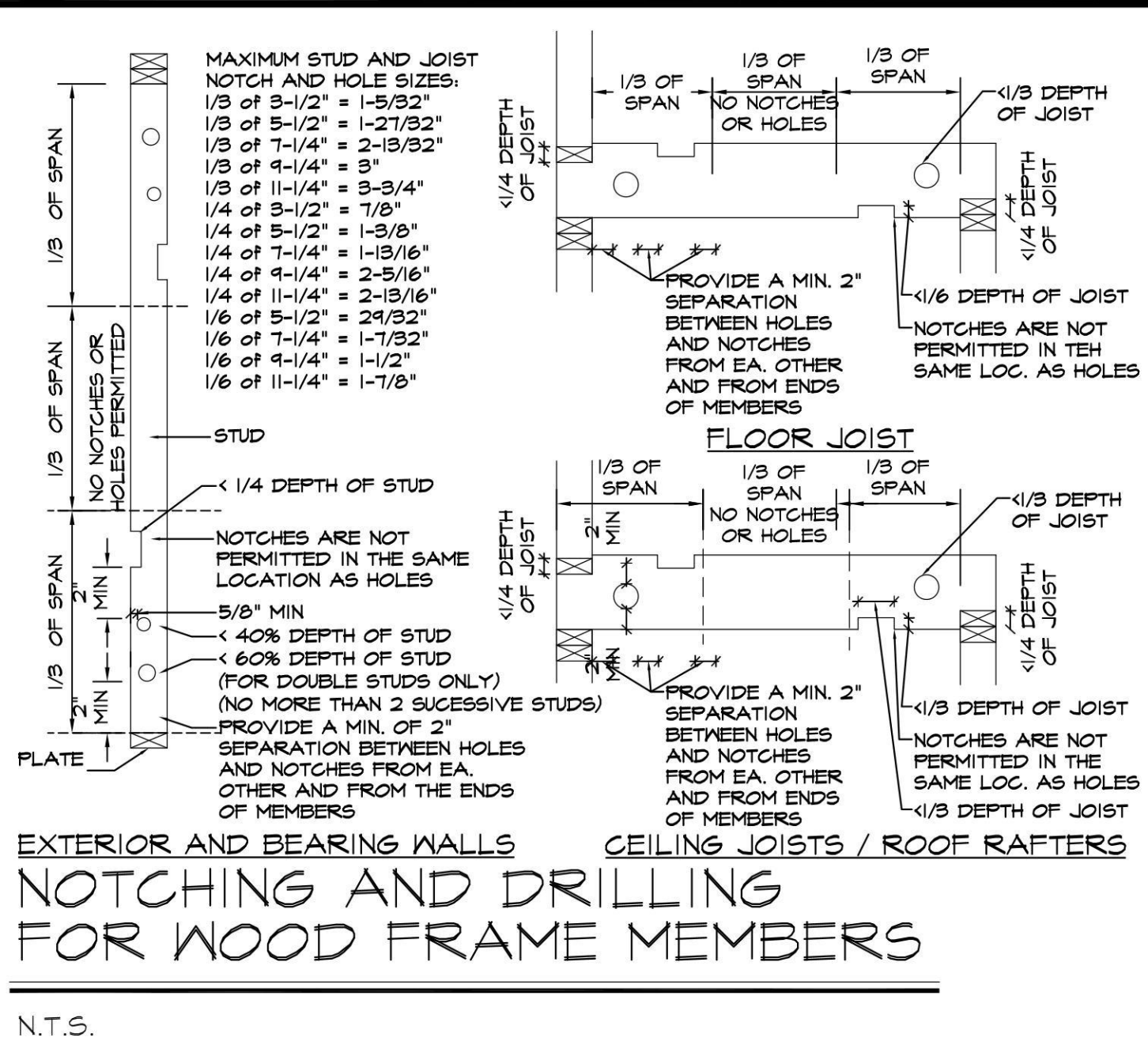
PROJECT TITLE:
KONIDARIS
RESIDENCE
66 QUAKER RIDGE RD.
MANHASSET, N.Y. 11030

DRAWING TITLE:
PROPOSED
GARAGE EXPANSION

DRAWN BY: N.F.	DRAWING NO.
CHECKED BY: N.C.L.	A-1
SCALE: AS SHOWN	PROJ. NO. 21-359
DATE: 11/08/23	

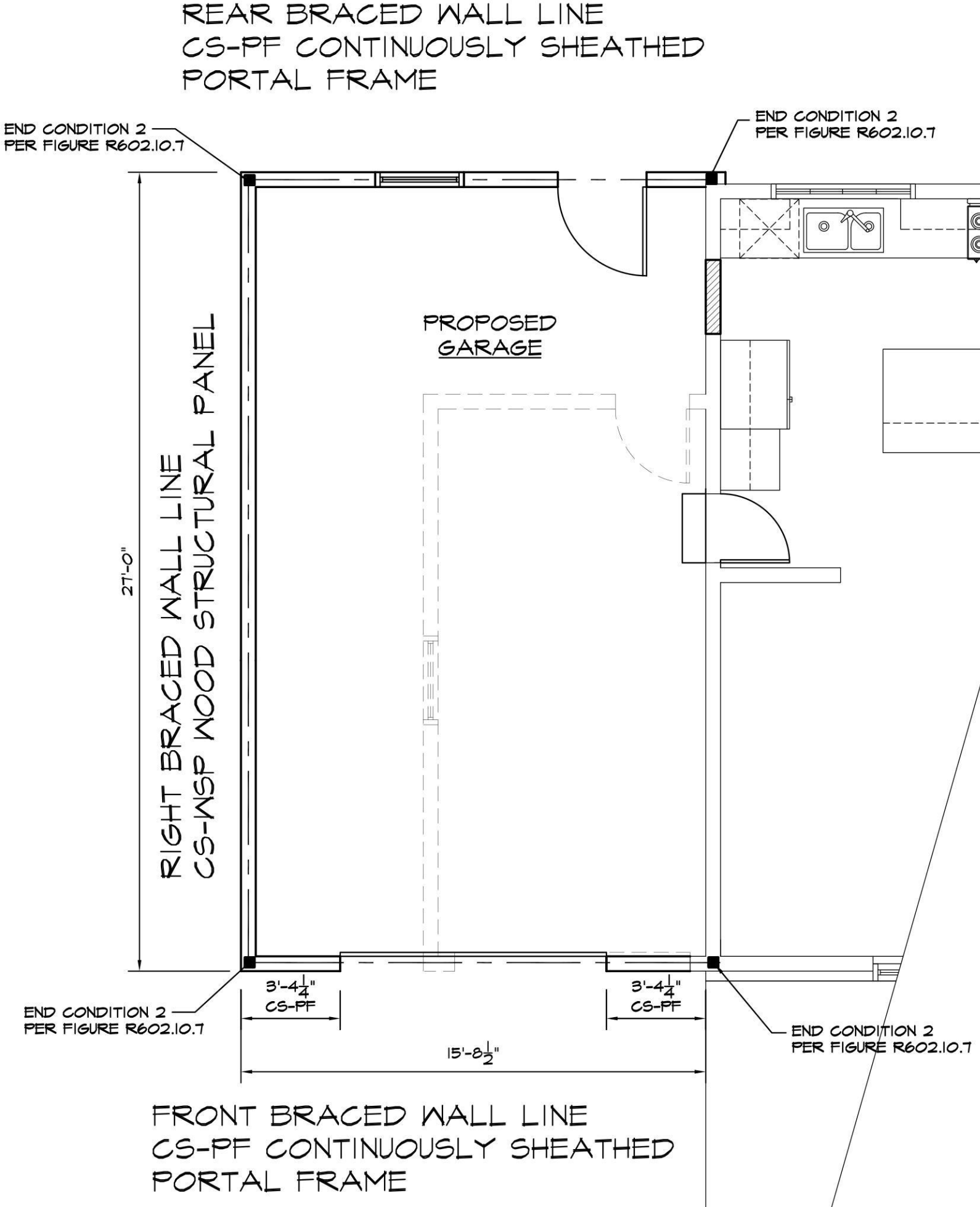
FASTENING SCHEDULE PER TABLE R602.3(1)			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER abc	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R602.5.2 AND TABLE R602.5.2)	4-10d BOX (3" X 0.128") or 3-16d COMMON (3.5" X 0.162") or 4-3" X 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R602.5.2 AND TABLE R602.5.2)	TABLE R602.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1.25" X 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3" X 0.128") or 3-10d COMMON (3" X 0.148") or 4-3" X 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX (3.5" 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, 1
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d BOX (3.5" 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 (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	END NAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	24" O.C. FACE NAIL 16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3.5" X 0.135") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
		16d COMMON (3.5" X 0.162")	16" O.C. FACE NAIL 16" O.C. EACH EDGE FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 0.5" SPACER)	16d COMMON (3.5" X 0.162") 16d BOX (3.5" X 0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2.5" X 0.131") or 4-8d COMMON (2.5" X 0.131") or 4-10d BOX (3" X 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3.5" X 0.162") 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
		12-16d BOX (3.5" X 0.135") or 8-16d COMMON (3.5" X 0.162") or 12-10d BOX (3" X 0.128") or 12-3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162") 16d BOX (3.5" X 0.135") or 3" X 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 4-3" X 0.131" NAILS	3 EACH 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 (2.5" X 0.131") or 3-16d BOX (3.5" X 0.135") or 4-8d COMMON (2.5" X 0.131") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	TOE NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2.5" X 0.131") or 2-8d COMMON (2.5" X 0.131") or 2-10d BOX (3" X 0.128") or 2 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
19	1" X6" SHEATHING TO EACH BEARING	3-8d BOX (2.5" X 0.131") or 2-8d COMMON (2.5" X 0.131") or 2-10d BOX (3" X 0.128") or 2 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
20	1"X8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3 STAPLES, 1" CROWN, 16 GA., 1.75" LONG WIDER THAN 1"X8"	FACE NAIL
FLOOR			
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	TOE NAIL
22	JOIST TO SILL, TOP PLATE OR GIRDER	8d BOX (3.5" X 0.131") 8d COMMON (2.5" X 0.131") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	4" O.C. TOE NAIL 6" O.C. TOE NAIL
23	1"X6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2.5" X 0.131") or 2-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 2 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162")	BLIND AND FACE NAIL
25	2" FLANKS (FLANK & BEAM -- FLOOR & ROOF)	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162")	AT EACH BEARING FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3.5" X 0.162") or 4-10d 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 COMMON (4" X 0.142") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM STAGGERED 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND, 2-20d COMMON (4" X 0.142") 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 (3.5" X 0.135") or 3-16d COMMON (3.5" 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 BOX (3" X 0.128") or 2-8d COMMON (2.5" X 0.131") OR 2-3" X 0.131" NAILS	EACH END, TOE NAIL

FASTENING SCHEDULE PER TABLE R602.3(1) --CONTINUED				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <i>a b c</i>	SPACINGS OF FASTENERS	
			EDGES (INCHES)h	INTERMEDIATE SUPPORTS <i>c o</i> (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" X 0.131") (SUBFLOOR, WALL) 1 8d COMMON (2.5" X 0.131") (ROOF), or RSRS-O1 BOX (2.375" X 0.131") (ROOF) J	6	12 f
31	1/8" - 1"	8d COMMON (2.5" X 0.131") or RSRS-O1 BOX (2.375" X 0.131") (ROOF) J	6	12 f
32	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") or 8d (2.5" X 0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING g				
33	1/2" STRUCTURAL CELLULOIC FIBERBOARD SHEATHING	1.5" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, or 1.25" LONG 16 GA. STAPLE WITH 7/16" or 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOIC FIBERBOARD SHEATHING	1.75" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, or 1.5" LONG 16 GA. STAPLE WITH 7/16" or 1" CROWN	3	6
35	1/2" GYPSUM SHEATHING d	1.5" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1.5" LONG; 1.25" SCREWS, TYPE W or S	7	7
36	5/8" GYPSUM SHEATHING d	1.75" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1.625" LONG; 1.625" 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 (2.5" X 0.131") NAIL	6	12
38	7/8" - 1"	8d COMMON (2.5" X 0.131") NAIL, or 8d DEFORMED (2.5" X 0.120") NAIL	6	12
39	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") NAIL or 8d DEFORMED (2.5" X 0.120") NAIL	6	12
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 0.142 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.171 inch, and 100 ksi for shank diameters of 0.142 inch or less. b. Staples are 16 gauge 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 4-foot panels shall be applied vertically. e. Spacing of fasteners not included in this table shall be based on Table R602.3(2). f. For wood structural panel roof sheathing attached to gables and roof framing and 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 150 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 150 mph or greater but less than 140 mph. g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with SA 259. 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 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. j. RSRS-O1 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.				



EXTERIOR WALL AND CEILING JOISTS / ROOF RAFTERS NOTCHING AND DRILLING FOR WOOD FRAME MEMBERS

N.T.S.



FIRST FLOOR BRACED WALL

SCALE 1/4" = 1'-0"

LEGEND		
	NEW FOUNDATION	
	NEW PARTITION	
	EXIST. PARTITION	
	DEMOLITION PARTITION / FOUND.	
	NEW SMOKE DETECTOR	
	HARDWIRED WITH BATTERY BACKUP	
	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP	
	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP	
	LOAD BEARING WALL	
	TO BE MAINTAINED	
	POST FROM BELOW	
	PRESSURE TREATED	
	DOUBLE HOT DIPPED GALVANIZED	
	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL	
	POURED CONCRETE	
	JOIST HANGER W/ REQ'D CAPACITY IN LBS.	
	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)	
	REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING	
	OWNER TO PROVIDE	

02/02/24	2	B.D. COMMENTS
11/27/23	1	FOR FILING
DATE:	ISSUE NO.	DESCRIPTION

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

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NYS LICENSE NUMBER 089525
707 ROUTE 110 Suite A-1 FARMINGDALE, NY 11735
TEL: (631)755-7920
FAX: (631)843-8190

PROJECT TITLE:

KONIDARIS RESIDENCE
66 QUAKER RIDGE RD.
MANHASSET, N.Y. 11030

DRAWING TITLE:

PROPOSED GARAGE EXPANSION

DRAWN BY:
N.F.

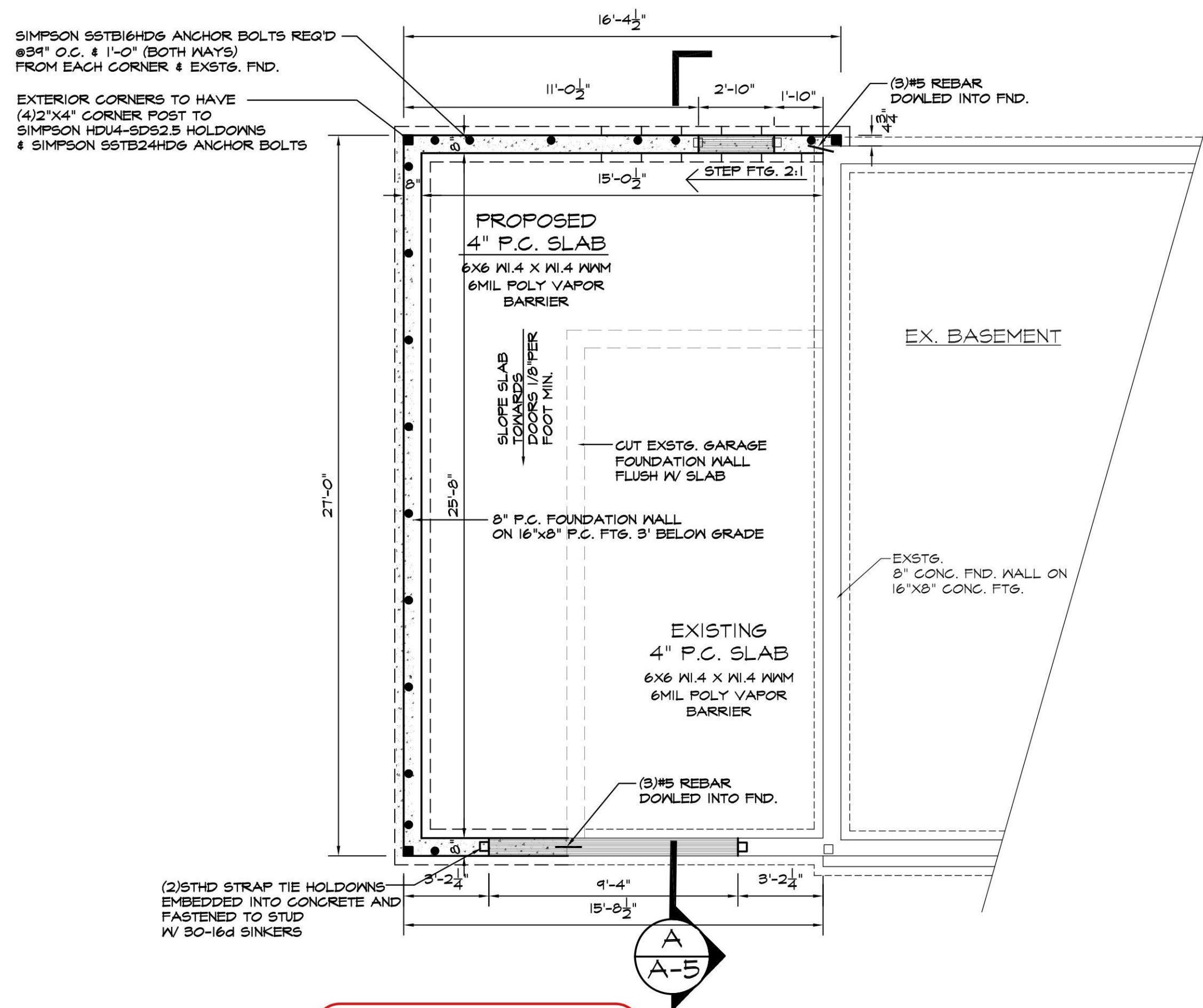
CHECKED BY:
N.C.L.

SCALE:
AS SHOWN

DATE:
11/08/23

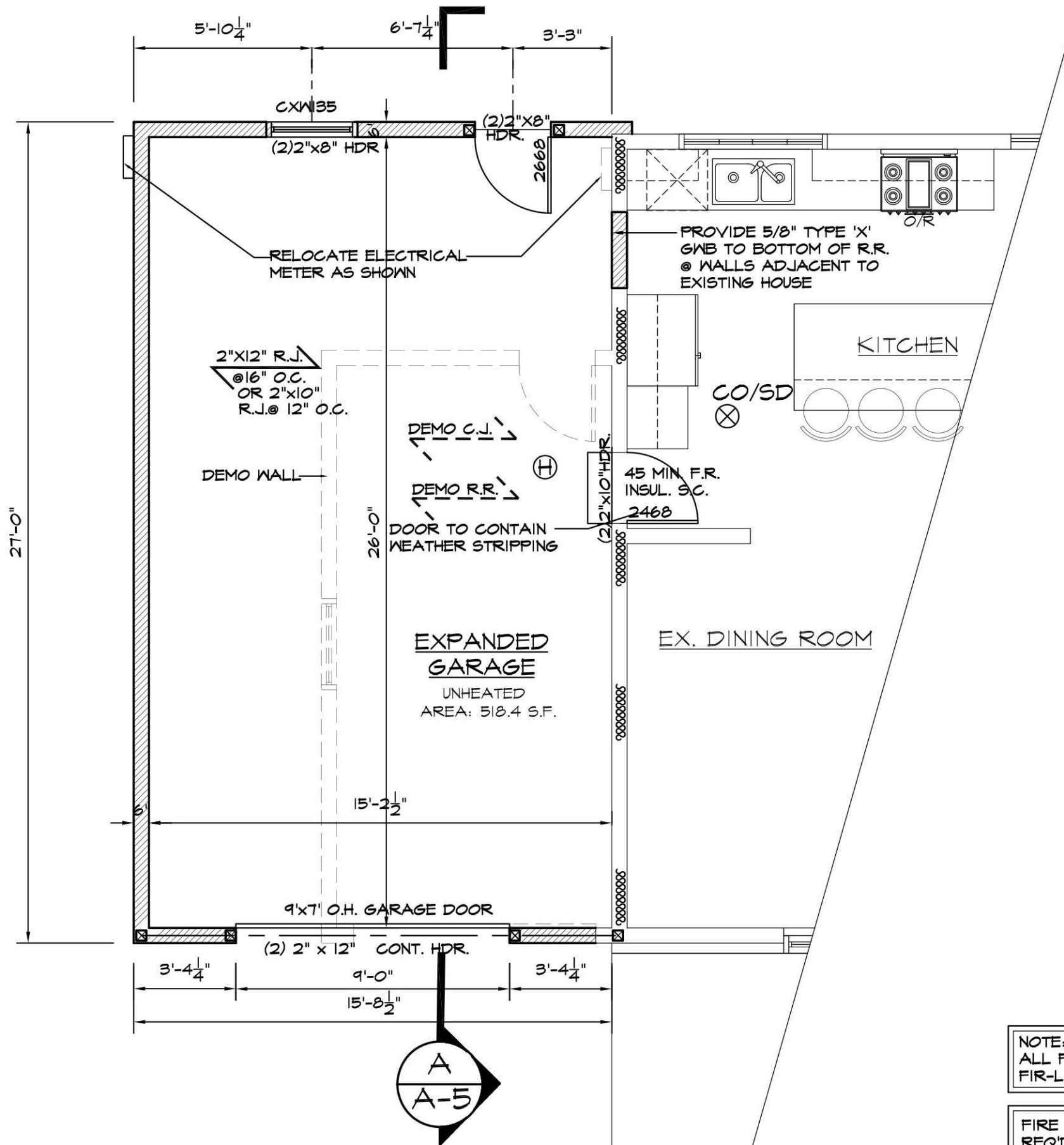
DRAWING NO.
A-3

PROJ. NO.
21-359



No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility for compliance with all the requirements of the Town of Farmingdale Zoning Laws and the Town of Farmingdale and all other applicable codes and standards of jurisdiction having authority over the work.

ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit
Nicholas Vissicelli
02/13/2024



NOTE:
ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 OR BETTER.

FIRE BLOCKING & DRAFT STOPPING REQ'D PER R302.11, R302.12 & R302.2.2

MINIMUM WIDTH OF BUILT UP 2"x4" POSTS (NAILED OR BOLTED TOGETHER) TO BE GREATER THAN WIDTH OF HEADER SUPPORTED, UNLESS OTHERWISE SPECIFIED ON PLAN. USE OF 8" DIA. SCHEDULE 40 STANDARD WEIGHT PIPE ASOI OR A53 GRADE B STEEL COLUMN IS AN ACCEPTABLE REPLACEMENT FOR BUILT UP WOOD POST.

WOOD FRAMING EXTERIOR WALL

8" P.C. WALL ON 8"x16" P.C. FTG.

EXISTS. 8" P.C. WALL ON 8"x16" P.C. FTG.

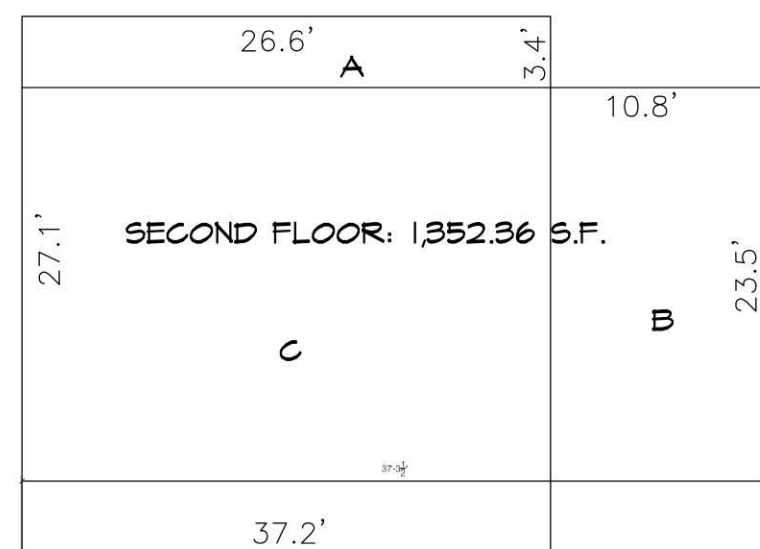
EXISTS. WOOD FRAMING WALL

ULATION:

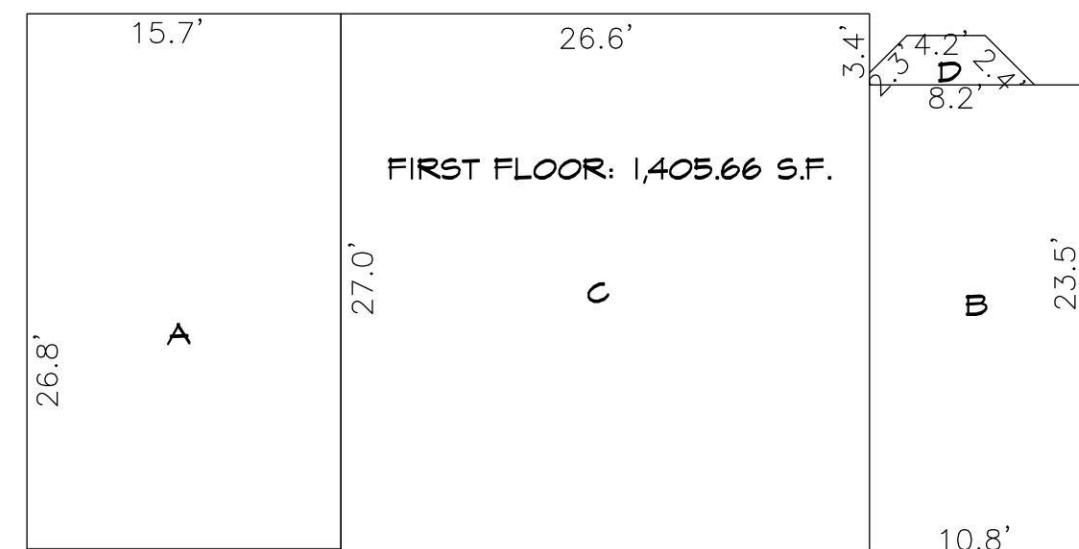
FLOOR
3.4=90.44 s.f.
23.5=253.8 s.f.
27.1=720.86 s.f.
FLOOR TOTAL=1,065.1 s.f.

LOOR:
26.8=420.8 s.f.
23.5=253.8 s.f.
27.1=720.86 s.f.
2.4=15.36 s.f.
LOOR TOTAL: 1,410.82 s.f.

REA: 8321.7 s.f.



TOTAL AREA: 1,065.1+1,410.82=2,475.92 s.f.
2,475.92/ 8321.7 = 0.2975 = 29.7%



TOTAL AREA: 1,352.36+1,405.66=2,758.02 s.f.
2,758.02/ s.f.

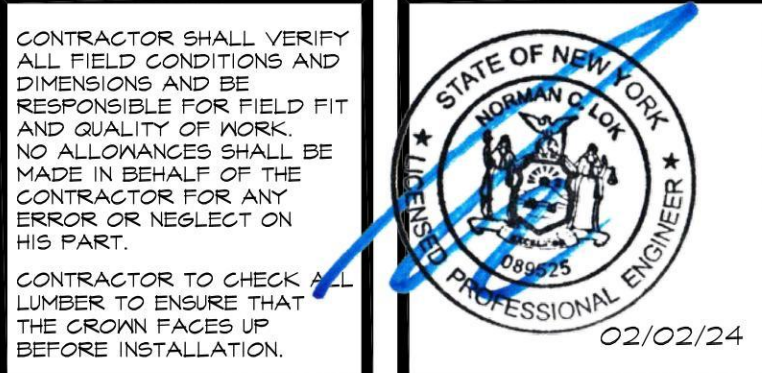


REAR ELEVATION

SCALE 1/4" = 1'-0"

LEGEND	
	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S)
	HARDWIRED WITH BATTERY BACKUP
	NEW HEAT DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	L.B. WALL LOAD BEARING WALL
	T.B.M. TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
	P.T. PRESSURE TREATED
	HDG DOUBLE HOT DIPPED GALVANIZED
	V.I.F. VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
	P.C. POURED CONCRETE
	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
	TECO JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
	DIRECT REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
	O.T.P. OWNER TO PROVIDE

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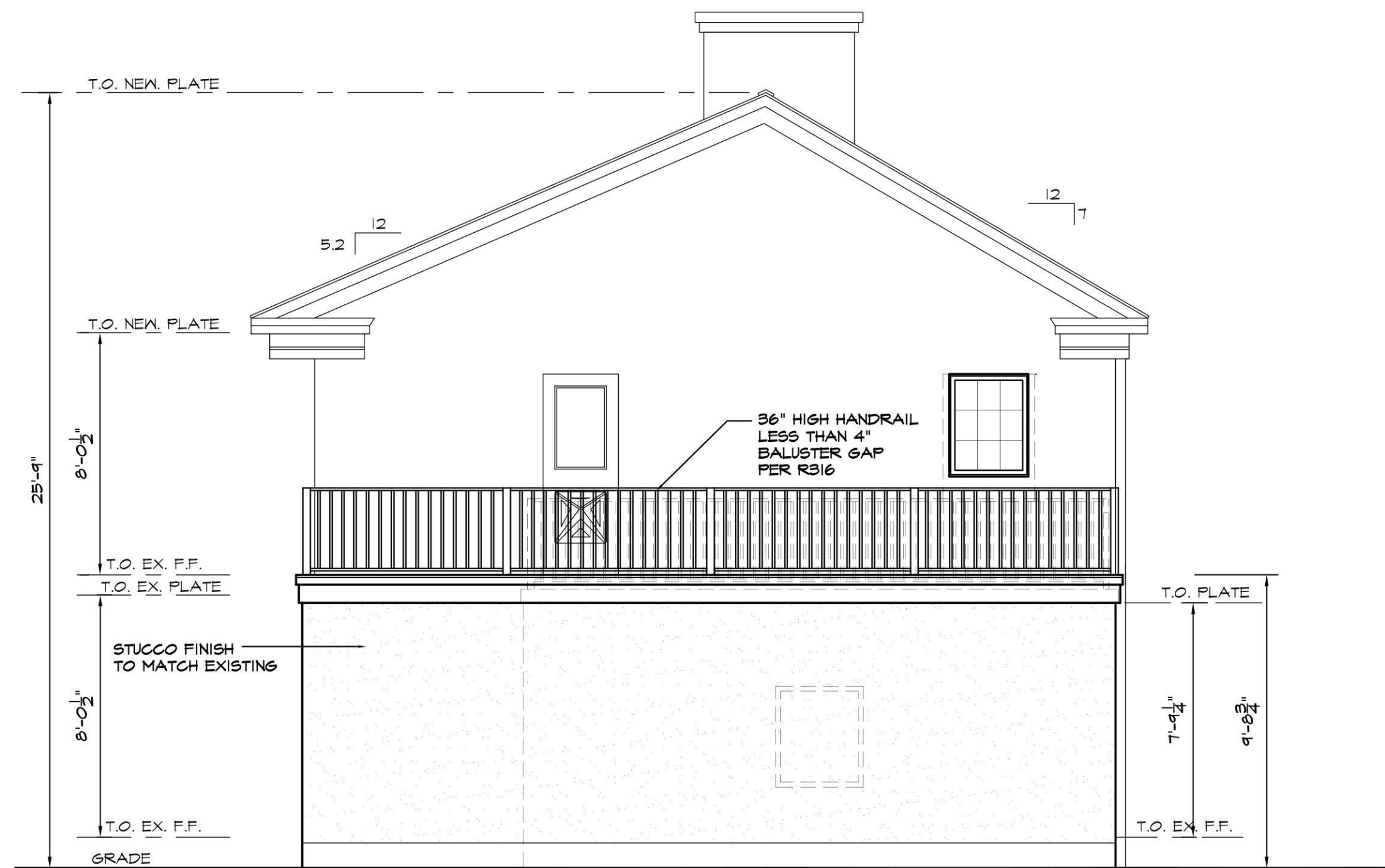
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PROJECT TITLE:
KONIDARIS
RESIDENCE
66 QUAKER RIDGE RD.
MANHASSET, N.Y. 11030

DRAWING TITLE:
PROPOSED
GARAGE EXPANSION

DRAWN BY: N.F.	DRAWING NO. A-4
CHECKED BY: N.C.L.	PROJ. NO. 21-359
SCALE: AS SHOWN	
DATE: 11/08/23	

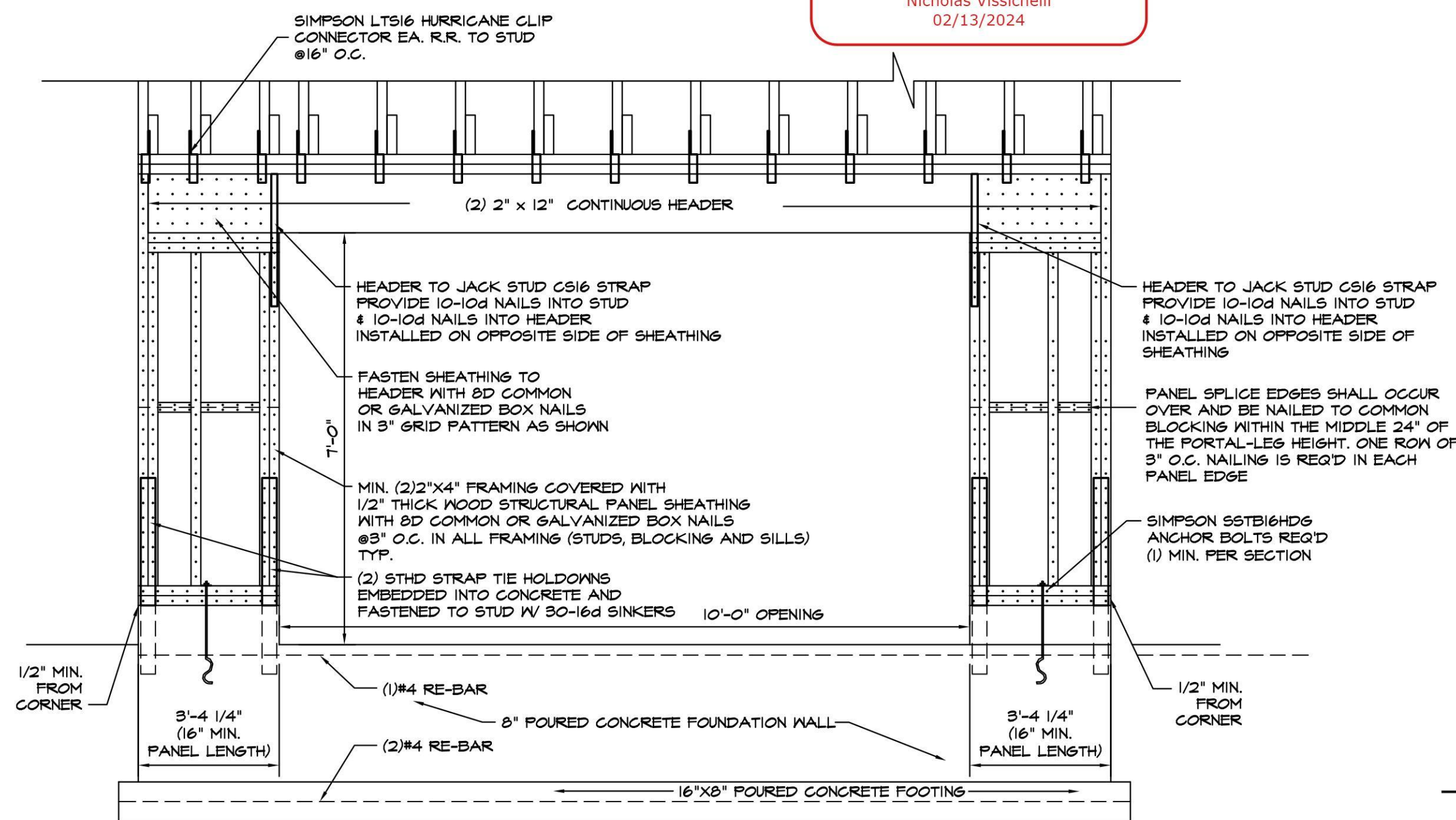


LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

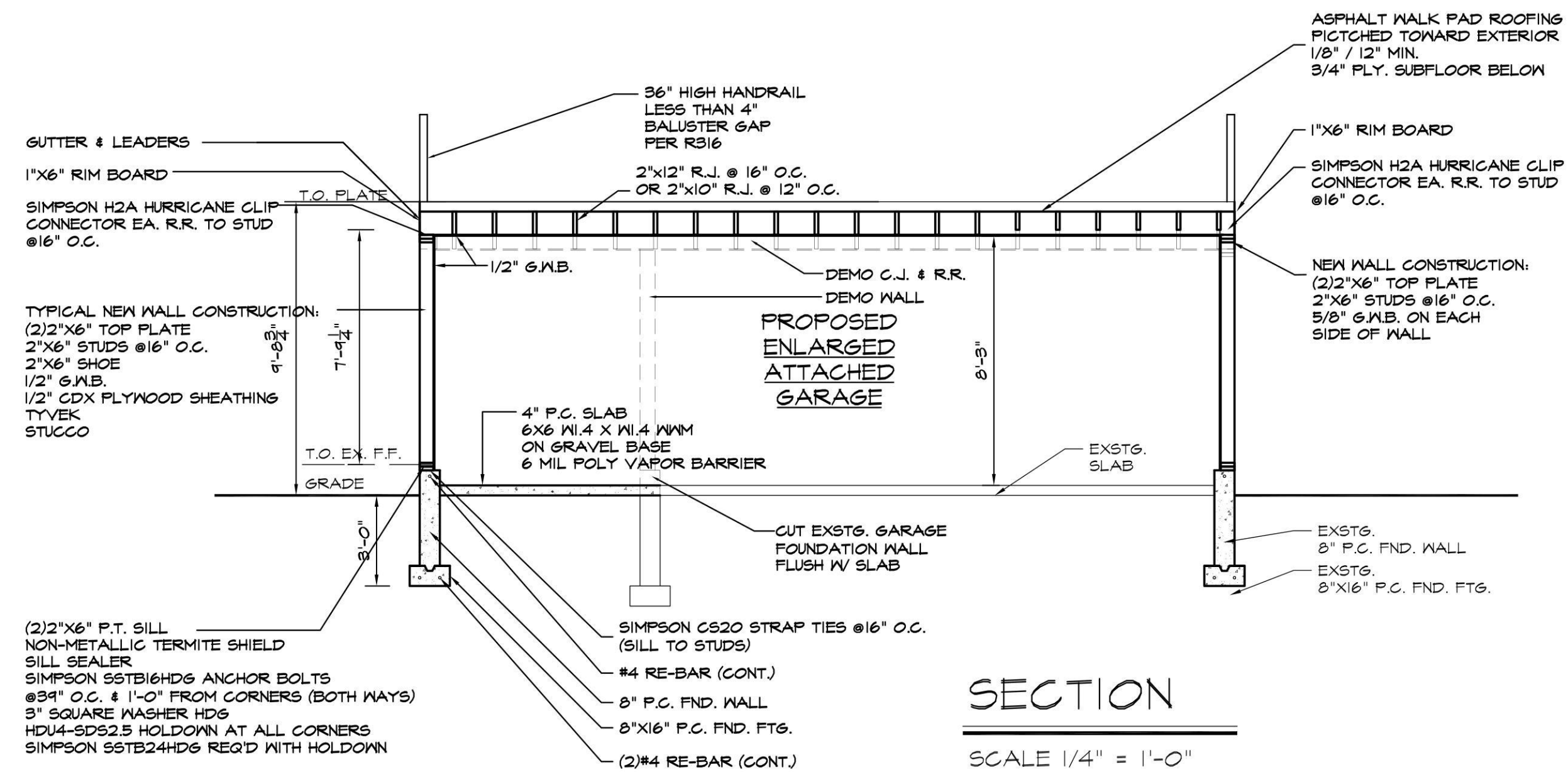
No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards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

ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit
Nicholas Vissicelli
02/13/2024



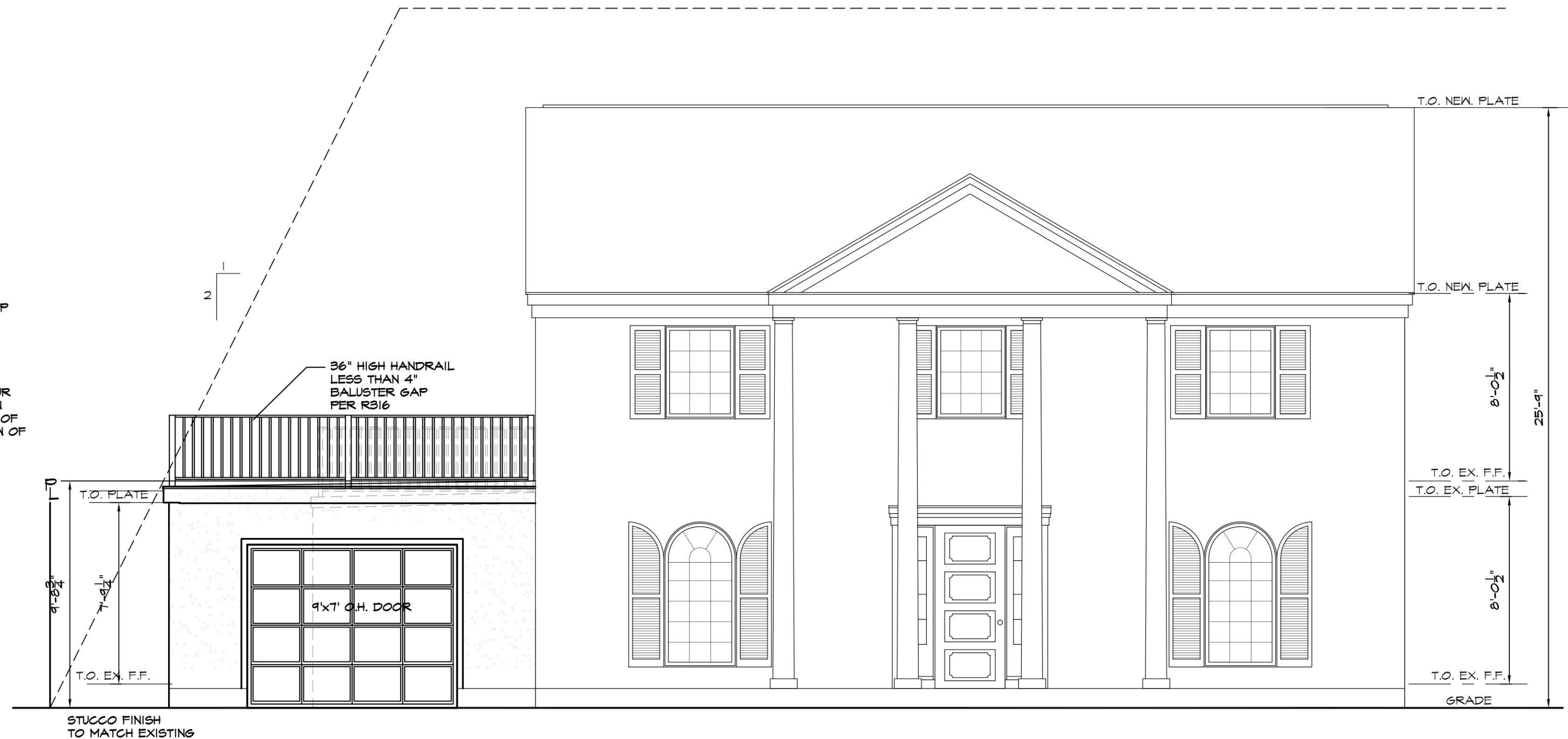
GARAGE DOOR PORTAL WALL FRAMING DETAIL

N.T.S.



SECTION

SCALE 1/4" = 1'-0"

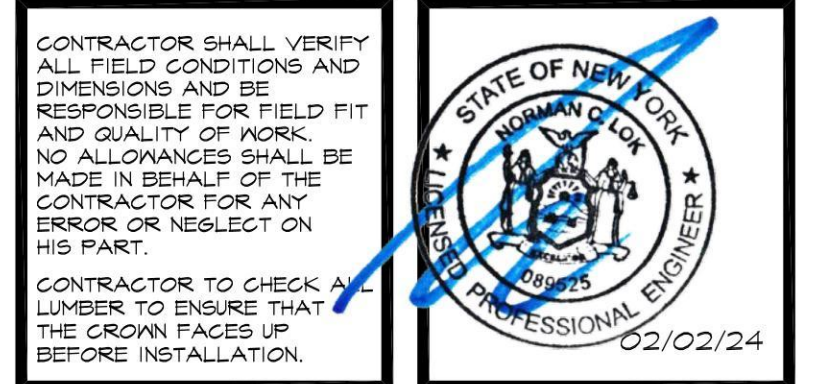


FRONT ELEVATION

SCALE 1/4" = 1'-0"

LEGEND	
	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR
	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
	NEW HEAT DETECTOR
	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
	L.B. WALL
	T.B.M.
	POST TO BELOW
	POST FROM ABOVE
	P.T.
	HDG
	V.I.F.
	P.C.
	TECO
	DIRECT REPLACEMENT
	O.T.P.

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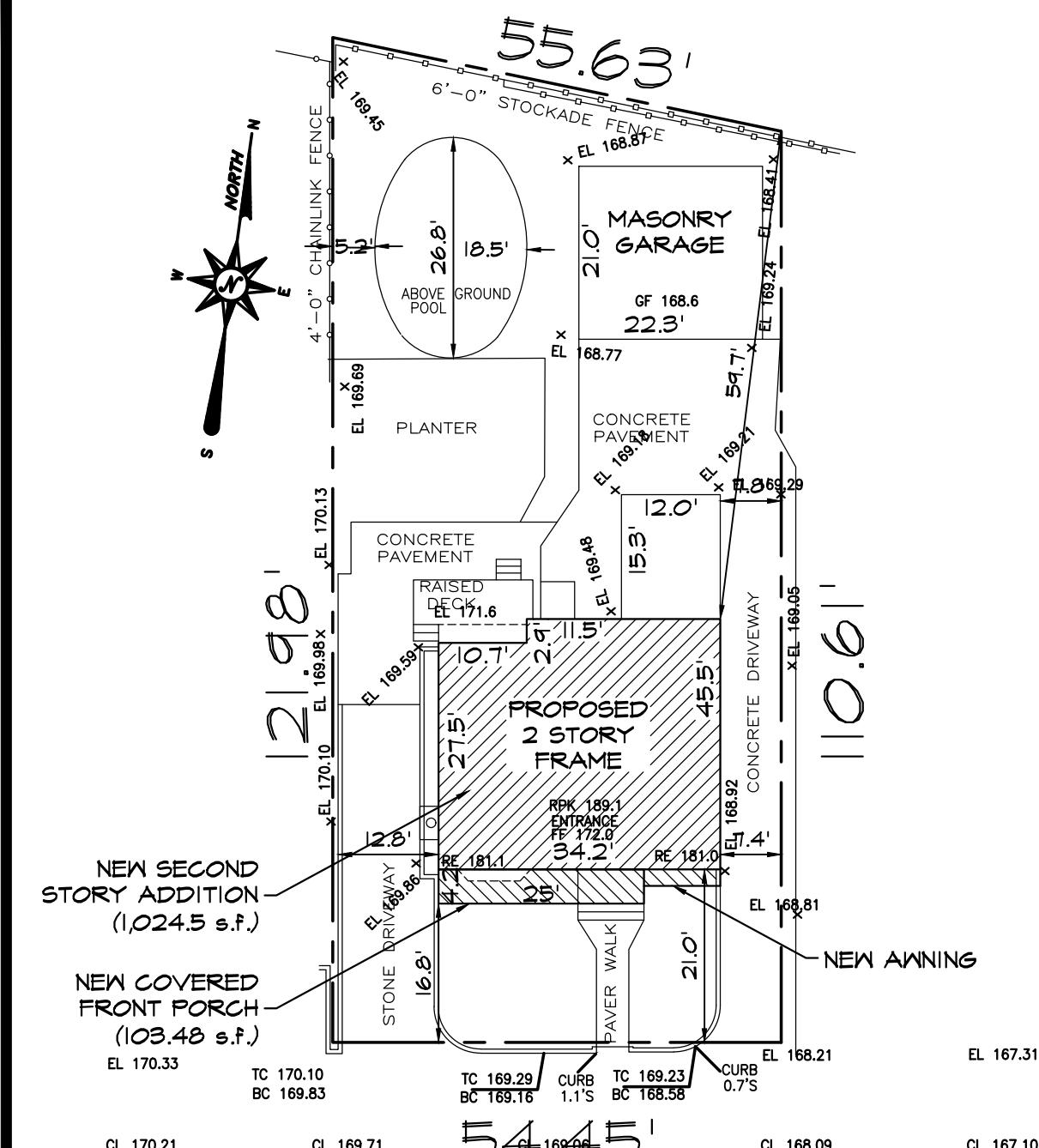
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NYS LICENSE NUMBER 089525
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PROJECT TITLE:
KONIDARIS
RESIDENCE
66 QUAKER RIDGE RD.
MANHASSET, N.Y. 11030

DRAWING TITLE:
PROPOSED
GARAGE EXPANSION

DRAWN BY: N.F.	DRAWING NO. A-5
CHECKED BY: N.C.L.	
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DATE: 11/08/23	PROJ. NO. 21-359



PEARSALL PLACE SITE PLAN

SCALE 1" = 20'-0"

FROM A SURVEY

SITE INFORMATION:

SECTION:	7	PROVIDED
BLOCK:	45	REQUIRED
LOT:	114	1,407.36 s.f.
ZONE:	N. HEMP. RES-C	1,407.36 s.f.
LOT AREA:	5,000 s.f.	30.1%
LOT AREA OCCUPIED:	2,216 s.f.	54.45'
% OCCUPIED:	35%	7.4' / 12.5'
FRONT WIDTH:	40'	20.2'
SIDE YARD:	5'	60.7'
SIDE YARDS AGGREGATE:	13.6'	45.6'
REAR YARD (2 STORY):	15'	28.4'
REAR YARD (1 STORY):	15'	16.5'
HEIGHT:	30'	21.0'
FRONT YARD SETBACK:	A.F.Y.=11.25'	16.5'
FRONT SETBACK (2 STORY):	25'	21.0'
FRONT PORCH SETBACK:	20'	16.5'
F.A.R.:	2,800 s.f.	2,674.29 s.f.
VARIANCE:	YES	

SKY EXPOSURE PLANE = 4' VERT. TO 1' HOR. FROM FRONT & SIDE
PROPERTY LINES
MAX. EAVES OF 22'
SEE ZONING CALCULATIONS PAGE A-9

CONCRETE & FOUNDATION NOTES:

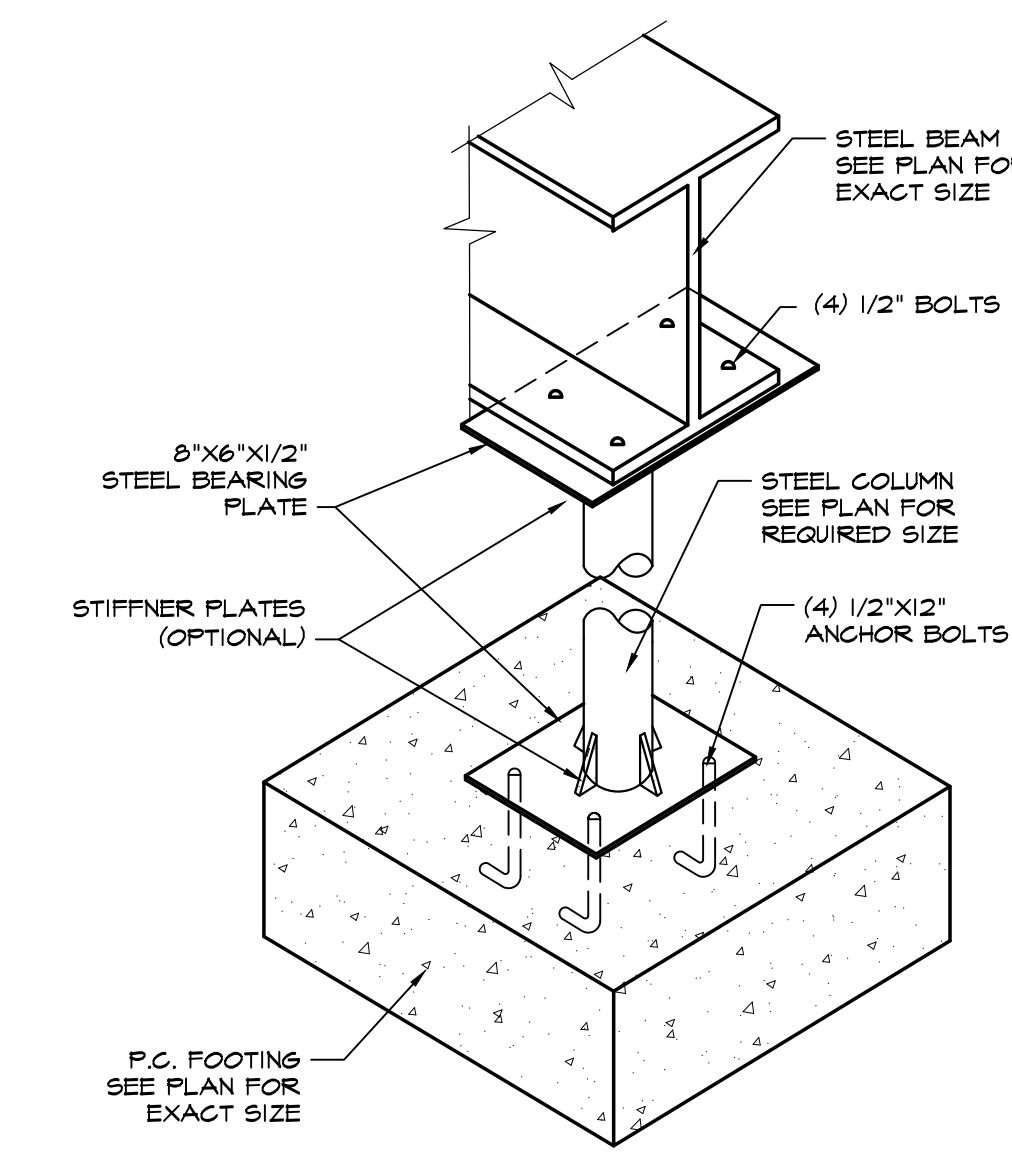
- I. All footings shall bear on virgin soil having a minimum bearing capacity of 5,000 lbs per square foot. All exterior footings shall be a minimum of 3'-0" below grade unless noted otherwise in plans. Piles may be required depending upon local conditions. At the discretion of the engineer a separate foundation plan by a licensed soils engineer may be required. A soil boring stating bearing capacity is required to confirm these and water table conditions.
- II. All existing fill, roots, and other unsuitable bearing material shall be removed and footings carried to the bottom of such excavation. Contractor to verify assumed soil bearing capacity and assume full responsibility for same. A soil boring stating bearing capacity is required to confirm these and water table conditions. Contractor to not from corners. Set anchor bolts on either side of all openings and minimum of two bolts in any one sill. V. Perform required alteration to existing concrete. New work installed adjacent to and connecting with present work shall match existing. Joints between new and existing work shall be finished smooth and even. Provide expansion joints.
- VI. Provide continuous non-metallic termite shield with all joints sealed along perimeter walls and shielded termite collars at plumbing pipes in crawl spaces unless otherwise specified.
- VII. Footings at different levels shall be stepped so that the clear distance between adjacent bottom edges shall not exceed a slope of one vertical to two horizontal.
- VIII. Back fill shall not be placed against foundation walls until the concrete is of sufficient strength and until the walls are properly braced top and bottom by the horizontal floor or by adequate temporary bracing.
- IX. Concrete Foundations shall be poured continuously. If pour is interrupted a vertical key shall be provided. Horizontal joints are not permitted.
- X. Contractor shall verify dimensions and locations of slots, pipe sleeves, inserts, anchor bolts, electrical conduits, etc. as required for trades before placing concrete.
- XI. Concrete work included:
 - A. All footings, foundations, steps, platforms, etc. as per drawings.
 - B. All concrete slabs.
 - C. All other works as required by drawings.
 - D. Set anchor bolts.
 - XII. All forms to be left in place for a minimum of 3 days after completion of pouring.
 - XIII. Damp Proofing: Work included:
 - A. All surfaces to be damp proofed shall be dry, clean and smooth, free of dust, dirt, voids and cracks and shall project.
 - B. Allow 24 hours prior to backfilling.
 - C. Apply mastic emulsion only when temperature is 40 degrees and rising and in dry weather.
 - D. Apply Celotex Tronol Mastic or approved equal on all foundation walls below grade at basement and crawl spaces.
 - E. Mastic shall be applied at the rate of 1/8" thick wet.
 - XIV. Contractor to underpin any existing foundation walls abutting new foundation walls, footings or excavations with a minimum 16" wide single pour footing to a minimum of 36" below adjoining grade unless noted otherwise in plans.
 - XV. Contractor to provide a minimum of R-4.5 rigid insulation (vertical) as required for frost-protected footings in heated buildings per Table R402.3.

FINISH WORK NOTES:

- I. Trim, moldings, casings, window frames, etc. shall match existing unless otherwise noted on drawings.
- II. All gypsum board walls and ceilings shall be taped, spackled, ready and acceptable to Owner's painter unless otherwise agreed to by the owner.
- III. Contractor shall provide wood steps to grade. Number of steps as required by code. All deck lumber to be pressure treated.
- IV. Contractor shall provide gutters and leaders as required and shall connect them to the approved storm water drainage system.
- V. Contractor shall seal and prime all doors immediately upon installation to avoid warping.
- VI. See table above for maximum U and SHGC values of windows and doors that are part of thermal envelope. REScheck values shall supersede general notes.
- VII. Glass in doors, sidelights, and shower enclosures shall be sized, constructed, treated or combined with other materials as to minimize effectively the possibility of injuries to persons in the event the glass is cracked or broken.
- VIII. All new windows shall be perma-shield finish in white as manufactured by Anderson or approved equal - furnished with insect screens, grilles, jamb stops and weatherstripping.
- IX. Window manufacturers shall certify that their products meet minimum U-values indicated and air infiltration rates.
- X. The mechanical system shall be installed in accordance with chapter 12-24 of the Residential Code NY State. Contractor shall certify that the existing H.V.A.C. can support the new addition.
- XI. The plumbing system shall be installed in accordance with chapter 25-32 of the Residential Code NY State.
- XII. The electrical equipment and wiring shall be installed in accordance with chapter 33-42 of the Residential Code NY State.
- XIII. The skylights are to comply with section R308.6.
- XIV. The minimum insulation thickness for H.V.A.C. pipes shall be installed in accordance with section N109.5.
- XV. The minimum insulation thickness for hot water pipes shall be installed in accordance with section N104.5.
- XVI. In all framed walls, floors and roof/ceiling comprising elements of the building thermal envelope, a moisture vapor retarder shall be installed on the warm-inwinter side of the insulation in accordance with section R319.
- XVII. Wall and ceiling finishes shall have a flame spread classification of not greater than 200 with a smoke-developed index of not greater than 450 in accordance with section R315 and insulation shall have a flame spread index of not greater than 25 with smoke-developed index of not greater than 450 in accordance with section R316, NY State Res. Code.
- XVIII. Interior wall covering shall be installed in accordance with section R312.3 and exterior wall covering shall be installed in accordance with section R312.4.
- XIX. Asphalt shingles shall be installed in accordance with section R402.2.
- XX. Double floor joists required under parallel partitions and all bathrooms.
- XXI. A minimum of 90 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.
- XXII. Simpson Strong-Tie products are specifically required to meet the structural calculations of the plan. Before substitution, confirm load capacity based on reliable published testing data or calculations. The Engineer shall evaluate and give written approval for substitution prior to installation.

TABLE P302.1 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	
Sink	1-1/4	
Clothes washer standpipe	2	
Dishwasher (on separate trap)	1-1/2	
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 body sprays)		
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 CODE REFERENCES
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 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.



STEEL COLUMN DETAIL

N.T.S.

PLUMBING NOTES:

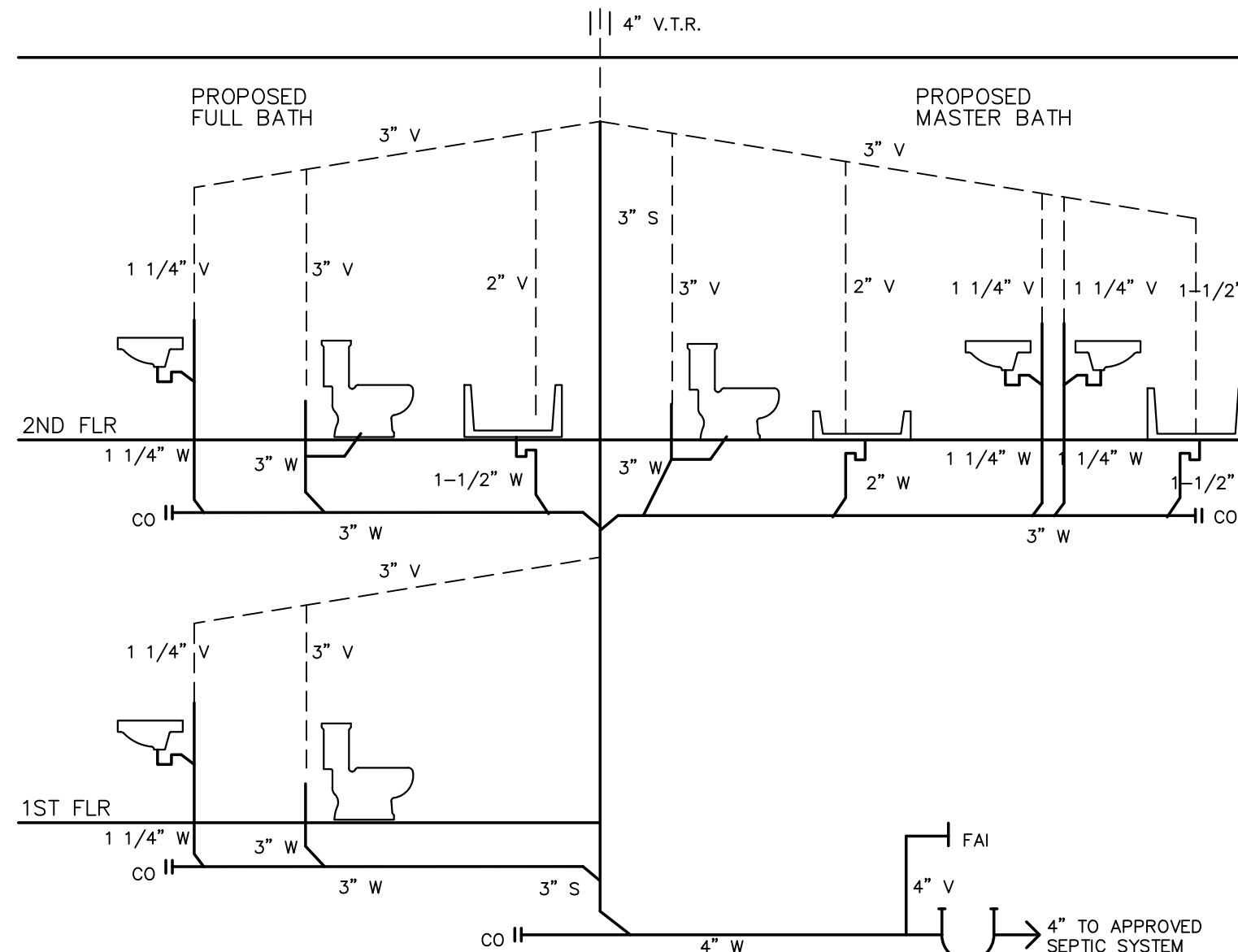
- I. All plumbing work shall be in strict conformance with all state and local codes.
- II. Hot water heater shall have a maximum temperature setting of 120 degrees F.
- III. Provide water supply lines to a new refrigerator as required by manufacturers specifications.
- IV. Provide insulation on all new piping as required by code.
- V. Water, soil or waste pipes installed in exterior walls, attics or crawl spaces shall be protected from freezing temperatures by pipe insulation with a minimum R-value of 5.
- VI. Remove and relocate all existing piping as required to assure the proper execution of the work.
- VII. Below ground waste lines shall be E.H.C.I. piping.
- VIII. Potable lines shall be type "L" copper.
- IX. All gas or oil piping required shall be performed by the plumbing contractor.
- X. Sanitary disposal system shall be County Department of Health Service approved for design and installation.
- XI. Contractor shall provide hot water baseboard heat throughout at perimeter wall unless otherwise noted.
- XII. Below ground waste lines must be 7'-0" away from the sanitary disposal system and 4'-0" deep.
- XIII. See Notching and Drilling detail prior to cutting or notching any framing.

CORROSION PREVENTION NOTES:

- I. All Simpson connectors, straps, hangers, etc. to be Z-Max type (615 Galvanized) when contacting pressure treated lumber.
2. If contacting AZCA or AZO-D Chloride pressure treated lumber or if used in or near waterfront locations, all Simpson connectors, straps, hangers, etc. to be stainless steel type.
3. Z-Max may be used if double Grace Viscor deck protector membrane barrier is provided (see www.strongtie.com).
4. Termite shield to be copper type.
5. All nails into pressure treated lumber to be double hot dipped galvanized type.

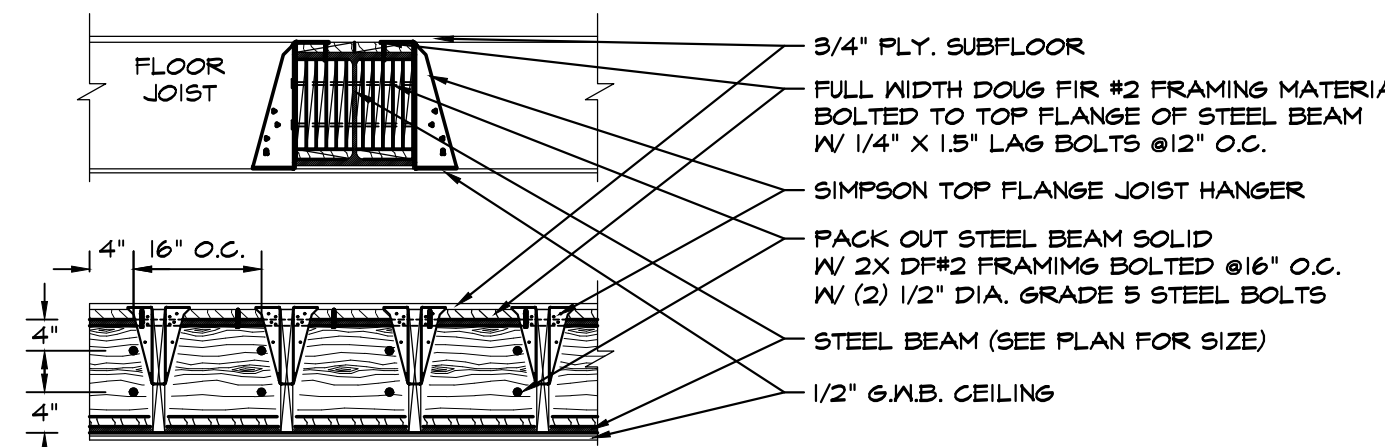
ROOFING NOTES:

- I. All metal flashing where called for on plans shall be copper or aluminum.
- II. Contractor shall provide gutters and leaders as required and shall connect them to approved storm water drainage system.
- III. All exterior openings shall be properly flashed.
- IV. All work shall bear a written one (1) year guarantee from Roofing Contractor from the date of Owner's acceptance.
- V. All roof intersections to have flashing to extend 8" (measured vertically) above flat roof.
- VI. Built up roof is to be of 3-ply built up roof with gravel topping, ties into existing.
- VII. Roofing shall be either 25# square asphalt shingles over 15# felt or 3-ply mineral surfaced spec. #423-KMD as manufactured by Owens Corning Fiberglas Corp. or approved equal. (2 perma plies with 1 perma-cap sheet 200# square).
- VIII. New work shall tie in and lap as to prevent leakage.
- IX. All exterior nailing shall be aluminum or galvanized.
- X. Flashing to be provided at all roof penetrations, pipes, vents, skylights, chimneys and roof ventilators. Flashing to be provided at hips, ridges, valleys, changes of roof slope, gable ends and top of foundation walls.
- Flashing against a vertical sidewall shall be by the step-flash method.
- XI. A cricket or saddle shall be installed on the ridge side of any chimney or penetration greater than 30" wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.
- XII. Install shims to provide for roof venting in flat roof areas.
- XIII. All interior leaders are to have 1" foam sound insulation over PVC piping.



PLUMBING RISER

N.T.S.



PACKED OUT STEEL BEAM FASTENING DETAILS

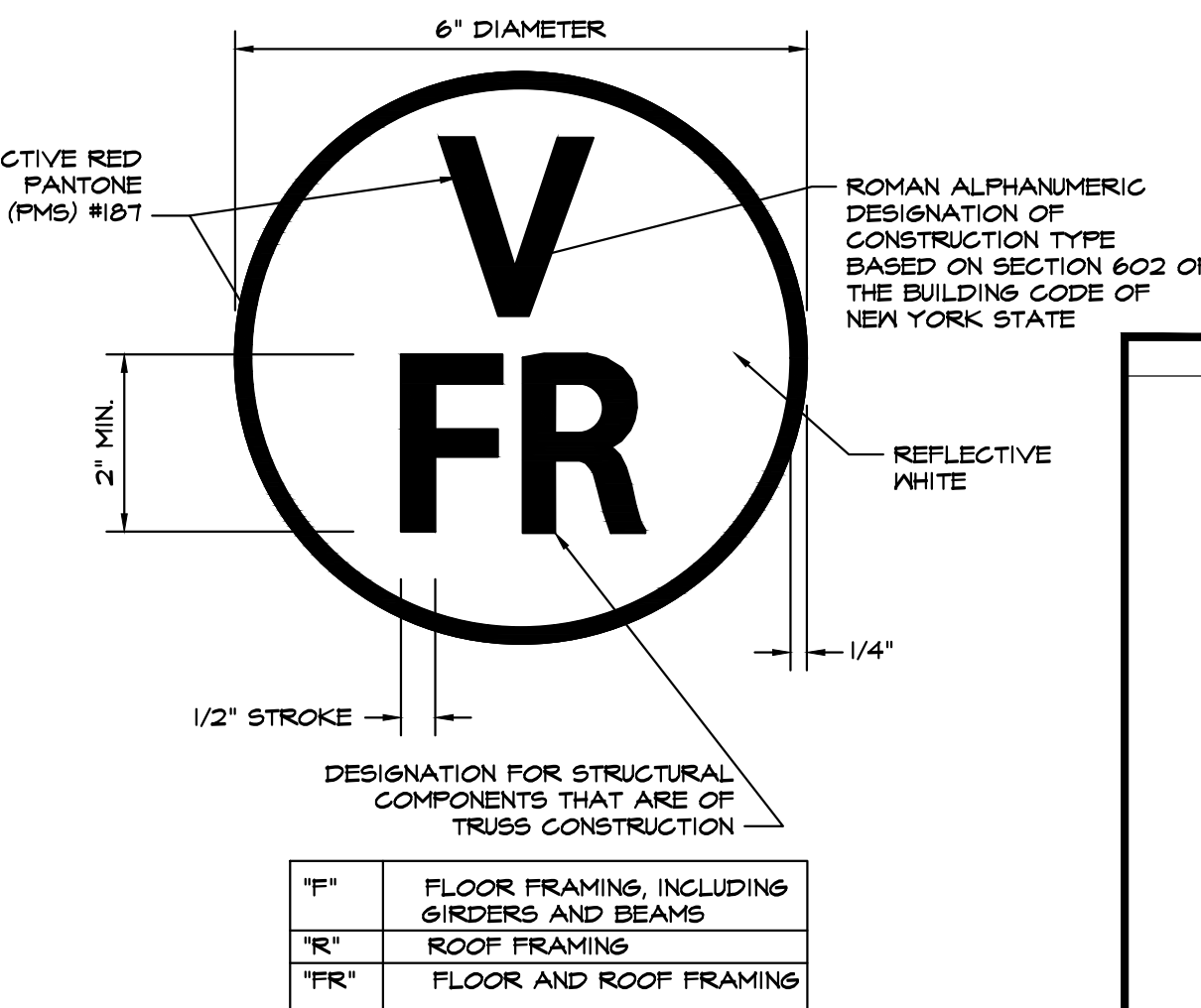
N.T.S.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA										
GROUND SNOW LOAD	SPEED (MPH)	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS (*)
		TOPOGRAPHIC EFFECTS (*)	SPECIAL WIND REGION (*)		WEATHERING	FROST LINE DEPTH	TERMITE			
20 PSF	130	NO	NO	I MILE FROM COAST & FIRE ISLAND	B	SEVERE	36"	MOD-HEAVY	15 F	YES

(*) DESIGN CRITERIA TO BE FILLED IN BY JURISDICTION PER APPLICABLE FOOTNOTE

GENERAL NOTES:

- I. Engineer is not responsible for job supervision.
- II. Construction is to be left open until the local building department official has visited the site and instructed that construction may continue. J.L. Drafting, Inc. is not responsible for the scheduling of inspections and can not be held liable for costs to expose construction as required for inspection.
- III. Contractor to verify adequacy of existing foundations, bearing walls and headers to bear new construction.
- IV. Contractor to confirm that all asbestos insulation has been removed from the premises by a licensed asbestos removal company before the start of construction.
- V. These drawings have been prepared by or under the direction of the undersigned and to the best of the undersigned's knowledge, belief, and professional judgment are in compliance with the New York State Energy Conservation Construction Code and the Residential Code of New York State effective 5/2020. VI. It is a violation of the New York State Education Law for any person, unless acting under the direction of a registered Architect or a licensed Professional Engineer to alter any item on this drawing. All alterations must be made in compliance with the New York State Education Law and Construction Code. The undersigned professional whose seal appears hereon assumes no responsibility for any such alteration or re-used without his written consent.
- VII. The liability of J.L. Drafting, Inc. & Norman Lok, P.E. inerrate for errors, omissions and/or negligence resulting in personal injuries, property damage, or any consequential damages is limited to the amount of the fee paid for these drawings. The retention or use of all or any part of these drawings will constitute acceptance of this limitation of liability. J.L. Drafting, Inc. & Norman Lok, P.E. inerrate have no liability to persons other than the client for whom these drawings were prepared. Anyone other than J.L. Drafting's clients who relies on these drawings does so at their own risk. Copyright © 2021 J.L. Drafting, Inc.
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TRUSS IDENTIFICATION SIGN

N.T.S.

WALL SHEATHING TO EXTEND TO TOP OF TOP PLATE
GWB TO COMPLY WITH R102.1, R102.3, TABLE R102.1 (2)
ALL DETAILS ON THESE PLANS PROVIDE A CONTINUOUS LOAD PATH.
BUILDER TO VERIFY FIT OF ALL SIMPSON CONNECTORS BEFORE OBTAINING THEM.
ALL R.R. & STUDS TO ALIGN TO ALLOW PROPER CONNECTION OF H2A CONNECTORS
STAIR TREADS TO BE 4" PLUS 3/4" NOSING MIN. RISERS TO BE MAX. 8-1/4" PER R311. NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MIN. OF 11"
ALL INSULATION TO HAVE VAPOR BARRIER FACING HEATED AREA.
GLAZING WHICH IS 5'-0" OR LESS ABOVE STANDING SURFACE OF TUB / SHOWER SHALL BE TEMPERED GLASS.
GLAZING WITH AN INDIVIDUAL PANE GREATER THAN 4 S.F. AND A BOTTOM EDGE WHICH IS LESS THAN 18" A.F.F. SHALL BE TEMPERED GLASS.
WOOD JOISTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTRUCTION MANUAL TO BE KEPT AT JOB SITE.
SIMPSON CONNECTORS MAY BE REPLACED BY EQUIVALENTS.
MULTIPLE SCL BEAMS (MICROLAM ETC.) TO BE ASSEMBLED & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 OR BETTER.
FIRE BLOCKING & DRAFT STOPPING REQ'D PER R302.11, R302.12 & R302.2.2
PROJECT TO COMPLY WITH NYS RESIDENTIAL MECHANICAL CODE CHAPTERS 12-24, PLUMBING CODE CHAPTERS 25-32, & ELECTRICAL CODE CHAPTERS 33-42.

LOCATION	DESIGN LIVE LOAD, PSF (PER R301.5)
NON-SLEEPING ROOMS	40
SLEEPING ROOMS	30
ROOF +	20
ATTIC WITH FIXED STAIR	30
ATTIC WITH STORAGE	20
DECKS	40
BALCONIES	40
GUARDS & HANDRAILS	200
DEAD LOAD FOR ALL = 10 PSF PER R301.4 + PER R301.6	

ALL GLAZING TO BE HIGH PERF. ANDERSEN 400 SERIES LOW-E4 TYPE WITH SIMULATED DIVIDED LIGHT GRILLES.	
DOUBLE HUNG	MAX U=0.30; MAX SHGC=0.28
CASEMENT	MAX U=0.24; MAX SHGC=0.21
SLIDING	MAX U=0.30; MAX SHGC=0.26
SPECIALTY	MAX U=0.28; MAX SHGC=0.30
AWNING	MAX U=0.24; MAX SHGC=0.28
HINGED FR. DOOR	MAX U=0.30; MAX SHGC=0.21
SLIDING FR. DOOR	MAX U=0.30; MAX SHGC=0.23
PER NFRC CERTIFIED VALUES FOR ANDERSEN PRODUCTS.	
DESIGN PRESSURE RATINGS OF WINDOWS TO BE DP-30 MIN.	

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
All other structural members	L/240
Exterior walls with plaster or stucco finish	H/360
Exterior walls -- wind loads* with brittle finishes	L/240
Exterior walls -- wind loads* with flexible finishes	L/120

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.

DEFLECTION OF ALL MEMBERS COMPLIES WITH CLAUSE R301.7 NYS RESIDENTIAL CODE

STATE OF NEW YORK PLAN REQUIREMENTS:

CODE ANALYSIS

1. THE STANDARDS USED FOR THE DESIGN OF THE BUILDING ARE THE 2020 BUILDING CODE OF NEW YORK STATE (BCNYS), 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS), 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS) AND 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS). ENGINEERED DESIGNED STRUCTURAL COMPONENTS PER ASCE 7-16 AND FLOOD DESIGN LOADS IN COMPLIANCE WITH ASCE 24-14 WHERE APPLICABLE.
2. THE AREA OF THE PROPOSED SECOND STORY ADDITION IS 1,024.5 SQ. FT. THE AREA OF THE PROPOSED COVERED PORCH IS 103.46 SQ. FT.
3. PLEASE SEE TABLE R301.2(1) BELOW.
4.

QTY.	WINDOW	TYPE	PROVIDES EGRESS?	PASSED MISSILE TEST?
8	TW3046	DOUBLE HUNG	YES	NO
1	AFCP303	SPECIALTY	NO	NO
2	TW28210	DOUBLE HUNG	NO	NO

NOTE: COMPLIES WITH EGRESS (R 310) & LIGHT & VENT (R303)

QTY.	DOOR	TYPE
7	2068	STANDARD INTERIOR DOOR
7	2668	STANDARD INTERIOR DOOR
1	2468	STANDARD INTERIOR DOOR
1	1868	STANDARD INTERIOR DOOR
5. PLEASE SEE THE ATTACHED REScheck PRINTOUT FOR ENERGY CODE COMPLIANCE.
6. PLEASE SEE THE NAILING SCHEDULE PG A-3.
7. THE COMBINATION CARBON MONOXIDE/ SMOKE DETECTOR AND SMOKE DETECTORS ARE SHOWN ON THE FLOOR PLAN.
8. CONTRACTOR TO VERIFY WINDOW & DOOR SIZE AND QUANTITY MATCHES PLAN.

ENERGY COMPLIANCE NOTE: TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH NYS (RCNYS) & EECNYS PERFORMANCE ALTERNATIVE OF THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS).

LEGEND	
	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	NEW HEAT DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	LOAD BEARING WALL
	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
	PRESSURE TREATED
	DOUBLE HOT DIPPED GALVANIZED
	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
	POURED CONCRETE
	(J.H.) JOIST HANGER W/ REQ'D CAPACITY IN LBS.
	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
	REPLACEMENT OF EXISTING CONSTRUCTION WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
	OWNER TO PROVIDE

2/1/24	2	TOWN COMMENTS
10/18/23	1	FOR FILING
DATE:	ISSUE NO.	DESCRIPTION

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

CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

STATE OF NEW YORK
J.L. DRAFTING, INC.
PROFESSIONAL ENGINEER
2/1/24

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FARMINGDALE, NY 11735
TEL: (631)755-7920

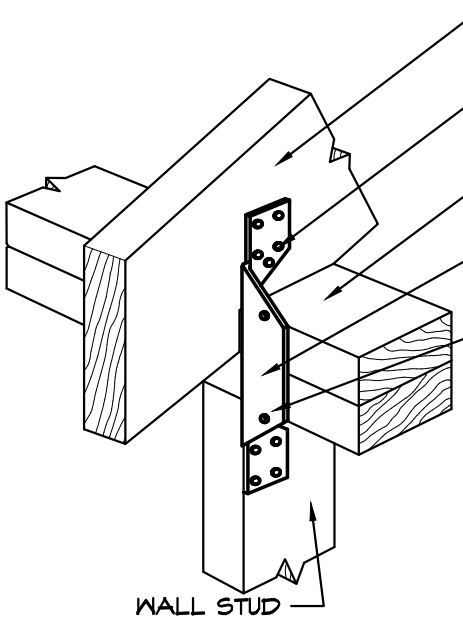
PROJECT TITLE:
COOK RESIDENCE
21 PEARSALL PLACE, ROSLYN
HEIGHTS NY 11571

DRAWING TITLE:
PROPOSED
NEW SECOND FLOOR, & FRONT
COVERED PORCH.

DRAWN BY: A.Y.	DRAWING NUMBER: A-1
CHECKED BY: N.C.L.	PROJECT NUMBER: 23-151
SCALE: AS SHOWN	
DATE: 10/18/23	

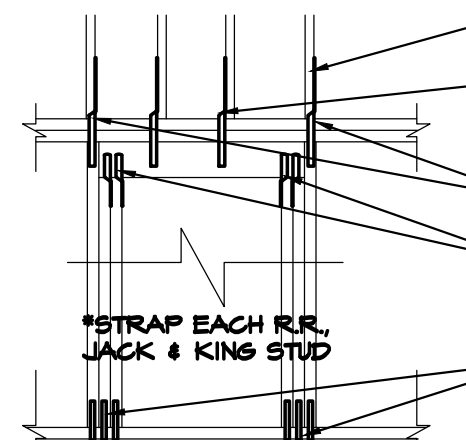
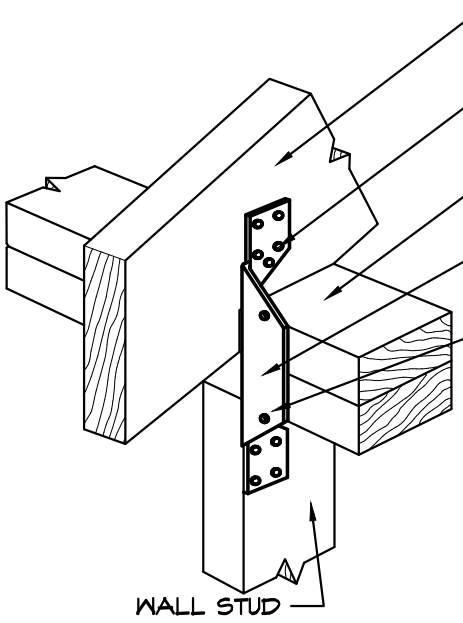
SIMPSON STRONG TIE RAFTER TO RIDGE TO RAFTER CONNECTION DETAIL

N.T.S.



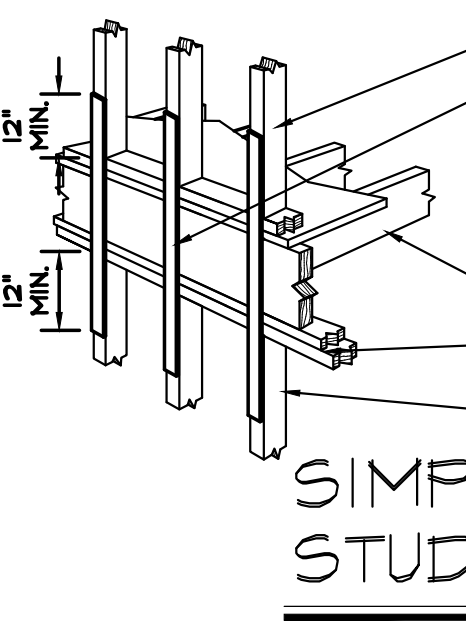
SIMPSON STRONG TIE H2A CONNECTOR DETAIL

N.T.S.



SIMPSON STRONG TIE HEADER TO JACK POST DETAIL

N.T.S.

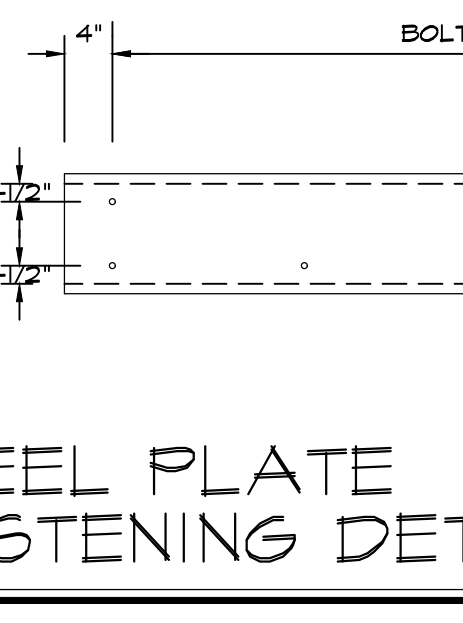


SIMPSON STRONG TIE STUD TO STUD DETAIL

N.T.S.

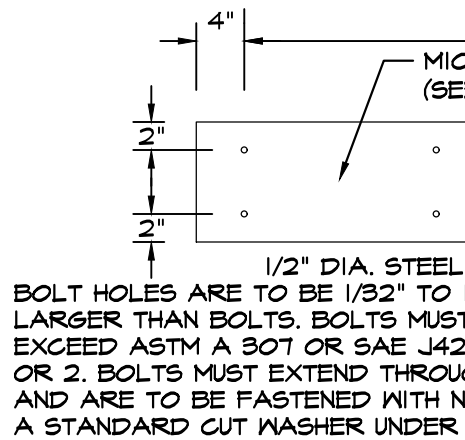
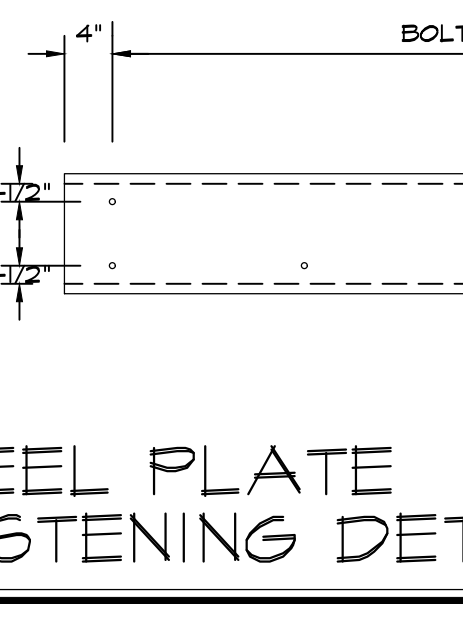
FLITCH PLATE FASTENING DETAILS

N.T.S.



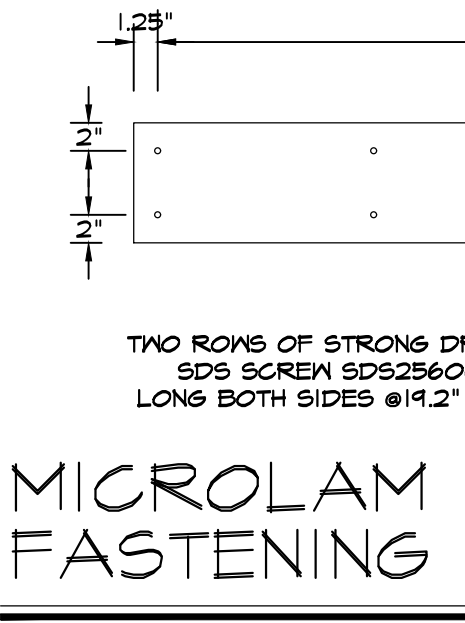
STEEL PLATE FASTENING DETAILS

N.T.S.



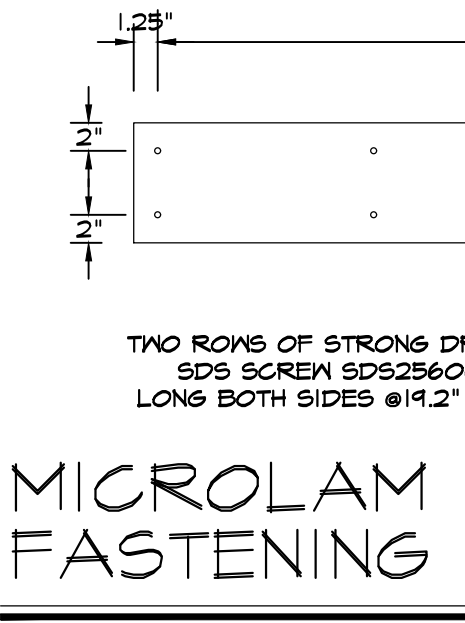
MICROLAM LVL FASTENING DETAILS

N.T.S.



MICROLAM LVL FASTENING DETAILS

N.T.S.



COMMONLY USED RGNYs 2020 CODE REFERENCES

R302.7 Under-stair protection. Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

R303.7 Interior stairway illumination. Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (1 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.

Exceptions:

1. A switch is not required where remote, central or automatic control of lighting is provided.
2. Owner-occupied dwellings not supplied with electrical power in accordance with Section E3401.2.

R303.8 Exterior stairway illumination. Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to abasement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.

Exception: Owner-occupied dwellings not supplied with electrical power in accordance with Section E3401.2.

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

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

Exception: Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet.

R310.1.1 Operational constraints and opening control devices. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools, knowledge, or special equipment.

2040 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

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

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

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

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

R310.2.3 Window well. The horizontal area of the window well shall be not less than 9 square feet (9.4 m²), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

R310.2.3.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.9. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R310.2.3.2 Drainage. Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.

Exception: A drainage system for window wells is not required where the foundation is on well-drained soil or gravel mixture soils in accordance with the United Soil Classification System, Group 1 soils, as detailed in Table R405.1.

R310.2.4 Emergency escape and rescue openings under decks and porches. Emergency escape and rescue openings shall be permitted to be installed under decks and porches provided that the deck, allows the emergency escape and rescue openings to be fully opened and provides a path not less than 36 inches (914 mm) in height to a yard or court.

R310.2.5 Replacement windows. Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Sections R310.1 and Sections R310.2.1 and R310.2.2, provided the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of occupancy.

R310.3 Emergency escape and rescue doors. Where a door is provided as the required emergency escape and rescue opening, it shall be permitted to be a side-hinged door or a slider. Where the opening is below the adjacent ground elevation, it shall be provided with a bulkhead enclosure.

R310.3.2 Area wells. Area wells shall have a width of not less than 36 inches (914 mm). The area well shall be sized to allow the emergency escape and rescue door to be fully opened.

R310.3.2.1 Ladder and steps. Area wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the door in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the exterior stairwell.

R310.3.2.2 Drainage. Area wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.

Exception: A drainage system for area wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group 1 soils, as detailed in Table R405.1.

R311.7.1 Width. Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31/2 inches (787 mm) where a handrail is installed on one side and 27 inches (690 mm) where handrails are installed on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.1.O1.

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

Exceptions:

1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 4-3/4 inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.1.O1.

R311.7.3 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

R311.7.7 Stairway walking surface. The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent slope).

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

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

1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.

2. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (965 mm).

R311.7.8.2 Handrail projection. Handrails shall not project more than 4/2 inches (114 mm) on either side of the stairway.

Exception: Where nosings of landings, floors or passing flights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 6/12 inches (165 mm) into the stairway, provided that the stair width and handrail clearance are not reduced to less than that required.

R311.7.8.3 Handrail clearance. Handrails adjacent to a wall shall have a space of not less than 1/2 inches (38 mm) between the wall and the handrails.

R311.7.8.4 Continuity. Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in a newel post or safety terminal.

Exceptions:

1. Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with winders, at a landing, or over the lowest tread.
2. A volute, turnout or starting easing shall be allowed to terminate over the lowest tread.

R311.7.8.5 Guard rails. Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R311.7.8.6 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the nosings.

Exceptions:

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

R311.7.8.9 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. Guards on the open side of stairs shall not have openings that allow passage of a sphere 4-3/8 inches (111 mm) in diameter.

R312.1 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.1.1 and R312.1.2.

R312.1.1 Window falls. In dwelling units, where the top of the sill of an operable window opening is less than 24 inches above the finished floor and greater than 72 inches above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:

1. Operable windows with openings that will not allow a 4-inch diameter sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2040.
3. Operable windows that are provided with window opening control devices that comply with R312.2.2.

R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2040. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.

R310.5 Dwelling additions. Where dwelling additions occur that contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling additions occur that have basements, an emergency escape and rescue opening shall be provided in the new basement.

Exceptions:

1. An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening.
2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening in an existing basement that is accessed from the new basement.

SECTION R311 PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY

R311.1 Location required. Protection of wood and wood-based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with ANFPA UL 1.

1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
2. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends.
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather.
6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
7. Wood framing strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the framing strips or framing members.

R311.1.1 Field treatment. Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with ANFPA M4.

R311.1.2 Ground contact. All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be approved pressure-preservative-treated wood suitable for ground contact use, except that untreated wood used entirely below groundwater level or continuously submerged in fresh water shall not be required to be pressure-preservative treated.

R311.1.3 Geographical areas. In geographical areas where experience has demonstrated a specific need, approved naturally durable or pressure-preservative-treated wood shall be required for those portions of wood members that form the structural supports of buildings, balconies, porches or similar permanent building appearances when those members are exposed to the weather without adequate protection from a roof, eave, overhang or other covering that would prevent moisture or water accumulation on the surface or at joints between members. Depending on local experience, such members may include:

1. Horizontal members such as girders, joists and decking.
2. Vertical members such as posts, poles and columns.
3. Both horizontal and vertical members.

R311.1.4 Quality mark. Wood columns shall be approved wood of natural decay resistance or approved pressure-preservative-treated wood.

Exceptions:

1. Columns exposed to the weather or in basements where supported by concrete piers or metal pedestals projecting 1 inch (25 mm) above a concrete floor or 6 inches (152 mm) above exposed earth and the earth is covered by an approved impervious moisture barrier.
2. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building when supported by a concrete pier or metal pedestal at a height more than 8 inches (203 mm) from exposed earth and the earth is covered by an impervious moisture barrier.
3. Deck posts supported by concrete piers or metal pedestals projecting not less than 1 inch (25 mm) above a concrete floor or 6 inches (152 mm) above exposed earth.

R311.1.5 Exposed glued-laminated timbers. The portions of glued-laminated timbers that form the structural supports of a building or other structure and are exposed to weather and not properly protected by a roof, eave or similar covering shall be pressure treated with preservative, or be manufactured from naturally durable or preservative-treated wood.

R311.2 Quality mark. Lumber and plywood required to be pressure-preservative treated in accordance with Section R316.1 shall bear the quality mark of an approved inspection agency that maintains continuing supervision, testing and inspection over the quality of the product and that has been approved by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.

R311.2.1 Required information. The required quality mark on each piece of pressure-preservative-treated lumber or plywood shall contain the following information:

1. Identification of the treating plant. ; 2. Type of preservative.
3. The minimum preservative retention. ; 4. End use for which the product was treated.
5. Standard to which the product was treated. ; 6. Identity of the approved inspection agency. ; 7. The designation Dry, if applicable.

Exception: Quality marks on lumber less than 1 inch (25 mm) nominal thickness, or lumber less than nominal 1 inch by 5 inches (25 mm by 127 mm) or 2 inches by 4 inches (51 mm by 102 mm) or lumber 36 inches (914 mm) or less length shall be in accordance with the faces of exterior pieces or by end labeling not less than 25 percent of the pieces of a bundled unit.

R311.3 Fasteners and connectors in contact with preservative-treated and fire-retardant-treated wood. Fasteners, including nuts and washers, and connectors in contact with preservative-treated wood and fire-retardant-treated wood shall be in accordance with this section. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153. Stainless steel driven fasteners shall be in accordance with the material requirements of ASTM F 1667.

R311.3.1 Fasteners for preservative-treated wood. Fasteners, including nuts and washers, for preservative-treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Staples shall be of stainless steel. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.

R311.3.1.1 Exceptions:

1. 1/2-inch-diameter (12.7 mm) or greater steel bolts.
2. Fasteners other than nails, staples and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 645, Class 55 minimum.
3. Plain carbon steel fasteners in SBX/DT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

R311.3.2 Fasteners for wood foundations. Fasteners, including nuts and washers, for wood foundations shall be as required in AFPA PWF.

R311.3.3 Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations. Fasteners, including nuts and washers, for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Fasteners other than nails, staples and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 645, Class 55 minimum.

R311.3.4 Fasteners for fire-retardant-treated wood used in interior applications. Fasteners, including nuts and washers, for fire-retardant-treated wood used in interior locations shall be in accordance with the manufacturer's recommendations. In the absence of the manufacturer's recommendations, Section R311.3.3 shall apply.

R311.4 Plastic composites. Plastic composite exterior deck boards, stair treads, guards and handrails containing wood, cellulosic or other biodegradable materials shall comply with the requirements of Section R307.3.

2. Terminate bolting system installed and maintained in accordance with the label.

R311.4.1 Plastic composites. Plastic composite exterior deck boards, stair treads, guards and handrails containing wood, cellulosic or other biodegradable materials shall comply with the requirements of Section R307.3.

R311.5 Subterranean termite control methods. In areas subject to damage from termites as indicated by Table R301.2(1), methods of protection shall be one, or a combination, of the following methods:

1. Chemical termiticide treatment in accordance with Section R316.2.
2. Termite baiting system installed and maintained in accordance with the label.
3. Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.
4. Naturally durable termite-resistant wood.
5. Physical barriers in accordance with Section R318.3 and used in locations as specified in Section R317.1.

R311.5.1 Field treatment. Field-cut ends, notches and drilled holes of pressure-preservative-treated wood shall be retreated in the field in accordance with ANFPA M4.

R311.5.2 Chemical termiticide treatment. Chemical termiticide treatment shall include soil treatment or field-applied wood treatment. The concentration, rate of application and method of treatment of the chemical termiticide shall be in strict accordance with the termiticide label.

R311.5.3 Barriers. Approved physical barriers, such as metal or plastic sheeting or collars specifically designed for termite prevention shall be installed in a manner to prevent termites from entering the structure. Shields placed on top of an exterior foundation wall are permitted to be used only if in combination with another method of protection.

R311.6 Foam plastic protection. In areas where the probability of termite infestation is very heavy as indicated in Figure R301.2(6), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior floor or under interior or exterior landings within the slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be not less than 6 inches (152 mm).

Exceptions:

1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible material or pressure-preservative-treated wood.
2. Where in addition to the requirements of Section R316.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used.

R301.2.1 Wood materials. Wood materials shall be No. 2 grade or better lumber, preservative-treated in accordance with Section R317.1, or approved, naturally durable lumber, and termite protected where required in accordance with Section R318. Where design in accordance with Section R301 is provided, wood structural members shall be designed using the net service factor defined in AVG NDS. Cuts, notches and drilled holes of preservative-treated wood members shall be treated in accordance with Section R317.1.1. All preservative-treated wood products in contact with the ground shall be labeled for such usage.

R301.2.2 Plastic composite deck boards, stair treads, guards, or handrails. Plastic composite exterior deck boards, stair treads, guards and handrails shall comply with the requirements of ASTM D7032 and this section.

R301.2.2.1 Labeling. Plastic composite deck boards and stair treads, or their packaging, shall bear a label that indicates compliance with ASTM D7032 and includes the allowable load and maximum allowable span determined in accordance with ASTM D7032. Plastic or composite handrails and guards, or their packaging, shall bear a label that indicates compliance with ASTM D7032 and includes the maximum allowable span determined in accordance with ASTM D7032.

R301.2.2.2 Flame spread index. Plastic composite deck boards, stair treads, guards, and handrails shall exhibit a flame spread index of not exceeding 200 when tested in accordance with ASTM E84 or UL T29 with the test specimen remaining in place during the test.

Exception: Plastic composites determined to be noncombustible.

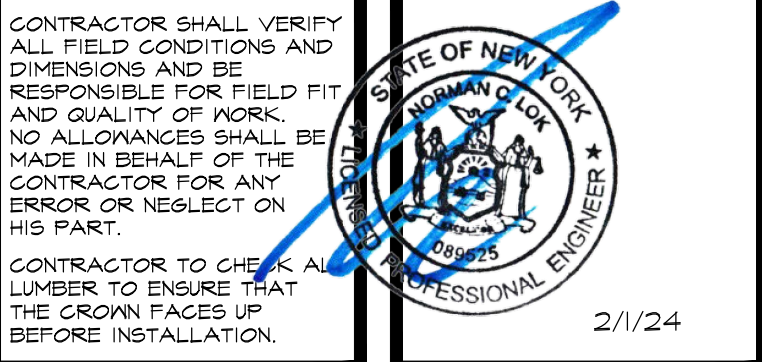
R302.4 Rooftop-mounted photovoltaic panel systems. Rooftop-mounted photovoltaic panel systems installed on or above the roof covering shall be tested, listed and labeled in accordance with a fire classification in accordance with UL 1703 and UL 2703, Class A, B or C photovoltaic panel systems and modules shall be installed in jurisdictions designated by law as requiring their use or where the edge of the roof is less than 5 feet from a lot line.

R305.1.2 Ice barriers. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roof roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edge surfaced to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than eight units vertical in 12 units horizontal (67-percent slope), the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.

Exception: Detached accessory structures not containing conditioned floor area.

LEGEND	
	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	NEW HEAT DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	LOAD BEARING WALL
	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
	PRESSURE TREATED
	DOUBLE HOT DIPPED GALVANIZED
	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
	POURED CONCRETE
	(J.H.) JOIST HANGER W/ REQ'D CAPACITY IN LBS.
	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
	REPLACEMENT OF EXISTING CONSTRUCTION WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
	OWNER TO PROVIDE

2/1/24	2	TOWN COMMENTS
10/18/23	1	FOR FILING
DATE:	ISSUE NO.	DESCRIPTION



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NY'S LICENSE NUMBER 089525
707 ROUTE 110 Suite A-1
FARMINGDALE, NY 11735
TEL: (631)755-7420

PROJECT TITLE:
COOK RESIDENCE
21 PEARSALL PLACE, ROSLYN
HEIGHTS NY 11577

DRAWING TITLE:
PROPOSED
NEW SECOND FLOOR, & FRONT
COVERED PORCH.

DRAWN BY: A.Y.	DRAWING NUMBER: A-2
CHECKED BY: N.C.L.	PROJECT NUMBER: 23-151
SCALE: AS SHOWN	
DATE: 10/18/23	

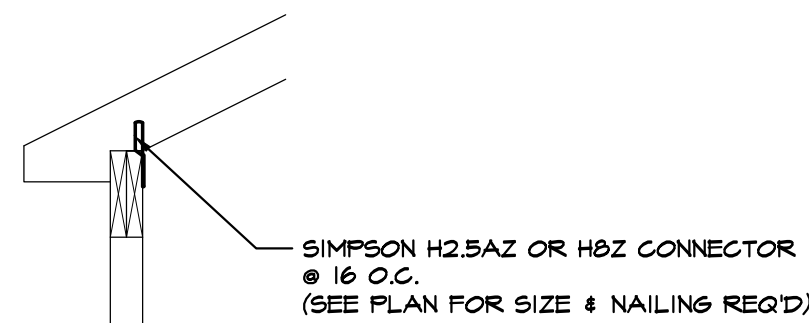
FASTENING SCHEDULE PER TABLE R602.3(1)			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER abc	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R602.5.2 AND TABLE R602.5.2)	4-10d BOX (3" X 0.128") or 3-16d COMMON (3.5" X 0.162") or 4-3" X 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R602.5.2 AND TABLE R602.5.2)	TABLE R602.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1.25" X 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3" X 0.128") or 3-10d COMMON (3" X 0.148") or 4-3" X 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX (3.5" 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, 1
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d BOX (3.5" 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 (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	END NAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	24" O.C. FACE NAIL 16" O.C. FACE NAIL
9	STUD TO STUD AND BUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3.5" X 0.135") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 0.5" SPACER)	16d COMMON (3.5" X 0.162")	16" O.C. FACE NAIL
		16d COMMON (3.5" X 0.162")	16" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	16d BOX (3.5" X 0.135")	12" O.C. EACH EDGE FACE NAIL
		5-8d BOX (2.5" X 0.131") or 4-8d COMMON (2.5" X 0.131") or 4-10d BOX (3" X 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3.5" X 0.162")	16" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	10d BOX (3" X 0.128") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
		12-16d BOX (3.5" X 0.135") or 8-16d COMMON (3.5" X 0.162") or 12-10d BOX (3" X 0.128") or 12-3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162") 16d BOX (3.5" X 0.135") or 3" X 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 4-3" X 0.131" NAILS	3 EACH 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 (2.5" X 0.131") or 3-16d BOX (3.5" X 0.135") or 4-8d COMMON (2.5" X 0.131") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" 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	2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2.5" X 0.131") or 2-8d COMMON (2.5" X 0.131") or 2-10d BOX (3" X 0.128") or 2 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
19	1" X6" SHEATHING TO EACH BEARING	3-8d BOX (2.5" X 0.131") or 2-8d COMMON (2.5" X 0.131") or 2-10d BOX (3" X 0.128") or 2 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
20	1"X8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
		WIDER THAN 1"X8" 4-8d BOX (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 4 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
FLOOR			
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	TOE NAIL
22	JOIST TO SILL, TOP PLATE OR GIRDER	8d BOX (2.5" X 0.131") or 8d COMMON (2.5" X 0.131") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	4" O.C. TOE NAIL 6" O.C. TOE NAIL
23	1"X6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2.5" X 0.131") or 2-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 2 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM -- FLOOR & ROOF)	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162")	AT EACH BEARING FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3.5" X 0.162") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS or 4-3" X 1/4 GA. STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d COMMON (4" X 0.142") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM STAGGERED
		AND, 2-20d COMMON (4" X 0.142") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3.5" X 0.135") or 3-16d COMMON (3.5" 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 BOX (3" X 0.128") or 2-8d COMMON (2.5" X 0.131") OR 2-3" X 0.131" NAILS	EACH END, TOE NAIL

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER <i>(see 6)</i>			
SIZE OF STEEL ANGLE <i>(see 6)</i> (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
3 X 3 X 1/4	6'-0"	4'-6"	3'-0"
4 X 3 X 1/4	8'-0"	6'-0"	4'-6"
5 X 3-1/2 X 5/16	10'-0"	8'-0"	6'-0"
6 X 3-1/2 X 5/16	14'-0"	11'-0"	7'-0"
(2) 6 X 3-1/2 X 5/16	20'-0"	12'-0"	9'-6"

a. Long leg of the angle shall be placed in a vertical position.
c. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements shall be permitted to be used.
d. Steel angle shall span opening.

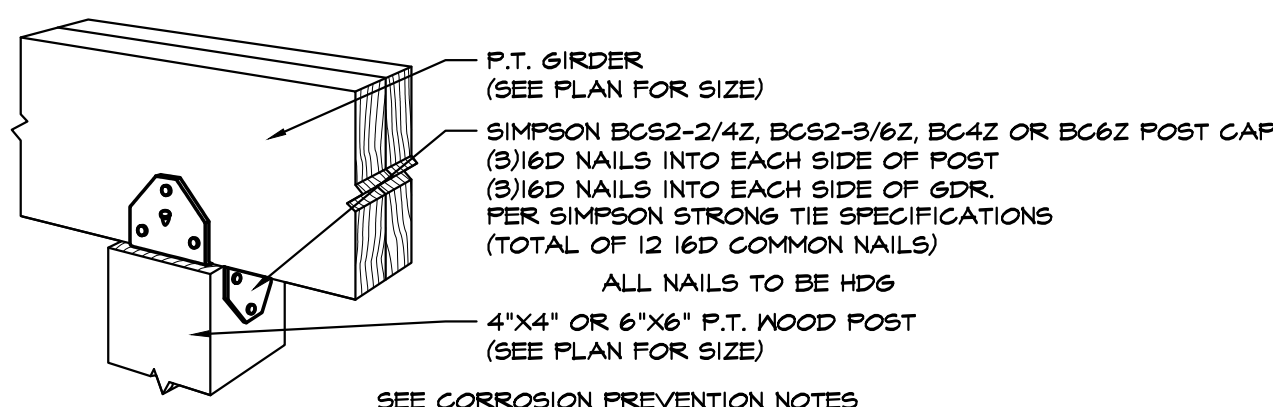
FASTENING SCHEDULE PER TABLE R602.3(1) --CONTINUED				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <i>abc</i>	SPACING OF FASTENERS	
			EDGES (INCHES)h	INTERMEDIATE SUPPORTS <i>c,d</i> (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD 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" X 0.131") (SUBFLOOR, WALL) I 8d COMMON (2.5" X 0.131") (ROOF), or RSRS-O1 BOX (2.315" X 0.131") (ROOF) J	6	12 f
31	1/4"32" - 1"	8d COMMON (2.5" X 0.131") or RSRS-O1 BOX (2.315" X 0.131") (ROOF) J	6	12 f
32	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") or 8d (2.5" X 0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING g				
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.5" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, or 1.25" LONG 16 GA. STAPLE WITH 7/16" or 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.75" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, or 1.5" LONG 16 GA. STAPLE WITH 7/16" or 1" CROWN	3	6
35	1/2" GYPSUM SHEATHING d	1.5" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1.5" LONG; 1.25" SCREWS, TYPE W or S	7	7
36	5/8" GYPSUM SHEATHING d	1.75" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1.625" LONG; 1.625" 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 (2.5" X 0.131") NAIL	6	12
38	7/8" - 1"	8d DEFORMED (2.5" X 0.120") NAIL or 8d DEFORMED (2.5" X 0.120") NAIL	6	12
39	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") NAIL or 8d DEFORMED (2.5" X 0.120") NAIL	6	12

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 0.142 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 gauge 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 4-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and 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 G946 and shall be installed in accordance with GA 258. 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 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.
j. RSRS-O1 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.



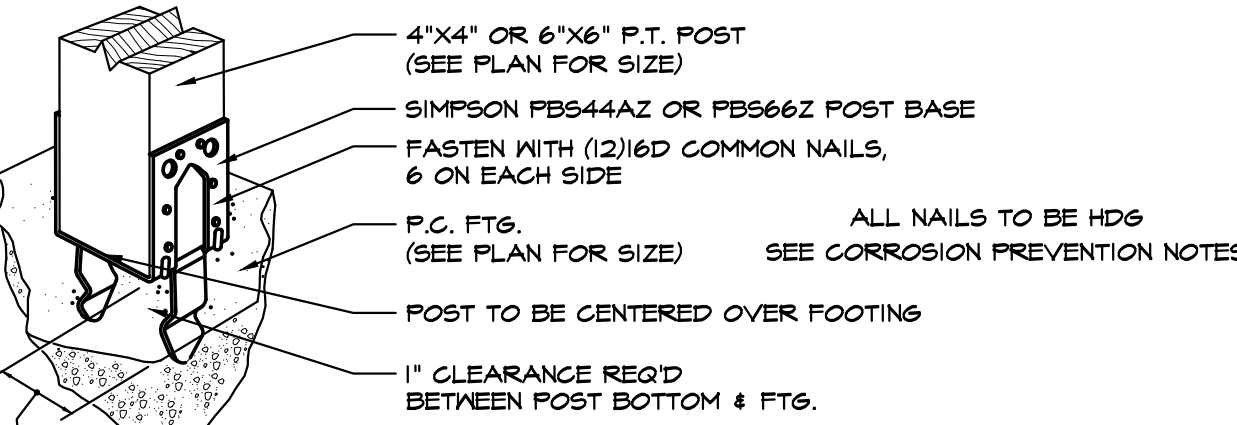
SIMPSON STRONG TIE PORCH RR TO HEADER DETAIL

N.T.S.



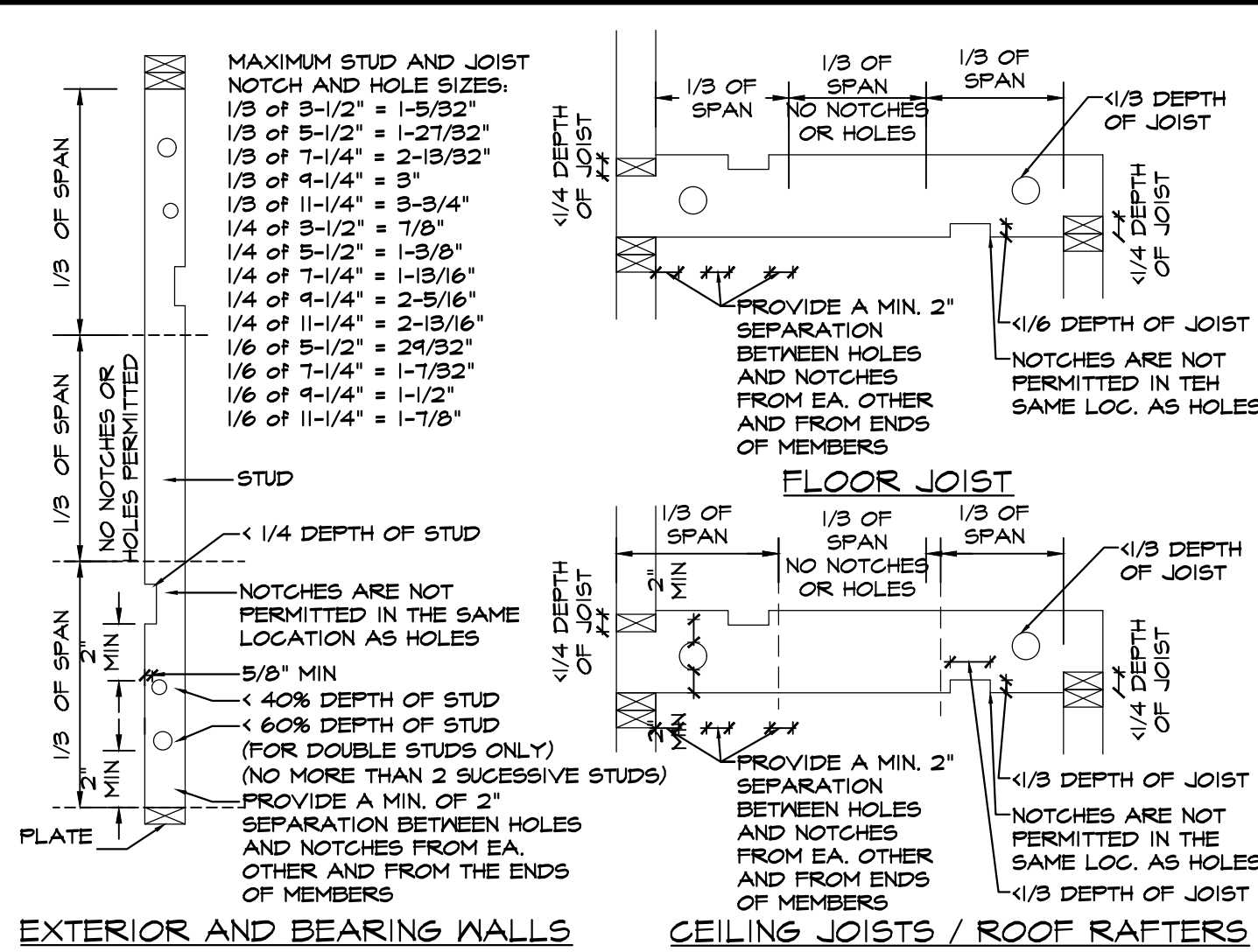
SIMPSON STRONG TIE POST CAP DETAIL

N.T.S.



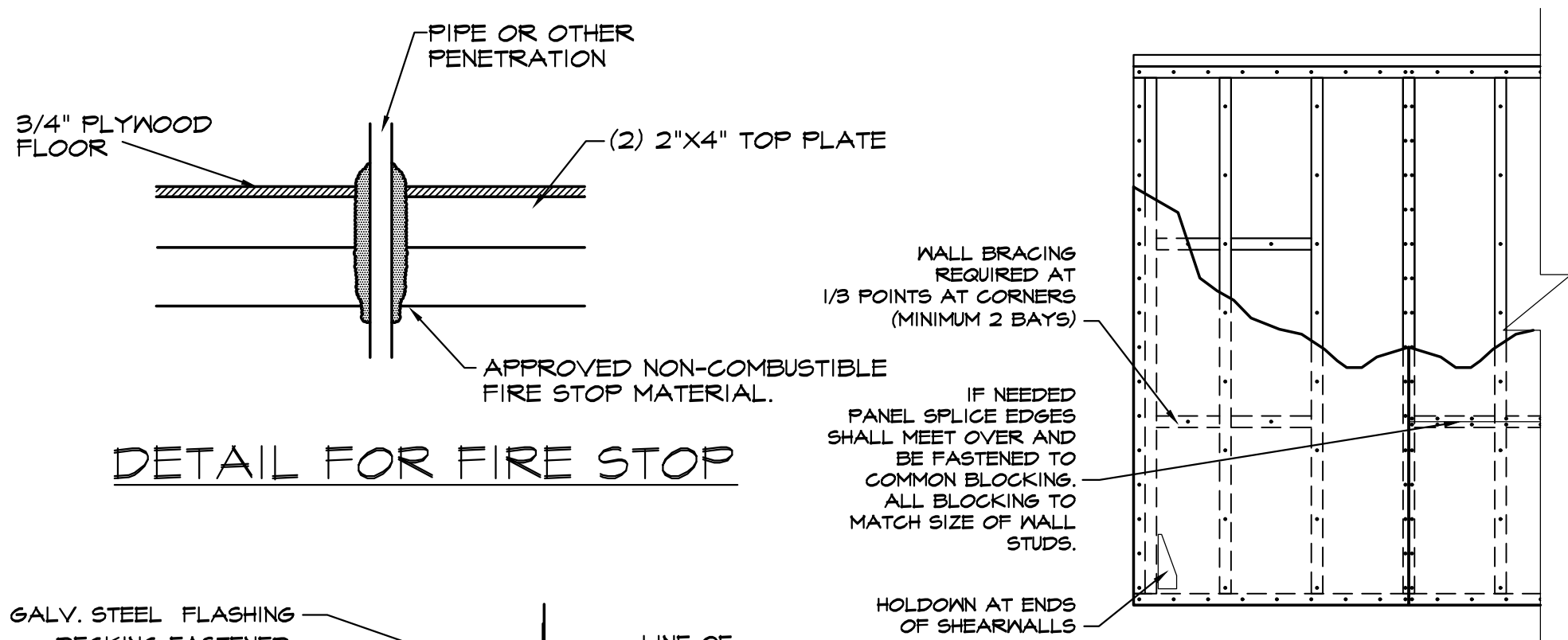
SIMPSON STRONG TIE POST TO FOOTING CONNECTION DETAIL

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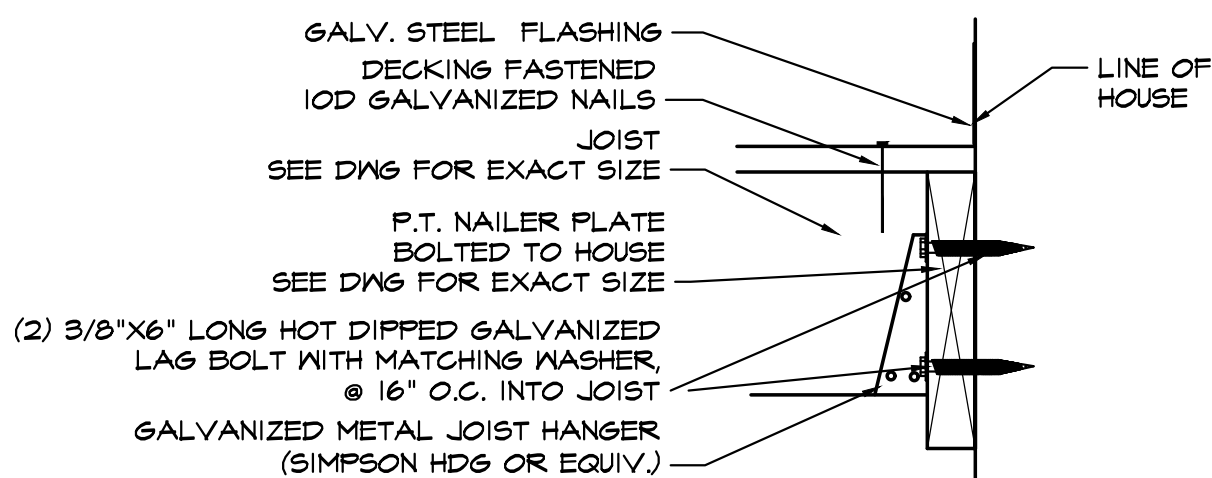


NOTCHING AND DRILLING FOR WOOD FRAME MEMBERS

N.T.S.

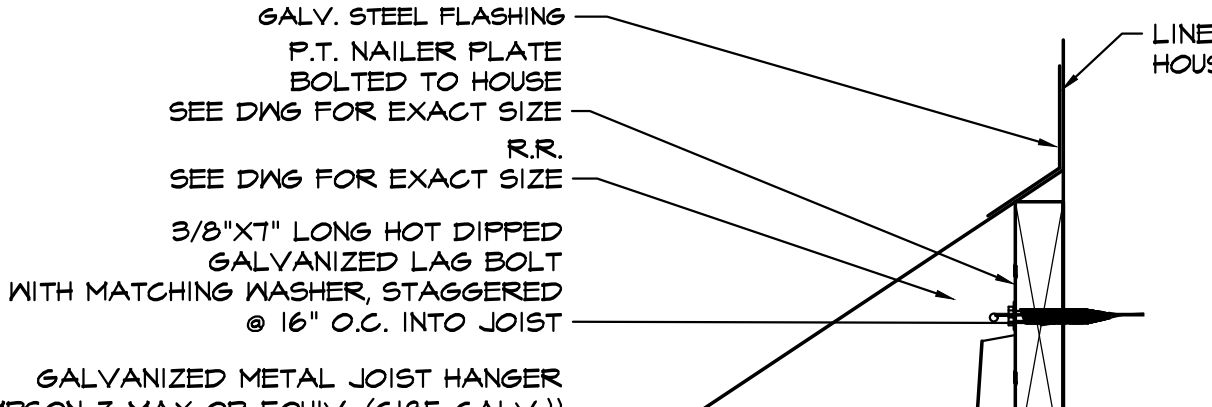


DETAIL FOR FIRE STOP



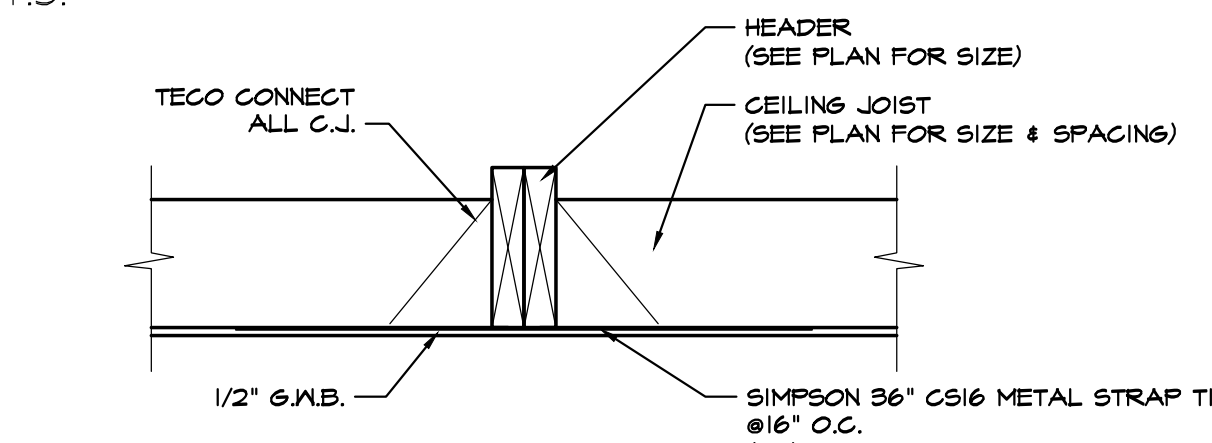
JOIST NAILER PLATE DETAIL

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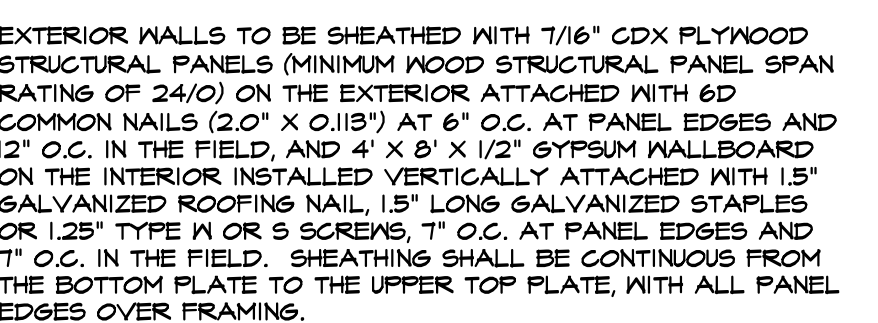
RAFTER NAILER PLATE DETAIL

N.T.S.



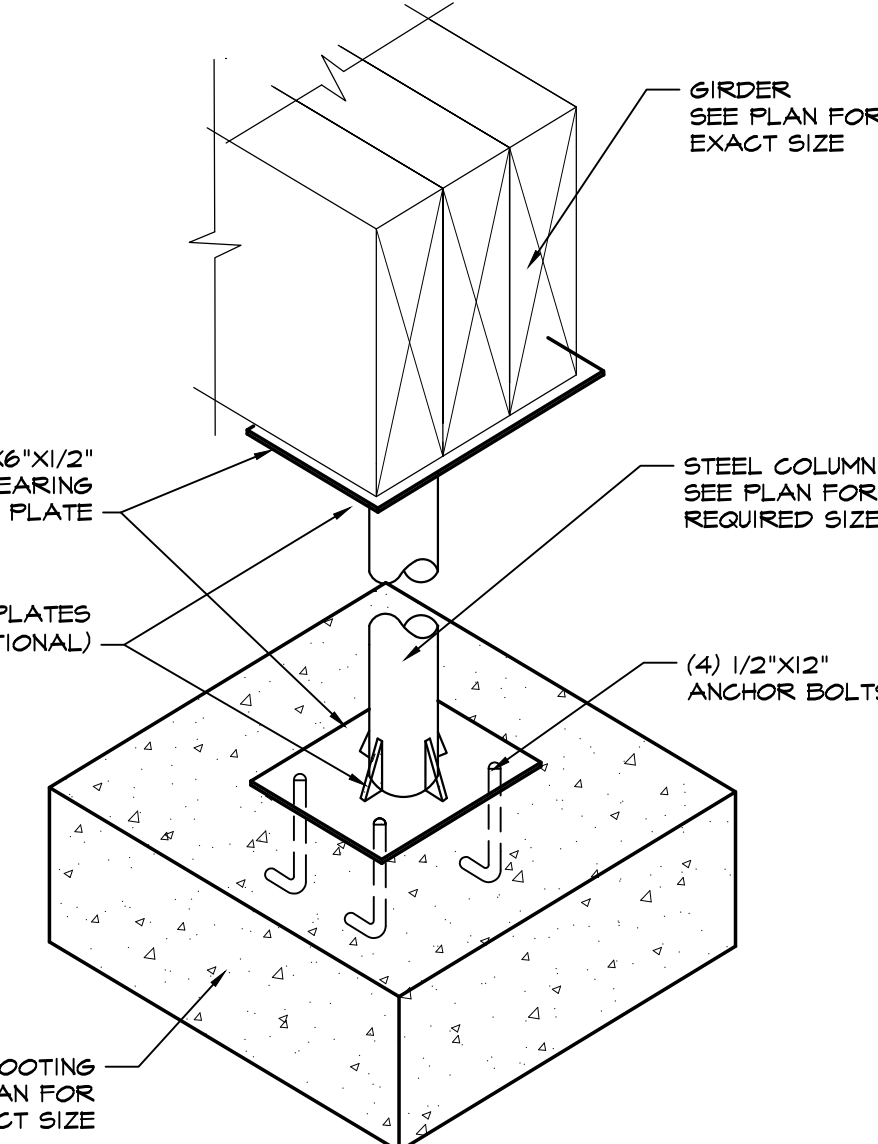
FLUSH ATTIC GIRDER DETAIL

N.T.S.



EXTERIOR WALL FRAMING DETAIL

N.T.S. CS-WSP BRACED WALL FRAMING



STEEL COLUMN DETAIL

N.T.S.

LEGEND	
	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S)
	HARDWIRED WITH BATTERY BACKUP
	NEW HEAT DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	LOAD BEARING WALL
	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
	PRESSURE TREATED
	DOUBLE HOT DIPPED GALVANIZED
	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
	POURED CONCRETE
	(J.H.) JOIST HANGER W/ REQ'D CAPACITY IN LBS.
	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
	REPLACEMENT OF EXISTING CONSTRUCTION WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
	OWNER TO PROVIDE

2/1/24	2	TOWN COMMENTS
10/18/23	1	FOR FILING
DATE:	ISSUE NO.	DESCRIPTION

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR AN ERROR OR NEGLIGENCE ON HIS PART.	STATE OF NEW YORK JULIAN C. LOK REGISTERED PROFESSIONAL ENGINEER 2/1/24
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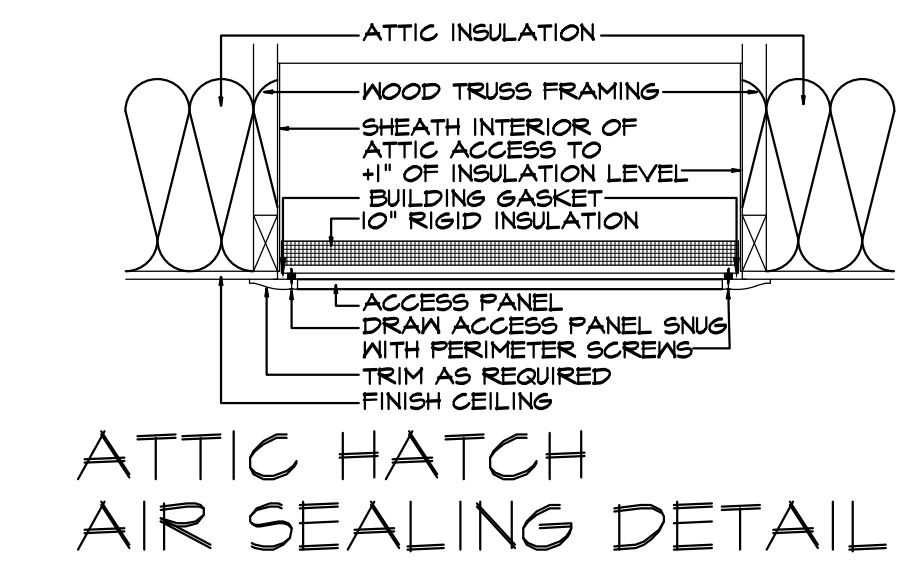
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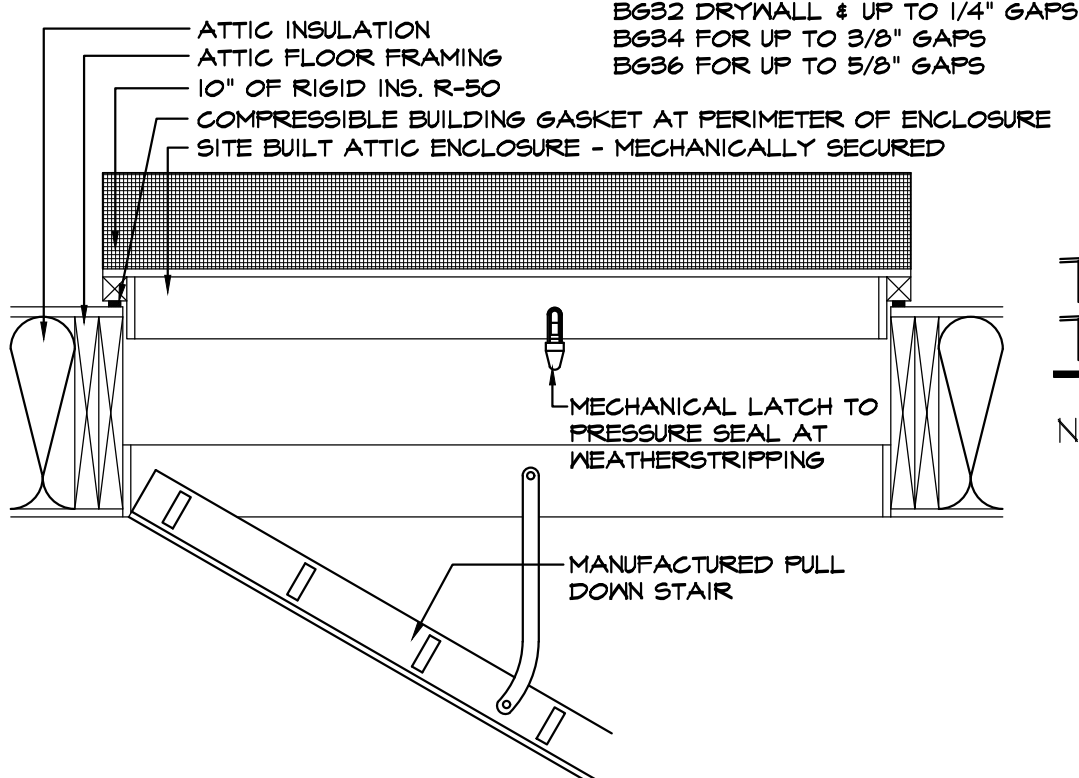
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PROJECT TITLE: COOK RESIDENCE 21 PEARSALL PLACE, ROSLYN HEIGHTS NY 11571

DRAWING TITLE: PROPOSED NEW SECOND FLOOR, & FRONT COVERED PORCH.	DRAWN BY: A.Y.	DRAWING NUMBER: A-3
CHECKED BY: N.C.L.	SCALE: AS SHOWN	PROJECT NUMBER: 23-151
DATE: 10/18/23		

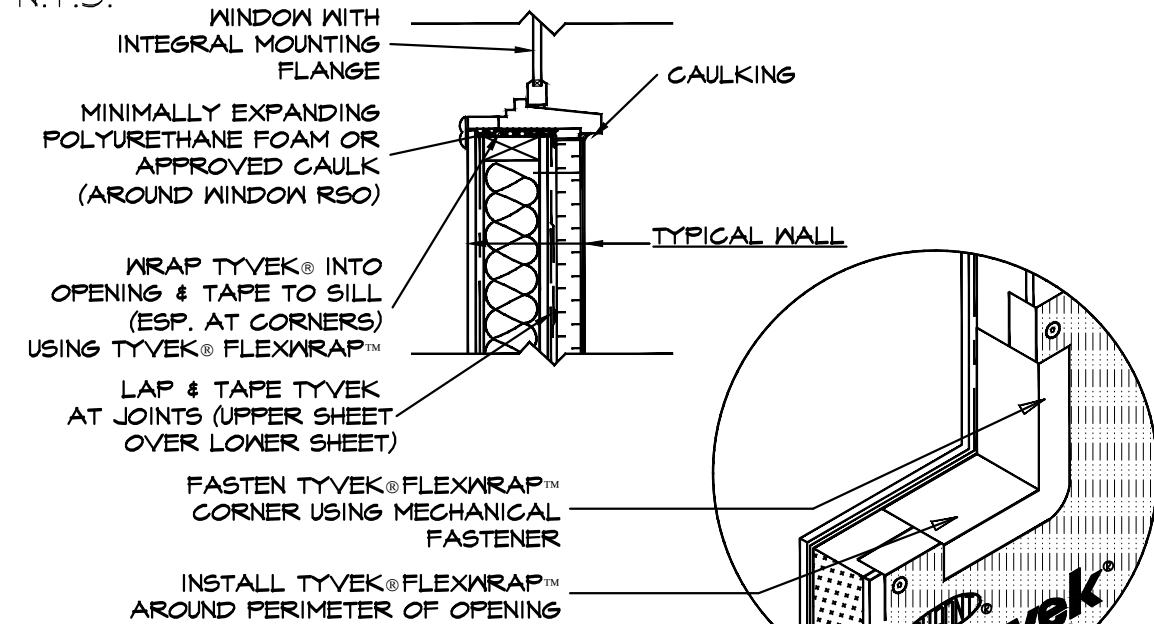


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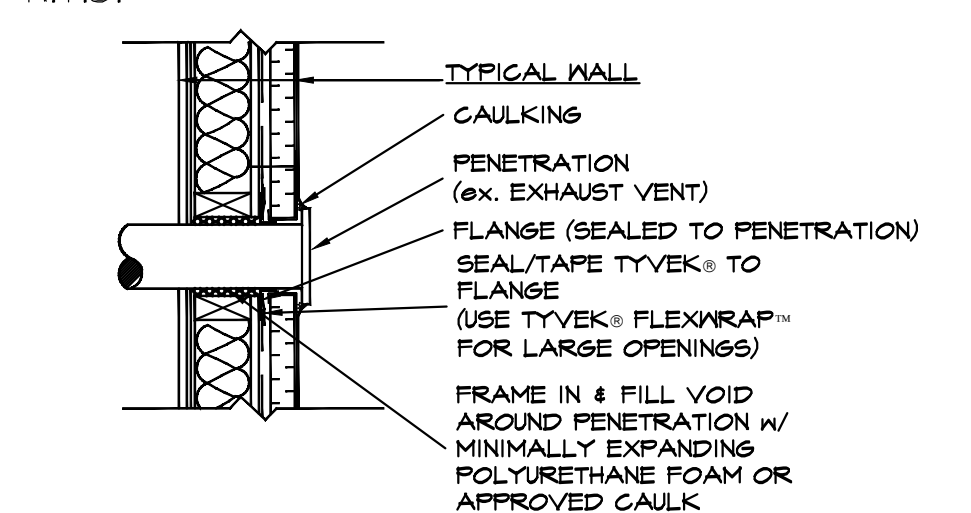
PULL DOWN ATTIC STAIR AIR SEALING DETAIL

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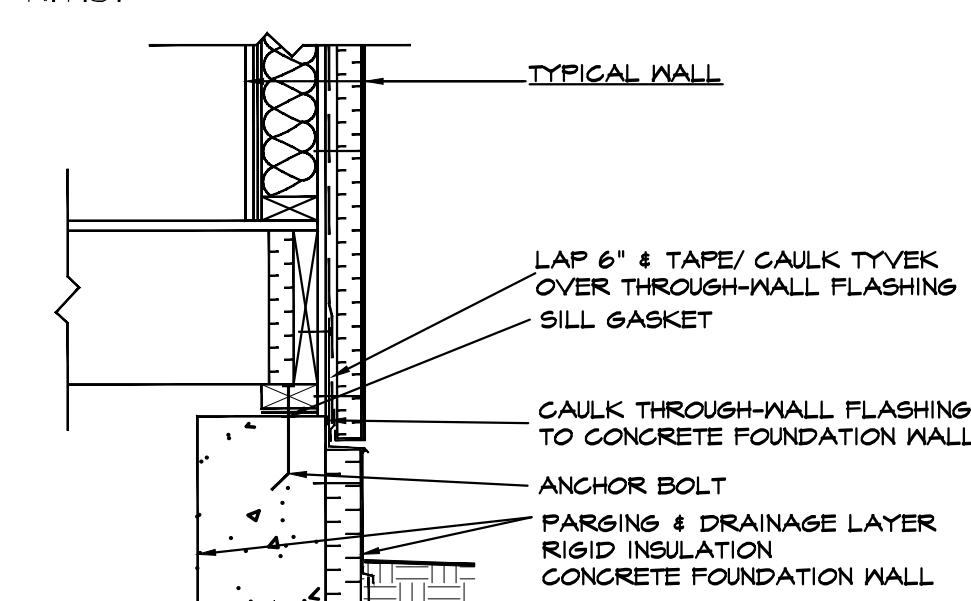
TYVEK INSTALLATION WINDOW SILL DETAIL

N.T.S.



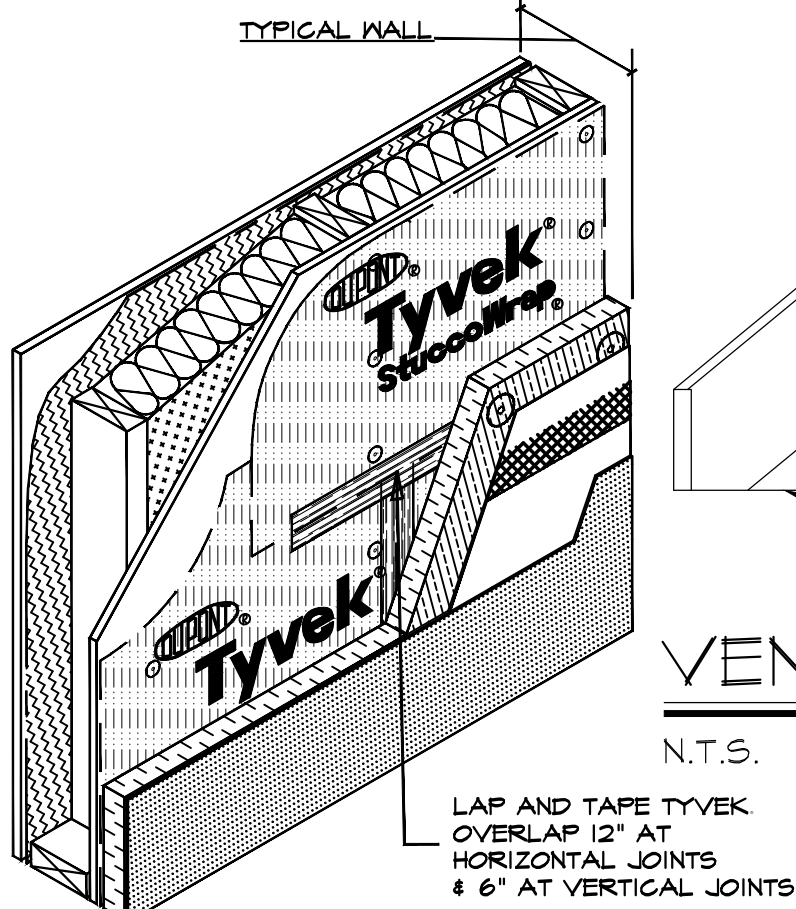
TYVEK INSTALLATION WALL PENETRATION DETAIL

N.T.S.



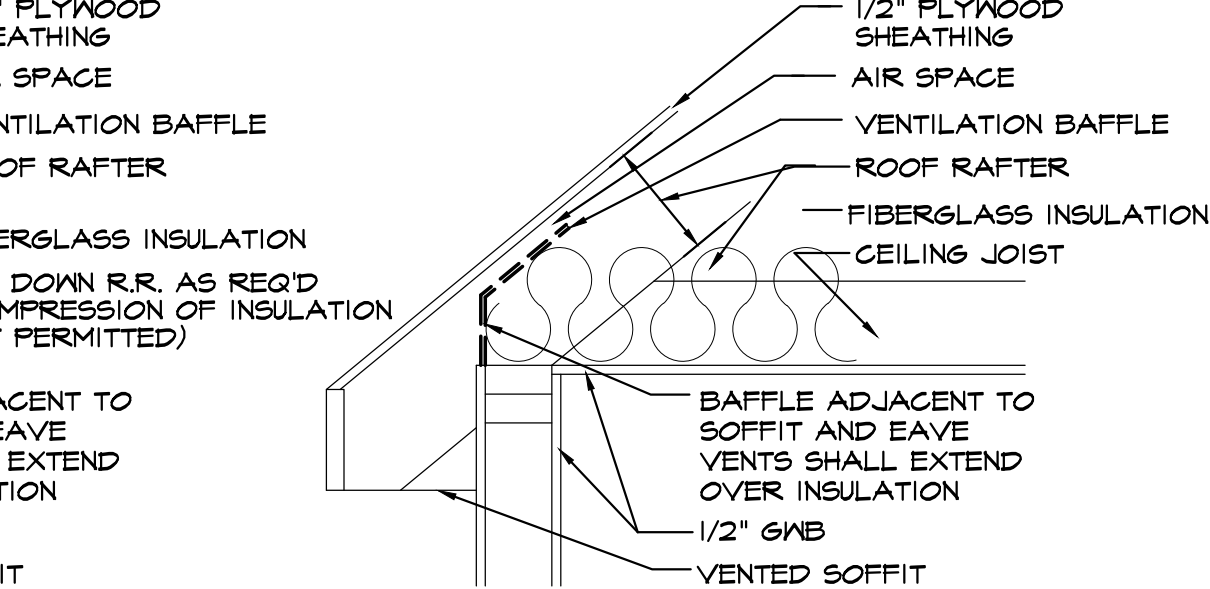
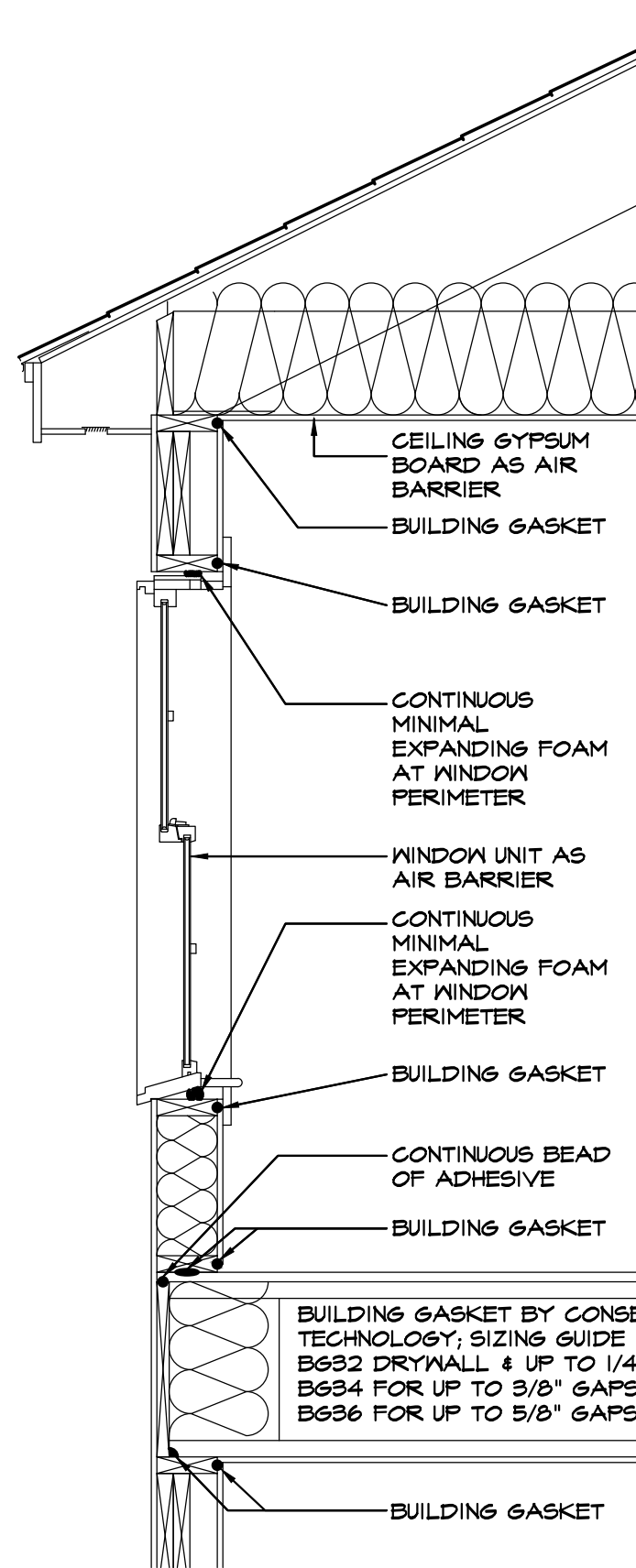
TYVEK INSTALLATION BASE OF WALL DETAIL

N.T.S.



TYVEK INSTALLATION TYPICAL WALL DETAIL

N.T.S.



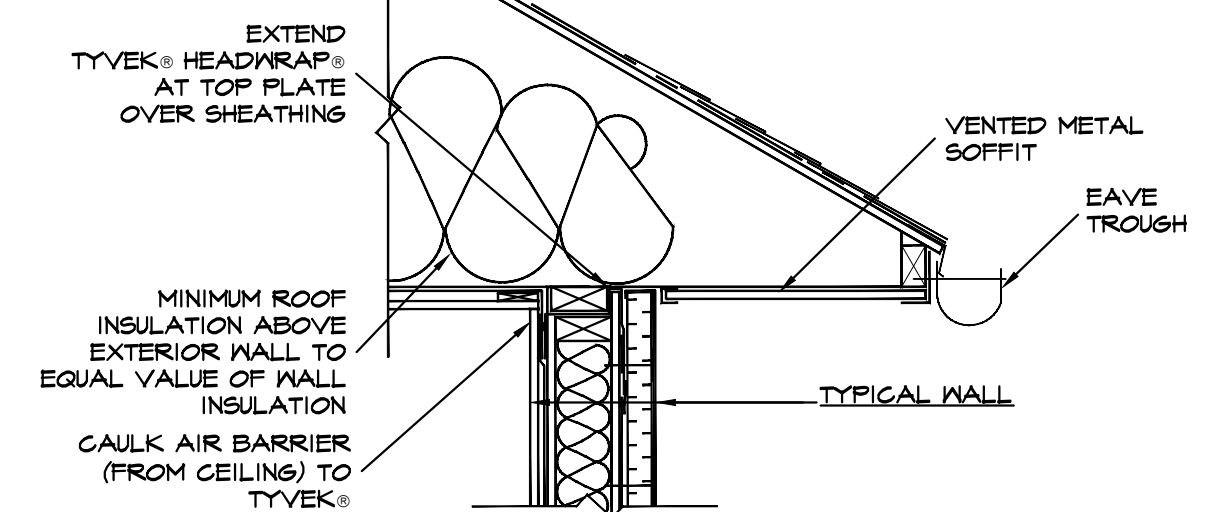
VENTILATION BAFFLE

N.T.S.

WHEN JOISTS ARE NOT AT TOP PLATE

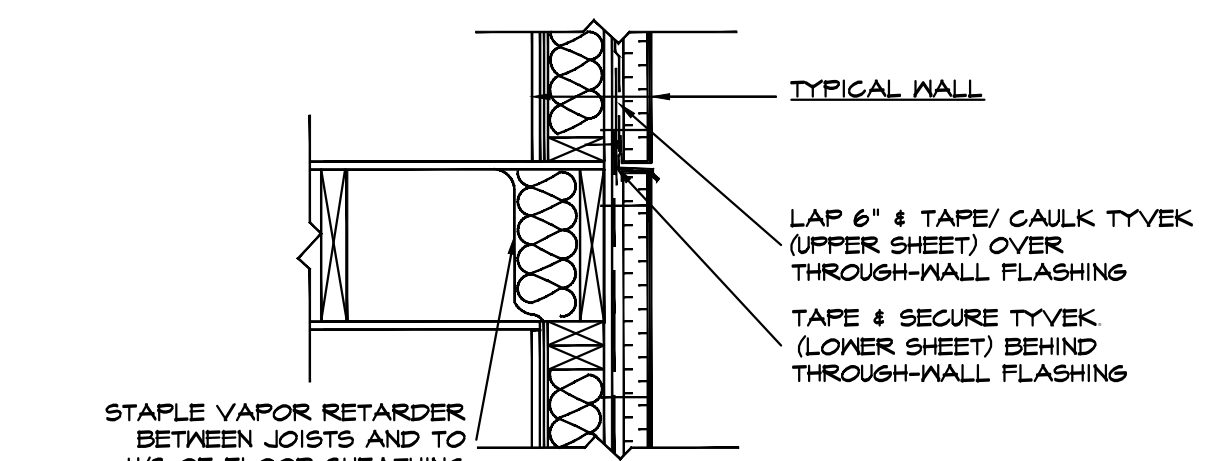
VENTILATION BAFFLE

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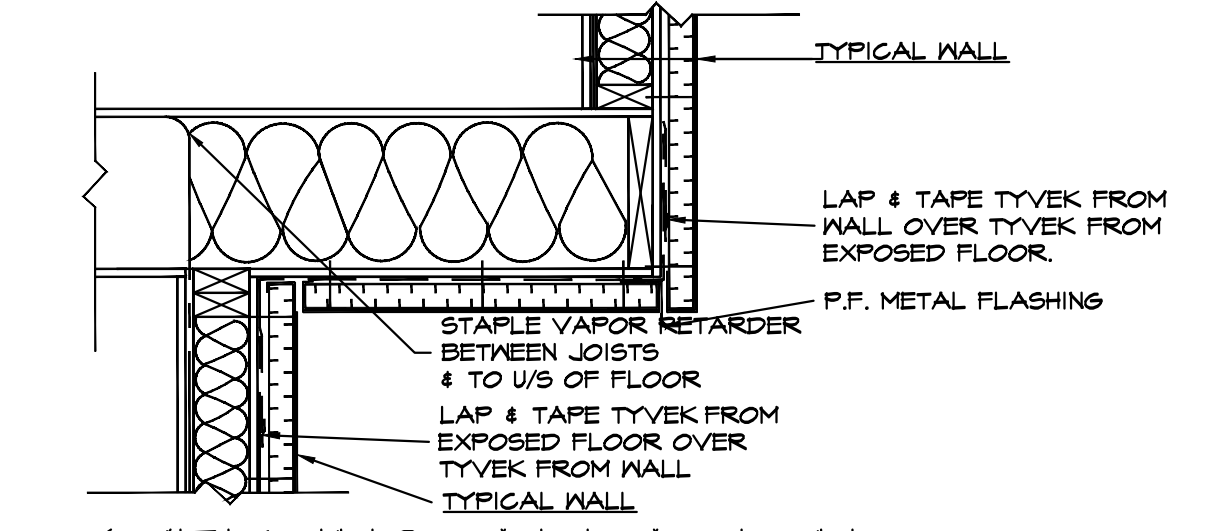
TYVEK INSTALLATION ROOF/WALL INTERFACE DETAIL

N.T.S.



TYVEK INSTALLATION FLOOR/WALL INTERFACE DETAIL

N.T.S.



TYVEK INSTALLATION CANTILEVERED FLOOR DETAIL

N.T.S.

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION COMPONENT AIR BARRIER CRITERIA INSULATION INSTALLATION CRITERIA		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
1 General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
2 Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
3 Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. The space between window/door jambs and framing, and skylights and framing 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-9 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
4 Windows, skylights and doors	Rim joists shall include the air barrier.	Rim joists shall be insulated.
5 Rim joists	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
6 Floors (including above garage and cantilevered floors)	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 crawl space walls.
7 Crawl space walls	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	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.
8 Shafts, penetrations	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished space.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IG rated.
9 Narrow cavities	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished space.	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
10 Garage separation	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the shower or tub.	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.
11 Recessed lighting	Water, soil or waste pipes, installed in exterior walls, attics or crawl spaces shall be protected from freezing by insulating with a minimum R-value of 5.	Hot water pipes to be insulated with R-5 (min) rigid pipe insulation.
12 Plumbing and wiring	Hot water pipes to be insulated with R-5 (min) rigid pipe insulation.	
13 Shower/tub or exterior wall		
14 Electrical/phone box on exterior walls		
15 HVAC register boots		

MANDATORY ENERGY REQUIREMENTS PER ECCCNYs 2020	
CODE SECTION	REQUIREMENT
N101.4	A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall indicate the predominant R-value of insulation installed in or on ceilings, roofs, walls, foundation components such as slabs, basement walls, crawl space walls and floors, and ducts outside conditioned spaces; U factors of fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing performed on the building. Where there is more than one value for each component, the certificate shall indicate the value covering the largest area. The certificate shall indicate the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be indicated for gas-fired unvented room heaters, electric furnaces and electric baseboard heaters.
N103.1	AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.
N103.2	HOT WATER BOILERS THAT SUPPLY HEAT TO THE BUILDING THROUGH ONE OR TWO PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SETBACK CONTROL THAT LOWERS THE BOILER WATER TEMPERATURE BASED ON THE OUTDOOR TEMPERATURE.
N103.3	DUCTS AND AIR HANDLERS SHALL BE IN ACCORDANCE WITH SECTIONS N103.3.1 THROUGH N103.3.5
N103.3.1	DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR SECTION M160.4.1 OF THIS CODE, AS APPLICABLE.
N103.3.2	Ducts shall be pressure tested to determine air leakage by one of the following methods: 1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 in. h ₂ O (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test. 2. Post-construction test: Total leakage shall be measured with a pressure differential of 0.1 in. h ₂ O (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test. Exceptions: 1. A duct air-leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope. 2. A duct air-leakage test shall not be required for ducts serving heat or energy recovery ventilators that are not integrated with ducts serving heating or cooling systems. A written report of the results of the test shall be signed by the party conducting the test and provided to the building official.
N103.3.3	Building framing cavities shall not be used as ducts or plenums.
N103.3.5	Heated water circulation systems shall be in accordance with Section N103.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section N103.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.
N103.5.1.1	Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.
N103.5.1.2	Electric heat trace systems shall comply with IEEE 515.1 or UL515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.
N103.6	THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF SECTION M107 OF THIS CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
N104.1	NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
N104.1.4	NEW LIGHTING SYSTEMS THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION 110.4.1. EXCEPTION: ALTERATIONS THAT REPLACE LESS THAN 50 PERCENT OF THE LUMINAIRES IN A SPACE, PROVIDED THAT SUCH ALTERATIONS DO NOT INCREASE THE INSTALLED INTERIOR LIGHTING POWER.

ENERGY NOTES:

- All construction shall comply with the 2020 Energy Conservation Construction Code. The authority having jurisdiction shall be permitted to determine an energy efficiency program to exceed the energy efficiency required by this code.
- A permanent certificate shall be completed by the builder and posted on a wall in the space where the furnace is located. Certificate shall comply with RCNYS N101.4
- Attic or crawl space access shall be weather-stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.
- Installation: the components of the building thermal envelope shall be installed in accordance with the criteria listed in the table R402.4.1.1 Where required by the code official, an approved third party shall inspect all components and verify compliance.
- Testing: Building or dwelling unit shall be tested and verified having less than or equal to 3 ACH50 or 0.2 ACH50, 5, 6A. Testing shall be conducted by an approved third party.
- Ducts - Supply and return ducts in attics shall be insulated to a minimum of R-5 @ 3" or greater in diameter, and R-6 @ ducts less than 3" in diameter.
- Duct Sealing: Ducts, air handlers, and filter boxes shall be sealed.
- Duct Testing: Ducts shall be pressure tested to determine air leakage by an approved third party.
- Building cavities shall not be used as ducts or plenums.
- Mechanical system piping insulation carrying fluids > 105 F degrees or < 55 F degrees shall be insulated with R-3 minimum.
- Mechanical Ventilation: Shall meet the requirements of the RCNYS/MCNYS
- Equipment sizing- Per ACCA manual S, based on loads calculated per ACCA manual J as provided by a third party HERS rater.
- Lighting: A minimum of 90% of permanently installed fixtures must have high-efficiency lamps.
- All HVAC, Plumbing & Electrical systems shall meet the 2020 Energy Conservation Construction Code, Mechanical Code, Energy Conservation Construction Code. It shall be the responsibility of the general contractor to submit in detail the design, calculations, drawings, written statements of the mechanical, air conditioning, ventilation, heating systems, (new, existing or upgraded) stamped by a professional engineer if required by the Owner or Building Dept.
- Additions, alterations or renovations shall comply with ECCC 2020. Unaltered portions of the existing building is not required to comply with this code.
- Minimum one Programmable thermostat shall be provided for each separate heating and cooling system in accordance with section N103.3 Control Systems.
- All exterior wall/floor/ceiling joists shall be air sealed and insulated in accordance with Table R402.4.1.1. Apply a fresh bead of caulk to the top and bottom pilot immediately prior to installing interior gypsum wall board.

MANDATORY ENERGY REQUIREMENTS (CONTINUED)	
CODE SECTION	REQUIREMENT
N102.4.1.2	THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING FIVE AIR CHANGES PER HOUR IN CLIMATE ZONE 1 AND 2, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 778 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCHES WATER GAGE. TESTING SHALL BE CONDUCTED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. DURING TESTING: 1. EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED BUT NOT SEALED, BEYOND THE INTENDED WEATHER-STRIPPING OR OTHER INFILTRATION CONTROL MEASURES. 2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INFILTRATION CONTROL MEASURES. 3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST SHALL BE OPEN. 4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED. 5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF. 6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE FULLY OPEN.
N103.6	N103.6 The building shall be provided with ventilation that complies with the requirements of Section M160.4.1 or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
N103.6.1	Fans used to provide whole-house mechanical ventilation shall meet the efficacy requirements of Table N103.6.1. Exception: Where an air handler that is integral to tested and listed HVAC equipment is used to provide wholehouse mechanical ventilation, the air handler shall be powered by an electronically commutated motor.
N103.7	Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.
N103.8	Systems serving multiple dwelling units shall comply with Sections G403 and G404 of the Energy Conservation Code of New York-Commercial Provisions instead of Section N103.
N103.9	Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is greater than 50°F (10°C) and precipitation is not falling, and an automatic or manual control that will allow shut-off when the outdoor temperature is greater than 40°F (4.4°C).
N103.10	The energy consumption of pools and permanent spas shall be in accordance with Sections N103.10.1 through N103.10.3.
N103.10.1	The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater or external to and within 8 feet (244 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater. Gas-fired heaters shall not be equipped with continuously burning ignition pilots.
N103.10.2	Time switches or other control methods that can automatically turn off on and according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section. Exceptions: 1. Where public health standards require 24-hour pump operation. 2. Pumps that operate solar- and waste-heat-recovery pool heating systems.
N103.10.3	Outdoor heated pools and outdoor heated permanent spas shall be equipped with a vapor-retardant pool cover or other approved vaporretardant means. Outdoor heated pools and outdoor heated permanent spas heated to more than 90°F (32°C) shall have a pool cover with a minimum insulation value of R-12. Exception: Where more than 60 percent of the energy for heating is from site-recovered energy or solar energy source, covers or other vapor-retardant means shall not be required.
N103.11	N103.11 (R405.11) Portable spas (Mandatory). The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP 14.
N104.1.1	Fuel gas lighting systems shall not have continuously burning pilot lights.

LEGEND	
	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
	LOAD BEARING WALL
	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
	PRESSURE TREATED
	DOUBLE HOT DIPPED GALVANIZED
	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
	POURED CONCRETE
	(J.H.) JOIST HANGER W/ REQ'D CAPACITY IN LBS.
	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
	REPLACEMENT OF EXISTING CONSTRUCTION WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
	OWNER TO PROVIDE

2/1/24	2	TOWN COMMENTS
10/18/23	1	FOR FILING
DATE:	ISSUE NO.	DESCRIPTION

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR AN ERROR OR NEGLIGENCE ON HIS PART.
CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

2/1/24

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NORMAN C. LOK, P.E.
NYS LICENSE NUMBER 089525
707 ROUTE 110 Suite A-1
FARMINGDALE, NY 11735
TEL: (831)755-7920

PROJECT TITLE:
COOK RESIDENCE
21 PEARSALL PLACE, ROSLYN HEIGHTS NY 11571

DRAWING TITLE:
PROPOSED
NEW SECOND FLOOR, & FRONT COVERED PORCH.

DRAWN BY:
A.Y.

CHECKED BY:
N.C.L.

SCALE:
AS SHOWN

DATE:
10/18/23

DRAWING NUMBER:
A-4

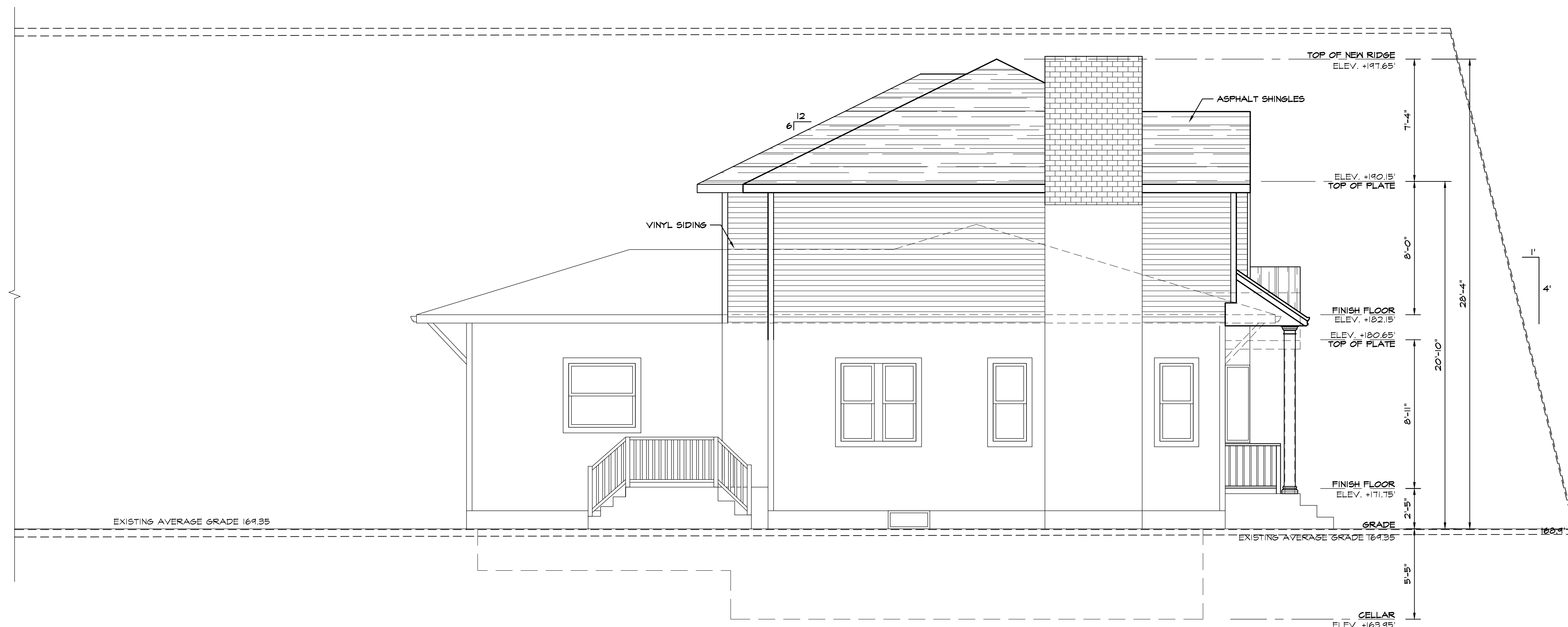
PROJECT NUMBER:
23-151

PROJECT NUMBER:
23-151



FRONT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

LEGEND	
	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR
	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
	L.B. WALL LOAD BEARING WALL
	T.B.M. TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
	P.T. PRESSURE TREATED
	HDS DOUBLE HOT DIPPED GALVANIZED
	V.I.F. VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
	P.C. POURED CONCRETE
	(J.H.) JOIST HANGER W/ REQ'D CAPACITY IN LBS.
	TECO JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
	DIRECT REPLACEMENT REPLACEMENT OF EXISTING CONSTRUCTION WITH LIKE KIND AND QUALITY WITHIN SAME STRUCTURAL OPENING
	O.T.P. OWNER TO PROVIDE

2/1/24	2	TOWN COMMENTS
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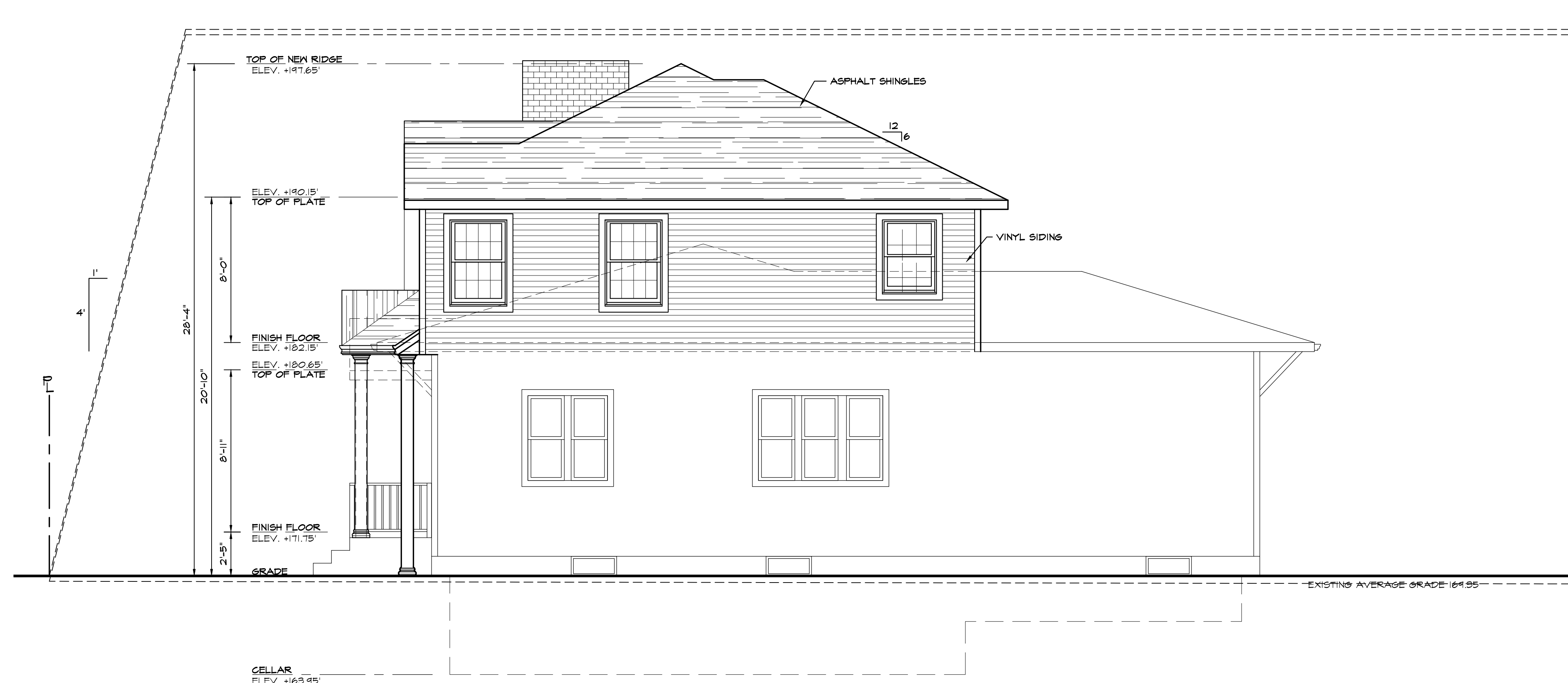
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707 ROUTE 110 Suite A-1
FARMINGDALE, NY 11735
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PROJECT TITLE:
COOK RESIDENCE
21 PEARSALL PLACE, ROSLYN HEIGHTS NY 11577

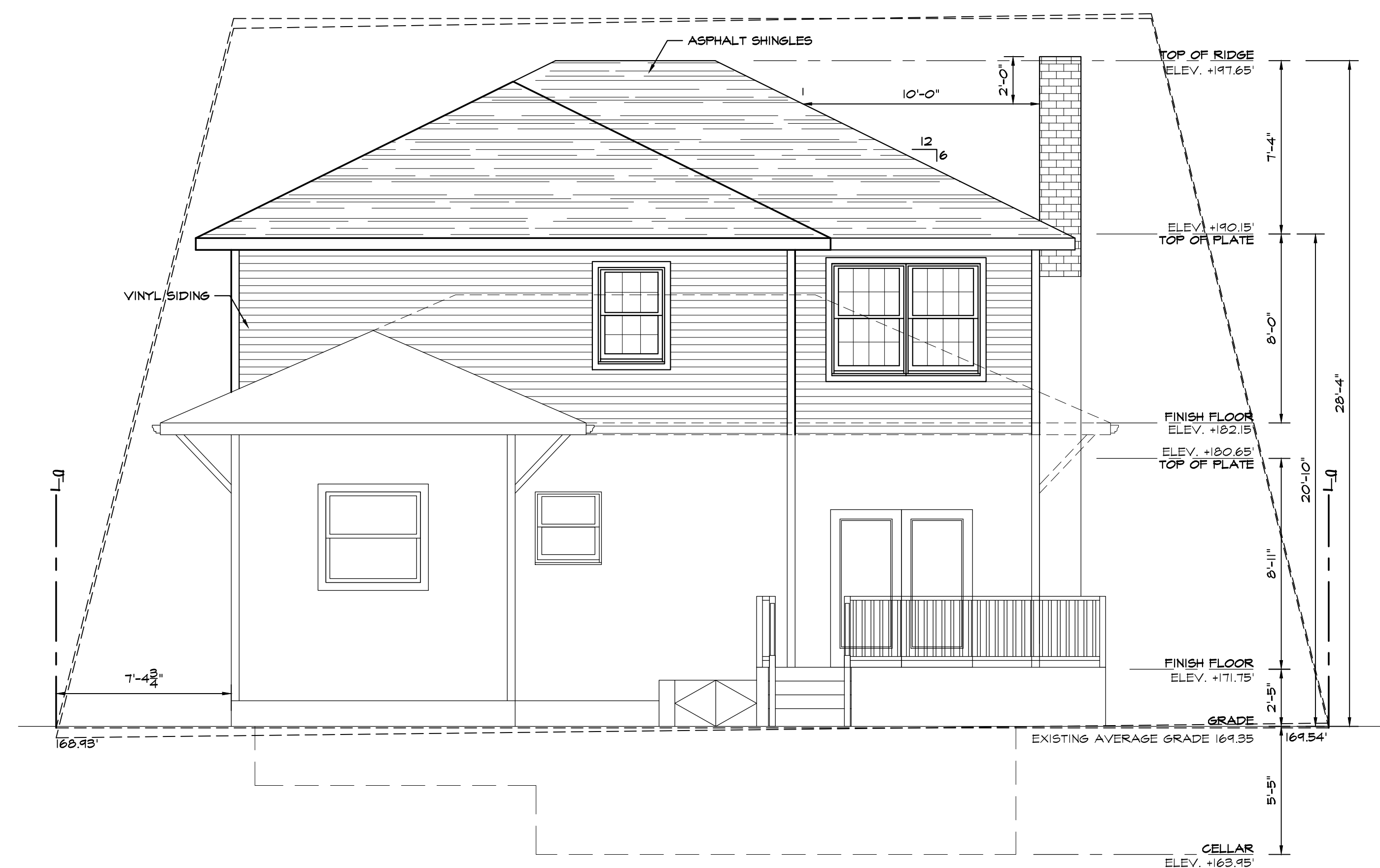
DRAWING TITLE:
PROPOSED
NEW SECOND FLOOR, & FRONT COVERED PORCH.

DRAWN BY: A.Y.	DRAWING NUMBER: A-7
CHECKED BY: N.C.L.	PROJECT NUMBER: 23-151
SCALE: AS SHOWN	
DATE: 10/18/23	



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

LEGEND	
	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
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	POST TO BELOW
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	HDG DOUBLE HOT DIPPED GALVANIZED
	V.I.F. VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
	P.C. POURED CONCRETE
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JL DRAFTING, INC.
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2/1/24

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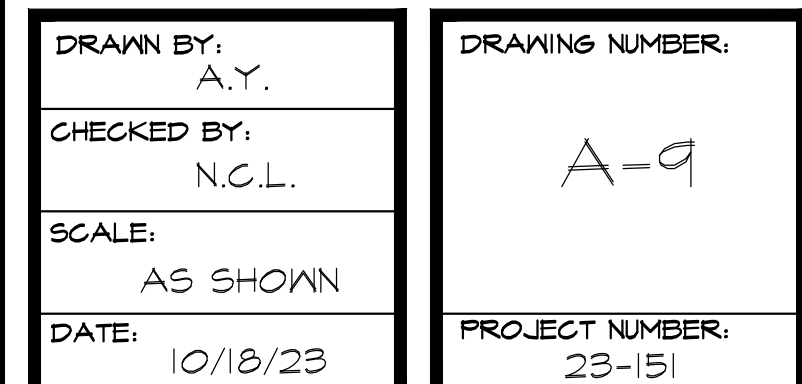
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21 PEARSALL PLACE, ROSLYN
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DRAWING TITLE:

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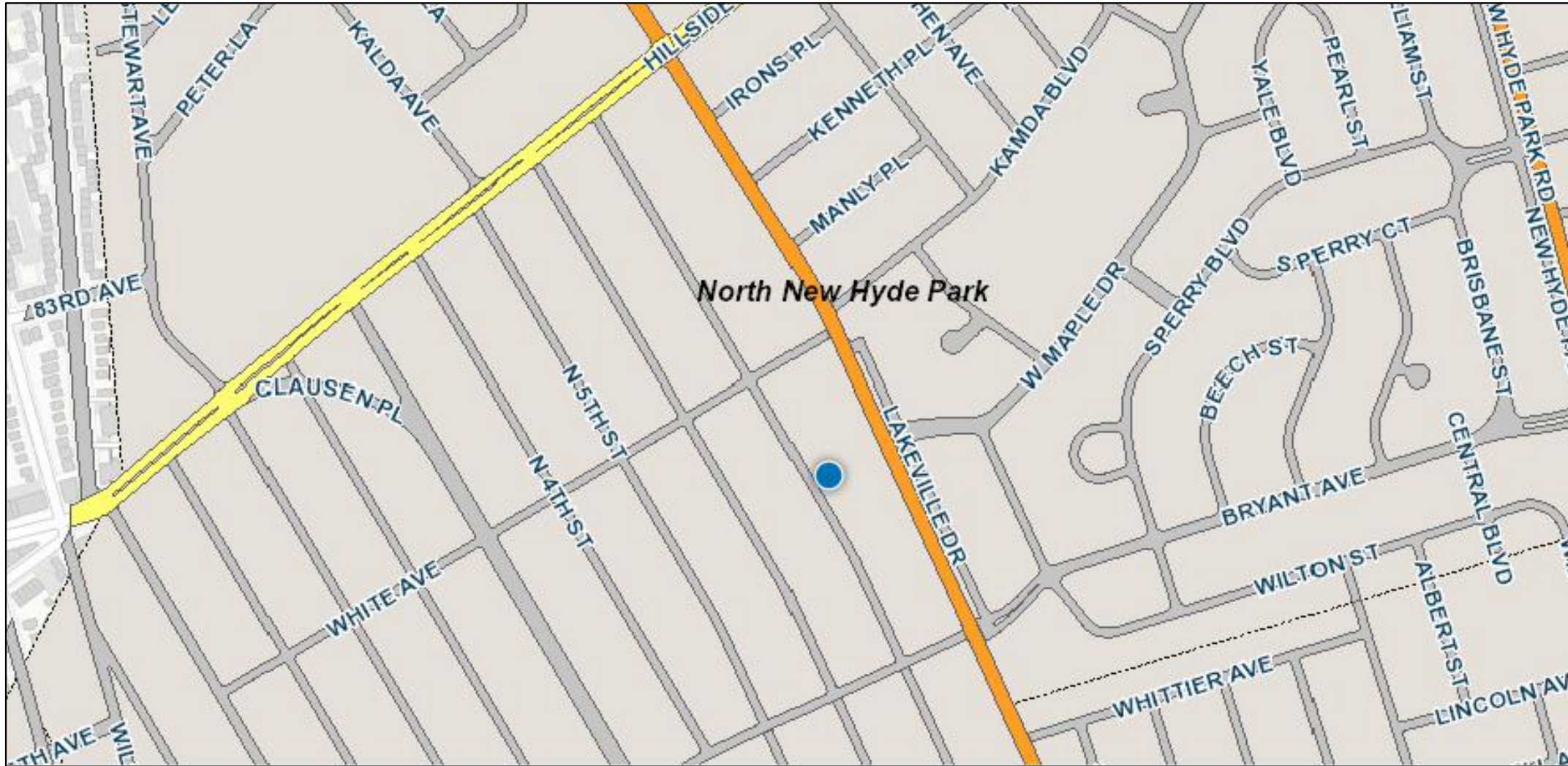
DRAWN BY: A.Y.	DRAWING NUMBER: A-8
CHECKED BY: N.C.L.	PROJECT NUMBER: 23-151
SCALE: AS SHOWN	
DATE: 10/18/23	



956 N 7TH ST
NEW HYDE PARK NY 11040

MAINTAIN EXISTING 1 STORY DWELLING

TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NY 11030
TAX MAP: 0200-8-19-192



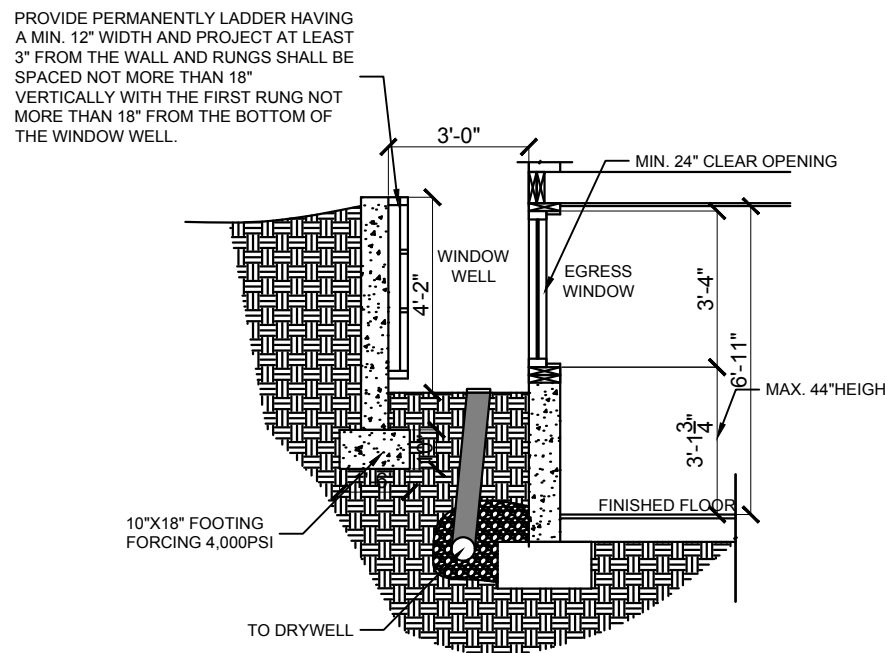
ZONING DATA: ZONE R-C - SINGLE FAMILY DWELLING

	REQ'D/MAX.	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA (S.F.)	5000	3344.00	N/A	NONE
MIN. LOT WIDTH (FT.)	40	30.00	N/A	NONE
MAX. LOT COVERAGE (%)	35%	37%	N/A	NONE
MAX. PERMITTED GROSS FLOOR AREA (%)	50%	29.96%	9%	YES
MAX. PERMITTED GROSS FLOOR AREA (S.F.)	1672	1002	314(ATTIC)	YES
MAX. FRONT YARD SETBACK (FT.)	25	15.20	N/A	NONE
MAX. SIDE YARD SETBACK (FT.)	5	6.54+3.4	2.73+3.4	YES
MAX. REAR YARD SETBACK (FT.)	15	44.01	N/A	NONE
MAX. HEIGHT TO RIDGE (FT.)	30	30	N/A	NONE
MAX. FRONT YARD PAVING (%)	55%	35.9%	N/A	NONE

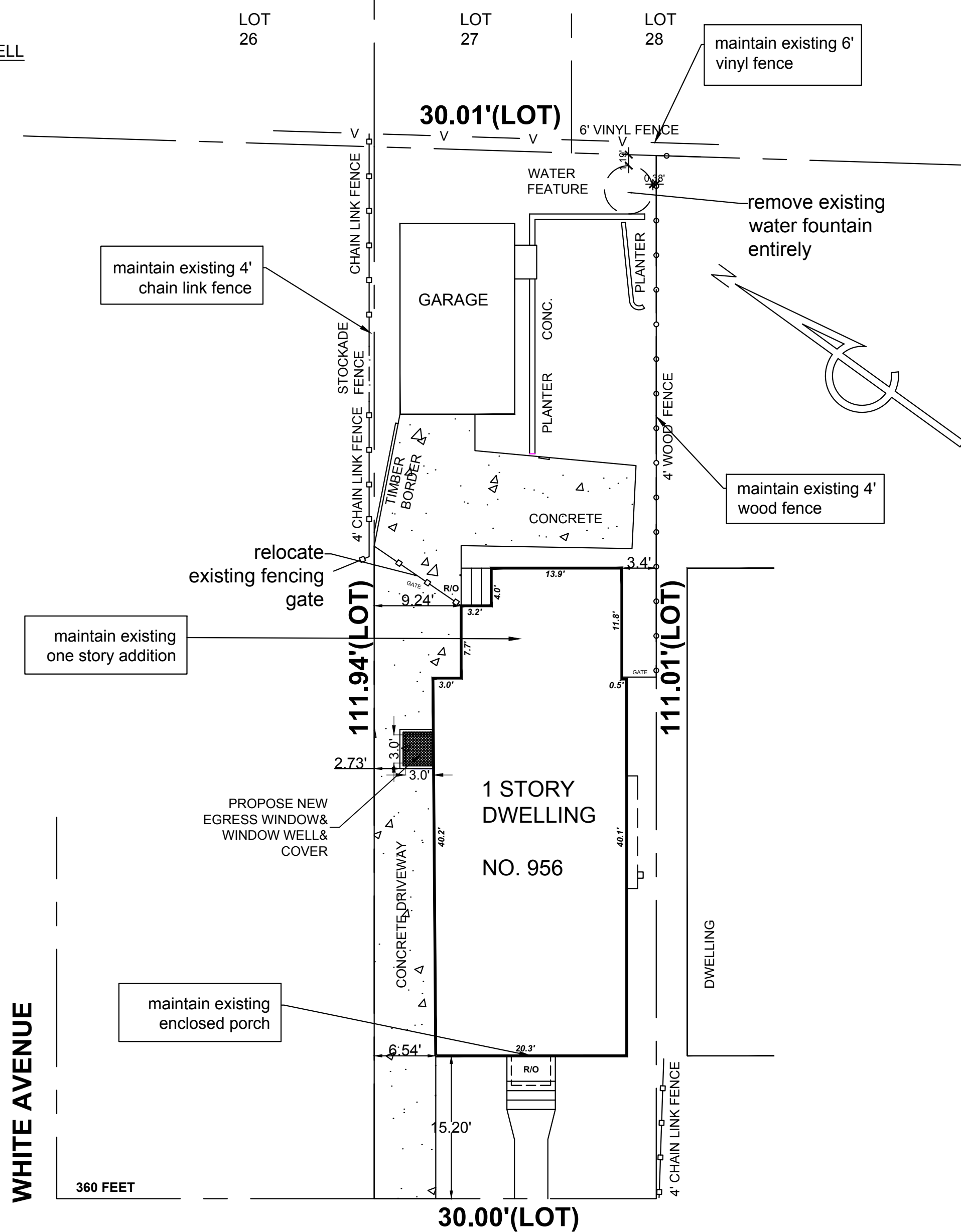
DRAWING INDEX:	
DRAWING PAGE ID	DRAWING TITLE
T-001.00	COVER SHEET
T-002.00	CONSTRUCTION NOTES
A-001.00	FIRST, CELLAR & ATTIC PLAN, PLUMBING RISER DIAGRAM
A-002.00	ELEVATIONS
A-100.00	DETAILS, SECTIONS

SCOPE OF WORK:

MAINTAIN EXISTING ONE STORY DWELLING, INCLUDING NEW WOOD FLOORING THROUGHOUT, NEW FILE FLOORING AT KITCHEN AND BATHROOM, REPLACE PLUMBING FIXTURES, REPLACE DOORS AND WINDOWS IF NECESSARY, PAINT THROUGHOUT. NO CHANGE IN USE, OCCUPANCY OR USE. MAINTAIN EXISTING REAR ADDITION, EXISTING ENCLOSED FRONT PORCH, EXISTING FINISHED ATTIC AND FINISHED CELLAR. PROVIDE 2ND MEANS OF EGRESS AT CELLAR RENOVATE EXISTING BATHROOM AT CELLAR TO COMPLY WITH NYS R307.1



EGRESS WINDOW & WELL



SITE PLAN

SCALE: 1' = 10'

NOTES:

- CONTRACTOR/BUILDER SHALL "VERIFY IN FIELD" ALL DIMENSIONS PRIOR TO QUOTING PRICE AND/OR PRIOR TO COMMENCING WORK.
- CONTRACTOR/BUILDER SHALL CONTACT ENGINEER/ARCHITECT OF RECORD SHOULD THERE BE ANY CONFLICTING INFORMATION OR DISCREPANCIES IN THESE DRAWINGS

ENERGY COMPLIANCE CODE:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE COMPLIANCE WITH 2015 INTERNATIONAL ENERGY CODE.

PROJECT
INTERIOR ALT.

OWNER AND ADDRESS
YIN LIU & DINGYONG LI
956 N SEVENTH STREET
NEW HYDE PARK, NY 11040

ENGINEER / ARCHITECT
NARESH MAHANGU
NY BUILDING ASSOCIATES INC.
124-15 METROPOLITAN AVENUE
KEW GARDENS, NY 11415
PHONE# 718-744-4661
LICENSE# 089068

NOTE: THE ENGINEER AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY SUPERVISION OF THE ACTUAL CONSTRUCTION.

STRUCTURAL ENGINEER

MEP ENGINEER

FOUNDATION ENGINEER

REVISIONS

DATE	REMARKS

APPROVAL STAMP

DRAWING TITLE

SITE PLAN
COVER SHEET

SEAL & SIGNATURE



DRAWN BY: Y.B.	OFFICE REF N°: -
SCALE: AS SHOWN	DRAWING N°: T-001.00
DATE: 12/5/2023	PAGE N°: 1 OF 5

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE "OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE TOWN OF NORTH HEAMPSTEAD", BUILDING CONSTRUCTION, FIRE SAFETY AND ENERGY CONSERVATION CODES, AND ALL OTHER APPLICABLE MUNICIPAL, STATE AND FEDERAL RULES AND REGULATIONS.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF YONKERS BUILDING CODES, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
3. THE BUILDER SHALL VERIFY ALL DIMENSIONS IN THE FIELD. "V.I.F." DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ENGINEER IN WRITING FOR CLARIFICATION. WORK SHALL NOT PROCEED UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED.
4. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, THE BUILDER SHALL NOTIFY THE ENGINEER AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHODS TO ACCOMPLISH THE REQUIRED RESULTS.
5. ALL PLUMBING WORK SHALL CONFORM TO THE TOWN OF NORTH HEAMPSTEAD PLUMBING CODE. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODE. ALL HEATING AND VENTILATING WORK SHALL COMPLY WITH AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE) STANDARDS. CONTRACTOR/OWNER TO HIRE LICENSED PLUMBER AND ELECTRICIAN.
6. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
7. DO NOT SCALE DRAWINGS FOR DIMENSIONS. REFER TO WRITTEN DIMENSIONS FOR ACCURACY OR CONTACT ENGINEER FOR ANY MISSING AND REQUIRED DIMENSIONS. DIMENSIONS CHANGED IN THE FIELD BY THE CONTRACTOR WITHOUT INFORMING THE ENGINEER SHALL RELEASE THE ENGINEER OF FURTHER RESPONSIBILITY FOR DIMENSIONS. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE DETAILS.
8. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OR INSTALLATION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
9. CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS, BUILDING PERMITS AND INSPECTIONS AND SHALL PAY ALL REQUIRED FEES. CONTRACTOR SHALL ARRANGE AND PERFORM TESTS OF ALL MECHANICAL OR OPERABLE COMPONENTS. THE COST OF SUCH TESTS SHALL BE INCLUDED IN THE CONSTRUCTION COST ESTIMATE.
10. NO SUBSTITUTIONS SHALL BE MADE FOR ANY ITEMS SPECIFIED ON THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER OR OWNER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MIS-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
12. ALL CORING AND DRILLING REQUIRED TO BE PERFORMED AT TIMES ONLY AS ALLOWED BY BUILDING RULES, REGULATIONS OR POLICIES. COORDINATE WORK WITH BUILDING MANAGER.
13. THE CONTRACTOR SHALL HAVE THE BUILDING LOCATION STAKED OUT IN THE FIELD BY A LICENSED LAND SURVEYOR BEFORE BEGINNING CONSTRUCTION. MARK PROPERTY LINES AS WELL AS SET BACKS & EASEMENT.
14. EXISTING UTILITIES: THE BUILDER SHALL TAKE EXTREME CARE DURING EXCAVATION AND SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES AND SERVICE LINES. THE BUILDER SHALL MAKE ALL NECESSARY PROVISIONS TO PROTECT ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. BUILDER SHALL CONTACT THE LOCALITY AND UTILITY COMPANIES TO ASCERTAIN THE PRESENCE AND LOCATION OF UTILITY AND SERVICE LINE IN ACCORDANCE WITH LOCAL RULES AND REGULATIONS ("CALL BEFORE YOUR DIG").
15. SMOKE DETECTORS SHALL BE MOUNTED AND PLACED IN ACCORDANCE WITH NFPA 74, STANDARD FOR INSTALLATION, MAINTENANCE AND USE OF HOUSEHOLD FIRE WARNING EQUIPMENT AND IN ACCORDANCE WITH NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE SECTION 717.5, 717.6b, AND 1060.10.
16. STAIRS: STAIRS SHALL CONFORM TO THE "OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK", VOLUME B, SUBCHAPTER B, "BUILDING CONSTRUCTION", ARTICLE 3, PART 713.
17. GLAZING IN DOORS, SHOWER STALLS, FIXED PANELS AND BATHTUB ENCLOSURES : GLAZING IN DOORS, SHOWER STALLS, FIXED PANELS AND BATHTUB ENCLOSURES SHALL CONFORM TO THE "OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK", VOLUME B, SUBCHAPTER B. "BUILDING CONSTRUCTION", ARTICLE 3, PART 715.
18. VENTILATION: PROVIDE VENTILATION IN CONFORMANCE WITH THE "OFFICIAL

COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK", VOLUME B, SUBCHAPTER B, "BUILDING CONSTRUCTION", ARTICLE 3, PART 712, SECTION 712.1b & 712.2b.

19. DESIGN LOADS			
	GARAGE	FLOOR	ROOF
LIVE LOAD:	100 PSF	40 PSF	45PSF
DEAD LOAD:	50 PSF	20 PSF	10 PSF
TOTAL LOAD:	150 PSF	60 PSF	55 PSF

20. SCOPE OF WORK SHALL INCLUDE ALL WORK AS SHOWN ON DRAWINGS, NOTES OR AS REVIEWED VERBALLY PRIOR TO BIDDING. (ANY WORK ADDED FOLLOWING FINAL BID SUBMITTAL SHALL BE INCLUDED AS A CHANGE ORDER.)
21. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF YONKERS BUILDING CODES, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. PREMISES TO COMPLY WITH ALL ARTICLES OF THE HOUSING MAINTENANCE CODE, AS APPLICABLE.
22. CONTRACTOR TO COORDINATE VARIOUS ELEMENTS OF THE WORK AND ENTITIES ENGAGED TO PERFORM WORK AND COORDINATE WORK WITH EXISTING FACILITIES/CONDITIONS AND WITH ANY WORK BY SEPARATE CONTRACTORS AND BY OWNER.
23. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OR INSTALLATION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
25. CLEAN EACH ELEMENT OF WORK AT TIME OF INSTALLATION. PROVIDE SUFFICIENT MAINTENANCE AND PROTECTION DURING CONSTRUCTION TO ENSURE FREEDOM FROM DAMAGE AND DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.
26. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.)
27. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
28. CONTRACTOR ACCESS TO OTHER SPACES WITHIN THE BUILDING AS REQUIRED FOR PLUMBING AND ELECTRICAL WORK SHALL BE COORDINATED WITH THE HOMEOWNER.
29. CONTRACTOR TO PROVIDE FIRE-STOPPING OF REQUIRED RATING WHERE NEW WORK PENETRATES FIRE-RATED PARTITIONS, WALLS, CEILINGS AND FLOORS.
30. CONTRACTOR TO REQUIRE INSTALLER OF EACH UNIT OF WORK TO INSPECT SUBSTRATE AND CONDITIONS FOR INSTALLATION PRIOR TO INSTALLATION. CONTRACTOR TO CORRECT UNSATISFACTORY CONDITIONS. INSPECT EACH PRODUCT IMMEDIATELY BEFORE INSTALLATION. DO NOT INSTALL DAMAGED OR DEFECTIVE PRODUCTS, MATERIALS OR EQUIPMENT.
31. COMPLY WITH MANUFACTURES' INSTRUCTIONS AND RECOMMENDATIONS TO THE EXTENT THAT PRINTED INFORMATION IS MORE DETAILED OR STRINGENT THAN THE REQUIREMENTS CONTAINED DIRECTLY IN CONTRACT DRAWINGS.
32. ANCHOR WORK SECURELY IN PLACE, PROPERLY LOCATED BY MEASURED LINE AND LEVEL, ORGANIZED FOR BEST UNIFORMITY, VISUAL EFFECT, OPERATIONAL EFFICIENTLY, DURABILITY AND SIMILAR BENEFIT TO OWNER'S USE. WHEN ANY DOUBT EXISTS OF EXACT DIMENSIONS OR LOCATION OF EXACT DIMENSIONS OR LOCATION OF WORK, NOTIFY ENGINEER FOR CLARIFICATION.

SITework

1. EXCAVATION SHALL BE PERFORMED SO THAT THE AREA OF THE SITE AND THE AREA IMMEDIATELY SURROUNDING THE SITE AND AFFECTING OPERATIONS TO THE SITE WILL BE CONTINUALLY AND EFFECTIVELY DRAINED. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE EXCAVATION. THE EXCAVATION SHALL BE DRAINED BY PUMPING OR OTHER SATISFACTORY METHODS TO PREVENT SOFTENING OF THE FOUNDATION BOTTOM. UNDERCUTTING OF FOOTING, OR OTHER ACTIONS DETRIMENTAL TO PROPER CONSTRUCTION PROCEDURES.
2. SHORING, INCLUDING SHEET PILING, SHALL BE FURNISHED AND INSTALLED AS NECESSARY TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES AND UTILITIES. SHORING, BRACING AND SHEETING SHALL BE REMOVED AS EXCAVATIONS ARE BACKFILLED, IN A MANNER TO PREVENT CAVING.
3. TRENCHING FOR UNDERGROUND UTILITY SYSTEMS AND DRAIN LINES SHALL BE EXCAVATED TO THE REQUIRED ALIGNMENTS AND DEPTHS. THE BOTTOMS OF TRENCHES SHALL GE GRADED TO SECURE THE REQUIRED SLOPE AND SHALL BE TAMPED IF NECESSARY TO PROVIDE A FIRM PIPE BED.
4. BACKFILL AS REQUIRED FOR ALL EXCAVATION. BACKFILL IN LAYERS NOT MORE THAN 6 INCHES IN DEPTH AND TAMPER TO PROPER DRY DENSITY COMPACTION.
5. BUILDER SHALL EXCAVATE TO FIRM, SOLID BEARING FOR ALL FOOTINGS,

WALLS, ETC. TO LOCAL AUTHORITIES REQUIREMENTS AND BELOW AND BELOW THE FROST LINE.

MECHANICAL

1. ALL VENTING IN MECHANICAL AREA TO CONFORM TO LOCAL AND STATE CTYP.
2. ALL VENTING TO FRESH AIR TYP.
3. VENTS TO BE LOCATED 12" FROM CEILING FOR INTAKE AND 12" FROM FLOOR FOR OUTPUT.
4. (1) SQUARE INCH OF VENT FOR EVERY 1,000 BTU's OF INPUT FOR BOILER AND HOT WATER HEATER TYP.

5. BOILER FURNACE SHALL HAVE OUTSIDE COMBUSTION AIR OF 1" PER 1000 BTU MIN.

SMOKE DETECTORS & CO DETECTORS

1. SMOKE DETECTORS TO BE PLACED INSIDE AND OUTSIDE OF ALL HABITABLE ROOMS AS PER CODE.
2. ALL SMOKE DETECTORS IN BEDROOMS, HALLWAYS AND COMMON ROOMS TO BE HARDWIRED AND INTERCONNECTED (LICENSED ELECTRICIAN TO FILE)
3. CENTER SMOKE DETECTORS ON HALLWAYS.

4. CO DETECTOR TO BE INSTALLED ON EACH FLOOR AND MECHANICAL ROOM AS PER CODE.

CONCRETE WORK

1. PERFORM ALL CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH CITY OF YONKERS BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, UNLESS SPECIFIED OTHERWISE.
2. INSPECTION AND TESTING OF CONCRETE WORK AND CONCRETE MIX SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT REQUIREMENTS.
3. MATERIALS:
CONCRETE: CONCRETE SHALL BE 3500 PSI STRENGTH IN ACCORDANCE WITH ACI 301.3.2 AFTER 28 DAYS. MAXIMUM SLUMP 4 INCHES.
WELDED WIRE FABRIC: SHALL BE 6 X 6 W 1.4 X W 1.4 SIZE, PLAIN FINISH CONFORMING TO ASTM A185.
REINFORCING STEEL: SHALL BE DEFORMED BILLET STEEL BARS, GRADE 40, GALVANIZED FINISH, CONFORMING TO ASTM A615, COMPLETE WITH ALL ACCESSORIES SUCH AS CHAIRS, BAR SUPPORTS, SPACERS, TIE WIRE ETC.
VAPOR RETARDER: SHALL BE 6 MIL THICK CLEAR POLYETHYLENE FILM.
NON-SHRINK GROUT: SHALL BE PRE-MIXED COMPOUND CONSISTING OF NON-METALIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING AGENTS; CAPABLE OF DEVELOPING MINIMUM COMPRESSIVE STRENGTH OF 2400 PSI IN 28 DAYS.
EXPANSION-JOINT FILLER STRIPS, PREMOLDED SHALL BE RESIN IMPREGNATED FIBERBOARD CONFORMING TO PHYSICAL REQUIREMENTS OF ASTM D 1752.
4. INSTALL VAPOR RETARDER UNDER ALL SLABS ON GRADE OVER CAPILLARY WATER BARRIER. LAP JOINTS 8 TO 12 INCHES MINIMUM AND SEAL.
5. POUR FLOOR SLAB IN CHECKBOARD OR SAW-CUT PATTERN NOT EXCEEDING 1200 SQUARE FOOT MORE THAN 40'-0" IN ANY DIRECTION AND FINISH IN STEEL TROWEL FINISH. MAINTAIN SURFACE FLATNESS OF MAXIMUM 1/8 INCH IN TEN FEET.
6. CONCRETE SLABS: FINISH OF SLABS ON GRADE, SHALL BE DOUBLE STEEL TROWEL FINISH.
7. CURING: CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING BY CONTROL CURING METHODS, COVERS AND WETTING WITH SPECIAL ATTENTION TO LIMITATIONS MPOSED BY WEATHER CONDITIONS.
8. INSTALL FORMS SO AS TO ALLOW ADEQUATE SPACE AND OPENINGS FOR FLOW AND PLACEMENT OF CONCRETE. CONSTRUCT FORMS FREE OF DEFECTS THAT WOULD AFFECT APPEARANCE AND HOLDING POWER DURING AND AFTER CONCRETE POUR. KEEP FORMWORK IN PLACE UNTIL CONCRETE REACHES REQUIRED STRENGTH.
9. REINFORCING: PLACE REINFORCING IN ACCORDANCE WITH CHAPTER 5 (ACT 301-89). LOCATE REINFORCING SPLICES NOT INDICATED AT POINTS OF MINIMUM STRESS.
10. INSURE THAT OPENINGS, AND DEPRESSIONS, IN CONCRETE WORK ARE PROVIDED FOR BEFORE POURING. FORMWORK SHALL BE CONSTRUED SO THAT THE CONCRETE SURFACES WILL CONFORM TO THE TOLERANCE LIMITS LISTED IN TABLE 4.3.1 (ACT 301-89)
11. AREAWAY WALLS FOR CRAWL SPACE VENTS OR BASEMENT WINDOWS SHALL BE ROUND, PREFABRICATED 16 \ GAGE GALVANIZED CORRUGATED STEEL, SIZE TO SUIT GRADE CONDITIONS, AS MANUFACTURED BY ST. PAUL CORRUGATING CO. MINNEAPOLIS, MINNESOTA.
12. ALL FOOTINGS SHALL BE FORMED TO MEET SIZES INDICATED ON DRAWINGS AND DETAILS.

PROJECT
INTERIOR ALT.

OWNER AND ADDRESS

YIN LIU & DINGYONG LI

956 N SEVENTH STREET
NEW HYDE PARK, NY 11040

ENGINEER / ARCHITECT
NARESH MAHANGU

NY BUILDING ASSOCIATES INC.
124-15 METROPOLITAN AVENUE
KEW GARDENS, NY 11415

PHONE# 718-744-4661
LICENSE# 089068

NOTE: THE ENGINEER AND ITS
PRINCIPAL/EMPLOYEES WERE NOT
RETAINED FOR ANY SUPERVISION
OF THE ACTUAL CONSTRUCTION.

STRUCTURAL ENGINEER

MEP ENGINEER

FOUNDATION ENGINEER

REVISIONS

DATE	REMARKS

APPROVAL STAMP

DRAWING TITLE

CONSTRUCTION
NOTES

SEAL & SIGNATURE



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Y.B.

OFFICE REF N°:
-

SCALE:
AS SHOWN

DRAWING N°:
T-002.00

DATE:
12/5/2023

PAGE N°:
2 OF 5

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DRAWING TITLE

EXIST.&PROP.
FLOOR PLANS

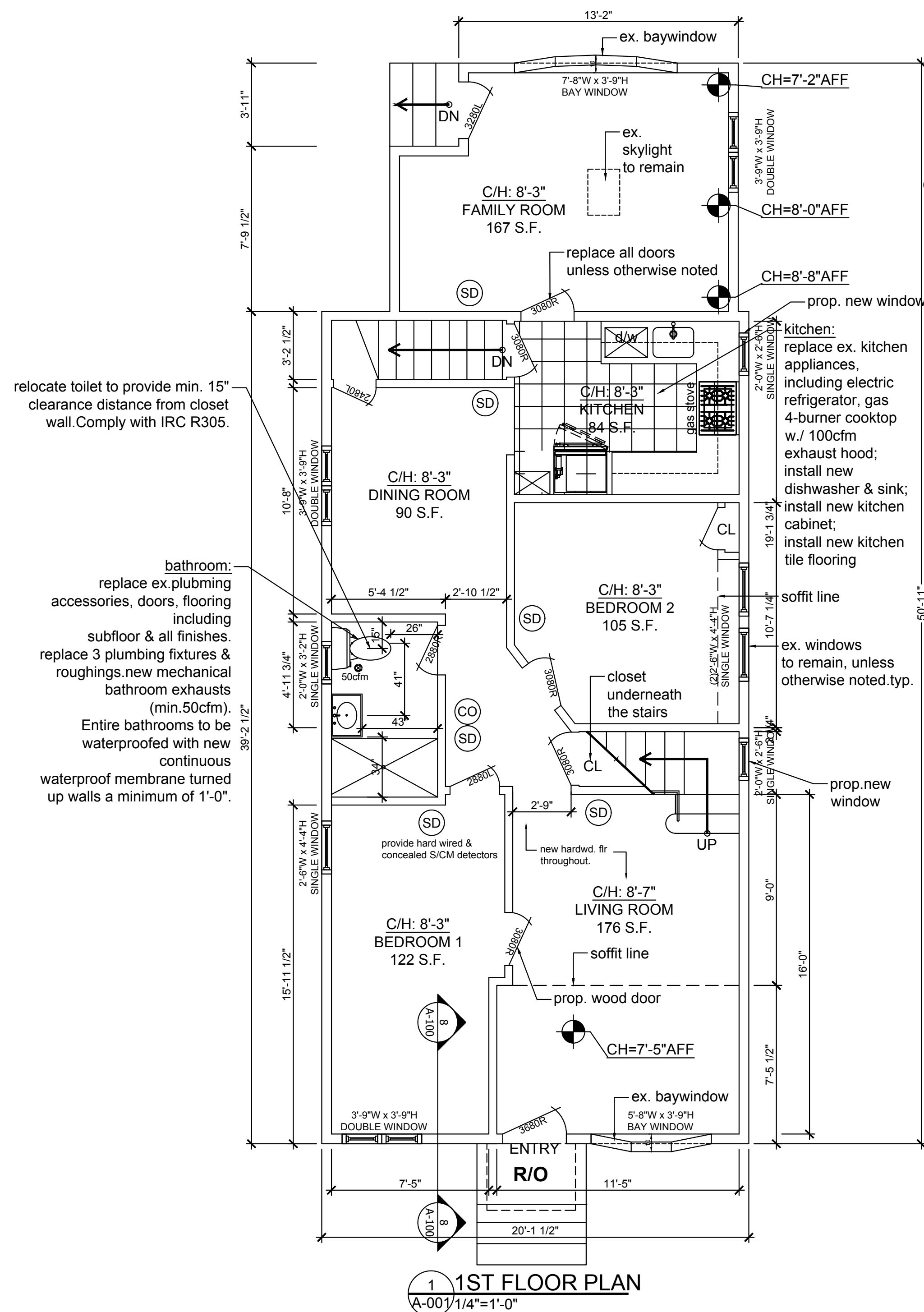
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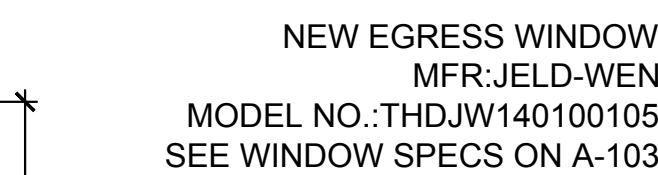
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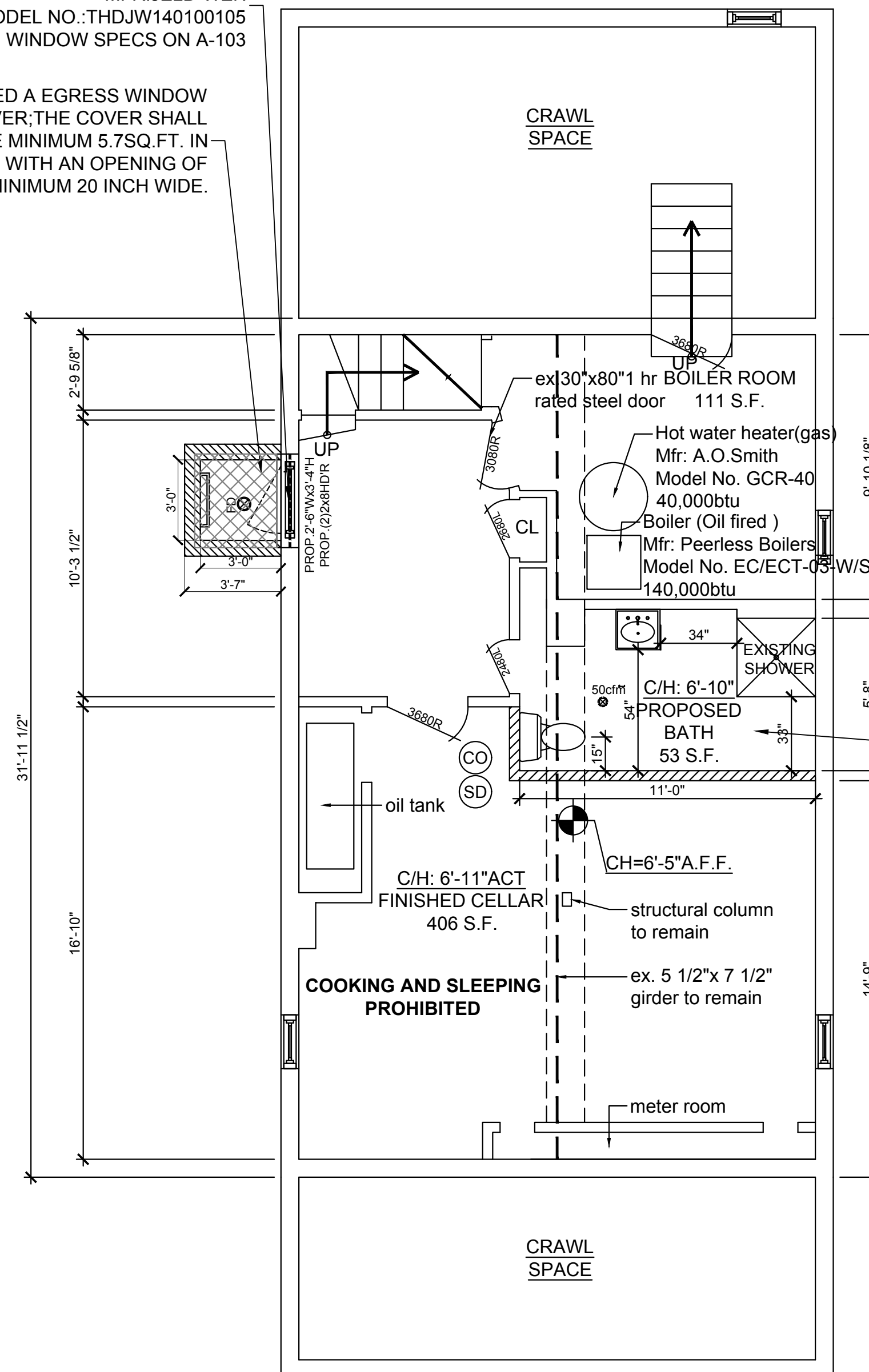
CARBON MONOXIDE DETECTORS NOTE:
CARBON MONOXIDE DETECTORS SHALL BE DIRECTLY CONNECTED TO LIGHTING CIRCUIT IN ACCORDANCE WITH NYS CODES-DETECTORS SHALL CONFORM TO UL 2034 STANDARDS.SMOKE ALARMS AND CO ALARMS SHALL BE HARDWIRED BY LICENSED ELECTRICIAN APPROVED BY TOWN OF BROOKHAVEN

SMOKE DETECTORS NOTE:
SMOKE DETECTORS SHALL BE INTERCONNECTED SINGLE STATION
DEVICES IN ACCORDANCE WITH LOCAL AND NYS CODE.

LIGHT AND VENTILATION REQUIREMENTS					
ROOM	AREA (SQ. FT.)	8% LIGHT REQ'D	4% VENT. REQ'D	PROP. LIGHT	PROP. VENT.
KITCHEN	84	6.72	3.36	artificial	100cfm exhaust
LIVING ROOM	176	14.08	7.04	20.8	10.4
BEDROOM 1	122	9.76	4.88	24.89	12.45
BEDROOM 2	105	8.40	4.20	21.66	10.83
DINING ROOM	90	7.20	3.60	14.06	7.03
BATHROOM	41	3.28	1.64	6.33	3.17
FAMILY ROOM	167	13.36	6.68	46.06	21.40

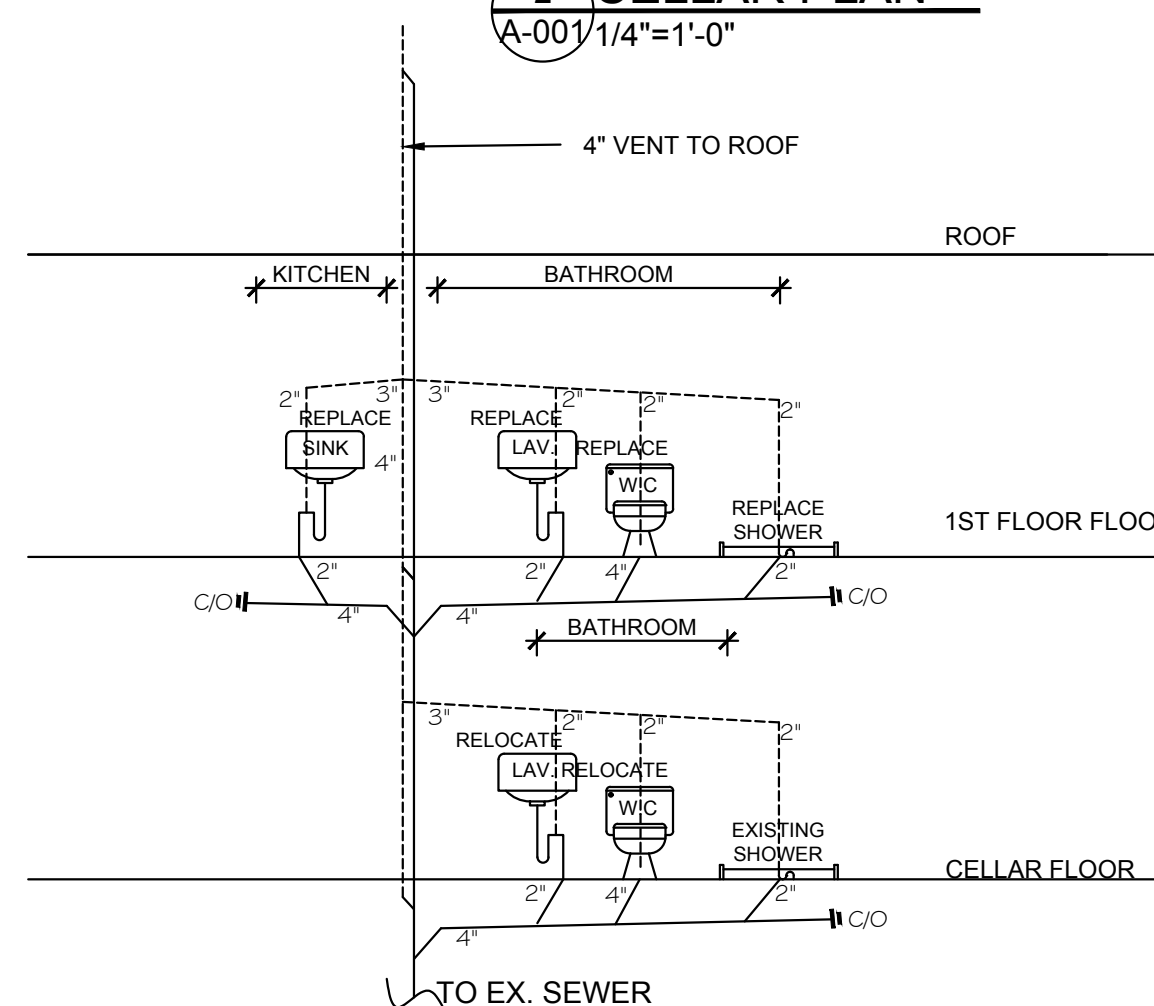


PROPOSED A EGRESS WINDOW
WELL&COVER;THE COVER SHALL
PROVIDE MINIMUM 5.7SQ.FT. IN
CLEARANCE WITH AN OPENING OF
MINIMUM 20 INCH WIDE.



2 CELLAR PLAN

A-001 $1/4"=1'-0"$



NOTE:

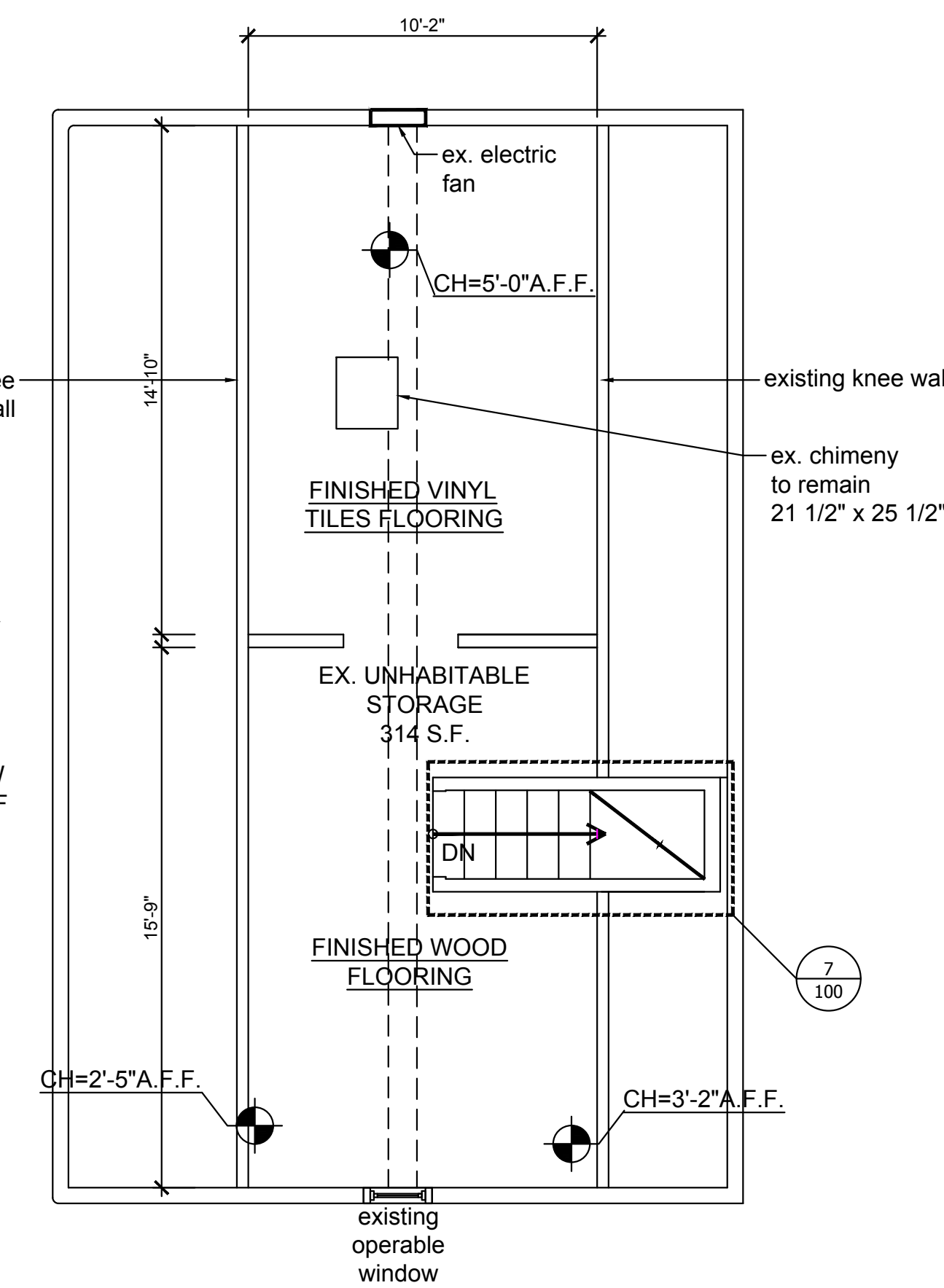
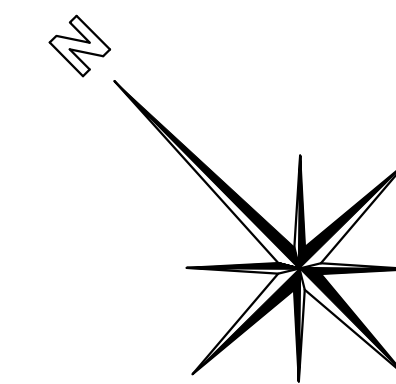
ALL PLUMBING MATERIALS AND METHOD OF INSTALLATIONS TO BE PER PLUMBING CODE REQUIREMENTS. INSTALLATION TO BE BY LICENSED PLUMBING CONTRACTOR. PLUMBING MUST BE INSTALLED ACCORDANCE TO CODE PROVISIONS USING CODE ACCEPTABLE MATERIALS.

INSULATE ALL HOT AND CODE WATER ONCE PROVIDE SHUTOFFS AT EACH FIXTURE TYPE. ALL CONSTRUCTION TO CONFORM WITH RESIDENTIAL CODE F THE STATE OF NEW YORK.

ALL PLUMBING AND GAS PIPING SHOULD BE CAPPED WHEN THE EXISTING FIXTURES TO BE REMOVED OR RELOCATED.

5 WATER&WASTE PIPING DIAGRAM

(A-001) N.T.S.



3 ATTIC PLAN

A-001 $1/4" = 1'-0"$

CONSTRUCTION NOTE:

1. ALL WINDOWS AND DOORS REMAIN, UNLESS OTHERWISE NOTED ON THE FLOOR PLAN. G.C. TO REPAIR DOORS AND WINDOWS IF NEEDED.
2. NEW WOOD FLOORING THROUGHOUT, EXCEPT BATHROOM AND KITCHEN TO BE FURNISHED WITH FLEA FLOORING.
3. REPLACE ALL PLUMBING FIXTURES AT KITCHEN AND BATHROOM.
4. EXTERIOR WALLS REMAIN THE SAME.
5. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
6. ALL WALLS SHALL BE PROPERLY PREPARED (SPACKLED, PLASTERED, SANDED ETC.) FOR PAINTING OR WALL COVERING AS PER MANUFACTURER'S SPECS. ALL PARTITION DRYWALL TO BE PAINTED WITH (1) COAT OF PRIMER AND (2) FINISH COAT.
7. PATCH, PAINT WHEN NEEDED TO MATCH EXISTING.
8. BOILER ROOM PARTITION TO BE ONE HOUR FIRE RATING.
9. PROVIDE BLOCKING FOR MOUNTING BATHROOM FIXTURES.
10. PLUMBING WORK SHALL BE COMPLETED BY THE PLUMBER WHO IS LICENSED IN TOWN OF NORTH HEMPSTEAD. ELECTRICAL WORK SHALL BE COMPLETED BY THE ELECTRICIAN WHO IS LICENSED IN TOWN OF NORTH HEMPSTEAD.

SYMBOL	CELLAR EGRESS WINDOW
ELEVATION	
PLAN	
MODEL ROUGH OPENING	2'-6"W x 3'-4"H
GLAZING	DOUBLE GLAZED
TYPE/OPERATION	RIGHT-HANDED/CASEMENT
SILL HEIGHT	37" < 44"
CLEAR OPENING	7.3 S.F. > 5.7 S.F.
LOCATION	CELLAR

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PROJECT
INTERIOR ALT.

OWNER AND ADDRESS

YIN LIU & DINGYONG LI

956 N SEVENTH STREET
NEW HYDE PARK, NY 11040

ENGINEER / ARCHITECT

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NOTE: THE ENGINEER AND ITS
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STRUCTURAL ENGINEER

MEP ENGINEER

FOUNDATION ENGINEER

REVISIONS

DATE	REMARKS

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ELEVATIONS

SEAL & SIGNATURE



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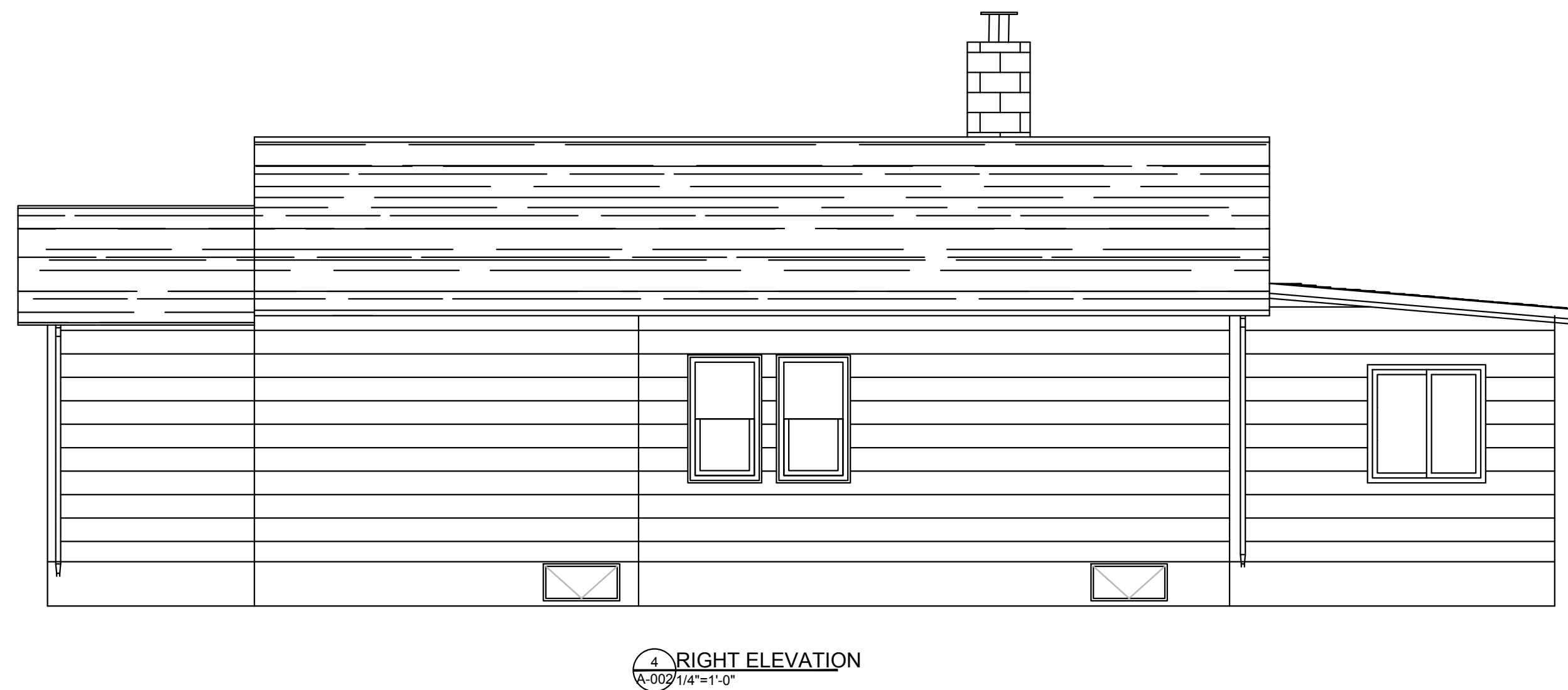
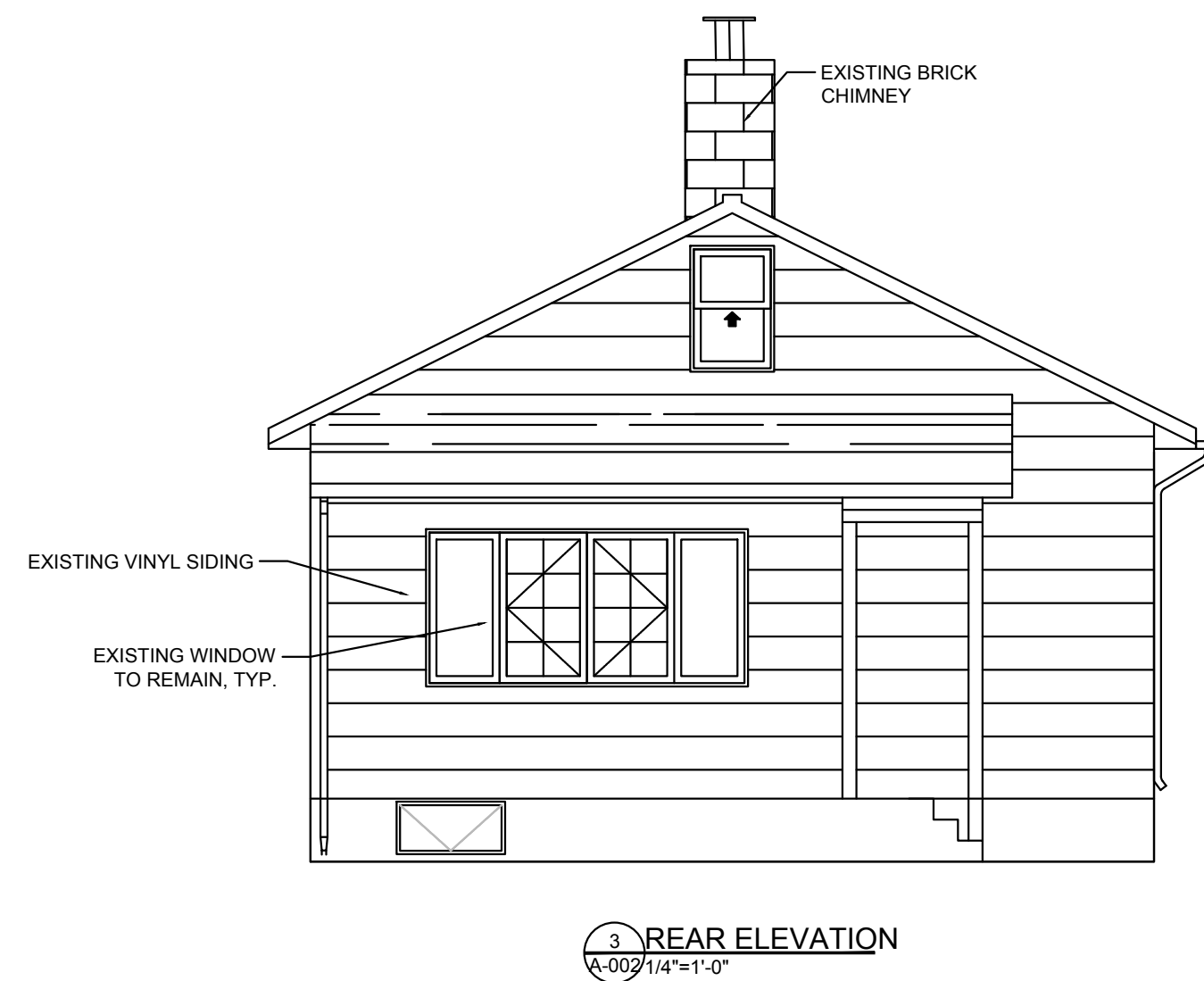
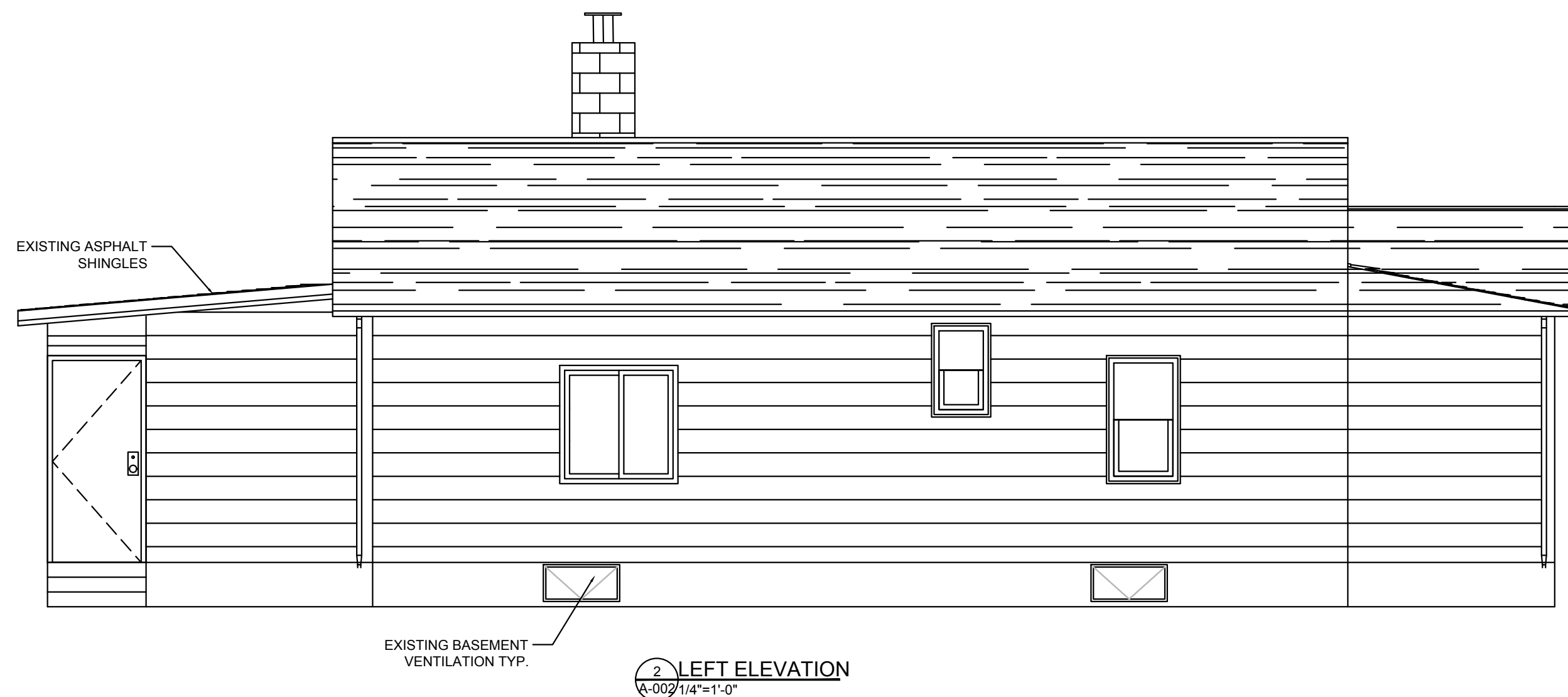
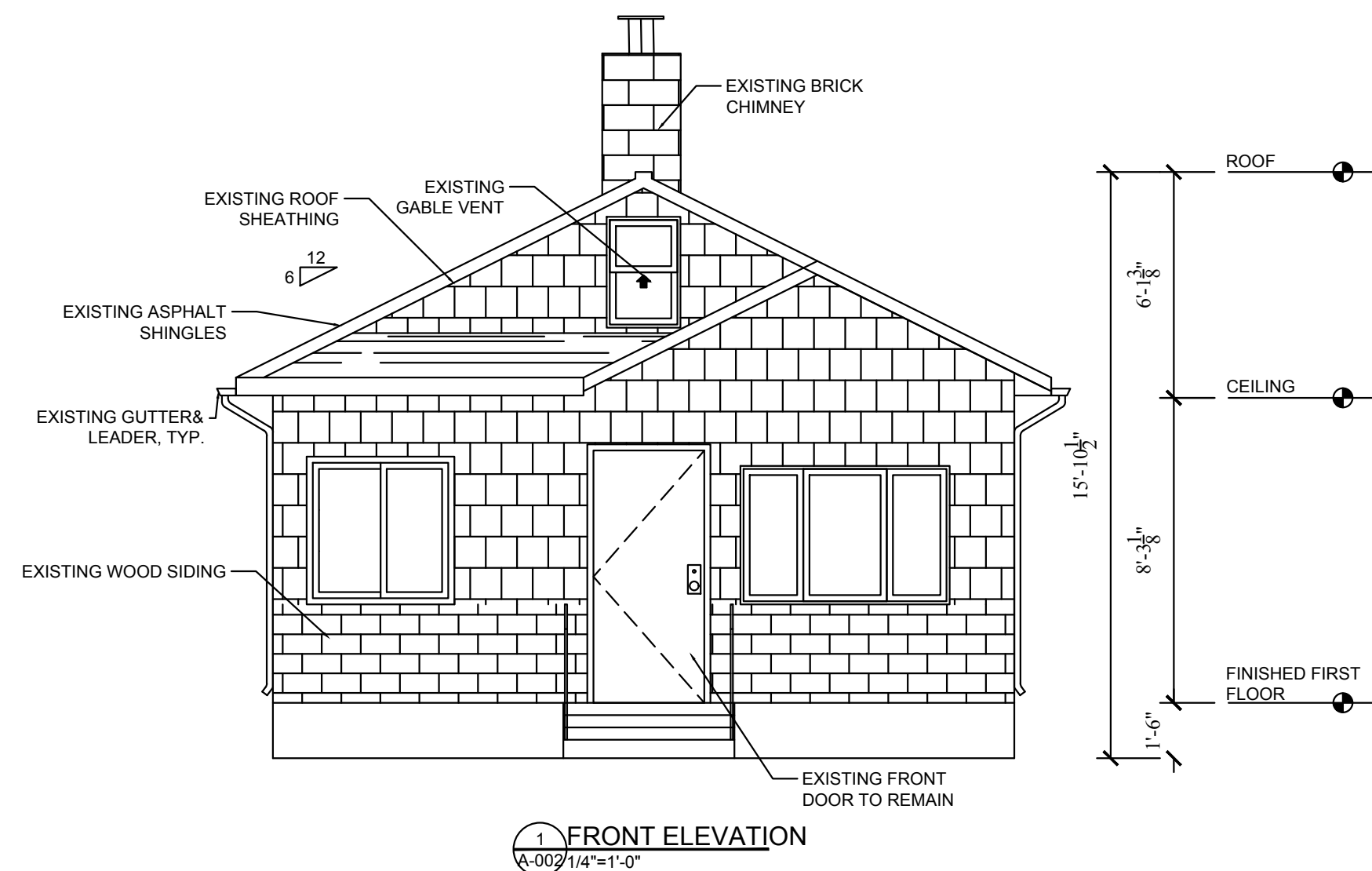
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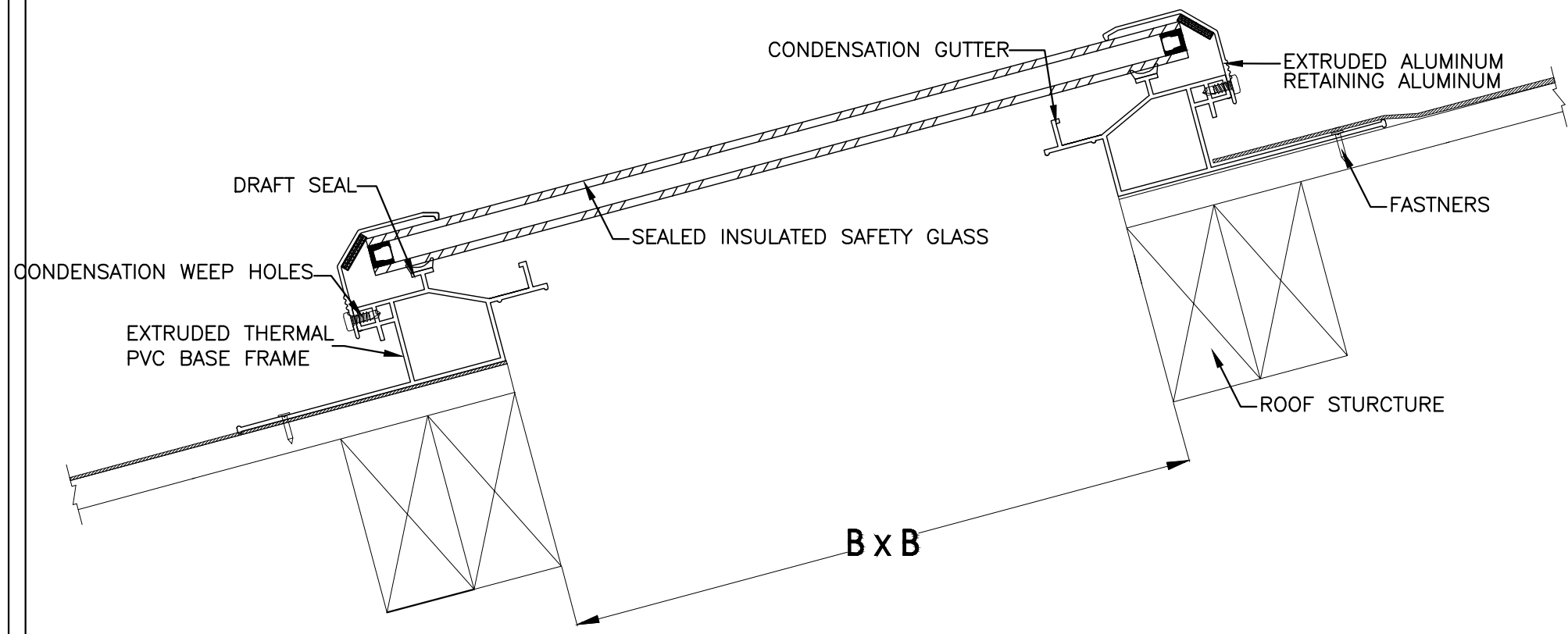
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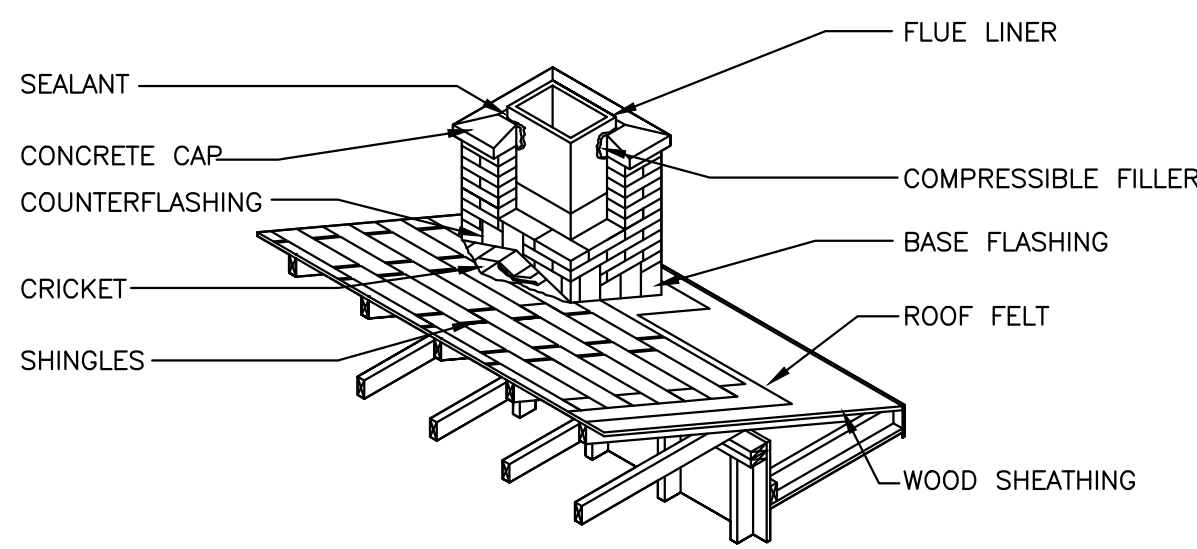
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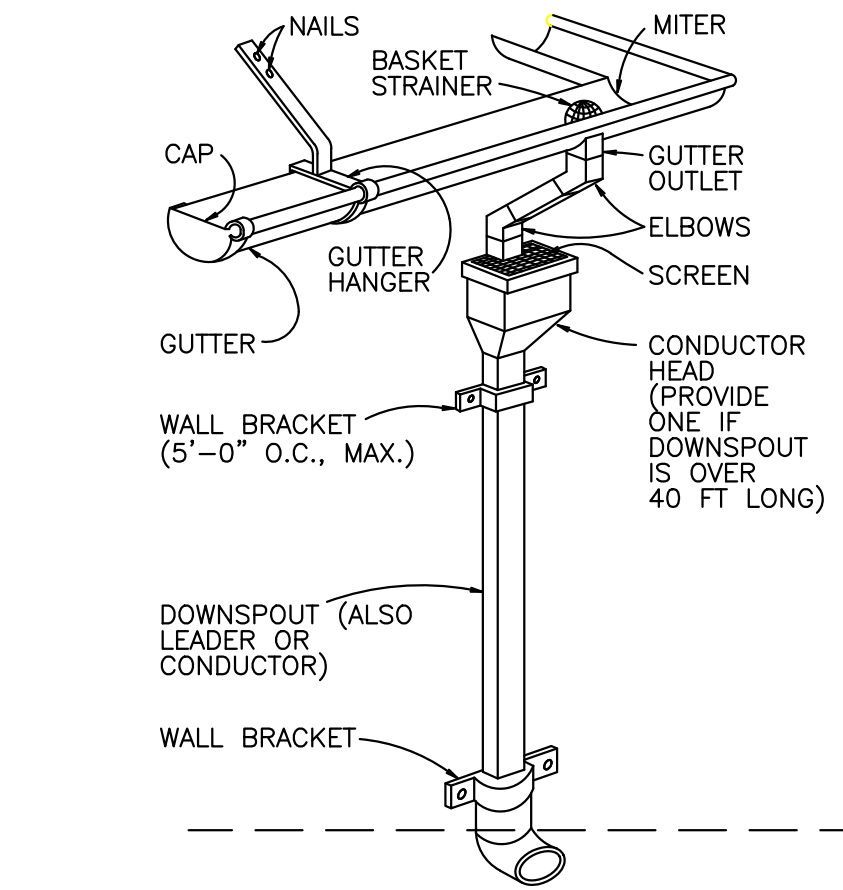




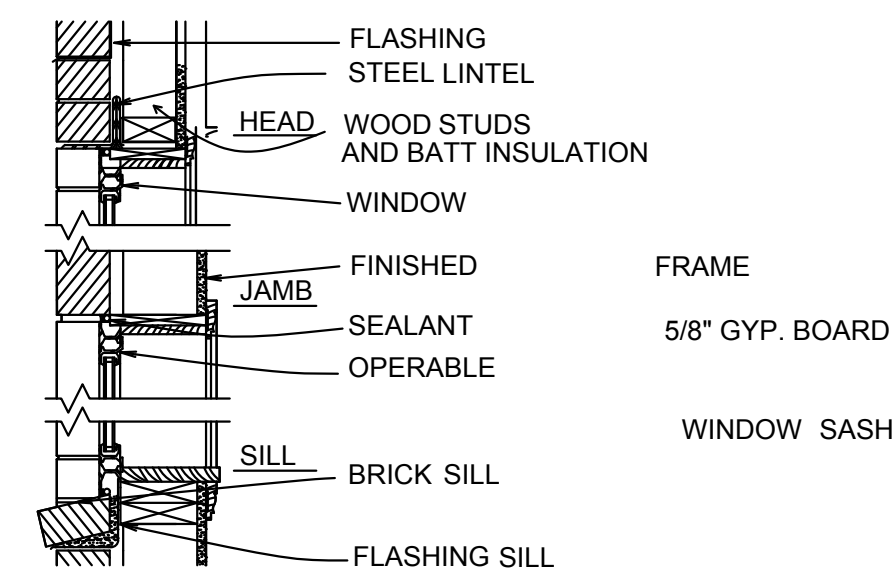
1 SKYLIGHT DETAILS
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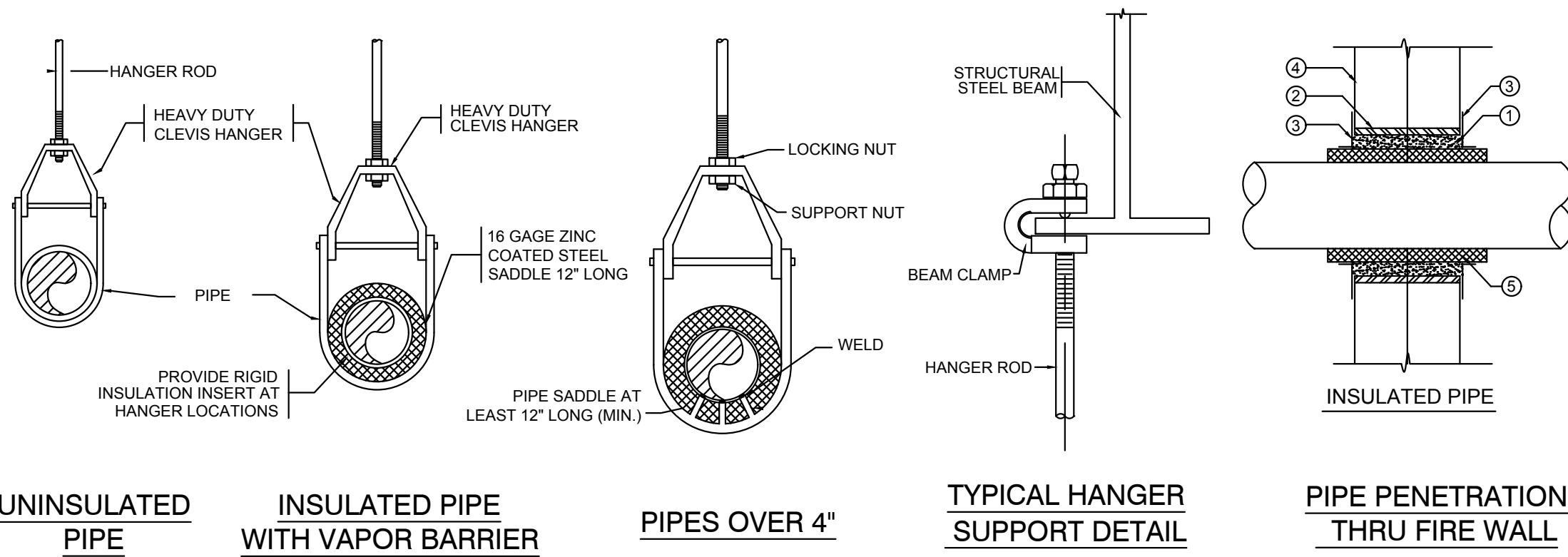
2 CHIMNEY AND ROOF FLASHING
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3 GUTTER/LEADER DETAILS
NOT TO SCALE



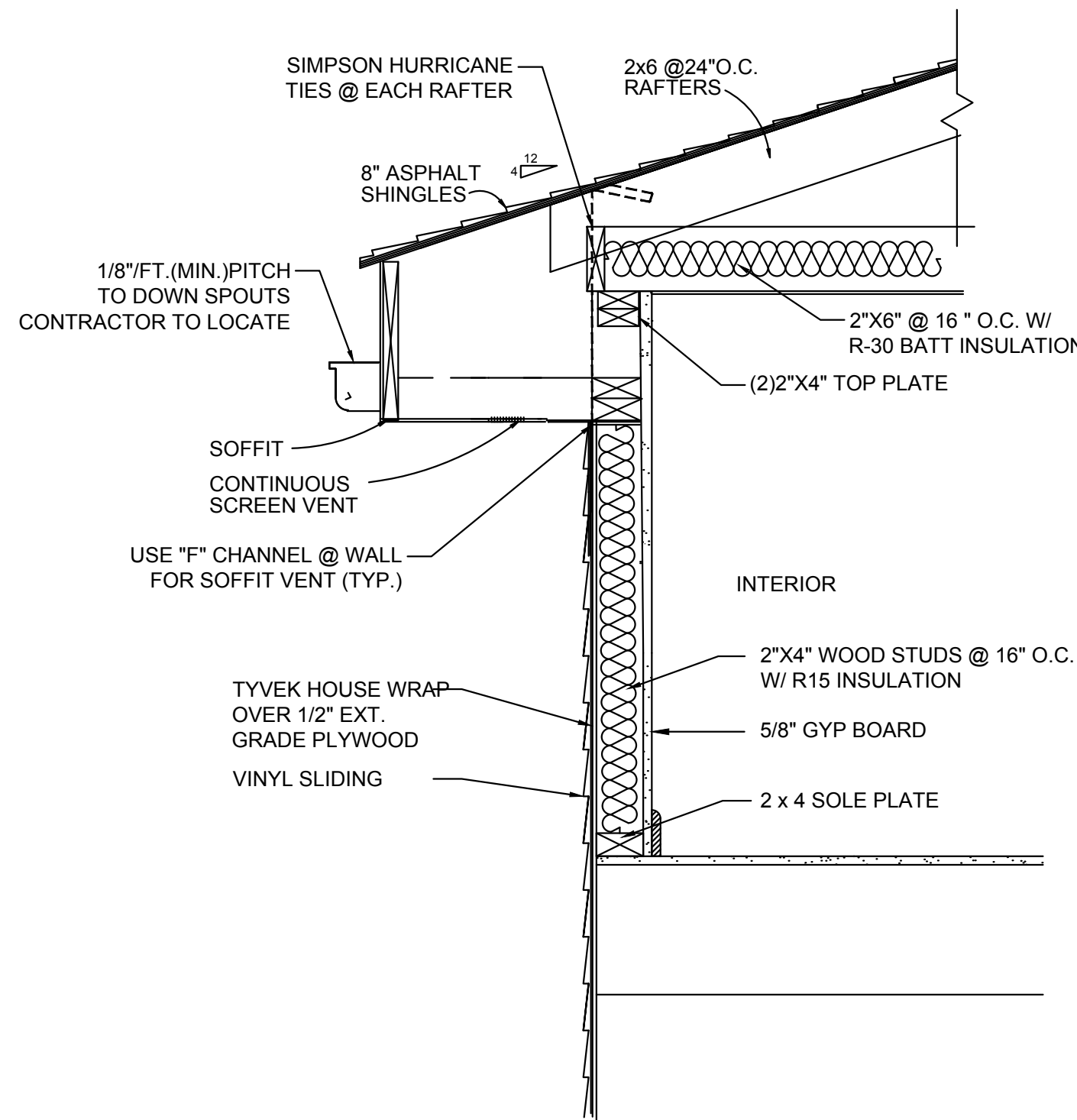
4 WINDOW AND WALL DETAIL
NOT TO SCALE



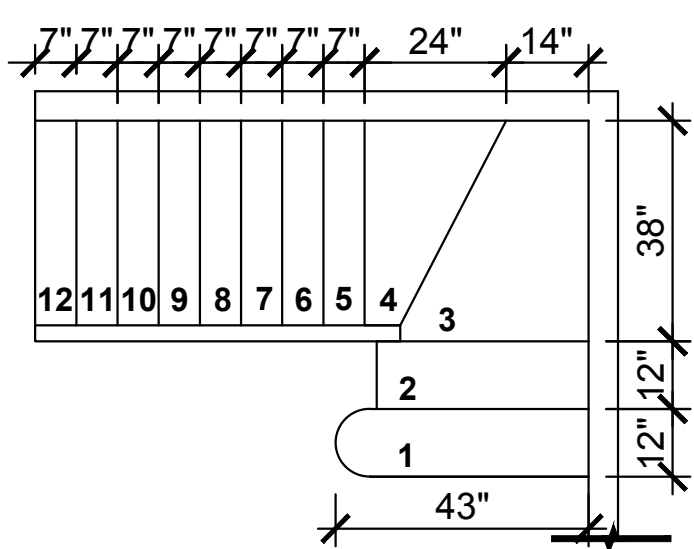
5 PLUMBING PIPING DETAIL
SCALE: N.T.S.

NOTES

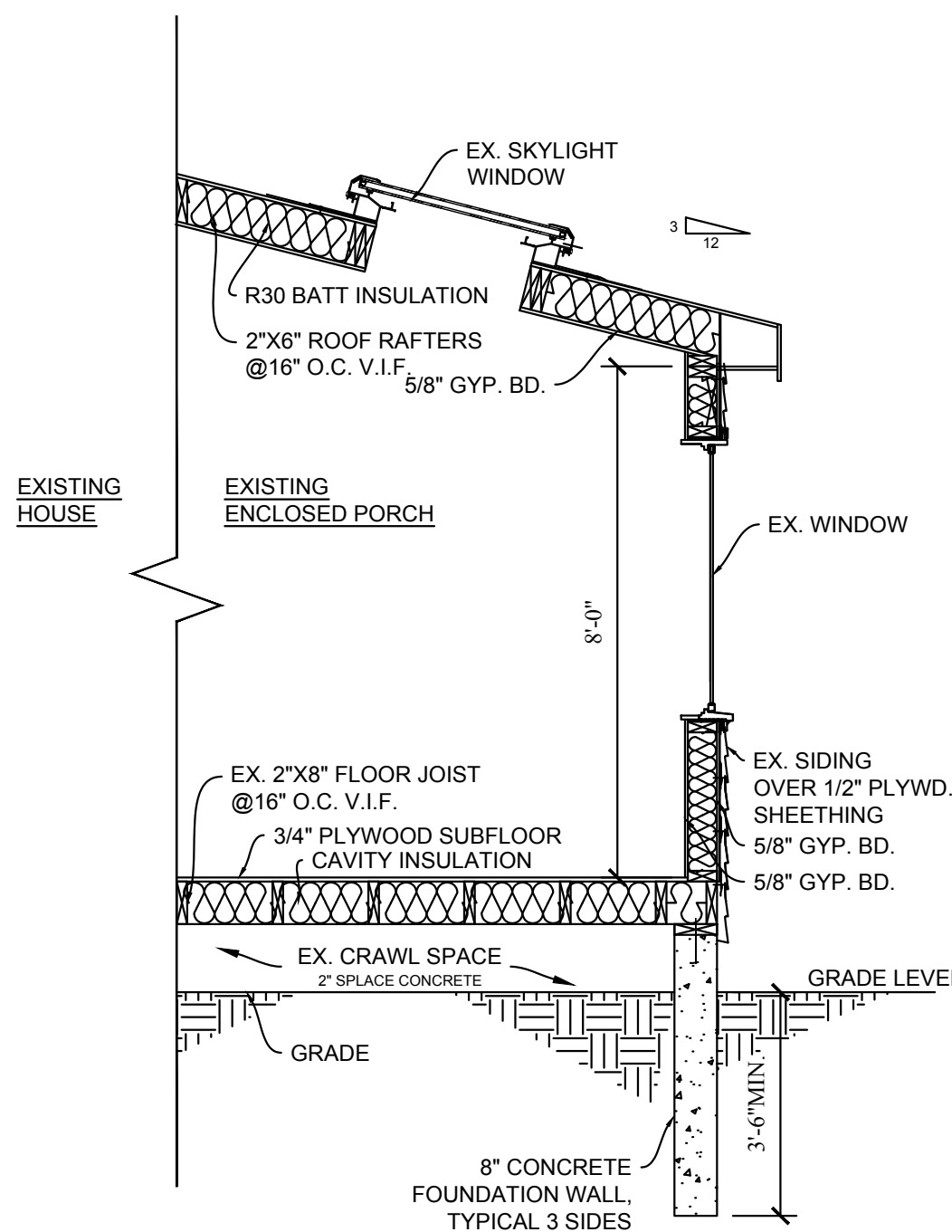
1. FILL VOID BETWEEN SLEEVE AND PIPE (OR INSULATION) TO FULL DEPTH WITH INTUMESCENT FIRE STOPPING MATERIAL (AT FIRE RATED WALL.) MAXIMUM VOID 1/2 - INCH
2. SLEEVE
3. ESCUTCHEON ON BOTH SIDES.
4. PARTITION, WALL OR FLOOR (SEE ARCHITECTURAL DRG. FOR FIRE RATING)
5. CALCIUM SILICATE INSULATION (AT FIRE RATED PARTITION, WALL OR FLOOR ONLY) TURTLE SLEEVE. USE CONTINUOUS INSULATION (ITEM 5) AT NON - RATED PARTITION, WALL OR FLOOR.



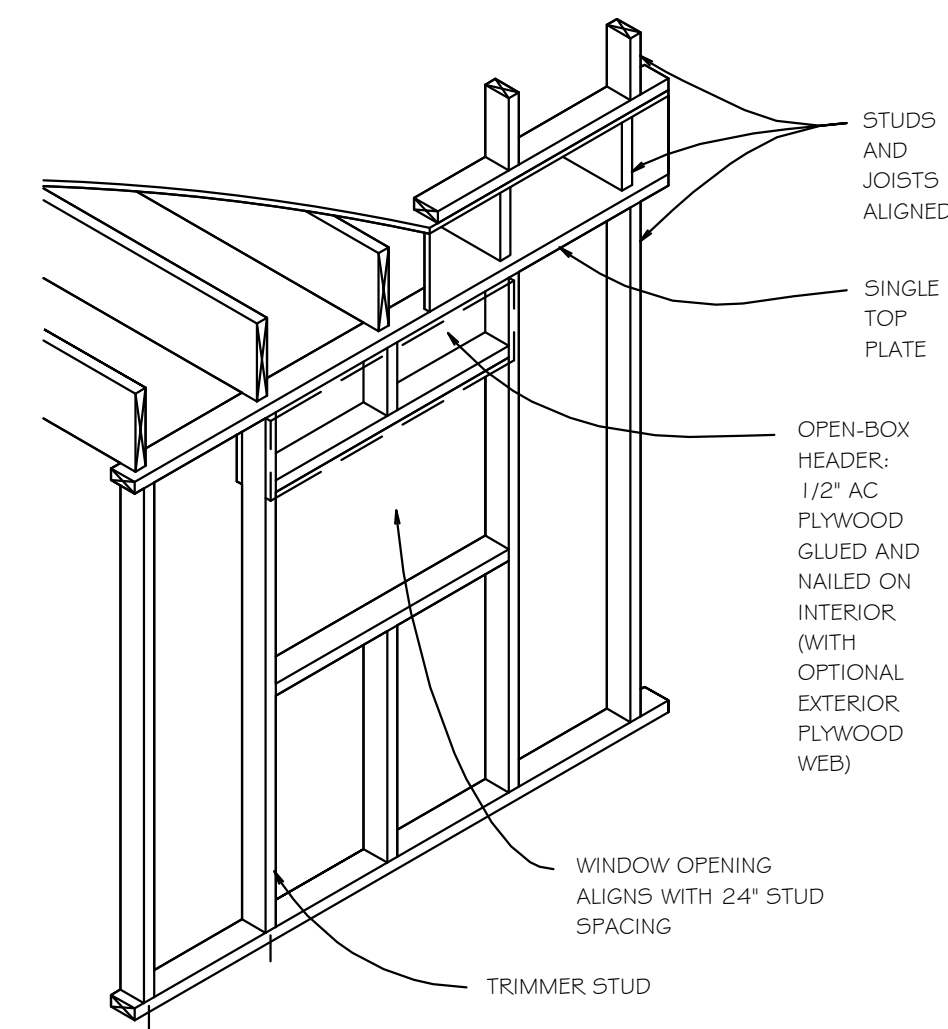
6 EXTERIOR WALL/ROOF SOFFIT SECTION
NOT TO SCALE



7 STAIR TO ATTIC
A-100 3/8"=1'-0"



8 FRONT PORCH SECTION VIEW
A-100 3/8"=1'-0"



9 FRAMING DETAILS
SCALE: N.T.S.

PROJECT INTERIOR ALT.

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MEP ENGINEER

FOUNDATION ENGINEER

REVISIONS

DATE	REMARKS

APPROVAL STAMP

DRAWING TITLE

DETAILS

SEAL & SIGNATURE



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DATE: 12/5/2023	PAGE N°: 5 OF 5

YU RESIDENCE

#21535

BACA
WILLIAMSON
ARCHITECTS

201-731-8222 WWW.BAWIARCHITECTS.COM		
SUBMISSIONS		
1	12/18/23	ISSUED TO BD
2	02/22/24	ISSUED TO BZA
3	02/28/24	UPDATED AS PER BZA COMMENTS
4		
5		
6		
△		REVISIONS
CONSULTANTS		

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE RESIDENTIAL CODE OF NEW YORK STATE, 2020 EDITION, THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, AND THE 2018 WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS- 2018 EDITION, THE LOCAL BUILDING & ZONING CODE OF THE TOWN OF NORTH HEMPSTEAD AND ALL AGENCIES HAVING JURISDICTION.
- THE GENERAL CONDITIONS AS HEREIN AFTER WRITTEN SHALL APPLY TO ALL TRADES EMPLOYED TO ANY NECESSARY CONTRACT, AND CONTRACTS THAT MAY BE NECESSARY TO MAKE OR COMPLETE THE WORK IN ALL OF ITS PARTS, AND IS ALSO INTENDED TO APPLY TO ALL MATERIALS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING BUILDING AND SITE. IN CASE OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS, THEY SHALL BE REPORTED TO THE ARCHITECT IN WRITING FOR CORRECTION. WORK DONE AFTER THE DISCOVERY OF DISCREPANCIES AND PRIOR TO WRITTEN APPROVAL FOR CORRECTION SHALL BE AT THE CONTRACTORS OWN RISK. NO ADDITIONAL COST WILL BE ADDED TO THE PROJECT DUE TO CONTRACTORS OVERSIGHT IN VERIFICATION OF EXISTING CONDITIONS.
- THE OWNER MAY ORDER CHANGES IN THE WORK WITHOUT INVALIDATION OF THE CONTRACT. SUCH CHANGES SHALL BE AGREED TO IN WRITING BEFORE SUCH CHANGES ARE MADE. 4. ALL WARRANTIES FOR WORK, LABOR, AND MATERIALS IN THE CONSTRUCTION OF THIS PROJECT SHALL BE VALID FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE FROM THE OWNER.
- CONFORM WITH RCNYS CHAPTER 3, SECTION R303, LIGHT, VENTILATION AND HEATING.
- CONFORM WITH RCNYS CHAPTER 3, SECTION R310, EMERGENCY ESCAPE AND RESCUE OPENINGS.
- CONFORM WITH RCNYS CHAPTER 3, SECTION R313, SMOKE ALARMS, CARBON MONOXIDE ALARMS AND AUTOMATIC SPRINKLER SYSTEMS.
- PERMITS, INSPECTIONS AND CERTIFICATES REQUIRED BY WORK UNDER THIS CONTRACT SHALL BE PAID FOR BY THE OWNER AND OBTAINED BY THE CONTRACTOR.
- CONTRACTOR SHALL NAME THE HOME OWNER AND THE ARCHITECT AS ADDITIONAL INSURED ON CONTRACTORS LIABILITY INSURANCE.
- CONTRACTOR TO PROTECT ALL MATERIALS, EXISTING CONDITIONS TO REMAIN, AND NEW CONSTRUCTION AS REQUIRED BY GOOD CONSTRUCTION PROCEDURES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED BY RAIN OR INCLEMENT WEATHER DURING CONSTRUCTION.
- SHOULD ANY FIELD CONDITIONS OR INACCURACIES ARISE THAT WOULD PREVENT THE CONTRACTOR FROM EXECUTING THIS PROJECT EXACTLY AS INDICATED IN THESE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY WITHOUT PROCEEDING WITH THE CONSTRUCTION TO THE AREA IN QUESTION.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUMPSTERS ON SITE TO ENSURE ALL GARBAGE AND DEBRIS IS CONTAINED AND REMOVED FROM SITE IN AN ORDERLY FASHION. THE CONTRACTOR IS RESPONSIBLE FOR SITE CLEANUP.
- CONTRACTOR IS TO PROVIDE THE HOME OWNER WITH A RELEASE OF LIENS FORM FOR ALL MATERIALS, AND SUBCONTRACTORS. PRIOR TO FINAL PAYMENT.
- IT IS UNDERSTOOD THAT THE ARCHITECT HAS NOT BEEN RETAINED FOR CONTRACT ADMINISTRATION. SITE VISITATIONS BY THE ARCHITECT ARE LIMITED TO INITIAL WALK THROUGH AND FINAL INSPECTION.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK OF THE GENERAL CONTRACTOR NOR ANY OTHER SUBCONTRACTORS, NOR SHALL BE GUARANTEE THE PERFORMANCE OF THEIR CONTRACT.

GENERAL NOTES CONT.

- ALL WORK SPECIFIED HEREIN SHALL INCLUDE MATERIAL, LABOR, AND INSTALLATION. ALL WORKMANSHIP SHALL BE FIRST QUALITY SUBJECT TO THE ARCHITECT'S AND OWNER'S APPROVAL. THE ARCHITECT RESERVES THE RIGHT TO CLARIFY THE WORK IF NECESSARY BY ADDITIONAL DETAILED DRAWINGS OR WRITTEN DESCRIPTION.
- COOPERATION: THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS SHALL COORDINATE WITH ALL ADJACENT WORK AND COOPERATE WITH ALL OTHER TRADES AS TO FACILITATE PROCESS OF THE WORK. EACH TRADE SHALL AFFORD ALL OTHER TRADES EVERY REASONABLE OPPORTUNITY FOR THE INSTALLATION OF THEIR WORK AND STORAGE OF THEIR MATERIALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER COORDINATION OF THE WORK.
- TEMPORARY LIGHT, HEAT AND POWER: THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN AND PAY FOR ALL TEMPORARY UTILITIES THAT MAY BE NEEDED FOR HIS WORK. IF THE OWNER ALLOWS THE CONTRACTOR TO USE THE EXISTING FACILITIES, THE CONTRACTOR SHALL REIMBURSE THE OWNER FOR SUCH USE.
- MEASUREMENTS: BEFORE ORDERING ANY MATERIAL, OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY AT THE PROJECT AREA ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED IN THE DRAWINGS. ANY DIFFERENCES FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS CONSIDERATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- SITE MAINTENANCE AND CLEANING: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE IN A CLEAN ORDERLY MANNER. ALL DEBRIS AND RUBBISH SHALL BE REMOVED FROM THE BUILDING AS RAPIDLY AS IT ACCUMULATES. CONTRACTOR SHALL PROVIDE PROPER TRASH RECEPTACLE'S FOR FOOD AND OTHER RUBBISH. CONTRACTOR IS RESPONSIBLE FOR BRINGING ALL REQUIRED DUMPSTERS TO THE SITE AND THE REMOVAL OF ALL TRASH AND CONSTRUCTION MATERIAL.
- PROTECTION: THE CONTRACTOR SHALL PROTECT THE OWNERS AND ADJACENT PROPERTIES FROM INJURIES AND DAMAGE. ANY DAMAGE DONE DURING CONSTRUCTION DUE TO NEGLIGENCE OF THE CONTRACTOR OR HIS SUBS SHALL BE CORRECTED WITHOUT DELAY OR EXPENSES TO THE OWNER. TEMPORARY SHORING/BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF NICHOLAS WILLIAMSON, ARCHITECT. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.
- INFORMATION SHOWN ON THESE DRAWINGS IS FOR DESIGN INTENT ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS IN FIELD. COORDINATE DISCREPANCIES WITH THE ARCHITECT AND/OR ENGINEER. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.

SYMBOLS

- ◆

VERTICAL ELEVATION

△

REVISION

⊕

DUPLEX RECEPTACLE

⊕

WEATHER PROOF

⊕

GFI GROUND FAULT INTERRUPTER

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EXHAUST FAN

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INDICATES EXISTING WALL TO REMAIN

- - -

INDICATES EXISTING WALL TO BE REMOVED

▨

INDICATES NEW CMU

▨

INDICATES NEW CONCRETE

■

INDICATES NEW WD. STUD WALL

▨

NEW GARAGE

□

PAVERS DRIVEWAY

- - -

PROPERTY LINE
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- △

SECTION LETTER/NUMBER
- △

DRAWING SHEET
- △

DETAIL NUMBER
- △

ELEVATION LETTER
- #

KEYNOTE
- Ⓢ

INTERCONNECTED HARDWIRED SMOKE/CARBON MONOXIDE DETECTOR WITH BATTERY BACK UP
- Ⓛ

EXISTING LIGHT FIXTURE

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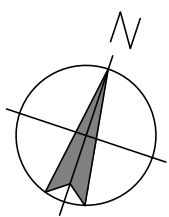
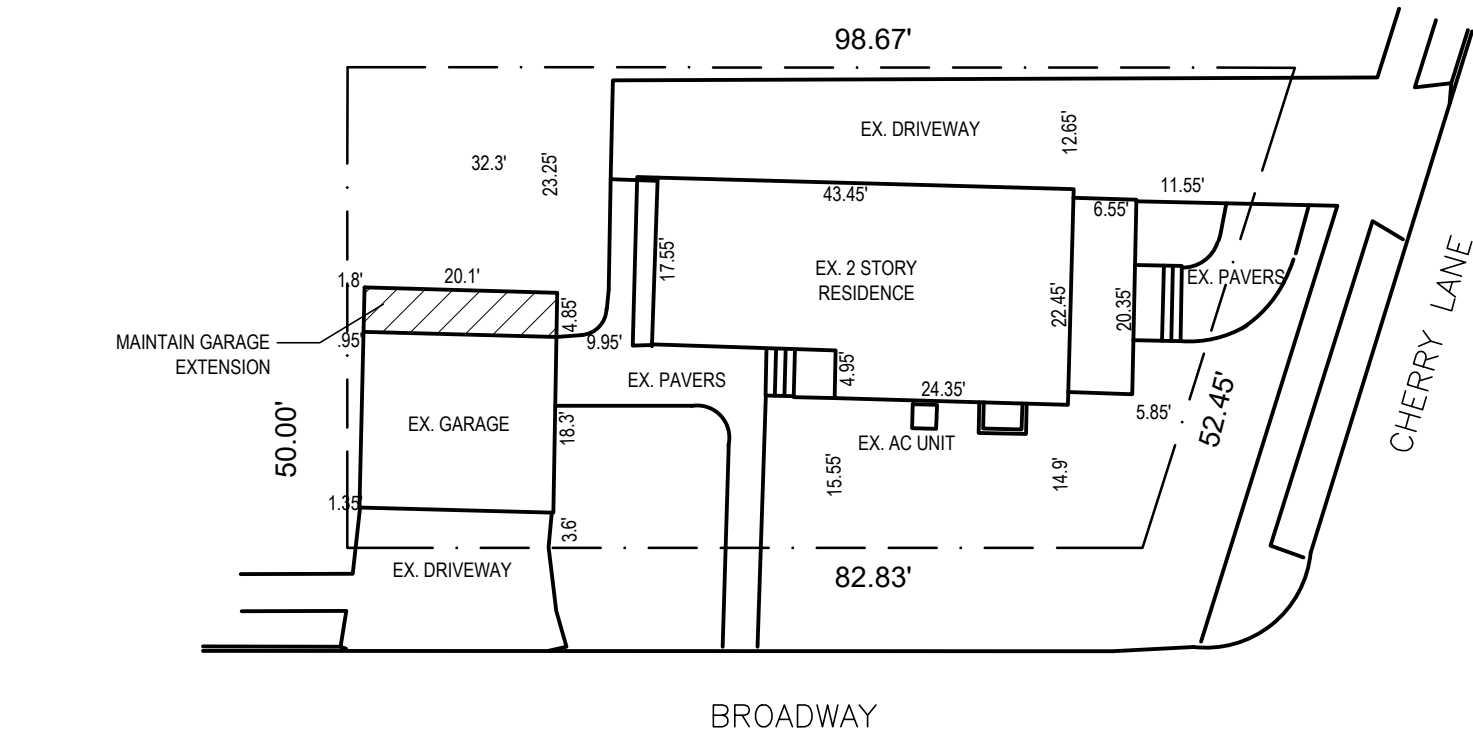
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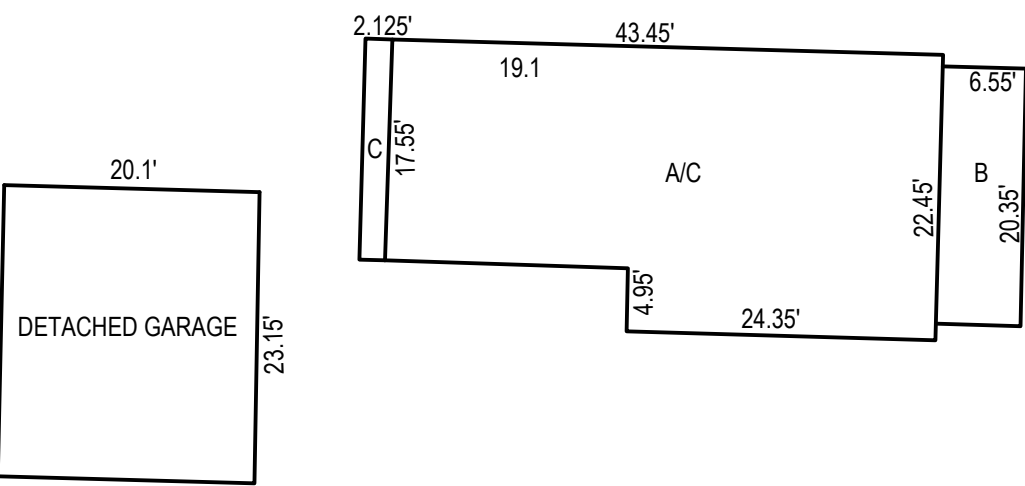
PLOT PLAN NOTE:

PLOT PLAN BASED ON PROPERTY SURVEY COMPLETED BY AREK SURVEYING, DATED JANUARY 3, 2024

GROSS FLOOR AREA:

CALCULATIONS:

A (Main Dwelling)	24.35X22.45+17.55X19.1	881.85
B (front vestibule)	20.35X6.55	133.29
C (main dwelling second floor)	A+ 2.125X17.55	919.14
Detached garage	20.1X23.15	465.31
		2399.59



DRAWING INDEX

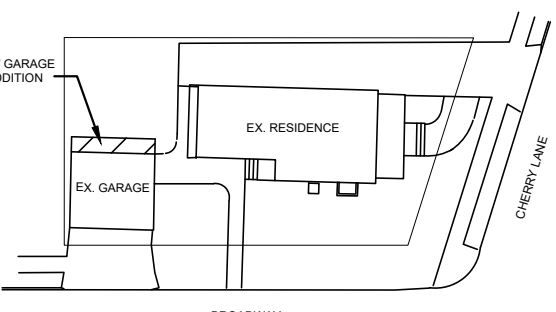
DWG. NO.	DRAWING TITLE
T-1.0	TITLE SHEET
T-2.0	CONSTRUCTION NOTES
T-3.0	DETAILS
A-1.0	CONSTRUCTION AND ROOF PLANS, ELEVATIONS, AND SECTION
A-2.0	EXISTING FIRST AND SECOND FLOOR PLANS

BUILDING DEPARTMENT NOTE:

SET OF DRAWINGS PREPARED IN RESPONSE TO VIOLATION FILE #23-014142

YU RESIDENCE

66 CHERRY LANE
CARLE PLACE, NY



TITLE SHEET

JOB 23003
DATE 12.14.23
SHEET

T-1.0

FRAMING NOTES

1. CONTRACTOR TO INSTALL HURRICANE CLIPS, CONNECTORS, STRAPS, ETC., AS PER CODE REFER TO DETAIL FOR FURTHER INFORMATION.
2. MINIMUM OF 1 ½" BEARING FOR RAFTERS AND CEILING JOISTS ON WOOD OR METAL. 3" MINIMUM BEARING ON MASONRY OR CONCRETE.
3. LATERAL SUPPORT REQUIRED AT POINTS OF BEARING WHERE RAFTER OR CLG. JOISTS HAVE A DEPTH TO THICKNESS RATIO EXCEEDING 5:1.
4. DISCARD ANY DAMAGED, SPLIT, WARPED, CORRODED, ETC. LUMBER.
5. INSTALL SOLID BLOCKING AT SHEATHING PERIMETERS AND RAFTER ENDS.
6. ALL STRUCTURAL LUMBER, PLYWOOD, SHEATHING, ENGINEERED LUMBER, ETC. SHALL BEAR VISIBLE GRADE STAMPING.

CONCRETE/MASONRY NOTES

1. ALL NEW CONCRETE SHALL BE 3000 PSI @ 28 DAYS OTHER THAN THE FOLLOWING: EXPOSED SLABS, GARAGE SLABS, AND STEPS TO BE 3500 PSI.
2. ALL NEW CONC. BLOCKS SHALL BE LOAD BEARING, WITH TYPE "M" MORTAR
3. AIR SPACE BEHIND MASONRY TO BE A MAXIMUM OF 1" IF CORRUGATED MASONRY TIES ARE USED, 4-1/2" IF METAL STRAND TIE WIRES ARE USED.
4. INSTALL 3/8" MIN. WEEP HOLES IN EXTERIOR MASONRY WALLS IN OUTSIDE WYTHE OF WALL WITH A SPACING OF 33" O.C. MAX.
5. ALL CONCRETE WORK SHALL CONFORM TO RCNYS CHAPTER 4, FOUNDATIONS AND APPLICABLE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI).
6. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM 615 FOR GRADE 60, BE CONTINUOUS AND HAVE MINIMUM LAPS OF FORTY DIAMETERS. PROVIDE VERTICAL REINFORCEMENT OF #5 RODS AT 56"OC.
7. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A185, FLAT SHEETS ONLY.
8. CONCRETE IN FOUNDATIONS AND SLABS EXPOSED TO WEATHER AFTER COMPLETION OF THE PROJECT SHALL CONTAIN FIVE PERCENT (+/- 1%) BY VOLUME OF ENTRAINED AIR AS PER ASTM C231.
9. SLUMP SHALL BE FOUR INCHES AND ALL CONCRETE SHALL BE CONSOLIDATED BY ADEQUATE VIBRATORS.
10. KEEP CONCRETE SURFACES NOT COVERED BY FORMS, PROTECTED FROM LOSS OF SURFACE MOISTURE FOR NOT LESS THAN SEVEN DAYS.

ELECTRICAL NOTES

1. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, AND BEAMS SHALL FOLLOW THE FOLLOWING CRITERIA:
 - DEPTH OF NOTCH LIMITED TO 1/6 THE MEMBER DEPTH.
 - DEPTH OF ¼ THE MEMBER DEPTH WHERE NOTCH IS AT THE END OF THE MEMBER LENGTH OF NOTCH LIMITED TO 1/3 DEPTH OF MEMBER
 - NOTCHES TO BE LOCATED IN THE MIDDLE 1/3 DEPTH OF MEMBER
 - MEMBERS 4 INCHES MORE IN THICKNESS MAY BE NOTCHED ON TENSION SIDE ONLY AT ENDS.
2. NOTCHES PERMITTED ON CANTILEVERED PORTION OF RAFTERS PROVIDED:
 - RAFTER MAINTAINS MINIMUM OF 4 INCH NOMINAL DIMENSION AND CANTILEVER LENGTH DOES NOT EXCEED 24".
3. BORED HOLES REGULATED IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS AS FOLLOWS:
 - DIAMETER OF BORED HOLES ARE LIMITED TO 1/3 OF MEMBER DEPTH
 - BORED HOLES TO BE LOCATED AT LEAST 1 INCHES FROM AN ADJACENT NOTCH.
4. BORED HOLES TO BE SEPARATED T LEAST 1 INCH FROM AN ADJACENT NOTCH.
5. NOTCHES OR CUTS IN STUDS LIMITED TO THE FOLLOWING (REFERENCE SECTION R602.6):
 - EXTERIOR OR BEARING WALLS – MAXIMUM OF 25% OF WIDTH
 - NON BEARING WALLS – MAXIMUM OF 40% OF SINGLE STUD WIDTH
6. BORED OR DRILLED HOLES LIMITED IN STUDS AS FOLLOWS:
 - NONBEARING PARTITIONS – MAXIMUM DIAMETER OF 60% OF STUD WIDTH
 - EXTERIOR OR LOAD BEARING WALL – MAX. DIAMETER OF 40% OF STUD WIDTH
 - NO HOLE TO BE CLOSER THAN 8" FROM EDGE OF STUD HOLE NOT LOCATED IN SAME SECTION AS A NOTCH.
- 7.. WHERE A HOLE OR A NOTCH EXCEEDS 50% OF TOP PLATE IN EXTERIOR WALL OR LOAD BEARING WALL, INSTALL A GALVANIZED METAL TIE. (SEE DETAIL)
8. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS, AND BEAMS SHALL FOLLOW THE FOLLOWING CRITERIA:
 - DEPTH OF NOTCH LIMITED TO 1/6 THE MEMBER DEPTH.
 - DEPTH OF ¼ THE MEMBER DEPTH WHERE NOTCH IS AT THE END OF THE MEMBER LENGTH OF NOTCH LIMITED TO 1/3 DEPTH OF MEMBER
 - NOTCHES TO BE LOCATED IN THE MIDDLE 1/3 DEPTH OF MEMBER
 - MEMBERS 4 INCHES MORE IN THICKNESS MAY BE NOTCHED ON TENSION SIDE ONLY AT ENDS
9. NOTCHES PERMITTED ON CANTILEVERED PORTION OF RAFTERS PROVIDED: RAFTER MAINTAINS MINIMUM OF 4 INCH NOMINAL DIMENSION AND CANTILEVER LENGTH DOES NOT EXCEED 24 INCHES.
10. BORED HOLES REGULATED IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS AS FOLLOWS:
 - DIAMETER OF BORED HOLES ARE LIMITED TO 1/3 OF MEMBER DEPTH
 - BORED HOLES TO BE LOCATED AT LEAST 1 INCHES FROM AN ADJACENT NOTCH.
11. BORED HOLES TO BE SEPARATED T LEAST 1 INCH FROM AN ADJACENT NOTCH.
12. IN ENGINEERED WOOD PRODUCTS SUCH AS LAMINATED VENEER LUMBER, GLUE LAMINATED MEMBERS OR " I" JOISTS, NOTCHES AND BORED HOLES ARE PROHIBITED UNLESS SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER.
13. NOTCHES OR CUTS IN STUDS LIMITED TO THE FOLLOWING (REFERENCE SECTION R602.6):
 - EXTERIOR OR BEARING WALLS – MAXIMUM OF 25% OF WIDTH
 - NON BEARING WALLS – MAXIMUM OF 40% OF SINGLE STUD WIDTH
14. BORED OR DRILLED HOLES LIMITED IN STUDS AS FOLLOWS:
 - NONBEARING PARTITIONS – MAXIMUM DIAMETER OF 60% OF STUD WIDTH
 - EXTERIOR OR LOAD BEARING WALL – MAX. DIAMETER OF 40% OF STUD WIDTH
 - NO HOLE TO BE CLOSER THAN 5/8"FROM EDGE OF STUD HOLE NOT LOCATED IN SAME SECTION AS A NOTCH.
15. WHERE A HOLE OR A NOTCH EXCEEDS 50% OF TOP PLATE IN EXTERIOR WALL OR LOAD BEARING WALL, INSTALL A GALVANIZED METAL TIE. (SEE DETAIL)

SHEETROCK NOTES

1. ALL SHEETROCK FOR NEW WALLS TO BE 1/2" THICK 4'x8', CEILINGS TO BE 1/2" THICK. DRYWALL SCREWS TO BE AT 8" O.C. AROUND THE EDGES AND 12" O.C. IN THE FIELD.
2. ALL GYPSUM BOARD SHALL BE TAPED AND SPACKLED WITH 3 COATS OF JOINT COMPOUND (FLOAT AND SAND). PREPARE FOR PAINT. ALL CORNERS TO RECEIVE METAL CORNER REINFORCING. COORDINATE EXTENT OF PAINT WORK WITH OWNER.
3. ALL EXTERIOR CORNERS TO HAVE METAL STRIP CORNER BEADS NAILED OR SCREWED AT 4"O.C. STAGGERED.
5. ALL BATHROOMS TO HAVE MOISTURE RESISTANT SHEETROCK (GREENBOARD), WITH WATER RESISTANT DUROCK OR APPROVED EQUAL IN WET AREAS.
6. PROVIDE EXPANSION JOINTS IN RIDGES AND AS REQUIRED.
7. INSTALL 5/8" TYPE "X" SHEETROCK IN BOILER ROOMS AND GARAGES.
8. SCREW ATTACHMENTS OF SHEETROCK TO PENETRATE WOOD STUDS AT LEAST 5/8", AND METAL STUDS AT LEAST 3/8".

DEMOLITION

1. THE CONTRACTORS SHALL VISIT THE SITE TO DETERMINE THE CONDITIONS OF THE EXISTING STRUCTURES TO BE REMOVED.
2. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS WITH MINIMUM INTERFERENCE WITH EXISTING RESIDENTS, ROADS AND SIDEWALLS.
3. THE CONTRACTOR SHALL REGULARLY REMOVE ALL DEBRIS FROM THE SITE AND PAY ALL CARTING AND WASTE REMOVAL FEES.
4. THE CONTRACTOR SHALL EXERCISE GOOD JUDGMENT TO MINIMIZE DAMAGE TO EXISTING AREAS, INCLUDING POOLS, LAWNS AND SHRUBS, CANVAS AWNINGS, IN GROUND SPRINKLERS. AREAS DAMAGED DUE TO NEW CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO COST TO THE OWNER.
5. THE CONTRACTOR SHALL MAKE CONTINUOUS OBSERVATION OF THE EXISTING AND NEW STRUCTURE SO AS TO INSURE STRUCTURAL STABILITY THROUGHOUT. THE CONTRACTOR SHALL SHORE-UP ALL FLOOR AND ROOF ASSEMBLIES AS REQUIRED FOR THE INSTALLATION OF NEW STRUCTURES.

NAILING NOTES

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" ON CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3" ON CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1 – 160 PER FOOT.
3. CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED, CHECK IBC FOR ADDITIONAL REQUIREMENTS.
4. ALL QUANTITIES ARE BASED ON 16" OC SPACING FOR RAFTERS, JOISTS AND STUDS.
5. FOR ROOFING SHEATHING WITHIN 4 FEET OF THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET ON EACH SIDE OF THE ROOF PEAK, THE 4 FOOT PERIMETER EDGE ZONE ATTACHMENT REQUIREMENTS SHALL BE USED. FOR WALL SHEATHING WITHIN 4 FEET OF THE CORNERS, THE 4 FOOT EDGE ZONES ATTACHMENT REQUIREMENTS SHALL BE USED.

CARPENTRY & FINISH NOTES

1. ALL EXTERIOR WOOD FASCIA AND TRIM TO BE CEDOR OR ACO PRESSURE TREATED, WRAPPED IN VINYL OR ALUMINUM. (IF ALUM. PROTECT FROM DIRECT CONTACT W/ ACO).
2. PROVIDE AND INSTALL WOOD CASINGS ON ALL NEW DOORS AND WINDOWS. PROVIDE AND INSTALL BASE MOULDING AND CROWN MOULDING IN ALL NEW AREAS. OWNER TO SELECT TYPE AND PROFILE.

FOUNDATION NOTES

1. ALL FOOTINGS TO BEAR ON VIRGIN, UNDISTURBED SOIL. BOTTOM OF ALL EXTERIOR FOOTINGS TO BE 3'-0" MINIMUM BELOW GRADE UNLESS NOTED OTHERWISE.
2. SOIL COMPACTION TO BE 95% PROCTOR DENSITY.
3. FOUNDATION WALLS TO BE AS INDICATED ON DRAWINGS, REINFORCED POURED CONCRETE, TO BE 3,500 PSI
4. ALL FOOTINGS TO BE CONTINUOUS POURED CONCRETE, AS INDICATED ON DRAWINGS. FOOTINGS TO HAVE TWO #4 RE-BARS RUNNING BOTH SIDES OF FOOTING FOR THE LENGTH OF THE FOOTINGS UNLESS NOTED OTHERWISE. INSTALL 12" x ½" DIAMETER STEEL ANCHOR BOLTS AT 4'-0" O.C. AT ALL SILLS, EXCEPT AT EACH CORNER WHERE IT WILL BE 1'-0" OFF CORNERS WITH HOLD DOWN ANCHORS.
5. STEP FOOTING WHERE NECESSARY AND INSTALLED AS PER CODE WITH A MAXIMUM RISE OF 2'-0" AND A MINIMUM RUN OF 3'-0" (REFERENCE SECTION R602.11.3)
6. STRIP ALL TOPSOIL AREA TO BE DISTURBED BY EXCAVATION AND STORE IT ON SITE IN A LOCATION DETERMINED THE HOMEOWNER PRIOR TO THE COMMENCEMENT OF WORK.
7. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CUTTING DOWN ALL TREES, VINES AND VEGETATION ETC. THAT ARE IN THE WAY OF EXCAVATION, AS WELL AS DIGGING/GRINDING OUT STUMPS AND REMOVING THEM FROM THE PREMISES.
8. PROVIDE OPENINGS WITH 8" x 16" SMART VENTS IN CRAWL SPACE WALLS AS PER DRAWING.
9. CONTRACTOR TO DOWEL #4 x 12" LONG RE-BAR INTO EXISTING FOOTINGS AT 3'-0" O.C.MAX. FOR TIE IN.
10. THE CONTRACTOR IS TO LAYOUT, WITH TRANSIT, THE PROPOSED NEW ADDITION, WITH STRINGED LINES ON BATT BOARDS WITH 10'-0" OFFSET
11. CONTRACTOR TO HAVE WATER LINES, SEWER LINES, GAS LINES, AND ELECTRIC LINES MARKED OUT PRIOR TO ANY EXCAVATION.
12. CONTRACTOR FOR ALL NEW FOUNDATION WALLS, TO APPLY A COAT OF BITUMINOUS WATERPROOFING OR ACRYLO SEALER FROM FINISH GRADE DOWN AND CARRY OUT OVER FOOTINGS ON BOTH SIDES OF FOUNDATION WALL.

FRAMING NOTES

1. LUMBER SHALL BE DOUGLAS FIR – LARCH #1. SIZE AND SPACING AS SHOWN ON PLANS, FS=1,200 PSI, GRADE MARKED
2. ALL HEADERS, TRIMMERS AND JOISTS UNDER PARTITIONS TO BE DOUBLED.
3. PROVIDE HEADERS NOT INDICED ON PLANS AS FOLLOWS:
 - (2) 2X6 UP TO 5'-0"
 - (2) 2X8 UP TO 6'-0"
 - (2) 2X10 UP TO 8'-0"
 - (2) 2X12 UP TO 10'-0"
4. PROVIDE DRAFTSTOPPING CATS AS PER CODE AND AS FOLLOWS:
 - AT CEILING LEVEL
 - AT FLOOR LEVEL
 - AT 10 FOOT INTERVALS
 - VERTICALLY & HORIZONTALLY
5. ALL NEW PLYWOOD SUBFLOORS TO BE ¾" CDX DOUGLAS FIR PLYWOOD GLUED AND NAILED TO FLOOR JOISTS.
7. INSTALL CONTINUOUS ALUMINUM TERMITE SHIELD ON TOP OF ALL NEW FOUNDATIONS AND UNDER 2X6 PRESSURE TREATED SILL.
8. ROUGH OPENING FOR ATTIC ACCESS IS TO BE A MINIMUM OF 22" X 30", IF ONLY ACCESS PANEL IS INSTALLED. DOUBLE FRAME AROUND OPENING.
9. CONTRACTOR TO INSTALL HURRICANE CLIPS, CONNECTORS, STRAPS, ETC. AS PER CODE. REFER TO DETAIL FOR FURTHER INFO.
10. WHERE HEADER SPAN EXCEEDS 8 FEET, APPROVED HANGERS ARE REQUIRED FOR HEADER JOIST TO TRIMMER JOIST CONNECTION.
11. WHERE TAIL JOISTS EXCEED 12 FEET IN LENGTH, SUPPORT AT HEADERS TO BE BY FRAMING ANCHORS OR 2X2 LEDGER STRIPS.
12. MINIMUM OF 1 ½" BEARING FOR RAFTERS AND CEILING JOISTS ON WOOD OR METAL. 3" MINIMUM BEARING ON MASONRY OR CONCRETE.
13. LATERAL SUPPORT REQUIRED AT POINTS OF BEARING WHERE RAFTER OR CLG. JOISTS HAVE A DEPTH TO THICKNESS RATION EXCEEDING 5:1.
14. BRIDGING REQUIRED AT A MAXIMUM OF 8' INTERVALS. BRIDGING CAN BE SOLID BLOCKING, DIAG. BRIDGING OR CONTINUOUS 1X3 WOOD STRIP NAILED ACROSS RAFTER OR CEILING JOISTS.
15. PROVIDE A MINIMUM OF 2 JACK STUDS AT EVERY HEADER.
16. END JOISTS IN DOUBLE TOP PLATE TO BE OFFSET AT LEAST 24".
17. JOISTS FRAMING FROM OPPOSITE SIDES OVER BEARING SUPPORT TO BE LAPPED AT LEAST 3" AND TIED TOGETHER WITH A MINIMUM OF 3 100 FACE NAILS.
18. DISCARD ANY DAMAGED, SPLIT, WARPED, CORRODED, ETC. LUMBER
19. INSTALL SOLID BLOCKING AT SHEATHING PERIMETERS AND RAFTER ENDS.
20. ALL STRUCTURAL LUMBER, PLYWOOD, SHEATHING, ENGINEERED LUMBER, ETC. SHALL BEAR VISIBLE GRADE STAMPING.
21. 4X4 WOOD POST TO BE INSTALLED AT EACH END OF MICROLAM BEAM, SOLID BLOCK TO FOUNDATION BELOW.
22. AT GABLE END WALLS PROVIDE CEILING BRACING AS PER WFCM, 2018 EDITION, FIGURE 3.7A CEILING BRACING ENDWALL DETAIL.
23. PROVIDE FLOOR BRACING AT ALL ENDWALLS AS PER WFCM, 2018 EDITION, FIGURE 3.7B FLOOR BRACING ENDWALL DETAILS
24. RAKE OVERHANGS TO CONFORM WITH TABLE 3.4C RAKE OVERHANG OUTLOOKER UPLIFT CONNECTION REQUIREMENTS – EXPOSURE B FOR 110 THREE SECOND GUST WIND AS PER WFCM 2018 EDITION.
25. ROOF TO WALL STUD UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE AS PER SECTION 3.2.2.1 ROOF ASSEMBLY TO WALL ASSEMBLY, AF&PA WFCM 2018 EDITION FOR ONE AND TWO STORY DWELLINGS.
26. WHERE ROOF SLOPE IS GREATER THAN 6/12, ATTIC HAS BEEN DESIGNED AS AN ADDITIONAL STORY SOLELY FOR PURPOSES OF DETERMINING UPLIFT, GRAVITY LOADS AND LATERAL BRACING REQUIREMENTS.
27. ENGINEERED LUMBER TO BE IN SIZES INDICATED AND INSTALL AS PER TRUS-JOIST MACMILLAN, "TJI SERIES". ENGINEERED BEAMS TO BE BY TRUS-JOINT MACMILLAN, "PARALLAM" OR "MICROLAM 2.0E". UNLESS OTHERWISE NOTED.
28. THE ENDS OF CEILING JOISTS TO BE LAPPED A MINIMUM OF 3", OR BUTTED OVER BEARING PARTITION OR BEAMS AND TOE NAILED TO THE BEARING MEMBER.
29. EACH PAIR OF RAFTERS TO BE SECURELY CONNECTED TO EACH OTHER BY A CONTINUOUS CEILING JOIST, AND FOR A STRUCTURAL RIDGE BEAM TO BE INSTALLED FOR ROOFS WITH A SLOPE OF LESS THAN 3:12.

FIREPROOFING NOTES

1. EXTERIOR FRAME WALLS REQUIRE A FIRE RATING OF 1 HOUR FOR A FIRE SEPARATION DISTANCE OF LESS THAN THREE FEET.
2. IF FIRE SEPARATION DISTANCE IS LESS THAN THREE FEET, SIDING MATERIAL MUST BE NON-COMBUSTIBLE.
3. PROVIDE FIRESTOPPING CATS OR OTHER APPROVED MATERIAL, A PER CODE AND AS FOLLOWS (REFERENCE SECTION R602.8) AT CEILING LEVEL AT FLOOR LEVEL AT 10 FOOT INTERVALS VERTICALLY AND HORIZONTALLY.
4. INSTALL A NEW SPRINKLER HEAD ABOVE BOILER IF REQUIRED BY LOCAL CODE.
5. PROVIDE U.L. APPROVED TYPE SMOKE DETECTION DEVICES, RECEIVING POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE CIRCUIT.
6. SUCH SMOKE DETECTORS SHALL BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTO-ELECTRIC TYPE.
7. ALL SMOKE DETECTORS SHALL BE INSTALLED WITHIN EACH SLEEPING ROOM, WITH 15'-0 " OF ANY SLEEPING ROOM AND ON EVERY FLOOR LEVEL. CEILING MOUNTED AS INDICATED ON THE PLAN.
8. DETECTORS SHALL BE IN CONFORMANCE WITH SECTION R317 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND N.F.P.A.. #72.

SAFETY GLASS REQUIREMENTS

SAFETY GLASS REQUIRED AT THE FOLLOWING LOCATIONS:

1. ANY GLAZING IN ANY DOOR TYPE
 2. GLAZING IN ANY WALLS ENCLOSING A SHOWER, TUB, SAUNA OR STEAM ROOM.*
 3. ANY WINDOWS WITHIN 24" OF A DOOR.*
 4. ANY INDIVIDUAL PANE OF GLASS WITH AN AREA GREATER THAN 9.0 SQ. FT. WHERE THE BOTTOM IS LESS THAN 18" ABOVE THE ADJACENT FINISH FLOOR WITHIN 36" OF THE WINDOW.
 5. GLAZING IN WALLS OF SPAS, HOT TUBS OR INDOOR POOLS WITHIN 5'-0" OF THE WATER.*
 6. GLAZING IN STAIRWAYS AND LANDINGS WITHIN 3'-0" HORIZONTALLY OF A WALKING SURFACE.*
- * THE REQUIREMENT DOES NOT APPLY IF THE BOTTOM EDGE OF THE GLASS IS MORE THAN 60" ABOVE THE FLOOR.

WINDOW NOTE:

1. ALL NEW WINDOWS AND GLASS DOORS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM 1996 AND OR ASTM E 1886 OR THE CONTRACTOR SHALL PROVIDE PRE-CUT ¾" PLYWOOD PANELS TO COVER THE GLAZED OPENINGS & SHALL PRE DRILL EDGES AT 12" O.C. TO ACCEPT 2- 1/2" #8 WOOD SCREWS AND PROVIDE ADEQUATE NUMBER OF SCREWS FOR FASTENING.

INSULATION NOTES

1. PROVIDE RIGID INSULATION (R10 MIN.) AT FOUNDATION WALLS AS PER CODE.
2. INSULATION BETWEEN FINISHED FLOOR AND RAW SPACE TO HAVE VAPOR BARRIER.
3. INSULATION TO BE R-13 IN WALLS, WITH R5 CONTINUOUS RIGID INSULATION, CEILINGS, ROOF, AND FLOORS AS PER DRAWINGS.
4. INSTALL "PROPER VENT" IN AREAS OF CATHEDRAL CEILINGS SO AS NOT TO CUT OFF AIR FLOW BETWEEN EAVE VENTS AND RIDGE VENTS.
5. INSTALL 2" RIGID INSULATION (R13 MIN.), VERTICAL AND HORIZONTAL AROUND PERIMETER OF FOUNDATION WALLS FOR SLAB ON GRADE (SEE DETAIL)
6. INSULATION MATERIALS TO HAVE A MAXIMUM FLAME SPREAD RATING OF 25, AND A MAXIMUM SMOKE DEVELOPED INDEX OF 450.

FIRE PROTECTION

1. R302.9.1 FLAME SPREAD INDEX, WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
2. R302.9.2 SMOKE-DEVELOPED INDEX, WALL AND CEILING FINISHES SHALL A HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
3. R302.10 FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION, FLAME SPREAD AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5.
4. R302.11 FIRE BLOCKING, IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION AS INDICATED AS INDICATED IN THIS SECTION OF THE CODE.
5. R302.12 DRAFT STOPPING, IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES: CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
7. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.
8. R302.12.1 MATERIALS. DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2 INCH GYPSUM BOARD, 3/8 INCH WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.
9. R302.13. FIRE PROTECTION ON FLOORS. FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2 INCH GYPSUM WALL BOARD MEMBRANE, 5/8 INCH WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING, DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED.

HEATING AND COOLING

1. N1103.7 (R403.7) EQUIPMENT SIZING AND EFFICIENCY RATING (MANDATORY). HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. NEW OR REPLACEMENT HEATING AND COOLING EQUIPMENT SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR GREATER THAN THE EFFICIENCY RATING REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED.
2. ALL NEW MECHANICAL PIPING/DUCTWORK DESIGN, EQUIPMENT AND INSTALLATIONS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS SET FORTH BY THE RESIDENTIAL CONSTRUCTION CODE OF NEW YORK STATE, PART IV-- FUEL GAS, CHAPTER 24-- FUEL GAS, UNLESS OTHERWISE NOTED, AND ALL LOCAL CODES, AND ALL APPLICABLE ASHRAE AND SMACNA STANDARDS
3. THE HVAC CONTRACTOR SHALL VERIFY THE SIZE/PERFORMANCE OF THE EXISTING SYSTEM(S) AND CALCULATE THE NEW REQUIREMENTS TO DETERMINE IF THE EXISTING SYSTEM(S) WILL BE ADEQUATE TO ACCOMMODATE THE NEW ADDITION. IF THE EXISTING SYSTEM(S) ARE NOT ADEQUATE, THE CONTRACTOR SHALL INCLUDE IN HIS/HER BID THE COST OF EXPANDING THE SYSTEM(S) AS REQUIRED FOR PROPER PERFORMANCE.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR MODIFICATIONS AND EXTENSIONS OF THE EXISTING HEATING SYSTEM INCLUDING RELOCATION/REROUTING OF EXISTING PIPING/ DUCTWORK, ETC.
5. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR INSTALLATION OF NEW AIR CONDITIONING SYSTEM EQUIPMENT, DUCTWORK, DIFFUSERS, THERMOSTATS, ETC.
6. CONTRACTOR SHALL REMOVE EXISTING AND PROVIDE NEW PERIMETER BASEBOARD CONVECTORS (CONVECTOR TO BE AS SELECTED BY OWNER) THROUGHOUT ENTIRE EXISTING FIRST FLOOR. CONTRACTOR TO PROVIDE NEW PERIMETER BASEBOARD CONVECTORS THROUGHOUT ENTIRE NEW SECOND FLOOR AND FIRST FLOOR ADDITIONS. CONTRACTOR TO PROVIDE UNDER COUNTER CONVECTORS IN KITCHEN AS REQUIRED.

ENERGY NOTES

1. CALCULATIONS ARE VALID UP TO 5999 DEGREE DAYS.
2. CERTIFIED CONFORMANCE FOR ZONE 11B.
3. WOOD FRAMED FLOORS, WALLS AND CEILINGS SHALL BE AN APPROVED VAPOR BARRIER (PERMEANCE RATING OF 1.0 PERM) INSTALLED ON THE "WARM IN WINTER" SIDE OF THERMAL INSULATION.
4. WINDOWS AND SLIDING DOORS SHALL HAVE A MAX. AIR INFILTRATION RATING OF 0.3 CFM PER SQUARE FOOT OF WINDOW AREA. SWINGING DOORS SHALL HAVE A MAX. AIR INFILTRATION RATE OF 0.5 CFM PER SQUARE FOOT OF DOOR AREA.
5. SKYLIGHT SHAFTS SHALL HAVE A MINIMUM INSULATION VALUE OF R-19.
6. GARAGES – FRONT, SIDES, DOORS, INTERIOR SHALL HAVE MAX. U=.40.
7. ALL FIREPLACES SHALL BE PROVIDED WITH A DAMPER FOR OUTSIDE COMBUSTION AIR 150–200 CFM. ALL FLUES SHALL HAVE TIGHT SEATED DAMPER WITH A MAX. AIR LEAKAGE OF 20 CFM. ALL FIREPLACES SHALL HAVE TIGHT –FITTING NON-COMBUSTIBLE DOORS.
8. THE CONTRACTOR SHALL SUBMIT THE DESIGN, SIZE AND TYPE OF MECHANICAL SYSTEMS WHICH WILL BE USED, IN SUFFICIENT DETAIL, AS REQUIRED BY THE BUILDING DEPARTMENT.
9. ALL THERMOSTATS SHALL BE ADJUSTABLE FROM 55 DEGREES TO 85 DEGREES FAHRENHEIT.
10. ALL DUCTS AND PIPES SHALL BE INSULATED AS REQUIRED BY CODE.
11. HVAC CONTRACTOR SHALL VERIFY HEAT LOSS CALCULATIONS.
12. ALL CELLAR AND/OR BASEMENT DOORS SHALL BE INSULATED.
13. THE ARCHITECT CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, THE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE. RESCHECK COMPLIANCE CERTIFICATE SUBMITTED.

STEEL NOTES

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE AISC SPECIFICATIONS FOR STEEL BUILDINGS INCLUDING THE CODE OF STANDARD PRACTICE AND SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING MINIMUM YIELD STRENGTHS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED:
 - A- STRUCTURAL STEEL SHAPES: YIELD 50/46 K.S.I. ASTM A-572
 - B- PLATES & CONNECTION MATERIALS YIELD 36 K.S.I. ASTM A-36
 - C- ANCHOR BOLTS YIELD 36 K.S.I. ASTM A-36
3. ALL BOLTED STEEL BEAM AND COLUMN CONNECTION SHALL BE ERECTED WITH ¾" DIA. ASTM A-325 HIGH STRENGTH SLIP CRITICAL (FRICTION) BOLTS, UNLESS OTHERWISE NOTED.
4. THE FABRICATOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ADEQUACY OF ALL CONNECTIONS THAT ARE NOT FULLY DETAILED ON CONTRACT DRAWINGS.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY GUYING BRACING REQUIRED TO ERECT AND HOLD THE STEEL FRAME IN ALIGNMENT AND COLUMNS PLUMB, UNTIL FLOORS AND WALLS ARE IN PLACE.
6. BEARING ENDS TO COLUMNS SHALL BE MILLED TO COMPLETE TRUE BEARING.

○	SUBMISSIONS	
1	12/18/23	ISSUED TO BD
2	02/22/24	ISSUED TO BZA
3	02/28/24	UPDATED AS PER BZA COMMENTS
4		
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△	REVISIONS

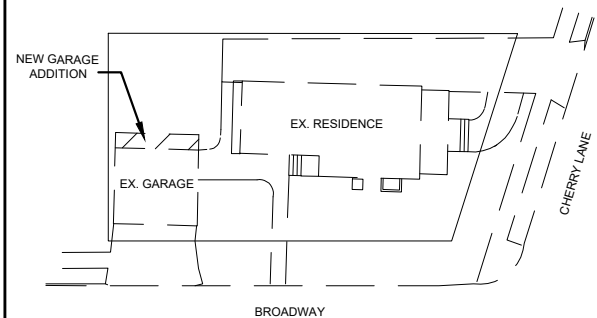
CONSULTANTS

SEAL

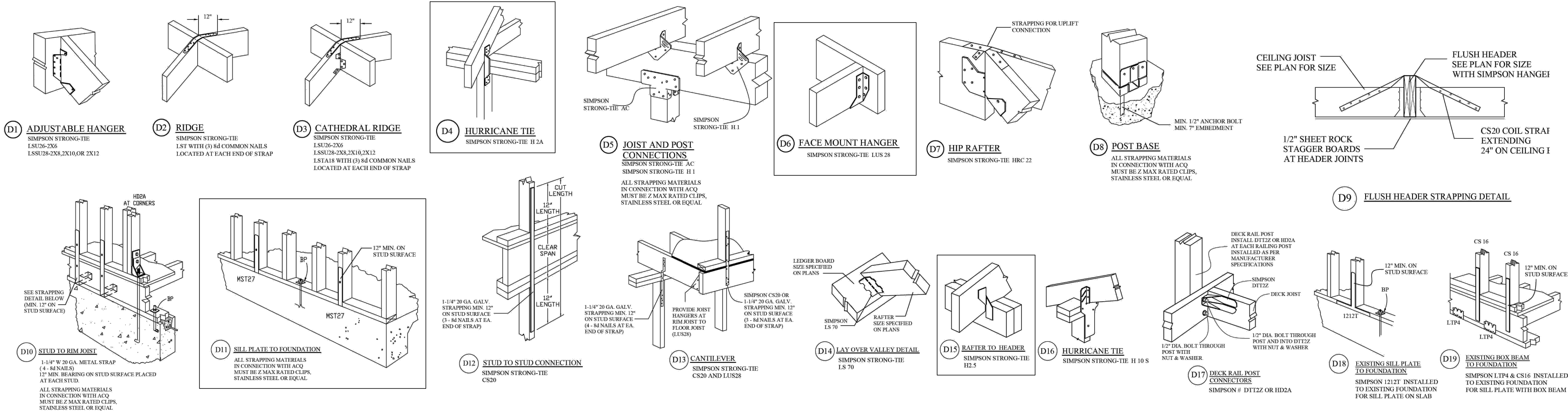


YU RESIDENCE

66 CHERRY LANE
CARLE PLACE, NY



CONSTRUCTION NOTES



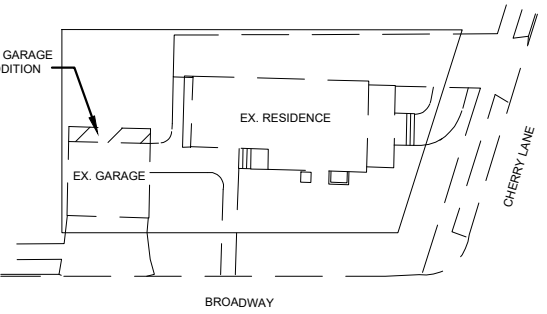
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REVISIONS		
CONSULTANTS		

SEAL



YU RESIDENCE

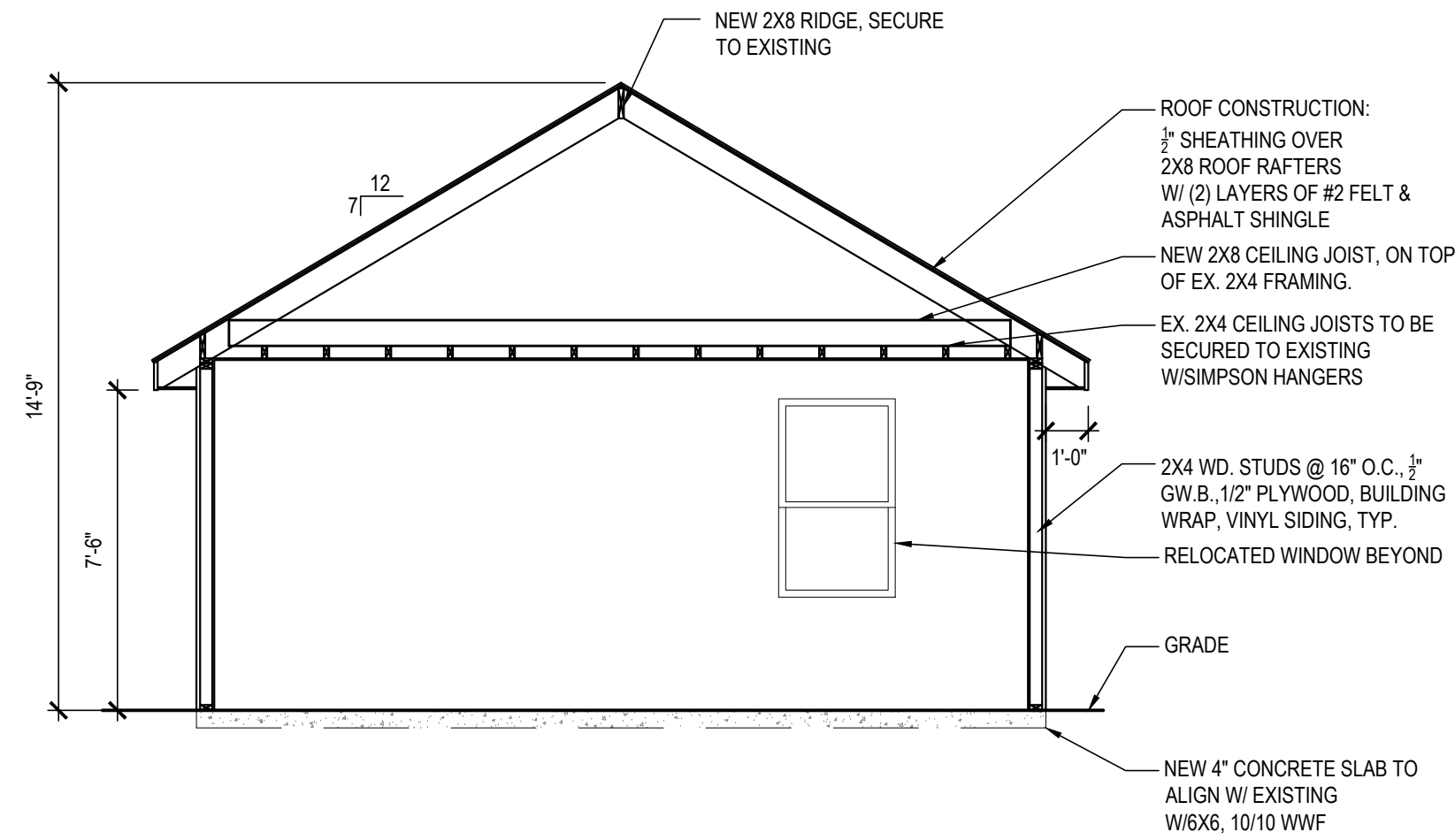
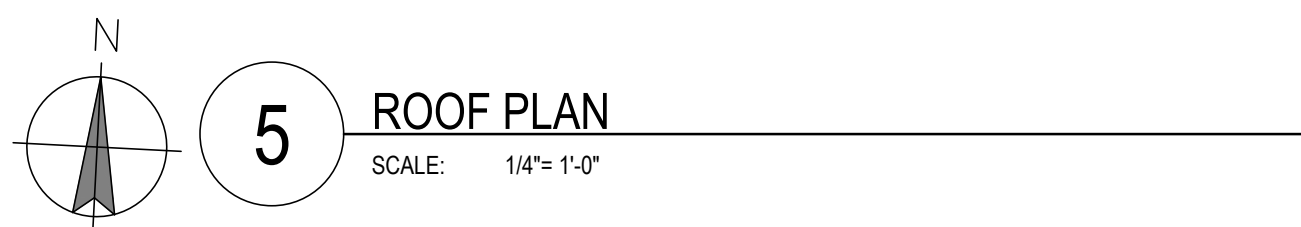
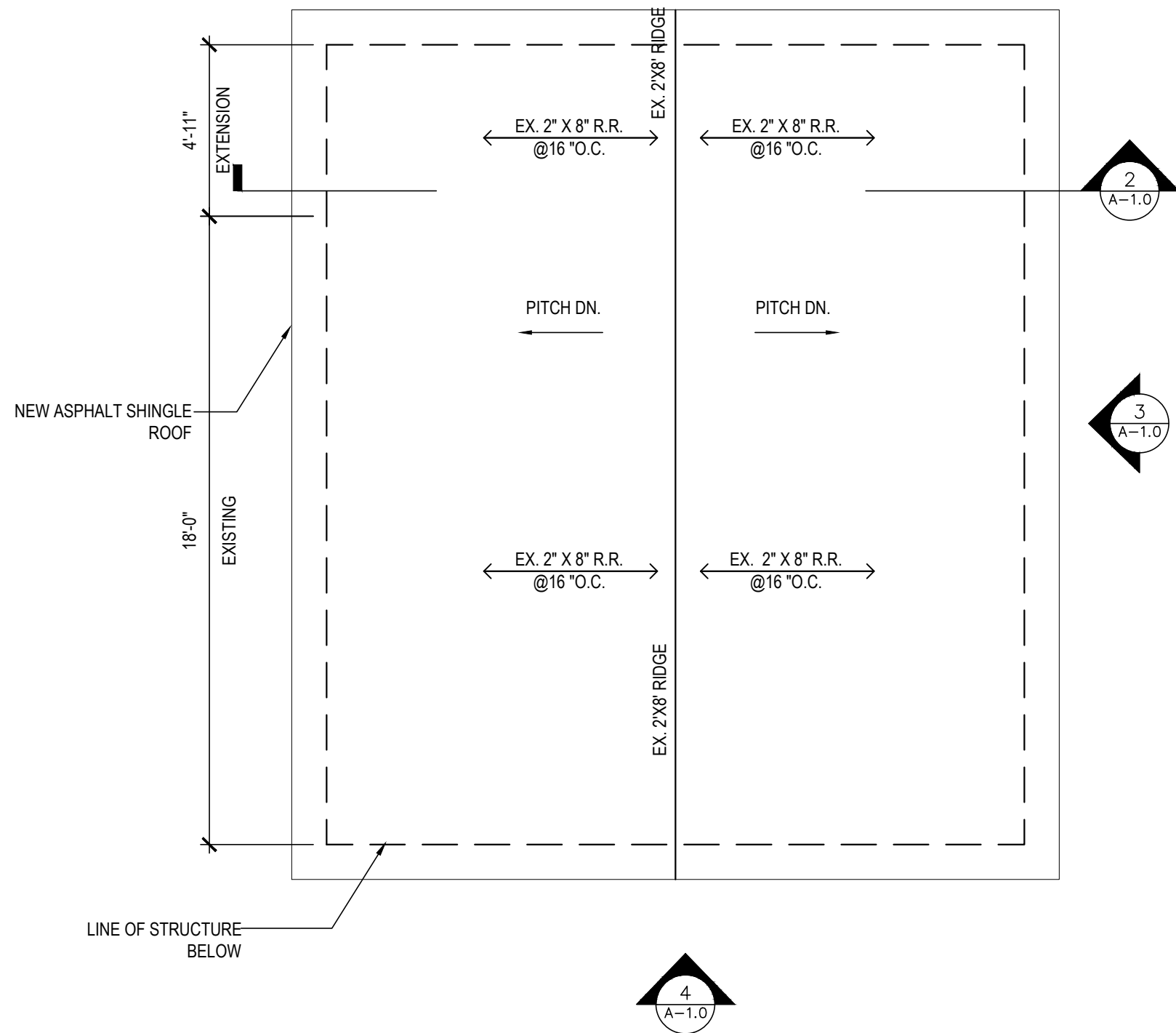
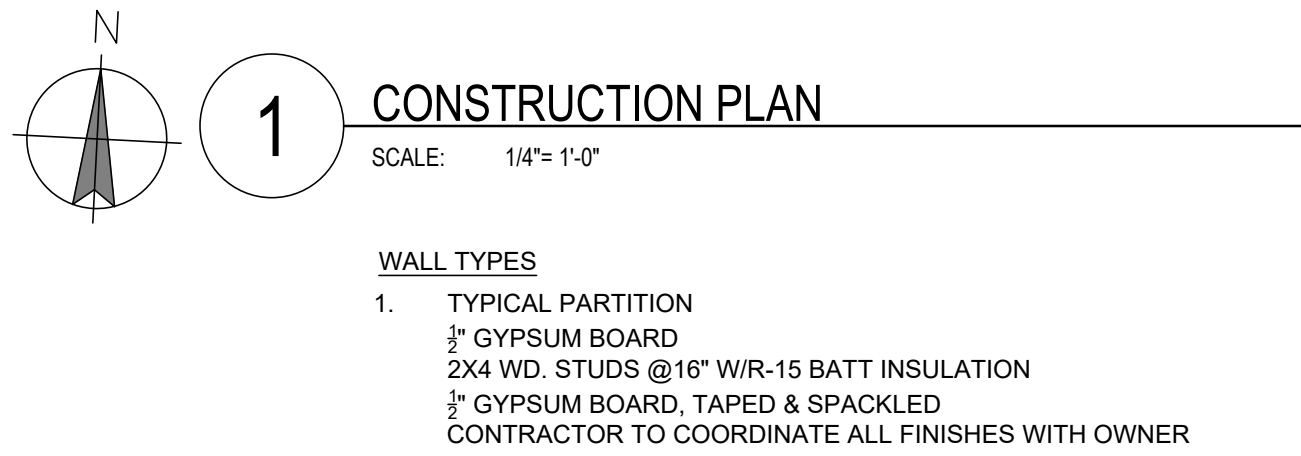
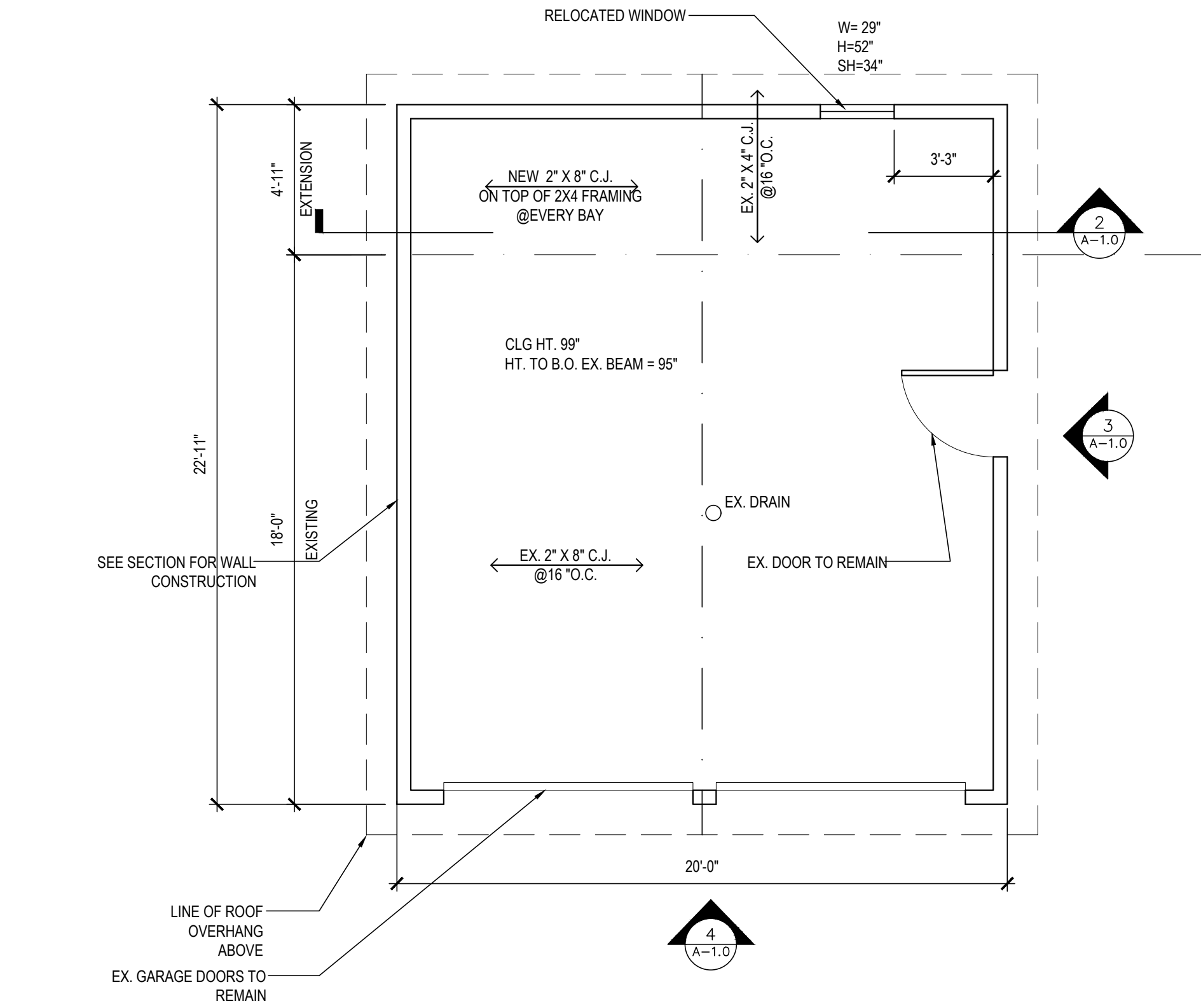
66 CHERRY LANE
CARLE PLACE, NY



DETAILS

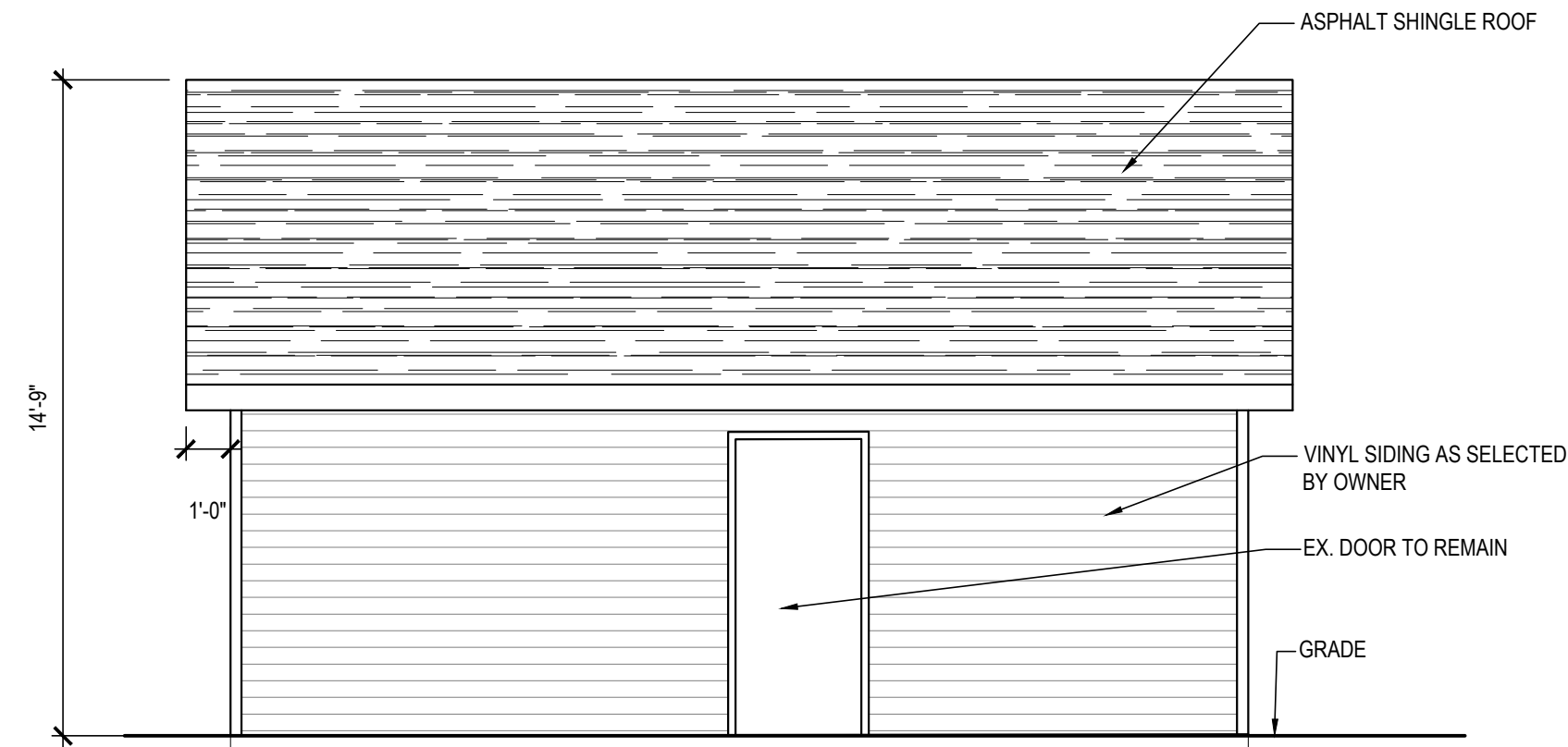
JOB 23003
DATE 12.14.23
SHEET

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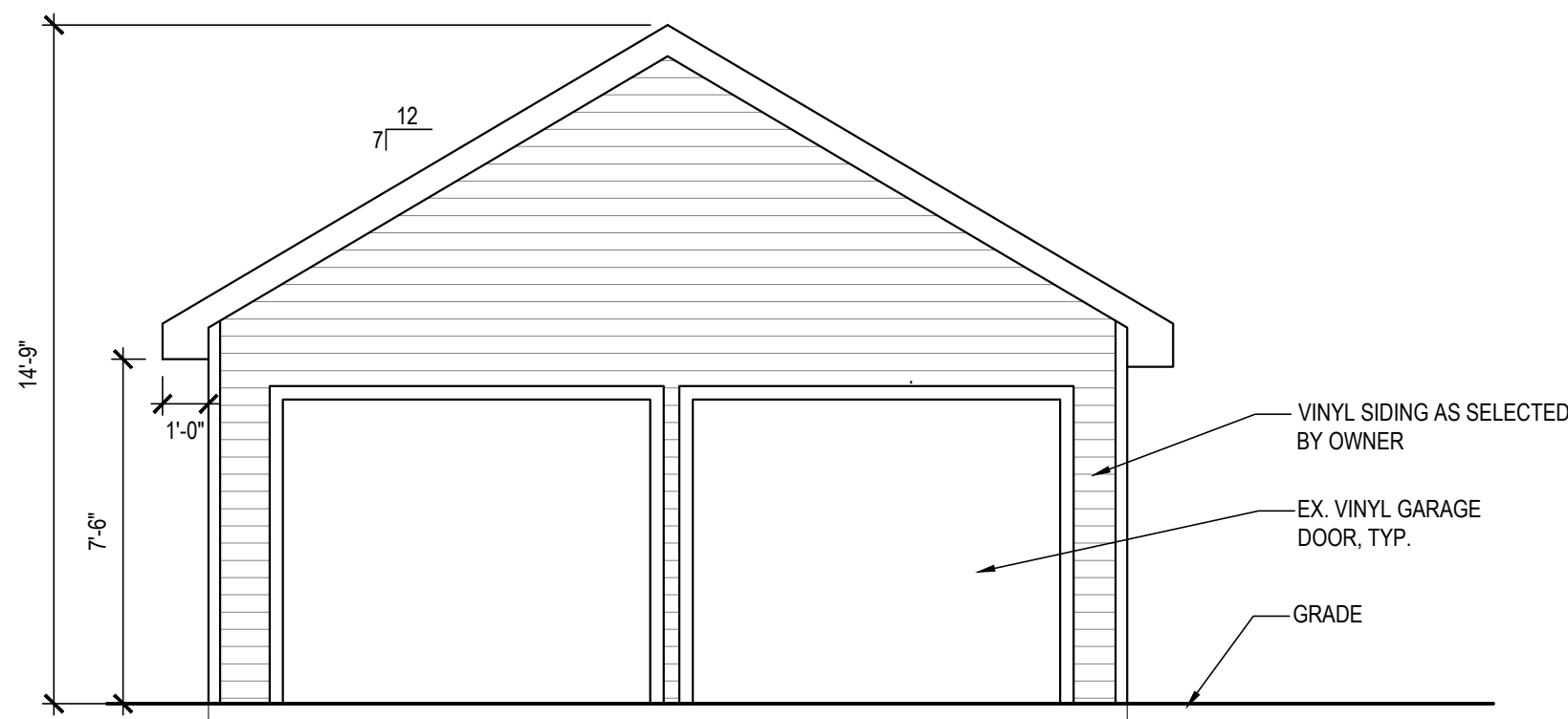
2 SECTION

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



3 EXTERIOR ELEVATION-SIDE

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



4 FRONT ELEVATION

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

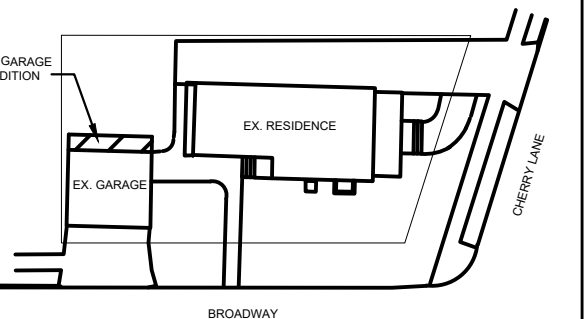
NEW 2X8 RIDGE - SEE 1.1RF

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SUBMISSIONS	
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CONSULTANTS	



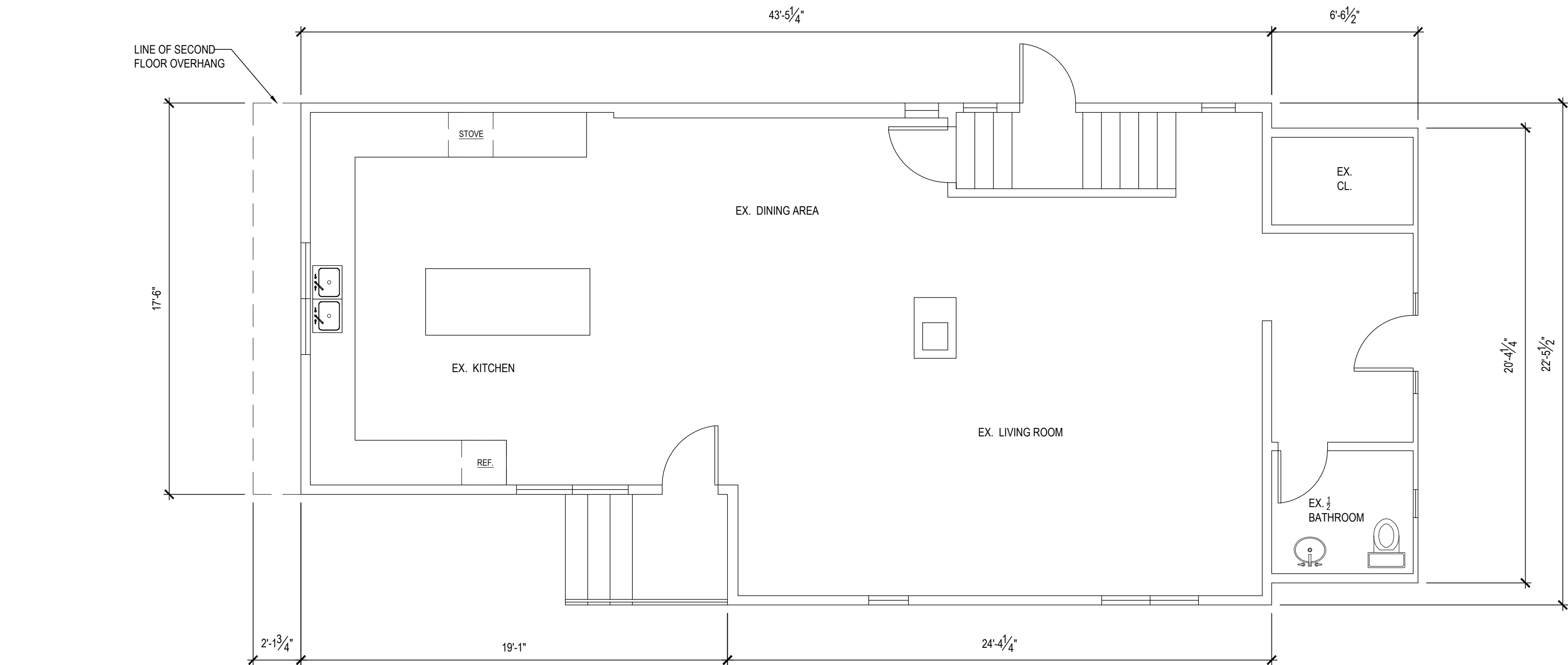
YU RESIDENCE

66 CHERRY LANE
CARLE PLACE, NY



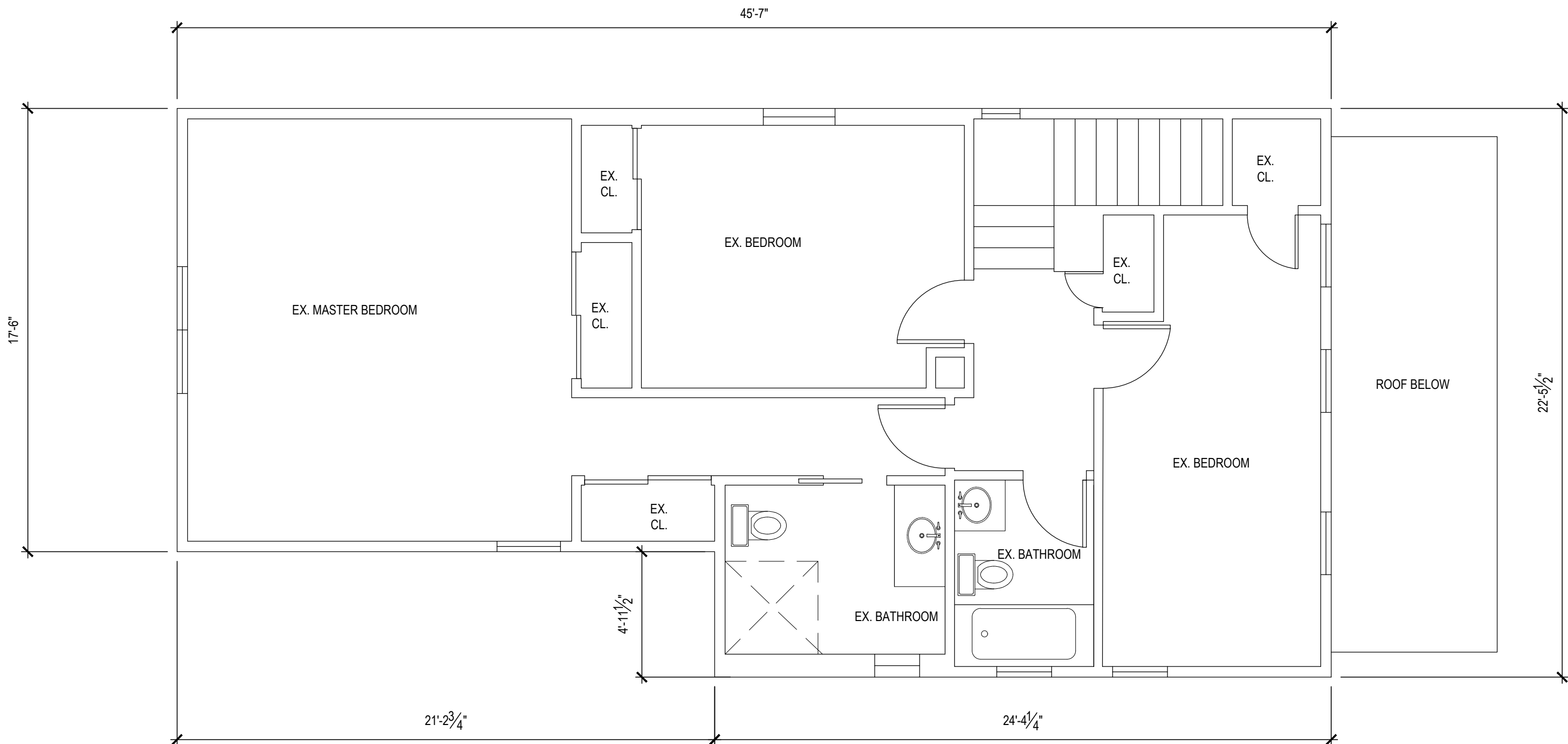
CONSTRUCTION AND
ROOF PLANS, ELEVATIONS,
AND SECTION

JOB 23003
DATE 12.14.23
SHEET



1 EXISTING FIRST FLOOR PLAN

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

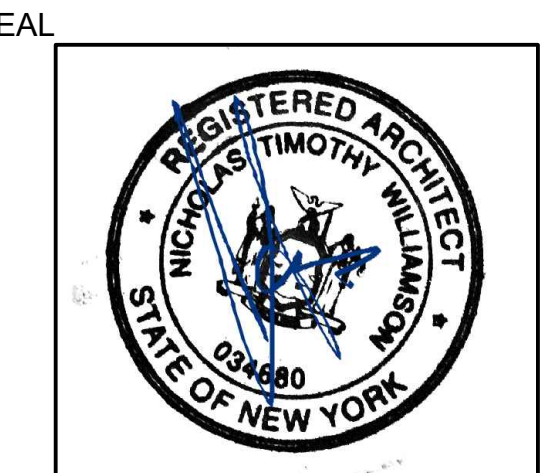


2 EXISTING SECOND FLOOR PLAN

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

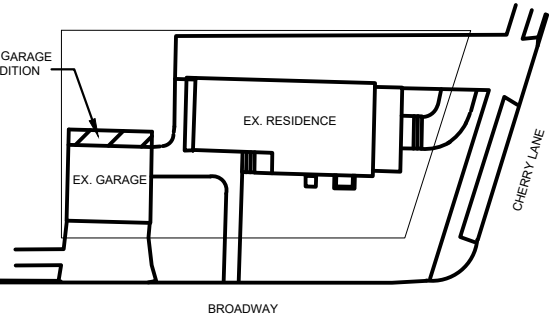
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SUBMISSIONS	
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2	02/22/24 ISSUED TO BZA
3	02/28/24 UPDATED AS PER BZA COMMENTS
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REVISIONS	

CONSULTANTS



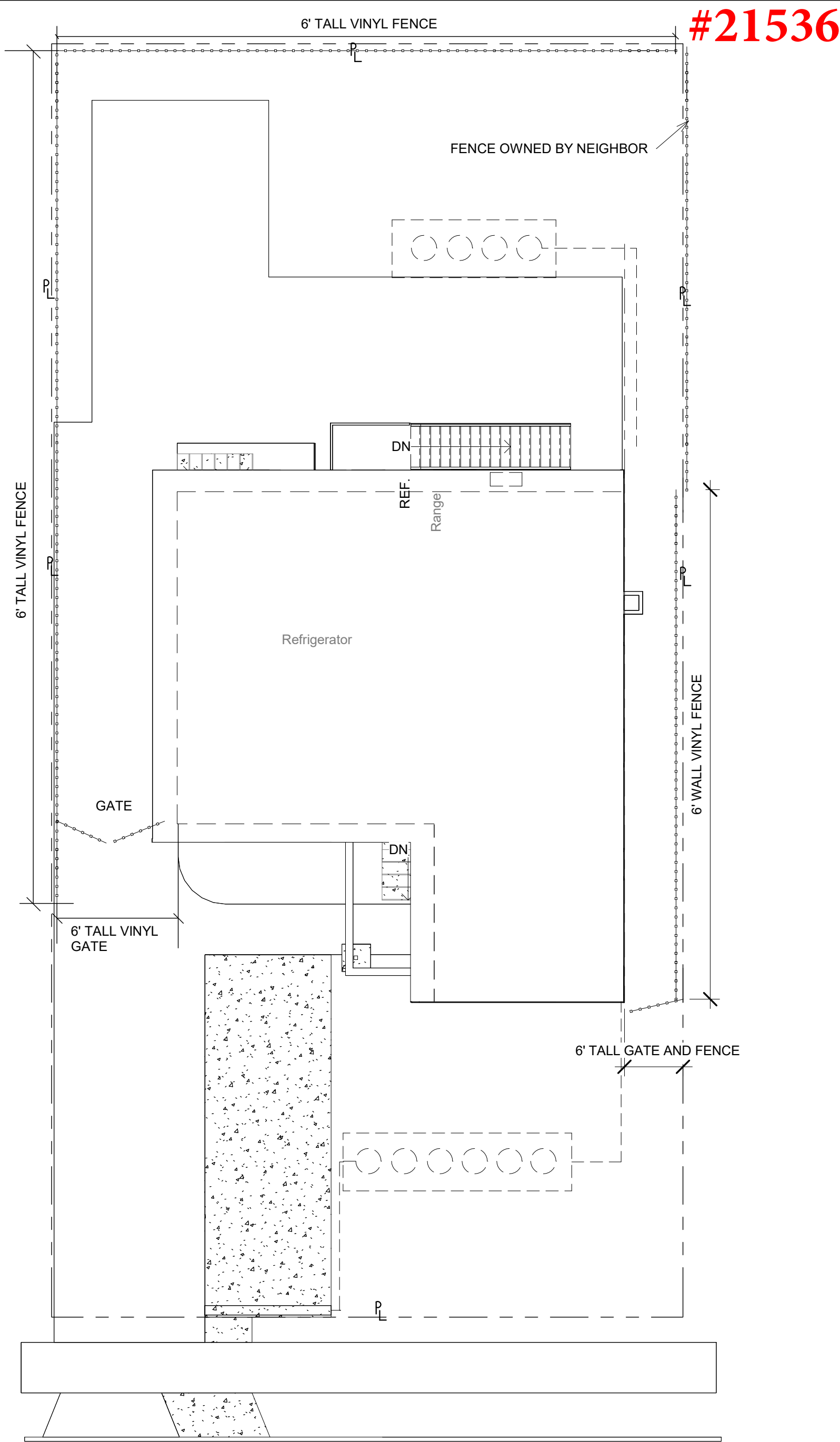
YU RESIDENCE

66 CHERRY LANE
CARLE PLACE, NY



EXISTING FIRST AND
SECOND FLOOR PLANS

JOB 23003
DATE 12.14.23
SHEET



1 Site Plan Copy 1 Copy 1
1/8" = 1'-0"

AREA		
EXISTING FENCE		
176 RUSHMORE ST		
Project number	2302	A002
Date	2023-06-09	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

Town of North Hempstead

Chairman
David L. Mammìna, A.I.A.

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



Board of Zoning Appeals

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

TO: TOWN CLERK
FROM: Virginia Wagner, Secretary
CC: Building Dept.
DATE: April 22, 2024
RE: BZA Decisions for April 17, 2024

Appeal No.	Name	Sec:	Blk.	Lots
21482	Phyllis Scobbo	5	25	4
21499	Alexander & Mariana Shakhmurov	7	223	14
21518	Puckhaber Realty, Inc.	10	7	27
21522	Zahid Khan (John Doko)	4	95	71
21523	Farley Kamhi	9	467	33
21526	Brian Sapanski	8	268	27
21531	Diana Ho	3	40	510
21533	Veronica Cook	7	47	114
21534	Yin Liu & Dingyong	8	19	192
21535	Tina Yu	10	19	70
21537	Country Glen, LLC	9	670	27

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Town of North Hempstead



Board of Zoning Appeals

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NOTICE OF DECISION

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

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

Whereas, an application (EUA23-000001, RBP-23-000727, RFP23-000255, PAR23-000152), BZA23-000146) 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 17, 2024**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Donald Alberto, R.A. dated July 31, 2023 and on a survey prepared by Frank Galuzzo, L.S. dated November 16, 2022.

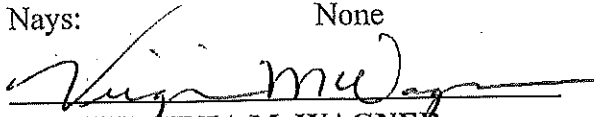
IN REACHING THIS DETERMINATION, THE BOARD CONSIDERED THE FACTORS SET FORTH IN THE ATTACHED FINDINGS OF FACT

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

Motioned by: Member Donatelli Seconded by: 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

Findings of Fact for Appeal # 21482

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

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

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:

The subject house was constructed in 1913 and has been owned by the Scobbo family since the 1920's. The property is located on a main roadway at the end of a busy commercial corridor. The property is split-zoned with the first 100 feet being in the Business B Zoning District and the rear of the property being in the Residence C Zoning District. The house on the property is used as a residence and the rear of the property is used to store vehicles and equipment for the owner's business. The home's use as a non-conforming pre-existing residence in a business district requires that the building department apply the standards pertaining to the Residence C District pursuant to Town Code §70-208(K).

The Board finds that granting the requested variances will not produce an undesirable change in the character of the neighborhood or community. Evidence submitted at the hearing shows that the rear addition was constructed approximately fifty years ago and maintains the pre-existing nonconforming side yard setback of the original home. The Board also took into consideration that if the use of the home was converted from a residence to an office (a permitted use), no variance would be required for the reduced side yard setback. Since use of the home as an office would not change the impact of the addition's reduced setback to the neighborhood, the Board finds this fact to weigh in favor of the application. Additionally, the Board notes that the property directly abutting the addition (the most affected property) is in common ownership with the

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subject property and any future owner of that property would purchase it subject to and with knowledge of the existing conditions. The Board finds that the six-foot fencing on the side of the property and the seven-foot fencing in the rear of the property does not negatively impact the neighborhood, facilitates the screening of the commercial equipment stored in the back of the property, and as stated above would be permitted but for the use of the house as a residence instead of an office. The Board finds sufficient evidence that the roofed over patio has existed for a long time and is adjacent to the neighboring property owned by the Scobbo family. Therefore, the Board finds that granting the requested variances will not cause an undesirable change in the character of the neighborhood. Given the uniqueness of the property the Board finds that there is no other alternative feasible for the applicant to achieve the benefit it is seeking. Finally, the Board finds that the difficulty is partially self-created in that the applicant constructed the addition after the enactment of the Town Code. However, given the facts described above, the Board does not find this factor to weigh in favor of denial.

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead



Board of Zoning Appeals

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

APPEAL #21499 – Alexander & Mariana Shakhmurov; 41 Shadetree Ln., Roslyn Heights; Section 7, Block 223, Lot 14; Zoned: Residence-AA

Variance from § 70-22.6 to extend a driveway which exceeds the allowable amount (coverage) of front yard paving.

Whereas, an application (RBP23-000881, BZA23-000172) 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 17, 2024**, the appeal in the above-entitled matter was decided as follows:

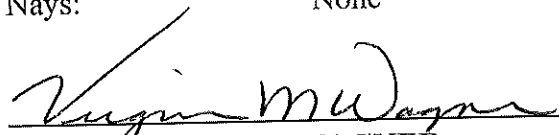
GRANTED of the dimension (34.96% front yard paving) and in the location as shown on drawings prepared by Michael K. Dunn, R.A. dated October 18, 2023 and revised through April 4, 2024 *as amended*.

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

Motioned by: Vice Chairman Francis Seconded by: Member Goodsell

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

Nays: None


VIRGINIA M. WAGNER
SECRETARY

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David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
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Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead



Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21518 – Puckhaber Realty, Inc. (Village Delicatessen Signs); 280 Westbury Ave., Carle Place; Section 10, Block 7, Lot 27; Zoned: Business-B
Variances from §§ 70-196(J)(2)(c) to construct a ground sign too close to a street.

Whereas, an application (SGP23-000126, CBP23-000217, BZA24-000003) 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 17, 2024**, the appeal in the above-entitled matter was decided as follows:

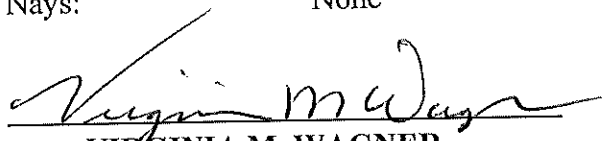
GRANTED of the dimension and in the location as shown on drawings prepared by Erik A. Bjorneby, R.A. dated March 29, 2024 *as amended*.

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

Motioned by: Member Goodsell Seconded by: Member Hernandez

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

Nays: None


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Vice Chairman
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Members
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Town of North Hempstead



Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21522 - Zahid Khan (John Doko); 162 Cow Neck Road, Port Washington, Section 4, Block 95, Lot 71; Zoned: Residence-B
Variance from §70-100.2(A)(2) to legalize fencing in the front yard.

Whereas, an application (RFP22-000379, BZA23-000015) 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 17, 2024**, the appeal in the above-entitled matter was decided as follows:

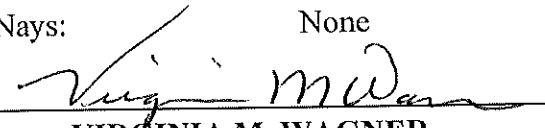
GRANTED of the dimension and in the location as shown on a survey prepared by Paul Barylski, L.S. dated August 19, 2022.

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

Motioned by: Member Donatelli Seconded by: Member Hernandez

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

Nays: None


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SECRETARY

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Vice Chairman
Leslie Francis, Esq.

Members
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Jay Hernandez
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Town of North Hempstead



Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21523 - Farley Kamhi; 135 Park Avenue, Carle Place; Section 9, Block 467, Lot 33; Zoned: Residence-B

Variances from §§70-100.2(M), 70-100.2(A)(2) and 70-100.2(A)(4) to construct and to legalize fencing that is too tall and located within in a front yard and to legalize an arbor that is too tall and too wide and located within a front yard.

Whereas, an application (RFP22-000377, BZA23-000008) 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 17, 2024**, the appeal in the above-entitled matter was decided as follows:

DENIED with respect to the variance sought under § 70-100.2 (A)(2) to construct fencing in the front yard (along the rear property line past the effective building line), **GRANTED** with respect to the variance sought under § 70-100.2 (A)(2) to legalize fencing in the front yard (6' fence from dwelling to side property line (gate) past effective building line), **GRANTED** with respect to the variance sought under § 70-100.2(A)(4) to legalize fencing that is too tall (6' fencing along the side property line), **GRANTED** with respect to the variance sought under § 70-100.2(M) to legalize an arbor that is too tall and, **GRANTED (as amended by the Board)** with respect to the variance sought under 70-100.2 (A)(2) to construct fencing in the front yard (fencing from front property line to dwelling in primary front yard, fencing along primary front property line (abutting Midtown Road) and fencing along side property line past effective building line) of the dimension and in the location as shown on drawings prepared by Norman C. Lok, P.E. dated November 22, 2022 and revised through February 29, 2023 *as amended by the BZA* **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. *The fence located in the primary front yard shall be setback 4' from Midtown Road.*
2. *The fence located in the primary front yard shall be a 4' high estate style fence.*

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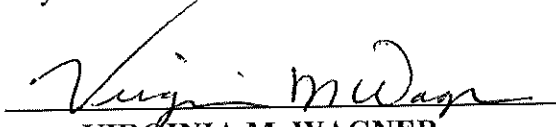
3. *Arborvitae shall be planted in front of the fence along Midtown Road*

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

Motioned by: Member Donatelli Seconded by: Member Hernandez

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

Nays: None


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Chairman
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Members
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Town of North Hempstead



Board of Zoning Appeals

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NOTICE OF DECISION

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.

Whereas, an application (RBP22-000753, BZA24-000022) 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 17, 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 William J. Cohen, R.A. dated July 10, 2023 and revised through February 22, 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

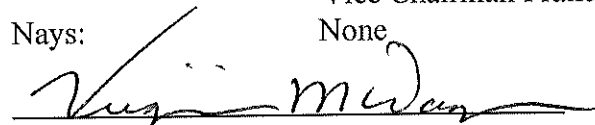
Seconded by: Member Hernandez

Ayes:

Member Goodsell, Member Hernandez, Member Donatelli,
Vice Chairman Francis, Chairman Mammìna

Nays:

None


VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals

Town of North Hempstead

Findings of Fact for Appeal # 21526

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.

The Board finds the applicant has submitted sufficient evidence to support why this application should be given special consideration under the Americans with Disabilities Act 28 C.F.R. § 35. Pursuant to § 35.130(b)(7), local governments are required to make reasonable modifications to policies, practices, or procedures to prevent discrimination on the basis of disability.

After careful consideration of testimony and other evidence submitted on the record for this appeal, the Board finds that the person to be accommodated has a disability; the modification being requested (to construct additions that would make the home too big) is reasonably necessary to accommodate the disability; and the modification will not fundamentally and unreasonably alter the purpose of the zoning ordinance due to the limitations and conditions being imposed.

Given the above, the board grants the relief requested under § 70-29.B to construct additions that would make the home too big, as a reasonable modification to the Zoning Code in order to accommodate the disability of the applicant's child.

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Town of North Hempstead



Board of Zoning Appeals

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NOTICE OF DECISION

**APPEAL #21531 - Diana Ho; 170 Hillside Ave., Manhasset; Section 3, Block 40, Lot 510;
Zoned: Residence-C**

Variances from §§ 70-102.C(2), 70-102.C & 70-100.1 to legalize and to construct a pool barrier fence in a front yard forward of the rear building line, and to construct a pool and an outdoor kitchen/BBQ in a side yard.

Whereas, an application (RBP22-000834, RBP22-000837, RFP22-000320, RFP223-000326, BZA24-000028) 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 17, 2024**, the appeal in the above-entitled matter was decided as follows:

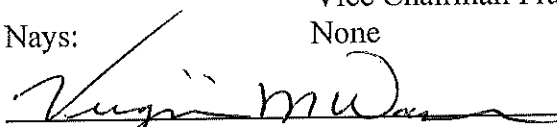
GRANTED of the dimension and in the location as shown on drawings prepared by Andrew S. Braum, P.E. dated August 4, 2022 and revised through January 26, 2024 *as amended by the Board.*

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 Mammìna

Nays: None


VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead



Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21533 - Veronica Cook; 21 Pearsall Place, Roslyn Heights; Section 7, Block 47, Lot 114; Zoned: Residence-C

Variances from 70-50.C and 70-101.B to construct a 2nd story addition and a porch that are too close to the street.

Whereas, an application (RBP23-001005 BZA24-000027) 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 17, 2024**, the appeal in the above-entitled matter was decided as follows:

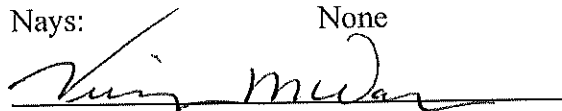
GRANTED of the dimension and in the location as shown on drawings prepared by Norman C. Lok, P.E. dated October 18, 2023 and revised through February 1, 2024.

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

Motioned by: Member Donatelli Seconded by: Vice Chairman Francis

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

Nays: None


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NOTICE OF DECISION

APPEAL #21534 - Yin Liu & Dingyong Li; 956 N. Seventh St., New Hyde Park; Section 8, Block 19, Lot 192; Zoned: Residence-C

Variance from § 70-51 to legalize a one-story rear addition too close to a side property line.

Whereas, an application (BP20-101428, RBP23-000250, BZA24-000024) 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 17, 2024**, the appeal in the above-entitled matter was decided as follows:

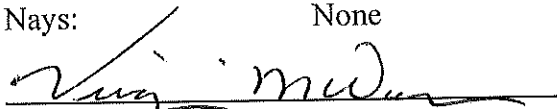
GRANTED of the dimension and in the location as shown on drawings prepared by Naresh K. Mahangu, P.E. dated December 5, 2023 and on a survey prepared by Jason D. Leadingham, L.S. dated December 27, 2023.

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


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Vice Chairman
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Members
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NOTICE OF DECISION

**APPEAL #21535 - Tina Yu; 66 Cherry Lane, Carle Place; Section 10, Block 19, Lot 70;
Zoned: Residence-C**

Variances from §§70-49 and 70-100.1 to legalize a detached garage that is too close to a property line and makes a dwelling too big.

Whereas, an application (RBP23-001066, BZA24-000021) 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 17, 2024**, the appeal in the above-entitled matter was decided as follows:

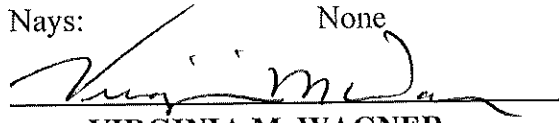
GRANTED of the dimension and in the location as shown on drawings prepared by Nicholas Timothy Williamson, R.A. dated December 14, 2023 and revised through February 28, 2024 and on a survey prepared by Arkadiusz Jusiega, L.S. dated November 3, 2022 and revised through January 3, 2024.

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

Motioned by: Member Donatelli Seconded by: Member Hernandez

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

Nays: None


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Vice Chairman
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Members
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Jay Hernandez
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NOTICE OF DECISION

APPEAL #21537 - Country Glen, LLC (Nava Health MD, Inc.); 119 Old Country Road, Carle Place; Section 9, Block 670, Lot 27; Zoned: Industrial-B

Variances from §§ 70-103.A, 70-196(J)(1)(b) and 70-196(J)(1)(f) to construct interior alterations to convert a retail space to a health center with not enough parking, and a wall sign that is too tall and too high.

Whereas, an application (CBP24-000014, SGP24-000041, BZA24-000026) 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 17, 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 Laurel R. Martin, R.A. dated December 20, 2023 and on plans prepared by Signage Solutions dated October 26, 2023 and revised through February 13, 2024 *as amended by the Board*
SUBJECT TO THE FOLLOWING CONDITIONS:

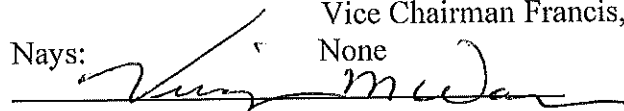
1. *Applicant shall remove the white background from the sign and the lettering shall be mounted directly on the building.*
2. *The sign shall be backlit.*

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

Motioned by: Member Donatelli Seconded by: Member Hernandez

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

Nays: None


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