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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR MAY 8, 2024

RESIDENTIAL CALENDAR

APPEAL #21538 - Benjamin Brian & Shira Vered Roth; 12 Beverly Rd., Port Washington; Section 5, Block 20, Lot 7; Zoned: Residence-A
Variances from §§ 70-30.C and 70-31A to construct a foyer and portico too close to the street and to legalize a deck located too close to a side property line and with not enough total (aggregate) side yards.

APPEAL #21539 - Wayne King (29 Bayview, LLC); 29 Bayview Avenue, Port Washington; Section 5, Block 52, Lot 15; Zoned: Residence-A
Variance from §70-100.2(K) to legalize 2 generators that are located too far away from a home.

APPEAL #21540 – Akira & Yasuko Yamaguchi; 19 S. Bayles Ave., Port Washington; Section 5, Block 99, Lot 310; Zoned: Business-A
Variances from §§ 70-100.1B & 70-100.1.A (under 70-208K reviewed in accordance with R-C district) to legalize a detached garage that is located too close to the rear property line and that is too tall.

APPEAL #21541 – Jeffrey Laureano; 126 St. Marks Pl., Roslyn Heights; Section 7, Block H, Lot 518; Zoned: Residence-C
Variances from §§ 70-209(A) & 70-100.1(B) to legalize a pre-existing non-conforming garage that has been damaged more than 50% that would not be in compliance with the Town Code and that is located too close to the side property line.

APPEAL #21542 - Gabriel Askarinam; 86 Garden Drive, Albertson; Section 7, Block 93, Lot 59; Zoned: Residence-B
Variances from 70-40.C and 70-41.A to construct a new dwelling that is located too close to the street and too close to the side property line.

APPEAL #21543 - Richard & Alba Pagan; 95 Primrose Drive, New Hyde Park, Section 8, Block 308, Lot 14; Zoned: Residence-B
Variance from §70-42.6 to legalize an expanded driveway (paving) that covers too much of the front yard.

APPEAL #21544 - Julian Mejias; 132 Bethel Rd., Albertson; Section 9, Block 112, Lot 14; Zoned: Residence-C

Variance from § 70-51.H to legalize a cellar entrance within four feet of a side property line that does not have horizontal grating.

COMMERCIAL CALENDAR

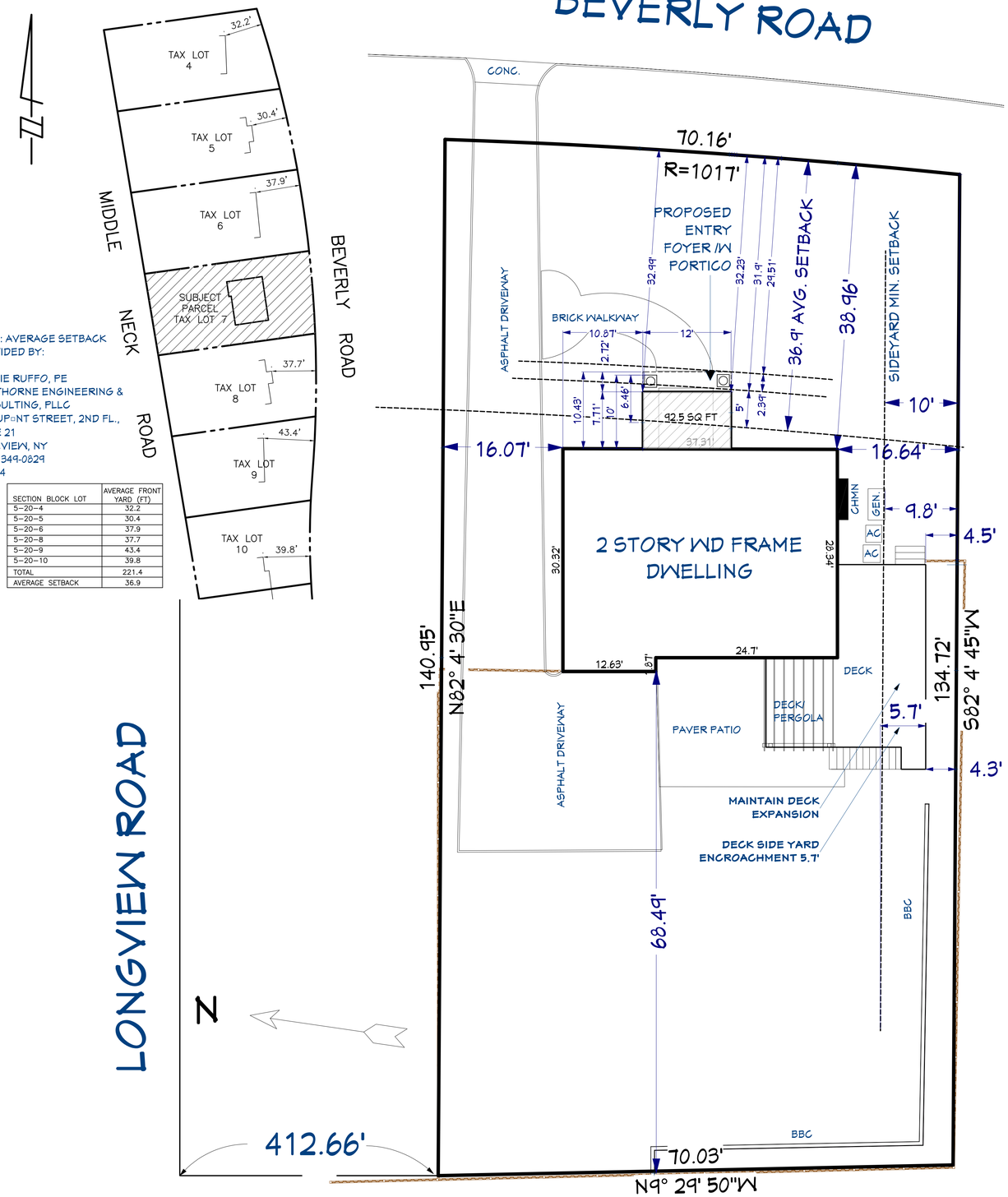
APPEAL #21545 – HR Port Tennis Owner, LLC; 100 Harbor Rd., Port Washington; Section 5, Block A, Lot 333; Zoned: Business-A
Variances §§ 70-133, 70-196(J)(1)(b), 70-196(J)(1)(f), 70-196(J)(2)(a), & 70-196(J)(2)(c) to install HVAC equipment too close to a side property line; wall signs that are too tall, too big, and too high above grade; and more than one ground sign on a property and ground signs that are too close to a property line.

APPEAL #21546 - Blue Wave (Wei Yu); 344 Hillside Avenue, Williston Park; Section 9, Block 142, Lot 28; Zoned: Business-A
Variance from 70-103.O and conditional use §70-126.A to legalize existing work and to construct new interior alterations to convert a former retail space to an existing restaurant (a conditional use) and to legalize a drive aisle that is too narrow.

APPEAL #21547 – JNP Holdings Inc. (Jonathan's Restaurant); 3000 Jericho Tpke., New Hyde Park; Section 9, Block 612, Lot 50; Zoned: Business-A
Variance § 70-196(J)(1)(b) to legalize wall signs that are too tall and too big.

APPEAL #21548 – Rike Tech Associates, LLC (Uno Mexican Grill); 490 Westbury Ave., Carle Place; Section 10, Block 19, Lot 28; Zoned: Business-B
Conditional Use §70-126(A) and Variance from § 70-103(A)(1) to operate a new restaurant, a conditional use, with not enough parking.

Port Washington NCTM SEC: 5 BLOCK: 20 LOT: 7



NOTE: AVERAGE SETBACK PROVIDED BY:

LONNIE RUFFO, PE
HAWTHORNE ENGINEERING & CONSULTING, PLLC
NE DUPONT STREET, 2ND FL., SUITE 21
PLAINVIEW, NY
P:516 349-0829

2/19/24

SECTION BLOCK LOT	AVERAGE FRONT YARD (FT)
5-20-4	32.2
5-20-5	30.4
5-20-6	37.9
5-20-8	37.7
5-20-9	43.4
5-20-10	39.8
TOTAL	221.4
AVERAGE SETBACK	36.9

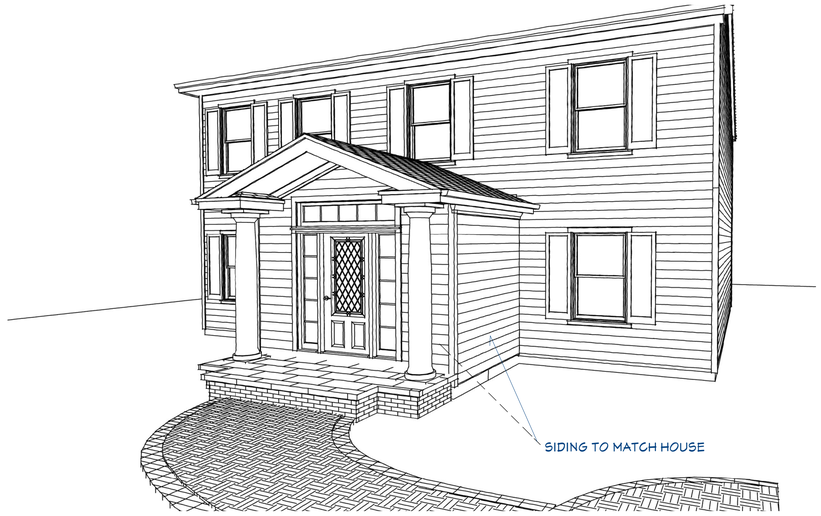
SITE PLAN SHOWING PROPOSED ENTRY FOYER /W PORTICO
SCALE: 1/8"=1'

Benjamin Brian & Shira Vered Roth RES.
12 Beverly Rd
Port Washington, NY 11050

#21538

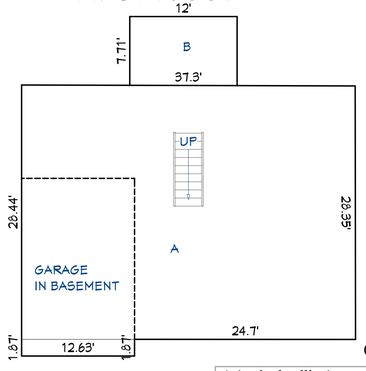
SCOPE OF WORK:

PROPOSED ENCLOSED ENTRY FOYER /W PORTICO
DEMOLITION OF INTERIOR CLOSET PARTITION WALLS

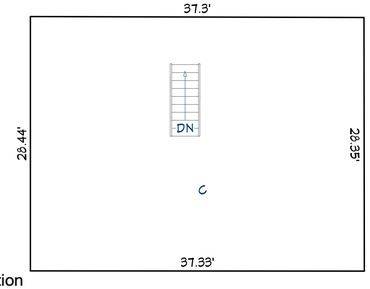


PERSPECTIVE VIEW OF PROPOSED ENTRY FOYER /W PORTICO
N.T.S.

FIRST FLOOR



SECOND FLOOR



Gross Area Calculation

A (main dwelling)	37.3 x 28.44 =	1,061
B (PROPOSED FOYER)	7.71x12	93
First floor total =		**1,153**
B (main dwelling)	37.3 x 28.44 =	1,061
Second floor total =		**1,061**
Total gross floor area =	**2,214**	

REGISTERED ARCHITECT CURTIS M. TAUBMAN NO. 029854 STATE OF NEW YORK

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

OWNER/LOCATION
Benjamin Brian & Shira Vered Roth RES.
12 Beverly Rd
Port Washington, NY 11050

Project Overview

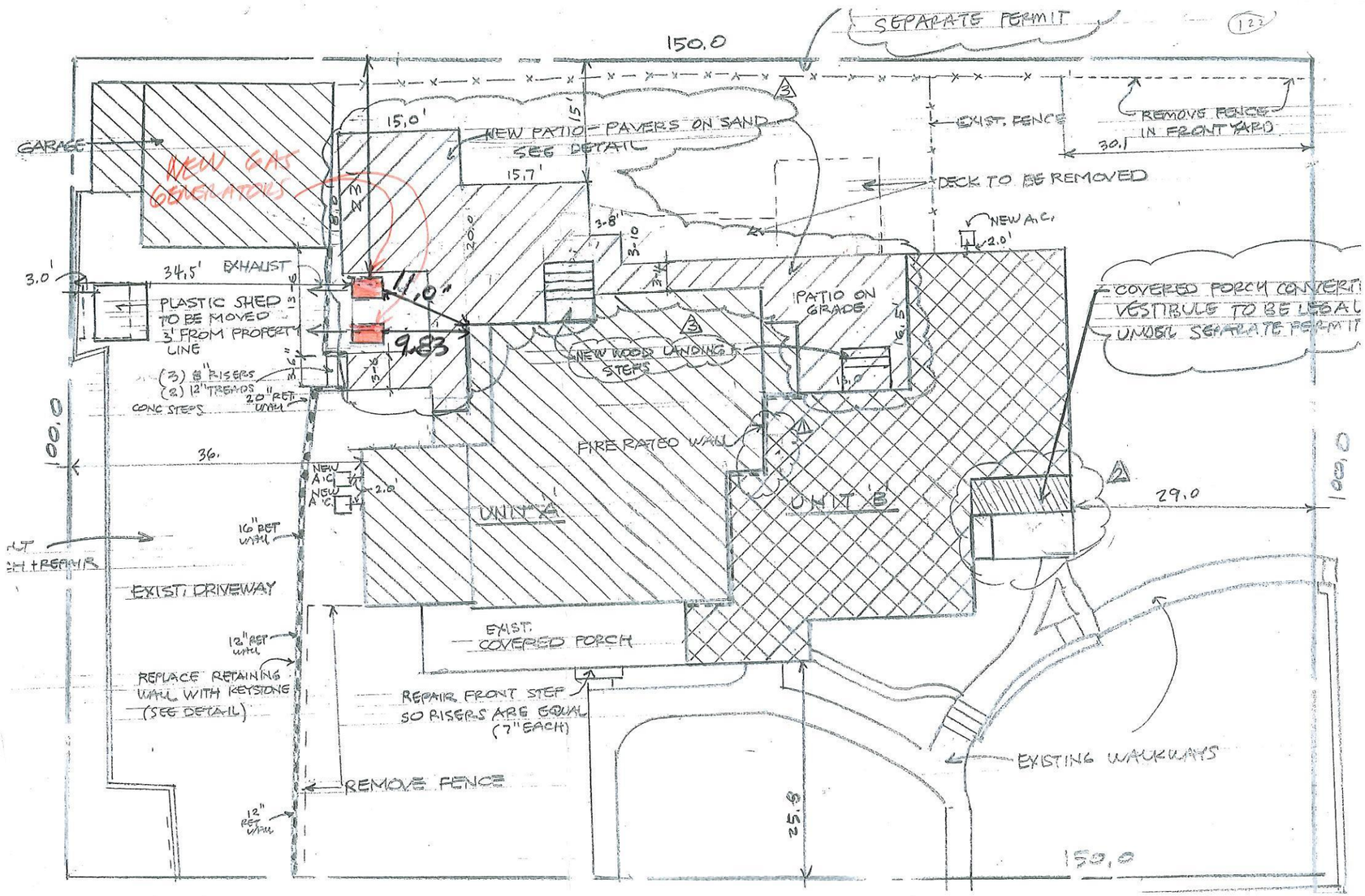
DRAWINGS PROVIDED BY:
CURTIS DESIGN GROUP
6270 northern Blvd.
East Norwich, NY 11732
516 427-1602

DATE:
3/20/24

SCALE:

SHEET:
P-1

#21539



SITE PLAN

FOR (2) NEW GAS GENERATORS

29 BAYVIEW AVE, PORT WASHINGTON

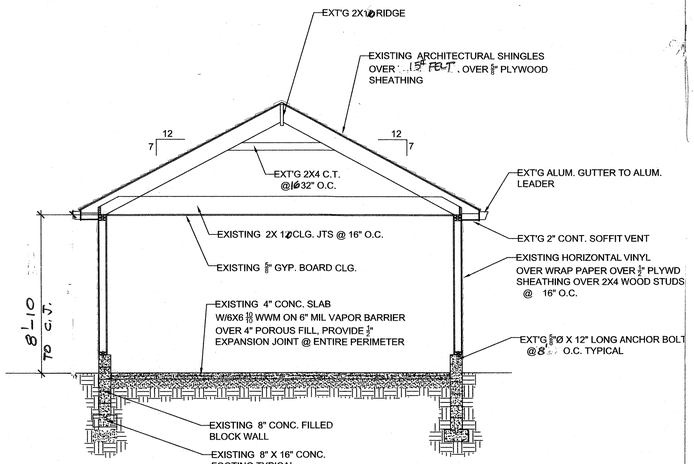
12-1-24

REVISION 3-22-24

DISAPPROVED

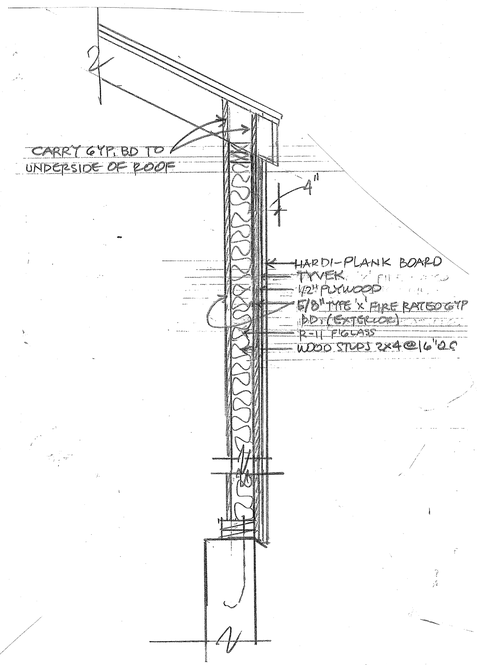
Carlos Reyes
03/25/2024

#21540



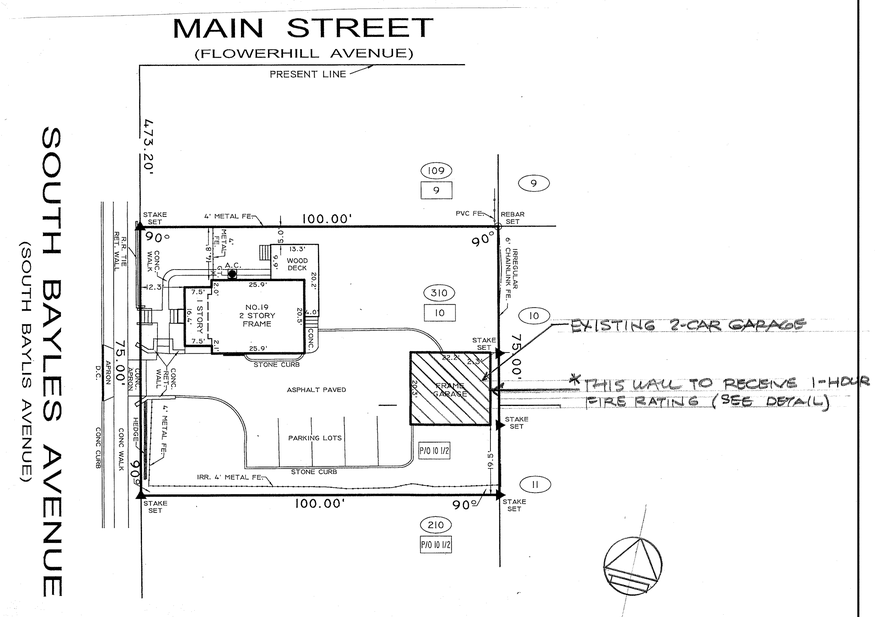
2 EXISTING BUILDING SECTION

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



SECTION AT FIRE-RATED WALL 1"=1'-0"

IN CONFORMANCE W/ ASTM E119 : 1 HOUR LOAD BEARING WALL ASSEMBLY (JH/FCS 60-02 AS PER MANUFACTURER)



SITE PLAN 1"=20'-0"

BASED ON SURVEY BY: FERRANTELLO 10-18-23

ZONING DATA

ZONE:	BUSINESS A
LOT SIZE:	7500 SF
LOT COVERAGE:	
HOUSE (653.95 SF) + GARAGE (450.66) =	1104.61 SF = 14.7% <70% MAX. ALLOWED

SCOPE OF WORK:
EXISTING WOOD FRAMED GARAGE

project	19 SOUTH BAYLES AVE., PORT WASHINGTON, N.Y.		
drawing	SITE PLAN AND BLDG SECTION		
number	dwn by	scale	
A-1	JB	AS NOTED	
	job # #23-17	date NOV. 06-2023	

Donald Alberto Architect P.C.
68 Highland Avenue
Port Washington, N.Y. 11050
Office 516-883-1294
Cel 516-527-2469
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albertodonald@yahoo.com

revisions

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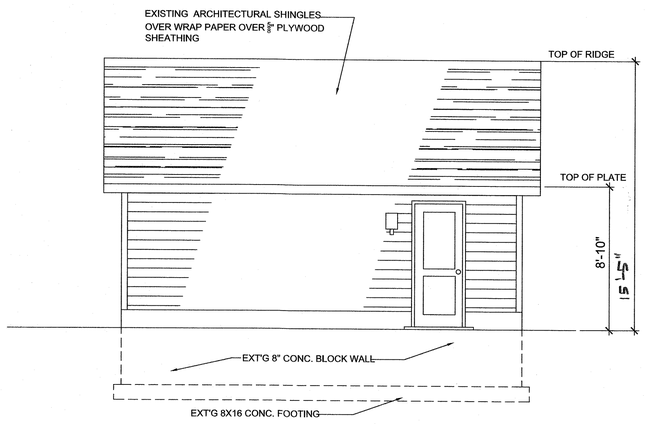
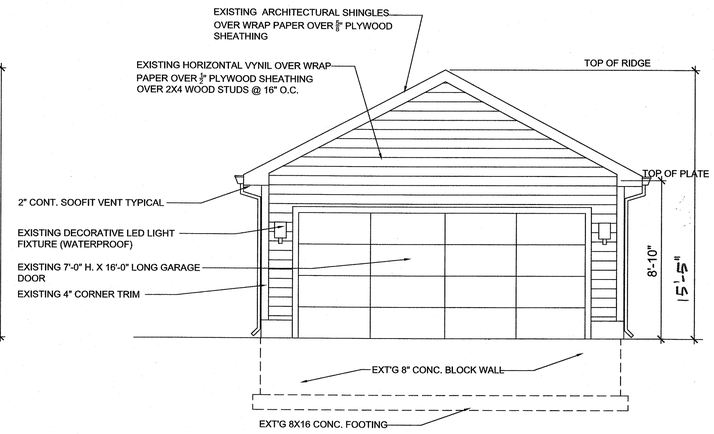
REGISTERED ARCHITECT DONALD ALBERTO NO. 017812 STATE OF NEW YORK



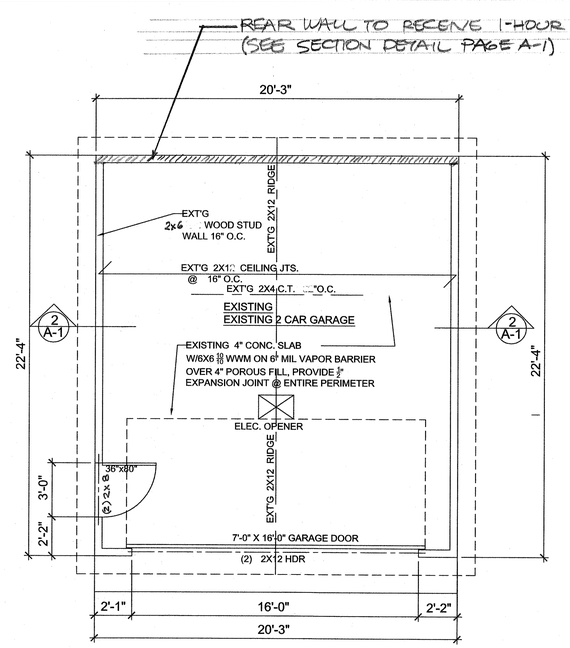
5 EXISTING LEFT SIDE ELEVATION

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



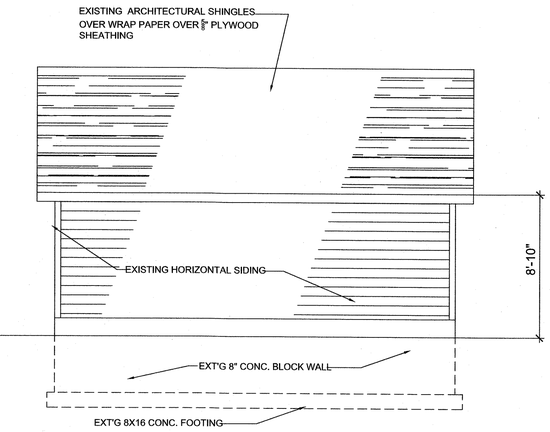
6 EXISTING FRONT ELEVATION

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



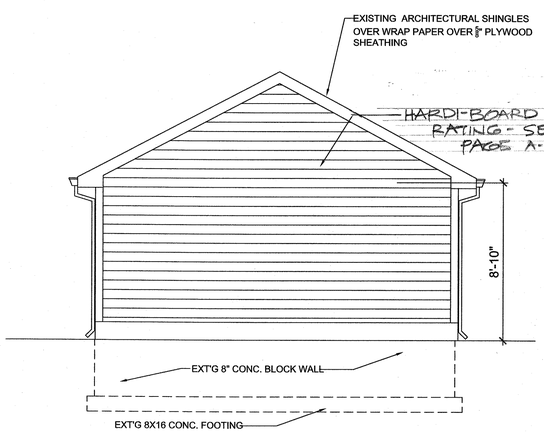
1 EXISTING FLOOR PLAN

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



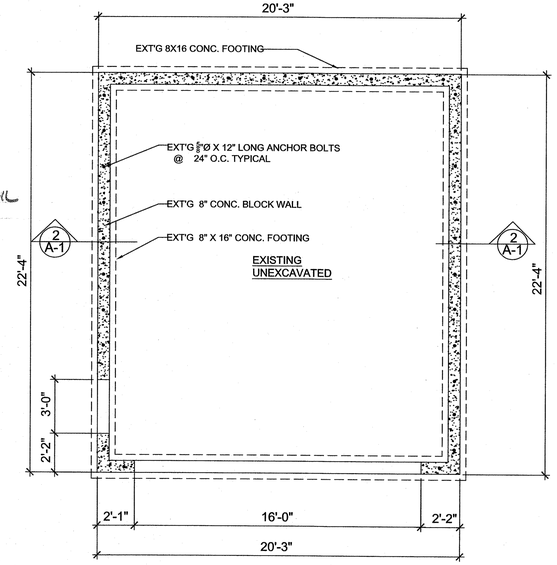
4 EXISTING RIGHT SIDE ELEVATION

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



3 EXISTING REAR ELEVATION

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



2 EXISTING FOUNDATION PLAN

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

SCOPE OF WORK:
EXISTING WOOD FRAMED GARAGE

project: 19 SOUTH BAYLES AVE., PORT WASHINGTON, N.Y.

drawing: EXT'G. PLANS & ELEVATIONS

number	dwn by	scale
A-2	JB	AS NOTED
	job # #23-17	date NOV. 06-2023

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revisions

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U.S. REGISTERED ARCHITECT DONALD ALBERTO STATE OF NEW YORK

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Office - (516) 297-6917
www.NYarchitectGT.com NYarchitectGT@Gmail.com

THE LAUREANO RESIDENCE

GARAGE REPLACEMENT DUE TO FIRE AND WATER DAMAGE
126 ST MARKS PLACE - ROSLYN HEIGHTS, NY 11577

DRAWING LIST:

A-1: TITLE SHEET (APPLICANT & ADDRESS) PLOT PLAN AND ZONING INFORMATION

A-2: BUILDING FLOOR PLANS

A-3: BUILDING ELEVATIONS - BUILDING SECTION - DETAILS

A-4: GENERAL NOTES

A-5: 2020 NYS CODE COMPLIANCE NOTES

A-6: 2020 NYS CODE COMPLIANCE CHARTS/DETAILS

A-7: 2020 NYS CODE SECTION DETAILS

LEGEND OF MATERIALS

- EXISTING WORK TO BE REMOVED
- EXISTING WORK TO REMAIN
- NEW FOUNDATION $\frac{3500}{5000}$ PSI
- (1) NEW 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR. R-20 INSULATION BET. BUILD. 1/2" CDX SHEATHING, 15 POUND BUILDING PAPER & EXTERIOR SIDING AS PER OWNERS APPROVAL
- (2) NEW 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR BOTH SIDES SOUND W/ ACOUSTICAL INSULATION
- (3) NEW 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR BOTH SIDES
- (E) EXISTING 2x4 FRAME STUDS TO BE REPAIRED, SISTERED AND OR REPLACED ONCE EXPOSED. REPLACE INSULATION AND ½" GYP. BOARD AS REQUIRED TO MAKE READY
- SD C - NYS APPROVED SMOKE AND CARBON DETECTOR
- (F) NEW FIRE RATED PARTITION 2x4 PRESSURE TREATED PARTITIONS WITH (2) LAYERS ⅝" TYPE "X" GYP. BD. EA. SIDE CEILING TO RECEIVE (2) LAYERS ⅝" GYP. BD.
- (PT) NEW MOISTURE REPELLENT PARTITIONS 2x4 PRESSURE TREATED BOT. PLATE WITH (1) LAYERS ½" PAPERLESS WATER REPELLENT GYP. BOARD INTERIOR

#21541

THE PRODUCTION OF THESE DOCUMENTS HAVE BEEN GENERATED USING THE
2020 NEW YORK STATE RESIDENTIAL CODE
EFFECTIVE AS OF JUNE 12TH, 2020

SCOPE OF WORK
AREA OF EXTENSIVE FIRE - WATER FRAME DAMAGE. G.C. TO DIRECT REPLACE ALL DAMAGED STRUCTURAL COMPONENTS AS REQUIRED TO MAKE READY FOR OCCUPANCY. FRAME REPLACEMENT NOT LIMITED TO AREA SHOWN, IN THE EVENT ADDITIONAL FRAME MEMBERS ARE EXPOSED AND FOUND DAMAGED G.C. TO DIRECT REPLACE AS WELL IN-KIND. THIS NOTE IS TYPICAL FOR THE ENTIRE DWELLING SHOWN ABOVE.
ALL PLUMBING SHALL BE DIRECT REPLACEMENT ON EXISTING ROUGHING.
ALL ELECTRICAL SHALL BE EVALUATED BY LICENSED ELECTRICIAN AND MADE READY.
FLOORS, WALLS AND CEILING INCLUDING INSULATION SHALL BE MADE READY.
ALL DAMAGED WINDOWS SHALL BE REPLACE IN EXISTING ROUGHING.
ALL DAMAGED STAIRS SHALL BE MADE READY AND FUNCTIONAL WITH HAND RAILS.
ALL CABINETS, ISLANDS, APPLIANCES, COUNTER TOPS AND BACK SPLASHES SHALL BE MADE READY.
OWNER TO APPROVE ALL ITEMS NOTED ABOVE.

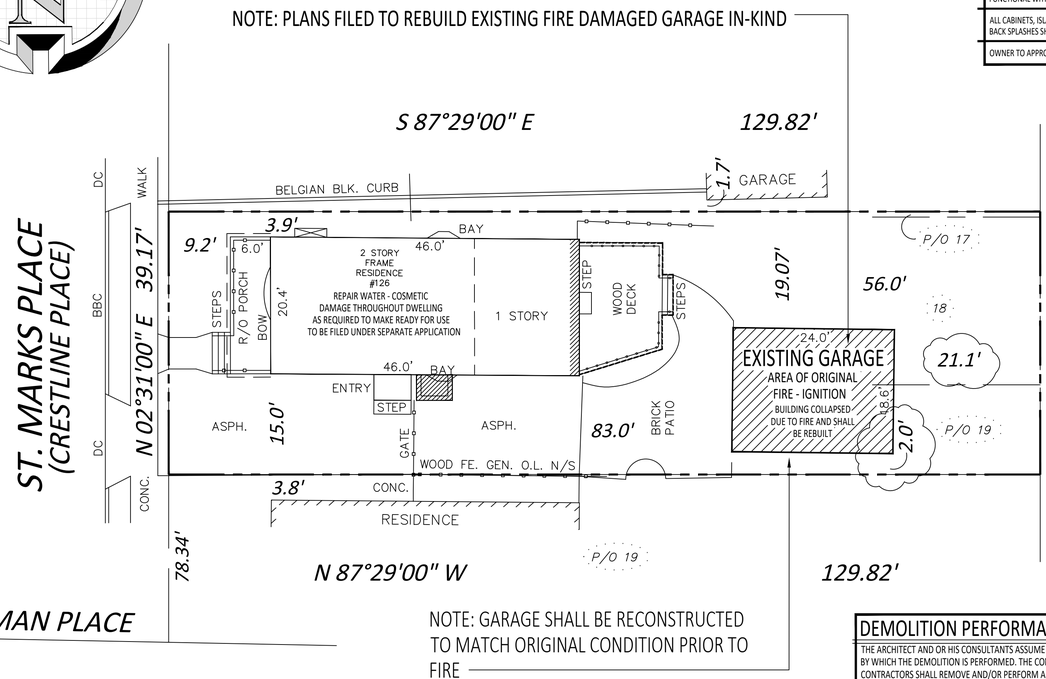
SCOPE OF WORK PROPOSED

PLANS FILED TO REPAIR - REPLACE ALL FIRE/WATER DAMAGED GARAGE COMPONENTS AS PER PLANS SUBMITTED HERE-IN

✳ NOTE: ALL CONDITIONS ARE EXISTING AND SHALL REMAIN WITH NO CHANG IN USE, EGRESS, OCCUPANCY AND OR ZONING PROPOSED UNDER THIS APPLICATION. SCOPE OF WORK SUBMITTED FOR THE DIRECT REPLACEMENT OF WATER/FIRE DAMAGED CONDITIONS AS PER PLANS SUBMITTED.

NOTE: PLANS FILED TO REBUILD EXISTING FIRE DAMAGED GARAGE IN-KIND

NORTH



NOTE: GARAGE SHALL BE RECONSTRUCTED TO MATCH ORIGINAL CONDITION PRIOR TO FIRE

DEMOLITION PERFORMANCE DISCLAIMER:
THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND/OR PERFORM ANY AND ALL DEMOLITION IN A PROFESSIONAL MANOR IN ACCORDANCE TO "GOOD GENERAL PRACTICES" SHOULD IN THE EVENT STRUCTURAL DAMAGE OCCUR DURING PERFORMING DEMOLITION PROCEDURES, THE G.C. SHALL STOP WORK IMMEDIATELY, TEMPORALLY STABILIZE AND CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

PLOT PLAN

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

ZONING DATA

ZONING DISTRICT	R-C (RESIDENCE)		
ALLOWABLE USES	RESIDENTIAL		
LOT SIZE	5,092 SQ.FT.		
LOT COVERAGE	PERMITTED	EXISTING	PROPOSED
BUILDING AREA	MAX 50% OF LOT AREA (2,800 SF), MIN 900 S.F.	DWELLING: 1,332.00 (INCLUDED PORCH - DECK) GARAGE: 447.00 TOTAL: 34%	DWELLING: 1,332.00 (INCLUDED PORCH - DECK) GARAGE: 447.00 TOTAL: 34%
BUILDING HEIGHT	14'-0"	14.0' RIDGE	14.0' RIDGE (NO CHANGE)
FRONT YARD	MIN: 25' / MAX: 40'	83.0'	83.0' (NO CHANGE)
SIDE YARD	MIN 25% OF LOT WIDTH, NOT LESS 5.0' (EA. SIDE)	1.5' - 19.07'	2.0' - 19.07' (NO CHANGE)
REQUIRED REAR YARD	MIN 15'-0"	21.0'	21.0' (NO CHANGE)

NOTE: ALL CONDITIONS ARE EXISTING AND SHALL REMAIN WITH NO CHANG IN USE, EGRESS, OCCUPANCY AND OR ZONING PROPOSED UNDER THIS APPLICATION. SCOPE OF WORK SUBMITTED FOR THE DIRECT REPLACEMENT OF WATER/FIRE DAMAGED CONDITIONS AS PER PLANS SUBMITTED.

NOTE: NO CHANGE IN ZONING SET BACKS, BULK, COVERAGE, BUILDING HEIGHT, OPEN SPACE AND OR USE

ZONE: R-C SECTION: 7 BLOCK: H LOT: 518

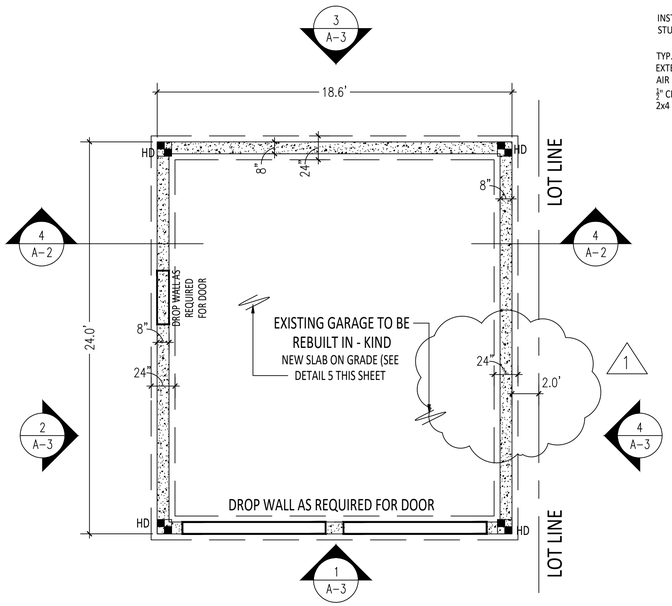
Gaby Tchilinguirian, R.A. Architect P.C.
18 MITCHELL ROAD
WESTHAMPTON BEACH, NY 11978
www.NYarchitectGT.com NYarchitectGT@Gmail.com
OFFICE: (516) 297-6917

THE LAUREANO RESIDENCE
GARAGE REPLACEMENT DUE TO FIRE AND WATER DAMAGE
126 ST MARKS PLACE - ROSLYN HEIGHTS, NY 11577

CHECKED & APPROVED BY: GABY TCHILINGUIRIAN R.A.
DRAWN BY: GABY TCHILINGUIRIAN R.A.
SHEET TITLE: TITLE SHEET
Date: March 2023

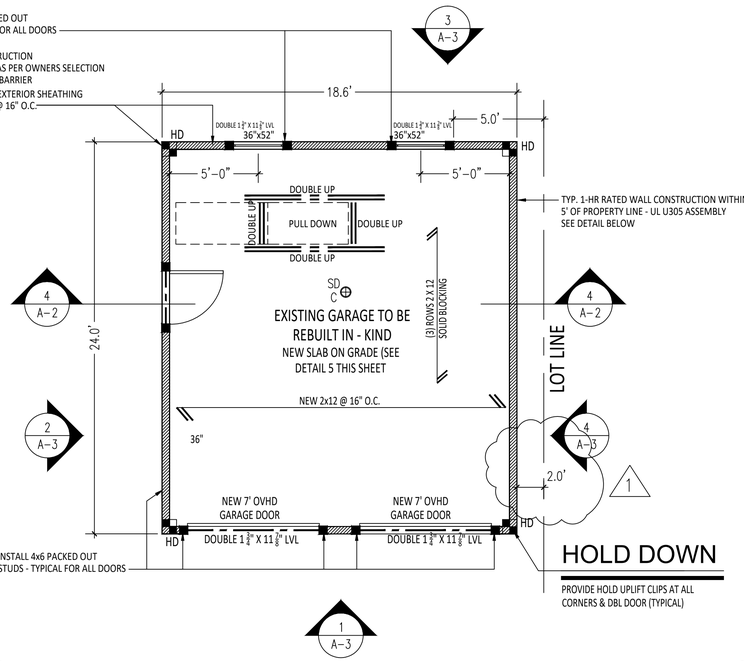
GABY TCHILINGUIRIAN AIA, NCARB

DRAWING NUMBER:
A-1



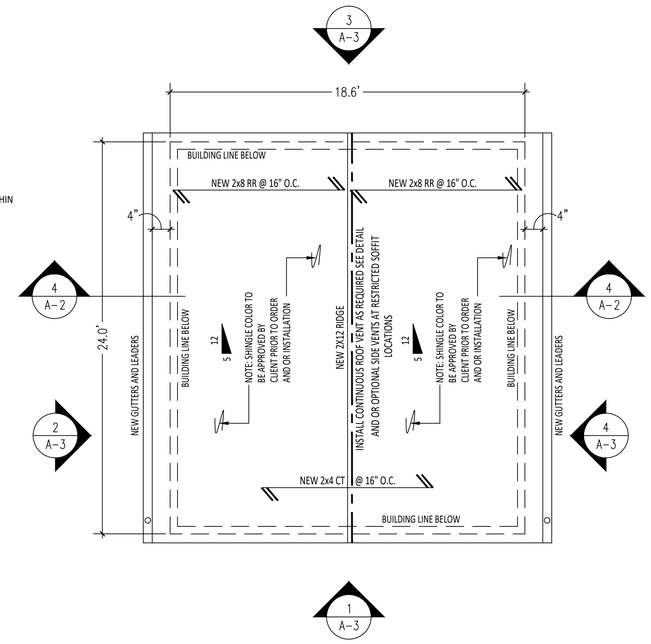
1 FOUNDATION PLAN

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



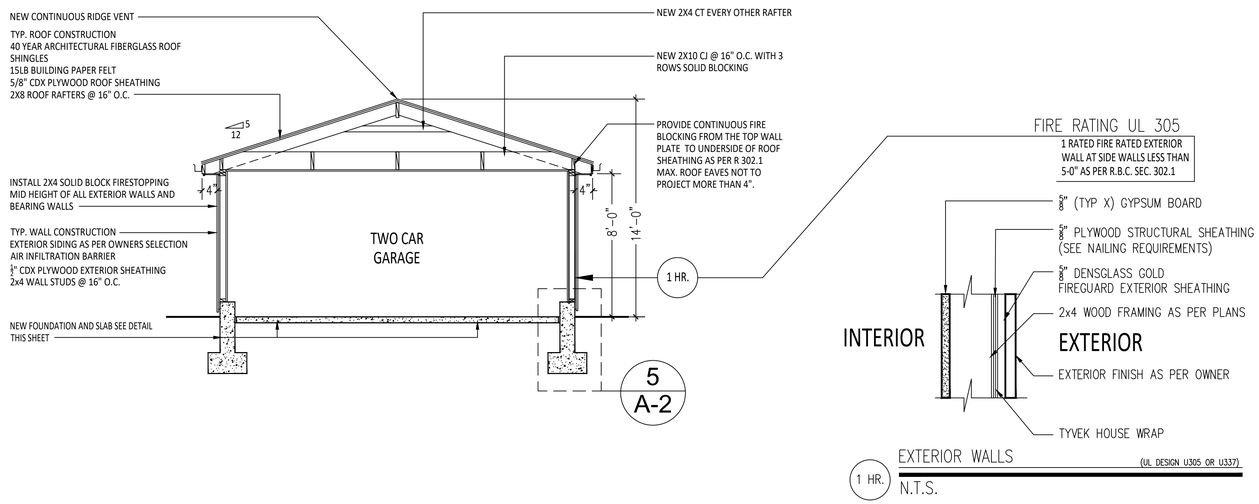
2 GARAGE FLOOR PLAN

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



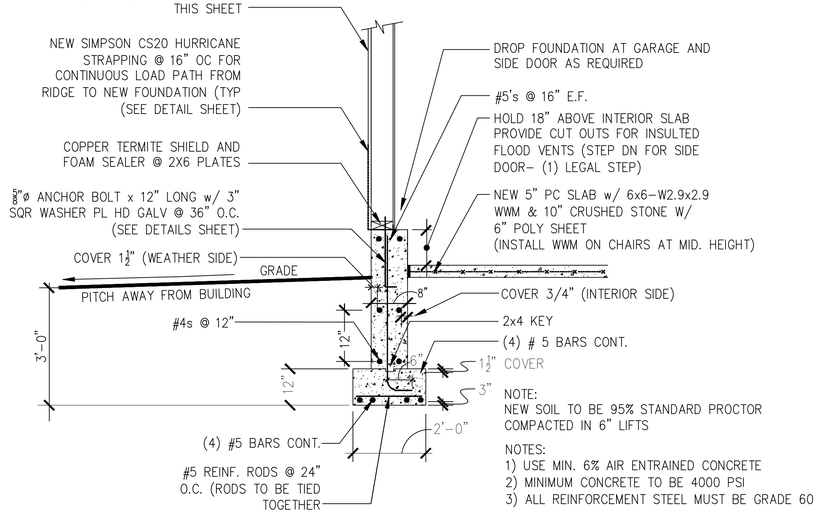
3 ROOF PLAN

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



4 BUILDING SECTION

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



5 FOUNDATION WALL AND FOOTING DETAIL

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

EXTERIOR LUMBER NOTE:

ALL EXTERIOR LUMBER TO BE PRESSURE TREATED TYPE

ALL FASTENERS FOR PRESSURE TREATED WOOD ARE TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS PER R319.3.

SOIL CLASSIFICATION:

NOTE: BOTTOM OF NEW FOUNDATIONS FOOTINGS TO BEAR 95% COMPACTED FILL OR SOIL CLASS SP 8-65 (2 TON SOIL BEARING CAPACITY)

DEMOLITION PERFORMANCE DISCLAIMER:

THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND/OR PERFORM ANY AND ALL DEMOLITION IN A PROFESSIONAL MANOR IN ACCORDANCE TO "GOOD GENERAL PRACTICES" SHOULD IN THE EVENT STRUCTURAL DAMAGE OCCUR DURING PERFORMING DEMOLITION PROCEDURES, THE G.C. SHALL STOP WORK IMMEDIATELY, TEMPORALLY STABILIZE AND CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

LOAD PATH NOTE:

ONCE STRUCTURE HAS BEEN EXPOSED CONTRACTOR TO REVIEW ALL LOAD BEARING WALLS FROM HIGHEST LEVEL OF DWELLING TO EXISTING FOUNDATION. SHOULD ANY LOAD BEARING WALLS BE EXPOSED OTHER THAN WHAT HAS BEEN SHOWN ON THESE PLANS CONTRACTOR TO STOP ALL WORK IMMEDIATELY AND CONTACT ARCHITECT FOR INSTRUCTIONS TO PROCEED.

UTILITY NOTE:

G.C. TO VERIFY LOCATION OF ALL BELOW GROUND UTILITY LINES PRIOR TO THE DEMOLITION OF ANY BELOW GRADE EXCAVATIONS INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, SPRINKLER AND WATER LINES.

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WESTHAMPTON BEACH, NY 11978
www.NYarchitectGT.com NYarchitectGT@Gmail.com
OFFICE: (516) 297-6917

THE LAUREANO RESIDENCE

GARAGE REPLACEMENT DUE TO FIRE AND WATER DAMAGE
126 ST MARKS PLACE - ROSLYN HEIGHTS, NY 11577

CHECKED & APPROVED BY:
GABY TCHILINGUIRIAN R.A.

DRAWN BY:
GABY TCHILINGUIRIAN R.A.

SHEET TITLE:
TITLE SHEET

Date: March 2023

GABY TCHILINGUIRIAN AIA, NCARB

REGISTERED ARCHITECT GABY TCHILINGUIRIAN 035859 STATE OF NEW YORK

DRAWING NUMBER:

A-2

DEMOLITION PERFORMANCE DISCLAIMER:

THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND/OR PERFORM ANY AND ALL DEMOLITION IN A PROFESSIONAL MANOR IN ACCORDANCE TO "GOOD GENERAL PRACTICES" SHOULD IN THE EVENT STRUCTURAL DAMAGE OCCUR DURING PERFORMING DEMOLITION PROCEDURES, THE G.C. SHALL STOP WORK IMMEDIATELY, TEMPORALLY STABILIZE AND CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

LOAD PATH NOTE:

ONCE STRUCTURE HAS BEEN EXPOSED CONTRACTOR TO REVIEW ALL LOAD BEARING WALLS FROM HIGHEST LEVEL OF DWELLING TO EXISTING FOUNDATION. SHOULD ANY LOAD BEARING WALLS BE EXPOSED OTHER THAN WHAT HAS BEEN SHOWN ON THESE PLANS CONTRACTOR TO STOP ALL WORK IMMEDIATELY AND CONTACT ARCHITECT FOR INSTRUCTIONS TO PROCEED.

SOIL CAPACITY

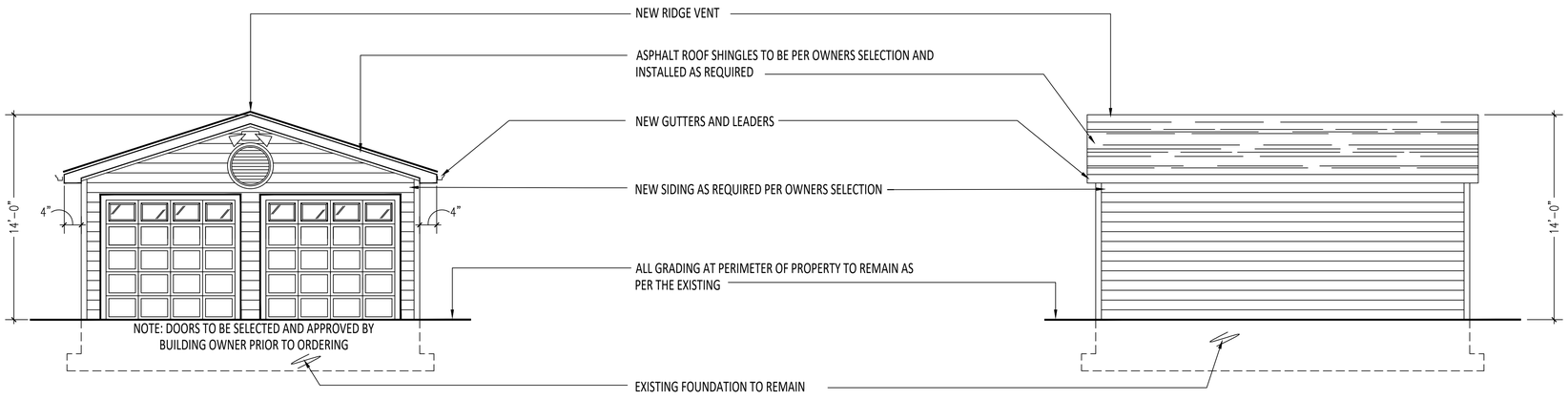
NOTE: BOTTOM OF NEW FOUNDATIONS FOOTINGS TO BEAR 95% COMPACTED FILL OR SOIL CLASS SP 8-65 (2 TON SOIL BEARING CAPACITY)

PLUMBING:

LICENSED PLUMBER TO EVALUATE ALL EXISTING PLUMBING COMPONENTS AND MAKE READY ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO ORDERING

ELECTRICAL:

LICENSED ELECTRICIAN TO EVALUATE ALL EXISTING ELECTRICAL COMPONENTS AND MAKE READY ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO ORDERING



1 FRONT (NORTH) ELEVATION

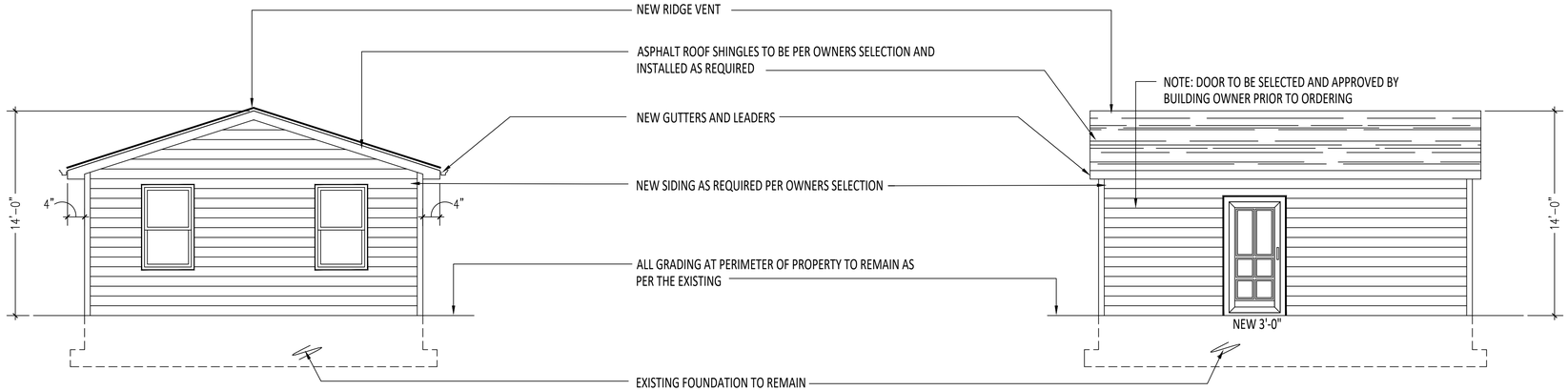
NOTE: ALL EXTERIOR COLORS AND FINISHES TO BE PRESENTED AND SELECTED BY PROPERTY OWNER PRIOR TO ORDER

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

2 SIDE (WEST) ELEVATION

NOTE: ALL EXTERIOR COLORS AND FINISHES TO BE PRESENTED AND SELECTED BY PROPERTY OWNER PRIOR TO ORDER

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



3 REAR (SOUTH) ELEVATION

NOTE: ALL EXTERIOR COLORS AND FINISHES TO BE PRESENTED AND SELECTED BY PROPERTY OWNER PRIOR TO ORDER

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

4 SIDE (EAST) ELEVATION

NOTE: ALL EXTERIOR COLORS AND FINISHES TO BE PRESENTED AND SELECTED BY PROPERTY OWNER PRIOR TO ORDER

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

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THE LAUREANO RESIDENCE
GARAGE REPLACEMENT DUE TO FIRE AND WATER DAMAGE
126 ST MARKS PLACE - ROSLYN HEIGHTS, NY 11577

CHECKED & APPROVED BY:
GABY TCHILINGUIRIAN R.A.

DRAWN BY:
GABY TCHILINGUIRIAN R.A.

SHEET TITLE:
TITLE SHEET

Date: March 2023

GABY TCHILINGUIRIAN AIA, NCARB

DRAWING NUMBER:

A-3

ZONING INFORMATION
TOWN OF NORTH HEMPSTEAD
SECTION: 7 BLOCK: 93 LOT(S): 59

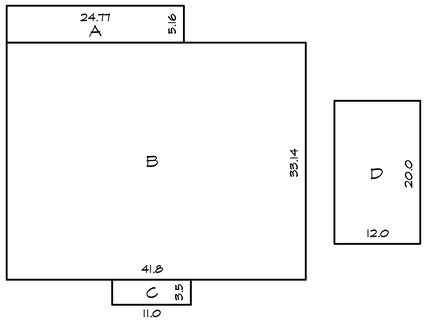
ZONE: RES. B	REQUIRED	EXISTING	PROPOSED
LOT AREA	6,000 SQ.FT.	6,000 SQ.FT.	NO CHANGE
LOT WIDTH	50 FT.	60 FT.	NO CHANGE
FRONT YARD	29.8 FT.	29.6 FT.	NO CHANGE
REAR YARD	15 FT.	32.1 FT.	NO CHANGE
SIDE YARD (MIN)	7 FT.	5.8 FT.	6.8 FT.
SIDE YARD (AGG)	18 FT.	12.6 FT.	18 FT.
BUILDING HEIGHT	30 FT.	± 21.72 FT.	± 29.95 FT.
LOT COVERAGE	30 %	22.6 %	29.98 %
GROSS FLOOR AREA	45 %	31.5 %	44.95 %
GROSS FLOOR AREA	3,400 SQ.FT.	1,888.6 SQ.FT.	2,697 SQ.FT.
SKY EXPOSURE	3V:1H	N/A	PASS
FRONT YARD PAVING	45 %	N/A	37.1 %
EAVE HEIGHT	22 FT.	N/A	19.13 FT.
ACCESSORY BUILDINGS			
REAR YARD	3 FT.	N/A	3 FT.
SIDE YARD	3 FT.	N/A	3 FT.
BUILDING HEIGHT	15 FT.	N/A	13.3 FT.
REAR YARD COVERAGE	40 %	N/A	12.5 %

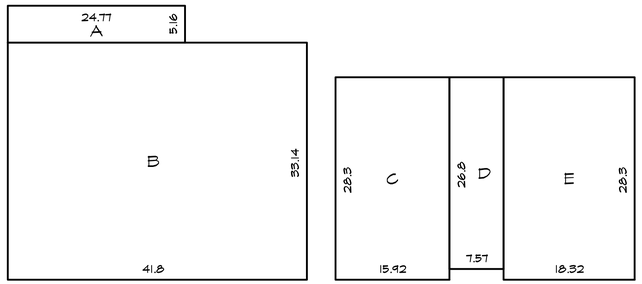
ZONING CALCULATIONS

ZONE: RES. B	LOT COV.	G.F.A.	F. YD. PAVING	REAR YD. COV.
LOT AREA	6,000 SQ.FT.	6,000 SQ.FT.	1,566 SQ.FT.	1,926 SQ.FT.
1ST FLOOR	1,520	1,520	-	-
2ND FLOOR	-	1,177	-	-
PORTICO	39	-	-	-
GARAGE	240	-	-	240
DRIVEWAY	-	-	376	-
WALKWAY	-	-	206	-
TOTAL	1,799 SQ.FT.	2,697 SQ.FT.	582 SQ.FT.	240 SQ.FT.
TOTAL	29.98 %	44.95 %	37.1 %	12.5 %

PROPOSED:
- DEMO EXISTING 1ST FLOOR & REPLACE W/ NEW (965 SQ.FT.)
- DEMO EXISTING ½ STORY & REPLACE W/ NEW 2ND STORY (1,177 SQ.FT.)
- DEMO PORTION OF EXISTING FOUNDATION
- 1 STORY ADDITION (555 SQ.FT.)
- PORTICO (39 SQ.FT.) W/ STEPS
- CELLAR ENTRY
- REAR STEPS
- FRONT WALKWAY TO REPLACE EXISTING
- EXTENSION/MODIFICATION OF EXISTING CONCRETE DRIVEWAY
- DETACHED GARAGE (240 SQ.FT.)

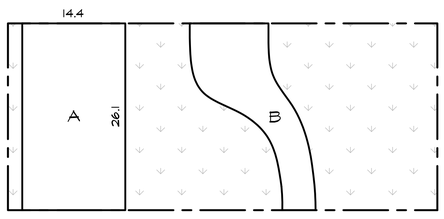
#21542

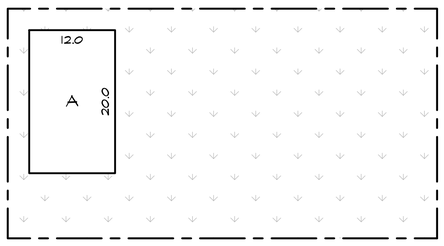




LOT COVERAGE			
A	24.77	5.16	127.81
B	41.80	33.14	1385.25
C	11.00	3.50	38.50
D	12.00	20.00	240.00
TOTAL SQ.FT.			1791.57
TOTAL %			29.86%

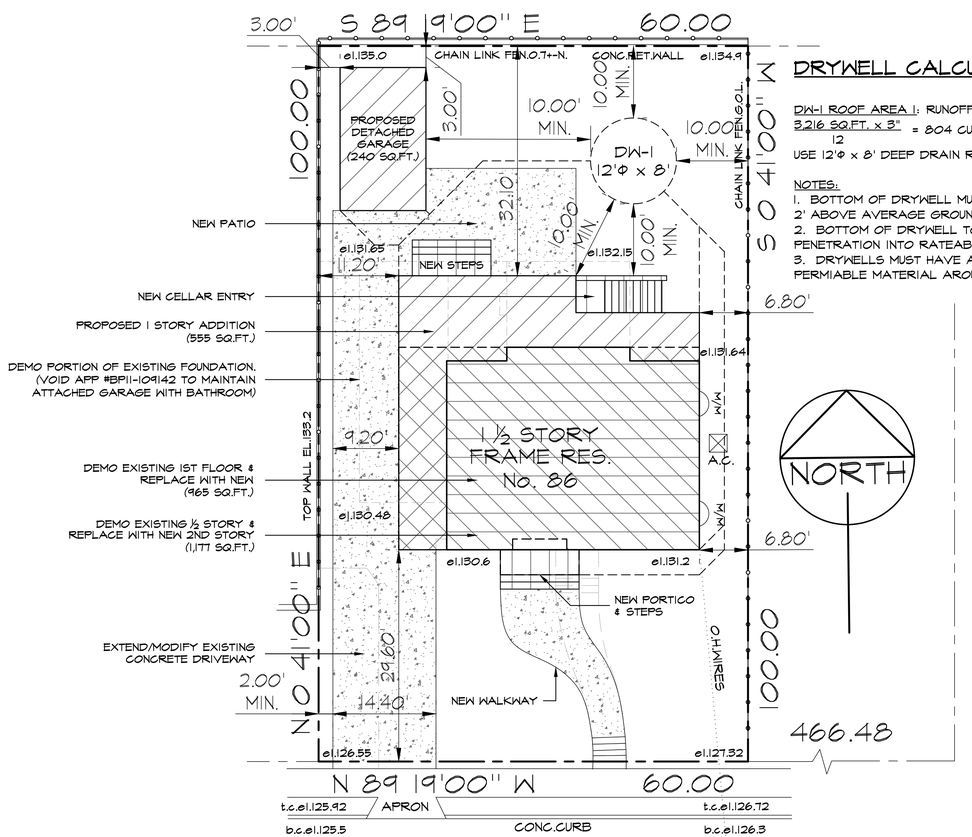
GROSS FLOOR AREA			
A	24.77	5.16	127.81
B	41.80	33.14	1385.25
C	15.92	28.30	450.54
D	7.57	26.80	202.88
E	18.32	28.30	518.46
TOTAL SQ.FT.			2684.93
TOTAL %			44.75%





FRONT YARD PAVING			
A	14.40	26.10	375.84
B	IRR.	IRR	205.71
TOTAL SQ.FT.			581.55
TOTAL %			37.14%

REAR YARD COVERAGE			
A	12.00	20.00	240.00
TOTAL SQ.FT.			240.00
TOTAL %			12.46%



DRYWELL CALCULATIONS

DW-1 ROOF AREA 1: RUNOFF FACTOR = 1.0
3,216 SQ.FT. x 3" / 12 = 804 CU.FT.
USE 12'Φ x 8' DEEP DRAIN RING = 807.04 CU.FT.

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

PLOT PLAN
SCALE: 1" = 10'-0"

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

GROUND SNOW LOAD	WIND DESIGN: SPEED d (MPH)	WIND DESIGN: TOPOGRAPHIC EFFECTS k	WIND DESIGN: SPECIAL WIND REGION l	WIND DESIGN: WIND BORN DEBRIS ZONE m	SEISMIC DESIGN CATEGORY f	SUBJECT TO DAMAGE FROM: WEATHERING a	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH b	SUBJECT TO DAMAGE FROM: TERMITE c	WINTER DESIGN TEMP e	ICE BARRIER REQUIRED h	FLOOD HAZARDS g	AIR FREEZING INDEX i	MEAN ANNUAL TEMP j
30	130MPH	NO	NO	1 MILE FROM COAST	B	SEVERE	30" & 3 FT BFG	MOD TO HEAVY	15	YES	FEMA FLOOD MAP PANEL#	1500 OR LESS	55.4

MANUEL J DESIGN CRITERIA n

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HIGH TEMPERATURE DIFFERENCE
------	------	------	------	------	------	------	------
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
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TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE FOLLOWING:

2020 RESIDENTIAL CODE OF NEW YORK STATE PUBLICATION NOVEMBER 2019

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 12-23 FOR MECHANICAL SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 24 FOR FUEL & GAS SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 25-33 FOR PLUMBING SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTERS 34-42 FOR ELECTRICAL SYSTEMS

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE AS ADOPTED WITH THE 2018 IECC

THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RESCHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS

DRAWING SCHEDULE

A.1	PLOT PLAN, ZONING & NOTES
A.2	GARAGE FLOOR PLANS, SECTION, ELEVATIONS & DETAIL
A.3	FOUNDATION & FIRST FLOOR PLANS
A.4	SECOND FLOOR & ROOF PLANS
A.5	ELEVATIONS
A.6	SKY EXPOSURE PLANE DIAGRAMS
A.7	SECTIONS & DETAILS
A.8	DETAILS & PLUMBING RISER DIAGRAMS
A.9	DETAILS
A.10	DETAILS
A.11	NOTES
A.12	NOTES
A.13	NOTES

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NYS LIC #027935

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	1/26/2024	REVISIONS PER TOWN COMMENTS	JAK
	10/21/2025	CONSTRUCTION DOCUMENTS	JAK

PROP. ADDITION & ALTERATIONS
ASKARINAM RESIDENCE
86 GARDEN DRIVE
ALBERTSON, NY 11507

DRAWING:

JOB#: AS-18-557
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SCALE: AS NOTED

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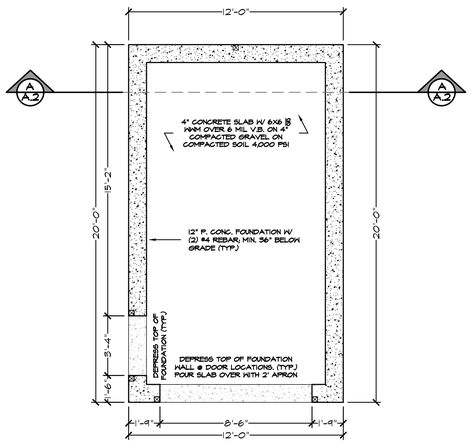
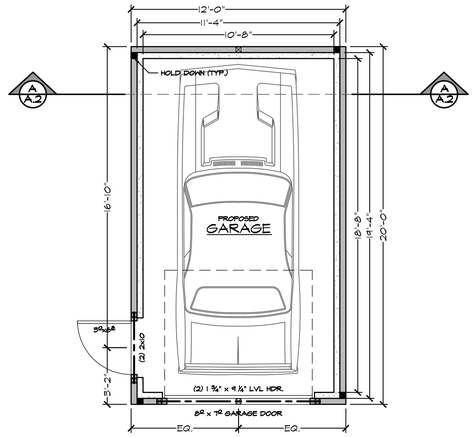


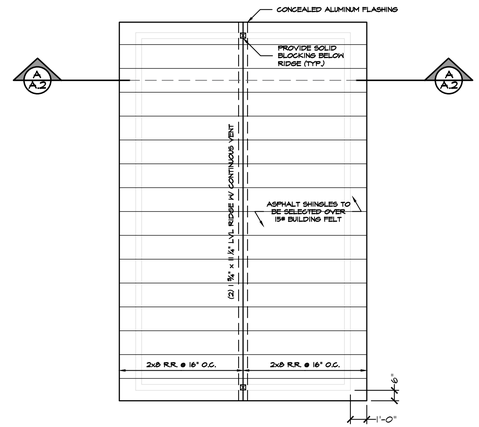
GARAGE FOUNDATION PLAN

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



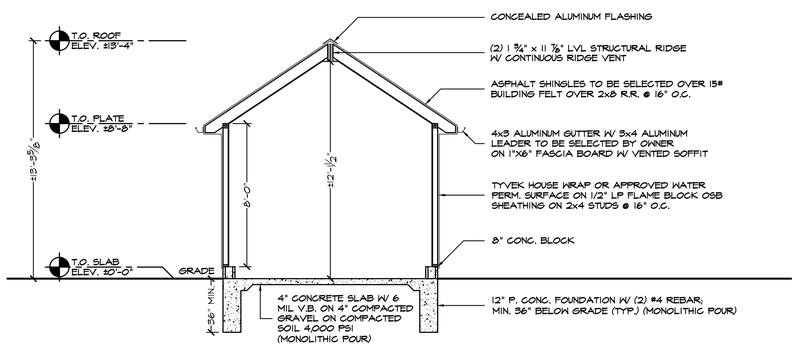
GARAGE FLOOR PLAN

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



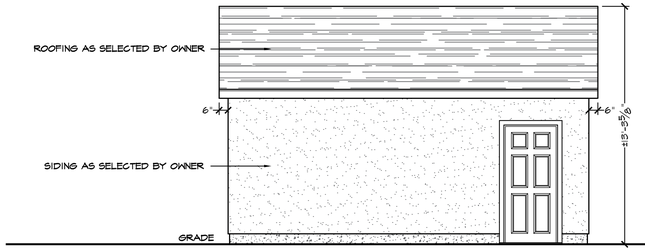
GARAGE ROOF PLAN

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



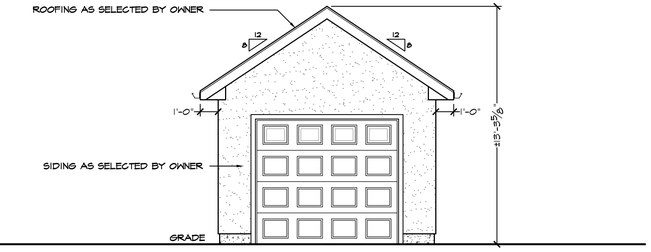
SECTION A

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



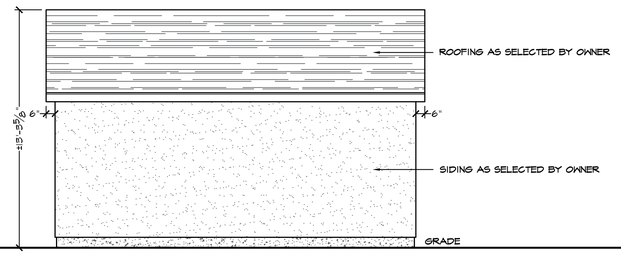
GARAGE SIDE ELEVATION

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



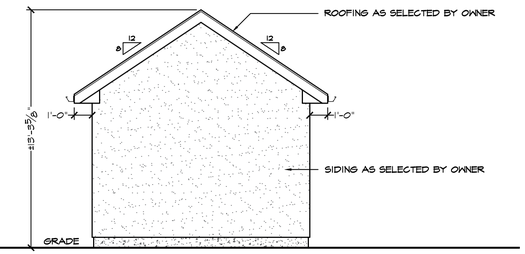
GARAGE FRONT ELEVATION

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



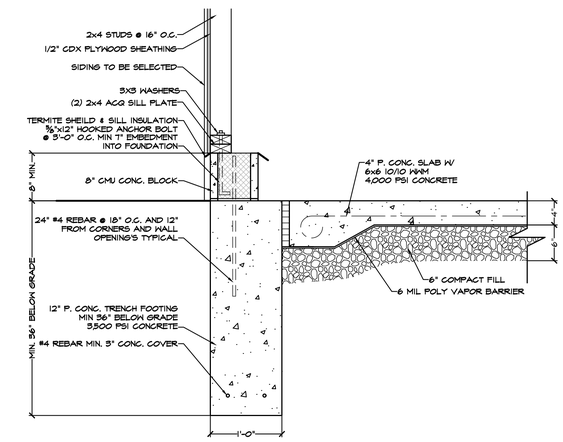
GARAGE SIDE ELEVATION

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



GARAGE REAR ELEVATION

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



GARAGE FOUNDATION DETAIL

SCALE: 1" = 1'-0"

GENERAL NOTES

1. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH THE 2020 FIRE CODE OF NYS-SECTION 915.4 (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS . INTER-WIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 720 AND SEC. R314 AND R315 OF THE 2020 RESIDENTIAL CODE OF NYS SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.

2. ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.

3. ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK

4. NO GALV. NAILS OR CONNECTORS IN ACQ. LUMBER ARE PERMITTED. ALL CONNECTORS AND FASTENERS FOR ACQ LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED G-185.

5. AS PER SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-8" A.F.F.

6. ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2X4'S NAILED TOGETHER W/ 10d NAILS @ 8" O.C. UNLESS OTHERWISE NOTED

7. ALL FRAMING SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS

8. ALL EXTERIOR PORCH/DECK/ STAIR FRAMING TO BE ACQ LUMBER-U.O.N.

9. ALL ELECTRIC TO REMAIN AND MODIFIED TO ACCOMMODATE NEW CONSTRUCTION. FINAL ELECTRIC TO BE DETERMINE IN THE FIELD

10. ALL ANCHORS, STRAPPING AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG TIE OR AN APPROVED MANUFACTURE AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS- UNLESS OTHERWISE NOTED

11. ALL ENGINEERED LUMBER TO BE CLADDED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT

DEMOLITION NOTES:

1. REMOVE PARTITIONS SHOWN TO BE REMOVED AS NOTED ON DWGS.- SHORE AS REQ'D AT LOAD BEARING PARTITIONS

2. CONTRACTOR SHALL BE CAREFUL AS TO NOT DAMAGE EXISTING CONSTRUCTION THAT REMAIN AND SHALL REPAIR ANY OF THESE DAMAGES AS REQUIRED.

3. CONTRACTOR SHALL RE-ROUTE, RELOCATE OR REMOVE (AS REQ'D) ALL EXISTING ELECTRICAL, PLUMBING AND HEATING LINES THAT INTERFERE WITH NEW CONSTRUCTION.

WALL KEY

- EXIST TO BE REMOVED
- EXIST TO REMAIN
- NEW WOOD FRAME CNST
- NEW POURED CONCRETE
- 4"x4" POST UNLESS OTHERWISE NOTED
- HOLD DOWN AS NOTED
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP AS PER SECTION 314
- 80 CFM FAN TO EXTERIOR
- HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP AS PER SECTION 915.4
- DENOTES EGRESS WINDOW

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REV #.	DATE:	NOTE:	BY:
	1/26/2024	REVISIONS PER TOWN COMMENTS	JAK
	10/27/2023	CONSTRUCTION DOCUMENTS	JAK

PROP. ADDITION & ALTERATIONS
ASKARINAM RESIDENCE
86 GARDEN DRIVE
ALBERTSON, NY 11507

DRAWING:

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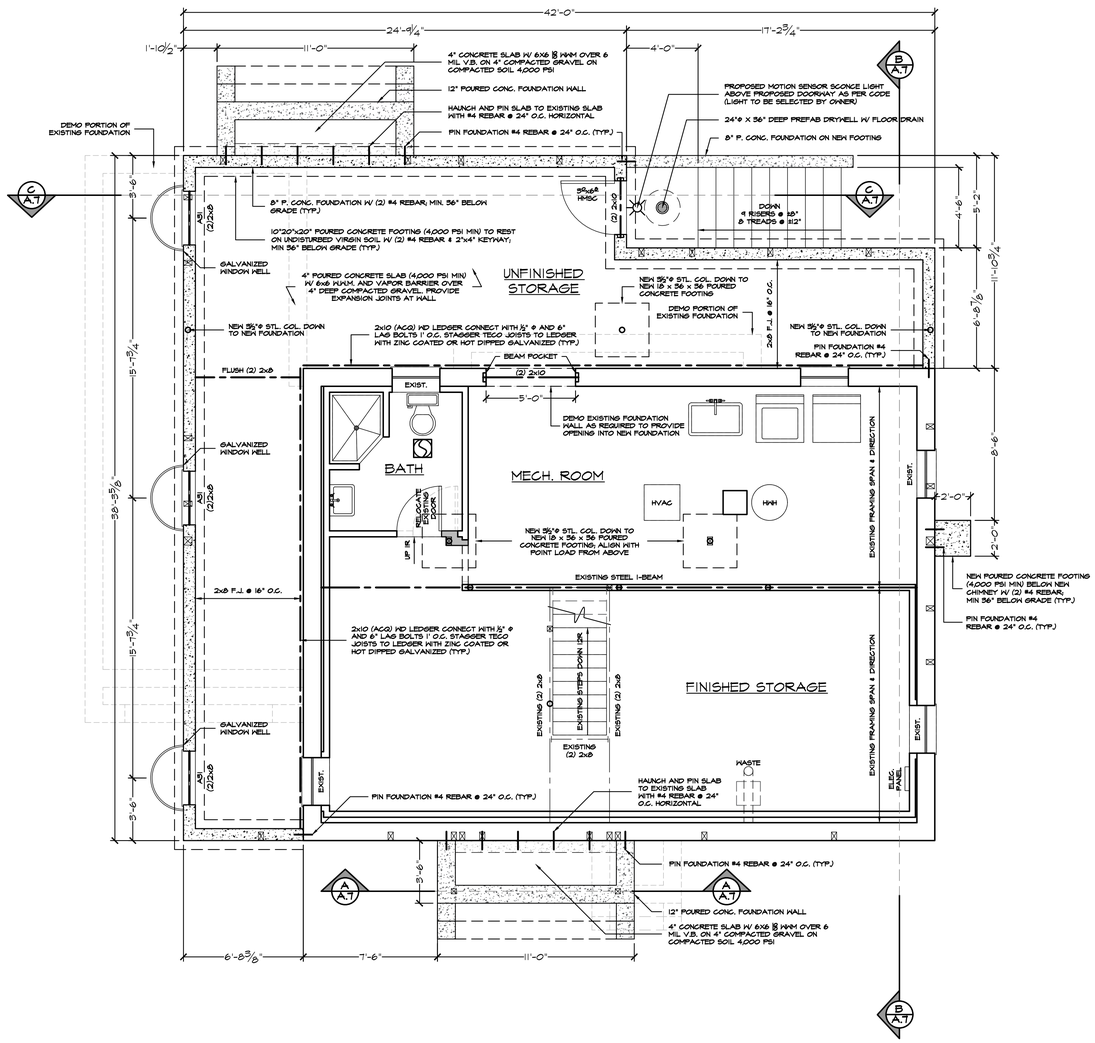
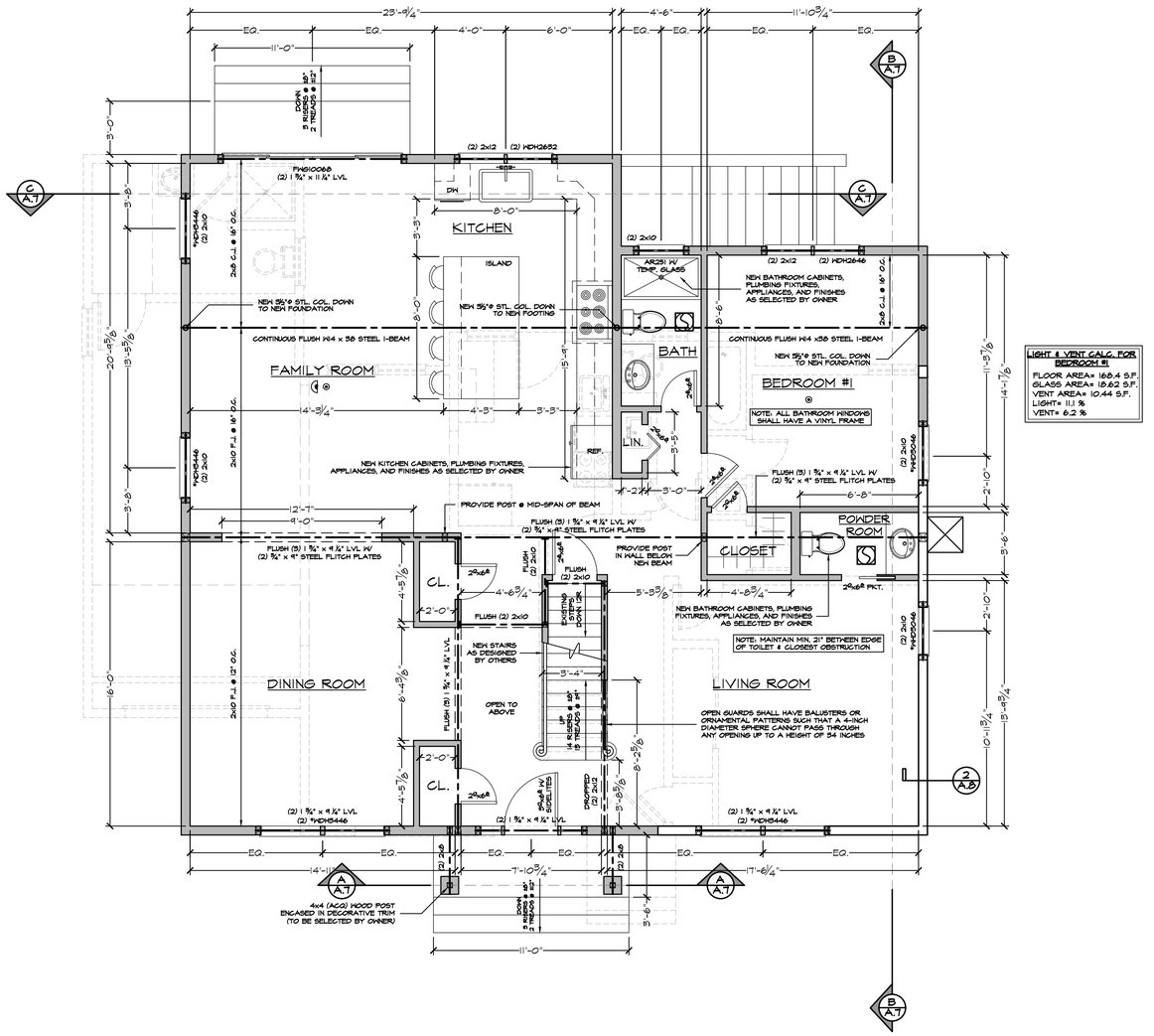
A.2





FOUNDATION PLAN

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

FIRST FLOOR PLAN

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

LIGHT & VENT CALC. FOR BEDROOM #1

FLOOR AREA= 168.4 S.F.
GLASS AREA= 18.62 S.F.
VENT AREA= 10.44 S.F.
LIGHT= 11.1 %
VENT= 6.2 %

GENERAL NOTES

1. ALL HABITABLE ROOMS AND CORRIDORS SHALL BE SUPPLIED WITH FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 NEW YORK STATE BUILDING CODE SEC. R314 AND R315. EXISTING DWELLING UNDERGOING REPAIR,ALTERATION, AND/OR ADDITION SHALL BE PROVIDE WITH SMOKE ALARMS AS PER APPENDIX J. CARBON MONOXIDE ALARMS TO BE IN ACCORDANCE WITH SECTION 915 OF THE 2020 NEW YORK STATE FIRE CODE (CARBON MONOXIDE ALARM TO BE PROVIDE ON EACH FLOOR WITHIN 15 FEET OF SLEEPING AREA, ANYWHERE CONTAINS CARBON MONOXIDE SOURCE)
2. ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
3. ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK
4. NO GALV. NAILS OR CONNECTORS IN ACQ. LUMBER ARE PERMITTED. ALL CONNECTORS AND FASTENERS FOR ACQ LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED G-185.
5. AS PER N.Y.S. CODE SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-8" A.F.F.
6. ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2X4'S NAILED TOGETHER W/ 10d NAILS @ 8" O.C. UNLESS OTHERWISE NOTED
7. ALL NEW DOOR & WINDOW HEADS TO BE MOUNTED TO MATCH EX. ON FIRST FLOOR (6'-8" V.I.F.) AND NEW SECOND FLOOR AT 6'-8" - UNLESS OTHERWISE NOTED
8. ALL WET/ TILE AREAS IN BATHROOM/KITCHEN SHALL RECEIVE ½" CEMENT BD. AND ALL OTHER AREAS IN BATHROOM/LAUNDRY/KITCHEN SHALL RECEIVE ½" MOISTURE RESISTANT GYP. BD.
9. ALL FRAMING SHALL COMPLY WITH THE 2018 WOOD FRAME CONSTRUCTION MANUAL.
10. ALL EXTERIOR PORCH/DECK/ STAIR FRAMING TO BE ACQ LUMBER-U.O.N.
11. ALL ELECTRIC TO REMAIN AND MODIFIED TO ACCOMMODATE NEW CONSTRUCTION. FINAL ELECTRIC TO BE DETERMINE IN THE FIELD
12. ALL ANCHORS, STRAPPING AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG TIE OR AN APPROVED MANUFACTURE AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS- UNLESS OTHERWISE NOTED
13. ALL ENGINEERED LUMBER TO BE CLADDED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT
14. ALL INTERIOR DOORS SHALL RECEIVE (2) 2X8 HEADERS - UNLESS OTHERWISE NOTED- PACK OUT HEADERS TO FIT IN WALL AS REQUIRED
15. ALL NEW WINDOWS AND EXTERIOR DOORS IN NEW ADDITIONS SHALL RECEIVE (2) 2X10 HEADERS-UNLESS OTHERWISE NOTED
16. ALL NEW WINDOWS AND DOORS ARE TO BE ANDERSEN 400 SERIES - WHITE FRAME- TRIPLE PANE- LOW-E- WITH GRILLES- COORDINATE WITH OWNER- MODEL NUMBERS ARE DESIGNATED ON PLAN- INSTALL ACCORDING TO MANUFACTURE SPECIFICATIONS
17. WHERE RAFTERS AND JOISTS FRAME INTO OTHER WOOD BEAMS, PROVIDE 12 GAGE GALVANIZED STEEL JOIST HANGERS AND STRAPS AND WHERE WOOD BEAMS FRAME INTO OTHER WOOD BEAMS, PROVIDE 7 GAGE GALVANIZED STEEL SADDLE TYPE HANGER BOLTED THROUGH BEAMS- ALL HANGERS, STRAPS, ANCHORS, ETC. SHALL BE MANUFACTURED BY SIMPSON STRONG TIE.
18. ALL ENGINEERED LAMINATED WOOD BEAMS SHALL BE MANUFACTURED BY GEORGIA-PACIFIC AND SHALL BE INSTALLED AS PER MANUFACTURE'S WRITTEN INSTRUCTIONS AND SPECIFICATIONS OR APPROVED EQUAL.

STAIRS & GUARD NOTE:
(TO COMPLY WITH 2020 R.C. OF NYS R311 & R312)
-STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
-MINIMUM HEADROOM HEIGHT TO BE 6'-8"
-MAX RISER SHALL NOT EXCEED 8¼"
-MIN TREAD SHALL NOT BE LESS THAN 9"
-STAIR PROFILE: NOSINGS SHALL NOT BE LESS THAN ¾" NOR MORE THAN 1¼"
-HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGHT OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4½" ON EITHER SIDE OF THE STAIRWAY.
-GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
-GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4"

WALL KEY

- EXIST TO BE REMOVED
- EXIST TO REMAIN
- NEW WOOD FRAME CNST
- 4"x4" POST UNLESS OTHERWISE NOTED
- HOLD DOWN AS NOTED
- 55 CFM FAN TO EXTERIOR
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP MIN 12" A.F.F. AS PER 2020 RESIDENTIAL CODE OF NYS
- DENOTES EGRESS WINDOW

NOTE: UPGRADE EXISTING CONDITIONS TO MATCH CONDITIONS INDICATED ON PLANS.

NOTE: CONDITIONS DRAWN AND NOTED AS EXISTING ARE TO BE CONFIRMED AT START OF CONSTRUCTION. ARCHITECT IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES

NOTE: COORDINATE ALL FINISH MATERIALS WITH CLIENT PRIOR TO CONSTRUCTION (FLOOR, CEILING, WALLS, ETC.)

NOTE: LEVEL FLOORS & CEILINGS AS REQUIRED

NOTE: DOUBLE ALL FLOOR JOISTS UNDER PARALLEL PARTITIONS

TYPICAL INTERIOR WALL CONSTRUCTION: 2x4 WALL STUD @ 16" O.C. & 1/2" GYPSUM BOARD. PROVIDE 1/2" MOISTURE RESISTANT GYP. BD. OR CEMENT BD. ON WET ROOM SIDE OF STUD WHEN APPLICABLE

SECTION AJ104
ENERGY EFFICIENCY
ALTERATIONS, RENOVATIONS, REPAIRS TO ROOF/CEILING, WALL OR FLOOR CAVITIES WHICH ARE INSULATED TO FULL DEPTH WITH INSULATION HAVING A MINIMAL NOMINAL VALUE OF R-3.0/INCH.

NOTE: ALL EXISTING PLUMBING, ELECTRICAL, MECHANICAL, ETC. THAT INTERFERES WITH NEW WORK TO BE REROUTED, MODIFIED, REMOVED, ETC. AS REQUIRED TO ESTABLISH PROPER WORKING CONDITION (VERIFY ALL CONDITIONS IN FIELD)

NOTE: PROVIDE ELECTRIC TO ALL APPLIANCES TO MANUFACTURE SPECIFICATIONS

TYPICAL EXTERIOR WALL CONSTRUCTION: 2x4 WOOD STUDS @ 16" O.C. W/ R-15 HD UN-FACED BATT INSULATION, 1/2" INTERIOR GYP. BD. (SEE SPECIFICATION AND NOTES), 1/2" EXTERIOR PLYWOOD SHEATHING, AIR INFILTRATION BARRIER AND SIDING AS SHOWN ON ELEVATIONS APPROVED BY ARCHITECT REVIEW BOARD. PROVIDE 1/2" RIGID INSULATION BOARD BEHIND SIDING

NOTE: ALL HEATING LINES, BASEBOARDS, DUCT WORK, ETC. TO BE INSTALLED AND MODIFIED AS REQUIRED TO ALLOW FOR NEW CONSTRUCTION. HVAC CONTRACTOR TO FILE SEPARATE APPLICATION AND PLAN LAYOUT OF ALL HEATING/COOLING LINES AND EQUIPMENT WITH LOCAL MUNICIPALITY

NOTE: SMOKE DETECTORS TO BE PROVIDED IN ALL BEDROOMS AS PER CODE.

NOTE: EXISTING HVAC TO BE UTILIZED AND REROUTED AS REQ.

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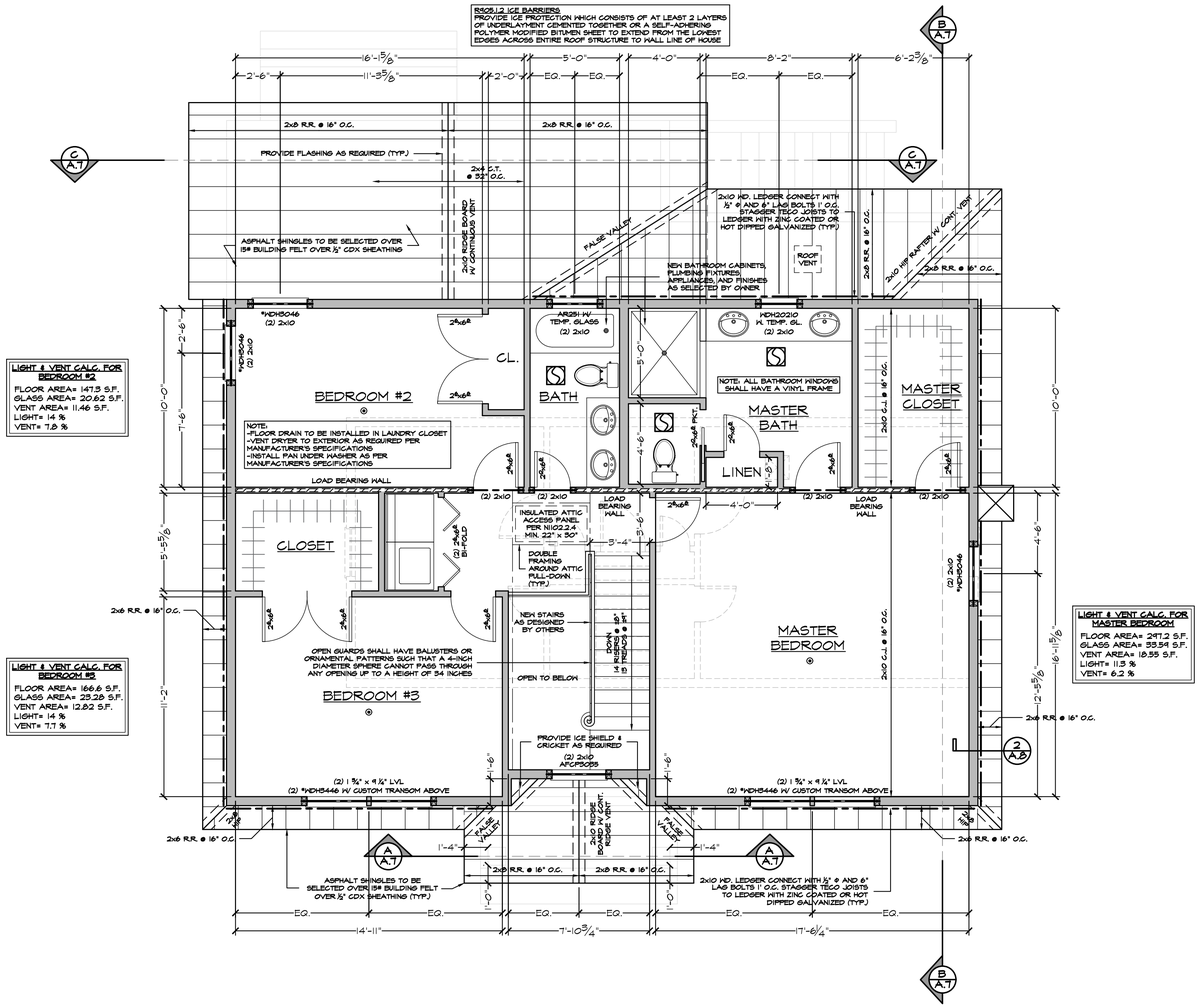
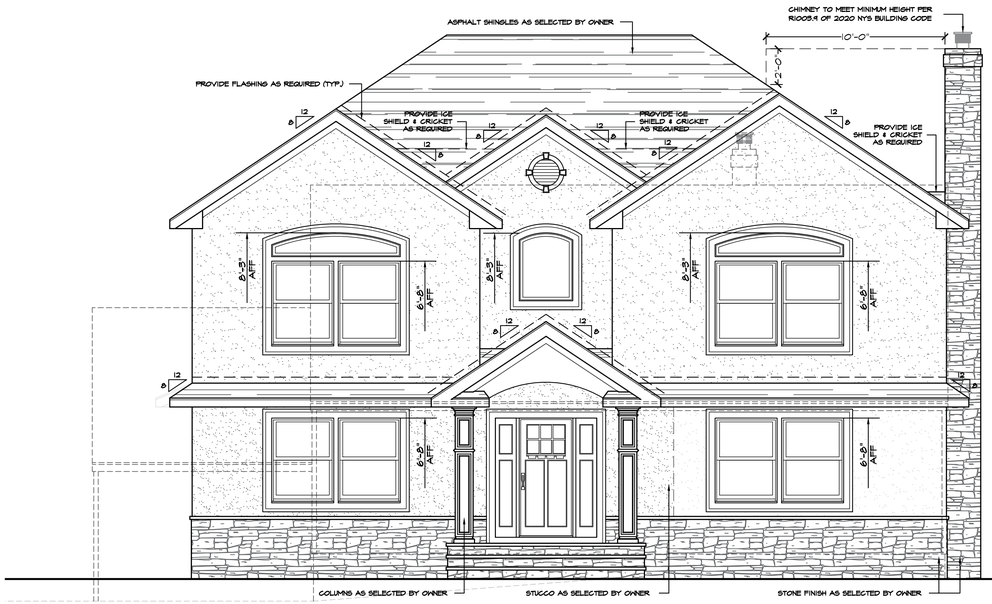
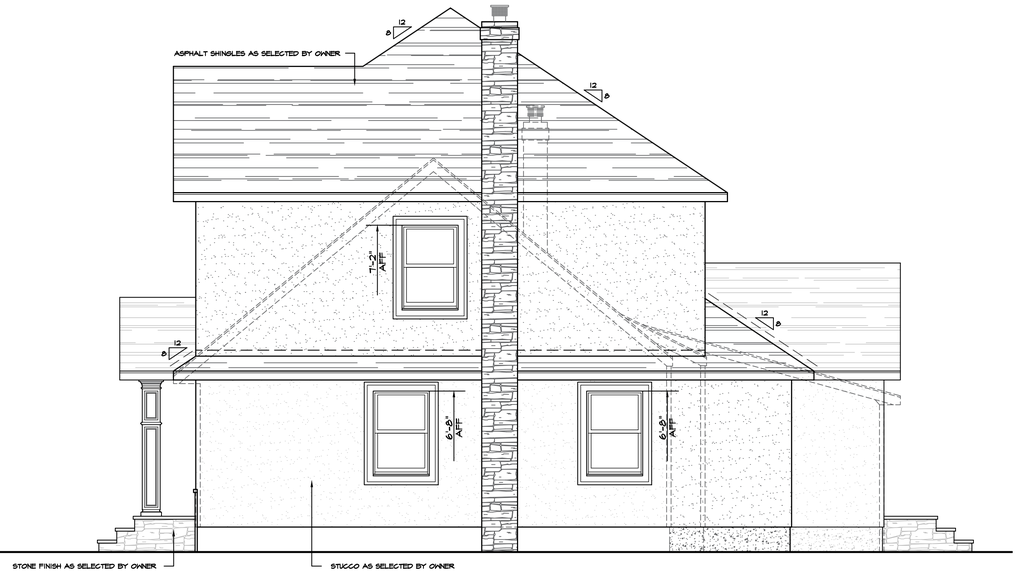

R905.12 ICE BARRIERS
PROVIDE ICE PROTECTION WHICH CONSISTS OF AT LEAST 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET TO EXTEND FROM THE LOWEST EDGES ACROSS ENTIRE ROOF STRUCTURE TO WALL LINE OF HOUSE
16'-1 5/8"
2'-6"
11'-5 5/8"
2'-0"
EQ.
5'-0"
EQ.
4'-0"
8'-2"
EQ.
EQ.
6'-2 3/8"
2x8 RR. @ 16" O.C.
PROVIDE FLASHING AS REQUIRED (TYP.)
2x8 C.J. @ 32" O.C.
2x10 RIDGE BOARD W/ CONTINUOUS VENT
ASPHALT SHINGLES TO BE SELECTED OVER 15# BUILDING FELT OVER 1/2" CDX SHEATHING
FALSE VALLEY
2x10 HD. LEDGER CONNECT WITH 1/2" @ AND 6" LAG BOLTS 1'-0" O.C. STAGGER TECO JOISTS TO LEDGER WITH ZINC COATED OR HOT DIPPED GALVANIZED (TYP.)
2x10 HIP RAFTER W/ CONT. VENT
NEW BATHROOM CABINETS, PLUMBING FIXTURES, APPLIANCES, AND FINISHES AS SELECTED BY OWNER
ROOF VENT
*HDH5046 (2) 2x10
*HDH5046 (2) 2x10
ARCH W/ TEMP. GLASS (2) 2x10
*HDH3046 (2) 2x10
NOTE: ALL BATHROOM WINDOWS SHALL HAVE A VINYL FRAME
BEDROOM #2
CL.
BATH
MASTER BATH
MASTER CLOSET
LINEN
NOTE:
-FLOOR DRAIN TO BE INSTALLED IN LAUNDRY CLOSET
-VENT DRYER TO EXTERIOR AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS
-INSTALL PAN UNDER WASHER AS PER MANUFACTURER'S SPECIFICATIONS
LOAD BEARING WALL
(2) 2x10
INSULATED ATTIC ACCESS PANEL PER N1102.2.4 MIN. 22" x 30"
DOUBLE FRAMING AROUND ATTIC PULL-DOWN (TYP.)
CLOSET
(2) 2x8 BI-POD
NEW STAIRS AS DESIGNED BY OTHERS
DOWN 14 RISERS @ 8" 13 TREADS @ 10"
OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4-INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES.
OPEN TO BELOW
BEDROOM #3
MASTER BEDROOM
PROVIDE ICE SHIELD & CRICKET AS REQUIRED
(2) 2x10 AFCP3055
(2) 1 3/4" x 9 1/4" LVL (2) *HDH5446 W/ CUSTOM TRANSOM ABOVE
(2) 1 3/4" x 9 1/4" LVL (2) *HDH5446 W/ CUSTOM TRANSOM ABOVE
(2) 2x10 *HDH5046
2x6 RR. @ 16" O.C.
2x8 RR. @ 16" O.C.
2x10 RR. @ 16" O.C.
2x10 C.J. @ 16" O.C.
2x10 C.J. @ 16" O.C.
2x8 C.J. @ 16" O.C.
2x8 RR. @ 16" O.C.
2x8 RR. @ 16" O.C.
2x8 RR



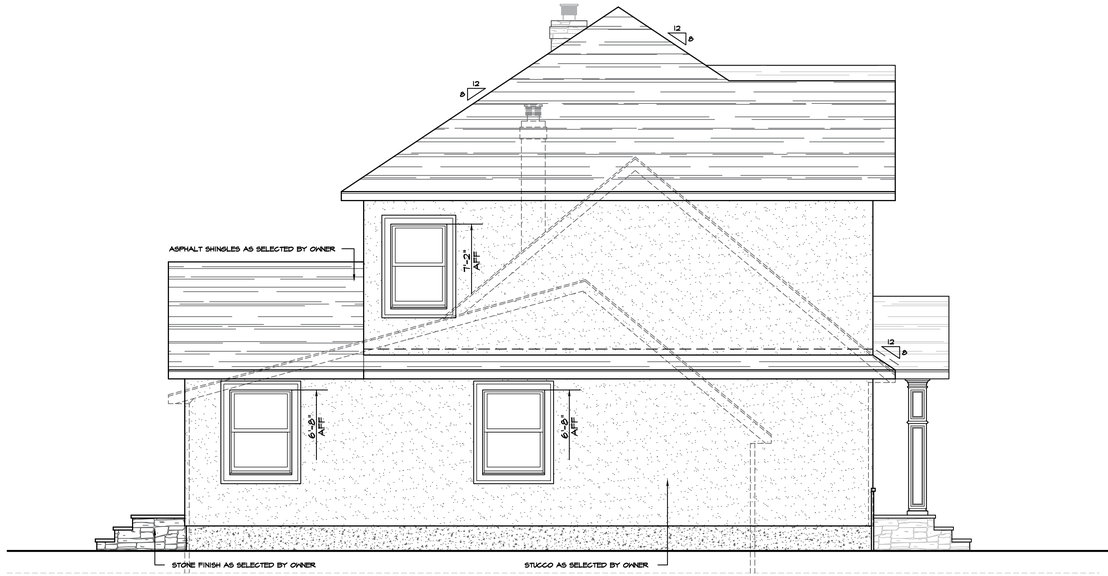
FRONT ELEVATION

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



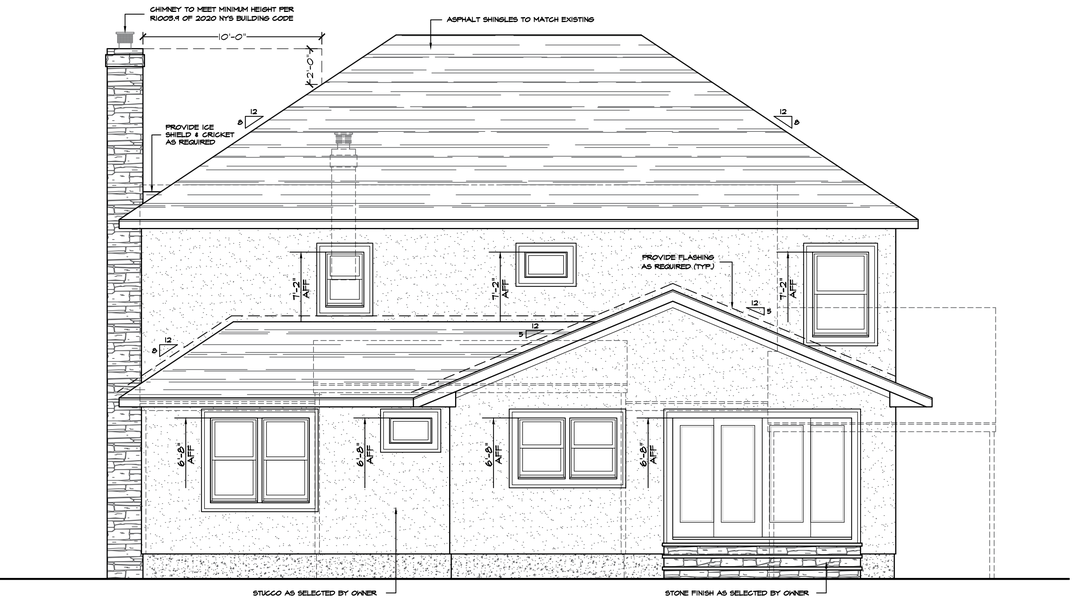
SIDE ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION

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

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86 GARDEN DRIVE
ALBERTSON, NY 11507

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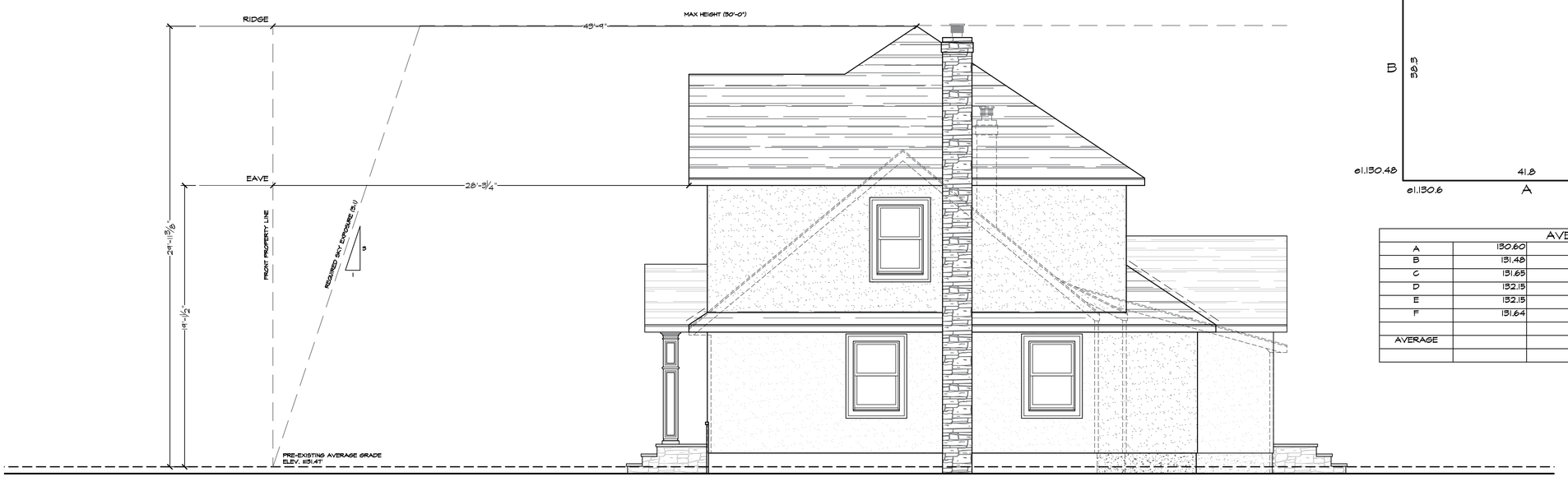
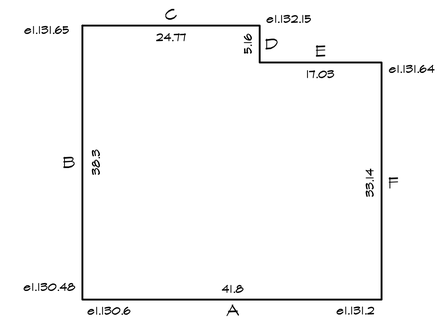
SKY EXPOSURE PLANE (FRONT ELEVATION)

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



SKY EXPOSURE PLANE (SIDE ELEVATION)

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



AVERAGE GRADE					
A	130.60	131.20	130.90	41.80	5497.80
B	131.48	131.65	131.57	38.30	5038.94
C	131.65	132.15	131.90	24.77	3267.16
D	132.15	132.15	132.15	5.16	681.89
E	132.15	131.64	131.90	17.03	2246.17
F	131.64	131.20	131.42	33.14	4355.26
AVERAGE			131.64	160.20	21087.23
					131.63

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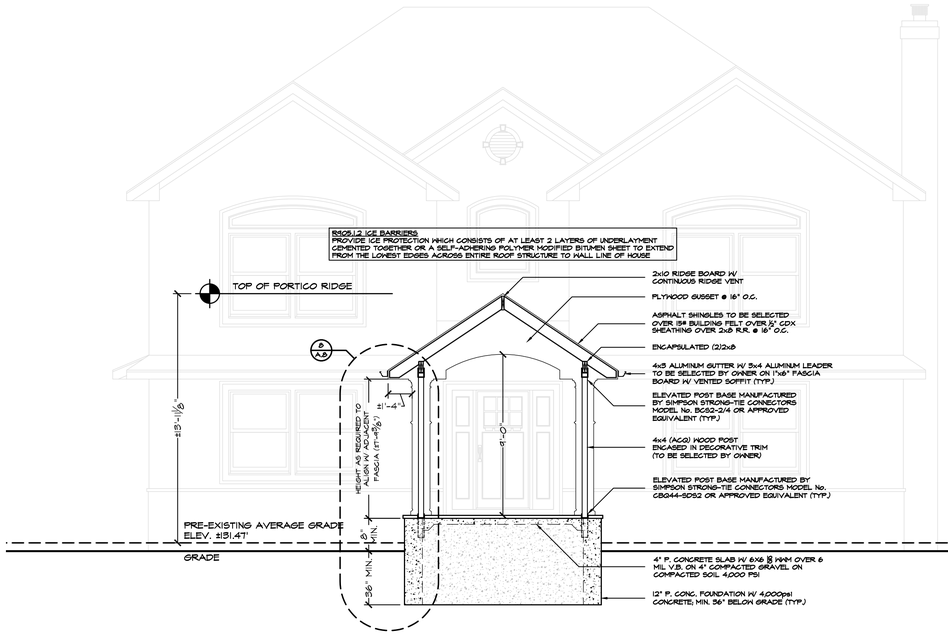
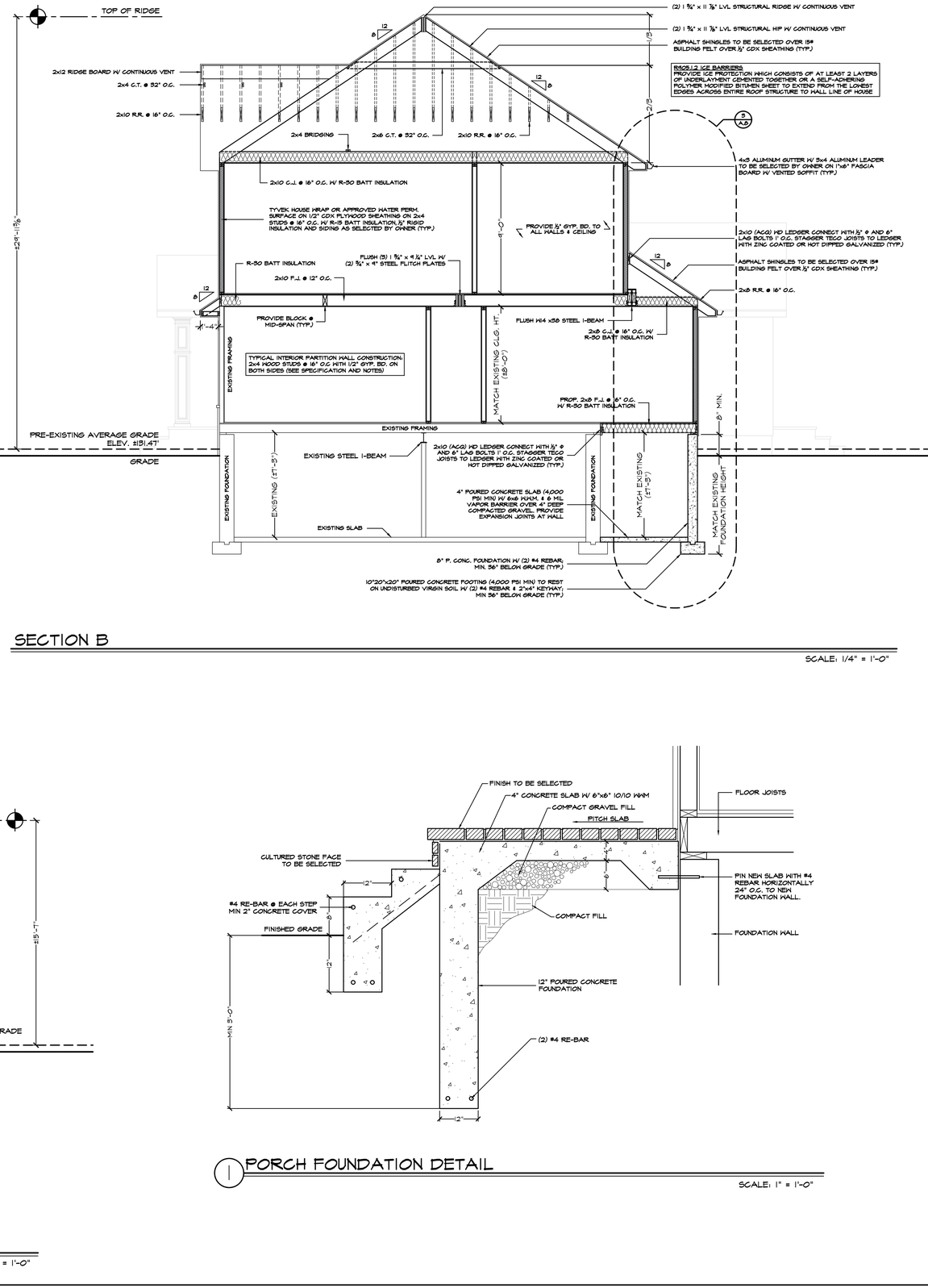


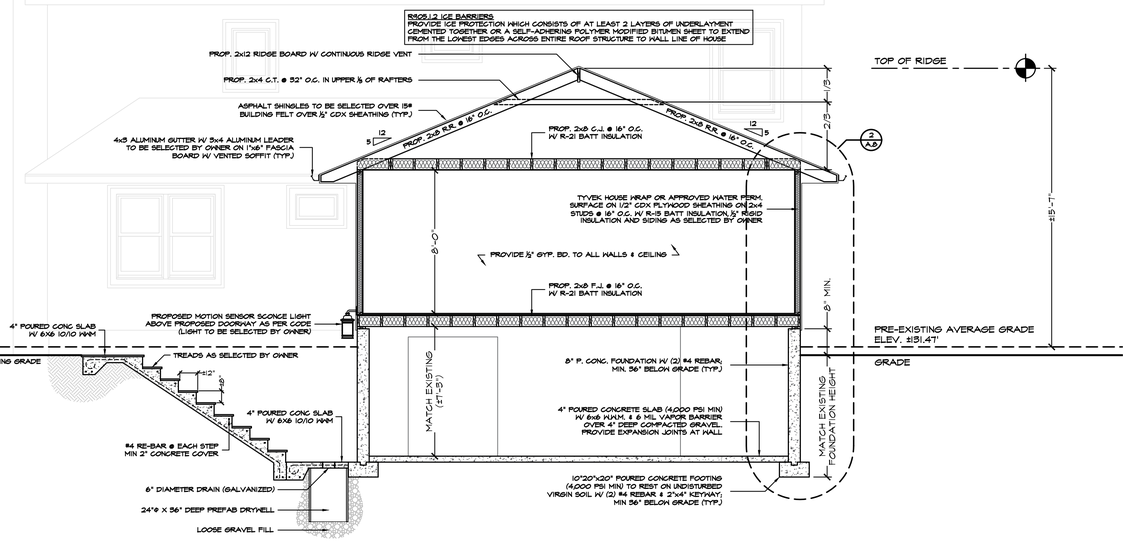
SECTION A

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



SECTION B

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



SECTION C

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

PORCH FOUNDATION DETAIL

SCALE: 1" = 1'-0"

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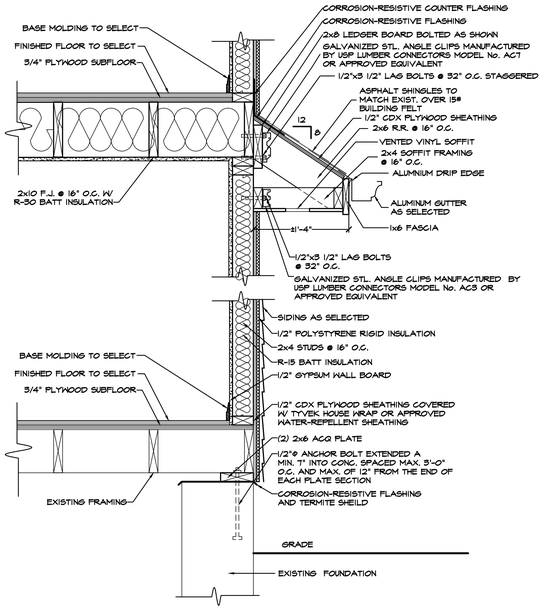
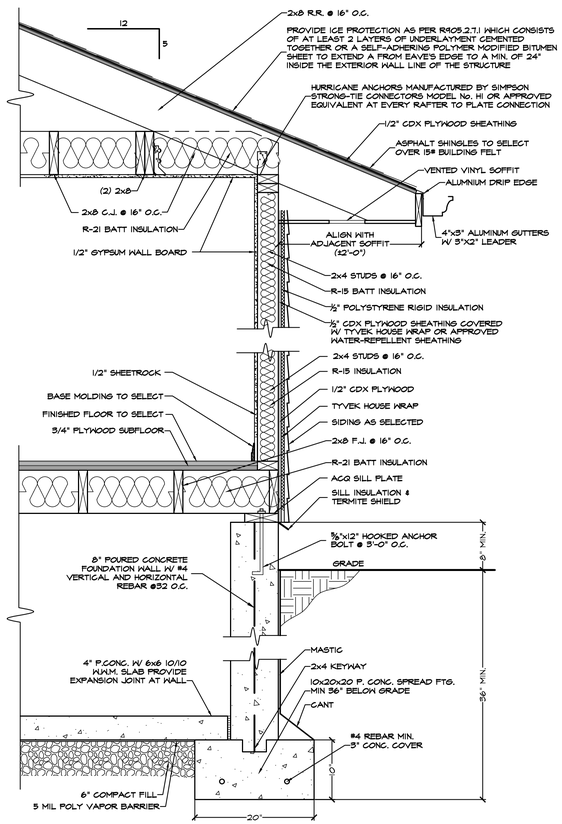


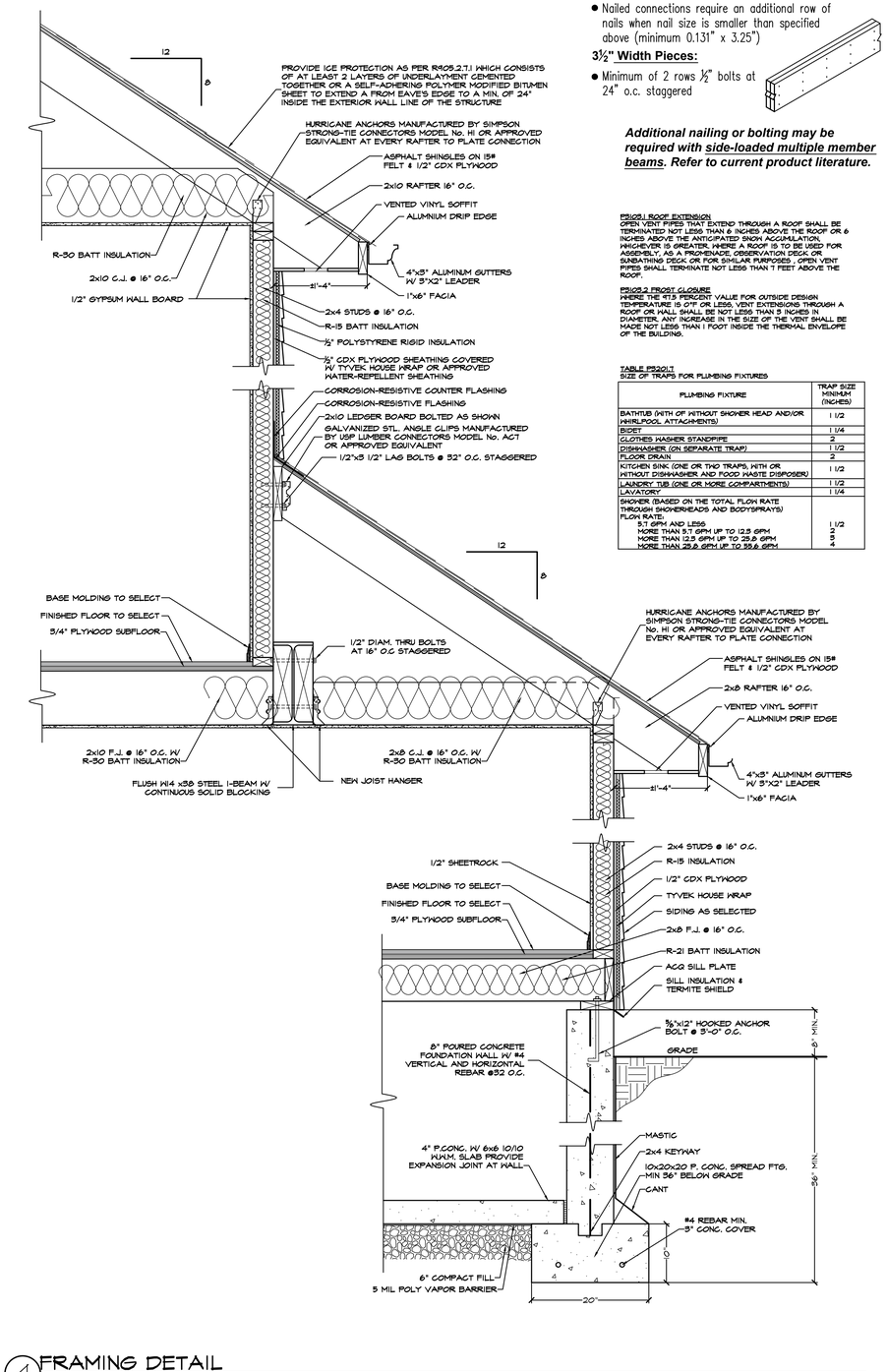
2 FRAMING DETAIL

SCALE: 1" = 1'-0"



3 FRAMING DETAIL

SCALE: 1" = 1'-0"



4 FRAMING DETAIL

SCALE: 1" = 1'-0"

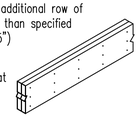
CONNECTION OF MULTIPLE PIECES OF TOP-LOADED BEAMS

1¾" Width Pieces:

- Minimum of 2 rows 16d (3½") nails at 12" o.c.
- Minimum of 3 rows 16d (3½") nails at 12" o.c. for 14" and deeper beams
- Nailed connections require an additional row of nails when nail size is smaller than specified above (minimum 0.131" x 3.25")

3½" Width Pieces:

- Minimum of 2 rows ½" bolts at 24" o.c. staggered



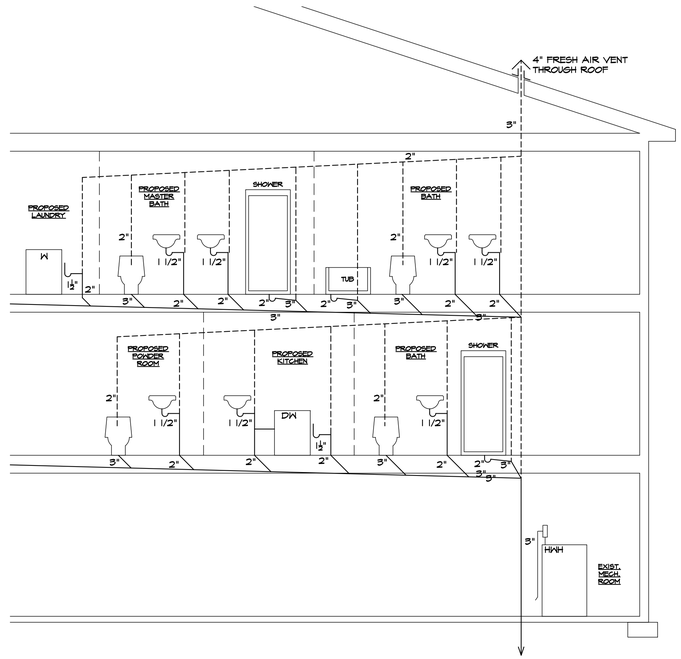
Additional nailing or bolting may be required with side-loaded multiple member beams. Refer to current product literature.

P2801 ROOF EXTENSION
OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6 INCHES ABOVE THE ROOF OR 6 INCHES ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER, WHERE A ROOF IS TO BE USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK OR SUNBATHING DECK OR FOR SIMILAR PURPOSES , OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7 FEET ABOVE THE ROOF.

P3103.2 FROST CLOSURE
WHERE THE 47.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

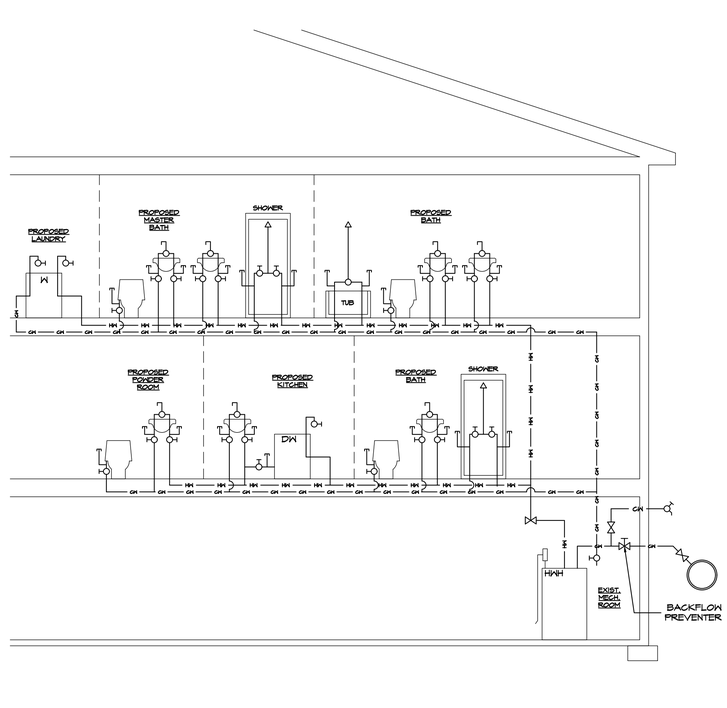
TABLE P3201.7
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 1/2
BIDET	1 1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAVATORY	1 1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS) FLOW RATE:	
5.7 GPM AND LESS	1 1/2
MORE THAN 5.7 GPM UP TO 12.5 GPM	2
MORE THAN 12.5 GPM UP TO 25.0 GPM	3
MORE THAN 25.0 GPM UP TO 55.0 GPM	4



PLUMBING WASTE RISER DIAGRAM

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



PLUMBING SUPPLY RISER DIAGRAM

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

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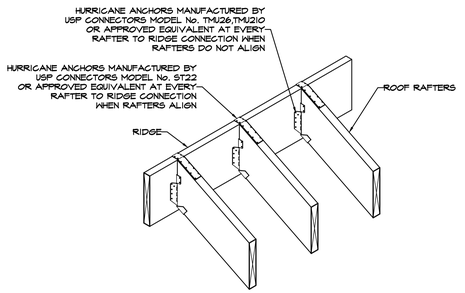
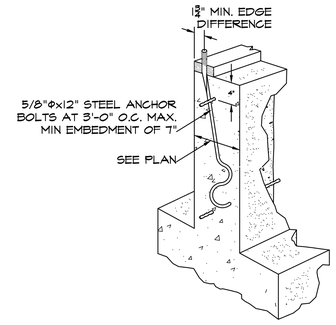


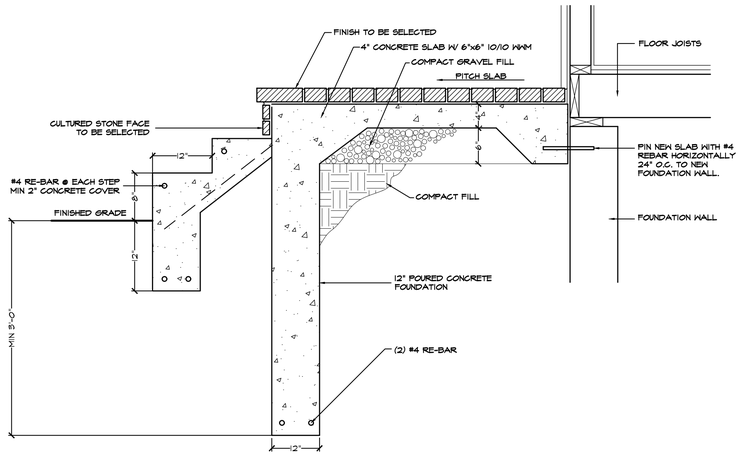
5 RIDGE STRAPPING DETAIL

SCALE: 3/4" = 1'-0"



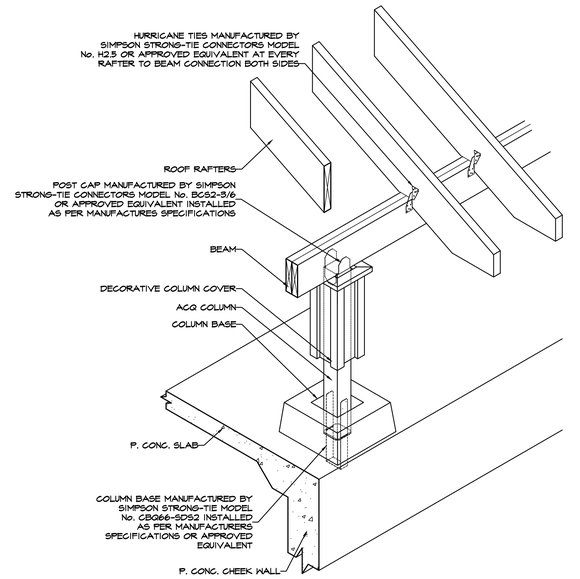
6 ANCHOR BOLT DETAIL

SCALE: 1" = 1'-0"



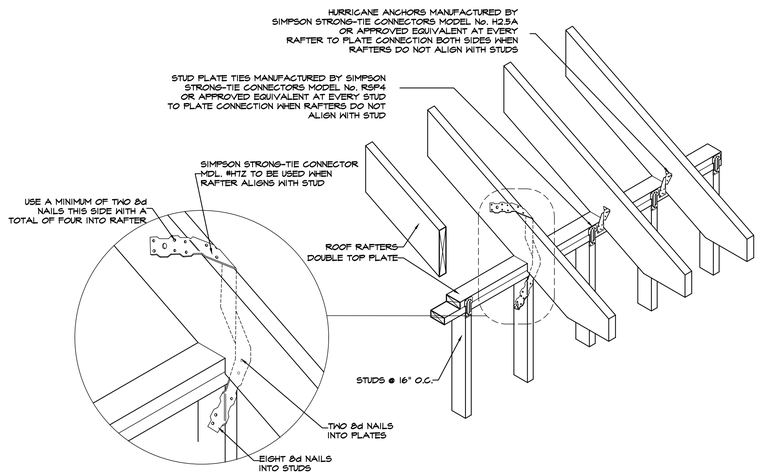
7 PORCH FOUNDATION DETAIL

SCALE: 1" = 1'-0"



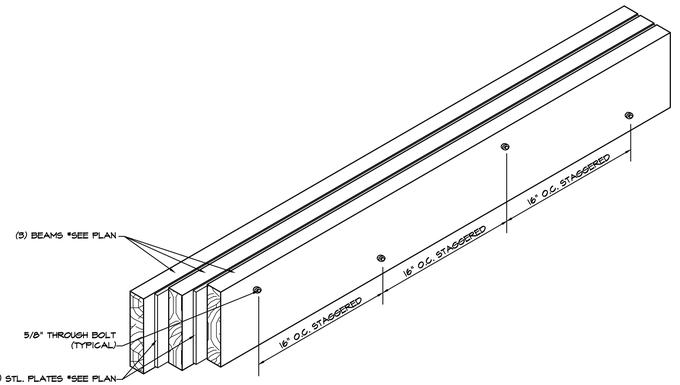
8 PORTICO STRAPPING DETAIL

SCALE: 3/4" = 1'-0"



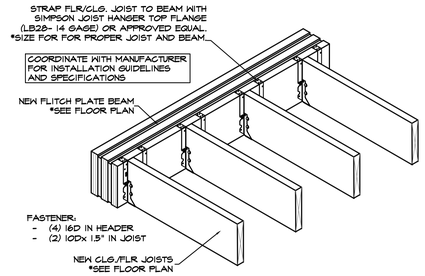
9 ROOF STRAPPING DETAIL

SCALE: 3/4" = 1'-0"



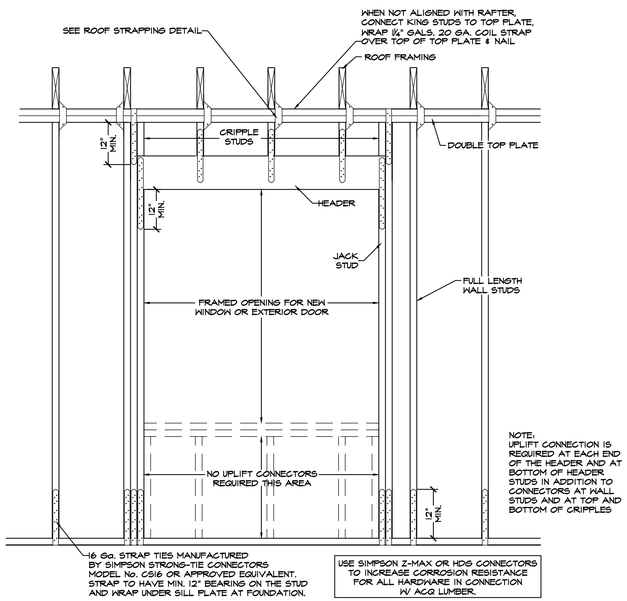
10 FLITCH PLATE BOLTING DETAIL

SCALE: NTS



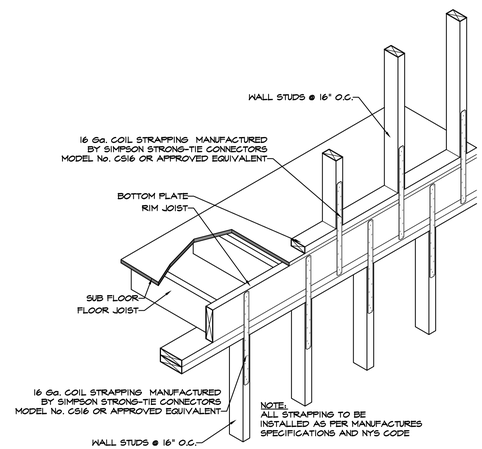
11 FLITCH PLATE STRAPPING DETAIL

SCALE: 3/4" = 1'-0"



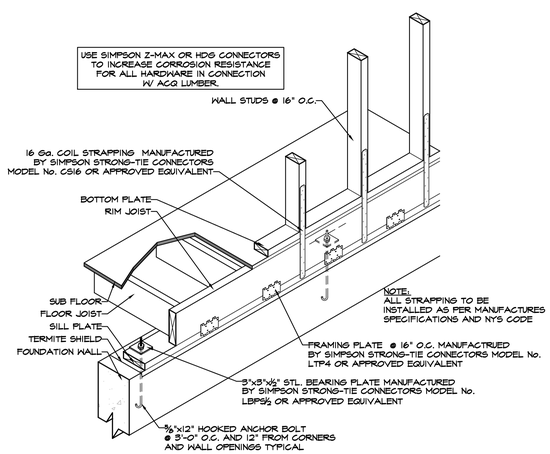
12 UPLIFT CONNECTOR DETAIL

SCALE: 3/4" = 1'-0"



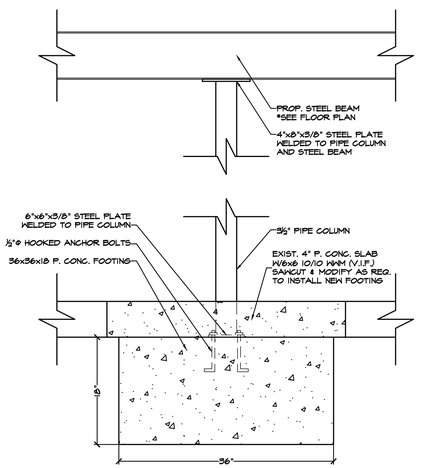
13 FLOOR STRAPPING DETAIL

SCALE: 3/4" = 1'-0"



14 FLOOR STRAPPING DETAIL

SCALE: 3/4" = 1'-0"



15 STEEL COLUMN DETAIL

SCALE: 1" = 1'-0"

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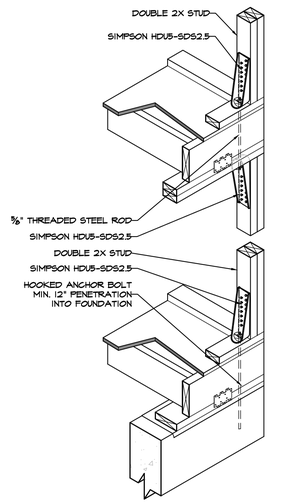
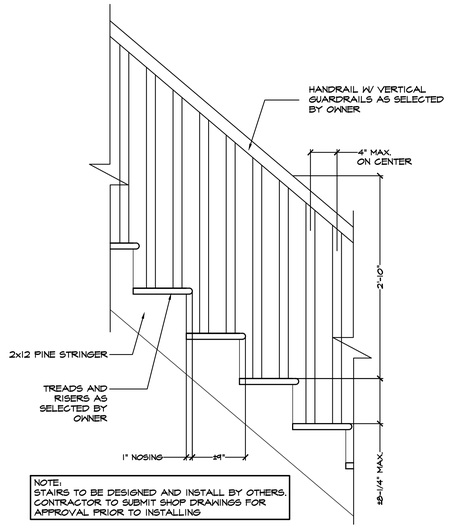


USE SIMPSON Z-MAX OR HDS CONNECTORS TO INCREASE CORROSION RESISTANCE FOR ALL HARDWARE IN CONNECTION W/ ACQ LUMBER.

PROVIDE HOLD DOWNS AT ALL CORNERS AND BOTH SIDES OF OPENINGS 6' OR GREATER IN WIDTH

16 HOLD DOWN DETAIL

SCALE: 3/4" = 1'-0"



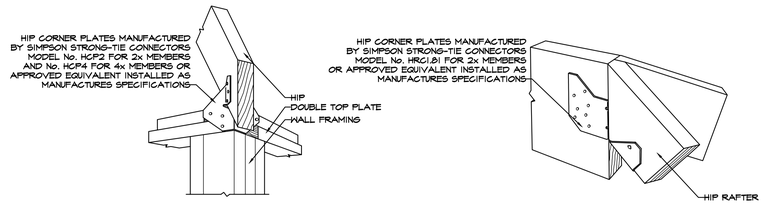
NOTE:
STAIRS TO BE DESIGNED AND INSTALL BY OTHERS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLING

NOTE:
MAINTAIN A MINIMUM OF 6'-8" HEADROOM THROUGHOUT STAIR RUN

NOTE:
FINAL FINISHES FOR STAIRS TO BE SELECTED. COORDINATE WITH OWNER

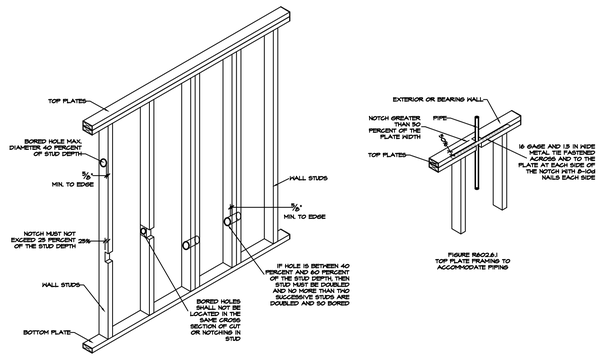
17 STAIR DETAIL

SCALE: 3/4" = 1'-0"



18 HIP STRAPPING DETAILS

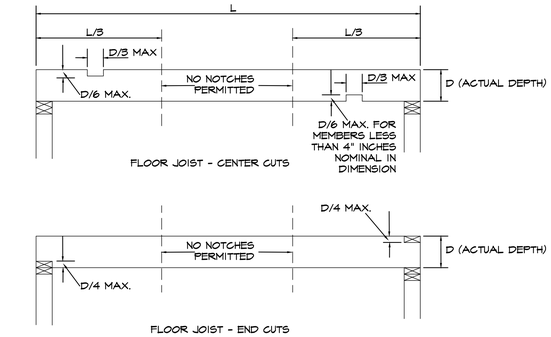
SCALE: 3/4" = 1'-0"



19 STUD NOTCHING DETAIL

SCALE: N.T.S.

FIGURE R602.8.1
TOP PLATE FRAMING TO ACCOMMODATE PIPING



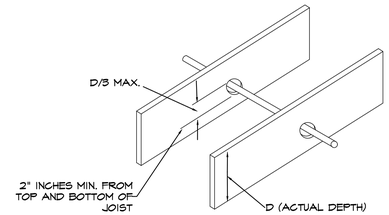
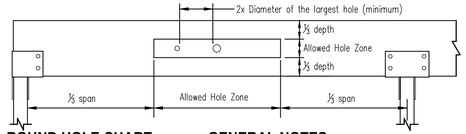


FIGURE R502.8
CUTTING, NOTCHING AND DRILLING

ANY NOTCHING OR DRILLING IN STEEL BEAMS OR FLITCH PLATE MUST BE CONSULTED WITH PROFESSIONAL ENGINEER

ALLOWABLE HOLES - Beams and Headers



ROUND HOLE CHART

BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
4⅜"	1"
5½"	1¾"
7¼" to 20"	2"

See illustration for Allowed Hole Zone

GENERAL NOTES

- Allowed hole zone is suitable for **uniformly loaded beams only.**
- No rectangular holes.
- No holes in cantilevers.

Cut only round holes and only in the center of beam

23 JOIST NOTCHING DETAIL

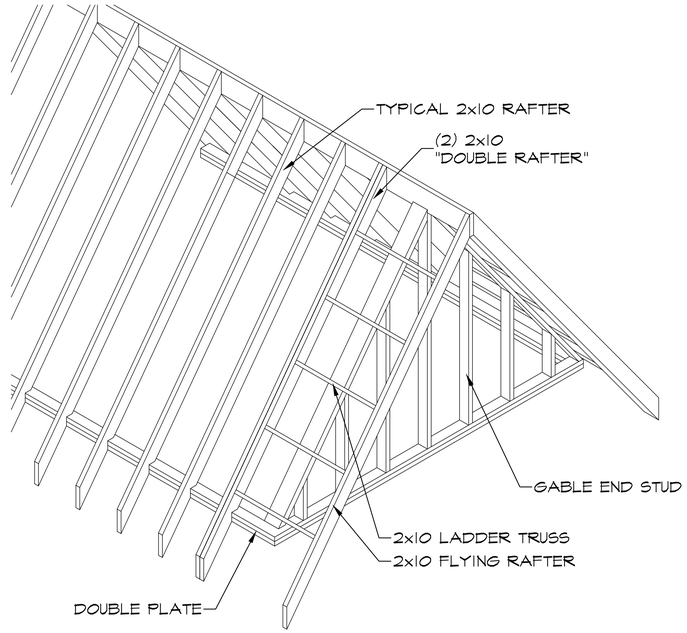
SCALE: N.T.S.

NOTE:
ALL STRAPPING TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AND 2015 IRC

NOTE:
SIMILAR STAGGERED DETAIL WITH ROOF CONSTRUCTION AT RAFTER BEAM INTERSECTION STAGGER NEW PLYWOOD FROM UPPER ROOF TO LOWER ROOF- MODIFY EX. ROOF SHEATHING TO ALLOW FOR NEW STAGGERED PLYWOOD

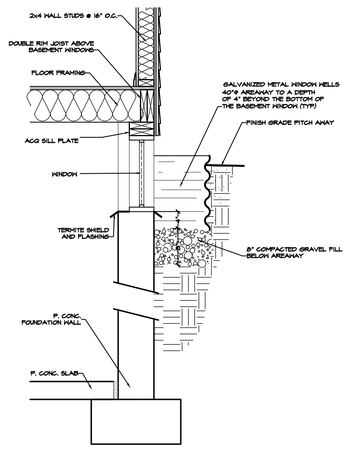
22 WALL STRAPPING DETAIL

SCALE: 3/4" = 1'-0"



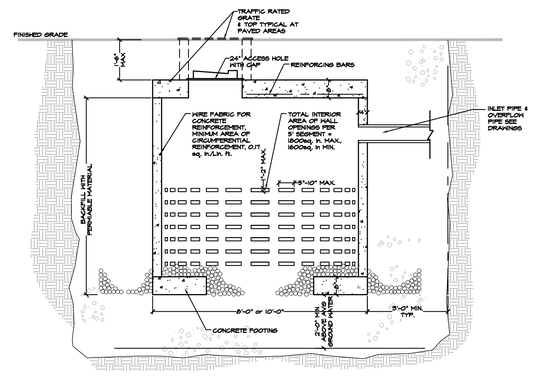
20 SOFFIT FRAMING DETAIL

SCALE: 3/8" = 1'-0"



21 WINDOW WELL DETAIL

SCALE: 3/4" = 1'-0"



24 DRYWELL DETAIL

SCALE: 3/8" = 1'-0"

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TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [a][b][c]	SPACING AND LOCATION
	ROOF		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2 ½"X0.113"); OR 3-8d COMMON (2 ½"X0.131"); OR 3-10d BOX (2 ½"X0.128"); OR 3-3"X0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2 ½"X0.113"); OR 3-8d COMMON (2 ½"X0.131"); OR 3-10d BOX (2 ½"X0.128"); OR 3-3"X0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (see Section R802.3.2 and Table R602.3.2)	4-10d BOX (3"X0.128") OR 3-10d COMMON (3 ½"X0.162"); OR 4-3"X0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (see Section R802.3.2, and Table R802.3.2)	TABLE R802.3.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 ¼" x 20ga. RIDGE STRAP TO RAFTER	4-10d BOX (3"X0.128") OR 3-10d COMMON (3 ½"X0.148"), OR 4-3"X0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3 ½"X0.135"); OR 3-10d COMMON NAILS (3"X0.148"); OR 4-10d BOX (3"X0.128"); OR 4-3"X0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS [j]
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTERS TO MINIMUM 2" RIDGE BEAM	4-16d (3 ½"X0.135"); OR 3-10d COMMON (3"X0.148"); OR 4-10d BOX (3"X0.128"); OR 4-3"X0.131" NAILS	TOE NAIL
		3-16d BOX (3 ½"X0.135"); OR 2-16d COMMON (3 ½"X0.162"); OR 3-10d BOX (3"X0.128"); OR 3-3"X0.131" NAILS	TOE NAIL
	WALL		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 ½"X0.162")	24" O.C. FACE NAIL
		10d (3"X0.128"); OR 3"X0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3 ½"X0.135"); OR 3"X0.131" NAILS	12" O.C. FACE NAIL
		16d COMMON (3 ½"X0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH ½" SPACER)	16d COMMON (3 ½"X0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX (3 ½"X0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2 ½"X0.113"); OR 4-8d COMMON (2 ½"X0.131"); OR 4-10d BOX (3"X0.128"	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3 ½"X0.162")	16" O.C. FACE NAIL
		10d BOX (3"X0.128"); OR 3"X0.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8-16d COMMON (3 ½"X0.162"); OR 12-16d BOX (3 ½"X0.135"); OR 12-10d BOX (3"X0.128"); OR 12-3"X0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOINT, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 ½"X0.162")	16" O.C. FACE NAIL
		16d BOX (3 ½"X0.135"); OR 3"X0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOINT, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3-16d BOX (3 ½"X0.135"); OR 2-16d COMMON (3 ½"X0.162"); OR 4-3"X0.131" 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 ½"X0.113"); OR 3-8d BOX (3 ½"X0.135"); OR 4-8d COMMON (2 ½"X0.131"); OR 4-10d BOX (3"X0.128"); OR 4-3" X 0.131 NAILS	TOE NAIL
		3-16d BOX (3 ½"X0.135"); OR 2-16d COMMON (3 ½"X0.162"); OR 3-10d BOX (3"X0.128"); OR 3-3"X0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	5-10d BOX (3"X0.128"); OR 2-16d COMMON (3 ½"X0.162"); OR 3-3"X0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	5-8d BOX (2 ½"X0.113"); OR 2-8d COMMON (2 ½"X0.131"); OR 2-10d BOX (3"X0.128"); OR 2 STAPLES 1 ¾"	FACE NAIL
19	1" X 6" SHEATHING TO EACH BEARING	5-8d BOX (2 ½"X0.113"); OR 4-8d COMMON (2 ½"X0.131"); OR 4-10d BOX (3"X0.128"); OR 2 STAPLES, 1"CROWN, 16ga.) ¾" LONG	FACE NAIL
20	1" X 8" AND WIDER SHEATHING TO EACH BEARING	5-8d BOX (2 ½"X0.113"); OR 5-8d COMMON (2 ½"X0.131"); OR 5-10d BOX (3"X0.128"); OR 5 STAPLES, 1"CROWN, 16ga.) ¾" LONG	FACE NAIL
		WIDER THAN 1" X 8" 4-8d BOX (2 ½"X0.113"); OR 4-8d COMMON (2 ½"X0.131"); OR 5-10d BOX (3"X0.128"); OR 4 STAPLES, 1"CROWN, 16ga.) ¾" LONG	FACE NAIL
	FLOOR		
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2 ½"X0.113"); OR 3-8d COMMON (2 ½"X0.131"); OR 3-10d BOX (3"X0.128"); OR 3-3"X0.131" NAILS	TOE NAIL
		8d BOX (2 ½"X0.131")	4" O.C. TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d COMMON (2 ½"X0.131"); OR 10d BOX (3"X0.128"); OR 3"X0.131" NAILS	6" O.C. TOE NAIL
23	1" X 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 ½"X0.113"); OR 2-8d COMMON (2 ½"X0.131"); OR 3-10d BOX (3"X0.128"); OR 2 STAPLES, 1"CROWN, 16ga.) ¾" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 ½"X0.135"); OR 2-16d COMMON (3 ½"X0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM – FLOOR & ROOF)	3-16d BOX (3 ½"X0.135"); OR 2-16d COMMON (3 ½"X0.162")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 ½"X0.162") 4-10 BOX (3"X0.128"); OR 4-3"X0.131" NAILS , OR 4-3"X 16ga. STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d COMMON (4"X0.192"), OR	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED
		10d BOX (3"X0.128"); OR 3"X0.131" NAILS AND: 2-20d COMMON (4"X0.192"); OR 3-10d BOX (3"X0.128"); OR 3-3"X0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES; FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 ½"X0.135")[m]; OR 3-16d COMMON (3 ½"X0.162"); OR 4-10d BOX (3"X0.128"); OR 4-3"X0.131 NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2-10d (3"X0.128") or 2-8d common (2 ½" x 0.131"; or 2-3" X 0.131") nails	EACH END, TOE NAIL

TABLE R602.3(3)
WOOD PANEL WALL SHEATHING FASTENING SCHEDULE [a][b][c]

MINIMUM NAIL SIZE	MINIMUM NAIL PENETRATION (INCHES)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING EDGES (INCHES O.C.)	PANEL NAIL SPACING FIELD (INCHES O.C.)	ULTIMATE DESIGN WIND SPEED V_{ult} (MPH) WIND EXPOSURE CATEGORY B	C	D
8d COMMON (2.0"X0.131")	1.5	24/0	3/8	16	6	12	140	115	110
8d COMMON (2.5"X0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

FOR SI: 1 inch = 25.4 mm, 1 MILE PER HOUR = 0.447 m/s

a. PANEL STRENGTH AXIS PARALLEL OR PERPENDICULAR TO SUPPORT. THREE-PLY PLYWOOD SHEATHING WITH STUD SPACING MORE THAN 16" ON CENTER SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORT.
b. TABLE BASED ON WIND PRESSURES ACTING TOWARD AND AWAY FROM BUILDING SURFACES IN ACCORDANCE WITH SECTION R301.2. LATERAL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.10.
c. WOOD STRUCTURAL PANELS WITH SPAN RATINGS OF WALL-16 OR WALL-24 SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. PLYWOOD SIDING RATED 16 O.C. OR 24 O.C. SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/16 SPAN RATING. WALL-16 AND PLYWOOD SIDING 16 O.C. SHALL BE USED WITH STUDS SPACED NOT MORE THAN 16" ON CENTER.

TABLE R602.3(1)
FASTENING SCHEDULE CONTINUED

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [a][b][c]	SPACING OF FASTENERS EDGES [f] (INCHES)	SPACING OF FASTENERS INTERMEDIATE SUPPORTS [c][e] (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]			
30	⅜" - ½"	6d COMMON (2"X0.113") NAIL [SUBFLOOR, WALL] 8d COMMON (2 ½"X0.131") NAIL (roof); or RSRS-01 (2 ⅜" X 0.113") nail (roof)	6	12[f]
31	⅝"- 1"	8d COMMON NAIL (2 ½"X0.131"); or RSRS-01, (2 ⅜" X 0.113") nail (roof)	6	12[f]
32	1⅛" - 1¼"	10d COMMON (3"X0.148") NAIL; OR 8d (2 ½"X0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING [g]			
33	½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.½" GALVANIZED ROOFING NAIL, ⅜" HEAD DIAMETER, OR 1¼" LONG 16 ga. STAPLE WITH ⅜" OR 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ¾" GALVANIZED ROOFING NAIL, ⅜" HEAD DIAMETER, OR 1 ½" LONG 16 ga. STAPLE WITH ⅜" OR 1" CROWN	3	6
35	½" GYPSUM SHEATHING [d]	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; ¼" SCREWS, TYPE W OR S	7	7
36	⅝" GYPSUM SHEATHING [d]	1 ¾" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1⅝" SCREWS, TYPE W OR S	7	7
	WOOD STRUSTRIAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	¾" AND LESS	6d DEFORMED (2"X0.120") NAIL; OR 8d COMMON (2 ½"X0.131") NAIL	6	12
38	⅞" - 1"	8d COMMON (2"X0.131") NAIL; OR 8d DEFORMED (2 ½"X0.120") NAIL	6	12
39	1⅛" - 1¼"	10d COMMON (3"X0.148") NAIL; OR 8d DEFORMED (2 ½"X0.120") NAIL	6	12

FOR SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s, 1 kai = 6.845 MPa

a. NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (10d COMMON NAIL); 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
b. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16–INCH ON DIAMETER CROWN WIDTH.
c. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
d. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.
e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3 (2).
f. WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER, WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48 INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.
g. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 255. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.
h. SPACING OF FASTENERS ON FLOOR SHEATHING 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 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 RATER SHALL NOT BE REQUIRED.

TABLE R802.11 RAFTER OR TRUSS UPLIFT CONNECTION FORCES FROM WIND (ASD) (POUNDS PER CONNECTION) *strength*

RAFTER OR TRUSS SPACING	ROOF SPAN (FEET)	EXPOSURE B ULTIMATE DESIGN WIND SPEED Vult (mph) 130 mph ROOF PITCH ≤5:12	130 mph ROOF PITCH ≥5:12	140 mph ROOF PITCH ≤5:12	140 mph ROOF PITCH ≥5:12
12" O.C.	12	95	88	122	113
	18	122	112	157	146
	24	149	137	192	178
	28	167	155	216	200
	32	185	170	240	222
	36	203	186	264	244
	42	230	211	300	278
	48	258	236	336	311
16" O.C.	12	126	117	162	150
	18	162	149	209	194
	24	198	182	255	237
	28	222	203	287	266
	32	246	226	319	295
	36	270	247	351	325
	42	306	281	398	370
	48	343	314	447	414

RAFTER OR TRUSS SPACING	ROOF SPAN (FEET)	EXPOSURE C ULTIMATE DESIGN WIND SPEED Vult (mph) 130 mph ROOF PITCH ≤5:12	130 mph ROOF PITCH ≥5:12	140 mph ROOF PITCH ≤5:12	140 mph ROOF PITCH ≥5:12
12" O.C.	12	161	151	198	186
	18	208	195	257	242
	24	256	239	317	298
	28	284	269	355	335
	32	321	298	393	373
	36	353	329	438	411
	42	402	375	499	465
	48	450	420	560	524
16" O.C.	12	214	201	265	247
	18	277	259	342	323
	24	340	318	422	396
	28	384	355	476	446
	32	427	398	529	496
	36	469	439	583	547
	42	535	499	664	622
	48	599	559	745	697

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8mm, 1 MILE PER HOUR= 0.447 m/s, 1 POUND =0.454kg, 1 POUND PER SQUARE FOOT = 47.9 N/m², 1 plf 14.6 N/m

a. THE UPLIFT CONNECTION FORCES ARE BASED ON A MAXIMUM 33 FOOT MEAN ROOF HEIGHT AND WIND EXPOSURE CATEGORY B OR C. FOR EXPOSURE D, THE UPLIFT CONNECTION FORCE SHALL BE SELECTED FROM THE EXPOSURE C PORTION OF THE TABLE USING THE NEXT HIGHEST TABULATED ULTIMATE DESIGN WIND SPEED. THE ADJUSTMENT COEFFICIENTS IN TABLE R301.2(3) SHALL NOT BE USED TO MULTIPLY THE TABULATED FORCES FOR EXPOSURE C AND D OR FOR THE OTHER MEAN ROOF HEIGHTS.
b.THE UPLIFT CONNECTION FORCES INCLUDE AN ALLOWANCE FOR ROOF AND CEILING ASSEMBLY DEAD LOAD OF 15 PSF.
c. THE TABULATED UPLIFT CONNECTION FORCES ARE LIMITED TO A MAXIMUM ROOF OVERHANG OF 24 INCHES.
d. THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.75 FOR CONNECTIONS NOT LOCATED WITHIN 8 FEET OF BUILDING CORNERS.
e. FOR BUILDINGS WITH HIP ROOFS WITH 5:12 AND GREATER PITCH, THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.70. THIS REDUCTION SHALL NOT BE COMBINED WITH ANY OTHER REDUCTION IN TABULATED FORCES.
f. FOR WALL TO WALL AND WALL TO FOUNDATION CONNECTIONS, THE UPLIFT CONNECTION FORCE SHALL BE PERMITTED TO BE REDUCED BY 60 plf FOR EACH FULL WALL ABOVE.
g. LINEAR INTERPOLATION BETWEEN TABULATED ROOF SPANS AND WIND SPEEDS SHALL BE PERMITTED.
h. THE TABULATED FORCES FOR A 12-INCH ON CENTER SPACING SHALL BE PERMITTED TO BE USED TO DETERMINE THE UPLIFT LOAD IN POUNDS PER LINEAR FOOT.

TABLE R602.3(5) SIZE, HEIGHT AND SPACING OF WOOD STUDS [a]

STUD SIZE (INCHES)	BEARING WALLS LATERALLY UNSUPPORTED STUD HEIGHT [a] (FEET)	MAXIMUM SPACING WHEN SUPPORTING A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY, ONLY (INCHES)	MAXIMUM SPACING WHEN SUPPORTING ONE FLOOR, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (INCHES)	MAXIMUM SPACING WHEN SUPPORTING TWO FLOORS, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (INCHES)	MAXIMUM SPACING WHEN SUPPORTING TWO SUPPORTING ONE FLOOR HEIGHT [a] (INCHES)	NON-BEARING WALLS LATERALLY UNSUPPORTED STUD HEIGHT [a] (FEET)	LATERALLY UNSUPPORTED STUD HEIGHT [a] (FEET)
2X4	10	24[b]	16[b]	--	24	10	16
2X6	10	24	24	16	24	20	24

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8mm
a. LISTED HEIGHT ARE DISTANCES BETWEEN POINTS LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE OR BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD. INCREASES IN UNSUPPORTED HEIGHT ARE PERMITTED WHERE IN COMPLIANCE WITH EXCEPTION 2 OF SECTION R602.2.1 OR DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
b. SHALL NOT BE USED IN EXTERIOR WALLS
c. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2X4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET, WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2X6 OR THE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

TABLE R602.10.4- BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKESS	FIGURE	CONNECTION CRITERIA [d] FASTENERS	CONNECTION CRITERIA [d] SPACING
CONTINUOUS SHEATHING METHODS: CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8"		EXTERIOR SHEATHING PER TABLE R602.3 (3)	6" EDGES 12" FIELD
			INTERIOR SHEATHING PER TABLE R602.3 (1) or R602.3 (2)	VARIES BY FASTENER
CS-G [b][c] CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS	3/8"		SEE METHOD CS-WSP	SEE METHOD CS-WSP
CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME	7/16"		SEE SECTION R602.10.6.4	SEE SECTION R602.10.6.4
CS-SFB [e] CONTINUOUSLY SHEATHED STRUCTURAL FIBERBOARD	½" or 25/32" for maximum 16" stud spacing		1.½" long X 0.12 dia. (for ½" thick sheathing) 1 ¾" long X 0.12 dia. (for 25/32" thick sheathing) galvanized roofing nails or 8d common (2 ½" long X 0.131" dia.) nails	3" EDGES 6" FIELD

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8mm, 1 degree = 0.0175 rad, 1 pound per square foot=47.8 N/m², 1 mile per hour = 0.447 m/s.
a. Adhesive attachment of wall sheathing including Method GB, shall not be permitted in Seismic Design Categories C, D_0, D_1 and D_2
b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D_0, D_1, and D_2 roof covering dead load shall not exceed 3 psf.
c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.5 (1). A full height clear opening shall not be permitted to a Method CS-G panel.
d. Method CS-SFB does not apply in Seismic Design Categories D_0, D_1, D_2.
e. Method applies to detached one and two-family dwellings in Seismic Design Categories D_0through D_2only.

TABLE R602.10.5
MINIMUM LENGTH OF BRACED WALL PANELS

METHOD	ADJACENT CLEAR OPENING HEIGHT (INCHES)	MINIMUM LENGTH (INCHES) WALL HEIGHT 8 FEET	9 FEET	10 FEET	11 FEET	12 FEET	CONTRIBUTING LENGTH (INCHES)
CS-WSP	≤ 64	24	27	30	33	36	ACTUAL

TABLE R507.2
DECK LEDGER CONNECTION TO BAND JOIST [a][b]
(DECK LIVE LOAD=40 PSF, DECK DEAD LOAD=10 PSF, SNOW LOAD ≤ 40 PSF

CONNECTION DETAILS	JOIST SPAN 6' AND LESS	6' 1" TO 8'	8'1" TO 10'	10'1 TO 12'	12'1 TO 14'	14'1" TO 16'	16'1 TO 18'
	ON-CENTER SPACING OF FASTENERS						
½ INCH DIAMETER LAG SCREW [c,d] WITH ½ INCH MAXIMUM SHEATHING	50	23	18	15	13	11	10
½ INCH DIAMETER BOLT WITH ½ INCH MAXIMUM SHEATHING [c]	36	36	34	24	24	21	18
½ INCH DIAMETER BOLT WITH 1-INCH MAXIMUM SHEATHING [c]	36	36	24	24	21	18	16

FOR SI: 1 inch = 25.4 mm, 1 foot =304.8 mm, 1 pound per square foot = 0.0479 kPa
a. Ledgers shall be flashed in accordance with Section R703.4 to prevent water from contracting the house band joist.
b. Snow load shall not be assumed to act concurrently with live load.
c. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
d. Sheathing shall be wood structural panel or solid sawn lumber.
e. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2-inch thickness of stacked washers shall be permitted to substitute for up to 1/2-inch of allowable sheathing thickness where combined with wood panel or lumber sheathing.

TABLE R507.2.1
PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

	MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
LEDGER [a]	2 INCHES [d]	¾ INCH	2 INCHES [b]	1 ⅝ INCHES [b]
BAND JOIST [c]	¾ INCH	2 INCHES	2 INCHES [b]	1 ⅝ INCHES [b]

FOR SI: 1 INCH=25.4 MM
a. LAG SCREWS OR BOLTS SHALL BE STAGGERED FROM THE TOP TO THE BOTTOM ALONG THE HORIZONTAL RUN OF THE DECK LEDGER IN ACCORDANCE WITH FIGURE R507.2.1(1).
b. MAXIMUM 5 INCHES.
c. FOR ENGINEERED RIM JOISTS, THE MANUFACTURER'S RECOMMENDATIONS SHALL GOVERN.
d. THE MINIMUM DISTANCE FROM BOTTOM ROW OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEDGER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(1).

TABLE: R402.1.4 - 2020 NEW YORK STATE ENERGY CONSERVATION CODE
EQUIVALENT U-FACTORS

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-VALUE	MASS WALL U-VALUE	FLOOR U-VALUE	BASEMENT WALL U-VALUE	CRAWL SPACE WALL U-VALUE
4	0.32	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5	0.30	0.55	0.026	0.060	0.082	0.033	0.050	0.055
PROPOSED	AS MAX. -V.I.F.	AS MAX. -V.I.F.	AS MAX. -V.I.F.	AS MIN.	AS MIN.	AS MIN.	N/A	AS MIN.

TABLE: R402.1.2 - 2020 NEW YORK STATE ENERGY CONSERVATION CODE
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR [k]	SKYLIGHT U-FACTOR [k]	GLAZED FENESTRATION SHGC [f,g]	CEILING R-VALUE	WALL R-VALUE	MASS WALL R-VALUE [i]	FLOOR R-VALUE	BASEMENT WALL R-VALUE [c]	SLAB R-VALUE & DEPTH [d]	CRAWL SPACE WALL R-VALUE [e]
4	0.32	0.55	0.40	49	20 OR 13 + 5 [h]	8/13	19	10 CONT. OR 13 CAVITY	10 / 2FT.	10 CONT. OR 13 CAVITY
5	0.30	0.55	NR	49	20 OR 13 + 5 [h]	13/17	30 [g]	15 CONT. OR 19 CAVITY	10 / 2FT.	15 CONT. OR 19 CAVITY
PROPOSED	AS MAX. -V.I.F.	AS MAX. -V.I.F.	AS MAX. -V.I.F.	AS MIN.	AS MIN.	AS MIN.	AS MIN.	N/A	AS MIN.	AS MIN.

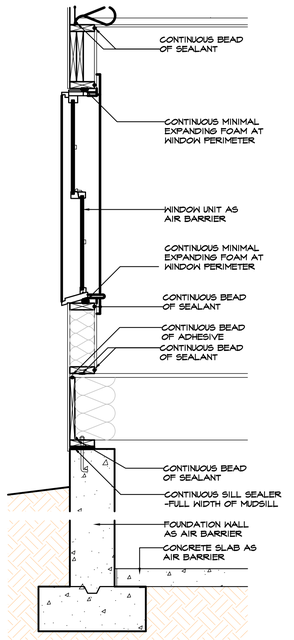
* REFER TO CODE BOOK FOR SUPPLEMENT LETTER FOOT NOTES

R301.2.2. PROTECTION OF OPENINGS. EXTERIOR GLAZING IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND ASTM E 1886 AS MODIFIED IN SECTION 301.2.1.2.1. GARAGE DOOR GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF AN IMPACT-RESISTING STANDARD OR ANSI/DASMA 115. (SEE TABLE BELOW)

EXCEPTION:
WOOD STRUCTURAL PANELS WITH A THICKNESS OF NOT LESS THAN 7/16 INCH AND A SPAN OF NOT MORE THAN 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION. PANELS SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONET AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH EITHER TABLE R301.2(2) OR ASCE 7, WITH THE PERMANENT CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS WHERE THE ULTIMATE DESIGN WIND SPEED, IS 180 MPH OR LESS.

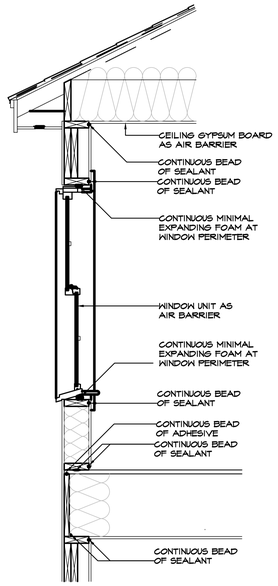
TABLE R301.2.1.2: WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

| FASTENER TYPE | FASTENER SPACING PANEL SPAN ≤4 FOOT | 4 FOOT < PANEL SPAN



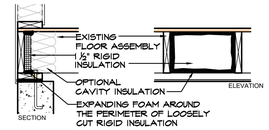
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION

5-02002 | Scale:3/4" = 1'-0"



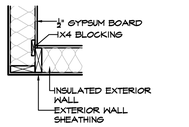
CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION

5-02003 | Scale:3/4" = 1'-0"



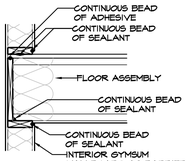
EXISTING BAND JOIST INSULATION RETROFIT WITH 1 1/2" RIGID INSULATION

5-00500 | Scale:3/4" = 1'-0"



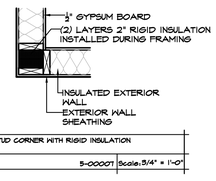
2-STUD CORNER WITH 1x4 BACKER

5-00006 | Scale:3/4" = 1'-0"



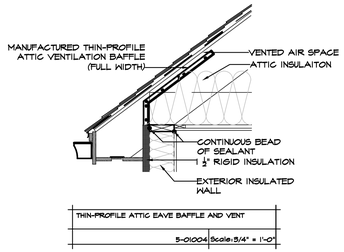
CONCEPTUAL AIR SEALING STRATEGY AT UPPER FLOOR BAND JOIST

5-02011 | Scale:3/4" = 1'-0"



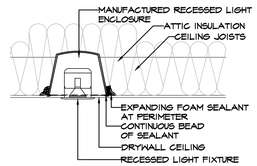
3-STUD CORNER WITH RIGID INSULATION

5-00007 | Scale:3/4" = 1'-0"



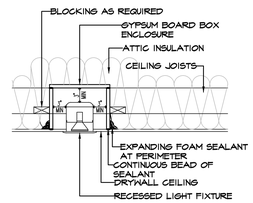
THIN-PROFILE ATTIC EAVE BAFFLE AND VENT

5-01004 | Scale:3/4" = 1'-0"



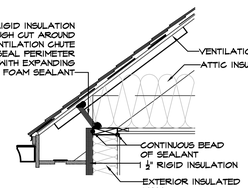
AIR SEALING AT RECESSED LIGHTING IN ATTIC

5-02041 | Scale: 3/4" = 1'-0"



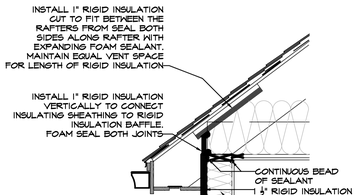
AIR SEALING AT RECESSED LIGHTING IN ATTIC

5-02240 | Scale: 3/4" = 1'-0"



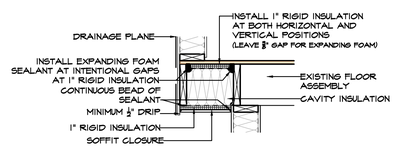
1" RIGID INSULATION AS ATTIC EAVE BAFFLE CUT AROUND MANUFACTURED VENT

5-01006 | Scale:3/4" = 1'-0"



1" EXTERIOR INSULATION SHEATHING AS ATTIC EAVE BAFFLE AND VENT

5-01005 | Scale:3/4" = 1'-0"



INSULATED CANTILEVER FLOOR // CAVITY INSULATION WITH 1" RIGID INSULATION CLOSURE

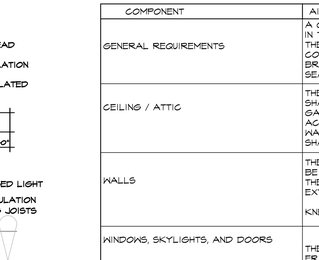
5-01019 | Scale:3/4" = 1'-0"

AIR SEALING BEHIND SHOWER WITH THIN-PROFILE SHEATHING

5-01007 | Scale:3/4" = 1'-0"

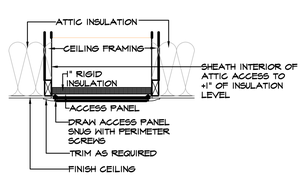
AIR SEALING AT PLATFORM FOR MANUFACTURED FIREPLACE ASSEMBLY

5-01012 | Scale:3/4" = 1'-0"



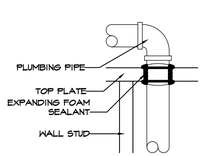
AIR SEALING BEHIND TUB WITH THIN-PROFILE SHEATHING // SECTION

5-01004 | Scale:3/4" = 1'-0"



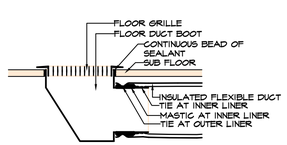
AIR SEALING AT ATTIC HATCH // FINISH SCREWS

5-02022 | Scale:3/4" = 1'-0"



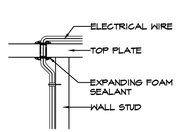
AIR SEAL AT TOP PLATE PIPE PENETRATION

5-01023 | Scale:3/4" = 1'-0"



AIR SEAL AT DUCT BOOT

5-01053 | Scale:3/4" = 1'-0"



AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION

5-01024 | Scale:3/4" = 1'-0"

TABLE R402.4.1.1 - AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED	AIR- PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTICS SPACES SHALL BE SEALED	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER
WALLS	THE JUNCTION OF FOUNDATION AND SILL PLATE TO BE SEALED. THE JUNCTION OF TOP PLATE AND THE TOP OF EXTERIOR WALLS TO BE SEALED KNEE WALLS SHALL BE SEALED	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER
WINDOWS, SKYLIGHTS, AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED	
RIM JOIST	RIM JOIST SHALL INCLUDE THE AIR BARRIER	RIM JOIST SHALL BE INSULATED
FLOORS (INCLUDING ABOVE GARAGES & CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES TO 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
SHAFTS / PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE TO BE SEALED	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE
GARAGE SEPARATION	AIR SEAL BETWEEN GARAGE AND CONDITIONED SPACE	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED AIR TIGHT AND IC RATED
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED
ELECTRICAL/ PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEAL BOXES SHALL BE INSTALLED	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS	

MATERIALS R-VALUES

MATERIAL	R-VALUE
BUILDING BOARD	
GYPSUM WALL BOARD (½")	0.45
GYPSUM WALL BOARD (⅝")	0.5625
PLYWOOD (½")	0.62
PLYWOOD (¾")	0.94
SIDING	
ALUMINUM/ VINYL SIDING (NOT INSULATED)	0.61
ALUMINUM/ VINYL SIDING (½" INSULATION)	1.80
FLOORING	
HARDWOOD FLOORING (¾")	0.68
TILE	0.05
CARPET WITH FIBER PAD	2.08
CARPET WITH RUBBER PAD	1.23
AIR SPACE (½" UP TO 4")	1.00
ROOFING	
ASPHALT SHINGLES	0.44
WOOD SHINGLES	0.97
DOORS	
WOOD, SOLID CORE (1 ¾")	2.17
INSULATED METAL DOOR (2")	15.00
POURED CONCRETE PER 1"	0.08

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CHECKED BY: TOC

DRAWN BY: JAK

REV #:	DATE:	NOTE:	BY:
1	1/26/2024	REVISIONS PER TOWN COMMENTS	JAK
0	10/27/2023	CONSTRUCTION DOCUMENTS	JAK

PROP. ADDITION & ALTERATIONS
ASKARINAM RESIDENCE
86 GARDEN DRIVE
ALBERTSON, NY 11507

DRAWING:

JOB#: AS-18-557
DATE: 1-26-2024
SCALE: AS NOTED

DRAWING NUMBER
A.12

GENERAL CONDITIONS
UNLESS OTHERWISE NOTED, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201 4/87 SHALL APPLY. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTIONS SHOULD NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC., CLEAN GLASS AND LEAVE WORK BROOM CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THERE FROM). (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION.

SITE WORK
STAKEOUT IS TO BE PERFORMED BY A LICENSED SURVEYOR. STAKING AND LAYOUT ARE TO ESTABLISH ALL LINES AND BENCHMARKS. VERIFY ALL GIVEN DATA ON DRAWINGS. IN CASE OF DISCREPANCY, RECEIVE CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING. EXCAVATE AND BACK FILL FOR WORK INDICATED ON DRAWINGS. STOCKPILE TOPSOIL OBTAINED FROM STRIPPING DRIVEWAY AND BUILDING SITE. STOCKPILE ALL EXCAVATED MATERIAL. NEW AND EXISTING BACK FILL MATERIAL AND TOPSOIL ARE TO BE FREE OF WEEDS, TREE ROOTS, ROCKS AND DEBRIS. ALL SURPLUS MATERIAL THAT IS UNSUITABLE FOR BACK FILL MATERIAL SHALL BE REMOVED FROM THE SITE. PROTECT ALL TREES WITHIN EIGHT FEET OF THE BUILDING. PROPER APPROVALS MUST BE OBTAINED BEFORE COVERING ANY EXCAVATED WORK.

CONCRETE BLOCK
ALL CONCRETE BLOCK IS TO HAVE "DUR-O-WALL" REINFORCING EVERY THIRD COURSE. FILL TOP COURSE SOLID. MORTAR MIX TO BE ONE PART PORTLAND CEMENT, ONE PART LIME PUTTY, AND SIX PARTS SAND, OR ONE PART MASONRY CEMENT AND THREE PARTS SAND.

CONCRETE
NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT ALL CONCRETE IS TO BE MIN. 3500 P.S.I. AT 28 DAYS & 4000 PSI FOR GARAGE SLAB. PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY NYS CODE. UNLESS INDICATED, ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 8" DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6X6 10/10 WELDED WIRE REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 5/8" X 12" AT MAX. 3' O.C. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

FIREPLACE
FIREPLACE OPENING AND FLUE SIZE TO BE AS INDICATED ON DRAWINGS. PROVIDE OUTSIDE COMBUSTION AIR WITH 6" DUCT AND DAMPER EACH SIDE FOR A TOTAL RECOVERY CAPACITY OF 150 CFM MIN. MAINTAIN MAXIMUM 20 CFM INFILTRATION THROUGH THE FLUE WHEN NOT IN USE PROVIDE FIREPLACE OPENING WITH GLASS DOORS TO CONFORM TO THE 2020 NYSECC. FIREBOX TO BE COMPLETELY LINED WITH FIREBRICK. PROVIDE MIN. 8" FIREPLACE WALL THICKNESS WITH 4" NON COMBUSTIBLE FIRE STOPPING BETWEEN COMBUSTIBLE WOOD FRAME CONSTRUCTION.

FOUNDATION WATERPROOFING
INSTALL TWO LAYERS OF TOWELED ON FIBERGLASS MASTIC. (FED. SPEC. S.S.C. 153 TYPE-I) MEMBRANE TO BE CONTINUOS FROM TOP OF FOUNDATION AND EXTEND TO LAP EDGE OF FOOTING.

FIRE BLOCKING
FIRE BLOCKING SHALL BE PROVIDED, AS PER SECTION R502.13 OF THE RESIDENTIAL CODE OF NEW YORK STATE, TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL)
PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVALS NOT EXCEEDING 10 FEET.

PLUMBING
CONTRACTOR SHALL INSTALL WATER SUPPLY AND SANITARY SYSTEM AS INDICATED. PROVIDE HOT AND COLD SHUT-OFF VALVES AT ALL FIXTURES. ALL WATER PIPING TO HAVE CLEANOUTS AT ALL CHANGES OF DIRECTION AND AT BASE OF VERTICAL WASTES. USE 4" CAST IRON THROUGH FOUNDATION WALL PITCHED MIN. 1/8" PER FOOT. TRAP/WASTE SIZES FOR FIXTURES SHALL BE AS FOLLOWS:

DISH WASHER	1 1/2"
KITCHEN SINK	1 1/2"
LAVATORY	1 1/4"
SHOWER	2"
TOILET	3"

ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK INCREASED TO 4" THROUGH THE ROOF. PROVIDE FROST PROOF HOSE-BIBS AS INDICATED ON PLANS WITH EASILY ACCESSIBLE DRAIN DRAIN-COCKS. THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM SHALL COMPLY TO THE APPLICABLE COUNTY DEPARTMENT OF HEALTH STANDARDS AND REGULATIONS. APPROVAL OF ALL PLUMBING MUST BE OBTAINED FROM APPROPRIATE LOCAL AUTHORITIES PRIOR TO CONCEALMENT. PRIOR TO ORDERING, CONTRACTOR SHALL SUPPLY CUTS OF FIXTURES FOR OWNERS APPROVAL. IN THE EVENT THAT THE OWNER CHANGES, THE CONTRACTOR SHALL CREDIT THE OWNER FOR THE FULL SUBCONTRACTORS COST FOR THE CHANGED UNIT.

HVAC
SYSTEM TO BE DESIGNED BY OTHERS. PROVIDE PROPER SUPPLY TO ALL ROOMS & CONFORM WITH ALL STATE AND LOCAL CODES.

FRAMING AND ROUGH CARPENTRY
JOISTS RAFTERS AND STUDS SHALL BE CONSTRUCTION GRADE DOUGLAS FIR-SOUTH SELECT STRUCTURAL. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY SHALL BE ACQ. ALL EXTERIOR SHEATHING SHALL BE 1/2 CDX DOUGLAS FIR PLYWOOD.
SUB-FLOORS TO BE 3/4" CDX PLYWOOD EXTERIOR SHEATHING TO BE COVERED WITH "TYVEK" HOUSE WRAP OR APPROVED EQUAL. BLOCK STUD WALLS AT 1/2 STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF PLYWOOD. PROVIDE SOLID BLOCKING AND DIAGONAL BRACING OF FLOOR JOISTS AT 8' O.C. MAXIMUM AND SOLID BLOCKING UNDER ALL UNSUPPORTED EDGES OF PLYWOOD. ALL CAP PLATES TO BE DOUBLED AND NAILED BOTTOM CAP PLATED TO END OF STUDS, LAP CAP PLATES AT CORNERS, WHERE FLUSH FRAMING OCCURS, USE MIN. 16GA SHEET METAL JOIST HANGERS BY "TECO" OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM 3/2X4 STUDS. HEADERS SHALL BE MINIMUM 2/2X6 UNLESS NOTED ON PLANS. MINIMUM BEARING FOR STUDS, JOISTS AND BEAMS SHALL BE 3 1/2". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH.

NOTE:
FOUNDATIONS CHAPTER 4 DESIGN BASED UPON PRESUMPTIVE LOAD BEARING VALUES OF SANDY GRAVEL AND/OR GRAVEL AT 2000 LBS PER SQUARE FOOT. CONTRACTOR TO CONSULT ENGINEER IF DIFFERENT SOIL MATERIALS ARE FOUND UPON EXCAVATION OR TEST HOLE, FOR ALTERNATIVE FOOTING AND FOUNDATION WALL DESIGN

NOTE: ALL NON-ENGINEERED LUMBER TO BE DOUGLAS FIR #2 OR BETTER

ASPHALT ROOF SHINGLES
INSTALLED AS PER SECTION R905.2 OF THE NEW YORK STATE RESIDENTIAL CODE ALL SLOPED ROOF SHINGLES SHALL BE GAF-CLASS-A ASPHALT ROOF SHINGLES OR APPROVED EQUAL. SHINGLES SHALL BE APPLIED OVER 15# ASPHALT FELT WITH GAF-WEATHER-WATCH ICE AND WATER BARRIER APPLIED AT EAVES, VALLEYS AND FLASHING. ROOFING CONTRACTOR TO PROVIDE ALL FLASHING NECESSARY FOR A WATERTIGHT, WEATHERPROOF JOB. ROOFING IS TO BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS. CONTRACTOR SHALL SUPPLY COLOR SAMPLES OF THE SHINGLES FOR OWNERS APPROVAL, PRIOR TO INSTALLATION.

INSULATION
ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED WITH FOIL FACED FIBERGLASS BATT INSULATION BY JOHN MANVILLE OR APPROVED EQUAL. FOIL TO BE PLACED TOWARD WARM SIDE. PROVIDE 11/2" RIGID FOAM INSULATION ON ALL EXTERIOR FOUNDATION WALLS FROM FOOTING TO 6"BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED. CARE SHOULD BE TAKEN NOT TO DAMAGE FOUNDATION WATERPROOFING.

GLASS WINDOWS AND DOORS
TO BE INSTALLED AS PER SECTION R308 OF THE RESIDENTIAL CODE OF NYS. ALL GLASS IS TO BE INSULATED LOW-E UNLESS OTHERWISE SPECIFIED. GLASS SUBCONTRACTOR SHALL NOT INSTALL GLASS UNTIL PROPER CLEARANCES ARE PROVIDED. ALL SLIDING GLASS DOORS, SKYLIGHTS AND/OR WINDOWS AS REQUIRED BY CODE, SHALL BE INSULATED TEMPERED GLASS. ALL GLASS DOORS AND WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS. ALL WINDOWS ARE TO BE CAULKED AND SEALED AS PER 2020 NYSECC REQUIREMENTS. PROVIDE FLASHING PANS UNDER ALL SLIDER, DOORS, AND WINDOWS WITHIN A 6' OF AN EXTERIOR SURFACE. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED. PROVIDE ALL SCREENS AND HARDWARE AS REQUIRED. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS AND GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF NO LESS THAN 5 YEARS. ALL WINDOWS TO BE ANDERSEN UNLESS INDICATED OTHERWISE.

PAINTING AND STAINING
THE FOLLOWING IS INCLUDED FOR THE CONVENIENCE OF THE PAINTING CONTRACTORS AND ONLY AS AN INDICATION OF THE TYPES OF PAINTS REQUIRED FOR VARIOUS SURFACES. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE FINISH. ALL PAINTED SURFACES MUST BE FULLY COVERED IN A UNIFORM MANNER TO BE ACCEPTABLE.
INTERIOR WOOD SURFACES-APPLY TO LIGHTLY SANDED SURFACES, WALLS, DOORS, FRAMES, TRIM, AND BASES, ONE COAT WOOD FILLER OR STAIN AND TWO COATS MCKLUSKY'S EGGSHELL FINISH NON-YELLOWING POLYURETHANE.
GYPSUM BOARD- MINIMUM ONE COAT PRIMER AND TWO COATS FLAT PAINT.
EXTERIOR WOOD SURFACES- TWO COATS EXTERIOR GRADE STAIN.
EXTERIOR EXPOSED METAL- MINIMUM ONE COAT ZINC CHROMATE AND TWO COATS EXTERIOR ENAMEL.
ALL MATERIAL SHALL BE OF BEST QUALITY PITTSBURGH, PRATT & LAMBERT, DUTCH BOY, CABOTS, MCKLUSKYS, OR APPROVED EQUAL. CONTRACTOR IS TO PROVIDE SAMPLES OF ALL PAINTS AND STAINS FOR ARCHITECT'S AND/OR OWNERS APPROVAL.

GYPSUM WALL BOARD
INSTALLED AS PER SECTION R702.3.2. THROUGH R702.3.6 OF THE NEW YORK STATE RESIDENTIAL CODE. GYPSUM WALLBOARD APPLICATION SHALL BE TAPE JOINT SYSTEM. ALL GYPSUM BOARD TO BE 1/2" ON WALLS AND 1/2" ON CEILINGS UNLESS OTHERWISE INDICATED. FINISH JOINTS, J-BEADS, NAIL DIMPLES, CORNERS AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND. ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH. METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL OPENINGS.

ELECTRICAL
ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL, AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUITS SHALL BE MINIMUM 15 AMP. POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCHED TO BE LOCATED 36" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES.

2020 NYSECC -AIR LEAKAGE:
-JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDINGS ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE SEALED.
-RECESSED LIGHTS MUST BE TYPE IC RATED AND INSTALLED WITH NO PENETRATIONS, OR TYPE IC OR NON-IC RATED INSTALLED INSIDE AN APPROPRIATE AIR-TIGHT ASSEMBLY WITH 0.5" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" CLEARANCE FROM INSULATION

VAPOR RETARDER:
-REQUIRED ON THE WARM-IN-WINTER SIDE OF ALL NON-VENTED FRAMED CEILINGS, WALLS, AND FLOORS.

MATERIALS IDENTIFICATION:
-MATERIALS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
-MATERIALS AND EQUIPMENT MUST IDENTIFIED SO THAT THE COMPLIANCE CAN BE DETERMINED.
-MANUFACTURER MANUALS FOR ALL INSTALLED HEATING AND COOLING EQUIPMENT AND SERVICE WATER HEATING EQUIPMENT MUST BE PROVIDED.
-INSULATION R-VALUES AND GLAZING U-FACTORS MUST BE CLEARLY MARKED ON THE BUILDING PLANS OR SPECIFICATIONS.

DUCT INSULATION:
-SUPPLY DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-8.
-RETURN DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-4.
-SUPPLY DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED TO R-8.
-RETURN DUCTS IN UNCONDITIONED SPACES (EXCEPT BASEMENTS) MUST BE INSULATED TO R-2.
-INSULATION IS NOT REQUIRED ON RETURN DUCTS IN BASEMENTS.

DUCT CONSTRUCTION.
-ALL JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC, OR TAPES. DUCT TAPE IS NOT PERMITTED.
EXCEPTION: CONTINUOSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTS OPERATING AT LESS THAN 2" W.G. (500 PA.)
-DUCTS SHALL BE SUPPORTED EVERY 10 FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
-COOLING DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR RETARDER.
-AIR FILTERS ARE REQUIRED IN THE RETURN AIR SYSTEM.
-THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS.

TEMPERATURE CONTROLS:
-EACH DWELLING UNIT HAS AT LEAST ONE THERMOSTAT CAPABLE OF AUTOMATICALLY ADJUSTING THE SPACE TEMPERATURE SET POINT OF THE LARGEST ZONE.

ELECTRIC SYSTEMS:
-SEPARATE ELECTRIC METERS ARE REQUIRED FOR EACH DWELLING UNIT.

FIREPLACES:
-FIREPLACE GLASS MUST BE INSTALLED WITH TIGHT FITTING NON-COMBUSTABLE FIREPLACE DOORS
-FIREPLACES MUST BE PROVIDED WITH A SOURCE OR COMBUSTION AIR, AS REQUIRED BY THE FIREPLACE CONSTRUCTION PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE, THE RESIDENTIAL CODE OF NEW YORK STATE OR THE NEW YORK CITY BUILDING CODE, AS APPLICABLE.

SERVICE WATER HEATING:
-WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE A HEAT TRAP ON BOTH THE INLET AND THE OUTLET UNLESS THE WATER HEATER HAS AN INTEGRAL HEAT TRAP OR IS PART OF A CIRCULATING SYSTEM.
-INSULATE CIRCULATING HOT WATER PIPES TO THE LEVELS ON TABLE 1.

CIRCULATING HOT WATER SYSTEMS:
-INSULATE CIRCULATING HOT WATER PIPES TO THE LEVELS ON TABLE 1.

HEATING AND COOLING PIPING INSULATION:
-HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F MST BE INSULATED TO THE LEVELS IN TABLE 2.

NOTES:
1. OBTAIN ALL PERMITS PRIOR TO THE START OF WORK.

2. ALL BEDROOM TO BE PROVIDED WITH ROD & SHELF, ALL LINEN CLOSETS TO BE PROVIDED WITH 5 RONS OF SHELVES.

3. DOOR TRIM AND BASE MOLDING TO MATCH EXISTING

4. ALL BATHROOM FIXTURES AND FAUCETS TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR

5. FINISHES TO BE SUPPLIED BY OWNER

2020 ECC OF NEW YORK STATE:
R401.3: PERMANENT CERTIFICATE - SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED IN THE UTILITY ROOM OR OTHER APPROVED LOCATION INSIDE THE BUILDING.

R402.2.4: ATTIC OR CRAWL SPACE ACCESS - SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

R402.4: AIR LEAKAGE - BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE TO ≤ 3 AIR CHANGES PER HOUR.

R402.4.1.1: INSTALLATION - THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA LISTED IN TABLE 402.4.1.1, WHERE REQUIRED BY CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

R402.4.1.2: TESTING - BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING ≤ 3 ACH50 IN CZ4A, 5, A&A. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.

R402.4.4: COMBUSTION CLOSETS - ROOMS CONTAINING FUEL-BURNING APPLIANCES REQUIRE SPECIAL CARE.
EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE

R403.3.2: DUCT SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED.

R403.3.3: DUCT TESTING - DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE.
EXCEPTION: DUCT LEAKAGE TEST IS NOT REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

R403.3.5: BUILDING CAVITIES - SHALL NOT BE USED AS DUCTS OR PLENUMS

R403.4: MECHANICAL SYSTEM PIPING INSULATION - CARRYING FLUIDS >105°F OR <55°F, INSULATE TO R-3 MIN.

R403.6: MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF 2020 NYS RESIDENTIAL CODE

THE MECHANICAL VENTILATION RATE SHALL BE NO GREATER THAN
0.01 X CFA + 7.5 X (# OF BEDROOMS + 1)
*CFA = CONDITIONED FLOOR AREA

R403.7: EQUIPMENT SIZING - PER ACCA MANUEL S, BASED ON LOADS CALCULATED PER ACCA MANUEL J.

R404.1: LIGHTING - A MINIMUM OF 90% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICIENCY LAMPS.
LOW-VOLTAGE LIGHTING EXEMPT

2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R308-GLAZING

- EXCEPT AS INDICATED IN SECTION R308.1.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURE'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, LASER ETCHED, EMBOSSED, OR BE A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURE'S DESIGNATION
R308.4 HAZARDOUS LOCATIONS - THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING
R308.4.1- GLAZING IN DOOR- GLAZING IN FIXED AND OPERABLE PANEL OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION
R308.4.2- GLAZING ADJACENT TO DOOR- GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING-
- GLAZING IS WITH 24" OF EITHER SIDE OF THE DOOR
-GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGED SIDE OF AN IN-SWING DOOR
R308.4.3- GLAZING IN WINDOW
- EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ.FT.
-BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR
- TOP EDGE OF GLAZING IS MORE THAN 36 " ABOVE FLOOR AND ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF GLAZING
308.4.4- GLAZING IN GUARDS AND RAILINGS
R308.4.5- GLAZING AND NET SURFACES- BATHTUBS, SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE
- R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS- GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAY, LANDING BETWEEN FLIGHTS OR STAIRS OR RAMPS
-GLAZING 36" OR LESS MEASURED HORIZONTALLY FROM THE WALKING SURFACE
R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING
- WHERE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARE LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING

NOTE: WINDOW FALL PROTECTION TO BE PROVIDED FOR ALL WINDOWS AS PER

2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R312.2.2

- IN DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES ABOVE FINISH GRADE OR SURFACE BELOW THE EXTERIOR OF THE BUILDING
-THE OPERABLE WINDOW SHALL COMPLY WITH:
OPERABLE WINDOW THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SEC. R312.2.2

R312.2.2 WINDOW OPENING CONTROL DEVICES- SHALL COMPLY WITH ASTM F2090
THE WINDOW OPENING 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

MINIMUM DESIGN DEAD LOADS* AS PER ASCE 7-16 - CHAPTER 3 TABLE C3.1

COMPONENT	LOAD (psf)
CEILINGS	
ACOUSTICAL FIBER BOARD	1.0
GYPSUM BOARD (per ⅛ INCH thickness)	0.55
(1/2 INCHES)	(2.2)
(5/8 INCHES)	(2.75)
MECHANICAL DUCT ALLOWANCE	4.0
SUSPENDED STEEL CHANNEL SYSTEM	2.0
WOOD FURRING SUSPENSION SYSTEM	2.5
COVERINGS, ROOF, AND WALL	
ASPHALT SHINGLES	2.0
GYPSUM SHEATHING, 1/2-in.	2.0
INSULATION, ROOF BOARDS (per inch thickness)	
FIBERBOARD	1.5
PERLITE	0.5
POLYSTYRENE FOAM	0.2
URETHANE WITH FOAM FOAM	0.3
PLYWOOD (per 1/8-in. THICKNESS)	0.4
RIGID INSULATION, 1/2-in.	0.75
SKYLIGHT, METAL FRAME, ¼" WIRE GLASS	8.0
WOOD SHEATHING (PER INCH THICKNESS)	3.0
WATERPROOFING MEMBRANE	
BITUMINOUS, SMOOTH SURFACE	1.5
SINGLE-PLY SHEET WATERPROOFING MEMBRANE	0.7
FLOOR FILL	
LEIGHT WEIGHT CONCRETE, PER INCH	8.0
SAND, PER INCH	8.0
STONE CONCRETE, PER INCH	12.0
FLOORS AND FLOOR FINISHES	
CERAMIC OR QUARRY TILE (3/4-in.) ON 1/2-in. MORTAR BED	16.0
CERAMIC OR QUARRY TILE (3/4-in.) ON 1-in. MORTAR BED	23.0
CONCRETE FILL FINISH (PER INCH THICKNESS).	1.0
HARDWOOD FLOORING, 7/7-in.	4.0
LINOLEUM OR ASPHALT TILE, 1/4-in.	1.0
MARBLE AND MORTAR ON STONE-CONCRETE FILL	33.0
SLATE (PER mm THICKNESS)	15.0
SOLID FLAT TILE ON 1-in. MORTAR BASE	23.0
SUBFLOORING, 3/4-in.	3.0

FLOORS, WOOD JOIST (no plaster) JOIST SIZES (in.)	12-in. OC. (LB/FT²)	16-in. OC. (LB/FT²)
2x6	6	5
2x8	6	6
2x10	7	6
2x12	8	7

FRAME PARTITIONS	(psf)
WOOD OR STEEL STUDS, 1/2-in. GYP. BOTH SIDES	8.0
WOOD STUDS, 2x4, UNPLASTERED	4.0
FRAME WALLS	
EXTERIOR STUD WALLS:	
2x4 @ 16-in., 5/8-in. GYPSUM, INSULATED, 3/8-in. SIDING	11.0
2x6 @ 16-in., 5/8-in. GYPSUM, INSULATED, 3/8-in. SIDING	12.0
EXTERIOR STUD WALLS WITH BRICK VENEER	48.0
WINDOWS, GLASS, FRAME AND SASH	8.0
CLAY BRICK WYTHES:	
4 IN	34.0
8 IN	79.0
12 IN	115.0
16 IN	155.0

HOLLON CONCRETE MASONRY UNIT WYTHES: WYTHES THICKNESS (IN INCHES)	4	6	8	10	12
DENSITY OF UNIT (105 PCF)					
NO GROUT	22.0	24.0	31.0	37.0	43.0
(GROUT SPACING)					
48 IN. O.C.		24.0	38.0	47.0	55.0
40 IN. O.C.		30.0	40.0	49.0	57.0
32 IN. O.C.		32.0	42.0	52.0	61.0
24 IN. O.C.		34.0	46.0	57.0	67.0
16 IN. O. C.		40.0	53.0	66.0	79.0
FULL GROUT		55.0	75.0	95.0	115.0
DENSITY OF UNIT (125 PCF)- SEE ASCE STANDARD - MINIMUM DESIGN DENSITY OF UNIT (135 PCF) LOAD FOR BUILDING STRUCTURES AND different dead load OTHER STRUCTURES -ASCE7-16 values for differ (PCF)					

SOLID CONCRETE MASONRY UNIT WYTHES: WYTHES THICKNESS (IN mm)	4	6	8	10	12
DENSITY OF UNIT (105 PCF)	32.0	51.0	69.0	87.0	105.0
DENSITY OF UNIT (135 PCF)	38.0	60.0	81.0	102.0	124.0
DENSITY OF UNIT (135 PCF)	41.0	64.0	87.0	110.0	133.0

* WEIGHTS OF MASONRY INCLUDE MORTAR BUT NOT PLASTER. FOR PLASTER, ADD 5 lb/ft² FOR EACH FACE PLASTERED. VALUES GIVEN RE

PAGAN RESIDENCE
95 PRIMROSE DRIVE, NEW HYDE PARK, NY 11040

ARCHITECTURAL PLOT PLAN — SCALE: 1/8" = 1'-0"

SECTION: 8	BLOCK: 308	LOT: 14	ZONE: R-B

AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	4,929 S.F.	------	------	------	------
FIRST FLOOR:	913 S.F.	------	------	------	913 S.F.
SECOND FLOOR:	795 S.F.	------	------	------	795 S.F.
R/O MASONRY STOOP:	74 S.F.	------	------	------	74 S.F.
GARAGE:	212 S.F.	------	------	------	212 S.F.
ENCLOSED PORCH:	135 S.F.	------	------	------	135 S.F.
FINISHED BASEMENT:	441 S.F.	------	------	------	441 S.F.

BUILDING FOOTPRINT	F.A.R.
913 S.F.	913 S.F.
------	795 S.F.
74 S.F.	74 S.F.
212 S.F.	212 S.F.
135 S.F.	135 S.F.
------	------
TOTAL:	TOTAL:
1,334 S.F.	2,129 S.F.

ZONING — TOWN OF NORTH HEMPSTEAD

ZONING DISTRICT: R-B (SINGLE FAMILY)					
ZONING ITEM	REQUIRED		EXISTING	MAINTAIN	
LOT SIZE	6,000 S.F.	MIN.	4,929 S.F.	NO CHANGE	- - -
LOT COVERAGE (BUILDING)	30%	MAX	26.8%	NO CHANGE	- - -
HEIGHT (2.5 STORIES)	30'	MAX	11.7'	NO CHANGE	- - -
EAVES HEIGHT	22'	MAX	9.42'	NO CHANGE	- - -
FRONT YARD SETBACK	30' OR	AVERAGE ON BLOCK	26.0'	NO CHANGE	- - -
FRONT YARD (PORCH<3' HT)	5' ENCROACHMENT		N/A	NO CHANGE	- - -
SIDE YARD	7'	MIN.	5.90'	NO CHANGE	- - -
COMBINED SIDE YARDS	15'	MIN.	13.30'	NO CHANGE	- - -
REAR YARD	15'	MIN.	22.95'	NO CHANGE	- - -
FLOOR AREA	MIN. 1,000 S.F. MAX 3,400 S.F. OR 45%		2,129 S.F.	NO CHANGE	- - -
FRONT YARD IMPERVIOUS MATERIAL	45%	MAX.	28.3% (421 S.F.)	49.0% (729 S.F.)	X
IMPERVIOUS AREA	300 S.F. (5% OF LOT)	MAX	471 S.F.	1,103 S.F. NEW PAVING	X

DRYWELLS ARE REQUIRED

(A) HEIGHT TAKEN FROM CROWN OF ROAD TO TOP OF RIDGE

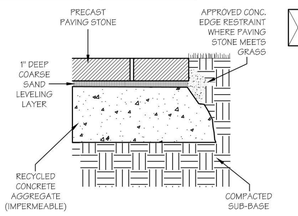
(B) MAXIMUM HEIGHT OF 45 FEET, EXCEPT A CHURCH SPIRE OR BELFRY

(C) THE GROSS FLOOR AREA ON A LOT SHALL NOT EXCEED 3,400 SQUARE FEET UNLESS THE LOT AREA IS GREATER THAN 8,500 SQUARE FEET AND THE MINIMUM SIDE YARD IS INCREASED TO 10 FEET.
(1) FOR LOTS GREATER THAN 8,500 SQUARE FEET, DEVELOPMENT EXCEEDING 3,400 SQUARE FEET OF GROSS FLOOR AREA SHALL COMPLY WITH THE REGULATIONS OF ARTICLE IV, R-A

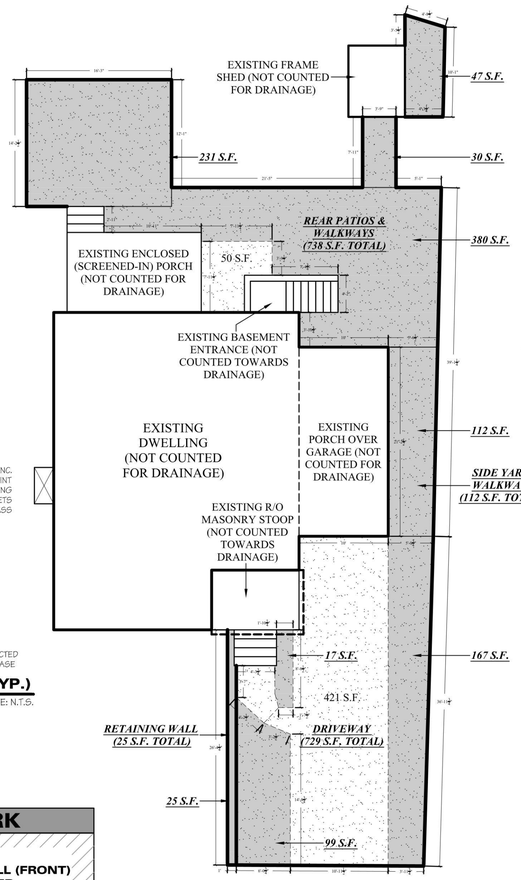
(D) FRONT YARD AREA: 1,487 S.F.

(E) FRONT YARD PAVING
For all new construction, alterations or landscaping changes, a front yard may not be covered more than 40% by any impervious material or other type of paving. Water flow from paved areas must be controlled to alleviate excessive runoff onto adjacent properties.
FRONT YARD IMPERVIOUS MATERIAL TO BE MAINTAINED= 308 S.F.

(F) EROSION CONTROL AND STORMWATER MANAGEMENT
All construction in which there will be an increase in impervious surface area in excess of 5% of the lot area or 750 square feet, whichever is less, requires on-site retention of 2 1/2 inches of rainfall.



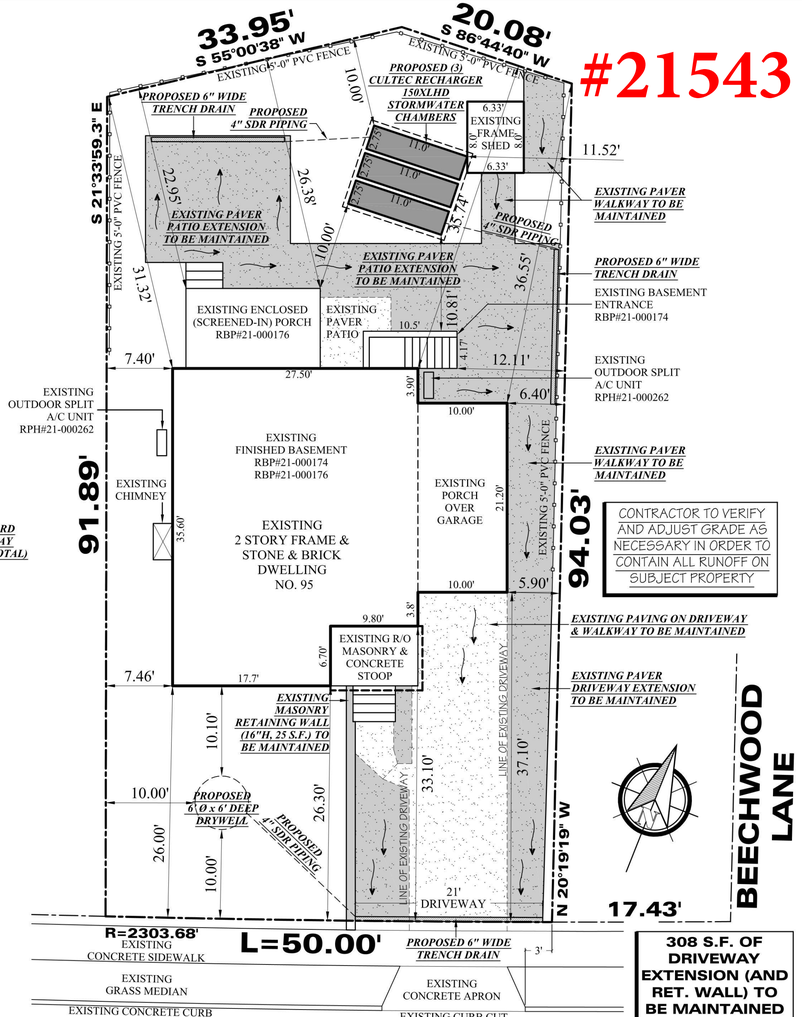
PAVING STONE DETAIL (TYP.)
SCALE: N.T.S.



IMPERVIOUS SURFACE PLAN

SCOPE OF WORK

APPLICATION FOR:
-PROPOSED 6' Ø x 6' DEEP DRYWELL (FRONT)
-PROPOSED (3) CULTEC RECHARGER 150XLHD STORMWATER CHAMBERS (REAR)
-MAINTAIN PAVING ON EXISTING DRIVEWAY & WALKWAY
-MAINTAIN EXISTING PAVER DRIVEWAY EXTENSION
-MAINTAIN EXISTING PAVER WALKWAYS
-MAINTAIN REAR PAVER PATIO EXTENSION



PRIMROSE DRIVE

308 S.F. OF DRIVEWAY EXTENSION (AND RET. WALL) TO BE MAINTAINED (DRYWELL IS REQUIRED)

#21543

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

DISAPPROVED
Ben Voutsinas
03/11/2024

All Drawings, Specifications and the design expressed therein are the sole property of Mark Anthony Architects. They are to be used only with respect to this Project and are not to be copied or reproduced without written permission of Mark Anthony Architecture P.C. It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and notation 'altered by' followed by his signature and the date of such alteration, and a specific description of the alteration.

K:\Drawings\PAGAN 2020\2020272\05_SECTION\ MARKUP\ALTPAGAN (07.05.23).dwg

ISSUED FOR
- PRELIMINARY DRAWING
- FOR OWNERS REVIEW
- FOR BIDDING PURPOSES
- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

REVISIONS — PLOTTED: 7/6/2023

NO.	DATE	DESCRIPTION
1.	07.05.23	D.O.B. RESUBMISSION

PROJECT NO.	2020272
DATE	02/22/2023
SCALE	AS NOTED
DRAWN BY	R.H.

MARK ANTHONY ARCHITECTS & PLANNERS
ARCHITECTURE • DESIGN
(516) 409 - 1900
1563 BELLMORE AVE.
N.BELLMORE, NY 11710

SEAL:

LIC # 031737-1
MARK ANTHONY MUNISTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
ZONING & PLOT PLAN

PROJECT:
PAGAN RESIDENCE
95 PRIMROSE DRIVE, NEW HYDE PARK, NY 11040

D.O.B. I.D#
RBP#23-000240

DRAWING No.
A0.00

ANY NON-PERMITTED ITEMS ARE THE CLIENTS RESPONSIBILITY UNLESS MARK ANTHONY ARCHITECTS HAS BEEN RETAINED TO RESOLVE OUTSTANDING ITEMS

EXISTING ZONING ITEM	PERMIT #
DWELLING	42301
ENCLOSED PORCH	RBP#21-000176
SHED DORMER	57-2
A/C UNITS	RPH#21-000262
5' PVC FENCE	- - - - - - - -

CLIENT RESPONSIBILITY

- PLUMBING APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED PLUMBER

- ELECTRICAL APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED ELECTRICIAN

- C of O / C of C - CLOSE OUT AND INSPECTIONS (BY OTHERS)

PLOT PLAN INFORMATION AS PER:

SURVEY DRAWN : MAY 24, 2019

LEONARD J. STRANDBERG AND ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS, PC
ALEXANDER TSUKERMAN (SURVEYOR)

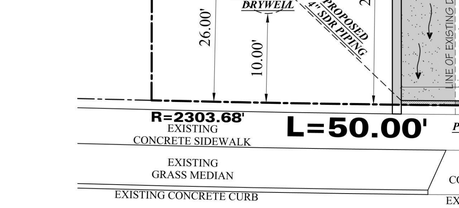
32 SMITH STREET,
FREEPORT, NY 11520
TEL: (516) 378-6649

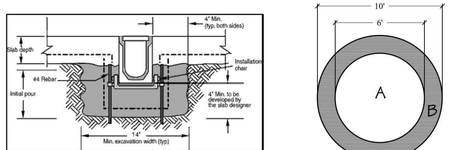
THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020)

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE "ENERGY CONSERVATION CONSTRUCTION CODE (2020)" (N1102.1.2 (R402.1.2)) AND CHAPTER 11 RESIDENTIAL CODE OF NEW YORK STATE (2020)

TABLE R301.2(1)
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	NO	NO	1 mi.	B	Severe	3'-4'	Moderate to Heavy	15	YES	9-11-09	496	52.9°F





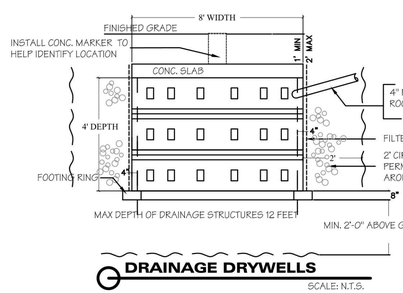
DETAIL - TRENCH DRAIN
SCALE: N.T.S.

AREA FORMULA: A= π r²

Ⓐ 6' Ø
3.1416 x (3)² = 28.27 S.F.

Ⓑ 10' Ø
3.1416 x (5)² = 78.54 S.F.

78.54 - 28.27 = 50.27 S.F.



DRAINAGE DRYWELLS
SCALE: N.T.S.

LIST OF DRAWINGS

No.	DESCRIPTION
A0.00	PLOT PLAN - ZONING
T1.00	GENERAL NOTES
A1.00	CULTEC SPECS. & CALCULATIONS
A2.00	CULTEC SPECS. & DETAILS

PROPOSED DRAINAGE:

EXISTING DRIVEWAY AREA= 420.7 S.F.
MAINTAIN DRIVEWAY AREA= 282.7 S.F.
MAINTAIN RETAINING WALL= 25.3 S.F.
MAINTAIN SIDE YARD AREA= 112.3 S.F.

*SIDE YARD WALKWAY IS INCLUDED HERE DUE TO DIRECTION OF EXISTING GRADE SLOPE

CALCULATION: 841 S.F. x 1 x (2.5/12) = 175.2 c.f. (1310.59 GALLONS) REQUIRED

PROVIDE: (1) 6' Ø x 6' DEEP DRY WELL
6' DIAMETER x 6' DEPTH DRY WELL CAPACITY = 6' x 22.33 C.F./Ft= 133.98 CUBIC FEET (1002.24 GALLONS)

50.27 S.F. GRAVEL x 20% VOID = 10.05 FLOW OUT CAPACITY PER FOOT = 10.05 S.F. x 6' = 60.3 C.F. (451.07 GALLONS)

133.98 C.F. (1002.24 GALLONS) + 60.3 C.F. (451.07 GALLONS) = 194.28 C.F. (1,453.31 GALLONS)

PROPOSED 194.28 C.F. (1,453 GALLONS) > 175.2 c.f. (1,311 GALLONS) REQUIRED (OK)

EXISTING REAR PATIO AREA: 50.25 S.F.
MAINTAIN REAR PATIO AREA: 688 S.F.

CALCULATION: 738.25 S.F. x 1 x (2.5/12) = 153.80 c.f. (1150.50 GALLONS) REQUIRED

PROVIDE: (3) CULTEC RECHARGER 150XLHD STORMWATER CHAMBERS

CHAMBER & FEED CONNECTOR CAPACITY: 89.37 CUBIC FEET (668.5 GALLONS)
STONE FILL AROUND CHAMBERS: 112.94 CUBIC FEET (844.85 GALLONS)

TOTAL CAPACITY = 202.3 CUBIC FEET (1513 GALLONS)
PROPOSED 202.3 C.F. (1,513 GALLONS) > 153.80 c.f. (1,151 GALLONS) REQUIRED (OK)

SEE CULTEC SYSTEM CALCULATIONS, SPECIFICATIONS, AND DETAILS ON SHEETS A1 & A2

- STORM DRAINAGE SYSTEM DESIGNED TO STORE RUNOFF PRODUCED BY A 2.5" RAINFALL
- RUNOFF COEFFICIENTS:
  ROOF AREA = 1.00
- CONNECTION TO DRYWELLS TO BE A NEW 4" PVC PIPE SDR 35
- MINIMUM 10' SEPARATION FROM ALL PROPERTY LINES AND 20' SEPARATION SHALL BE MAINTAINED BETWEEN STORM DRAINAGE AND SEPTIC SYSTEMS
- ALL PRE CAST DRAINAGE STRUCTURES MUST MEET NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS

Installation of the water heater must be accomplished in such a manner that if the tank or any connections should leak, the flow will not cause damage to the structure. For this reason, it is not advisable to install the water heater in an attic or upper floor. When such locations cannot be avoided, a suitable drain pan should be installed under the water heater. Drain pans are available at your local hardware store. Such a drain pan must have a minimum length and width of at least 2 inches (51 mm) greater that the water heater dimensions and must be piped to an adequate drain. The pan must not restrict combustion air flow.

Water heater life depends upon water quality, water pressure and the environment in which the water heater is installed. Water heaters are sometimes installed in locations where leakage may result in property damage, even with the use of a drain pan piped to a drain. However, unanticipated damage can be reduced or prevented by a leak detector or water shut-off device used in conjunction with a piped drain pan. These devices are available from some plumbing supply wholesalers and retailers, and detect and react to leakage in various ways:

- Sensors mounted in the drain pan that trigger an alarm or turn off the incoming water to the water heater when leakage is detected.
- Sensors mounted in the drain pan than turn off the water supply to the entire home when water is detected in the drain pan.
- Water supply shut-off devices that activate based on the water pressure differential between the cold water and hot water pipes connected to the water heater.
- Devices that will turn off the gas supply to a gas water heater while at the same time shutting off its water supply.

INSTALLATIONS IN AREAS WHERE FLAMMABLE LIQUIDS (VAPORS) ARE LIKELY TO BE PRESENT OR STORED (GARAGES, STORAGE AND UTILITY AREAS, ETC.): Flammable liquids (such as gasoline, solvents, propane (LP or butane, etc.) and other substances (such as adhesives, etc.) emit flammable vapors which can be ignited by a gas water heater's pilot light or main burner. The resulting flashback and fire can cause death or serious burns to anyone in the area. Even though this water heater is a flammable vapors ignition resistant water heater and is designed to reduce the chances of flammable vapors

⚠ WARNING
Fire Hazard
For continued protection against risk of fire:
- Do not install water heater on carpeted floor.
- Do not operate water heater if flood damaged.

This water heater must not be installed directly on carpeting. Carpeting must be protected by metal or wood panel beneath the appliance extending beyond the full width and depth of the appliance by at least 3 inches (76.2 mm) in any direction, or if the appliance is installed in an alcove or closet, the entire floor must be covered by the panel. Failure to heed this warning may result in a fire hazard.

⚠ WARNING
Fire or Explosion Hazard
Read instruction manual before installing, using or servicing water heater.
- Improper use may result in fire or explosion.
- Maintain required clearances to combustibles.

Minimum clearances between the water heater and combustible construction are 0 inch at the sides and rear, 4 inches (102 mm) at the front, and 6 inches (153 mm) from the vent pipe. Clearance from the top of the jacket is 12 inches (305 mm) on most models. Note that a lesser dimension may be allowed on some models, refer to the label attached adjacent to the gas control valve on the water heater, see Figure 3.

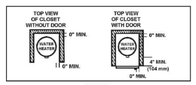


FIGURE 3.

A gas water heater cannot operate properly without the correct amount of air for combustion. Do not install in a confined area such as a closet, unless you provide air as shown in the "Locating The New Water Heater" section. Never obstruct the flow of ventilation air. If you have any doubts or questions at all, call your gas supplier. Failure to provide the proper amount of combustion air can result in a fire or explosion and cause death, serious bodily injury, or property damage.

⚠ WARNING
Breathing Hazard - Carbon Monoxide Gas
- Install water heater in accordance with the instruction manual and NFPA54.
- To avoid injury, combustion and ventilation air must be taken from outdoors.
- Do not place chemical vapor emitting products near water heater.

Breathing carbon monoxide can cause brain damage or death. Always read and understand instruction manual.

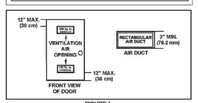


FIGURE 4.

If this water heater will be used in beauty shops, barber shops, cleaning establishments, or self-service laundries with dry cleaning equipment, it is imperative that the water heater or water heaters be installed so that combustion and ventilation air be taken from outside these areas.

Propellants of aerosol sprays and volatile compounds, (cleaners, chlorine based chemicals, refrigerants, etc.) in addition to being highly flammable in many cases, will also change to corrosive hydrochloric acid when exposed to the combustion products of the water heater. The results can be hazardous, and also cause product failure.

INSULATION BLANKETS

Insulation blankets are available to the general public for external use on gas water heaters but are not necessary with these products. The purpose of an insulation blanket is to reduce the standby heat loss encountered with storage tank heaters. Your water heater meets or exceeds the National Appliance Energy Conversation Act standards with respect to insulation and standby loss requirements, making an insulation blanket unnecessary.

Should you choose to apply an insulation blanket to this heater, you should follow these instructions (For identification of components mentioned below, see Figure 1). Failure to follow these instructions can restrict the air flow required for proper combustion, potentially resulting in fire, asphyxiation, serious personal injury or death.

⚠ WARNING
Breathing Hazard - Carbon Monoxide Gas
- Do not obstruct water heater air intake with insulating blanket.
- Gas and carbon monoxide detectors are available.
- Install water heater in accordance with the instruction manual.

Breathing carbon monoxide can cause brain damage or death. Always read and understand instruction manual.

- Do not apply insulation to the top of the water heater, as this will interfere with safe operation of the draft hood.
- Do not cover the outer door, thermostat or temperature & pressure relief valve.
- Do not allow insulation to come within 2" (50.8 mm) of the floor to prevent blockage of combustion air flow to the burner.
- Do not cover the instruction manual. Keep it on the side of the water heater or nearby for future reference.
- Do obtain new warning and instruction labels from the manufacturer for placement on the blanket directly over the existing labels.
- Do inspect the insulation blanket frequently to make certain it does not sag, thereby obstructing combustion air flow.

COMBUSTION AIR AND VENTILATION FOR APPLIANCES LOCATED IN UNCONFINED SPACES

UNCONFINED SPACE is space whose volume is not less than 50 cubic feet per 1,000 Btu per hour (4.8 cm per kW) of the aggregate input rating of all appliances installed in that space. Rooms communicating directly with the space in which the appliances are installed, through openings not furnished with doors, are considered a part of the unconfined space.

In unconfined spaces in buildings, infiltration may be adequate to provide air for combustion, ventilation and dilution of flue gases. However, in buildings of tight construction (for example, weather stripping, heavily insulated, caulked, vapor barrier, etc.), additional air may need to be provided using the methods described in "Combustion Air and Ventilation for Appliances Located in Confined Spaces."

COMBUSTION AIR AND VENTILATION FOR APPLIANCES LOCATED IN CONFINED SPACES

CONFINED SPACE is a space whose volume is less than 50 cubic feet per 1,000 Btu per hour (4.8 cm per kW) of the aggregate input rating of all appliances installed in that space.

A. ALL AIR FROM INSIDE BUILDINGS: (See Figure 4 and 5)

The confined space shall be provided with two permanent openings communicating directly with an additional room(s) of sufficient volume so that the combined volume of all spaces meets the criteria for an

AO SMITH
WATER HEATER CLEARANCE SPECIFICATIONS

CULTEC

CULTEC Stormwater Design Calculator

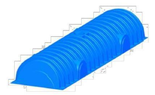
Date: August 25, 2022

Project Number: 20220272

Project Information:
PAGAN RESIDENCE
95 PRIMROSE DRIVE
NEW HYDE PARK
NEW YORK
UNITED STATES

Calculations Performed By:
R.H.
MARK ANTHONY ARCHITECTS
1563 BELLMORE AVENUE
BELLMORE NEW YORK
11710
UNITED STATES
(516) 409-1900

RECHARGER 150XLHD



Recharger 150XLHD Chamber Specifications

Height	**18.5**	inches
Width	**33.0**	inches
Length	**11.00**	feet
Installed Length	**10.25**	feet
Bare Chamber Volume	**27.19**	cu. feet
Installed Chamber Volume	**50.18**	cu. feet

Breakdown of Storage Provided by Recharger 150XLHD Stormwater System

Within Chambers	**87.55**	cu. feet
Within Feed Connectors	**1.82**	cu. feet
Within Stone	**112.94**	cu. feet
Total Storage Provided	**202.3**	**cu. feet**
Total Storage Required	153.80	cu. feet

Materials List

Recharger 150XLHD

Total Number of Chambers Required	**3**	**pieces**
Separator Chambers	**1**	pieces
Starter Chambers	**3**	pieces
Intermediate Chambers	**0**	pieces
End Chambers	**0**	pieces
HVLV FC-24 Feed Connectors	**4**	pieces
CULTEC No. 410 Non-Woven Geotextile	**58**	sq. yards
CULTEC No. 4800 Woven Geotextile	**35**	feet
Stone	**10**	cu. yards

Separator Row Qty Included in Total

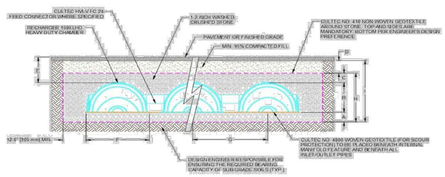
Based on 2 Internal Manifolds

Bed Detail

Bed Layout Information

Number of Rows Wide	**3**	pieces
Number of Chambers Long	**1**	pieces
Chamber Row Width	**9.25**	feet
Chamber Row Length	**11.00**	feet
Bed Width	**11.25**	feet
Bed Length	**13.00**	feet
Bed Area Required	**146.25**	sq. feet
Length of Separator Row	**11.00**	feet

Bed detail for reference only. Not project specific. Not to scale.



Conceptual graphic only. Not job specific.

Cross Section Table Reference

A	Depth of Stone Base	**6.0**	inches
B	Chamber Height	**18.5**	inches
C	Depth of Stone Above Units	**6.0**	inches
D	Depth of 95% Compacted Fill	**8.0**	inches
E	Max. Depth Allowed Above the Chamber	**12.00**	feet
F	Chamber Width	**33.0**	inches
G	Center to Center Spacing	**3.25**	feet
H	Effective Depth	**2.54**	feet
I	Bed Depth	**3.21**	feet

CULTEC, Inc.
P.O. Box 280
Brookfield, CT 06804 USA
Phone: 203-775-4416
tech@cultec.com
www.cultec.com

CULTEC

CULTEC Stage-Storage Calculations

Date: August 25, 2022

Project Information:
PAGAN RESIDENCE
95 PRIMROSE DRIVE
NEW HYDE PARK
NEW YORI 11040
UNITED S

Project Number:
20220272

Chamber Model -	Recharger 150XLHD	
Number of Rows-	3	units
Total Number of Chambers -	3	units
HVLV FC-24 Feed Connectors-	4	units
Stone Void -	40	%
Stone Base -	6	inches
Stone Above Units -	6	inches
Area -	146.25	ft2
Base of Stone Elevation -	3.38	

Recharger 150XLHD Incremental Storage Volumes

Height of System		Chamber Volume		HVLV Feed Connector Volume		Stone Volume		Cumulative Storage Volume		Total Cumulative Storage Volume		Elevation		
in.	mm	ft³	m³	ft3	m3	ft³	m³	ft³	m³	ft³	m³	ft.	m	
30.5	775	0.0	0.0	0.0	0.0	4.9	0.1	4.875	0.1	202.85	5.74	5.92	4.13	Top of Stone Elevation
29.5	749	0.0	0.0	0.0	0.0	4.9	0.1	4.875	0.1	197.98	5.61	5.84	4.13	
28.5	724	0.0	0.0	0.0	0.0	4.9	0.1	4.875	0.1	193.10	5.47	5.76	4.10	
27.5	699	0.0	0.0	0.0	0.0	4.9	0.1	4.875	0.1	188.23	5.33	5.67	4.08	
26.5	673	0.0	0.0	0.0	0.0	4.9	0.1	4.875	0.1	183.35	5.19	5.59	4.05	
25.5	648	0.0	0.0	0.0	0.0	4.9	0.1	4.875	0.1	178.48	5.05	5.51	4.03	
24.5	622	0.2	0.0	0.0	0.0	2.4	0.1	2.556	0.1	173.60	4.92	5.42	4.00	Top of Chamber Elevation
24.0	610	0.3	0.0	0.0	0.0	4.7	0.1	5.073	0.1	171.05	4.84	5.38	3.99	
23.0	584	1.1	0.0	0.0	0.0	3.9	0.1	5.000	0.1	165.98	4.70	5.30	3.96	
22.0	559	2.5	0.1	0.0	0.0	3.9	0.1	6.400	0.2	160.47	4.54	5.21	3.94	
21.0	533	3.4	0.1	0.0	0.0	3.5	0.1	6.895	0.2	154.07	4.36	5.13	3.91	
20.0	508	3.9	0.1	0.0	0.0	3.3	0.1	7.231	0.2	147.17	4.17	5.05	3.89	
19.0	483	4.4	0.1	0.0	0.0	3.1	0.1	7.528	0.2	139.94	3.96	4.96	3.86	
18.0	457	4.8	0.1	0.2	0.0	2.9	0.1	7.986	0.2	132.41	3.75	4.88	3.84	
17.0	432	5.1	0.1	0.2	0.0	2.8	0.1	8.144	0.2	124.43	3.52	4.80	3.81	
16.0	406	5.4	0.2	0.2	0.0	2.7	0.1	8.314	0.2	116.28	3.29	4.71	3.79	
15.0	381	5.7	0.2	0.2	0.0	2.6	0.1	8.451	0.2	107.97	3.06	4.63	3.76	
14.0	356	5.9	0.2	0.2	0.0	2.5	0.1	8.585	0.2	99.52	2.82	4.55	3.74	
13.0	330	6.1	0.2	0.2	0.0	2.4	0.1	8.676	0.2	90.93	2.57	4.46	3.71	
12.0	305	6.2	0.2	0.1	0.0	2.4	0.1	8.745	0.2	82.26	2.33	4.38	3.68	
11.0	279	6.3	0.2	0.1	0.0	2.4	0.1	8.799	0.2	73.51	2.08	4.29	3.66	
10.0	254	6.4	0.2	0.1	0.0	2.3	0.1	8.820	0.2	64.71	1.83	4.21	3.63	
9.0	229	6.4	0.2	0.1	0.0	2.3	0.1	8.828	0.2	55.89	1.58	4.13	3.61	
8.0	203	6.5	0.2	0.0	0.0	2.3	0.1	8.816	0.2	47.07	1.33	4.05	3.58	
7.0	178	6.8	0.2	0.0	0.0	2.1	0.1	9.000	0.3	38.25	1.08	3.96	3.56	Bottom of Chamber Elevation
6.0	152	0.0	0.0	0.0	0.0	4.9	0.1	4.875	0.1	29.25	0.83	3.88	3.53	
5.0	127	0.0	0.0	0.0	0.0	4.9	0.1	4.875	0.1	24.38	0.69	3.80	3.31	
4.0	102	0.0	0.0	0.0	0.0	4.9	0.1	4.875	0.1	19.50	0.55	3.71	3.48	
3.0	76	0.0	0.0	0.0	0.0	4.9	0.1	4.875	0.1	14.63	0.41	3.63	3.46	
2.0	51	0.0	0.0	0.0	0.0	4.9	0.1	4.875	0.1	9.75	0.28	3.55	3.43	
1.0	25	0.0	0.0	0.0	0.0	4.9	0.1	4.875	0.1	4.88	0.14	3.46	3.41	
0.0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.000	0.0	0.00	0.00	3.38	3.38	Bottom of Stone Elevation
	-25													
	-51													
	-76													
	-102													
	-127													
	-152													
	-178													
	-203													
	-229													
	-254													
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	-1194													
	-1219													
	-1245													

CULTEC, Inc.
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Phone: 203-775-4416
www.cultec.com
tech@cultec.com

CULTEC RECHARGER 150XLHD STORMWATER CHAMBERS
DESIGN AND STORAGE CALCULATIONS

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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X:\Drawings\PAGAN 20220272\05.SECTION\ MARKUP\L_PAGAN (07.05.23).dwg

ISSUED FOR
- PRELIMINARY DRAWING
- FOR OWNERS REVIEW
- FOR BIDDING PURPOSES
- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

REVISIONS PLOTTED: 7/6/2023

NO.	DATE	DESCRIPTION
1.	07.05.23	D.O.B. RESUBMISSION

PROJECT NO.	20220272
DATE	02/22/2023
SCALE	AS NOTED
DRAWN BY	R.H.

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DRAWING:
CULTEC DETAILS & SPECS.

PROJECT:
PAGAN RESIDENCE
95 PRIMROSE DRIVE,
NEW HYDE PARK, NY 11040

D.O.B. I.D#
RBP#23-000240

DRAWING No.
A1.00

CULTEC RECHARGER® 150XLHD SPECIFICATIONS

GENERAL

CULTEC RECHARGER® 150XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 150XLHD SHALL BE 18.5 INCHES (470 mm) TALL, 33 INCHES (838 mm) WIDE AND 11 FEET (3.35 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 150XLHD SHALL BE 10.25 FEET (3.12 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 12 INCHES (300 mm) HDPE OR 15" (375 mm) SMOOTH WALL PVC
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL INSIDE DIMENSIONS OF EACH SIDE PORTAL SHALL BE 6.8 INCHES (216 mm) HIGH BY 12 INCHES (304 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 10.25 INCHES (260 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (615 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 150XLHD CHAMBER SHALL BE 2.650 FT³ / FT (0.246 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 150XLHD SHALL BE 22.16 FT3 / UNIT (0.77 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 150XLHD CHAMBER SHALL HAVE THIRTY DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 150XLHD CHAMBER SHALL HAVE 20 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 150XLHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE ENDWALLS.
16. THE RECHARGER 150XLHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 10 INCHES (254 mm) HIGH X 20.5 INCHES (521 mm) WIDE.
17. THE RECHARGER 150XLHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 10 INCHES (254 mm) HIGH X 20.5 INCHES (521 mm) WIDE.
18. THE RECHARGER 150XLHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 150XLHD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.
24. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2016, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
26. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATION OF NSF/ IRSH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND INFILTRATION.
27. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.05 m).

CULTEC HVLV® FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 150XLHD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT3/FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 3 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER® STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

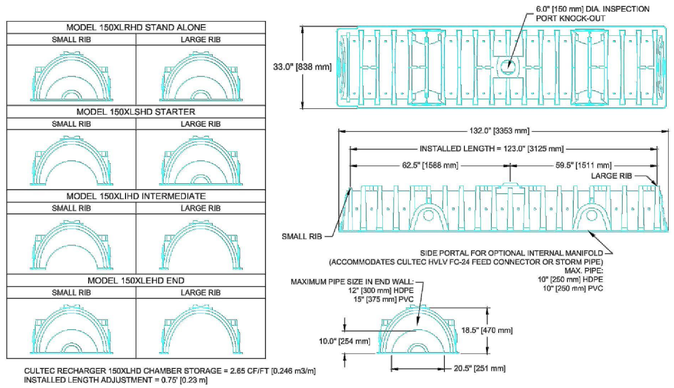
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M²).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 80 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 138 GAL/MIN/SF (5503 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

CULTEC NO. 4800™ WOVEN GEOTEXTILE

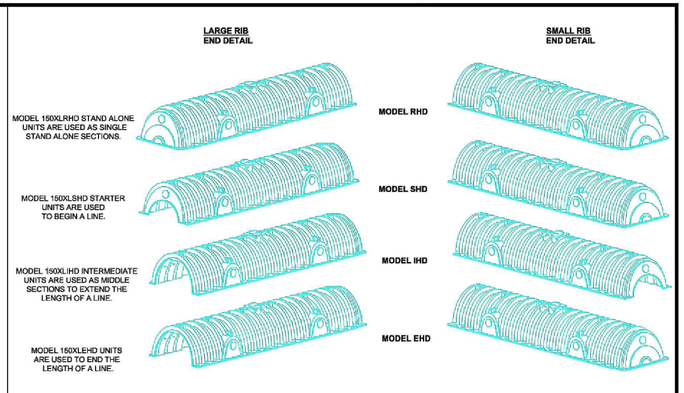
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,446 X 2,446 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

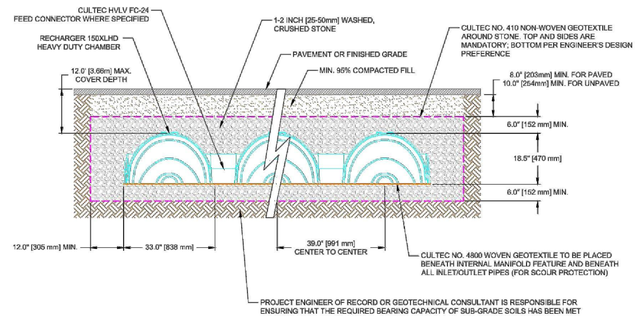


CULTEC RECHARGER 150XLHD CHAMBER STORAGE = 2.65 CF/FT [0.246 m3/m]
INSTALLED LENGTH ADJUSTMENT = 0.75' [0.23 m]



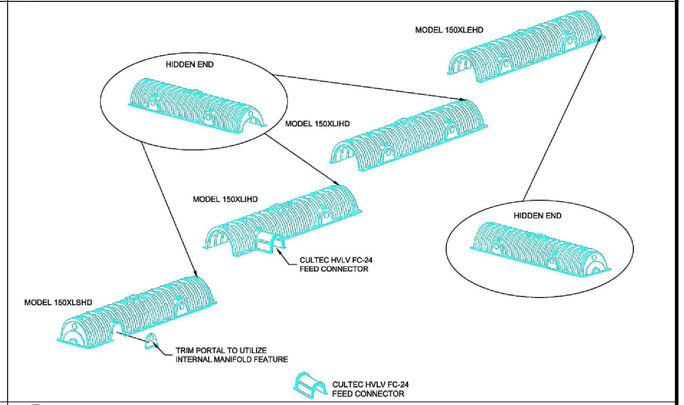
150XLHD 2.0

CULTEC RECHARGER 150XLHD HEAVY DUTY THREE VIEW



150XLHD 3.0

CULTEC RECHARGER 150XLHD HEAVY DUTY END DETAIL INFORMATION

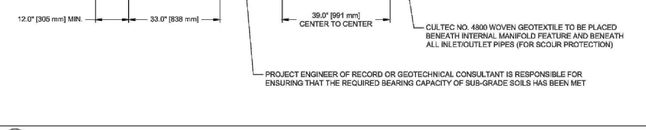


150XLHD 1.0

GENERAL NOTES

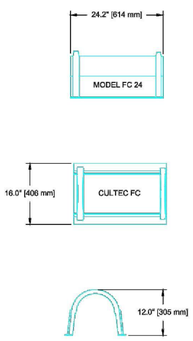
150XLHD 5.0

CULTEC RECHARGER 150XLHD HEAVY DUTY CROSS SECTION



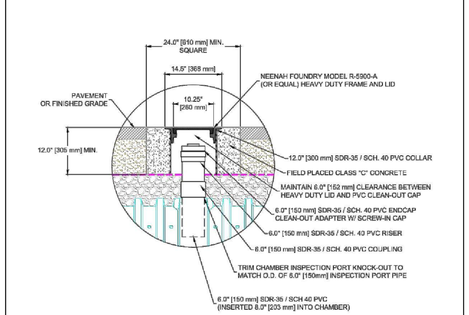
150XLHD 7.0

CULTEC RECHARGER 150XLHD HEAVY DUTY PLAN VIEW



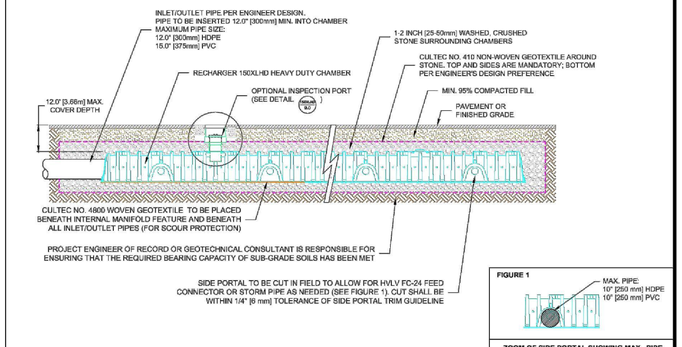
150XLHD 8.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



150XLHD 9.0

OPTIONAL INSPECTION PORT - ZOOM DETAIL



150XLHD 10.0

CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL

CULTEC

CULTEC, Inc.

Subsurface Stormwater Management Systems

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PH: (800) 4-CULTEC
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tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC INC. DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

RECHARGER 150XLHD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

PROJECT NO:		DATE:	2019
DESIGNED BY:	CULTEC, INC	DRAWN BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

CULTEC RECHARGER 150XLHD STORMWATER CHAMBERS PRODUCT SPECIFICATIONS & DETAILS

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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- FOR BIDDING PURPOSES
- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

REVISIONS PLOTTED: 7/6/2023

NO.	DATE	DESCRIPTION
1.	07.05.23	D.O.B. RESUBMISSION

PROJECT NO.	2020272
DATE	02/22/2023
SCALE	AS NOTED
DRAWN BY	R.H.

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1563 BELLMORE AVE.
N.BELLMORE, NY 11710

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REGISTERED ARCHITECT MARK ANTHONY MUNISTERI 031737-1 STATE OF NEW YORK

LIC # 031737-1
MARK ANTHONY MUNISTERI, R.A.
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DRAWING:
CULTEC DETAILS & SPECS.

PROJECT:
PAGAN RESIDENCE
95 PRIMROSE DRIVE,
NEW HYDE PARK, NY 11040

D.O.B. I.D#
RBP#23-000240

DRAWING No.
A2.00

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GENERAL NOTES

THE ARCHITECT OF RECORD 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 ARCHITECT 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 LABOR, MATERIALS, AND CONSTRUCTION SHALL COMPLY WITH ALL RULES, REGULATIONS, CODES, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK DESIGN CRITERIA:

BUILDING CODE OF NEW YORK STATE (2020)
RESIDENTIAL CODE OF NEW YORK STATE (2020)
EXISTING BUILDING CODE OF NEW YORK STATE (2020)
PLUMBING CODE OF NEW YORK STATE (2020)
FIRE CODE OF NEW YORK STATE (2020)
ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK (2020)
WOOD FRAME CONSTRUCTION MANUEL FOR ONE-AND TWO FAMILY DWELLINGS (2018)
FUEL GAS CODE OF NEW YORK STATE (2020)
PROPERTY MAINTENANCE CODE OF NEW YORK STATE (2020)
NFPA 70: NATIONAL ELECTRIC CODE (NEC) 2017
MECHANICAL CODE OF NEW YORK STATE (2020)

ALL LUMBER TO BE AMERICAN STANDARD SIZES. ALL STRUCTURAL * DOUGLAS FIR-LARCH LUMBER #2.

A MINIMUM OF ONE 5/8" ANCHOR BOLT SHALL BE PROVIDED WITHIN 6" - 12" OF EACH END PLATE, AND HAVE A MINIMUM EMBEDMENT OF 7" IN CONC. FOUNDATIONS AND SLABS ON GRADE OR 7 " IN MASONRY BLOCK FOUNDATIONS WHEN RESISTING LATERAL AND SHEAR LOADS ONLY. ALSO 3" SQUARE WASHERS SHALL BE USED ON ALL ANCHOR BOLTS WITH THE ANCHOR BOLTS SPACING NOT TO EXCEED THE REQUIREMENTS SPECIFIED IN TABLE TABLE 3.2C.
(WFCM 2018, SECTION 3.2.1.7 AND TABLE 3.2B AND 3.2C)

LUMBER TO BE GRADE MARKED PRIOR TO DELIVERY TO SITE, SUBJECT TO INSPECTION.

DOUBLE STUDS AT ALL OPENINGS IN THE EXTERIOR AND BEARINGS WALLS, DOUBLE ALL JOISTS, HEADERS AND TRIMMERS AROUND ALL OPENINGS AND UNDER ALL PARTITIONS. USE TECO HANGERS OR CONNECTORS WHERE REQUIRED (OR APPROVED EQUAL).

ALL HEADERS TO BE MIN. (2) 2 X 10 UNLESS OTHERWISE NOTED.

ALL GLAZING SHALL BE INSULATED, HIGH-PERFORMANCE GLASS (U0=.33), UNLESS OTHERWISE NOTED. PROVIDE MIN. 1" X 2 1/2" (ACTUAL SIZE) MITERED CROSS BRIDGING MAX. 8'-0" O.C. FOR FLOOR JOINTS OR EQUIVALENT METAL BRIDGING.

ALL INTERIOR PARTITIONS TO BE 2 X 4 WOOD STUDS, @ 16" O.C. WITH GYPSUM BOARD BOTH SIDES. DOUBLE-UP FLOOR JOISTS UNDER PARTITIONS RUNNING PARALLEL.

GYPSUM BOARD TO BE 1/2" TAPERED EDGE "SHEET ROCK", TAPED AND SPACKLED (3 COATS), OR EQUAL, UNLESS OTHERWISE NOTED ON DRAWINGS.

PROVIDE FLASHING AT ALL ROOF, WALL, OR OTHER INTERSECTIONS, OVER HEADS OF ALL OPENINGS AND UNDER SILLS OF ALL WINDOWS AND DOORS. CAULK ALL JOINTS EXPOSED TO WEATHER.

ROOF COVERING SHALL BE CLASSIFIED AS TYPE A OR B.
ALL STRUCTURAL STEEL SHALL BE MIN. 36,000 PSI.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND INSPECTED BY THE BOARD OF FIRE UNDERWRITERS AS PER THE NEC.

SINGLE STATION SMOKE & CARBON MONOXIDE DETECTING DEVICE TO BE INSTALLED ADJACENT TO SLEEPING AREAS ON EACH FLOOR LEVEL AND SHALL BE LOCATED ON OR NEAR CEILING.

ALL PLUMBING TO BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL CODE OF NEW YORK STATE, PLUMBING CODE OF NEW YORK STATE. (2020)

CURBS, CURB CUTS, AND PAVING MUST CONFORM WITH ALL REGULATIONS AND REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.

LEGEND

PARTITION TO REMAIN
PARTITION TO BE REMOVED
NEW PARTITION
CONCRETE
INSULATION
DIM. LUMBER
GRAVEL
UNDISTURBED EARTH
MECHANICAL VENTILATION (VENTED TO OUTSIDE AIR)
EXISTING SWING DOOR
NEW SWING DOOR
COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
SMOKE DETECTOR

TABLE R403.1(1)
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (INCHES)

8" SOLID CONCRETE OR MASONRY, OR FULLY GROUTED MASONRY	LOAD-BEARING VALUE OF SOIL (PSF)			
	1,500	2,000	3,000	≥ 4,000
1 STORY	16"	X	X	X

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

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (POUNDS PER SQUARE FOOT)
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CI, ML, MH and CH)	1,500

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH OF CONC. (f'_c)		
	WEATHERING POTENTIAL (SEE TABLE 301.2(1)		
	NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO THE WEATHER	X	X	2,500[c]
BASEMENT (CELLAR) SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLAB	X	X	2,500[c]
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONC. WORK EXPOSED TO THE WEATHER	X	X	3,000[d]
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	X	X	3,500[d,e]

FOR SI: 1 POUND PER SQUARE INCH = 6.895 kPa.

(a) AT 28 DAYS PSI

(b) SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL

(c) CONC. IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR-ENTRAINED CONCRETE IN ACCORDANCE WITH FOOTNOTE (d)

(d) CONCRETE SHALL BE AIR-ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%

(e) SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT

TABLE 3.2B (WFCM 2018)
BOTTOM PLATE TO FOUNDATION CONNECTIONS (ANCHOR BOLTS) RESISTING LATERAL & SHEAR LOADS FROM WIND-EXPOSURE B

FOR EXPOSURES B & C AND ALL WIND SPEEDS

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (in.)[1,2,3,4]	
LATERAL AND SHEAR LOADS	1 - 3 STORIES	1/2" ANCHOR BOLTS	31
	1 - 3 STORIES	5/8" ANCHOR BOLTS	48

[1] PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2

[2] WHEN ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATERAL, AND SHEAR LOADS, THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2C) OR LATERAL AND SHEAR LOADS (TABLE 3.2B) FOR OTHER ANCHOR BOLT LIMITATIONS SEE SECTION 3.2

[3] TABULATED ANCHOR BOLT SPACING FOR LATERAL AND SHEAR LOADS ASSUME WALLS ARE SHEATHED IN ACCORDANCE WITH SECTION 3.4.4.2. FOR OTHER WALL SHEATHING TYPES THE TABULATED ANCHOR BOLT SPACING SHALL BE MULTIPLIED BY THE APPROPRIATE SHEATHING TYPE ADJUSTMENT FACTOR IN TABLE 3.17D, BUT IN NO CASE SHALL ANCHOR BOLT SPACING EXCEED 6 FEET ON CENTER.

[4] FOR THREE SECOND GUST WIND SPEEDS GREATER THAN 110 MPH, WITH A TABULATED LATERAL VALUE FROM TABLE 3.5 GREATER THAN 262 plf, LATERAL CONNECTIONS SHALL BE DETERMINED USING THE LOADS FROM TABLE 3.5

TABLE 3.2C (WFCM 2018)
SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS (ANCHOR BOLTS) RESISTING UPLIFT LOADS FROM WIND-EXPOSURE B

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	PLATE SIZE	FOUNDATION SUPPORTING		MAXIMUM ANCHOR BOLT SPACING (in.)[1,2]													
700-YR. 3 SECOND GUST WIND SPEED (MPH)				90	95	100	105	110	115	120	130	140	150	160	170	180	195
UPLIFT LOADS	2 x 4	1 - 3 STORIES	8 'END ZONES	72	72	72	72	72	72	71	57	43	35	30	27	24	22
		1 - 3 STORIES	INTERIOR ZONES	72	72	72	72	72	72	72	66	50	41	35	31	28	26
	2 x 6	1 - 3 STORIES	8 'END ZONES	72	72	72	72	72	72	72	68	51	42	36	32	29	26
		1 - 3 STORIES	INTERIOR ZONES	72	72	72	72	72	72	72	72	60	49	42	37	34	31

[1] PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2

[2] WHEN ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATRAL, AND SHEAR LOADS, THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2C) OR LATERAL AND SHEAR LOADS (TABLE 3.2B) FOR OTHER ANCHOR BOLT LIMITATIONS SEE SECTION 3.2.1.7 and 3.2.2.3

TABLE R703.3(1)
WEATHER RESISTANT SIDING ATTACHED AND MIN. THICKNESS

SIDING MATERIAL	NOMINAL THICKNESS (INCHES)	JOINT TREATMENT	SHEATHING PAPER REQUIRED	WOOD OR WOOD STRUCTURAL PANEL SHEATHING	FIBERBOARD SHEATHING INTO STUD	GYPSUM SHEATHING INTO STUD	DIRECT TO STUDS	NUMBER OR SPACING OF FASTENERS
VINYL SIDING*	0.035	LAP	NO	0.120 NAIL 1¾" STAPLE-1¾"	0.120 NAIL 2" STAPLE-2¼"	0.120 NAIL 2" STAPLE-2¼"	NOT ALLOWED	SAME AS STUD SPACING

*VINYL SIDING SHALL COMPLY WITH ASTM D3679

TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD

THICKNESS OF GYPSUM BOARD (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING	MAX. SPACING OF FRAMING MEMBERS	MAX. SPACING OF FASTENERS		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING
				NAILS	SCREWS	
1/2	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1⅜" LONG, ⅜" HEAD; 0.098 DIAMETER, 1¼" LONG, ANNULAR-RINGED;5d COOLER NAIL, 0.086 DIAMETER, 1⅜" LONG, ⅜" HEAD; OR GYPSUM BOARD NAIL,0.0915 DIAMETER, 1⅜" LONG, ⅜" HEAD.
	WALL	EITHER DIRECTION	16	8	16	

CODE R702.3.1 RCNYS-GYPSUM BOARD
ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C22, C475, C514, C1002, C1047, C1177, C1178, C1278, C1396, C1658 OR C1766 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL CONFORM TO ASTM C557.

LUMBER SPECIFICATION:

* DOUG - FIR LUMBER #2 WITH FB 875 OR EQUAL

* DESIGN LOADS TAKEN AS PER WESTERN WOOD PRODUCTS ASSOCIATION IN ACCORDANCE WITH ASTM STANDARDS

* SOLID POST UNDER FULL WIDTH OF GIRDER @ EACH END

* SOLID POST DOWN TO FOUNDATION OR GIRDER BELOW UNDER ALL GIRDER POSTS.

- ALL HEADERS @ DOOR OPENINGS TO BE 2 x 10 UNLESS NOTED OTHERWISE

- ALL LAMINATED GIRDERS TO BE 2.0E G-P LAM LVL.

- ALL LAMINATED GIRDERS ARE CALLED OUT AS NOMINAL SIZE CONTRACTOR TO USE:
- 1 3/4" x 9 1/2" FOR 2 x 10 LVL
- 1 3/4" x 11 7/8" FOR 2 x 12 LVL

- ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE TO BE A.C.Q.

FASTENERS, HANGERS AND TIE-DOWN CONNECTORS THAT COME IN CONTACT WITH A.C.Q. TREATED LUMBER MUST BE DESIGNED FOR SUCH USE (CHECK MANUFACTURERS SPECIFICTIONS)

ALL FASTENERS IN DIRECT CONTACT WITH A.C.Q. OR WOLMANIZED LUMBER MUST BE "ZMAX/HDG" GALVANIZED OR STAINLESS STEEL

TABLE R301.5 ALSO NOTED SECTION R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

(IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD	DEAD LOAD: R301.4
		THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT.
UNINHABITABLE ATTICS WITHOUT STORAGE (b)	10	
UNINHABITABLE ATTICS WITH LIMITED STORAGE (b)(g)	20	
HABITABLE ATTICS AND SERVED WITH FIXED STAIRS	30	
EXTERIOR BALCONIES AND DECKS (e)	40	
FIRE ESCAPES	40	
GUARD RAILS AND HANDRAILS (d)	200 (h)	
GUARD RAILS IN-FILL COMPONENTS (f)	50 (h)	
PASSENGER VECHICLE GARAGES (a)	50 (a)	
ROOMS OTHER THAN SLEEPING ROOM	40	
SLEEPING ROOMS	30	
STAIRS	40 (c)	

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 kN/m², 1 SQUARE INCH = 645 mm, 1 POUND = 4.45 N.

(a) (b) (c) (d)(e) (f) (g) (h) SEE (RCNYS 2020)

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS (b) (c)

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS	L/360
CEILINGS WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOADS[a] WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS - WIND LOADS[a] WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS[a] WITH FLEXIBLE FINISHES	L/120[d]
LINTELS SUPPORTING MASONRY VENEER WALLS[e]	L/600

L = SPAN LENGTH, H = SPAN HEIGHT

(a) FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN, THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING (ASD) LOADS OBTAINED FROM TABLE R301.2(2)

(b) FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILVER

(c) FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/175 FOR EACH GLASS LITE OR L/60 FOR THE ENTIRE LENGTH OF THE MEMBER, WHICHEVER IS MORE STRINGENT. FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOAL LOAD DEFLECTION SHALL NOT EXCEED L/120

(d) DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR GYPSUM BOARD FINISH SHALL BE LIMITED TO AN ALLOWABLE DEFLECTION OF H/180

(e) REFER TO SECTION R703.8.2

SECTION R301.2.2.2 WEIGHTS OF MATERIALS

USE	DEAD LOAD	
EXTERIOR LIGHT FRAME WOOD WALLS	15 psf	
EXTERIOR LIGHT FRAME COLD-FORMED STEEL WALLS	14 psf	
INTERIOR LIGHT FRAME WOOD WALLS	10 psf	
INTERIOR LIGHT FRAME COLD-FORMED STEEL WALLS	5 psf	
8" THICK MASONRY WALLS	80 psf	
6" THICK CONCRETE WALLS	85 psf	
SIP WALLS	10 psf	

EXCEPTIONS:

1) ROOF AND CEILING DEAD LOADS NOT EXCEEDING 25 psf SHALL BE PERMITTED PROVIDED THE WALL BRACING AMOUNTS IN SECTION R602.10.3 ARE INCREASED IN ACCORDANCE WITH TABLE R602.10.3(4)

2) LIGHT-FRAME WALLS WITH STONE OR MASONRY VENEER SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS R702.1 AND R703

3) FIREPLACES AND CHIMNEYS SHALL BE PERMITTED IN ACCORDANCE WITH CHAPTER 10

TABLE R301.2.1.3
EQUIVALENT BASIC WIND SPEEDS

V_{ULT}	110	115	120	130	140	150	160	170	180	190	200
V_{ASD}	85	89	93	101	108	116	124	132	139	147	155

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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K:\Drawings\PAGAN 2020272\05_SECTION\ MARK.PAGAN (07.03.23).dwg

ISSUED FOR
- PRELIMINARY DRAWING
- FOR OWNERS REVIEW
- FOR BIDDING PURPOSES
- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

REVISIONS PLOTTED: 7/6/2023

NO.	DATE	DESCRIPTION
1.	07.03.23	D.O.B. RESUBMISSION

PROJECT NO.	2020272
DATE	02/22/2023
SCALE	AS NOTED
DRAWN BY	R.H.

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LIC # 031737-1
MARK ANTHONY MUNISTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

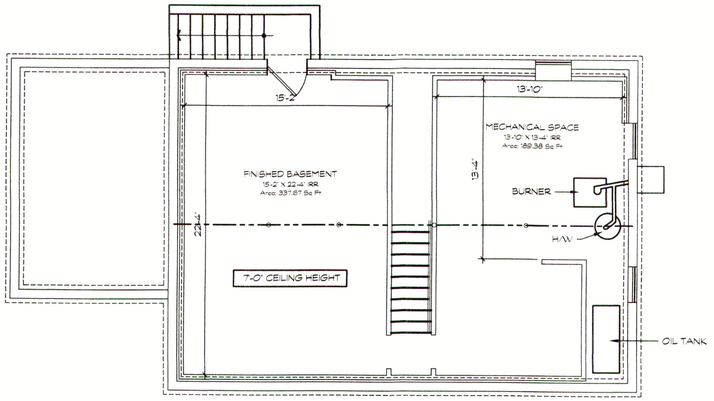
DRAWING:
GENERAL NOTES

PROJECT:
PAGAN RESIDENCE
95 PRIMROSE DRIVE,
NEW HYDE PARK, NY 11040

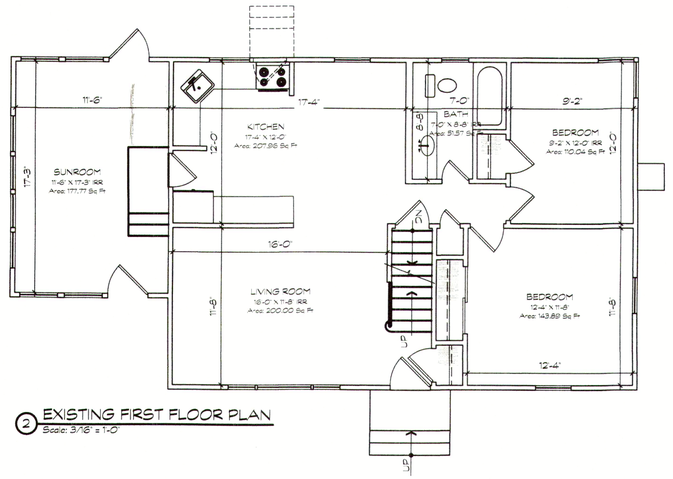
D.O.B. I.D#
RBP#23-000240

DRAWING No.
T1.00

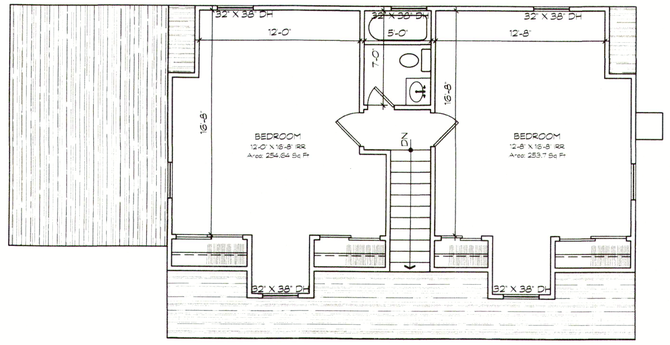
#21544



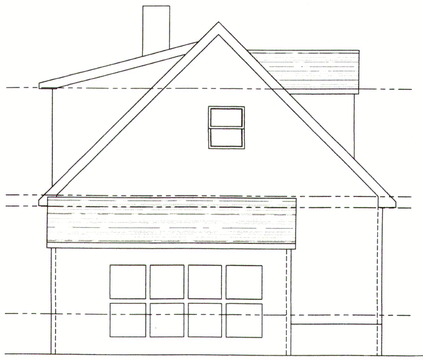
1 EXISTING FOUNDATION PLAN
Scale: 3/16" = 1'-0"



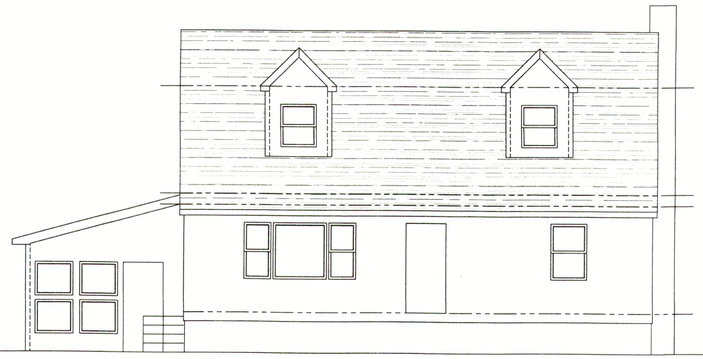
2 EXISTING FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



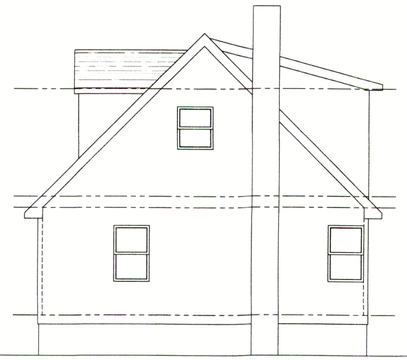
3 EXISTING SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



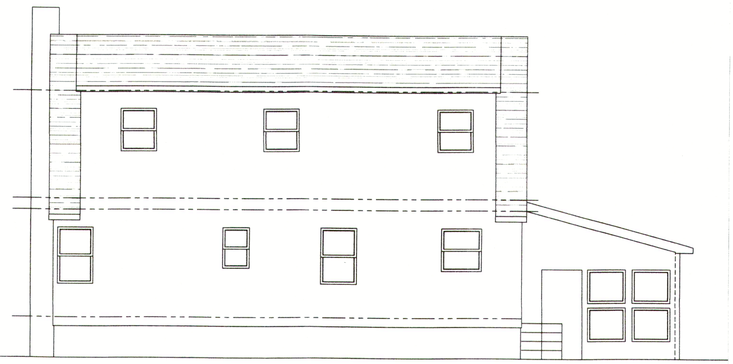
4 EXISTING LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"



5 EXISTING FRONT ELEVATION
Scale: 3/16" = 1'-0"



6 EXISTING RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"



7 EXISTING REAR ELEVATION
Scale: 3/16" = 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.

APPROVED
FOR DEMOLITION
Scott Koehler
11/15/2022

PROJECT
132 BETHEL ROAD
132 Bethel Road
Albertson, New York

SHEET TITLE
EXISTING PLANS & ELEVATIONS

ENGINEER
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REVISIONS		
1		
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	DATE	NO.
	DATE	NO.
	DATE	NO.

ISSUANCES		
1	DATE	NO.
2	DATE	NO.
3	DATE	NO.
4	DATE	NO.
	DATE	NO.
	DATE	NO.
	DATE	NO.
	DATE	NO.

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DRAWN BY: JLM	SCALE: AS NOTED
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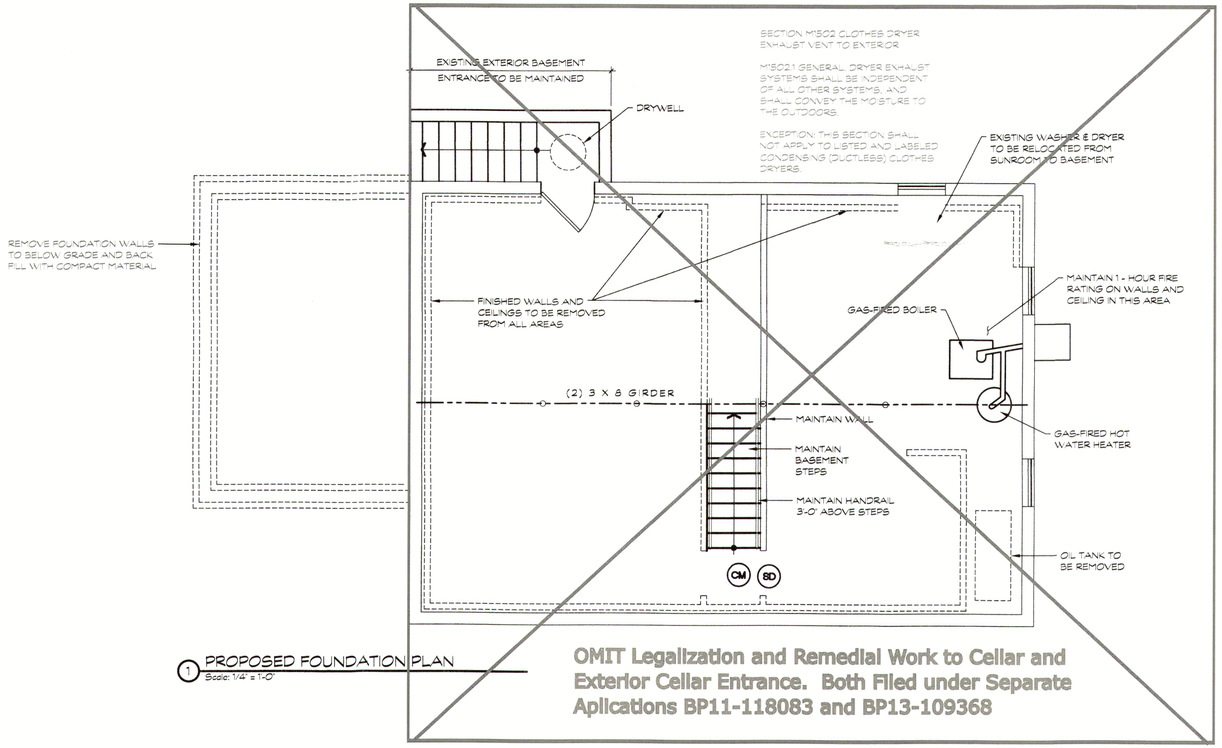
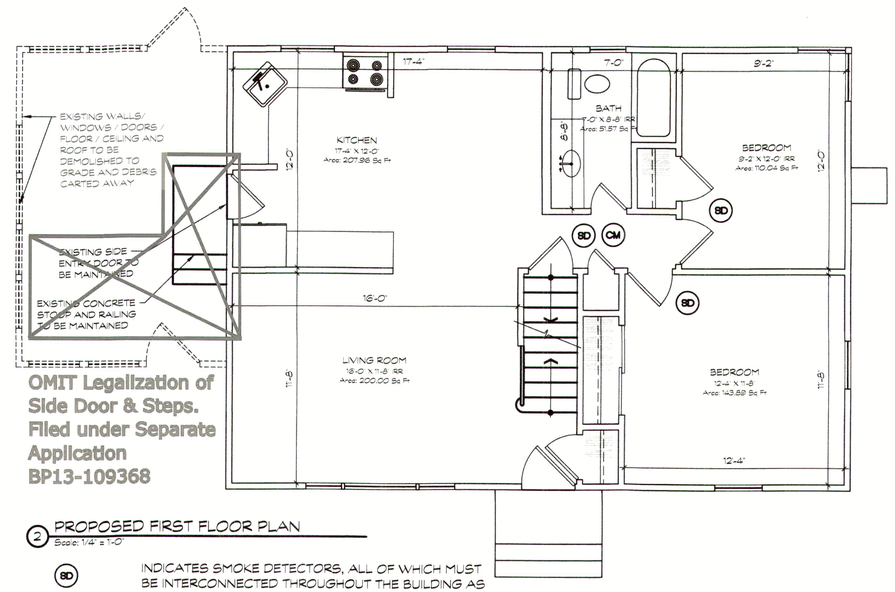
SHEET NUMBER: A-1	
JOB NO.	



1 PROPOSED FOUNDATION PLAN
Scale: 1/4" = 1'-0"

OMIT Legalization and Remedial Work to Cellar and Exterior Cellar Entrance. Both Filed under Separate Aplications BP11-118083 and BP13-109368

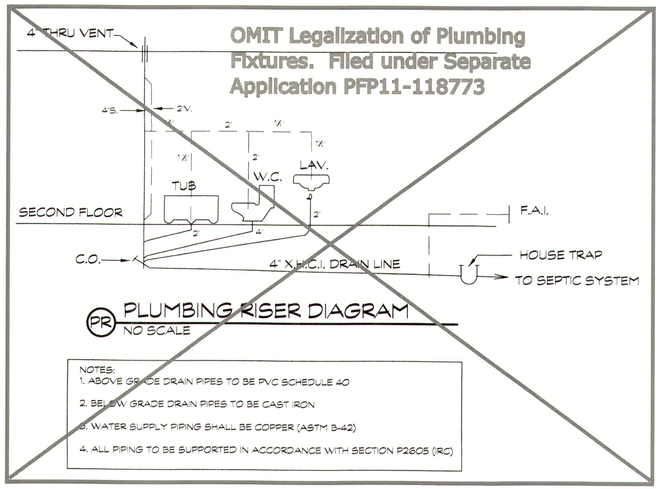


OMIT Legalization of Side Door & Steps. Filed under Separate Application BP13-109368

2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

SD INDICATES SMOKE DETECTORS, ALL OF WHICH MUST BE INTERCONNECTED THROUGHOUT THE BUILDING AS

TABLE P3201.7 SIZE OF TRAPS AND TRAP ARMS FOR PLUMBING FIXTURES	
PLUMBING FIXTURES	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OF WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENT)	1 1/2"
BIDET	1 1/4"
CLOTHES WASHER STANDPIPE	2"
DISHWASHER (ON SEPARATE TRAP)	1½"
FLOOR DRAIN	2"
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND GARBAGE GRINDER)	1½"
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1½"
LAVATORY	1½"
SHOWER	2"
WATER CLOSET	NOTE A
A. CONSULT FIXTURE STANDARDS FOR TRAP DIMENSIONS OF SPECIFIC BOWLS	



OMIT Legalization of Plumbing Fixtures. Filed under Separate Application PFP11-118773

PR PLUMBING RISER DIAGRAM
NO SCALE

NOTES:
1. ABOVE GRADE DRAIN PIPES TO BE PVC SCHEDULE 40
2. BELOW GRADE DRAIN PIPES TO BE CAST IRON
3. WATER SUPPLY PIPING SHALL BE COPPER (ASTM B-42)
4. ALL PIPING TO BE SUPPORTED IN ACCORDANCE WITH SECTION P2605 (RC)

APPROVED
FOR DEMOLITION
Scott Koehler
11/15/2022

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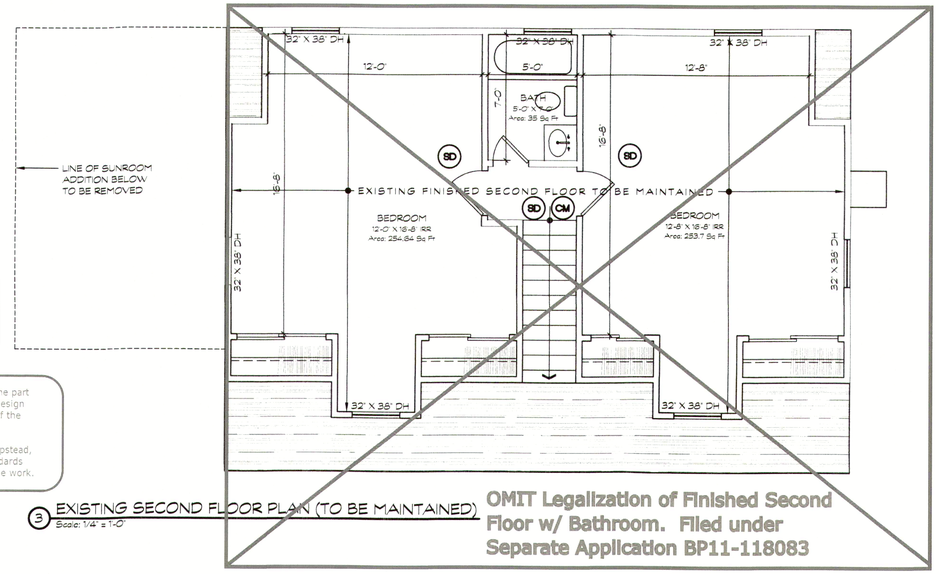

3 EXISTING SECOND FLOOR PLAN (TO BE MAINTAINED)
Scale: 1/4" = 1'-0"

OMIT Legalization of Finished Second Floor w/ Bathroom. Filed under Separate Application BP11-118083

PROJECT
132 BETHEL ROAD
132 Bethel Road
Albertson, New York

SHEET TITLE
FLOOR PLANS TO BE MAINTAINED
PLUMBING RISER DIAGRAM

ENGINEER
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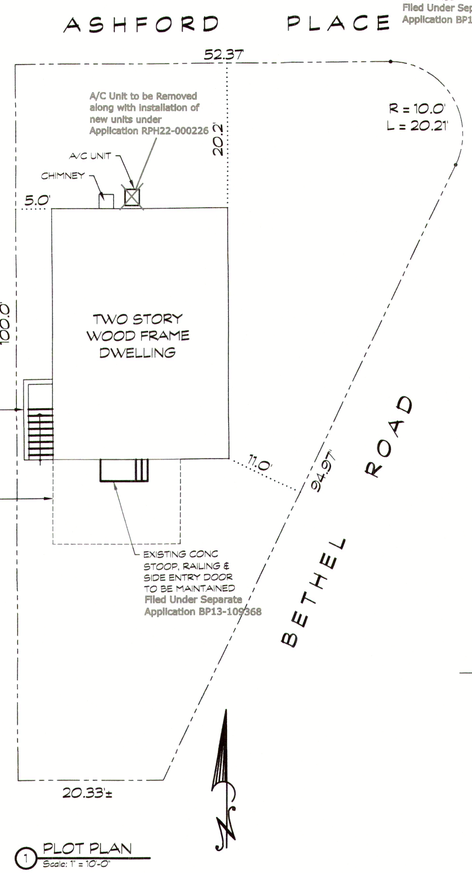
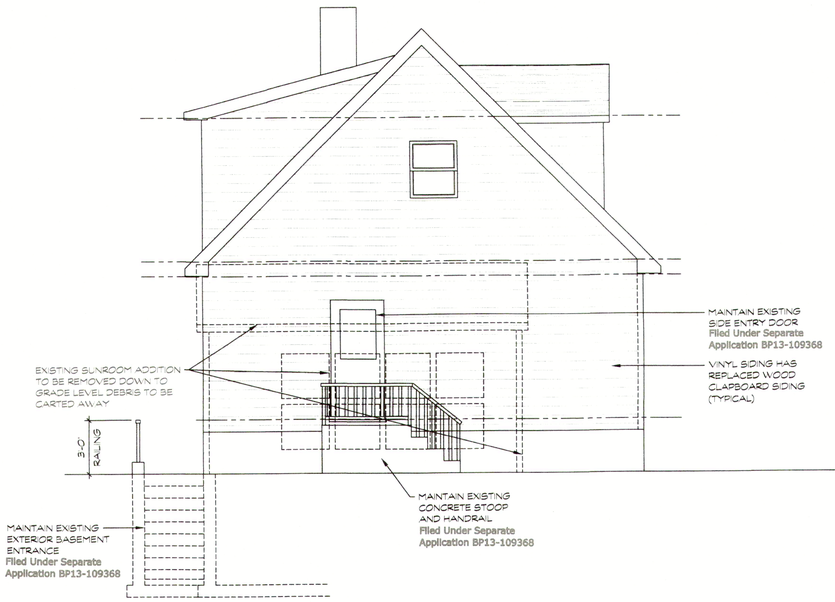
DRAWN BY	SCALE
JLM	AS NOTED
CHECKED BY	DATE
PDR	9.17.22

SHEET NUMBER
A-2
JOB NO.

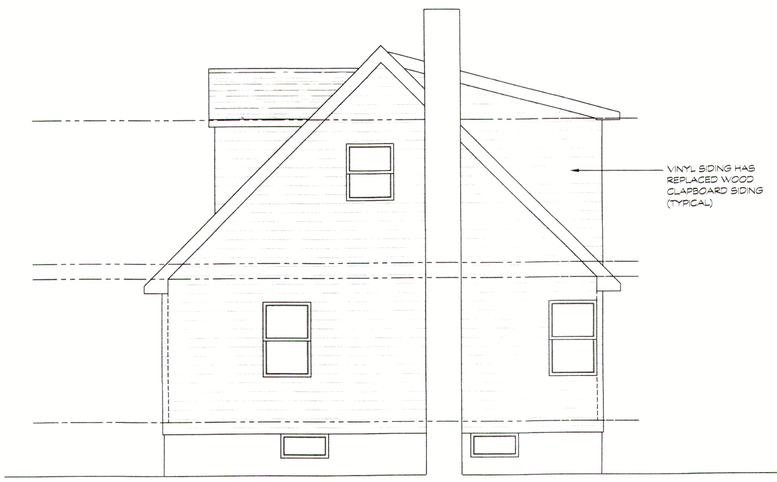


1 PLOT PLAN
Scale: 1" = 10'-0"

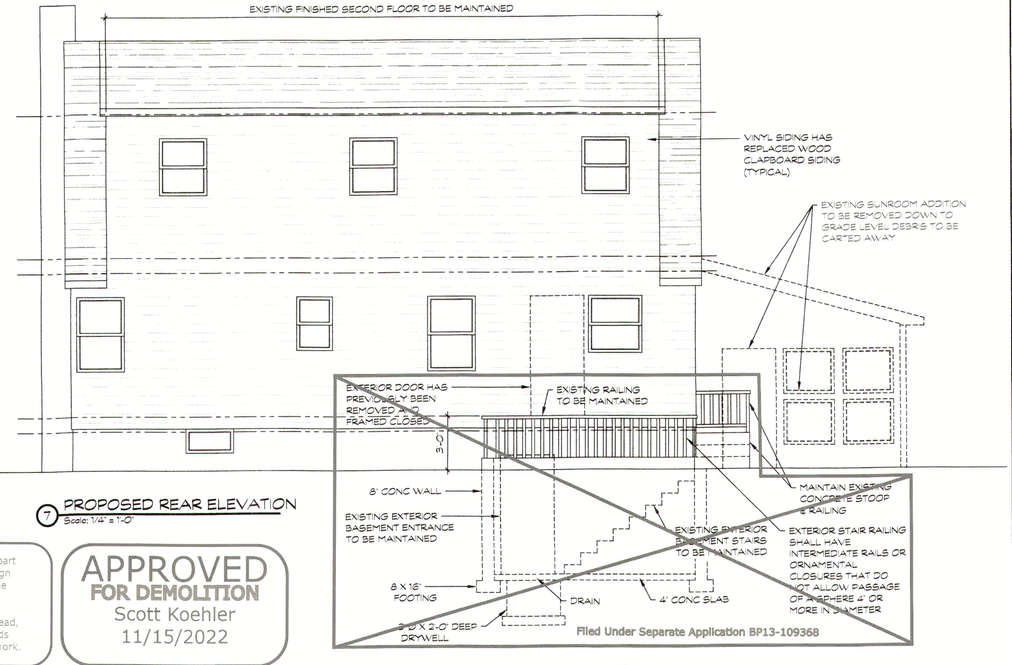


4 PROPOSED LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

5 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"



6 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



7 PROPOSED REAR 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.

APPROVED
FOR DEMOLITION
Scott Koehler
11/15/2022

PROJECT
132 BETHEL ROAD
132 Bethel Road
Albertson, New York

SHEET TITLE
PROPOSED ELEVATIONS
PLOT PLAN

ENGINEER
SE
SOUNDVIEW ENGINEERING, P.C.
PETER D. RUPPERT, P.E.
ENGINEERING - PLANNING
44 UNION AVENUE
AMITYVILLE, N.Y. 11701
PHONE: 631 264 3737
E-MAIL:SOUNDVIEWENGINEERING.COM

REVISIONS		
1		
2		
3		
4		
5		
	DATE	NO.
	DATE	NO.
	DATE	NO.

ISSUANCES		
1	DATE	NO.
2	DATE	NO.
3	DATE	NO.
4	DATE	NO.
	DATE	NO.
	DATE	NO.
	DATE	NO.

SEAL
STATE OF NEW YORK
PETER DONALD RUPPERT
074224
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JLM	AS NOTED
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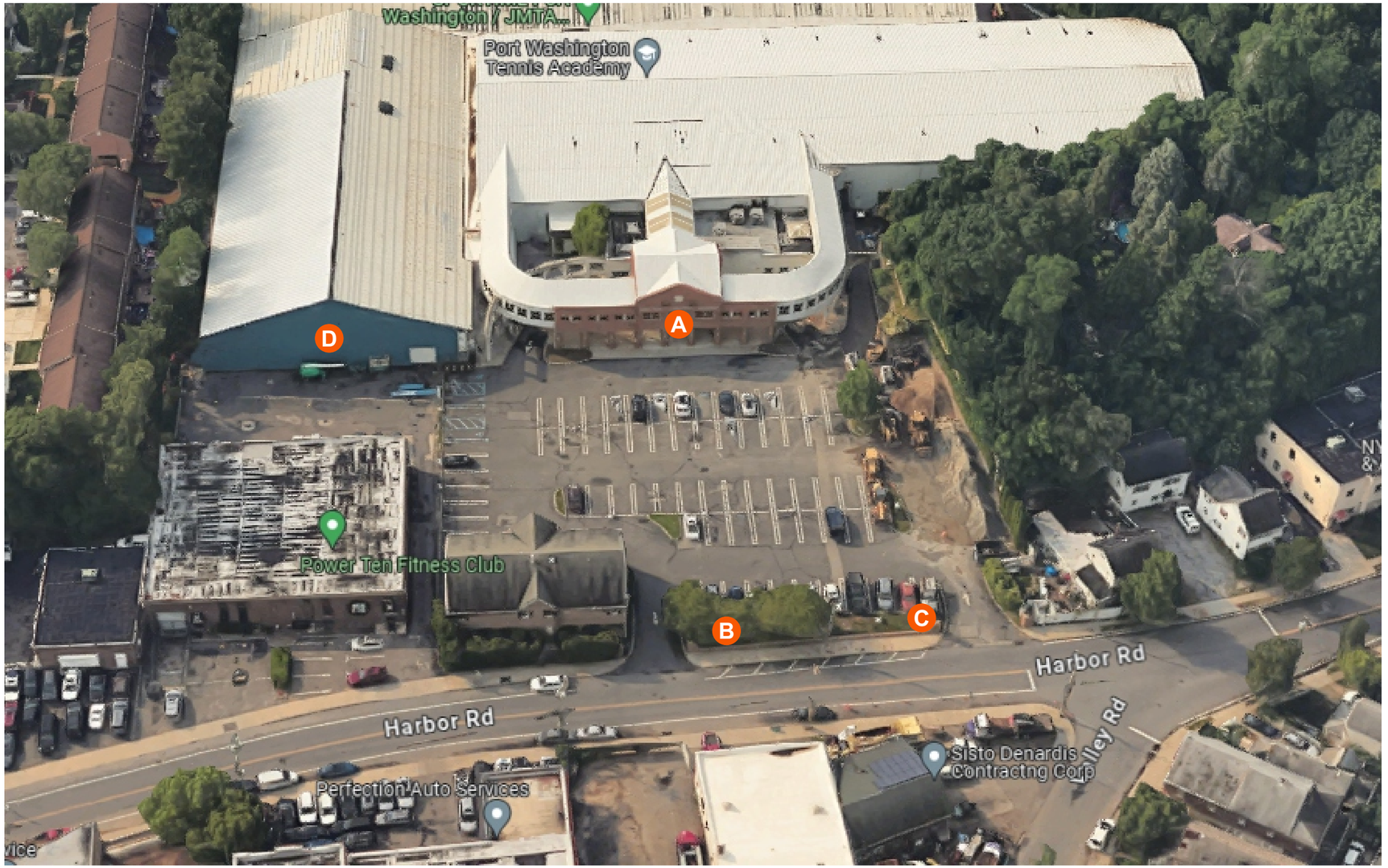
PDR	9.17.22

SHEET NUMBER
A-3
JOB NO.

SPORTIME
TENNIS · SPORTS · FITNESS

#21545



SITE PLAN

I, _____ have reviewed the above specifications & hereby fully understand the content of work to be performed

Print Name _____ Signature _____ Date / /

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888.254.7322
www.vallesigns.com

DATE
03-04-2024

REVISION
L

PROJECT NAME
SPORTIME TENNIS · SPORTS · FITNESS

ADDRESS
100 Harbor Rd
Port Washington NY

SIGN TYPE
Site Plan

PM
Linabel

DESIGNER
Jonathan

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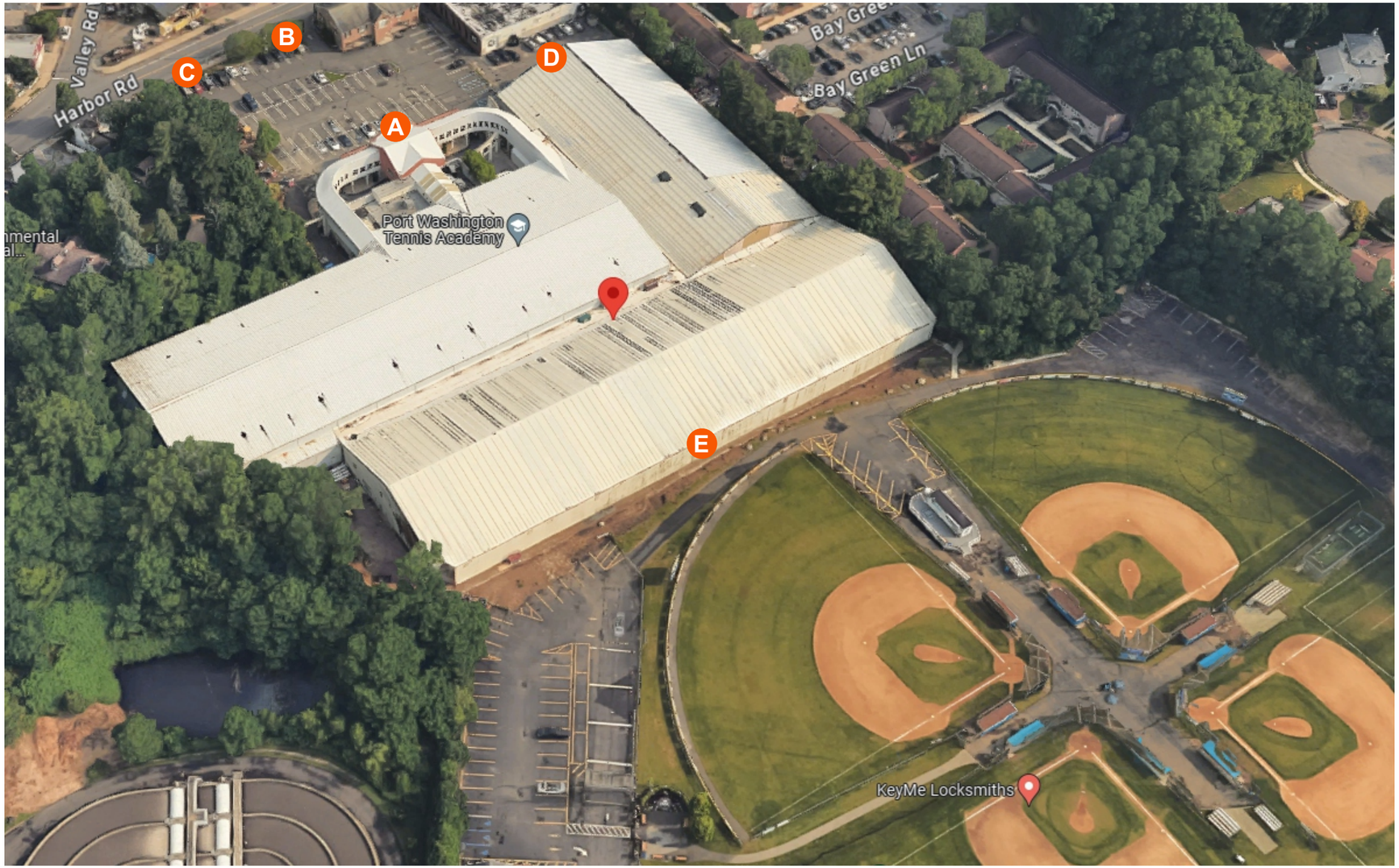
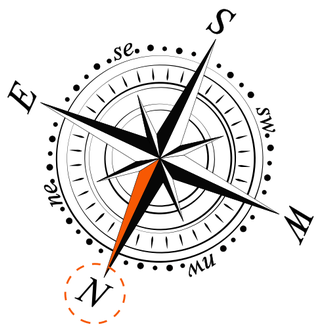
SCALE
N.T.S

P-1/12

COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

SPORTIME
TENNIS · SPORTS · FITNESS





SITE PLAN

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Print Name _____ Signature _____ Date / /

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03-04-2024

REVISION
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PROJECT NAME
SPORTIME
TENNIS · SPORTS · FITNESS

ADDRESS
100 Harbor Rd
Port Washington NY

SIGN TYPE
Site Plan

PM
Linabel

DESIGNER
Jonathan

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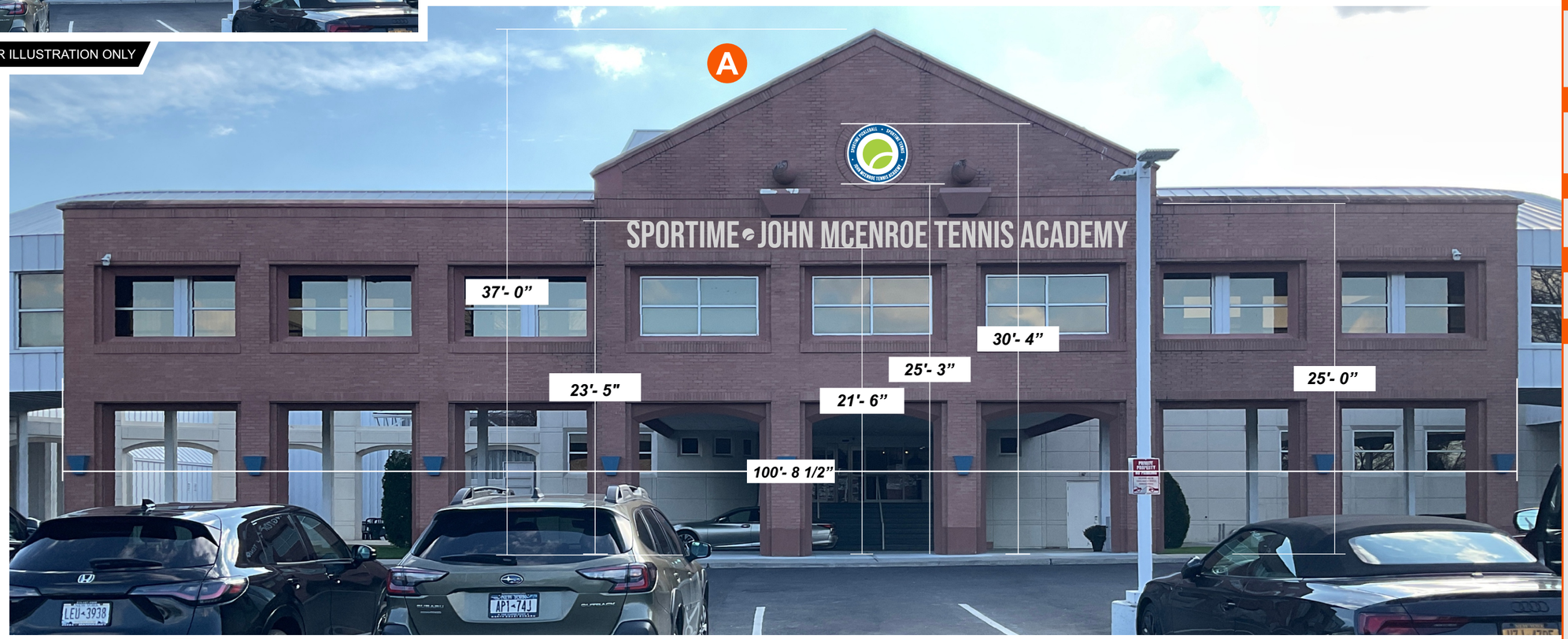
SCALE
N.T.S

P-2/12

COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

New Stainless Steel letters & Logo (Non- Illuminated)

BEFORE ✓ PREVIEW FOR ILLUSTRATION ONLY



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DATE
03-04-2024

REVISION
L

PROJECT NAME
SPORTIME TENNIS · SPORTS · FITNESS

ADDRESS
100 Harbor Rd
Port Washington NY

SIGN TYPE
Stainless Steel Letters

PM
Linabel

DESIGNER
Jonathan

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P-3/12

COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

New Stainless Steel letters & Logo (Non- Illuminated)

SPECIFICATIONS FOR LOGO

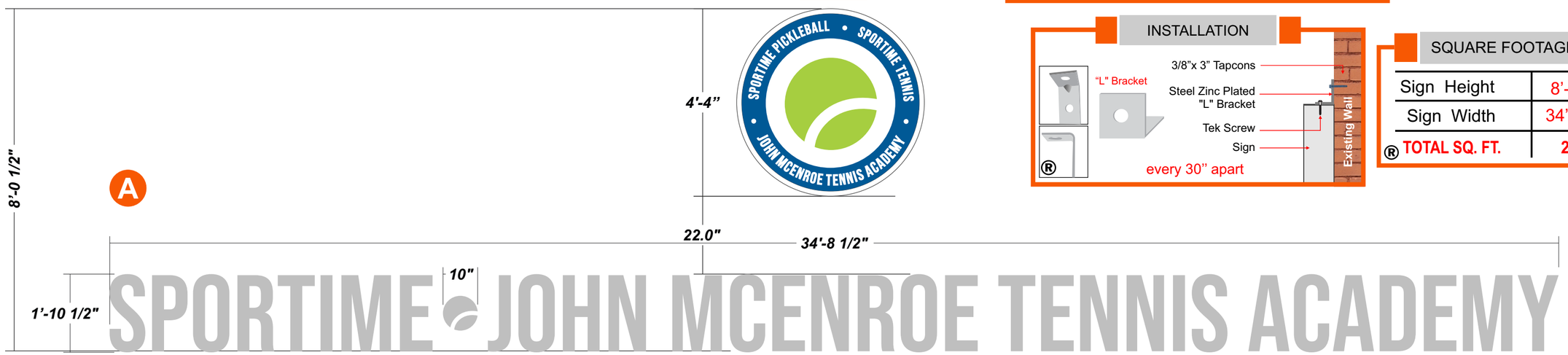
- New 2" deep non-illuminated Aluminum Logo
- 0.063 Thick Aluminum Face
- 2”x 2” Tubing Round Frame
- Full Color printed vinyl on top
- Flushed Pin Mounted to the wall
- One (1) Set

®

INSTALLATION

SQUARE FOOTAGE

Sign Height	8’-0.1/2’’
Sign Width	34’-8 1/2’’
® TOTAL SQ. FT.	279.11



SPECIFICATIONS FOR LETTERS

- New 2" deep non-illuminated fabricated letters
- 0.063 Thick Aluminum
- Painted Alum. brushed color
- Full Color printed vinyl on top
- Pin mounts for installation into the facade.
- One (1) Set

®

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Print Name _____ Signature _____ Date / /

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PROJECT NAME
SPORTIME TENNIS · SPORTS · FITNESS

ADDRESS
100 Harbor Rd
Port Washington NY

SIGN TYPE
Stainless Steel Letters

PM
Linabel

DESIGNER
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P-4/12

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BEFORE ✓ PREVIEW FOR ILLUSTRATION ONLY

B

AFTER ✓ PREVIEW FOR ILLUSTRATION ONLY

NIGHT ✓ PREVIEW FOR ILLUSTRATION ONLY

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DATE
03-04-2024

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PROJECT NAME
SPORTIME
TENNIS · SPORTS · FITNESS

ADDRESS
100 Harbor Rd
Port Washington NY

SIGN TYPE
Pylon Sign

PM
Linabel

DESIGNER
Jonathan

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P-5/12

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Pylon Sign

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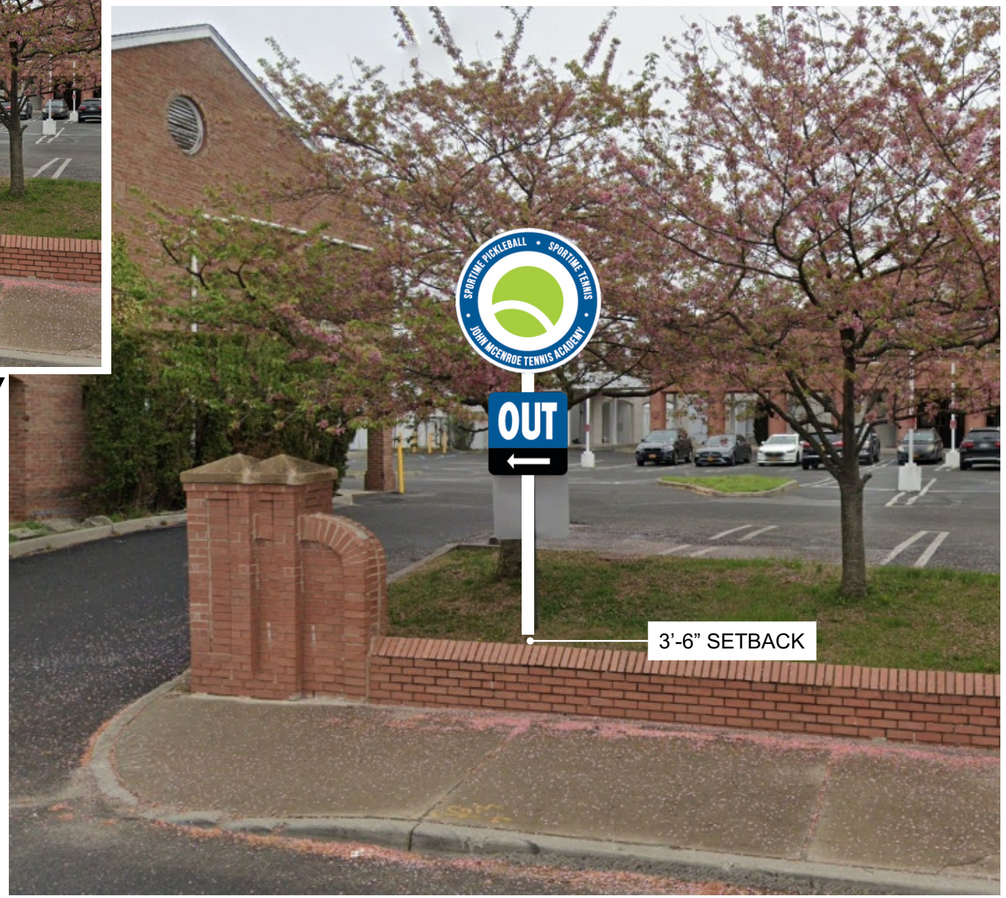

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DATE
03-04-2024

REVISION
L

PROJECT NAME
SPORTIME TENNIS • SPORTS • FITNESS

ADDRESS
100 Harbor Rd
Port Washington NY

SIGN TYPE
Pylon Sign

PM
Linabel

DESIGNER
Jonathan

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SCALE
N.T.S

P-6/12

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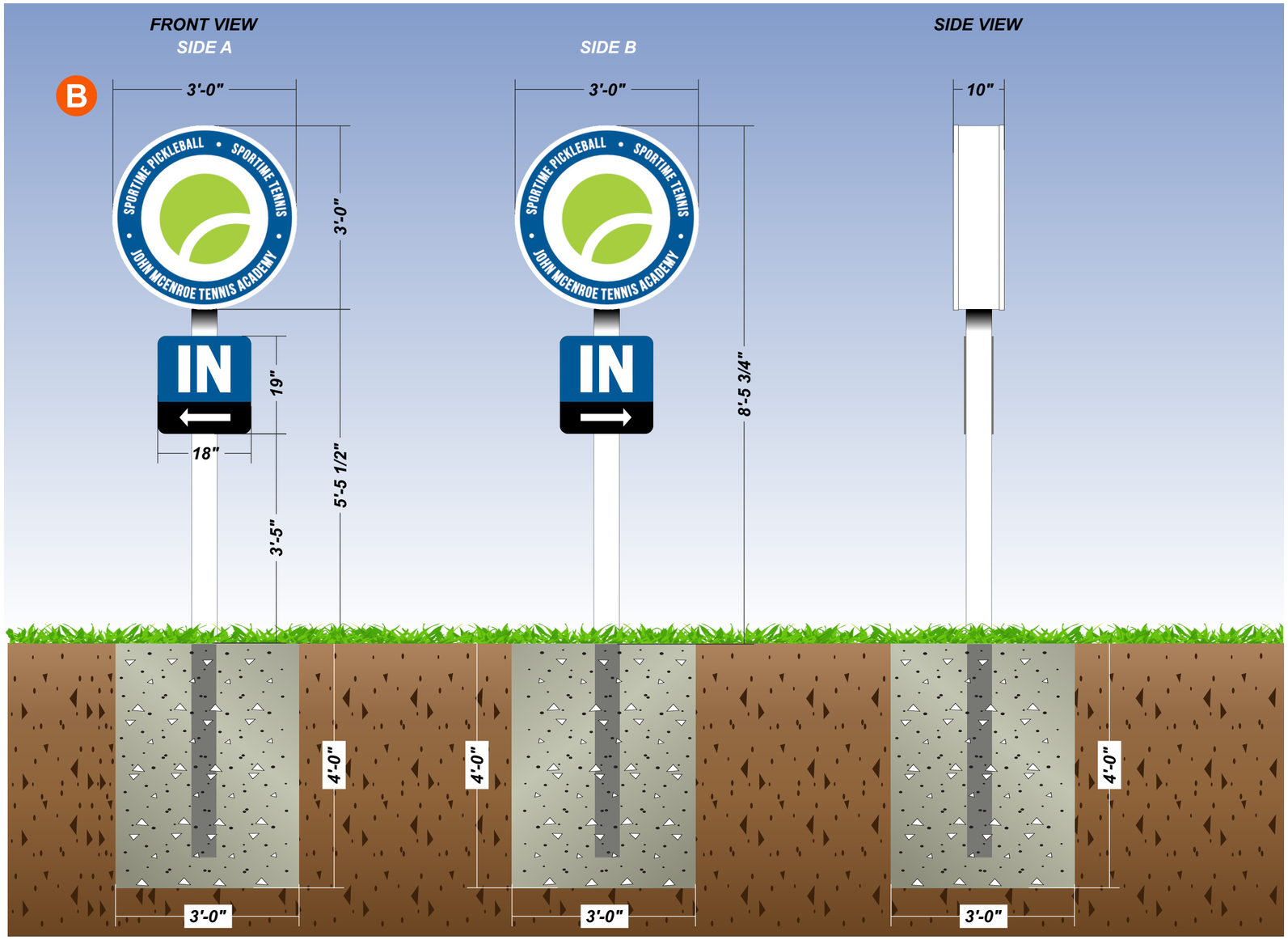
Pylon Sign



SPECIFICATIONS

- New illuminated Ground Sign
- 1"x 1" mill finish tubing frame
- 0.040 Thick aluminum sides painted White
- 3/16" Acrylic white faces
- 0.040 aluminum 1"moldings painted white
- Avery Brand Translucent Vinyls on top
- Glossy lamination
- New 5" x 5" x 1/4" thick steel post painted white
- One (1) unit

IN | OUT Aluminum Signs
0.63 Thick Aluminum

- Full color printed vinyl on top
- Single sided
- Screws to attache direct to posts ®
- Two (2) Units

SQUARE FOOTAGE

Sign Height	8'-5.75 "
Sign Width	3'-0"
® TOTAL SQ. FT.	25.44

PANTONE 375C

PANTONE 653C

I, _____ have reviewed the above specifications & hereby fully understand the content of work to be performed

Print Name _____ Signature _____ Date / /

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DATE
03-04-2024

REVISION
L

PROJECT NAME
SPORTIME TENNIS + SPORTS + FITNESS

ADDRESS
100 Harbor Rd
Port Washington NY

SIGN TYPE
Pylon Sign

PM
Linabel

DESIGNER
Jonathan

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SCALE
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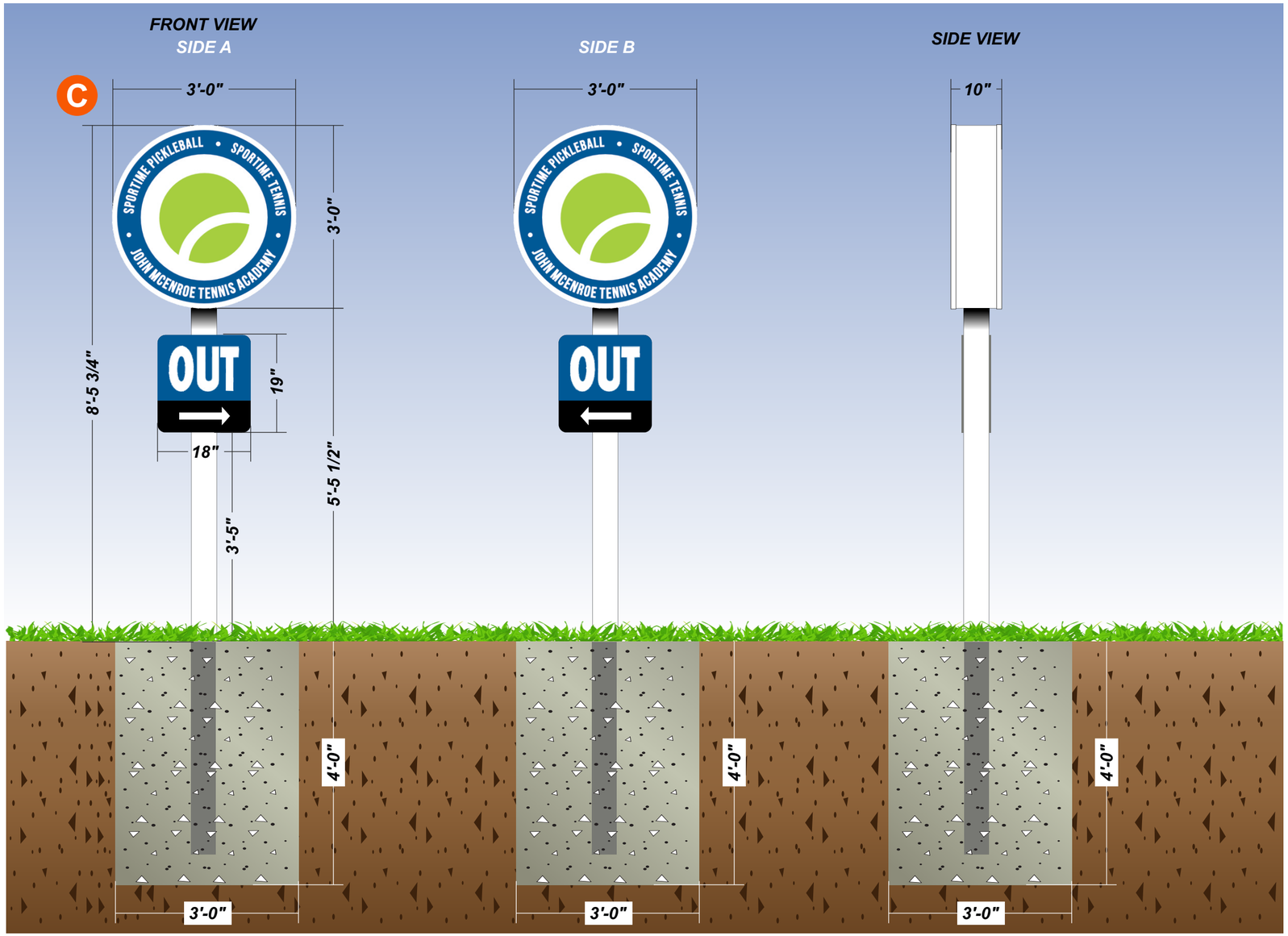
P-7/12

COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

Pylon Sign



SPECIFICATIONS

- New illuminated Ground Sign
- 1”x 1” mill finish tubing frame
- 0.040 Thick aluminum sides painted White
- 3/16” Acrylic white faces
- 0.040 aluminum 1”moldings painted white
- Avery Brand Translucent Vinyls on top
- Glossy lamination
- New 5" x 5" x 1/4" thick steel post painted white
- One (1) unit

IN | OUT Aluminum Signs
0.63 Thick Aluminum

- Full color printed vinyl on top
- Single sided
- Screws to attache direct to posts ®
- Two (2) Units

SQUARE FOOTAGE

Sign Height	8’-5.75 ”
Sign Width	3’-0”
® TOTAL SQ. FT.	25.44

PANTONE 375C

PANTONE 653C

I, _____ have reviewed the above specifications & hereby fully understand the content of work to be performed

Print Name _____ Signature _____ Date / /

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DATE
03-04-2024

REVISION
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PROJECT NAME
SPORTIME TENNIS · SPORTS · FITNESS

ADDRESS
100 Harbor Rd
Port Washington NY

SIGN TYPE
Pylon Sign

PM
Linabel

DESIGNER
Jonathan

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N.T.S

P-8/12

COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

Aluminum Commecial Frame

AFTER ✓ PREVIEW FOR ILLUSTRATION ONLY

BEFORE ✓ PREVIEW FOR ILLUSTRATION ONLY

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DATE
03-04-2024

REVISION
L

PROJECT NAME
SPORTIME TENNIS · SPORTS · FITNESS

ADDRESS
100 Harbor Rd
Port Washington NY

SIGN TYPE
Aluminum Commercial Frame

PM
Linabel

DESIGNER
Jonathan

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P-9/12

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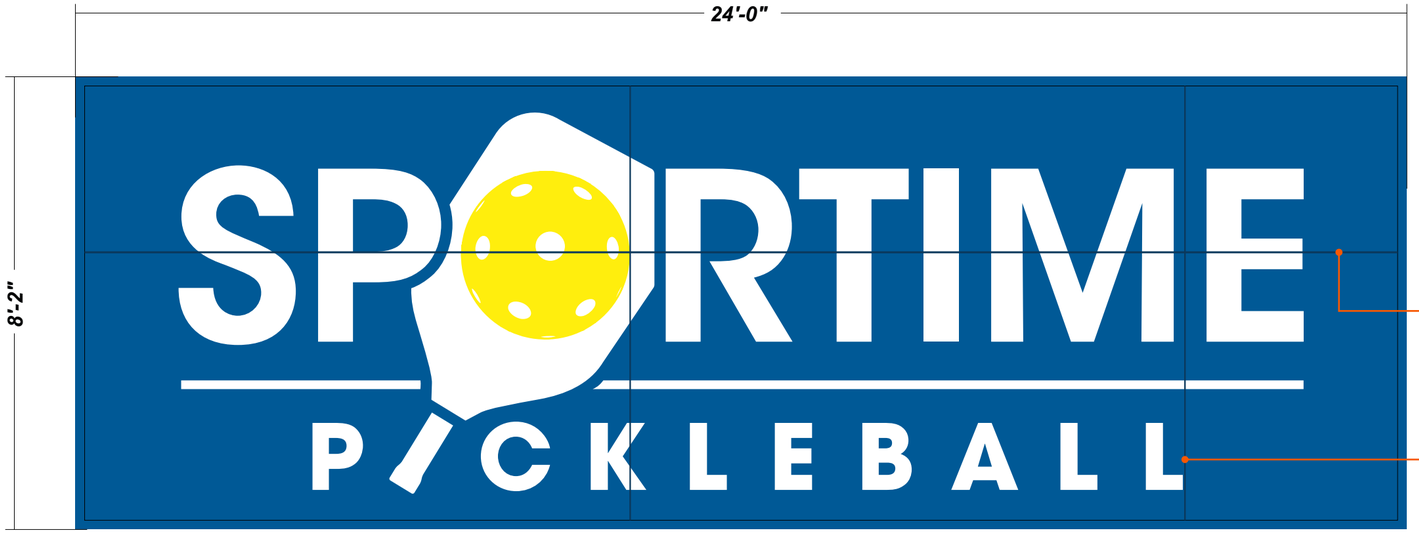
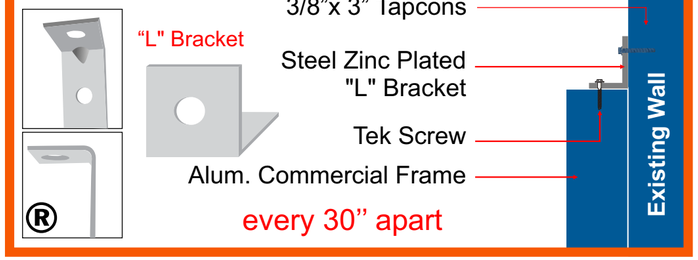


SPECIFICATIONS

- New Aluminum commercial frame
- 1''x 1'' mill finish tubing frame
- 0.040 Aluminum with Vinyl on top
- 0.040 aluminum 2''moldings
  Painted to best match *PANTONE 653 C*
- Full color digitally printed Vinyl
- glossy lamination
- One (1) unit ®

INSTALLATION



PANTONE 653C

SQUARE FOOTAGE

Sign Height	8'-2"
Sign Width	24'-0"
® TOTAL SQ. FT.	196.0

I, _____ have reviewed the above specifications & hereby fully understand the content of work to be performed

Print Name _____ Signature _____ Date / /

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DATE
03-04-2024

REVISION
L

PROJECT NAME
SPORTIME TENNIS · SPORTS · FITNESS

ADDRESS
100 Harbor Rd
Port Washington NY

SIGN TYPE
Aluminum Commercial Frame

PM
Linabel

DESIGNER
Jonathan

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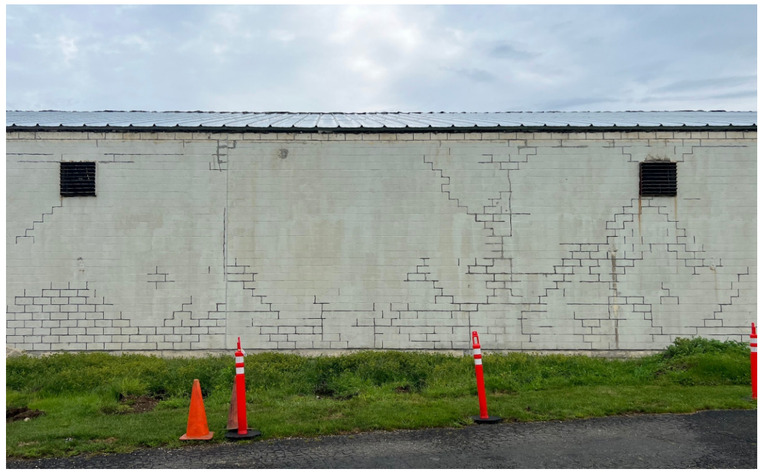
P-10/12

COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

Aluminum Commecial Frame



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AFTER ✓ PREVIEW FOR ILLUSTRATION ONLY

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888.254.7322
www.vallesigns.com

DATE
03-04-2024

REVISION
L

PROJECT NAME
SPORTIME TENNIS • SPORTS • FITNESS

ADDRESS
100 Harbor Rd
Port Washington NY

SIGN TYPE
Aluminum Commercial Frame

PM
Linabel

DESIGNER
Jonathan

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SCALE
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P11/12

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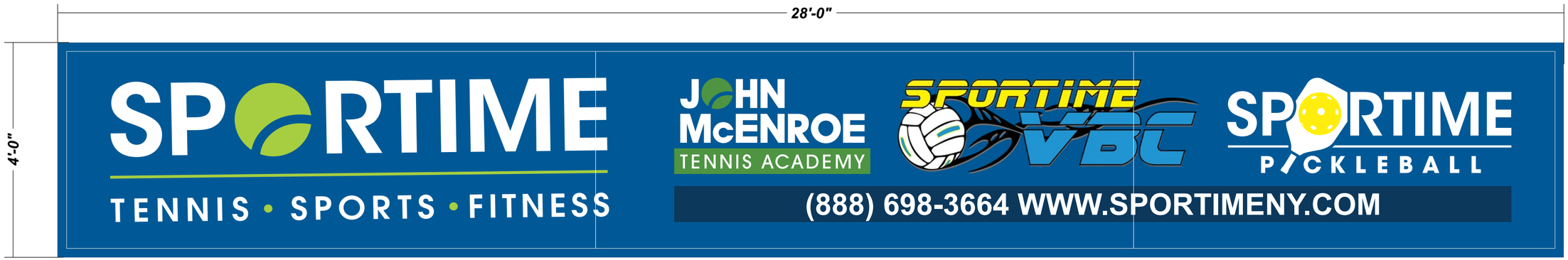

SPECIFICATIONS

- New Aluminum commercial frame
- 1"x 1" mill finish tubing frame
- 0.040 Aluminum with Vinyl on top
- 0.040 aluminum 2"molding
  Painted to best match *PANTONE 653 C*
- Full color digitally printed Vinyl
- glossy lamination
- single sided
- One (1) unit

®

INSTALLATION

PANTONE 653C

SQUARE FOOTAGE

Sign Height	4'-0"
Sign Width	28'-0"
® TOTAL SQ. FT.	112.00

I, _____ have reviewed the above specifications & hereby fully understand the content of work to be performed

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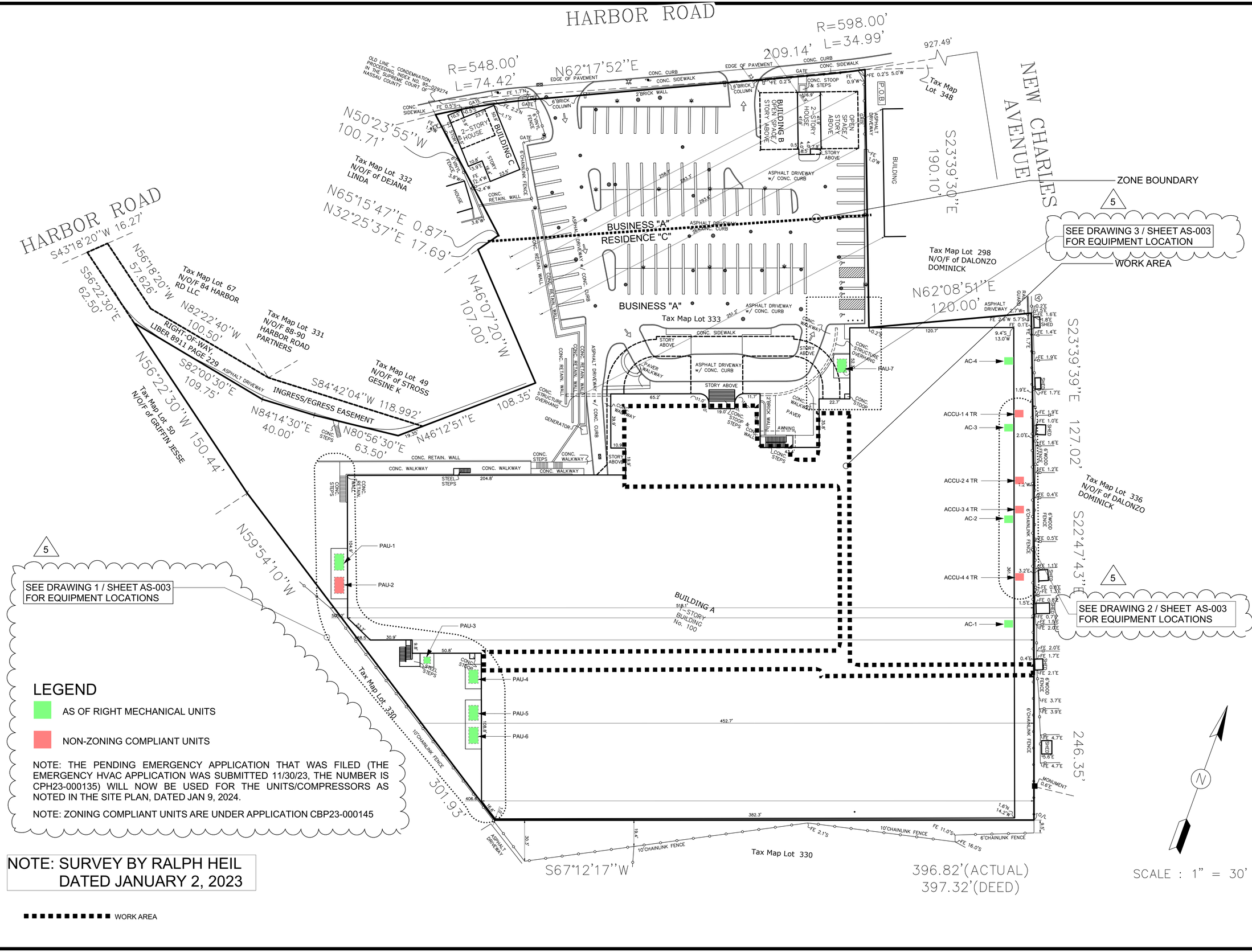

Developer

Project Title

Port Washington Tennis Academy
100 Harbor Rd, Port Washington, NY 11050, New York

Architect:

RZAPS
RICARDO ZURITA ARCHITECTURE & PLANNING, P.C.
15 EAST 40th Street, Suite 900
New York, NY 10016
(212) 685-2910 / www.rzaps.com

Civil Engineers:

Structural Engineers:

MEP Engineers:

Landscape Architect:

Date	Revision
04/07/2023	DOB
10/27/2023	ISSUE FOR CONSTRUCTION
12/22/2023	PER 12/07/2023 COMM. MTG.
01/22/2024	COMPLIANCE RESPONSE
02/28/2024	COMPLIANCE RESPONSE 2

Seal & Signature

REGISTERED ARCHITECT
RICARDO ZURITA
020734
STATE OF NEW YORK

DOB Stamp & Signature

Drawing Title

SURVEY

Date:	02/22/2024
Project No.:	0366
Drawing by:	RM/AP/PP/WZ/MM
Checked by:	RM/RZ
Scale:	AS NOTED

Drawing No:

AS-002.00

DOB BSCAN:

3 PARTIAL PLAN - NORTH
1"=10'-0"

1 PARTIAL PLAN - WEST
1"=10'-0"

2 PARTIAL PLAN - EAST
1"=10'-0"

Note:
Section above applies to the following units:
ACCU-01, 02, 03 & 04

4 HVAC AT EXTERIOR / DIAGRAM
1/8"=1'-0"

5

REFER TO SHEET AS-002.00 FOR LOCATION OF UNITS IN OVERALL SITE PLAN
REFER TO SHEET HVAC-001 FOR OVERALL MECHANICAL ENGINEERING PLAN

Developer

Project Title
Port Washington Tennis Academy
100 Harbor Rd, Port Washington, NY 11050, New York

Architect:
RZAPS
RICARDO ZURITA ARCHITECTURE & PLANNING, P.C.
15 EAST 40th Street, Suite 900
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02/28/2024	COMPLIANCE RESPONSE 2

Seal & Signature

REGISTERED ARCHITECT
RICARDO ZURITA
020734
STATE OF NEW YORK

DOB Stamp & Signature

Drawing Title
SURVEY HVAC EQUIPMENT

Date:	02/22/2024
Project No.:	0366
Drawing by:	RM/AP/PP/WZ/MM
Checked by:	RM/RZ
Scale:	AS NOTED

Drawing No:
AS-003.00

DOB BSCAN:

SITE SAFETY NOTES

ALL CONSTRUCTION SHALL MEET NEW YORK STATE BUILDING CODE, FIRE DEPARTMENT RULES AND REGULATION.

THIS PLAN HAS BEEN DRAWN AS A GUIDE TO COMPLY WITH GENERAL BUILDING DEPARTMENT CODES TO ENSURE THE SAFETY OF THE PUBLIC AND THE WORKERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY MEASURES REQUIRED BY LOCAL, STATE AND GOVERNMENT AGENCIES TO ASSURE A SAFE WORK PLACE.

- MATERIAL HANDLING & STORAGE

a. ALL HALLWAYS AND CORRIDORS SHALL REMAIN CLEAR. MATERIAL THAT IS STACKED SHALL NOT OVERLOAD FLOOR. COMBUSTIBLE MATERIAL SHALL BE STORED AWAY FROM SPARK PRODUCING OPERATIONS.
b. STACKING OF MATERIAL SHALL BE DONE ONLY ON LEVEL SURFACES. WHEN MATERIAL IS LIFTED, PROPER METHODS SHALL BE USED. MATERIAL STACKED AND STORED SHALL BE PROTECTED FORM OVERTURNING TO PREVENT INJURIES. MATERIAL SHALL BE LIFTED USING ONLY APPROVED TYPE METHODS.
c. ALL MATERIAL STORED ON SITE WILL BE PROTECTED FROM RAIN, SNOW AND WIND CONDITIONS.

- LADDERS:

a. LADDERS SHALL BE INSPECTED DAILY PRIOR TO USE AND REMOVED IF FOUND DEFECTIVE. ALL LADDERS ON THE JOBSITE SHALL BE HEAVY DUTY RATING # 1300 POUND CAPACITY. ALUMINUM LADDERS SHALL NOT BE USED NEAR LOCATIONS WHERE ELECTRICAL HAZARDS EXIST.
b. A FRAME LADDERS SHALL BE OPENED FULLY WHEN USED.
c. LADDERS SHALL NOT BE CONVERTED TO USE AS A SCAFFOLD.
d. LADDERS SHALL BE SET UP ON LEVEL AND FIRM SURFACES ONLY.

- HOUSEKEEPING:

a. ALL DEBRIS ON THE SITE SHALL BE REMOVED IN A TIMELY MANNER TO PREVENT INJURIES AND FIRES.
b. NAILS SHALL BE REMOVED FROM WOOD DEBRIS TO PREVENT CUTS. SUFFICIENT DEBRIS CONTAINERS WILL BE PROVIDED ON THE JOBSITE.
c. FLOORS SHALL BE BROOM SWEPT EACH DAY USING SWEEPING COMPOUND TO LAY THE DUST.
d. WORKERS EXPOSED TO DUST DURING CLEANING OPERATIONS WILL WEAR PROPER DUST MASKS.
e. DEBRIS WILL NOT BE BURNED ON THE JOBSITE UNDER ANY CIRCUMSTANCES.

- TOOLS:

a. POWER TOOLS WILL BE OPERATED BY WORKERS TRAINED TO USE THEM.
b. AT NO TIME MAY A POWER TOOL BE ALTERED IN ANY WAY TO CHANGE ITS INTENDED USE OR HANDLING.
c. DEFECTIVE TOOLS AND EQUIPMENT SHALL IMMEDIATELY BE REMOVED FROM THE SITE.
d. EYE PROTECTION WILL BE USED WHEN OPERATING POWER TOOLS.
e. POWER TOOLS WILL BE SECURED WHEN NOT BEING USED AND POWER CORDS DISCONNECTED.
f. HAND TOOLS SHALL BE INSPECTED DAILY FOR DEFECTS AND REPAIRED OR REPLACED IMMEDIATELY IF DEFECTIVE.

- PERSONAL PROTECTIVE EQUIPMENT:

a. THIS JOBSITE REQUIRES ALL WORKERS TO WEAR THE MINIMUM PPE WHILE WORKING. HARD HATS MUST BE WORN AT ALL TIMES TO PREVENT HEAD INJURIES.
b. SAFETY GLASSES SHALL BE WORN WHEN CUTTING, GRINDING OR WELDING WHERE A RISK OF AN EYE INJURY CAN OCCUR.
c. STEEL TIPPED SAFETY SHOES SHALL BE WORN AT ALL TIMES WHEN ON THE SITE.
d. WORKERS ARE TO WEAR GLOVES INTENDED FOR THE WORK THEY ARE DOING.
e. PROPER RESPIRATORY PROTECTION WILL BE WORN WHEN WORKERS ARE EXPOSED TO AIR BOURNE CONTAINMENTS.
f. WHEN NOISE LEVELS EXCEED PERMISSIBLE LIMITS WORKERS WILL WEAR HEARING PROTECTION.
g. SHORT PANTS ARE NOT ALLOWED ON THIS SITE AND SHIRTS MUST HAVE SLEEVES.
h. WORKERS USING WELDING EQUIPMENT MUST WEAR FIRE RETARDANT CLOTHING.

- EVACUATION PLAN

a. THE CONTRACTOR SHALL ESTABLISH AT LEAST TWO MEANS OF EGRESS FROM ALL WORK AREAS.
b. LIGHTING SHALL BE MAINTAINED IN ALL EVACUATION ROUTES.
c. EXIT SIGNAGE AND DIRECTIONAL SIGNAGE MUST BE POSTED AROUND THE SITE TO DIRECT WORKERS TO SAFE EXITS.
d. A WARNING SYSTEM SHALL BE IMPLEMENTED TO NOTIFY WORKERS OF EMERGENCY EVACUATION.
e. THE CONTRACTOR SHALL ARRANGE FOR THE WORKERS TO MEET AT A COMMON AREA TO BE COUNTED AND TO NOTIFY EMERGENCY WORKERS OF MISSING WORKERS.
f. EMERGENCY TELEPHONE NUMBERS SHALL BE POSTED FOR FIRE POLICE AND AMBULANCE.

- FIRE PREVENTION:

a. ONE FIRE EXTINGUISHER SHALL BE PROVIDED AT EVERY EXIT DOOR. AT CONSTRUCTION TRAILER AND DUMPSTER. COMBUSTIBLE DEBRIS WILL NOT BE PERMITTED TO COLLECT ON FLOORS.
b. ONE FIRE GUARD SHALL BE PROVIDED DURING OPERATIONS FOR AT LEAST 30 MINUTES AFTER BURNING OPERATION ARE COMPLETED.
c. ALL EXITS MUST BE KEPT CLEAR AND PASSABLE.
d. FLAMMABLE LIQUIDS ARE TO BE STORED OUTSIDE THE WORK AREAS AND CONTAINED IN METAL CANISTERS APPROVED BY NYC FIRE DEPT.
e. ALL TARPS USED ON THE JOBSITE ARE TO BE FIRE RATED TO PREVENT FIRE.
f. PLYWOOD SHANTIES LOCATED INSIDE THE BUILDING SHALL BE MADE OF FIRE RATED PLYWOOD.
g. PAINTS AND PAINT THINNER SHALL BE STORED IN PROPERLY VENTED UTILITY CABINETS.
h. PORTABLE HEATING DEVICES SHALL BE KEPT AWAY FROM COMBUSTIBLES.

- ELECTRICAL HAZARDS:

a. ALL POWER TOOLS SHALL BE PROVIDED WITH PROPER GROUNDING AND GFCI PROTECTION.
b. ALL EXTENSION CORDS WILL BE PROPERLY MAINTAINED AND DAMAGED CORDS DISCARDED.
c. EXTENSION CORDS SHALL BE RUN FROM POWER SOURCE TO THE WORK AREA WITHOUT SUBJECTING THE POWER CORDS TO HAZARD CONDITIONS.
d. ONLY LICENSED ELECTRICAL WORKERS SHALL CONDUCT ELECTRICAL WIRING AND INSTALLATION OF FIXTURES.
e. ALL ELECTRICAL WORK SHALL BE INSPECTED BY CITY ELECTRICAL INSPECTORS AND APPROVED BEFORE USING.
f. ALL EXPOSED WIRING SHALL BE DISCONNECTED OR PROVIDED WITH PROPER COVER PLATES.
g. TEMPORARY LIGHTING SHALL BE HUNG BY PORCELAIN INSULATORS AND SECURED ABOVE 8 FEET.

- WORKING HOURS

a. THE CONTRACTOR SHALL NOT BEGIN WORK ON THE SITE UNTIL 7:00 AM AND COMPLETE DAILY OPERATIONS BY 6:00 PM. THESE HOURS REMAIN IN EFFECT MONDAY THROUGH FRIDAY OR AS OTHERWISE MANDATED BY THE LOCAL MUNICIPALITY.

- FIRST AID KITS

a. EACH SUB CONTRACTOR SHALL PROVIDE THEIR WORKERS WITH A FULLY STOCKED FIRST AID KIT WHICH SHALL BE AVAILABLE WHEN NEEDED.
b. THE FIRST AID KIT SHALL INCLUDE INDIVIDUALLY WRAPPED PACKETS OF ASPIRIN, BACITRACIN, GAUZE WRAP, ANTISEPTIC WIPES, STERILE GLOVES, EYE WASH SOLUTION ETC.
c. THE FIRST AID KIT SHALL BE CHECKED PERIODICALLY AND REPLENISHED AS NEEDED, IN ADDITION TO THE FIRST AID KIT THERE SHOULD BE A SEPARATE EYE WASH STATION NEARBY THAT WORKERS CAN OPERATE TO FLUSH OUT FOREIGN MATTER FROM THEIR EYES WHEN NEEDED.

- DUST CONTROL:

a. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO PROVIDE WATER ON THE SITE TO PREVENT EXCESSIVE DUST FROM BEING KICKED UP WHEN CONSTRUCTION VEHICLES DRIVE ON SITE.
b. ALL HVAC DUCTWORK SHALL BE ENCLOSED TO PREVENT DUST INFILTRATION INTO DUCT WORK.
c. WHEN WORKERS NEED TO WORK IN DUST CONDITIONS, THE WORKERS SHALL WEAR APPROVED TYPE RESPIRATORS.

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL HAVE A COMPETENT SUPERINTENDENT ON THE PREMISES AT ALL TIMES WHEN THE WORK IS IN PROGRESS.
2. GENERAL CONTRACTOR TO COORDINATE ALL WORK WITH BUILDING'S FACILITIES DEPARTMENT, TELEPHONE COMPANY, AND VARIOUS VENDORS DURING CONSTRUCTION AND PHASING PROCESS.
3. ALL WORK SHALL BE IN CONFORMANCE WITH THE NYC BUILDING CODES AND ALL APPLICABLE RULES AND REGULATIONS OF AUTHORITIES UNDER EACH JURISDICTION.
4. ALL PLUMBING AND ELECTRICAL WORK TO BE DONE BY TRADESMEN LICENSED IN THE JURISDICTION WHO WILL OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.
5. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT. WORK DONE AFTER THE DISCOVERY OF DISCREPANCIES AND PRIOR TO THE RECEIPT OF WRITTEN APPROVAL FOR CORRECTION BY THE ARCHITECT SHALL BE AT CONTRACTOR'S RISK. NO ADDTIONAL COST WILL BE ADDED TO THE PROJECT DUE TO THE CONTRACTOR'S OVERSIGHT IN VERIFICATION OF EXISTING CONDITIONS.
6. THE ENGINEER/ARCHITECT OF RECORD SHALL BE NOTIFIED FOR ANY INSPECTIONS.
7. THE GENERAL CONTRACTOR SHALL MAINTAIN INSURANCE COVERAGE IN ACCORDANCE WITH THE BUILDING OWNER'S REQUIREMENTS.
8. ASBESTOS: SHOULD ANY ASBESTOS OR ASBESTOS CONTAINING MATERIAL (A C.M.) BE UNCOVERED, IT SHOULD BE REPORTED IMMEDIATELY TO THE OWNER AND ARCHITECT. THESE CONTRACT DOCUMENTS DO NOT INCLUDE THE REMOVAL OF ANY ASBESTOS OR A.C.M.
9. BEFORE COMMENCING WORK, CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE AND FAMILIARIZE HIMSELF WITH THE BUILDING RULES AND REGULATIONS.
10. a. ANY BASE-BUILDING SLAB WORK MUST BE PRE-APPROVED BY LANDLORD.
    b. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CLEARLY MARK THEM PRIOR TO EXCAVATION AS REQUIRED BY GOVERNING AGENCIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THESE UTILITIES FROM DAMAGES OR DESTRUCTION.
    c. APPLICANT OF RECORD SHALL VERIFY AND CONFIRM THE SCOPE.
11. CONTRACTOR RESPONSIBLE TO PROTECT ALL ADJOINING PROPERTIES BOTH PUBLIC AND PRIVATE AND TAKE ALL SAFETY PRECAUTIONS TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE IMMEDIATE AREA.
12. ALL DOORS TO BE INCOMBUSTIBLE.
13. DUCTS, PIPES AND CONDUITS PASSING THROUGH RATED CONSTRUCTION SHALL COMPLY WITH SECTION 714 & 715 OF 2020 BCNYS.
14. ALL WOOD TO BE FIRE-PROOF AS PER TABLE 601 OF 2020 BCNYS
15. ALL MATERIALS, ASSEMBLIES, FORM AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENT OF SECTION 703 & 704 OF 2020 BCNYS.
16. NO MATERIAL OF ANY MANUFACTURE OR PRODUCER SHALL BE ACCEPTABLE FOR USE INTENDED UNLESS AND UNTIL THE MATERIAL HAS BEEN TESTED FOR COMPLIANCE WITH LOCAL CODE REQUIREMENTS.

GENERAL CONSTRUCTION NOTES

1. KEEP STREET AND SIDEWALKS AROUND THE EXTERIOR OF THE CONSTRUCTION AREA FREE FROM RUBBISH DURING THE COURSE OF CONSTRUCION.
2. CONTRACTOR SHALL REMOVE ALL RUBBISH FROM THE SITE AND DISPOSE OF GENERAL CONSTRUCTION WASTE INCLUDING PACKING MATERIAL ETC. GENERATED BY ALL TRADES ACCORDING TO LOCAL AGENCIES HAVING JURISDICTION.
3. CONTRACTOR SHALL MAINTAIN AND KEEP CURRENT A COMPLETE SET OF CONTRACT DOCUMENTS ON THE PREMISES DURING THE COURSE OF CONSTRUCTION.
4. CONTRACTOR SHALL NOT PERFORM ANY WORK THAT REQUIRES SHOP DRAWING APPROVAL BEFORE RECEIPT OF SUCH APPROVAL FROM THE ARCHITECT. NOR SHALL ANY MATERIAL REQUIRING SUBMITTAL APPROVAL BE PURCHASED BEFORE SUCH APPROVAL.
5. MATERIALS:
   A. ALL WOOD FRAMING, BLOCKING, SHEATHING, ETC. TO BE CERTIFIED PRESSURE TREATED FIRE RETARDANT IF REQUIRED BY LOCAL AUTHORITY.
   B. ALL MATERIALS MANUFACTURED ARTICLES AND EQUIPMENT SPECIFIED ON THE PLANS SHALL BE INSTALLED OR APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS UNLESS MORE RESTRICTIVE CONDITIONS BY LOCAL LAWS PREVAIL.
   C. ALL INTERIOR FINISHES TO HAVE FLAME SPREAD RATING AS REQUIRED BY PREVAILING CODE REQUIREMENTS.
   D. CEILING MATERIALS SHALL BE NON COMBUSTIBLE WITH RATED HARDWARE FOR THE SUSPENSION SYSTEM.
   E. ALL DRYWALL MATERIALS SHALL BE 5/8" TYPE-X MATERIAL TAPED AND SPACKLED WITH MINIMUM 3 COATS WHEN INTENDED FOR PAINT FINISH.

ADA NOTES

THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE HANDICAPPED REQUIREMENTS FOR THE APPLICABLE STATES AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL INSURE THAT THIS FACILITY WILL BE ACCESSIBLE. ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.

1. DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
2. TOILETS
   A. LAVATORY TO HAVE LEVER HANDLES, SPRING FAUCETS OR SELF METERING FAUCETS.
   B. A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ON THE BACK SIDE OF THE HANDICAPPED STALL DOOR. LOCATE THE WATER CLOSET 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL THE SEAT.
   C. WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT.
   D. PROVIDE ONE 42" AND ONE 36" LONG x 1 1/2" OUTSIDE DIAMETER PEENED GRAB BARS, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 6" FROM THE WALL AND ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR. LAVATORY TO BE MOUNTED 32" ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" IN.
   E. WIDTH AND 27" IN CLEAR HEIGHT. (29" CLEAR UNDER FRONT EDGE>) INSTALL MIRROR 36" ABOVE THE FINISHED FLOOR (TO BOTTOM) AND 72" TO TOP.
   F. DISPENSERS TO BE MOUNTED A MAXIMUM OF 42" ABOVE THE FLOOR TO ALL OPERATING OR,
   G. DISPENSING SLOTS.
   H. TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR.

CODE TABLE

ALL WORK UNDER THIS APPLICATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING CODES AND STANDARDS:

- 2020 BUILDING CODE OF NYS
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS (ECCCNYS)
- 2020 PLUMBING CODE OF NYS
- 2020 MECHANICAL CODE OF NYS
- 2010 ADA STANDARDS

DISCLAIMER NOTES

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTER SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

DRAWING INDEX

T-100.00	GENERAL NOTES, PROGRESS INSPECTION & DRAWING INDEX	01 OF 21
Z-100.00	ZONING - ANALYSIS & PLOT PLAN	02 OF 21
G-100.00	ADA NOTES	03 OF 21
G-101.00	ADA CIRCULATION PLAN	04 OF 21
G-200.00	OCCUPANCY PLAN	05 OF 21
G-300.00	EGRESS PLAN & CIRCULATION	06 OF 21
DM-100.00	DEMOLITION PLAN & NOTES	07 OF 21
A-100.00	EXISTING CELLAR PLAN	08 OF 21
A-101.00	PROPOSED PLAN & NOTES	09 OF 21
A-200.00	FIXTURE PLAN & SCHEDULE	10 OF 21
A-201.00	FINISH PLAN & NOTES & SCHEDULE	11 OF 21
A-202.00	REFLECT CEILING PLAN & SCHEDULE	12 OF 21
A-300.00	CONSTRUCTION DETAILS	13 OF 21
S-100.00	STRUCTURAL PLAN AND DETAILS	14 OF 21
E-100.00	PROPOSED LIGHTING PLAN & NOTES	15 OF 21
E-101.00	PROPOSED OUTLET PLAN & NOTES	16 OF 21
E-200.00	ELECTRIC DETAILS	17 OF 21
PL-100.00	WATER SUPPLY PLAN	18 OF 21
PL-101.00	SANITARY PLAN	19 OF 21
PL-200.00	PLUMBING RISER DIAGRAM	20 OF 21
PL-300.00	PLUMBING DETAILS	21 OF 21

CLIMATE ZONE TABLE

COUNTY	CLIMATE ZONE
NASSAU	4

BUILDING CODE DATA

TYPE OF CONSTRUCTION (CHAPTER 6) - TYPE II - ORDINARY CONSTRUCTION (602.3)

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3) - ASSEMBLY GROUP "A-2"

CONSTRUCTION CLASSIFICATION

TABLE 601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT (HOURS)

BUILDING ELEMENTS	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A	B	A	B	A & B	A	B
STRUCTURE FRAME: INCLUDING COLUMNS, GIRDERS, TRUSSES	3	2	1	0	1	0	HT	1	0
BEARING WALL: EXTERIOR INTERIOR	3 3	2 2	1 1	0 0	2 1	2 0	2 1/HT	1	0
NONBEARING WALLS & PARTITION - EXTERIOR	SEE TABLE 602								
NONBEARING WALLS & PARTITION - INTERIOR	0	0	0	0	0	0	602.4.6	0	0
FLOOR CONSTRUCTION: INCLUDING SUPPORTING BEAMS & JOINSTS	2	2	1	0	1	0	HT	1	0
ROOF CONSTRUCTION: INCLUDING SUPPORTING BEAMS & JOINSTS	1.5	1	1	0	1	0	HT	1	0

TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS

FIRE SEPARATION DISTANCE (FT)	TYPE OF CONSTRUCTION	GROUP H	GROUP F-1, M, S-1	GROUP A, B, E, F-2, I, R, S-2, U
< 5	ALL	3	2	1
>/= 5 < 10	1A OTHERS	3 2	2 1	1 1
>/= 10 < 30	IA, IB IIB, VB OTHERS	2 1 1	1 0 1	0 0 1
>/= 30	ALL	0	0	0

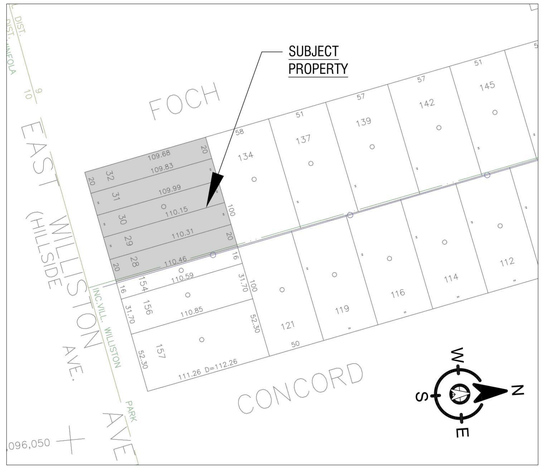
SCOPE OF WORK

- FILE APPLICATION TO MAINTAIN THE EXIST'G TAKE-OUT RESTAURANT WITH WORK @001
- REMEDY STOP WORKING ORDER.
- WORK INVOLVING IN INTERIOR PARTITION & PLUMBING WORK AS PER PLAN FILED HEREWITH.

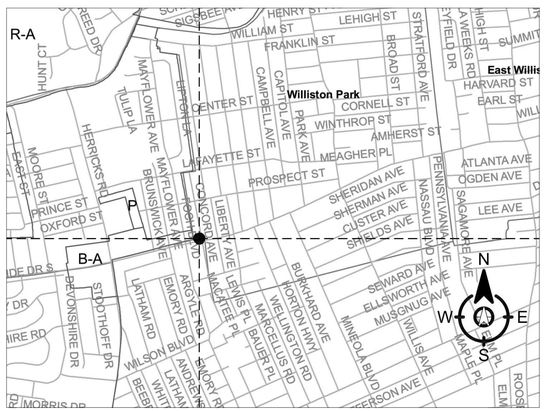
PROPERTY INFO

344 HILLSIDE AVE.
WILLISTON PARK, NY 11596

SECTION	9
BLOCK	142
LOT	28
LOT AREA	11107.58 SQ FT
ZONING DISTRICT	BUSINESS-A
NUMBER OF STROIES	1.0



1 TAX MAP
SCALE: N.T.S.



2 ZONING MAP
SCALE: N.T.S.

DISAPPROVED
Michael Maracic
04/01/2024

HT+A HTASSOCIATES
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#	REVISION	DATE

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OWNER INFO

PROJECT ADDRESS:
344 HILLSIDE AVE.
WILLISTON PARK, NY 11596
SECTION: 9, BLOCK: 142, LOT: 28

DRAWING TITLE:
GENERAL NOTES & KEY MAPS

SHEET NO.:
T-100.00

PAGE:	Page 1 of 21
DATE ISSUED:	3/25/2024
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DRAWN BY:	LW
CHECKED BY:	KY FU
JOB #:	23043

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#21546

ZONING INFORMATION

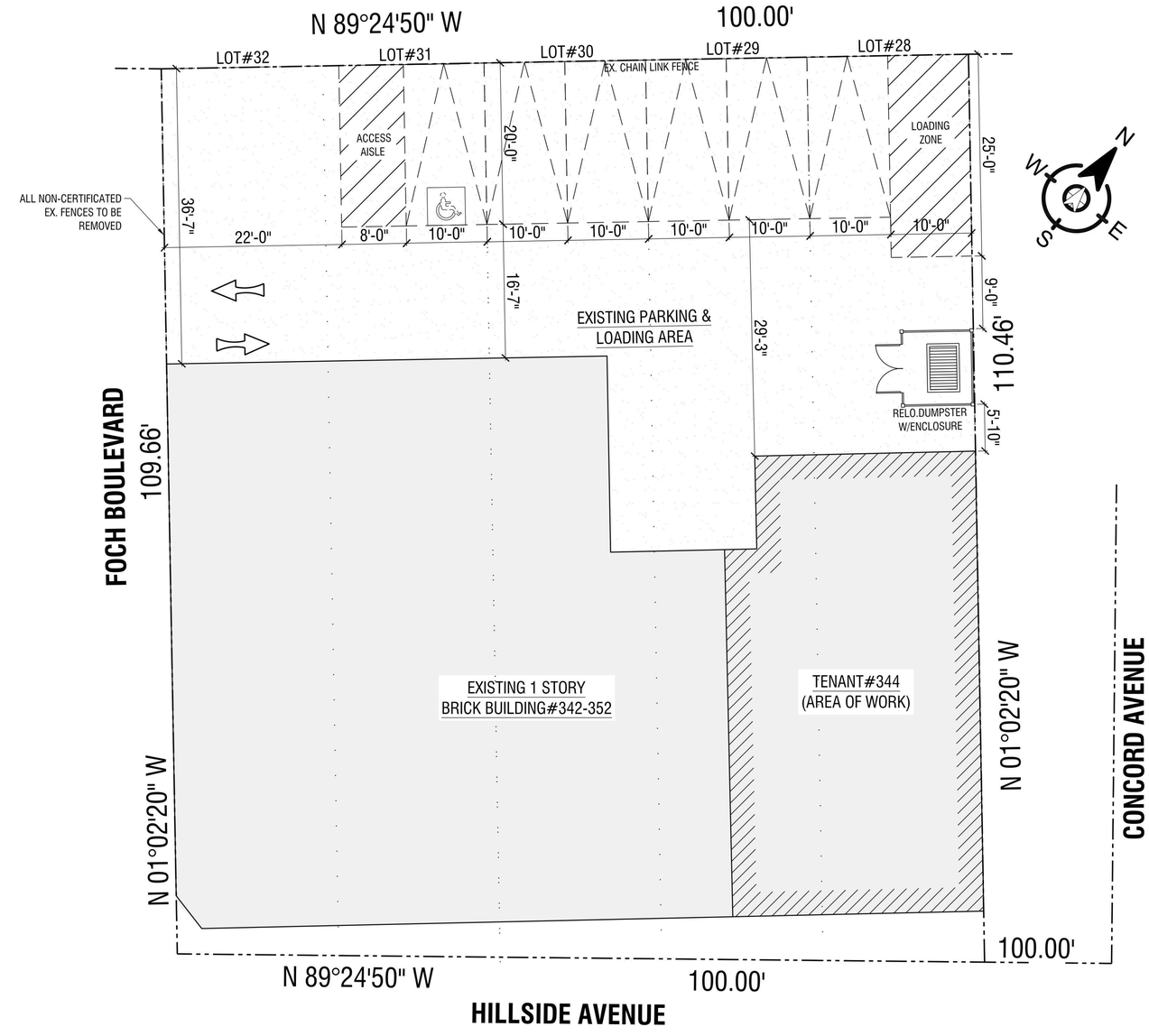
	REQUIRED/ALLOWED	PROPOSED/EXISTING
PLOT AREA §70-128.1	NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ON A LOT CONTAINING AN AREA OF LESS THAN 2,000 SQUARE FEET.	EXIST'G LOT SIZE: 11107.58 SQ FT.....OK
HEIGHT §70-130	NO BUILDING SHALL EXCEED THREE STORIES, WITH A MAX. HEIGHT OF 40'-0".	EXIST'G HEIGHT: ±20'-0".....OK
LOT COVERAGE §70-130	IN THE CASE OF ANY BUILDING ERECTED, ALTERED OR USED FOR COMMERCIAL PURPOSES, THE LOT COVERAGE SHALL NOT EXCEED 70% OF THE LOT AREA.	5986.78/11107.58 x 100% = 53.90%.....OK
FLOOR AREA §70-131	IN BUILDINGS CONTAINING MORE THAN ONE FACILITY, THE MAXIMUM PERMITTED FLOOR AREA SHALL BE CALCULATED BASED ON THE SUM OF THE SEPARATE FLOOR AREAS FOR EACH TYPE OF FACILITY.	NO CHANGE OF EXISTING USE AND FLOOR AREA. THEREFORE, NO CHANGE OF EXISTING TOTAL PARKING SPACE
FRONT YARD §70-132	THERE SHALL BE A FRONT YARD, THE DEPTH OF WHICH SHALL BE NOT LESS THAN 10 FEET.	NO CHANGE OF EXISTING USE AND FLOOR AREA. THEREFORE, NO CHANGE OF EXISTING TOTAL PARKING SPACE
SIDE YARD §70-133	NO SIDE YARD SHALL BE REQUIRED FOR BUILDINGS USED FOR COMMERCIAL PURPOSES EXCEPT WHERE THE SIDE LINE BOUNDARIES OF THE PLOT ADJOIN A RESIDENCE DISTRICT, IN WHICH EVENT MINIMUM SIDE YARD SETBACKS OF 15 FEET SHALL BE MAINTAINED ON EACH SIDE ADJOINING THE RESIDENCE DISTRICT. IN THE CASE OF SENIOR CITIZEN FACILITIES OTHER THAN SENIOR DAY-CARE OR NURSING HOMES, MINIMUM SIDE YARD SETBACKS OF 15 FEET SHALL BE MAINTAINED IN ALL CASES.	NO CHANGE OF EXISTING USE AND FLOOR AREA. THEREFORE, NO CHANGE OF EXISTING TOTAL PARKING SPACE
REAR YARD §70-134	THERE SHALL BE A REAR YARD, THE DEPTH OF WHICH SHALL BE NOT LESS THAN 20'-0".	NO CHANGE OF EXISTING USE AND FLOOR AREA. THEREFORE, NO CHANGE OF EXISTING TOTAL PARKING SPACE

SECTION 1106 ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL
1001 AND OVER	20, PLUS ONE FOR EACH 100, OR FRACTION THEREOF, OVER 1,000

§ 70-103 PARKING DISTRICT REGULATIONS

USE	ALLOWED/REQUIREMENT	EXISTING/PROPOSED OCCUPANCY LOAD	REQUIRED PARKING SPACE	PROVIDED PARKING SPACE
TAKE-OUT RESTAURANT	1 PARKING SPACE FOR EACH 80 SQFT OF FLOOR AREA	EXISTING FLOOR AREA: 1627.44 SQFT	1627.44/80 = 20.343 ≈ **20**	NO CHANGE OF USE & AREA OF EXISTING SPACE AND NO INCREASE OF OCCUPANCY LOAD. THEREFORE, NO CHANGE OF EXISTING TOTAL PARKING SPACE. (OCCUPANCY LOAD FROM PREVIOUS PLAN IS UPLOADED TO ONLINE PORTAL)



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

DISAPPROVED
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04/01/2024

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PLOT PLAN & ZONING ANALYSIS

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ADA ANSI AND NYC LOCAL LAW PROVISIONS

SANITARY FACILITIES

1. WHERE SEPARATE FACILITIES ARE PROVIDE DFOR NON-DISABLED PERSONS OF EACH SEX, SEPARATE FACILITIES SHALL BE PROVIDED OR DISABLED PERSONS OF EACH SEX ALSO. WHERE UNISEX FACILITIES ARE PROVIDED FOR NON-DISABLED PERSONS, SUCH UNISEX FACILITIES SHALL BE PROVIDED FOR THE DISABLED.
2. WHERE SANITARY FACILITIES ARE LOCATED ON ACCESSIBLE FLOORS OF A BUILDING, THEY SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
3. PASSAGEWAYS LEADING TO SANITARY FACILITIES SHALL HAVE A CLEAR ACCESS WIDTH AS SPECIFIED IN CHAPTER 10 OF ADA GUIDELINES. ALL DOORWAYS LEADING TO SUCH SANITARY FACILITIES SHALL HAVE:
   A) A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES.
   B) A LEVEL AND CLEAR AREA FOR A MINIMUM DEPTH OF 60 INCHES IN THE DIRECTION OF THE DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION, AND 48 INCHES WHERE THE DOOR SWINGS AWAY FROM THE LEVEL AND CLEAR AREA.
4. SINGLE ACCOMMODATION TOILET FACILITIES SHALL HAVE THE FOLLOWING: THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30 INCHES WIDE BY 48 INCHES LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE. THE WATER CLOSET SHALL BE LOCATED WITH A MINIMUM CLEAR SPACE OF 28 INCHES FROM A FIXTURE OR 32 INCHES FROM A WALL AT ONE SIDE OF THE WATER CLOSET AND A MINIMUM OF 48 INCHES IN FRONT OF THE WATER CLOSET.
5. GRAB BARS LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT, SHALL BE SECURELY ATTACHED 33 INCHES (36 INCHES FOR TANK-TYPE TOILETS) ABOVE AND PARALLEL TO THE FLOOR. GRAB BARS AT THE SIDE SHALL BE LOCATED 15 TO 16-1/2 INCHES FROM THE CENTER LINE OF THE WATER CLOSET STOOL AND SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED 24 INCHES IN THE FRONT OF THE WATER CLOSET STOOL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36 INCHES LONG. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4 TO 1-1/2 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2 INCHES.
6. A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES SHALL BE PROVIDE DIN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.
7. A CLEAR FLOOR SPACE 30 BY 48 INCHES SHALL BE PROVIDED IN FRONT OF AN URINAL TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE.

TELEPHONES

GENERAL: IF PUBLIC TELEPHONES ARE PROVIDED, THEY SHALL COMPLY WITH THE FOLLOWING:

1. A CLEAR FLOOR OR GROUND SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS EITHER A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT TELEPHONES.
2. THE MINIMUM CLEAR FLOOR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE STATIONARY WHEELCHAIR AND OCCUPANT IS 30 INCHES BY 48 INCHES. THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS.
3. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. IF A CLEAR FLOOR SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED.
4. FLOOR SURFACES OF WHEELCHAIR SPACES SHALL BE SLIP-RESISTANT. BASES, ENCLOSURES, AND FIXED SEATS SHALL NOT IMPEDE APPROACHES TO TELEPHONES BY PEOPLE WHO USE WHEELCHAIRS.
5. THE HIGHEST OPERABLE PART OF THE TELEPHONE SHALL BE WITHIN REACH RANGE. TELEPHONES MOUNTED DIAGONALLY IN A CORNER THAT REQUIRE WHEELCHAIR USERS TO HAVE REACH DIAGONALLY SHALL HAVE THE HIGHEST OPERABLE PART NO HIGHER THAN 54 INCHES ABOVE THE FLOOR.

DOORS AND HARDWARE:

1. ALL PREIMARY ENTRANCES TO BUILDINGS ARE EXISTING, AND SHALL REMAIN.
2. EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE TEH FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, BY PANIC BARS, PUSH-PILL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
3. EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 4 FEET 8 INCHES IN HEIGHT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT EAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXIT WAY IS NOT LESS THAN 32 INCHES.
4. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREE FROM ITS CLOSED POSITION. AT LEAST ONE OF A PAIR OF DOORS SHALL MEET THIS OPENING WIDTH REQUIREMENT.
5. THRESHOLDS SHALL NOT EXCEED ¾ INCH IN HEIGHT.
6. THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR SHALL BE LEVEL. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND A LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 44 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION DIMENSION PLAN.
7. THE WDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.
8. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MINIMUM OF 48 INCHES OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
9. MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 8.5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS AY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO NOT EXCEED 15 LBS.

WATER CLOSETS:

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF THE TOILET SEAT. CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44 INCHE ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS FORCE.

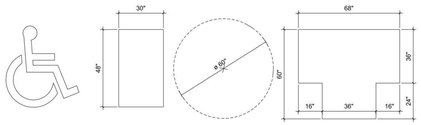
URINALS

1. URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
2. FLUSH CONTROL SHALL BE HAND OPERATED OR AUTOMATIC, AND SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR.

LAVATORIES

1. LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 18 INCHES TO THE CENTER LINE OF THE FIXTURE. ALL ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISHED FLOOR AND WITH A CLEARANCE OF AT LEAST 29 INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES IN WIDTH WITH 8 INCHES MINIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY AND A MINIMUM 9 INCHES HIGH FROM THE FLOOR.
2. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
3. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRISTS. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
4. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM OF THE REELECTING SURFACE NO HIGHER THAN 40 INCHES ABOVE THE FLOOR.

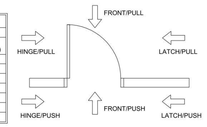
BARRIER FREE LEGEND (ICC/ANSI A117.1 - 2017: ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
NOTE: ALL DIMENSIONS IN THIS LEGEND ARE TO THE FINISHED SURFACE UNLESS NOTED OTHERWISE

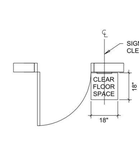


INTERNATIONAL SYMBOL OF ACCESS | CLEAR FLOOR AREA | TURNING CIRCLE | T-SHAPED TURNING AREA OPTION 1

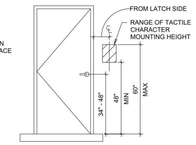
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS			
TYPE OF USE		MINIMUM MANEUVERING CLEARANCES	
APPROACH DIRECTION	DOOR SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND LATCH UNLESS NOTED)
FROM FRONT	PULL	60 INCHES	18 INCHES
FROM FRONT	PUSH	52 INCHES	0 INCHES (NOTE 3)
FROM HINGE SIDE	PULL	60 INCHES	36 INCHES
FROM HINGE SIDE	PULL	54 INCHES	42 INCHES
FROM HINGE SIDE	PUSH	42 INCHES (NOTE 1)	22 INCHES (NOTE 4)
FROM LATCH SIDE	PULL	48 INCHES (NOTE 2)	24 INCHES
FROM LATCH SIDE	PUSH	42 INCHES (NOTE 2)	24 INCHES

NOTES:
1. ADD 6" IF CLOSER AND LATCH PROVIDED.
2. ADD 6" IF CLOSER PROVIDED.
3. ADD 12" BEYOND LATCH IF CLOSER AND LATCH PROVIDED.
4. BEYOND HINGE SIDE.





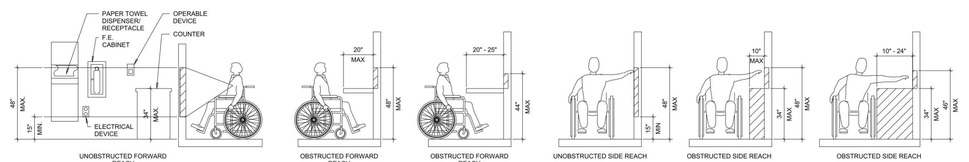
PLAN VIEW
DOOR ACCESSORY MOUNTING LOCATION



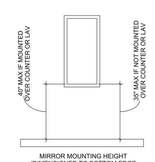
FRONT VIEW
DOOR ACCESSORY MOUNTING HEIGHT

1 ADA MANUVERING CLEARANCES

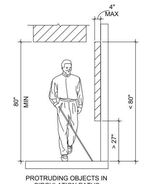
SCALE: 1/4" = 1'-0"



NOTE: OPERABLE PARTS OF ALL FIXTURES ARE REQUIRED TO BE MOUNTED WITHIN THE REACH RANGES INDICATED ABOVE



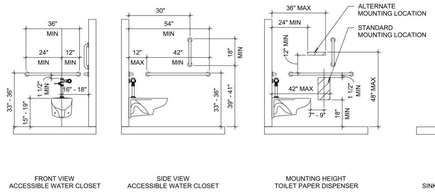
MIRROR MOUNTING HEIGHT (DIMENSIONED TO BOTTOM EDGE OF REFLECTIVE SURFACE)



PROTRUDING OBJECTS IN CIRCULATION PATHS

2 ADA UNOBSTRUCTED FORWARD AND SIDE REACH

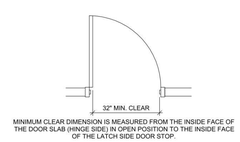
SCALE: 1/4" = 1'-0"



FRONT VIEW ACCESSIBLE WATER CLOSET | SIDE VIEW ACCESSIBLE WATER CLOSET | MOUNTING HEIGHT TOILET PAPER DISPENSER | SIDE VIEW SINK MOUNTING HEIGHT | SIDE VIEW LEG CLEARANCE | SIDE VIEW TOE CLEARANCE | PLAN VIEW WATER CLOSET CLEAR FLOOR SPACE

3 ADA BATHROOM CLEARANCES

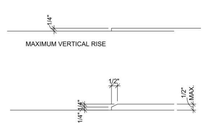
SCALE: 1/4" = 1'-0"



MINIMUM CLEAR DIMENSION IS MEASURED FROM THE INSIDE FACE OF THE DOOR SLAB (HINGE SIDE) IN OPEN POSITION TO THE INSIDE FACE OF THE LATCH SIDE DOOR STOP.

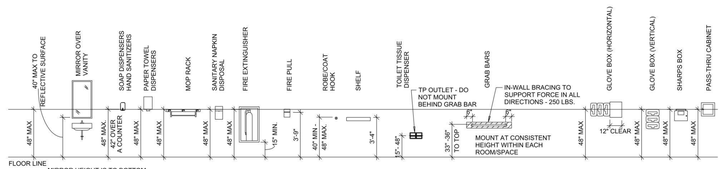
4 DOOR WIDTH CLEARANCE

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



5 CHANGES IN FLOOR LEVEL

SCALE: 3" = 1'-0"



6 ACCESSIBLE MOUNTING HEIGHTS

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

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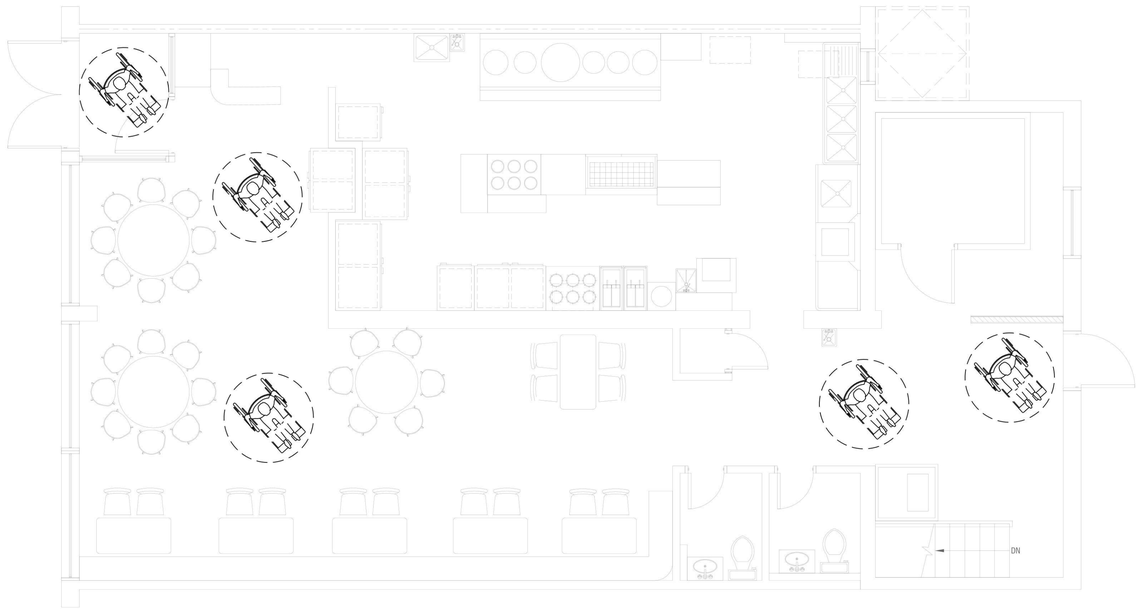
ADA NOTES

THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE HANDICAPPED REQUIREMENTS FOR THE APPLICABLE STATES AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL INSURE THAT THIS FACILITY WILL BE ACCESSIBLE. ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.

- DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
- TOILETS
  - A. LAVATORY TO HAVE LEVER HANDLES, SPRING FAUCETS OR SELF METERING FAUCETS.
  - B. A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ON THE BACK SIDE OF THE HANDICAPPED STALL DOOR. LOCATE THE WATER CLOSET 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT.
  - C. PROVIDE ONE 42" AND ONE 36" LONG x 1 1/2" OUTSIDE DIAMETER PEENED GRAB BARS, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 6" FROM THE WALL AND ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR. LAVATORY TO BE MOUNTED 32" ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT. INSTALL MIRROR 38" ABOVE THE FINISHED FLOOR (TO BOTTOM) AND 72" TO TOP.
  - D. TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR.

SHEET NOTES

1. GC SHALL BE RESPONSIBLE FOR ACQUIRING AND INSTALLING NEW TACTILE EXIT SIGNS.
2. A TACTILE SIGN STATING EXIT AND COMPLYING WITH CHAPTER 11 OF THE BCNYS SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.



1 HANDICAP ACCESSBILITY PLAN
SCALE: 1/4" = 1'-0"

DISAPPROVED
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04/01/2024

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PROJECT ADDRESS:
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SECTION: 9, BLOCK: 142, LOT: 28

DRAWING TITLE:
HANDICAP ACCESSIBILITY PLAN

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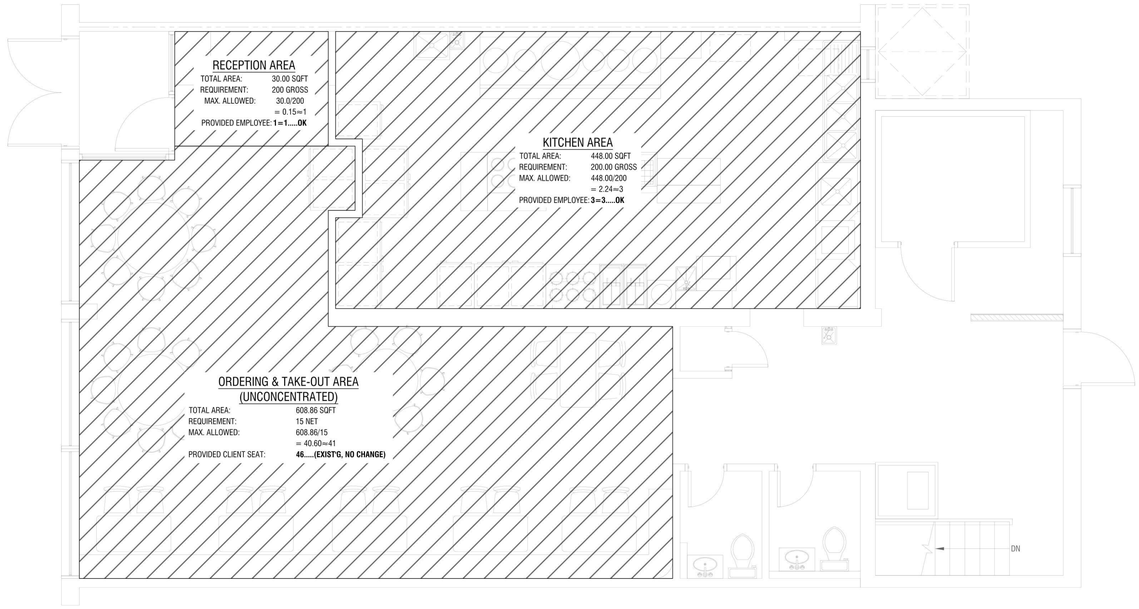
OCCUPANCY LOAD CALCULATIONS - 2022 BUILDING CODE OF NEW YORK CITY - TABLE 1004.5

(OCCUPANT LOAD CALCULATIONS ARE ROUNDED UP)

ROOM/SPACE	AREA (NET OR GROSS)	FUNCTION OF SPACE	OCCUPANT LOAD	ALLOWABLE	PROPOSED/EXISTING
DINING AREA	237.76 (NET)	UNCONCENTRATED SEATING AREA (TABLES AND CHAIRS)	1 OCCUPANT PER 15 SQ FT (NET)	41	46(EXISTING)
					46 TOTAL SEATS
RECEPTION AREA	143.20 (GROSS)	RECEPTION	1 OCCUPANT PER 200 SQ FT (GROSS)	1	1
KITCHEN	323.55 SQ FT (GROSS)	KITCHEN (COMMERCIAL)	1 OCCUPANT PER 200 SQ FT (GROSS)	3	3
TOTAL				45 ALLOWED	**49 TOTAL OCCUPANTS**



1 OCCUPANCY PLAN

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

DISAPPROVED

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OCCUPANCY PLAN

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LEGEND

EXIT	3 HEADS EMERGENCY LIGHTING
	TENANT LINE
	EGRESS ROUTE

MEAN OF EGRESS NOTE:

1. BUILDINGS OR PORTIONS THEREOF SHALL BE PROVIDED WITH A MEANS OF EGRESS SYSTEM AS REQUIRED BY CHAPTER 10 OF 2022 NYCBC. IT SHALL BE UNLAWFUL TO ALTER A BUILDING OR STRUCTURE IN A MANNER THAT WILL REDUCE THE NUMBER OF EXITS OR THE MINIMUM WIDTH OR REQUIRED CAPACITY OF THE MEANS OF EGRESS TO LESS THAN REQUIRED BY THIS CODE.
2. MEANS OF EGRESS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FIRE CODE OF NEW YORK STATE. FIRE SAFETY AND EVACUATION PLANS SHALL BE PROVIDED FOR ALL OCCUPANCIES AND BUILDINGS WHERE REQUIRED BY THE FIRE CODE OF NEW YORK STATE. SUCH FIRE SAFETY AND EVACUATION PLANS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTIONS 401.2 AND 404 OF THE FIRE CODE OF NEW YORK CITY.
3. THE PATH OF EGRESS TRAVEL ALONG A MEANS OF EGRESS SHALL NOT BE INTERRUPTED BY A BUILDING ELEMENT OTHER THAN A MEANS OF EGRESS COMPONENT AS SPECIFIED IN CHAPTER 10 OF 2022 NYCBC.
4. OBSTRUCTIONS SHALL NOT BE PLACED IN THE MINIMUM WIDTH OR REQUIRED CAPACITY OF A MEANS OF EGRESS COMPONENT EXCEPT PROJECTIONS PERMITTED BY CHAPTER 10 OF 2022 NYCBC.
5. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF A MEANS OF EGRESS SYSTEM SHALL NOT BE DIMINISHED ALONG THE PATH OF EGRESS TRAVEL.

EXIT SIGN NOTES

1. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
2. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS.
3. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS.
4. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

EXIT ACCESS TRAVEL DISTANCE

1. TRAVEL DISTANCE WITHIN THE EXIT ACCESS PORTION OF THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE WITH TABLE 1017.2 OF 2022 BCNYS.
2. EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT OF EACH ROOM, AREA OR SPACE ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.

2.1. EXCEPTION: IN OPEN PARKING GARAGES, EXIT ACCESS TRAVEL DISTANCE IS PERMITTED TO BE MEASURED TO THE CLOSEST RISER OF AN EXIT ACCESS STAIRWAY OR THE CLOSEST SLOPE OF AN EXIT ACCESS RAMP.

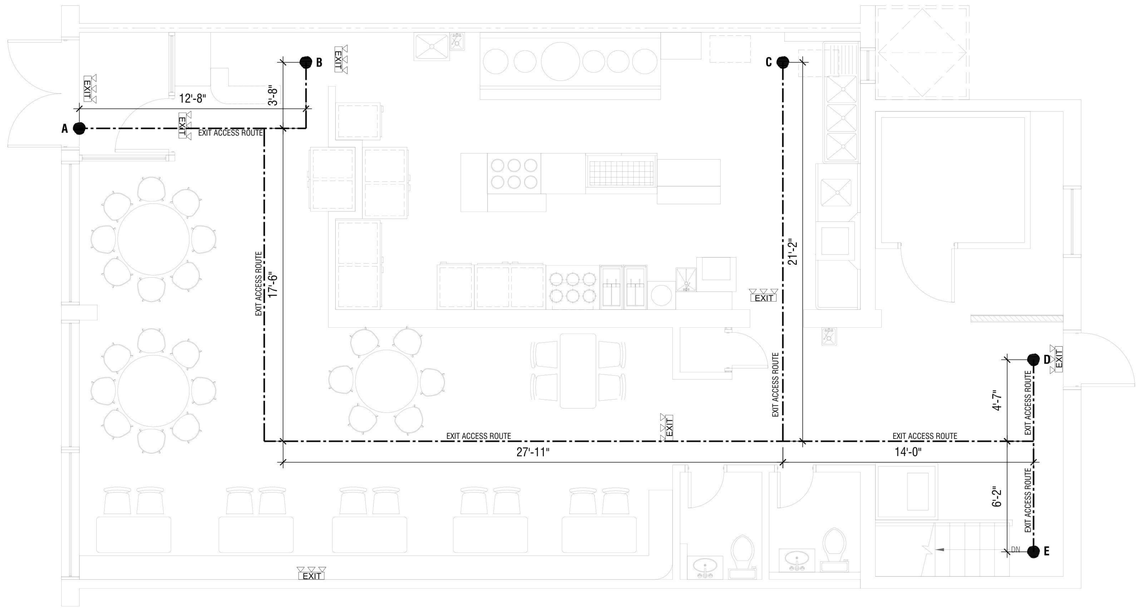
TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (FEET)	WITH SPRINKLER SYSTEM (FEET)
A	SEE SECTIN 1029.7	
E, F-1, M, R, S-1	150.0	200.0
B	200.0	300.0
F-2, S-2, U	200.0	250.0
H-1	NOT PERMITTED	75.0
H-2	NOT PERMITTED	100.0
H-3	NOT PERMITTED	150.0
H-4	NOT PERMITTED	175.0
H-5	NOT PERMITTED	200.0
I-1, I-2, I-3, I-4	NOT PERMITTED	200.0

TRAVEL DISTANCE
MAX. TRAVEL DISTANCE FOR OCCUPANCY GROUP B :
300'-0" (WITH SPK. SYSTEM)
200'-0" (WITHOUT SPK. SYSTEM)
EXIT ACCESS ROUTE A-D: 75'-5".....OK
EXIT ACCESS ROUTE A-E: 77'-0".....OK
EXIT ACCESS ROUTE C-A: 78'-0".....OK
EXIT ACCESS ROUTE C-D: 39'-9".....OK
EXIT ACCESS ROUTE B-D: 71'-1".....OK

EXIT
WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS.

MAX. DIAGONAL DIM: 47.50'
MIN. DISTANCE BETWEEN EGRESS: 47.50'/2=23.75'
TOTAL EXITS: 2(EXIST'G)
DISTANCE EXIST'G BETWEEN EXITS: 23.83'>23.75'
THEREFORE, TOTAL EFFICACIOUS EGRESS EXIT:**2**



1 EXIT TRAVEL PLAN
SCALE: 1/4" = 1'-0"

DISAPPROVED
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04/01/2024

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EMERGENCY ESCAPE PLAN

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DEMOLITION LEGEND

EXIST'G WALL/PARTITION TO REMAIN

EXIST'G WALL/PARTITION TO BE REMOVED

EXIST'G WOOD BEAM TO REMAIN

DEMOLITION SYMBOL

(1) INTERIOR PARTITIONS TO BE REMOVED

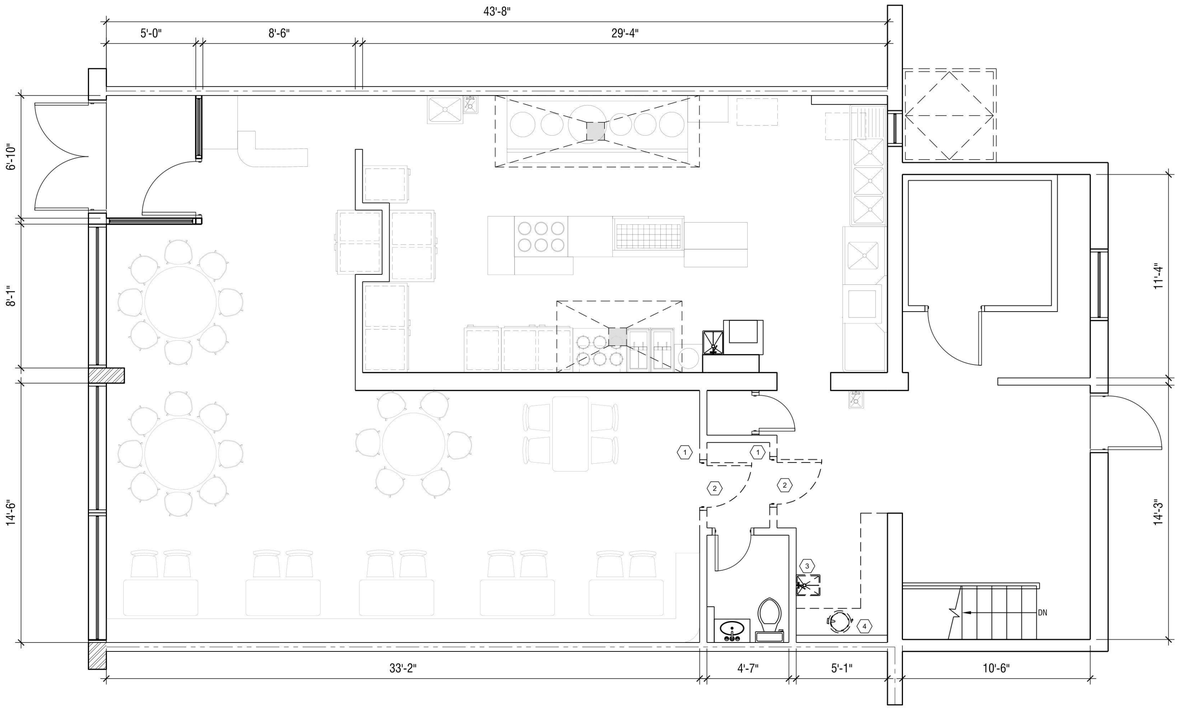
(2) DOOR TO BE REMOVED

(3) PLUMBING FIXTURES TO BE CAPPED & REMOVED

(4) ELEC. FIXTURE BE REMOVED

DEMOLITION NOTES

1. CONTRACTOR SHALL DEMOLISH AND DISPOSE OF DEBRIS AS REQUIRED FOR THE NEW CONSTRUCTION INDICATED ON THE CONSTRUCTION DRAWINGS INCLUDING EXISTING PARTITIONS, DOOR AND BUCK ASSEMBLIES, CEILINGS, TIES, BLACK IRON, SOFFITS, LIGHT BOXES, LIGHT FIXTURES, AIR CONDITIONING CONTROLS AND DUCT WORK (SPECIFICALLY CALLED FOR AS BEING REMOVED), PLUMBING ROUGHING, WALL AND FLOOR ELECTRICAL, TELEPHONE AND SIGNAL OUTLETS AND ASSOCIATED CONDUIT; CONDUITS LEFT AFTER CEILING AND WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES, BRIDGES AND ANY OTHER TELEPHONE AND ELECTRICAL WIRING, RESILIENT FLOORING AND BASE, CARPET AND UNDER LAYMENT, AND ANY WORK SHOWN OR IMPLIED IN PROJECT DOCUMENTS. THOSE NOT BEING REUSED IN NEW CONSTRUCTION, AND ARE SALVAGEABLE, SHALL BE TURNED OVER TO OWNER UPON REQUEST. ALL ITEMS NOT BEING REUSED OR RETURNED TO OWNER AND ALL REBURBISH AND DEBRIS SHALL BE CARTED AWAY.
2. EXISTING WORK TO BE RETAINED SHALL BE ALTERED OR REWORKED AS SHOWN OR IMPLIED IN PROJECT DOCUMENTS.
3. DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION ALL EXISTING EXITS, EXIT LIGHTING TO REMAIN, FIRE PROTECTION DEVICES AND FIRE ALARMS SHALL MAINTAINED. DO NOT CLOSE OR OBSTRUCT WALKWAYS, PASSAGEWAYS OR STAIRWAYS. DO NOT STORE OR PLACE MATERIALS IN PASSAGEWAYS, STAIRS OR WITHIN OTHER MEANS OF EGRESS. CONDUCT OPERATIONS WITH MINIMUM TRAFFIC INTERFERENCE.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL FACILITIES FOR TEMPORARY LIGHT AND POWER WITHIN THE CONSTRUCTION AREA DURING THE ENTIRE BUILDING PERIOD; NECESSARY MATERIALS AND LABOR TO MAKE POWER CONNECTIONS FOR MACHINE, PORTABLE TOOLS, ETC. USED BY OTHER TRADES REGARDLESS OF SIZE; AND ALL LABOR NEEDED TO KEEP THIS TEMPORARY SYSTEM ENERGIZED DURING THE ENTIRE STANDARD WORKING TIME OF ALL TRADE. POWER SHALL BE OBTAINED FROM THE BUILDING DISTRIBUTION SYSTEM. ALL MATERIALS AND EQUIPMENT OF THE TEMPORARY SYSTEM SHALL BE REMOVED PROGRESSIVELY AS NO LONGER NEEDED. NO OUTAGES OF EXISTING LIGHTING OR POWER CIRCUITS SHALL BE PERMITTED WITHOUT OWNER'S PRIOR CONSENT.
5. ALL DEMOLITION AND CUTTING WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING, AND ANY WORK REQUIRED DURING OTHER THAN NORMAL WORKING HOURS SHALL BE INCLUDED IN THE PROPOSAL.
6. INSTALL DUSTPROOF PARTITIONS AS PER GENERAL NOTES
7. CONTRACTOR SHALL INCLUDE IN HIS WORK THE REMOVAL AND REINSTALLATION OF ANY LIGHT FIXTURES, CEILING TILES, GYPSUM BOARD AND/OR PLASTER CEILING, ETC. IN THE CEILING OF FLOOR BELOW AS REQUIRED FOR REMOVAL OF EXISTING AND INSTALLATION OF ANY PLUMBING, ELECTRICAL /TELEPHONE / SIGNAL WORK, ETC., AND ANY ASSOCIATED WORK INDICATED ON PROJECT DOCUMENTS. IF NEW WORK CAN NOT BE INSTALLED DUE TO INTERFERENCE OF EXISTING WORK, EXISTING WORK SHALL BE RELOCATED. THIS WORK SHALL BE DONE DURING OTHER THAN NORMAL OFFICE HOURS IN OCCUPIED AREAS OR AS DIRECTED BY OWNER / LANDLORD. ANY CEILING TILE DAMAGED DURING THIS WORK SHALL BE REPLACED WITH NEW MATCHING CEILING TILE AND THE CEILING TILE PAINTED TO MATCH CONTIGUOUS AREA WITH NON-BRIDGING PAINT. GYPSUM BOARD AND / OR PLASTER CEILING SHALL BE PATCHED AS REQUIRED TO MATCH ADJACENT SURFACE AND PAINTED TO MATCH CONTIGUOUS AREA.
8. CONTRACTOR SHALL REMOVE ALL ELECTRICAL AND TELEPHONE OUTLET SWITCHES, CONDUITS, ETC. IN PARTITIONS INDICATED FOR DEMOLITION.
9. BEFORE STARTING ANY WORK RELATING TO EXISTING UTILITIES (ELECTRICAL, WASTE, WATER, HEAT, ETC.) THAT WILL TEMPORARY DISCONTINUE OR DISRUPT SERVICE TO THE EXISTING BUILDING, NOTIFY THE LANDLORD 72 HOURS IN ADVANCE AND OBTAIN THE APPROVAL IN WRITING BEFORE PROCEEDING WITH THIS PHASE OF THE WORK.
10. CONTRACTOR SHALL ARRANGE AND PAY FOR THE DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREA OF DEMOLITION. DISCONNECT AND CAP AT RISER. NOTIFY THE LANDLORD IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
11. PLACE MARKERS IN INDICATED LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
12. PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF THE EXISTING STRUCTURE DESIGNATED TO REMAIN WHERE DEMOLITION, REMOVAL AND NEW WORK IS BEING DONE, CONNECTION MADE, MATERIALS HANDLED OR EQUIPMENT REMOVED.
13. IF REMOVAL OR REROUTING OF ANY ITEMS PENETRATING EXISTING FIRE RATED PARTITIONS (PIPES, DUCTWORK, ETC.) IS REQUIRED, THE CONTRACTOR SHALL PATCH EXISTING PARTITION AS REQUIRED TO MAINTAIN EXISTING FIRE RATING.
14. BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR CONTENT DUE TO INSUFICIENCY OF PROTECTION PROVIDED.
15. PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REQUIREMENTS.
16. CONTRACTOR SHALL PROVIDE FLOOR CUT-OUT (CHOPPING OR CORE DRILLING) AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL WORK.
17. CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES INCLUDING CORNER BEADS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES OR OTHER DEFECTS CAUSING AN APPEARANCE OTHER THAN A FIRST-CLASS FINISHED INSTALLATION. DEFECTIVE SURFACES SHALL BE REPAIRED, OR IF BEYOND REPAIR, THE CONTRACTOR SHALL REMOVE AND INSTALL NEW SURFACES.
18. ANY OTHER DAMAGED SURFACES SHALL BE REPAIRED TO THE SATISFACTION OF ARCHITECT / OWNER.
19. CONTRACTOR SHALL INSPECT ALL EXISTING WALL, FLOOR SURFACE, ETC. AND WHERE SURFACES TO REMAIN DO NOT ALIGN AS A RESULT OF DEMOLITION, SHALL PATCH OR INSTALL FURRING TO PROVIDE FOR PERFECTLY SMOOTH, FLUSH, ALIGNED SURFACES.
20. CONTRACTOR SHALL FLASH PATCH ALL FLOOR SURFACES TO RECEIVE FINISHED MATERIALS INDICATED IN PROJECT DOCUMENTS INCLUDING FLOOR MATERIALS BEING SUPPLIED AND INSTALLED BY OWNER'S CONTRACTORS.
21. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATED NEW WORK, AND PROTECT EXISTING SUPPORTING STRUCTURAL MEMBERS.
22. UNLESS OTHERWISE INDICATED, THE INTENT IS THAT EXISTING TELEPHONE / SIGNAL AND ELECTRICAL OUTLETS SHALL BE RETAINED IN ALL "EXISTING PARTITIONS TO REMAIN". IF DEMOLITION RESULTS IN DEACTIVATION OF EXISTING CONTIGUOUS ELECTRICAL OUTLETS INSIDE OR OUTSIDE THE PROJECT AREA, THE CONTRACTOR SHALL RECIRCUIT THESE FOR REACTIVATION. UNLESS OTHERWISE NOTED, ALL EXISTING FLOOR OUTLETS SHALL BE CAPPED.
23. ANY EXISTING WORK INTERFERING WITH NEW WORK SHOWN IN PROJECT DOCUMENTS SHALL BE REMOVED, REWORKED AND/OR RELOCATED (TO ARCHITECT'S SATISFACTION) TO CONFORM.
24. WITHIN THE PROJECT AREA ALL EXPOSED WIRING, METAL MOLDING, PIPING, PLUMBING FIXTURES, ROUGHING AND OTHER APPUTENANCES NOT SHOWN ON PROJECT DOCUMENTS TO REMAIN SHALL BE REMOVED AND CARTED AWAY BY THE GENERAL CONTRACTOR OR STORED AS DIRECTED.
25. ALL EXISTING WALL COVERING, BASE PANELING, MOLDINGS, ETC. (EXCEPT WORK SPECIFICALLY CALLED FOR AS BEING RETAINED) AND LOOSE PAINT OR PLASTER SHALL BE REMOVED AND SPACKLED OR PLASTER PATCHED TO RECEIVE NEW WALL TREATMENT.
26. ANY UNEVENNESS IN PARTITIONS TO REMAIN SHALL BE SANDED OR CHIPPED AWAY AND SURFACES PATCHED OR SPACKLED TO INSURE A PERFECTLY SMOOTH SURFACE. ARCHITECT / OWNER SHALL APPROVE SURFACE PRIOR TO THE APPLICATION OF FINISH WALL TREATMENT.
27. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE WORK.
28. THE CONTRACTOR SHALL COORDINATE ALL CUTTING AND PATCHING FOR SERVICE AS CALLED FOR ON MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND SHALL PROVIDE AND INSTALL ALL WALL AND / OR CEILING ACCESS DOORS AS REQUIRED.
29. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
30. DO NOT INTERFERE WITH THE USE OF ADJACENT AREAS. MAINTAIN FREE AND SAFE PASSAGE TO AND FROM.
31. CEASE OPERATIONS AND NOTIFY THE ARCHITECT / ENGINEER AND LANDLORD IMMEDIATELY, IF SAFETY OF STRUCTURE APPEARES TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.
32. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIOMENTS, ETC. FROM THE SITE UPON COMPLETION OF WORK. REMOVE HAZARDOUS MATERIALS AND DIPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS OR PUBLIC. COMPLY WITH ALL RULES AND REGULATIONS OF GOVERNMENT AUTHORITIES HAVING JURISDICTION OVER HAZARDOUS AND NON-HAZARDOUS DEMOLISHED MATERIALS. ELEVATOR SERVICE COSTS TO BE INCLUDED IN THE CONTRACT PRICE. LEAVE SITE IN A CONDITION ACCEPTED TO THE ARCHITECT / OWNER. AREA TO BE BROOM CLEAN.
33. CONTRACTOR SHALL PROVIDE METAL LATH AND PLASTER OVER ALL NEW CONDUIT CHASES IN MASONRY PARTITIONS.
34. ALL EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE ADJACENT AREAS IN CONSTRUCTION, MATERIALS, FIRE RATING, FINISH AND COLOR, UNLESS OTHERWISE NOTED.
35. CONTRACTOR SHALL CAP AND FLUSH OFF ALL PROJECTING PLUMBING, FLOOR ELECTRICAL AND TELEPHONE OUTLET AND OTHER PROJECTING ITEMS BEING ABANDONED BEHIND FINISH SURFACES, PATCHING SURFACES TO MATCH ADJACENT AREAS.
36. AFTER DEMOLITION AND PRIOR TO ANY FABRICATION OR INSTALLATION, CONTRACTOR SHALL PROVIDE LEVEL (BENCH) MARKS ON ALL COLUMNS (OR ABOUT 25' APART). THESE MARKS SHALL BE ESTABLISHED OFF THE HIGHEST POINT OF FLOOR FINISH SURFACE AND SHALL BE USED BY ALL TRADES FOR THEIR INSTALLATION.
37. DURING DEMOLITION AND CONSTRUCTION, EXISTING FIRE AND SMOKE DETECTION SYSTEMS WITHIN PROJECT AREAS ARE TO BE REMAIN OPERATION.



1 DEMO. 1ST FL. PLAN

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

DISAPPROVED

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04/01/2024

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DEMOLITION PLAN & NOTES

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LEGEND

- EX. EXTERIOR WALL
- EX. FOUNDATION WALL
- EX. TENANT WALL
- EX.WALK-IN COOLER PANEL (TO BE PROVIDE BY MANUFACTORY)
- EX. INTERIOR WALL - NON FIRE RATED
- EX. INTERIOR WALL - 2HR FIRE RATED
- EX. LOAD BEARING WALL
- (1) INTERIOR WALL (NON FIRE RATED)
  3-5/8" (20 GA) METAL STUDS @ 16" O.C. W/
  (1) ⅝" GYP. BD. ON BOTH SIDES

SYMBOL

EXHAUST FAN		EMERGENCY EXIT LIGHT	
F.D.	FLOOR DRAIN		ELEC. PANEL
F.S.	FLOOR SINK	H.D.	HUB DRAIN

WATERPROOFING NOTES

1. ALL TRADES WITH PENETRATIONS: SLEEVE ALL PENETRATIONS FOR PIPES, WIRES, CONDUITS, DUCTS THAT PASS THROUGH SLABS IN WALLS OR STAND ALONE, INCLUDING ELECTRIC ROOM TYPE RISERS, DUCT PENETRATIONS IN CHASES OR SHAFTS. PREVENT POTENTIAL LEAK DAMAGES HITTING OTHER SPACES, ADAPT FOR VERTICAL TURN-UP.
2. PLUMBER: 4-BAND NO-HUB CLAMPS FOR ALL ABOVE AND BELOW SLAB WET PIPES, STORM LINES, WASTE PIPES.
3. WET FLOORING SUBS (TILE AND/OR WATERPROOFING): MINIMUM OF PERIMETER WASTERPROOFING MEMBRANE, FLOOR TO WALL, 12" UP AND 12" ON FLOOR. USE FULL 100% MEMBRANE SYSTEM WHEN THERE IS A FLOOR DRAIN(S) PRESENT. TILE SUBS CANBE UTILIZED HERE FOR THIS SPECIFIC LEVEL OF WATERPROOFING. MEMBRANE GOES UP THE WALL TO TOP OF BASE ONLY (4" OR 6", ETC.). ALSO NOTE THAT TAPERED EDGE FLASHING SHOULD BE NO MORE THAN 1/2" TO ZERO @18" OUT FROM WALLS.
4. ALL FULL WATERPROOFING MEMBRANE SYSTEMS REQUIRE A 100% FLOOD TEST, 4 HOUR MINIMUM. THIS SHOULD BE PHOTOGRAPHED AND WITNESSED BY THE LANDLORD, AND CLIENT WHENEVER POSSIBLE. CURING TIMES SHOULD BE SCHEDULED, COORDINATEWITH SPECIFIC LIQUID OR SHEET SYSTEM(S). MEMBRANE SKIN SHOULD BE VEHEMENTLY PROTECTED AS THE FLOORING IS BEING INSTALLED.
5. INCLUDE ALL IN-WALL & STAND ALONE SLEEVES WATERPROOFED (USUALLY LIQUID TYPE). REQUIRES A QUICK EARLY SITE MOBILIZATION TO HIT IN-WALL SLEEVES BEFORE CLOSE-IN.

FIRESTOPPING NOTES

1. CONCEALED SPACES, (EXCEPT SHAFTS AND SPRINKLERED SPACES) WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STARIS, FURRING, PIPE SPACES ETC. THAT WOULD PERMIT THE PASSAGE OF FLAME, SMOKE, FUMES, OR HOT GASES FROM ONE FLOOR TO ANOTHER OR ROOF SPACE, OR FROM ONE CONCEALED AREA TO ANOTHER SHALL BE FIRESTOPPED TO FORM AN EFFECTIVE DRAFT BARRIER OR SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL.
2. EXTERIOR CORNERS AND EAVES SHALL BE FIRESTOPPED AT THE ENDS OF PARTY WALLS.

ADA NOTES

THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE HANDICAPPED REQUIREMENTS FOR THE APPLICABLE STATES AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL INSURE THAT THIS FACILITY WILL BE ACCESSIBLE. ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.

- DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
- TOILETS
  - A. LAVATORY TO HAVE LEVER HANDLES, SPRING FAUCETS OR SELF METERING FAUCETS.
  - B. A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ON THE BACK SIDE OF THE HANDICAPPED STALL DOOR. LOCATE THE WATER CLOSET 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT.
  - C. PROVIDE ONE 42" AND ONE 36" LONG x 1 1/2" OUTSIDE DIAMETER PEENED GRAB BARS, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 6" FROM THE WALL AND ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR. LAVATORY TO BE MOUNTED 32" ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT. INSTALL MIRROR 36" ABOVE THE FINISHED FLOOR (TO BOTTOM) AND 72" TO TOP.
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PROPOSED PLAN ADDITIONAL NOTES

1. MOP SINK IS PROVIDED AS PER CODE. ALL MAINTENANCE EQUIPMENT WILL BE PROVIDE AND STORED IN PROPOSED OFFICE & EXIST'G CELLAR STORAGE AREA.
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3. BAYONET-STYLE FOOD PRODUCT THERMOMETER WILL PROVIDED TO MONITOR FOOD TEMPERATURES.
4. ALL POTENTIALLY HAZARDOUS FOODS WILL BE PRESERVED IN REFRIGERATION UNITS THAT CONTAINED ACCURATE THERMOMETERS AND CAPABLE OF MAINTAINING PRODUCT TEMPERATURE AT OR BELOW 41°F.
5. ALL OPENINGS IN CONSTRUCTION, BETWEEN EQUIPMENT AND BETWEEN EQUIPMENT FLOOR/WALL JUNCTURES ARE TO BE SEALED TO WITHIN 1/32 OF AN INCH. THE USE OF SEALANTS MUST BE LISTED AS APPROVED BY THE NATIONAL SANITATION FOUNDATION (NSF) UNDER STANDARD 51.
6. AUTOMATIC CLOSING DEVICES WILL BE PROVIDED ON FOOD-PREP AREA DOORS AND RESTROOM DOORS.
7. ALL LIGHTING FIXTURES SHOULD HAVE MIN.20'-0" ILLUMINATION RANGE INSIDE WALK-IN FREEZER/COOLER.
8. EQUIPMENT UNITS SHALL CONTAIN NO EXPOSED THREADS, EMBELLISHMENTS OR OVERHANGING EDGES THAT SERVE AS PLACES FOR ACCUMULATION OF DUST, DIRT AND DEBRIS.
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SHEET NOTES

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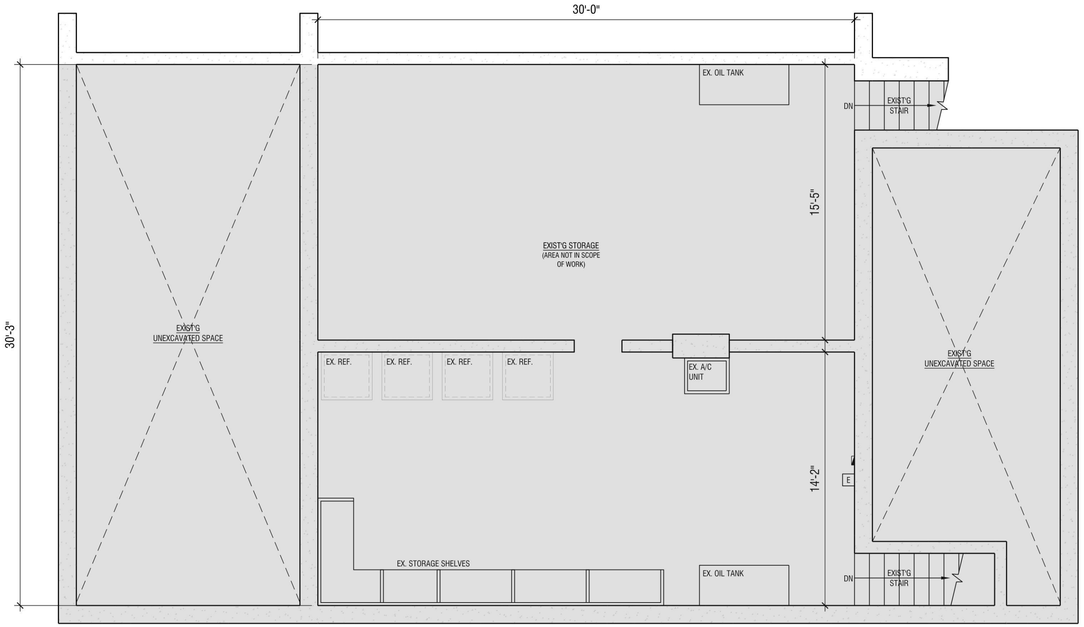

1 EXIST'G CELLAR PLAN
SCALE: 1/4" = 1'-0"

DISAPPROVED
Michael Maracic
04/01/2024

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PROJECT ADDRESS:
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WILLISTON PARK, NY 11596
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LEGEND

- EX. EXTERIOR WALL
- EX. FOUNDATION WALL
- EX. TENANT WALL
- EX.WALK-IN COOLER PANEL (TO BE PROVIDE BY MANUFACTORY)
- EX. INTERIOR WALL - NON FIRE RATED
- EX. INTERIOR WALL - 2HR FIRE RATED
- EX. LOAD BEARING WALL
- (1) INTERIOR WALL (NON FIRE RATED) 3-5/8" (20 GA) METAL STUDS @ 16" O.C. W/ (1) 5/8" GYP. BD. ON BOTH SIDES

SYMBOL

EF	EXHAUST FAN	EXIT	EMERGENCY EXIT LIGHT
F.D.	FLOOR DRAIN		ELEC. PANEL
F.S.	FLOOR SINK	H.D.	HUB DRAIN

WATERPROOFING NOTES

1. ALL TRADES WITH PENETRATIONS: SLEEVE ALL PENETRATIONS FOR PIPES, WIRES, CONDUITS, DUCTS THAT PASS THROUGH SLABS IN WALLS OR STAND ALONE, INCLUDING ELECTRIC ROOM TYPE RISERS, DUCT PENETRATIONS IN CHASES OR SHAFTS. PREVENT POTENTIAL LEAK DAMAGES HITTING OTHER SPACES, ADAPT FOR VERTICAL TURN-UP.
2. PLUMBER: 4-BAND NO-HUB CLAMPS FOR ALL ABOVE AND BELOW SLAB WET PIPES, STORM LINES, WASTE PIPES.
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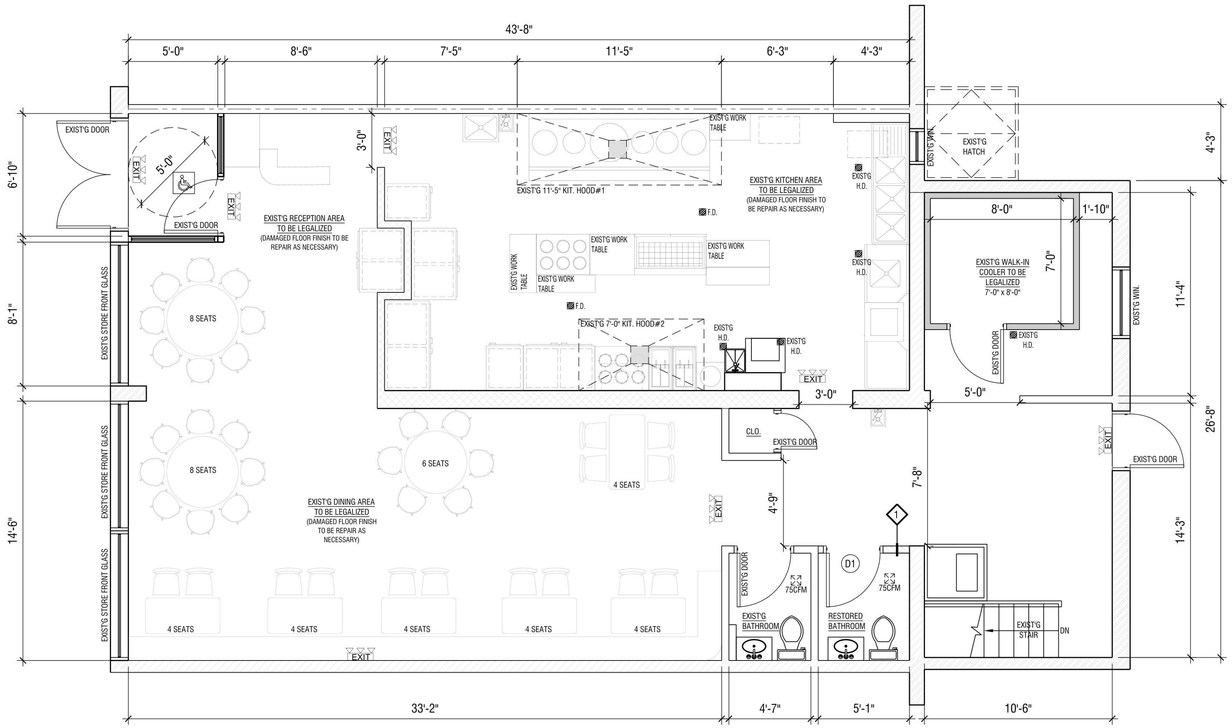

1 PROPOSED 1ST FL. PLAN

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

DISAPPROVED

Michael Maracic
04/01/2024

HT+A HTASSOCIATES

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#	REVISION	DATE

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OWNER INFO

PROJECT ADDRESS:

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WILLISTON PARK, NY 11596
SECTION: 9, BLOCK: 142, LOT: 28

DRAWING TITLE:

PROPOSED PLAN

SHEET NO.:

A-101.00

PAGE:	Page 9 of 21
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CHECKED BY:	KY FU
JOB #:	23043

SEAL & SIGNATURE:

STATE OF NEW YORK · KY FU · 030920 · LICENSED PROFESSIONAL ENGINEER

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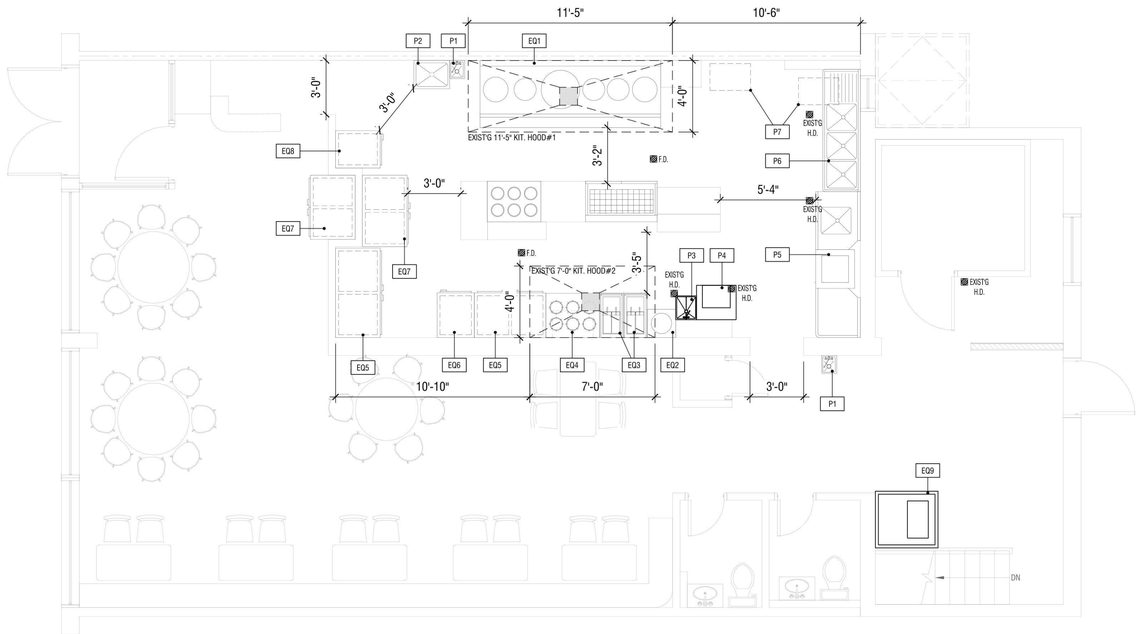
KITCHEN EQUIPMENT SCHEDULE							
NO.	ITEM DESCRIPTION	MANUFACTURER	MODEL NO.	QTY.	SIZE	BTU/H	LOCATION
EQ1	EXIST'G WOK STATION	-	-	1	-	-	KITCHEN AREA
EQ2	EXIST'G GAS RICE COOKER	-	-	1	-	-	KITCHEN AREA
EQ3	EXIST'G GAS FRYER	-	-	2	-	-	KITCHEN AREA
EQ4	EXIST'G 6-EYE GAS BURNER	-	-	1	-	-	KITCHEN AREA
EQ5	EXIST'G LOW-BOY	-	-	1	-	-	KITCHEN AREA
EQ6	EXIST'G FREEZER	-	-	1	-	-	KITCHEN AREA
EQ7	EXIST'G COOLER(LARGE)	-	-	2	-	-	RECEPTION AREA
EQ8	EXIST'G COOLER(SMALL)	-	-	1	-	-	RECEPTION AREA
EQ9	REFRIGERATED WASTE CONTAINER	VIRTUS	BWRU1130 1/F	1	42"x38"x45"	-	1ST FL. REAR STORAGE AREA

PLUMBING EQUIPMENT SCHEDULE						
NO.	ITEM DESCRIPTION	MANUFACTURER	MODEL NO.	QTY.	SIZE	LOCATION
P1	EXIST'G HAND SINK	-	-	2	-	KITCHEN AREA
P2	NEW MOP SINK	REGENCY	25" 16-GA MOP SINK	1	25"x21"x10"	KITCHEN AREA
P3	EXIST'G FOOD SINK	-	-	1	-	KITCHEN AREA
P4	EXIST'G ICE MAKER	-	-	1	-	KITCHEN AREA
P5	EXIST'G DISHWASHER W/SINK	-	-	1	-	KITCHEN AREA
P6	EXIST'G 3-COMP. SINK	-	-	1	-	KITCHEN AREA
P7	EXIST'G GREASE TRAP#1	-	-	1	-	CELLAR
P8	EXIST'G GREASE TRAP#2	-	-	1	-	CELLAR

SHEET NOTES

1. ALL EQUIPMENTS AND FINISH WILL BE CONFIRM AND FINALIZED BY OWNER/TENANT
2. ALL PROPOSED FIXTURES MUST BE COMMERCIAL GRADE AND NSF APPROVED.



1 OCCUPANCY PLAN

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

DISAPPROVED

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04/01/2024

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EQUIPMENT PLAN & SCHEDULE

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LEGEND

TL-1 - GLAZED PORCELAIN TILE (FLOOR)

TL-2- QUARRY TILE

GENERAL NOTES

1. THIS DRAWING SET IS PART OF A COORDINATED SET OF DOCUMENTS. DO NOT SEPARATE BOUND SETS.
2. DRAWINGS AND DIMENSIONS OF THE EXISTING STRUCTURE HAVE BEEN OBTAINED FROM FIELD MEASUREMENTS. BE ALERT TO DIMENSIONAL DISCREPANCIES STRUCTURAL SUPPORTS AND OTHER ELEMENTS CONCEALED IN WALLS, NOT SHOWN. REPORT DISCREPANCIES PRIOR TO PROCEEDING.
3. DO NOT SCALE DRAWINGS FOR CONSTRUCTION DIMENSIONS OR TOLERANCES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. REQUEST CLARIFICATIONS IN WRITING PRIOR TO PROCEEDING.
4. INSTALL STAINLESS STEEL CORNER GUARDS ON OUTSIDE CORNERS IN BACK OF HOUSE AREAS RECEIVING FRP FINISH.
5. MILLWORK PROVIDED BY OWNER/OWNER VENDOR. G.C. TO OBTAIN SHOP DRAWINGS FROM SUPPLIER FOR EQUIPMENT/GENERAL CONSTRUCTION COORDINATION.
6. FLOOR FINISH MATERIALS TRANSITION SHALL BE CENTERED ON WHERE DOOR OCCURS.
7. REFER TO OWNER VENDOR INTERIOR DESIGN PACKAGE FOR ALL FINISH MATERIAL LOCATIONS/LIMITS/TRANSITIONS.
8. REFER TO A-104 AND A105 FOR FINISH SCHEDULE.
9. ALL FLOOR TILE SHALL INCLUDE MOVEMENT JOINTS PLACED AT MORE THAN 25 FEET INTERVALS IN EACH DIRECTION. MOVEMENT JOINTS SHALL BE INSTALLED AT FLOOR TILE PERIMETERS AND FLOOR TILE TRANSITIONS. MOVEMENT JOINTS SHALL BE LOCATED AND INSTALLED PER TCNA EJ171.
10. FOR AREAS WITH COVE BASE, CONTRACTOR HALL INSTALL MANUFACTURER'S COVE BASE CORNERS FOR BOTH INSIDE AND OUTSIDE CONDITIONS.
11. ANY GROUT REQUIRING SEALERS PER THE MANUFACTURERS SHALL BE SEALED PRIOR TO OWNER OCCUPANCY.
12. ALL FLOORING TRANSITIONS SHALL BE FLUSH.

FINISH NOTES

1. FINISH OF WALLS AND CEILING OF FOOD PREPARATION AREAS, RESTROOMS, JANITORIAL AREAS AND UTENSIL WASHING AREA SHALL BE SMOOTH AND WASHABLE.
2. THE WALK-IN COOLER AND FREEZER'S METAL FLOORS ARE SMOOTH. DIAMOND PLATE FLOOR IS NOT APPROVED IN THE COOLER AND FREEZER.
3. WASHABLE SEMI-GLOSS PAINT SMOOTH FINISH OVER MOISTURE RESISTANT GYP. BD.
4. CEILING TILE: WASHABLE, SMOOTH, WHITE COLOR AND NON-FISSURED.
5. COVED BASE WITH $\frac{1}{4}$" RADIUS
6. COVED BAS EMINIMUM 4" HIGH AND $\frac{1}{4}$" RADIUS
7. APPLY CLEAR CONCRETE SEALER OVER (3) CONCRETE FLOOR. (THE EUCLID CHEMICAL CO./SUPER AQUA CURE VOX SEALER)

ADDITIONAL NOTES

- CHECK ALL LEAD TIMES ON ALL FINISHES. SOME MAY HAVE 6-8 WEEK LEAD TIME.
- TILE INSTALLER TO VERIFY ALIGNMENT OF GROUT JOINTS OF WALL AND FLOOR TILE PRIOR TO INSTALLATION.
- THE GENERAL CONTRACTOR IS TO PROVIDE CONTROL SAMPLES FOR ALL FINISHES AND MILLWORK TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL PAINT TO BE LATEX BASED U.N.O. ALL EXTERIOR PAINT TO BE EXTERIOR GRADE. ALL METAL PAINT, INTERIOR OR EXTERIOR, TO BE ALKYD BASED.
- ALL INTERIOR WALLS IN THE FRONT OF HOUSE TO BE EGGSHELL/SATIN FINISH U.N.O. ALL CEILING FINISHES TO BE FLAT/MATTE FINISH. ALL PAINT IN RESTROOMS TO BE SEMI-GLOSS. EACH FACE AND JAMB OF DOORS TO MATCH DOOR FRAME. ALL EXTERIOR METAL TO BE SEMI-GLOSS FINISH.

FINISH SCHEDULE - TILE

ITEM NO.	ITEM DESCRIPTION	MANUFACTURER	COLLECTION	COLOR	NUMBER	FINISH	SIZE	THICKNESS	LOCATION	INSTALLATION	NOTES
TL-1	GLAZED PORCELAIN TILE (FLOOR)	-	-	-	-	-	-	-	VERIFY PER DRAWINGS	TILE INSTALLER TO VERIFY ALIGNMENT OF GROUT JOINTS OF WALL TILE PRIOR TO INSTALL	EXIST'G DAMAGED FINISH TO BE REPAIR AS NECESSARY
TL-2	QUARRY TILE	-	-	-	-	-	-	-	VERIFY PER DRAWINGS	STRAIGHT LAY	EXIST'G DAMAGED FINISH TO BE REPAIR AS NECESSARY

FINISH SCHEDULE - WALL BASE

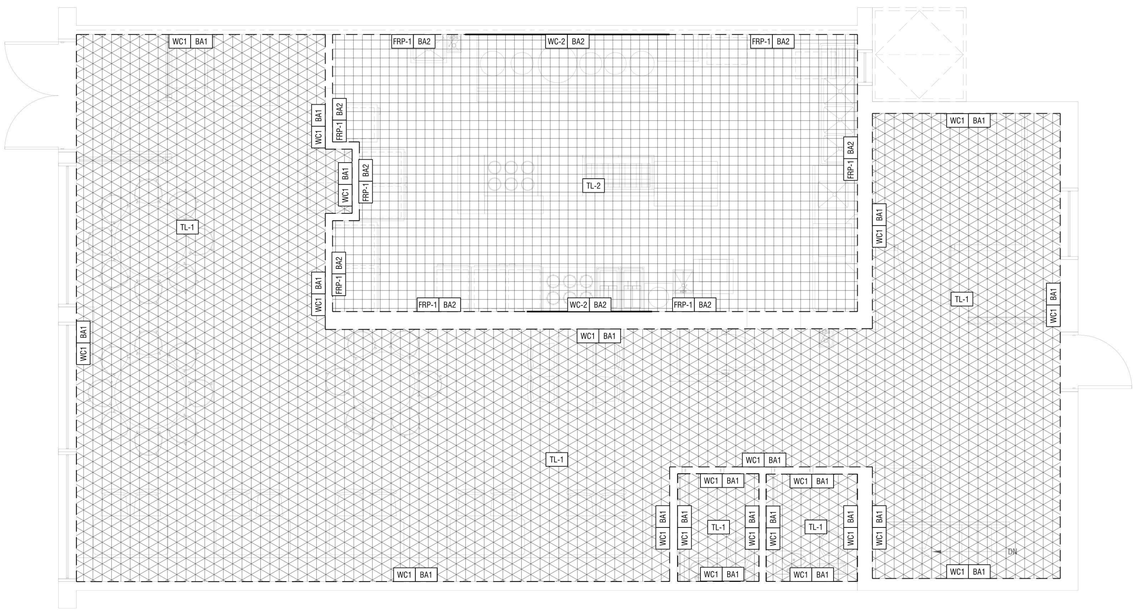
ITEM NO.	ITEM DESCRIPTION	MANUFACTURER	COLLECTION	COLOR	NUMBER	FINISH	SIZE	THICKNESS	LOCATION	PROFILE	NOTES
BA-1	18 GAUGE METAL BASE	-	-	-	-	-	-	-	FRONT OF HOUSE, INTERIOR BASE	COLD ROLLED BLACKENED STEEL	EXIST'G DAMAGED FINISH TO BE REPAIR AS NECESSARY
BA-2 (COVE)	QUARRY COVER BASE	-	-	-	-	-	-	-	BACK OF HOUSE, VERIFY PER DRAWINGS	ROUND TOP COVE BASE	EXIST'G DAMAGED FINISH TO BE REPAIR AS NECESSARY

FINISH SCHEDULE - WALLCOVERING

ITEM NO.	ITEM DESCRIPTION	MANUFACTURER	COLLECTION	NUMBER	COLOR	ROLL WIDTH	PATTERN MATCH	NOTES
WC-1	SHEETROCK PANEL	-	-	-	-	-	-	EXIST'G DAMAGED FINISH TO BE REPAIR AS NECESSARY
WC-2	STAINLESS STEEL	-	-	-	-	-	-	EXIST'G DAMAGED FINISH TO BE REPAIR AS NECESSARY

FINISH SCHEDULE - FIBERGLASS REINFORCED PANEL

ITEM NO.	ITEM DESCRIPTION	MANUFACTURER	COLLECTION	NUMBER	COLOR	FINISH	FIRE RATING	PRICE	LEAD TIME	LOCATION	NOTES
FRP-1	FIBERGLASS REINFORCED PANEL	-	-	-	-	-	-	-	-	BOH	EXIST'G DAMAGED FINISH TO BE REPAIR AS NECESSARY



1 FLOOR FINISH PLAN

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

DISAPPROVED

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04/01/2024

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SECTION: 9, BLOCK: 142, LOT: 28

DRAWING TITLE:

FLOOR FINISH PLAN & SCHEDULE

SHEET NO.:

A-201.00

PAGE:	Page 11 of 21
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LEGEND

CGL-1 - EXISTG CEILING PANEL

SYMBOL

EXIT — EXIT SIGN

LED LIGHT

VAPOR PROOF LIGHT

LIGHTING NOTES:

1. NOT ALL FIXTURES SHOWN ABOVE ARE NECESSARILY IN USE. LIGHT SWITCHES/CONTROLS TO BE MOUNTED AT 48" A.F.F. TO CENTER OF CONTROL
2. GC/EC SHALL SUPPLY AND INSTALL ALL STANDARD SWITCHES. ALL COMMUNICATIONS/DATA/TELEPHONE WIRING SHALL BE DONE BY GC/EC WITH TERMINATIONS BY TENANT/VENDOR. WORK NOT LIMITED TO CONDUIT, WIRES, COVER PLATES AND ALL RELATED EQUIPMENT NECESSARY TO COMPLETE SYSTEM.

EXIT SIGNS:

1. GC/EC SHALL COORIDNATE IN FIELD WITH INSPECTOR TO ENSURE TWO MEANS OF EGRESS ARE VISIBLE.
2. INSTALL ADDITIONAL EXIT SIGNS AS REQUIRED.

REFLECTED CEILING PLAN NOTES

1. MEASURE EACH CEILING AREA PRIOR TO INSTALLATION AND ESTABLISH THE LAYOUT OF THE ACOUSTICAL PANEL SYSTEM SO THAT THE PANELS AT THE PERIMETER ARE CUT TO EQUAL SIZES TO THE OPPOSITE WALL AND PROVIDE MINIMUM DIMENSION OF 6" FOR CUT PIECES, UNLESS NOTED OTHERWISE BY SPECIFIC DIMENSIONS OR LAYOUT REQUIREMENTS.
2. REFER TO ELECTRICAL DRAWINGS FOR TYPES OF FIXTURES. UTILIZE REFLECTED CEILING PLANS FOR LOCATIONS AND COORDINATION OF FIXTURES. ANY DISCREPANCY BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
3. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTS, NIGHT LIGHTS, AND EXIT SIGN LOCATIONS.
4. REFER TO MECHANICAL DRAWINGS FOR HVAC GRILLES AND DIFFUSERS. UTILIZE REFLECTED CEILING PLAN FOR LOCATION AND COORDINATION OF ITEMS. ANY DISCREPANCY BETWEEN ELECTRICAL AND MECHANICAL DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
5. ALL CEILING HEIGHT TO BE 10'-0" ABOVE FINISH FLOOR FOR EACH ROOM UNLESS NOTED OTHERWISE.

2020 NYCECC COMPLIANCE STATEMENT

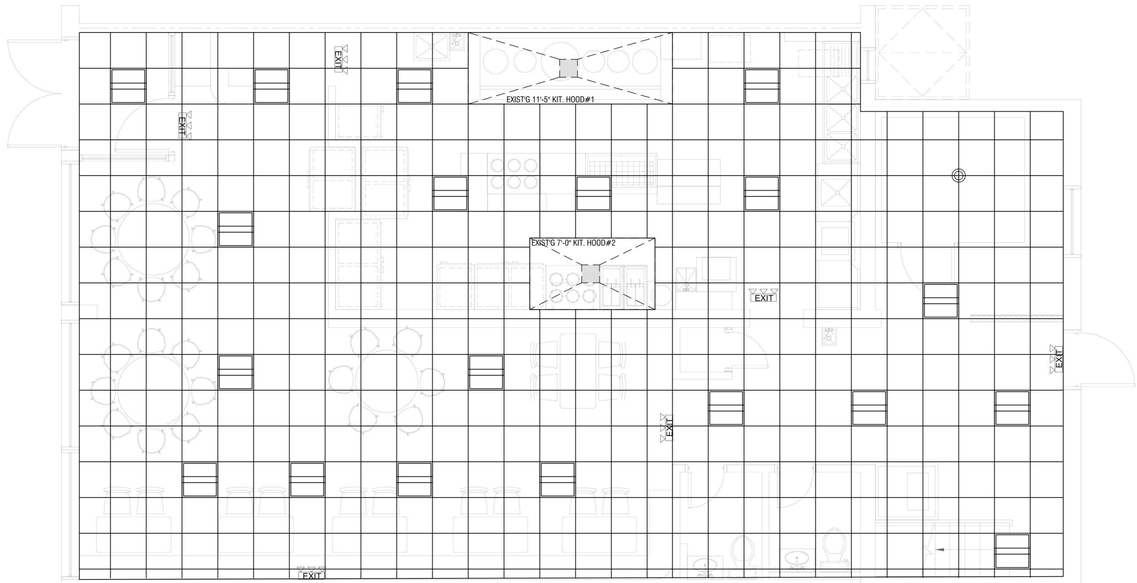
- TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NYCECC, USING C5.
- ALL OF THE LAMPS ARE LED AND HIGH EFFICIENCY.

ADDITIONAL NOTES

- CHECK ALL LEAD TIMES ON ALL FINISHES. SOME MAY HAVE 6-8 WEEK LEAD TIME.
- TILE INSTALLER TO VERIFY ALIGNMENT OF GROUT JOINTS OF WALL AND FLOOR TILE PRIOR TO INSTALLATION.
- THE GENERAL CONTRACTOR IS TO PROVIDE CONTROL SAMPLES FOR ALL FINISHES AND MILLWORK TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL PAINT TO BE LATEX BASED U.N.O. ALL EXTERIOR PAINT TO BE EXTERIOR GRADE. ALL METAL PAINT, INTERIOR OR EXTERIOR, TO BE ALKYD BASED.
- ALL INTERIOR WALLS IN THE FRONT OF HOUSE TO BE EGGSHELL/SATIN FINISH U.N.O. ALL CEILING FINISHES TO BE FLAT/MATTE FINISH. ALL PAINT IN RESTROOMS TO BE SEMI-GLOSS. EACH FACE AND JAMB OF DOORS TO MATCH DOOR FRAME. ALL EXTERIOR METAL TO BE SEMI-GLOSS FINISH.

FINISH SCHEDULE - CEILING

ITEM NO.	ITEM DESCRIPTION	MANUFACTURER	COLLECTION	NUMBER	PROFILE	COLOR	SIZE	THICKNESS	LOCATION	NOTES
CLG-2	CEILING PANEL	-	-	-	-	-	-	-	ALL AREA OF WORK	EXISTG DAMAGED CEILING TO BE REPAIR AS NECESSARY



1 CEILING REFLECTING PLAN
SCALE: 1/4" = 1'-0"

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04/01/2024

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REFLECTING CEILING PLAN

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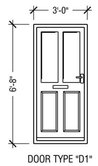
DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR							FRAME		SADDLE	FENESTRATION RATING			REMARK
		SIZE			MATERIAL	FINISH	GLAZING	FIRE RATING	MATERIAL	FINISH	MATERIAL	U-FACTOR	SHGC	AIR LEAKAGE	
		WIDTH	HEIGHT	THICKNESS											
D1	BATHROOM/CLOSET	24"	80"	1-3/4"	WD	PAINT	WD	PAINT	-	-	-	-	-	-	-



DOOR TYPE "D1"

LINTEL SCHEDULE

OPENING	STEEL ANGLES	WIDE FLANGE BEAM	REMARKS
4'-0" OR LESS	L4" x 3-1/2" x 5/16"	W10 x 15 MIN.	DOUBLE LINTELS FOR MASONRY WALLS WITH FACE BRICK AND BACK-UP CONCRETE BLOCK WALLS
4'-1" TO 7'-0"	L5" x 3-1/2" x 5/16"	W10 x 17 MIN.	
OVER 7'-0"	L5" x 3-1/2" x 1/2"	W10 x 19 MIN.	

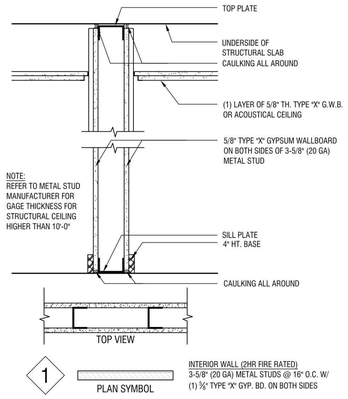
NOTE:
A. 3-1/2" LEGS ARE HORIZONTAL
B. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS
C. PROVIDE L5" x 5" x 5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS
D. PROVIDE MIN. 6" BEARING AT EACH END FOR ALL LINTELS
E. LINTELS OVER 4'-0" SHALL BE FIREPROOFED
F. ALL VOIDS BETWEEN LINTELS AND MASONRY UNITS TO BE FIRE PROOF GOUT FILLED

HEADER SCHEDULE

OPENING	REQUIRED MEMBER
UP TO 8'-0"	(2) 1-3/4" X 9-1/2" LVL U.O.N.
UP TO 10'-0"	(2) 1-3/4" X 11-7/8" LVL U.O.N.

NOTE:
FOR ALL HEADER POST NOT SPECIFIED:
USE (2) 2X6 POST FOR OPENINGS < 6'-0"
USE 3-1/2" X 5-1/4" PSL COL. FOR OPENINGS > 6'-0"

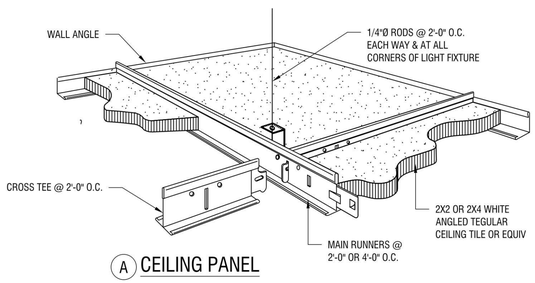
1 GENERAL CONSTRUCTION SCHEDULE
SCALE: N.T.S.



INTERIOR WALL (1HR FIRE RATED)

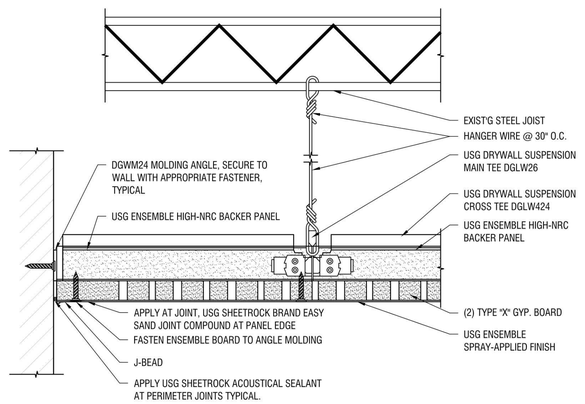
SCALE: N.T.S. BSA CAL NO 439-52-SM

2 WALL TYPE DETAIL
SCALE: N.T.S.

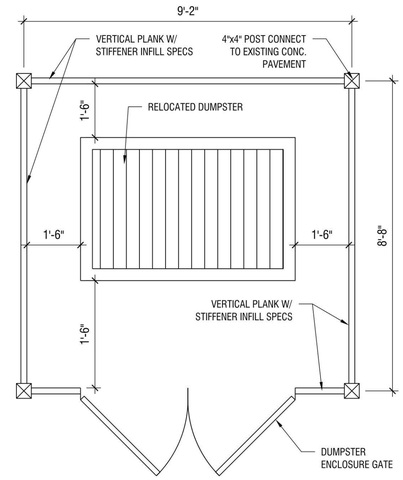


A CEILING PANEL

3 DROP CEILING DETAILS(TYP.)
SCALE: N.T.S.



B SHEETROCK PANEL



4 DUMPSTER ENCLOSURE(TYP.)
SCALE: N.T.S.

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04/01/2024

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SECTION: 9, BLOCK: 142, LOT: 28

DRAWING TITLE:
GENERAL CONSTRUCTION DETAILS

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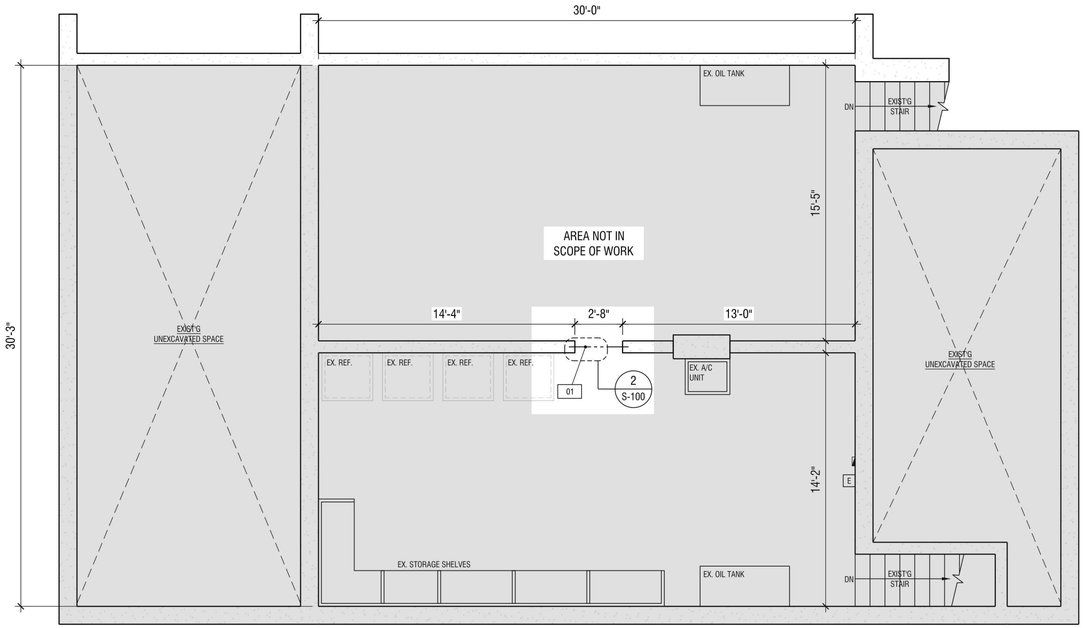
SEISMIC LOADS PER ASCE 7-05

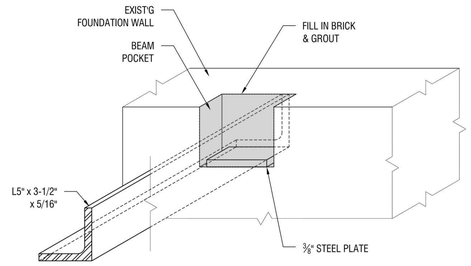
1. SEISMIC IMPORTANCE FACTOR I-1.0 OCCUPANCY CATEGORY II
2. MAPPED SPECTRAL RESPONSE ACCELERATIONS, Ss=0.35g, S1=0.07g
3. SITE CLASS C.
4. SPECTRAL RESPONSE COEFFICIENTS Sds=0.36g
5. SEISMIC DESIGN CATEGORY: B
6. BASIC SEISMIC-FORCE-RESISTING SYSTEMS: ORDINARY STEEL MOMENT FRAMES.
7. DESIGN BASE SHEAR V=70.99K
8. SEISMIC RESPONSE COEFFICIENTS Cs=0.0263
9. RESPONSE MODIFICATION FACTOR, R=3
10. ANALYSIS PROCEDURE USED: EQUIVALENT
11. DESIGN BASE SHEAR: 110 KIPS
12. LATERAL SYSTEM DESCRIPTION: ORDINARY MOMENT FRAMES/BRACING.

STRUCTURE LEGEND

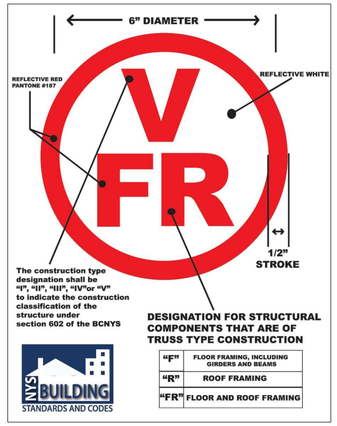
SYMBOL	STRUCTURAL COMPONENT	SIZE (INCH)	LBs/LF
01	L-SHAPE STRUCTURAL STEEL	L5" x 3-1/2" x 5/16"	8.70



1 EXIST'G CELLAR PLAN
SCALE: 1/4" = 1'-0"



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



3 TRUSS TYPE IDENTIFICATION ID SIGN
SCALE: 1/4" = 1'-0"

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SECTION: 9, BLOCK: 142, LOT: 28

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STRUCTURAL PLAN & DETAIL

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ELECTRICAL SYMBOLS

ELECTRICAL & LIGHTING EQUIPMENT	
	POWER PANELBOARD OR DISTRIBUTION PANEL
EXIT	3 HEADS EMERGENCY LIGHTING
LIGHTING EQUIPMENT	
S_1	SINGLE POLE SWITCH
S_2	TWO-WAY POLE SWITHCH
	WIRING CONCEALED IN WALL/CEILING
	2X4 LED PANEL LIGHT
	VAPOR PROOF LIGHT

ELECTRICAL NOTES

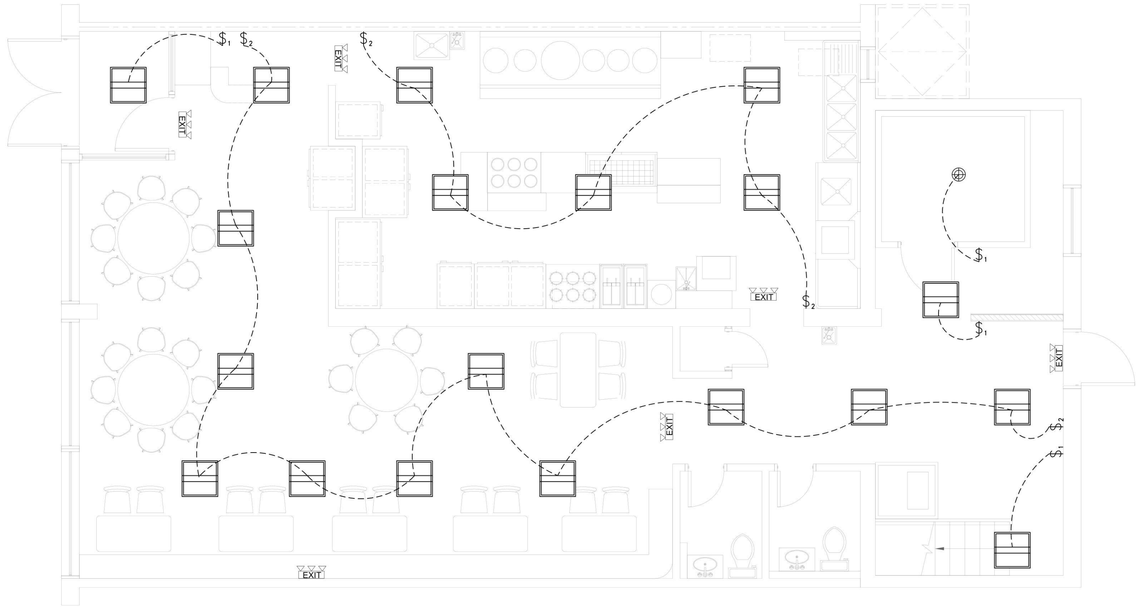
1. GROUNDING: ALL WORK SHALL BE PERMANENTLY AND EFFECTUALLY GROUNDED WHETHER OR NOT SUCH CONNECTIONS ARE SPECIFICALLY SHOWN OR SPECIFIED. GROUND RESISTANCE AT ANY POINT SHALL NOT EXCEED THE REQUIREMENTS OF LATEST NYS ELECTRICAL CODE.
2. CUTTING AND PATCHING: THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ROUGH OR FINISH WORK REQUIRED BY ELECTRICAL INSTALLATIONS. PATCHING SHALL BE OF THE SAME MATERIAL FINISH, AND WORKMANSHIP AS THE ORIGINAL WORK.
3. ALL CONDUIT RUNS, WHEN SHOWN ON THE DRAWINGS. ARE SHOWN DIAGRAMMATIC ALLY TO OUTLINE THE GENERAL ROUTING OF MAJOR FEEDERS AND BRANCH WIRING. IT IS NOT WITHIN THE SCOPE OF THESE DRAWINGS TO SHOW ALL NECESSARY BENDS, OFFSETS. PULL BOXES, JUNCTION BOXES AND OBSTRUCTIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL HIS WORK TO CONFORM TO THE REQUIREMENTS OF THE ELECTRICAL CODE AND TO PRESERVE HEADROOM.
4. ALL CONDUIT AND CABLE HOMERUNS SHALL CONSIST OF THREE CIRCUITS MAXIMUM TO THE PANELBOARD, UNLESS OTHERWISE NOTED. COMBINING OF MULTIPLE HOMERUNS IN A SINGLE CONDUIT SHALL NOT BE PERMITTED.
5. PROVIDE PIPE SLEEVES WHERE CONDUITS ARE ROUTED THROUGH FOUNDATION WALLS, SLABS AND FIRE RATED PARTITIONS. PIPE SLEEVES SHALL BE GROUTED. SEALANT SHALL BE APPLIED AROUND THE CONDUIT IN THE SLEEVE IN ORDER TO PREVENT INGRESS OF MOISTURE. WALL AND SLAB PENETRATIONS SHALL BE COMPLETELY WATERPROOFED AND/OR FIRE PROOFED.
6. FOR EXACT LOCATION OF LIGHT FIXTURES, LIGHTING FIXTURE SCHEDULE AND LIGHTING SYMBOLS REFER TO ARCHITECTURAL AND/OR LIGHTING CONSULTANT DRAWINGS. INFORMATION SHOWN IN ELECTRICAL DRAWINGS IS FOR REFERENCE ONLY. FINAL LIGHTING APPROVAL BY ARCHITECT.
7. INSTALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATING, MAINTENANCE AND REPAIR, MINOR DEVIATIONS FROM DRAWINGS, WITH NO MATERIAL COMPROMISE IN OUAUITY, MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES OF MAGNITUDE AND/OR CHANGES WHICH RESULT IN EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL BY THE OWNER'S REPRESENTATIVE.
8. ALL OPENINGS BETWEEN FLOORS, THROUGH RATED FIRE AND SMOKE WALLS. CREATED BY THE CONTRACTOR FOR CABLE OR CONDUIT PASS THROUGH SHALL BE SEALED WITH A FIRE STOPPING MATERIAL. FIRE STOPPING MATERIAL AND IFS APPLICATION SHALL BE ACCOMPUSHED IN SUCH A MANNER THAT IS ACCEPTABLE TO THE LOCAL FIRE AND BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS WORK. ANY OPENINGS CREATED BY OR FOR THE CONTRACTOR AND LEFT UNUSED SHALL ALSO BE SEALED AS PART OF THIS WORK. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATING OF WALLS AND SLABS.
9. ARCHITECTURAL FEATURES AS WELL AS OTHER TRADES EQUIPMENT SHOWN ON ELECTRICAL DRAWINGS ARE FOR BACKGROUND INFORMATION ONLY. COORDINATE WITH OTHER TRADES TO DETERMINE THE EXACT LOCATION OF FANS, A/C UNITS, MOTORS, PUMPS, EQUIPMENT TERMINAL BOXES. AND OTHER EQUIPMENT TO BE INSTALLED BY OTHER TRADES BEFORE CONDUIT WORK IS STARTED.
10. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC, SIZES AND LOCATION OF EQUIPMENT AND WIRING ARE SHOWN TO SCALE WHERE POSSIBLE. BUT MAY BE DISTORTED FOR CLARITY ON THE DRAWINGS.
11. REMOVE ALL DEBRIS RESULTING FROM REMOVAL AND/OR INSTALLATION OF ELECTRICAL WORK FROM THE PREMISES. REMOVAL OF DEBRIS SHALL BE COORDINATED WITH BUILDING MANAGEMENT. DISPOSAL WORK SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE BUILDING CODE AND WITH ALL STATE AND FEDERAL REGULATIONS
12. CONDUIT RUNS SHALL CLEAR ALL ARCHITECTURAL FEATURES (DOORS, WINDOWS. ETC.) AND STRUCTURAL MEMBERS. CONDUIT INSTALLATION SHALL ALSO BE MADE TO AVOID INTERFERENCE WITH PIPES, DUCTS, OR OTHER EQUIPMENT CORRESPONDING TO OTHER TRADES, INCLUDING BUT NOT LIMITED TO MECHANICAL, PLUMBING AND FIRE PROTECTION. SHALL ANY OF THIS ELEMENTS PREVENT THE INSTALLATION OF RACEWAY AS DELINEATED ON THE CONTRACT DOCUMENTS. DEVIATION MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. ANY VARIATION DUE TO FIELD CONDITIONS SHALL NOT REPRESENT AN ADDITIONAL COST TO OWNER.
13. ALL CONDUIT RUNS SHALL BE CONCEALED WITHIN WALLS OR CEILING. EXPOSED CONDUITS AND BOXES. WHEN REQUIRED. SHALL BE PAINTED. PAINTING SHALL CONSIST OF A PRIME COAT AND A FINISHED COAT, COLOR AS SELECTED BY ARCHITECT OR TO MATCH SURROUNDING SURFACES. FACTORY PAINTING WILL BE ACCEPTED AS A PRIME COAT.
14. ALL GROUND WIRES SHALL BE INSTALLED IN CONDUIT.
15. ALL EQUIPMENT/DEVICES PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE NEW AND OF FIRST QUALITY AND SHALL BEAR THE APPROPRIATE UL OR CSA APPROVED LABELS FOR SPECIFIC PURPOSE. ALL MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (NEC).
16. ALL PENETRATIONS THROUGH OR CHOPPING OF FLOOR SLAB FOR ELECTRICAL INSTALLATION SHALL BE COORDINATED WITH BUILDING MANAGER. ALL WORK SHALL BE PERFORMED AFTER NORMAL BUSINESS HOURS. LOCATIONS SHALL BE LAID OUT AND CONFIRMED BY ARCHITECTPRIOR TO START OF PHYSICAL WORK.
17. THE DRAWINGS MAY NOT SHOW COMPLETE OR ACCURATE DETAILS OF THE EXISTING BUILDING IN EVERY RESPECT. EXACT LOCATIONS AND RELATIONSHIPS ARE TO BE DETERMINED IN FIELD AND SHALL BE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. THE ELECTRICAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR
18. PROVIDE OUTLET BOXES AND ENCLOSURES APPROPRIATE FOR THE PURPOSE AT ALL LOCATIONS WHERE THE DRAWINGS REQUIRE THE INSTALLATION OF ELECTRICAL DEVICES OR ELECTRICAL EQUIPMENT.
19. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER FOR EACH RECEPTACLE LOCATED WITHIN 6'-0" OF WATER OR UOUIDS AND FOR OUTDOORS RECEPTACLES WHETHER INDICATED ON DRAWINGS OR NOT.
20. THE MINIMUM RATING OF DISCONNECT SWITCHES SHALL BE EQUAL TO OR GREATER THAN THE RATING OF THE PROTECTIVE DEVICES ON THE SUPPLY SIDE OF THE DISCONNECT SWITCH. MINIMUM DISCONNECT SWITCH SIZE IS 30 AMPERES.

EXIT SIGN NOTES

1. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
2. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS.
3. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS.
4. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

LIGHTING FIXTURE SCHEDULE

TYPE	MOUNT	LAMP	INPUT WATTAGE	QUANTITY	TOTAL WATTAGE	EFFICACY	VOLTAGE	LOCATION	REMARK
	2X4 LED PANEL LIGHT	LED	40.0W	19	760.0	85.0%	120	RECEPTION AREA	N/A
	VAPOR PROOF LIGHT	INCANDESCETNT	100.0W	1	100.0	85.0%	120	WALK-IN COOLER/FREEZER	MIN. 40 LM. PER WATT



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

DISAPPROVED
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04/01/2024

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PROJECT ADDRESS:
344 HILLSIDE AVE.
WILLISTON PARK, NY 11596
SECTION: 9, BLOCK: 142, LOT: 28

DRAWING TITLE:
LIGHTING PLAN & NOTES

SHEET NO.:
E-100.00

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ELECTRICAL SYMBOLS

ELECTRICAL & LIGHTING EQUIPMENT	
	POWER PANELBOARD OR DISTRIBUTION PANEL
EXIT	3 HEADS EMERGENCY LIGHTING
LIGHTING EQUIPMENT	
$_1	SINGLE POLE SWITCH
$_2	TWO-WAY POLE SWITHCH
	WIRING CONCEALED IN WALL/CEILING
	2X4 LED PANEL LIGHT
	VAPOR PROOF LIGHT

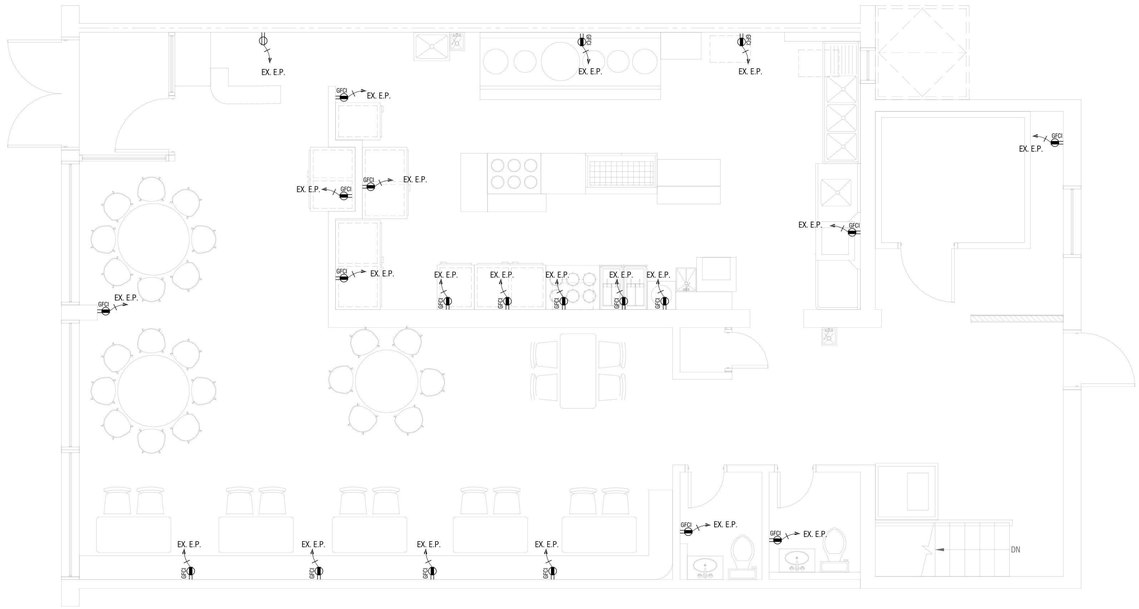
ELECTRICAL NOTES

1. GROUNDING: ALL WORK SHALL BE PERMANENTLY AND EFFECTUALLY GROUNDED WHETHER OR NOT SUCH CONNECTIONS ARE SPECIFICALLY SHOWN OR SPECIFIED. GROUND RESISTANCE AT ANY POINT SHALL NOT EXCEED THE REQUIREMENTS OF LATEST NYS ELECTRICAL CODE.
2. CUTTING AND PATCHING: THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ROUGH OR FINISH WORK REQUIRED BY ELECTRICAL INSTALLATIONS. PATCHING SHALL BE OF THE SAME MATERIAL FINISH, AND WORKMANSHIP AS THE ORIGINAL WORK.
3. ALL CONDUIT RUNS, WHEN SHOWN ON THE DRAWINGS. ARE SHOWN DIAGRAMMATIC ALLY TO OUTLINE THE GENERAL ROUTING OF MAJOR FEEDERS AND BRANCH WIRING. IT IS NOT WITHIN THE SCOPE OF THESE DRAWINGS TO SHOW ALL NECESSARY BENDS, OFFSETS. PULL BOXES, JUNCTION BOXES AND OBSTRUCTIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL HIS WORK TO CONFORM T0 THE REQUIREMENTS OF THE ELECTRICAL CODE AND TO PRESERVE HEADROOM.
4. ALL CONDUIT AND CABLE HOMERUNS SHALL CONSIST OF THREE CIRCUITS MAXIMUM TO THE PANELBOARD, UNLESS OTHERWISE NOTED. COMBINING OF MULTIPLE HOMERUNS IN A SINGLE CONDUIT SHALL NOT BE PERMITTED.
5. PROVIDE PIPE SLEEVES WHERE CONDUITS ARE ROUTED THROUGH FOUNDATION WALLS, SLABS AND FIRE RATED PARTITIONS. PIPE SLEEVES SHALL BE GROUTED. SEALANT SHALL BE APPLIED AROUND THE CONDUIT IN THE SLEEVE IN ORDER TO PREVENT INGRESS OF MOISTURE. WALL AND SLAB PENETRATIONS SHALL BE COMPLETELY WATERPROOFED AND/OR FIRE PROOFED.
6. FOR EXACT LOCATION OF LIGHT FIXTURES, LIGHTING FIXTURE SCHEDULE AND LIGHTING SYMBOLS REFER TO ARCHITECTURAL AND/OR LIGHTING CONSULTANT DRAWINGS. INFORMATION SHOWN IN ELECTRICAL DRAWINGS IS FOR REFERENCE ONLY. FINAL LIGHTING APPROVAL BY ARCHITECT.
7. INSTALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATING, MAINTENANCE AND REPAIR, MINOR DEVIATIONS FROM DRAWINGS, WITH NO MATERIAL COMPROMISE IN OUAUITY, MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES OF MAGNITUDE AND/OR CHANGES WHICH RESULT IN EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL BY THE OWNER'S REPRESENTATIVE.
8. ALL OPENINGS BETWEEN FLOORS, THROUGH RATED FIRE AND SMOKE WALLS. CREATED BY THE CONTRACTOR FOR CABLE OR CONDUIT PASS THROUGH SHALL BE SEALED WITH A FIRE STOPPING MATERIAL. FIRE STOPPING MATERIAL AND IFS APPLICATION SHALL BE ACCOMPUISHED IN SUCH A MANNER THAT IS ACCEPTABLE TO THE LOCAL FIRE AND BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS WORK. ANY OPENINGS CREATED BY OR FOR THE CONTRACTOR AND LEFT UNUSED SHALL ALSO BE SEALED AS PART OF THIS WORK. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATING OF WALLS AND SLABS.
9. ARCHITECTURAL FEATURES AS WELL AS OTHER TRADES EQUIPMENT SHOWN ON ELECTRICAL DRAWINGS ARE FOR BACKGROUND INFORMATION ONLY. COORDINATE WITH OTHER TRADES TO DETERMINE THE EXACT LOCATION OF FANS, A/C UNITS, MOTORS, PUMPS, EQUIPMENT TERMINAL BOXES. AND OTHER EQUIPMENT TO BE INSTALLED BY OTHER TRADES BEFORE CONDUIT WORK IS STARTED.
10. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC, SIZES AND LOCATION OF EQUIPMENT AND WIRING ARE SHOWN TO SCALE WHERE POSSIBLE. BUT MAY BE DISTORTED FOR CLARITY ON THE DRAWINGS.
11. REMOVE ALL DEBRIS RESULTING FROM REMOVAL AND/OR INSTALLATION OF ELECTRICAL WORK FROM THE PREMISES. REMOVAL OF DEBRIS SHALL BE COORDINATED WITH BUILDING MANAGEMENT. DISPOSAL WORK SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE BUILDING CODE AND WITH ALL STATE AND FEDERAL REGULATIONS
12. CONDUIT RUNS SHALL CLEAR ALL ARCHITECTURAL FEATURES (DOORS, WINDOWS. ETC.) AND STRUCTURAL MEMBERS. CONDUIT INSTALLATION SHALL ALSO BE MADE TO AVOID INTERFERENCE WITH PIPES, DUCTS, OR OTHER EQUIPMENT CORRESPONDING TO OTHER TRADES, INCLUDING BUT NOT LIMITED TO MECHANICAL, PLUMBING AND FIRE PROTECTION. SHALL ANY OF THIS ELEMENTS PREVENT THE INSTALLATION OF RACEWAY AS DELINEATED ON THE CONTRACT DOCUMENTS, DEVIATION MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. ANY VARIATION DUE TO FIELD CONDITIONS SHALL NOT REPRESENT AN ADDITIONAL COST TO OWNER.
13. ALL CONDUIT RUNS SHALL BE CONCEALED WITHIN WALLS OR CEILING. EXPOSED CONDUITS AND BOXES, WHEN REQUIRED. SHALL BE PAINTED. PAINTING SHALL CONSIST OF A PRIME COAT AND A FINISHED COAT, COLOR AS SELECTED BY ARCHITECT OR TO MATCH SURROUNDING SURFACES. FACTORY PAINTING WILL BE ACCEPTED AS A PRIME COAT.
14. ALL GROUND WIRES SHALL BE INSTALLED IN CONDUIT.
15. ALL EQUIPMENT/DEVICES PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE NEW AND OF FIRST QUALITY AND SHALL BEAR THE APPROPRIATE UL OR CSA APPROVED LABELS FOR SPECIFIC PURPOSE. ALL MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (NEC).
16. ALL PENETRATIONS THROUGH OR CHOPPING OF FLOOR SLAB FOR ELECTRICAL INSTALLATION SHALL BE COORDINATED WITH BUILDING MANAGER. ALL WORK SHALL BE PERFORMED AFTER NORMAL BUSINESS HOURS. LOCATIONS SHALL BE LAID OUT AND CONFIRMED BY ARCHITECTPRIOR TO START OF PHYSICAL WORK.
17. THE DRAWINGS MAY NOT SHOW COMPLETE OR ACCURATE DETAILS OF THE EXISTING BUILDING IN EVERY RESPECT. EXACT LOCATIONS AND RELATIONSHIPS ARE TO BE DETERMINED IN FIELD AND SHALL BE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. THE ELECTRICAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR
18. PROVIDE OUTLET BOXES AND ENCLOSURES APPROPRIATE FOR THE PURPOSE AT ALL LOCATIONS WHERE THE DRAWINGS REQUIRE THE INSTALLATION OF ELECTRICAL DEVICES OR ELECTRICAL EQUIPMENT.
19. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER FOR EACH RECEPTACLE LOCATED WITHIN 6'-0" OF WATER OR UOUIDS AND FOR OUTDOORS RECEPTACLES WHETHER INDICATED ON DRAWINGS OR NOT.
20. THE MINIMUM RATING OF DISCONNECT SWITCHES SHALL BE EQUAL TO OR GREATER THAN THE RATING OF THE PROTECTIVE DEVICES ON THE SUPPLY SIDE OF THE DISCONNECT SWITCH. MINIMUM DISCONNECT SWITCH SIZE IS 30 AMPERES.

EXIT SIGN NOTES

1. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
2. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS.
3. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS.
4. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

OUTLET SCHEDULE						
TYPE	MANUFACTURE	LOCATION	AMPS	TYPE	QTY.	REMARKS
	LEVITON	1ST FLOOR	20	DUPLEX	1	-
	LEVITON	1ST FLOOR	20	DUPLEX	20	GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)



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

DISAPPROVED
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04/01/2024

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OWNER INFO

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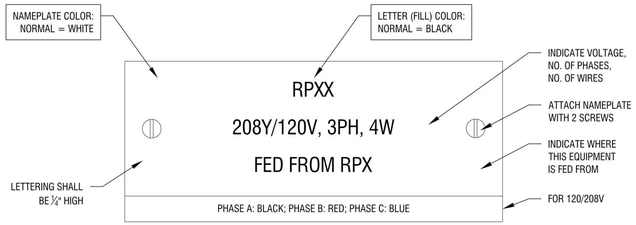
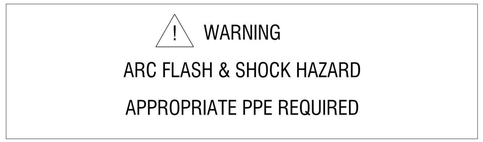
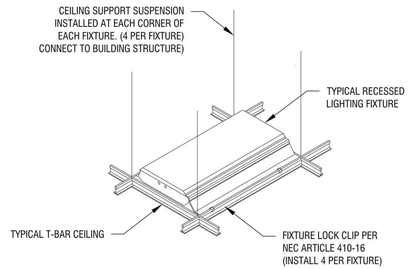


1 DETAIL - ELECTRICAL NAMEPLATE
SCALE: N.T.S.



REFERENCE SPECIFICATIONS FOR REQUIRED LABEL INFORMATION.
PROVIDE FOR ALL ELECTRICAL EQUIPMENT PER NEC

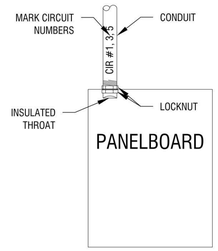
2 DETAIL - ARC FLASH WARNING LABEL
SCALE: N.T.S.



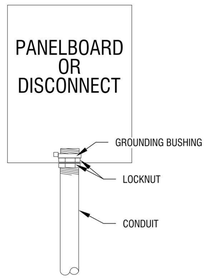
NOTES:

1. VERIFY AREAS REQUIRING 1HR RATED CEILINGS.

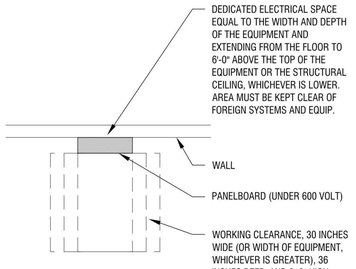
3 DETAIL - RECESSED 2x4 MOUNTING
SCALE: N.T.S.



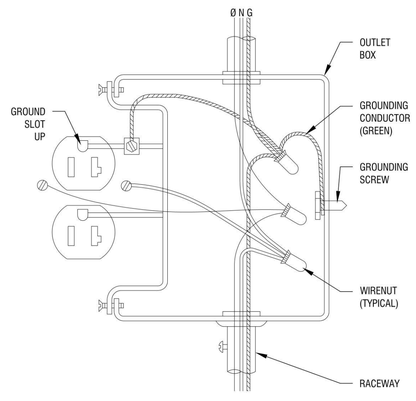
4 DETAIL - BRANCH CIRCUIT CONDUIT TERMINATION
SCALE: N.T.S.



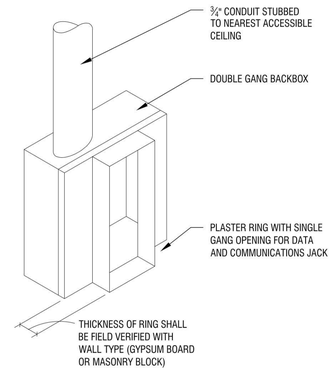
5 DETAIL - CONDUIT TERMINATION
SCALE: N.T.S.



6 DETAIL - PANEL WORKING CLEARANCE
SCALE: N.T.S.



7 DETAIL - TYPICAL RECEPTACLE
SCALE: N.T.S.



8 DETAIL - DATA/COMM/VOICE OUTLET
SCALE: N.T.S.

DISAPPROVED
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04/01/2024

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LEGEND & SYMBOL

CW — COLD WATER

HW — HOT WATER

MIXING VALVE

P — NEW PLUMBING FIXTURES

EQ — KITCHEN FIXTURES

SHEET NOTE:

PER SECTION 408 OF NYSFGC
ALL CAPS AND ASSOCIATED LINES NOT CONNECTED TO APPLIANCE OR EQUIPMENT SHALL BE REMOVED BY LICENSED PLUMBER.

ALL HORIZONTAL STEEL, CAST IRON, AND COPPER PIPE SHALL BE SUPPORTED AT MAXIMUM INTERVALS AS FOLLOWS: STEEL AND CAST IRON PIPE UP TO 1 1/4" 8' 0"; 1 1/2" TO 2 1/2" 10' 0"; 3" AND LARGER 12' 0". COPPER TUBE AND BRASS PIPE UP TO 1 1/4" 6' 0"; 1 1/2" TO 2 1/2" 8' 0"; 3" AND LARGER 10' 0".

PLUMBING NOTE:

1. ALL WORK TO BE DONE BY A PLUMBER LICENSED IN THE LOCAL MUNICIPALITY.
2. ALL PLUMBING WORK SHALL CONFORM TO THE STANDARDS OF THE 2015 INTERNATIONAL BUILDING CODE AND THE NEW YORK STATE WATER SUPPLY, GAS AND ELECTRICITY AND ALL OTHER AGENCIES HAVING JURISDICTION.
3. PLUMBING SHALL FILE FOR ALL ADDITIONAL WORK NOT COVERED BY THIS APPLICATION WITH THE PROPER AUTHORITY AND SHALL PAY FOR ALL FEE AND PERMITS
4. THE PLUMBER SHALL PAY FOR AND OBTAIN ALL PERMITS, INSPECTIONS, ETC. RELATED TO HIS WORK UNDER THIS APPLICATION, AS REQUIRED FOR THE COMPLETION OF HIS WORK.
5. CONTRACTOR SHALL PERFORM ALL PLUMBING WORK AS REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE AND AS SPECIFIED HEREIN.
6. CONTRACTOR SHALL REMOVE ALL UNUSED AND UNNECESSARY PIPING AND SHALL PROVIDE NEW AS SHOWN ON PLANS.
7. ALL PIPING IS TO BE CONCEALED IN WALLS, SOFFITS, OR HUNG CEILINGS AND SHALL NOT BE EXPOSED TO VIEW, UNLESS AS NOTED.
8. EXISTING PIPING SHALL BE MODIFIED AS REQUIRED TO PROVIDE A COMPLETE SYSTEM.
9. PLUMMER SHALL PERFORM ALL WORK AS REQUIRED TO PROVIDE A COMPLETE SYSTEM INCLUDING FIXTURES IN ACCORDANCE WITH REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE OR ANY AGENCY HAVING JURISDICTION.
10. WATER DISTRIBUTION SYSTEM TO BE COPPER TUBING OR APPROVED EQUAL THROUGHOUT.
11. NO JOIST TO BE CUT FOR PLUMBING ROUGHING.

PROVIDE MECHANICAL VENTILATION FOR BATHROOM AS PER R303.3. INSTALL FAN ON LIGHT SWITCH CAPABLE MINIMUM 80 CFM VENTED TO EXTERIOR.

THE CONTRACTOR SHALL PROVIDE RECEPTACLES SO THAT NO POINT ALONE THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE.

ALL BATH, TOILET, KITCHEN, AND GARAGE OUTLETS SHALL BE GROUND-FAULT-INTERRUPTER PROTECTION APPROVED DEVICES.

DRILLING AND NOTCHING OF EXTERIOR WALLS AND BEARING PARTITIONS SHALL COMPLY WITH SECTION R602.6. DRILLING AND NOTCHING OF TOP PLATE SHALL COMPLY WITH SECTION R602.6.1.

THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL BE IN ACCORDANCE WITH TABLE P2903.2.

BATHTUBS WITH SHOWER HEADS AND SHOWER COMPARTMENT FLOORS AND WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.

SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOPS.

ALL POTABLE WATER OPENINGS AND OUTLETS SHALL BE PROTECTED BY AN AIR GAP, ATMOSPHERIC-TYPE VACUUM BREAKER, PRESSURE TYPE VACUUM BREAKER OR HOSE CONNECTION BACKFLOW PREVENTER.

SEPARATE SHUT-OFF VALVES WILL BE PROVIDED FOR EACH BATHROOM AND KITCHEN.

ALL CONNECTIONS TO THE POTABLE WATER SHALL CONFORM TO SECTIONS P2902.4.1 THROUGH P2902.4.5.

WOOD FRAMED STRUCTURAL MEMBERS SHALL NOT BE DRILLED, NOTCHED OR ALTERED IN ANY MANNER EXCEPT AS PROVIDED IN SECTION R606.6

A SOIL OR WASTE PIPE, OR BUILDING DRAIN PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH; OR THERE SHALL BE BUILT INTO THE MASONRY WALL A PIPE SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THOUGH.

PIPING SHALL BE INSTALLED IN TRENCHES SO THAT THE PIPING RESTS ON SOLID AND CONTINUOUS BEARING.

DRAIN, WASTE, AND VENT PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.1.

BUILDING SEWER PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.2.

THE WATER SUPPLY FOR DISHWASHERS SHALL BE PROTECTED BY AN AIR GAP OR INTEGRAL BACK-FLOW PREVENTER.

THE DISCHARGE FROM CLOTHES WASHING MACHINES SHALL BE THROUGH AN AIR BREAK.

THE ENTIRE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH SECTION P2503 OF THE CODE.

ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS AND WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 13 THROUGH 24 OF THE RESIDENTIAL CODE OF NEW YORK STATE. ALL LOCAL RULES AND REGULATIONS AND AS SPECIFIED BY THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION.

ALL MECHANICAL SYSTEMS, EQUIPMENT, APPLIANCES, ETC. MUST BE LISTED AND LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, LISTING/LABEL AND THE CODE.

ALL FUEL, GAS SPACE HEATING APPLIANCES IN RESIDENTIAL BUILDINGS SHALL BE REQUIRED WITH A FLAME SAFEGUARD DEVICE, WHICH WILL SHUT OFF THE FUEL SUPPLY TO THE BURNER WHEN THE FLAME OR PILOT LIGHT IS EXTINGUISHED.

ALL EQUIPMENT SHALL PERFORM IN ACCORDANCE WITH TABLE N1103.1 OF THE CODE.

ALL HVAC PIPING SHALL BE INSULATED IN ACCORDANCE WITH TABLE N1103.5.

DOMESTIC HOT WATER HEATING EQUIPMENT SHALL BE SUBJECT TO THE MINIMUM FEDERAL STANDARDS AS PER TABLE N 1104.1 AND N11104.2 AS APPLICABLE.

THE MINIMUM LOAD FOR UNDERGROUND SERVICE CONDUCTORS AND SERVICE DEVICES THAT SERVE 100% OF THE DWELLING UNIT LOAD SHALL BE COMPUTED IN ACCORDANCE WITH TABLE E3502.2.

WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3701.2. ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE 3701.4. GENERAL INSTALLATION AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3702.1.

WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3701.2. ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE 3701.4. GENERAL INSTALLATION AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3702.1.

ALL PLUMBING FIXTURES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH SECTION 307, FIGURE R307.2 OF THE CODE. INDICATE SPACING BETWEEN PLUMBING FIXTURES AS PER FIGURE R307.2 & NON-ABSORBENT SURFACE AT TUB & SOWER AS PER SECTION R307.2.

PLUMBING SCHEDULE

LOCATION	QTY.	TYPE	COLD WATER	HOT WATER	WASTE	GAS
1ST FLOOR	1	EXIST'G HAND SINK	-	-	-	-
	1	NEW MOP SINK	1/2"	1/2"	3"	-
	1	EXIST'G ICE MAKER	-	-	-	-
	1	EXIST'G DISHWASHER W/SINK	-	-	-	-
	1	EXIST'G 3-COMP. SINK	-	-	-	-
	2	EXIST'G GREASE TRAP	-	-	-	-
	2	NEW FLOOR DRAIN	-	-	3"	-

INSULATION SCHEDULE

PIPING SYSTEM TYPES	FLUID TEMPERATURE RANGE °F	RUN OUTS UP TO 1"	1-1/4" TO 2"	2-1/2" TO 4"	5" TO 6"	8" OR LARGER
DOMESTIC COLD WATER	40°F	1/2"	1/2"	1/2"	1/2"	1/2"
DOMESTIC HOT WATER	105°F	1/2"	1"	1-1/2"	1-1/2"	1-1/2"

(INSULATION THICKNESS IN INCHES FOR PIPE SIZE)

GREASE#1 INTERCEPTOR SIZING

QTY	DESCRIPTION	CAPACITY
1	EXIST'G 3 COMP. SINK (TYP. BOWL SIZE:14"X14"X14")	8,232 CUBIC INCHES/29.67 GPM
2	FLOOR DRAIN	3,080 CUBIC INCHES/11.10 GPM
1	EXIST'G DISHWASHER	40.0 GPM(TYP.)
1	FOODS SINK (TYP. BOWL SIZE:14"X14"X14")	2,744 CUBIC INCHES/9.89 GPM

TOTAL CUBIC INCHES = 29.67+ 11.10 + 40.0 + 9.98 = 90.75 GPM
MIN. GREASE TRAP#1 SIZING REQUIREMENT =90.75 GPM X 0.75 = 68.601 GPM = 137.214 LBS

GREASE#2 INTERCEPTOR SIZING

QTY	DESCRIPTION	CAPACITY
1	EXIST'G WOK STATION(TYP. 2" DRAIN)	2,050 CUBIC INCHES/7.39 GPM
1	NEW MOP SINK(BOWL SIZE:20"X16"X6")	1,920 CUBIC INCHES/6.92 GPM

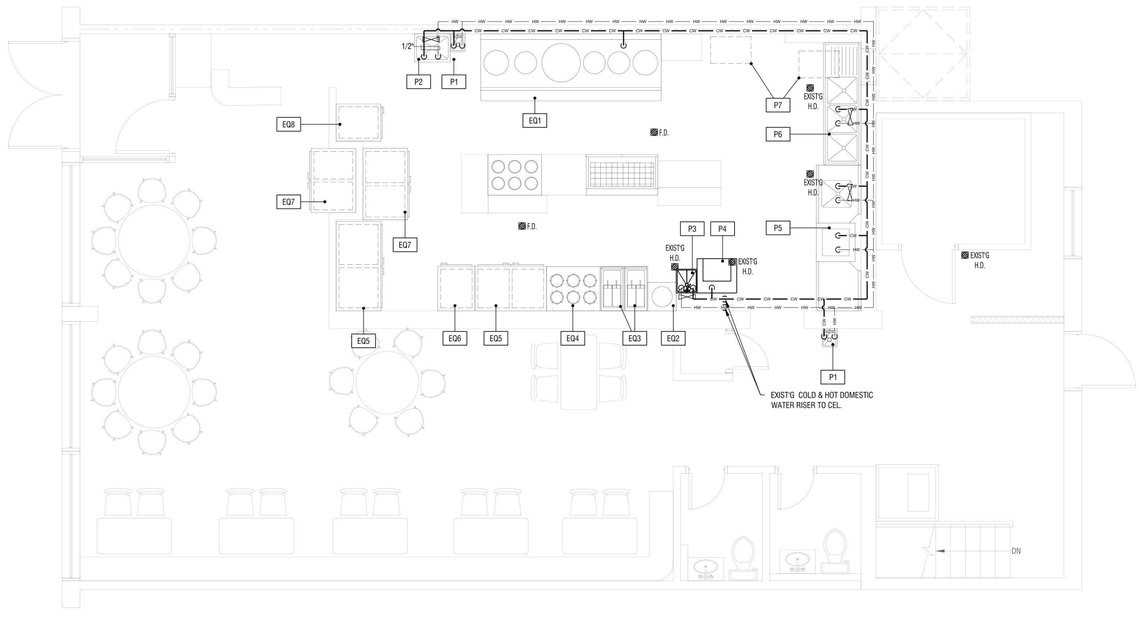
TOTAL CUBIC INCHES = 7.39+ 6.92= 14.31 GPM
MIN. GREASE TRAP#1 SIZING REQUIREMENT =14.31 GPM X 0.75 = 10.73 GPM = 21.46 LBS

KITCHEN EQUIPMENT SCHEDULE

NO.	ITEM DESCRIPTION	MANUFACTURER	MODEL NO.	QTY.	SIZE	BTU/H	LOCATION
EQ1	EXIST'G WOK STATION	-	-	1	-	-	KITCHEN AREA
EQ2	EXIST'G GAS RICE COOKER	-	-	1	-	-	KITCHEN AREA
EQ3	EXIST'G GAS FRYER	-	-	2	-	-	KITCHEN AREA
EQ4	EXIST'G 6-EYE GAS BURNER	-	-	1	-	-	KITCHEN AREA
EQ5	EXIST'G LOW-BOY	-	-	1	-	-	KITCHEN AREA
EQ6	EXIST'G FREEZER	-	-	1	-	-	KITCHEN AREA
EQ7	EXIST'G COOLER(LARGE)	-	-	2	-	-	RECEPTION AREA
EQ8	EXIST'G COOLER(SMALL)	-	-	1	-	-	RECEPTION AREA

PLUMBING EQUIPMENT SCHEDULE

NO.	ITEM DESCRIPTION	MANUFACTURER	MODEL NO.	QTY.	SIZE	LOCATION
P1	EXIST'G HAND SINK	-	-	2	-	KITCHEN AREA
P2	NEW MOP SINK	REGENCY	25" 16-GA MOP SINK	1	25"x21"x10"	KITCHEN AREA
P3	EXIST'G FOOD SINK	-	-	1	-	KITCHEN AREA
P4	EXIST'G ICE MAKER	-	-	1	-	KITCHEN AREA
P5	EXIST'G DISHWASHER W/SINK	-	-	1	-	KITCHEN AREA
P6	EXIST'G 3-COMP. SINK	-	-	1	-	KITCHEN AREA
P7	EXIST'G GREASE TRAP#1	-	-	1	-	CELLAR
P8	EXIST'G GREASE TRAP#2	-	-	1	-	CELLAR



1 WATER SUPPLY PLAN
SCALE: 1/4" = 1'-0"

DISAPPROVED
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04/01/2024

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SECTION: 9, BLOCK: 142, LOT: 28

DRAWING TITLE:
WATER SUPPLY PLAN & NOTES

SHEET NO.:
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LEGEND & SYMBOL

GREASE WASTE — GW GW GW GW GW

SANITARY WASTE — SW SW SW SW SW

P — NEW PLUMBING FIXTURES

EQ — KITCHEN FIXTURES

SHEET NOTE:

PER SECTION 408 OF NYSFGC
ALL CAPS AND ASSOCIATED LINES NOT CONNECTED TO APPLIANCE OR EQUIPMENT SHALL BE REMOVED BY LICENSED PLUMBER.

ALL HORIZONTAL STEEL, CAST IRON, AND COPPER PIPE SHALL BE SUPPORTED AT MAXIMUM INTERVALS AS FOLLOWS: STEEL AND CAST IRON PIPE UP TO 1 1/4" 8' 0"; 1 1/2" TO 2 1/2" 10' 0"; 3" AND LARGER 12' 0". COPPER TUBE AND BRASS PIPE UP TO 1 1/4" 6' 0"; 1 1/2" TO 2 1/2" 8' 0"; 3" AND LARGER 10' 0".

PLUMBING NOTE:

1. ALL WORK TO BE DONE BY A PLUMBER LICENSED IN THE LOCAL MUNICIPALITY.
2. ALL PLUMBING WORK SHALL CONFORM TO THE STANDARDS OF THE 2015 INTERNATIONAL BUILDING CODE AND THE NEW YORK STATE WATER SUPPLY, GAS AND ELECTRICITY AND ALL OTHER AGENCIES HAVING JURISDICTION.
3. PLUMBING SHALL FILE FOR ALL ADDITIONAL WORK NOT COVERED BY THIS APPLICATION WITH THE PROPER AUTHORITY AND SHALL PAY FOR ALL FEE AND PERMITS
4. THE PLUMBER SHALL PAY FOR AND OBTAIN ALL PERMITS, INSPECTIONS, ETC. RELATED TO HIS WORK UNDER THIS APPLICATION, AS REQUIRED FOR THE COMPLETION OF HIS WORK.
5. CONTRACTOR SHALL PERFORM ALL PLUMBING WORK AS REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE AND AS SPECIFIED HEREIN.
6. CONTRACTOR SHALL REMOVE ALL UNUSED AND UNNECESSARY PIPING AND SHALL PROVIDE NEW AS SHOWN ON PLANS.
7. ALL PIPING IS TO BE CONCEALED IN WALLS, SOFFITS, OR HUNG CEILINGS AND SHALL NOT BE EXPOSED TO VIEW, UNLESS AS NOTED.
8. EXISTING PIPING SHALL BE MODIFIED AS REQUIRED TO PROVIDE A COMPLETE SYSTEM.
9. PLUMMER SHALL PERFORM ALL WORK AS REQUIRED TO PROVIDE A COMPLETE SYSTEM INCLUDING FIXTURES IN ACCORDANCE WITH REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE OR ANY AGENCY HAVING JURISDICTION.
10. WATER DISTRIBUTION SYSTEM TO BE COPPER TUBING OR APPROVED EQUAL THROUGHOUT.
11. NO JOIST TO BE CUT FOR PLUMBING ROUGHING.

PROVIDE MECHANICAL VENTILATION FOR BATHROOM AS PER R303.3. INSTALL FAN ON LIGHT SWITCH CAPABLE MINIMUM 80 CFM VENTED TO EXTERIOR.

THE CONTRACTOR SHALL PROVIDE RECEPTACLES SO THAT NO POINT ALONE THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE.

ALL BATH, TOILET, KITCHEN, AND GARAGE OUTLETS SHALL BE GROUND-FAULT-INTERRUPTER PROTECTION APPROVED DEVICES.

DRILLING AND NOTCHING OF EXTERIOR WALLS AND BEARING PARTITIONS SHALL COMPLY WITH SECTION R602.6. DRILLING AND NOTCHING OF TOP PLATE SHALL COMPLY WITH SECTION R602.6.1.

THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL BE IN ACCORDANCE WITH TABLE P2903.2.

BATHTUBS WITH SHOWER HEADS AND SHOWER COMPARTMENT FLOORS AND WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.

SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOPS.

ALL POTABLE WATER OPENINGS AND OUTLETS SHALL BE PROTECTED BY AN AIR GAP, ATMOSPHERIC-TYPE VACUUM BREAKER, PRESSURE TYPE VACUUM BREAKER OR HOSE CONNECTION BACKFLOW PREVENTER.

SEPARATE SHUT-OFF VALVES WILL BE PROVIDED FOR EACH BATHROOM AND KITCHEN.

ALL CONNECTIONS TO THE POTABLE WATER SHALL CONFORM TO SECTIONS P2902.4.1 THROUGH P2902.4.5.

WOOD FRAMED STRUCTURAL MEMBERS SHALL NOT BE DRILLED, NOTCHED OR ALTERED IN ANY MANNER EXCEPT AS PROVIDED IN SECTION R606.6

A SOIL OR WASTE PIPE, OR BUILDING DRAIN PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH; OR THERE SHALL BE BUILT INTO THE MASONRY WALL A PIPE SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THOUGH.

PIPING SHALL BE INSTALLED IN TRENCHES SO THAT THE PIPING RESTS ON SOLID AND CONTINUOUS BEARING.

DRAIN, WASTE, AND VENT PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.1.

BUILDING SEWER PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.2.

THE WATER SUPPLY FOR DISHWASHERS SHALL BE PROTECTED BY AN AIR GAP OR INTEGRAL BACK-FLOW PREVENTER.

THE DISCHARGE FROM CLOTHES WASHING MACHINES SHALL BE THROUGH AN AIR BREAK.

THE ENTIRE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH SECTION P2503 OF THE CODE.

ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS AND WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 13 THROUGH 24 OF THE RESIDENTIAL CODE OF NEW YORK STATE. ALL LOCAL RULES AND REGULATIONS AND AS SPECIFIED BY THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION.

ALL MECHANICAL SYSTEMS, EQUIPMENT, APPLIANCES, ETC. MUST BE LISTED AND LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, LISTING/LABEL AND THE CODE.

ALL FUEL, GAS SPACE HEATING APPLIANCES IN RESIDENTIAL BUILDINGS SHALL BE REQUIRED WITH A FLAME SAFEGUARD DEVICE, WHICH WILL SHUT OFF THE FUEL SUPPLY TO THE BURNER WHEN THE FLAME OR PILOT LIGHT IS EXTINGUISHED.

ALL EQUIPMENT SHALL PERFORM IN ACCORDANCE WITH TABLE N1103.1 OF THE CODE.

ALL HVAC PIPING SHALL BE INSULATED IN ACCORDANCE WITH TABLE N1103.5.

DOMESTIC HOT WATER HEATING EQUIPMENT SHALL BE SUBJECT TO THE MINIMUM FEDERAL STANDARDS AS PER TABLE N 1104.1 AND N11104.2 AS APPLICABLE.

THE MINIMUM LOAD FOR UNDERGROUND SERVICE CONDUCTORS AND SERVICE DEVICES THAT SERVE 100% OF THE DWELLING UNIT LOAD SHALL BE COMPUTED IN ACCORDANCE WITH TABLE E3502.2.

WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3701.2. ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE 3701.4. GENERAL INSTALLATION AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3702.1.

WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3701.2. ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE 3701.4. GENERAL INSTALLATION AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3702.1.

ALL PLUMBING FIXTURES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH SECTION 307, FIGURE R307.2 OF THE CODE. INDICATE SPACING BETWEEN PLUMBING FIXTURES AS PER FIGURE R307.2 & NON-ABSORBENT SURFACE AT TUB & SOWER AS PER SECTION R307.2.

PLUMBING SCHEDULE

LOCATION	QTY.	TYPE	COLD WATER	HOT WATER	WASTE	GAS
1ST FLOOR	1	EXIST'G HAND SINK	-	-	-	-
	1	NEW MOP SINK	1/2"	1/2"	3"	-
	1	EXIST'G ICE MAKER	-	-	-	-
	1	EXIST'G DISHWASHER W/SINK	-	-	-	-
	1	EXIST'G 3-COMP. SINK	-	-	-	-
	2	EXIST'G GREASE TRAP	-	-	-	-
	2	NEW FLOOR DRAIN	-	-	3"	-

INSULATION SCHEDULE

PIPING SYSTEM TYPES	FLUID TEMPERATURE RANGE °F	RUN OUTS UP TO 1"	1-1/4" TO 2"	2-1/2" TO 4"	5" TO 6"	8" OR LARGER
DOMESTIC COLD WATER	40°F	1/2"	1/2"	1/2"	1/2"	1/2"
DOMESTIC HOT WATER	105°F	1/2"	1"	1-1/2"	1-1/2"	1-1/2"

(INSULATION THICKNESS IN INCHES FOR PIPE SIZE)

GREASE#1 INTERCEPTOR SIZING

QTY	DESCRIPTION	CAPACITY
1	EXIST'G 3 COMP. SINK (TYP. BOWL SIZE:14"X14"X14")	8,232 CUBIC INCHES/29.67 GPM
2	FLOOR DRAIN	3,080 CUBIC INCHES/11.10 GPM
1	EXIST'G DISHWASHER	40.0 GPM(TYP.)
1	FOODS SINK (TYP. BOWL SIZE:14"X14"X14")	2,744 CUBIC INCHES/9.89 GPM

TOTAL CUBIC INCHES = 29.67+ 11.10 + 40.0 + 9.98 = 90.75 GPM
MIN. GREASE TRAP#1 SIZING REQUIREMENT =90.75 GPM X 0.75 = 68.601 GPM = 137.214 LBS

GREASE#2 INTERCEPTOR SIZING

QTY	DESCRIPTION	CAPACITY
1	EXIST'G WOK STATION(TYP. 2" DRAIN)	2,050 CUBIC INCHES/7.39 GPM
1	NEW MOP SINK(BOWL SIZE:20"X16"X6")	1,920 CUBIC INCHES/6.92 GPM

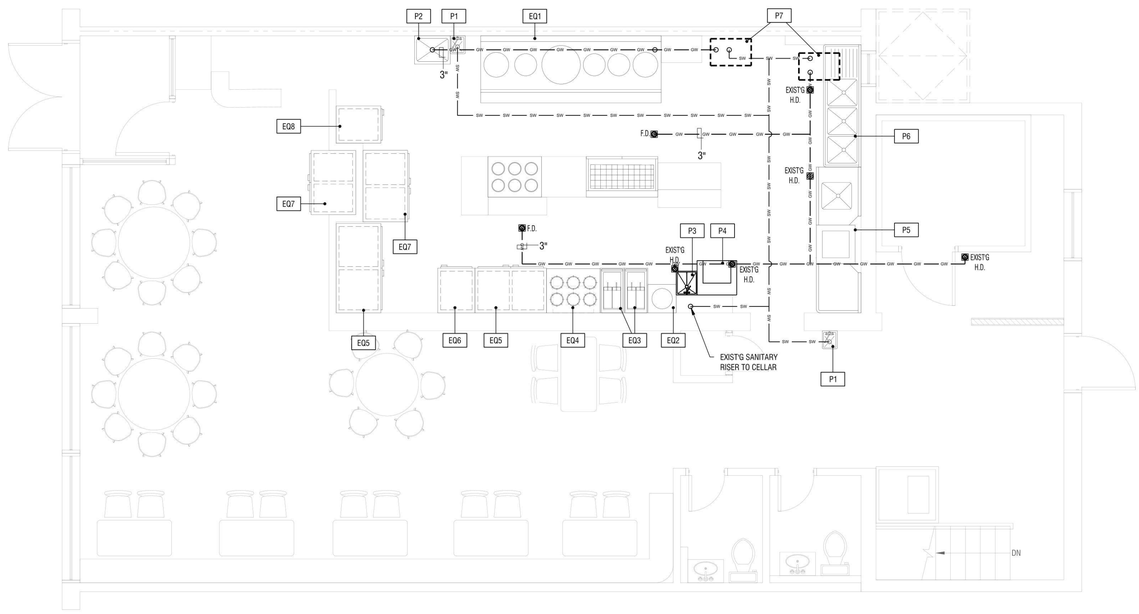
TOTAL CUBIC INCHES = 7.39+ 6.92= 14.31 GPM
MIN. GREASE TRAP#1 SIZING REQUIREMENT =14.31 GPM X 0.75 = 10.73 GPM = 21.46 LBS

KITCHEN EQUIPMENT SCHEDULE

NO.	ITEM DESCRIPTION	MANUFACTURER	MODEL NO.	QTY.	SIZE	BTU/H	LOCATION
EQ1	EXIST'G WOK STATION	-	-	1	-	-	KITCHEN AREA
EQ2	EXIST'G GAS RICE COOKER	-	-	1	-	-	KITCHEN AREA
EQ3	EXIST'G GAS FRYER	-	-	2	-	-	KITCHEN AREA
EQ4	EXIST'G 6-EYE GAS BURNER	-	-	1	-	-	KITCHEN AREA
EQ5	EXIST'G LOW-BOY	-	-	1	-	-	KITCHEN AREA
EQ6	EXIST'G FREEZER	-	-	1	-	-	KITCHEN AREA
EQ7	EXIST'G COOLER(LARGE)	-	-	2	-	-	RECEPTION AREA
EQ8	EXIST'G COOLER(SMALL)	-	-	1	-	-	RECEPTION AREA

PLUMBING EQUIPMENT SCHEDULE

NO.	ITEM DESCRIPTION	MANUFACTURER	MODEL NO.	QTY.	SIZE	LOCATION
P1	EXIST'G HAND SINK	-	-	2	-	KITCHEN AREA
P2	NEW MOP SINK	REGENCY	25" 16-GA MOP SINK	1	25"x21"x10"	KITCHEN AREA
P3	EXIST'G FOOD SINK	-	-	1	-	KITCHEN AREA
P4	EXIST'G ICE MAKER	-	-	1	-	KITCHEN AREA
P5	EXIST'G DISHWASHER W/SINK	-	-	1	-	KITCHEN AREA
P6	EXIST'G 3-COMP. SINK	-	-	1	-	KITCHEN AREA
P7	EXIST'G GREASE TRAP#1	-	-	1	-	CELLAR
P8	EXIST'G GREASE TRAP#2	-	-	1	-	CELLAR



1 SANITARY WASTE PLAN
SCALE: 1/4" = 1'-0"

DISAPPROVED
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04/01/2024

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SECTION: 9, BLOCK: 142, LOT: 28

DRAWING TITLE:
SANITARY WASTE PLAN & NOTES

SHEET NO.:
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LEGEND & SYMBOL

SW — SW — SW —	SANITARY WASTE
V — V —	VENT STACK
CW — CW —	COLD WATER LINE
HW — HW —	HOT WATER LINE
	WATER SHUTOFF VALVE

SHEET NOTE:

PER NYSFGC 408
ALL CAPS AND ASSOCIATED LINES NOT CONNECTED TO APPLIANCE OR EQUIPMENT SHALL BE REMOVED BY LICENSED PLUMBER.

INSULATION SCHEDULE

PIPING SYSTEM TYPES	FLUID TEMPERATURE RANGE °F	RUN OUTS UP TO 1"	1-1/4" TO 2"	2-1/2" TO 4"	5" TO 6"	8" OR LARGER
DOMESTIC COLD WATER	40°F	1/2"	1/2"	1/2"	1/2"	1/2"
DOMESTIC HOT WATER	105°F	1/2"	1"	1-1/2"	1-1/2"	1-1/2"

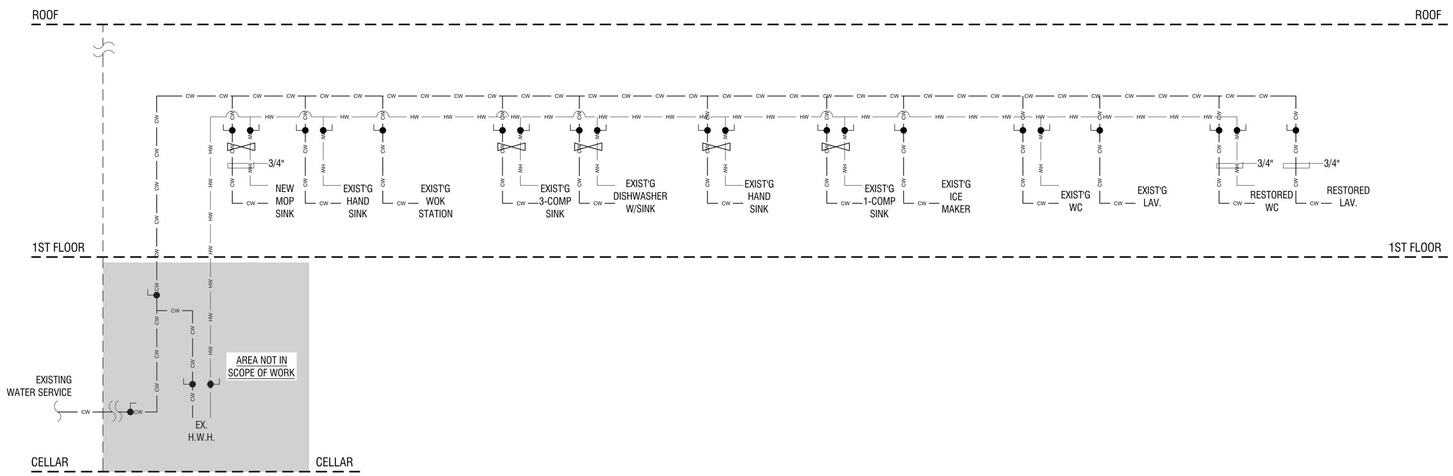
(INSULATION THICKNESS IN INCHES FOR PIPE SIZE)

PLUMBING SCHEDULE

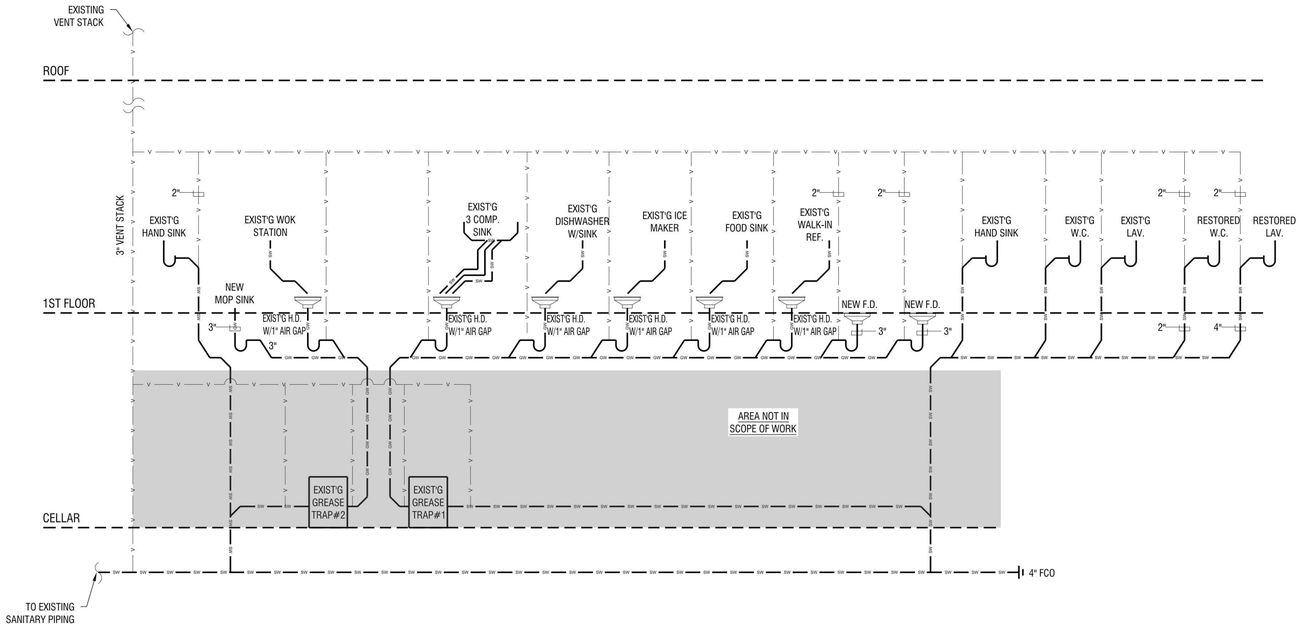
LOCATION	QTY.	TYPE	COLD WATER	HOT WATER	WASTE	GAS
1ST FLOOR	1	EXIST'G HAND SINK	-	-	-	-
	1	NEW MOP SINK	1/2"	1/2"	3"	-
	1	EXIST'G ICE MAKER	-	-	-	-
	1	EXIST'G DISHWASHER W/SINK	-	-	-	-
	1	EXIST'G 3-COMP. SINK	-	-	-	-
	2	EXIST'G GREASE TRAP	-	-	-	-
	2	NEW FLOOR DRAIN	-	-	3"	-

TABLE 402.4(2)
SCHEDULE 40 METALLIC PIPE

GAS		NATURAL
INLET PRESSURE		LESS THAN 2 PSI
PRESSURE DROP		0.5 IN. W.C.
SPECIFIC GRAVITY		0.6
PIPE SIZE (INCH)		
NOMINAL	3/4	1
ACTUAL ID	0.824	1.049
LENGTH (FT)	CAPACITY IN CUBIC FEET OF GAS PER HOUR	
10	360	678
20	247	466
30	199	374
40	170	320



1 DOMESTIC WATER RISER DIAGRAM
SCALE: NTS



2 SANITARY RISER DIAGRAM
SCALE: NTS

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PLUMBING RISER DIAGRAM

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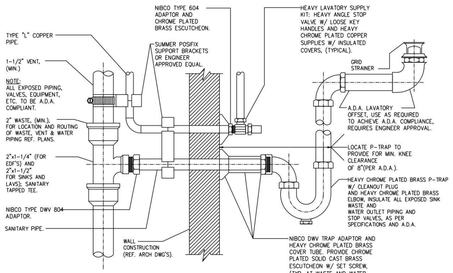
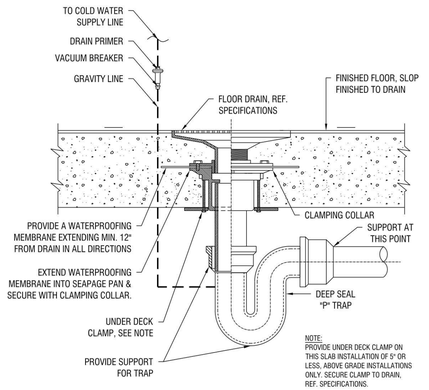


1 SINK CONNECTION DETAIL (TYP.)
SCALE: N.T.S.



2 FLOOR DRAIN INSTALLATION DETAIL
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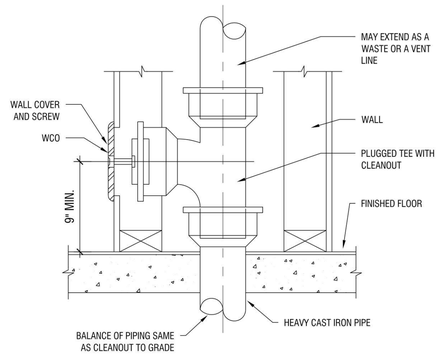

3 TYPICAL WALL CLEANOUT DETAIL
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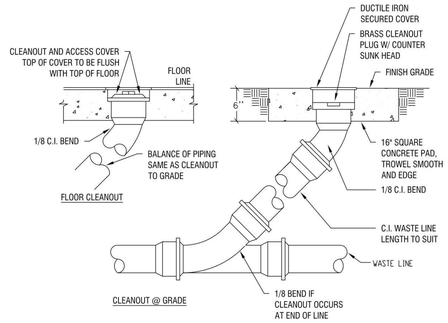

4 TYPICAL CLEANOUT(S) DETAIL
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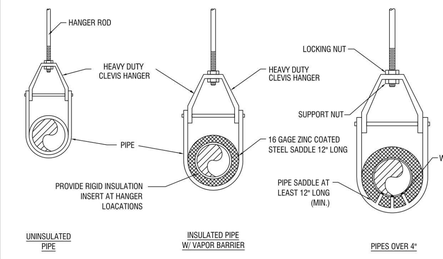
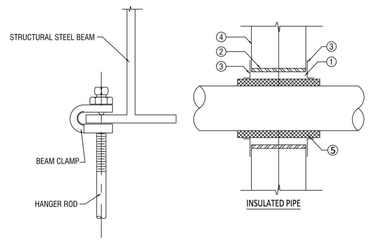




PIPE SUPPORT AND HANGER NOTE

- ALL HORIZONTAL STEEL, CAST IRON, AND COPPER PIPE SHALL BE SUPPORTED AT MAXIMUM INTERVALS AS FOLLOWS: STEEL AND CAST IRON PIPE UP TO 1-1/4"-- 8'-0"; 1-1/2" TO 2-1/2"-- 10'-0"; 3" AND LARGER 12'-0". COPPER TUBE AND BRASS PIPE UP TO 1-1/4"--6'-0"; 1-1/2" TO 2-1/2"--8'-0"; 3" AND LARGER 10'-0". FOLLOW STANDARDS MSS-SP-58/ MSS-SP-69/ MSS-MP-89

PENETRATION NOTE

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

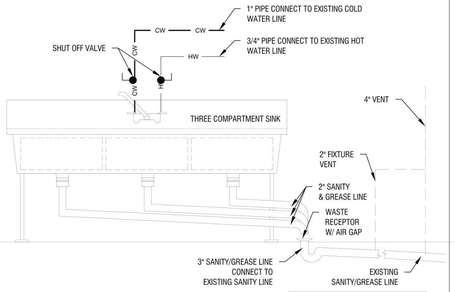
9 PLUMBING PIPING DETAIL (TYP.)
SCALE: NTS

5 PIPE SLEEVE THRU FLOOR SLAB (TYP.)
SCALE: NTS

6 PIPE PENETRATION THRU WATERPROOF SLAB (TYP.)
SCALE: NTS

7 INSULATION OF PIPING, VALVES & FITTINGS (TYP.)
SCALE: NTS

8 PIPE INSTALLATION THRU RATED WALL DETAIL(TYP.)
SCALE: NTS



11 3 COMPARTMENT SINK DETAIL (TYP.)
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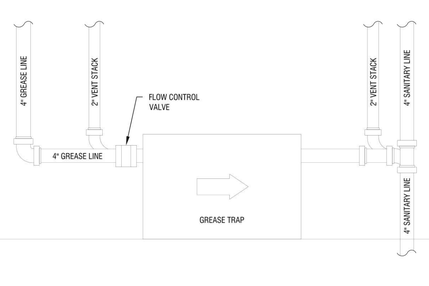

12 GREASE TRAP CONNECTION DETAIL
SCALE: NTS

DISAPPROVED
Michael Maracic
04/01/2024

HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.886.9681
E: INFO@HTASSOCIATES.NET

#	REVISION	DATE

CLIENT:

OWNER NAME
OWNER INFO

PROJECT ADDRESS:
344 HILLSIDE AVE.
WILLISTON PARK, NY 11596
SECTION: 9, BLOCK: 142, LOT: 28

DRAWING TITLE:
PLUMBING DETAILS

SHEET NO.:
PL-300.00

PAGE:	Page 21 of 21
DATE ISSUED:	3/25/2024
DATE CREATED:	11/28/2022
SCALE:	AS NOTED
DRAWN BY:	LW
CHECKED BY:	KY FU
JOB #:	23043

SEAL & SIGNATURE:
STATE OF NEW YORK · KY FU · 090920 · LICENSED PROFESSIONAL ENGINEER

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#21547

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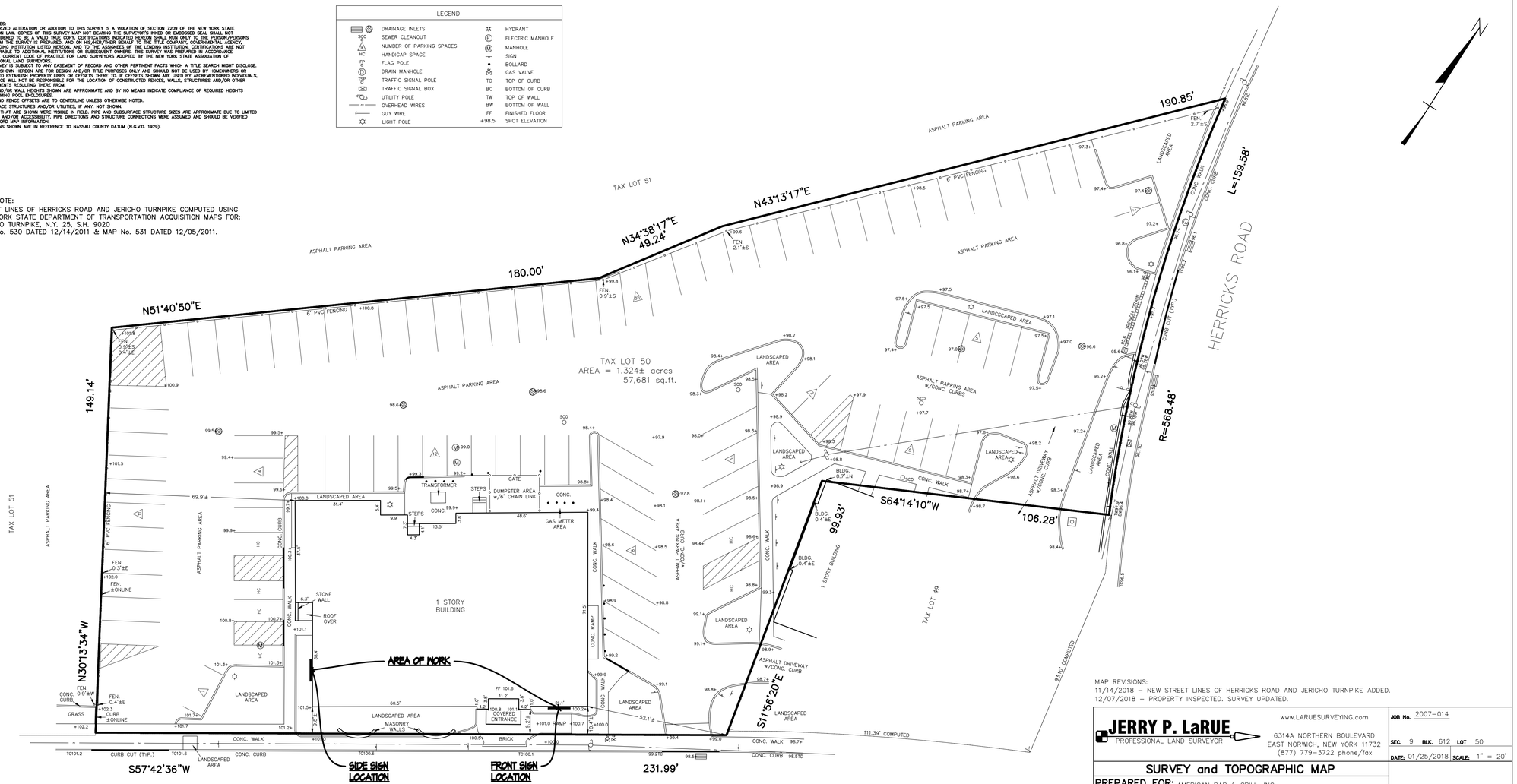
4. FENCE AND/OR WALL HEIGHTS SHOWN ARE APPROXIMATE AND BY NO MEANS INDICATE COMPLIANCE OF REQUIRED HEIGHTS FOR SWIMMING POOL ENCLOSURES.
5. HEDGE AND FENCE OFFSETS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. SUBSURFACE STRUCTURES AND/OR UTILITIES, IF ANY, NOT SHOWN.
7. UTILITIES THAT ARE SHOWN WERE VISIBLE IN FIELD. PIPE AND SUBSURFACE STRUCTURE SIZES ARE APPROXIMATE DUE TO LIMITED VISIBILITY AND/OR ACCESSIBILITY. PIPE DIRECTIONS AND STRUCTURE CONNECTIONS WERE ASSUMED AND SHOULD BE VERIFIED WITH RECORD MAP INFORMATION.
8. ELEVATIONS SHOWN ARE IN REFERENCE TO NASSAU COUNTY DATUM (N.G.V.D. 1929).

LEGEND

	DRAINAGE INLETS		HYDRANT
SCO	SEWER CLEANOUT	E	ELECTRIC MANHOLE
	NUMBER OF PARKING SPACES	M	MANHOLE
HC	HANDICAP SPACE		SIGN
FP	FLAG POLE		BOLLARD
D	DRAIN MANHOLE		GAS VALVE
TSP	TRAFFIC SIGNAL POLE	TC	TOP OF CURB
	TRAFFIC SIGNAL BOX	BC	BOTTOM OF CURB
	UTILITY POLE	TW	TOP OF WALL
	OVERHEAD WIRES	BW	BOTTOM OF WALL
	GUY WIRE	FF	FINISHED FLOOR
	LIGHT POLE	+98.5	SPOT ELEVATION

MAP NOTE:
STREET LINES OF HERRICKS ROAD AND JERICHO TURNPIKE COMPUTED USING NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAPS FOR: JERICHO TURNPIKE, N.Y. 25, S.H. 9020
MAP No. 530 DATED 12/14/2011 & MAP No. 531 DATED 12/05/2011.



1 SURVEY
Scale: 1" = 20'

MAP REVISIONS:
11/14/2018 – NEW STREET LINES OF HERRICKS ROAD AND JERICHO TURNPIKE ADDED.
12/07/2018 – PROPERTY INSPECTED. SURVEY UPDATED.

JERRY P. LaRUE
PROFESSIONAL LAND SURVEYOR
www.LARUESURVEYING.com
6314A NORTHERN BOULEVARD
EAST NORWICH, NEW YORK 11732
(877) 779-3722 phone/fax

JOB No. 2007-014
SEC. 9 BLK. 612 LOT 50
DATE: 01/25/2018 SCALE: 1" = 20'

SURVEY and TOPOGRAPHIC MAP

PREPARED FOR: AMERICAN BAR & GRILL, INC.
LOCATION: GARDEN CITY PARK, TOWN OF NORTH HEMPSTEAD, COUNTY OF NASSAU, STATE OF NEW YORK
MAP OF: DESCRIPTIVE PARCEL

JERRY P. LaRUE, LICENSE NO. 050518

DOB APPROVAL

IT IS A VIOLATION OF N.Y. STATE LAWS FOR ANY PERSON, UNLESS DIRECTED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER ANY ITEM IN ANY WAY.

arc hitect
ENIK MEHMETI
567 BROADWAY
MASSAPEQUA NY 11758
Tel: 516-809-5888
E-Mail: ingenik@gmail.com

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Nr.	DATE	DESCRIPTION
		ISSUED
1.	01/18/2024	TO DOB

SIGN FOR:
JONATHAN'S RESTAURANT
3000 JERICHO TPKE
GARDEN CITY PARK, N.Y. 11752
S:9, B:612, L:50, ZONE:BUSINESS-A

SURVEY

NYS LICENSE: 034705
EXPIRATION 04/30/2025

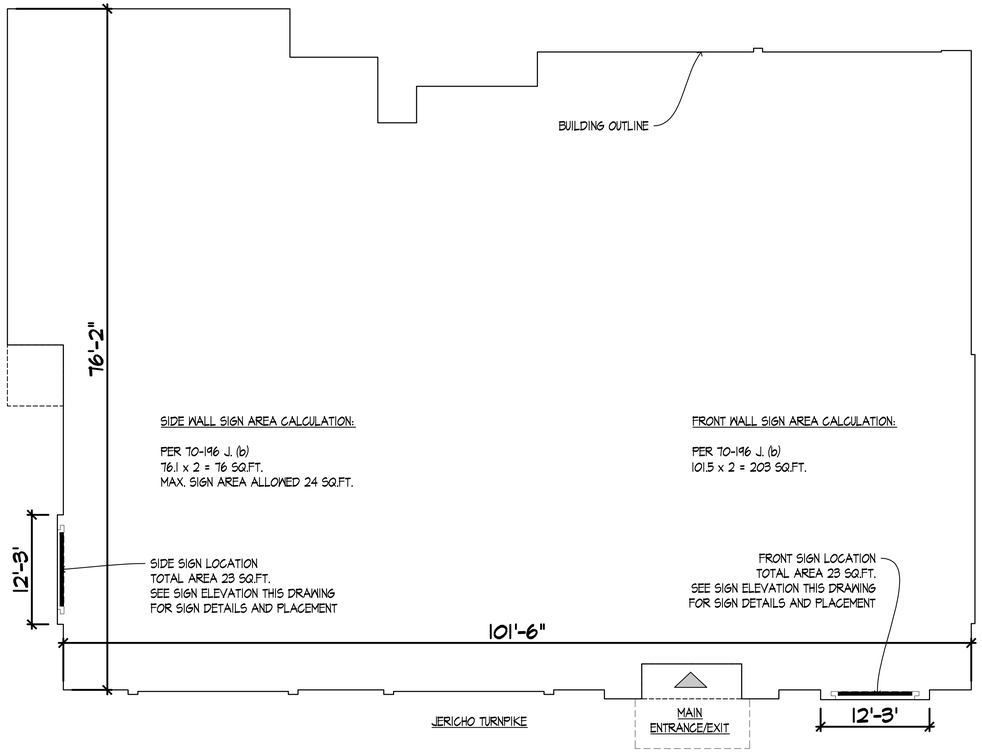
SEAL & SIGNATURE
REGISTERED ARCHITECT ENIK MEHMETI 034705 STATE OF NEW YORK

COMM:	20240112
DESIGN BY:	E.M.
DRAWING BY:	E.M.
CHK BY:	E.M.
STR BY:	TBD
CHK BY:	TBD

DWG No.: A-001.00

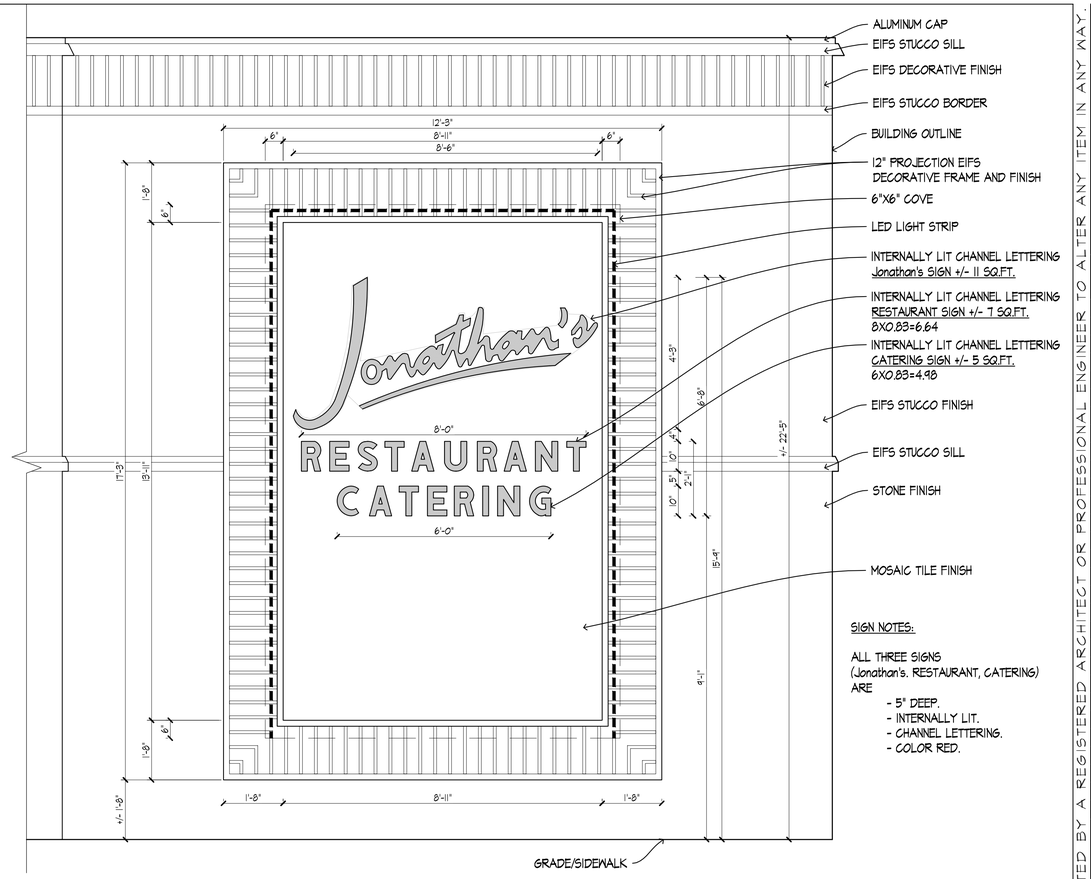
APPLICATION Nr	DWG Nr:
-	1 OF 2

1/18/2024 10:58:19 PM



1 BUILDING OUTLINE

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



2 TYPICAL SIGN ELEVATION

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

SIGN NOTES:

ALL THREE SIGNS
(Jonathan's, RESTAURANT, CATERING)
ARE
- 5" DEEP.
- INTERNALLY LIT.
- CHANNEL LETTERING.
- COLOR RED.

SIDE SIGN

FRONT SIGN

DOB APPROVAL

IT IS A VIOLATION OF N.Y. STATE LAWS FOR ANY PERSON, UNLESS DIRECTED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER ANY ITEM IN ANY WAY.

ENIK MEHMETI
567 BROADWAY
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Tel: 516-809-5888
E-Mail: ingenik@gmail.com

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1. 01/18/2024 TO DOB

Nr.	DATE	DESCRIPTION
		ISSUED

SIGN FOR:

JONATHAN'S RESTAURANT

3000 JERICHO TPKE
GARDEN CITY PARK, N.Y. 11752
S:9, B:812, L:50, ZONE:BUSINESS-A

BUILDING OUTLINE
TYPICAL SIGN
ELEVATION

NYS LICENSE: 034705
EXPIRATION 04/30/2025

SEAL & SIGNATURE

REGISTERED ARCHITECT
ENIK MEHMETI
034705
STATE OF NEW YORK

COMM:	20240112
DESIGN BY:	E.M.
DRAWING BY:	E.M.
CHK BY:	E.M.
STR BY:	TBD
CHK BY:	TBD

DWG No.:
A-002.00

APPLICATION Nº	DWG Nº:
-	2 OF 2

1/18/2024 10:58:22 PM

ZONING ANALYSIS

BUILDING INFORMATION

490 WESTBURY AVE
CARLE PLACE, NY 11514
SECTION: 10 | BLOCK: 19 | LOT: 28-32
DISTRICT: B-B (BUSINESS B DISTRICT)

	CELLAR sf	FIRST sf	SECOND sf	ATTIC sf	TOTAL sf
EXISTING	675.69	1,949.81	656.72	213.53	3,495.75
PROPOSED	2,513.55	1,239.43	107.57	83.88	3,944.43
TOTAL GROSS AREA	3,189.24	3,189.24	764.29	297.41	7,440.18
TOTAL (F.A.) ZONING		3,189.24	764.29	297.41	4,250.94

- §70-138 PERMITTED USES

a. All permitted uses set forth in Article XVI applicable to BUSINESS A DISTRICTS.

(AS PER ARTICLE XVI, §70-126 CONDITIONAL USES)

A building may be erected, altered or used and a lot or premises may be used for any of the purposed set forth in this Article when authorized by the board of zoning and appeals pursuant to the provisions of Article XXIV and for no other:

A. hotel, as defined in §70-232 of Article XXV of this chapter; theater other than an open-air, drive in or automobile theater; **RESTAURANT**; and bar and grill.

- §70-141.1 PARKING REQUIREMENTS

A. Parking shall be provided in accordance with the requirements set forth in §70-103
Off-street parking requirements | USE: Restaurant/ bar and grill
One Parking Space for each: 80 square feet of floor area, inclusive of outdoor seating areas, and 1 space per 3 linear feet of a bar or counter where food and/ or drink are served as measured on the patron's side of the bar/ counter. Spaces reserved for takeout/ to-go orders are not counted towards satisfying parking requirements.

PARKING CALCULATION:

FIRST FLOOR
Total floor area = 3,189.24 sf
Restaurant

Second floor area = 764.29 sf
Accessory use
to restaurant

As per chapter 70-103 (A) Requirements:
Commercial "1 Space per 80 square feet or floor area"

3,953.53 sf/ 80 = 49.42 = 50 Parking spaces required
17 Parking spaces provided
(4 Commercial H.C. Parking Spaces)
(13 Regular Commercial Parking Spaces)

BZA is required due parking deficiency on the site.

- Proposed (1) Loading Zone (10' x 25')

- §70-142 HEIGHT

A. No building shall exceed three stories, with a maximum height of 40 feet.

PROPOSED BUILDING HEIGHT:.....31'-6"

- §70-143 PLOT AREA; FRONTAGE; DENSITY OF POPULATION

Min. Lot Area: 2.000 sq ..... Existing Lot Area: 12.500.00 sq ft

- §70-144 LOT COVERAGE

Max. Lot Coverage: 85%
12,500 x .85 = 10,625 sf .....Proposed: 3,982.41 sf (31.86%)

- §70-144.1 FLOOR AREA

LOT AREA x 1.0: 12.500= 12.500 sf .....Proposed: 4,841.35 sf

- §70-145 FRONT YARD

No front yard is required

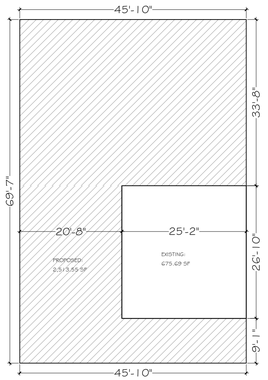
- §70-146 SIDE AND REAR YARD

A. Other than an access driveway, no side yard shall be required for buildings used for commercial purposes except where the side line boundaries of a plot adjoin a residence district, in which case a minimum side yard setback of 15 feet shall be maintained. In the case of senior citizen facilities or nursing homes, minimum side yard setbacks of 15 feet shall be maintained on each side in all cases.

No side Yard Proposed

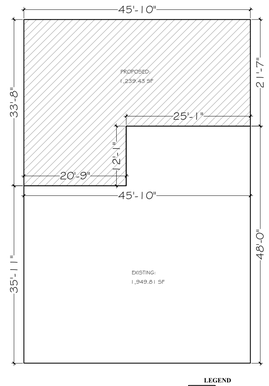
LIST OF DRAWINGS

Z-001.00	ZONING ANALYSIS
T-001.00	GENERAL NOTES
DM-001.00	EXISTING/ DEMO PLANS
A-001.00	CELLAR FLOOR PLAN
A-002.00	FIRST FLOOR PLAN
A-003.00	SECOND FLOOR PLAN
A-004.00	ATTIC FLOOR PLAN
A-005.00	ROOF PLAN
A-100.00	NORTH & WEST ELEVATIONS
A-101.00	SOUTH & EAST ELEVATIONS
A-200.00	SECTIONS A-A' & B-B'
A-300.00	HANDICAP DETAILS
A-400.00	CONSTRUCTION DETAILS
A-500.00	WINDOW SCHEDULE
A-600.00	WALL SCHEDULE
A-700.00	CELLAR FLOOR PLUMBING PLAN
A-701.00	FIRST FLOOR PLUMBING PLAN
A-702.00	SECOND FLOOR PLUMBING PLAN
A-703.00	CELLAR FLOOR GAS PLAN
A-704.00	FIRST FLOOR GAS PLAN
A-705.00	SECOND FLOOR GAS PLAN
A-706.00	PLUMBING & GAS RISER DIAGRAMS
A-800.00	CELLAR FLOOR R.C.P.
A-801.00	FIRST FLOOR R.C.P.



CELLAR FLOOR PLAN
SCALE: 1/32" = 1'-0"

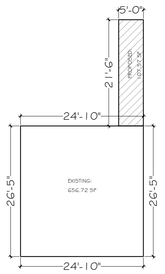
CELLAR FLOOR - GROSS AREA	
EXISTING:	= 675.69 SQ.FT.
PROPOSED:	= 2,513.55 SQ.FT.
TOTAL (NOT F.A.R)	= 3,189.24 SQ.FT.

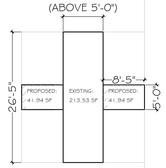


LEGEND
EXISTING
PROPOSED

FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"

FIRST FLOOR - GROSS AREA	
EXISTING (45'-10" x 35'-11") + (25'-1" x 12'-1")	= 1,949.81 SQ.FT.
PROPOSED (45'-10" x 21'-7") + (20'-9" x 12'-1")	= 1,239.43 SQ.FT.
TOTAL	= 3,189.24 SQ.FT.





SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"

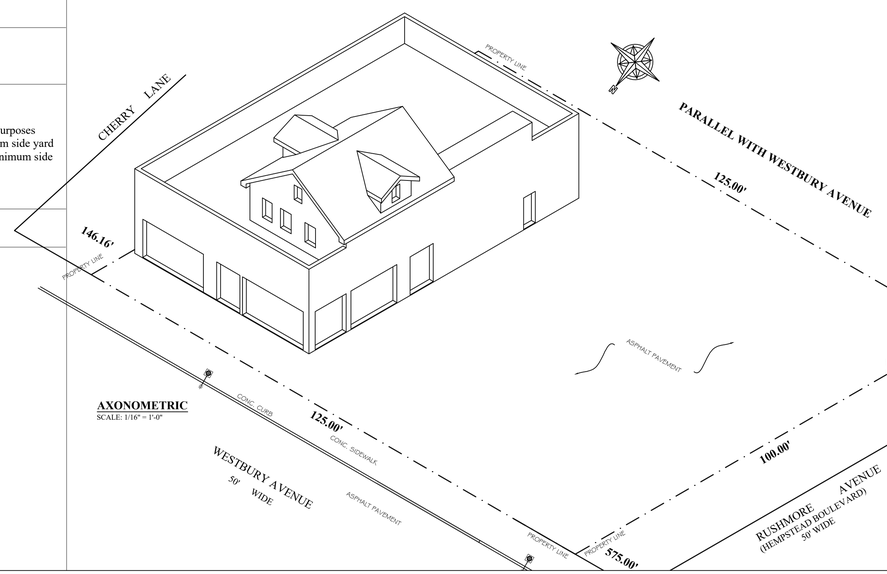
SECOND FLOOR - GROSS AREA	
EXISTING (24'-10" x 26'-5")	= 656.72 SQ.FT.
PROPOSED (5'-0" x 21'-5")	= 107.57 SQ.FT.
TOTAL (NOT F.A.R)	= 764.29 SQ.FT.

LEGEND EXISTING PROPOSED

ATTIC PLAN
SCALE: 1/32" = 1'-0"

ATTIC - GROSS AREA	
EXISTING (8'-1" x 26'-5")	= 213.53 SQ.FT.
PROPOSED (08'-5" x 5'-0")	= 83.88 SQ. FT.
TOTAL	= 297.41 SQ.FT.

LEGEND EXISTING PROPOSED



AXONOMETRIC
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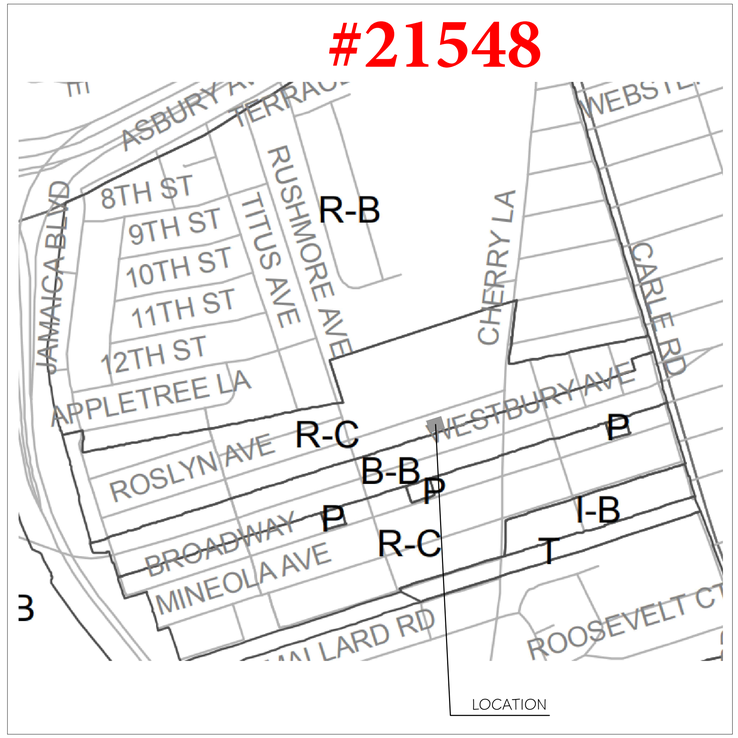
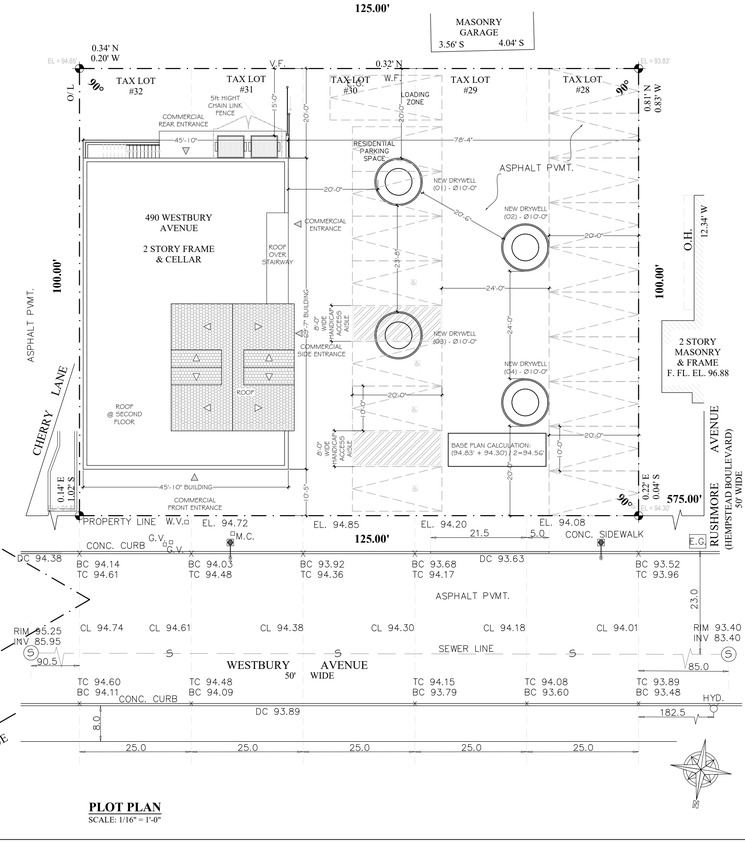


ZONING MAP
SCALE: N.T.S.



PLOT PLAN
SCALE: 1/16" = 1'-0"

RIKE TECH ASSOCIATES LLC.
37 FOXCROFT ROAD, ALBERTSON NY 11507
EMAIL: RIKEASSOCIATES@YAHOO.COM TEL: (516) 932-0625

BRITZ enterprises
37 Foxcroft Road | Albertson | NY | 11507
email: britzconsulting@gmail.com | tel: (646) 221-6146

Scope of Work:

Enlargement at rear and lower the first floor level to walk in level. And excavate cellar to clear 7' high ceiling

Address: UNO MEXICAN GRILL
490 WESTBURY AVE
CARLE PLACE, NY 11514
SECTION:10 BLOCK 19 LOT 28

Sheet Title:
Zoning Analysis
Zoning Diagram
Zoning Map
Plot Plan

Application Filed Separetely

FENCE JOB# 00000

MECHANICAL JOB# 00000

DOB Approval Seal:

Seal & Signature

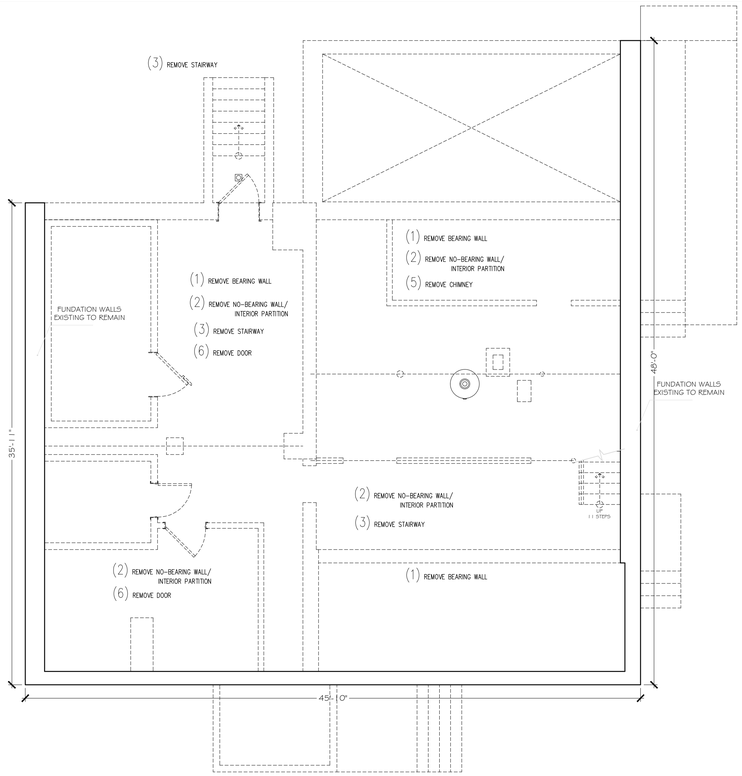
STATE OF NEW YORK · SYED RIZVI · LICENSED PROFESSIONAL ENGINEER · 077522

Date: 03/25/2024
Drawing: L.M.
Rev. By: M.B.

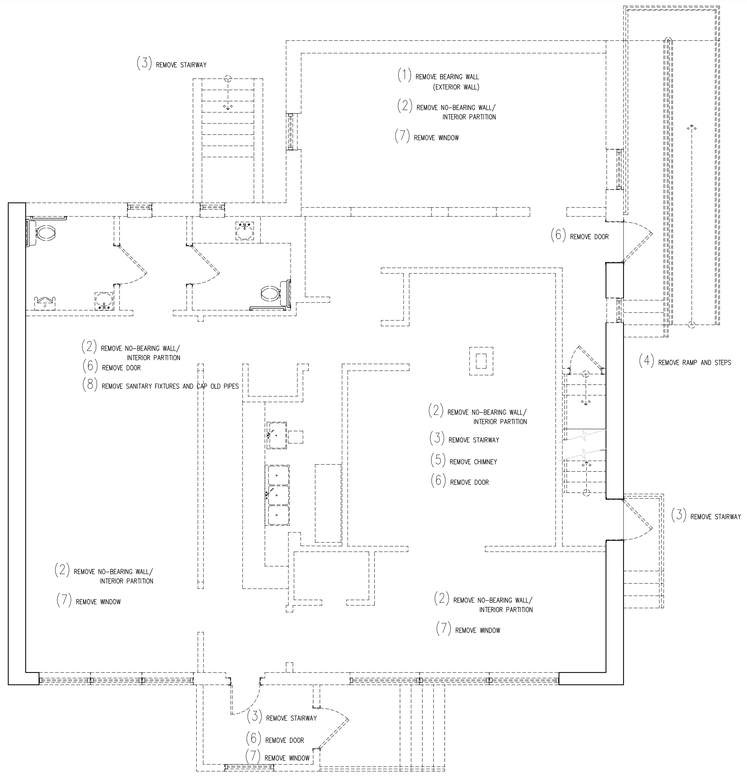
File Name:
490 WESTBURY AVE 22-23_01-05-2024

Folder File # 22-23
Drawing # Z-001.00
Page # 02 of 29

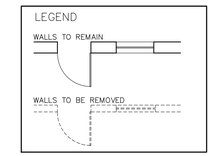
DOB Application:



CELLAR FLOOR PLAN
SCALE: 3/16" = 1'-0"



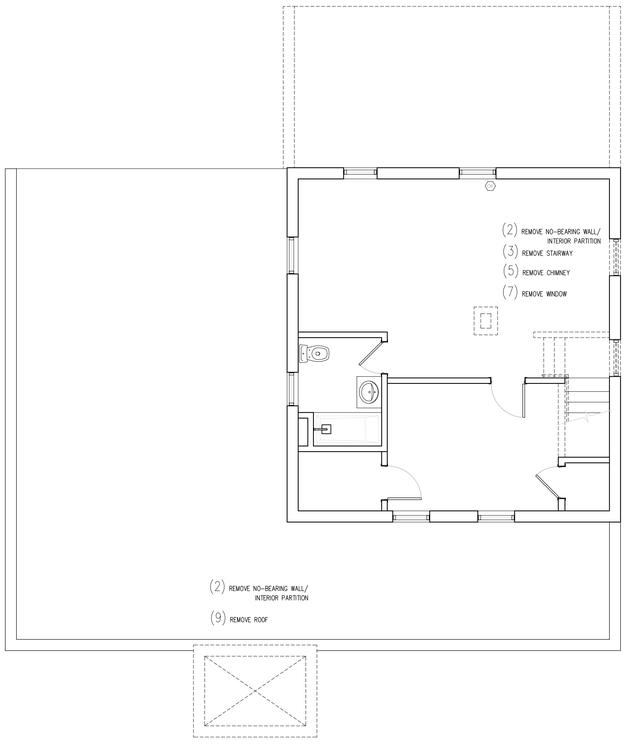
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



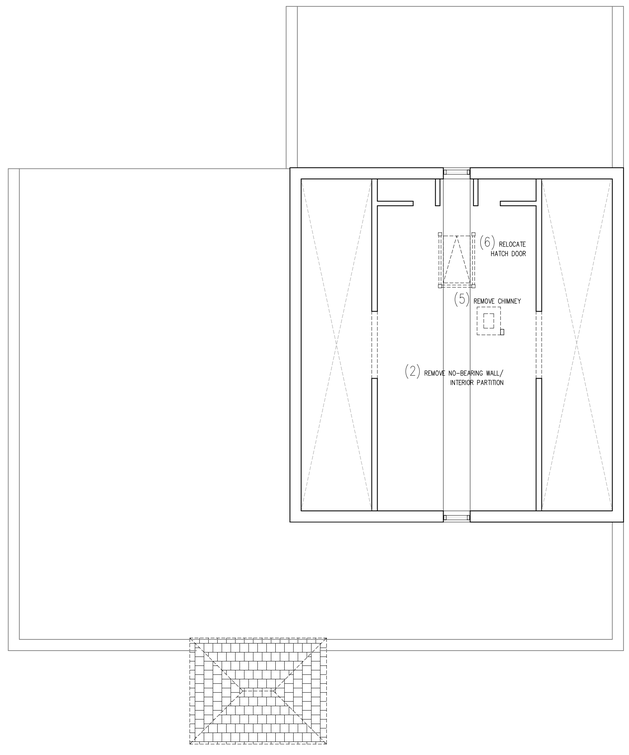
FOLLOWING WORK SHOULD BE DONE:

1. REMOVE BEARING WALL
2. REMOVE NO-BEARING WALL/ INTERIOR PARTITIONS
3. REMOVE STAIRWAY
4. REMOVE RAMP AND STEPS
5. REMOVE CHIMNEY
6. REMOVE DOOR/ REMOVE HATCH DOOR
7. REMOVE WINDOW
8. REMOVE SANITARY FIXTURES AND CAP OLD PIPES
9. REMOVE ROOF

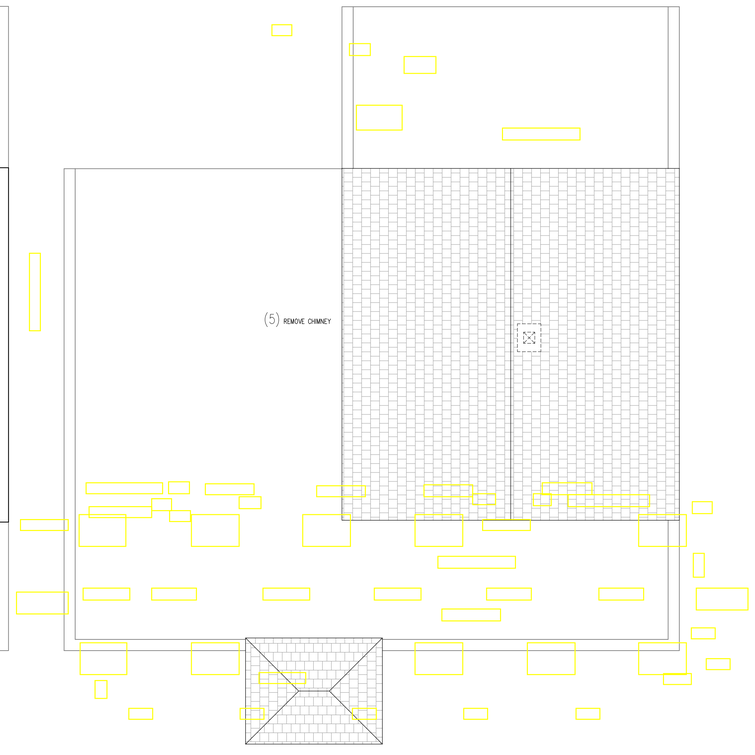
CELLAR FLOOR PLAN
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



ATTIC FLOOR PLAN
SCALE: 3/16" = 1'-0"



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

RIKE TECH ASSOCIATES LLC.

37 FOXCROFT ROAD, ALBERTSON NY 11507
EMAIL: RIKEASSOCIATES@YAHOO.COM TEL: (516) 932-0625

BRITZ enterprises
37 Foxcroft Road | Albertson | NY | 11507
email: britzconsulting@gmail.com | tel: (646) 221-6146

Scope of Work:

Enlargement at rear and lower the first floor level to walk in level. And excavate cellar to clear 7' high ceiling

Address: UNO MEXICAN GRILL
490 WESTBURY AVE
CARLE PLACE, NY 11514
SECTION:10 BLOCK 19 LOT 28

Sheet Title:

Existing | Demo Plans

Application Filed Separetely

DOB Approval Seal:

Seal & Signature

STATE OF NEW YORK · SYED RIZVI · LICENSED PROFESSIONAL ENGINEER · 077562

Date:	Drawing:	Rev. By:
03/25/2024	L.M.	M.B.

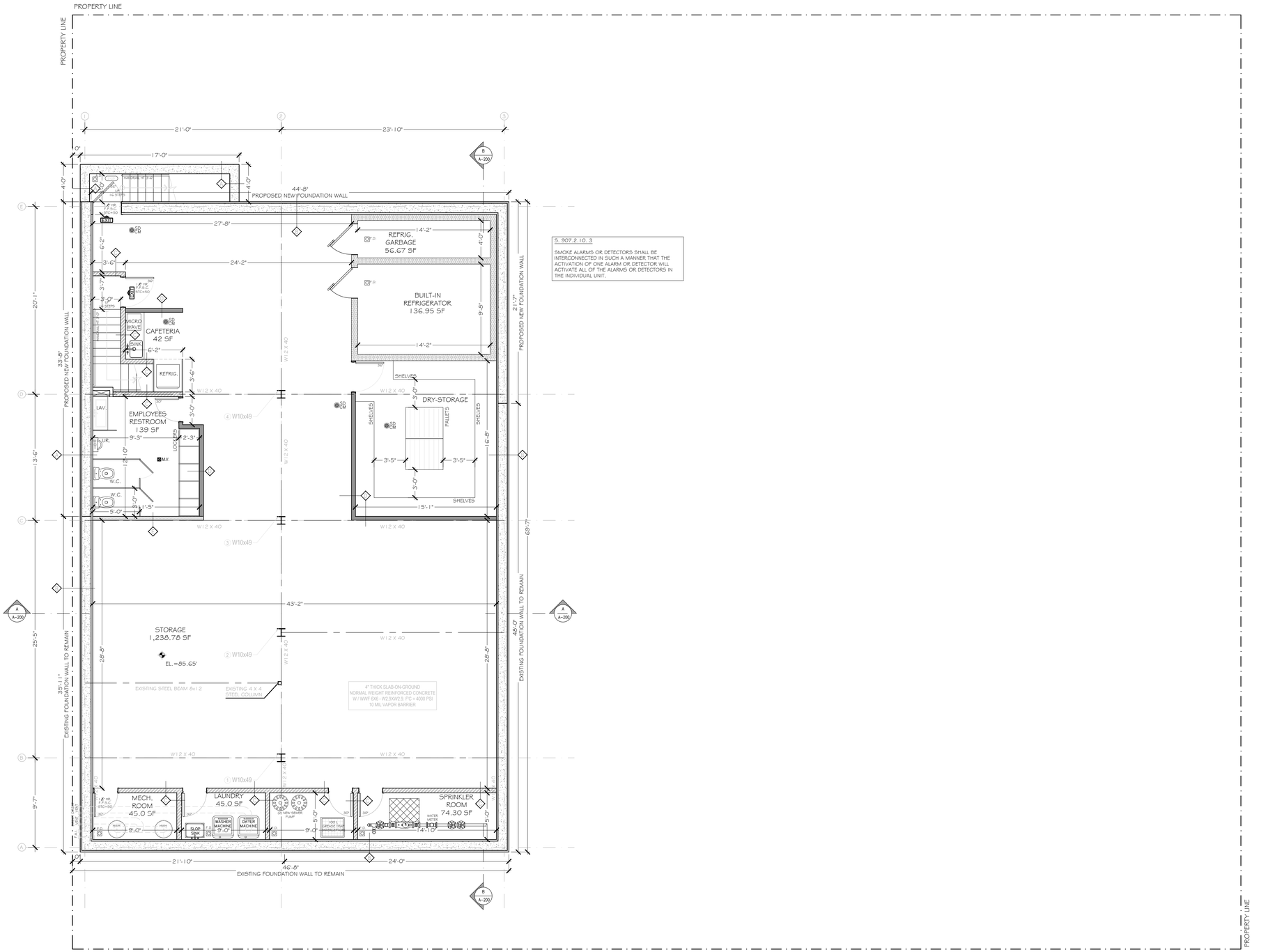
File Name: 490 WESTBURY AVE 22-23_01-05-2024

Folder File # 22-23

Drawing # DM-001.00

Page # 03 of 29

DOB Application:



CELLAR FLOOR PLAN

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

LEGEND

WALL	SYMBOL	TYPE	WALL	SYMBOL	TYPE	WALL	SYMBOL	TYPE
		PROPOSED FOUNDATION WALL 2-HR RATED WALL (see detail sheet A-600.00)			EXISTING INTERIOR WALL 1-HR RATED PARTITION			
		PROPOSED FOUNDATION WALL 2-HR RATED WALL (see detail sheet A-600.00)			PROPOSED INTERIOR WALL 1-HR RATED PARTITION (see detail sheet A-600.00)			PROPOSED INTERIOR WALL 1-HR RATED PARTITION (see detail sheet A-600.00)
		PROPOSED INTERIOR WALL 2-HR RATED PARTITION (see detail sheet A-600.00)						PROPOSED EXTERIOR WALL 2-HR RATED PARTITION (see detail sheet A-600.00)

RIKE TECH ASSOCIATES LLC.

37 FOXCROFT ROAD, ALBERTSON NY 11507
EMAIL: RIKEASSOCIATES@YAHOO.COM TEL: (516) 932-0625

BRITZ enterprises
37 Foxcroft Road | Albertson | NY | 11507
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Scope of Work:

Enlargement at rear and lower the first floor level to walk in level. And excavate cellar to clear 7' high ceiling

Address: UNO MEXICAN GRILL
490 WESTBURY AVE
CARLE PLACE, NY 11514
SECTION:10 BLOCK 19 LOT 28

Sheet Title:

Cellar Floor Plan

Application Filed Separetely

DOB Approval Seal:

Seal & Signature

STATE OF NEW YORK
SYED RIZVI
077502
LICENSED PROFESSIONAL ENGINEER

Date:	Drawing:	Rev. By:
03/25/2024	L.M.	M.B.

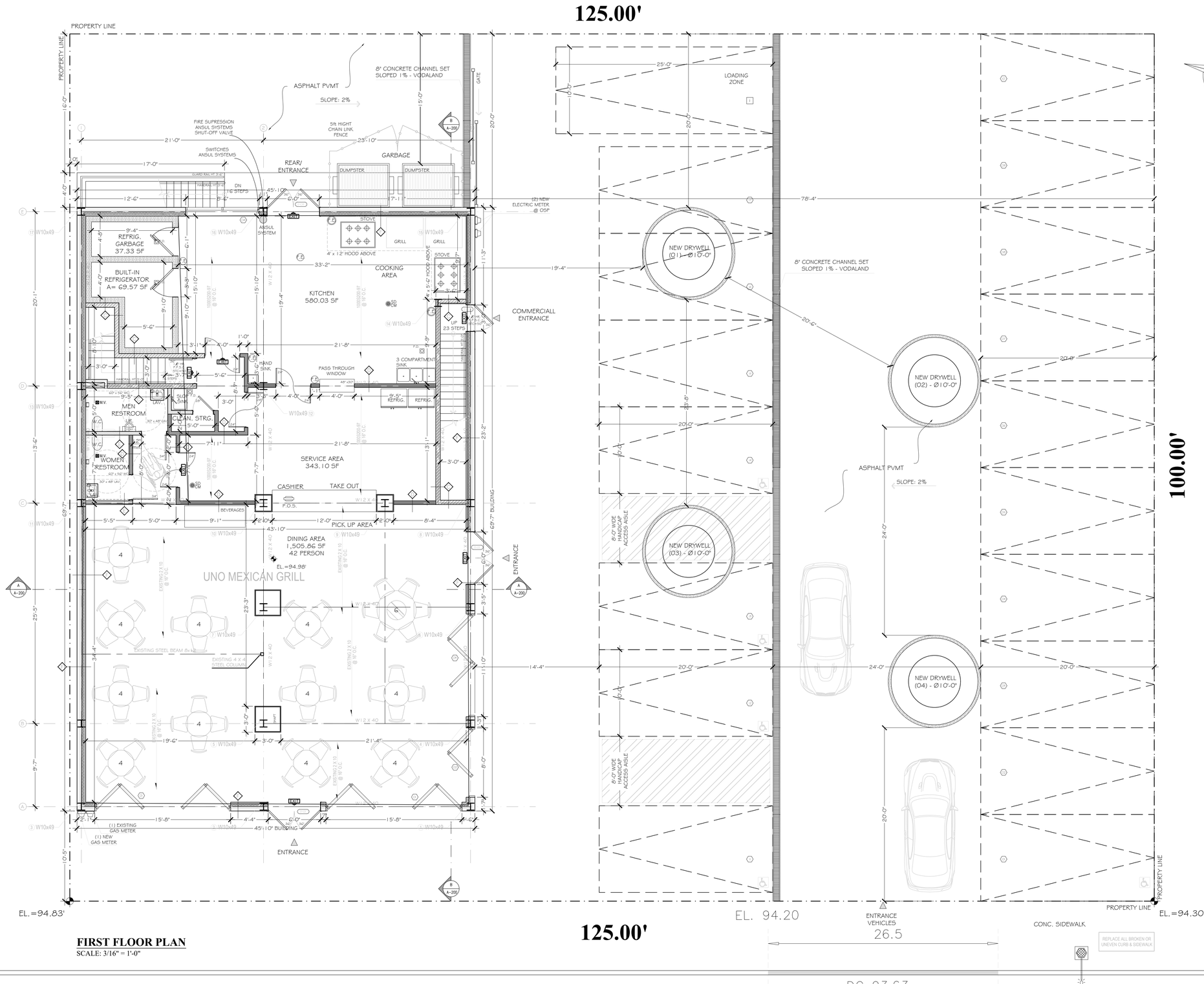
File Name:
490 WESTBURY AVE 22-23_01-05-2024

Folder File # 22-23

Drawing # A-001.00

Page # 04 of 29

DOB Application:



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

XL REGULAR FOAM FIRE EXTINGUISHER
XL CHEM. FOAM FIRE EXTINGUISHER

WESTBURY AVENUE

RIKE TECH ASSOCIATES LLC.
37 FOXCROFT ROAD, ALBERTSON NY 11507
EMAIL: RIKEASSOCIATES@YAHOO.COM TEL: (516) 932-0625

BRITZ enterprises
37 Foxcroft Road | Albertson | NY | 11507
email: britzconsulting@gmail.com | tel: (646) 221-6146

Scope of Work:

Enlargement at rear and lower the first floor level to walk in level. And excavate cellar to clear 7' high ceiling

Address: UNO MEXICAN GRILL
490 WESTBURY AVE
CARLE PLACE, NY 11514
SECTION:10 BLOCK 19 LOT 28

Sheet Title:

First Floor Plan

Application Filed Separetely

DOB Approval Seal:

Seal & Signature

STATE OF NEW YORK · SYED RIZVI · 077562 · LICENSED PROFESSIONAL ENGINEER

Date:	Drawing:	Rev. By:
03/25/2024	L.M.	M.B.

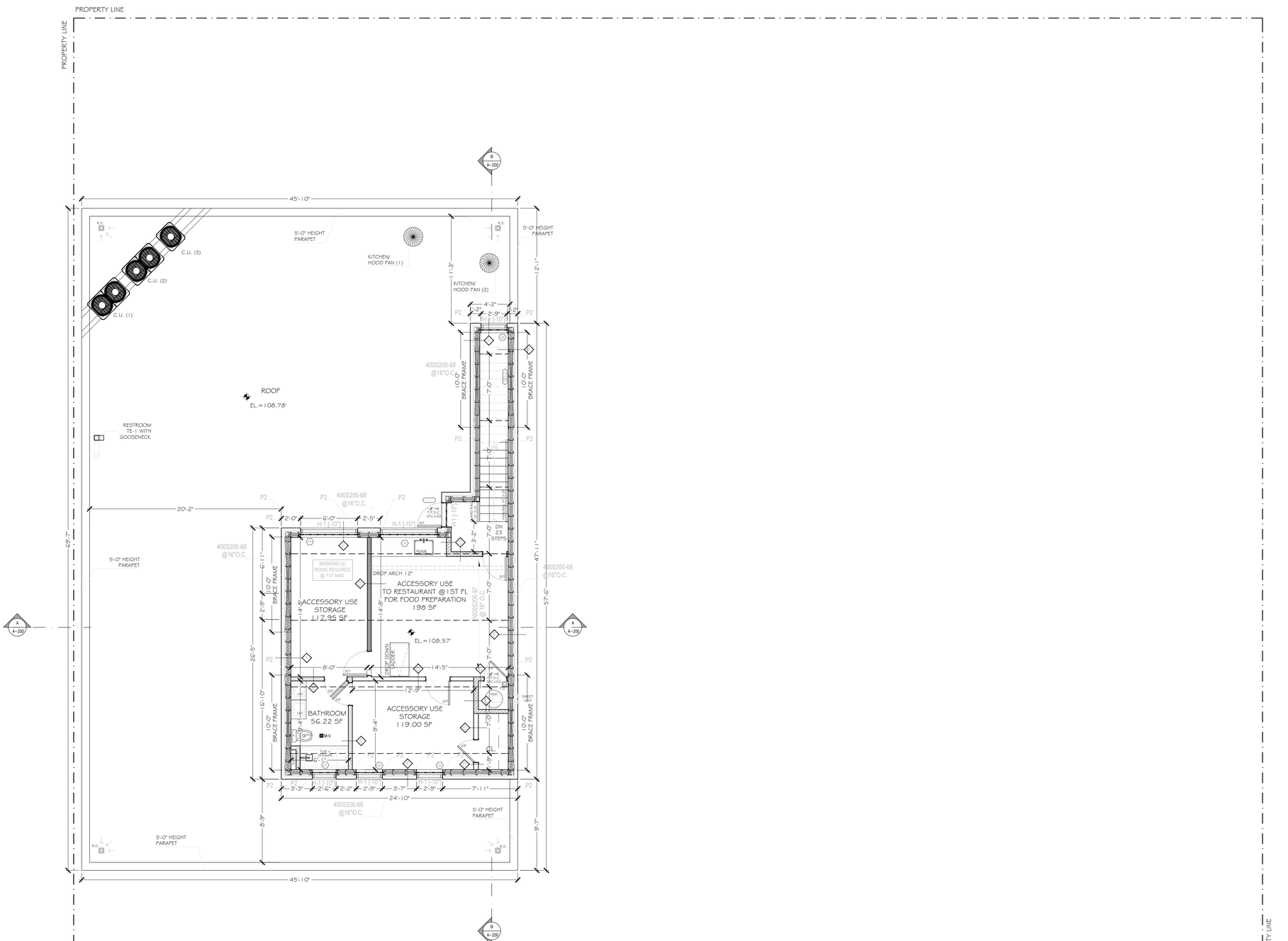
File Name:
490 WESTBURY AVE 22-23_01-05-2024

Folder File # 22-23

Drawing # A-002.00

Page # 05 of 29

DOB Application:



SECOND FLOOR PLAN

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

LEGEND

WALL	SYMBOL	TYPE	WALL	SYMBOL	TYPE	WALL	SYMBOL	TYPE
		PROPOSED FOUNDATION WALL 2-HR RATED WALL (see detail sheet A-600.00)			EXISTING INTERIOR WALL 1-HR RATED PARTITION			
		PROPOSED FOUNDATION WALL 2-HR RATED WALL (see detail sheet A-600.00)			PROPOSED INTERIOR WALL 1-HR RATED PARTITION (see detail sheet A-600.00)			PROPOSED INTERIOR WALL 1-HR RATED PARTITION (see detail sheet A-600.00)
		PROPOSED INTERIOR WALL 2-HR RATED PARTITION (see detail sheet A-600.00)						PROPOSED EXTERIOR WALL 2-HR RATED PARTITION (see detail sheet A-600.00)

RIKE TECH ASSOCIATES LLC.

37 FOXCROFT ROAD, ALBERTSON NY 11507
EMAIL: RIKEASSOCIATES@YAHOO.COM TEL: (516) 932-0625

BRITZ enterprises
37 Foxcroft Road | Albertson | NY | 11507
email: britzconsulting@gmail.com | tel: (646) 221-6146

Scope of Work:

Enlargement at rear and lower the first floor level to walk in level. And excavate cellar to clear 7' high ceiling

Address: UNO MEXICAN GRILL
490 WESTBURY AVE
CARLE PLACE, NY 11514
SECTION:10 BLOCK 19 LOT 28

Sheet Title:

Second Floor Plan

Application Filed Separetely

DOB Approval Seal:

Seal & Signature

STATE OF NEW YORK · SYED RIZVI · 077582 · LICENSED PROFESSIONAL ENGINEER

Date:	Drawing:	Rev. By:
03/25/2024	L.M.	M.B.

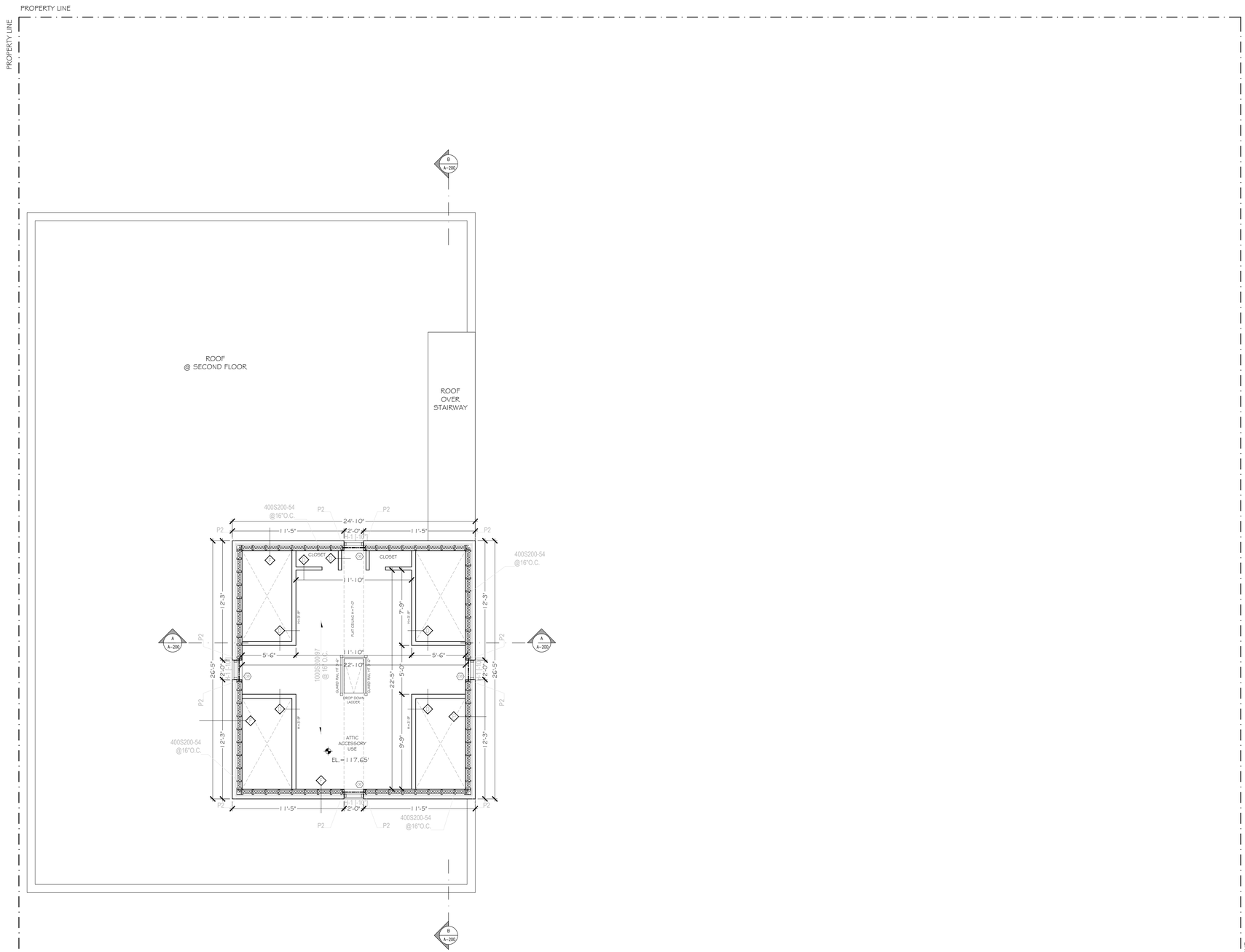
File Name:
490 WESTBURY AVE 22-23_01-05-2024

Folder File # 22-23

Drawing # A-003.00

Page # 06 of 29

DOB Application:



ATTIC PLAN

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

LEGEND

WALL	SYMBOL	TYPE	WALL	SYMBOL	TYPE	WALL	SYMBOL	TYPE
		PROPOSED FOUNDATION WALL 2-HR RATED WALL (see detail sheet A-600.00)			EXISTING INTERIOR WALL 1-HR RATED PARTITION			
		PROPOSED FOUNDATION WALL 2-HR RATED WALL (see detail sheet A-600.00)			PROPOSED INTERIOR WALL 1-HR RATED PARTITION (see detail sheet A-600.00)			PROPOSED INTERIOR WALL 1-HR RATED PARTITION (see detail sheet A-600.00)
		PROPOSED INTERIOR WALL 2-HR RATED PARTITION (see detail sheet A-600.00)						PROPOSED EXTERIOR WALL 2-HR RATED PARTITION (see detail sheet A-600.00)

RIKE TECH ASSOCIATES LLC.

37 FOXCROFT ROAD, ALBERTSON NY 11507
EMAIL: RIKEASSOCIATES@YAHOO.COM TEL: (516) 932-0625

BRITZ enterprises
37 Foxcroft Road | Albertson | NY | 11507
email: britzconsulting@gmail.com | tel: (646) 221-6146

Scope of Work:

Enlargement at rear and lower the first floor level to walk in level. And excavate cellar to clear 7' high ceiling

Address: UNO MEXICAN GRILL
490 WESTBURY AVE
CARLE PLACE, NY 11514
SECTION:10 BLOCK 19 LOT 28

Sheet Title:

Attic Floor Plan

Application Filed Separetely

DOB Approval Seal:

Seal & Signature

STATE OF NEW YORK · SYED RIZVI · 077562 · LICENSED PROFESSIONAL ENGINEER

Date:	Drawing:	Rev. By:
03/25/2024	L.M.	M.B.

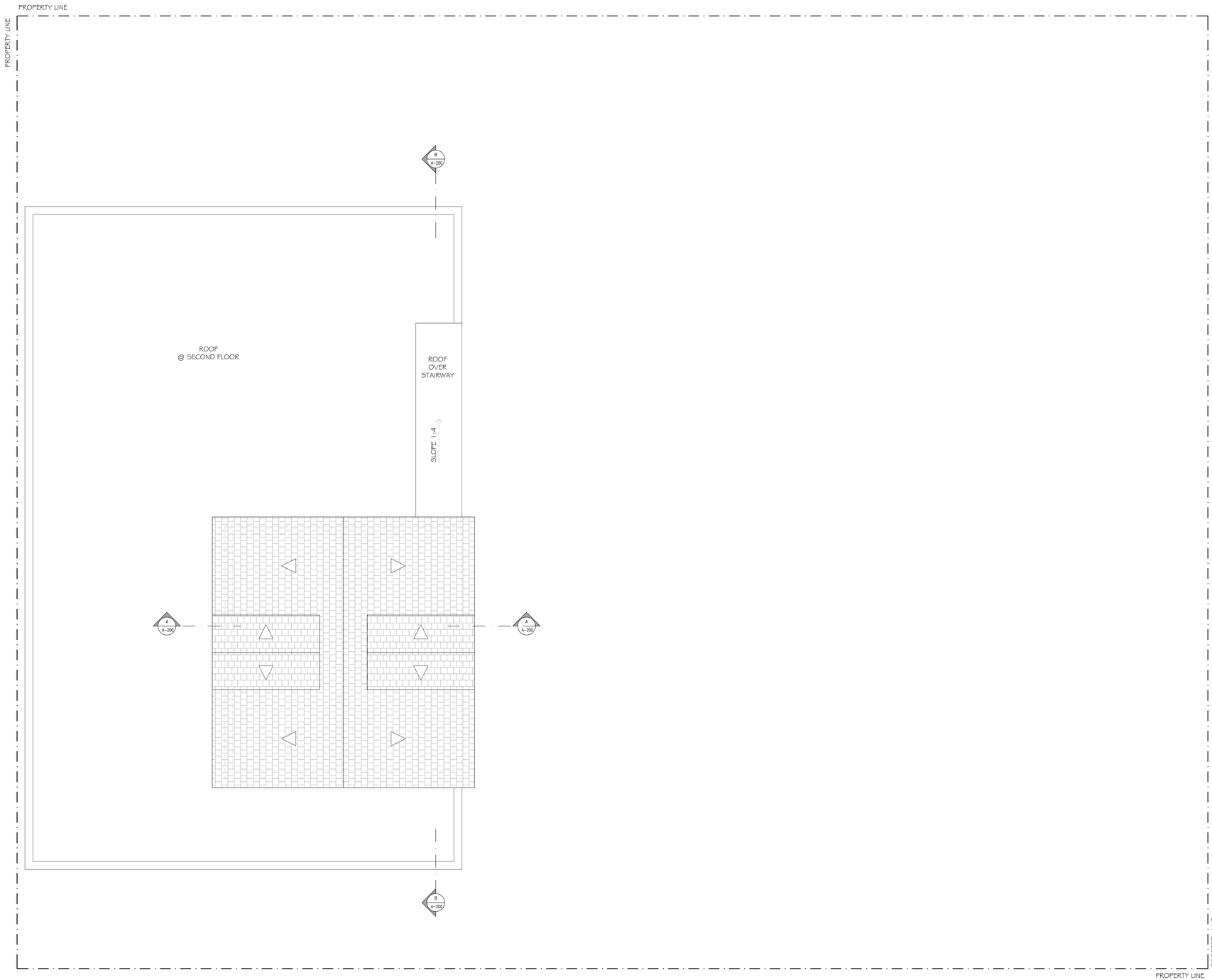
File Name:
490 WESTBURY AVE 22-23_01-05-2024

Folder File # 22-23

Drawing # A-004.00

Page # 07 of 29

DOB Application:



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

LEGEND

WALL	SYMBOL	TYPE	WALL	SYMBOL	TYPE	WALL	SYMBOL	TYPE
		PROPOSED FOUNDATION WALL 2-HR RATED WALL (see detail sheet A-600.00)			EXISTING INTERIOR WALL 1-HR RATED PARTITION			
		PROPOSED FOUNDATION WALL 2-HR RATED WALL (see detail sheet A-600.00)			PROPOSED INTERIOR WALL 1-HR RATED PARTITION (see detail sheet A-600.00)			PROPOSED INTERIOR WALL 1-HR RATED PARTITION (see detail sheet A-600.00)
		PROPOSED INTERIOR WALL 2-HR RATED PARTITION (see detail sheet A-600.00)						PROPOSED EXTERIOR WALL 2-HR RATED PARTITION (see detail sheet A-600.00)

RIKE TECH ASSOCIATES LLC.
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BRITZ enterprises
37 Foxcroft Road | Albertson | NY | 11507
email: britzconsulting@gmail.com | tel: (646) 221-6146

Scope of Work:

Enlargement at rear and lower the first floor level to walk in level. And excavate cellar to clear 7' high ceiling

Address: UNO MEXICAN GRILL
490 WESTBURY AVE
CARLE PLACE, NY 11514
SECTION:10 BLOCK 19 LOT 28

Sheet Title:
Roof Plan

Application Filed Separetely

DOB Approval Seal:

Seal & Signature

STATE OF NEW YORK
SYED RIZVI
077567
LICENSED PROFESSIONAL ENGINEER

Date:	Drawing:	Rev. By:
03/25/2024	L.M.	M.B.

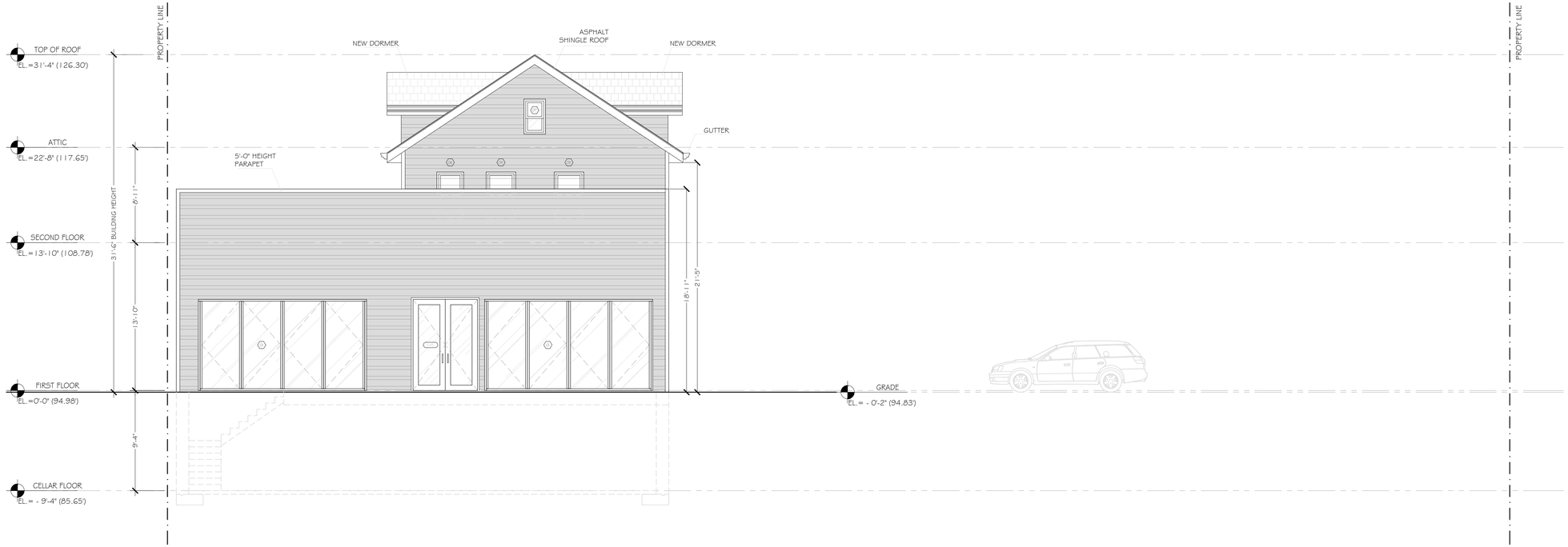
File Name:
490 WESTBURY AVE 22-23_01-05-2024

Folder File # 22-23

Drawing # A-005.00

Page # 08 of 29

DOB Application:



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

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

RIKE TECH ASSOCIATES LLC.
37 FOXCROFT ROAD, ALBERTSON NY 11507
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BRITZ enterprises
37 Foxcroft Road | Albertson | NY | 11507
email: britzconsulting@gmail.com | tel: (646) 221-6146

Scope of Work:

Enlargement at rear and lower the first floor level to walk in level. And excavate cellar to clear 7' high ceiling

Address: UNO MEXICAN GRILL
490 WESTBURY AVE
CARLE PLACE, NY 11514
SECTION:10 BLOCK 19 LOT 28

Sheet Title:

North & West Elevations

Application Filed Separetely

DOB Approval Seal:

Seal & Signature

STATE OF NEW YORK · SYED RIZVI · LICENSED PROFESSIONAL ENGINEER · 077542

Date:	Drawing:	Rev. By:
03/25/2024	L.M.	M.B.

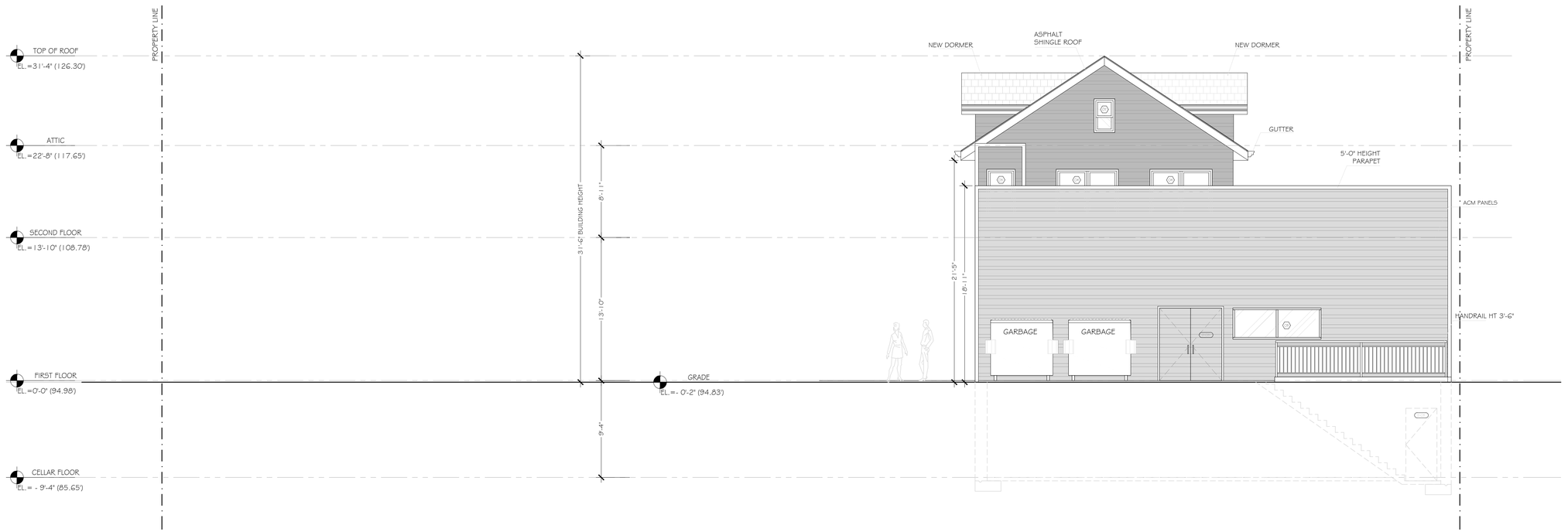
File Name:
490 WESTBURY AVE 22-23_01-05-2024

Folder File # 22-23

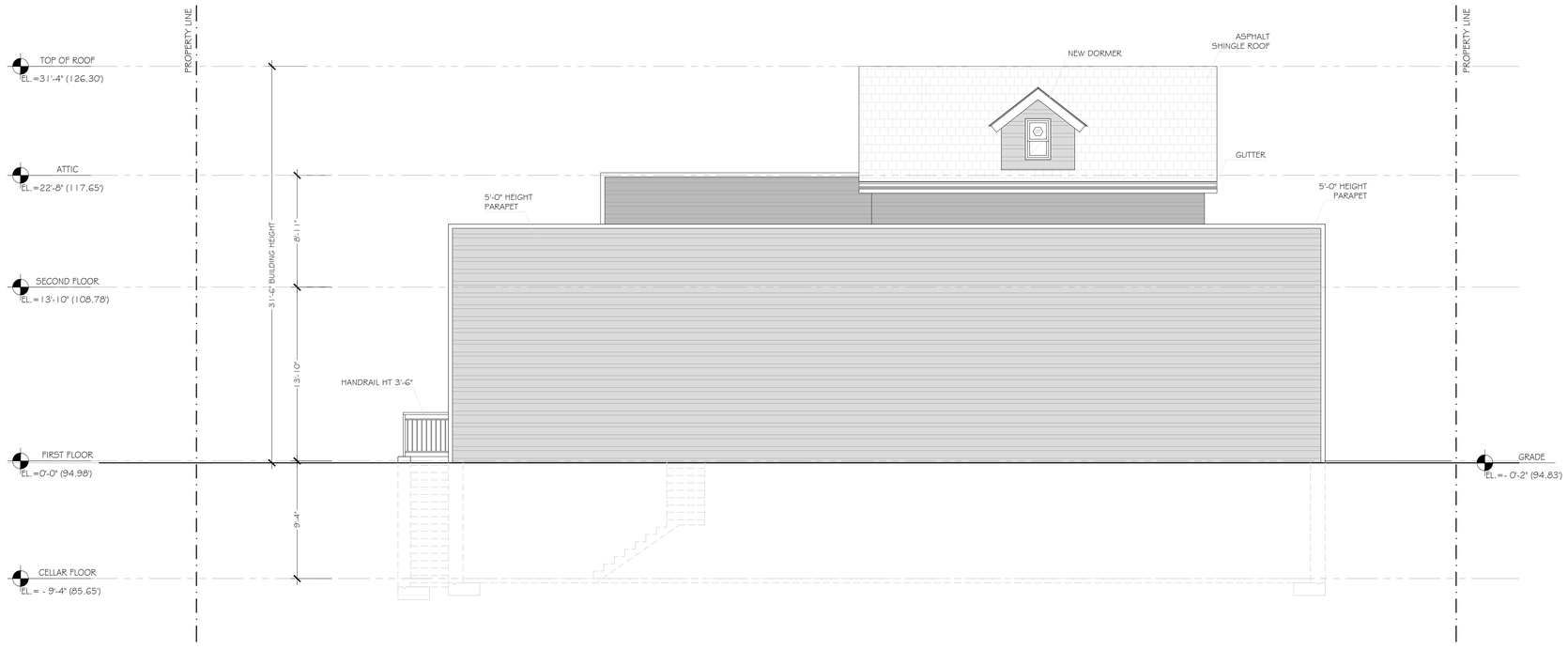
Drawing # A-100.00

Page # 09 of 29

DOB Application:



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



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

RIKE TECH ASSOCIATES LLC.
37 FOXCROFT ROAD, ALBERTSON NY 11507
EMAIL: RIKEASSOCIATES@YAHOO.COM TEL: (516) 932-0625

BRITZ enterprises
37 Foxcroft Road | Albertson | NY | 11507
email: britzconsulting@gmail.com | tel: (646) 221-6146

Scope of Work:

Enlargement at rear and lower the first floor level to walk in level. And excavate cellar to clear 7' high ceiling

Address: UNO MEXICAN GRILL
490 WESTBURY AVE
CARLE PLACE, NY 11514
SECTION:10 BLOCK 19 LOT 28

Sheet Title:

South & East Elevations

Application Filed Separetely

DOB Approval Seal:

Seal & Signature

STATE OF NEW YORK · SYED RIZVI · 077562 · LICENSED PROFESSIONAL ENGINEER

Date:	Drawing:	Rev. By:
03/25/2024	L.M.	M.B.

File Name:
490 WESTBURY AVE 22-23_01-05-2024

Folder File # 22-23

Drawing # A-101.00

Page # 10 of 29

DOB Application:

Town of North Hempstead

Chairman
David L. Mammina, A.I.A.
Members
Leslie Francis, Esq.
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.

Board of Zoning Appeals

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

TO: **TOWN CLERK**
FROM: **Virginia Wagner, Secretary**
CC: **Building Dept.**
DATE: **May 15, 2024**
RE: **BZA Decisions for May 8, 2024**

Appeal No.	Name	Sec.	Blk.	Lots
21519	Jorge Pariona	11	165	21
21536	Joseph Romain	11	27	27
21539	Wayne King	5	52	15
21540	Akira & Yasuko Yamaguchi	5	99	310
21541	Jeffrey Laureano	7	H	518
21543	Richard & Alba Pagan	8	308	14
21544	Julian Mejias	9	112	14
21547	JNP Holdings Inc. (Jonathan's Restaurant)	9	612	50
21548	Rike Tech Associates, LLC (Uno Mexican Grill)	10	19	28

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 #21519 - Jorge Pariona; 847 First Avenue, Westbury; Section 11, Block 165, Lot 21; Zoned: Residence-C
Variances from §§70-103.A(1), 70-103.B, 70-208.F, and 70-202.2(C)(1) to legalize a garage conversion on an existing non-conforming property with not enough parking on site, a parking space that is too small, and an increase in the size of the driveway and front yard paving without a reasonable method of retaining additional stormwater on the property.

Whereas, an application (RBP22-000150, BP17-106824, BZA24-000009) 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 **May 8, 2024,** the appeal in the above-entitled matter was decided as follows:

The variance sought under **§ 70-202.C** to legalize a driveway without a reasonable method of retaining additional stormwater on the property was **WITHDRAWN** and the variances sought under **§§70-103.A(1), 70-103.B, 70-208.F** to legalize a garage conversion on an existing non-conforming property with not enough parking on site and parking spaces that are too small are **GRANTED** of the dimension and in the location as shown on drawings prepared by Patrick Henri Latortue, A.I.A. dated August 26, 2022 and revised through April 14, 2024.

THIS IS NOT A BUILDING PERMIT

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

Motioned by:	Member Hernandez	Seconded by: Member Goodsell
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

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 #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.

Whereas, an application (RFP223-000080, BZA24-000025) 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 **May 8, 2024,** the appeal in the above-entitled matter was decided as follows:

DENIED

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

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

Motioned by:	Member Donatelli	Seconded by: Member Goodsell
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider (Findings of Fact for Appeal # 21536)

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.

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

1. The applicant did not demonstrate that a compliant fence in this location would not accomplish the same benefit.

2. The applicant did not demonstrate that the alleged difficulty was related to the property itself and not due to the personal circumstances of the applicant.

3. Granting this variance would set a precedent for granting similar variances throughout the neighborhood and could undermine the goals and intentions of the Town Board when establishing the maximum fence height limitations of the code.

4. The difficulty is self-created in that the applicant seeks to maintain fences that he installed in violation of the Town Code. Although this fact is not determinative, the Board finds it weighs in favor of denial.

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

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 #21539 - Wayne King (29 Bayview, LLC); 29 Bayview Avenue, Port Washington; Section 5, Block 52, Lot 15; Zoned: Residence-A
Variance from §70-100.2(K) to legalize 2 generators that are located too far away from a home.

Whereas, an application (RPG23-000634, BZA24-000039) 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 **May 8, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on plans submitted with the application dated December 1, 2024, and revised through March 22, 2024 ***as annotated by the Board*** **SUBJECT TO THE FOLLOWING CONDITION:**

> *Arborvitae shall be installed to the south of the generators (as shown on the annotated plan) to screen the generators from view.*

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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21540 – Akira & Yasuko Yamaguchi; 19 S. Bayles Ave., Port Washington; Section 5, Block 99, Lot 310; Zoned: Business-A
Variances from §§ 70-100.1B & 70-100.1.A (under 70-208K reviewed in accordance with R-C district) to legalize a detached garage that is located too close to the rear property line and that is too tall.

Whereas, an application (BP96-100105, ARB23-000434, BZA24-000038) 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 **May 8, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on plans prepared by Donald Alberto, R.A. dated November 6, 2023 **SUBJECT TO THE FOLLOWING CONDITION**:

This appeal supersedes appeal #15554 and any conditions contained in the prior appeal are deemed null and void.

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

Motioned by:	Member Donatelli	Seconded by: Member Goodsell
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

Virginia M Wagner

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21541 – Jeffrey Laureano; 126 St. Marks Pl., Roslyn Heights; Section 7, Block H, Lot 518; Zoned: Residence-C
Variances from §§ 70-209(A) & 70-100.1(B) to legalize a pre-existing non-conforming garage that has been damaged more than 50% that would not be in compliance with the Town Code and that is located too close to the side property line.

Whereas, an application (ARB24-000080, RBP22-000553, BZA24-000036) 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 **May 8, 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 Gaby Tchilinguirian, R.A. dated March 2023.

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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21543 - Richard & Alba Pagan; 95 Primrose Drive, New Hyde Park, Section 8, Block 308, Lot 14; Zoned: Residence-B
Variance from §70-42.6 to legalize an expanded driveway (paving) that covers too much of the front yard.

Whereas, an application (RBP23-000240, BZA24-000031) 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 **May 8, 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 Mark Anthony Munisteri, R.A. dated February 22, 2023 and revised through July 5, 2023 **SUBJECT TO THE FOLLOWING CONDITION:**

The applicant shall comply with the requirements for stormwater retention on the driveway

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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21544 - Julian Mejias; 132 Bethel Rd., Albertson; Section 9, Block 112, Lot 14; Zoned: Residence-C
Variance from § 70-51.H to legalize a cellar entrance within four feet of a side property line that does not have horizontal grating.

Whereas, an application (BP11-118083, BP13-109368 BZA24-000030) 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 **May 8, 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 Peter David Ruppert, P.E. dated September 17, 2022 ***as annotated by the Board*** SUBJECT TO THE FOLLOWING CONDITION:

> ***A self-closing gate shall be installed at the entrance to the outside stairwell***

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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21547 – JNP Holdings Inc. (Jonathan's Restaurant); 3000 Jericho Tpke., New Hyde Park; Section 9, Block 612, Lot 50; Zoned: Business-A
Variance § 70-196(J)(1)(b) to legalize wall signs that are too tall and too big.

Whereas, an application (SGP24-000016, SGP24-000035, BZA24-000040) 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 **May 8, 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 Enik Mehmeti, R.A. dated January 18, 2024.

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

Motioned by:	Member Goodsell	Seconded by: Member Hernandez
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

APPEAL #21548 – Rike Tech Associates, LLC (Uno Mexican Grill); 490 Westbury Ave., Carle Place; Section 10, Block 19, Lot 28; Zoned: Business-B
Conditional Use §70-126(A) and Variance from § 70-103(A)(1) to operate a new restaurant, a conditional use, with not enough parking.

Whereas, an application (CBP23-000234, BZA24-000008) 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 **May 8, 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 Syed Rizvi, P.E. dated March 25, 2024 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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

Motioned by:	Member Hernandez	Seconded by: Member Donatelli
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21548(Conditions)

APPEAL #21548 – Rike Tech Associates, LLC (Uno Mexican Grill); 490 Westbury Ave., Carle Place; Section 10, Block 19, Lot 28; Zoned: Business-B

Conditional Use §70-126(A) and Variance from § 70-103(A)(1) to operate a new restaurant, a conditional use, with not enough parking.

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to the issuance of a Certificate of Occupancy or Certificate of Completion. All pick-up of sanitation shall be performed after 8:00 a.m.

2. That all exterior doors (with the exception of the primary customer entrance door) shall be of solid construction in a material permitted under the New York State Fire Prevention and Building Code, shall be equipped with self-closing hardware, and shall remain closed at all times except for ingress and egress.

3. At no time may the number of seats on the premises exceed **50** or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.

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

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

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

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

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

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

8. All take-out/delivery services (i.e. Uber Eats, Door Dash etc.) visiting the restaurant shall park in the parking lot and not in the street.

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