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 JUNE 5, 2024

RESIDENTIAL CALENDAR

APPEAL #21555 – Justin & Nataly Hakimian; 17 Winfield Terrace, Great Neck; Section 2, Block 373, Lot 1; Zoned: Residence-A
Variance from §70-100.1A to legalize a gas firepit and gas barbeque in a side yard.

APPEAL #21532 - Petros & Alexandra Konidaris; 66 Quaker Ridge Road, Manhasset; Section 3, Block 145, Lot 94; Zoned: Residence-A
Variance from §70-31.A to construct a garage addition that is too close to the side property line and with smaller than required total (aggregate) side yards.

APPEAL #21556 – Nicholas Nissorios; 85 Dover Rd., Manhasset; Section 3, Block 224, Lot 10; Zoned: Residence-A
Variance from §70-29.B to construct a one-story addition that would make the house too big.

APPEAL #21563 – Anastasios Zoitas; 147 Aldershot Ln., Manhasset; Section 3, Block 231, Lot 1; Zoned: Residence-A
Variances from §§ 70-30.C & 70-30.B to legalize a covered porch converted to habitable space that is too close to the street (both primary and secondary front yard).

APPEAL #21557 - Weijing & Anthony Huang & Gao; 103 Bayview Avenue, Port Washington; Section 5, Block 40, Lot 49; Zoned: Residence-C
Variance from §70-47.1(B) to construct a new 2 family dwelling on a lot that is too narrow.

APPEAL #21550 - Sean Conroy; 7 Lincoln Place, Port Washington; Section 5, Block 41, Lot 4; Zoned: Residence-C
Variances from §§70-46.A, 70-52.6, 70-52.3(C)(3) and 70-208.F to construct a bathroom addition in a pre-existing non-conforming attic that will make the home too tall, with eaves that are too high, and which pierces the sky exposure plane.

APPEAL #21558 – Anna Ballinas; 3 Huntington Rd., Port Washington; Section 5, Block 60, Lot 313; Zoned: Residence-A
Variance from §70-29.C to construct a one-story addition and to legalize a preexisting nonconforming detached garage and finished attic (that were supposed to be removed per a prior permit) that would make the house too big.

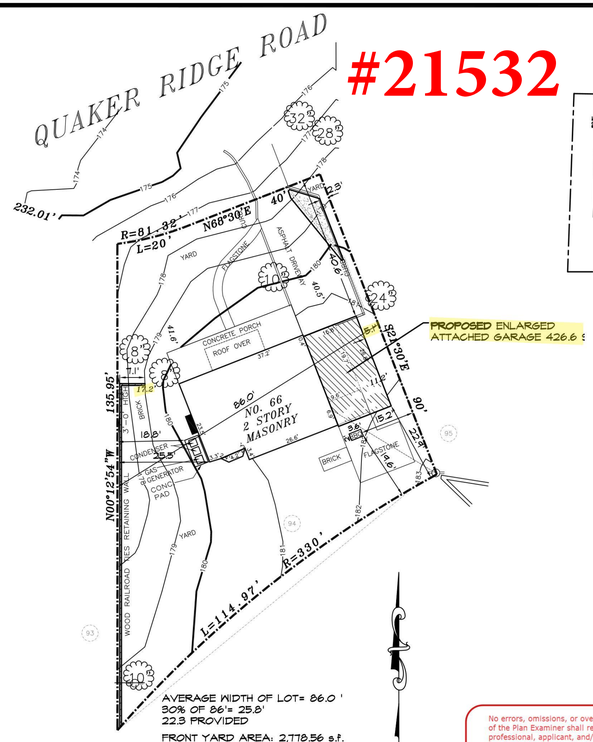
APPEAL #21559 – Biju Lukose; 522 Sperry Blvd., New Hyde Park; Section 8, Block 347, Lot 38; Zoned: Residence-C
Variances from § 70-50.C to construct additions that would be too close to the street.

COMMERCIAL CALENDAR

APPEAL #21560 – Tully-Willets Realty Co., LLC; 57 Seaview Blvd., Port Washington; Section 6, Block 89, Lot 18; Zoned: Modified Planned Industrial Park-MPIP
Variances from §§ 70-184.17.B(2) and 70-184.17.B(3) to construct a sign that is too large and too close to a property line.

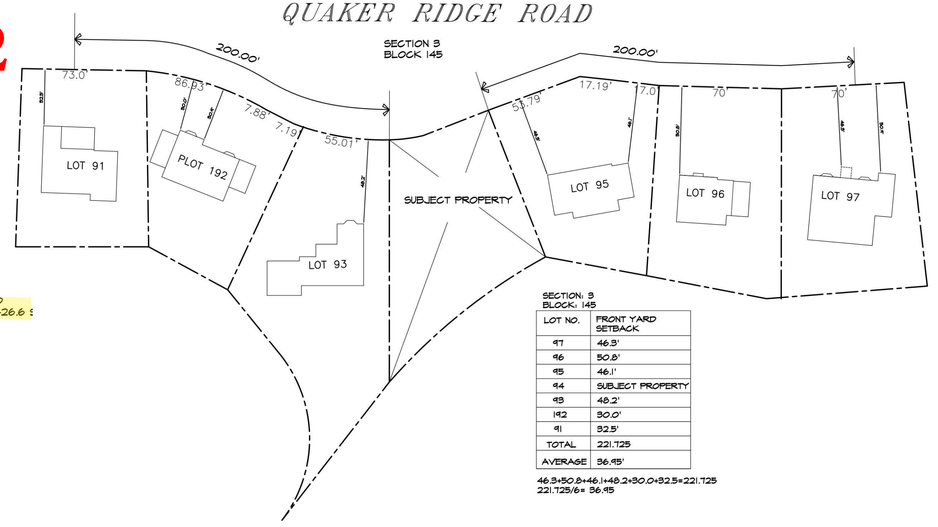
APPEAL #21546 - Blue Wave (Wei Yu); 344 Hillside Avenue, Williston Park; Section 9, Block 142, Lot 28; Zoned: Business-A
Variance from 70-103.O and conditional use §70-126.A to legalize existing work and to construct new interior alterations to convert a former retail space to an existing restaurant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

#21532



SITE PLAN

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



SECTION: 3
BLOCK: 145

LOT NO.	FRONT YARD SETBACK
97	46.9'
96	50.8'
95	46.1'
94	SUBJECT PROPERTY
93	48.2'
192	30.0'
91	32.5'
TOTAL	221.725
AVERAGE	36.95'

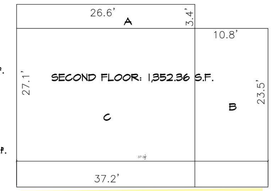
46.3+50.8+46.1+48.2+30.0+32.5=221.725
221.725/6= 36.95

CALCULATION:

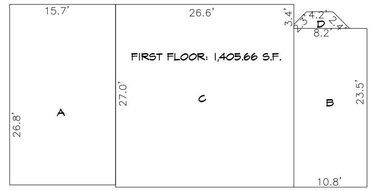
SECOND FLOOR
A 26.6x3.4=90.44 s.f.
B 10.8x23.5=253.8 s.f.
C 26.6x27.1=720.86 s.f.
SECOND FLOOR TOTAL=1,065.1 s.f.

FIRST FLOOR:
A 15.7x26.8'=420.8 s.f.
B 10.8x23.5'=253.8 s.f.
C 26.6'x27.1'=720.86 s.f.
D 6.4'x2.4'=15.36s.f.
FIRST FLOOR TOTAL: 1,410.82 s.f.

LOT AREA: 8,321.7 s.f.



TOTAL AREA: 1,065.1+1,410.82=2,475.92 s.f.
2,475.92/ 8,321.7 = 0.2975 = 29.7%



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

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Nicholas Vissichelli
02/13/2024

SITE INFORMATION:

	REQUIRED	PROVIDED
SECTION:		36.05'
BLOCK:		145
LOT:		94
ZONE:	N. HEMP. RES-A	
LOT AREA:	8,500 s.f.	8,321.7 s.f.
LOT AREA OCCUPIED:	2,080.42 s.f.	1400 s.f.
% OCCUPIED:	25%	16.99%
FRONT WIDTH:	50'	60'
SIDE YARD:	10'	5.1'
SIDE YARDS AGGREGATE:	30%=86x.3=25.8'	22.3'
REAR YARD (2 STORIES):	15'	25.5'
REAR YARD (1 STORY):	15'	21.9'
HEIGHT:	30'	25.7'
AVERAGE F. Y. SETBACK:	36.95'	40.6'
FRONT SETBACK (CORNER):	30'	NA
F.A.R.:	36%	29.7%
GROSS FLOOR AREA:	2,995.81 s.f.	2,475.92 s.f.
VARIANCE:	YES	

SKY EXPOSURE PLANE = 2' VERT. TO 1' HOR. FROM FRONT & SIDE PROPERTY LINES
MAX. EAVE HT. OF 22'
MAX. 4000 S.F. UNLESS LOT IS GREATER THAN 14000 S.F. & SY > 15'

FINISH WORK NOTES:

I. Trim, moldings, casings, window frames, etc. shall match existing unless otherwise noted on drawings.
II. All Gypsum Board walls and ceilings shall be taped, spackled, ready and acceptable to Owner's painter unless otherwise agreed to by the owner.
III. Contractor shall provide nood steps to grade. Number of steps as required by code. All deck lumber to be pressure treated.
IV. Contractor shall provide gutters and leaders as required and shall connect them to the approved storm nater drainage system.
V. Contractor shall seal and prime all doors immediately upon installation to avoid warping.
VI. See table above for maximum U and SHSC values of windows and doors that are part of thermal envelope. REScheck values shall supercede general notes.
VII. Glass in doors, sidelights, and shower enclosures shall be sized, constructed, treated or combined with other materials as to minimize effectively the possibility of injuries to persons in the event this glass is cracked or broken.
VIII. All new windows shall be perma-shield finish in white as manufactured by Anderson or approved equal - furnished with insect screens, grilles, jamb extensions, trim. etc. with 5/8" insulated glass unless otherwise agreed to.
IX. Window manufacturers shall certify that their products meet minimum "U" values indicated and air infiltration rates.
X. The mechanical system shall be installed in accordance with chapter 12-24 of the Residential Code NY State.
XI. The plumbing system shall be installed in accordance with chapter 25-32 of the Residential Code NY State. Please certify that the existing H.V.A.C. can support the new addition.
XII. The electrical equipment and wiring shall be installed in accordance with chapter 33-42 of the Residential Code NY State.
XIII. The skylights are to comply with section R308.6.
XIV. The minimum insulation thickness for H.V.A.C. pipes shall be installed in accordance with section N1103.5.
XV. The minimum insulation thickness for hot nater pipes shall be installed in accordance with section N1104.5.
XVI. In all framed walls, floors and roof/ceiling comprising elements of the building thermal envelope, a moisture vapor retarder shall be installed on the warm-in-winter side of the insulation in accordance with section R318.
XVII. Wall and ceiling finishes shall have a flame spread classification of not greater than 200 with a smoke-development index of not greater than 450 in accordance with section R315 and insulation shall have a flame spread index of not greater than 25 with smoke-developed index of not greater than 450 in accordance with section R316. Wall and ceiling finishes to comply with R315 and R316, NY State Res. Code.
XVIII. Interior nail covering shall be installed in accordance with section R702.3 and exterior nail covering shall be installed in accordance with section R703.4.
XIX. Asphalt shingles shall be installed in accordance with section R905.2.
XX. Double floor joists required under parallel partitions and all bathrooms.
XXI. A minimum of 90 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.
XXII. Simpson Strong-Tie products are specifically required to meet the structural calculations of the plan. Before substitution, confirm load capacity based on reliable published testing data or calculations. The Engineer shall evaluate and give written approval for substitution prior to installation.

CORROSION PREVENTION NOTES:

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

CONCRETE & FOUNDATION NOTES:

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

ROOFING NOTES:

I. All metal flashing where called for on plans shall be copper or aluminum.
II. Contractor shall provide gutters and leaders as required and shall connect them to approved storm nater drainage system.
III. All exterior openings shall be properly flashed.
IV. All nork shall bear a written one (1) year guarantee from Rooting Contractor from the date of Owner's acceptance.
V. All roof intersections to have flashing to extend 8" (measured vertically) above flat roof.
VI. Built up roof is to be of 3-ply built up roof with gravel topping, ties into existing.
VII. Roofing shall be either 235# square asphalt shingles over 15# felt or 3-ply mineral surfaced spec. #423-KMD as manufactured by Onens Corning Fiberglass Corp. or approved equal. (2 perma piles with 1 perma-cap sheet 200# square.)
VIII. New nork shall tie in and lap as to prevent leakage.
IX. All exterior nailing shall be aluminum or galvanized.
X. Flashing to be provided at all roof penetrations, pipes, vents, skylights, chimneys and roof ventilators. Flashing to be provided at hips, ridges, valleys, changes of roof slope, gable ends and top of foundation nalls. Flashing against a vertical sidewall shall be by the step-flash method.
XI. A cricket or saddle shall be installed on the ridge side of any chimney or penetration greater than 30" wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.
XII. Install shims to provide for roof venting in flat roof areas.
XIII. All interior leaders are to have 1" foam sound insulation over PVC piping.

GENERAL NOTES:

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

WALL SHEATHING TO EXTEND TO TOP OF TOP PLATE
GNB TO COMPLY WITH R702.1, R702.3, TABLE R702.1 (2)
DEFLECTION OF ALL MEMBERS COMPLIES WITH CLAUSE R301.7 NYS RESIDENTIAL CODE
ALL DETAILS ON THESE PLANS PROVIDE A CONTINUOUS LOAD PATH.
BUILDER TO VERIFY FIT OF ALL SIMPSON CONNECTORS BEFORE OBTAINING THEM.
DESIGN PRESSURE RATING OF WINDOWS TO BE DP-30 MIN.
ALL R.R. & STUDS TO ALIGN TO ALLOW PROPER CONNECTION OF H2A CONNECTORS
STAIR TREADS TO BE 9" PLUS 3/4" NOSING MIN. & RISERS TO BE MAX. 8-1/4" PER R311. NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MIN. OF 11"
ALL INSULATION TO HAVE VAPOR BARRIER FACING HEATED AREA.
GLAZING WHICH IS 5'-0" OR LESS ABOVE STANDING SURFACE OF TUB/ SHOWER SHALL BE TEMPERED GLASS.
GLAZING WITH AN INDIVIDUAL PANE GREATER THAN 9 S.F. AND A BOTTOM EDGE WHICH IS LESS THAN 18" A.F.F. SHALL BE TEMPERED GLASS.
WOOD I-JOISTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTRUCTION MANUAL TO BE KEPT AT JOB SITE.
SIMPSON CONNECTORS MAY BE REPLACED BY EQUIVALENTS.
MULTIPLE SCL BEAMS (MICROLAM ETC.) TO BE ASSEMBLED & INSTALLED PER MANUFACTURERS SPECIFICATIONS.
ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 OR BETTER.
FIRE BLOCKING & DRAFT STOPPING REQ'D PER R302.11, R302.12 & R502.2.2

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

ALL GLAZING TO BE HIGH PERF. ANDERSEN 400 SERIES LOW-E4 TYPE WITH SIMULATED DIVIDED LIGHT GRILLES.

DOUBLE HUNG	MAX U=0.30;	MAX SHGC=0.28
CASEMENT	MAX U=0.29;	MAX SHGC=0.29
SPECIALTY	MAX U=0.28;	MAX SHGC=0.30
AWNING	MAX U=0.29;	MAX SHGC=0.28
HINGED FR. DOOR	MAX U=0.30;	MAX SHGC=0.21
SLIDING FR. DOOR	MAX U=0.30;	MAX SHGC=0.29

PER NFRC CERTIFIED VALUES FOR ANDERSEN PRODUCTS.

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3/12 with no finished ceiling attached to rafters	L/180
Interior nalls and partitions	H/180
Floors and plastered ceilings	L/360
All other structural members	L/240
Exterior nalls with plaster or stucco finish	H/360
Exterior nalls -- wind loads[a] with brittle finishes	L/240
Exterior nalls -- wind loads[a] with flexible finishes	L/120

NOTE: L= span length, H= span height.
a. The wind load shall be permitted to be taken as 0.7 times the Component and Cladding loads for the purpose of the determining deflection limits herein.

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

STATE OF NEW YORK PLAN REQUIREMENTS:

CODE ANALYSIS

1. THE STANDARDS USED FOR THE DESIGN OF THE BUILDING ARE THE 2020 BUILDING CODE OF NEW YORK STATE (BCNYS), 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS), 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS) AND 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS). ENGINEERED DESIGNED STRUCTURAL COMPONENTS PER ASCE 7-16 AND FLOOD DESIGN LOADS IN COMPLIANCE WITH ASCE 24-14 WHERE APPLICABLE.
2. THE AREA OF THE PROPOSED ENLARGED GARAGE IS: TOTAL 426.6 SQ. FT.
3. PLEASE SEE TABLE R301.2(1) BELOW.
4.

QTY.	WINDOW	TYPE	PROVIDES EGRESS?	PASSED MISSILE TEST?
2	CXA1.95	CASEMENT	YES	NO

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

QTY.	DOOR	TYPE
1	2668	EXTERIOR DOOR
1	9'X7' O.H.	OVER HEAD GARAGE DOOR

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

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-BOURNE DEBRIS ZONE (*)		WEATHERING	FROST LINE DEPTH	TERMITE					
20 PSF	130 ULT.	NO	NO	1 MILE FROM COAST & FIRE ISLAND	B	SEVERE	36"	MOD-HEAVY	15 F	YES	-	-	-

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

APPROVAL STAMPS

LEGEND

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

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

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

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

STATE OF NEW YORK · NORMAN C. LOK · 087525 · LICENSED PROFESSIONAL ENGINEER

02/02/24

JL DRAFTING, INC.
All Types Of Plans Drafted
Providing The Finest In Affordable Drafting & Expediting Svc's"
www.jldrafting.com
707 Suite A Route 110 • Farmingdale N.Y. 11735
(631) 843-1949 • (718) 224-0001 • Fax (631) 843-8190

NORMAN C. LOK, P.E.
NYS LICENSE NUMBER 087525
707 ROUTE 110 Suite A-1
FARMINGDALE, NY 11735
TEL: (631)755-7920
FAX: (631)843-8190

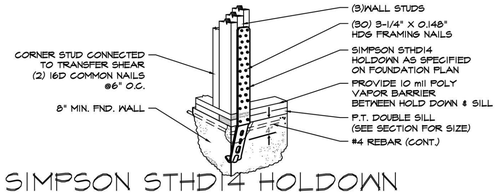
PROJECT TITLE:

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

DRAWING TITLE:

PROPOSED
GARAGE EXPANSION

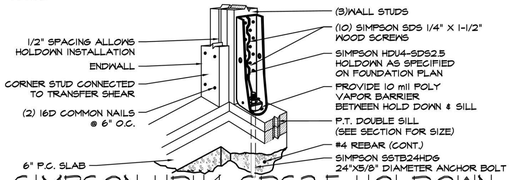
DRAWN BY:	N.F.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	11/08/23
DRAWING NO.	A-1
PROJ. NO.	21-359



SIMPSON STHD14 HOLDOWN CONNECTION DETAIL

SEE CORROSION PREVENTION NOTES

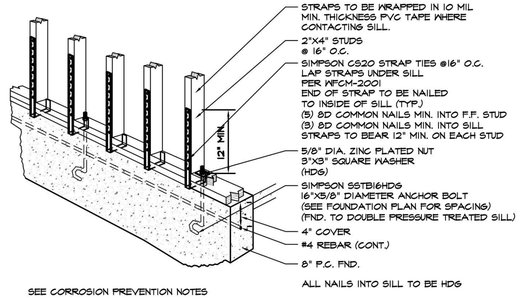
N.T.S. FOR USE WITH P.C. SLAB AT PORTAL



SIMPSON HDU4-SDS2.5 HOLDOWN CONNECTION DETAIL

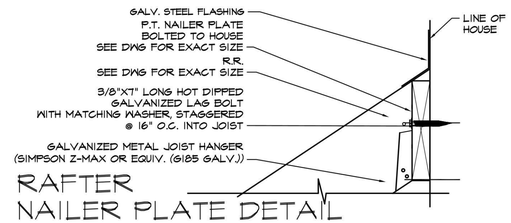
SEE CORROSION PREVENTION NOTES

N.T.S. FOR USE WHEN BUILDING OVER P.C. SLAB



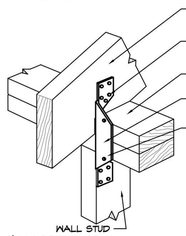
SIMPSON STRONG TIE STUD WALL TO SLAB FOUNDATION CONNECTION DETAIL

N.T.S.



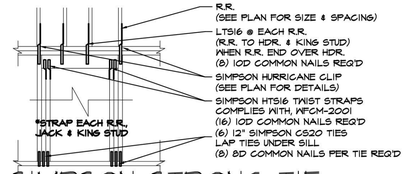
RAFTER NAILER PLATE DETAIL

N.T.S.



SIMPSON STRONG TIE H2A CONNECTOR DETAIL

N.T.S.



SIMPSON STRONG TIE HEADER TO JACK POST DETAIL

SEE CORROSION PREVENTION NOTES

N.T.S.

COMMONLY USED RCNYS 2020 CODE REFERENCES

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

R303.7 Interior stairway illumination.
Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (11 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.
Exceptions:
1. A switch is not required where remote, central or automatic control of lighting is provided.
2. Owner-occupied dwellings not supplied with electrical power in accordance with Section E3401.2.1.

R303.8 Exterior stairway illumination.
Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.
Exception: Owner-occupied dwellings not supplied with electrical power in accordance with Section E3401.2.1.

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue opening required.
Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
Exception: Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet.

R310.1.1 Operational constraints and opening control devices.
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

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

R310.2.1 Minimum opening area.
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches.
Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet.

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

R310.2.3 Window wells.
The horizontal area of the window well shall be not less than 9 square feet (0.8 m), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

R310.2.3.1 Ladder and steps.
Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R310.2.3.2 Drainage.
Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.
Exception: A drainage system for window wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

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

R310.2.5 Replacement windows.
Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Sections R310.1 and Sections R310.2.1 and R310.2.2, provided the replacement window meets the following conditions:
1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of occupancy.

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

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

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

R310.3.2.2 Drainage. Area wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.
Exception: A drainage system for area wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

R310.5 Dwelling additions.
Where dwelling additions occur that contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling additions occur that have basements, an emergency escape and rescue opening shall be provided in the new basement.
Exceptions:
1. An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening.
2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening in an existing basement that is accessed from the new basement.

R311.7.1 Width. Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (648 mm) where handrails are installed on both sides.
Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

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

ZONING/BUILDING CODE COMPLIANCE

1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the headroom shall be allowed to project horizontally into the required headroom not more than 3 3/4 inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.6 Landings for stairways.
There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

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

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

R311.7.8.1 Height.
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
Exceptions:
1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (956 mm).

R311.7.8.2 Handrail projection. Handrails shall not project more than 4 1/2 inches (114 mm) on either side of the stairway.
Exception: Where nosings of landings, floors or passing flights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 6 1/2 inches (165 mm) into the stairway, provided that the stair width and handrail clearance are not reduced to less than that required.

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

R311.7.8.4 Continuity. Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.
Exceptions:
1. Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with winders, at a landing, or over the lowest tread.
2. A volute, turnout or starting easing shall be allowed to terminate over the lowest tread.

R312.1.1 Where required. Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the nosings.
Exceptions:
1. Guards on the open sides of stairs shall have a height of not less than 34 inches (864 mm) measured vertically from a line connecting the nosings.
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the nosings.

R312.1.3 Opening limitations.
Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.
Exceptions:
1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. Guards on the open side of stairs shall not have openings that allow passage of a sphere 4-3/8 inches (111 mm) in diameter.

R312.2 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

R312.2.1 Window sills. In dwelling units, where the top of the sill of an operable window opening is less than 24 inches above the finished floor and greater than 72 inches above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:
1. Operable windows with openings that will not allow a 4 inch diameter sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Operable windows that are provided with window opening control devices that comply with R312.2.2.

R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.

SECTION R317 PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY

R317.1 Location required.
Protection of wood and wood-based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1.
1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
2. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on sides, ends and top.
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather.
6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

R317.1.1 Field treatment.
Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4.

R317.1.2 Ground contact.
All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be approved pressure-preservative-treated wood suitable for ground contact use, except that untreated wood used entirely below groundwater level or continuously submerged in fresh water shall not be required to be pressure-preservative treated.

R317.1.3 Geographical areas.
In geographical areas where experience has demonstrated a specific need, approved naturally durable or pressure-preservative-treated wood shall be used for those portions of wood members that form the structural supports of buildings, balconies, porches or similar permanent building appurtenances when those members are exposed to the weather without adequate protection from a roof, eave, overhang or other covering that would prevent moisture or water accumulation on the surface or at joints between members. Depending on local experience, such members may include:
1. Horizontal members such as girders, joists and decking.
2. Vertical members such as posts, poles and columns.
3. Both horizontal and vertical members.

R317.1.4 Wood columns.
Wood columns shall be approved wood of natural decay resistance or approved pressure-preservative-treated wood.
Exceptions:
1. Columns exposed to the weather or in basements where supported by concrete piers or metal pedestals projecting 1 inch (25 mm) above a concrete floor or 6 inches (152 mm) above exposed earth and the earth is covered by an approved impervious moisture barrier.
2. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building when supported by a concrete pier or metal pedestal at a height more than 8 inches (203 mm) from exposed earth and the earth is covered by an impervious moisture barrier.
3. Deck posts supported by concrete piers or metal pedestals projecting not less than 1 inch (25 mm) above a concrete floor or 6 inches (152 mm) above exposed earth.

R317.1.5 Exposed glued-laminated timbers.
The portions of glued-laminated timbers that form the structural supports of a building or other structure and are exposed to weather and not properly protected by a roof, eave or similar covering shall be pressure treated with preservative, or be manufactured from naturally durable or preservative-treated wood.

R317.2 Quality mark.
Lumber and plywood required to be pressure-preservative treated in accordance with Section R318.1 shall bear the quality mark of an approved inspection agency that maintains continuing supervision, testing and inspection over the quality of the product and that has been approved by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.

R317.2.1 Required information.
The required quality mark on each piece of pressure-preservative-treated lumber or plywood shall contain the following information:
1. Identification of the treating plant. ; 2. Type of preservative.
3. The minimum preservative retention. ; 4. End use for which the product was treated.
5. Standard to which product was treated. ; 6. Identity of the approved inspection agency. ; 7. The designation Dry, if applicable.
Exception: Quality marks on lumber less than 1 inch (25 mm) nominal thickness, or lumber less than nominal 1 inch by 5 inches (25 mm by 127 mm) or 2 inches by 4 inches (51 mm by 102 mm) or lumber 36 inches (914 mm) or less in length shall be applied by stamping the faces of exterior pieces or by end labeling not less than 25 percent of the pieces of a bundled unit.

R317.3 Fasteners and connectors in contact with preservative-treated and fire-retardant-treated wood.
Fasteners, including nuts and washers, and connectors in contact with preservative-treated wood and fire-retardant-treated wood shall be in accordance with this section. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153. Stainless steel driven fasteners shall be in accordance with the material requirements of ASTM F 1667.

R317.3.1 Fasteners for preservative-treated wood.
Fasteners, including nuts and washers, for preservative-treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Staples shall be of stainless steel. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.

R317.3.1 Exceptions:
1. 1/2-inch-diameter (12.7 mm) or greater steel bolts.
2. Fasteners other than nails, staples and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.
3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

R317.3.2 Fastenings for wood foundations.
Fastenings, including nuts and washers, for wood foundations shall be as required in AFPA PWF.

R317.3.3 Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations.
Fasteners, including nuts and washers, for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Fasteners other than nails, staples and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.

R317.3.4 Fasteners for fire-retardant-treated wood used in interior applications.
Fasteners, including nuts and washers, for fire-retardant-treated wood used in interior locations shall be in accordance with the manufacturer's recommendations. In the absence of the manufacturer's recommendations, Section R317.3.3 shall apply.

R317.4 Plastic composites.
Plastic composite exterior deck boards, stair treads, guards and handrails containing wood, cellulosic or other biodegradable materials shall comply with the requirements of Section R507.3.

SECTION R318 PROTECTION AGAINST SUBTERRANEAN TERMITES

R318.1 Subterranean termite control methods.
In areas subject to damage from termites as indicated by Table R301.2(1), methods of protection shall be one, or a combination, of the following methods:
1. Chemical termiticide treatment in accordance with Section R318.2.
2. Termite baiting system installed and maintained in accordance with the label.
3. Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.
4. Naturally durable termite-resistant wood.
5. Physical barriers in accordance with Section R318.3 and used in locations as specified in Section R317.1.
6. Cold-formed steel framing in accordance with Sections R505.2.1 and R603.2.1.

R318.1.1 Quality mark.
Lumber and plywood required to be pressure-preservative treated in accordance with Section R318.1 shall bear the quality mark of an approved inspection agency that maintains continuing supervision, testing and inspection over the quality of the product and that has been approved by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.

R318.1.2 Field treatment.
Field-cut ends, notches and drilled holes of pressure-preservative-treated wood shall be retreated in the field in accordance with AWPA M4.

R318.2 Chemical termiticide treatment.
Chemical termiticide treatment shall include soil treatment or field-applied wood treatment. The concentration, rate of application and method of treatment of the chemical termiticide shall be in strict accordance with the termiticide label.

R318.3 Barriers.
Approved physical barriers, such as metal or plastic sheeting or collars specifically designed for termite prevention, shall be installed in a manner to prevent termites from entering the structure. Shields placed on top of an exterior foundation wall are permitted to be used only if in combination with another method of protection.

R318.4 Foam plastic protection. In areas where the probability of termite infestation is very heavy as indicated in Figure R301.2(6), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or interior foundation wall or below grade on slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be not less than 6 inches (152 mm).
Exceptions:
1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative-treated wood.
2. Where in addition to the requirements of Section R318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used.
3. On the interior side of basement walls.

R507.2.1 Wood materials. Wood materials shall be No. 2 grade or better lumber, preservative-treated in accordance with Section R317, or approved, naturally durable lumber, and termite protected where required in accordance with Section R318. Where design in accordance with Section R301 is provided, wood structural members shall be
designed using the net service factor defined in ANC NDS. Cuts, notches and drilled holes of preservative-treated wood members shall be treated in accordance with Section R317.1. All preservative-treated wood products in contact with the ground shall be labeled for such usage.

R507.2.2 Plastic composite deck boards, stair treads, guards, or handrails. Plastic composite exterior deck boards, stair treads, guards and handrails shall comply with the requirements of ASTM D7032 and this section.

R507.2.2.1 Labeling. Plastic composite deck boards and stair treads, or their packaging, shall bear a label that indicates compliance with ASTM D7032 and includes the allowable load and maximum allowable span determined in accordance with ASTM D7032. Plastic or composite handrails and guards, or their packaging, shall bear a label that indicates compliance with ASTM D7032 and includes the maximum allowable span determined in accordance with ASTM D7032.

R507.2.2.2 Flame spread index. Plastic composite deck boards, stair treads, guards, and handrails shall exhibit a flame spread index not exceeding 200 when tested in accordance with ASTM E84 or UL 723 with the test specimen remaining in place during the test.
Exception: Plastic composites determined to be noncombustible.

R902.4 Rooftop-mounted photovoltaic panel systems.
Rooftop-mounted photovoltaic panel systems installed on or above the roof covering shall be tested, listed and identified with a fire classification in accordance with UL 1703 and UL 2703. Class A, B or C photovoltaic panel systems and modules shall be installed in jurisdictions designated by law as requiring their use or where the edge of the roof is less than 3 feet (914 mm) from a lot line.

R905.1.2 Ice barriers. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than eight units vertical in 12 units horizontal (67-percent slope), the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.
Exception: Detached accessory structures not containing conditioned floor area.

LEGEND

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

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

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

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

STATE OF NEW YORK · NORMAN C. LOK · 089525 · LICENSED PROFESSIONAL ENGINEER

02/02/24

JL DRAFTING, INC.
All Types Of Plans Drafted
Providing The Finest In Affordable Drafting & Expediting Svc's™
www.jldrafting.com
707 Suite A Route 110 • Farmingdale N.Y. 11735
(631) 843-1949 • (718) 224-0001 • Fax (631) 843-8190

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

PROJECT TITLE:

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

DRAWING TITLE:

PROPOSED GARAGE EXPANSION

DRAWN BY:	N.F.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	11/08/23

DRAWING NO. A-2

PROJ. NO. 21-359

FASTENING SCHEDULE PER TABLE R602.3(1)

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 (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R802.5.2 AND TABLE R802.5.2)	4-10d BOX (3" X 0.128") or 3-16d COMMON (3.5" X 0.162") or 4-3" X 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R802.5.2 AND TABLE R802.5.2)	TABLE R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1.25" X 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3" X 0.128") or 3-10d COMMON (3" X 0.148") or 4-3" X 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX (3.5" X 0.135") or 3-10d COMMON (3" X 0.148") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER or TRUSS, i
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d BOX (3.5" X 0.135") or 3-10d COMMON (3" X 0.148") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	END NAIL
	WALL		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162")	24" O.C. FACE NAIL
		10d BOX (3" X 0.128") or 3" X 0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3.5" X 0.135") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 0.5" SPACER)	16d COMMON (3.5" X 0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX (3.5" X 0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2.5" X 0.113") or 4-8d COMMON (2.5" X 0.131") or 4-10d BOX (3" X 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3.5" X 0.162")	16" O.C. FACE NAIL
		10d BOX (3" X 0.128") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	12-16d BOX (3.5" X 0.135") or 8-16d COMMON (3.5" X 0.162") or 12-10d BOX (3" X 0.128") or 12-3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162")	16" O.C. FACE NAIL
		16d BOX (3.5" X 0.135") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 4-3" X 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2.5" X 0.113") or 3-16d BOX (3.5" X 0.135") or 4-8d COMMON (2.5" X 0.131") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2.5" X 0.113") or 2-8d COMMON (2.5" X 0.131") or 2-10d BOX (3" X 0.128") or 2 STAPLES, 1.75"	FACE NAIL
19	1" X6" SHEATHING TO EACH BEARING	3-8d BOX (2.5" X 0.113") or 2-8d COMMON (2.5" X 0.131") or 2-10d BOX (3" X 0.128") or 2 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
20	1"X8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
		WIDER THAN 1"X8" 4-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 4 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	
	FLOOR		
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	TOE NAIL
22	JOIST TO SILL, TOP PLATE OR GIRDER	8d BOX (2.5" X 0.113")	4" O.C. TOE NAIL
		8d COMMON (2.5" X 0.131") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	6" O.C. TOE NAIL
23	1"X6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2.5" X 0.113") or 2-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 2 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM -- FLOOR & ROOF)	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162")	AT EACH BEARING FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3.5" X 0.162") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS or 4-3" X 14 GA. STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d COMMON (4" X 0.192") or	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM STAGGERED
		10d BOX (3" X 0.128") or 3" X 0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND: 2-20d COMMON (4" X 0.192") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3.5" X 0.135") or 3-16d COMMON (3.5" X 0.162") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2-10d BOX (3" X 0.128") or 2-8d COMMON (2.5" X 0.131") OR 2-3" X 0.131" NAILS	EACH END, TOE NAIL

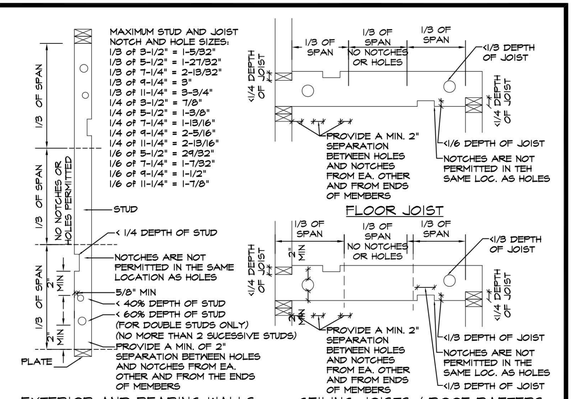
No error, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning, the Town of North Hempstead, and all other applicable codes and standards of jurisdictions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

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

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

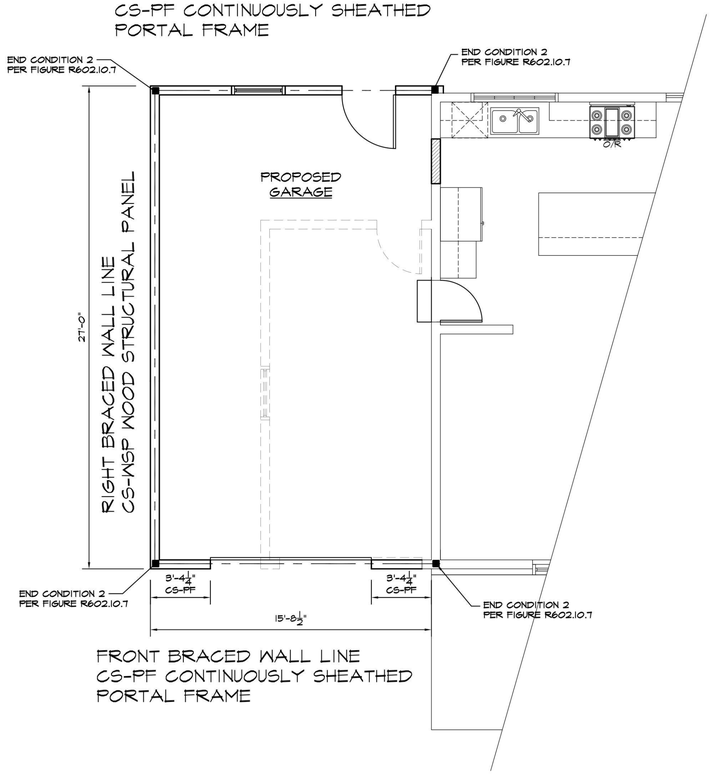
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING OF FASTENERS: EDGES (INCHES)h	SPACING OF FASTENERS: INTERMEDIATE SUPPORTS c,e (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]			
30	3/8" - 1/2"	6d COMMON (2" X 0.113") (SUBFLOOR, WALL) i 8d COMMON (2.5" X 0.131") (ROOF), or RSRS-01 BOX (2.375" X 0.113") (ROOF) j	6	12 f
31	19/32" - 1"	8d COMMON (2.5" X 0.131") or RSRS-01 BOX (2.375" X 0.113") (ROOF) j	6	12 f
32	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") or 8d (2.5" X 0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING g			
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.5" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, or 1.25" LONG 16 GA. STAPLE WITH 7/16" or 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.75" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, or 1.5" LONG 16 GA. STAPLE WITH 7/16" or 1" CROWN	3	6
35	1/2" GYPSUM SHEATHING d	1.5" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1.5" LONG; 1.25" SCREWS, TYPE IV or S	7	7
36	5/8" GYPSUM SHEATHING d	1.75" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1.625" LONG; 1.625" SCREWS, TYPE IV or S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	3/4" AND LESS	6d DEFORMED (2" X 0.120") NAIL or 8d COMMON (2.5" X 0.131") NAIL	6	12
38	7/8" - 1"	8d COMMON (2.5" X 0.131") NAIL or 8d DEFORMED (2.5" X 0.120") NAIL	6	12
39	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") NAIL or 8d DEFORMED (2.5" X 0.120") NAIL	6	12

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For nonod structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.



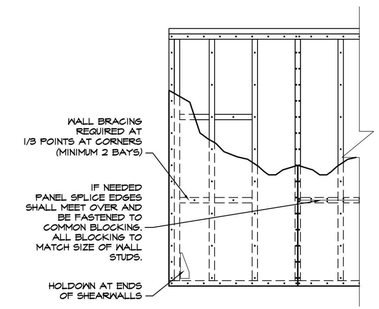
NOTCHING AND DRILLING FOR WOOD FRAME MEMBERS

N.T.S.



FIRST FLOOR BRACED WALL

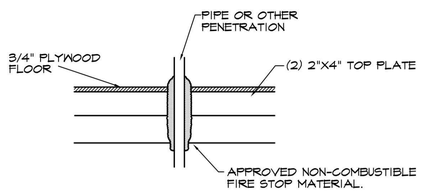
SCALE 1/4" = 1'-0"



EXTERIOR WALLS TO BE SHEATHED WITH 7/16" CDX PLYWOOD STRUCTURAL PANELS (MINIMUM WOOD STRUCTURAL PANEL SPAN RATING OF 24/0) ON THE EXTERIOR ATTACHED WITH 6D COMMON NAILS (2.0" X 0.113") AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD, AND 4' X 8' X 1/2" GYPSUM WALLBOARD ON THE INTERIOR INSTALLED VERTICALLY ATTACHED WITH 1.5" GALVANIZED ROOFING NAIL, 1.5" LONG GALVANIZED STAPLES OR 1.25" TYPE W OR S SCREWS, 7" O.C. AT PANEL EDGES AND 7" O.C. IN THE FIELD. SHEATHING SHALL BE CONTINUOUS FROM THE BOTTOM PLATE TO THE UPPER TOP PLATE, WITH ALL PANEL EDGES OVER FRAMING.

EXTERIOR WALL FRAMING DETAIL

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



DETAIL FOR FIRE STOP

LEGEND

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

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

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

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

STATE OF NEW YORK NORMAN C. LOK 089525 LICENSED PROFESSIONAL ENGINEER
02/02/24

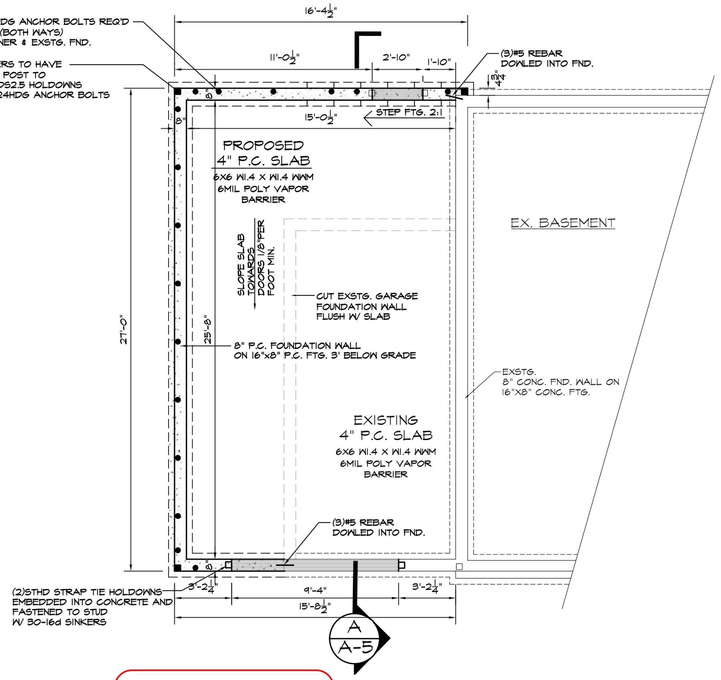
JL DRAFTING, INC.
All Types Of Plans Drafted
Providing The Finest In Affordable Drafting & Expediting Svc's™
www.jldrafting.com
707 Suite A Route 110 • Farmingdale N.Y. 11735
(631) 843-1949 • (718) 224-0001 • Fax (631) 843-8190

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

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

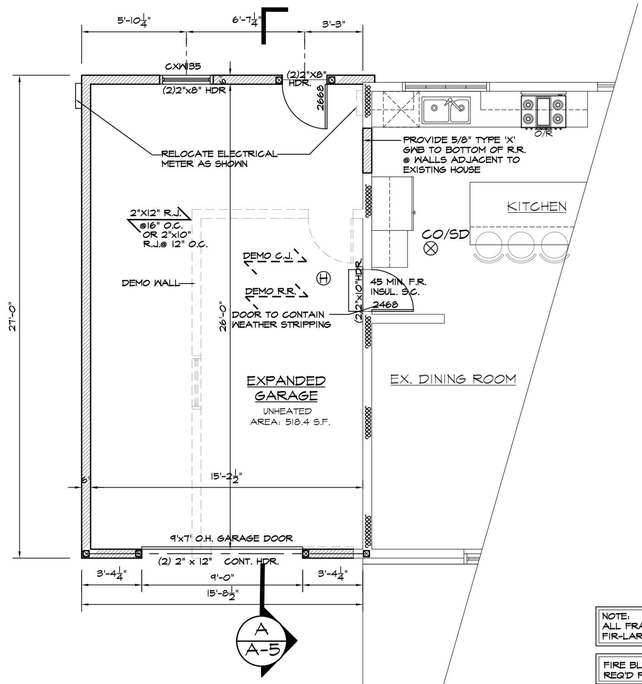
DRAWING TITLE:
PROPOSED GARAGE EXPANSION

DRAWN BY:	N.F.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	11/08/23
DRAWING NO.	A-3
PROJ. NO.	21-359



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



FLOOR PLAN

SCALE 1/4" = 1'-0"

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

FIRE BLOCKING & DRAFT STOPPING REQ'D PER R302.11, R302.12 & R502.2.2

MINIMUM WIDTH OF BUILT UP 2"X4" POSTS (NAILED OR BOLTED TOGETHER) TO BE GREATER THAN WIDTH OF HEADER SUPPORTED, UNLESS OTHERWISE SPECIFIED ON PLAN. USE OF 3" DIA. SCHEDULE 40 STANDARD WEIGHT PIPE A501 OR A53 GRADE,B STEEL COLUMN IS AN ACCEPTABLE REPLACEMENT FOR BUILT UP WOOD POST.

WOOD FRAMING EXTERIOR WALL

8" P.C. WALL ON 8"x 16" P.C. FTG.

EXSTG. 8" P.C. WALL ON 8"x 16" P.C. FTG.

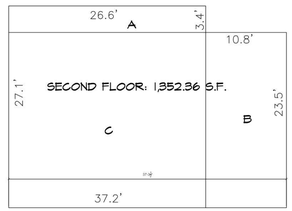
EXSTG. WOOD FRAMING WALL

ULATION:

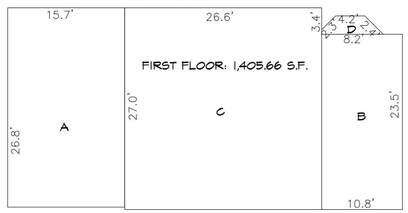
FLOOR
<3.4=90.44 s.f.
23.5=253.8 s.f.
<27.1=720.86 s.f.
FLOOR TOTAL=1,065.1 s.f.

LOOR:
26.8'=420.8 s.f.
<23.5'=253.8 s.f.
'x27.1'=720.86 s.f.
2.4'=15.36s.f.
LOOR TOTAL: 1,410.82 s.f.

REA: 8,321.7 s.f.



TOTAL AREA: 1,065.1+1,410.82=2,475.92 s.f.
2,475.92/ 8,321.7 = 0.2975 = 29.7%



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

REAR ELEVATION

SCALE 1/4" = 1'-0"

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility of compliance with the requirements of the Building, Fire, and Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdiction, unless expressly overlooked in writing.

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

LEGEND

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

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

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

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

STATE OF NEW YORK · NORMAN C. LOK · 089525 · LICENSED PROFESSIONAL ENGINEER

02/02/24

JL DRAFTING, INC.
All Types Of Plans Drafted
Providing The Finest In Affordable Drafting & Expediting Svc's"
www.jldrafting.com
707 Suite A Route 110 • Farmingdale N.Y. 11735
(631) 843-1949 • (718) 224-0001 • Fax (631) 843-8190

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

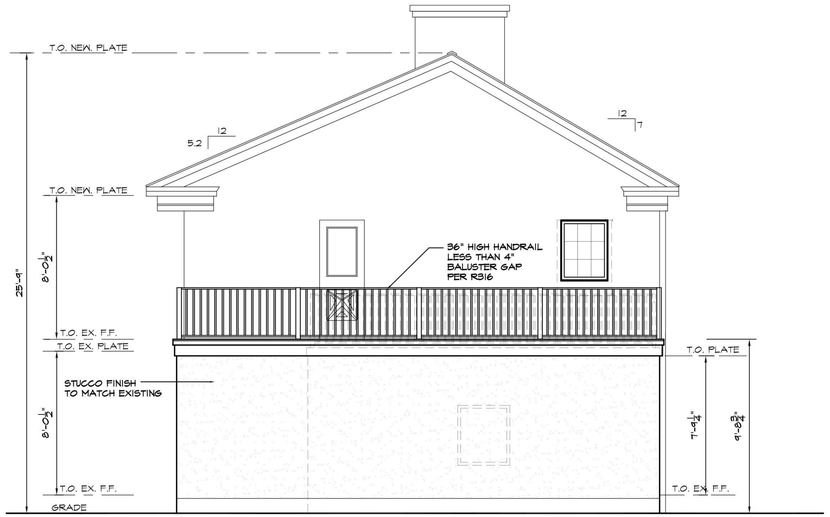
PROJECT TITLE:

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

DRAWING TITLE:

PROPOSED
GARAGE EXPANSION

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



LEFT SIDE ELEVATION

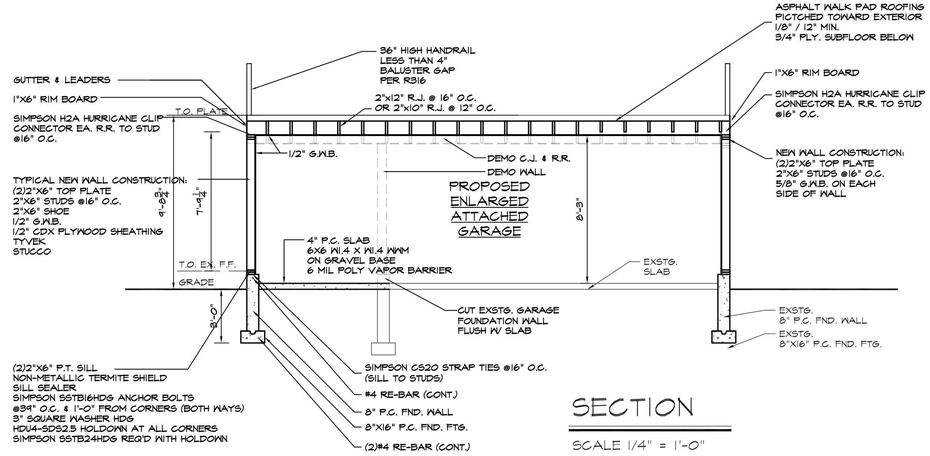
SCALE 1/4" = 1'-0"

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

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

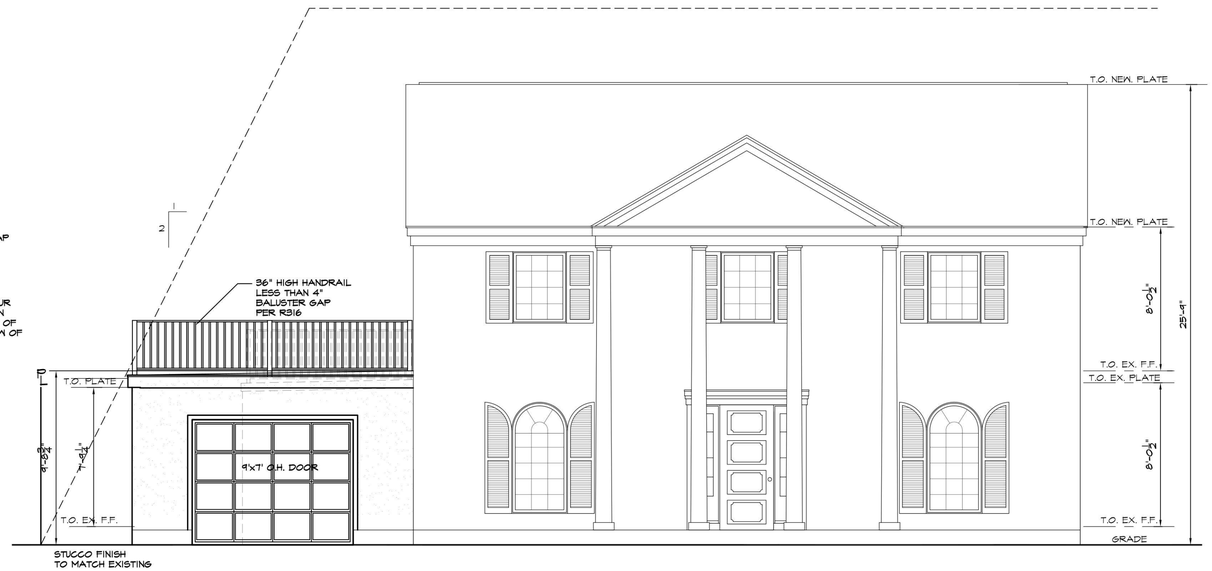
GARAGE DOOR PORTAL WALL FRAMING DETAIL

N.T.S.



SECTION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

LEGEND

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

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

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

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

STATE OF NEW YORK · NORMAN C. LOK · 089525 · LICENSED PROFESSIONAL ENGINEER
02/02/24

JL DRAFTING, INC.
All Types Of Plans Drafted
Providing The Finest In Affordable Drafting & Expediting Svc's"
www.jldrafting.com
707 Suite A Route 110 • Farmingdale N.Y. 11735
(631) 843-1949 • (718) 224-0001 • Fax (631) 843-8190

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

PROJECT TITLE:

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

DRAWING TITLE:

PROPOSED
GARAGE EXPANSION

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

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	1 0 1
>/= 30	ALL	0	0	0

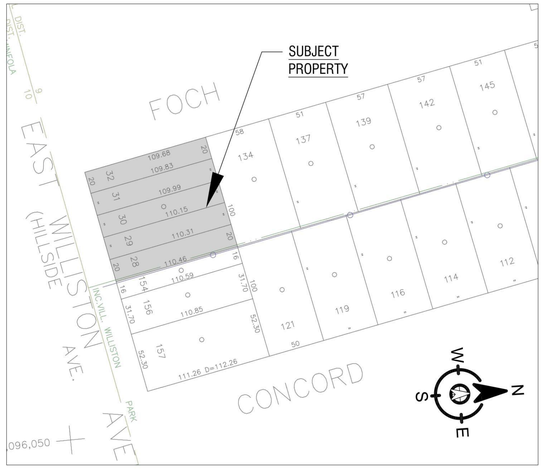
SCOPE OF WORK

- 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.

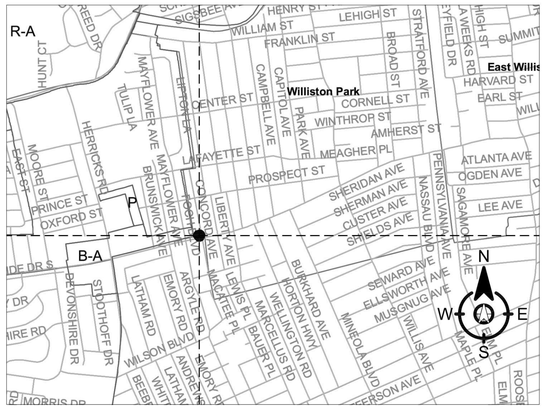
PROPERTY INFO

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.

#21546

DISAPPROVED
Michael Maracic
04/01/2024

HT+A HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.762.8700
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:
GENERAL NOTES & KEY MAPS

SHEET NO.:
T-100.00

PAGE:	Page 1 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 · 030920 · LICENSED PROFESSIONAL ENGINEER

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA; AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

ZONING INFORMATION

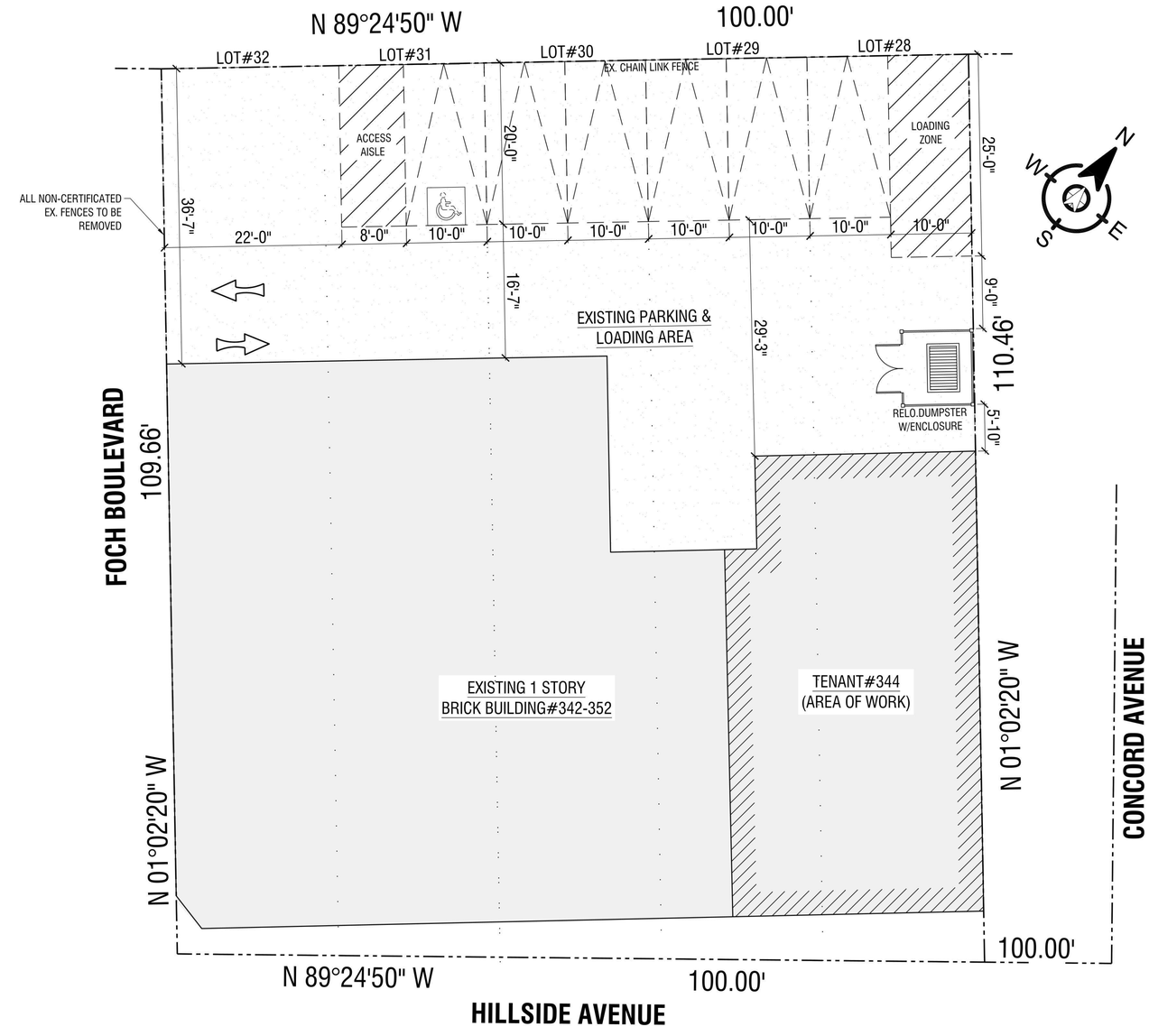
	REQUIRED/ALLOWED	PROPOSED/EXISTING
PLOT AREA §70-128.1	NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ON A LOT CONTAINING AN AREA OF LESS THAN 2,000 SQUARE FEET.	EXIST'G LOT SIZE: 11107.58 SQ FT.....OK
HEIGHT §70-130	NO BUILDING SHALL EXCEED THREE STORIES, WITH A MAX. HEIGHT OF 40'-0".	EXIST'G HEIGHT: ±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
Michael Maracic
04/01/2024

HT+A HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T. 718.886.0001
E. INFO@HTASSOCIATES.NET

DATE
REVISION
#

CLIENT:
OWNER NAME
OWNER INFO

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

DRAWING TITLE:
PLOT PLAN & ZONING ANALYSIS

SHEET NO.:
Z-100.00

PAGE:	Page 2 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA, AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

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.

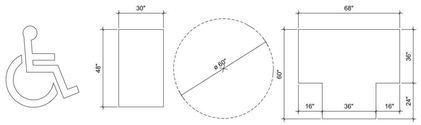
URINALS

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.

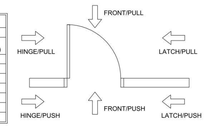
BARRIER FREE LEGEND (ICC/ANSI A117.1 - 2017: ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
NOTE: ALL DIMENSIONS IN THIS LEGEND ARE TO THE FINISHED SURFACE UNLESS NOTED OTHERWISE

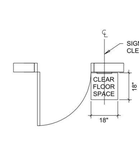


INTERNATIONAL SYMBOL OF ACCESS | CLEAR FLOOR AREA | TURNING CIRCLE | T-SHAPED TURNING AREA OPTION 1

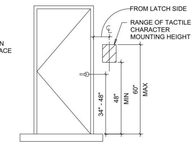
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS			
TYPE OF USE		MINIMUM MANEUVERING CLEARANCES	
APPROACH DIRECTION	DOOR SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND LATCH UNLESS NOTED)
FROM FRONT	PULL	60 INCHES	18 INCHES
FROM FRONT	PUSH	52 INCHES	0 INCHES (NOTE 3)
FROM HINGE SIDE	PULL	60 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.





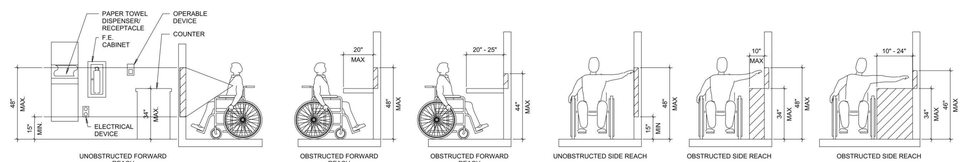
PLAN VIEW
DOOR ACCESSORY MOUNTING LOCATION



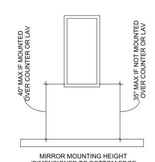
FRONT VIEW
DOOR ACCESSORY MOUNTING HEIGHT

1 ADA MANUVERING CLEARANCES

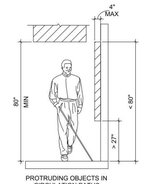
SCALE: 1/4" = 1'-0"



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



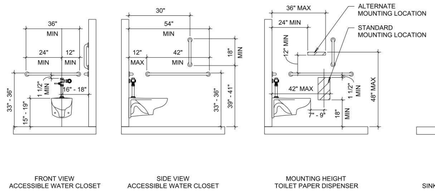
MIRROR MOUNTING HEIGHT (DIMENSIONED TO BOTTOM EDGE OF REFLECTIVE SURFACE)



PROTRUDING OBJECTS IN CIRCULATION PATHS

2 ADA UNOBSTRUCTED FORWARD AND SIDE REACH

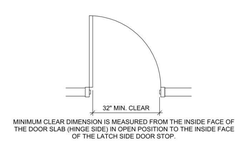
SCALE: 1/4" = 1'-0"



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

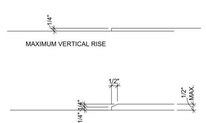
SCALE: 1/4" = 1'-0"



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.

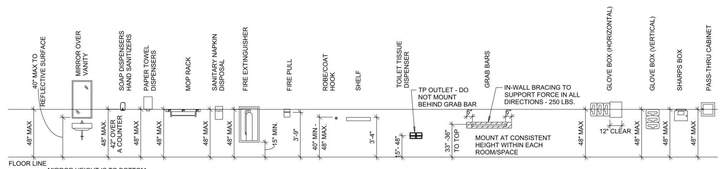
4 DOOR WIDTH CLEARANCE

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



5 CHANGES IN FLOOR LEVEL

SCALE: 3" = 1'-0"



6 ACCESSIBLE MOUNTING HEIGHTS

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

DISAPPROVED
Michael Maracic
04/01/2024

HT+A HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.460.1111
E: INFO@HTASSOCIATES.NET

DATE	REVISION	#

CLIENT:
OWNER NAME
OWNER INFO

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

DRAWING TITLE:
ADA NOTES & DIAGRAMS

SHEET NO.:
G-100.00

PAGE:	Page 3 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:

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA; AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

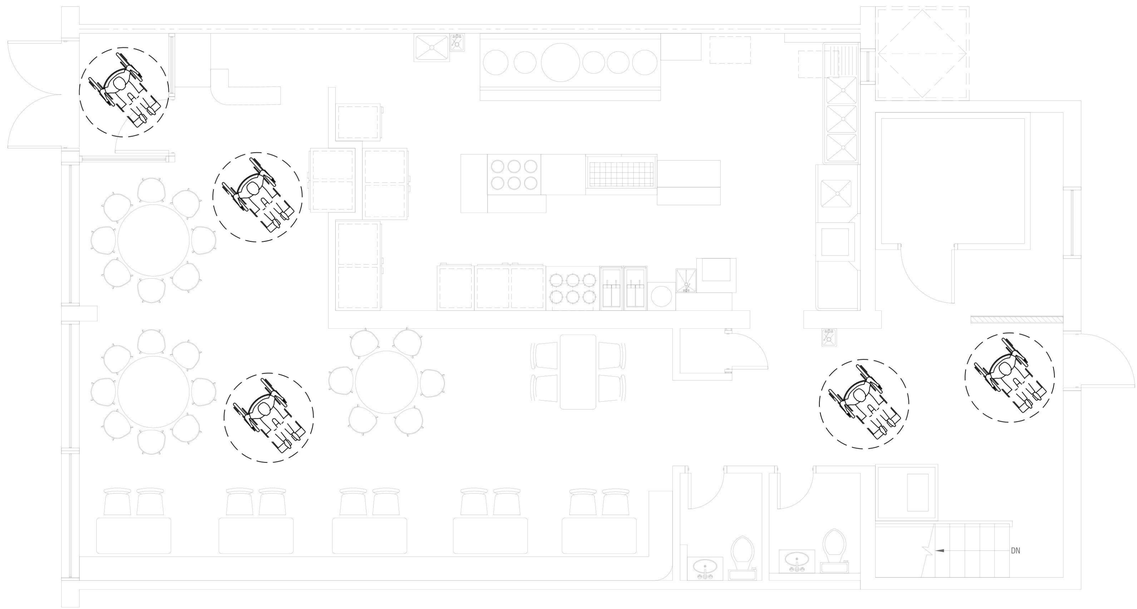
ADA NOTES

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.
  - 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
Michael Maracic
04/01/2024

HT+A HTASSOCIATES

36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718-799-0901
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:
HANDICAP ACCESSIBILITY PLAN

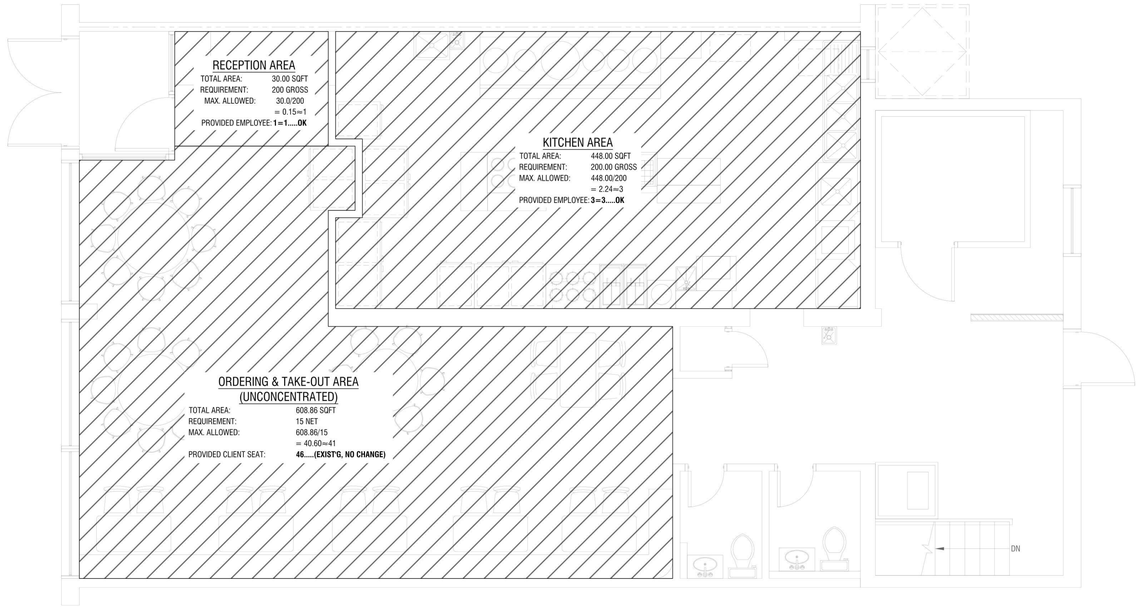
SHEET NO.:
G-200.00

PAGE:	Page 4 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA; AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

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
Michael Maracic
04/01/2024

HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718-799-0901
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:
OCCUPANCY PLAN

SHEET NO.:
G-201.00

PAGE:	Page 5 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA; AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

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.

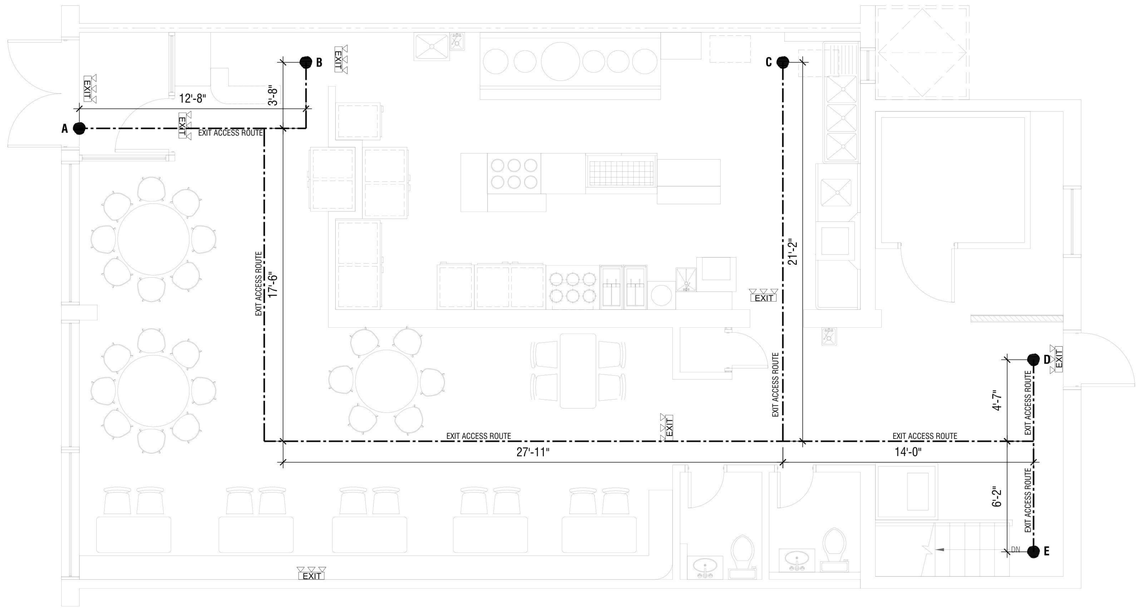
TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

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
Michael Maracic
04/01/2024

HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.460.5555
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:
EMERGENCY ESCAPE PLAN

SHEET NO.:
G-202.00

PAGE:	Page 6 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA, AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED

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

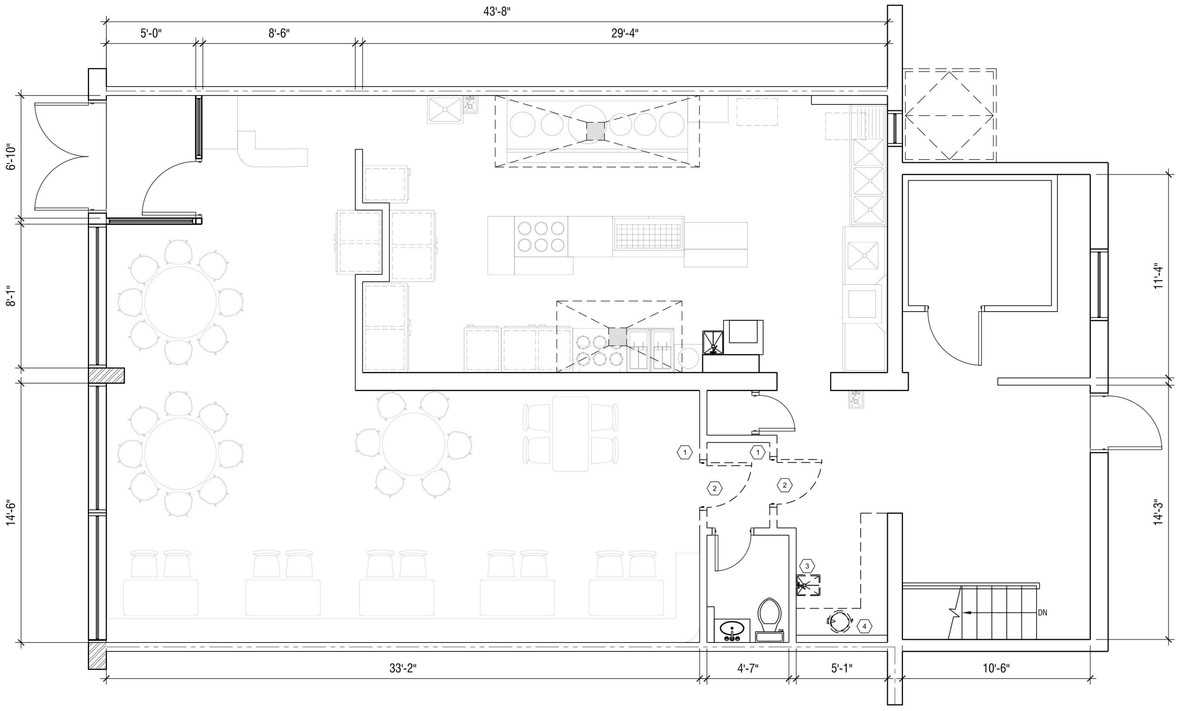
(2) DOOR TO BE REMOVED

(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

Michael Maracic
04/01/2024

HT+A HTASSOCIATES

36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.460.1651
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:

DEMOLITION PLAN & NOTES

SHEET NO.:

DM-100.00

PAGE:	Page 7 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA, AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

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.

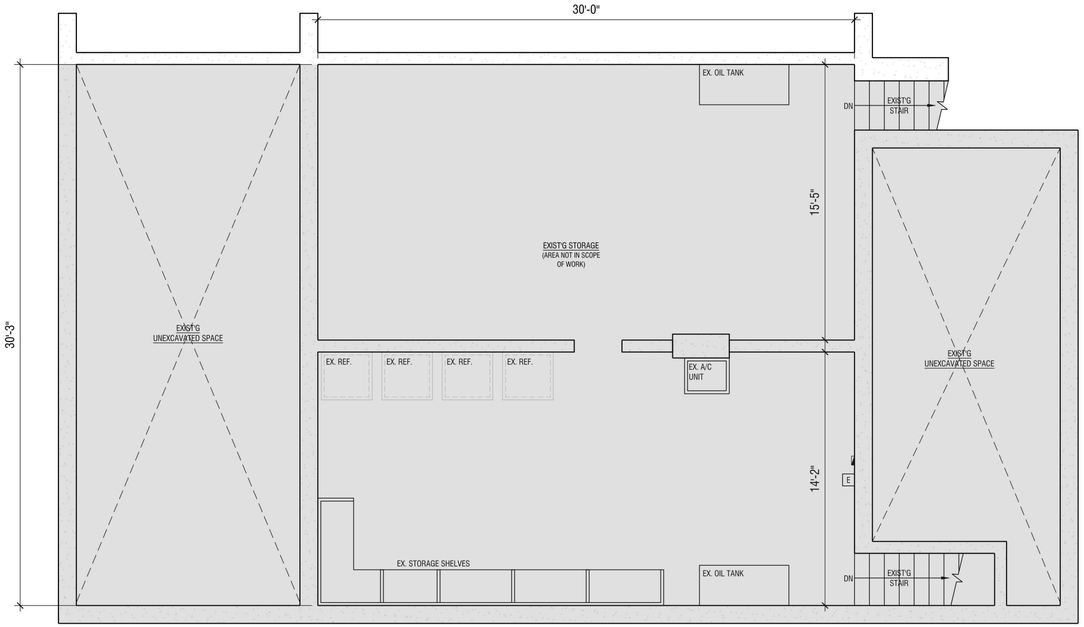
- DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
- TOILETS
  - A. LAVATORY TO HAVE LEVER HANDLES, SPRING FAUCETS OR SELF METERING FAUCETS.
  - B. A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ON THE BACK SIDE OF THE HANDICAPPED STALL DOOR. LOCATE THE WATER CLOSET 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.
  - D. TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR.

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.
2. RESTAURANT UTENSILS/SAN WILL BE PROVIDED FOR PREPARE/SERVE FOOD TO ELIMINATED BARE HAND CONTACT AND PREVENT CONTAMINATION.
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.
9. COVE MOLDINGS WILL BE INSTALLED AT ALL FLOOR/WALL JUNCTURES. THE COVE MOLDING SHOULD PROVIDE AT LEAST ¼" INCH RADIUS AND BE AT LEAST 4" IN HEIGHT.
10. LIGHT COVERS WILL BE PROVIDED IN ALL FOOD STORAGE, PREPARATION, SERVICE OR DISPLAY FACILITIES, AND FACILITIES WHERE UTENSILS AND EQUIPMENT ARE CLEANED AND STORED, ARE TO BE PROTECTED TO PREVENT BROKEN GLASS FROM FALLING INTO FOOD OR ONTO FOOD-CONTACT SURFACES.

SHEET NOTES

1. NEW HVAC ROOFTOP UNITS WILL BE PROPOSED. MODIFY DUCT WORK AS REQUIRED.
2. EXISTING PLUMBING SHALL BE MODIFIED AS REQUIRED BY A LICENSED N.Y.S. PLUMBER.
3. EXISTING ELECTRIC SHALL BE REMOVED AND REPLACED AS REQUIRED BY A LICENSED N.Y.S. ELECTRICIAN.
4. ALL PLUMBING, ELECTRICAL, & HVAC MODIFICATIONS TO BE FILED UNDER SEPARATE APPLICATION.
5. ALL DOOR HARDWARE AND THRESHOLDS TO BE ADA COMPLIANT. ALL RESTROOM PLUMBING FIXTURES/FACETS TO BE ADA COMPLIANT



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

DISAPPROVED
Michael Maracic
04/01/2024

HT+A HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.460.0061
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:
PROPOSED PLAN

SHEET NO.:
A-100.00

PAGE:	Page 8 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA, AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

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.
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, STAIRS, 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.

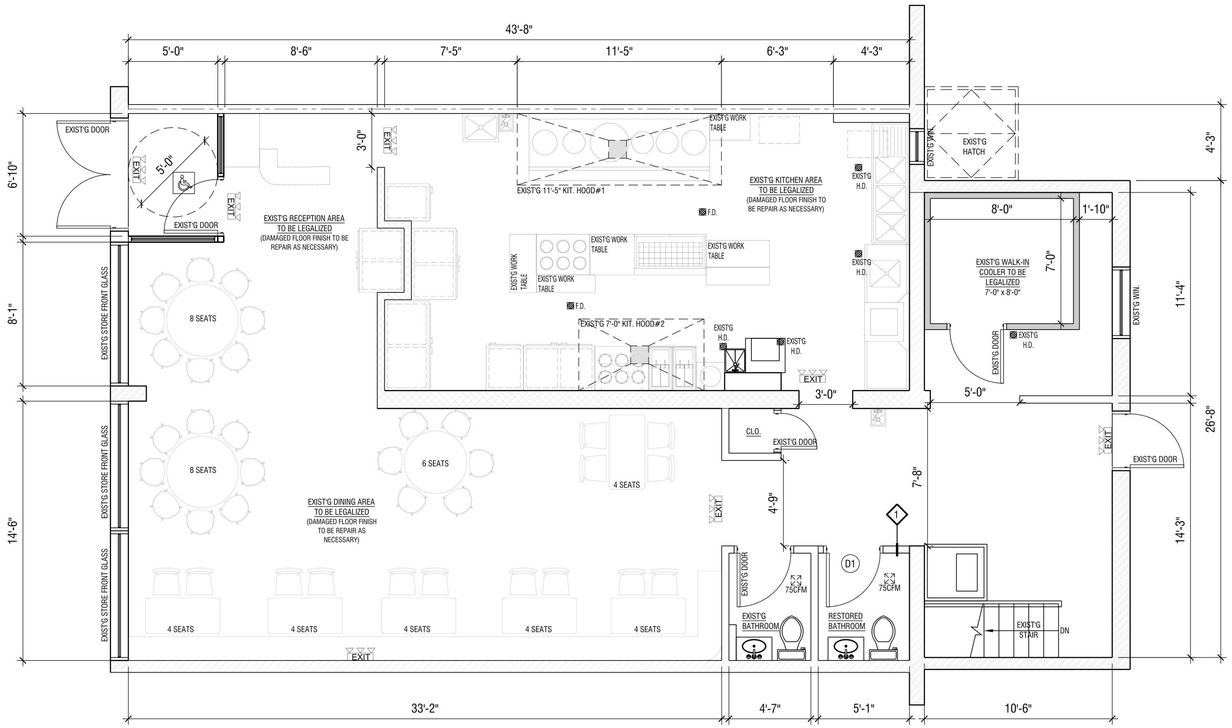
- DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
- TOILETS
  - A. LAVATORY TO HAVE LEVER HANDLES, SPRING FAUCETS OR SELF METERING FAUCETS.
  - B. A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ON THE BACK SIDE OF THE HANDICAPPED STALL DOOR. LOCATE THE WATER CLOSET 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.
  - D. TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR.

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.
2. RESTAURANT UTENSILS/SAN WILL BE PROVIDED FOR PREPARE/SERVE FOOD TO ELIMINATED BARE HAND CONTACT AND PREVENT CONTAMINATION.
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.
9. COVE MOLDINGS WILL BE INSTALLED AT ALL FLOOR/WALL JUNCTURES. THE COVE MOLDING SHOULD PROVIDE AT LEAST ¼" INCH RADIUS AND BE AT LEAST 4" IN HEIGHT.
10. LIGHT COVERS WILL BE PROVIDED IN ALL FOOD STORAGE, PREPARATION, SERVICE OR DISPLAY FACILITIES, AND FACILITIES WHERE UTENSILS AND EQUIPMENT ARE CLEANED AND STORED, ARE TO BE PROTECTED TO PREVENT BROKEN GLASS FROM FALLING INTO FOOD OR ONTO FOOD-CONTACT SURFACES.

SHEET NOTES

1. NEW HVAC ROOFTOP UNITS WILL BE PROPOSED. MODIFY DUCT WORK AS REQUIRED.
2. EXISTING PLUMBING SHALL BE MODIFIED AS REQUIRED BY A LICENSED N.Y.S. PLUMBER.
3. EXISTING ELECTRIC SHALL BE REMOVED AND REPLACED AS REQUIRED BY A LICENSED N.Y.S. ELECTRICIAN.
4. ALL PLUMBING, ELECTRICAL, & HVAC MODIFICATIONS TO BE FILED UNDER SEPARATE APPLICATION.
5. ALL DOOR HARDWARE AND THRESHOLDS TO BE ADA COMPLIANT. ALL RESTROOM PLUMBING FIXTURES/FACETS TO BE ADA COMPLIANT



1 PROPOSED 1ST FL. PLAN

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

DISAPPROVED

Michael Maracic
04/01/2024

HT+A HTASSOCIATES

36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.460.1651
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:

PROPOSED PLAN

SHEET NO.:

A-101.00

PAGE:	Page 9 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 · 030920 · LICENSED PROFESSIONAL ENGINEER

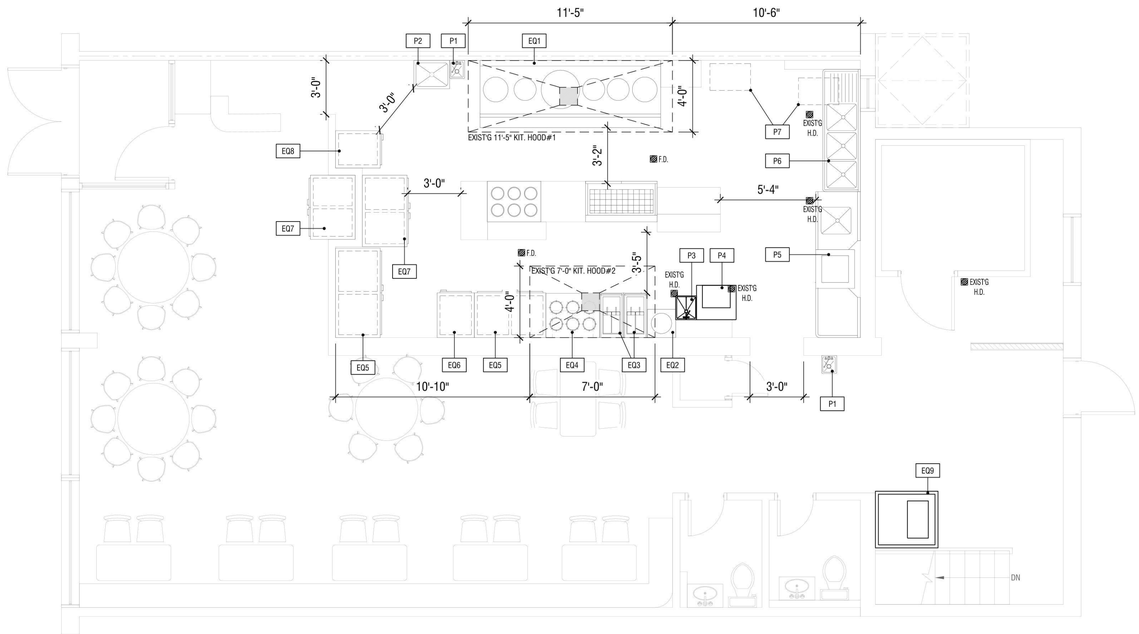
COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA; AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

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

Michael Maracic
04/01/2024

HTASSOCIATES

36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T. 718.460.5551
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:

EQUIPMENT PLAN & SCHEDULE

SHEET NO.:

A-200.00

PAGE:	Page 10 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA; AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

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

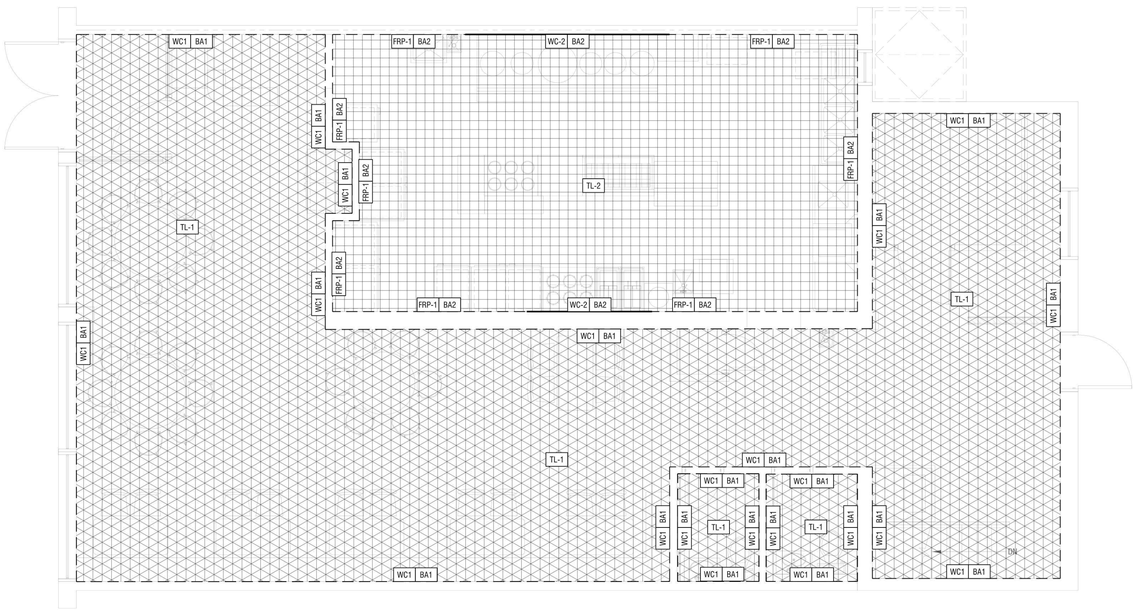
ITEM NO.	ITEM DESCRIPTION	MANUFACTURER	COLLECTION	COLOR	NUMBER	FINISH	SIZE	THICKNESS	LOCATION	PROFILE	NOTES
BA-1	18 GAUGE METAL BASE	-	-	-	-	-	-	-	FRONT OF HOUSE, INTERIOR BASE	COLD ROLLED BLACKENED STEEL	EXIST'G DAMAGED FINISH TO BE REPAIR AS NECESSARY
BA-2 (COVE)	QUARRY COVER BASE	-	-	-	-	-	-	-	BACK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

Michael Maracic
04/01/2024

HT+A HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.358.0051
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:

FLOOR FINISH PLAN & SCHEDULE

SHEET NO.:

A-201.00

PAGE:	Page 11 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA; AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

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

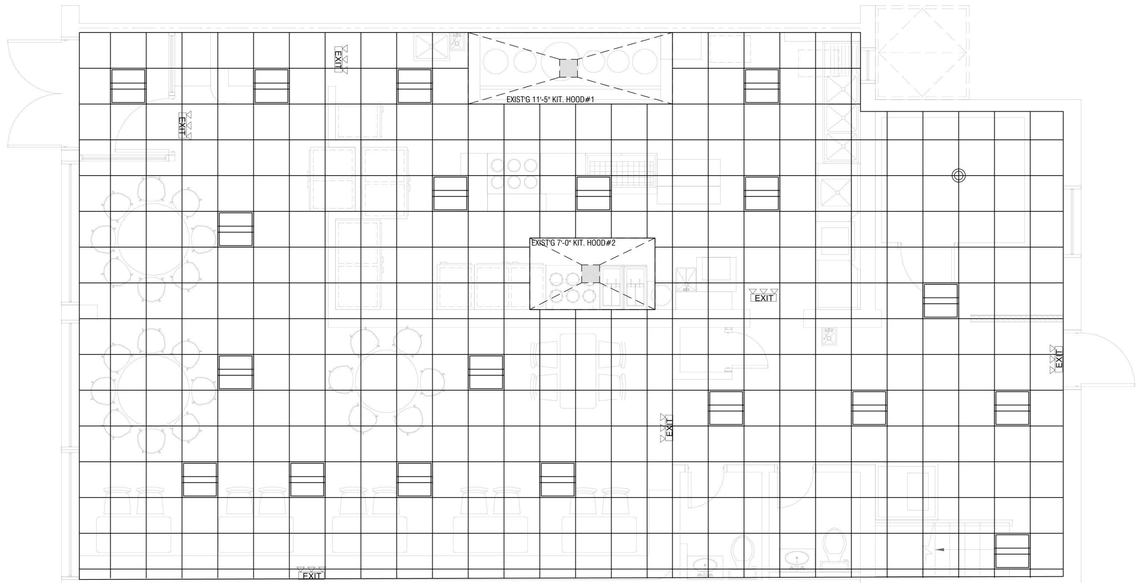
- TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NYCECC, USING C5.
- ALL OF THE LAMPS ARE LED AND HIGH EFFICIENCY.

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"

DISAPPROVED
Michael Maracic
04/01/2024

HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.460.0161
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:
REFLECTING CEILING PLAN

SHEET NO.:
A-202.00

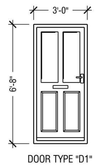
PAGE:	Page 12 of 21
DATE ISSUED:	3/25/2024
DATE CREATED:	11/28/2022
SCALE:	AS NOTED
DRAWN BY:	LW
CHECKED BY:	KY FU
JOB #:	23043

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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA, AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED

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.	

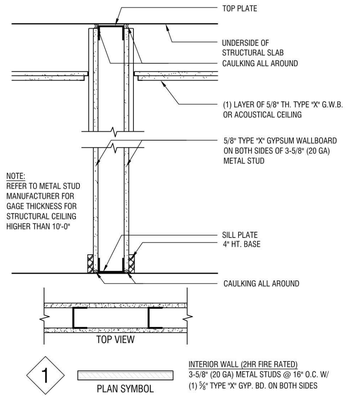
NOTE:
A. 3-1/2" LEGS ARE HORIZONTAL
B. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS
C. PROVIDE L5" x 5" x 5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS
D. PROVIDE MIN. 6" BEARING AT EACH END FOR ALL LINTELS
E. LINTELS OVER 4'-0" SHALL BE FIREPROOFED
F. ALL VOIDS BETWEEN LINTELS AND MASONRY UNITS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

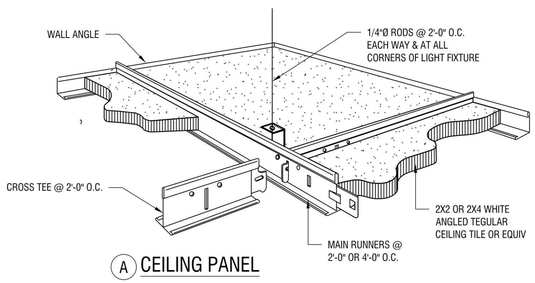
1 GENERAL CONSTRUCTION SCHEDULE
SCALE: N.T.S.



INTERIOR WALL (1HR FIRE RATED)

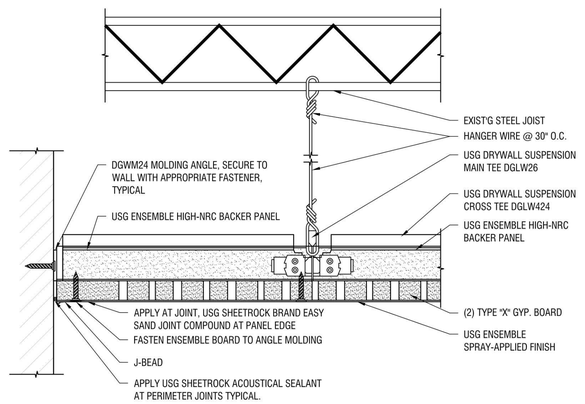
SCALE: N.T.S. BSA CAL NO 439-52-SM

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

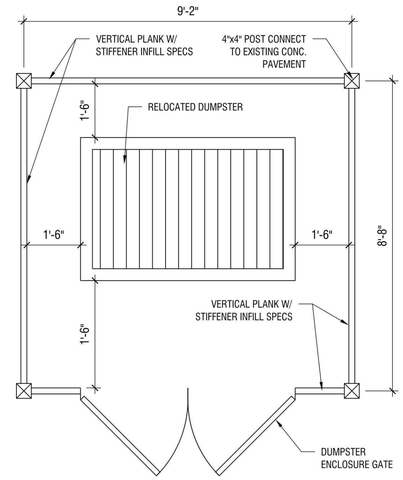


A CEILING PANEL

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



B SHEETROCK PANEL



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

DISAPPROVED
Michael Maracic
04/01/2024

HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.886.9551
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:
GENERAL CONSTRUCTION DETAILS

SHEET NO.:
A-300.00

PAGE:	Page 13 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

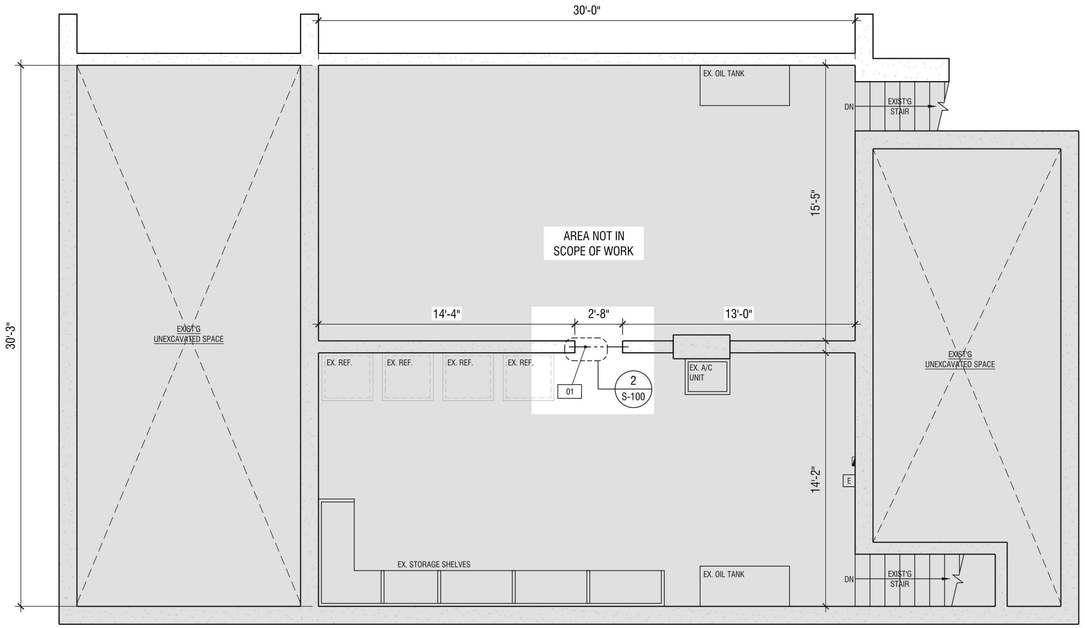
COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA, AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

SEISMIC LOADS PER ASCE 7-05

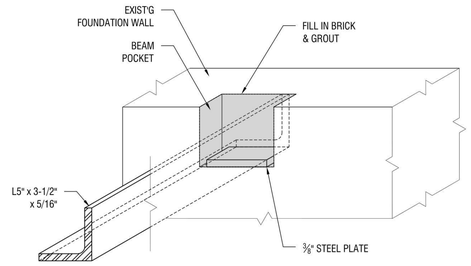
1. SEISMIC IMPORTANCE FACTOR I-1.0 OCCUPANCY CATEGORY II
2. MAPPED SPECTRAL RESPONSE ACCELERATIONS, Ss=0.35g, S1=0.07g
3. SITE CLASS C.
4. SPECTRAL RESPONSE COEFFICIENTS Sds=0.36g
5. SEISMIC DESIGN CATEGORY: B
6. BASIC SEISMIC-FORCE-RESISTING SYSTEMS: ORDINARY STEEL MOMENT FRAMES.
7. DESIGN BASE SHEAR 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

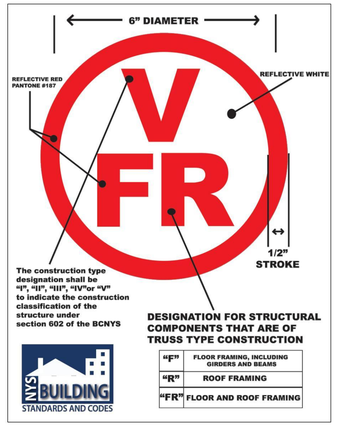
SYMBOL	STRUCTURAL COMPONENT	SIZE (INCH)	LBs/LF
01	L-SHAPE STRUCTURAL STEEL	L5" x 3-1/2" x 5/16"	8.70



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"

DISAPPROVED
Michael Maracic
04/01/2024

HT+A HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718-799-0901
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: STRUCTURAL PLAN & DETAIL

SHEET NO.: S-100.00

PAGE:	Page 14 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA, AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

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

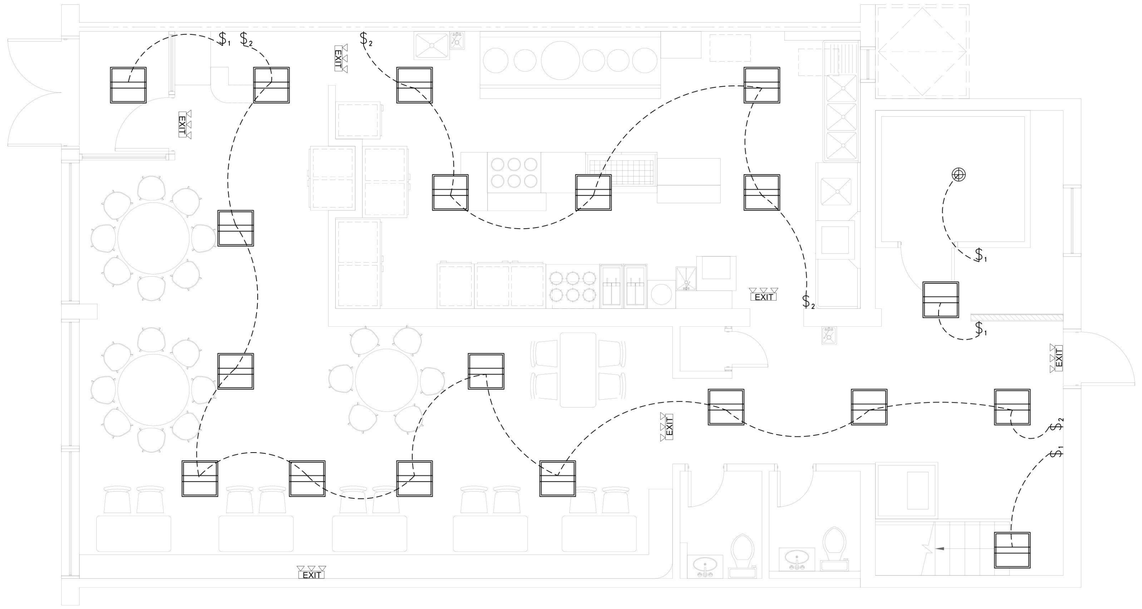
1. GROUNDING: ALL WORK SHALL BE PERMANENTLY AND EFFECTUALLY GROUNDED WHETHER OR NOT SUCH CONNECTIONS ARE SPECIFICALLY SHOWN OR SPECIFIED. GROUND RESISTANCE AT ANY POINT SHALL NOT EXCEED THE REQUIREMENTS OF LATEST NYS ELECTRICAL CODE.
2. CUTTING AND PATCHING: THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE 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
Michael Maracic
04/01/2024

HT+A HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T. 718.460.0161
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:
LIGHTING PLAN & NOTES

SHEET NO.:
E-100.00

PAGE:	Page 15 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA, AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED

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

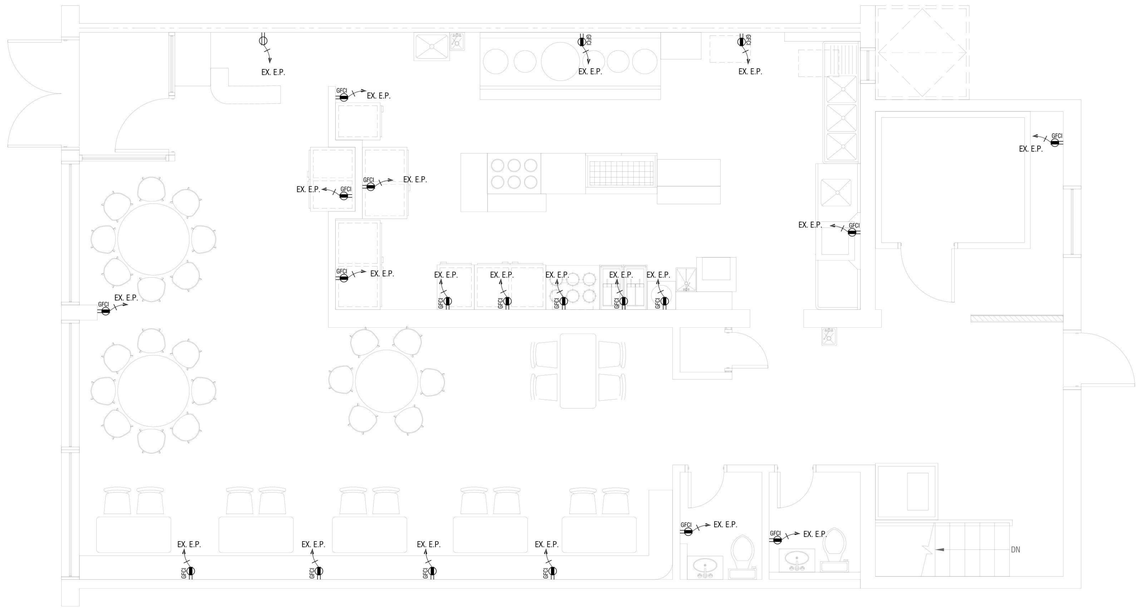
ELECTRICAL NOTES

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
Michael Maracic
04/01/2024

HT+A HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.460.5551
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

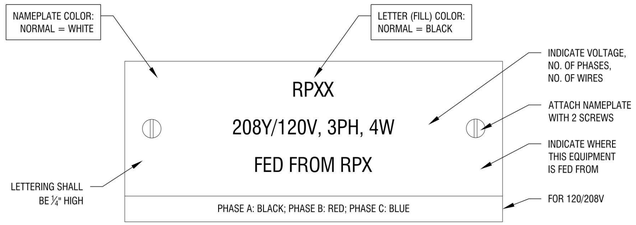
DRAWING TITLE:
OUTLET PLAN & NOTES

SHEET NO.:
E-101.00

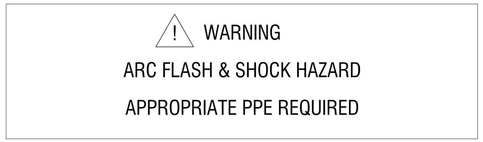
PAGE:	Page 16 of 21
DATE ISSUED:	3/25/2024
DATE CREATED:	11/28/2022
SCALE:	AS NOTED
DRAWN BY:	LW
CHECKED BY:	KY FU
JOB #:	23043

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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA. AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

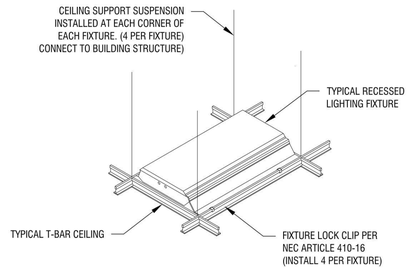


1 DETAIL - ELECTRICAL NAMEPLATE
SCALE: N.T.S.



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

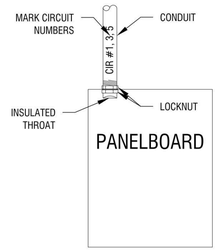
2 DETAIL - ARC FLASH WARNING LABEL
SCALE: N.T.S.



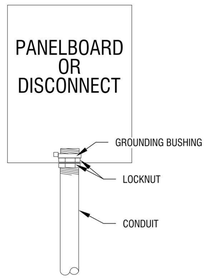
NOTES:

1. VERIFY AREAS REQUIRING 1HR RATED CEILINGS.

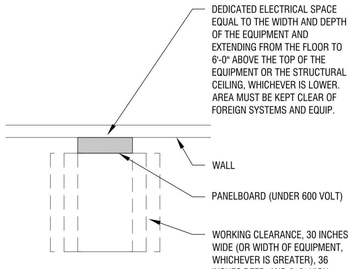
3 DETAIL - RECESSED 2x4 MOUNTING
SCALE: N.T.S.



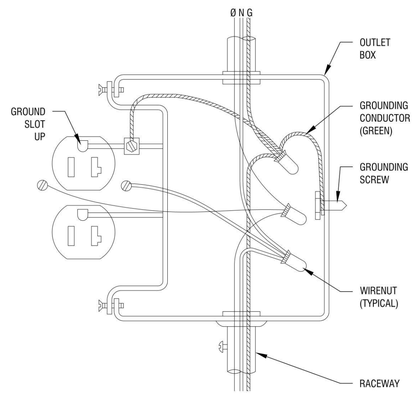
4 DETAIL - BRANCH CIRCUIT CONDUIT TERMINATION
SCALE: N.T.S.



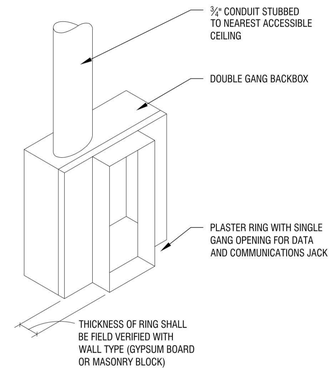
5 DETAIL - CONDUIT TERMINATION
SCALE: N.T.S.



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
Michael Maracic
04/01/2024

HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.460.1661
E: INFO@HTASSOCIATES.NET

DATE
REVISION
#

CLIENT:
OWNER NAME
OWNER INFO

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

DRAWING TITLE:
GENERAL ELEC. DETAILS

SHEET NO.:
E-200.00

PAGE:	Page 17 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA; AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

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

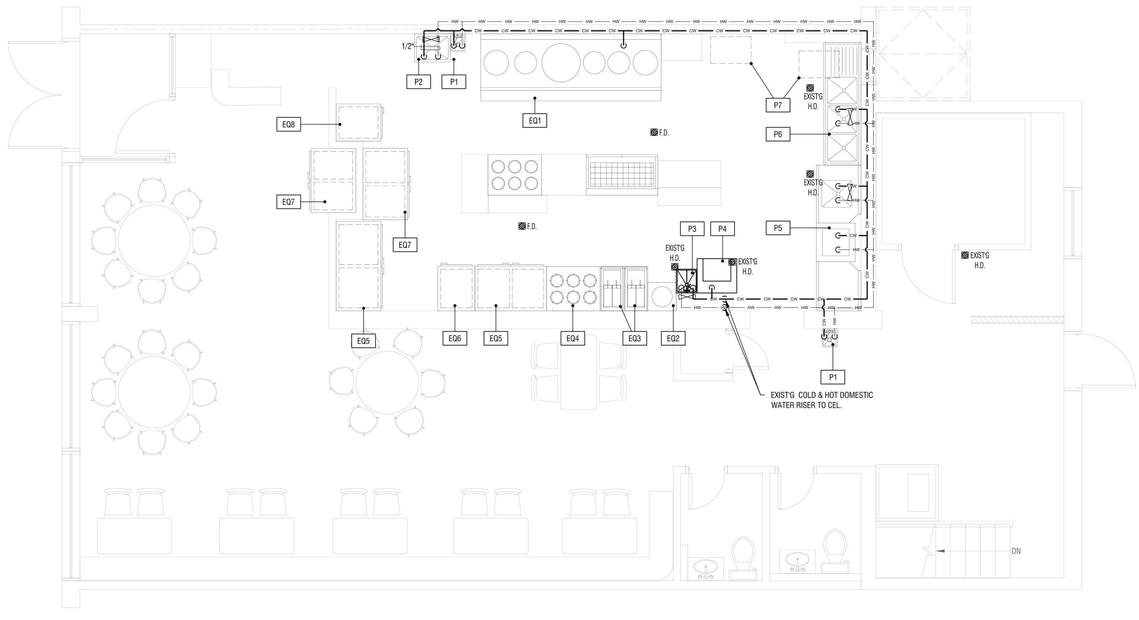
TOTAL CUBIC INCHES = 7.39+ 6.92= 14.31 GPM
MIN. GREASE TRAP#1 SIZING REQUIREMENT =14.31 GPM X 0.75 = 10.73 GPM = 21.46 LBS

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
Michael Maracic
04/01/2024

HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.886.0611
E: INFO@HTASSOCIATES.NET

DATE
REVISION
#

CLIENT:
OWNER NAME
OWNER INFO

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

DRAWING TITLE:
WATER SUPPLY PLAN & NOTES

SHEET NO.:
PL-100.00

PAGE:	Page 18 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA, AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED

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

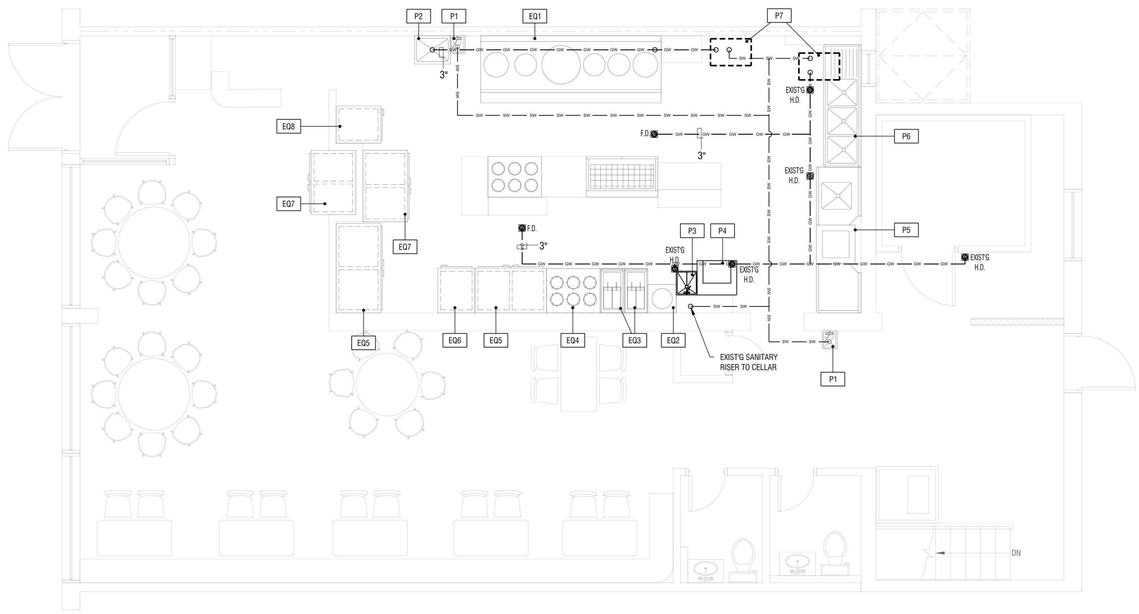
TOTAL CUBIC INCHES = 7.39+ 6.92= 14.31 GPM
MIN. GREASE TRAP#1 SIZING REQUIREMENT =14.31 GPM X 0.75 = 10.73 GPM = 21.46 LBS

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
Michael Maracic
04/01/2024

HT+A HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.886.4681
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:
SANITARY WASTE PLAN & NOTES

SHEET NO.:
PL-101.00

PAGE:	Page 19 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

COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA. AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.

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"

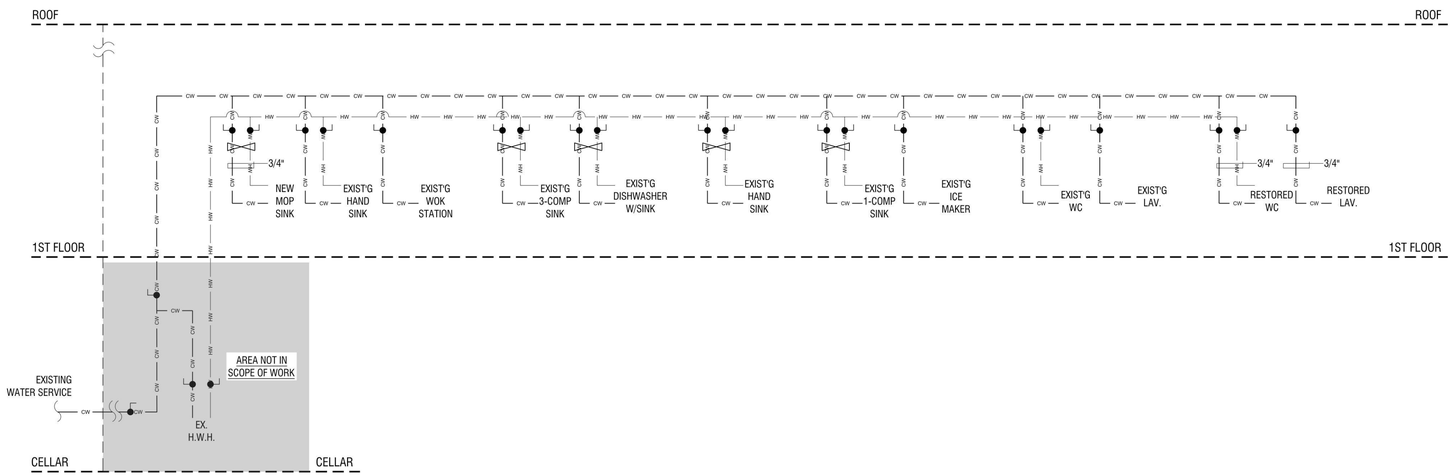
(INSULATION THICKNESS IN INCHES FOR PIPE SIZE)

PLUMBING SCHEDULE

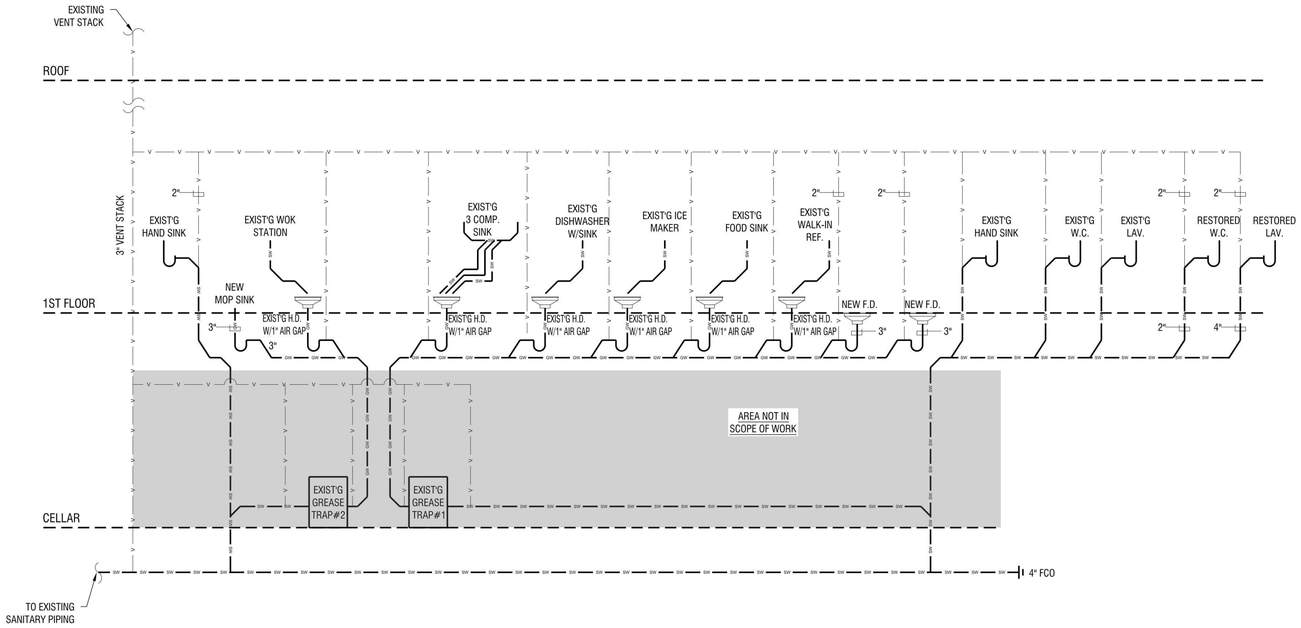
LOCATION	QTY.	TYPE	COLD WATER	HOT WATER	WASTE	GAS
1ST FLOOR	1	EXIST'G HAND SINK	-	-	-	-
	1	NEW MOP SINK	1/2"	1/2"	3"	-
	1	EXIST'G ICE MAKER	-	-	-	-
	1	EXIST'G DISHWASHER W/SINK	-	-	-	-
	1	EXIST'G 3-COMP. SINK	-	-	-	-
	2	EXIST'G GREASE TRAP	-	-	-	-
	2	NEW FLOOR DRAIN	-	-	3"	-

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

DISAPPROVED
Michael Maracic
04/01/2024

HTASSOCIATES
36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718.460.1001
E: INFO@HTASSOCIATES.NET

DATE
REVISION
#

CLIENT:
OWNER NAME
OWNER INFO

CLIENT:

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

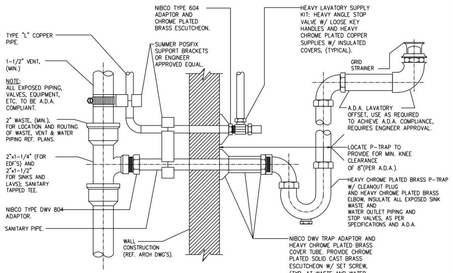
DRAWING TITLE:
PLUMBING RISER DIAGRAM

SHEET NO.:
PL-200.00

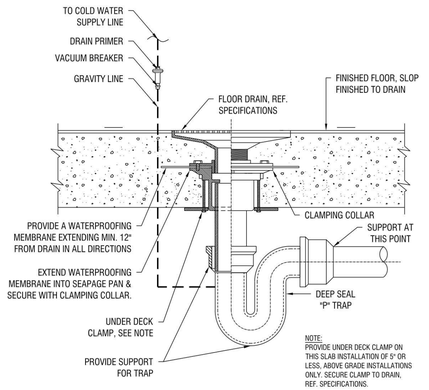
PAGE:	Page 20 of 21
DATE ISSUED:	3/25/2024
DATE CREATED:	11/28/2022
SCALE:	AS NOTED
DRAWN BY:	LW
CHECKED BY:	KY FU
JOB #:	23043

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

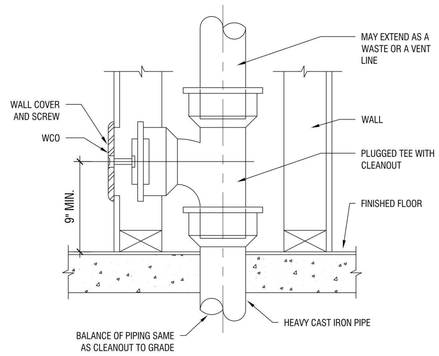
COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA, AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED.



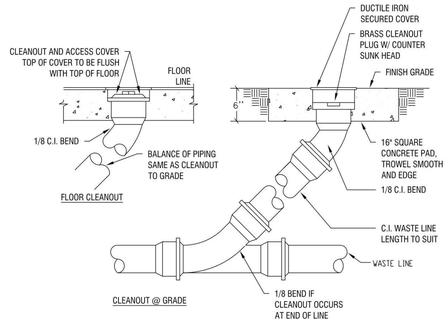
1 SINK CONNECTION DETAIL (TYP.)
SCALE: N.T.S.



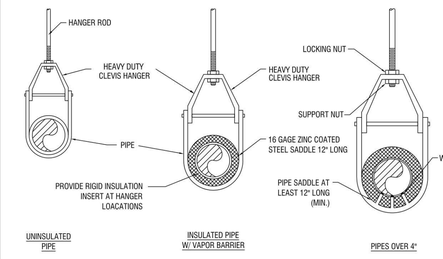
2 FLOOR DRAIN INSTALLATION DETAIL
SCALE: NTS

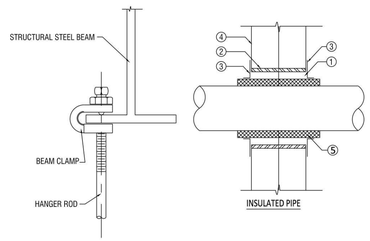


3 TYPICAL WALL CLEANOUT DETAIL
SCALE: NTS



4 TYPICAL CLEANOUT(S) DETAIL
SCALE: N.T.S.





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.

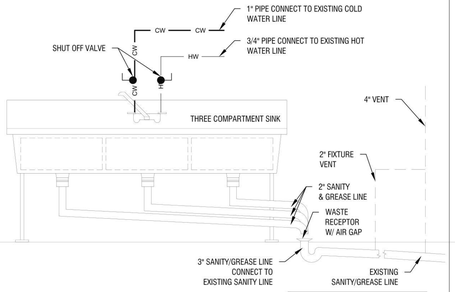
9 PLUMBING PIPING DETAIL (TYP.)
SCALE: NTS

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

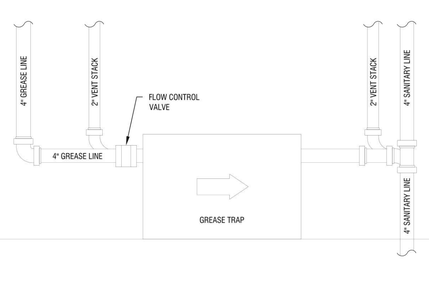
6 PIPE PENETRATION THRU WATERPROOF SLAB (TYP.)
SCALE: NTS

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.)
SCALE: NTS



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

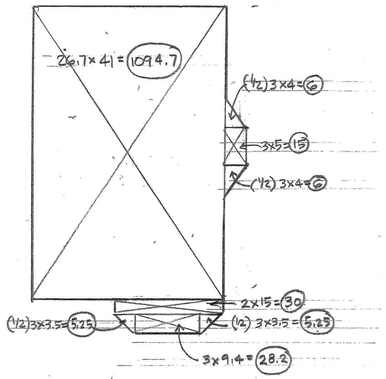
SHEET NO.:
PL-300.00

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

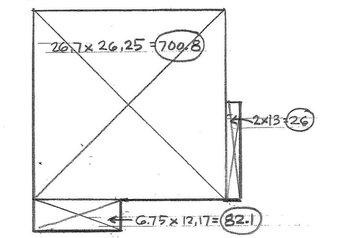
COPYRIGHT:
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF HTA, AND THEY ARE AVAILABLE ONLY FOR REVIEW AND USE IN ACCORDANCE WITH THIS NOTICE. THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS AND DETAILS THEREOF, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR OTHERWISE COMMERCIALLY EXPLOITED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HTA. ALL RIGHTS RESERVED

#21550



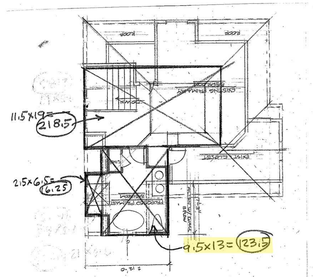
FIRST FLOOR GROSS FLOOR AREA

1094.7+6+15+6+30+5.25+28.2+5.25=1190.4 SF.



SECOND FLOOR GROSS FLOOR AREA

700.8+26+82.1=808.9 SF



THIRD FLOOR GROSS FLOOR ARE

CEILINGS WITH 7'-0" HEIGHT

218.5+16.25+123.5=358.25 SF.

TOTAL G.F.A=1190.4+808.9+358.25=2357.55 SF.

104.43+101.51=205.94 ÷2=	102.97	x 26.5=	2728.7
101.51+102.39=203.9 ÷2=	101.95	x 41.2=	4200.3
102.39+102.09=204.48 ÷2=	102.24	x 11.7=	1196.2
102.09+101.78=203.84 ÷2=	101.92	x 19=	1936.4
101.75+101.69=203.44 ÷2=	101.72	x 16.1=	1637.6
101.69+104.43=206.12 ÷2=	103.06	x 28.7=	2957.8
TOTALS:	143.2		14,657

AVERAGE PRE-EXISTING GRADE: 14,657/143.2=102.35

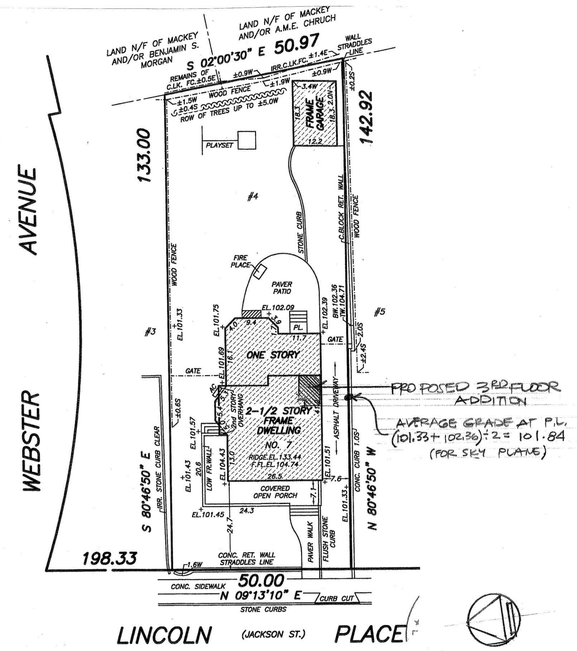
EXISTING RIDGE HEIGHT= 133.44-102.35=31.09

AVERAGE PRE-EXISTING GRADE

DISAPPROVED

Nicholas Vissichelli
04/10/2024

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



SITE PLAN 1"=20'-0"

FROM SURVEY BY: F. GALLUZZO 2-21-24

ZONING INFORMATION

ZONE:	R-C
LOT SIZE:	6,897.13
LOT COVERAGE:	
HOUSE(1190.4)+GARAGE(233.2)=	1423.6/6897=20.6% <35% ALLOWED
F.A.R (PROPOSED)=	2357.55/6897=34.1 % <50% ALLOWED

BATHROOM ADDITION TO 3RD FLOOR

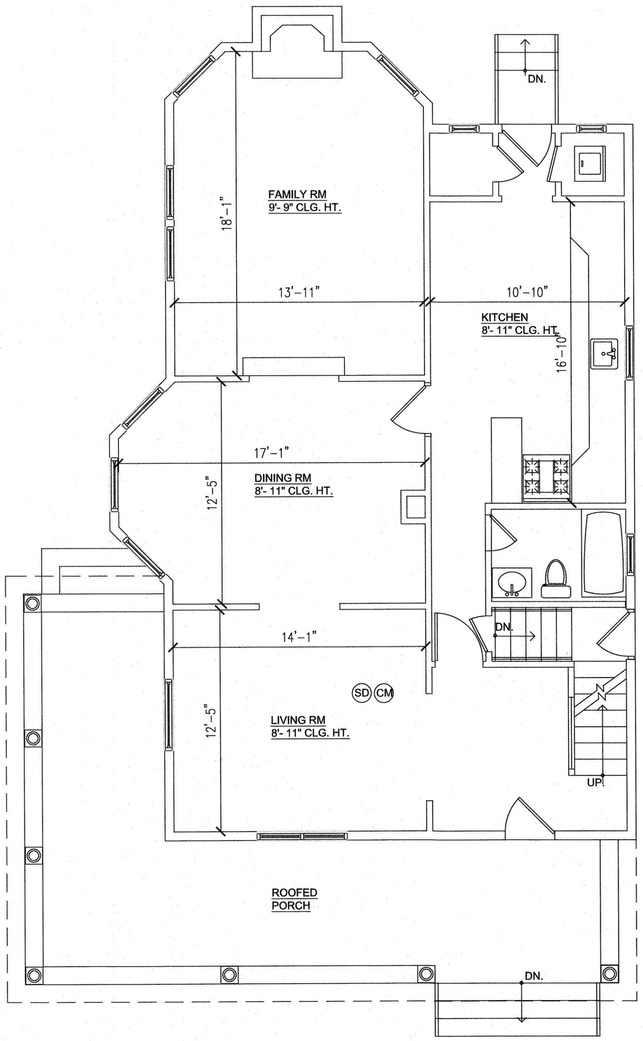
project: 7 LINCOLN PLACE PORT WASHINGTON			
drawing: SITE			
number: A-1	drwn by: RA	scale:	
	job no.: 24-04	date: 2-29-24	

Donald Alberto Architect P.C.
68 Highland Avenue
Port Washington, N.Y. 11050
Office 516-883-1294
Cel 516-527-2469
Fax 516-883-1338
albertodonald@yahoo.com

revisions

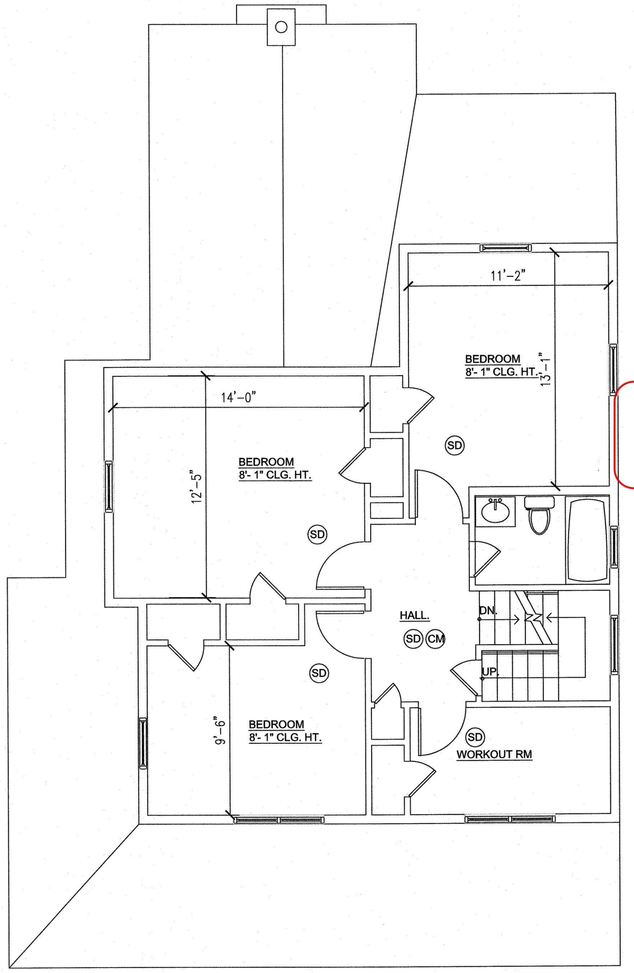
© Copyright. All rights reserved.
This design and plans are property of the architect. Unauthorized use or copy will be prosecuted to the full extent of the law.

REGISTERED ARCHITECT DONALD ALBERTO 017813 STATE OF NEW YORK



1 EXISTING FIRST FLOOR PLAN

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



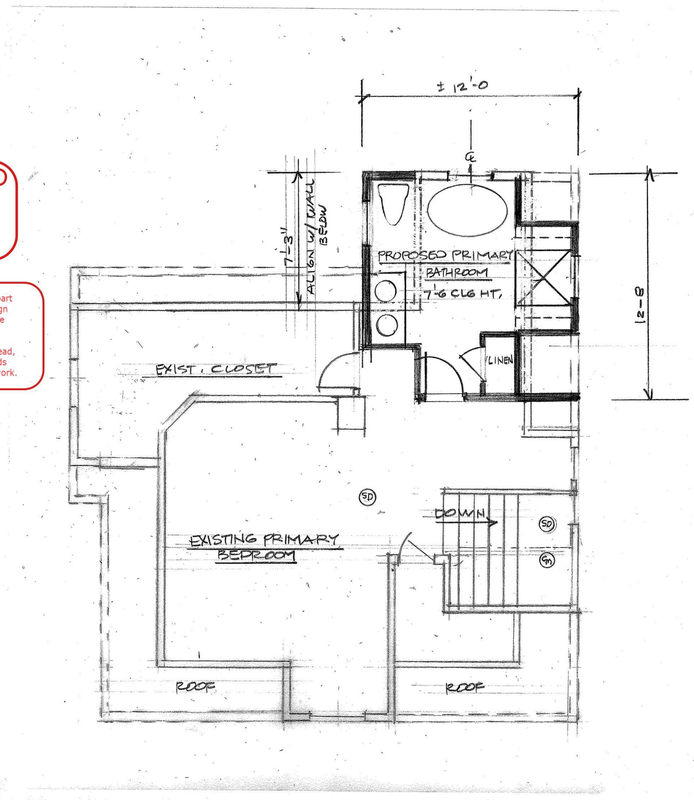
1 EXISTING SECOND FLOOR PLAN

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

DISAPPROVED

Nicholas Vissichelli
04/10/2024

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



NOTE: • EXISTING 3RD FLOOR RECEIVED APPROVAL FOR OCCUPANCY FROM T.N.H. IN 2020.
• OWNER TO FILE AMENDMENT TO EXISTING FIRE SPRINKLER SYSTEM FOR 3RD FLOOR BATHROOM ADDITION

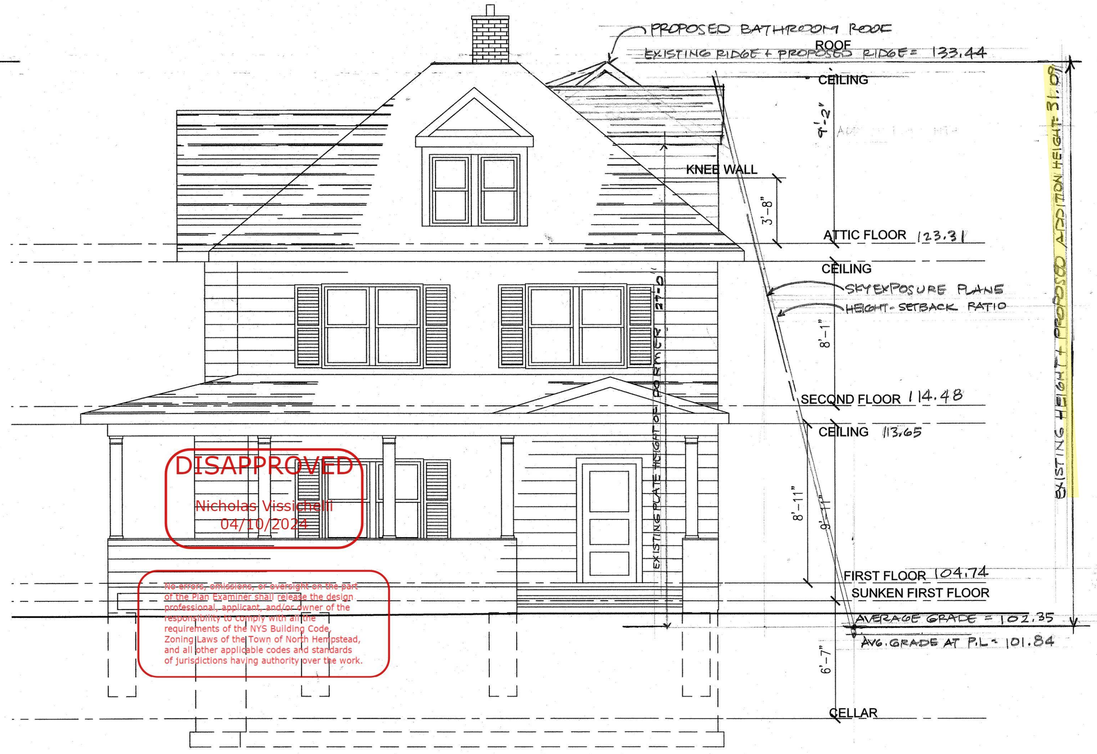
1 PROPOSED 3RD FLOOR PLAN

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

project: 7 LINCOLN PLACE, PORT WASHINGTON, N.Y.	*Donald Alberto Architect P.C.*	revisions	
drawing: FLOOR PLANS	*68 Highland Avenue* *Port Washington, N.Y. 11050* *Office 516-883-1294* *Cel 516-527-2469* *Fax 516-883-1338* *albertodonald@yahoo.com*	© copyright. all rights reserved This design and plans are property of the architect. Unauthorized use or copy will be prosecuted to the full extent of the law.	REGISTERED ARCHITECT DONALD ALBERTO 012... STATE OF NEW YORK
number A-2 / dwn by JB / scale AS NOTED / job #24-04 / date 2/29/24			

4 RIGHT (SOUTH) SIDE ELEVATION

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



DISAPPROVED
Nicholas Vissichelli
04/10/2024

This review, comments, or oversight do not relieve 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.

1 WEST FRONT ELEVATION

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

3 LEFT (NORTH) SIDE ELEVATION

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

2 EAST REAR ELEVATION

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

LICENSED ARCHITECT DONALD ALBERTO 026487 STATE OF NEW YORK

revisions

© copyright. all rights reserved
These drawings are the property of the architect. Unauthorized use or copy will be prosecuted to the full extent of the law.

Donald Alberto Architect P.C.
68 Highland Avenue
Port Washington, N.Y. 11050
Office 516-883-1294
Cell 516-852-2480
Fax 516-883-1338
albertodonald@yahoo.com

project 7 LINCOLN PLACE, PORT WASHINGTON, N.Y.

drawing ELEVATIONS

scale AS NOTED

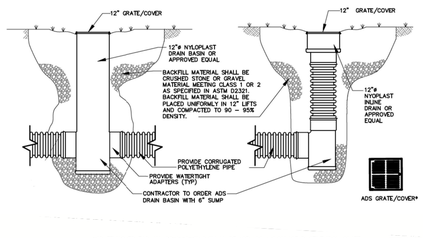
dwn by JB

date 4/27/24

job #24-04

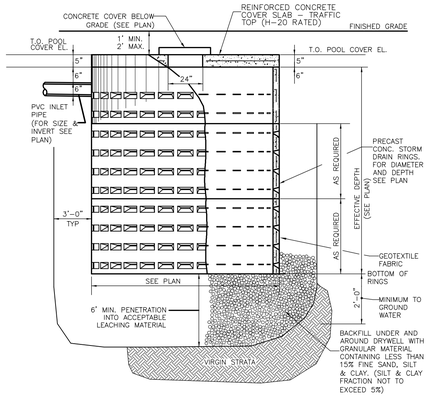
number A-3

12" ADS DRAIN BASIN DETAIL

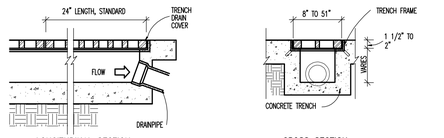


*GRATE/COVER FOR ALL DRAIN BASINS SHALL BE 12" ADS NYLOPLAST DUCTILE IRON GRATE WITH CAST IRON FRAME, AND LOCKING DEVICE (OR APPROVED EQUAL) CAPABLE OF H-20 LOADING

TYPICAL DRYWELL DETAIL



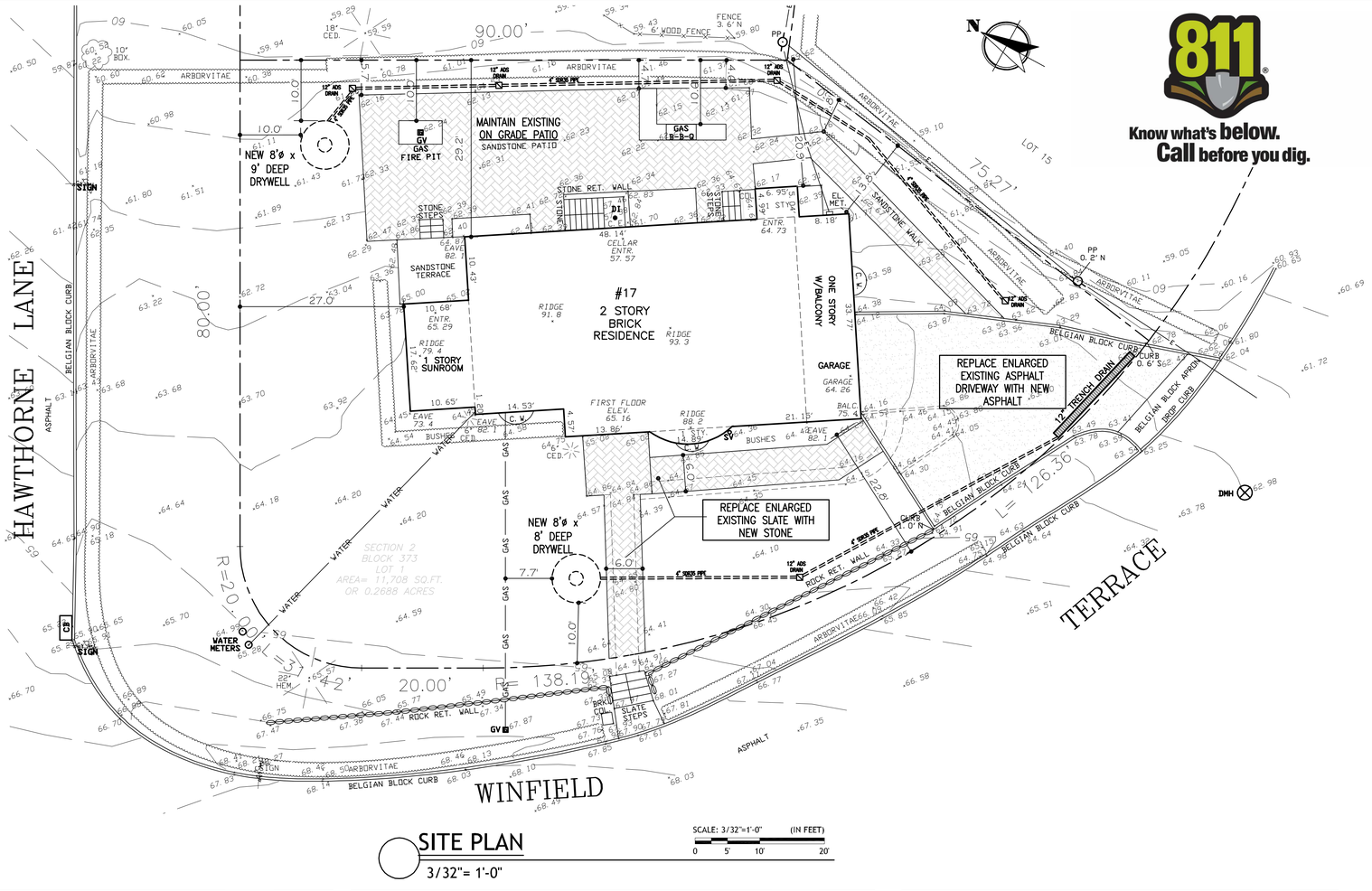
TRENCH DRAIN DETAIL



NOTES

1. THIS DRAWING IS FOR THE CONSTRUCTION OF THE GRAVITY SEGMENTAL BLOCK RETENTION WALLS ONLY.
2. THE CONTRACTOR, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE CONSTRUCTION CODE OF THE TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK LATEST EDITION AND ALL APPLICABLE FEDERAL AND STATE CODES, STANDARDS, REGULATIONS, AND LAWS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS, AND COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES, UTILITY LINES FROM ALL DAMAGE.
5. JOB SAFETY AND CONSTRUCTION PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF ALL EXCAVATION SLOPES. WHERE NECESSARY, SHEETING AND SHORING OF EXCAVATION SHALL BE PROVIDED WITH ALL REQUIRED TIE BACKS AND BRACING. METHODS EMPLOYED IN ALL SHEETING AND SHORING SHALL BE DESIGNED BY THE CONTRACTOR'S PROFESSIONAL ENGINEER LICENSED IN THE PROJECT'S STATE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING OF EXCAVATIONS WHERE NECESSARY
8. THE OWNER IS RESPONSIBLE FOR OBTAINING CONTROLLED INSPECTIONS ACCORDING TO GOVERNING BUILDING CODES.
9. IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED ON THE CONTRACT DOCUMENTS OR DESIGN CALCULATIONS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
10. NO REVISIONS, ALTERNATES OR SUBSTITUTIONS TO THE CONTRACT DOCUMENTS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
11. THE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS.
12. IF ANY CONFLICTS SHALL ARISE BETWEEN OR WITHIN THE CONSTRUCTION DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS THE MOST STRINGENT REQUIREMENT SHALL APPLY.
13. THE OWNER IS RESPONSIBLE FOR ALL PERMANENT FALL PROTECTION AND/OR VEHICULAR BARRIERS WHICH MAY BE REQUIRED BY GOVERNING CODES. THE LOCATION, TYPE AND DESIGN OF THESE ITEMS ARE BY OTHERS.
14. HOME OWNER SHALL BE RESPONSIBLE TO HAVE LAND SURVEYOR MARK AND STAKE OUT OF THE LOT LINE PRIOR TO START THE JOB.

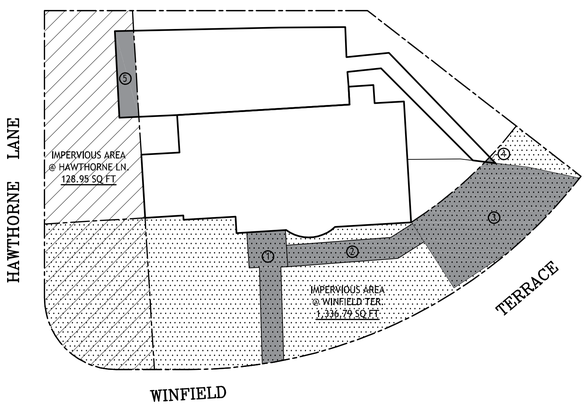
#21555



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

SCALE: 3/32"=1'-0" (IN FEET)
0 5' 10' 20'

FRONT IMPERVIOUS DIAGRAM AND CALCULATIONS



WINFIELD TERRACE:

AREA 1: (front stone walkway+steps) + 268.29 Sq Ft
AREA 2: (front stone walkway) + 228.24 Sq Ft
AREA 3: (asphalt driveway) + 838.08 Sq Ft
AREA 4: (side stone walkway) + 2.18 Sq Ft

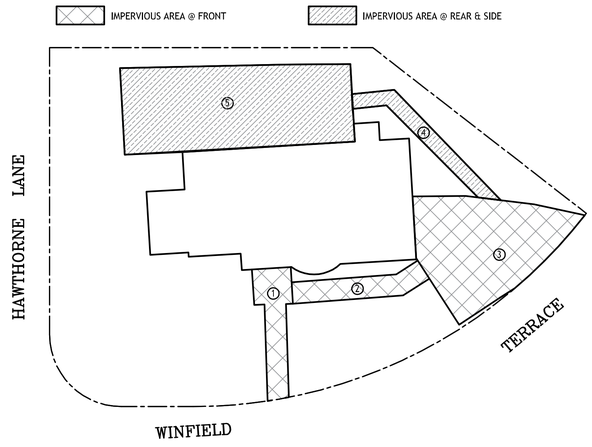
TOTAL IMPERVIOUS AREA @ WINFIELD TERRACE : 1,336.79 Sq Ft

HAWTHORNE LANE:

AREA 5: (rear stone patio) + 128.95 Sq Ft

TOTAL IMPERVIOUS AREA @ HAWTHORNE LANE : 128.95 Sq Ft

IMPERVIOUS DIAGRAM AND CALCULATIONS



FRONT YARD AREA:

AREA 1: (front stone walkway+steps) + 268.29 Sq Ft
AREA 2: (front stone walkway) + 228.24 Sq Ft
AREA 3: (asphalt driveway) + 1,049.72 Sq Ft

TOTAL FRONT AREA : 1,546.25 Sq Ft

REAR & SIDE YARD AREA:

AREA 4: (side stone walkway) + 214.21 Sq Ft
AREA 5: (rear stone patio) + 1483.43 Sq Ft

TOTAL REAR AREA : 1,697.64 Sq Ft

SITE DRAINAGE CALCULATIONS

RAINFALL INTENSITY (as per 70-202.2.A): 2.5"
FRONT IMPERVIOUS: 1,546.25 Sq Ft (See Impervious Diagram)
V_{REQ} = A x 2.5/12
V_{REQ} = 1,546.25 x .208 = 321.62 cu ft

DRYWELL CALCULATIONS:
321.62 cu ft / 42.24 (8' Ø ring) = 7.6 lin. ft.
PROVIDE 8.00 lin.ft. : 1 DRYWELL 8' Ø RING @ 8' DEEP

REAR & SIDE IMPERVIOUS: 1,697.64 Sq Ft (See Impervious Diagram)
V_{REQ} = A x 2.5/12
V_{REQ} = 1,697.64 x .208 = 353.1 cu ft

DRYWELL CALCULATIONS:
353.1 cu ft / 42.24 (8' Ø ring) = 8.3 lin. ft.
PROVIDE 9.00 lin.ft. : 1 DRYWELL 8' Ø RING @ 9' DEEP

NOTES:

1. BASEMAP DATA SHOWN BASED ON "SURVEY AND TOPOGRAPHIC MAP" PREPARED BY NEIL GRANGE LAND SURVEYOR DATED: JAN 19th, 2024
2. ANY EXISTING STRUCTURES TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE.
3. ALL ROOF DRAINAGE TO BE PIPED DIRECTLY TO DRYWELLS WITH MIN. 4' Ø PVC PIPE.
4. DRYWELLS MUST MAINTAIN CLEAR DISTANCE OF 10.0' TO BUILDING WALL, SANITARY SEWER LINES OR OTHER DRYWELLS AND A MINIMUM OF 10.0' CLEAR FROM PROPERTY LINES.

PROPERTY INFORMATION

ADDRESS: 17 WINFIELD TER
GREAT NECK, NY 11023
TOWN OF NORTH HEMPSTEAD
ZONING: R-A
SECTION: 2
BLOCK: 373
LOTS: 1

70-32.6 FRONT YARD PAVING
MAX. OF 40% PERMITTED:
MAX. PERMITTED @ HAWTHORNE LANE: .4 x 2,682.99 = 1,073.19 Sq Ft
PAVING @ HAWTHORNE LANE: 4.8% (128.95 Sq Ft) < 40% (OK)
MAX. PERMITTED @ WINFIELD TERRACE: .4 x 4,945.55 = 1,978.22 Sq Ft
PAVING @ WINFIELD TERRACE: 27.03% (1,336.79 Sq Ft) < 40% (OK)

HN ENGINEERING, PC
15 Canterbury Road #A8
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal

Consultants

Project name:
Maintain Existing Stone Patio
17 Winfield Ter.
Great Neck, NY 11023

No.	Date	Issue
1	02.25.24	Issued For Filing

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect, to alter any item on these drawings in any way.

Drawing name:
SITE PLAN, DETAILS & NOTES

Job No: 2206
Date: 02/25/2024
Scale: as shown
Drawn By: I.REI

Drawing Number:
A-01
1 of 1

ADDITION TO THE:
NISSIRIOS RESIDENCE
85 DOVER ROAD, MANHASSET, NY 11030

LIST OF DRAWINGS:

G-000 COVER SHEET
G-001 ZONING DATA
G-002 ARCHITECTURAL SITE PLAN
SKY EXPOSURE DIAGRAMS
G-100 GENERAL NOTES
G-101 ZONING DIAGRAMS
G-102 ZONING DIAGRAMS
G-110 STRAPPING DETAILS
G-120 FRAMING DETAILS
G-130 FOUNDATION DETAILS
G-140 SEALING NOTES
A-100 FOUNDATION PLAN
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-200 BUILDING ELEVATIONS AND SECTION

#21556

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.

DISAPPROVED
Nicholas Vissichelli
04/05/2024

VICINITY MAP
SCALE: N.T.S.

STRATHMORE VILLAGE, NASSAU COUNTY, NY
SECTION NO. 3, BLOCK NO. 224, LOT NO. 10

NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE COMPLIANCE STATEMENT:

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AS SUBMITTED COMPLY IN ALL RESPECTS WITH THE 2020 NYS RESIDENTIAL CODE AND NYS STRETCH ENERGY CODE

RESIDENTIAL CODE OF NEW YORK STATE 2020 - TABLE R 301.2.1

GROUND SNOW LOAD	WIND SPEED	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	TOPOGRAPHIC EFFECTS	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20	130 MPH	NO	NO	YES	B	SEVERE	MIN 3'-0" BELOW FINISHED GRADE	MODERATE	MODERATE	15° F	YES	NONE	1,500	45° F

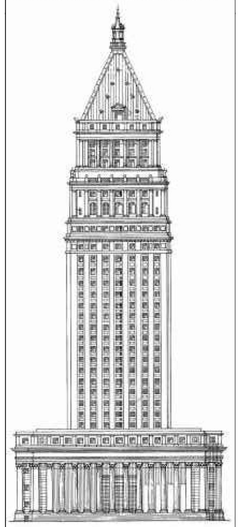
For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(4). The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.
b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(5)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
e. The outdoor design dry-bulb temperature shall be selected from the columns of 97½-percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official. [Also see Figure R301.2(1).]
f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
l. In accordance with Figure R301.2(5)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.
o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figure R301.2(6).

◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982
SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:
◆ NISSIRIOS RESIDENCE ◆
85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERS USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT FOR



CLIENT APPROVALS :

	APPROVED BY:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS & DRAWING ISSUE:

1	ISSUED FOR PERMIT/DENIAL	MAR 22, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ARCHITECT SEAL:

DATE:	04.26.2022
SCALE:	AS NOTED
DRAWN BY:	M.D.
CHECKED BY:	M.J.W.
DRAWING NO:	G-000

DRAWING TITLE:
COVER SHEET

ADDITION TO THE:

NISSIRIOS RESIDENCE

85 DOVER RD, TOWN OF NORTH HEMPSTEAD

TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NY
SECTION 3, BLOCK 224, LOT 10
ZONE RESIDENTIAL R-A
LOT AREA: 11,027.9 SQ. FT./.03 ACRE

ZONING DATA

REQUIREMENT	TOWN DEFINITION [TC 70-231]	REQUIRED	PROPOSED
LOT AREA [TC 70-27.1]	THE AREA OF A LOT MEASURED WITHIN THE BOUNDARIES THEREOF.	8,500 sf MIN.	11,027.9 sf [EXISTING]
LOT COVERAGE [TC 70-28]	THE AREA OF THE MAXIMUM HORIZONTAL CROSS SECTION OF BUILDINGS ON A LOT, EXCLUDING CORNICES, EAVES, GUTTERS OR CHIMNEYS PROJECTING NOT MORE THAN 24 INCHES, STEPS, ONE-STORY OPEN PORCHES, BAY WINDOWS EXTENDING NOT MORE THAN ONE STORY AND PROJECTING NOT MORE THAN FIVE FEET, BALCONIES AND TERRACES.	25% [11,027.9 sf x .25 = 2756.9 sf]	18.8 % [2,078 sf / 11,027.9sf x 100] 2,011 sf FIRST FLOOR (EXIST) 67 sf PROPOSED 2,078 SF TOTAL SEE G-101
GROSS FLOOR AREA [TC 70-29]	THE SUM OF THE GROSS HORIZONTAL AREA OF ALL FLOORS OR STORIES OF A DWELLING AS MEASURED TO THE OUTSIDE SURFACES OF STRUCTURAL WALLS AS WELL AS ATTACHED GARAGES, ENCLOSED PORCHES AND ROOFED PORCHES HAVING MORE THAN 50% OF THE PERIMETER ENCLOSED OR SCREENED AND BASEMENT AREAS WITH CEILING HEIGHTS IN EXCESS OF SEVEN FEET OR GREATER. BASEMENT AREAS WITH A MAXIMUM CEILING HEIGHT OF EIGHT FEET SHALL NOT BE INCLUDED IN THE GROSS FLOOR AREA IN ALL RESIDENTIAL BUILDING PERMIT APPLICATIONS OR AMENDMENTS SUBMITTED PRIOR TO DECEMBER 21,2007. ATTICS AND CELLARS SHALL BE EXCLUDED FROM THE GROSS FLOOR AREA. THE GROSS FLOOR AREA OF DETACHED GARAGES GREATER THAN 300sf SHALL BE INCLUDED IN THEIR ENTIRETY. GROSS FLOOR AREA IN DWELLINGS FOR AREAS EXCEEDING 10 FEET IN HEIGHT SHALL BE COUNTED AT 1.5 TIMES THE ACTUAL FLOOR AREA EXCEPT IN GARAGES.	- 36% LOT AREA [11,027.9sf x .36 = 3,970 sf] OR - 4,000 MAX.	EXISTING: 2,010.7 sf FIRST FLOOR 1,931 sf SECOND FLOOR 3941.7 sf / 35.7% TOTAL PROPOSED: FIRST FLOOR = 67 SF TOTAL =4008.7/ 36.4% VARIANCE REQUIRED, OVER BY 38.7 SF SEE G-101 FLOOR AREA DIAGRAMS
HABITABLE FLOOR AREA [TC 70-29]	ROOMS OCCUPIABLE BY ONE OR MORE PERSONS FOR LIVING, EATING AND/OR SLEEPING, BUT NOT INCLUDING GARAGES, ATTICS, OPEN PORCHES OR TERRACES, OR ROOMS IN CELLARS. ON THE FIRST FLOOR IT SHALL BE CONSTRUED TO MEAN ALL FINISHED FLOOR AREAHAVING A CLEAR HEADROOM OF 7 ½ FEET OR OVER, INCLUDING STAIRWELLS, ON ALL FLOORS ABOVE THE FIRST, IT SHALL INCLUDE ALL FINISHED OR UNFINISHED FLOOR AREA HAVING A CLEAR HEADROOM OF 7 ½ FEET OR OVER FOR A MINIMUM HORIZONTAL MEASUREMENT OF SIX FEET, INCLUDING ALL FLOOR AREA WITH A HEIGHT OF 5 ½ FEET OR GREATER.	1,400ft MIN.	EXISTING: 1,500 sf FIRST FLOOR 1685 sf SECOND FLOOR 3,185 sf TOTAL PROPOSED: FIRST FLOOR = 67 SF TOTAL 3,252 SF
FRONT YARD [TC 70-30 ; TC 70-20]	A YARD ACROSS THE FULL WIDTH OF THE LOT EXTENDING FROM THE FRONT LINE OF THE BUILDING TO THE FRONT LINE OF THE LOT MEASURED BETWEEN THE PROPERTY LINES.	35ft MIN. OR THE AVERAGE FRONT YARD DEPTH OF THE EXISTING PRIMARY BUILDINGS WITHIN 200ft ON EACH SIDE ON THE SAME SIDE OF THE STREET [34.33FT] WHICHEVER IS GREATER.	35 ft
SIDE YARD [TC 70-31 ; TC 70-21]	A YARD BETWEEN THE SIDE OF THE BUILDING AND THE CORRESPONDING SIDE LINE OF THE LOT AND EXTENDING FROM THE FRONT LOT LINE TO THE REAR LOT LINE IN THE CASE OF A SINGLE BUILDING ON THE FRONT PORTION OF THE LOT. IN THE CASE OF A REAR BUILDING ON THE BACK PORTION OF THE LOT, THE SIDE YARD SHALL BE THE YARD BETWEEN THE SIDE OF SAID REAR BUILDING AND THE CORRESPONDING SIDE LINE OF THE LOT AND EXTENDING FROM THE FRONT FACE OF SAID REAR BUILDING TO THE REAR LINE OF THE LOT.	AGGREGATE MIN. 30% WIDTH OF LOT BUT IN NO CASE SHALL ANY SIDE YARD BE LESS THAN THAN 10ft IN WIDTH. 97.75x.30= 29.3 19.3' 10'-0"	20'-0" 20'-3" 40'-3" (AGGREGATE)
REAR YARD [TC 70-32 ; TC 70-22]	A YARD ACROSS THE FULL WIDTH OF THE LOT EXTENDING FROM THE REAR LINE OF THE BUILDING TO THE REAR LINE OF THE LOT MEASURED BETWEEN THE SIDE PROPERTY LINES.	15ft MIN.	24'-8"
BUILDING HEIGHT [TC 70-16]	THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE LEVEL OF THE PREEXISTING GRADE AT THE PERIMETER OF THE BUILDING TO HIGHEST POINT OF THE ROOF.	-30ft MAX. -2 ½ STORIES	277.6' (30'-0" ABOVE 247.6')
EAVE HEIGHT [TC 70-22.7]	THE TOP OF THE UPPERMOST WALL PLATE, AS MEASURED FROM THE AVERAGE LEVEL OF THE PREEXISTING GRADE AT THE PERIMETER OF THE BUILDING.	-22ft MAX.	19'-9"
FRONT YARD PAVING [TC 70-22.6]	PAVING IN FRONT YARD.	40% MAX. 4,376 SF x .40= 1,750 SF	(32%) 1,476 SF SEE 4/G-102
REAR YARD PAVING	PAVING IN REAR YARD.	40% MAX. 3,252 SF x .40= 1,300.8 SF	(22.9%) 747 SF SEE 5/G-102
PREEXISTING AVERAGE GRADE [SEE DIAGRAM]	THE ELEVATION OF THE LAND PRIOR TO COMMENCEMENT OF ANY ALTERATION, GRADING OR CONSTRUCTION AT THE PREMISES.	N/A	247.6' SEE SURVEY BY 'BARRY M. FAHRER'
SKY EXPOSURE PLANE [TC 70-22.3] [SEE DIAGRAM]	A THEORETICAL INCLINED PLANE THROUGH WHICH NO PORTION OF A BUILDING, OTHER THAN CORNICES OR EAVES PROJECTICING NO MORE THAN 18 INCHES, GUTTERS PROJECTING NOT MORE THAN EIGHT INCHES AND CHIMNEYS, MAY PENETRATE. IT BEGINS AT A LOT LINE OR OTHER PREDETERMINED PLANE AND RISES OVER THE ZONING LOT AT A RATIO OF VERTICAL DISTANCE TO HORIZONTAL DISTANCE AS SET FORTH IN THE DISTRICT REGULATIONS.	2:1 (FRONT AND SIDE)	N/A
LOT WIDTH [TC 70-17.1]	THE MEAN WIDTH MEASURED AT RIGHT ANGLES TO ITS DEPTH.	-65ft MIN. AT SETBACK LINE OR SHALL BE SAME AS AVERAGE LOT WIDTH OF EXISTING LOTS WITHIN 200ft EACH SIDE OF LOT WITHIN THE SAME DISTRICT WHICHEVER IS GREATER - MIN. WIDTH OF LOT SHALL NOT BE REQUIRED TO BE MORE THAN 100ft -40ft MIN. AT ALL OTHER POINTS	97'-9" SEE 2/G-102

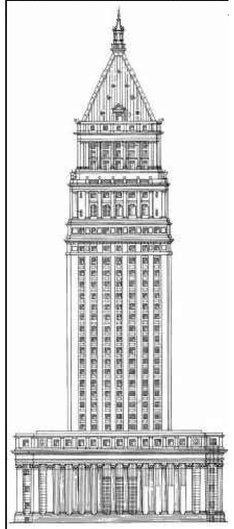
No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards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

DISAPPROVED
Nicholas Vissichelli
04/05/2024

◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T
◆
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982
SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:
◆ NISSIRIOS RESIDENCE ◆
85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERS USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITION TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT FOR



ESTABLISHED MCMXCI

CLIENT APPROVALS :

	APPROVED BY:	DATE:
1	ISSUED FOR REVIEW	MAR 5, 202
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS & DRAWING ISSUE:

1	ISSUED FOR PERMIT/DENIAL	MAR 22, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ARCHITECT SEAL:

REGISTERED ARCHITECT MICHAEL J. WALLIN 022395-1 STATE OF NEW YORK

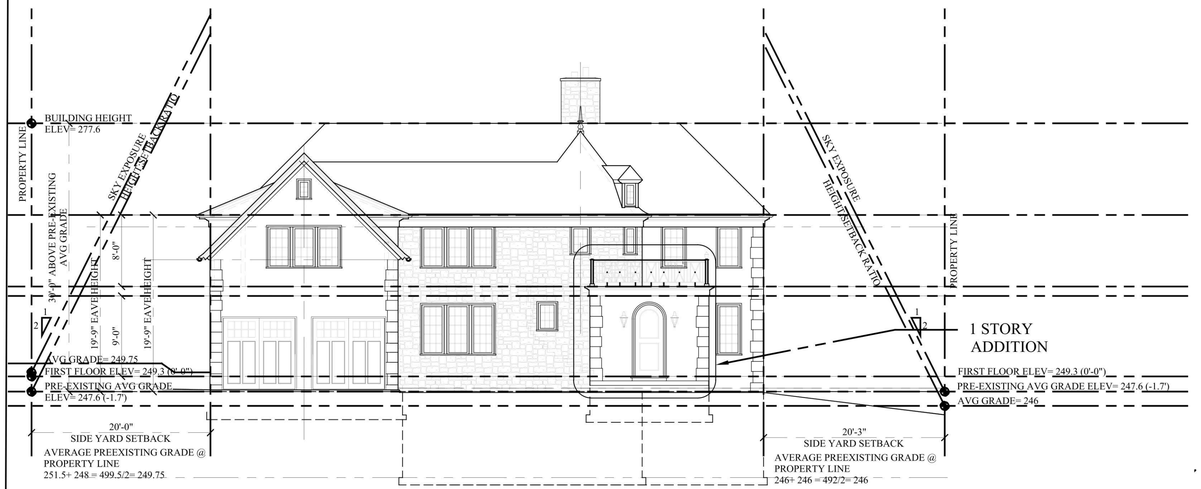
DATE: 04.26.202
SCALE: AS NOTE
DRAWN BY: M.J
CHECKED BY: M.J.W
DRAWING NO:

G-001

DRAWING T.TLE:

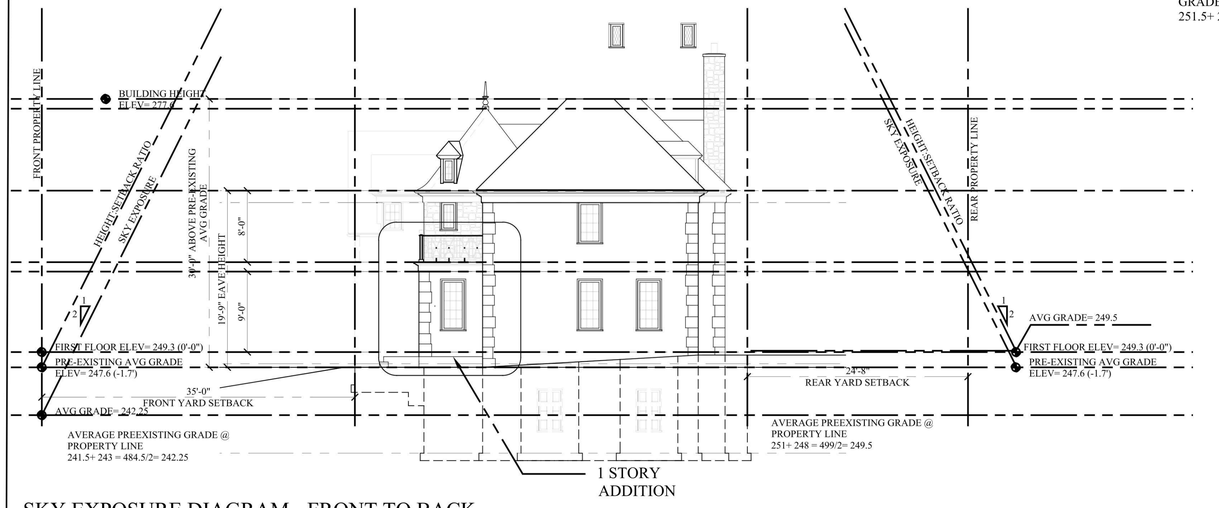
ZONING DATA

NISSIRIOS RESIDENCE



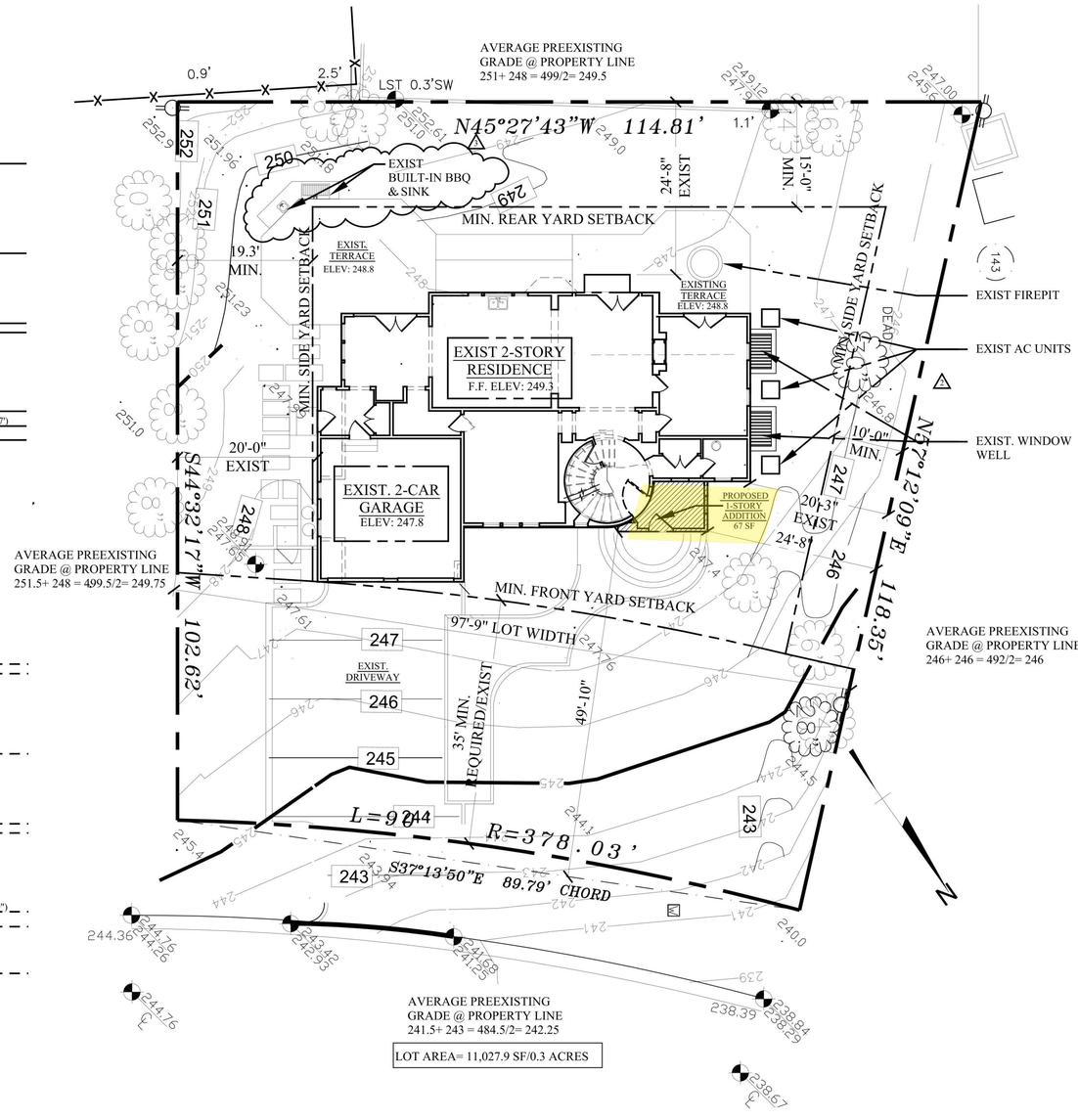
SKY EXPOSURE DIAGRAM - SIDE TO SIDE

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



SKY EXPOSURE DIAGRAM - FRONT TO BACK

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



SECTION: 3, BLOCK: 224, LOT: 10

PROPOSED SITE PLAN

ARCHITECTURAL SITE PLAN BASED ON SURVEY BY 'BARRY M. FAHRER'
PROFESSIONAL LAND SURVEYOR DATED 12/30/ 2017

SCALE: 1" = 10'-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.

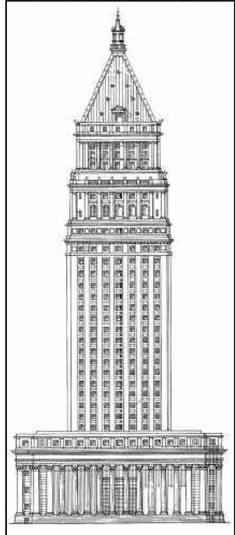
DISAPPROVED

Nicholas Vissichelli
04/05/2024

◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T
◆
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982
SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:
◆ NISSIRIOS RESIDENCE ◆
85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECTS SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERS USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT OR



ESTABLISHED MCMXCI

CLIENT APPROVALS :

	APPROVED BY:	DATE:
1	ISSUED FOR REVIEW	MAR 5, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS & DRAWING ISSUE:

1	ISSUED FOR PERMIT/DENIAL	MAR 22, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ARCHITECT: AB	DATE: 04.26.2022
	SCALE: AS NOTED
	DRAWN BY: M.D.
	CHECKED BY: M.J.W.
	DRAWING NO: G-002

REGISTERED ARCHITECT
MICHAEL J. WALLIN
022355
STATE OF NEW YORK

DRAWING TITLE:
ARCHITECTURAL
SITE PLAN

NISSIRIOS RESIDENCE

2020 INTERNATIONAL RESIDENTIAL CODE

GENERAL REQUIREMENTS

NO WORK IS TO BE STARTED UNTIL EVIDENCE OF WORKERS' COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE IS FILED AS REQUIRED BE SECTIONS 57 AND 220 SUBD. 8 OF THE WORKERS' COMPENSATION LAW OF THE STATE OF NEW YORK.

A FINAL SURVEY MUST BE SUBMITTED AT COMPLETION OF JOB.

AN ELECTRICAL UNDERWRITERS CERTIFICATE MUST BE SUBMITTED AT THE COMPLETION OF THE JOB.

BUILDING INSPECTOR TO BE NOTIFIED AT VARIOUS STAGES OF THE WORK AS PRESCRIBED BY GOVERNING JURISDICTION.

NO FOOTINGS PLACED OR DRY WELLS COVERED UNTIL APPROVED BY INSPECTOR.

BUILDING PLANNING

DESIGN CRITERIA

CONSTRUCTION IN REGIONS WHERE WIND DESIGN IS REQUIRED IN ACCORDANCE WITH FIGURE R301.2(4)B, THE DESIGN OF BUILDINGS FOR WIND LOADS SHALL BE IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING METHODS:

1. AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM)
2. ICC STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (ICC 600).
3. ASCE MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7).
4. AISI STANDARD FOR COLD-FORMED STEEL FRAMING – PRESCRIPTIVE METHOD FOR ONE– AND TWO–FAMILY DWELLINGS (AISI S230).
5. INTERNATIONAL BUILDING CODE

ALL EXTERIOR WINDOWS AND GLASS DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3). UNITS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/NWWDA 101/I.S.2.

WINDOWS WITHIN THE WIND BORNE DEBRIS REGION WILL SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND–BORNE DEBRIS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCED THEREIN.

LIGHT, VENTILATION, & HEATING

INTERIOR BATHS TO BE PROVIDED WITH MECHANICAL VENTILATION AS PER R303.3. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION FOR AND 20 CFM FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO OUTSIDE.

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT–CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

EXCEPTION:
1. A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.
2. OWNER–OCCUPIED DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH SECTION E3401.2.1.

EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

EXCEPTION: OWNER–OCCUPIED DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH SECTION E3401.2.1.

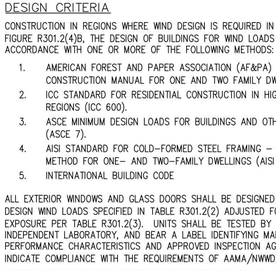
WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60ºF (16ºC), EVERY DWELLING UNIT INTENDED TO BE OCCUPIED BETWEEN SEPTEMBER 15 AND MAY 15 SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68ºF (20ºC) AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION

EXCEPTION: OWNER–OCCUPIED DWELLINGS SUBJECT TO THE APPROVAL OF THE CODE ENFORCEMENT OFFICIAL

TOILET, BATH & SHOWER SPACES

ALL PLUMBING FIXTURES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH SECTION R307, FIGURE R307.1 OF THE CODE.

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATH TUBS INSTALLED WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.



MINIMUM FIXTURE CLEARANCES

GARAGES

TABLE R301.6
DWELLING–GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTIC	NOT LESS THAN 1/2–INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8–INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2–INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2–INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

THE GARAGE FLOOR IS TO BE A NON–COMBUSTIBLE FLOORING SLOPED TO DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY PER R309.3.

EMERGENCY ESCAPE & RESCUE OPENINGS

BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. ALL EMERGENCY ESCAPES AND RESCUE OPENINGS SHALL BE IN ACCORDANCE WITH SECTION R310.

EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND NET CLEAR WITH SHALL BE NOT LESS THAN 20 INCHES. MAXIMUM SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3

STAIRWAYS

STAIRWAYS SHALL COMPLY WITH SECTION R–311.7.
STAIRWAYS SHALL NOT BE LESS THAN THIRTY–SIX (36") INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN FOUR AND ONE–HALF INCHES (4 1/2") ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT , INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 ½ INCHES. THE HEIGHT OF A RISER SHALL NOT EXCEED EIGHT AND ONE–QUARTER INCHES (8 1/4"), AND TREADS EXCLUSIVE OF NOSING, SHALL NOT BE LESS THAN NINE INCHES (11"). NOSINGS SHALL NOT BE LESS THAN THREE–QUARTERS INCH (3/4") NOR MORE THAN ONE AND ONE–QUARTER INCH (1 1/4"). THE RADIUS OF CURVATURE OF THE NOSING SHALL BE NOT GREATER THAN ⅝ INCHES. LANDINGS SHALL NOT BE LESS THAN THE REQUIRED WIDTH OF THE STAIR.

HANDRAILS

PROVIDE HANDRAILS AT ALL STAIRS TO COMPLY WITH R311. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 38 INCHES.

EXCEPTIONS:
1. THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
2. WHERE HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION AT WINDER TREADS, THE TRANSITION FROM HANDRAIL TO GUARD, OR USED AT THE START OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTING OR BENDINGS SHALL BE PERMITTED TO EXCEED 38 INCHES.

GUARDS

PROVIDE GUARDS AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AS PER SECTION R312.

SMOKE ALARMS

PROVIDE SMOKE ALARMS AS PER SECTION R314. UNITS SHALL BE HARD WIRED WITH BATTERY BACKUP. WHERE WORK IS PERFORMED IN AN EXISTING SPACE WHERE ACCESS FOR WIRING IS NOT PRACTICAL, BATTERY OPERATED UNITS MAY BE INSTALLED WITHOUT WIRING.

FLAME SPREAD AND SMOKE DENSITY

ALL WALL AND CEILING FINISHES SHALL HAVE A FLAME–SPEAD CLASSIFICATION OF NOT GREATER THAN THAN TWO HUNDRED (200) AS PER SECTION R302.

ALL INSULATION MATERIALS TO COMPLY WITH SECTION R302

(3,000 P.S.F. BEARING CAPACITY OF SOIL.)

FOUNDATIONS

SLOPE GROUND AROUND FOUNDATIONS AS PER R401.3. THE GRADE ADJOINING ALL FOUNDATION WALLS SHALL BE SLOPED AT A MINIMUM OF SIX INCHES (6") WITHIN THE FIRST TEN FOOT (10'–0") DISTANCE FROM THE WALL.

EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING

DIFFERENCES IN FOOTING LEVELS ARE TO BE STEPPED UP OR DOWN AT A 10 PERCENT SLOPE. THE TOP OF THE FOOTING SHALL BE INSTALLED LEVEL. THE BOTTOM OF FOOTINGS MAY BE SLOPED PROVIDED THE SLOPE DOES NOT EXCEED A ONE FOOT (1'–0") VERTICAL TO TEN FOOT (10') HORIZONTAL SLOPE.

FOUNDATION WALL TO EXTEND A MINIMUM OF 6" ABOVE FINISHED ADJACENT GRADE (4" MINIMUM WHERE MASONRY VENEER IS USED) AS PER R404.1.6.

PROVIDE FOUNDATION WATERPROOFING/DAMPPROOFING AS PER R406.3.2 AND A MIN 2" FOAM BOARD INSULATION BELOW THE SLAB AS WELL AS A MINIMUM OF 6 MIL THICK POLYETHYLENE FILM SHALL BE APPLIED OVER THE BELOW GRADE PORTION OF THE EXTERIOR FOUNDATION'S WALL PRIOR TO BACKFILLING.

WHERE WALLS ARE POURED TO GRADE, AND DAMPPROOFED, THE CONTRACTOR SHALL BACKFILL AGAINST THEM WITH CLEAN EARTH. CARE SHALL BE TAKEN TO BRACE WALLS AS REQUIRED TO PREVENT CAVING. BACKFILL TO BE FREE OF WOOD,

WALL CONSTRUCTION

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.

PROVIDE FIREBLOCKING AS PER SECTION R302.11

ALL HEADERS, TRIMMERS AND BEAMS RUNNING PARALLEL TO AND UNDER PARTIONS SHALL BE DOUBLED.

BRICK IN CHIMNEY WILL BE BONDED WITH A FULL HEADER EVERY SEVENTH COURSE

BRICK OR STONE VENEER TO ANCHORED TO FRAME WALL WITH 22 GAGE x 7/8" GALVANIZED BRICK TIES @ 2'–0" O.C. HORIZONTALLY AND VERTICALLY.

ROOF–CEILING CONSTRUCTION

PROVIDE ROOF VENTS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL BE PROVIDED w/CORROSION–RESISTANT WIRE MESH, w/ 1/16" MIN. TO 1/4" MAX. OPENINGS. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

ENERGY EFFICIENCY

ALL HEATING AND AIR CONDITIONING EQUIPMENT SHALL PERFORM IN ACCORDANCE WITH TABLE N1103.6.1 OF THE CODE.

ALL HVAC PIPING SHALL INSULATED IN ACCORDANCE WITH TABLE N1102.4.1.1.

DOMESTIC HOT WATER HEATING EQUIPMENT SHALL BE SUBJECT TO MINIMUM FEDERAL STANDARDS AS PER N1103.5.3.

NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH–EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH–EFFICACY LAMPS.

EXCEPTION: LOW–VOLTAGE LIGHTING

TABLE R403.6.1
MECHANICAL VENTILATION SYSTEM FAN EFFICACY

FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
RANGE HOODS	ANY	2.8 CFM/WATT	ANY
IN–LINE FAN	ANY	2.8 CFM/WATT	ANY
BATHROOM, UTILITY ROOM	10	1.4 CFM/WATT	<90
BATHROOM, UTILITY ROOM	90	2.8 CFM/WATT	ANY

AIR LEAKAGE
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R402.4.1 THROUGH R402.4.5.

MECHANICAL SYSTEMS

ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS AND WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 13 THROUGH 24 OF THE 2020 INTERNATIONAL RESIDENTIAL CODE. ALL LOCAL RULES AND REGULATIONS AND AS SPECIFIED BY THE LATEST EDTION 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 EQUIPPED WITH A FLAME SAFEGUARD DEVICE WHICH WILL SHUT OFF THE FUEL SUPPLY TO THE BURNER WHEN THE FLAME OR PILOT LIGHT IS EXTINGUISHED.

PLUMBING

ALL PLUMBING SYSTEMS AND WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 25 THROUGH 33 OF THE 2020 INTERNATIONAL RESIDENTIAL CODE. AND ALL LOCAL RULES AND REGULATIONS.

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

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

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 THROUGH.

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

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

SEPARATE SHUTOFF VALVES WILL BE PROVIDED FOR EACH BATHROOM AND KITCHEN.

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

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

SANITARY DRAINAGE

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

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

ELECTRICAL

ALL ELECTRICAL SYSTEMS AND WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 34 THROUGH 43 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL RULES AND REGULATIONS.

THE MINIMUM LOAD FOR UNDERGROUND SERVICE CONDUCTORS AND SERVICE DEVICES THAT SERVE ON HUNDRED PERCENT (100%) OF THE DWELLING UNIT LOAD SHALL BE COMPUTED IN ACCORDANCE WITH TABLE E3602.2.

WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3801.2. ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE 3801.4. GENERAL INSTALLATION AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3802.1.

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

RECEPTACLE OUTLETS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS E3901.2 THROUGH E3901.12.

RECEPTACLE SPACING SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET (6') MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE.

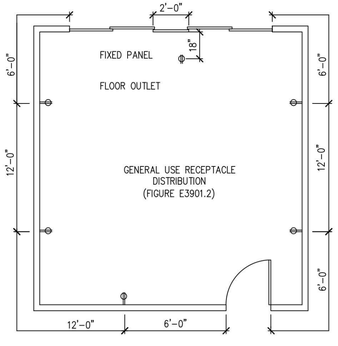


TABLE R301.2(1) 2020 INTERNATIONAL RESIDENTIAL CODE
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			Ice Shield Underlay-ment required	Flood Hazards
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND–BORNE DEBRIS ZONE		Weathering	Frost Line Depth	Termite		
20	120 EXPOSURE B	NO	NO	N/A	NASSAU: B	SEVERE	3'–0"	Moderate to Heavy	YES	as per F.E.M.A.

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

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

FOR SI: 1 POUND PER SQUARE INCH = 6,895 kPa

A. STRENGTH AT 28 DAYS PSI.
B. SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL.
C. CONCRETE IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR–ENTRAINED CONCRETE IN ACCORDANCE WITH FOOTNOTE D.
D. CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5 PERCENT OR MORE THAN 7 PERCENT.
E. SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT.
F. FOR GARAGE FLOORS WITH STEEL – TROWELED FINISH, REDUCTION OF THE TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) TO NOT LESS THAN 3 PERCENT IS PERMITTED IF THE SPECIFIED COMPRESSIVE STRENGTH OF THE CONCRETE IS INCREASED TO NOT LESS THAN 4,000 PSI.

TABLE R301.5 2020 INTERNATIONAL RESIDENTIAL CODE
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

USE	LIVE LOAD
Exterior balconies	40
Decks	40
Passenger vehicle garages	50
Uninhabitable Attics without storage	10
Uninhabitable Attics with limited storage	20
Habitable Attics and Attics served with fixed stairs	40
Sleeping rooms	30
Stairs	40
Guardrails and handrails	200

TABLE R301.7 2020 INTERNATIONAL RESIDENTIAL CODE
ALLOWABLE DEFLECTION OF STRUCTURAL MEMEBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3:12 with no finished ceiling attached to rafters	L/180
Interior walls and partitions	H/180
Floors	L/360
Ceilings w/ brittle finish (incl'g plaster & stucco)	L/360
Ceilings w/ flexible finish (incl'g gypsum board)	L/240
All other structural members	L/240
Exterior walls with plaster of stucco finish	H/360
Exterior walls – wind loads with brittle finishes	L/240
Exterior walls – wind loads with flexible finishes	L/120

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2020 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2016 NYS SUPPLEMENT TO THE ENERGY CODE
2. ALL ELECTRICAL WORK TO BE DONE BY A LICENSED ELECTRICIAN AND COMPLY WITH STATE AND LOCAL CODES. ALL WIRING TO BE COPPER
3. ALL PLUMBING WORK TO BE DONE BY A LICENSED PLUMBER AND COMPLY WITH STATE AND LOCAL CODES.
4. ALL LUMBER, FASTENINGS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE 2020 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 WOOD FRAME CONSTRUCTION MANUAL (WFCM) AND TO BE FURNISHED AND INSTALLED COMPLETE WITH ALL NECESSARY ANCHORS, BLOCKING, BRIDGING, SADDLES, HANGERS, ETC., REQUIRED TO COMPLETE WORK. ALL HARDWARE INCLUDING BUT NOT LIMITED TO ANCHORS, BLOCKING, BRIDGING, SADDLES AND HANGERS MUST BE INSTALLED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS. ALL STEEL BOLTS CONNECTING TO WOOD MEMBERS SHALL BE TIGHTENED AGAINST STEEL WASHERS OR PLATES.
5. ALL LUMBER DELIVERED AND STORED AT THE JOB SITE SHALL BE PROTECTED FROM THE WEATHER WITH A TARPAULIN OR HEAVY GAUGE PLASTIC. ALL WOOD MATERIAL SHALL BE STOCKPILED ON WOOD DUNNAGE IN RELATIVELY FLAT AND DRY AREAS. THE SAME PROTECTION SHALL BE PROVIDED FOR THE SHIPPING TRANSPORTATION AND INSTALLATION OF LUMBER.
6. ALL EXPOSED EXTERIOR DECK LUMBER AND ALL WOOD IN CONTACT WITH MASONRY OR STEEL SHALL BE ACQ TREATED WOOD. ALL EXTERIOR FASTENERS SHALL BE GALVANIZED OR NON–FERROUS.
7. ALL CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIAL TO BE PROPERLY DISPOSED OF AS PER GOVERNING JURISDICTIONS REQUIREMENTS.
8. AN DEVIATION FROM THESE CONSTRUCTION DOCUMENTS SHALL BE PROMPTLY REPORTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF SUCH WORK.
9. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN NOTES ON DRAWINGS TAKE PRECEDENCE OVER THESE SPECIFICATIONS.
10. PRECAUTIONARY MEASURES SHALL BE TAKEN TO PROTECT THE SAFETY OF WORKERS OCCUPANTS AND THE GENERAL PUBLIC IN ACCORDANCE WITH THE REGULATIONS OF THE GOVERNING JURISDICTION. THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR SAFETY AT THE JOB SITE.
11. DO NOT IMPAIR INTEGRITY OF STRUCTURAL MEMBERS BY IMPROPER DRILLING OR CUTTING. ALL WORK SHALL BE ADEQUATELY BRACED UNTIL ALL PORTIONS OF THE BUILDING AFFECTING ITS STABILITY ARE IN PLACE AND SECURELY FASTENED. FOR SAFETY AT THE JOB SITE.
12. ALL NECESSARY CONDITIONS MUST BE MADE AND ALL POSSIBLE SHRINKAGE ALLOWED FOR. NEW AND EXISTING STRUCTURES SHALL BE FULLY CLOSED IN AND MAINTAINED AT 70 DEGREES. FOR A MINIMUM OF TWO WEEKS PRIOR TO INSTALLATION OF INTERIOR DRYWALL SPACKLE OF FINISHES. ADJUSTMENTS FOR SHRINKAGE AND WARPAGE SHALL BE MADE BY THE APPROPRIATE SUBCONTRACTOR FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION.

STRUCTURAL NOTES

1. ALL STRUCTURAL LUMBER TO BE DOUG FIR NO. 2 OR BETTER Fb SINGLE = 900 PSI, E = 1,300,000 PSI.
2. ALL LVL'S TO BE TRUSJOIST MACMILLON OR EQUAL. Fb = 2,600 PSI, E = 1,900,000 PSI. ARCHITECT MUST APPROVE ANY PRODUCT SUBSTITUTIONS PRIOR TO CONSTRUCTION.
3. ALL STRUCTURAL STEEL TO BE ASTM A36 GRADE. Fy = 36,000 PSI, E = 29,000,000 PSI.
4. ALL STEEL TO BE INSTALLED IN ACCORDANCE WITH AISC CODES PRACTICES. ALL COLUMNS TO TOP PLATES AND BASE PLATES.BASE PLATES TO BE SET IN 1" MIN. HIGHT STRENCHT LEVELING GROUT WITH MINIMUM TWO 3/4" ANCHOR BOLTS.
5. DOUBLE ALL FLOOR FRAMING UNDER PARALLEL PARTITIONS AND AROUND ALL OPENINGS
6. PROVIDE "SIMPSON" TYPE CONNECTORS @ ALL FLUSH HEADERS
7. PROVIDE SOLID BRIDGING @ MID–SPAN OF ALL FLOOR JOISTS OVER 8'–0" IN LENGTH
8. PROVIDE SOLID BLOCKING UNDER ALL POSTS & COLUMNS & WALLS.
9. ALL STUDS TO BE FULL HEIGHT PLATE TO PLATE.
10. ALL TRIPLE AND GREATER LVL STRUCTURAL MEMBERS TO BE THROUGH–BOLTED CONNECTIONS. BOLTS ARE TO BE ASTM STANDARD A307 (MACHINE BOLTS). BOLT HOLES ARE TO BE SAME DIAMETER AS THE BOLT AND LOCATED 2" FROM THE TOP BOTTOM OF THE MEMBER. USE 2 ROWS 1/2" BOLTS @ 12" O.C. STAGGERED.
11. NO HOLES BY ANY TRADE IN MICROLAMS AND LVL'S.
12. ALL FLOOR JOISTS TO BE TRUSJOIST TJI 360 OR 560 SERIES, VERIFY w/ MANUFACTURER. FOLLOW ALL MANUFACTURES' DETAILS FOR INSTALLATION.
13. ALL FRAMING TO HAVE CONTINUOUS PATH TIE–DOWNS TO THE FOUNDATION, AS PER THE 2015 INTERNATIONAL RESIDENTIAL CODE & 2015 WOOD FRAME CONSTRUCTION MANUAL.
14. ALL HEADERS TO BE (2) 2x10 UNLESS OTHERWISE NOTED.

FOUNDATION NOTES

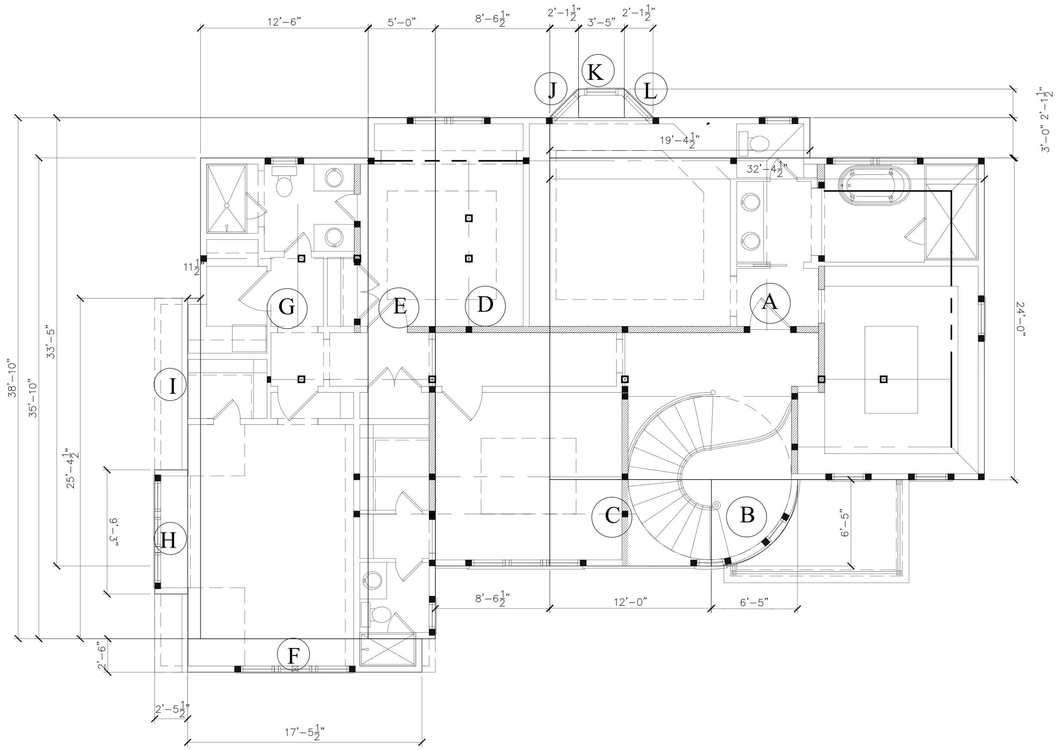
1. ALL FOOTINGS SHALL BEAR UPON UNDISTURBED SOIL, MINIMUM 3'–0" BELOW FINISH GRADE, HAVING AN ASSUMED BEARING CAPACITY OF 3,000 P.S.F. BEARING CAPACITY OF SOIL TO BE VERIFIED BY THE CONTRACTOR PRIOR TO PLACEMENT OF FOOTINGS.
2. CONTRACTOR IS TO VERIFY ALL FIELD CONDITIONS PRIOR TO BEGINNING OF CONSTRUCTION AND IS TO REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT.
3. ALL CONSTRUCTIN WILL CONFORM TO ALL STATE AND LOCAL CODES, LATEST EDITIONS.
4. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE'S "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318–99.
5. ALL MASONRY WORK SHALL CONFORM WITH "NATIONAL CONCRETE MASONRY ASSOCIATION STANDARDS" LASTEST EDITION.
6. THE ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS WILL BE (UNLESS OTHERWISE NOTED):

   FOUNDATION & FOOTINGS = 3,000 P.S.I.

   SLABS = 3,500 P.S.I.
7. ALL CONCRETE SLABS WILL HAVE EXPANSION OR CONTROL JOINTS AS REQUIRED.

SCHEDULE OF LOOSE LINTELS FOR MASONRY WALLS

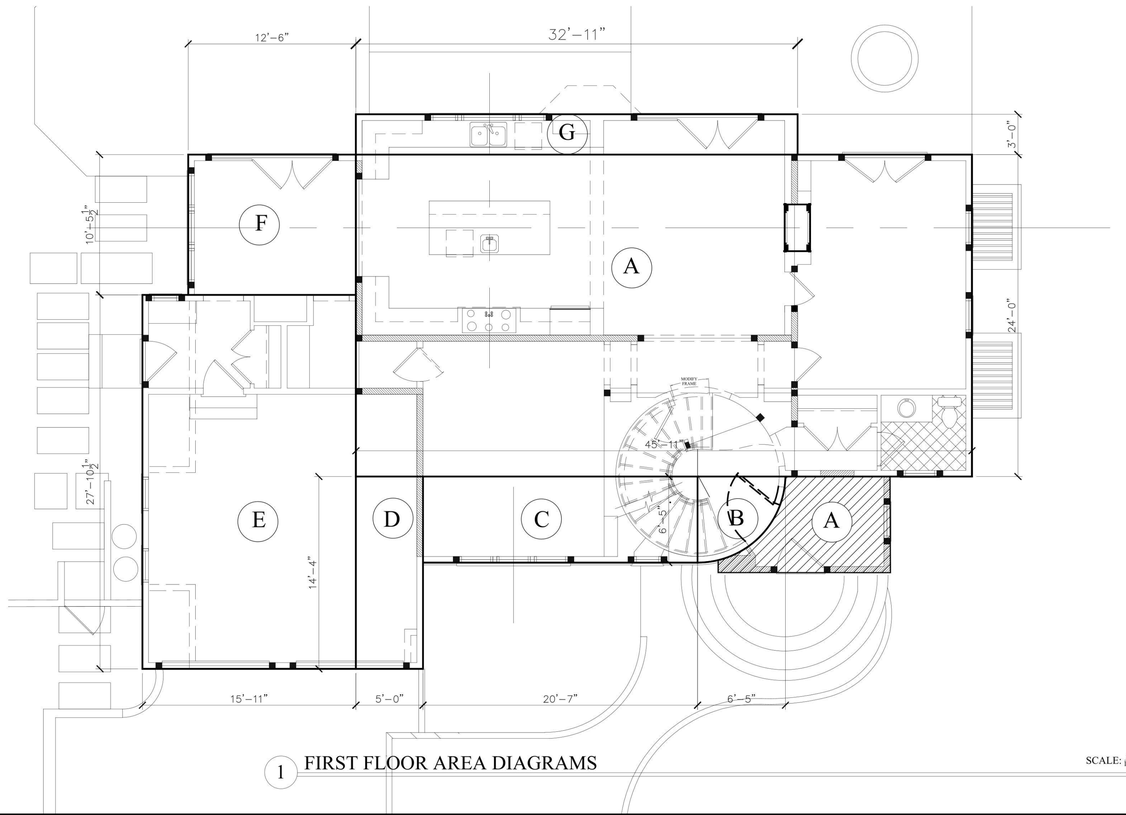
| WALL THICK. | UNDER 4'–0" OPG. | 4'–0" TO 8'–0" OPG. | 8'–1" TO 12'



2 SECOND FLOOR AREA DIAGRAMS

SCALE: $\frac{3}{16}$" = 1'-0"

NORTH



1 FIRST FLOOR AREA DIAGRAMS

SCALE: $\frac{3}{16}$" = 1'-0"

NORTH

EXISTING SECOND FLOOR AREA CALCS

Approval of this plan does not relieve the owner or the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws, and all other rules and regulations of jurisdictions having authority over the work.

DISAPPROVED

Nicholas Vissichelli
04/05/2024

(A) 37'-4" x 24'-0"= 777.0 SF

(B) (6'-5")² (3.14)/4= 32.2 SF

(C) 12'-0" x 6'-5"= 76.8 SF

(D) 8'-6 $\frac{1}{2}$ " x 33'-5"= 285.2 SF

(E) 5'-0" x 38'-10"= 194.0 SF

(F) 2'-8" x 17'-5 $\frac{1}{2}$ "= 45.4 SF

(G) 12'-6" x 35'-10"= 447.5 SF

(H) 2'-5 $\frac{1}{2}$ " x 9'-3"= 22.7 SF

(I) 11 $\frac{1}{2}$ " x 25'-4 $\frac{1}{2}$ "= 24.3 SF

(J) 2'-1 $\frac{1}{2}$ " x 2'-1 $\frac{1}{2}$ "= 4.5 SF

(K) 3'-5" x 2'-1 $\frac{1}{2}$ "= 7.2 SF

(L) 2'-1 $\frac{1}{2}$ " x 2'-1 $\frac{1}{2}$ "= 4.5 SF

TOTAL = 1,921.3 SF

EXISTING FIRST FLOOR AREA CALCS

(A) 45'-11" x 24'-0"= 1,101.9 SF

(B) (6'-5")² (3.14)/4= 32.1 SF

(C) 20'-7 " x 6'-5"= 132.1 SF

(D) 5'-0" x 14'-4"= 71.6 SF

(E) 15'-11" x 27'-10 $\frac{1}{2}$ "= 443.6 SF

(F) 12'-6" x 10'-5 $\frac{1}{2}$ "= 130.7 SF

(G) 32'-11" x 3'-0"= 98.7 SF

TOTAL = 2,010.7 SF

PROPOSED FIRST FLOOR AREA CALCS

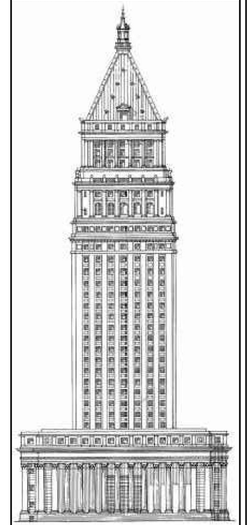
(A) 67 SF (CALC BY COMPUTER)

◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T
◆
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982

SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:
◆ NISSIRIOS RESIDENCE ◆
85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECTS SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERS USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT OR



ESTABLISHED MCMXCI

CLIENT APPROVALS :

	APPROVED BY:	DATE:
1	ISSUED FOR REVIEW	MAR 5, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS & DRAWING ISSUE:

1	ISSUED FOR PERMIT/DENIAL	MAR 22, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ARCHITECT'S SEAL

REGISTERED ARCHITECT
MICHAEL J. WALLIN
022395-1
STATE OF NEW YORK

DATE:	04.26.2022
SCALE:	AS NOTED
DRAWN BY:	CMM/JJ
CHECKED BY:	MJW
DRAWING NO:	G-101

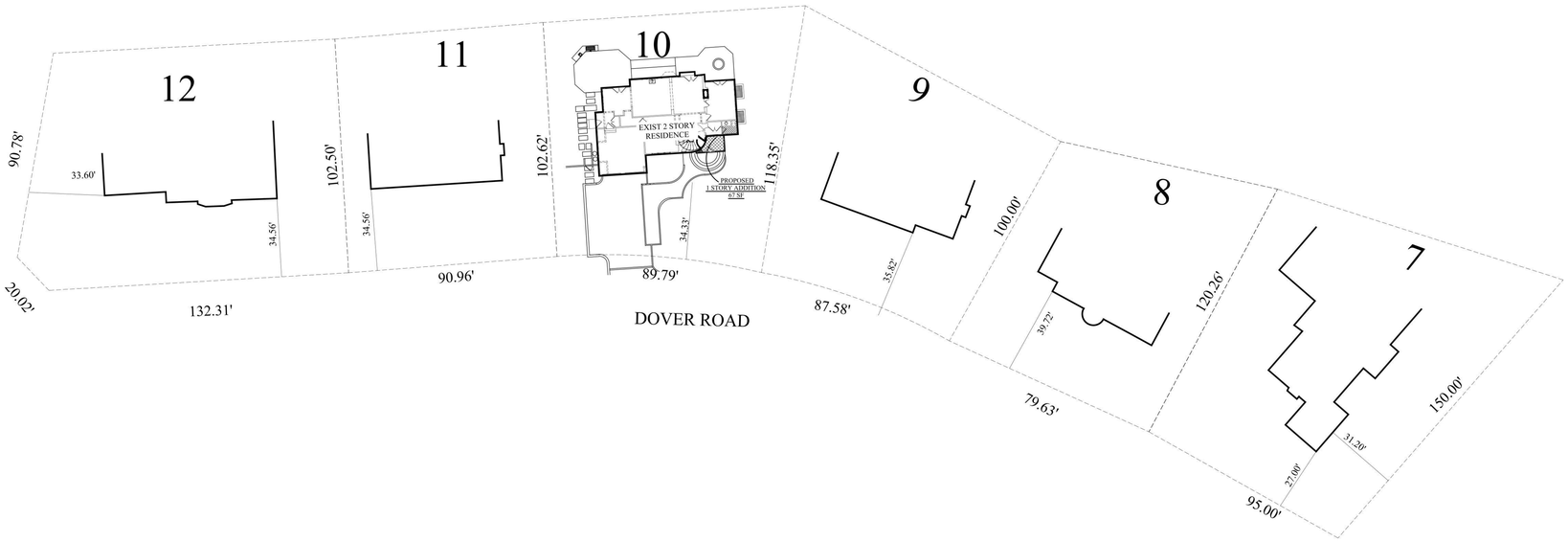
DRAWING TITLE:

ZONING DIAGRAMS

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.

DISAPPROVED

Nicholas Vissichelli
04/05/2024

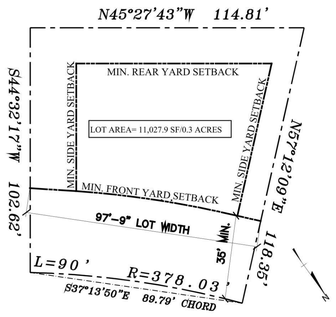


LOT NUMBER	12	11	10	9	8	7
FRONT YARD	34.56'	34.56'	SITE	35.82'	39.72'	27.00'

AVERAGE FRONT YARD = 34.33'

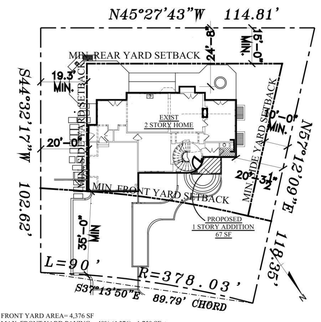
1 FRONT YARD SETBACK DIAGRAM

SCALE: 1" = 30'-0"



2 LOT WIDTH DIAGRAM

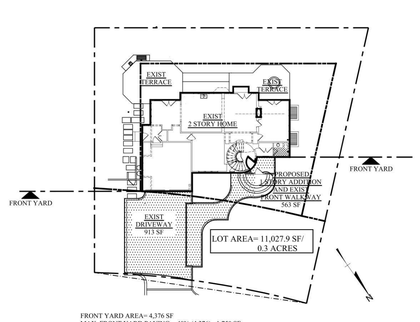
SCALE: 1" = 30'-0"



FRONT YARD AREA= 4,376 SF
MAX. FRONT YARD PAVING = 40% (4,376)= 1,750 SF
PROPOSED FRONT YARD PAVING= 913 + 496= 1,409 SF (32%)

3 YARD SETBACK DIAGRAM

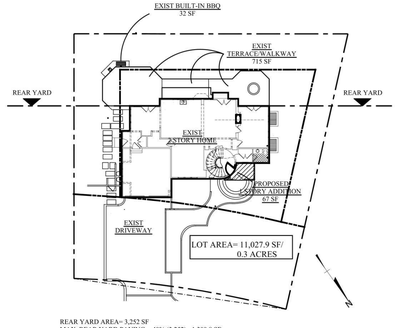
SCALE: 1" = 30'-0"



FRONT YARD AREA= 4,376 SF
MAX. FRONT YARD PAVING = 40% (4,376)= 1,750 SF
PROPOSED FRONT YARD PAVING= 913 + 563= 1,476 SF (33.7%)

4 FRONT YARD PAVING DIAGRAM

SCALE: 1" = 30'-0"



REAR YARD AREA= 3,252 SF
MAX. REAR YARD PAVING = 40% (3,252)= 1,300.8 SF
PROPOSED REAR YARD PAVING= 715 SF (22%)
PROPOSED BUILT IN BBQ= 32 SF
TOTAL REAR YARD PAVING = 747 SF (22.9%)

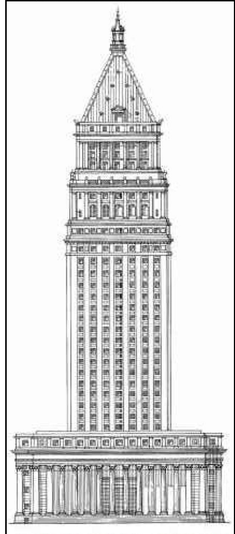
5 REAR YARD PAVING DIAGRAM

SCALE: 1" = 30'-0"

◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T
◆
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982
SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:
◆ NISSIRIOS RESIDENCE ◆
85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERS USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT FOR



ESTABLISHED MCMXCI

CLIENT APPROVALS :

	APPROVED BY:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS & DRAWING ISSUE:

1	ISSUED FOR PERMIT/DENIAL	MAR 22, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

REGISTERED ARCHITECT MICHAEL J. WALLIN 022395-1 STATE OF NEW YORK

DATE:	1" = 30'-0" 2022
SCALE:	6/8/NOTED
DRAWN BY:	MJW M.D
CHECKED BY:	M.J.W
DRAWING NO:	G-102

DRAWING TITLE:

ZONING DIAGRAMS

TABLE TAKEN FROM WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2018 EDITION)

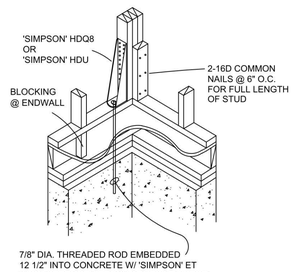
TABLE R602.3(1)
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING AND LOCATION
ROOF FRAMING		
BLOCKING CEILING JOISTS OR RAFTERS TO TOP PLATE	4–8d box (2 ¹⁄₂"x0.113") or 3–8d common (2 ¹⁄₂"x0.131") or 3–10d box (3"x0.128") or 3–3"x0.131" nails	TOE NAIL
CEILING JOIST TO TOP PLATE	4–8d box (2 ¹⁄₂"x0.113") or 3–8d common (2 ¹⁄₂"x0.131") or 3–10d box (3"x0.128") or 3–3"x0.131" nails	PER JOIST, TOE NAIL
CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	4–10d box (3"x0.128") or 3–16d common (3 ¹⁄₂"x0.162") or 4–3"x0.131" nails	FACE NAIL
CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	Ref: Table R802.5.1 (9)	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR ¹⁄₄" X 20 GA. RIDGE STRAP TO RAFTER	4–10d box (3"x0.128") or 3–10d common (3"x0.148") or 4–3"x0.131" nails	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	3–16d box nails (3 ¹⁄₂"x0.135") or 3–10d common nails (3"x0.148") or 4–10d box (3"x0.128") or 4–3"x0.131" nails	2" DIA. TOENAIL OR URL SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4–16 (3 ¹⁄₂"x0.135") or 3–10d common (3 ¹⁄₂"x0.162") or 4–10d box or 4–3"x0.131" nails	TOE NAIL
	3–16d box (3 ¹⁄₂"x0.135") or 2–16d common (3 ¹⁄₂"x0.162") or 3–10d box (3"x0.128") or 3–3"x0.131" nails	END NAIL
WALL FRAMING		
STUD TO STUD (NOT BRACED WALL PANELS)	16d common (3 ¹⁄₂"x0.162")	24" O.C. FACE NAIL
	10d box (3"x0.128") or 3"x0.131" nails	16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d box (3 ¹⁄₂"x0.128") or 3"x0.131" nails	12" O.C. FACE NAIL
	16d common (3 ¹⁄₂"x0.162")	16" O.C. FACE NAIL
BUILT–UP HEADER (2" TO 2" HEADER WITH ²⁄₁₆" SPACER)	16d common (3 ¹⁄₂"x0.162")	16" O.C. EACH EDGE FACE NAIL
	16d box(3 ¹⁄₂"x0.135")	12" O.C. EACH EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	5–8d box (2 ¹⁄₂"x0.113") or 4–8d common (2 ¹⁄₂"x0.131") or 4–10d box (3"x0.128")	TOE NAIL
TOP PLATE TO TOP PLATE	16d common (3 ¹⁄₂"x0.162")	16" O.C. FACE NAIL
	10d box (3"x0.128") or 3"x0.131" nails	12" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE FOR SDCs A–D_0 WITH SEISMIC BRACED WALL LINE SPACING <25'	8–16d common (3 ¹⁄₂"x0.162") or 12–16d box (3 ¹⁄₂"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)
DOUBLE TOP PLATE SPLICE SDCs D_0, D_1, D_2; AND BRACED WALL LINE SPACING <25'	12–16d (3 ¹⁄₂"x0.135")	
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT AT BRACED WALL PANELS	16d common (3 ¹⁄₂"x0.162")	16" O.C. FACE NAIL
	10d box (3 ¹⁄₂"x0.128") or 3"x0.131" nails	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT BRACED WALL PANELS)	3–16 box (3 ¹⁄₂"x0.135") or 2–16d common (3 ¹⁄₂"x0.162") or 4–3"x0.131" nails	(3) 16" o.c. face nail (2) 16" o.c. face nail (4) 16" o.c. face nail
TOP PLATE OR BOTTOM PLATE TO STUD	4–8d box (2 ¹⁄₂"x0.113") or 3–16d box (3 ¹⁄₂"x0.135") or 4–8d common (2 ¹⁄₂" x 0.131") or 4–10d box (3"x0.128") or 4–3"x0.131" nails	TOE NAIL
	3–16d box (3 ¹⁄₂"x0.135") or 2–16d common (3 ¹⁄₂"x0.162") or 3–10d box (3"x0.128") or 3–3"x0.131" nails	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3–10d box (3"x0.128") or 2–16d common (3 ¹⁄₂"x0.162") or 3–3"x0.131" nails	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	3–8d box (2 ¹⁄₂"x0.113") or 2–8d common (2 ¹⁄₂"x0.131") or 2–10d box (3"x0.128") or 2 staples 1 ²⁄₂"	FACE NAIL
1" X 6" SHEATHING TO EACH BEARING	3–8d box (2 ¹⁄₂"x0.113") or 2–8d common (2 ¹⁄₂"x0.131") or 2–10d box (3"x0.128") or 2 staples, 1"crown, 16ga., 1²⁄₂" long	FACE NAIL
TOP PLATE OR BOTTOM PLATE TO STUD	3–8d box (2 ¹⁄₂"x0.113") or 2–8d common (2 ¹⁄₂"x0.131") or 3–10d box (3"x0.128") or 2 staples, 1"crown, 16ga., 1²⁄₂" long Wider than 1"x6"	FACE NAIL
	3–8d box (2 ¹⁄₂"x0.113") or 2–8d common (2 ¹⁄₂"x0.131") or 3–10d box (3"x0.128") or 2 staples, 1"crown, 16ga., 1²⁄₂" long	
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OR GIRDER	4–8d box (2 ¹⁄₂"x0.113") or 3–8d common (2 ¹⁄₂"x0.131") or 3–10d box (3"x0.128") or 3–3"x0.131" nails	TOE NAIL
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8–d box (2 ¹⁄₂"x0.113")	4" O.C. TOE NAILS
	8d common (2 ¹⁄₂"x0.131") or 10d box (3"x0.128" or 3"x0.131" nails	6" O.C. TOE NAILS
1" X 6" SUBFLOOR OR LESS TO EACH JOIST	3–8d box (2 ¹⁄₂"x0.113") or 2–8d common (2 ¹⁄₂"x0.131") or 3–10d box (3"x0.128") or 2 staples, 1"crown, 16ga., 1 ²⁄₁₆"long	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	3–16d box (3 ¹⁄₂"x0.135") or 2–16d common (3 ¹⁄₂"x0.162")	BLIND AND FACE NAIL
2" PLANKS (PLANK & BEAM–FLOOR & ROOF)	3–16d box (3 ¹⁄₂"x0.135") or 2–16d common (3 ¹⁄₂"x0.162")	AT EACH BEARING, FACE NAIL
BAND OR RIM JOIST TO JOIST	3–16d common (3 ¹⁄₂"x0.162") or 4–10d box (3"x0.128") or 4–3"x0.131" nails or 4–3"x14ga. staples, ⁷⁄₁₆" crown	EACH NAIL
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	24" o.c. face nail at top and bottom staggered on opposite sides
	And 2–20d common (4"x0.192") or 3–10d box (3"x0.128") or 3–3"x0.131" nails	FACE NAIL AT ENDS AND AT EACH SPLICE
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4–16d box (3 ¹⁄₂"x0.135") or 3–16d common (3 ¹⁄₂"x0.162") or 4–10d box (3"x0.128") or 4–3"x0.131" nails	AT EACH JOISTS OR RAFTER, FACE NAIL
BRIDGING TO JOISTS	2–10d (3"x0.128")	EACH END, TOE NAIL
DESCRIPTION OF BUILDING ELEMENTS	NUMBER OF COMMON NAILS	NAIL SPACING EDGES (IN.) / INTERMEDIATE SUPPORTS[e] (IN.)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING		
²⁄₄"	6d common (2"x0.113") nail (subfloor, wall) or 8d common (2 ¹⁄₂"x0.131")	6" / 12"
³⁄₈"–1"	8d common nail (2 ¹⁄₂"x0.131")	6" / 12"
1 ¹⁄₈"–1 ¹⁄₄"	10d common (3"x0.148") nail or 8d (2 ¹⁄₂"x0.131") deformed nail	6" / 12"
OTHER WALL SHEATHING		
²⁄₄" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1²⁄₂" galvanized roofing nail, ⁷⁄₁₆" head diameter, or 1"crown staple 16ga., 1 ²⁄₄" long	3" / 6"
³⁄₈" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1²⁄₂" galvanized roofing nail, ⁷⁄₁₆" head diameter, or 1"crown staple 16ga., 1 ²⁄₄" long	3" / 6"
²⁄₄" GYPSUM SHEATHING[d]	1²⁄₂" galvanized roofing nail; staple galvanized, 1²⁄₂" long; 1²⁄₄" screws, type W or S	7" / 7"
³⁄₈" GYPSUM SHEATHING[d]	1²⁄₂" galvanized roofing nail; staple galvanized, 1²⁄₂" long; 1²⁄₄" screws, type W or S	7" / 7"
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
²⁄₄" AND LESS	6d deformed (2"x0.120") nail or 8d common (2 ¹⁄₂"x0.131") nail	6" / 12"
³⁄₈"–1"	8d common (2 ¹⁄₂"x0.131") nail or 8d deformed (2 ¹⁄₂"x0.120") nail	6" / 12"
1 ¹⁄₈"– 1 ¹⁄₄"	10d common (3"x0.148") nail or 8d deformed (2 ¹⁄₂" x 0.120") nail	6" / 12"

a. Nails are smooth–common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing of structures shall have minimum average bending yield strengths as shown: 80 ksi for shank diameters of 0.099 inch (2.5 mm) or less, but not less than 70 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 but not larger than 0.177 inch.
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 structural panel roof sheathing to gable end walls shall be spaced at 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48–inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members or blocking. See also Section R602.3(c) for alternative. Spacing of fasteners on roof sheathing edges parallel to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
h. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required

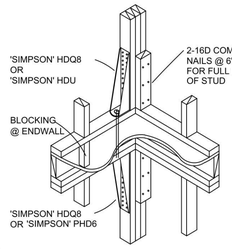
FIRST FLOOR ATTACHMENT OPTIONS

(REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)



HOLD DOWN CONNECTIONS

(REQUIRED AT EACH BUILDING CORNER)



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

NAILING AND STRAPPING

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

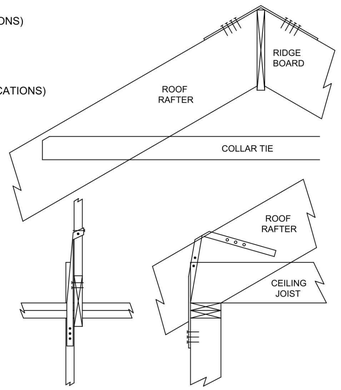
NOTE:
ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT - CS20 (COILED STRAP)
(ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS)

AT RAFTER TO RIDGE CONNECTION

FOR RIDGE STRAP - (3) 8D COMMON AT EACH END OF STRAP
FOR ALT. COLLAR TIE - (3) 10D COMMON NAILS AT EACH END

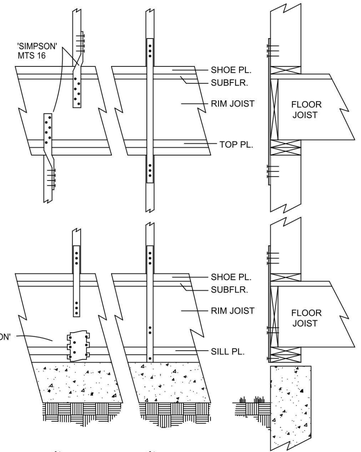
AT RAFTER TO TOP PLATE TO STUD CONNECTION

FOR STRAP - (3) 8D COMMON NAILS AT EACH END OF STRAP
FOR MTS12 - BY "SIMPSON" (7) 10D COMMON NAILS AT EACH END OF STRAP



AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION
(ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

FOR STRAP - (9) 10D COMMON NAILS AT EACH END OF STRAP
FOR ALTERNATE - STRAP CONFIG. (14) 10D COMMON NAILS FOR EACH STRAP (TWO STRAPS TOTAL)
FOR SECOND FLR. - ADDITIONS SHEATHING TO OVERLAP FIRST & SECOND FLOOR & STUDS BY MIN. 12"

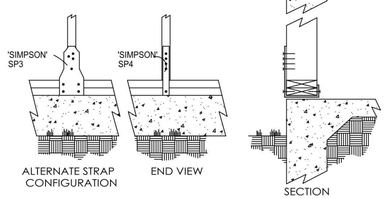


AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

FOR STRAP - (9) 10D COMMON NAILS AT EACH END OF STRAP
FOR ALTERNATE - STRAP CONFIG. LTP4 (12) 8D COMMON NAILS (12) 8D COMMON NAILS

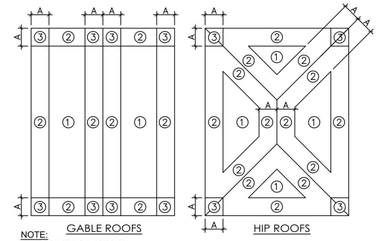
AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION
(SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

FOR SP4 STRAP- (6) 10D COMMON NAILS AT EACH SIDE OF STUD
FOR ALTERNATE - SP3 STRAP CONFIG. (6) 10D TO STUD & (6) 10D TO PLATE



NAIL SPACING FOR SHEATHING @ PRESSURE ZONES

	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	8" O.C.	12" O.C.	3" O.C.	4" O.C.
PANEL EDGES	4" O.C.	6" O.C.	3" O.C.	3" O.C.



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

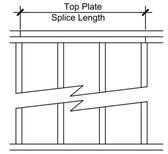
SPLICING OF TOP PLATE

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

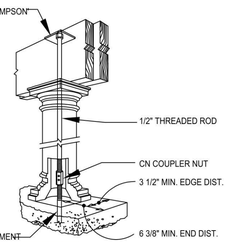
TOP PLATE SPLICE REQUIREMENTS FOR WIND EXPOSURES - 'B'+'C' ONE STORY and/or SLAB ON GRADE	
Building Dimension (ft.)	Minimum Splice Length (ft.)
12'-0"	3'-0"
16'-0"	4'-0"
20-0"	5'-0"
24'-0"	6'-0"
28'-0"	7'-0"
32'-0"	8'-0"
36'-0"	9'-0"
40'-0"	11'-0"
50'-0"	13'-0"
60'-0"	16'-0"
70'-0"	19'-0"
80'-0"	22'-0"

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

1. Tabulated splice lengths assume Top Plate to Top Plate connections using (2) 16d nails per foot, for shorter splice lengths, the nail spacing shall be reduced in order to provide an equivalent number of nails.
2. Tabulated splice lengths assume a Building located in Exposure 'B'.
3. Tabulated splice lengths are based on 8 ft. wall heights for other wall heights, H the tabulated unit lateral loads shall be multiplied by H/8.
4. Top plates shall be a minimum of stud grade material.



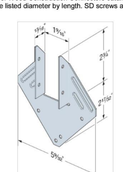
HOLLOW COLUMN UPLIFT CONNECTION

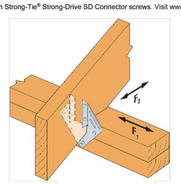


HURRICANE STRAP DETAIL

Model	Fasteners		DF/SP Allowable Loads (lb)			SPF/HF Allowable Loads (lb)		
	To Rafters/Truss	To Plates	Uplift (160)	Lateral (160) F1	Lateral (160) F2	Uplift (160)	Lateral (160) F1	Lateral (160) F2
H1A	(4) 0.131" x 1½"	(4) 0.131" x 1½"	545	420	265	470	360	205
	(4) SD9112	(4) SD9112	655	550	300	565	475	300
H1	(6) 0.131" x 1½"	(4) 0.131" x 1½"	455	510	190	370	440	165
	(6) SD9112	(4) SD9112	505	600	390	435	515	335

1. For additional requirements and important technical information, visit www.strongtie.com.
2. Allowable loads in the F1 direction are not intended to replace diaphragm boundary members and do not account for possible cross-grain bending of the truss or rafter members.
3. When cross-grain bending or cross-grain tension cannot be avoided in the members, mechanical reinforcement to resist such forces shall be considered by the designer.
4. Hurricane ties are shown installed on the outside of the wall for clarity and assume a minimum overhang of 3 ½". Installation on the inside of the wall is acceptable. For uplift Continuous Load Path, connections in the same area (i.e., truss-to-plate connector and plate-to-stud connector) must be on same side of the wall.
5. For simultaneous loads in more than one direction, the connector must be evaluated using either the Unity Equation or the 75% Rule, as described in Straps and Ties General Notes on p. 267 of Wood Construction Connectors catalog.
6. Fasteners: Nail dimensions are listed diameter by length. SD screws are Simpson Strong-Tie® Strong-Drive SD Connector screws. Visit www.strongtie.com for fastener information.





NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS

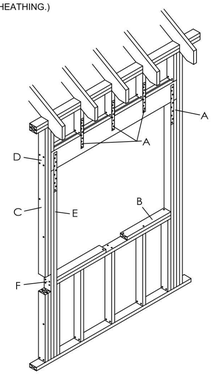
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NAILING SCHEDULE 'B' : (WOOD FRAME CONSTRUCTION MANUAL) ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS						
Notation / Rough Opening	A	B	C	D	E	F
2'-0"	2	(1) 2x4	1	1	1	1
4'-0"	4	(1) 2x4	2	2	2	2
6'-0"	6	(2) 2x4 or (1) 2x6	3	3	3	3
8'-0"	8	(2) 2x4 or (1) 2x6	3	3	3	3
10'-0"	10	(2) 2x6	4	4	4	4
12'-0"	12	(2) 2x6	5	5	5	5

Notations :

A. NUMBER OF 8D NAILS AT EACH END OF STRAPPINGS
B. NUMBER OF SILL STUDS ON THE FLAT (DOES NOT APPLY TO DOORS)
C. NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE OF HEADER
D. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE
E. NUMBER OF JACK STUDS AT EACH END OF HEADERS (ASSUME DOUBLE HEADERS)
F. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) AT EACH SIDE (DOES NOT APPLY TO DOORS)

NOTE:
ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT - CS20 (COILED STRAP)
(ALL STRAPPING SHALL BE INSTALLED PRIOR TO SHEATHING.)



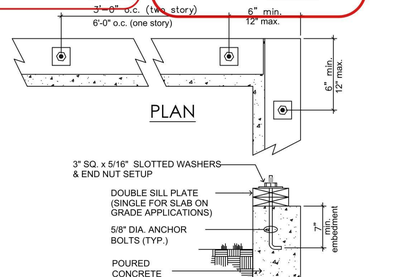
No errors, omissions, or violations of the Plan Examiner shall relieve the professional, applicant or owner of responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead and all other applicable codes and standards of jurisdictions having authority over the project.

DISAPPROVED
Nicholas Vissichelli
04/05/2024

ANCHOR BOLT SPECIFICATION

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

TYPICAL SPACING OF ANCHORS

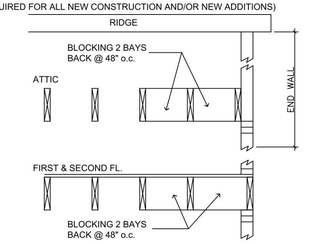


NOTES :

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

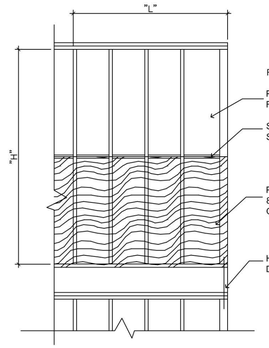
BLOCKING AT ENDWALL

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



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

SHEARWALL SEG. DETAIL (TYP)



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

WIND UPLIFT DESIGN
UPLIFT DESIGN TO COMPLY WITH WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2018 EDITION) SECTIONS:

—SECTION 3.2.2.3 WALL ASSEMBLY TO FOUNDATION
—TABLE 3.2B & 3.3B
—SECTION 3.2.3.1 HOLDDOWNS
—TABLES 3.15A–B, 3.16
—SECTION 3.2.5.4 HEADER AND/OR GIRDER TO STUD
—TABLE 3.5
—SECTION 3.2.2.1 ROOF ASSEMBLY TO WALL ASSEMBLY
—TABLE 3.3
—SECTION 3.2.5.1 RIDGE STRAPS
—TABLE 3.4 (SUBNOTE 3)

◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982
SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:
◆ NISSIRIOS RESIDENCE ◆
85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERS USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY

ESTABLISHED MCMXCI

CLIENT APPROVALS :

APPROVED BY:	DATE:
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

REVISIONS & DRAWING ISSUE:

	ISSUED FOR PERMIT/DENIAL	MAR 22, 2024
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ARCHITECT'S SEAL

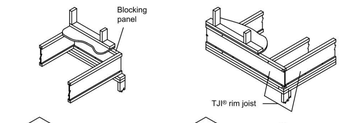
DATE:	04.26.2022
SCALE:	AS NOTED
DRAWN BY:	M.D.
CHECKED BY:	M.J.W.
DRAWING NO:	G-110

DRAWING TITLE:

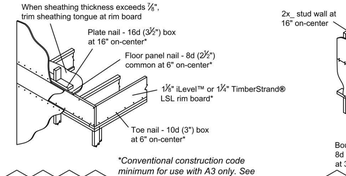
STRAPPING NOTES

NISSIRIOS RESIDENCE

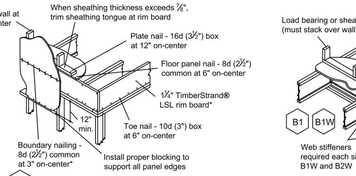
JOIST DETAILS



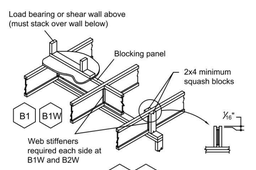
Must have 1¼" minimum joist bearing at ends



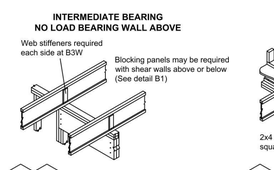
**Conventional construction code minimum for use with A3 only. See iLevel Framer's Pocket Guide for A3.1-A3.3 installation specifications.*

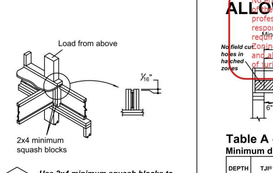


**See iLevel Framer's Pocket Guide for additional installation specifications.*

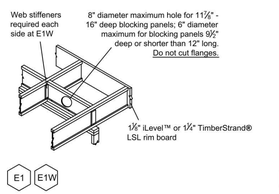


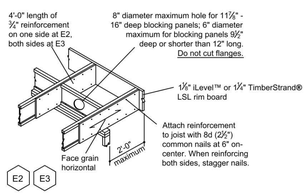
INTERMEDIATE BEARING
NO LOAD BEARING WALL ABOVE

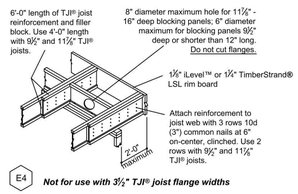




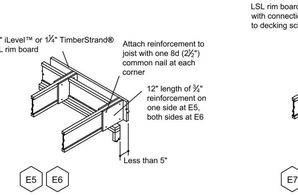
Use 2x4 minimum squash blocks to transfer load around TJI® joist

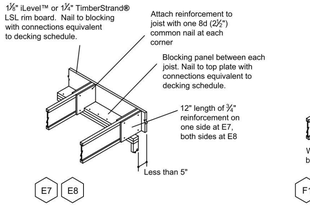


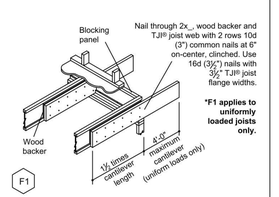




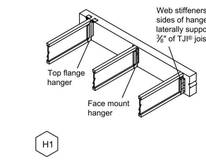
Not for use with 3½" TJI® joist flange widths

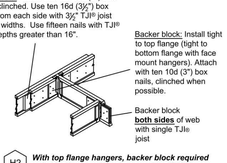




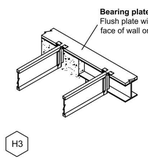


****F1 applies to uniformly loaded joists only.***

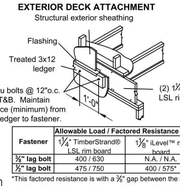




With top flange hangers, backer block required only for downward loads exceeding 250 lbs or for uplift conditions.



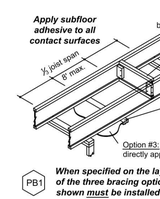
EXTERIOR DECK ATTACHMENT



Fastener	Allowable Load / Factored Resistance (lbs)	
	1¼" TimberStrand® LSL rim board	1⅛" iLevel™ rim board
½" lag bolt	400 / 630	N.A. / N.A.
⅝" lag bolt	475 / 750	400 / 575*

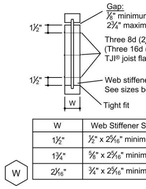
**This factored resistance is with a ⅜" gap between the rim board and deck ledger*

- Allowable load determined in accordance with AC 124.
- Corrosion-resistant fasteners required for wet-service applications.



When specified on the joist engineering notations shown must be installed

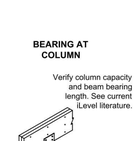
WEB STIFFENER ATTACHMENT



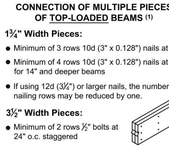
W	Web Stiffener Size	W	Web Stiffener Size
1⅞"	2" x 2⅝" minimum	2⅝"	2" x 2⅝" minimum
1¾"	3" x 2⅝" minimum	2½"	1" x 2⅝" minimum
2⅛"	3" x 2⅝" minimum	3½"	2x4

BEAM and COLUMN DETAILS

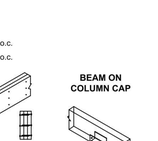
BEARING AT WALL



BEARING FOR DOOR OR WINDOW HEADER

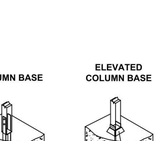


BEAM TO BEAM CONNECTION



See current iLevel literature for framing connectors

BEARING AT CONCRETE WALL



CONNECTION OF MULTIPLE PIECES OF TOP-LOADED BEAMS (1)

1¾" Width Pieces:

- Minimum of 3 rows 10d (3" x 0.128") nails at 12" o.c.
- Minimum of 4 rows 10d (3" x 0.128") nails at 12" o.c. for 14" and deeper beams
- If using 12d (3¼") or larger nails, the number of nailing rows may be reduced by one.

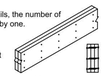
3½" Width Pieces:

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

(1) Load must be applied evenly across entire beam width. Otherwise, use connections for side-loaded beams.

BEARING AT COLUMN

Verify column capacity and beam bearing length. See current iLevel literature.



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

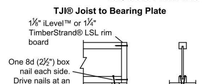
BEAM ON COLUMN CAP

COLUMN BASE

ELEVATED COLUMN BASE

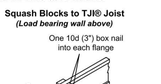
TJI® JOIST NAILING REQUIREMENTS at BEARING

TJI® Joist to Bearing Plate



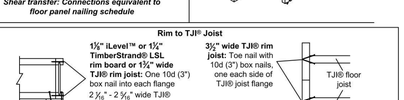
Shear transfer: Connections equivalent to floor panel nailing schedule

Squash Blocks to TJI® Joist
(Load bearing wall above)



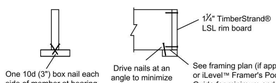
Also see detail B2

Rim to TJI® Joist



Locate rim board joint between joists.

BEAM ATTACHMENT at BEARING



FASTENING of FLOOR PANELS

Nail Size	Closest On-Center Spacing per Row					
	TJI®		Rim Board		TimberStrand® LSL 1½" or wider	Microllam® LVL	Parallam® PSL
	110 & 210	230, 360, 560	1⅛"	1¼"			
8d (2½") box	2½"	2"	6"	4"			
8d (2½") common	3½"	2"	6"	4"	3"	3"	3"
10d (3"), 12d (3¼") box	3"	2"	6"	4"			
10d (3"), 12d (3¼") common	4½"	3"	6"	4"	4"	4"	4"
16d (3½") common	N.A.	4"	16"	6"(1)	8"(1)	8"	6"

(1) Can be reduced to 4" on-center with maximum nail penetration of 1½" into the narrow edge.

- Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Nailing requirements on engineered drawings supersede recommendations listed above.
- Nailing rows must be offset at least ½" and staggered.
- 14 ga. staples may be substituted for 8d (2½") nails if minimum penetration of 1" into the TJI® joist or rim board is achieved.

Farthest On-Center Spacing per Row

Maximum spacing of nails is:

- For joist widths 1½" or less: 18" on-center
- For joist widths greater than 1½": 24" on-center

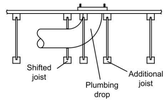
FILLER and BACKER BLOCK SIZES

TJIs Joists	110		210		230 or 360			560			100C or 300C		400C	
Depth	9½" or 11⅞"	14"	9½" or 11⅞"	14" or 16"	9½" or 11⅞"	14" or 16"	18" or 20"	11⅞"	14" or 16"	18" or 20"	9½" or 11⅞"	14" or 16"	9½" or 11⅞"	14" or 16"
Filler Block* (Detail H2)	2x6	2x8	⅜" sheathing 2x6 + ⅜" sheathing	⅜" sheathing 2x10 + ⅜" sheathing	2x6 + ⅜" sheathing	2x10 + ⅜" sheathing	2x12 + ⅜" sheathing	Two 2x6	Two 2x8	Two 2x12	⅜" sheathing 2x6 + ⅜" sheathing	⅜" sheathing 2x10 + ⅜" sheathing	(2)2x6	(2) 2x8
Cantilever Filler (Detail E4)	2x6 4'-0" long	2x10 6'-0" long	4'-0" long	6'-0" long	Not applicable			Not applicable			4'-0" long	6'-0" long	N.A.	N.A.
Backer Block* (Detail F1 or H2)	⅞" or ¾"		⅞" or ¾"		1" Net			2x6	2x8	2x12	1" Net		2x6	2x8

** If necessary, increase filler and backer block height for face mount hangers. Maintain ⅛" gap at top of joist; see detail W. Filler and backer block lengths should accomodate required nailing without splitting (12" minimum for backer blocks and 24" minimum for filler blocks).*

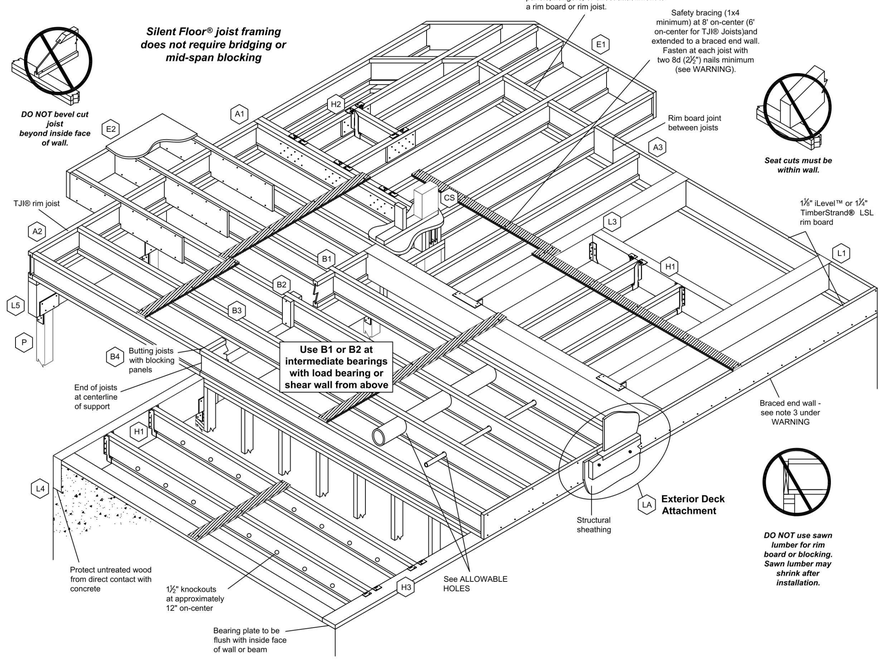
INSTALLATION TIPS

- Subfloor adhesive will improve floor performance, but may not be required.
- When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.
- Additional joist at plumbing drop (see detail).



- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a TJI® joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.

Silent Floor® joist framing does not require bridging or mid-span blocking



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

DISAPPROVED
Nicholas Vissichelli
04/05/2024

ALLOWABLE HOLES - TJI® Joists

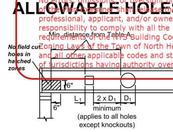


Table A - End Support

Minimum distance from edge of hole to inside face of nearest end support

DEPTH	TJI®	ROUND HOLE SIZE								SQUARE OR RECTANGULAR HOLE SIZE							
		2"	3"	4"	5"	6½"	7"	8¼"	11"	13"	2"	3"	4"	5"	6½"	7"	8¼"	11"	13"
9½"	110	1'-0"	1'-6"	2'-0"	2'-6"	5'-0"					1'-0"	1'-6"	2'-6"	3'-0"	4'-6"				
	210	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
	360	1'-0"	2'-0"	3'-0"	4'-0"	6'-0"					1'-0"	2'-6"	3'-6"	5'-0"	5'-6"				
11⅞"	110	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	5'-0"				1'-0"	1'-0"	2'-6"	4'-0"	4'-6"	6'-0"			
	210	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"				1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	5'-6"	6'-6"		
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	6'-0"				1'-0"	1'-0"	2'-0"	3'-0"	5'-6"	6'-0"	7'-0"		
	360	1'-0"	1'-0"	1'-6"	2'-6"	5'-0"	7'-0"				1'-0"	1'-0"	2'-6"	4'-0"	6'-0"	6'-6"	7'-6"		
	560	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"	8'-0"				1'-0"	1'-0"	2'-6"	5'-0"	6'-6"	7'-0"	8'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-8"	5'-0"		1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	4'-0"	6'-6"	8'-5"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-2"	6'-0"		1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	4'-6"	6'-6"	8'-5"	
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-2"	6'-0"		1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	4'-6"	6'-6"	8'-5"	
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-8"	8'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	5'-6"	6'-6"	8'-0"	9'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	6'-0"	9'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	7'-0"	9'-0"	10'-6"
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	6'-0"		1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-6"	8'-5"	10'-6"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	6'-0"		1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	4'-6"	6'-6"	8'-5"	10'-6"
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	6'-0"	9'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	5'-6"	6'-6"	8'-0"	9'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	6'-0"	10'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	7'-0"	9'-0"	10'-6"

DEPTH	TJI®	4"	5"	6"	7"	8"	10"	12"	15"	17"	4"	5"	6"	7"	8"	10"	12"	15"	17"
		ROUND HOLE SIZE									SQUARE OR RECTANGULAR HOLE SIZE								
18"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	5'-0"	10'-0"	1'-0"	1'-0"	1'-0"	2'-0"	5'-0"	10'-0"	11'-0"	13'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	5'-0"	11'-0"	1'-0"	1'-0"	1'-0"	2'-0"	5'-0"	11'-0"	12'-0"	14'-6"	
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	7'-0"	10'-6"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	7'-0"	10'-6"	14'-0"	15'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	7'-0"	11'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	8'-0"	11'-6"	14'-0"	15'-6"

Table B - Intermediate or Cantilever Support

Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

DEPTH	TJI®	ROUND HOLE SIZE								SQUARE OR RECTANGULAR HOLE SIZE							
		2"	3"	4"	5"	6½"	7"	8¼"	11"	13"	2"	3"	4"	5"	6½"	7"	8¼"	11"	13"
9½"	110	1'-0"	2'-0"	3'-0"	4'-0"	7'-6"					1'-6"	2'-6"	3'-6"	5'-0"	6'-6"				
	210	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					2'-0"	3'-0"	4'-0"	5'-0"	7'-0"				
	230	2'-6"	3'-0"	4'-0"	5'-0"	8'-0"					2'-6"	3'-0"	4'-6"	6'-0"	7'-6"				
	360	3'-0"	4'-0"	5'-0"	6'-6"	9'-0"					3'-0"	4'-0"	5'-0"	6'-6"	8'-0"				
11⅞"	110	1'-0"	1'-0"	1'-0"	2'-6"	4'-0"	6'-0"	8'-0"			1'-0"	1'-6"	2'-6"	4'-0"	5'-0"	6'-6"	7'-0"	9'-0"	
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	7'-0"	9'-0"			1'-0"	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	8'-0"	10'-0"	
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	7'-0"	9'-0"			1'-0"	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	8'-0"	10'-0"	
	360	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	7'-6"	11'-0"			2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	9'-6"	11'-0"		
	560	3'-0"	4'-0"	5'-0"	6'-0"	8'-0"	8'-6"	12'-0"			3'-0"	4'-0"	5'-0"	6'-0"	8'-0"	10'-0"	12'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-8"	8'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"	
	210	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-0"	9'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	6'-0"	7'-0"	10'-0"	12'-0"
	230	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-0"	9'-0"			1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	6'-0"	7'-6"	10'-0"	12'-0"
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	9'-0"	12'-6"		1'-0"	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	9'-0"	12'-0"	14'-0"
	560	1'-0"	1'-0"	1'-0"	3'-0"	5'-6"	6'-0"	9'-0"	13'-6"		1'-0"	1'-0"	3'-0"	3'-0"	5'-6"	7'-0"	10'-0"	13'-6"	16'-0"
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	6'-0"	9'-6"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-0"	9'-6"	12'-6"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	6'-0"	9'-6"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-0"	9'-6"	12'-6"
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	4'-0"	6'-6"	10'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	4'-6"	6'-6"	10'-0"	13'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	4'-0"	6'-6"	10'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	4'-6"	6'-6"	10'-0"	13'-0"

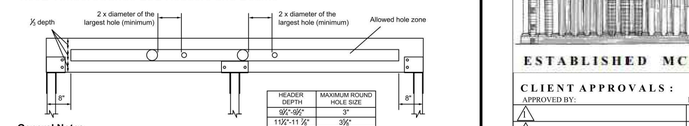
DEPTH	TJI®	4"	5"	6"	7"	8"	10"	12"	15"	17"	4"	5"	6"	7"	8"	10"	12"	15"	17"
		ROUND HOLE SIZE									SQUARE OR RECTANGULAR HOLE SIZE								
18"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-0"	8'-0"	11'-0"	12'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-6"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-6"	8'-6"	11'-6"	13'-0"
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-0"	8'-0"	11'-6"	14'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-6"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-6"	8'-6"	11'-6"	14'-0"

Rectangular holes based on measurement of longest side.

- Holes may be located vertically anywhere within the web. Leave ¼" of web (minimum) at top and bottom of hole.
- Knockouts are located in web at approximately 12" on-center; they do not affect hole placement.
- For simple span (5' minimum), uniformly loaded joists used in residential applications, one maximum size round hole may be located at the center of the joist span **provided no other holes occur in the joist.**
- Distances are based on the maximum uniform loads shown in current iLevel product guides. For other load conditions or hole configurations contact your iLevel representative.

ALLOWABLE HOLES - Headers and Beams

1.55E TimberStrand® LSL Headers and Beams



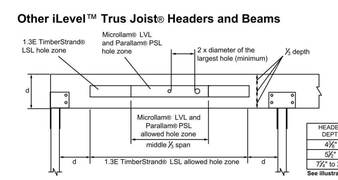
HEADER DEPTH	MAXIMUM ROUND HOLE SIZE
9½"-9⅞"	3"
11⅞"-11 ⅞"	3½"
14" to 16"	4½"

See illustration for allowed hole zone

General Notes

- Round holes only
- No holes in headers or beams in plank orientation.

Other iLevel™ Trus Joist® Headers and Beams



HEADER DEPTH	MAXIMUM ROUND HOLE SIZE
4⅞"	1"
9½"	1½"
7¼" to 20"	2"

See illustration for Allowed Hole Zone

DO NOT cut, notch or drill holes in headers except as indicated in illustrations and tables.

General Notes

- Allowed hole zone suitable for **uniformly loaded headers and beams only.**
- Round holes only
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

WARNING

Joists are unstable until braced laterally

Bracing Includes:

- Blocking
- Hangers
- Sheathing
- Rim Board
- Strut Lines
- Rim Joist

DO NOT walk on joists until braced. INJURY MAY RESULT.

DO NOT walk on joists that are lying flat.

DO NOT stack building materials on unsheathed joists. Stack only over beams or walls.

WARNING NOTES:

Lack of proper bracing during construction can result in serious accidents. Observe the following guidelines:

1. All blocking, hangers, rim boards and rim joists at the end supports of the TJIs joists must be completely installed and properly nailed.
2. Establish a permanent deck (sheathing), nailed to the first 4 feet of joists at the end of the bay or braced end wall.
3. Safety bracing of 1x4 (minimum) must be nailed to a braced end wall or sheathed area and to each joist.
4. Sheathing must be properly nailed to each TJIs joist before additional loads can be placed on the system.
5. Ends of cantilevers require safety bracing on both the top and bottom flanges.
6. TJI® joist flanges must remain straight within 1/2" from true alignment.

▲ Weyerhaeuser, Microllam®, Parallam®, Silent Floor®, TimberStrand®, TJI® and Trus Joist® are registered trademarks and iLevel™ is a trademark of Weyerhaeuser. © 2006 Weyerhaeuser Company. All rights reserved. Printed in the USA.

December 2006 Reorder TJ-4015

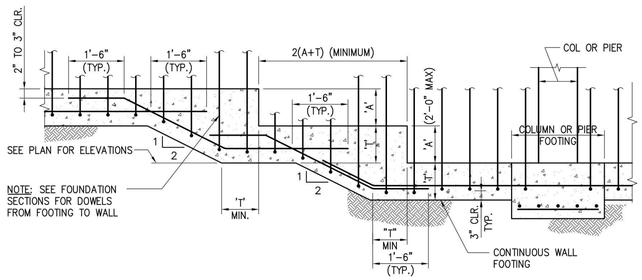
◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982
SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:

◆ NISSIRIOS RESIDENCE ◆

85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECTS SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND O

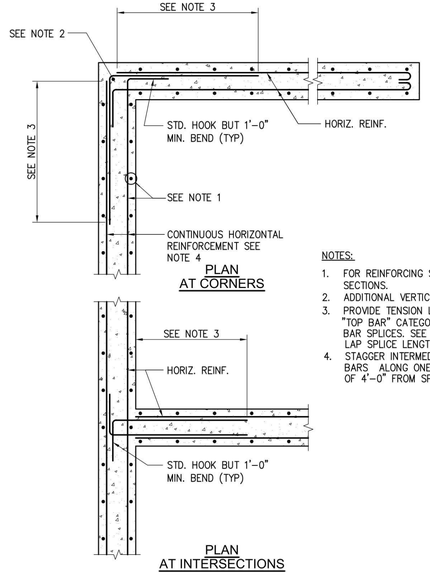


TYPICAL STEPPED WALL FOOTING DETAIL

SCALE FACTOR 1/24

SCHEDULE OF LOOSE LINTELS FOR MASONRY WALLS			
WALL THICKNESS	UNDER 4'-0" OPG.	4'-0" TO 8'-0" OPG.	8'-1" TO 12'-0" OPG.
4"	(1) 4" x 3 1/2" x 5/16" STL ANGLE	(1) 4" x 3 1/2" x 3/8" STL ANGLE	———
6"	(1) 5" x 3 1/2" x 5/16" STL ANGLE	(1) 5" x 5" x 3/8" STL ANGLE	(1) 8" x 6" x 7/16" STL ANGLE
8"	(2) 4" x 3" x 5/16" STL ANGLE	(2) 4" x 3" x 3/8" STL ANGLE	(2) 6" x 3 1/2" x 3/8" STL ANGLE
10"	(2) 6" x 4" x 5/16" STL ANGLE	(2) 6" x 4" x 3/8" STL ANGLE	———
12"	5" x 5" x 5/16" STL ANGLE 6" x 4" x 5/16" STL ANGLE	5" x 5" x 3/8" STL ANGLE 6" x 4" x 3/8" STL ANGLE	———

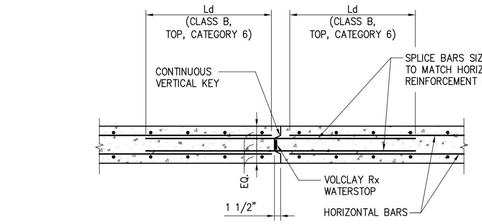
LINTEL SCHEDULE



NOTES:
1. FOR REINFORCING SEE FOUNDATION WALL SECTIONS.
2. ADDITIONAL VERTICAL BAR.
3. PROVIDE TENSION LAP SPLICE CLASS B, "TOP BAR" CATEGORY 6 FOR ALL HORIZONTAL BAR SPLICES. SEE "TENSION DEVELOPMENT AND LAP SPLICE LENGTHS" TABLE.
4. STAGGER INTERMEDIATE SPLICES OF HORIZONTAL BARS ALONG ONE FACE OF WALL A MINIMUM OF 4'-0" FROM SPLICES IN OPPOSITE WALL FACE.

TYPICAL WALL REINFORCEMENT DETAILS

SCALE FACTOR 1/24



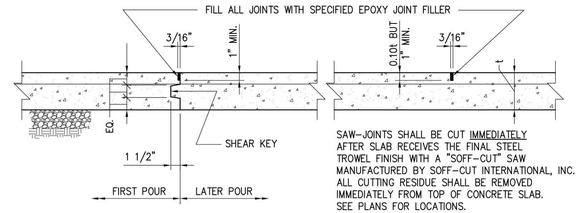
NOTE:
IN LIEU OF SEPARATE SPLICE BARS SHOWN, HORIZONTAL WALL REINFORCING MAY BE EXTENDED THROUGH JOINT TO LAP WITH SUBSEQUENT WALL PLACEMENT

LOCATE CONSTRUCTION JOINTS 40'-0" MAXIMUM FROM WALL CORNERS.

TYPICAL WALL VERTICAL CONSTRUCTION JOINT DETAIL

SCALE FACTOR 1/24

ENGINEER NOTE:
1. REVIEW NEED FOR WATERSTOP.
2. IF HORIZONTAL BAR SPACING IS LESS THAN 6 db OR IF HORIZONTAL BARS ARE OUTSIDE THE VERTICAL BARS, REVISE INDICATED LAP SPLICE CATEGORY 6 TO A LOWER CATEGORY.



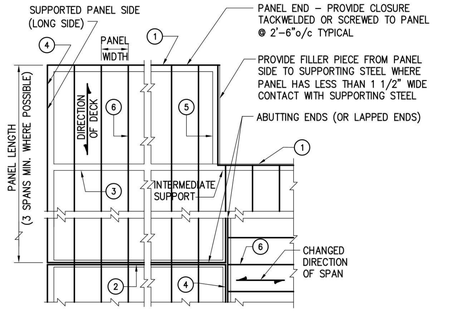
CONSTRUCTION JOINT DETAIL

SAW-JOINTS SHALL BE CUT IMMEDIATELY AFTER SLAB RECEIVES THE FINAL STEEL TROWEL FINISH WITH A "SOFF-CUT" SAW MANUFACTURED BY SOFF-CUT INTERNATIONAL, INC. ALL CUTTING RESIDUE SHALL BE REMOVED IMMEDIATELY FROM TOP OF CONCRETE SLAB. SEE PLANS FOR LOCATIONS.

SAW JOINT DETAIL

SLAB-ON-GRADE CONTROL JOINTS

SCALE FACTOR 1/24



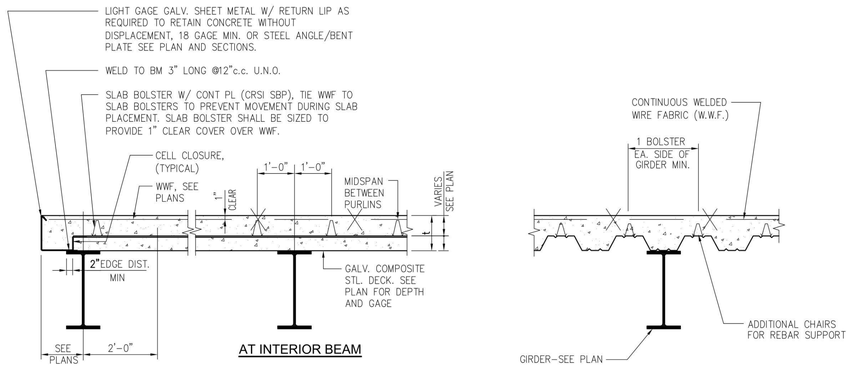
NOTES :
1. PANEL END 3/4"ø PUDDLE WELD @ 6"o/c.
2. ABUTTING ENDS – 3/4"ø PUDDLE WELDS @ 12"o/c EACH PANEL. LAPPED ENDS – 3/4"ø PUDDLE WELDS @ 12"o/c @ CENTER OF LAPPED ENDS.
3. PANEL INTERMEDIATE SUPPORT –3/4"ø PUDDLE WELD @ 12"o/c.
4. PANEL SIDE – 3/4"ø PUDDLE WELDS @ 24"o/c.
5. PANEL SIDE WITH FILLER PIECE – 3/4"ø PUDDLE WELDS @ 6"o/c FILLER TO PANEL AND FILLER TO SUPPORTING STEEL.
6. PANEL SIDE LAP – NO. 10 MACHINE SCREWS @ 24"o/c.

SCHEMATIC PLAN SHOWING TYPICAL CONNECTION OF STEEL DECK

(DASHED LINES INDICATE PERMANENT STEEL SUPPORTING MEMBERS)

THE MINIMUM CLEAR COVER FOR REINFORCEMENT BARS SHALL BE ONE BAR DIAMETER OR THE VALUES TABULATED BELOW, WHICHEVER IS THE GREATER.	
SLABS	1"
JOISTS	1"
WALLS	
SURFACES EXPOSED TO EARTH OR WEATHER	2"
OTHER SURFACES	1"
COLUMNS AND BEAMS (CLEAR DIMENSION TO TIES)	1 1/2"
TIED PIERS (CLEAR DIMENSION TO TIES)	
SURFACE EXPOSED TO EARTH AND WEATHER	2"
OTHER SURFACES	1 1/2"
FOUNDATION ELEMENTS	
SURFACES CAST AGAINST EARTH	3"
OTHER SURFACES	2"

TYPICAL CONCRETE COVER FOR REINFORCING BARS

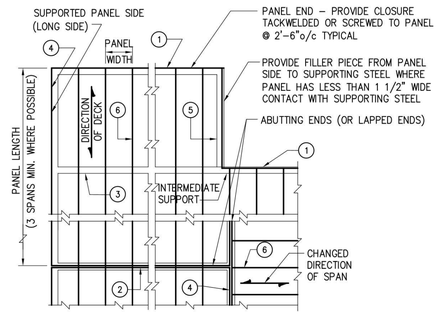


BEAMS PERPENDICULAR TO STEEL DECK

BEAMS PARALLEL TO STEEL DECK

TYPICAL COMPOSITE SLAB DETAILS

SCALE FACTOR 1/24

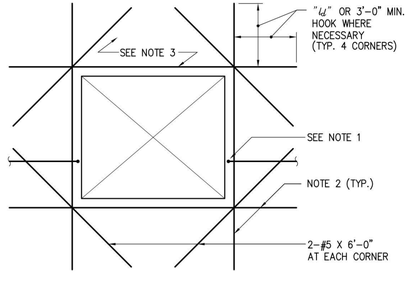


NOTES :
1. PANEL END 3/4"ø PUDDLE WELD @ 6"o/c.
2. ABUTTING ENDS – 3/4"ø PUDDLE WELDS @ 12"o/c EACH PANEL. LAPPED ENDS – 3/4"ø PUDDLE WELDS @ 12"o/c @ CENTER OF LAPPED ENDS.
3. PANEL INTERMEDIATE SUPPORT –3/4"ø PUDDLE WELD @ 12"o/c.
4. PANEL SIDE – 3/4"ø PUDDLE WELDS @ 24"o/c.
5. PANEL SIDE WITH FILLER PIECE – 3/4"ø PUDDLE WELDS @ 6"o/c FILLER TO PANEL AND FILLER TO SUPPORTING STEEL.
6. PANEL SIDE LAP – NO. 10 MACHINE SCREWS @ 24"o/c.

SCHEMATIC PLAN SHOWING TYPICAL CONNECTION OF STEEL DECK

(DASHED LINES INDICATE PERMANENT STEEL SUPPORTING MEMBERS)

SCALE FACTOR 1/24



NOTES:
1. HOOK ALL INTERRUPTED CONTINUOUS BARS.
2. ONE–HALF OF REINFORCING BAR AREA INTERRUPTED BY OPENING SHALL BE PROVIDED EACH SIDE OF OPENING IN THE SAME FACE. MINIMUM = 2–#6 EACH SIDE.
3. PROVIDE BEAM REINFORCING OVER OPENING IF BEAM IS SPECIFIED ON PLANS; OTHERWISE, APPLY NOTE 2.

TYPICAL DETAIL OF OPENING IN CONCRETE WALL

SCALE FACTOR 1/24

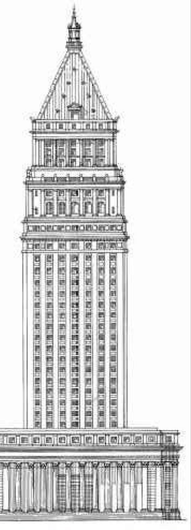
No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards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

DISAPPROVED
Nicholas Vissichelli
04/05/2024

MICHAEL JAY WALLIN
ARCHITECT
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982
SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:
NISSIRIOS RESIDENCE
85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECTS SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERS USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT FOR



ESTABLISHED MCMXCI

CLIENT APPROVALS :

	APPROVED BY:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS & DRAWING ISSUE:

1	ISSUED FOR PERMIT/DENIAL	MAR 22, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ARCHITECT SEAL:

REGISTERED ARCHITECT MICHAEL J. WALLIN 022395-1 STATE OF NEW YORK

DATE:	04.26.2022
SCALE:	AS NOTED
DRAWN BY:	M.D.
CHECKED BY:	M.J.W.

DRAWING NO:

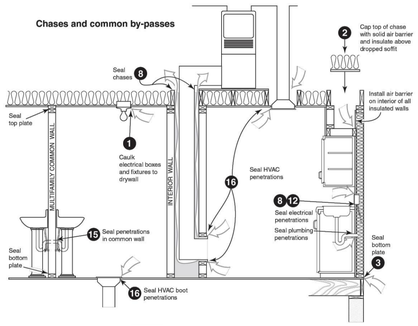
G-130

DRAWING TITLE:

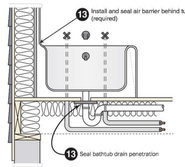
FOUNDATION NOTES

Air sealing key points *continued*

Chases and common by-passes

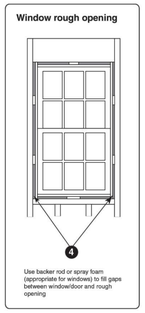


Shower/tub drain rough opening

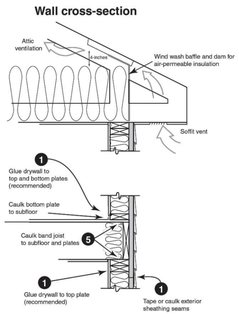


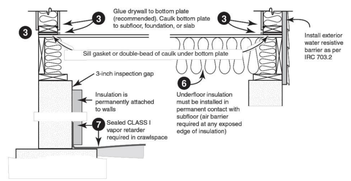
Air sealing key points *continued*

Window rough opening

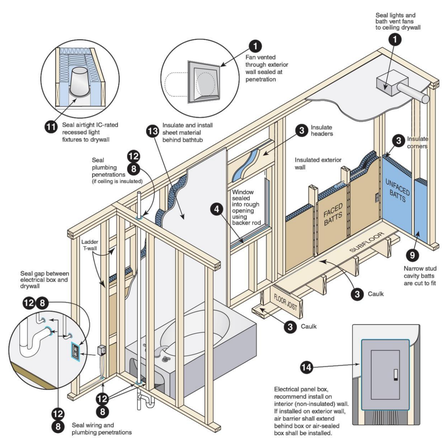


Wall cross-section



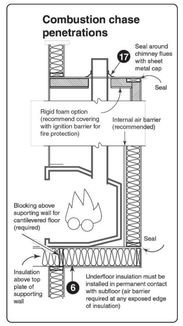


Air sealing key points



Air sealing key points *continued*

Combustion chase penetrations



Exterior penetrations

Combustion closet

Combustion air inlets
as per mechanical and/or fuel gas code

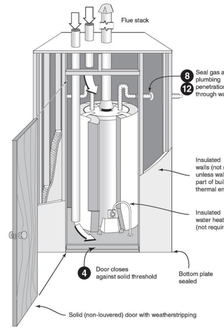


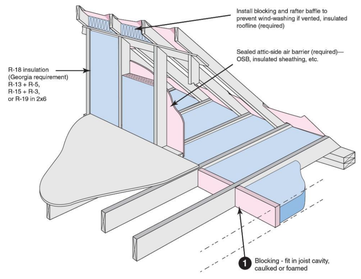
TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

1) GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	PENETRATION OF AIR BARRIER SHALL NOT BE USED AS A SEALING MATERIAL.
2) CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONAL ATTIC SPACES SHALL BE SEALED	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
3) WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALL SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R–3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
4) WINDOWS, SKYLIGHTS, AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
5) RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
6) FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS	RIM JOISTS 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.
7) CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
8) SHAFTS, PENETRATIONS	DUCTS SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
9) 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.
10) GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
11) RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
12) 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.
13) SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWER AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
14) ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR–SEALED BOXES SHALL BE INSTALLED.	
15) HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
16) 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.	

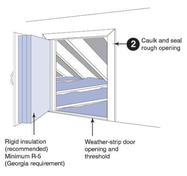
No errors, omissions or conflicts on this plan shall relieve the design professional, applicant, and/or owner of responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Village of North Hempstead and all other applicable codes and statutes of jurisdictions having authority over the site.

DISAPPROVED
Nicholas Vissichelli
04/05/2024

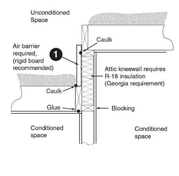
Air sealing key points *continued*



Attic knee-walls

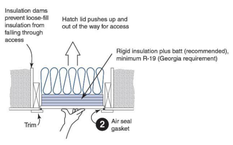


Two-level attic

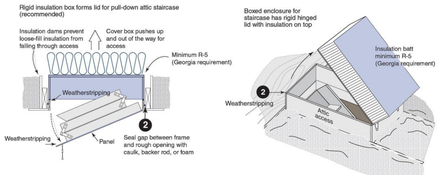


Air sealing key points *continued*

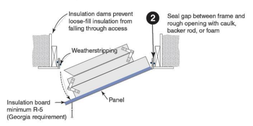
Attic scuttle



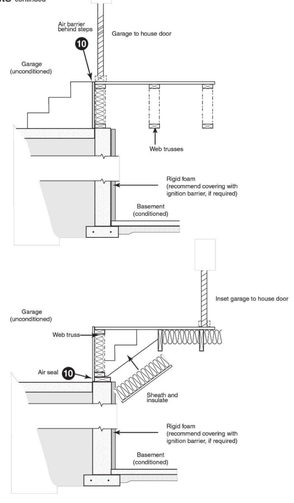
Attic pull-down stairs



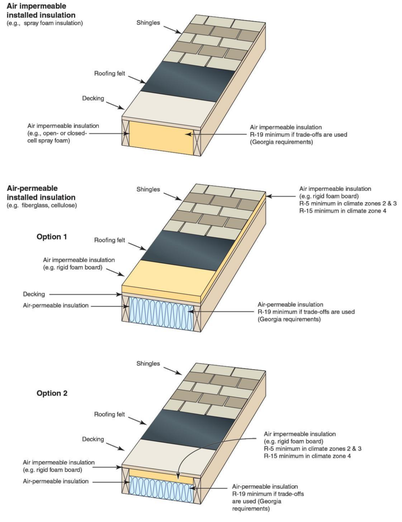
Attic pull-down stairs



Air sealing key points *continued*



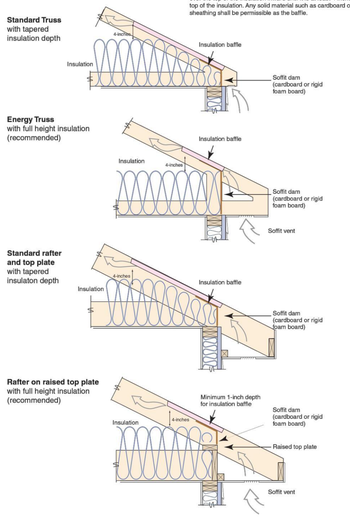
Roofline Installed Insulation Options



Ceiling Insulation Details

Rafter and Truss

Note: Wind wash baffle and air-permeable insulation dam. For air insulation in vented attics, baffles shall be installed adjacent to soffit a vents. A minimum of a 1-inch of space shall be provided between the and the roof sheathing and at the location of the vent. The baffle shall over the top of the insulation inward until it is at least 4 inches vertical top of the insulation. Any solid material such as cardboard or thin inst sheathing shall be permissible as the baffle.



◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982
SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:
◆ NISSIRIOS RESIDENCE ◆
85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECTS SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERS USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT FOR

ESTABLISHED MCMXCI

CLIENT APPROVALS :

	APPROVED BY:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS & DRAWING ISSUE:

1	ISSUED FOR PERMIT/DENIAL	MAR 22, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ARCHITECT SEAL

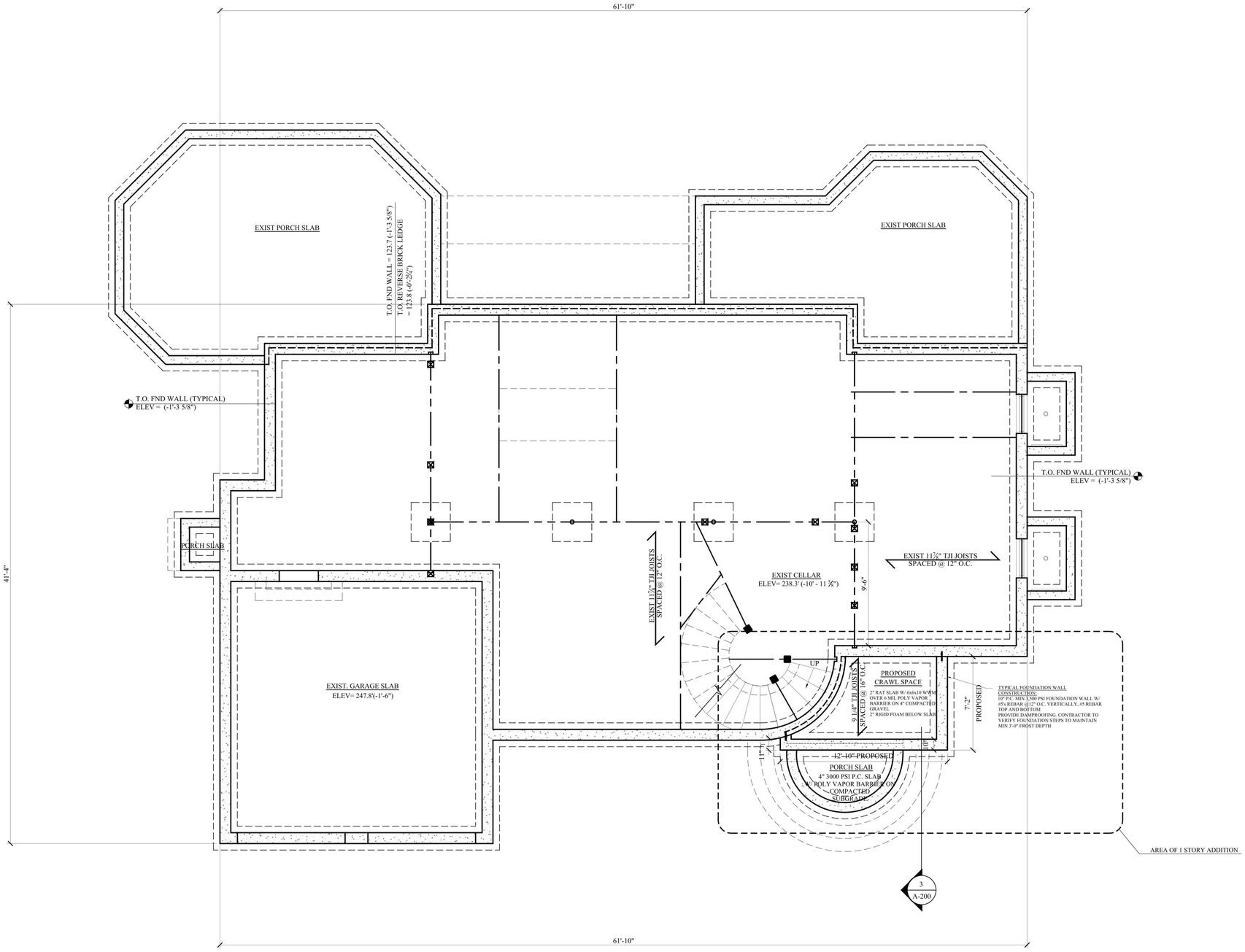
REGISTERED ARCHITECT MICHAEL J. WALLIN 022395-1 STATE OF NEW YORK

DATE:	04.26.2022
SCALE:	AS NOTED
DRAWN BY:	M.D.
CHECKED BY:	M.J.W.
DRAWING NO:	G-140

DRAWING TITLE:

SEALING NOTES

NISSIRIOS RESIDENCE



1 FOUNDATION PLAN

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.

DISAPPROVED

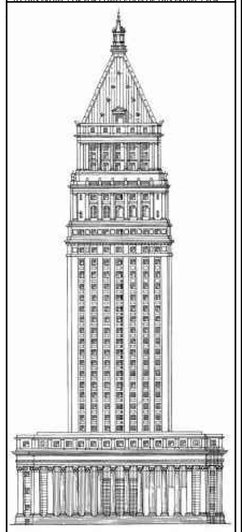
Nicholas Vissichelli
04/05/2024

◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T
◆
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982

SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:
◆ NISSIRIOS RESIDENCE ◆
85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECTS SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERS USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY



ESTABLISHED MCMXCI

CLIENT APPROVALS :

	APPROVED BY:	DATE:
1	ISSUED FOR REVIEW	MAR 5, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS & DRAWING ISSUE :

1	ISSUED FOR PERMIT/DENIAL	MAR 22, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ARCHITECT SEAL:

REGISTERED ARCHITECT
MICHAEL J. WALLIN
022395-1
STATE OF NEW YORK

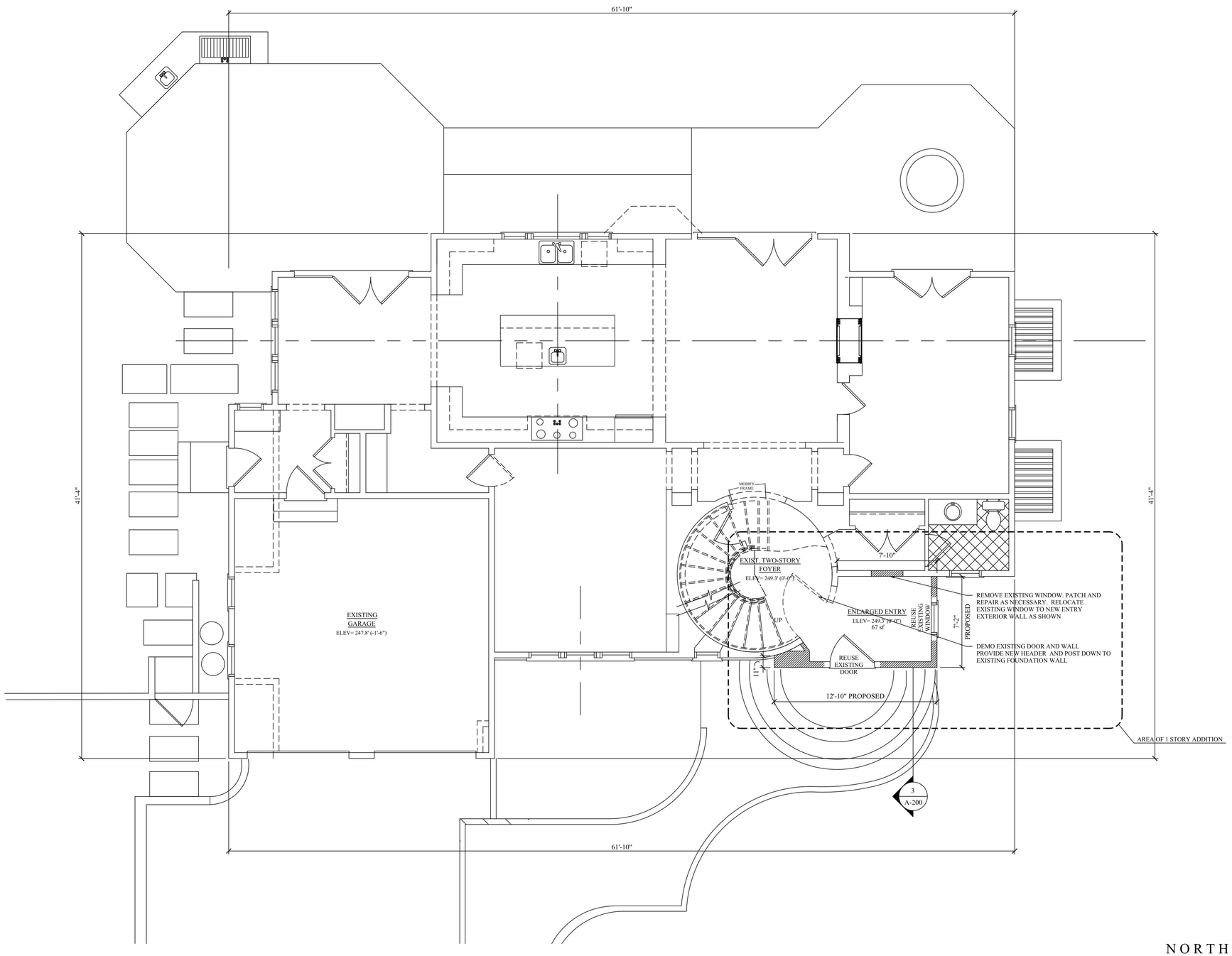
DATE:	04.26.2022
SCALE:	AS NOTED
DRAWN BY:	M.D.
CHECKED BY:	M.J.W.
DRAWING NO:	A-100

DRAWING TITLE:
FOUNDATION PLAN

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.

DISAPPROVED

Nicholas Vissichelli
04/05/2024



NORTH

1 FIRST FLOOR PLAN

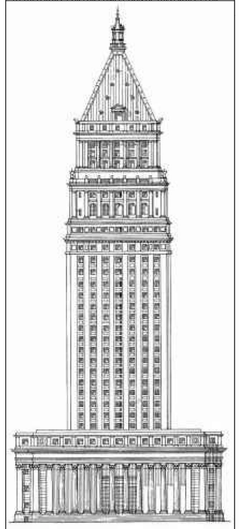
SCALE: 1/4" = 1'-0"

◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T
◆
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982

SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:
◆ NISSIRIOS RESIDENCE ◆
85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECTS SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERS USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT FOR



ESTABLISHED MCMXCI

CLIENT APPROVALS :

	APPROVED BY:	DATE:
1	ISSUED FOR REVIEW	MAR 5, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS & DRAWING ISSUE :

1	ISSUED FOR PERMIT/DENIAL	MAR 22, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ARCHITECT

REGISTERED ARCHITECT MICHAEL J. WALLIN 022395-1 STATE OF NEW YORK

DATE:	04.26.2022
SCALE:	AS NOTED
DRAWN BY:	M.D.
CHECKED BY:	M.J.W.
DRAWING NO:	A-101

DRAWING TITLE:

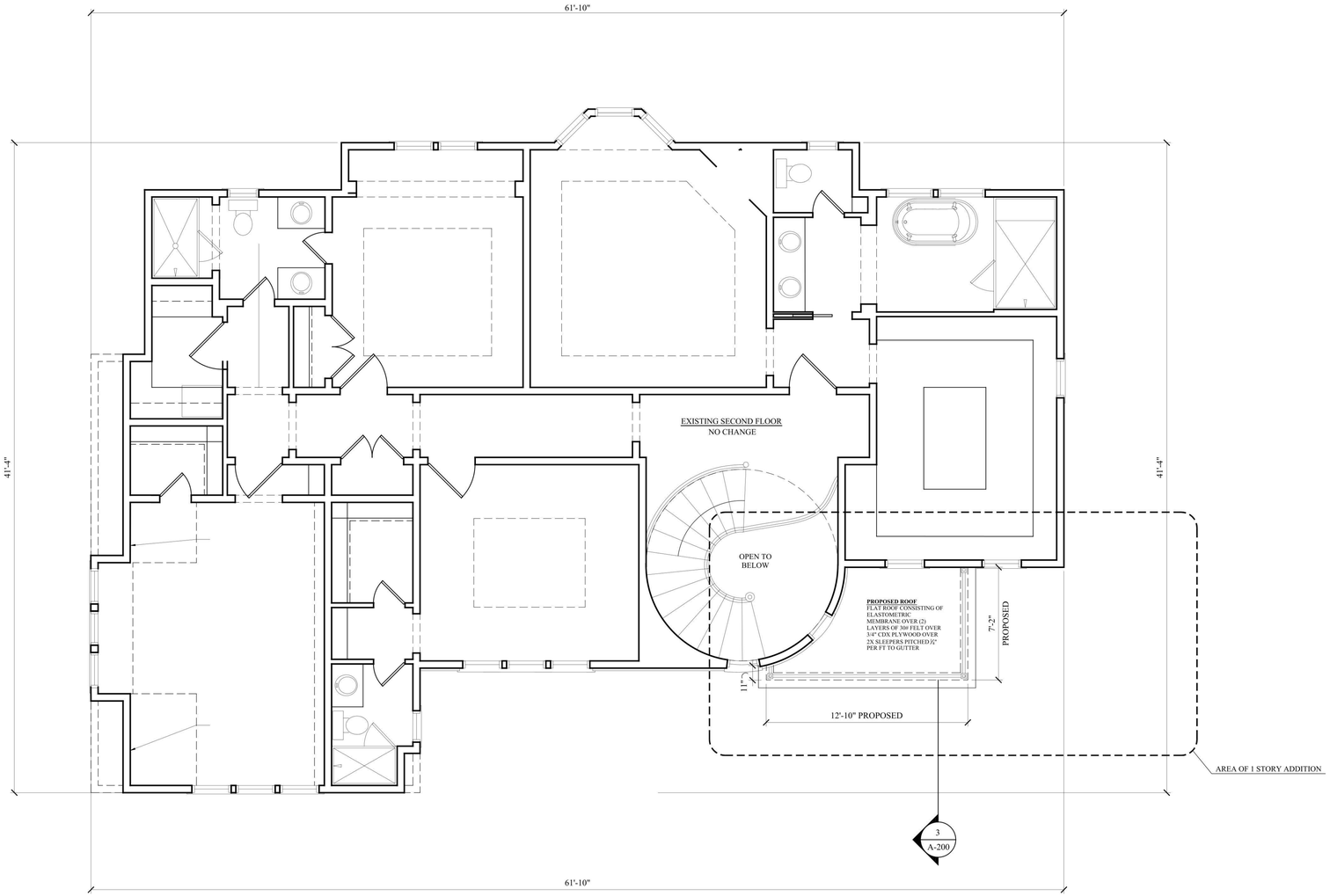
FIRST FLOOR PLAN

NISSIRIOS RESIDENCE

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.

DISAPPROVED

Nicholas Vissichelli
04/05/2024



1 SECOND FLOOR PLAN

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

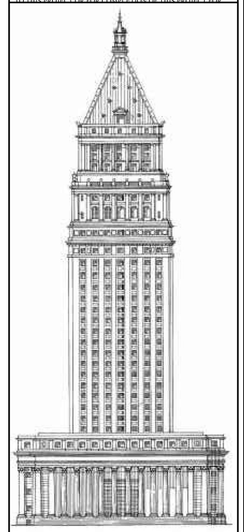
NORTH

◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T
◆
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982

SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:
◆ NISSIRIOS RESIDENCE ◆
85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERS USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT FOR



ESTABLISHED MCMXCI

CLIENT APPROVALS :

	APPROVED BY:	DATE:
1	ISSUED FOR REVIEW	MAR 5, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS & DRAWING ISSUE:

1	ISSUED FOR PERMIT/DENIAL	MAR 22, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ARCHITECT'S SEAL:

REGISTERED ARCHITECT
MICHAEL JAY WALLIN
022395-1
STATE OF NEW YORK

DATE:	04.26.2022
SCALE:	AS NOTED
DRAWN BY:	M.D.
CHECKED BY:	M.J.W.
DRAWING NO:	A-102

DRAWING TITLE:

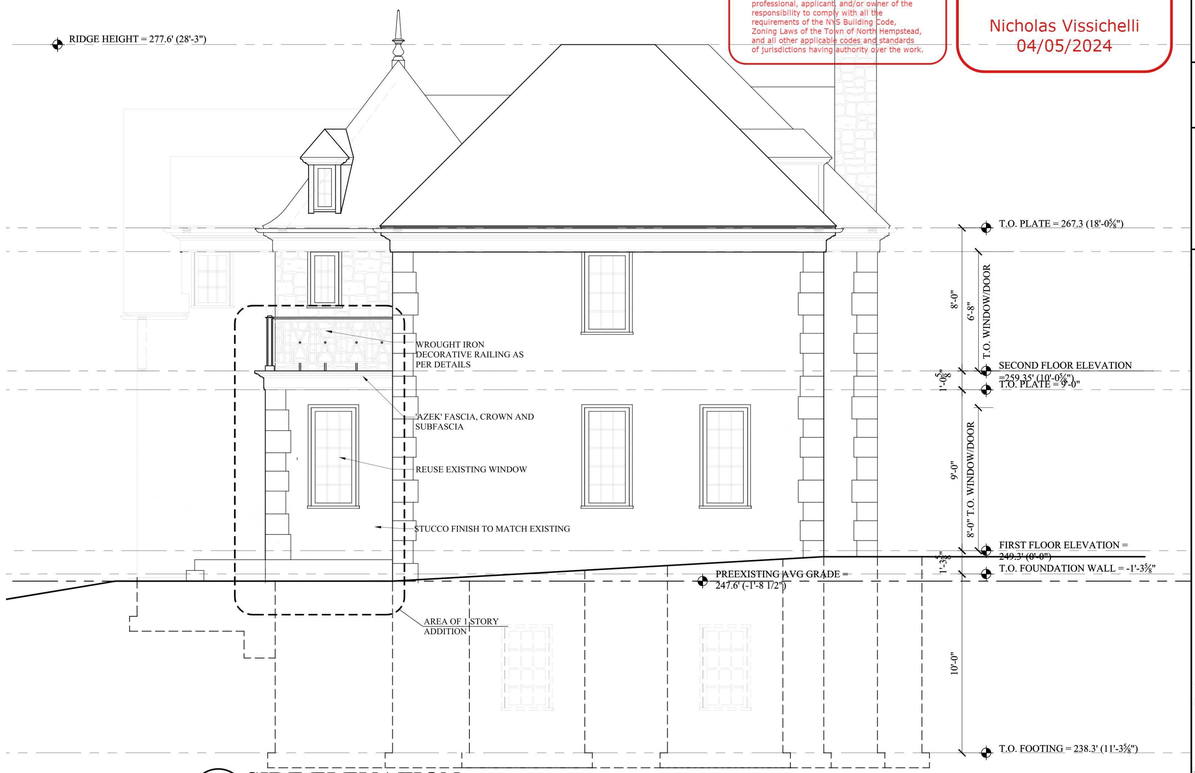
SECOND FLOOR PLAN

NISSIRIOS RESIDENCE

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.

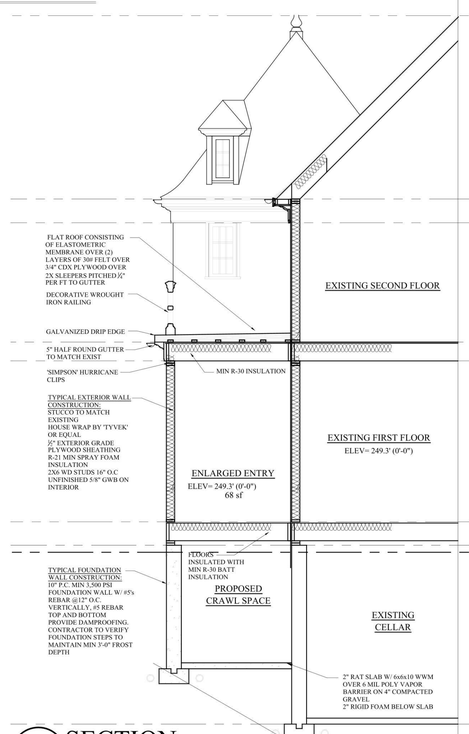
DISAPPROVED

Nicholas Vissichelli
04/05/2024



2 A-200 SIDE ELEVATION
SCALE: 1/4"=1'-0"

1 A-200 FRONT ELEVATION
SCALE: 1/4"=1'-0"

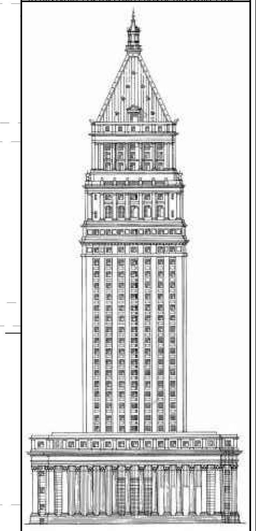


3 A-200 SECTION
SCALE: 1/4"=1'-0"

◆ MICHAEL JAY WALLIN ◆
A R C H I T E C T
◆
69 ROSLYN RD, ROSLYN HEIGHTS, NY, 11577
PHONE (516) 200-9982
SUFFOLK COUNTY OFFICE
58 OAKWOOD RD, HUNTINGTON, NY, 11743
PHONE (631) 827-0594
EMAIL: MICHAEL@ARCHITECTWALLIN.COM
WWW.ARCHITECTWALLIN.COM

ADDITION TO THE:
◆ NISSIRIOS RESIDENCE ◆
85 DOVER ROAD
MANHASSET, NY
STRATHMORE VILLAGE , NASSAU COUNTY

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNERS USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT FOR



ESTABLISHED MCMXCI

CLIENT APPROVALS :

	APPROVED BY:	DATE:
1	ISSUED FOR REVIEW	MAR 3,2024
2	ISSUED FOR REVIEW	MAR 6,2024
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS & DRAWING ISSUE:

1	ISSUED FOR PERMIT/DENIAL	MAR 22, 2024
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

ARCHITECTURAL

REGISTERED ARCHITECT MICHAEL J. WALLIN 022395-1 STATE OF NEW YORK

DATE:	04.26.2022
SCALE:	AS NOTED
DRAWN BY:	M.D.
CHECKED BY:	M.J.W.
DRAWING NO:	A-200

DRAWING TITLE:

ELEVATIONS AND SECTION

NISSIRIOS RESIDENCE

PROPOSED ALTERATION/ADDITION
FOR

GAO RESIDENCE

LOCATED AT

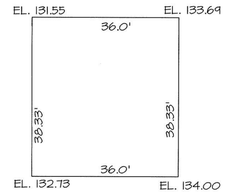
103 BAYVIEW AVENUE

PORT WASHINGTON, NY 11050
SECTION 5, BLOCK 40, LOT 49

Proposed Two Story Two Family Dwelling on a Partially Existing Foundation with a Detached Garage

#21557

PREEXISTING AVERAGE GRADE



132.73 +134.00= 266.73 /2 = 133.37 x 36.0 = 4801.32
134.00+133.69 = 267.69 /2 = 133.85 x 38.33 = 5130.47
133.69 +131.55 = 265.24/2 = 132.62 x 36.0 = 4774.32
131.55 +132.73 = 264.28/2 = 132.14 x 38.33 = 5069.46
148.66 19785.57

19785.57 / 148.66 = 133.09
PREEXISTING AVERAGE GRADE = 133.09

DISAPPROVED
Nicholas Vissichelli
03/20/2024

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

GENERAL NOTES

1. ALL NOTES HEREIN MENTIONED, WITH THOSE ON THE VARIOUS DRAWINGS, SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT
2. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
3. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF WORK BY THE RESPECTIVE CONTRACTORS.
4. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS, AND DETAIL DRAWINGS OVER SMALLER SCALE DRAWINGS.
5. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
6. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.
7. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE A.S.T.M. SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C., ETC...) WHERE APPLICABLE.
8. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW, EXCEPT AS NOTED.
9. CONTRACTOR'S SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MIS-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
10. ALL MASONRY WALLS ARE TO BE CARRIED UP AND SECURED TIGHT TO CONSTRUCTION ABOVE.
11. ALL NEW CONSTRUCTION TO BE AS PER N.Y.S. BUILDING CODE.
12. ALL ELECTRICAL WORK TO CONFORM TO NATIONAL ELECTRICAL CODE.
13. ALL CONSTRUCTION TO CONFORM TO N.Y.S. ENERGY CODE.
14. GENERAL CONTRACTOR IS TO PROVIDE H.V.A.C. + ELECTRICAL + PLUMBING DESIGN AND DRAWINGS, SIGNED + SEALED BY A N.Y. STATE LICENSED PROFESSIONAL.

DRAWING LIST

T-101 TITLE SHEET
T-102 SITE PLAN

A-101 CELLAR PLAN
A-102 1st FL. PLAN
A-103 2nd FL. PLAN
A-104 ATTIC PLAN
A-105 GARAGE PLAN

A-201 ELEVATIONS
A-202 ELEVATIONS

A-301 SECTION A-A

EN-101 ENERGY ANALYSIS

S-101 FOUNDATION/1st FL. FRAMING PLAN
S-102 2nd FL. FRAMING PLAN
S-103 ATTIC FRAMING PLAN
S-104 ROOF FRAMING PLAN

P-101 PLUMBING RISER DIAGRAMS

LEGEND

EXIST. WALL CONST'N TO REMAIN

NEW INTERIOR WALL CONSTRUCTION
5/8" GYP. BD. EACH SIDE OF STUDS

NEW EXT. WALL CONSTRUCTION
3" FACE BRICK
1 1/2" RIGID INSULATION
WATERPROOFING
6" CONC. BLOCK
2 1/2" METAL STUDS @ 16" O/C
W/CLOSE CELL SPRAY INSULATION
5/8" GYP. BD.

(S) HARD WIRED COMBINATIOIN SMOKE + CO DETECTOR, ALL DETECTORS TO BE INTERCONNECTED

ZONING CODE NOTES

SECTION: 5 ZONE: RESIDENCE C
BLOCK: 40
LOT: 49
LOT AREA: 10482.00 S.F.

SCOPE OF WORK: ERECT 2-FAMILY ALTERATION/ADDITION
EXIST. 2-FAMILY DWELLING, C/O# 56-209 ISSUED 5-28-1956

70-44 PERMITTED USES
B. TWO-FAMILY DETACHED DWELLING

70-46 HEIGHT
NO BUILDING SHALL EXCEED 2 1/2 STORIES WITH A MAX. HT. OF 30'
PROPOSED HEIGHT: 24'-6 3/8" < 30', O.K.

70-47.1B NO TWO-FAMILY DWELLING SHOULD BE CONSTRUCTED ON A LOT UNLESS IT HAS A MIN. LOT WIDTH OF 80' AT THE REQUIRED FRONT SETBACK LINE.
EXIST. 2-FAMILY DWELLING ON EXIST. 75' WIDE LOT, VARIANCE REQUIRED

70-48 THE LOT COVERAGE SHALL NOT EXCEED 35% OF THE LOT AREA.
1409.24 / 10482 = 13.4% < 35%, O.K.

70-49 FLOOR AREA
C. THE GROSS FLOOR AREA SHALL NOT EXCEED 2800 S.F.
PROP. 1st FL.: 1409.24 S.F.
PROP. 2nd FL.: 1379.88 S.F.
1409.24 + 1379.88 = 2789.12 S.F.
TOTAL GROSS FLOOR AREA = 2789.12 S.F. < 2800 S.F. O.K.

70-50 FRONT YARD
A. FRONT YARD SHALL BE NOT LESS ~~THAN 25'~~
AVERAGE 200' FRONT YARD DEPTH: 33.6'
36' FRONT YARD PROVIDED, O.K.

70-51 SIDE YARDS
C. ON AN INTERIOR LOT, A 2-FAMILY DWELLING SHALL HAVE 2 SIDE YARDS, THE AGGREGATE WIDTH OF WHICH SHALL NOT BE LESS THAN 25% OF THE WIDTH OF THE LOT, BUT IN NO EVENT SHALL BE LESS THAN 12'
ONE 22.5' SIDE YARD PROVIDED
ONE EXIST. 16.5' SIDE YARD TO REMAIN

70-52 REAR YARD
FOR 2-FAMILY DWELLINGS, THE DEPTH OF THE REAR YARD SHALL BE NOT LESS THAN 25'
65.2' REAR YARD PROPOSED, > 25', O.K.

70-52.3 SKY EXPOSURE PLANES
A. THERE SHALL BE A SKY EXPOSURE PLANE PROJECTING INWARD FROM EACH FRONT AND SIDE PROPERTY LINE AT A RATION OF 4' VERT. TO 1' HORIZ.

70-52.5 FRONT YARD PAVING
THE FRONT YARD MAY NOT BE COVERED MORE THAN 55% BY ANY IMPERVIOUS MATERIAL OR PAVING
360 S.F. DRIVE + 268.28 S.F. WALKWAY = 628.28 S.F.
36 X 75 = 2700 S.F. FRONT YARD
628.28 / 2700 = 23.28% < 55%, O.K.

70-52.6 EAVE HEIGHT
THE MAX. HEIGHT TO THE UPPERMOST EAVE SHALL BE 22'.
19'-11 3/8" PROPOSED < 22' O.K.

70-101 PERMITTED ENCROACHMENTS:
A. CORNICES AND EAVES SHALL PROJECT NOT MORE THAN 18", GUTTERS NOT MORE THAN 8" AND CHIMNEYS NOT MORE THAN 18".
C. A 1-STORY ENCLOSED VESTIBULE NOT GREATER THAN 8' IN WIDTH AND 5' IN DEPTH MAY EXTEND INTO A FRONT YARD.
G. STEPS EXTENDING INTO A MIN. YARD WILL NOT BE CONSIDERED AN ENCROACHMENT INTO SUCH YARD.

N.Y.S. BUILDING CODE NOTES

SECTION R301.1
DESIGN CRITERIA
R301.1.1.1 ALTERNATIVE PROVISIONS
1. AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR 1- AND 2-FAMILY DWELLINGS (WFCM);
2. AMERICAN IRON + STEEL INSTITUTE (AISI) STANDARD FOR COLD-FORMED STEEL FRAMING-PRESCRIPTIVE METHOD FOR 1- AND 2-FAMILY DWELLINGS

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (FIGURE R301.2(1))
WIND: 115 MPH (FIGURE R301.2(4)A)
GROUND SNOW: 25 PSF (FIGURE R301.2(5))
TERMITE INFESTATION PROBABILITY: MODERATE TO HEAVY (FIGURE R301.2(6))
DECAY PROBABILITY: SLIGHT TO MODERATE

FROST LINE DEPTH: 36"
WINTER DESIGN TEMP.: 13

LIVE LOAD: (TABLE R301.5)
DECKS: 40 PSF
GARAGE: 50 PSF
HABITABLE ATTIC: 30 PSF
ROOMS OTHER THAN SLEEPINGS ROOMS: 40 PSF
SLEEPING ROOMS: 30 PSF
STAIRS: 40 PSF
GUARDRAILS AND HANDRAILS: 200 PSF

ROOF LIVE LOAD: (TABLE R301.6)
RISE 4" PER FOOT TO LESS THAN 12" PER FOOT:
0 TO 200: 16 PSF
201 TO 600: 14 PSF
OVER 600: 12 PSF

ALLOWABLE DEFLECTION: (TABLE R301.7)
RAFTER, SLOPES GREATER THAN 3/12 W/NO CLG. ATTACHED: L/180
INTERIOR PARTITION: H/180
FLOORS AND PLASTERED CLGS.: L/360
GYPSUM BOARD CEILING: L/240
ALL OTHER STUCTURAL MEMBERS: L/240
EXTERIOR WALLS - WIND LOADS W/FLEXIBLE FINISH: L/120

EMERGENCY ESCAPE AND RESCUE OPENINGS: (SECTION R310.1)
BASEMENTS, HABITABLE ATTIC AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING.
R310.2.1 MIN. OPENING AREA: 5.7 S.F.
GRADE FLOOR: 5 S.F.
MIN. OPENING HT.: 24"
MIN. OPENING WIDTH: 20"
R310.2.2 MAX. SILL HT.: 44"
R310.5 WHERE DWELLING ADDITIONS OCCUR THAT CONTAIN SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS OCCUR THAT HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT.

WINDOWS TO COMPLY W/R308
SOIL TEST TO COMPLY W/R401.4

NO.	DATE	REMARKS
	3-15-24	
	2-28-24	

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

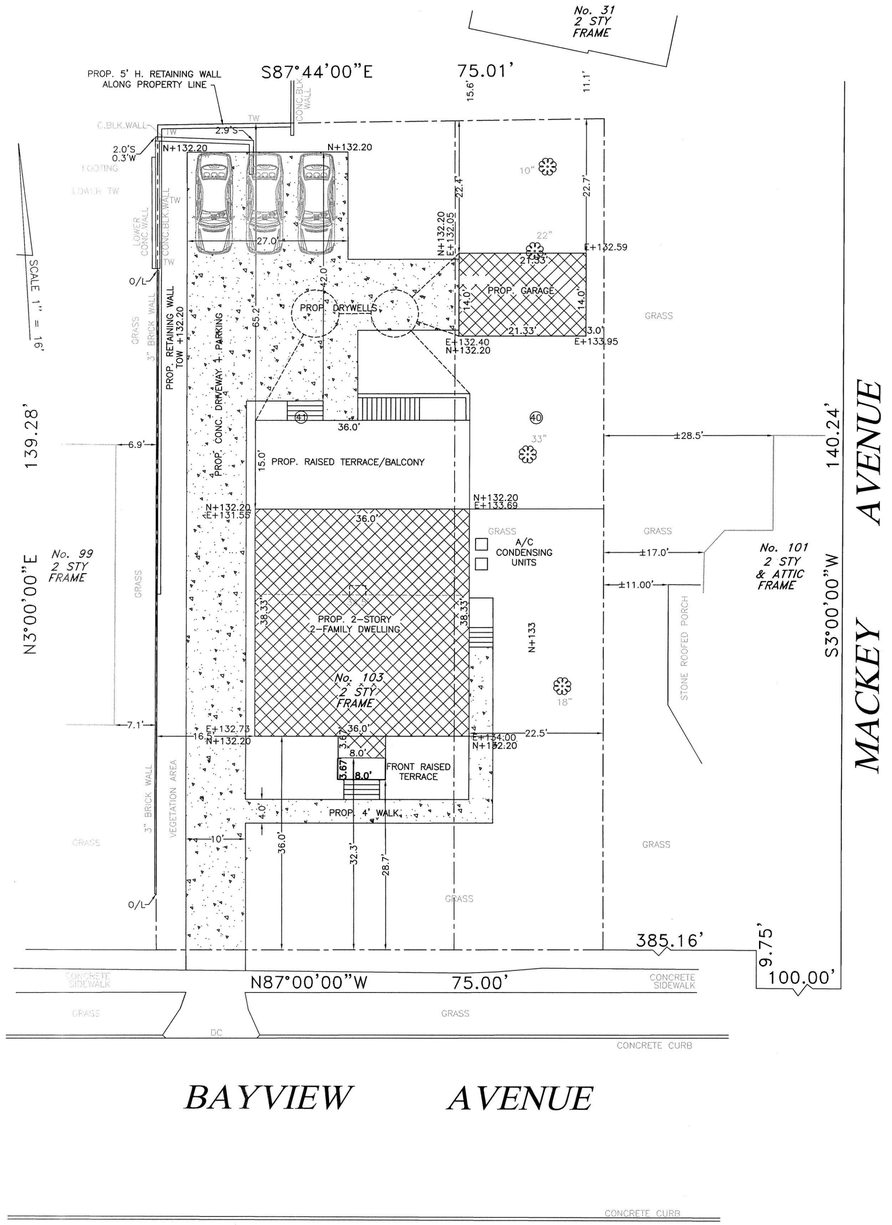
REGISTERED ARCHITECT GEORGE K. JENG 26221 STATE OF NEW YORK

PROPOSED ALTERATION/ADDITION TO
103 BAYVIEW AVENUE
PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

TITLE SHEET

DATE: 1-19-24	DRAWING NO.
SCALE: -	T-101
DRAWN: GKJ	
CONT. NO. J676	

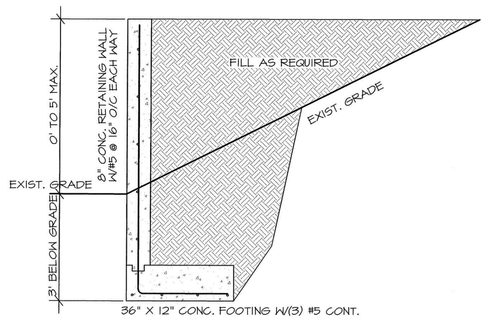


SITE PLAN

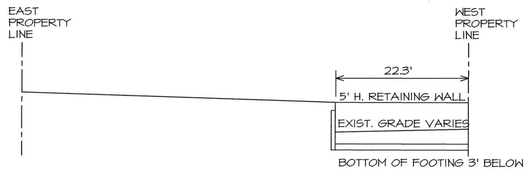
1" = 12'-0"

FRONT YARD PAVING CALCULATION:

PROPOSED FRONT YARD: 75' X 36' = 2700 S.F.
10' X 36' DRIVEWAY + 41.5' X 4' FRONT WALKWAY + 4' X 25.67' SIDE WALKWAY = 628.68 S.F. PAVED AREA
628.68 / 2700 = 23.28% < 55%, O.K.

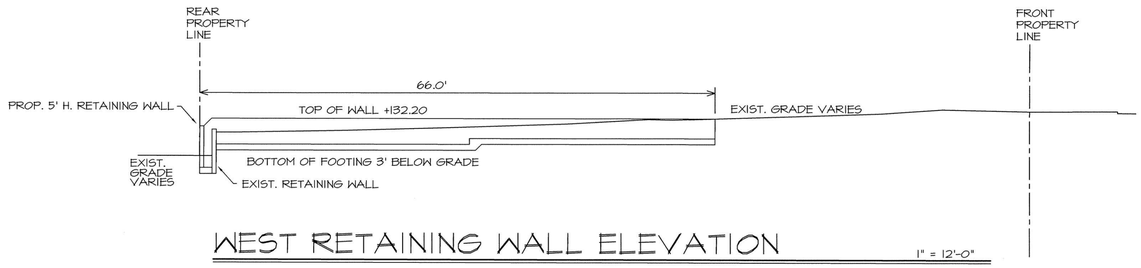


TYP. RETAINING WALL DETAIL



REAR RETAINING WALL ELEVATION

1" = 12'-0"



WEST RETAINING WALL ELEVATION

1" = 12'-0"

DRAINAGE COMPUTATION:

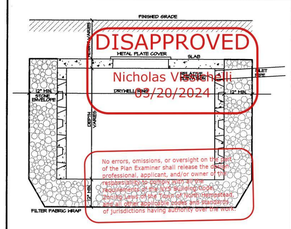
ROOFED AREA: 1409.24 + 298.67 = 1707.91 S.F.
PAVED AREA: 644.39 + 59052 + 2629.17 = 3333.48 S.F.
LANDSCAPED AREA: 5440.66 S.F.

1707.91 X 1 X 3 / 12
+ 3333.48 X .85 X 3 / 12
+ 5440.66 X .02 X 3 / 12
= 426.98 + 708.36 + 27.20
= 1162.54 CU.FT. REQ'D.

1162.54/68.42=16.99' OF 10'Φ DRYWELL REQ'D.

(2) 10'Φ X 9' DEEP DRYWELLS
= 18' DEEP DRYWELL PROV'D.

TYP. DRYWELL DETAIL



AVERAGE FRONT YARD DEPTH CALCULATION

LOT 136: 32.0' 107 BAYVIEW AVE.
LOT 138: 32.0' 105 BAYVIEW AVE.
LOT 50: 31.7' 101 BAYVIEW AVE.
LOT 42: 38.2' 99 BAYVIEW AVE.
LOT 43: 38.3' 95 BAYVIEW AVE.
LOT 44: 26.3' 87 BAYVIEW AVE.
LOT 45: 30.5' 85A BAYVIEW AVE.

(32 + 32 + 31.7 + 38.2 + 38.3 + 26.3 + 30.5)/7
= 235 / 7 = 33.57

NO.	DATE	REMARKS
	3-19-24	
	3-15-24	
	2-28-24	

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E-MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

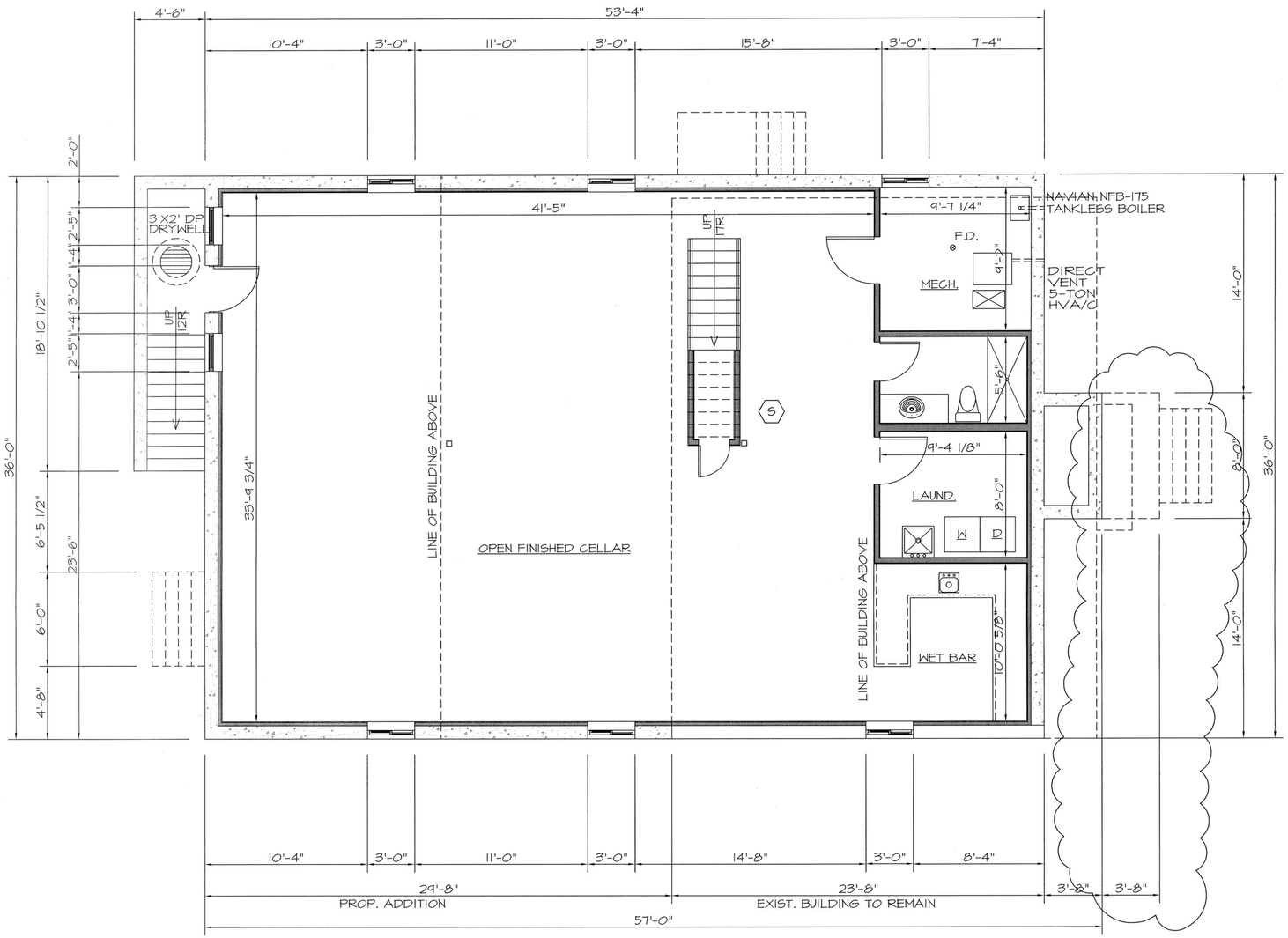
REGISTERED ARCHITECT GEORGE K. JENG 026221 STATE OF NEW YORK

PROPOSED ALTERATION/ADDITION TO
103 BAYVIEW AVENUE
PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

SITE PLAN

DATE: 1-19-24	DRAWING NO.
SCALE: 1" = 12'-0"	T-102
DRAWN: GKJ	
CONT. NO. J676	



CELLAR PLAN

1/4" = 1'-0"

1. ALL STAIR HANDRAIL TO BE BETWEEN 34" AND 38" HIGH COMPLY W/R311.7.8.1, TYPICAL
2. ALL GUARDRAIL TO BE 36" HIGH MIN, WITH INTERMEDIATE RAILS WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER IN COMPLIANCE WITH R312, TYP.
3. PROVIDE BACKWATER VALVE ON BATH ROOM & LAUNDRY ROOM SEWER LINE AS/P3008

DISAPPROVED

Nicholas Vissichelli
03/20/2024

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

NO.	DATE	REMARKS
	3-15-24	
	2-28-24	

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

REGISTERED ARCHITECT GEORGE K. JENG 26221 STATE OF NEW YORK

PROPOSED ALTERATION/ADDITION TO

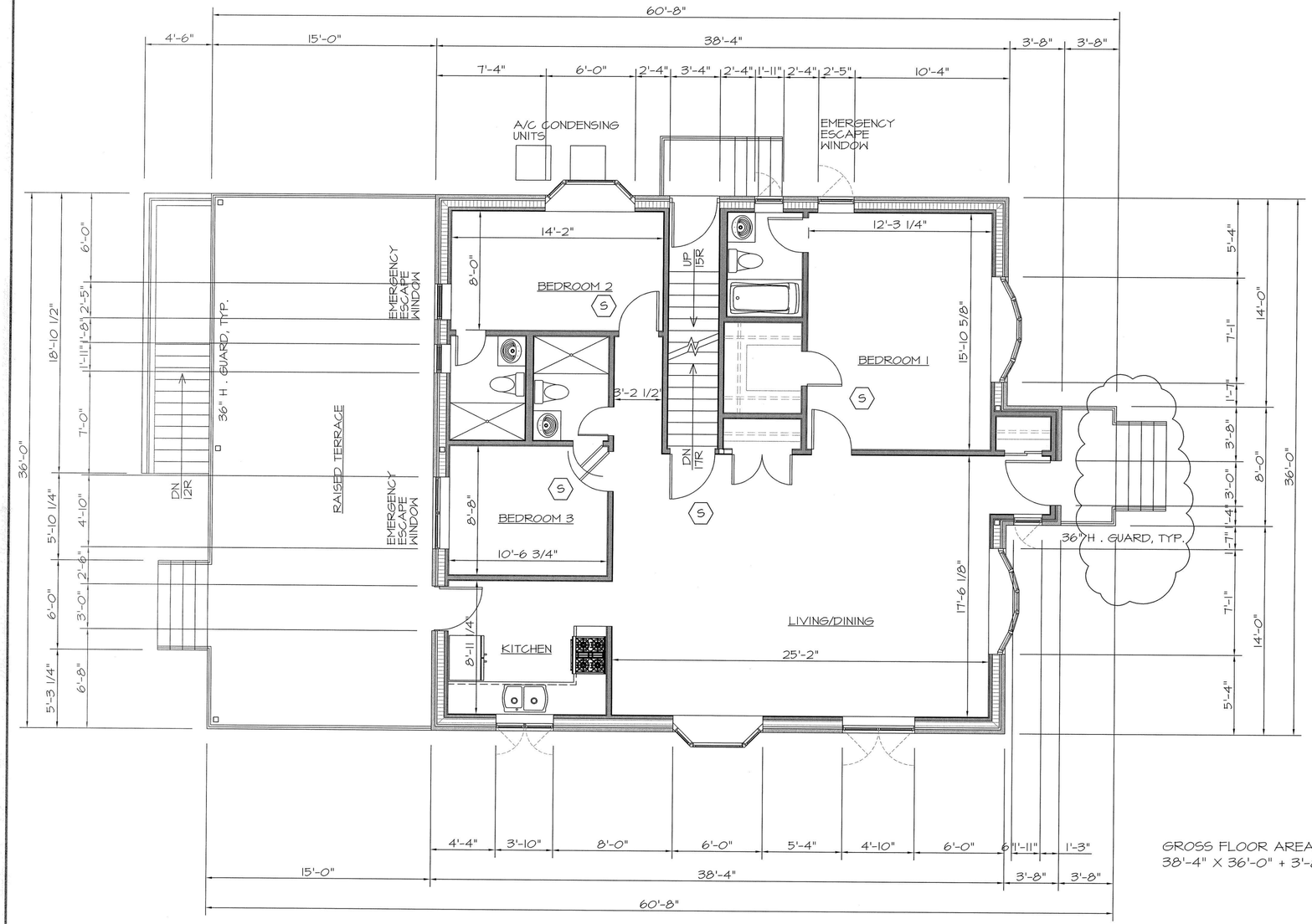
103 BAYVIEW AVENUE

PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

CELLAR PLAN

DATE: 1-19-24	DRAWING NO.
SCALE: 1/4"=1'-0"	A-101
DRAWN: GKJ	
CONT. NO. J676	



FIRST FLOOR PLAN

1/4" = 1'-0"

HARD WIRED INTERCONNECTED COMBINATION SMOKE/CO ALARM TO BE INSTALLED IN EACH AREA AND ON EACH ADDITIONAL STORY OF THE SOURCE AS/R314 AND R315

GROSS FLOOR AREA CALCULATIONS:
38'-4" X 36'-0" + 3'-8" X 8'-0" = 38.33 X 36 + 3.67 X 8 = 1409.24 S.F.

DISAPPROVED

Nicholas Vissichelli
03/20/2024

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

NO.	DATE	REMARKS
	3-15-24	
	2-28-24	

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

REGISTERED ARCHITECT GEORGE K. JENG 28221 STATE OF NEW YORK

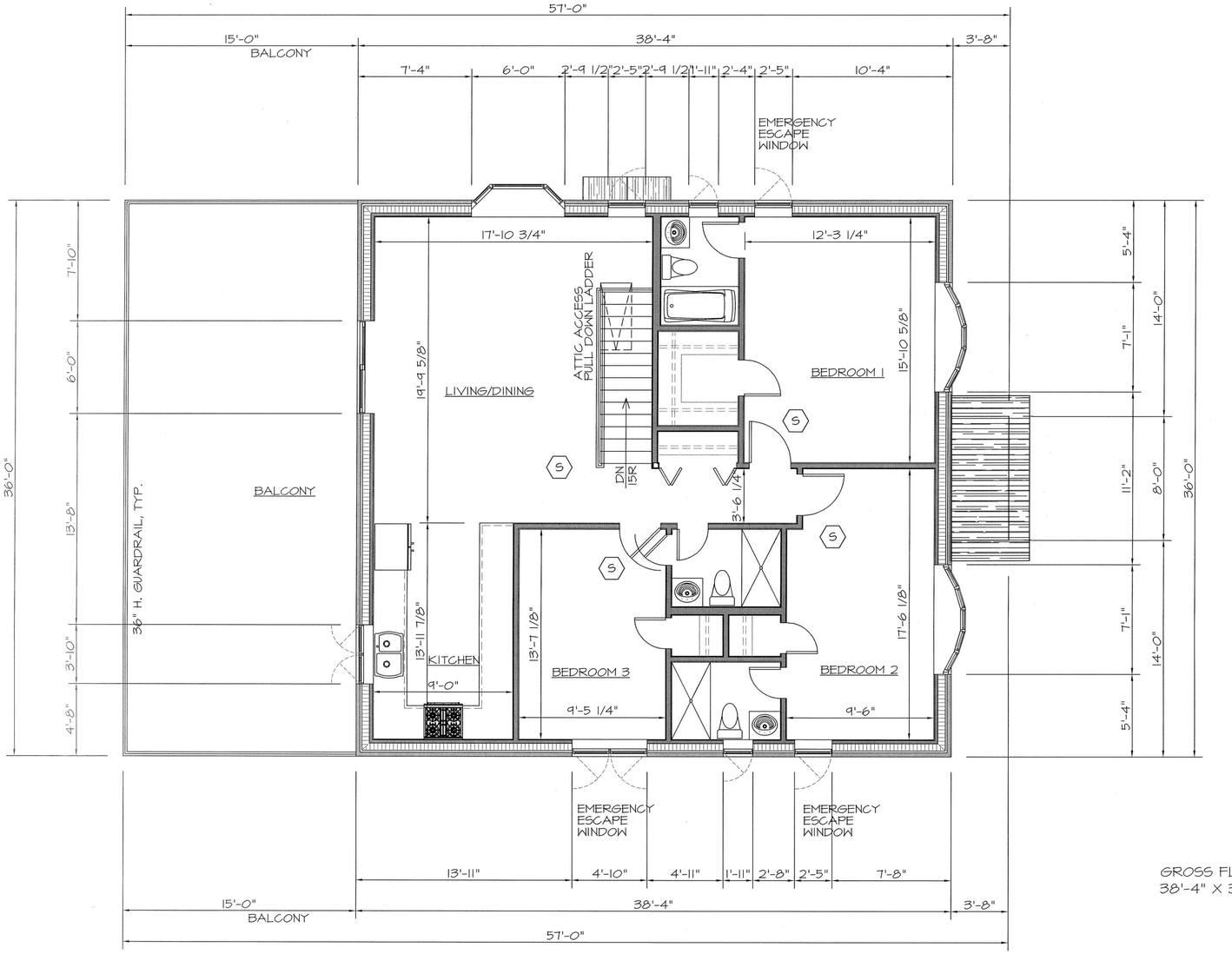
PROPOSED ALTERATION/ADDITION TO

103 BAYVIEW AVENUE
PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

1st FL. PLAN

DATE: 1-19-24	DRAWING NO.
SCALE: 1/4"=1'-0"	A-102
DRAWN: GKJ	
CONT. NO. J676	



GROSS FLOOR AREA CALCULATIONS:
38'-4" X 36'-0" = 38.33 X 36 = 1379.88 S.F.

SECOND FLOOR PLAN

1/4" = 1'-0"

DISAPPROVED

Nicholas Vissichelli
03/20/2024

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

NO.	DATE	REMARKS
	2-28-24	

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

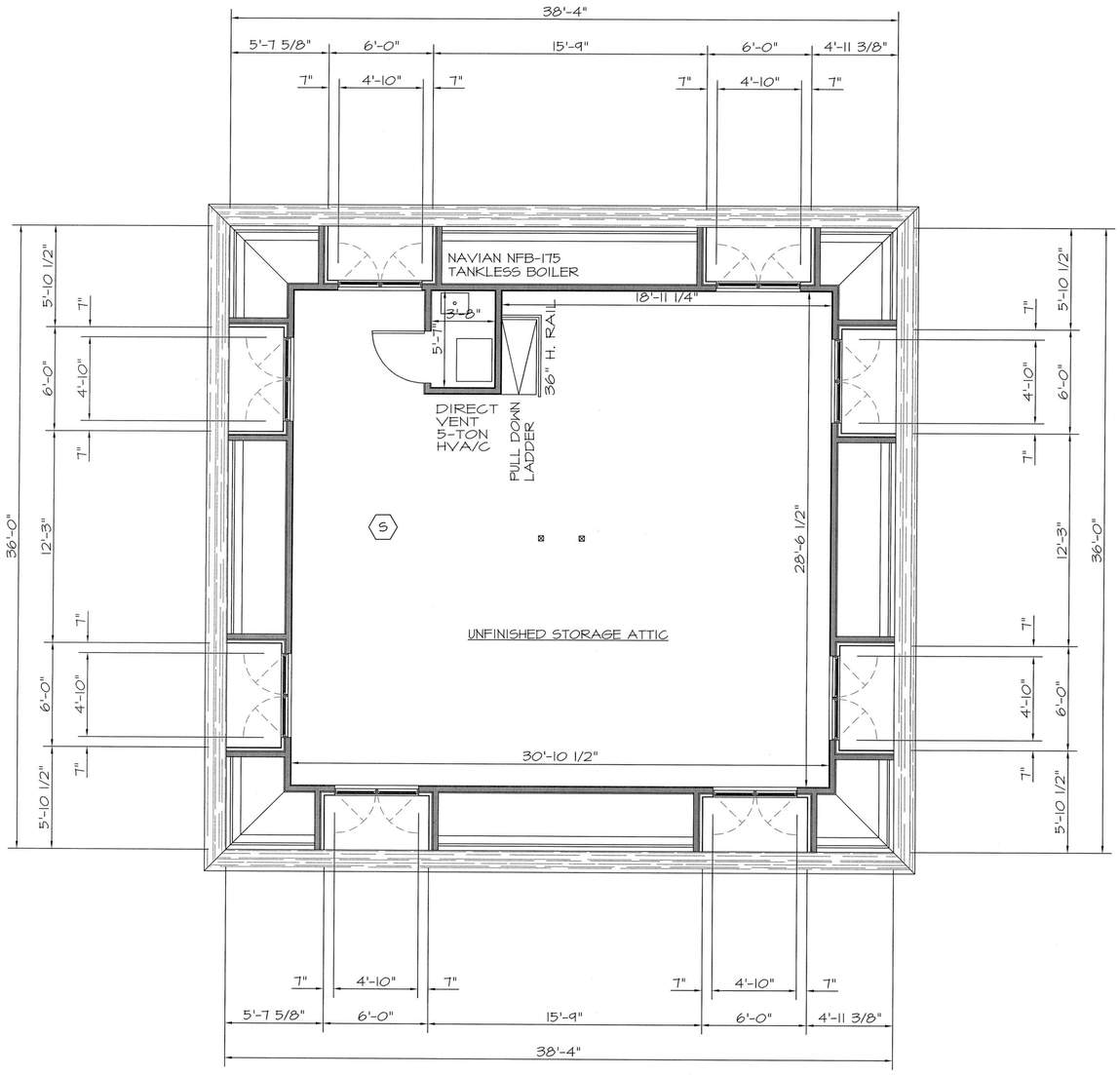
REGISTERED ARCHITECT GEORGE K. JENG 26221 STATE OF NEW YORK

PROPOSED ALTERATION/ADDITION TO
103 BAYVIEW AVENUE
PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

2nd FL. PLAN

DATE: 1-19-24	DRAWING NO.
SCALE: 1/4"=1'-0"	A-103
DRAWN: GKJ	
CONT. NO. J676	



ATTIC PLAN

1/4" = 1'-0"

DISAPPROVED

Nicholas Vissichelli
03/20/2024

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

NO.	DATE	REMARKS

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

REGISTERED ARCHITECT GEORGE K. JENG 26221 STATE OF NEW YORK

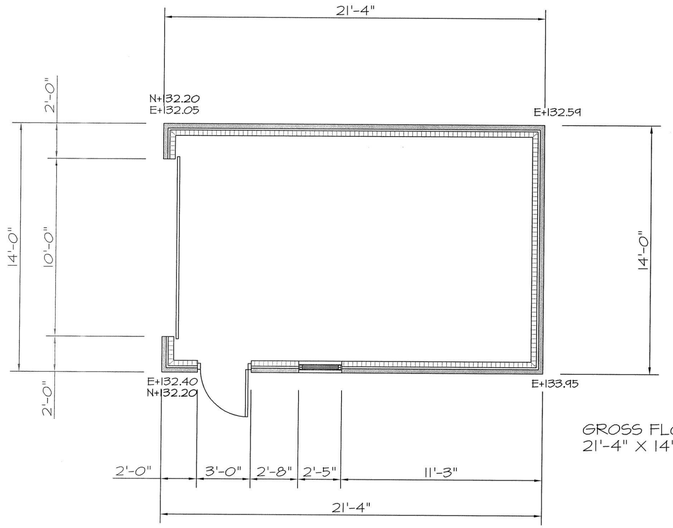
PROPOSED ALTERATION/ADDITION TO

103 BAYVIEW AVENUE
PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

ATTIC PLAN

DATE: 1-19-24	DRAWING NO.
SCALE: 1/4"=1'-0"	A-104
DRAWN: GKJ	
CONT. NO. J676	

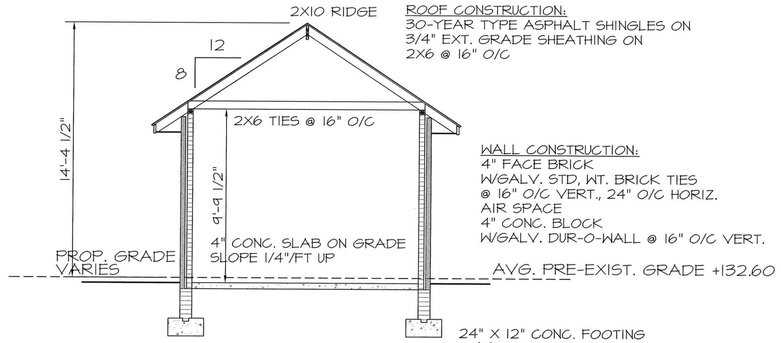


GROSS FLOR AREA CALCULATION:
21'-4" X 14' = 298.62 S.F.

GARAGE FLOOR PLAN

1/4" = 1'-0"

SLAB TO SLOPE 1/4" PER FOOT



ROOF CONSTRUCTION:
30-YEAR TYPE ASPHALT SHINGLES ON
3/4" EXT. GRADE SHEATHING ON
2X6 @ 16" O/C

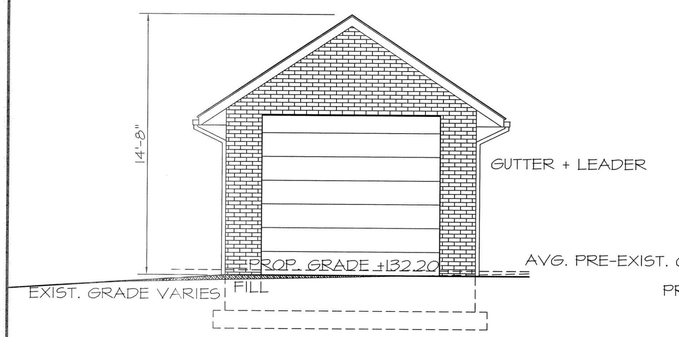
WALL CONSTRUCTION:
4" FACE BRICK
W/GALV. STD, WT. BRICK TIES
@ 16" O/C VERT., 24" O/C HORIZ.
AIR SPACE
4" CONC. BLOCK
W/GALV. DUR-O-WALL @ 16" O/C VERT.

TYP. SECTION

1/4" = 1'-0"

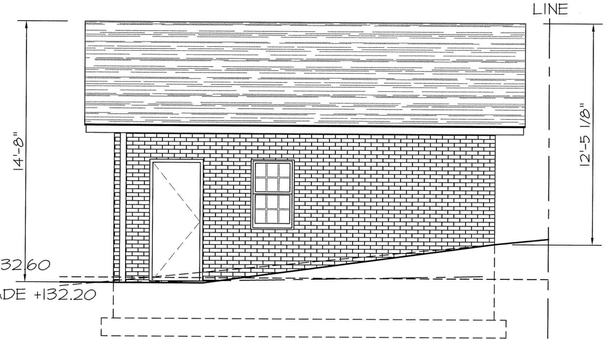
132.40+133.95 = 265.35 /2 = 132.68 x 21.33 = 2830.06
133.95 +132.59 = 266.54 /2 = 133.27 x 14.0 = 1865.78
132.59 +132.05 = 264.64/2 = 132.32 x 21.33 = 2822.39
132.05+132.40= 264.45/2 = 132.23 x 14.0 = 1851.22
70.66 9369.45

9369.45 / 70.66 = 132.60
PREEXISTING AVERAGE GRADE = 132.60



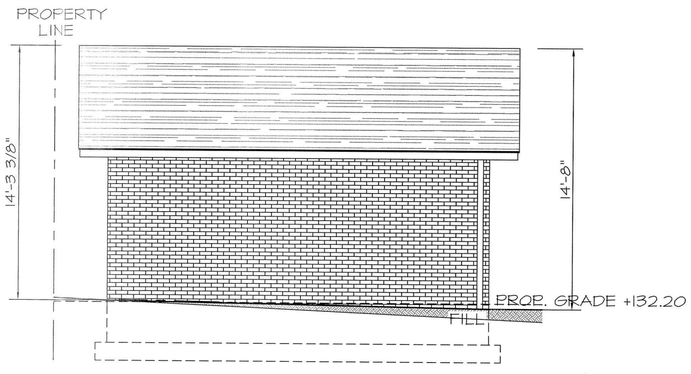
FRONT ELEVATION

1/4" = 1'-0"



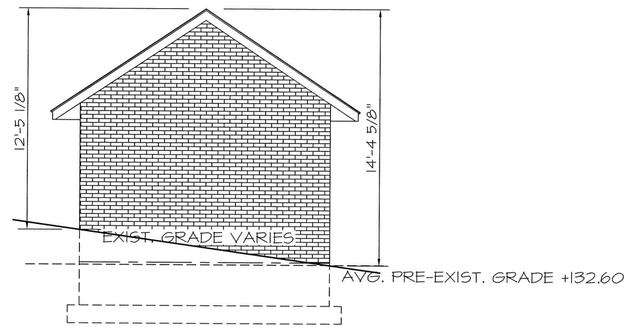
SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

DISAPPROVED
Nicholas Vissichelli
03/20/2024

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

NO.	DATE	REMARKS
	2-28-24	

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E-MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

REGISTERED ARCHITECT GEORGE K. JENG 026221 STATE OF NEW YORK

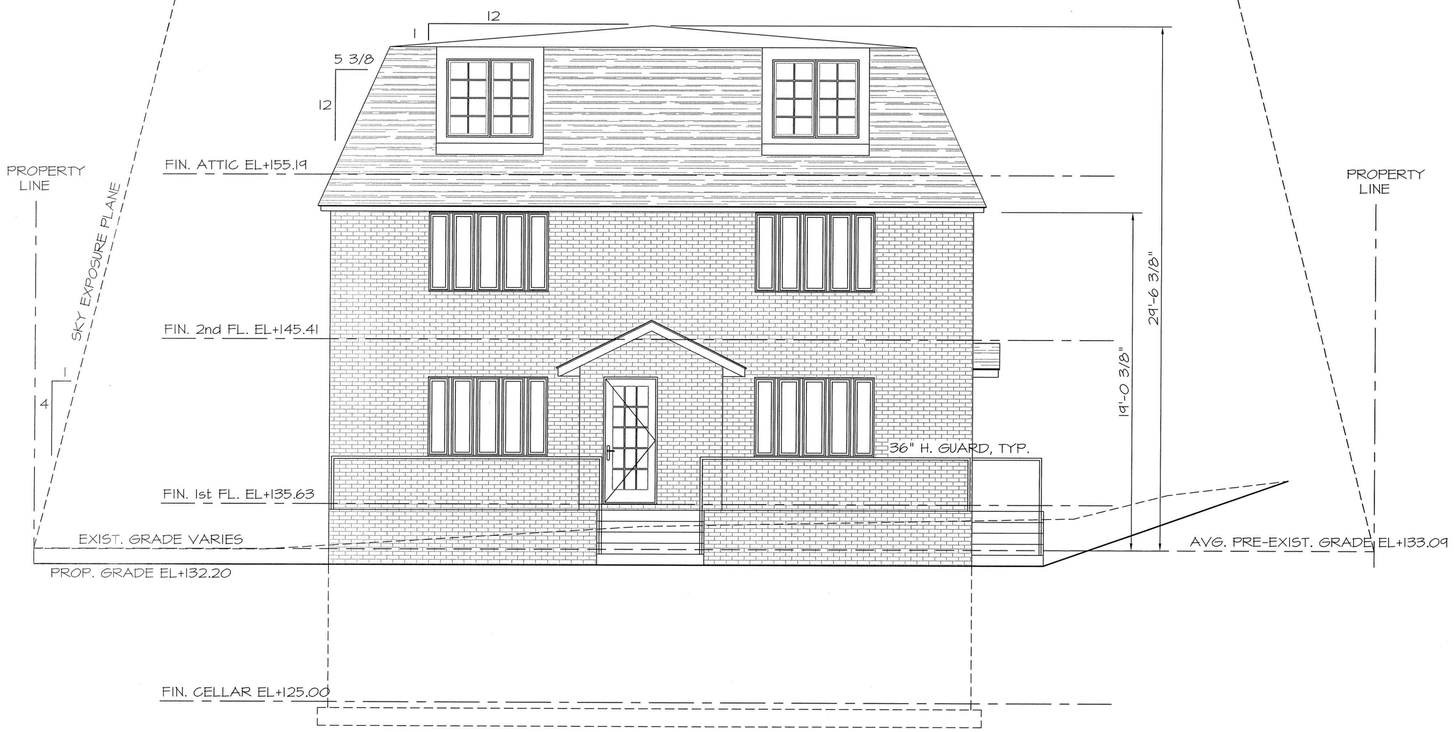
PROPOSED ALTERATION/ADDITION TO

103 BAYVIEW AVENUE
PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

GARAGE PLAN + ELEVATIONS

DATE: 1-19-24	DRAWING NO.
SCALE: 1/4"=1'-0"	A-105
DRAWN: GKJ	
CONT. NO. J676	



FRONT ELEVATION

1/4" = 1'-0"

EAST ELEVATION

1/4" = 1'-0"

DISAPPROVED

Nicholas Vissichelli
03/20/2024

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

NO.	DATE	REMARKS
	3-15-24	
	2-28-24	

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

REGISTERED ARCHITECT GEORGE K. JENG 26221 STATE OF NEW YORK

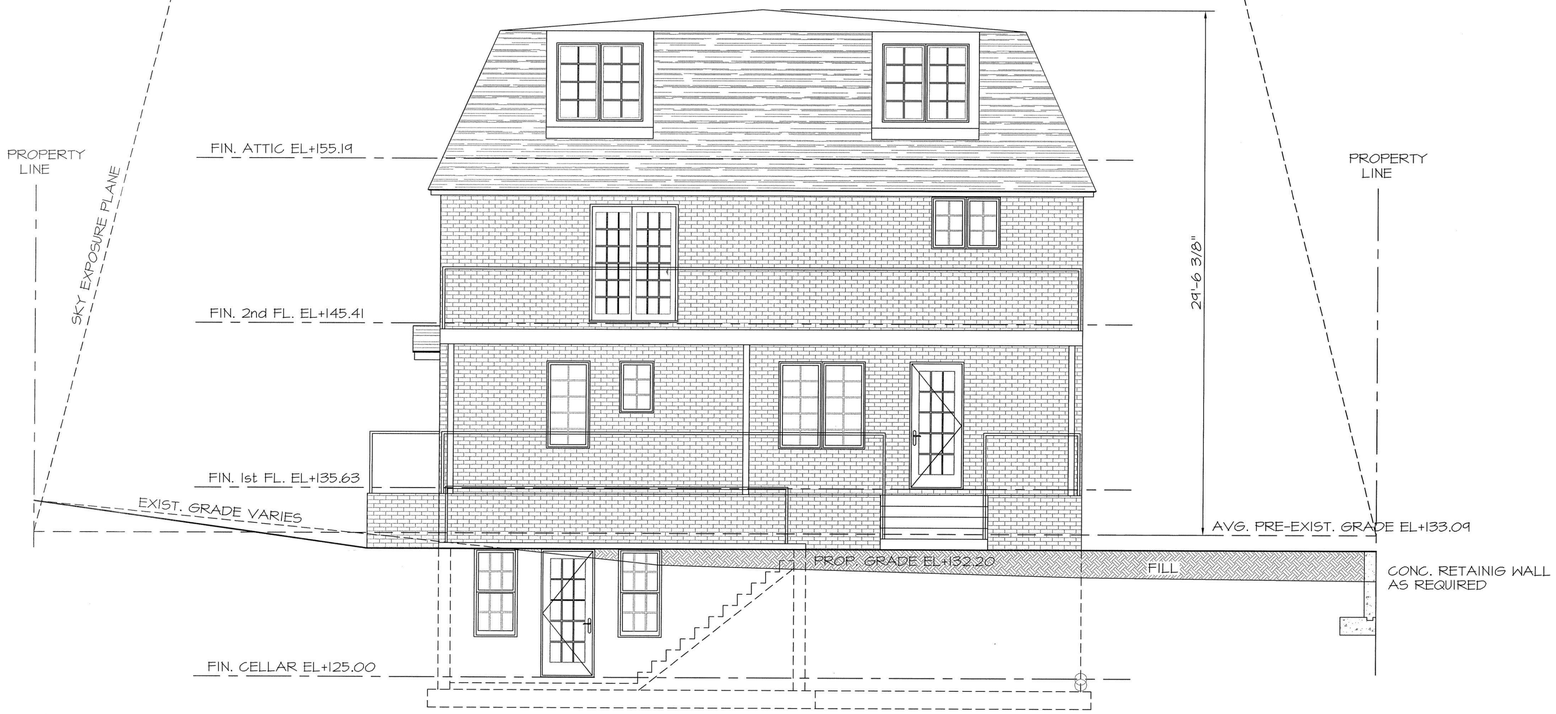
PROPOSED ALTERATION/ADDITION TO

103 BAYVIEW AVENUE
PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

ELEVATIONS

DATE: 1-19-24	DRAWING NO. A-201
SCALE: 1/4"=1'-0"	
DRAWN: GKJ	
CONT. NO. J676	



REAR ELEVATION

1/4" = 1'-0"

WEST ELEVATION

1/4" = 1'-0"

DISAPPROVED

Nicholas Vissichelli
03/20/2024

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

NO.	DATE	REMARKS
	3-15-24	
	2-28-24	

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

REGISTERED ARCHITECT GEORGE K. JENG 026221 STATE OF NEW YORK

PROPOSED ALTERATION/ADDITION TO

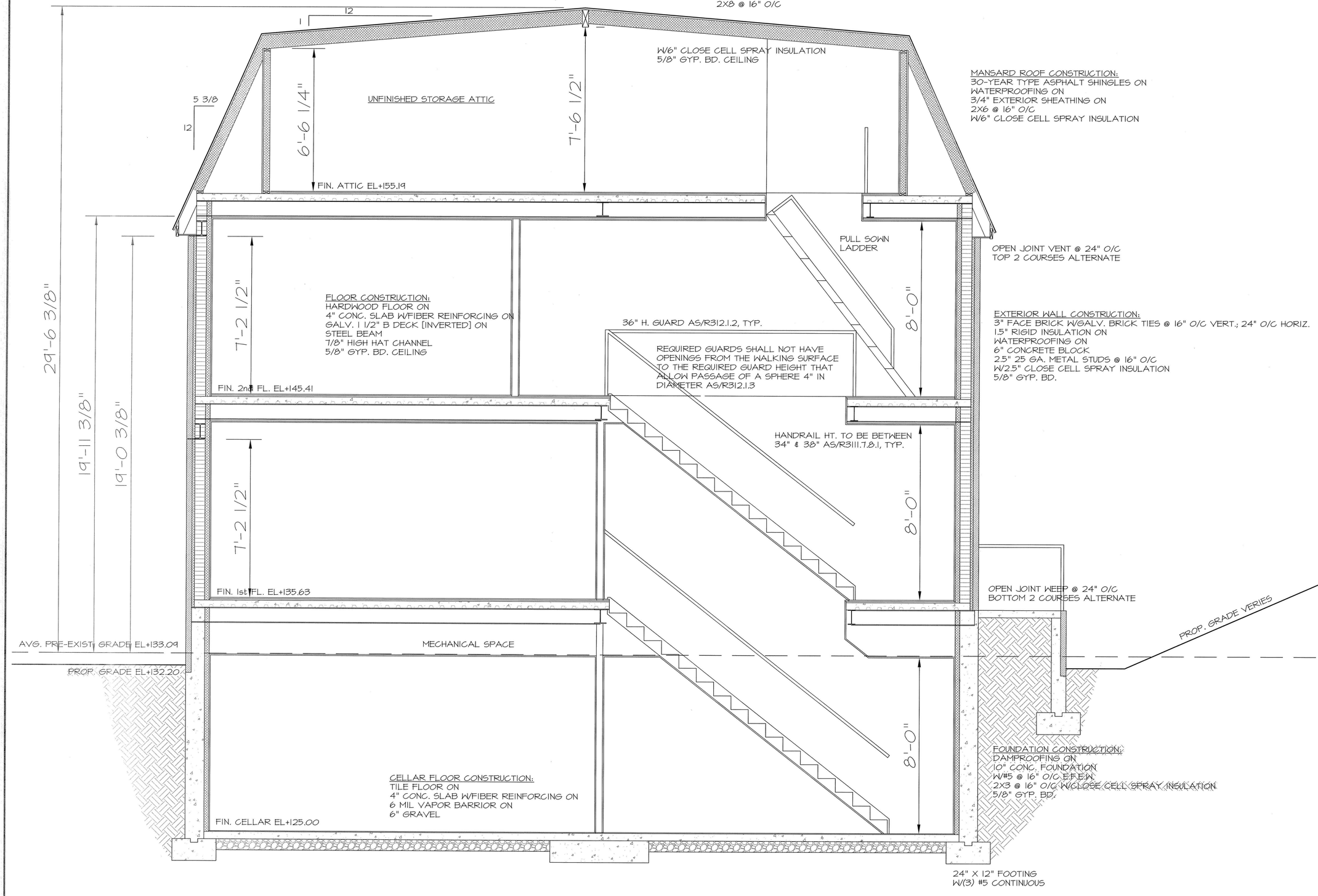
103 BAYVIEW AVENUE

PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

ELEVATIONS

DATE: 1-19-24	DRAWING NO.
SCALE: 1/4"=1'-0"	A-202
DRAWN: GKJ	
CONT. NO. J676	



TYPICAL CROSS SECTION

1/2" = 1'-0"

DISAPPROVED

Nicholas Vissichelli
03/20/2024

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

NO.	DATE	REMARKS
REVISIONS		

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

REGISTERED ARCHITECT GEORGE K. JENG 026271 STATE OF NEW YORK

PROPOSED ALTERATION/ADDITION TO

103 BAYVIEW AVENUE
PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

SECTION

DATE: 1-19-24	DRAWING NO.
SCALE: 1/2"=1'-0"	A-301
DRAWN: GKJ	
CONT. NO. J676	

2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

CLIMATE ZONE: 4A (TABLE R301.1)

R302.1 THE INTERIOR DESIGN TEMPERATURES USED FOR HEATING AND COOLING LOAD CALCULATIONS SHALL BE A MAX. OF 72°F FOR HEATING AND MIN. OF 75°F FOR COOLING.

DEFAULT GLAZED FENESTRATION U-FACTORS (TABLE R303.1.3(1))
FRAME TYPE: NONMETAL OR METAL CLAD
DOUBLE PANE: 0.55

DEFAULT DOOR U-FACTORS (TABLE R303.1.3(2))
WOOD: 0.50
INSULATED, NONMETAL EDGE, MAX. 45% GLAZING, ANY GLAZING DOUBLE PANE: 0.35

DEFAULT GLAZED FENESTRATION SHGC AND VT (TABLE R303.1.3(3))
SHGC: CLEAR DOUBLE GLAZED: 0.7
VT: CLEAR DOUBLE GLAZED: 0.6

INSULATION AND FENESTRATION REQ'TS BY COMPONENT (TABLE R402.1.2)

FENESTRATION U-FACTOR:	0.32
SKYLIGHT U-FACTOR:	0.55
CEILING R-VALUE:	49
MASS WALL R-VALUE:	8/13
FLOOR R-VALUE:	19
BASEMENT WALL R-VALUE:	10/13

EQUIVALENT U-FACTORS (TABLE R402.1.4)

FENESTRATION U-FACTOR:	0.32
SKYLIGHT U-FACTOR:	0.55
CEILING U-FACTOR:	0.026
MASS WALL U-FACTOR:	0.098
FLOOR U-FACTOR:	0.047
BASEMENT WALL U-FACTOR:	0.059

R402.2.1 WHERE SECT. R402.1.5 REQUIRES R-49 IN THE CEILING, INSTALLING R-38 OVER 100% OF THE CEILING AREA REQUIREING INSULATION SHALL SATISFY THE REQ'T FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.104 AND THE TOTAL UA ALTERNATIVE IN SECT. R402.1.5.

R402.2.9 WALLS ASSOCIATED WITH CONDITIONED BASEMENTS SHALL BE INSULATED FROM THE TOP OF THE BASEDMENT WALL DOWN TO 10' BELOW GRADE OR TO THE BASEMENT FLOOR, WHICHEVER IS LESS.

R403.1.1 THE THERMOSTAT CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SETPOINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES OF NOT LESS THAN 55°F TO NOT GREATER THAN 85°F. THE THERMOSTAT SHALL BE PROGRAMMED INITIALLY BY THE MANUFACURER WITH A HEATING TEMPERATURE SETPOINT OF NOT GREATER THAN 70°F AND A COOLING TEMPERATURE SETPOINT OF NOT LESS THAN 78°F.

R403.2 HOT WATER BOILERS THAT SUPPLY HEAT TO THE BUILDING THROUGH 1- OR 2-PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SETBACK CONTROL THAT DECREASE THE BOILER WATER TEMPERATURE BASED ON THE OUTDOOE TEMPERATURE.

R403.4 MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS GREATER THAN 105°F OR LESS THAN 55°F SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-3.

R403.5.1.1 HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE SYSTEM RETURN PIPE SHALL BE A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. CONTROLS FOR CIRCULATING HOT WATER SYSTEM PUMPS SHALL START THE PUMP BASED ON THE IDENTIFICATION OF A DEMAND FOR HOT WATER WITHIN THE OCCUPANCY. THE CONTROLS SHALL AUTOMATICALLY TURN OFF THE PUMP WHEN THE WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NO DEMAND FOR HOT WATER.

R403.5.E INSULATION FOR HOT WATER PIPING WITH A THERMAL RESISTANCE, R-VALUE, OF NOT LESS THA R-3 SHALL BE APPLIED TO THE FOLLOING:
1. PIPE 3/4" AND LARGER IN NOMINAL DIAMETER
4. PIPING FROM THE WATER HEATER TO A DISTRUBUTION MANIFOLD
7. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRDULATION SYSTEMS

WHOLE-HOUSE MECHANICAL VERTILATION SYSTEM FAN EFFICACY (TABLE R403.6.1)

FAN LOCATION	AIR FLOW RATE MIN. (CFM)	MIN. EFFICACY (CFM/WATT)	AIR FLOW RATE MAX. (CFM)
HRV OR ERV	ANY	1.2 CFM/WATT	ANY
RANGE HOODS	ANY	2.8 CFM/WATT	ANY
IN-LINE FAN	ANY	2.8 CFM/WATT	ANY
BATH, UTILITY ROOM	10	1.4 CFM/WATT	<90
BATH, UTILITY ROOM	90	2.8 CFM/WATT	ANY

R404.1 NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

ENERGY CODE CALCULATIONS

FLAT ROOF CONSTRUCTION

OUTSIDE AIR	0.17
WATERPROOFING MANBRANE	0.15
3/4" SHEATHING	2.06
7" CLOSE CELL SPARY	49.0
INDOOR AIR	0.68
TOTAL R-VALUE:	52.06
U-FACTOR	0.019

MANSARD ROOF CONSTRUCTION

OUTSIDE AIR	0.17
ASPHALT SHINGLES	0.44
3/4" SHEATHING	2.06
6" CLOSE CELL SPARY	42.0
AIR SPACE	0.96
3/4" SHEATHING	2.06
INDOOR AIR	0.68
TOTAL R-VALUE:	48.37
U-FACTOR	0.020

EXT. WALL CONSTRUCTION

AIR FILM OUTSIDE	0.17
3" FACE BRICK	0.33
1 1/2" RIGID INSULATION	10.0
WATERPROOFING	0.06
6" CONC. BLOCK	1.95
2 1/2" CLOSE CELL INSUL.	17.5
5/8" GYP. BD.	0.68
INDOOR AIR	0.68
TOTAL R-VALUE:	31.37
U-FACTOR:	0.031

CELAR/FOUNDATION CONSTRUCTION

OUTSIDE AIR	0.17
FELT	0.06
10" CONC. FOUNDATION	1.10
2 1/2" CLOSE CELL INSUL.	17.5
5/8" GYP. BD.	0.68
INDOOR AIR	0.68
TOTAL R-VALUE:	19.09
U-FACTOR:	0.052

ALL WINDOWS TO BE PELLA LIFESTYLE, LOW E WARGON INSULATED OR EQUAL
MIN. U= 0.32 SHGC:0.27

ALL EXTERIOR DOORS TO BE PELLA INSWING WOOD FRAME FIBERGLASS INSULATED DOORS OR EQUAL
MIN. U= 0.19

DISAPPROVED
Nicholas Vissichelli
03/20/2024

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

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

PROPOSED ALTERATION/ADDITION TO
103 BAYVIEW AVENUE
PORT WASHINGTON, NY 11050
SECTION: 5
BLOCK: 40
LOT: 49

ENERGY ANALYSIS

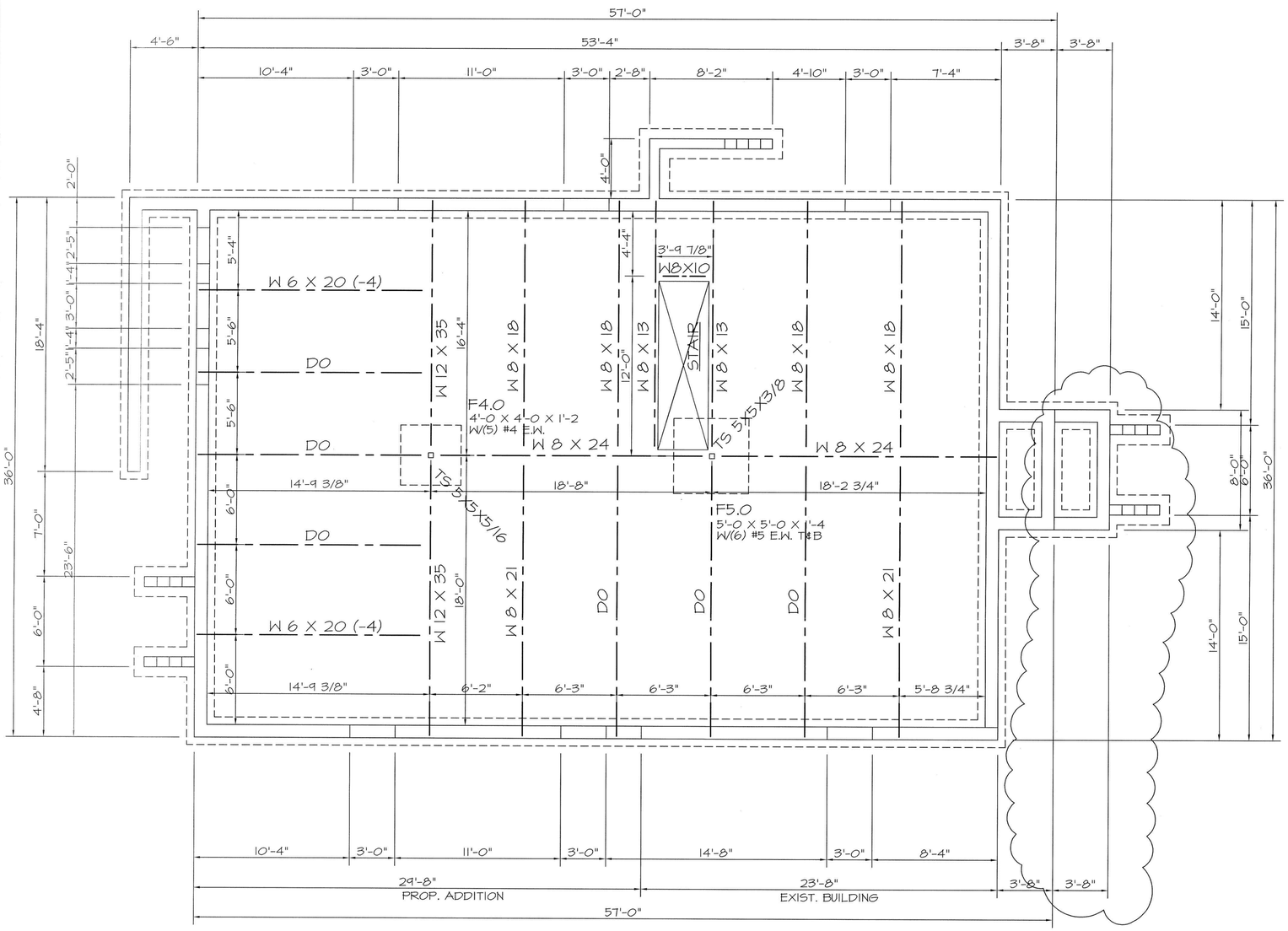
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

REGISTERED ARCHITECT GEORGE K. JENG 026221 STATE OF NEW YORK

DATE: 12-23-23
SCALE: 1/4"=1'-0"
DRAWN: GKJ
CONT. NO. J676

DRAWING NO.
EN-101



FOUNDATION/FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

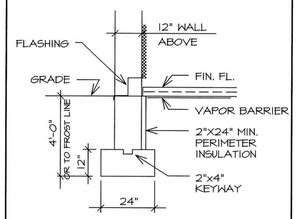
1. CONCRETE TO BE 4,000 P.S.I.
2. METAL DECK TO BE GALV. 1 1/2" 18 GA. B DECK (INVERTED)
3. 4" FLOOR SLAB W/6"X6"; W1.4, W1.4 W.W.M. REINFORCING

LIVE LOAD: 40 P.S.F.
DEAD LOAD: 50 P.S.F.
MISC. LOAD: 15 P.S.F.
TOTAL LOADS: 105 P.S.F.

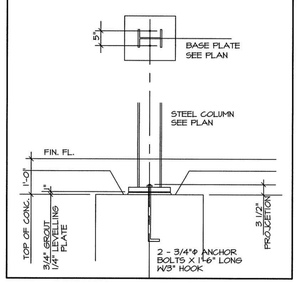
CONCRETE NOTES

1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. ALL CONCRETE SHALL CONFORM TO THE BUILDING CODE OF THE AMERICAN CONCRETE INSTITUTE. LATEST EDITION.
3. ALL CONCRETE SHALL DEVELOP AN ULTIMATE STRENGTH OF 3000 P.S.I. @ 28 DAYS.
4. SOIL VALUE ASSUMED @ 2 TONS PER SQ. FT.
5. BOTTOM OF EXTERIOR FOOTINGS TO BE 4'-0" MIN. BELOW GRADE.
6. ALL FOOTINGS TO BEAR ON VIRGIN UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED.
7. ENTIRE BUILDING TO BE UNEXCAVATED, UNLESS OTHERWISE NOTED.
8. CONC. FLOOR SLAB TO BE HARD TROWELLED FINISH WITH ONE COAT OF HARDENER & SEALER.
9. BACKFILL SHALL BE PLACED IN 12" LIFTS AND COMPACTION TO BE 95% PROCTOR DENSITY.
10. PROVIDE CONTROL JOINTS IN SLAB @ 40'-0" O.C. MAX.
11. WIRE MESH SHALL CONFORM TO ASTM A185, LATEST EDITION.
12. ALL SLABS ON GRADE TO BE REINFORCED AS PER PLAN, WITH WELDING WIRE FABRIC PLACED 1" DOWN FROM TOP OF SLABS.
13. WIRE MESH REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS, AND MUST BE WIRED TOGETHER.
14. PROVIDE PROPER HIGH CHAIRS, SPACERS AND SUPPORTS TO HOLD REINFORCING SECURELY IN PLACE AS REQUIRED.
15. THE CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL SLEEVES, INSERTS, ANCHOR BOLTS, ETC... REQUIRED BY OTHER TRADES. INSTALLATION OF ALL SUCH EMBEDMENTS SHALL BE CHECKED FOR COMPLETENESS AND LOCATION PRIOR TO PLACING OF CONCRETE.
16. CURING OF CONCRETE IS TO BEGIN AS SOON AS FINISHES WILL NOT BE MARRED THEREBY. IT WILL NOT BE PERMISSIBLE TO DELAY THE CURING UNTIL THE MORNING AFTER THE CONCRETE IS CAST.

TYPICAL FOUNDATION WALL DETAIL

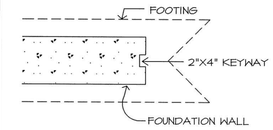


COLUMN BASE DETAIL



HAUNCH SLAB DETAIL

FOUNDATION JOINT DETAIL



NO.	DATE	REMARKS
	3-15-24	
	2-28-24	

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

REGISTERED ARCHITECT GEORGE K. JENG STATE OF NEW YORK

PROPOSED ALTERATION/ADDITION TO

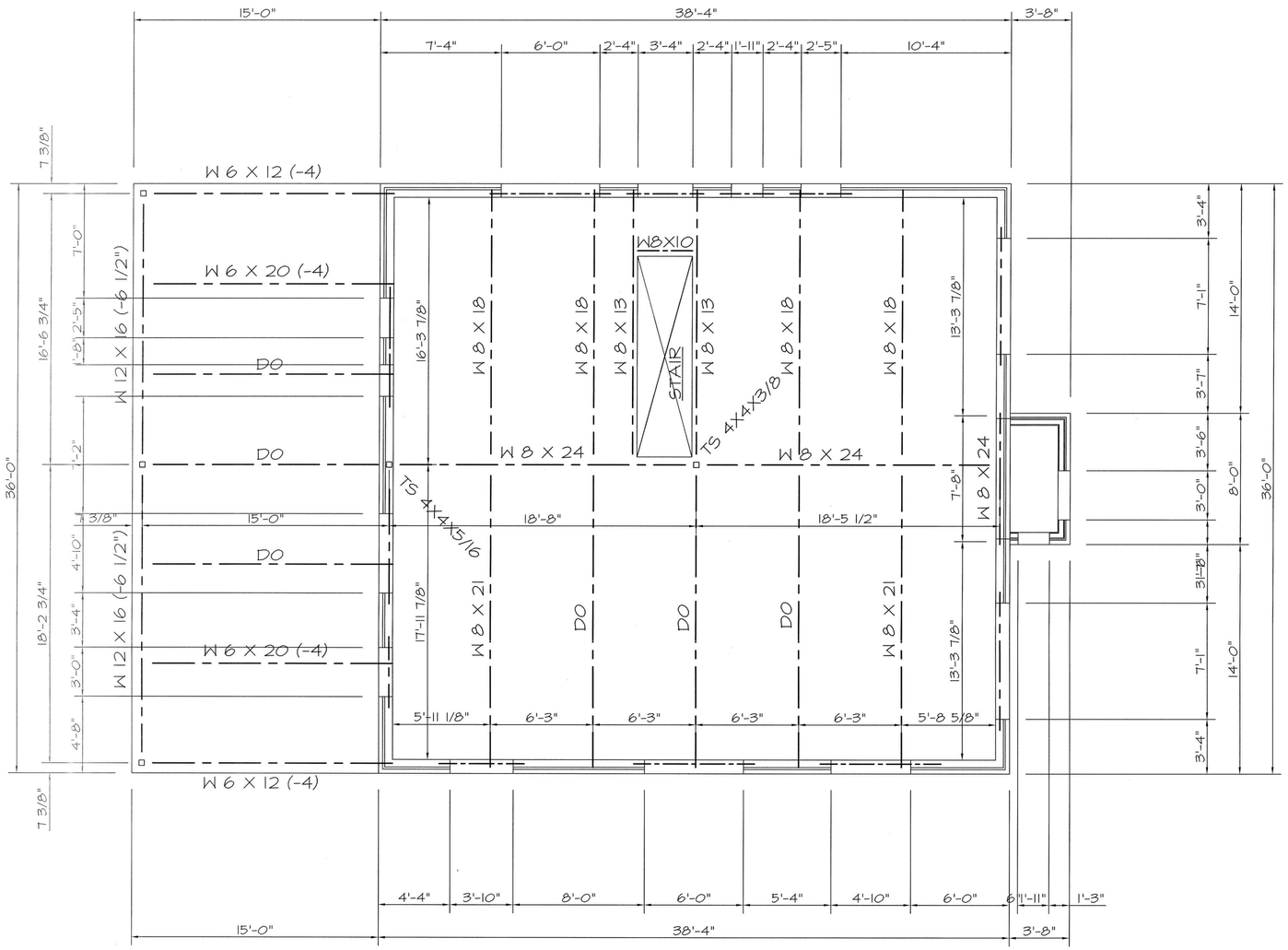
103 BAYVIEW AVENUE

PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

FOUND./1st FL. FRAMING PLAN

DATE: 1-19-24	DRAWING NO.
SCALE: 1/4"=1'-0"	S-101
DRAWN: GKJ	
CONT. NO. J676	



SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

ALL LINTELS W 8 X 18 W/WELDED PLATE 3/8" X 9"

LIVE LOAD: 40 P.S.F.
DEAD LOAD: 50 P.S.F.
MISC. LOAD: 15 P.S.F.
TOTAL LOADS: 105 P.S.F.

STEEL NOTES

1. STRUCTURAL STEEL HAS BEEN DESIGNED FOR THE FOLLOWING MAXIMUM ALLOWABLE STRESSES IN BENDING FOR A36 STEEL: Fb=22,000 PSI WITH 24,000 PSI FOR COMPACT SECTS.
2. FABRICATOR SHALL FURNISH AN AFFIDAVIT OF THE STEEL PRODUCER CERTIFYING THAT THE STRUCTURAL STEEL MEETS THE PROVISIONS OF ASTM A36.
3. SHOP CONNECTIONS TO BE 3/4" DIAM. A325X BOLTS.
4. FIELD CONNECTIONS: ALL CONNECTIONS WITHIN 3'-0" OF COLUMNS AND ALL MOMENT CONNECTIONS TO BE 3/4" DIAM. A325X BOLTS (U.O.N.). ALL OTHER CONNECTIONS TO BE 3/4" DIAM. A307 BOLTS (U.O.N.). PROVIDE 1 HARDENED WASHER PER HI-STRENGTH BOLT.
5. HIGH STRENGTH BOLTING AND WELDING SHALL BE TESTED BY AN INSPECTOR UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER PROVIDED BY AND PAID FOR BY THE CONTRACTOR. WELDING TO BE DONE BY LICENSED WELDER.
6. STEEL LINTELS OVER OPENINGS AND RECESSES IN MASONRY WALLS SHALL CONSIST OF ONE 4"X3 1/2" X 5/16" ANGLE FOR SPANS UP TO 4'-0" FOR EACH 4" OF MASONRY, AND ONE 5" X 5" X 5/16" ANGLE FOR SPANS UP TO 4'-0" FOR EACH 6" OF MASONRY UNLESS OTHERWISE INDICATED. FOR SPANS OVER 4'-0" CLIP LINTELS 3'-0" O.C. MAXIMUM TO SUPPORTING STEEL UNLESS OTHERWISE NOTED.
7. PROVIDE SLOTTED HOLES FOR HORIZONTAL ADJUSTMENT AND SHIMS FOR VERTICAL ADJUSTMENT OF ALL CLIPPED AND HUNG LINTELS, AND WHERE OTHERWISE REQUIRED.
8. ALL LOOSE LINTELS SHALL HAVE 6" MINIMUM BEARING AT EACH END. ALL OTHER LINTELS SHALL BE HUNG FROM OR CLIPPED TO SUPPORTING STEEL AT 3'-0" O.C. MAXIMUM.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS TO DETERMINE ADDITIONAL LINTEL ANGLES REQUIRED OVER WALL AND PARTITION OPENINGS.
10. PROVIDE HOLES AS REQUIRED TO RECEIVE MISCELLANEOUS DETAILS INDICATED ON ARCHITECTURAL AND MECHANICAL DRAWINGS.
11. PROVIDE 1/2" STIFFENER PLATES OR ANGLES HAVING MILLED BEARING ENDS FOR BEAMS AND GIRDERS SUPPORTING OR CANTILEVERING OVER COLUMNS & STRUTS.
12. PAINT ALL STRUCTURAL STEEL ONE SHOP COAT OF RUST INHIBITIVE PAINT (COLOR AS SELECTED BY ARCHITECT) AND TOUCH UP FIELD COAT, EXCEPT LINTELS WHICH SHALL RECEIVE ONE SHOP COAT AND ONE FIELD COAT. PAINT JOISTS GRAY.
13. DECK SHALL BE OF SIZE AND TYPE NOTED ON PLAN, COMPLETE WITH ALL ACCESSORIES. WELDING OF DECK TO SUPPORTS AS PER SDI SPECIFICATIONS.
14. STEEL BEAMS ADJACENT TO MASONRY WALLS SHALL HAVE ADJUSTABLE MASONRY ANCHORS ON WEBS AT 3'-0" O.C. MAXIMUM.
15. STRUCTURAL STEEL CONTRACTOR IS TO PREPARE STEEL ERECTION DIAGRAMS SHOWING ALL SIZES, DIMENSIONS AND IDENTIFICATION MARKS. DRAWINGS ARE TO BE CHECKED BEFORE SUBMITTING FOR APPROVAL. ALL DIMENSIONS ARE TO BE COORDINATED WITH THE WORK OF OTHER TRADES. THE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS ARE FOR GUIDANCE ONLY, AND INDICATE THE GENERAL ARRANGEMENT. ALL DIMENSIONS ARE THE RESPONSIBILITY OF THE STEEL CONTRACTOR.
16. STEEL CONTRACTOR TO PROVIDE UNIT PRICES TO FURNISH AND INSTALL ALL STEEL FOR HVAC CONTRACTOR; SUCH AS DUNNAGE, PIPE STUBS, L FRAMES.
17. ALL STRUCTURAL STEEL TO CONFORM TO THE LATEST REQUIREMENTS OF THE A.I.S.C.
18. PROVIDE SILL L AT ALL EXTERIOR DOORS L 2 x 2 x 1/4 W/STRAPS.
19. PITCH ROOF STEEL TO DRAIN.
20. JOISTS TO BE OF K SERIES Fs 30,000 P.S.I. W/STD. BRIDGING & HOT ROLLED CHORDS.
21. BRIDGING AS PER S.J.I. WELDED TO TOP & BOTTOM CHORDS.
22. JOISTS TO CONFORM TO LATEST S.J.I. SPECS.
23. JOIST MFG. TO BE A MEMBER OF S.J.I.
24. JOISTS TO BE WELDED TO SUPPORTS W/1/4" FILLET WELD x 2" LONG.
25. NO HOLES PERMITTED IN JOIST MEMBERS.
26. JOISTS NOTED THUS * FRAMING TO COLS, TO HAVE BOTTOM CHORDS EXTENSIONS WELDED TO COLS. & ANCHORED TO WALL.

DISAPPROVED
Nicholas Vissichelli
03/20/2024

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

NO.	DATE	REMARKS
	2-28-24	

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

REGISTERED ARCHITECT GEORGE K. JENG 026221 STATE OF NEW YORK

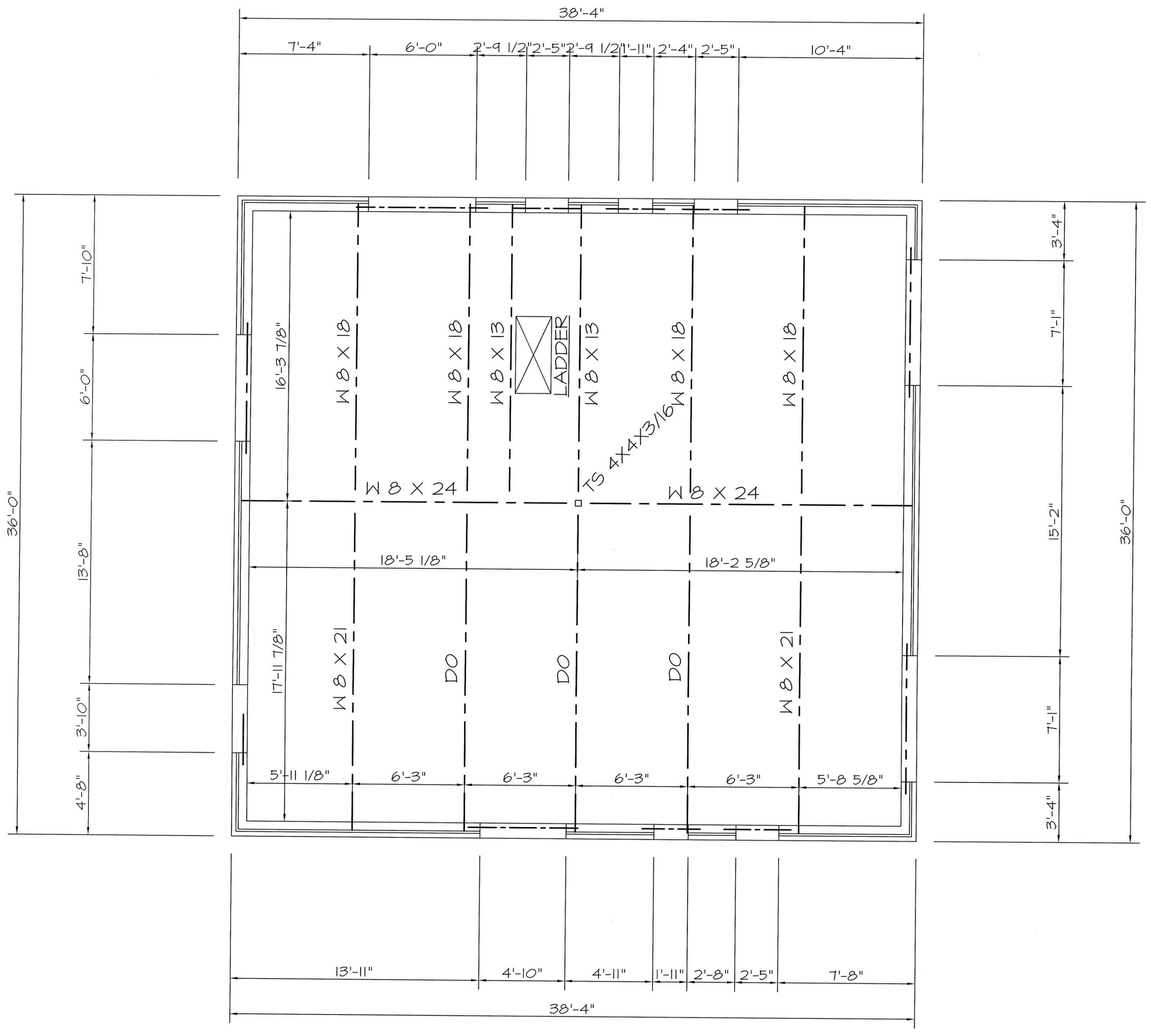
PROPOSED ALTERATION/ADDITION TO

103 BAYVIEW AVENUE
PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

2nd FL. FRAMING PLAN

DATE: 1-19-24	DRAWING NO.
SCALE: 1/4"=1'-0"	S-102
DRAWN: GKJ	
CONT. NO. J676	



ATTIC FRAMING PLAN

1/4" = 1'-0"

LIVE LOAD: 40 P.S.F.
DEAD LOAD: 50 P.S.F.
MISC. LOAD: 15 P.S.F.
TOTAL LOADS: 105 P.S.F.

DISAPPROVED

Nicholas Vissichelli
03/20/2024

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

NO.	DATE	REMARKS
	2-28-24	

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

REGISTERED ARCHITECT GEORGE K. JENG 26221 STATE OF NEW YORK

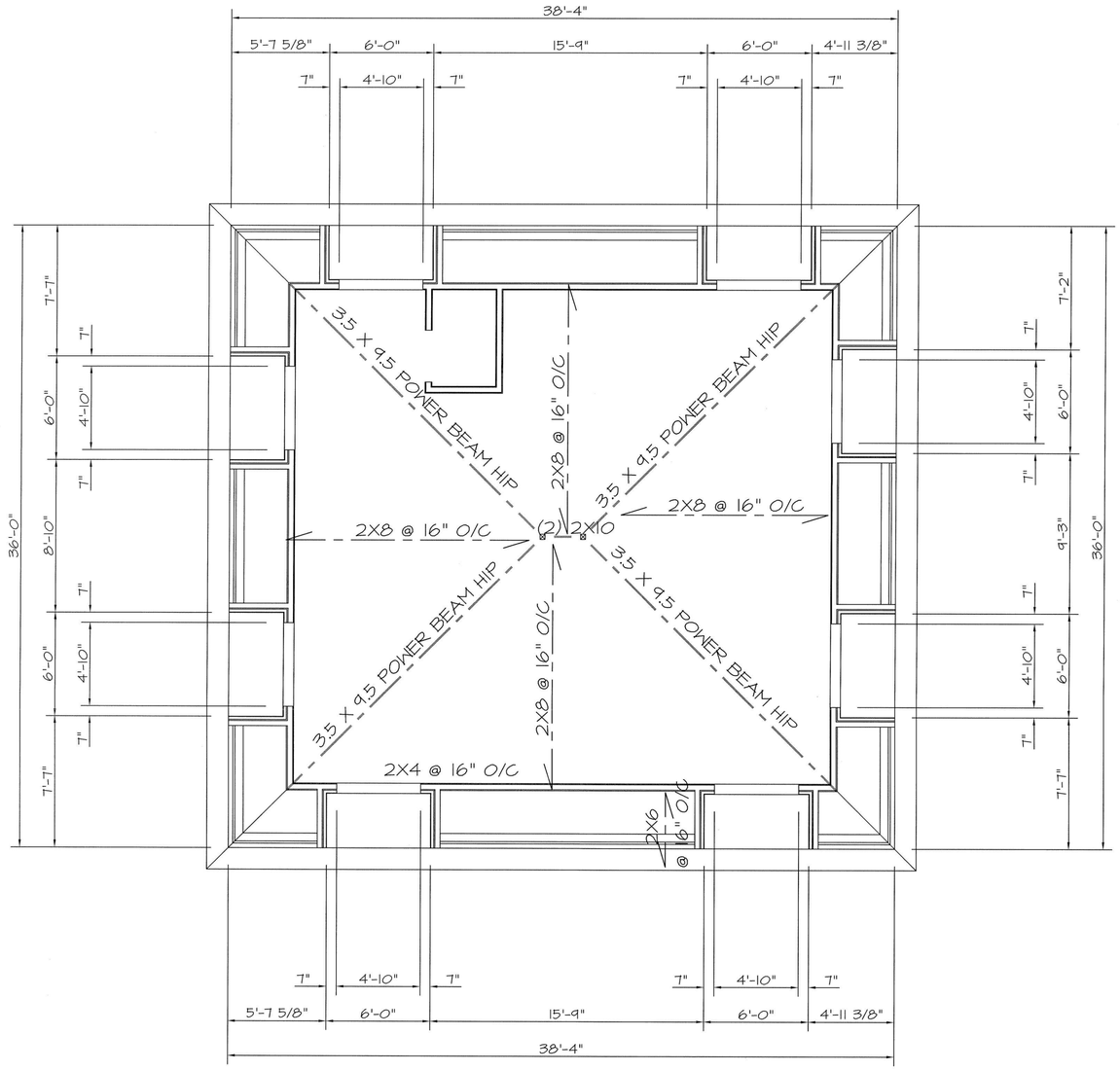
PROPOSED ALTERATION/ADDITION TO

103 BAYVIEW AVENUE
PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

ATTIC FRAMING PLAN

DATE: 1-19-24	DRAWING NO.
SCALE: 1/4"=1'-0"	S-103
DRAWN: GKJ	
CONT. NO. J676	



ROOF FRAMING PLAN

1/4" = 1'-0"

LIVE LOAD: 30 P.S.F.
DEAD LOAD: 10 P.S.F.
MISC. LOAD: 15 P.S.F.
TOTAL LOADS: 55 P.S.F.

DISAPPROVED

Nicholas Vissichelli
03/20/2024

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

NO.	DATE	REMARKS
	2-28-24	

REVISIONS

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGE@JENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

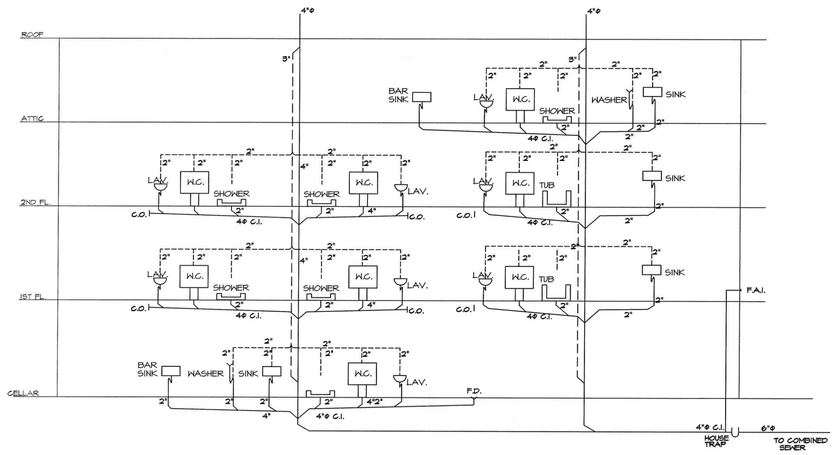
REGISTERED ARCHITECT GEORGE K. JENG 28221 STATE OF NEW YORK

PROPOSED ALTERATION/ADDITION TO
103 BAYVIEW AVENUE
PORT WASHINGTON, NY 11050

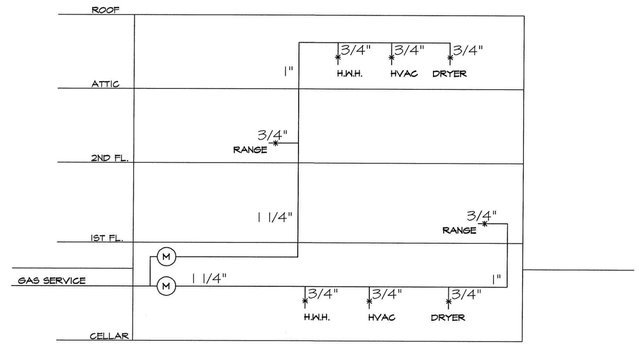
SECTION: 5
BLOCK: 40
LOT: 49

ROOF FRAMING PLAN

DATE: 1-19-24	DRAWING NO.
SCALE: 1/4"=1'-0"	S-104
DRAWN: GKJ	
CONT. NO. J676	



PLUMBING RISER DIAGRAM N.T.S.



GAS RISER DIAGRAM N.T.S.

DISAPPROVED

Nicholas Vissichelli
03/20/2024

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

NO.	DATE	REMARKS
REVISIONS		

GEORGE K. JENG, ARCHITECT
28 SCHOOL STREET, PORT WASHINGTON, NY 11050
(718) 459-0815 FAX: (718) 459-6165
(516) 883-1420 E MAIL: GEORGEN.ENGARCHITECT.COM

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

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERRORS, OMISSIONS, NOR NEGLECT ON HIS PART.

REGISTERED ARCH. GEORGE K. JENG NEW YORK 26221 STATE OF NEW YORK

PROPOSED ALTERATION/ADDITION TO

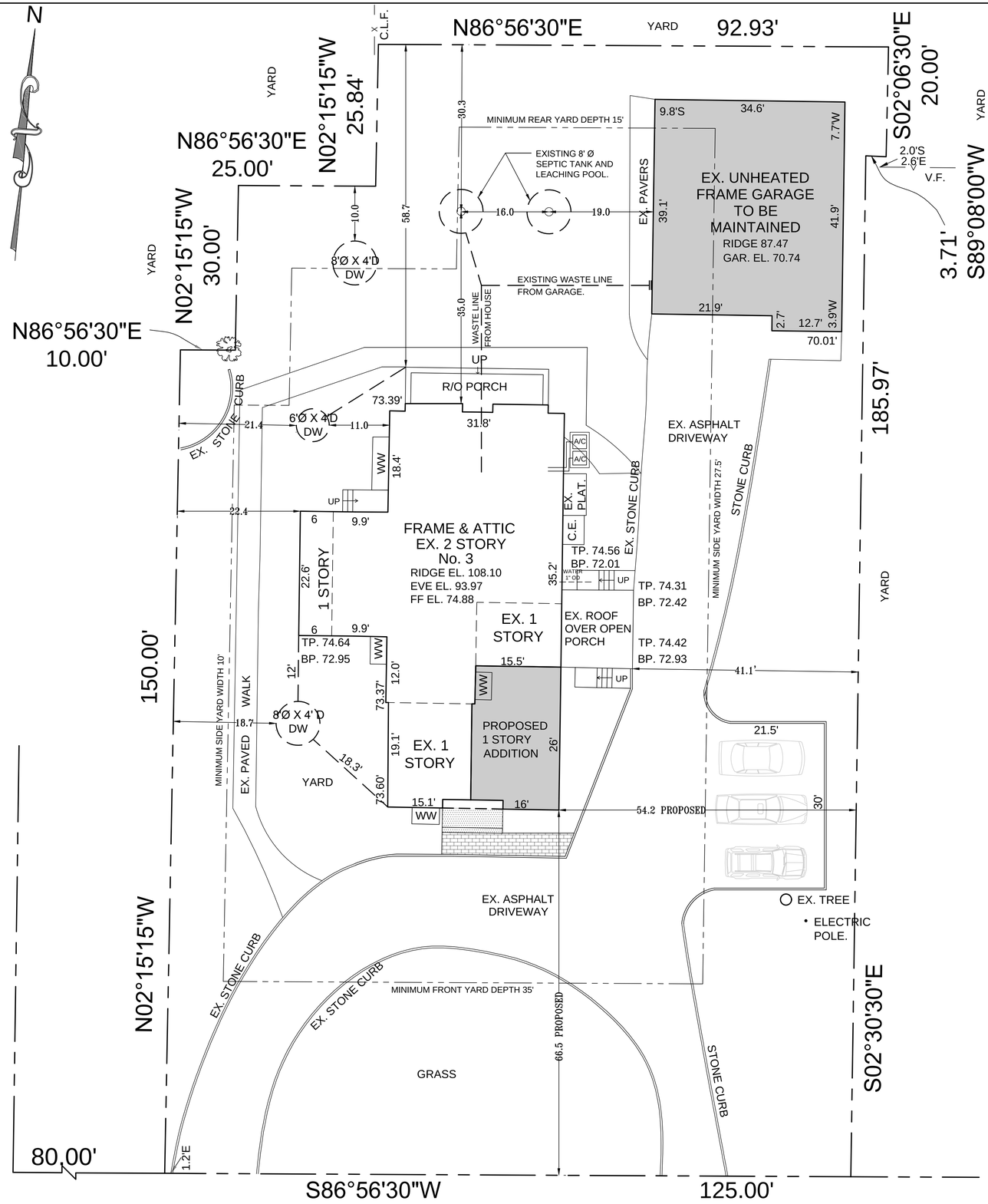
103 BAYVIEW AVENUE

PORT WASHINGTON, NY 11050

SECTION: 5
BLOCK: 40
LOT: 49

RISER DIAGRAMS

DATE: 12-12-23	DRAWING NO.
SCALE: 1/4"=1'-0"	P-101
DRAWN: GKJ	
CONT. NO. J676	



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

ZONING COMPLIANCE SCHEDULE:

BALLINAS RESIDENCE
3 HUNTINGTON RD., PORT WASHINGTON, NY 11050
TOWN OF NORTH HEMPSTEAD
RESIDENTIAL ZONE R-A
SECTION: 5, BLOCK : 60, LOT 313

NO.	DESCRIPTION	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
1	LOT AREA	8,500 SF MIN.	24,504 SF +/-	NO CHANGE COMPLIES
2	LOT COVERAGE	25% OF LOT OR 6,126 SF	15.5 % EXISTING	18% COMPLIES
3	MAXIMUM NUMBER OF STORIES	2-1/2	3 EXISTING	VARIANCE REQUIRED
4	MAXIMUM BUILDING HEIGHT	30 FT. MAX.	34'-9 1/2"	VARIANCE REQUIRED
5	MINIMUM FRONT YARD DEPTH	35 FEET MIN.	66.7' EXISTING	NO CHANGE
6	MINIMUM REAR YARD DEPTH	15 FEET MIN.	65.3' EXISTING	58.7' COMPLIES
7	MINIMUM NO. OF SIDE YARDS	2	2 EXISTING	NO CHANGE COMPLIES
8	MINIMUM SIDE YARD WIDTH	10 FEET MIN.	32.6' EXISTING	22.4' COMPLIES
9	MINIMUM AGGREGATE WIDTH OF SIDE YARDS	30% LOT WIDTH OR 37.5'	73.7' EXISTING	63.5' COMPLIES
10	MINIMUM LOT FRONTAGE	65 FEET	125' EXISTING	NO CHANGE COMPLIES
11	MINIMUM HABITABLE FLOOR AREA	1200 SF MIN.	2746 SF EXISTING	2895 SF COMPLIES
12	GROSS FLOOR AREA	4000 SF	3,979 SF EXISTING	6490 SF SEE DIAGRAM VARIANCE REQUIRED
13	MAXIMUM EAVE HEIGHT	22 FOOT MAX.	19'-10 ½" EXISTING	NO CHANGE COMPLIES
14	SKY EXPOSURE PLANE	FRONT & SIDE YARD PROPERTY LINES 2FT VERTICAL BY 1FT HORIZONTAL	SEE DIAGRAM	NO CHANGE COMPLIES
15	FRONT YARD PAVING / IMPERVIOUS SURFACES	40% MAX OR 3,334 SF	37.9 % EXISTING	NO CHANGE COMPLIES SEE DIAGRAM
ACCESSORY BUILDING				
1	ACCESSORY BUILDINGS / GARAGE PER 70-100.1	15 FT MAX HEIGHT	16.9' EXISTING	VARIANCE REQUIRED
		40% MAX OF REAR YARD.	19.9%	NO CHANGE
		3FT MIN. SETBACKS FROM REAR AND SIDE LOT LINES	3.9' AND 9.8'	NO CHANGE

DRYWELL CALCULATIONS

RAINFALL FACTOR: 2.5" / 12 = .208

DRYWELL #1 6' DIA. RING X 4' DEEP	DRYWELL #2 8' DIA. RING X 4' DEEP	DRYWELL #3 (FOR POOL) 8' DIA. RING X 4' DEEP
360 SF x .208 = 75 CU FT	480 SF x .208 = 100 CU FT	
πR^2 (4') 3.14 (2.67)^2 = 89 CF 89 CF > 75 CF	πR^2 (4') 3.14 (3.67)^2 = 169 CF 169 CF > 100 CF	

#21558

DRAWING INDEX

SP-1 SITE PLAN AND ZONING COMPLIANCE
SP-2 DIAGRAMS
A-1 BASEMENT PLANS
A-2 FIRST FLOOR PLANS
A-3 SECOND FLOOR PLAN, DOOR AND WINDOW SCHEDULES
A-4 ATTIC AND ROOF PLANS
A-5 GARAGE
A-6 ELEVATIONS
A-7 ELEVATIONS
A-8 SECTIONS
A-9 RESCHECK
GN-1 NYS RESIDENTIAL BUILDING CODE STANDARDS
GN-2 NYS RESIDENTIAL BUILDING CODE DETAIL SHEET
GN-3 GENERAL NOTES

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO
ARCHITECT
FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:
MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
ADDITION AND MAINTAIN

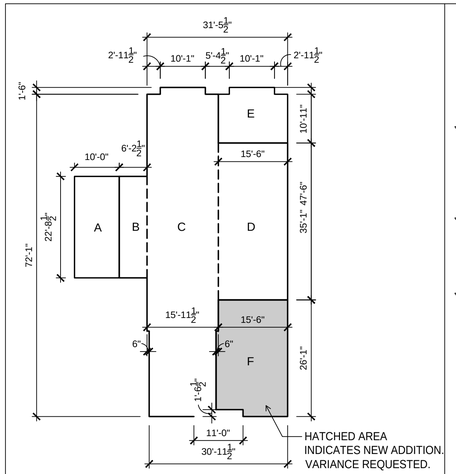
PHASE:
BZA

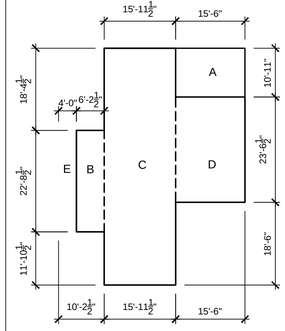
CHECKED BY:	ISSUE DATE:
FF	02/09/24

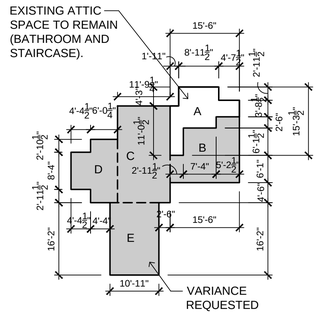
DRAWN BY:	CURRENT DATE:
SB	02/09/24

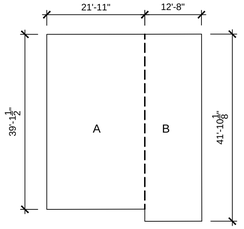
DRAWING TITLE:
SITE PLAN AND ZONING COMPLIANCE

SHEET NO:
SP-1









FIRST FLOOR CALCULATION

A	10 X 22.7 =	227
B	6 X 22.7 =	136
C	15.9 X 72.5 =	1153
D	15.5 X 35 =	543
E	15.5 X 11.9 =	184
	GFA	2243

F	15.5 X 26 = 403.5
	-(1.5 X 11) = 16.5

VARIANCE REQUESTED 387 SF

2243 + 387 = 2630 GFA

SECOND FLOOR CALCULATION

A	15.5 X 10.9 =	169
B	6.1 X 22.7 =	139
C	16 X 52.9 =	846
D	15.5 X 23.6 =	366
E	4 X 22.7 =	91
	GFA	1611

ATTIC CALCULATION

A (EX. ATTIC)	15.5 X 15.3 = 237
	-(1.9 X 4.2) = 8
	-(4.6 X 2.95) = 14
	-(7.3 X 6.1) = 45
	-(5.2 X 8.6) = 45
	GFA 125

B	15.3 X 11.6 = 177 SF
C	11.8 X 21.7 = 256 SF
D	9.5 X 13.5 = 128 SF
E	10.9 X 16.1 = 176 SF

VARIANCE REQUESTED 737 SF

737 + 125 = 862 SF GFA

GARAGE CALCULATION

A	21.9 X 39.1 = 856
B	12.7 X 41.1 = 522

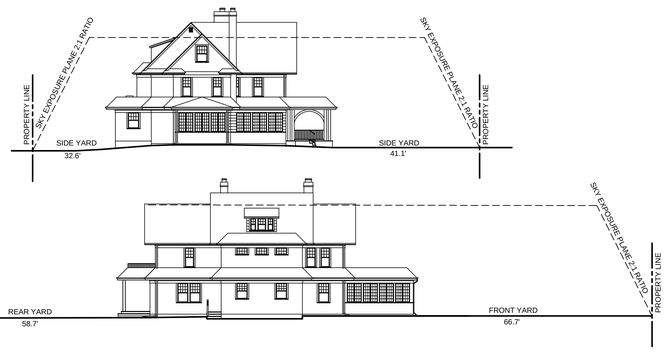
VARIANCE REQUESTED 1387 SF

2630 + 1611 + 862 +1387 = **6490 SF TOTAL GFA**

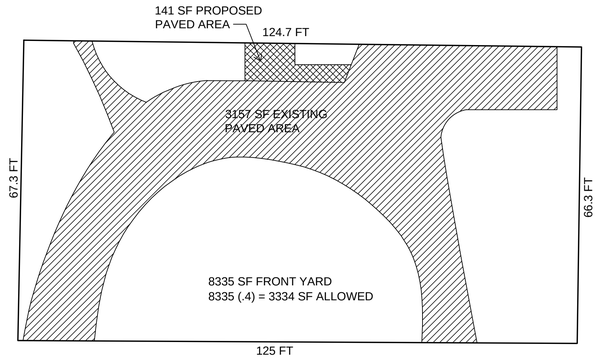
4,000 SF ALLOWED PER R-A, 2490 SF REQUESTED

GFA NOTES:
1. ALL DIMENSIONS TO EXTERIOR WALL.
2. OPEN PATIOS AND COVERED PORCHES ARE NOT PART OF GFA.

1 GROSS FLOOR AREA DIAGRAM
Scale: 1/16" = 1'-0"



2 SKY EXPOSURE PLANE DIAGRAM
Scale: 1" = 20'-0"

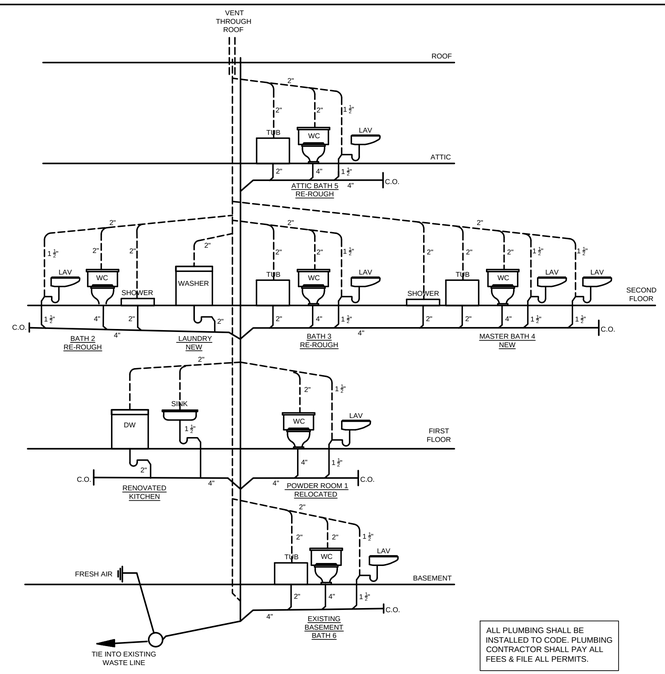


FRONT YARD PAVING/ COVERAGE CALCULATION

EXISTING PAVING
3157 SF / 8335 SF = .379 OR 37.9%

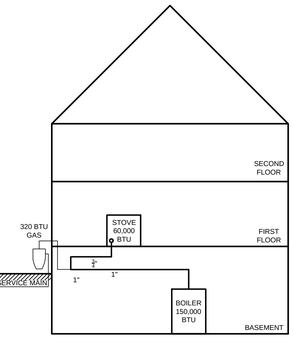
PROPOSED PAVING
3157 SF + 141 NEW = 3,298 SF PROPOSED
3298 SF / 8335 SF = .396 OR 39.6%

3 FRONT YARD PAVING DIAGRAM
Scale: 1/16" = 1'-0"

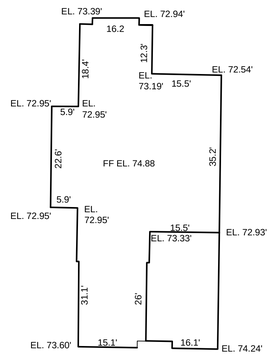


4 PLUMBING RISER DIAGRAM
Scale: NTS

ALL PLUMBING SHALL BE INSTALLED TO CODE. PLUMBING CONTRACTOR SHALL PAY ALL FEES & FILE ALL PERMITS.



5 EXISTING GAS RISER DIAGRAM (NO CHANGE)
Scale: NTS



74.24 + 73.60	= 147.84/ 2 = 73.92	X 15.1 =	1116.19
73.60 + 72.95	= 146.55/ 2 = 73.28	X 31.1 =	2278.85
72.95 + 72.95	= 145.90/ 2 = 72.95	X 5.9 =	430.40
72.95 + 72.95	= 145.90/ 2 = 72.95	X 22.6 =	1648.67
72.95 + 72.95	= 145.90/ 2 = 72.95	X 5.9 =	430.41
72.95 + 73.39	= 146.34/ 2 = 73.17	X 18.4 =	1346.33
73.39 + 72.94	= 146.33/ 2 = 73.17	X 16.2 =	1185.27
72.94 + 73.19	= 146.13/ 2 = 73.07	X 12.3 =	898.70
73.19 + 72.54	= 145.73/ 2 = 72.87	X 15.5 =	1129.40
72.54 + 72.93	= 145.47/ 2 = 72.74	X 35.2 =	2560.27
72.93 + 73.33	= 146.26/ 2 = 73.13	X 15.5 =	1133.52
73.33 + 74.24	= 147.57/ 2 = 73.79	X 26 =	1918.41
		219.7	16076.42

16076.42 / 219.7 = 73.17'

THE PREEXISTING AVERAGE GRADE IS 73.17'

6 PREEXISTING AVERAGE GRADE CALCULATIONS
Scale: NTS

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

FRANK FALINO
ARCHITECT
FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:
MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
ADDITION AND MAINTAIN

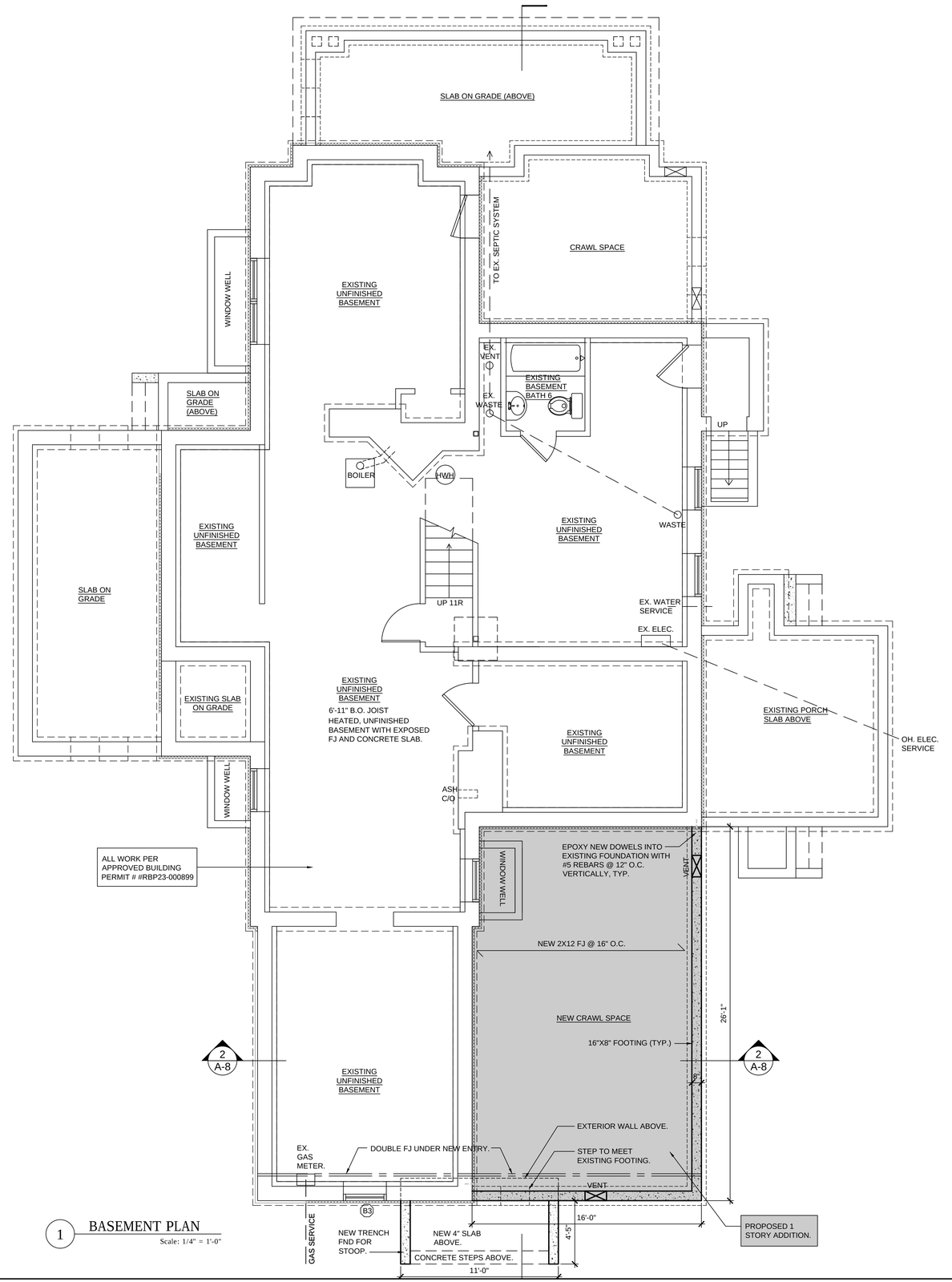
PHASE:
BZA

CHECKED BY: FF
ISSUE DATE: 02/09/24

DRAWN BY: SB
CURRENT DATE: 02/09/24

DRAWING TITLE:
DIAGRAMS

SHEET NO:
SP-2



1 BASEMENT PLAN
Scale: 1/4" = 1'-0"

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO
ARCHITECT
FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:
MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
ADDITION AND MAINTAIN

PHASE:
BZA

CHECKED BY:	ISSUE DATE:
FF	02/09/24

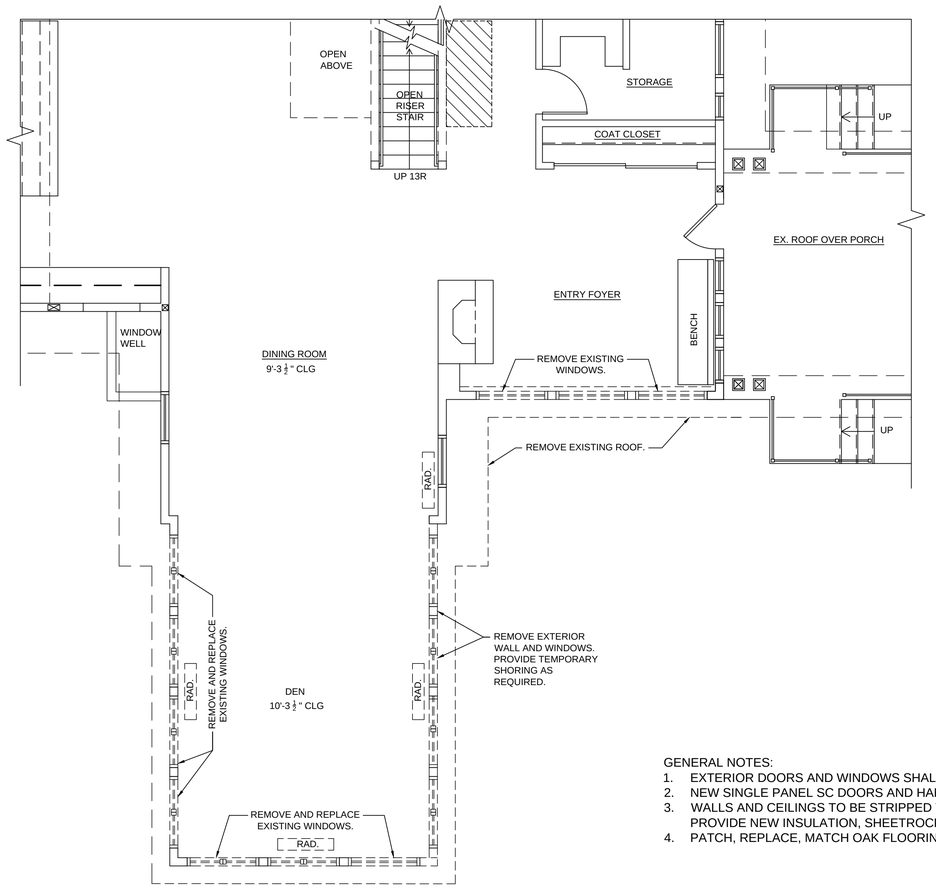
DRAWN BY:	CURRENT DATE:
SB	1/4/24

DRAWING TITLE:
BASEMENT PLANS

SHEET NO:
A-1

LIGHT AND VENTILATION CALCULATIONS

NAME	AREA	LIGHT REQ'D 8%	LIGHT PROVIDED	VENTILATION REQ'D 4%	VENTILATION PROVIDED
FAMILY ROOM	575 SF	46 SF	113.6 SF	23 SF	70.6 SF
KITCHEN & DINING	806 SF	64.5 SF	76.8 SF	32.2 SF	51.5 SF
LIVING ROOM	542 SF	20.8 SF	270 SF	10.4 SF	298 SF
FOYER	180 SF	14.4 SF	31.2 SF	7.2 SF	48.8 SF

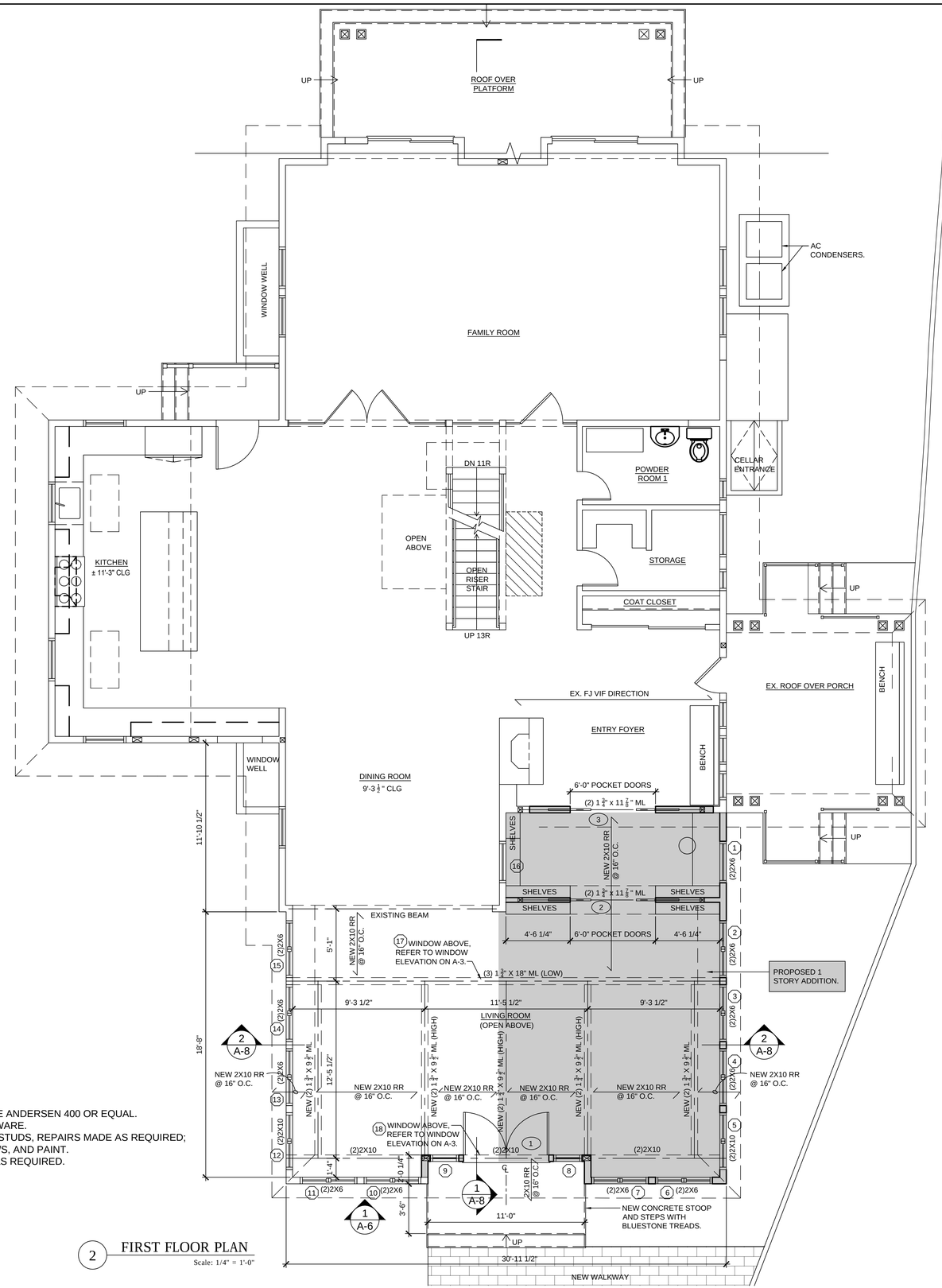


1 FIRST FLOOR DEMO PLAN

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

GENERAL NOTES:

1. EXTERIOR DOORS AND WINDOWS SHALL BE ANDERSEN 400 OR EQUAL.
2. NEW SINGLE PANEL SC DOORS AND HARDWARE.
3. WALLS AND CEILINGS TO BE STRIPPED TO STUDS, REPAIRS MADE AS REQUIRED; PROVIDE NEW INSULATION, SHEETROCK, T/S, AND PAINT.
4. PATCH, REPLACE, MATCH OAK FLOORING AS REQUIRED.



2 FIRST FLOOR PLAN

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

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO
ARCHITECT
FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:
MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
ADDITION AND MAINTAIN

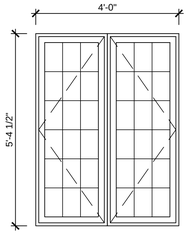
PHASE:
BZA

CHECKED BY:	ISSUE DATE:
FF	02/09/24

DRAWN BY:	CURRENT DATE:
SB	02/09/24

DRAWING TITLE:
FIRST FLOOR PLANS

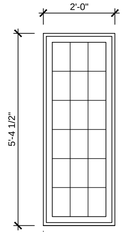
SHEET NO:
A-2



CASEMENT

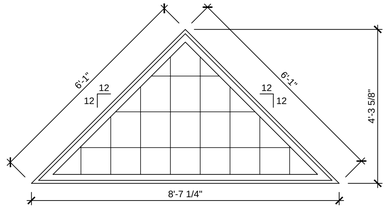
1 2 3 4 5 6 7

10 11 12 13 14 15 16



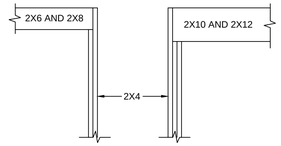
FIXED

8 9



FIXED WITH TEMPERED GLASS

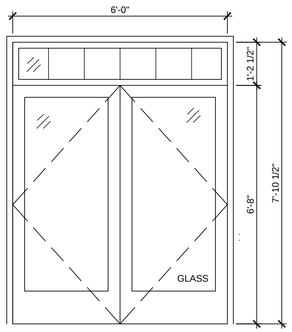
17 18



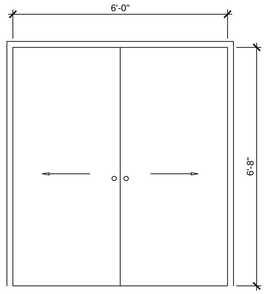
TYPICAL SUPPORT FOR HEADER SIZES

WINDOW NOTES:

1. ALL WINDOW ARE DIMENSIONED TO UNIT SIZES. SEE MANUFACTURER'S INSTRUCTION FOR R.O. DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL WINDOW DIMENSIONS AND ROUGH OPENINGS PRIOR TO ORDERING.
3. ALL OPERABLE WINDOWS TO RECEIVE INSECT SCREEN.
4. ALL WINDOWS WHERE THE BOTTOM EDGE IS LESS THAN 18" FROM THE FLOOR AND ITS TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR, MORE THAN 9 SF IN SIZE, OR WITHIN 3' OF A WALKWAY SHALL BE TEMPERED GLASS.
5. ALL WINDOWS SHALL BE LOW E AND HAVE A MINIMUM U-FACTOR OF 0.27 AND SHGC OF 0.32.
6. CONTRACTOR TO CONFIRM ALL MULLION PATTERNS.
7. FRAME COLOR TBD.
8. SILL AND TRIM TBD.
9. WINDOW INSTALLATION, FLASHING, PER MANUFACTURER'S INSTRUCTIONS.



1



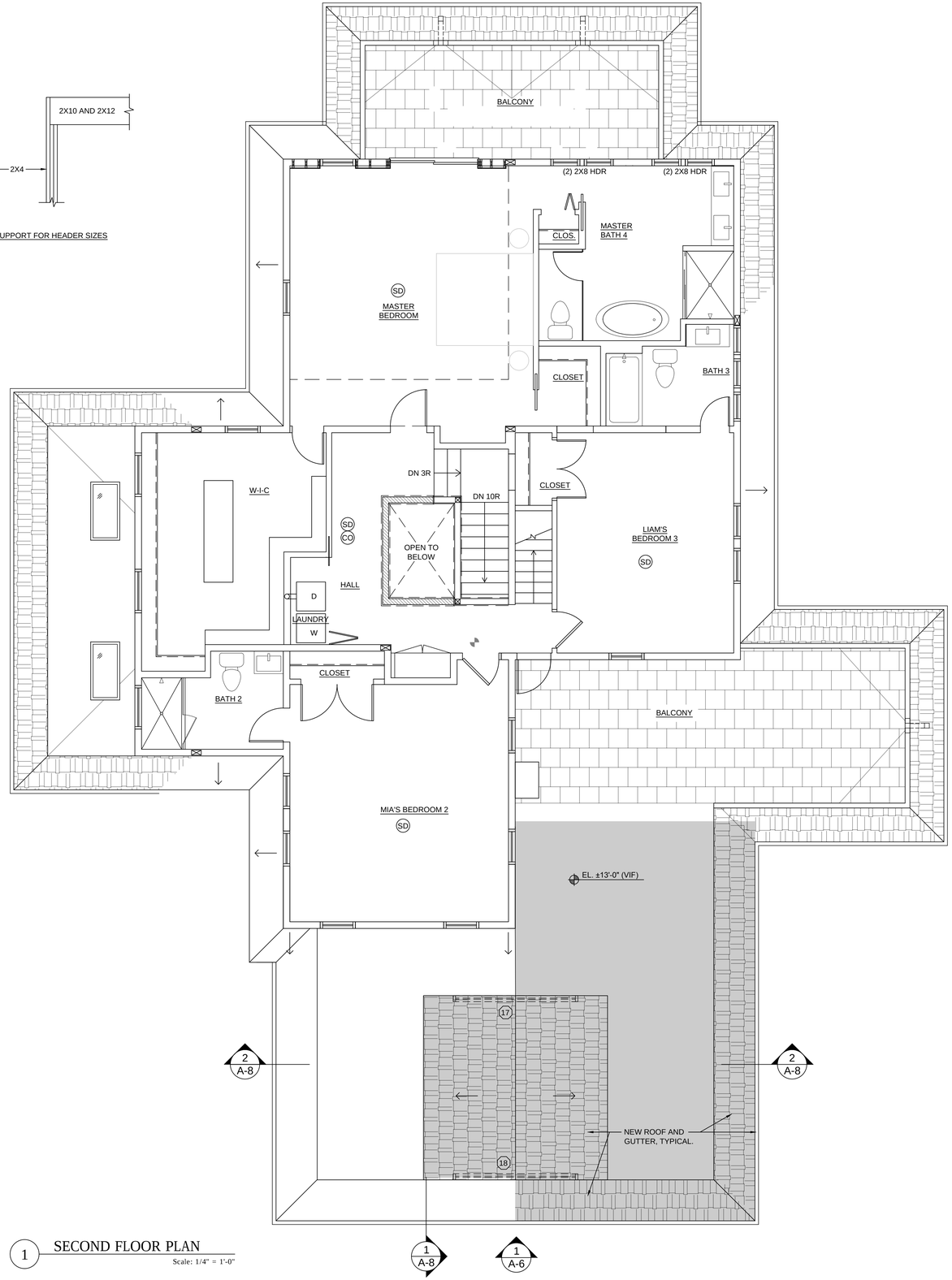
2 3

DOOR NOTES:

1. ALL DOOR ELEVATION DIMENSIONS ARE ACTUAL DOOR SIZES. SEE MANUFACTURER'S INSTRUCTION FOR R.O. DIMENSIONS.
2. ALL NEW PRE-HUNG DOORS
3. NEW HARDWARES
4. NEW TRIM CASINGS.
5. DOOR STYLE TBD
6. ALL DOORS TO HAVE TEMPERED GLASS.
7. ALL EXTERIOR DOORS TO HAVE SCREEN DOORS.
8. CONTRACTOR TO FIELD VERIFY ALL DOORS PRIOR TO ORDERING.

DOOR SCHEDULE

DOOR NO.	LOCATION	SIZE AND DESCRIPTION	SWING	NOTES	LOCKSET
1	LIVING ROOM	6'-0" X 6'-8" DBL SWING DOORS WITH TRANSOM	LH / RH	INSULATED DOOR	ENTRY
2	STUDY	6'-0" X 6'-8" POCKET DOORS	POCKET		
3	STUDY	6'-0" X 6'-8" POCKET DOORS	POCKET		



1 SECOND FLOOR PLAN

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

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,P.L.C. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,P.L.C. "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO

ARCHITECT

FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:

MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:

BALLINAS RESIDENCE

PROJECT DESCRIPTION:

ADDITION AND MAINTAIN

PHASE:

BZA

CHECKED BY:	ISSUE DATE:
FF	02/09/24

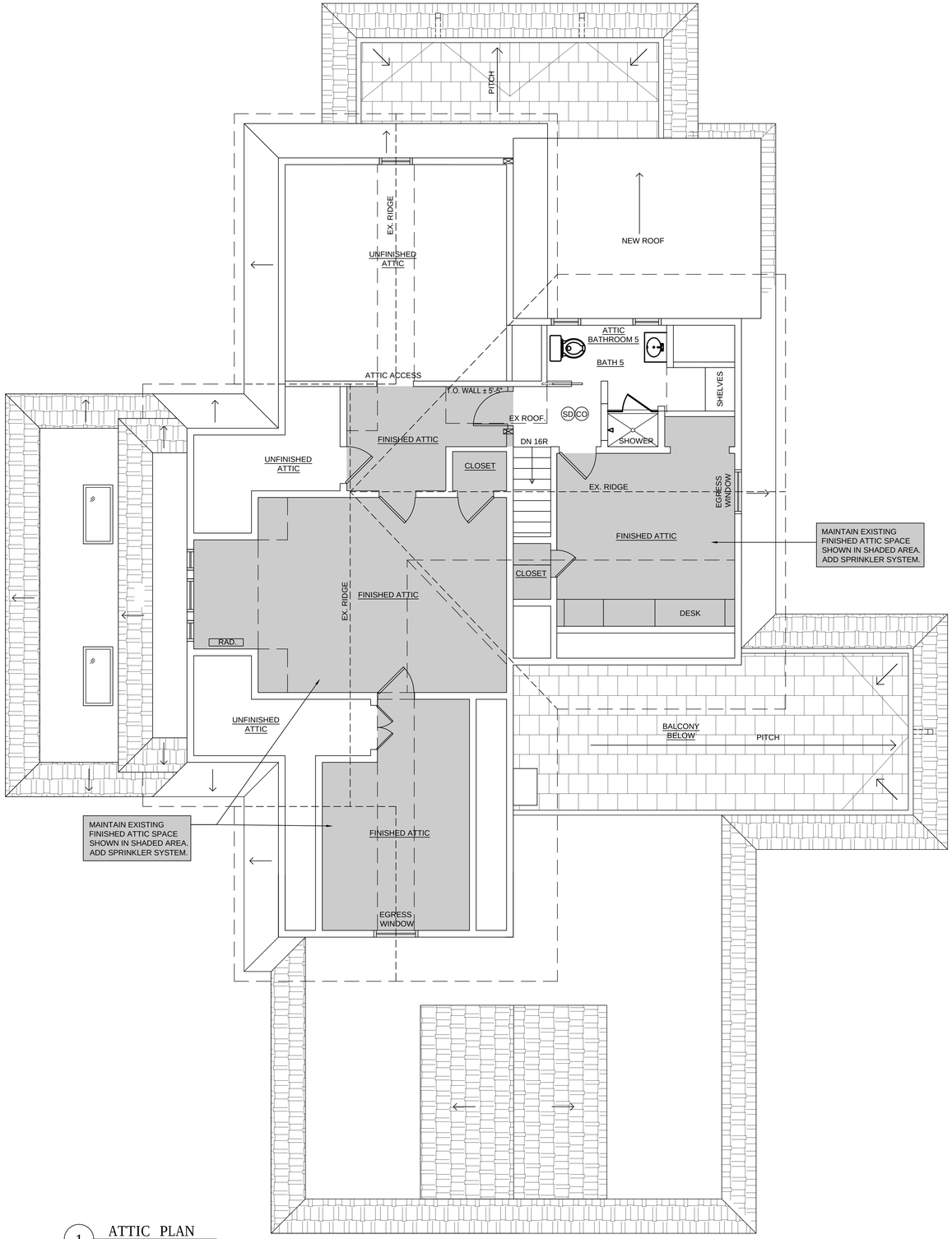
DRAWN BY:	CURRENT DATE:
SB	02/09/24

DRAWING TITLE:

SECOND FLOOR PLAN, DOOR AND WINDOW SCEHDULES

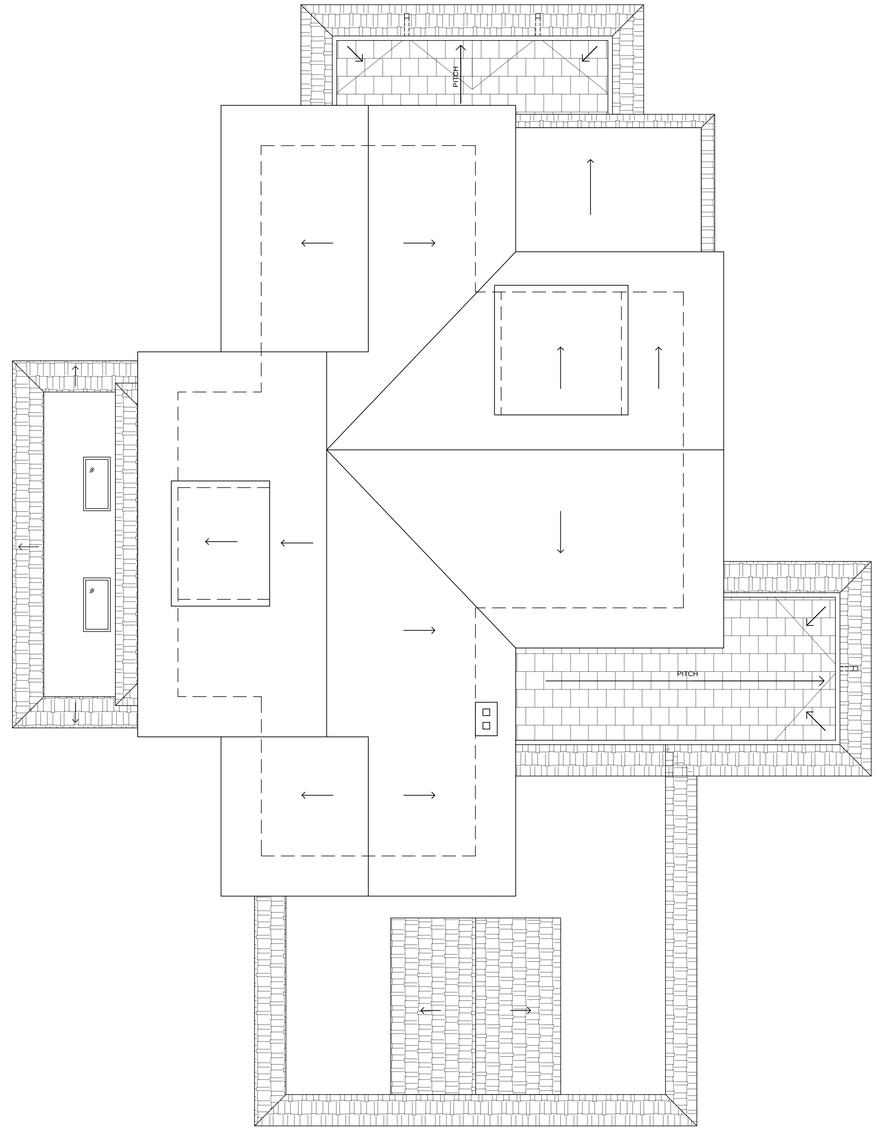
SHEET NO:

A-3



1 ATTIC PLAN

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



2 ROOOF PLAN

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

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,P.L.L.C. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,P.L.L.C "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO
ARCHITECT
FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:

MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
ADDITION AND MAINTAIN

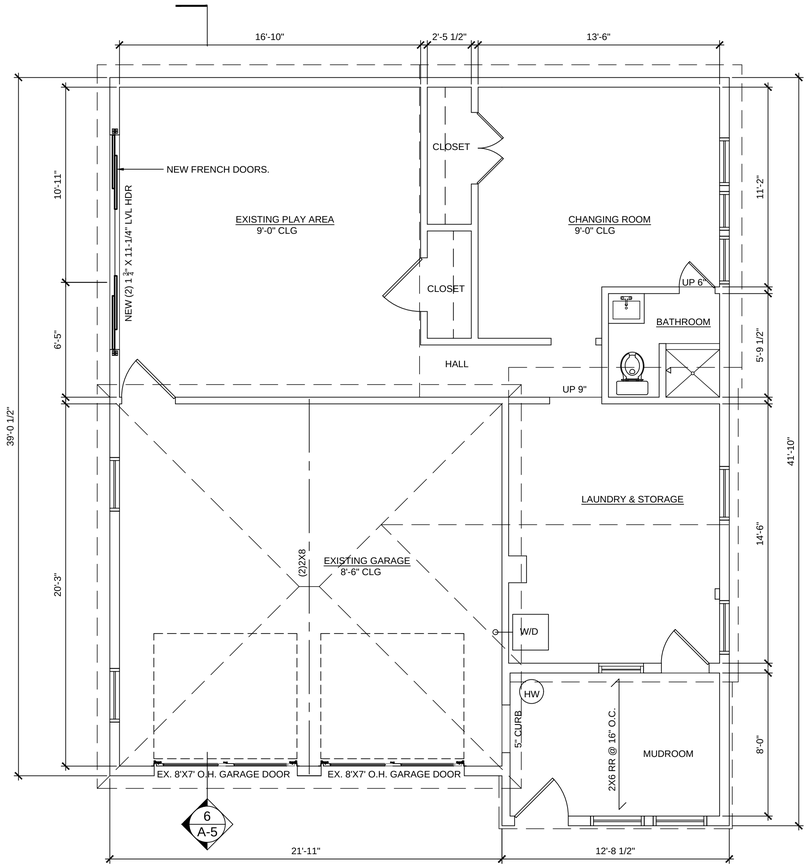
PHASE:
BZA

CHECKED BY:	ISSUE DATE:
FF	02/09/24

DRAWN BY:	CURRENT DATE:
SB	02/09/24

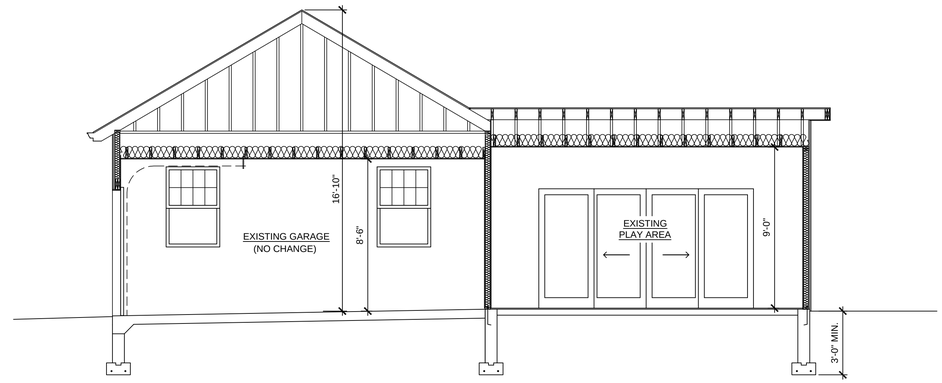
DRAWING TITLE:
ATTIC PLAN AND ROOF PLAN

SHEET NO:
A-4



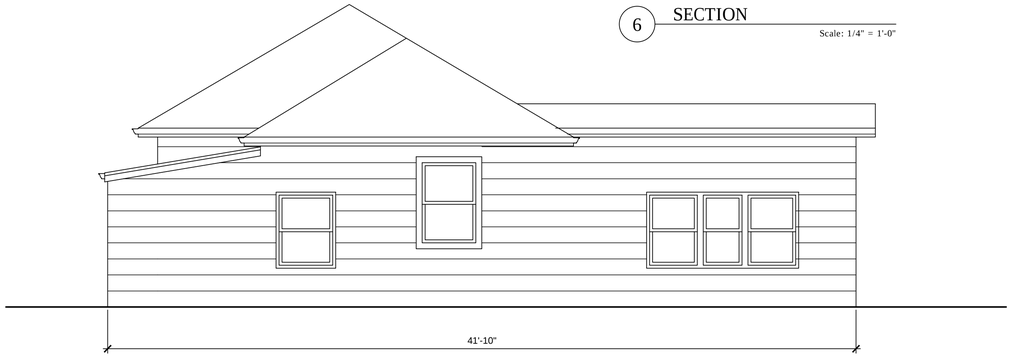
1 GARAGE PLAN

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



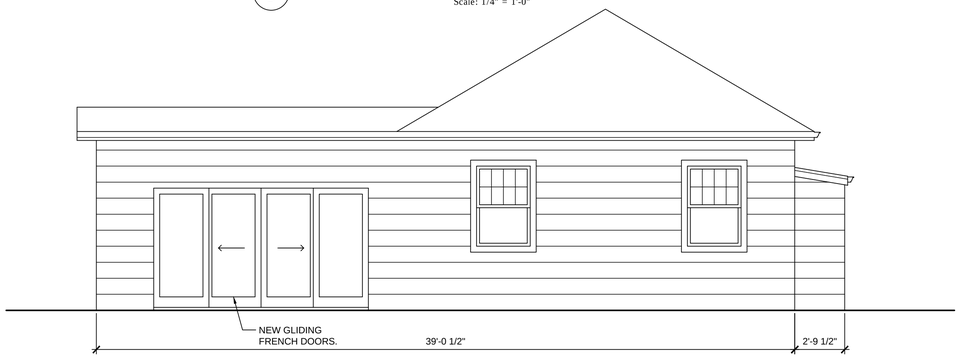
6 SECTION

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



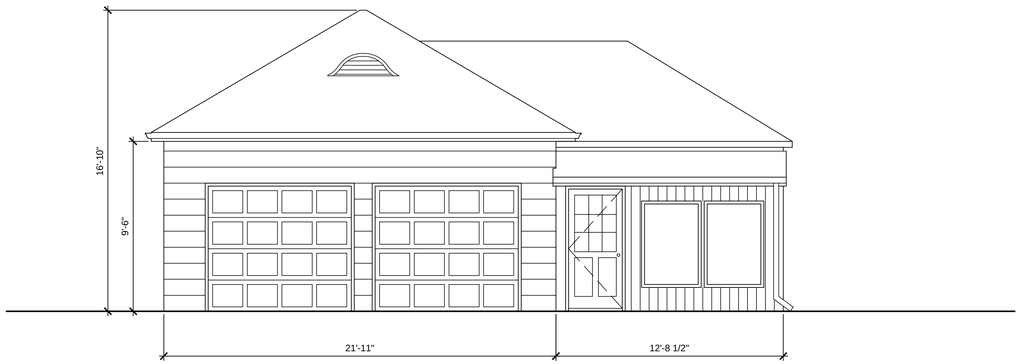
3 SIDE ELEVATION

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



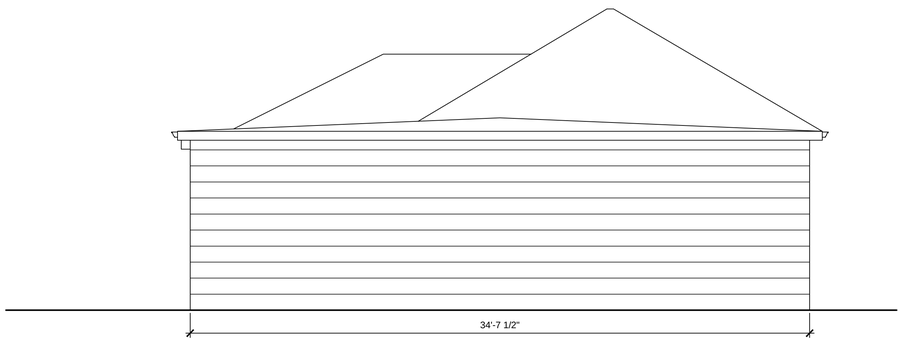
4 SIDE ELEVATION

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



2 FRONT ELEVATION

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



5 REAR ELEVATION

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

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO
ARCHITECT

FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:
MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
MAINTAIN EXISTING GARAGE

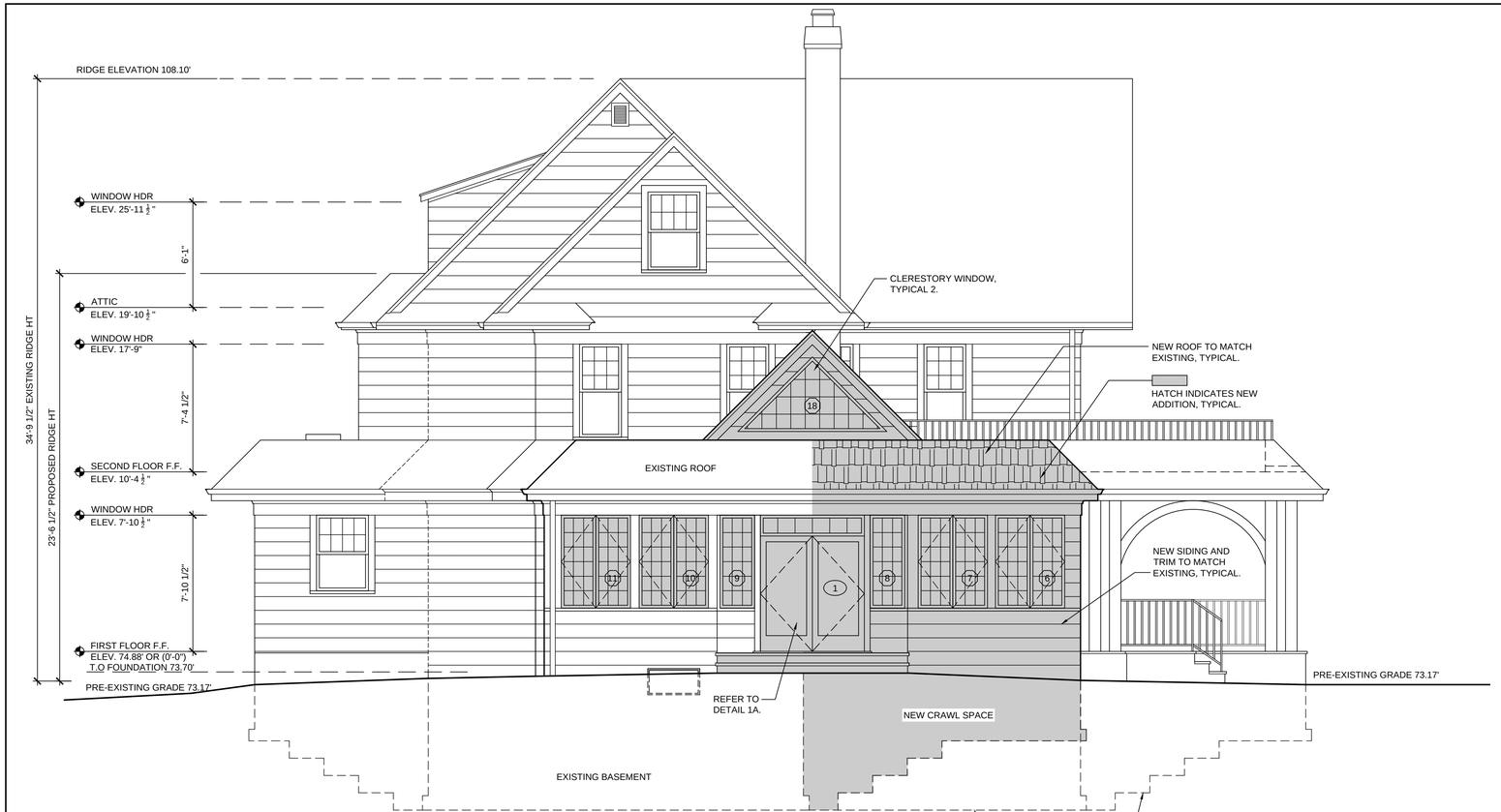
PHASE:
BZA

CHECKED BY: FF
ISSUE DATE: 02/09/24

DRAWN BY: SB
CURRENT DATE: 02/09/24

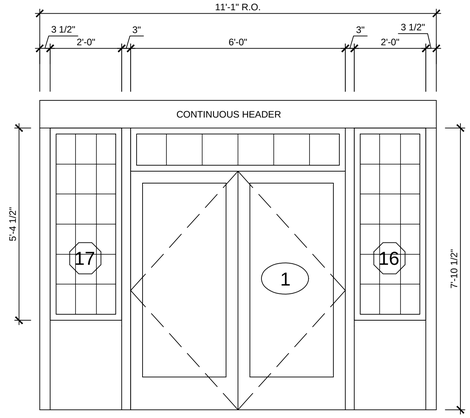
DRAWING TITLE:
GARAGE

SHEET NO:
A-5



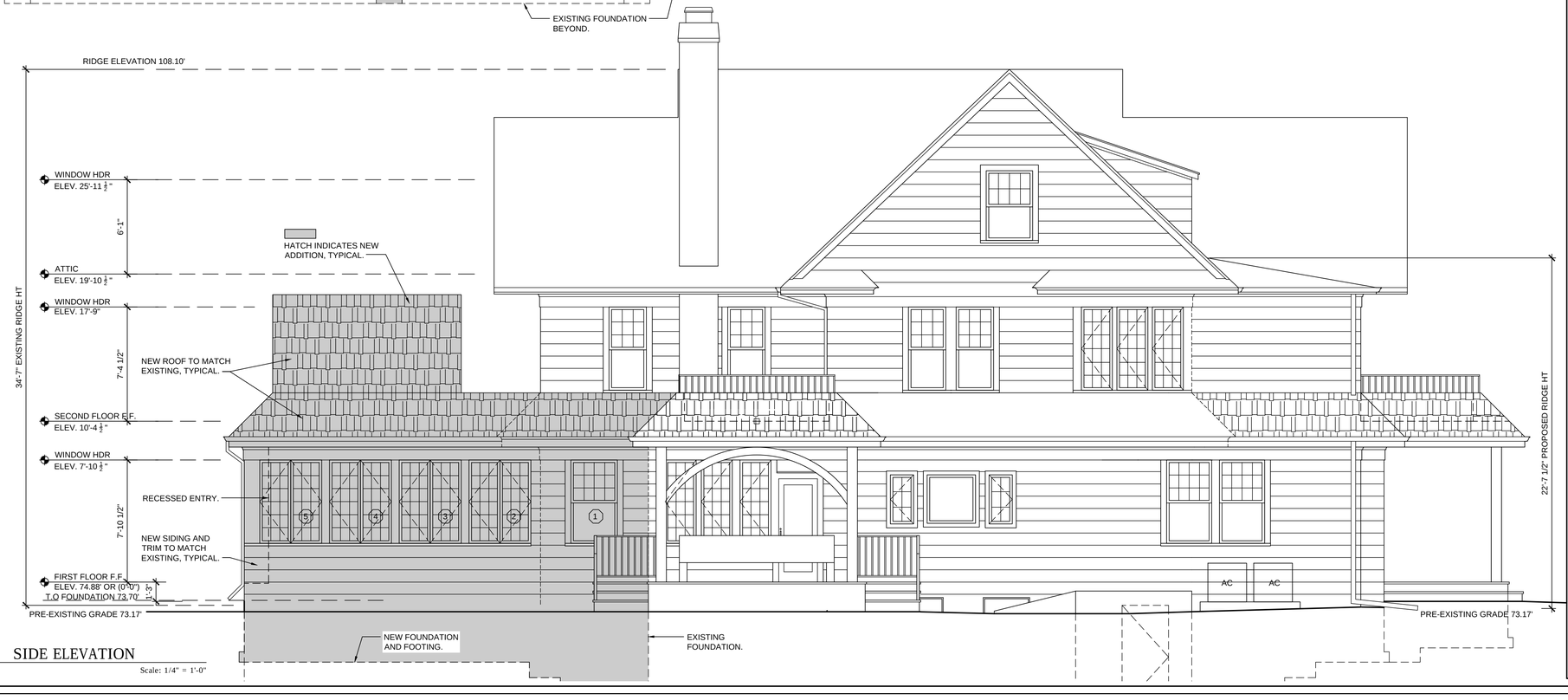
1 FRONT ELEVATION

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



1A FIRST FLOOR ENTRY FRAMING

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



2 SIDE ELEVATION

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

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO
ARCHITECT

FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:

MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
ADDITION AND MAINTAIN

PHASE:
BZA

CHECKED BY:	ISSUE DATE:
FF	02/09/24

DRAWN BY:	CURRENT DATE:
SB	02/09/24

DRAWING TITLE:
ELEVATIONS

SHEET NO:
A-6

1 FRONT ELEVATION

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

2 SIDE ELEVATION

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

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO
ARCHITECT

FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:
MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
ADDITION AND MAINTAIN

PHASE:
BZA

CHECKED BY:	ISSUE DATE:
FF	02/09/24

DRAWN BY:	CURRENT DATE:
SB	02/09/24

DRAWING TITLE:
ELEVATIONS

SHEET NO:
A-7

1 LONGITUDINAL SECTION

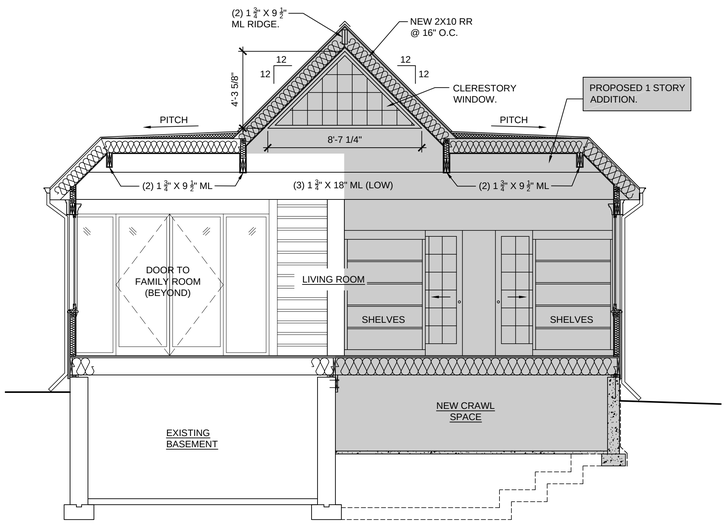
Scale: 1/4" = 1'-0"

TYP. ROOF CONSTRUCTION

ASPHALT SHINGLES WITH RIDGE VENT
W/ ICE & WATER BARRIER
OVER FELT UNDERLAYMENT
OVER 1/2" CDX PLYWOOD SHEATHING (VIF)
R-38 CAVITY INSULATION WITH BAFFLE
VENTED SOFFIT TO MATCH EXISTING
GUTTERS AND LEADERS TO MATCH EXISTING

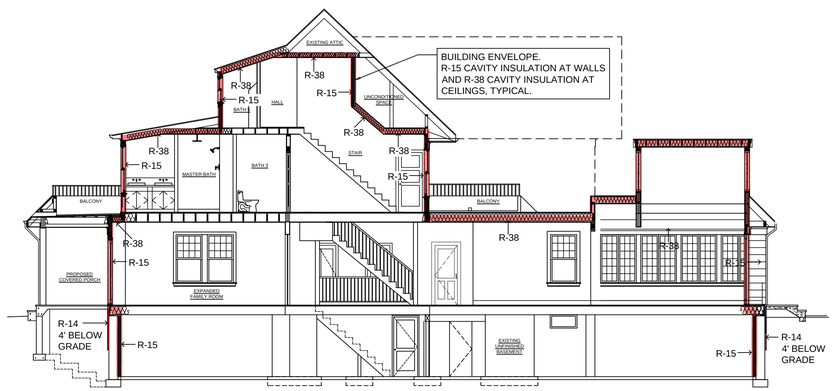
TYP. EXTERIOR WALL CONSTRUCTION

CEDAR SIDING TO MATCH EXISTING (VIF)
TYVEK HOUSEWRAP
1/2" CDX PLYWOOD SHEATHING (VIF)
2X4 STUDS @ 16" O.C.
R-15 FGB INSULATION
(2)2X4 TOP PLATE
2X4 SOLE PLATE W/ TERMITE SHIELD
1/2" GYP. BOARD (INTERIOR)
W/ 3 COATS TAPE & SPACKLE
TRIM (INT. & EXT.) TO MATCH EXISTING



2 SECTION THROUGH LIVING ROOM

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



3 BUILDING THERMAL ENVELOPE DIAGRAM

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

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO
ARCHITECT

FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:
MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
ADDITION AND MAINTAIN

PHASE:
BZA

CHECKED BY:	ISSUE DATE:
FF	02/09/24

DRAWN BY:	CURRENT DATE:
SB	1/4/24

DRAWING TITLE:
SECTIONS

SHEET NO:
A-8

Generated by RES*check-Web* Software

Compliance Certificate

Project Ballinas Addition (BZA)

Energy Code: **2021 IECC**
Location: **Port Washington, New York**
Construction Type: **Single-family**
Project Type: **Addition**
Climate Zone: **4 (5316 HDD)**
Permit Date:
Permit Number:

Construction Site:
3 Huntington Rd
Port Washington, NY 11050

Owner/Agent:
Ballinas

Designer/Contractor:
Frank Falino
Frank Falino Architect
16 Harbor Rd
Port Washington, NY 11050
631-375-5513
frankfalino@gmail.com

Compliance: Passes using UA trade-off

Compliance: **0.0% Better Than Code** Maximum UA: **106** Your UA: **106** Maximum SHGC: **0.40** Your SHGC: **0.18**
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	332	38.0	0.0	0.030	0.024	10	8
Ceiling 1: Cathedral Ceiling	144	38.0	0.0	0.027	0.024	4	3
Wall: Wood Frame, 16" o.c.	416	15.0	4.0	0.057	0.045	13	10
Door: Glass Door (over 50% glazing) SHGC: 0.25	40			0.300	0.300	12	12
Window: Wood Frame SHGC: 0.16	150			0.300	0.300	45	45
Clerestory: Wood Frame, 16" o.c.	74	15.0	0.0	0.077	0.045	4	2
Window 1: Wood Frame SHGC: 0.16	27			0.300	0.300	8	8
Floor: All-Wood Joist/Truss	387	38.0	0.0	0.026	0.047	10	18

Additional Efficiency Package(s)

Not applicable

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Name - Title Signature Date

RES*check* Software Version : REScheck-Web

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 97.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope and energy compliance path represented on construction documents.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
103.1, 103.2, 403.8 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
302.1, 403.7 [PR2][1]	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr/_____ Cooling: Btu/hr/_____	Heating: Btu/hr/_____ Cooling: Btu/hr/_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Section # & Req.ID	Foundation Inspection	Complies?	Comments/Assumptions
303.2.1 [FO11][1]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.9 [FO12][1]	Snow and ice-melting system controls installed to shut off system when pavement temperature > 50F and no precipitation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

Additional Comments/Assumptions:

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1, 402.2.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-_____	U-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the *Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.1.1 [FR23][1]	Air barrier and thermal barrier installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.3 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.5 [FR16][1]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.1 [FR12][1]	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.4 [FR13][1]	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.7 [FR15][1]	Building cavities are not used as ducts or plenums.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.2 [FR28][1]	Ducts declared to be within the conditioned space are either 1) completely within the continuous air barrier and within the building thermal envelope, 2) buried within ceiling insulation in accordance with Section R403.3.6 and the air handler is located completely within the continuous air barrier and within the building thermal envelope and the duct leakage is <= 1.5 cfm / 100 square feet of conditioned floor area served by the duct system, or 3) the ceiling insulation R-value, less the R-value of the insulation on the			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.4 [FR17][1]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.4.1 [FR24][1]	Protection of insulation on HVAC piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.6 [FR29][1]	Electrical and communication boxes installed in the thermal boundary of the envelope sealed to limit air leakage between conditioned and unconditioned spaces.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.2 [FR18][1]	Hot water pipes are insulated to ≥R-3.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6 [FR19][1]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts for mechanical ventilation systems.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6.1 [FR30][1]	Ventilation systems in climate zones 7 & 8 shall utilize heat or energy recovery			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][1]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1, 403.2.7 [IN1][1]	Floor insulation R-value.	R-_____ ☐ Wood ☐ Steel	R-_____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1, 402.2.5, 402.2.6 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-_____ ☐ Wood ☐ Mass ☐ Steel	R-_____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1, 402.2.1, 402.2.2, 402.2.6 [FI1][1]	Ceiling insulation R-value.	R-_____ ☐ Wood ☐ Steel	R-_____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.3 [FI22][1]	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.4 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.1.3 [FI17][1]	Blower door test @ 50 Pa. <=5.0 ach in Climate Zones 1-2, and <=3.0 ach in Climate Zones 3-8.	ACH 50 =_____	ACH 50 =_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.5 [FI27][1]	Ducts are pressure tested in accordance with: ASHRAE/ANSI 380 or ASTM1554.1 to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	_____ cfm/100 ft²	_____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.6 [FI4][1]	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. Duct tightness <= 8 cfm/100 ft2 for ducts within thermal envelope. For rough-in tests, verification may need to occur during Framing Inspection.	_____ cfm/100 ft²	_____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.3.4.1 [FI24][1]	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.1.1 [FI9][1]	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1 [FI11][1]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.1.2 [FI26][1]	Hot water boilers supplying heat through one- or two-pipe heating systems have automatic outdoor setback control or lower boiler water temperature based on outdoor temperature, indoor temperature or water temperature sensing.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.1.1 [FI28][1]	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermo-siphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.1.2 [FI29][1]	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.3 [FI31][1]	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.6.2 [FI25][1]	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table R403.6.2.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.6.3 [FI33][1]	Mechanical ventilation systems tested and verified to meet the minimum flow rates required by Section R403.6.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1.1.1 [FI32][1]	Demand recirculation water systems have automatic controls to start pump when hot water is requested.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
404.1 [FI6][1]	100% of permanent fixtures have high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.1.2 [FI23][1]	Fuel gas lighting systems have no continuous pilot light.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
404.1.1 [FI35][1]	Exterior lighting for multifamily buildings shall comply with Section C405.4.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.2 [FI36][1]	Permanent interior lighting shall be controlled with either a dimmer, occupancy sensor or other control built into the fixture.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.3 [FI37][1]	Exterior lighting >= 30 watts shall have the following controls: photocell with an astronomic shut-off, automatic shut-off in daylight hours, and controls that override automatic shutoff that returns to automatic control within 24 hours.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
401.3 [FI7][1]	Compliance certificate posted with building specifications and compliance path and results.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
303.3 [FI18][1]	Manufacturer manuals for mechanical and water heating systems have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO
ARCHITECT
FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:
MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
ADDITION AND MAINTAIN

PHASE:
BZA

CHECKED BY: FF
ISSUE DATE: 02/09/24

DRAWN BY: SB
CURRENT DATE: 02/09/24

DRAWING TITLE:
RESCHECK

SHEET NO:
A-9

GENERAL NOTES

1. THE MECHANICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 12-24 OF THE 2020 RESIDENTIAL CODE OF NYS.
2. THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 25-33 OF THE 2020 RESIDENTIAL CODE OF NYS.
3. ELECTRICAL EQUIPMENT AND WIRING SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 43 OF THE 2020 RESIDENTIAL CODE OF NYS.
4. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R613.5. ALL GLAZING IS TO COMPLY WITH SECTION R308.
5. IN ACCORDANCE WITH SECTION R303.7, ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS AND TREADS.
6. IN ACCORDANCE WITH SECTION R807.1, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 S.F. AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"x30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.
7. IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A MOISTURE VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION IN ACCORDANCE WITH SECTION R318.
8. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE- DEVELOPED INDEX OF NOT GREATER THAN 450 IN ACCORDANCE WITH SECTION R302.9.
9. INSULATION SHALL HAVE A FLAME-SPREAD INDEX OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 IN ACCORDANCE WITH SECTION R302.10.1.
10. INTERIOR WALL COVERING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R702 AND EXTERIOR WALL COVERING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.
11. ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.
12. IN ACCORDANCE WITH SECTION R319, APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
13. STAIRWAYS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R311.7 AND HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R311.7.8.

WIND UPLIFT DESIGN

AWC WOOD FRAME CONSTRUCTION MANUAL
FOR ONE & TWO FAMILY DWELLINGS (2015 EDITION)

-SECTION 3.2.1.7 SILL PLATE TO FOUNDATION
-TABLE 3.2, 3.2A-C
-SECTION 3.2.2.3 WALL ASSEMBLY TO FOUNDATION
-TABLE 3.4B
-SECTION 3.2.2.2 WALL ASSEMBLY TO WALL ASSEMBLY
-TABLE 3.4, 3.4B
-SECTION 3.2.3.1 HOLDDOWNS
-TABLE 3.17F
-SECTION 3.2.5.4 HEADER AND/OR GIRDER TO STUD
-TABLE 3.7
-SECTION 3.2.2.1 ROOF ASSEMBLY TO WALL ASSEMBLY
-TABLE 3.4, 3.4B
-SECTION 3.2.5.1 RIDGE STRAPS
-TABLE 3.6, 3.6A

TABLE 3.4B
UPLIFT STRAP CONNECTION REQUIREMENTS
(ROOF-TO-WALL, WALL-TO-WALL, AND WALL-TO-FOUNDATION)
(PRESCRIPTIVE ALTERNATE TO TABLE 3.4)
TABLE TAKEN FROM AWC WOOD FRAME CONSTRUCTION MANUAL
FOR ONE & TWO FAMILY DWELLINGS (2015 EDITION)

DEAD LOAD ASSUMPTION: ROOF / CEILING ASSEMBLY DL = 15 psf									
THREE SECOND GUST WIND SPEED (mph.)		85	90	100	110	120	130	140	150
FRAMING SPACING (in.)	ROOF SPAN (ft.)	NUMBER OF 8d COMMON NAILS or 10d BOX NAILS IN EA. END OF 1-½"x20 GAUGE STRAP							1,2,3,4
12	12	1	1	1	2	2	2	3	3
	16	1	1	1	2	2	3	3	3
	20	1	1	2	2	2	3	3	4
	24	1	1	2	2	3	3	4	4
	28	1	1	2	2	3	4	4	5
	32	1	1	2	3	3	4	5	5
	36	1	2	2	3	3	4	5	6
16	12	1	1	2	2	2	3	3	4
	16	1	1	2	2	3	3	4	4
	20	1	1	2	2	3	4	4	5
	24	1	2	2	3	3	4	5	6
	28	1	2	2	3	4	4	5	6
	32	1	2	2	3	4	5	6	7
	36	2	2	3	4	4	6	7	8
19.2	12	1	1	2	2	3	3	4	4
	16	1	1	2	2	3	4	4	5
	20	1	2	2	3	4	4	5	6
	24	1	2	2	3	4	5	6	7
	28	2	2	3	3	4	5	6	8
	32	2	2	3	4	5	6	7	8
	36	2	2	3	4	5	7	8	9
24	12	1	2	2	3	3	4	5	5
	16	1	2	2	3	4	5	5	6
	20	2	2	3	3	4	5	6	7
	24	2	2	3	4	5	6	7	8
	28	2	2	3	4	5	7	8	-
	32	2	2	3	5	6	7	9	-
	36	2	3	4	5	6	8	-	-

1. PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.4.
2. TABULATED UPLIFT CONNECTION REQUIREMENTS ASSUME A BUILDING LOCATED IN EXPOSURE B.
3. TABULATED UPLIFT CONNECTION REQUIREMENTS ASSUME A ROOF AND CEILING ASSEMBLY DEAD LOAD OF 9 PSF (0.60 x 15 psf = 9 psf). IF A CEILING ASSEMBLY IS NOT PRESENT OR IF THE CEILING ASSEMBLY IS NOT CONNECTED TO THE ROOF ASSEMBLY, THE TABULATED NUMBER OF NAILS SHALL BE INCREASED BY 1 NAIL AT EACH END OF THE STRAP.
4. MINIMUM ASTM A653 GRADE 33 STEEL STRAP.

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS [b,c]
TABLE TAKEN FROM RESIDENTIAL CODE OF NEW YORK STATE (2020 EDITION)

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

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT

a. FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN, THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING (ASD) LOADS OBTAINED FROM TABLE R301.2(2).
b. FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILEVER.
c. FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS OR SANDWICH PANELS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/60. FOR CONTINUOUS ALUMINUM STRUCTURAL MEMBERS SUPPORTING EDGE OF GLASS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/175 FOR EACH GLASS LITE OR L/60 FOR THE ENTIRE LENGTHE OF THE MEMBER, WHICHEVER IS MORE STRINGENT. FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/120
d. DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR GYPSUM BOARD FINISH SHALL BE LIMITED TO AN ALLOWABLE DEFLECTION OF H/180.
e. REFER TO SECTION R703.8.2.

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)
TABLE TAKEN FROM RESIDENTIAL CODE OF NEW YORK STATE (2020 EDITION)

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE [h]	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE [h, g]	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS [e]	40
FIRE ESCAPES	40
GUARD AND HANDRAILS [d]	200 [h]
GUARD IN-FILL COMPONENTS [f]	50 [h]
PASSENGER VEHICLE GARAGES [a]	50 [a]
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40 [c]

FOR SUBNOTES REFER TO THE RESIDENTIAL CODE OF NEW YORK STATE

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
TABLE TAKEN FROM RESIDENTIAL CODE OF NEW YORK STATE (2020 EDITION)

GROUND SNOW LOAD [o]	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP [e]	ICE SHIELD UNDERLAYMENT REQUIRED [b]	FLOOD HAZARDS [g]	AIR FREEZING INDEX [i]	MEAN ANNUAL TEMP [j]
	SPEED (mph) [d]	TOPOGRAPHIC EFFECTS [k]	SPECIAL WIND REGION [l]	WIND-BORNE DEBRIS ZONE [m]		WEATHERING [a]	FROST LINE DEPTH	TERMITE [c]					
20 psf	130	NO	NO	NO	C	SEVERE	3 FEET	MODERATE TO HEAVY	10	REQUIRED	F.E.M.A.	496 (NASSAU) 452 (SUFFOLK)	52.9 (NASSAU) 52.7 (SUFFOLK)

TABLE N1102.4.1.1 (402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION
TABLE TAKEN 2020 RESIDENTIAL CODE OF NEW YORK STATE

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 WIHT THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/ SOFFIT SHALL BE ALIGNED IWHT THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW/ DOOR JAMBS AND FRAMING, AND SKLYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING, AND EXTENDS FROM THE BOTTOM OF THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 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 SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABIE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTHING	RECESSED LIGHT FIXTRUES INSTALLED INTHE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRY WALL.	RECESSED LIGHT FUIXTURES INSTALLED IN THE BUILDIGN THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTEIROR 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 EXTEIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/ PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATION 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.	

TABLE 3.1 NAILING SCHEDULE

TABLE TAKEN FROM AMC WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2015 EDITION)

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE NAILED)	3-8d	3-10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-8d	3-10d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	7-16d	7-40d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	7-16d	7-40d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	4-10d	4-12d	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	2-10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16d	3-16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d [1]	2-16d [1]	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	JOINTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16d	2-16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" o.c. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2-16d	2-40d	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST OR BLOCKING (FACE-NAILED)	2-16d [1, 2]	2-16d [1, 2]	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	4-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE(TOE-NAILED)	2-16d [1]	3-16d	PER FOOT
ROOF SHEATHING			
STRUCTURAL PANELS	8d	10d	6" EDGE / 6" FIELD
GABLE ENDWALL RAKE	8d	10d	4" EDGE / 4" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS	8d	10d	6" EDGE / 6" FIELD
FIBERBOARD PANELS			
½"	6d [3]	-	3" EDGE / 6" FIELD
25/32"	8d [3]	-	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	8d	6" EDGE / 12" FIELD
PARTICLEBOARD PANELS	8d	8d	(SEE MANUFACTURER)
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT
FLOOR SHEATHING			
STRUCTURAL PANELS			
1" OR LESS	8d	10d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6 INCHES ON-CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3 INCHES ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT.
3. CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED, CHECK IBC FOR ADDITIONAL REQUIREMENTS.

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE
TABLE TAKEN FROM RESIDENTIAL CODE OF NEW YORK STATE (2020 EDITION)

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

FOR SI: 1 POUND PER SQUARE INCH = 6,895 kPa
a. STRENGTH AT 28 DAYS PSI.
b. SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL.
c. CONCRETE IN THESE LOCATIONS THAT IS SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR-ENTRAINED CONCRETE IN ACCORDANCE WITH FOOTNOTE d.
d. CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5 PERCENT OR MORE THAN 7 PERCENT.
e. SEE SECTION R402.2 FOR MAXIMUM CEMENTITIOUS CONTENT.
f. FOR GARAGE FLOORS WITH A STEEL-TROWELED FINSIH, REDUCTION OF THE TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) TO NOT LESS THAN 3 PERCENT IS PERMITTED IF THE SPECIFIED COMPRESSIVE STRENGTH OF THE CONCRETE IS INCREASED TO NOT LESS THAN 4,000 PSI.

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:
MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
ADDITION AND MAINTAIN

PHASE:
BZA

CHECKED BY: FF
ISSUE DATE: 02/09/24

DRAWN BY: SB
CURRENT DATE: 02/09/24

DRAWING TITLE:
NYS RESIDENTIAL BUILDING CODE STANDARDS

SHEET NO:
GN-1

NAILING AND STRAPPING

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

NOTE:

ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT - CS20 (COILED STRAP)
ALL COIL STRAPPING TO HAVE MINIMUM 12" BEARING ON WALL STUDS (ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS)
ALL STRAPPING TO BE SPACED AT 16" O.C.
ALL TABLES REFER TO 2018 W.F.C.M.

AT RAFTER TO RIDGE CONNECTION

FOR RIDGE STRAP - 4-8d COMMON NAILS OR
4-10d BOX NAILS IN EA.
END OF STRAP. - TABLE 3.6A

FOR ALT. COLLAR TIE - 4-10d COMMON NAILS OR
4-12d BOX NAILS IN EA.
END. - TABLE 3.6A

NOTE:

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

AT RAFTER TO TOP PLATE TO STUD CONNECTION

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

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

NOTE:

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

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION

(ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

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

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

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

NOTE:

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

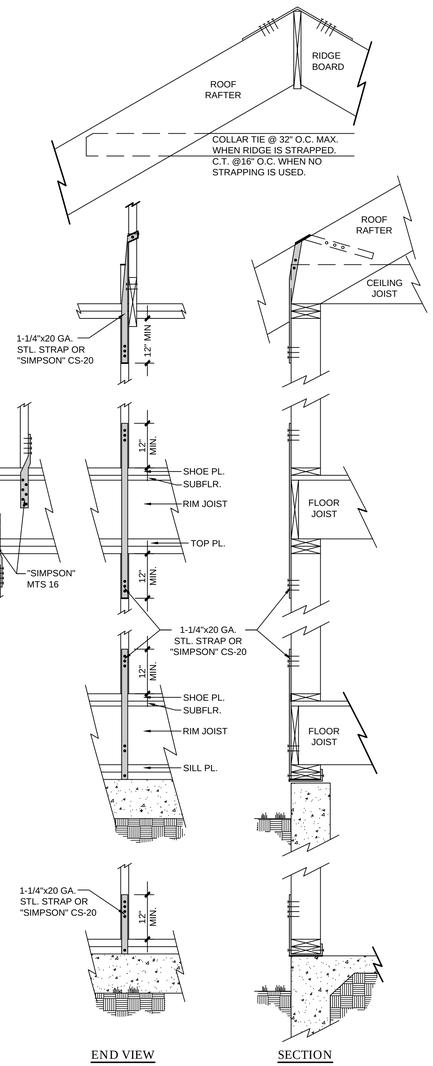
AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

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

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

(SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

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



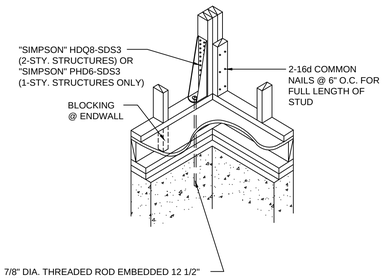
END VIEW SECTION

HOLD DOWN CONNECTIONS

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

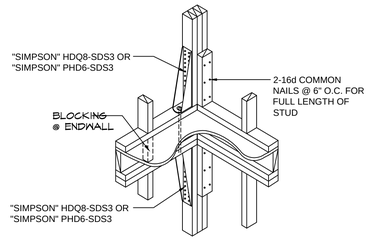
FIRST FLOOR ATTACHMENT

(REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)



SECOND FLOOR ATTACHMENT

(REQUIRED FOR ALL NEW CONSTRUCTION AND SECOND FLOOR ADDITIONS)

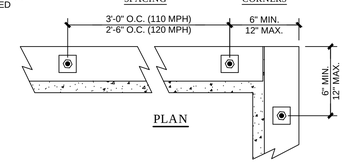


ALL STRAPPING, ANCHORS, HOLD DOWNS, & ADHESIVES TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS.

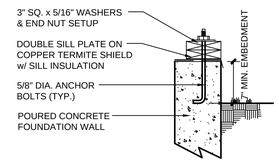
ANCHOR BOLT SPECIFICATION

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

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



PLAN

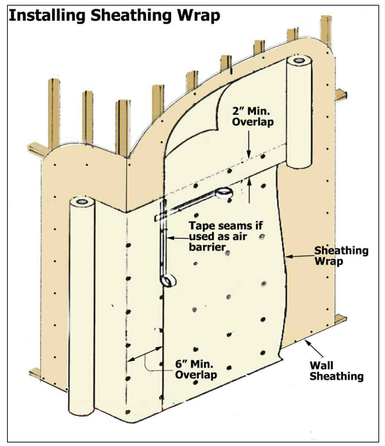


SECTION

NOTE:

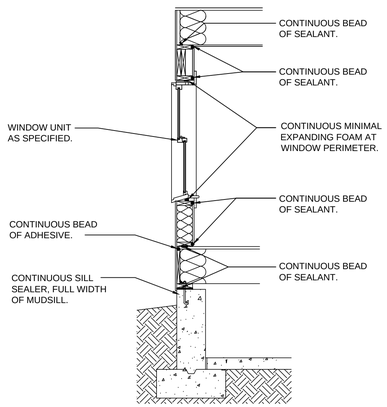
1.) USE 5/8" DIA. ANCHOR BOLTS W/ MINIMUM 7" EMBEDMENT INTO CONCRETE W/ 3" SQUARE x 5/16" WASHERS AND END NUT SETUP.
2.) ANCHOR NOTED HEREIN ARE NOT TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS.
3.) ONE ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MINIMUM TO 12" MAXIMUM FROM ENDS AND CORNERS.

BUILDING WRAP DETAIL



AIR SEALING DETAIL

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



SPLICING OF TOP PLATE

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)
TABLE 3.21

TOP PLATE SPLICE REQUIREMENTS
ONE STORY SLAB-ON-GRADE

Building Dimension (ft.)	Minimum Splice Length (ft.) [1,2,3]
12' - 0"	3'-0"
16' - 0"	4'-0"
20' - 0"	5'-0"
24' - 0"	6'-0"
28' - 0"	7'-0"
32' - 0"	8'-0"
36' - 0"	9'-0"
40' - 0"	11'-0"
50' - 0"	13'-0"
60' - 0"	16'-0"
70' - 0"	19'-0"
80' - 0"	22'-0"

TOP PLATE SPLICE REQUIREMENTS
ALL OTHER CASES

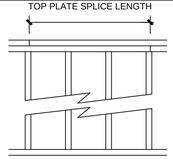
Building Dimension (ft.)	Minimum Splice Length (ft.) [1,2,3]
12' - 0"	2'-0"
16' - 0"	3'-0"
20' - 0"	4'-0"
24' - 0"	4'-0"
28' - 0"	5'-0"
32' - 0"	6'-0"
36' - 0"	7'-0"
40' - 0"	8'-0"
50' - 0"	10'-0"
60' - 0"	12'-0"
70' - 0"	14'-0"
80' - 0"	16'-0"

1.) TABULATED SPLICE LENGTHS ASSUME TOP PLATE-TO-TOP PLATE CONNECTION USING 2-16d NAILS PER FOOT. FOR SHORTER SPLICE LENGTHS, THE NAIL SPACING SHALL BE REDUCED IN ORDER TO PROVIDE AN EQUIVALENT NUMBER OF NAILS.

2.) TABULATED SPLICE LENGTHS ASSUME A BUILDING LOCATED IN EXPOSURE B OR C.

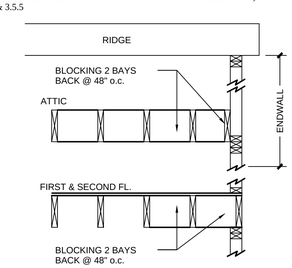
3.) TOP PLATES SHALL BE A MINIMUM OF STUD GRADE MATERIAL.

TOP PLATE SPLICE LENGTH

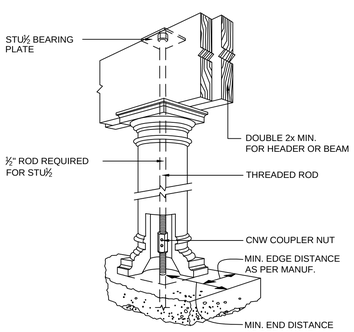


FLOOR & ROOF DIAPHRAGM BRACING

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)
SECTION 3.3.5 & 3.5.5



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



HOLLOW COLUMN DETAIL

NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS

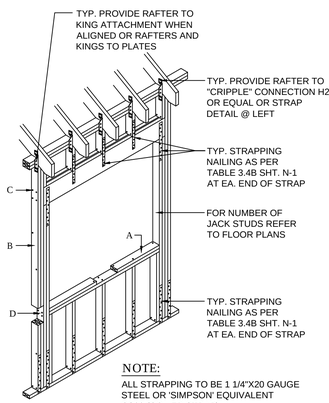
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NAILING SCHEDULE 'B' : (2001 W.F.C.M.)
ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

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

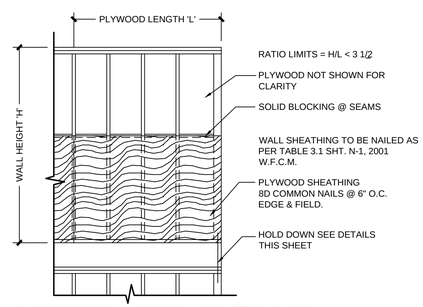
Notations :

A. NUMBER OF SILL STUDS ON THE FLAT (DOES NOT APPLY TO DOORS)
B. NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE OF HEADER
C. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE
D. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) AT EACH SIDE (DOES NOT APPLY TO DOORS)



NOTE:

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



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

SHEARWALL SEG. DETAIL (TYP)

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO
ARCHITECT
FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:
MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
ADDITION AND MAINTAIN

PHASE:
BZA

CHECKED BY: FF
ISSUE DATE: 02/09/24

DRAWN BY: SB
CURRENT DATE: 02/09/24

DRAWING TITLE:
NYS RESIDENTIAL BUILDING CODE DETAIL SHEET

SHEET NO:
GN-2

GENERAL NOTES & SPECIFICATIONS

GENERAL NOTES
DIVISION 1

1. BIDDERS ARE REQUIRED TO VISIT THE SITE AND ACQUAINT THEMSELVES WITH EXISTING CONDITIONS AT THE SITE.
2. AFFIDAVITS, CERTIFICATIONS, AND/OR OTHER CREDENTIALS SHALL BE FURNISHED FOR ALL OPERATIONS AND/OR PERSONNEL REQUIRED BY CODE TO BE LICENSED, CERTIFIED OR OTHERWISE QUALIFIED.
3. ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL AND STATE BUILDING CODES AND ORDINANCES AND SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL CODE AND THE 2020 NYS ENERGY CONSERVATION CODE.
4. DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITH OUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC
5. "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON. UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".
6. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
7. THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS ON THE DRAWINGS WITH ACTUAL MEASUREMENTS OF ALL WORK IN PLACE AT THE SITE AND BE RESPONSIBLE FOR THE CORRECTNESS OF THEM. ANY DIFFERENCE SHALL BE REPORTED IN SUFFICIENT TIME FOR CONSIDERATION AND DIRECTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL LINE, GRADES AND BENCH MARKS, NECESSARY FOR PROPER EXECUTION OF THE WORK BEFORE PROCEEDING. ALL SURVEY DATA SHALL BE VERIFIED BY THE CONTRACTOR.
9. ALL WORK SHALL BE EXECUTED IN SUCH A MANNER AS TO PROTECT THE SAFETY OF ALL WORKMEN AND THE PUBLIC. ALL BARRIERS AND OTHER PRECAUTIONARY MEASURES SHALL BE BE REQUIRED FOR SAFETY DURING THE ENTIRE CONSTRUCTION OPERATION.
10. OWNER/CONTRACTOR(S), ARE RESPONSIBLE FOR INSPECTION, APPROVALS, PERMITS, CERTIFICATE OF OCCUPANCY, UL APPROVAL, ETC.
11. THE CONTRACTOR SHALL DELIVER TO THE OWNER, UPON SUBSTANTIAL COMPLETION OF THE WORK, A WRITTEN GUARANTEE TO COVER A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER.
12. ANY AND ALL CHANGES TO WORK MUST BE PRESENTED TO OWNER, IN WRITING, FOR APPROVAL, PRIOR TO COMMENCEMENT. ALL PRICING INCLUDING CREDITS, OR ADDITIONS ARE TO BE FURNISHED TO OWNER AS PART OF CHANGE ORDER SUBMITTALS IN ACCORDANCE WITH THE GENERAL CONTRACT.

SITE WORK
DIVISION 2

1. CONTRACTOR SHALL CLEAR & GRUB THE ENTIRE AREA AS REQUIRED TO FACILITATE THE CONSTRUCTION PROCESS. REMOVE ALL BRANCHES, STUMPS, ROOTS, ETC. & DISPOSE OF OFF SITE.
2. CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL EXISTING SUBSURFACE UTILITIES & TAKE PROPER PRECAUTIONS NOT TO DISTURB THESE ITEMS. HAND DIG/ EXCAVATE AS REQ'D. NOTIFY PROPER AUTHORITIES, INSPECTORS, AS REQUIRED BY LOCAL & STATE CODE.
3. BACKFILL SHALL BE ACCOMPLISHED IN LIFTS NOT TO EXCEED 12" IN DEPTH. COMPACTION SHALL BE AT A MINIMUM OF 95% OF THE MODIFIED PROCTOR DENSITY AND AT OPTIMUM MOISTURE CONTENT. THE MATERIAL SHALL CONTAIN LESS THAN 12% PASSING THE #200 SIEVE.
4. CONTRACTOR SHALL STRIP & STOCKPILE ALL TOPSOIL LOCATED WITHIN THE CONSTRUCTION AREA LIMITS.
5. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO NOT DISTURB ANY EXISTING STRUCTURE, FOOTING &/OR FOUNDATIONS DURING EXCAVATION &/OR BACKFILLING. ANY UNDERMINING WHICH OCCURS DURING EXCAVATION SHALL BE REPAIRED VIA UNDERPINNING & SIMILAR PROCESSES.
6. DEMO - TEST FOR LEAD AND FOLLOW PROPER REMOVAL & DISPOSAL REQ'S, INCLUDING CERTIFICATION

CONCRETE
DIVISION 3

1. ELEVATION OF FOOTING BOTTOMS SHALL NOT BE LESS THAN 3'-0' BELOW EXISTING GRADE AND SHALL BE WELL DRAINED, PUMP AS REQUIRED.
2. ANCHOR BOLT SPACING FROM ENDS OF FOUNDATION WALLS SHALL BE 12" MAX & SPACED @ 30" OC MAX.
3. FOOTINGS TO BEAR ON UNDISTURBED SOIL (VIRGIN) OF ONE TON PER SQUARE FOOT BEARING CAPACITY.
4. CONCRETE TO BE READY MIXED, AND NO CONCRETE SHALL BE PLACED UNDER 40 DEGREES FAHRENHEIT.
5. CONSTRUCTION JOINTS IN FOUNDATION WALLS SHALL BE NO LESS THAN 4'-0" FROM ANY PIER AND A MAXIMUM OF 50'-0" APART. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS. DO NOT USE HORIZONTAL CONSTRUCTION JOINTS.
6. SLABS ON GRADE SHALL BE PLACED BY STRIP PLACING METHOD (MAXIMUM WIDTH 20' X INFINITE LENGTH). WITH CONTROL JOINTS (SAW CUT) MAXIMUM 20'-0" O.C.). CONSTRUCTION JOINTS SHALL BE PLACED ALONG LENGTH OF PLACEMENT AND AT END OF PLACEMENT.
7. CONTINUOUS CONCRETE FOOTINGS ARE SHOWN. FOOTING STEPS AS PER REQUIREMENTS OF LOCAL BUILDING CODES. UNEQUAL BEARING IS NOT PERMITTED.
8. FURNISH 3500 PSI STONE AGGREGATE CONCRETE. ALL CONCRETE SHALL CONFORM TO ACI 301-95.
9. ALL REINFORCEMENT OTHER THAN MESH SHALL BE DEFORMED TYPE INTERMEDIATE GRADE BILLET.
10. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
11. TEMPERATURE REINFORCEMENTS, SPLICES, SUPPORTS FOR REINFORCEMENTS SHALL CONFORM TO REQUIREMENTS OF ACI - 318, 2008
12. CONTINUOUS REINFORCEMENTS SHALL BE LAPPED 40 DIAMETERS AT SPLICES AND CORNERS AND HOOKED AT NON-CONTINUOUS ENDS. REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH SP-66(04)
13. PROVIDE TWO #6 BARS FOR ALL SIDES AT OPENINGS IN CONCRETE WALLS UNLESS OTHERWISE NOTED. EXTEND BARS 2'-0" BEYOND OPENINGS, HOOK ENDS.
14. PROVIDE SLEEVES AND BOX OUT FOR OPENINGS REQUIRED BY MECHANICAL TRADES. OPENINGS SHALL BE PLACED SO THAT STRENGTH OF STRUCTURAL MEMBERS IS NOT AFFECTED.
15. MAINTAIN A MAXIMUM SLOPE OF ONE VERTICAL TO TWO HORIZONTAL BETWEEN BOTTOMS OF ADJACENT FOOTINGS, INCLUDING BOTTOM OF EXISTING FOOTINGS.

MASONRY
DIVISION 4

1. ALL CONCRETE BLOCK SHALL BE LOAD BEARING AND SHALL CONFORM TO ASTM STANDARD C-90 GRADE N UNITS.
2. FILL BLOCKS SOLID UNDER CONCENTRATED LOADS IN ALL BLOCK WALL ABOVE AND BELOW GRADE. ALL ANCHORAGE PLACED IN MASONRY TO BE FILLED SOLID WITH CONC.
3. PROVIDE VERTICAL CONTROL JOINTS IN BLOCK WALL 30'-0" O.C. MAXIMUM USING PREMOULDED FILLER AND JAMB BLOCK UNLESS OTHERWISE DETAILED ON DRAWINGS.
4. ALL BLOCK WALLS SHALL BE CONSTRUCTED WITH GALVANIZED WALL REINFORCEMENT TO BE TRUSS TYPE (9)GAUGE) AND PLACED 1'-4" O.C. VERTICALLY, WIDTH AS RECOMMENDED BY MANUFACTURER.
5. NO MASONRY CONSTRUCTION TO BE INSTALLED UNDER 36 DEGREES FAHRENHEIT, NO CINDER BLOCK PERMITTED. BLOCK TO BE CLEAN AND PLUMB. THERE SHALL BE NO DIMENSIONAL VARIATION IN EXCESS OF 1/4".
6. USE TYPE M CEMENT MORTAR, ALL MEASURED BY VOLUME PER ASTM C270-73.
7. ALL NECESSARY WIRING, ANCHORING DEVICES, INSERTS AND ITEMS RELATED TO OTHER TRADES, ATTACHING TO CONCRETE, SHALL BE INSTALLED BY MASON CONTRACTOR.
8. MASONRY REINFORCEMENT GALVANIZED TRUSS DESIGN SIMILAR TO DUR-O-WALL OR EQUAL, TO HAVE NO.9 SIDE BAR X NO.9 CROSS BARS. REINFORCEMENT SHALL BE OF WIDTHS RECOMMENDED BY MANUFACTURER FOR VARIOUS WALL THICKNESS' REQUIRED, NO LESS THAN 5/8" MORTAR COVER OVER THE SIDE RODS, HEAVIER GAUGE REINFORCEMENT SHALL BE USED FOR FOUNDATIONS AS NOTED.

METALS
DIVISION 5

1. STRUCTURAL STEEL TO BE DESIGNED BY DISC SPECIFICATION FOR DESIGN, FABRICATION, AND ERECTION. USE 70# PER SQUARE FOOT DEAD & LIVE LOADS.
2. ROLLED SHAPES AND PALTED SHALL CONFORM TO ASTM 572 GRADE 50 UNLESS OTHERWISE NOTED.
3. SHOP CONNECTIONS TO BE WELDED FIELD CONNECTION TO BE 3/4" DIAMETER ASTM A-325 TYPE N CONNECTION, U.O.N., EXCEPT WHERE FIELD WELDED IS NOTED.
4. WELDING TO COMPLY WITH AWS SPECIFICATIONS. USE E70XX ELECTRODE.
5. ALL STEEL TO RECEIVE ONE COAT OF RUST INHIBITIVE PAINT (MINIMUM) APPLIED AT FACTORY.
6. PROVIDE 1/4" ANGLE ANCHOR WITH STUD; FIELD WELD TO ALL BEAMS RESTING ON MASONRY AND CONCRETE. UNLESS OTHERWISE NOTED ON DRAWINGS
7. PROVIDE 1/2" BEARING PLATE AT ENDS OF ALL JOIST AND BEAM RESTING ON MASONRY OR CONCRETE. PROVIDE CROSS BRIDGE PER MANUFACTURERS RECOMMENDATION.
8. CONNECTION TO BE ANGLE CONNECTIONS UNLESS NOTED.
9. BASE PLATES TO BE ANCHORED WITH (4) 3/4" DIAMETER X 6" LONG ANCHOR BOLT UNLESS OTHERWISE NOTED ON DRAWINGS.
10. FABRICATOR SHALL SUPPLY SHOP DRAWINGS WITH N.Y.S. LICENSED ENGINEERS SEAL INDICATING ALL DESIGN LOADS, CONNECTIONS ERECTION DETAILS. CONTRACTOR SHALL BE RESPONSIBLE TO CHECK CORRECTNESS OF SHOP DRAWINGS PRIOR TO ACCEPTANCE AND SUBMISSION TO BUILDING DEPARTMENT.
11. ALL BRIDGING TO BE INSTALLED BEFORE CONSTRUCTION LOADS ARE PLACED ON JOISTS AND BOLTED TO END BEAMS OR WALL AT TOP AND BOTTOM CHORDS.
12. ALL LOOSE LINTELS TO HAVE MINIMUM OF 8" BEARING AT EACH END OF M.O. PROVIDE FLASHING AT EXTERIOR OF ALL OPENINGS. ALL WIDE FLANGE LINTELS TO HAVE 10" MINIMUM BEARING ON EACH END OVER 16" MASONRY.
13. FASTENERS, HANGERS, AND TIE-DOWN CONNECTORS THAT COME IN CONTACT WITH A.C.Q. TREATED LUMBER MUST BE DESIGNED FOR SUCH USE. (CHECK MANUFACTURER'S SPECIFICATIONS.)

WOOD & PLASTICS
DIVISION 6

1. ALL FRAMING LUMBER AND DETAILS OF WOOD CONSTRUCTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND STEEL FASTENINGS (INCLUDING) SUPPLEMENT NO.1). ALL NEW FRAMING LUMBER FOR JOISTS AND LOAD BEARING STUD WALLS AND WOOD COLUMNS SHALL BE DOUG FIR (NORTH) FB=1000 PSI. ALL LUMBER SHALL BE GRADE MARKED AT MILL AND SHALL BE SURFACE DRY. ALL EXTERIOR LUMBER TO BE WESTERN CEDAR (Fb =725PSI)
2. SHEATHING SHALL BE AS SHOWN ON DRAWINGS, AND WILL COMPLY WITH APPLICABLE RESIDENTIAL STANDARDS:

   ROOF SHEATHING - 1/2" CDX, MAXIMUM SPAN 16" O.C. USE SOLID SHEATHING AT ALL EAVES AND VALLEYS.

   SUB FLOOR TO BE 3/4" THICK T&G C-D INT-APA WITH EXTERIOR GLUE. MAXIMUM SPAN 24" O.C. FASTEN WITH CONSTRUCTION ADHESIVE AND WOOD SCREWS.

   WALL SHEATHING TO BE 1/2" THICK CDX INT-APA WITH MAX. SPAN 24" O.C. UNLESS OTHERWISE NOTED ON DRAWINGS
3. CONTRACTOR TO VERIFY THAT BEAMS, JOISTS AND HEADERS, ARE APPLIED "CROWN UP".
4. PROVIDE CROSS BRIDGING AT MAXIMUM 8'-0" O.C. FOR ALL WOOD JOIST. NO JOIST SHALL BE CUT OR NOTCHED WITH OUT PRIOR APPROVAL
5. FIRESTOP ALL CONCEALED SPACES TO CODE

THERMAL & MOISTURE PROTECTION
DIVISION 7

1. ROOFER TO GUARANTEE MATERIAL AND INSTALLATION OF ALL ROOFING AS MANUFACTURER SUGGESTS & FOR 15YEARS MINIMUM, METAL FLASHING FOR 5 YEARS. A WRITTEN GUARANTEE TO BE SUBMITTED TO OWNER PRIOR TO FINAL ACCEPTANCE AND PAYMENT.
2. FLASHING TO BE ALUMINUM, COPPER OR, LEAD COATED COPPER, 16 GAUGE TO BE LAPPED AND SOLDERED ACCORDING TO BEST PRACTICES.
3. GUTTERS AND LEADERS TO BE SEAMLESS ALUMINUM, COLOR PER SPECIFICATIONS. PITCH TO LEADERS. CONNECT TO SITE DRAINAGE AS DETAILED.
4. COLOR SAMPLES OF SIDING AND TRIM SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL.
5. INSULATION TO BE KRAFT,OR FOIL FACED FIBERGLASS BLANKETS OR AS INDICATED ON DRAWINGS.

DOORS & WINDOWS
DIVISION 8

1. FIXED UNITS TO BE 1" INSULATED GLAZED UNITS WITH PROFILES TO MATCH ADJACENT UNITS.
2. CONTRACTOR TO SUBMIT WRITTEN (1) ONE YEAR WARRANTY TO REPAIR/REPLACE DEFECTIVE MATERIALS OR WORKMANSHIP. WARRANTY PERIOD TO BEGIN AFTER DATE OF FINAL ACCEPTANCE OF ALL WORK.
3. GLASS/GLAZING TO BE CLEANED PRIOR TO FINAL INSPECTION.
4. WOOD DOORS WILL BE FULLY WEATHER STRIPPED SIZES AS INDICATED ON THE DRAWINGS. DOORS TO HAVE U FACTOR OF .40 OR LESS, WITH 1" DOUBLE INSULATED GLAZING AS INDICATED.
5. ALL DOORS TO BE HUNG WITHIN 48 HOURS AFTER DELIVERY. DOORS THAT HAVE WARPED PRIOR TO INSTALLATION ARE TO BE REPLACED AT NO COST TO OWNER. SEE DOOR SCHEDULE.
6. HURRICANE GLASS NOT REQUIRED AS BUILDING IS GREATER THEN 1 MILE FROM COAST LINE.

FINISHES
DIVISION 9

1. MATERIAL TO BE DELIVERED TO JOB IN ORIGINAL CARTONS OR BUNDLES, AND STORED IN DRY AND PROTECTED AREA, AWAY FROM THE ELEMENTS.
2. GYPSUM WALL BOARD SHALL BE 1/2" OR AS INDICATED ON DRAWINGS.
3. WATER RESISTANT WALL BOARD SHALL BE SHEETROCK M/R OR EQUAL.
4. CONCRETE GLASS FIBER REINFORCED BOARD SHALL BE WONDERBOARD WALL SYSTEM 36"X48"X7/16" AS MANUFACTURED BY MODULARS INC., OR EQUAL. INSTALL AS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PROVIDE CONTINUOUS 6 MIL VAPOR BARRIER AROUND SHOWER ENCLOSURE.
5. METAL TRIM, ACCESSORIES, INCLUDING CORNER BEADS, CASING BEADS, AND EDGE TRIM, SHALL BE STANDARD TYPE GALVANIZED STEEL AS INDICATED ON DRAWINGS.
6. FASTENERS FOR ATTACHMENT OF GYPSUM BOARD TO WOOD STUDS AND FURRING, SHALL BE CADIUM PLATED OR EQUAL RUST PROOF TREATED. TYPICAL USG BRAND DRYWALL NAIL OR EQUAL USING SELF TAPPING SCREWS FOR ATTACHMENT TO METAL FURRING CHANNELS.
7. CONTRACTOR TO SUPPLY ALL LABOR AND MATERIALS FOR A COMPLETE MUD INSTALLATION ON ALL TILE FLOORS. UNLESS OTHERWISE NOTED ON DRAWINGS
8. PREPARE ALL INTERIOR SURFACES; CLEAN, CAULK, SANDPAPER, ETC., PRIOR TO PAINTING.
9. PROVIDE PROTECTION (DROP CLOTHS, PLASTIC SHEETS) AND CLEAN ALL SPOTS CAUSED BY THE WORK.
10. COLOR ARE TO BE APPROVED AND SELECTED BY ARCHITECT & OWNER. CONTRACTOR TO SUPPLY SAMPLES FOR APPROVAL.
11. ALL MATERIALS TO BE BROUGHT TO JOB IN ORIGINAL PACKAGING AND MIXED ON-SITE.
12. BACK PAINT ALL EXTERIOR WOOD TRIM.
13. EXTERIOR WOODWORK TO BE PRIMED COMPLETELY, PRIOR TO INSTALLATION,. NO EXTERIOR STAINING TO BE DONE WHEN THE TEMPERATURE IS BELOW 50 DEGREES FAHRENHEIT, UNLESS PRIOR APPROVAL IS GRANTED. ALL SURFACES ARE TO BE DRY AND OUT OF DIRECT SUNLIGHT WHEN PAINTED. HARDWARE AND FINISHES TO BE MASKED TO PREVENT DAMAGE FROM PAINTING.

MECHANICAL
DIVISION 15

PLUMBING

1. FURNISH AND INSTALL NECESSARY WASTE AND WATER TO ACCOMMODATE FIXTURE AND FAUCET LOCATIONS AS PER PLANS AND CODES.
2. PROVIDE PROPER VENTING, TO CODE.
3. PRESSURE/WET TEST ALL PIPING PRIOR TO INSTALLING AND INTERIOR WALL FINISH.
4. RELOCATE GAS, WATER, SEPTIC SUPPLY, & WASTE LINES AS REQ'D BY CODE.

MECHANICAL

1. ALL HVAC EQUIPMENT AND SYSTEMS TO BE GUARANTEED FOR TWO YEARS ON ALL PARTS AND LABOR, AND FOR FIVE YEAR ON COMPRESSOR.
2. SEPARATE AND COMPLETE HVAC SHOP DRAWINGS, MANUFACTURERS PRINTED LITERATURE, CUTS, BROCHURES, CATALOGUES AND PERFORMANCE TABLES TO BE SUPPLIED FOR APPROVAL AND ACCEPTANCES BY OWNER PRIOR TO JOB START. U.O.N.
3. FILE ALL PERMITS & PAY ALL FEES AS REQUIRED.
4. PROVIDE ALL CUTTING AND PATCHING AS REQUIRED. ALL INSTALLATIONS SHALL BE WEATHERTIGHT.
5. PROVIDE ALL ROOF AND WALL FLASHING, CAULKING AND SEALANT.

ELECTRICAL
DIVISION 16

1. FILE ALL PERMITS AND PAY ALL FEES AS REQUIRED.
2. INSTALL AND MAINTAIN TEMPORARY LIGHT AND POWER FOR TRADES.
3. ALL ELECTRICAL WIRING, FIXTURES, OUTLETS, SWITCHES, AND EQUIPMENT TO BE PROPERLY GROUNDED.
4. SUBMIT LAYOUT DRAWINGS, MANUFACTURERS LITERATURE, CUTS AND SPECS. FOR ACCEPTANCE AND APPROVALS BEFORE START OF WORK.
5. COORDINATE LAYOUT DRAWINGS WITH HVAC, PLUMBING, ETC. AND PROVIDE PROPER WIRING AND ELECTRICAL OPERATIONS FOR ALL EQUIPMENT.
6. ALL FLUORESCENT FIXTURES SHALL BE PROVIDED WITH WATT SAVER BALLAST AND T-8 LAMPS.

MATERIAL HANDLING & STORAGE

1. ALL MATERIALS SHALL BE PROTECTED FROM WEATHER WITH WATER-RESISTANT TARPS.
2. ALL TARPS SHALL BE SECURED TO GROUND OR STRUCTURE TO PREVENT WIND UPLIFT.
3. ALL MATERIALS SHALL BE STOCK-PILED NEATLY & IN AN ORGANIZED MANNER. LOSS OF MATERIALS DUE TO LACK OF ORGANIZATION WILL BE THE CONTRACTORS SOLE RESPONSIBILITY & COST.
4. SUBMIT LAYOUT DRAWINGS, MANUFACTURERS LITERATURE, CUTS AND SPECS. FOR ACCEPTANCE AND APPROVALS BEFORE START OF WORK.

SECTION R904 - MATERIALS

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SECTION OF THE CODE WHERE REFERENCING ROOF MATERIALS, COMPATIBILITY OF MATERIALS, MATERIAL SPECIFICATIONS AND PHYSICAL CHARACTERISTICS AND PRODUCT IDENTIFICATION.
INSTALL A MIN. OF ONE CARBON MONOXIDE DETECTOR IN THE VICINITY OF SLEEPING AREAS. SINGLE AND MULTIPLE STATION ALARMS AS PER STATE CODE.
R904.4 PRODUCT IDENTIFICATION- ROOF COVERING MATERIALS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURER'S IDENTIFYING MARKS AND APPROVED TESTING AGENCY LABELS WHEN REQUIRED.

R905.2.6 ATTACHMENT- ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER. FOR NORMAL APPLICATIONS, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEED 20 UNITS VERTICAL IN 12 UNITS HORIZONTAL SPECIAL METHODS OF FASTENING ARE REQUIRED.

EXCEPTIONS: ASPHALT STRIP SHINGLES SHALL HAVE A MINIMUM OF SIX FASTENERS PER SHINGLE WHERE THE ROOF IS IN ONE OF THE FOLLOWING CATEGORIES:
1. THE BASIC WIND SPEED PER FIGURE R301.2(4) IS 110 MILES PER HOUR OR GREATER AND THE EAVE IS 20 FEET OR HIGHER ABOVE GRADE.
2. THE BASIC WIND SPEED PER FIGURE R301.2(4) IS 120 MILES PER HOUR OR GREATER.
3. SPECIAL WIND ZONES PER FIGURE R301.2(4).

R905.2.7.1 ICE PROTECTION - IN ALL OF NASSAU AND SUFFOLK COUNTY AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVE'S EDGE TO A POINT 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

DOUBLE ROOF UNDERLAYMENT (FELT) FOR ROOFS >=2:12 AND <=4:12

WALL TYPE DESCRIPTIONS

DESCRIPTION	SYMBOL KEY
INTERIOR PARTITIONS DOUG-FIR #2 WOOD STUDS (VERIFY EXIST. STUD SIZE) @16"OC W/ 1/2" GYPSUM BOARD ON BOTH SIDES*	2X4 STUDS @ 16" O.C.
EXTERIOR WALLS DOUG-FIR #2 WOOD STUDS (VERIFY EXIST. STUD SIZE) @16"OC W/ 1/2" GYPSUM BOARD ON INT. SIDE & 1/2" CDX PLY SHEATHING EXT.* *UNLESS OTHERWISE NOTED ON DRAWINGS	2X6 STUDS @ 16" O.C.
EXISTING WALLS EXISTING TO REMAIN. MODIFY EXISTING FINISHES WHICH ARE ADJACENT TO NEW CONSTRUCTION FOR A CONSISTANT & COHESIVE APPEARANCE	
DEMOLITION ALL ITEMS & SYSTEMS BEING REMOVED SHALL BE COMPLETED IN A MANNER WHICH COORDINATES WITH THE INTENT OF NEW CONSTRUCTION	

SYMBOLS

	ELEVATION MARKER
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	DIRECTION OF JOIST'S SPAN
	WOOD POST
	3½" STL. LALLY COL.
	FIBERGLASS INSULATION
MF	MECHANICAL EXHAUST FAN

ABBREVIATIONS

A.F.F. = ABOVE FINISHED FLOOR
BD = BOARD
BTN = BETWEEN
CANT = CANTILEVER
CJ = CEILING JOIST
ELEV = ELEVATION
EXT. = EXTERIOR
F.F. = FINISHED FLOOR
FJ = FLOOR JOIST
FL. = FLOOR
FND= FOUNDATION
FTG = FOOTING
HDR = HEADER
HORIZ. = HORIZONTAL
INT. = INTERIOR
R.R. = ROOF RAFTER
STL. = STEEL
W/ = WITH
V.I.F. = VERIFY IN FIELD
TYP = TYPICAL

COMPLIANCE STATEMENT:
THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2016 NYS SUPPLEMENTAL CODE AND ALL RELATED CODES

FILE LOCATION:

REVISIONS:

#	DATE	DESCRIPTION

ISSUED TO:

DISCLAIMER:

DRAWINGS ARE THE PROPERTY OF FRANK FALINO, ARCHITECT,PLLC. AND SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF FRANK FALINO, ARCHITECT,PLLC "WARNING: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW SECTION 7209.2 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW 7209.2".

ARCHITECT'S SEAL:

REGISTERED ARCHITECT FRANK FALINO 020336 STATE OF NEW YORK

FRANK FALINO
ARCHITECT
FRANK FALINO
ARCHITECT, PLLC
DESIGN & CONSTRUCTION

16 HARBOR ROAD
PORT WASHINGTON, NY 11050
(631) 375-5513

frankfalino@gmail.com

CLIENT INFO:
MOYSES AND ANNA BALLINAS

3 HUNTINGTON ROAD
PORT WASHINGTON, NY 11070
SEC. 5, BLOCK 60 LOT 313

PROJECT TITLE:
BALLINAS RESIDENCE

PROJECT DESCRIPTION:
ADDITION AND MAINTAIN

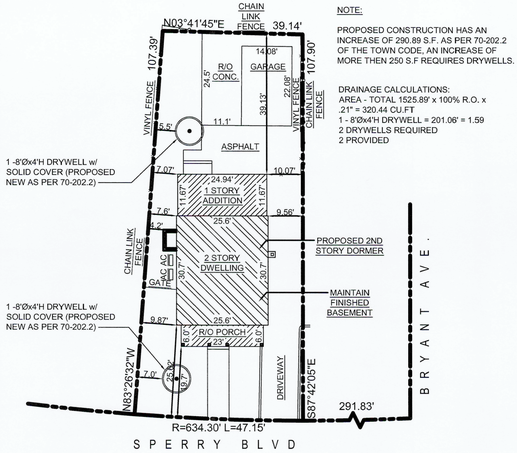
PHASE:
BZA

CHECKED BY:	ISSUE DATE:
FF	02/09/24

DRAWN BY:	CURRENT DATE:
SB	02/09/24

DRAWING TITLE:
GENERAL NOTES

SHEET NO:
GN-3



NOTE:

PROPOSED CONSTRUCTION HAS AN INCREASE OF 290.89 S.F. AS PER 70-202.2 OF THE TOWN CODE, AN INCREASE OF MORE THEN 250 S.F REQUIRES DRYWELLS.

DRAINAGE CALCULATIONS:
AREA - TOTAL 1525.89' x 100% R.O. x .21" = 320.44 CU.FT
1 - 8'Ø x4'H DRYWELL = 201.06' = 1.59
2 DRYWELLS REQUIRED
2 PROVIDED

SITE PLAN

1"= 20'-0"

SECTION:8 BLOCK:347 LOT:38

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

NOTES:

- ALL FASTENERS FOR PRESSURE TREATED WOOD ARE TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS PER CODE.
- ALL LUMBER THAT COMES IN CONTACT w/ CONCRETE/ MASONRY TO BE PRESSURE TREATED PROTECT MICROLAM ENDS IN FOUNDATION POCKETS.
- BOILER INSTALLATION MANUAL TO BE ON SITE FOR BUILDING INSPECTOR.
- DOUBLE UP ALL FRAMING UNDER PARALLEL PARTITIONS
- DESIGN SHALL BE IN COMPLIANCE W/ RESIDENTIAL CODE OF N.Y.S. 2020 & 2018 W.F.C.M.
- CONC. STRENGTH AS PER THE NYS. RES. CODE
- ALL PLUMBING SYSTEMS, MATERIALS, AND ACCESSORIES MUST COMPLY w/ CURRENT N.Y.S. & LOCAL PLUMBING CODES.
- PLANS ARE IN COMPLIANCE w/ APPENDIX J: RECONSTRUCTION OF THE RESIDENTIAL CODE OF N.Y.S. 2020
- STAIRS LANDING RAILS & GUARDS AS PER SECTION R312
- OUTSIDE LIGHTING AS PER CODE
- STAIRWAY ILLUMINATION AS PER CODE
- FIRE BLOCK AS PER CODE
- DRAFT STOPPING AS PER CODE
- FLOOR DIAPHRAGM BRACING W.F.C.M. 3.3.5
- ENTIRE WALL IS SHEAR WALL
- SUBFLOOR TO BE GLUED & SCREWED
- **ALL WINDOWS ARE ANDERSON STOCK MODEL. SEE LAYOUT FOR STOCK NUMBERS**

NOTE:
SMOKE DETECTOR/ALARM

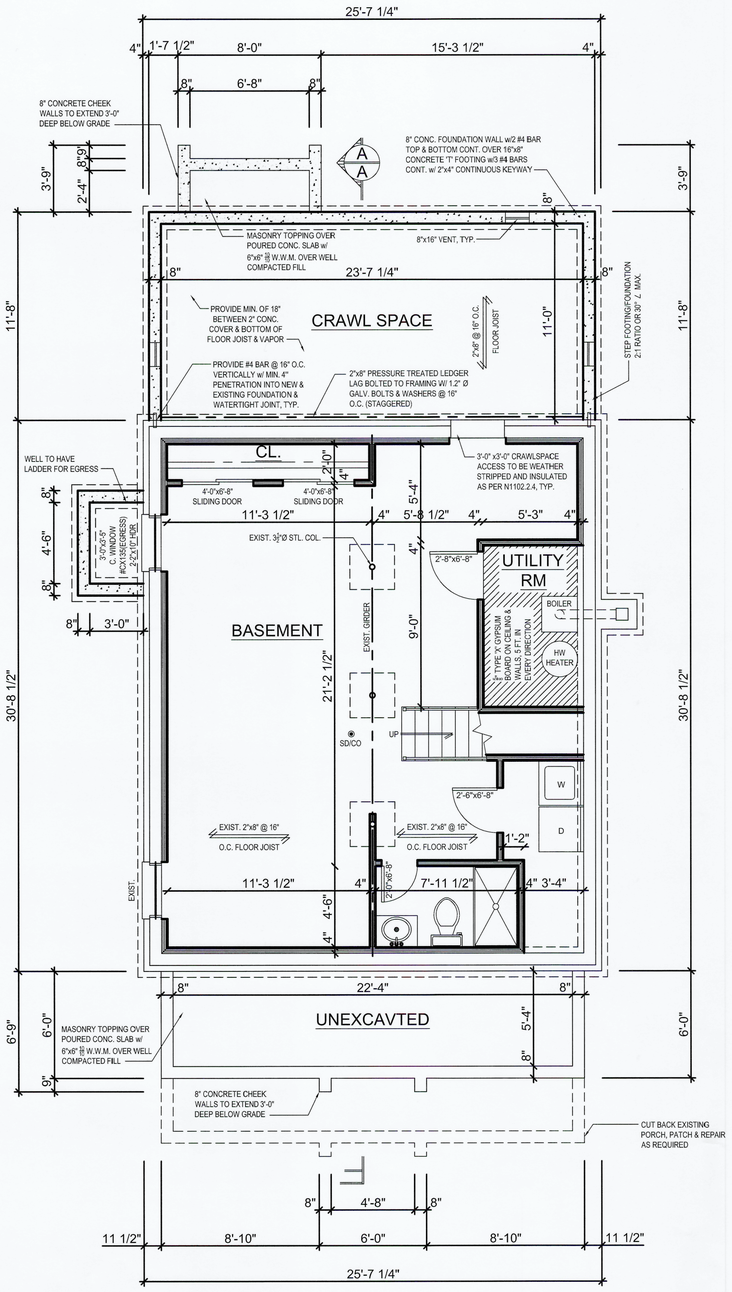
- EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN IMMEDIATE VICINITY
- ON EACH ADDITIONAL STORY INCLUDING BASEMENTS/ CELLARS
- HEAT DETECTOR REQUIRED IN ALL NEW ATTACHED GARAGES. (R314.2.1)

SEE SECTION R314
CM ALARMS AS PER R315 OF THE 2020 RESIDENTIAL CODE OF NYS & SECTION 915 OF THE 2020 FIRE CODE OF NYS

NOTE:
EGRESS WINDOW OPENINGS
5.7 SQ.FT. MIN.
5 SQ. FT. @ GRADE FLOOR
MIN. CLEAR HT. 24"
MIN. CLEAR W. 20"
NOT MORE THAN 44" A.F.F.
SEE SECTION R310

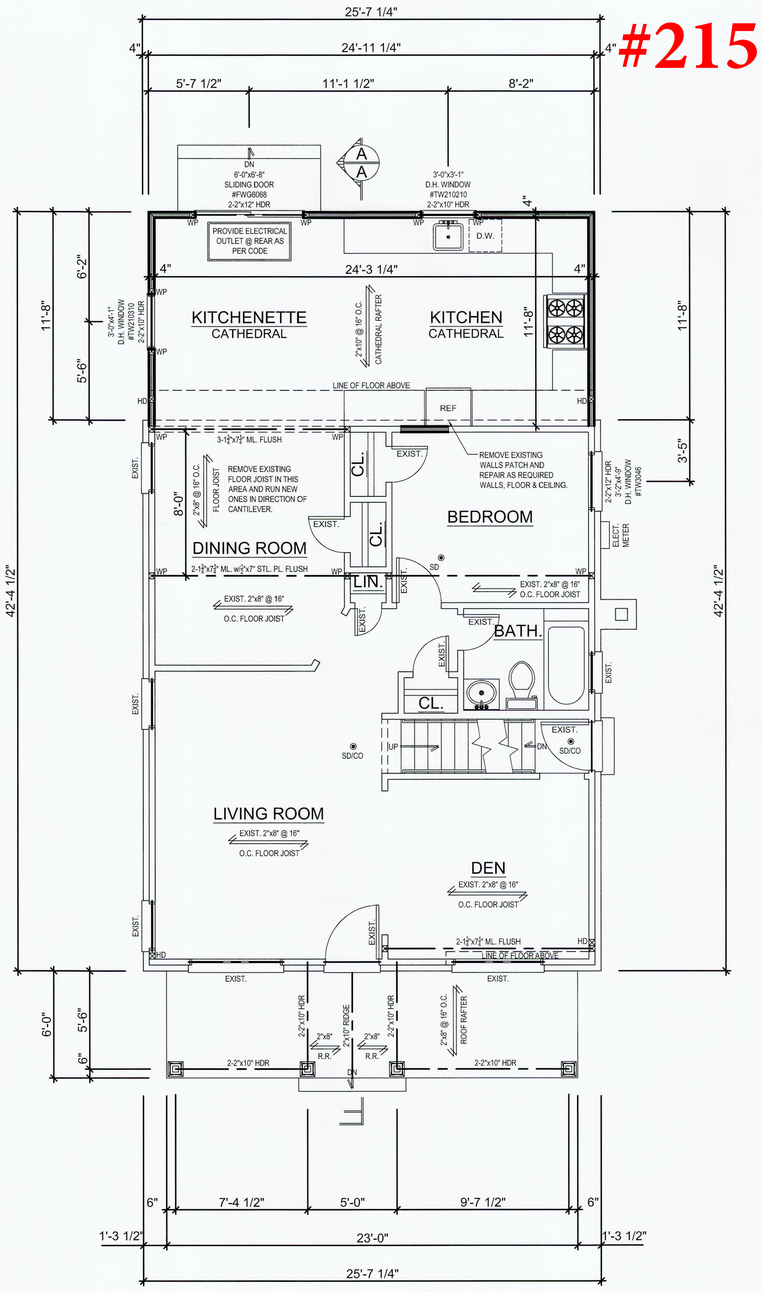
CARBON MONOXIDE DETECTOR AS PER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE & ARE WITHIN 10 FEET OF ALL SLEEPING UNITS WHICH CONTAIN NO FUEL SOURCE

ZONING ANALYSIS: RESIDENCE C DISTRICT			
	PERMITTED	EXISTING	PROPOSED
LOT SIZE:	5000 S.F. MIN.	4654.03	4654.03
USE:	RESIDENCE	RESIDENCE	RESIDENCE
HEIGHT:	30' MAX.	24.5'	24.6'
BLDG. COVERAGE:	35.0%	16.89%	32.78%
FRONT YARD:	25'	25.9'	19.7'
FRONT YARD: CORNER	25'	N/A	N/A
SIDE YARD:	5' MIN 25% OF LOT	9.5' 19.6' TOTAL	7.07' 16.63' TOTAL
REAR YARD:	15'	50.4'	39.13'



FOUNDATION PLAN

1/4"= 1'-0"



FIRST FLOOR PLAN

1/4"= 1'-0"

#21559

EAGLE DESIGN ASSOCIATES
924 NEWBRIDGE ROAD NORTH BELLMORE, NY 11710
PHONE # (516) 731-5506 FAX # (516) 826-6368
EAGLEDESIGNARCHITECTS@GMAIL.COM

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT, TO ALTER THESE PLANS IN ANY WAY. BY ACCEPTANCE AND USE OF THESE PLANS THE OWNER/ CONTRACTOR/ AGENT AGREES TO LIMIT THE LIABILITY OF EAGLE DESIGN ASSOCIATES AND EMPLOYEES DUE TO NEGLECT OR ACTS OF ERROR SUCH THAT THE TOTAL AGGREGATE LIABILITY OF EAGLE DESIGN ASSOCIATES AND THE EMPLOYEES SHALL NOT EXCEED THE TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT.

PROP. REAR ADDITION AND R/O PORCH

LUKOSE RESIDENCE

522 SPERRY BLVD, NEW HYDE PARK, NY 11040 516-697-5264

TM # 8/347/38

JOB #220910

DESIGN SHALL BE IN COMPLIANCE WITH RESIDENTIAL & BUILDING CODE OF NEW YORK STATE 2020 EDITION, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, AND THE 2014 NFPA STANDARD 70, STANDARD 70, ENERGY CODE STANDARD IECC RESIDENTIAL PROVISIONS CHAPTER 11 REFERENCE

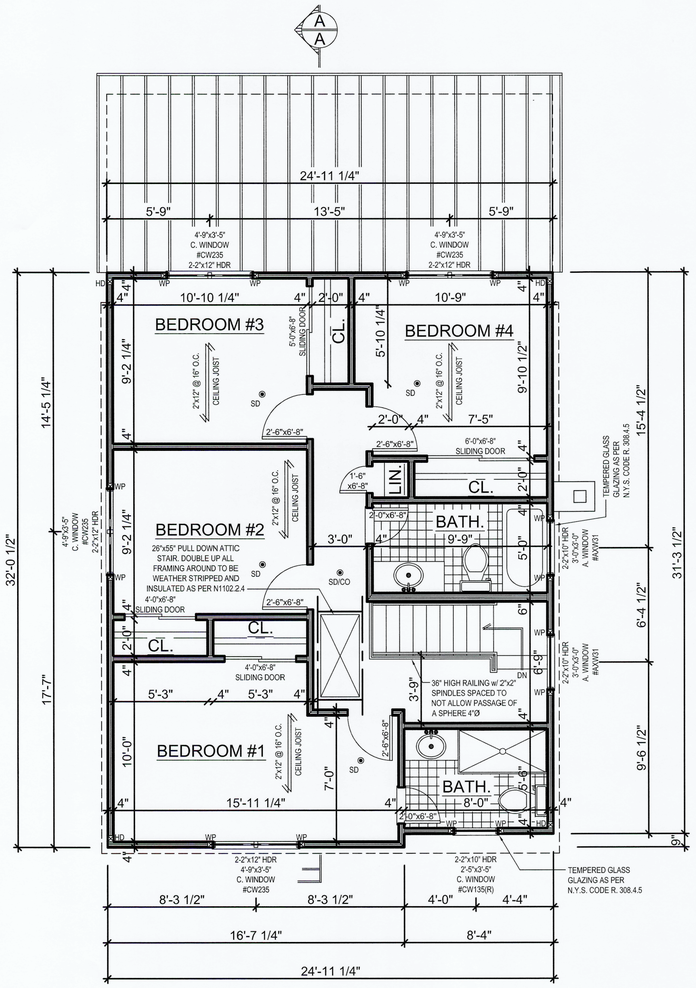
REVISIONS:
03/17/23 03/25/24
08/02/23
12/29/23
02/08/24
02/15/24
03/01/24

SITE, FOUNDATION & FIRST FLOOR PLAN

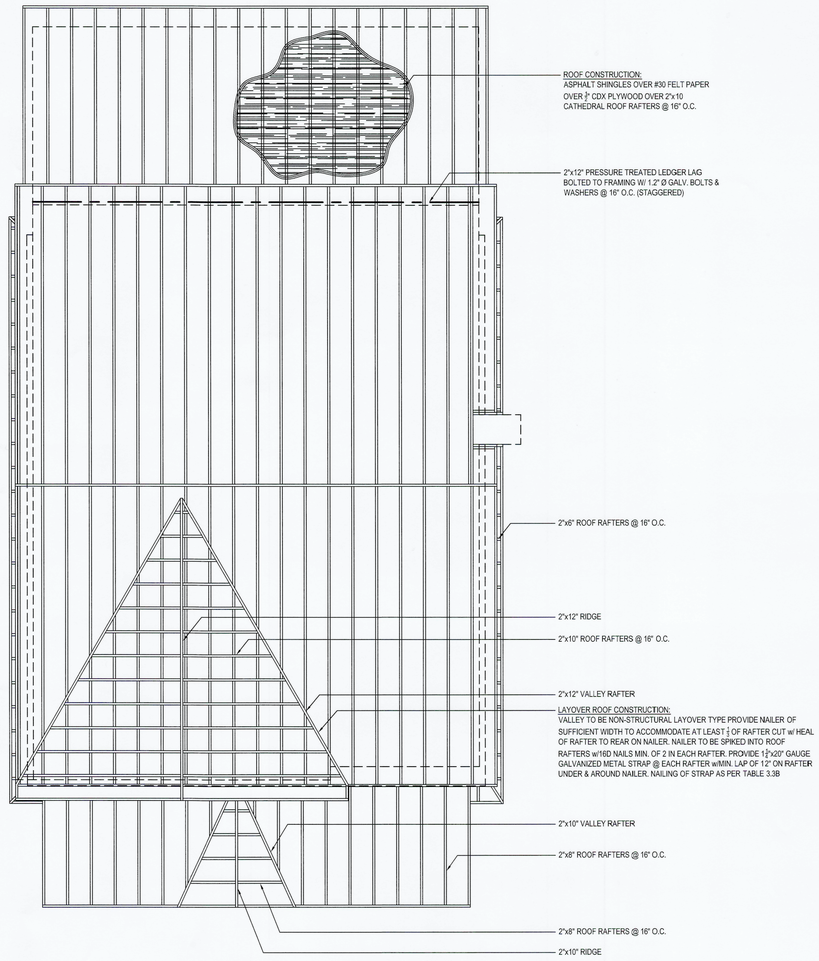
REGISTERED ARCHITECT ANTHONY T. OLIVERI 027844 STATE OF NEW YORK

SHEET NUMBER

9 OF 1



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



ROOF PLAN 1/4"= 1'-0"

NOTES:
- DOUBLE UP ALL FRAMING UNDER PARALLEL PARTITIONS
- DESIGN SHALL BE IN COMPLIANCE W/ RESIDENTIAL CODE OF N.Y.S. 2020 & 2018 W.F.C.M.
- STAIRS LANDING RAILS & GUARDS AS PER SECTION R312
- OUTSIDE LIGHTING AS PER CODE
- STAIRWAY ILLUMINATION AS PER CODE
- FIRE BLOCK AS PER CODE
- DRAFT STOPPING AS PER CODE
- FLOOR DIAPHRAGM BRACING W.F.C.M. 3.3.5
- ENTIRE WALL IS SHEAR WALL
- SUBFLOOR TO BE GLUED & SCREWED
- **ALL WINDOWS ARE ANDERSON STOCK MODEL. SEE LAYOUT FOR STOCK NUMBERS. 400 SERIES**

NOTE:
SMOKE DETECTOR/ALARM
- EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN IMMEDIATE VICINITY
- ON EACH ADDITIONAL STORY INCLUDING BASEMENTS/ CELLARS
- HEAT DETECTOR REQUIRED IN ALL NEW ATTACHED GARAGES. (R314.2.1)

SEE SECTION R314
CM ALARMS AS PER R315 OF THE 2020 RESIDENTIAL CODE OF NYS & SECTION 915 OF THE 2020 FIRE CODE OF NYS

NOTE:
EGRESS WINDOW OPENINGS
5.7 SQ.FT. MIN.
5 SQ. FT. @ GRADE FLOOR
MIN. CLEAR HT. 24"
MIN. CLEAR W. 20"
NOT MORE THAN 44" A.F.F.
SEE SECTION R310

CARBON MONOXIDE DETECTOR AS PER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE & ARE WITHIN 10 FEET OF ALL SLEEPING UNITS WHICH CONTAIN NO FUEL SOURCE

EAGLE DESIGN ASSOCIATES
924 NEWBRIDGE ROAD NORTH BELLMORE, NY 11710
PHONE # (516) 731-5506 FAX # (516) 826-6368
EAGLEDESIGNARCHITECTS@GMAIL.COM

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT, TO ALTER THESE PLANS IN ANY WAY. BY ACCEPTANCE AND USE OF THESE PLANS THE OWNER/ CONTRACTOR/ AGENT AGREES TO LIMIT THE LIABILITY OF EAGLE DESIGN ASSOCIATES AND EMPLOYEES DUE TO NEGLECT OR ACTS OF ERROR SUCH THAT THE TOTAL AGGREGATE LIABILITY OF EAGLE DESIGN ASSOCIATES AND THE EMPLOYEES SHALL NOT EXCEED THE TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT.

PROP. REAR ADDITION AND R/O PORCH

LUKOSE RESIDENCE

522 SPERRY BLVD, NEW HYDE PARK, NY 11040

TM # 8/347/38

516-697-5264

JOB #220910

DESIGN SHALL BE IN COMPLIANCE WITH RESIDENTIAL & BUILDING CODE OF NEW YORK STATE 2020 EDITION, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, AND THE 2014 NFPA STANDARD 70, STANDARD 70, ENERGY CODE STANDARD IECC RESIDENTIAL PROVISIONS CHAPTER 11 REFERENCE

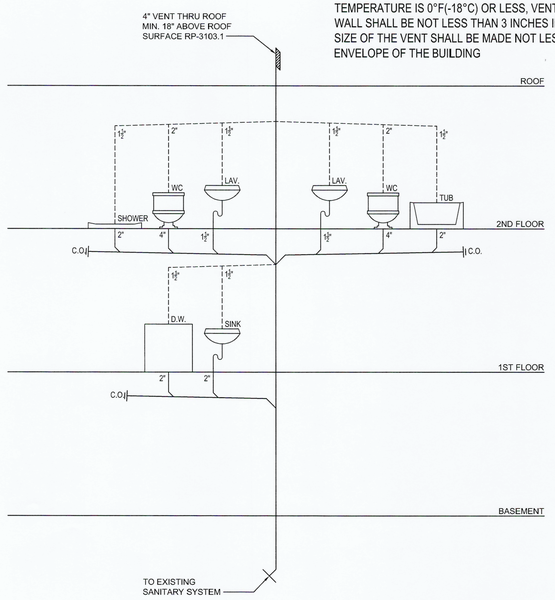
REVISIONS:
03/17/23 03/25/24
08/02/23
12/29/23
02/08/24
02/15/24
03/01/24

2ND FLOOR & ROOF PLAN

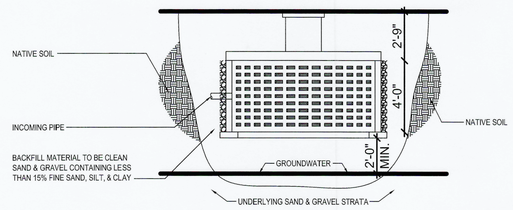
REGISTERED ARCHITECT
DENNIS T. QUINN
NO. 027844
STATE OF NEW YORK

SHEET NUMBER
9
OF
2

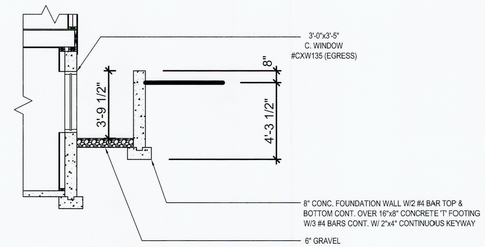
NOTE:
- P3103.1 ROOF EXTENSION: OPEN VENT PIPES THAT EXTEND THROUGH THE ROOF SHALL BE TERMINATED NOT LESS THAN 6 INCHES ABOVE THE ROOF OR 6 INCHES ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER. WHERE A ROOF IS TO BE USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK OR SUNBATHING DECK OR FOR SIMILAR PURPOSES, OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7 FEET ABOVE THE ROOF.
- P3103.2 FROST CLOSURE: WHERE THE 97.5% VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F(-18°C) 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



PLUMBING RISER N.T.S.



DRYWELL DETAIL 1/4"= 1'-0"

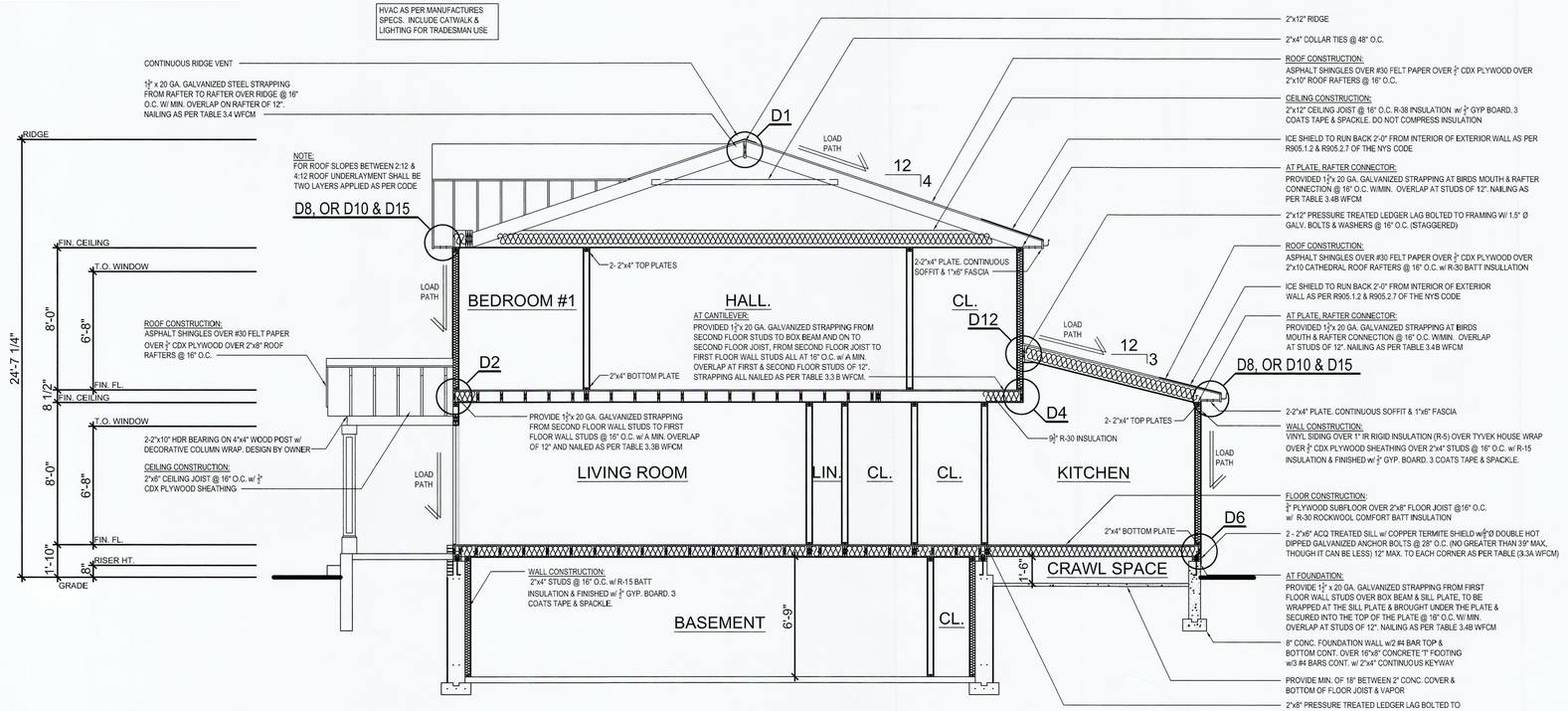


WINDOW WELL DETAIL 1/4"= 1'-0"

ALL WATER LINES AND DUCTS ARE INSULATED IN ACCORDANCE TO THE NYS ENERGY CODE

HVAC AS PER MANUFACTURES SPECS. INCLUDE CATWALK & LIGHTING FOR TRADESMAN USE

FLASHING PER R905.2.8



SECTION A-A 1/4"= 1'-0"

EAGLE DESIGN ASSOCIATES
924 NEWBRIDGE ROAD NORTH BELLMORE, NY 11710
PHONE # (516) 731-5506 FAX # (516) 826-6368
EAGLEDESIGNARCHITECTS@GMAIL.COM

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT, TO ALTER THESE PLANS IN ANY WAY. BY ACCEPTANCE AND USE OF THESE PLANS THE OWNER/ CONTRACTOR/ AGENT AGREES TO LIMIT THE LIABILITY OF EAGLE DESIGN ASSOCIATES AND EMPLOYEES DUE TO NEGLECT OR ACTS OF ERROR SUCH THAT THE TOTAL AGGREGATE LIABILITY OF EAGLE DESIGN ASSOCIATES AND THE EMPLOYEES SHALL NOT EXCEED THE TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT.

PROP. REAR ADDITION AND R/O PORCH
LUKOSE RESIDENCE
522 SPERRY BLVD, NEW HYDE PARK, NY 11040 516-697-5264
TM # 8/347/38
JOB #220910

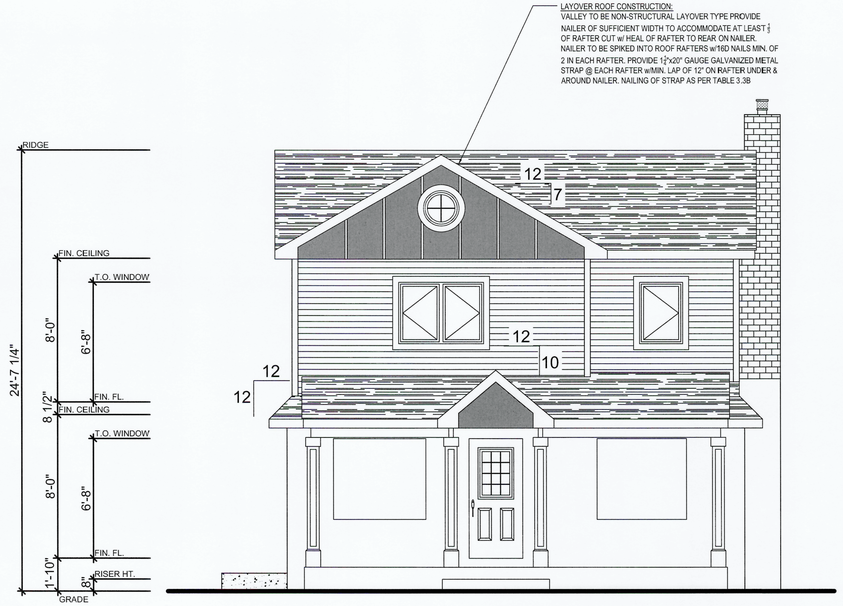
DESIGN SHALL BE IN COMPLIANCE WITH RESIDENTIAL & BUILDING CODE OF NEW YORK STATE 2020 EDITION, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, AND THE 2014 NFPA STANDARD 70, STANDARD 70, ENERGY CODE STANDARD IECC RESIDENTIAL PROVISIONS CHAPTER 11 REFERENCE

REVISIONS:
03/17/23 03/25/24
08/02/23
12/29/23
02/08/24
02/15/24
03/01/24

PLUMBING RISER, DETAILS & SECTION A-A

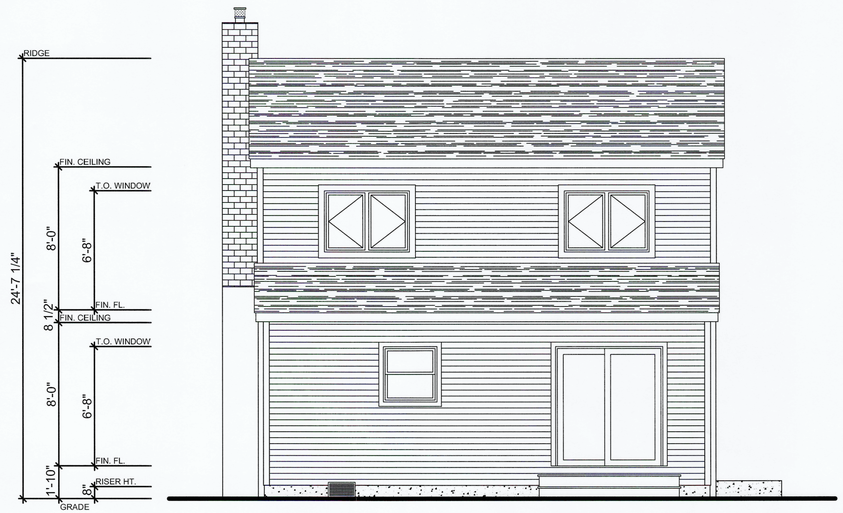
LICENSED ARCHITECT DOMINIC J. CARUSO STATE OF NEW YORK

SHEET NUMBER
9
OF
3

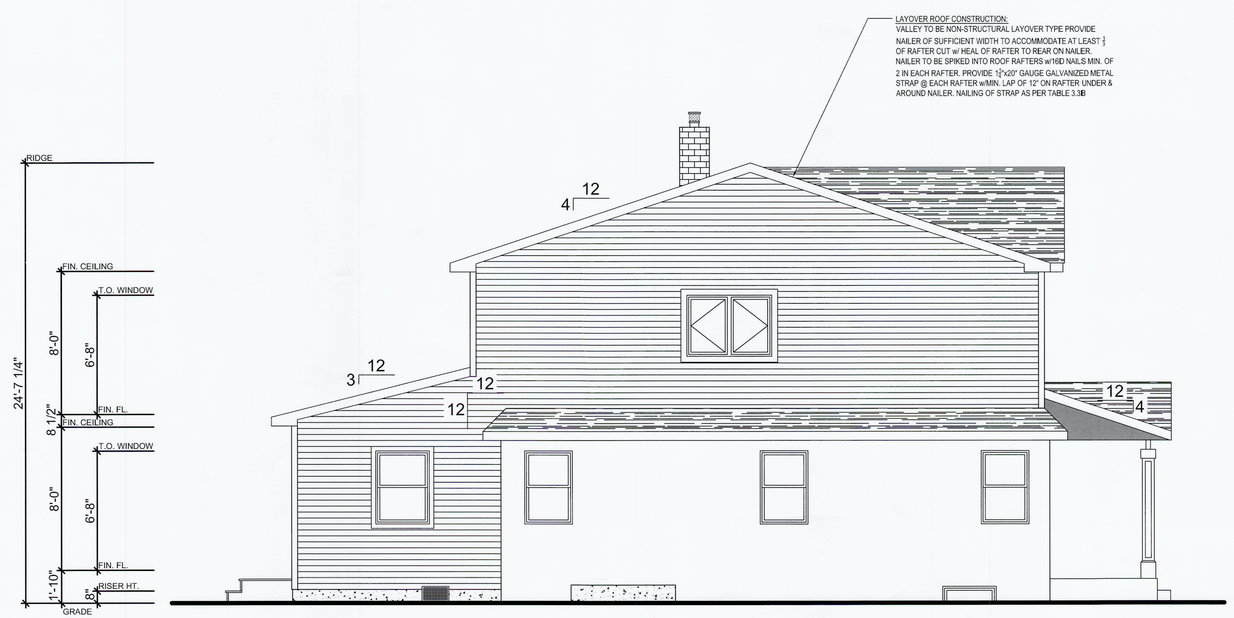


FRONT ELEVATION 1/4"= 1'-0"

RIGHT SIDE ELEVATION 1/4"= 1'-0"



REAR ELEVATION 1/4"= 1'-0"



LEFT SIDE ELEVATION 1/4"= 1'-0"

EAGLE DESIGN ASSOCIATES
924 NEWBRIDGE ROAD NORTH BELLMORE, NY 11710
PHONE # (516) 731-5506 FAX # (516) 826-6368
EAGLEDESIGNARCHITECTS@GMAIL.COM

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT, TO ALTER THESE PLANS IN ANY WAY. BY ACCEPTANCE AND USE OF THESE PLANS THE OWNER/ CONTRACTOR/ AGENT AGREES TO LIMIT THE LIABILITY OF EAGLE DESIGN ASSOCIATES AND EMPLOYEES DUE TO NEGLECT OR ACTS OF ERROR SUCH THAT THE TOTAL AGGREGATE LIABILITY OF EAGLE DESIGN ASSOCIATES AND THE EMPLOYEES SHALL NOT EXCEED THE TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT.

PROP. REAR ADDITION AND R/O PORCH
LUKOSE RESIDENCE
522 SPERRY BLVD, NEW HYDE PARK, NY 11040 516-697-5264
TM # 8/347/38
JOB #220910

DESIGN SHALL BE IN COMPLIANCE WITH RESIDENTIAL & BUILDING CODE OF NEW YORK STATE 2020 EDITION, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, AND THE 2014 NFPA STANDARD 70, STANDARD 70, ENERGY CODE STANDARD IECC RESIDENTIAL PROVISIONS CHAPTER 11 REFERENCE

REVISIONS:
03/17/23 03/25/24
08/02/23
12/29/23
02/08/24
02/15/24
03/01/24

ELEVATIONS

REGISTERED ARCHITECT DENNIS T. O'BRIEN 026 OF NEW YORK

SHEET NUMBER
9
OF
4

BUILDING PLAN REVIEW NOTES:

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

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

SYMBOL	DESCRIPTION
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	DUPLEX RECEPTACLE OUTLET
S	SINGLE POLE SWITCH
GFCI	GROUND FAULT CIRCUIT INTERUPT RECEPTACLE
3	3-WAY SWITCH
	ROCKER ON/OFF
	NEW WALL
	EXISTING WALLS REMOVED & PATCH & REPAIR
	LINE OF FLOOR ABOVE OR BELOW
CO	SMOKE/CARBON MONOXIDE, & HEAT DETECTOR
HD	

GENERAL NOTES:

1. IT IS THE INTENTION OF THESE DOCUMENTS TO PROVIDE FOR THE CONSTRUCTION OF A RESIDENCE OR RESIDENTIAL ADDITION INCLUDING EVERY ITEM REQUIRED TO COMPLETE THE WORK. ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST RULES AND REGULATIONS OF THE NEW YORK STATE BUILDING CODE AND ALL OTHER AGENCIES HAVING JURISDICTION OVER THE WORK. IT SHALL NOT BE CONSTRUED TO MEAN THAT ANY MORE STRINGENT REQUIREMENTS AS SET FORTH BY THESE DOCUMENTS MAY BE MODIFIED.
3. ALL MATERIALS AND CONSTRUCTION SHALL BE NEW IN STRICT COMPLIANCE WITH THE LATEST STANDARDS OF THE VARIOUS TRADE ORGANIZATIONS (ACI, AISC, ETC...).
4. ALL MATERIALS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
5. ALL WORK SHALL BE COORDINATED WITH ALL TRADES TO AVOID CONFLICTS.
6. ALL CONTRACTORS TO MAINTAIN WORKMAN'S COMPENSATION AND DISABILITY INSURANCE IN AMOUNTS REQUIRED BY LAW.
7. ALL CONTRACTORS SHALL BE HELD TO HAVE VISITED THE JOB SITE TO BECOME FAMILIAR WITH THE DIFFICULTIES OF A PROJECT.
8. ALL CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS, SOIL TEST REPORTS, ETC. REQUIRED TO COMPLETE THE WORK.
9. ALL CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS EFFECTING THE WORK, INCLUDING DIMENSIONS TO INSURE PROPER STRENGTH, FIT AND LOCATION OF THE WORK, IF A CONDITION EXISTS WHICH DISAGREES WITH THOSE SHOWN ON THE DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THERE FROM.
10. ALL CONTRACTORS SHALL VERIFY LOCATIONS OF EXISTING UNDERGROUND UTILITIES.
11. CONTRACTORS SHALL PROVIDE ALL NECESSARY SUPPORT, BRACING, SHORING, ETC. TEMPORARY OR PERMANENT, AS REQUIRED TO SAFELY CONSTRUCT THE PROJECT.
12. ALL CONTRACTORS SHALL EXERCISE GOOD JUDGMENT TO MINIMIZE DAMAGE TO EXISTING CONDITIONS (INCLUDING LAWNS AND SHRUBS). ALL DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITIONS.
13. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO DESIGN, PROVIDE AND INSTALL ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK. ALL SITE WORK, ALL MATERIALS AND ALL FINISHES WHICH ARE NOT OTHERWISE INDICATED ON THE DOCUMENT AND/OR REQUIRED BY APPLICABLE CODES OR OWNER REQUIREMENTS.
14. ALL WORK SHALL BE FULLY GUARANTEED FOR ONE YEAR AFTER THE INSUANCE DATE OF A CERTIFICATE OF OCCUPANCY.
15. OWNER TO SELECT FINISH MATERIALS; KITCHEN AND BATHROOM FIXTURES. TYPE AND LOCATION OF LIGHTING FIXTURES SWITCHED AND TELEPHONES JACKS.
16. THE OWNER IS RESPONSIBLE OF OBTAINING THE FINAL SURVEY AND ALL COSTS FOR BUILDING DEPARTMENT REQUIREMENTS.
17. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUE, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
18. THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTIONS.
19. DO NOT SCALE THESE DRAWINGS. UTILIZE DIMENSIONS ONLY. USE FIELD DIMENSIONS IN COORDINATION WITH PLANNED DIMENSIONS.

SITE NOTES:

1. PITCH GRADE AWAY FROM THE BUILDING (R401.3).
2. STORM WATER TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
3. ALL TREES WITHIN 15'-0" OF PROPOSED CONSTRUCTION TO BE PROTECTED.
4. ALL LANDSCAPING DAMAGED BY THE CONSTRUCTION OPERATION TO BE REPLACED AS REQUIRED.
5. ALL DAMAGED CURBING, SIDEWALKS, ETC... TO BE REPLACED.

CONCRETE NOTES:

1. SOIL BEARING CAPACITY IS ASSUMED TO BE 3000 PSF (TABLE R401.4.1) SHOULD POORER SOIL CONDITIONS BE ENCOUNTERED ACTUAL BEARING CAPACITY SHALL BE DETERMINED AND FOOTINGS ARE TO BE REDESIGNED.
2. ALL CONCRETE WORK TO CONFORM TO LATEST ACI CODE.
3. ALL CONCRETE (TO INCLUDE GARAGE SLABS AND CONCRETE EXPOSED TO WEATHERING) SHALL BE 3500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. ALL EXPOSED CONCRETE SHALL BE AIR ENTRAINED (TABLE R402.2).
4. ADEQUATE PROTECTION TO BE MADE FOR CONCRETE AND MASONRY WORK AGAINST FREEZING. NO CONCRETE OR MASONRY SHALL BE PERFORMED IN TEMPERATURES BELOW 40°F. NO CONCRETE SHALL BE CAST ON FROZEN GROUND.
5. ADDITIVES SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
6. ALL FOOTING TO BE CAST CONCRETE AND REST ON VIRGIN SOIL 3'-0" MINIMUM BELOW GRADE, STEP AS REQUIRED (R403.1.4).
7. ALL FOOTING TO HAVE A PROJECTION AT EACH S:DE OF THE WALL ABOVE, PROVIDE 3 #5 CONTINUCUS REBARS UNLESS OTHERWISE NOTED (R403.1.3.5). - PROJECTION NOT TO EXCEED THE FOOTING THICKNESS
8. PROVIDE 2"x4" MINIMUM KEY WAY BETWEEN FOOTING AND FOUNDATION WALL (R403.1.1).
9. WALL FORMS TO REMAIN IN PLACE THREE DAYS MINIMUM.
10. CONCRETE FOUNDATION WALLS SHALL BE CAST MONOLITHIC NO HORIZONTAL JOINTS SHALL BE PERMITTED SHOULD A BREAK IN CASTING BE REQUIRED IT SHALL BE VERTICAL AND THE SURFACE SHALL BE PREPARED PRIOR TO THE NEXT CAST.
11. PROVIDE SLEEVES IN FOUNDATION WALLS AS REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, TRADES AS REQUIRED COORDINATE WITH OTHER CONTRACTORS, AGENCIES, ETC...
12. CONCRETE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING FOR ALL WALLS AS REQUIRED TO EXIST WIND AND CONSTRUCTION LOADS.
13. THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS SHALL BE DAMPROOFED.
14. ANCHOR BOLTS TO BE P⌀ x12" LONG WITH 3" HOOK AND 3"x3" WASHER SPACE 39" O.C. MAXIMUM FOR 8"-0" END ZONES, AND 45" OC FOR INTERIOR ZONES. PROVIDE TWO BOLTS AT EACH CORNER SPACED 1'-0" APART WITHIN 6" & 12" OF CORNER & PLATE ENDS WITH MINIMUM OF 7" EMBEDMENT IN POURED CONCRETE & 15" IN MASONRY BLOCK, FILL TOP TWO COURSES SOLID IN ACCORDANCE WITH WOOD FRAME CONSTRUCTION MANUAL 3.2.1.7 TABLE 3.2A
15. ALL SLABS ON GRADE SHALL REST ON A 6" COMPACTED BASE OF CLEAN SAND OR GRAVEL INSTALL A 6 MIL. POLYETHYLENE VAPOR BARRIER PRIOR TO CASTING SLAB.
16. ALL SLABS ON GRADE TO HAVE 6"x6" W1.4 x W1.4 WWM REINFORCING CONFORMING TO ASTM A185. SEE R506 RESIDENTIAL CODE SECTION
17. PROVIDE SAWED OR KEYED AND FORMED CONTROL JOINTS FOR SLAB AND WALKS ON GRADE AT 20'-0" O.C. MAXIMUM IN BOTH DIRECTIONS.
18. STEP FOOTINGS DOWN AS REQUIRED. MAXIMUM STEP FOOTINGS SHALL BE ONE VERTICALLY TO TWO HORIZONTALLY WHERE ELEVATIONS CHANGE.
19. CRAWL SPACE VENTS, IN ACCORDANCE WITH R408.1 ARE TO BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING
20. ACCESS TO CRAWL SPACE AS PER R408.4

EXCAVATION NOTES:

1. EXCAVATION CONTRACTOR TO EXCAVATE TRUE TO LINES AND GRADES DOWN TO SPECIFIED LEVELS.
2. ALL TOP SOIL TO BE STOCK PILED FOR FUTURE USE. ALL GOOD MATERIAL NEEDED FOR BACK FILL TO BE STOCK PILED SEPARATELY. EXCESS AND UNACCEPTABLE MATERIAL TO BE LEGALLY REMOVED FROM THE SITE.
3. ALL BACK FILL TO BE PLACED IN 12" LIFTS AND COMPACTED LAYER BY LAYER TO 95 PERCENT PROCTER DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557.
4. BACKFILL AS PER CODE R404.1.7

ROUGH CARPENTRY NOTES:

1. ALL LUMBER SHALL BE DOUGLAS FIR #1 OR BETTER, WITH AN EXTREME FIBER STRESS (Fb) OF 850 PSI MINIMUM.
2. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED UNLESS OTHERWISE NOTED. (R317)
3. THE ENTIRE WORK SHALL BE ACCURATELY FRAMED PLUMB, LEVEL AND TRUE BRACED AND ANCHORED TOGETHER TO FORM A RIGID STRUCTURE; TO ENSURE EVEN SETTLEMENT AND SHRINKAGE THROUGHOUT.
4. ANCHOR BOLTS TO BE P⌀ x12" LONG WITH 3" HOOK AND 3"x3" WASHER SPACE 39" O.C. MAXIMUM FOR 6'-,9" END ZONES, AND 45" OC FOR INTERIOR ZONES. PROVIDE TWO BOLTS AT EACH CORNER SPACED 1'-0" APART WITHIN 6" & 12" OF CORNER & PLATE ENDS WITH MINIMUM OF 7" EMBEDMENT IN POURED CONCRETE & 15" IN MASONRY BLOCK, FILL TOP TWO COURSES SOLID IN ACCORDANCE WITH WOOD FRAME CONSTRUCTION MANUAL 3.2.1.7 TABLE 3.2A
5. ALL NAILS, BOLTS, JOIST HANGERS AND FRAMING CONNECTORS TO BE HOT DIPPED GALVANIZED. ALL FLUSH CONNECTIONS TO BE SIMPSON STRONG TIE.
6. ALL JOISTS, HEADERS, BEAMS AND RAFTERS TO HAVE 2" MINIMUM BEARING AT EACH END.
7. FLOOR JOISTS SHALL BE BRIDGED AT 8" O.C.
8. ALL STRUCTURAL LUMBER SHALL BE KEPT 2" CLEAR OF CHIMNEYS AND FIRE BOXES.
9. HEADERS, TRIMMERS AND JOISTS UNDER PARTITIONS TO BE DOUBLED. BLOCK BETWEEN JOISTS UNDER PARTITIONS. STUD WALLS TO BE BLOCKED SOLID AT MIDPOINT.
10. PROVIDE HEADERS OVER ALL OPENINGS EQUAL TO FULL WIDTH OF FRAMING. ALL WALL OPENINGS SHALL HAVE DOUBLE STUD JAMS. MINIMUM HEADER SIZE TO BE (2) 2"x6" FOR OPENINGS UP TO 3'-0" WIDE AND/OR (2) 2"x8" FOR OPENINGS UP TO 5'-0" WIDE UNLESS OTHERWISE NOTED.
11. ALL EXTERIOR WALL CORNERS TO HAVE FOUR STUDS MINIMUM NAILED WITH 16d @ 12" O.C.
12. ALL TOP PLATES TO BE DOUBLED WITH A 48" MINIMUM LAP SPLICE BUT JOINTS TO OCCUR OVER A STUD NAIL WITH 16d @ 12" O.C. (WFCM TABLE 3.20)
13. PROVIDE 1/2" CLEARANCE FROM TOP OF ALL INTERIOR NONBEARING PARTITIONS TO UNDERSIDE OF FRAMING.
14. ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS FOR TYPES AND SPECIES AS IDENTIFIED BY APPROVAL AGENCIES STAMP.
15. ALL SHEATHING SHALL BE 1/2" DOUGLAS FIR EXTERIOR GRADE PLYWOOD NAILED AS PER NAILING SCHEDULE PROVIDE TO INTERIOR INTERMEDIATE BLOCKING POINTS. COVER SHEATHING WITH AIR INFILTRATION BARRIER PROPERLY TAPED AND SEALED.
16. PROVIDE COLLAR BEAMS AT ROOF RAFTERS AT 48" O.C.
17. STRUCTURAL ENGINEERED LUMBER TO BE AS MANUFACTURED BY TRUSS JOIST MACMILLAN OR APPROVED EQUAL.
18. PROVIDE FIRE BLOCKING AS PER R602.8 & 502.13 IN ACCORDANCE WITH SECTION R302.11 (FIREBLOCKING), DRAFT STOPPING AS PER 502.12 IN ACCORDANCE R302.12 (DRAFTSTOPPING)
19. WINDOW INSTALLATION AS PER R609.5 AND R609.6.
20. ALL WOOD SILLS, BLOCKING, NAILERS, ETC...IN CONTACT WITH MASONRY, CONCRETE OR SOIL TO BE ACQ (TREATED).
21. ALL SUB-FLOORS TO BE 3/4" PLYWOOD NAILED WITH 8d MINIMUM AS PER NAILING SCHEDULE.
22. FOR HEADERS OVER 5'-0" LONG USE DOUBLE JACK STUDS.
23. MANUFACTURED BY TJI CORP. OR APPROVED EQUAL.
24. MATERIAL FOR STRUCTURAL MEMBERS IS TO BE IDENTIFIED IN ACCORDANCE WITH R502.1.1 MATERIAL FOR LOAD BEARING STUDS, PLATES AND HEADERS ARE TO IDENTIFIED IN ACCORDANCE WITH R602.1.1
25. STRUCTURAL FLOOR MEMBERS ARE NOT TO BE CUT, BORED, OR NOTCHED IN ACCESS OF THE LIMITATIONS SPECIFIED IN FIGURE R502.8. CUTS, NOTCHES AND HOLES BORED IN ENGINEERED WOOD PRODUCTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH PENETRATION ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER, IN ACCORDANCE WITH R502.8.2. STUD DRILLING AND NOTCHING ARE ALSO TO COMPLY WITH R602.6. (SEE DETAIL)
26. IN ACCORDANCE WITH SECTION R312.1, REQUIRED GUARDS FOR HANDRAILS ARE TO HAVE GAPS THAT DO NOT ALLOW PASSAGE OF A 4"Ø SPHERE.
27. ALL CLOSET SHELVES TO BE CLEAR PINE UNLESS OTHERWISE NOTED.
28. PROVIDE 1 1/2"Ø WOOD CLOTHES ROD IN ALL CLOSETS.
29. STAIR TREAD SHALL BE 1" THICK CLEAR OAK, UNLESS OTHERWISE NOTED.
30. CERAMIC TILE SURFACES AND INSTALLATION ARE TO COMPLY WITH R702.4, OTHER FINISHES TO COMPLY WITH R702.5 AND R702.6.
31. ANY CHANGES TO THE STRUCTURE SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE CHANGES ARE MADE TO THE STRUCTURE ON SITE.

FINISH CARPENTRY NOTES:

1. HARD WOOD FLOORS TO BE 1"x 2" TONGUE & GROOVE OAK (B GRADE) INSTALLED OVER ROSEN PAPER. SANDED SMOOTH AND FINISH WITH 2 COATS OF POLYURETHANE.
2. STAIR TRENDS TO BE 1" THICK CLEAR OAK UNLESS OTHERWISE NOTED.
3. INTERIOR TRIM SHALL BE CLEAR MATERIAL UNLESS OTHERWISE NOTED. EXTERIOR TRIM TO BE CLEAR MATERIAL TO MATCH SIDING.
4. ALL EXTERIOR DOORS TO BE FULLY WEATHER STRIP.
5. ALL INTERIOR DOORS TO BE 1" THICK RAISED PANEL UNLESS OTHERWISE NOTED. ALL JAMBS AND BUCKS TO BE CLEAR.

CONNECTION DETAILS:

1. ALL FRAMING HARDWARE TO BE SIMPSON STRONG TIE OR APPROVED EQUAL.
2. DUE TO THE NATURE OF FRAMING HARDWARE TO THE OTHER COMPONENTS OF THE STRUCTURE, SUBSTITUTION WILL RESULT IN THE CONTRACTOR ASSUMING RESPONSIBILITY FOR THE DESIGN AND PERFORMANCE OF THE ENTIRE SYSTEM.
3. ALL SPECIFIED FASTENERS TO BE INSTALLED AS PER MANUFACTURE SPECIFICATIONS. INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL OR FINISH MAY CAUSE THE CONNECTION TO FA:IL. 16d COMMON NAILS CAN NOT BE REPLACED BY 16d SINKERS UNLESS OTHERWISE NOTED.
4. INSTALL ALL FASTENERS BEFORE LOADING THE CONNECTION.
5. JOIST SHALL BEAR COMPLETELY ON THE CONNECTOR SEAT AND ANY GAP BETWEEN THE JOIST AND THE HEADER SHALL NOT EXCEED 1/4" AS PER ASTM TEST STANDARDS.
6. ANCHOR BOLT NUTS SHOULD BE FINGER TIGHTENED PLUS ONE TURN WITH A WRENCH. CONSIDERATION FOR FUTURE WOOD SHRINKAGE SHALL BE GIVEN. CARE SHALL BE TAKEN TO AVOID OVER TORQUING THE NUT.
7. CONNECTIONS @ WOOD FRAME ARE IN ACCORDANCE WITH SECTION 3.2 OF 2018 WOOD FRAME CONSTRUCTION MANUAL, HIGH WIND MANUAL AS PER R301.2.1.1

STEEL NOTES:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO LATEST ASTM SPECIFICATIONS FOR A-36 STEEL.
2. ALL STEEL WORK TO CONFORM LATEST AISC SPECIFICATIONS.
3. ALL REINFORCING BARS TO BE DEFORMED INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 HAVING DESIGN STRENGTH OF 60,000 PSI.
4. ALL REINFORCING BARS TO BE CONTINUOS UNLESS SPECIFIC LENGTHS ARE SHOWN. ALL SPLICES TO BE (40) BAR DIAMETERS MINIMUM.
5. WELDED WIRE FABRIC TO BE 6" x 6" W1.4 x W1.4 WHICH SHALL CONSIST COLD DRAWN MEMBERS HAVING AND ULTIMATE STRENGTH NOT LESS THAN 70,000 PSI.
6. ALL REINFORCING TO BE SECURELY FASTENED TO RESIST MOVEMENT DURING CONCRETE PLACEMENT.
7. WELDED WIRE FABRIC OR EQUIVALENT STEEL AREA MAY SUBSTITUTED FOR ANY REINFORCING BAR GRID.

INSULATION NOTES:

1. INSULATION IN EXTERIOR WALLS AND CEILING OF ALL HEATED SPACES TO BE FIBERGLASS BATS WITH A CONTINUOUS VAPOR BARRIER FACING THE HEATED SPACE. PACK ALL SPACES AROUND THE OPENINGS.(R302.10.1)
2. INSULATION IN VAULTED CEILINGS TO BE INSTALLED AS TO MAINTAIN THE FREE PASSAGE OF AIR BETWEEN THE EXTERIOR FACE OF INSULATION AND THE INTERIOR FACE OF THE ROOF SHEATHING.
3. ACOUSTICIAL INSULATION TO BE PROVIDED IN WALLS, FLOORS AND CEILINGS AROUND ALL BATHROOMS, BEDROCMS AND MECHANICAL ROOMS.
4. PROVIDE PERIMETER INSULATION AS PER CODE AT ALL FOUNDATION WALLS
5. ALL FLASHING AS PER R703.4 AND R903.2
6. ALL ROOF ASSEMBLIES TO COMPLY WITH R902, R903 AND R904.
7. ROOFING NAILS AS PER R905.2.5 AND ASTM F1667 12 GAUGE SHANK WITH 3/8"Ø HEAD 6 FASTENERS PER SHINGLE
8. R-VALUES ARE DISPLAYED IN SECTIONS (SEE PLAN FOR SPECIFIC VALUES)
9. MOISTURE VAPOR RETARDERS ARE TO BE INSTALLED ON THE WARM - IN WINTER SIDE OF INSULATION IN ALL WALLS, FLOORS, ROOFS AND CEILING IN ACCORDANCE WITH SECTION R702.7.
10. INSULATION MATERIAL IS TO COMPLY WITH SECTION R302.10.1 AND IS TO HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH A SMOKE DEVELOPED INDEX NOT TO EXCEED 450. TESTING METHODS MUST COMPLY WITH ASTM E84 STANDARD. ALL EXPOSED INSULATION ON ATTIC FLOORS ARE TO HAVE MINIMUM CRITICAL RADIANT FLUX OF .12 WATTS PER CENTIMETER SQUARED. TESTING TO BE CARRYED OUT AS PER ASTM E970 STANDARD. EXTERIOR INSULATED FINISH SYSTEM TO COMPLY WITH R703.9.

PLUMBING NOTES:

1. ALL PIPING, JOINTS, SUPPORTS AND CLEAN OUTS TO CONFORM TO LOCAL CODE REQUIREMENTS.
2. ALL PLUMBING FIXTURES TO BE VENTED AND TRAPPED.
3. PROVIDE SHUT OFF VALVES ON ALL SUPPLY LINES AT ALL FIXTURES.
4. INSULATE ALL SUPPLY LINES.
5. PROVIDE TWO FROST FREE HOSE BIBS MINIMUM.
6. ALL FIXTURES TO BE KOHLER, AMERICAN STANDARD, OR APPROVED EQUAL. FURNISHED AND INSTALLED BY CONTRACTOR.
7. PLUMBING CONTRACTOR TO SUPPLY AND INSTALL 40 GALLON PER HOUR HOT WATER HEATER.
8. ALL PLUMBING WORK TO CONFORM TO NYS RESIDENTIAL CODE CHAPTERS 25 THROUGH 33.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRIC CODE, LOCAL MUNICIPALITIES, NFPA 70-2014 AND STATE AUTHORITIES HAVING JURISDICTION. CONTRACTORS SHALL PAY FOR AND OBTAIN AN UNDERWRITERS CERTIFICATE.
2. CONTRACTOR TO VERIFY ADEQUACY OF EXISTING SERVICE AT EXISTING PANEL BASE BID ON 200 AMP SERVICE FOR NEW WORK.
3. ALL WIRING TO BE COLOR CODED 14 AWG COPPER.
4. CONVENIENT OUTLETS TO BE 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
5. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER OUTLETS AS PER CODE.
6. ELECTRICAL CONTRACTOR TO PROVIDE HOOK UPS FOR HEATING AND AIR CONDITIONING SYSTEMS.
7. ELECTRICAL CONTRACTOR TO COORDINATE WITH OTHER TRADES.
8. ALL OUTLETS, SWITCHED, ETC... TO BE AS MANUFACTURED BY LUTRON DESIGNER SERIES SKYLARK DECORA OR APPROVED EQUAL.
9. PROVIDE 2 EXTERIOR WATER PROOF OUTLETS ON NEW WORK.
10. PROVIDE SINGLE STATION ALARM DETECTION DEVICE INSTALLED IN CONFORMANCE WITH SECTION R314 AND AJ102.3 ON OR NEAR THE CEILING ADJACENT TO ALL SLEEPING SPACES ON EACH FLOOR LEVEL UNIT TO DETECT FIRE, SMOKE AND CARBON MONOXIDE. ALL DETECTORS TO BE INTERCONNECTED.
11. ALL ELECTRICAL WORK TO CONFORM TO NYS RESIDENTIAL CODE CHAPTERS 34 THROUGH 43.

WINDOW AND DOOR NOTES:

1. ALL WINDOWS AND SLIDING GLASS DOORS TO BE VINYL CLAD WOOD WITH INSULATED GLASS, SCREENS AND LOCKS AS MANUFACTURED BY ANDERSON OR APPROVED EQUAL SIZES AND TYPES AS INDICATED ON PLANS UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR DOORS TO BE INSULATED METAL AS MANUFACTURED BY BENCHMARK, STANLEY, OR APPROVED EQUAL. SIZES AND TYPES AS INDICATED ON PLANS. FULLY WEATHER STRIPPED, LOCKS UNLESS OTHERWISE NOTED.
3. ALL INTERIOR DOORS TO BE 1" THICK, HOLLOW CORE, FLUSH BIRCH, U.O.N. ALL DOOR JAMBS AND BUCKS TO BE CLEAR PINE.

GUARDS & WINDOW FALL PROTECTION:

R312.1 GUARDS - GUARDS SHALL BE PROVIDED IN ACCORDANCE w/SECTIONS R312.1.1 THROUGH R312.1.4.

R312.1.1 WHERE REQUIRED - GUARDS REQUIRED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS & LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING IS NOT AN ACCEPTABLE GUARD.

R312.1.2 HEIGHT - REQUIRED GUARDS AS DESCRIBED ABOVE SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

EXCEPTIONS:
1. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTION THE LEADING EDGES OF THE TREADS.
2. WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF THE STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES AS MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

EXCEPTIONS:
1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY A RISER, TREAD & BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.
2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8" DIAMETER

R312.1.4 EXTERIOR PLASTIC COMPOSITE GUARDS - PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY w/ THE REQUIREMENTS OF SECTION R317.4.

R312.2 WINDOW FALL PROTECTION - WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE w/ SECTIONS R312.2.1 & R12.2.2.

EGRESS WINDOW NOTES:

- R310.2.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24 INCHES AND NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES.

EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

-R310.1.1 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

-R310.2.2 WHERE EMERGENCY ESCAPE AND RESUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NO MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL WINDOWS TO BE SUPPLIED BY THE FOLLOWING MANUFACTURES AS NOTED ON PLAN.

ANDERSON WINDOWS, INC
100 FOURTH AVENUE NORTH
BAYPORT, MN 55003-1096

CONFORMS TO AAMA/NWWDA 101/I.S. 2-97

CAPITOL WINDOWS AND DOORS
MI HOME PRODUCTS, INC
650 W. MARKET STREET
P.O. BOX 370
GRATZ, PA 17030-0370

CONFORMS TO AAMA/NWWDA 101/I.S. 2-97

ALL WINDOWS IN PLANS TO HAVE A RO. OF 6' - 10" TO BOTTOM OF HEADER UNLES OTHERWISE NOTED

MEP COMPLIANCE STATEMENT:

THE EXISTING HEATING, ELECTRICAL AND PLUMBING SYSTEMS ARE CAPABLE OF HANDLING THE IMPOSED LOADS OF THE PROPOSED ALTERATION.
IF IT IS DETERMINED THAT ANY OF THESE EXISTING SYSTEMS ARE NOT CAPABLE, THEN IT WILL BE UPGRADED TO MEET COMPLIANCE

MECHANICAL NOTES:

1. HEATING SYSTEMS TO MAINTAIN 68°F INTERIOR @ 0°F EXTERIOR TEMPERATURE WITH A 15 MPH WIND VELOCITY.
2. ALL KITCHEN AND BATHROOM VENTS TO COMPLY WITH STATE CODES.
3. ALL FIRE BOXES SHALL BE LINED WITH FIRE BRICK AS PER ASTM C106 PROVIDE EXTERIOR COMBUSTION AIR AS PER ENERGY CODE.
4. FLUE LINING TO BE TERRACOTTA FOR FULL HEIGHT EXTENDING TRUE CHIMNEY CAP. ALTERNATE: PREFABRICATED INSULATED METAL CHIMNEY INSTALLED AS PER MANUFACTURER SPECIFICATIONS.
5. ALL MECHANICAL WORK TO CONFORM TO NYS RESIDENTIAL CODE CHAPTERS 12 THROUGH 23.

ENERGY COMPLIANCE NOTES:

1. EQUIPMENT SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS OF TABLES C403.2.3(1), C403.2.3(2), 403.2.3(3), 403.2.3(4), 403.2.3(5), 403.2.3(6), 403.2.3(7), 403.2.3(8) & 403.2.3(9) WHEN TESTED AND RATED IN ACCORDANCE W/ THE APPLICABLE TEST PROCEDURE.
2. ALL CONSTRUCTION SHALL COMPLY w/ THE 2020 INTERNATIONAL ENERGY CONSERVATION CONSTRUCTION CODE. THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO DETERMINE AN ENERGY EFFICIENCY PROGRAM TO EXCEED THE ENERGY EFFICIENCY REQ'D BY THIS CODE.
3. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. CERTIFICATE SHALL COMPLY w/IRC N1101.14 (R401.3)
4. ATTIC OR CRAWL SPACE ACCESS SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
5. INSTALLATION - THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE w/ THE CRITERIA LISTED IN TABLE 402.4.1.1 WHERE REQ'D BY CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS & VERIFY COMPLIANCE.
6. TESTING - BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED HAVING LESS THAN OR EQUAL TO 3 ACH50 IN CZ 4A, 5, 6A. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.
7. DUCTS - SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 @ 3" OR GREATER IN DIAMETER , AND R-6 @ DUCTS LESS THAN 3" IN DIAMETER.
8. DUCT SEALING - DUCTS, AIR HANDLERS & FILTER BOXES SHALL BE SEALED.
9. DUCT TESTING - DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY AN APPROVED THIRD PARTY.
10. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
11. MECHANICAL SYSTEM PIPING INSULATION CARRYING FLUIDS > 105°F OR <55°F SHALL BE INSULATED WITH R-3 MINIMUM.
12. MECHANICAL VENTILATION - SHALL MEET THE REQUIREMENTS OF THE IRC/ IMC
13. EQUIPMENT SIZING - PER ACCA MANUAL S, BASED ON LOADS CALCULATED PER ACCA MANUAL J AS PROVID

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

GROUND SNOW LOAD	WIND DESIGN: SPEED	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
LBS/FT²	MPH								°F				°F
20	130	YES	NO		B	SEVERE	3'-0" (36 INCHES)	MODERATE TO HEAVY	11	YES	NO	452	52.7

MANUAL J DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INTERIOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	

Table 3.1 Nailing Schedule

Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
ROOF FRAMING			
Rafter to Top Plate (Toe-nailed)	(see Table 3.4A)	(see Table 3.4A)	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	(see Table 3.4A)	(see Table 3.4A)	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	(see Table 3.9A)	(see Table 3.9A)	each lap
Ceiling Joist Laps over Partitions (Face-nailed)	(see Table 3.9A)	(see Table 3.9A)	each lap
Collar Tie to Rafter (Face-nailed)	(see Table 3.8)	(see Table 3.8)	per tie
Blocking to Rafter (Toe-nailed)	2- 8d	2-10d	each end
Rim Board to Rafter (End-nailed)	2-16d	3-16d	each end
WALL FRAMING			
Top Plate to Top Plate (Face-nailed)	2-16d[1]	2-16d[1]	per foot
Top Plates at Intersections (Face-nailed)	4-16d	5-16d	joints - each side
Stud to Stud (Face-nailed)	2-16d	3-16d	24" o.c.
Header to Header (Face-nailed)	16d	16d	16" o.c. along edges
Top or Bottom Plate to Stud (End-nailed)	(see Table 3.5A)	(see Table 3.5A)	per stud
Bottom Plate to Floor joist, Bendjoist, Endjoist or Blocking (Face-nailed)	2-16d[1,2]	2-16d[1,2]	per foot
FLOOR FRAMING			
Joist to Sill, Top Plate or Girder (Toe-nailed)	4- 8d	4-10d	per joist
Bridging to Joist (Toe-nailed)	2- 8d	2-10d	each end
Blocking to Joist (Toe-nailed)	2- 8d	2-10d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3-16d	4-16d	each block
Ledger Strip to Beam (Face-nailed)	3-16d	4-16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3- 8d	3-10d	per joist
Bend Joist to Joist (End-nailed)	3-16d	4-16d	per joist
Bend Joist to Sill or Top Plate (Toe-nailed)	2-16d[1]	3-16d	per foot
ROOF SHEATHING			
Wood Structural Panels	8d	10d	(see Table 3.10)
Diagonal Board Sheathing			
1"x6" or 1"x8"	2-8d	2-10d	per support
1"x10" or wider	3-8d	3-10d	per support
CEILING SHEATHING			
Gypsum Wallboard	5d coolers	5d coolers	7" edge / 10" field
WALL SHEATHING			
Wood Structural Panels	8d	10d	(see Table 3.11)
Structural Fiberboard Panels			
1/2"	11 ga. galv. roofing nail (0.120"x1-1/2"long x 7/16" head)	-	3" edge / 6" field
25/32"	11 ga. galv. roofing nail (0.120"x1-3/4"long x 3/8" head)	-	3" edge / 6" field
Gypsum Wallboard	5d coolers	5d coolers	7" edge / 10" field
Hardboard	8d	8d	(see Table 3.11)
Particleboard Panels	8d	8d	(see manufacturer)
Diagonal Board Sheathing			
1"x6" or 1"x8"	2-8d	2-10d	per support
1"x10" or wider	3-8d	3-10d	per support
FLOOR SHEATHING			
Wood Structural Panels			
1" or less	8d	10d	6" edge / 12" field
greater then 1"	10d	16d	6" edge / 12" field
Diagonal Board Sheathing			
1"x6" or 1"x8"	2-8d	2-10d	per support
1"x10" or wider	3-8d	3-10d	per support

[1] Nailing requirements are based on wall sheathing nailed 6 inches on-center at the panel edge. Alternative nailing schedules shall be used where wall sheathing nailing is reduced. For example, if wall sheathing is nailed 3 inches on-center at the panel edge to obtain higher shear capacities, nailing requirements for structural members shall be doubled, or alternate connectors shall be used to maintain the load path.

[2] When wall sheathing is continuous over connected members, the tabulated number of nails shall be permitted to be reduced to 1-16d nail per foot.

Table 3.3 Sill Plate to Foundation Connection Shear Load for Seismic — GSL = 30

(Dead Load Assumptions: Roof/ceiling = 15 psf, Floor = 12 psf, Partition = 8 psf, Wall = 110 plf; Ground Snow Load = 30 psf; Lateral force resisting system: Wood structural panel shear walls)

Foundation Supporting	Minimum Building Dimension, W (ft)	SDC A L/W 1	1.5	2	2.5	3	SDC B L/W 1	1.5	2	2.5	3	SDC C L/W 1	1.5	2	2.5	3
		Foundation Sill Plate Connection Shear Load, plf[1,2,3,4]														
Roof, Ceiling, & 1 Floor	12	11	15	19	23	27	21	28	36	44	51	31	43	55	66	78
	16	12	16	21	26	30	23	32	41	50	59	35	49	62	76	89
	20	13	18	24	29	34	26	36	46	56	66	39	54	70	85	100
	24	14	20	26	32	38	28	39	51	62	74	42	60	77	94	112
	28	16	22	29	35	40	30	43	56	68	77	46	65	85	104	117
	32	17	24	31	38[5]	-	33	47	61	75[5]	-	50	71	92	113[5]	-
	36	18	26	34	37[5]	-	35	51	66	72[5]	-	54	77	100	110[5]	-
Roof, Ceiling, & 2 Floors	12	19	25	32	39	45	36	49	62	75	88	55	74	94	114	133
	16	21	29	36	44	52	40	55	70	86	101	61	84	107	130	153
	20	23	32	41	50	58	45	62	79	96	114	67	94	120	146	172
	24	25	35	45	55	65	49	68	88	107	126	74	103	133	162	191
	28	27	38	50	61	69	53	75	96	118	133	80	113	146	178	202
	32	30	42	54	66[5]	-	57	81	105	128[5]	-	87	123	159	195[5]	-
	36	32	45	58	64[6]	-	62	87	113	125[5]	-	93	133	172	189[5]	-
Roof, Ceiling & 3 Floors	12	28	38	47	57	67	54	73	92	111	130	82	110	139	168	197
	16	31	42	54	65	77	60	82	105	127	149	91	125	158	192	226
	20	34	47	60	74	87	66	92	117	143	168	101	139	178	216	255
	24	38	52	67	82	96	73	101	130	159	187	110	154	197	240	284
	28	41	57	74	90	102	79	111	143	175	197	120	168	216	265	299
	32	44	62	80	98[5]	-	86	121	156	191[5]	-	130	183	236	289[5]	-
	36	47	67	87	95[6]	-	92	130	168	185[5]	-	139	197	255	281[6]	-

Foundation Supporting	Minimum Building Dimension, W (ft)	SDC D_0 L/W 1	1.5	2	2.5	3	SDC D_1 L/W 1	1.5	2	2.5	3	SDC D_2 L/W 1	1.5	2	2.5	3
		Foundation Sill Plate Connection Shear Load, plf[1,2,3,4]														
Roof, Ceiling, & 1 Floor	12	42	58	73	89	104	52	71	91	110	129	73	101	128	155	182
	16	47	65	83	101	119	58	81	103	125	148	82	114	145	177	209
	20	52	72	93	114	134	64	90	115	141	167	91	127	163	199	235
	24	57	80	103	126	150	70	99	128	157	185	99	140	180	221	261
	28	62	88	113	139	157	77	108	140	172	195	108	153	198	243	275
	32	67	95	123	152[5]	-	83	118	153	188[5]	-	117	166	215	265[5]	-
	36	72	103	133	147[6]	-	89	127	165	182[5]	-	125	179	233	257[6]	-
Roof, Ceiling, & 2 Floors	12	73	100	126	152	178	91	123	156	188	221	128	174	220	266	312
	16	82	112	143	174	204	101	139	177	215	253	143	196	250	303	357
	20	90	125	160	195	230	112	155	199	242	285	158	219	280	341	402
	24	99	138	178	217	257	123	171	220	269	318	173	242	310	379	448
	28	108	151	195	239	270	133	188	242	296	335	188	264	341	417	472
	32	116	164	213	261[5]	-	144	204	263	323[5]	-	203	287	371	455[5]	-
	36	125	178	230	253[6]	-	155	220	285	314[6]	-	218	310	402	442[6]	-
Roof, Ceiling & 3 Floors	12	109	148	187	225	264	135	183	231	279	327	191	258	326	393	461
	16	122	167	212	257	303	151	207	263	319	375	213	292	371	450	528
	20	135	187	238	290	341	167	231	295	359	423	236	326	416	506	596
	24	148	206	264	322	380	183	255	327	399	471	258	360	461	563	664
	28	161	225	290	355	401	199	279	359	439	496	281	394	506	619	700
	32	174	245	316	387[5]	-	215	303	391	479[5]	-	303	428	552	676[5]	-
	36	187	264	342	376[6]	-	231	327	424	466[6]	-	326	461	597	657[6]	-

[1] Tabulated values assume cast-in-place concrete foundation with minimum f'_c = 2,500 psi.

[2] Tabulated values assume sill plate is 2-inch nominal width lumber.

[3] Tabulated values assume 1.3 adjustment for wet service.

[4] Tabulated values assume 1.6 adjustment for short-term loading.

[5] Sill plate shall be bolted with 2-rows of bolts staggered at 12" o.c. with edge distance of 7 bolt diameters.

[6] Sill plate shall be bolted with 2-rows of bolts staggered at 12" o.c. with edge distance of 7 bolt diameters and 3-inch x 3-inch x 0.229-inch plate washers.

TABLE R402.4.1.1
AIR BARRIER and INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim Joists shall be insulated.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl Space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Where provided, instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

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

TABLE R507.2.3
FASTENER AND CONNECTOR SPECIFICATIONS FOR DECKS[a, b]

ITEM	MATERIAL	MINIMUM FINISH/COATING	ALTERNATE FINISH/COATING[e]
Nails and timber rivets	In accordance with ASTM F1667	Hot-dipped galvanized per ASTM A153	Stainless steel, silicon bronze or copper
Bolts[c] Lag screws[d] (including nuts and washers)	In accordance with ASTM A307 (bolts), ASTM A563 (nuts), ASTM F844 (washers)	Hot-dipped galvanized per ASTM A153, Class C (Class D for 3/8-inch diameter and less) or mechanically galvanized per ASTM B695, Class 55 or 410 stainless steel	Stainless steel, silicon bronze or copper
Metal connectors	Per manufacturer's specification	ASTM A653 type G185 zinc coated galvanized steel or post hot-dipped galvanized per ASTM A123 providing a minimum average coating weight of 2.0 oz./ft² (total both sides)	Stainless steel

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

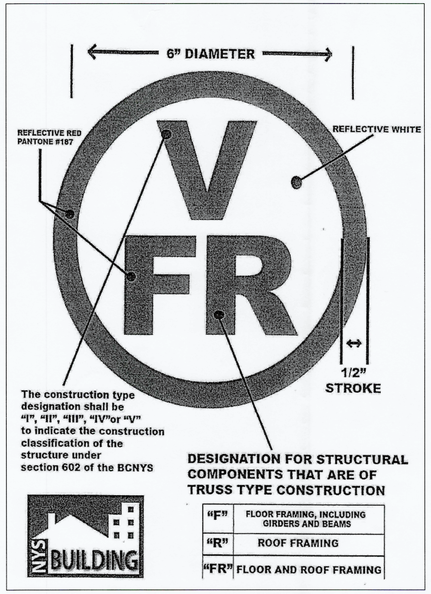
a. Equivalent materials, coatings and finishes shall be permitted.

b. Fasteners and connectors exposed to salt water or located within 300 feet of a salt water shoreline shall be stainless steel.

c. Holes for bolts shall be drilled a minimum 1/32 inch and a maximum 1/16 inch larger than the bolt.

d. Lag screws 1/2 inch and larger shall be predrilled to avoid wood splitting per the National Design Specification (NDS) for Wood Construction.

e. Stainless-steel-driven fasteners shall be in accordance with ASTM F1667.



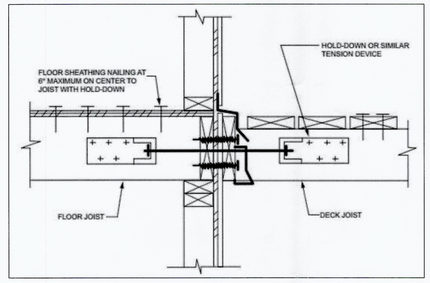


TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13 + 5[h]	8/13	19	5/13[f]	0	5/13
4 except Marine	0.35	0.55	0.40	49	20 or 13 + 5[h]	8/13	19	10 /13	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49	20 or 13 + 5[h]	13/17	30[g]	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	20 + 5 or 13 + 10[h]	15/20	30[g]	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20 + 5 or 13 + 10[h]	19/21	38[g]	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.

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

b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.

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

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

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

f. Basement wall insulation is not required in warm-humid locations as defined by Figure N1101.10 and Table N1101.10.

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

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

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

N1102.1.4 (R402.1.4) *U*-factor Alternative

An assembly with a *U*-factor equal to or less than that specified in Table N1102.1.4 shall be permitted as an alternative to the *R*-value in Table N1102.1.2.

[NY] TABLE N1102.1.4 (R402.1.4)

EQUIVALENT *U*-FACTORS[a]

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR[b]	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
4	0.32	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5	0.30	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055

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

b. Mass walls shall be in accordance with Section N1102.2.5 (R402.2.5). Where more than half the insulation is on the interior, the mass wall *U*-factors shall not exceed 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zone 6.

c. In warm-humid locations as defined by Figure N1101.7 and Table N1101.7, the basement wall U-factor shall not exceed 0.360.

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH[a] (f'_c) Weathering Potential[b] Negligible	Moderate	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500[c]
Basement slabs and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500[c]
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	2,500	3,000[d]	3,000[d]
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	2,500	3,000[d, e, f]	3,500[d, e, f]

For SI: 1 pound per square inch = 6.895 kPa.

a. Strength at 28 days psi.

b. See Table R301.2(1) for weathering potential.

c. Concrete in these locations that is 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 be not less than 5 percent or more than 7 percent.

e. See Section R402.2 for maximum cementitious materials content.

f. For garage floors with a steel-troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3 percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

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

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy, silty clay, clayey silt, silt and sandy siltclay (CL, ML, MH and CH)	1,500[b]

For SI: 1 pound per square foot = 0.0479 kPa.

a. Where soil tests are required by Section R401.4, the allowable bearing capacities of the soil shall be part of the recommendations.

b. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.

EAGLE DESIGN ASSOCIATES
924 NEWBRIDGE ROAD NORTH BELLMORE, NY 11710
PHONE # (516) 731-5506 FAX # (516) 826-6368
EAGLEDESIGNARCHITECTS@GMAIL.COM

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT, TO ALTER THESE PLANS IN ANY WAY. BY ACCEPTANCE AND USE OF THESE PLANS THE OWNER/ CONTRACTOR/ AGENT AGREES TO LIMIT THE LIABILITY OF EAGLE DESIGN ASSOCIATES AND EMPLOYEES DUE TO NEGLECT OR ACTS OF ERROR SUCH THAT THE TOTAL AGGREGATE LIABILITY OF EAGLE DESIGN ASSOCIATES AND THE EMPLOYEES SHALL NOT EXCEED THE TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT.

PROP. REAR ADDITION AND R/O PORCH
LUKOSE RESIDENCE
522 SPERRY BLVD, NEW HYDE PARK, NY 11040 516-697-5264
JOB #220910 TM # 8/347/38

DESIGN SHALL BE IN COMPLIANCE WITH RESIDENTIAL & BUILDING CODE OF NEW YORK STATE 2020 EDITION, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, AND THE 2014 NFPA STANDARD 70, STANDARD 70, ENERGY CODE STANDARD IECC RESIDENTIAL PROVISIONS CHAPTER 11 REFERENCE

REVISIONS:
03/17/23
08/02/23
12/29/23

GENERAL NOTES 2

SHEET NUMBER
9
OF
6

Table 3.4A Rafter and/or Ceiling Joist to Top Plate Lateral and Shear Connection Requirements — Exposure B

(Prescriptive Alternative to Table 3.4)

Rafter/Ceiling Joist Spacing (in.)	Wall Height (ft.)	Wind Speed 3-second gust (mph) (See Figure 1.1): 90	95	100	105	110	115	120	130	140	150	160	170	180	195
		Number of 8d Common Nails or 10d Box Nails (Toenailed) Required in Each Rafter and/or Ceiling Joist to Top Plate Connection[1,2,3,4]													
12	8	2	2	2	2	2	2	2	2	3	3	3	3	3	3
	10	2	2	2	2	2	2	3	3	3	3	3	3	3	4
16	8	2	2	2	2	2	2	3	3	3	3	3	3	4	5
	10	2	2	2	2	2	3	3	3	3	3	3	4	5	6
24	8	3	3	3	3	3	4	4	4	5	5	5	5	5	5
	10	3	3	3	3	3	4	4	5	5	5	5	5	5	6

1 Prescriptive limits are based on assumptions in Table 3.4.

2 When ceiling joists are installed parallel to rafters, the sum of the toenails in the rafter and ceiling joist shall equal or exceed the tabulated number of nails required.

3 To avoid splitting, no more than 2 toenails shall be installed in each side of a rafter or ceiling joist when fastened to a 2x4 top plate or 3 toenails in each side when fastened to a 2x6 top plate.

4 Where top plate-to-ridge heights exceed 10', they shall be adjusted as follows:

Wall Height	8'	10'
Top Plate to Ridge Height (ft)	Adjustment Factor	
10'	1.00	1.00
15'	1.15	1.25
20'	1.40	1.50

Table 3.5 Top and Bottom Plate to Stud Lateral Connection Requirements for Wind Loads — Exposure B

Wind Speed 3-second gust (mph) (See Figure 1.1)	90	95	100	105	110	115	120	130	140	150	160	170	180	195
Wall Height (ft)	Unit Framing Loads (plf)[1,2]													
8	45	50	55	61	67	73	79	93	108	124	141	159	178	209
10	53	59	66	72	79	87	94	111	129	148	168	190	212	249
12	61	68	76	83	91	100	109	128	148	170	193	218	245	287
14	69	77	85	94	103	112	122	144	167	191	218	246	275	323
16	77	85	94	104	114	124	135	159	184	212	241	272	305	358
18	86	93	103	113	124	136	148	174	201	231	263	297	333	391
20	96	100	111	123	135	147	160	188	218	250	285	321	360	423

1 Tabulated framing loads and connection requirements shall be permitted to be multiplied by 0.92 for framing not located within 8 feet of corners.

2 Tabulated framing loads are specified in pounds per linear foot of wall. To determine connection requirements (lbs), multiply the tabulated unit lateral framing load by the multiplier from the table below corresponding to the spacing of the connection:

Connection Spacing (in.)	12	16	19.2	24	48
Multiplier	1.00	1.33	1.60	2.00	4.00

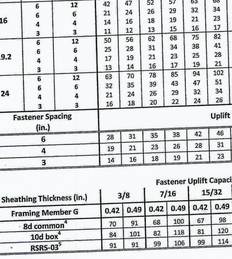


Table 3.6 Ridge Connection Requirements for Wind (Dead Load Assumptions: Roof Assembly DL = 10 psf) — Exposure B

Roof Pitch	Roof Span (ft)	Wind Speed 3-second gust (mph) (See Figure 1.1): 90	95	100	105	110	115	120	130	140	150	160	170	180	195
		Required Capacity of Ridge Connection (plf)[1,2,3,4]													
3:12	12	28	39	51	64	77	91	105	136	169	205	243	284	327	397
	16	37	52	68	85	103	121	141	182	226	274	325	379	436	529
	20	46	65	85	106	128	152	176	227	282	342	406	473	545	661
	24	55	78	102	128	154	182	211	272	339	410	487	568	654	793
	28	65	91	119	149	180	212	246	318	395	479	568	663	763	925
	32	74	105	137	170	206	243	281	363	452	547	649	758	873	1057
	36	83	118	154	192	231	273	316	409	508	616	730	852	982	1190
4:12	12	26	35	45	55	65	77	88	113	139	168	199	231	266	321
	16	35	47	60	73	87	102	118	150	188	224	265	308	354	428
	20	43	58	75	91	109	128	147	188	233	280	331	385	443	536
	24	52	70	89	110	131	153	176	226	279	336	397	463	532	643
	28	61	81	104	128	153	179	206	263	325	392	464	540	620	750
	32	69	94	119	146	174	204	235	301	372	448	530	617	709	857
	36	78	105	134	164	196	230	264	338	418	504	596	694	797	964
5:12	12	20	27	35	43	51	60	69	88	109	132	156	182	209	253
	16	26	36	46	57	68	80	92	118	146	176	208	242	279	337
	20	33	45	58	71	85	100	115	147	182	220	260	303	348	421
	24	40	54	69	85	102	119	138	177	219	264	312	364	418	506
	28	46	63	81	99	119	139	161	206	255	308	364	424	488	590
	32	53	72	92	114	136	159	184	236	292	352	416	485	557	674
	36	60	81	104	128	153	179	207	265	328	396	468	545	627	758
6:12	12	20	26	33	40	48	55	63	81	99	119	141	164	188	227
	16	27	35	44	54	63	74	85	108	133	159	188	218	250	302
	20	33	44	55	67	79	92	106	135	166	199	235	273	313	378
	24	40	53	66	80	95	111	127	162	199	239	282	327	376	453
	28	47	62	77	94	111	129	148	188	232	279	329	382	438	529
	32	53	70	88	107	127	148	169	215	265	319	376	436	501	605
	36	60	79	99	121	143	166	190	242	298	358	423	491	564	680
7:12-12:12	12	27	32	37	43	49	55	62	76	94	112	132	153	175	211
	16	36	43	50	57	65	73	82	102	125	149	176	204	233	281
	20	45	53	62	72	81	92	103	127	156	187	220	254	291	351
	24	54	64	75	86	98	110	123	153	187	224	263	305	350	421
	28	62	74	87	100	114	129	144	178	218	261	307	356	408	491
	32	71	85	99	115	130	147	164	204	250	299	351	407	466	562
	36	80	96	112	129	147	165	185	228	281	336	395	458	525	632

1 Tabulated connection requirements shall be permitted to be multiplied by 0.70 for framing not located within 8 feet of building corners.

2 Tabulated connection requirements are based on total uplift minus the roof assembly dead load of 6 psf (0.6 x 10 psf = 6 psf).

3 Tabulated connection requirements are based on a 12 inch ridge connection spacing, for different ridge connection spacing, multiply the tabulated values by the appropriate multiplier below:

Ridge Connection Spacing (in.)	12	16	19.2	24	48
Multiplier	1.00	1.33	1.60	2.00	4.00

4 For jack rafter uplift connections, use a roof span equal to twice the jack rafter length. The jack rafter length includes the overhang length and the jack span.

Table 3.9A Rafter/Ceiling Joist Heel Joint Connection Requirements

(Prescriptive Alternative to Table 3.9)

Rafter Slope	Rafter Spacing (in.)	Roof Live Load 20 psf; Roof Span (ft) 12	24	36	Ground Snow Load 30 psf; Roof Span (ft) 12	24	36	Ground Snow Load 50 psf; Roof Span (ft) 12	24	36	Ground Snow Load 70 psf; Roof Span (ft) 12	24	36
		Required Number of 16d Common or 40d Box Nails per Heel Joint Connection[1,2,3,4,5]											
3:12	12	3	5	8	3	6	9	5	9	13	6	12	17
	16	4	7	10	4	8	12	6	12	17	8	15	23
	19.2	4	8	12	5	10	14	7	14	21	9	18	27
	24	5	10	15	6	12	18	9	17	26	12	23	34
4:12	12	3	4	6	3	5	7	4	7	10	5	9	13
	16	3	5	8	3	6	9	5	9	13	6	12	17
	19.2	3	6	9	4	7	11	6	11	16	7	14	21
	24	4	8	11	5	9	13	7	13	19	9	17	26
5:12	12	3	3	5	3	4	6	3	6	8	4	7	11
	16	3	4	6	3	5	7	4	7	11	5	9	14
	19.2	3	5	7	3	6	9	5	9	13	6	11	17
	24	3	6	9	4	7	11	6	11	16	7	14	21
7:12	12	3	3	4	3	3	4	3	4	6	3	5	8
	16	3	3	5	3	4	6	3	5	8	4	7	10
	19.2	3	4	5	3	4	6	3	6	9	4	8	12
	24	3	5	7	3	5	8	4	8	11	5	10	15
9:12	12	3	3	3	3	3	3	3	3	5	3	4	6
	16	3	3	4	3	3	4	3	4	6	3	5	8
	19.2	3	3	4	3	4	5	3	5	7	3	6	9
	24	3	4	5	3	4	6	3	6	9	4	8	12
12:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6
	19.2	3	3	3	3	3	4	3	4	6	3	5	7
	24	3	3	4	3	3	5	3	5	7	3	6	9

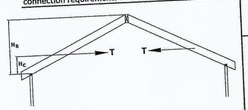
1 Heel joint connections are not required when the ridge is supported by a loadbearing wall, header or ridge beam designed to resist the applied loads.

2 When intermediate support of the rafter is provided by vertical struts or purlins to a loadbearing wall, the tabulated heel joint connection requirements shall be permitted to be reduced proportionally to the reduction in span.

3 Equivalent connections are required for ceiling joist to ceiling joist lap splices.

4 Tabulated heel joint connection requirements do not include the additional weight of the ceiling assembly.

5 Tabulated heel joint connection requirements assume ceiling joists or rafter ties are located at the bottom of the attic space. When ceiling joists or rafter ties are located higher in the attic space, no attic storage is assumed, and the tabulated heel joint connection requirements shall be increased by the following factors:



Ceiling Height/ Top Plate-to-Roof Ridge Height (H_C/H_R)	Heel Joint Connection Adjustment Factors
1/2	2.00
1/3	1.50
1/4	1.33
1/5	1.25
1/6	1.20
1/10	1.11

Note: Lateral deflection of the rafter below the rafter ties may exceed 3/4 inch when rafter ties are located above one-third the top plate-to-roof ridge height, H_R, or when H_C is greater than 2 feet and may require additional consideration.

Table 3.10 Roof Sheathing Attachment Requirements for Wind Loads — Exposure B

Sheathing Location[1]	Rafter /Truss Spacing (in.)	Fastener Spacing: Panel Edges (in.)	Fastener Spacing: Interm. Supports (in.)	Wind Speed 3-second gust (mph) (See Figure 1.1): 90	95	100	105	110	115	120	130	140	150	160	170	180	195
				Uplift Load per Nail (lbs)													
Interior Zone	12	6	12	17	19	21	23	25	28	30	35	41	47	53	60	67	78
		6	6	9	10	11	12	13	14	15	18	21	24	27	30	34	39
		4	4	6	7	7	8	9	9	10	12	14	16	18	20	23	26
		3	3	5	5	6	6	7	7	8	9	10	12	14	15	17	20
	16	6	12	23	25	28	31	34	37	40	47	54	62	70	79	89	104
		6	6	12	13	14	16	17	19	20	24	27	31	35	40	45	52
		4	4	8	9	10	10	11	12	14	16	18	21	24	27	30	35
		3	3	6	7	7	8	9	9	10	12	14	16	18	20	23	26
	19.2	6	12	27	30	33	37	40	44	48	56	65	74	84	95	107	125
		6	6	14	15	17	19	20	22	24	28	33	37	42	48	54	63
		4	4	9	10	11	12	14	15	16	19	22	25	28	32	36	42
		3	3	7	8	9	9	10	11	12	14	17	19	21	24	27	32
	24	6	12	34	37	41	46	50	55	59	70	81	93	105	119	133	156
		6	6	17	19	21	23	25	28	30	35	41	47	53	60	67	78
		4	4	12	13	14	16	17	19	20	24	27	31	35	40	45	52
		3	3	9	10	11	12	13	14	15	18	21	24	27	30	34	39
Perimeter Edge Zone	12	6	12	32	35	39	43	47	51	56	66	76	87	99	112	125	147
		6	6	16	18	20	22	24	26	28	33	38	44	50	56	63	74
		4	4	11	12	13	15	16	17	19	22	26	29	33	38	42	49
		3	3	8	9	10	11	12	13	14	17	19	22	25	28	32	37
	16	6	12	43	47	52	57	63	68	74	87	101	116	132	149	167	196
		6	6	21	24	26	29	32	34	37	44	51	58	66	75	84	98
		4	4	14	16	18	19	21	23	25	29	34	39	44	50	56	66
		3	3	11	12	13	15	16	17	19	22	26	29	33	38	42	49
	19.2	6	12	50	56	62	68	75	82	89	105	121	139	158	179	200	235
		6	6	25	28	31	34	38	41	45	53	61	70	79	90	100	118
		4	4	17	19	21	23	25	28	30	35	41	47	53	60	67	79
		3	3	13	14	16	17	19	21	23	27	31	35	40	45	50	59
	24	6	12	63	70	78	85	94	102	111	131	152	174	198	223	250	294
		6	6	32	35	39	43	47	51	56	66	76	87	99	112	125	147
		4	4	21	24	26	29	32	34	37	44	51	58	66	75	84	98
		3	3	16	18	20	22	24	26	28	33	38	44	50	56	63	74
Gable Endwall Rake or Rake Truss with up to 9" Rake Overhang	Fastener Spacing (in.)			Uplift Load per Nail (lbs)													
	6			28	31	35	38	42	46	50	59	68	78	88	100	112	131
	4			19	21	23	26	28	31	33	39	45	52	59	67	75	88
	3			14	16	18	19	21	23	25	30	34	39	44	50	56	66

Sheathing Thickness (in.)	3/8		7/16		15/32		19/32		23/32	
	Fastener Uplift Capacity[2,3] (lbs)									
Framing Member G	0.42	0.49	0.42	0.49	0.42	0.49	0.42	0.49	0.42	0.49
8d common[3]	70	91	68	100	67	98	63	92	58	86
10d box[4]	84	101	82	118	81	120	77	114	73	108
RSRS-03[5]	91	91	99	106	99	114	99	135	99	135

1 For roof sheathing within 4 feet of the perimeter edge of the roof, including 4 feet on each side of the roof peak, the 4-foot perimeter edge zone attachment requirements shall be used.

2 Minimum capacity of withdrawal and fastener head pull-through is tabulated.

3 Tabulated values include a load duration factor adjustment, C_D=1.6.

4 Tabulated values for 8d common nails and 10d box nails are applicable to carbon steel nails (bright or galvanized).

5 Tabulated values for RSRS-03 nails are applicable to carbon steel (bright or galvanized) or stainless steel nails.

Table 3.11 Wall Sheathing and Cladding Attachment Requirements for Wind Loads — Exposure B

Sheathing Location[1]	Stud Spacing (inches, o.c.)	Wind Speed 3-second gust (mph) (See Figure 1.1): 90	95	100	105	110	115	120	130	140	150	160	170	180	195
		STRUCTURAL SHEATHING													
		E F E F E F E F E F E F E F E F E F E F E F E F E F E F E F													
		Maximum Nail Spacing for 8d Common Nails or 10d Box Nails (inches, o.c.)[2,3]													
Interior Zone	12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12
	16	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12
	24	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 6	6 6	6 6
Perimeter Edge Zone	12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12
	16	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 6
	24	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 12	6 6	6 6	6 6
		BOARD SHEATHING or LAP SIDING													
Sheathing Size	Rafter/Truss Spacing (inches, o.c.)	Minimum Number of 8d Common Nails or 10d Box Nails Per Support													
1x6 or 1x8 Sheathing	12-24	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3
1x10 or Larger Sheathing	12-24	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3

E - Nail spacing at panel edges (in.)
F - Nail spacing at intermediate supports in the panel field (in.)

1 For wall sheathing within 4 feet of the corners, the 4 foot edge zone attachment requirements shall be used.

2 Tabulated nail spacing assumes sheathing attached to stud framing members with 0.42 ≤ G < 0.49.

3 For exterior panel siding, galvanized box nails shall be permitted to be substituted for common nails.

EAGLE DESIGN ASSOCIATES
924 NEWBRIDGE ROAD NORTH BELLMORE, NY 11710
PHONE # (516) 731-5506 FAX # (516) 826-6368
EAGLEDESIGNARCHITECTS@GMAIL.COM

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT, TO ALTER THESE PLANS IN ANY WAY. BY ACCEPTANCE AND USE OF THESE PLANS THE OWNER/ CONTRACTOR/ AGENT AGREES TO LIMIT THE LIABILITY OF EAGLE DESIGN ASSOCIATES AND EMPLOYEES DUE TO NEGLECT OR ACTS OF ERROR SUCH THAT THE TOTAL AGGREGATE LIABILITY OF EAGLE DESIGN ASSOCIATES AND THE EMPLOYEES SHALL NOT EXCEED THE TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT.

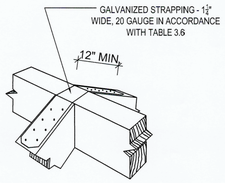
PROP. REAR ADDITION AND R/O PORCH
LUKOSE RESIDENCE
522 SPERRY BLVD, NEW HYDE PARK, NY 11040
JOB #220910 TM # 8/347/38 516-697-5264

DESIGN SHALL BE IN COMPLIANCE WITH RESIDENTIAL & BUILDING CODE OF NEW YORK STATE 2020 EDITION, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, AND THE 2014 NFPA STANDARD 70, STANDARD 70, ENERGY CODE STANDARD IECC RESIDENTIAL PROVISIONS CHAPTER 11 REFERENCE

REVISIONS:
03/17/23
08/02/23
12/29/23

GENERAL NOTES 3

SHEET NUMBER
9 OF 7

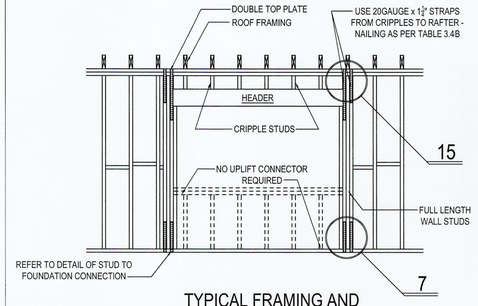


RIDGE

INCREASE LENGTH OF NAIL - TYPICALLY 10d WHEN INSTALLED OVER ½" CDX STRUCTURAL PANEL

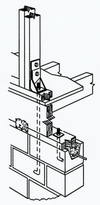
ALSO USE
LSSU28 - JOIST HANGER IN VAULTED CEILING CONDITIONS

1



TYPICAL FRAMING AND UPLIFT CONNECTIONS FOR OPENINGS

5

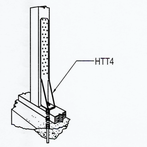


OVERTURNING HOLD DOWNS

PROVIDE MINIMUM OF 15" EMBEDMENT IN C.M.U. UNITS - FILL TOP 2 COURSES SOLID @ FOUNDATION WALL - TYPICAL - FILL ALL WEBS SOLID @ LOAD POINTS

PROVIDE 7" DEPTH OF ANCHOR BOLTS IN POURED CONCRETE FOUNDATION WALL - MINIMUM

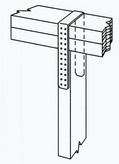
9



SHEAR WALL HOLDOWN

SIMPSON STRONG - TIE (HTT4)
FOR CONCRETE APPLICATIONS (FOR EXAMPLE, SLAB ON GRADE OR FOUNDATION)

SEE PLANS FOR LOCATION INDICATED AS ☒ (H.D.)



DOUBLE TOP PLATE TO STUD CONNECTION

20 GAUGE x 1½" GALVANIZED STRAPPING @ EACH STUD - PROVIDE MINIMUM 12" OVERLAP ON STUD AND NAILING AS PER 3.4B

15

INSTRUCTIONS FOR THE INSTALLER

A. ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS IN THE SIMPSON (WOOD CONSTRUCTION CATALOG - C - 2003). INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL.

B. BOLT HOLES SHALL BE AT LEAST A MINIMUM OF 1/32" AND NO MORE THAN A MAXIMUM OF 1/16" LARGER THAN THE BOLTED DIAMETER (PER THE 1997 NDS, SECTION 8.1.2.1.).

C. INSTALL ALL SPECIFIED FASTENERS BEFORE LOADING THE THE CONNECTION.

D. USE PROPER SAFETY EQUIPMENT.

E. WELDING GALVANIZED STEEL MAY PRODUCE HARMFUL FUMES. FOLLOW PROPER WELDING PROCEDURES AND SAFETY PRECAUTIONS. WELDING SHOULD BE IN ACCORDANCE WITH A.W.S STANDARDS.

F. PNEUMATIC OR POWDER- ACTUATED FASTENERS MAY DEFLECT AND INJURE THE OPERATOR OR OTHERS. NAIL TOOLS MAY BE USED TO INSTALL CONNECTORS, PROVIDED THE CORRECT QUANTITY AND TYPE OF NAILS ARE PROPERLY INSTALLED IN THE NAIL HOLES. TOOLS WITH NAIL HOLE- LOCATING MECHANISMS SHOULD BE USED. FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND USE THE APPROPRIATE SAFETY EQUIPMENT.

G. JOISTS SHALL BEAR COMPLETELY ON THE CONNECTOR SEAT, AND THE GAP BETWEEN THE JOIST END AND THE HEADER SHALL NOT EXCEED 1/8" PER ASTM TEST STANDARDS.

H. FOR HOLDOWNS, ANCHOR BOLT NUTS SHOULD BE FINGER-TIGHT PLUS 1/3 TO 1/2 TURN WITH A WRENCH, WITH CONSIDERATION GIVEN TO POSSIBLE FUTURE WOOD SHRINKAGE. CARE SHOULD BE TAKEN TO NOT OVER-TORQUE THE NUT.

I. PROVIDE NAILING FOR STRAPPING AS PER TABLE 3.4B WOOD FRAME CONSTRUCTION MANUAL - 3" 10d OR 1½" 8d MINIMUM

Table 3.4A Rafter and/or Ceiling Joist to Top Plate Lateral and Shear Connection Requirements — **Exposure B**
(Prescriptive Alternative to Table 3.4)

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
Rafter/Ceiling Joist Spacing (in.)	Wall Height (ft.)	Number of 8d Common Nails or 10d Box Nails (Toenailed) Required In Each Rafter and/or Ceiling Joist to Top Plate Connection[1,2,3,4]									
12	8	2	2	2	2	3	3	3	3	3	3
	10	2	2	2	2	3	3	3	3	3	3
16	8	2	2	2	3	3	3	3	3	3	3
	10	2	2	2	3	3	3	3	3	3	4
24	8	3	3	3	4	5	5	5	5	5	5
	10	3	3	3	4	5	5	5	5	5	6

1 Prescriptive limits are based on assumptions in Table 3.4.
2 When ceiling joists are installed parallel to rafters, the sum of the toenails in the rafter and ceiling joist shall equal or exceed the tabulated number of nails required.
3 To avoid splitting, no more than 2 toenails shall be installed in each side of a rafter or ceiling joist when fastened to a 2x4 top plate or 3 toenails in each side when fastened to a 2x6 top plate.
4 Where top plate-to-ridge heights exceed 10', they shall be adjusted as follows:

Wall Height	8'	10'
Top Plate to Ridge Height (ft)	Adjustment Factor	
10'	1.00	1.00
15'	1.15	1.25
20'	1.40	1.50

Table 3.5A Top and Bottom Plate to Stud Lateral Connections for Wind Loads — **Exposure B**
(Prescriptive Alternative to Table 3.5)

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
Stud Spacing (in.)	Wall Height (ft)	Required Number of 16d Common Nails or 40d Box Nails per Stud to Plate Connection[1,2]									
12	8	2	2	2	2	2	2	2	2	2	2
	10	2	2	2	2	2	2	2	2	2	2
	12	2	2	2	2	2	2	2	2	2	2
	14	2	2	2	2	2	2	2	2	2	3
	16	2	2	2	2	2	2	2	2	2	3
	18	2	2	2	2	2	2	2	2	3	3
	20	2	2	2	2	2	2	2	3	3	3
16	8	2	2	2	2	2	2	2	2	2	2
	10	2	2	2	2	2	2	2	2	2	3
	12	2	2	2	2	2	2	2	2	3	3
	14	2	2	2	2	2	2	2	3	3	3
	16	2	2	2	2	2	2	3	3	3	4
	18	2	2	2	2	2	3	3	3	4	4
	20	2	2	2	2	2	3	3	3	4	5
24	8	2	2	2	2	2	2	2	3	3	3
	10	2	2	2	2	2	2	3	3	3	4
	12	2	2	2	2	2	3	3	4	4	5
	14	2	2	2	2	3	3	4	4	4	5
	16	2	2	2	3	3	3	4	4	5	6
	18	2	2	2	3	3	4	4	5	5	6
	20	2	2	3	3	4	4	5	5	6	7

1 Prescriptive limits are based on assumptions in Table 3.5.
2 Tabulated framing loads and connection requirements shall be permitted to be multiplied by 0.92 for framing not located within 8 feet of corners.

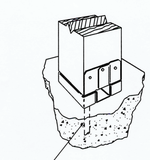
Table 3.6 Ridge Connection Requirements for Wind — **Exposure B**
(Dead Load Assumptions: Roof Assembly DL = 10 psf)

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
Roof Pitch	Roof Span (ft)	Required Capacity of Ridge Connection (plf)[1,2,3,4]									
3:12	12	77	91	105	136	169	205	243	284	327	397
	16	103	121	141	182	226	274	325	379	436	529
	20	128	152	176	227	282	342	406	473	545	661
	24	154	182	211	272	339	410	487	568	654	793
	28	180	212	246	318	395	479	568	663	763	925
	32	206	243	281	363	452	547	649	758	873	1057
	36	231	273	316	409	508	616	730	852	982	1190
4:12	12	65	77	88	113	139	168	199	231	266	321
	16	87	102	118	150	186	224	265	308	354	428
	20	109	128	147	188	232	280	331	385	443	536
	24	131	153	176	226	279	336	397	463	532	643
	28	153	179	206	263	325	392	464	540	620	750
	32	174	204	235	301	372	448	530	617	709	857
	36	196	230	264	338	418	504	596	694	797	964
5:12	12	51	60	69	88	109	132	156	182	209	253
	16	68	80	92	118	146	176	208	242	279	337
	20	85	100	115	147	182	220	260	303	348	421
	24	102	119	138	177	219	264	312	364	418	506
	28	119	139	161	206	255	308	364	424	488	590
	32	136	159	184	236	292	352	416	485	557	674
	36	153	179	207	265	328	396	468	545	627	758
6:12	12	48	55	63	81	99	119	141	164	188	227
	16	63	74	85	108	133	159	188	218	250	302
	20	79	92	106	135	166	199	235	273	313	378
	24	95	111	127	162	199	239	282	327	376	453
	28	111	129	148	188	232	279	329	382	438	529
	32	127	148	169	215	265	319	376	436	501	605
	36	143	166	190	242	298	358	423	491	564	680
7:12-12:12	12	49	55	62	76	94	112	132	153	175	211
	16	65	73	82	102	125	149	176	204	233	281
	20	81	92	103	127	156	187	220	254	291	351
	24	98	110	123	153	187	224	263	305	350	421
	28	114	129	144	178	218	261	307	356	408	491
	32	130	147	164	204	250	299	351	407	466	562
	36	147	165	185	229	281	336	395	458	525	632

1 Tabulated connection requirements shall be permitted to be multiplied by 0.70 for framing not located within 8 feet of building corners
2 Tabulated connection requirements are based on total uplift minus the roof assembly dead load of 6 psf (0.6 x 10 psf = 6 psf).
3 Tabulated connection requirements are based on a 12 inch ridge connection spacing, for different ridge connection spacing, multiply the tabulated values by the appropriate multiplier below:

Ridge Connection Spacing (in.)	12	16	19.2	24	48
Multiplier	1.00	1.33	1.60	2.00	4.00

4 For jack rafter uplift connections, use a roof span equal to twice the jack rafter length. The jack rafter length includes the overhang length and the jack span.

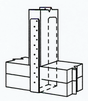


POST BASE

SIMPSON STRONG - TIE (ABA-44)

MINIMUM OF ½" Ø ANCHOR BOLT WITH MINIMUM OF 7" EMBEDMENT IN POURED CONCRETE 15" IN MASONRY BLOCK FILL WEBS SOLID @ POST BASE/LOAD POINTS

3



STUD TO SILL PLATE

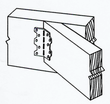
1½" x 20 GAUGE STRAPS TO RUN FROM STUDS DOWN & AROUND BOTTOM PLATES BETWEEN PLATES & FOUNDATION & NAILED AS PER TABLE 3.4B PROVIDING A MINIMUM OVERLAP OF 12" ON STUDS (AT SLAB ON GRADE APPLICATIONS)

7

CAP

SIMPSON STRONG TIE - BC
POST CAP SERIES

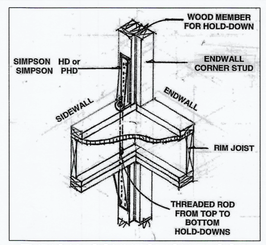
11



FACE MOUNT HANGER - SKEWED

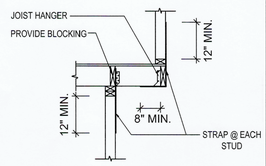
SIMPSON STRONG - TIE (LS70)

14



TYPICAL CONNECTION FLOOR TO FLOOR AT CORNER FOR 2 STORY CONSTRUCTION

17

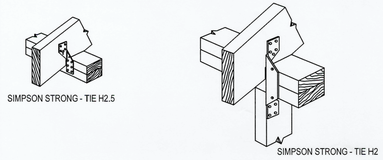


FLOOR TO FLOOR CONNECTION

(CANTILEVER CONDITIONS)

20 GAUGE 1½" STRAPPING AT FLOOR JOIST TO MAINTAIN CONTINUOUS LOAD PATH AS REQUIRED BY WOOD FRAME CONSTRUCTION MANUAL SECTION 3.2 - NAIL AS PER TABLE 3.4B

4

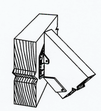


ROOF CONNECTION DETAIL FOR ALIGNMENT OF ROOF RAFTER & STUD

1½" x 20 GAUGE GALVANIZED STRAPPING

WHEN RAFTERS DO NOT FALL IN LINE WITH STUDS BELOW RAFTERS SHALL BE ATTACHED TO THE WALL TOP PLATE AND THE WALL TOP PLATE SHALL BE ATTACHED TO THE WALL STUD OF UPLIFT CONNECTIONS IN ACCORDANCE WITH TABLE 3.4B SEE DETAIL 10 ON THIS PAGE

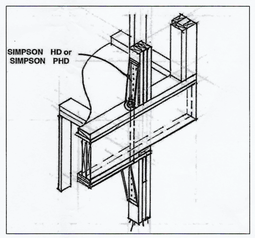
8



ADJUSTABLE HANGER

SIMPSON STRONG - TIE (LSSU26)
LSSU26 - 2" x 6"
LSSU28 - 2" x 8", 2" x 10", 2" x 12"
TYPICAL @ HIPS AND VALLEYS AND WITH ALL CEILINGS

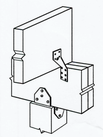
12



TYPICAL CONNECTION FOR FLOOR TO FLOOR AT CANTILEVER

PROVIDE DOUBLE STUDS FOR ATTACHMENT OF SHEAR WALL HARDWARE - PROVIDE MINIMUM NAILING OF 2-16d @ 10" O.C. MINIMUM FOR DOUBLE STUD - NOT FOR ATTACHMENT OF HARDWARE

18



JOIST CONNECTION TO GIRDER

TWIST STRAPPING

19

EAGLE DESIGN ASSOCIATES
924 NEWBRIDGE ROAD NORTH BELLMORE, NY 11710
PHONE # (516) 731-5506 FAX # (516) 826-6368
EAGLEDESIGNARCHITECTS@GMAIL.COM

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT, TO ALTER THESE PLANS IN ANY WAY. BY ACCEPTANCE AND USE OF THESE PLANS THE OWNER/ CONTRACTOR/ AGENT AGREES TO LIMIT THE LIABILITY OF EAGLE DESIGN ASSOCIATES AND EMPLOYEES DUE TO NEGLECT OR ACTS OF ERROR SUCH THAT THE TOTAL AGGREGATE LIABILITY OF EAGLE DESIGN ASSOCIATES AND THE EMPLOYEES SHALL NOT EXCEED THE TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT.

PROP. REAR ADDITION AND R/O PORCH
LUKOSE RESIDENCE

522 SPERRY BLVD, NEW HYDE PARK, NY 11040
TM # 8/347/38 516-697-5264
JOB #220910

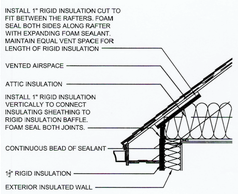
DESIGN SHALL BE IN COMPLIANCE WITH RESIDENTIAL & BUILDING CODE OF NEW YORK STATE 2020 EDITION, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, AND THE 2014 NFPA STANDARD 70, STANDARD 70, ENERGY CODE STANDARD IECC RESIDENTIAL PROVISIONS CHAPTER 11 REFERENCE

REVISIONS:
03/17/23
08/02/23
12/29/23

CONNECTION DETAILS

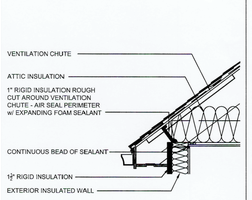
SHEET NUMBER
9
OF
8

1



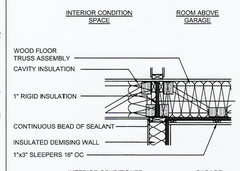
1" EXTERIOR INSULATION SHEATHING AS ATTIC EAVE BAFFLE AND VENT

2



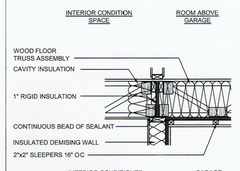
1" RIGID INSULATION AS ATTIC EAVE BAFFLE CUT AROUND MANUFACTURED VENT

3



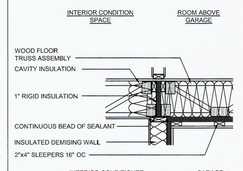
AIR BARRIER AT GARAGE BAND JOIST 1" RIGID INSULATION w/ 1"x3" WOOD FURRING

4



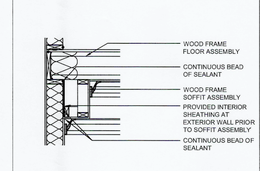
AIR BARRIER AT GARAGE BAND JOIST 1" RIGID INSULATION w/ 2"x2" WOOD FURRING

5



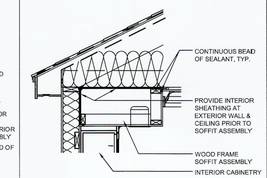
AIR BARRIER AT GARAGE BAND JOIST 1.5" RIGID INSULATION w/ 2"x4" SLEEPERS

6



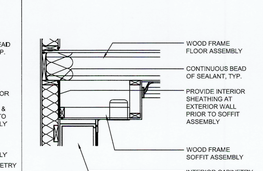
AIR SEAL AT BUILT-OUT SOFFIT

7



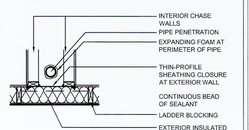
AIR SEAL AT CABINET SOFFIT - SINGLE STORY

8



AIR SEAL AT CABINET SOFFIT - TWO STORY

9



AIR SEAL AT CHASE WALLS - PLAN VIEW

EAGLE DESIGN ASSOCIATES
924 NEWBRIDGE ROAD NORTH BELLMORE, NY 11710
PHONE # (516) 731-5506 FAX # (516) 826-6368
EAGLEDESIGNARCHITECTS@GMAIL.COM

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT, TO ALTER THESE PLANS IN ANY WAY. BY ACCEPTANCE AND USE OF THESE PLANS THE OWNER/ CONTRACTOR/ AGENT AGREES TO LIMIT THE LIABILITY OF EAGLE DESIGN ASSOCIATES AND EMPLOYEES DUE TO NEGLECT OR ACTS OF ERROR SUCH THAT THE TOTAL AGGREGATE LIABILITY OF EAGLE DESIGN ASSOCIATES AND THE EMPLOYEES SHALL NOT EXCEED THE TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT.

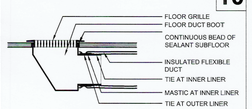
PROP. REAR ADDITION AND R/O PORCH

LUKOSE RESIDENCE

522 SPERRY BLVD, NEW HYDE PARK, NY 11040 516-697-5264

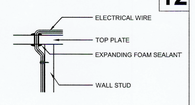
JOB #220910 TM # 8/347/38

10



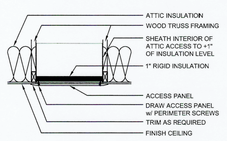
AIR SEAL AT DUCT BOOT

12



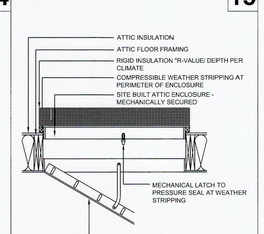
AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION

14



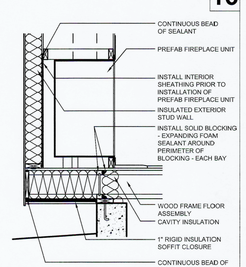
AIR SEALING AT ATTIC HATCH - FINISH SCREWS

15



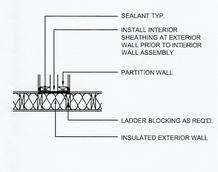
AIR SEALING AT ATTIC PULL DOWN ATTIC STAIR

16



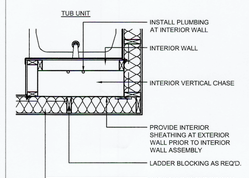
AIR SEALING AT CANTILEVERED MANUFACTURED FIREPLACE ASSEMBLY

17



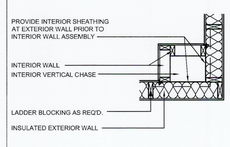
AIR SEALING AT COMMON WALL BETWEEN DWELLING UNITS

18



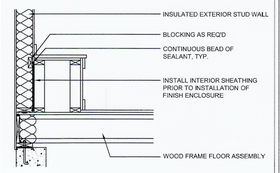
AIR SEALING AT CORNER VERTICAL BATHTUB CHASE

19



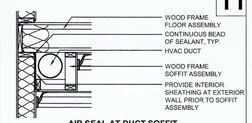
AIR SEALING AT CORNER VERTICAL CHASE

20



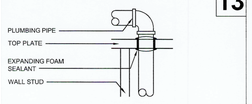
AIR SEALING AT DOUBLE WALLS

11



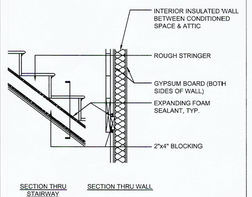
AIR SEAL AT DUCT SOFFIT

13



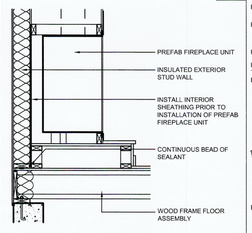
AIR SEAL AT TOP PLATE PIPE PENETRATION

21



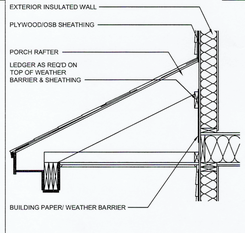
AIR SEALING AT INTERIOR WALL BETWEEN CONDITIONED SPACE & UNCONDITIONED CELLAR

22



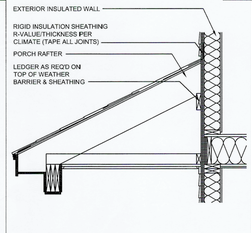
AIR SEALING AT PLATFORM FOR MANUFACTURED FIREPLACE ASSEMBLY

23



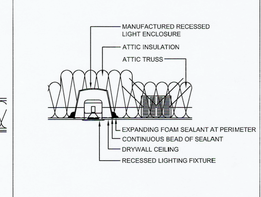
AIR SEALING AT PORCH ROOF AT .5" PLYWOOD EXTERIOR SHEATHING

24



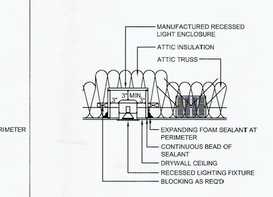
AIR SEALING AT PORCH ROOF AT 1" RIGID INSULATION SHEATHING

25



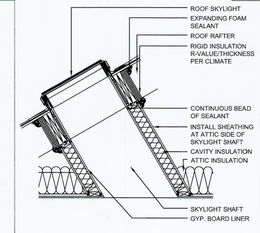
AIR SEALING AT RECESSED LIGHTING IN ATTIC

26



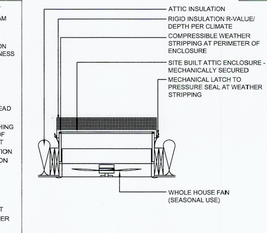
AIR SEALING AT RECESSED LIGHTING IN ATTIC

27



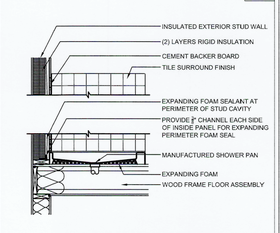
AIR SEALING AT SKYLIGHT SHAFT

28



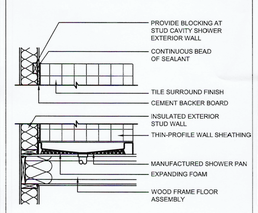
AIR SEALING AT WHOLE HOUSE FAN ENCLOSURE

29



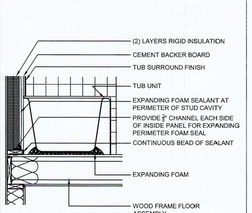
AIR SEALING BEHIND SHOWER w/ CAVITY RIGID INSULATION

30



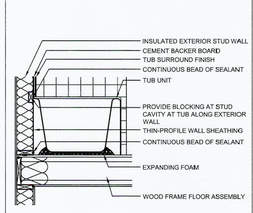
AIR SEALING BEHIND SHOWER w/ THIN-PROFILE SHEATHING

31



AIR SEALING BEHIND TUB w/ CAVITY RIGID INSULATION

32

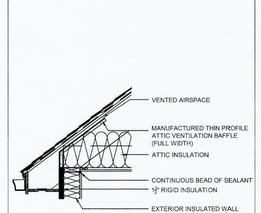


AIR SEALING BEHIND TUB w/ THIN-PROFILE SHEATHING - SECTION VIEW

33

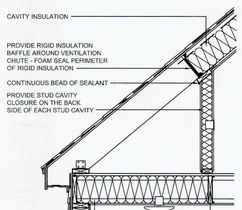
CONCEPTUAL AIR SEALING STRATEGY AT UPPER FLOOR BAND JOIST

34



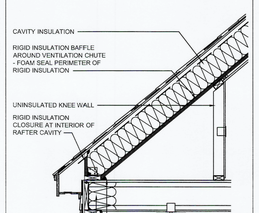
THIN-PROFILE ATTIC EAVE BAFFLE AND VENT

35



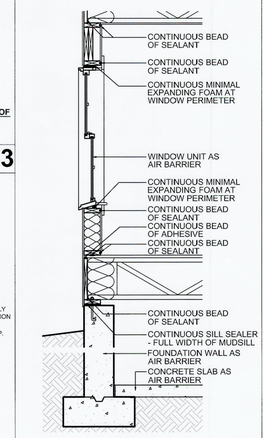
CONCEPTUAL INSULATION AT CAPE-STYLE ROOF - CEILING & KNEE WALL CAVITY INSULATION

36



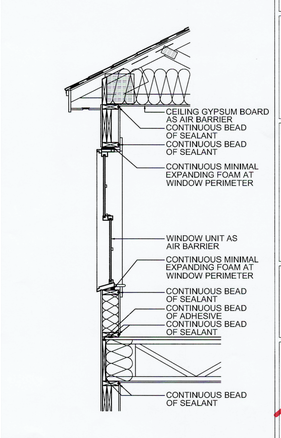
CONCEPTUAL INSULATION AT CAPE-STYLE ROOF - ROOF CAVITY INSULATION w/ RIGID INSULATION CLOSURE

37



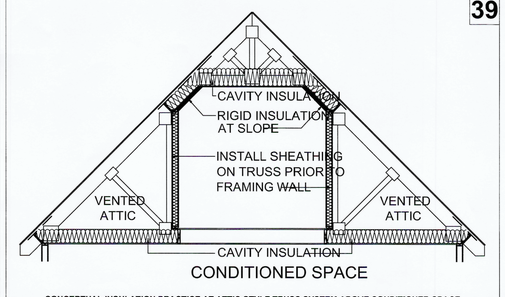
CONCEPTUAL AIR SEALING STRATEGY - LOWER WALL SECTION

38



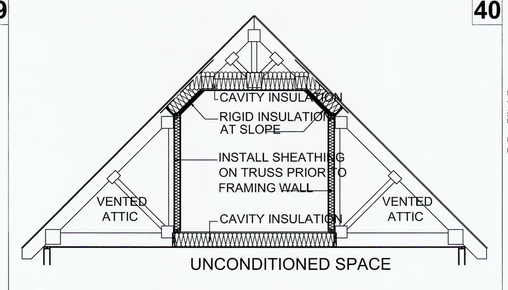
CONCEPTUAL AIR SEALING STRATEGY - UPPER WALL SECTION

39



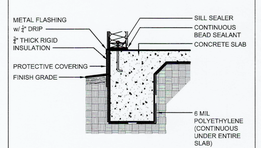
CONCEPTUAL INSULATION PRACTICE AT ATTIC-STYLE TRUSS SYSTEM ABOVE CONDITIONED SPACE

40



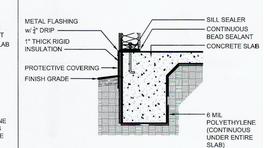
CONCEPTUAL INSULATION PRACTICE AT ATTIC-STYLE TRUSS SYSTEM ABOVE UNCONDITIONED SPACE

41



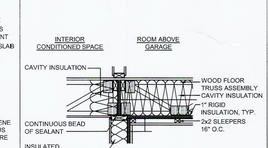
TURNED DOWN CONCRETE SLAB .75" RIGID INSULATION

42



TURNED DOWN CONCRETE SLAB 1" RIGID INSULATION

43



AIR BARRIER AT GARAGE BAND JOIST 1" RIGID INSULATION w/ 2"x2" WOOD FURRING

DESIGN SHALL BE IN COMPLIANCE WITH RESIDENTIAL & BUILDING CODE OF NEW YORK STATE 2020 EDITION, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, AND THE 2014 NFPA STANDARD 70, STANDARD 70, ENERGY CODE STANDARD IECC RESIDENTIAL PROVISIONS CHAPTER 11 REFERENCE

REVISIONS:
03/17/23
08/02/23
12/29/23

AIR SEAL DETAILS

SHEET NUMBER

9 OF 9

File Name: Tully_MonumentSignage.fs

Date: 1/19/2024

Sign Structure by Others

3'-0"x 3'-0" x 3'-0" Deep
Concrete Footer
3000 psi Minimum

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2399 A-2 NJ-34
MANASQUAN, NJ 08736
(973) 570-8215 x0

1/24/2024

Jere Murdoch, PE
Professional Engineer
NY PE Lic. #089862

STATE OF NEW YORK
JERE MURDOCH
089862
LICENSED PROFESSIONAL ENGINEER

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.

DISAPPROVED
For
ZONING
Anthony Basile
04/18/2024

Team Hicksville
Signarama
The way to grow your business.

485-34 S. Broadway
Hicksville, NY 11801
516.938.2370
signsofbusiness.com

A UL CERTIFIED COMPANY

Client:

Company: Tully

Designer: Tony T

Sales Rep: Vinny Marino

Quantity: 1

Sides: Double sided

Paint or PMS Match:

Materials: Monument Signage

DESIGN SPECIFICATIONS		
NYS Building Code 2020		
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures
ACI	318-14	Building Code Requirements for Structural Concrete
ANSI/AISC	360-16	Specification for Stuctural Steel Buildings

DESIGN LOADS		
Wind	V =	118 mph
Exposure	C	
Risk Cat.	II	
Grnd. Snow	Pg =	25 psf

#21560

Additional Info:

WAIT! Before you approve...
We do our best to get it right, but please be sure to **check all details carefully!**

We are not responsible for errors in spelling, material, sizing, quantity or any mistakes once you have approved the artwork. Color printed with ink on various materials may appear different than colors displayed on a computer screen. It is essential that the correct corporate colors (Pantone) be specified by the client before production.

NOTE: Superimposed images are not to be viewed as 100% accurate. They are meant to be rough representations of sign placement.

GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL .
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

EXISTING CONDITIONS:

1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEERING IMMEDIATELY.
2. MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR
   (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	F1554 GR 55	Fy=55 KSI MIN.
STEEL PLATE STD.	ASTM A36 ASTM	Fy=36 KSI MIN.
PIPE	A53, GR B	Fy=35 KSI MIN.

2. BOLTS SHALL CONFORM TO ASTM A325 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F844.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
   a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
   b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
   c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
   d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Murdoch Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Murdoch Engineering.

Deviations from this drawing shall not be made without consulting Murdoch Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Murdoch Engineering shall decide which indication must be followed and their decision shall be final.

Copyright Murdoch Engineering.
All rights reserved.

ALUMINUM:

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST $\frac{1}{4}$ INCH
8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2 $^{-}$
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-14
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.
4. REINFORCEMENT IS NOT REQUIRED FOR DIRECT BURIAL TYPE SIGN FOOTINGS FOR SIGNS OF 25 FEET OVERALL HEIGHT OR LESS, DIRECT BURIED STEEL SHALL EXTEND TO 6 INCHES FROM BOTTOM OF FOOTING.
5. FOR ANCHOR BOLT/ BASE PLATE - SQUARE FOOTINGS, PROVIDE A MINIMUM OF #5 VERTICAL REBAR @ 12" O.C., 4" OFFSET FROM PERIMETER, TOP AND BOTTOM OF FOOTING. PROVIDE #3 HORIZONTAL TIES @ 12" O.C. UNLESS OTHERWISE NOTED.
6. FOR ANCHOR BOLT/ BASE PLATE - ROUND FOOTINGS, PROVIDE A MINIMUM OF SIX (6) VERTICAL #5 REBARS, EVENLY SPACED, 4" OFFSET FROM FOOTING PERIMETER & #3 HORIZONTAL TIES, 12" O.C. Unless otherwise noted.
7. ANCHOR BOLTS SHALL BE TIED TO REBAR CAGE AT A MINIMUM OF TWO LOCATIONS PER ANCHOR BOLT
8. FOOTING DESIGN ASSUMES FOOTING SHALL BE EXCAVATED AND POURED IN UNDISTURBED NATURAL EARTH, CAPABLE OF WITHSTANDING A MINIMUM 1,500 PSF VERTICAL DESIGN BEARING PRESSURE AND 150 PSF/FT OF DEPTH OF LATERAL BEARING PRESSURE BASED ON SOIL DATA OBTAINED FROM THE USGS SOIL SURVEY.
9. IF CLAY, SILTY - CLAY, ORGANIC OR FILL SOIL IS ENCOUNTERED UPON EXCAVATION, CONTACT MURDOCH ENGINEERING FOR FOOTING DESIGN MODIFICATION PRIOR TO CONSTRUCTION.
10. PORTION OF STEEL SUPPORT EMBEDDED INTO CONCRETE SHALL NOT BE PAINTED. IT SHALL BE CLEAN BARE METAL FOR PROPER ADHESION TO CONCRETE

SCOPE OF WORK:

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

DESIGN SPECIFICATIONS

NYS Building Code 2020

ASCE	7-16	Minimum Design Loads for Buildings & Other Structures
ACI	318-14	Building Code Requirements for Structural Concrete
ANSI/AISC	360-16	Specification for Stuctural Steel Buildings

DESIGN LOADS

Wind	V =	118 mph
Exposure	C	
Risk Cat.	II	
Grnd. Snow	Pg =	25 psf

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.

DISAPPROVED
For
ZONING
Anthony Basile
04/18/2024

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
murdochengineering.com
(973) 570-8215
2399 NJ-34 A-2
Manasquan, NJ 08736

PREPARED FOR:

Signarama Hicksville

PROJECT TITLE: **The Tully Group**

PROJECT ADDRESS: 57 Seaview Blvd Port Washington NY 11050

STATE OF NEW YORK
JERE MURDOCH
089862
LICENSED PROFESSIONAL ENGINEER

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2399 A-2 NJ-34
MANASQUAN, NJ 08736
(973) 570-8215 x0

1/24/2024

Jere Murdoch, PE
Professional Engineer
NY PE Lic. #089862

DWG TITLE: **GENERAL NOTES**

SHEET: **S.1**

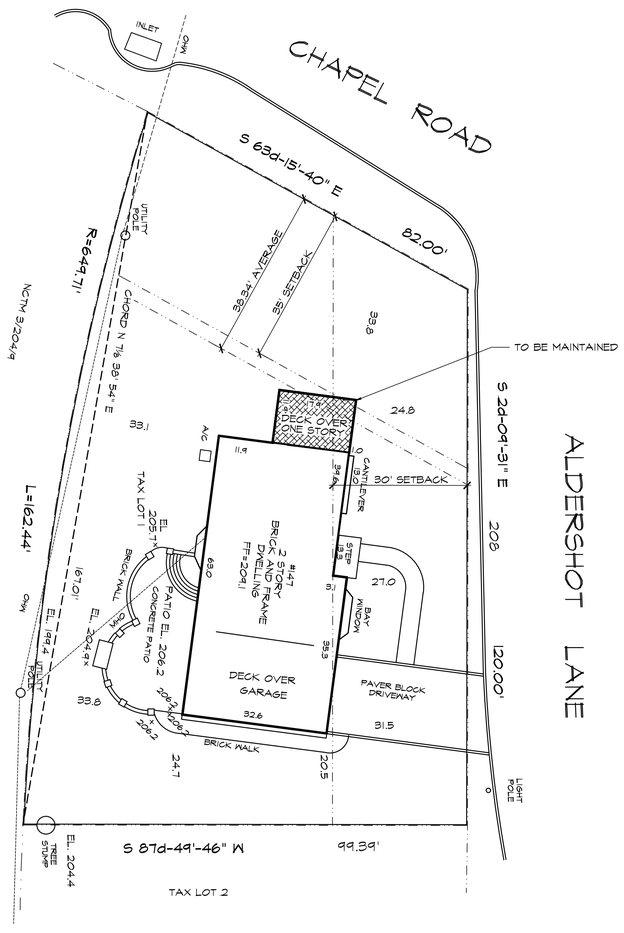
SIZE: **B**

ZOITAS RESIDENCE

17 ALDERSHOT LANE
MANHASSET, NY 11030

#21563

SCOPE:
-MAINTAIN 1 STORY
-GUT TO STUDS, INSULATE & SHEETROCK.

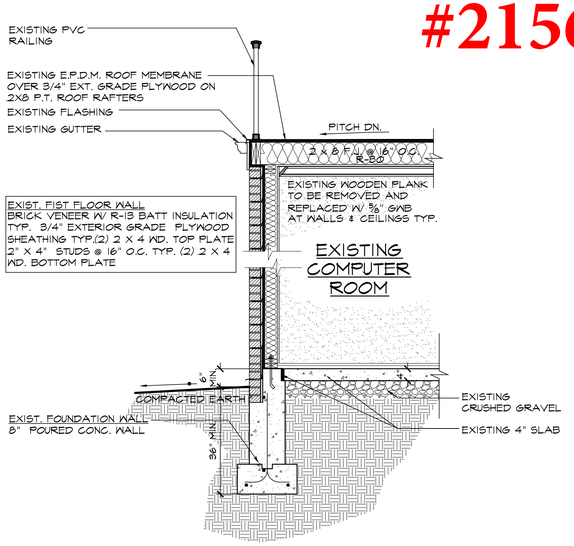


1 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"

4 16 32 48

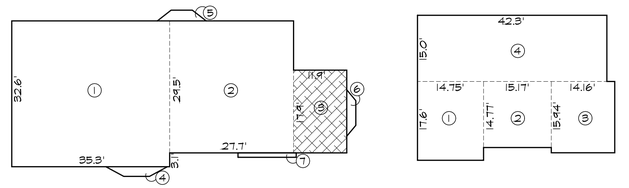
SECTION: 3
BLOCK: 231
LOT: 1

NOTE: THE INFORMATION IN THIS SITE PLAN WAS DRAWN USING A SURVEY CERTIFIED TO THE OWNER ON AUGUST 14TH, 2020, DRAWN BY DORANNE E. TAY LS.



4 EXISTING SECTION @ COMPUTER ROOM
SCALE: 1/2"=1'-0"

1 2 4 6



FIRST FLOOR

EXISTING

1.	35.30	x 32.60'	=	1,150.78
2.	27.70	x 29.50'	=	817.15
3.	11.90'	x 17.90'	=	213.01
4.	AREA		=	20.97
5.	AREA		=	18.83
6.	AREA		=	16.11
7.	AREA		=	13.00
TOTAL			=	2,249.85 SQ. FT.

FIRST FLOOR TOTAL AREA 2,249.85 SQ. FT.

SECOND FLOOR

EXISTING

1.	14.75' X 17.6'	=	259.60
2.	15.17' X 14.77'	=	224.06
3.	15.94' X 14.16'	=	225.71
4.	42.3' X 15.00'	=	634.50
TOTAL		=	1,343.87 SQ. FT.

2nd FLOOR TOTAL AREA 1,343.87 SQ. FT.

GROSS FLOOR AREA

FIRST FLOOR	=	2,249.85 SQ. FT.
SECOND FLOOR	=	1,343.87 SQ. FT.
TOTAL GROSS FLOOR AREA	=	3,593.72 SQ. FT.

ZONING CALCULATIONS

TOWN OF NORTH HEMPSTEAD - DISTRICT - R-A

LOT AREA= 12,807.95 SQ. FT.
GROSS FLOOR AREA ALLOWED = 12,807.95 SF X 36% = 4,000.00 SQ. FT.
GROSS FLOOR AREA PROPOSED = 3,593.72 < 4,000.00 SQ. FT. - O.K.
LOT COVERAGE ALLOWED = 12,807.95 SF X 25% = 3,201.99 SQ. FT.
LOT COVERAGE PROPOSED = 2,249.85 SF < 3,201.99 SQ. FT. - O.K. (17.7%)

AVERAGE FRONT YARD SETBACKS: SEE SETBACK DIAGRAM ON T-1

MAX LOT COVERAGE
CODE: 25% MAX
12,807.95 X 25% = 3,201.99 SQ. FT.
PROPOSED: 2,249.85 / 3,201.99
17.56% < 35% ALLOWED O.K.

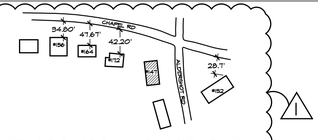
MAX G.F.A.
CODE: 36% MAX
12,807.95 x 36% = 4,610.86 SQ. FT.
G.F.A ALLOWED = 4,000.00 SQ. FT. MAX CAP
GROSS FLOOR AREA= 3,593.72 < 4,000.00 O.K.

ZONING CHART — ZONE R-A — S-B-L: 3-231-1

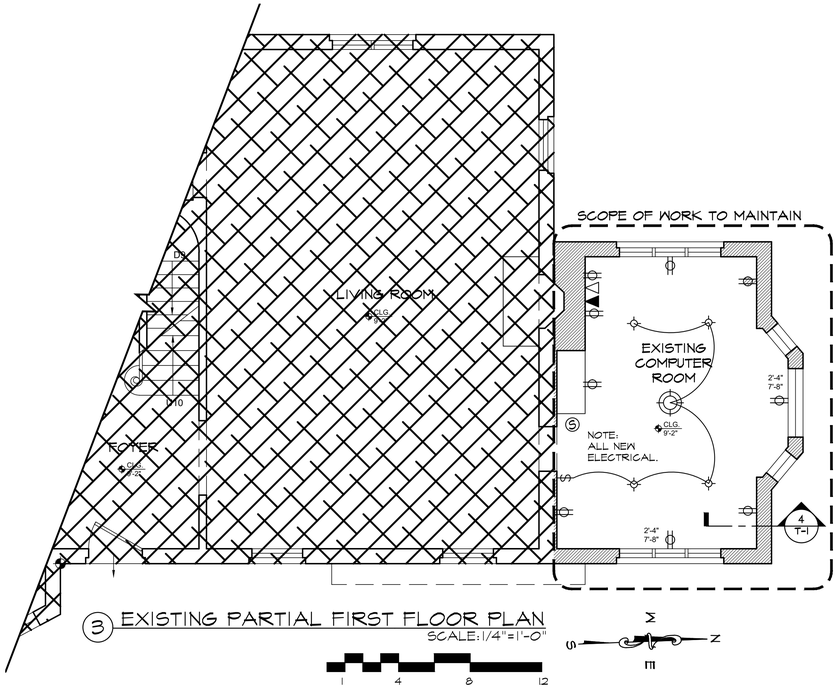
ZONING ITEM	REQUIRED	EXISTING	PROPOSED	
LOT AREA:		12,807.95 SQ FT		EXISTING TO REMAIN
PRIM. FRONT YARD SETBACK:	35' MIN.	35' 38.34 AVG		NON CONFORMING
SECONDARY FRONT YARD SETBACK:	30' MIN.	24.8'		NON CONFORMING
REAR YARD SETBACK:	15' MIN.	33.1'		EXISTING TO REMAIN
SIDE YARD SETBACK:	10' MIN.	20.5'		EXISTING TO REMAIN
HEIGHT:	30' MAX.	2 STORY		EXISTING TO REMAIN
BUILDING COVERAGE:	25%	2,249.85		EXISTING TO REMAIN
FLOOR AREA RATIO:	36% MAX	3,593.72		EXISTING TO REMAIN

AVERAGE SETBACK CALCULATON (CHAPEL RD)

172 = 42.20'
164 = 47.67'
156 = 34.80'
152 = 28.7'
153.3/ 4 = 38.34'



2 TOWN OF NORTH HEMPSTEAD ZONE R-A
SCALE: N.T.S.



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

LEGEND:
- DUPLEX OUTLET 16" A.F.F. U.O.N.
- CEILING MOUNTED FIXTURE
- L.E.D. DOWNLIGHT
- HARD WIRED SMOKE DETECTOR
- T.V. CABLE PORT
- CAT 6 PORT
- WALL TO BE MAINTAINED

ASSOCIATED PERMIT #RBP24-000212

HIERARCHY
7 Gaynor Avenue, Manhasset, New York 11030
516.627.7007 Tel 516.627.7707 Fax

ZOITAS RESIDENCE
147 ALDERSHOT LANE
MANHASSET, NY 11030

REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO No. 019481 STATE OF NEW YORK
Seal

PROJECT START	04-08-2024
PERMIT REVIEW	04-16-2024
OMISSION #1	04-22-2024

SITE PLAN, GENERAL NOTES, ZONING CALCS. & DETAILS

DESIGNED BY	T.J.C.
DRAWN BY	G.J.
CHECKED BY	T.J.C.

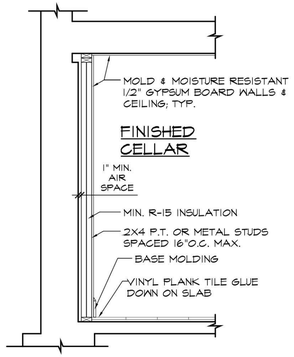
T-1

CONSTRUCTION LEGEND

NEW WALLS
EXISTING WALLS
DEMOLITION

ELECTRICAL LEGEND

(S) HARD WIRED SMOKE DETECTOR
C.M. HARD WIRED CARBON MONOXIDE DETECTOR
(H) HARD WIRED HEAT DETECTOR



3 FURRED WALL SECTION
SCALE: 1/2"=1'-0"

Beginning construction or demolition without first contacting the Building Inspector voids the Building Permit.

The hours of all construction activities, including site work, demolition, construction, alterations, or repairs shall be between 7:30 AM and 6:00 PM, Monday through Friday only. No work shall be permitted outside the stated hours without the specific written approval from the Building Commissioner.

ZOITAS RESIDENCE

147 ALDERSHOT LANE
MANHASSET, NY 11030
SEC: 3 BLK: 231 LOT: 1

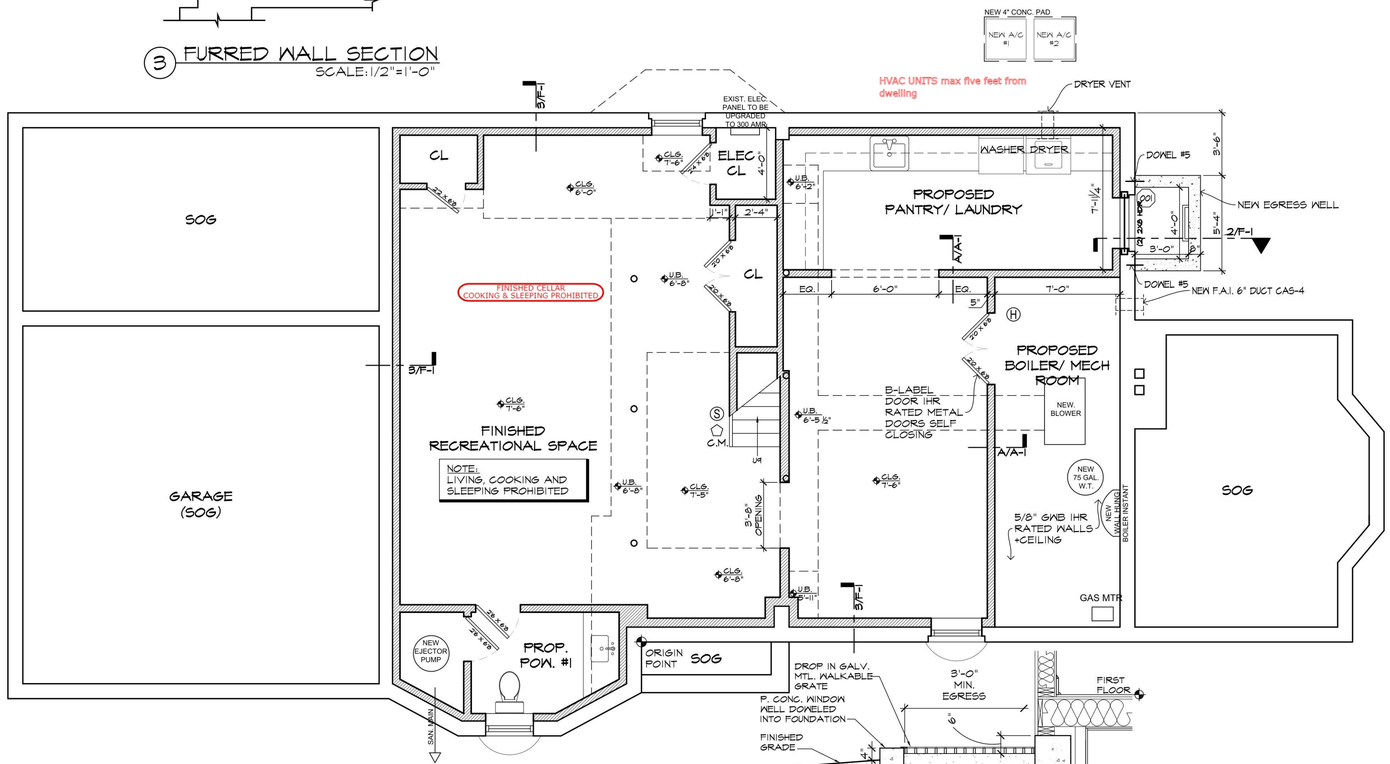
LIST OF DRAWINGS

A-1 PROPOSED CELLAR FLOOR PLAN
A-2 PROPOSED FIRST FLOOR PLAN
A-3 PROPOSED SECOND FLOOR PLAN
E-1 PROPOSED ELECTRICAL PLANS
E-2 PROPOSED ELECTRICAL PLANS

SCOPE OF WORK: (CELLAR)

- PROPOSED LAUNDRY AND PANTRY
- ENCLOSE MECHANICAL ROOM
- PROPOSED EGRESS WINDOW WELL
- NEW BLOWER IN THE CELLAR AND A CONDENSER OUTSIDE FOR HVAC FOR FIRST FLOOR
- BASEMENT DUCT'S AND HVAC REMAINS, WITH NEW BOILER AND WATER TANK.

SPEC NOTES:
1. ALL NEW ELECTRICAL WIRING AND DEVICES + PANEL
2. ALL NEW PLUMBING SUPPLY AND WASTE LINES
3. ALL NEW SHEET ROCK AND INSULATION -TYP.



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

2 CELLAR WINDOW WELL DETAIL
SCALE: 1/2"=1'-0"

GENERAL NOTES

TOWN OF NORTH HEMPSTEAD
210 PLANDOME ROAD
MANHASSET, N.Y. 11030
BUSINESS PHONE: (516) 869-7660

1. WORK PERFORMED: MON. - FRI. 7:30AM - 6:00PM, ONLY. NO WORK WEEKENDS OR HOLIDAYS
2. NO WORK IS TO BE STARTED UNTIL ALL INSURANCE CERTIFICATES ARE FILED WITH THE TOWN.
3. FINAL SURVEY TO BE SUBMITTED AT COMPLETION OF JOB.
4. CONTRACTOR SHALL GIVE ADEQUATE NOTICE TO OWNER TO RELOCATE PLANTINGS IN WAY OF PROPOSED WORK.
5. ELECTRICAL UNDERWRITERS CERTIFICATE MUST BE SUBMITTED AT COMPLETION OF JOB.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS.
7. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS; ALL V.I.F. AND ALIGN NOTES SUPERSEDE WRITTEN DIMENSIONS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND NYS RESIDENTIAL CODE, 2018.
9. NEW LEADERS TO CONNECT TO NEW DRYWELLS
10. ALL HEATING, VENTILATING, AND AIR CONDITIONING SYSTEM WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 13 THROUGH 24 OF RESIDENTIAL CODE OF NEW YORK STATE, ALL LOCAL RULES & REGULATIONS, AND AS SPECIFIED IN THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION.
11. ALL MECHANICAL SYSTEMS, EQUIPMENT, APPLIANCES, ETC. MUST COMPLY WITH SECTIONS N1103.1 THROUGH N1103.9 AS APPLICABLE AND BE LISTED, LABELED, AND INSTALLED IN ACCORDANCE W/ THE MANUFACTURER'S SPECIFICATIONS, LISTING LABEL, AND CODE. SPECIFICATIONS MUST BE SUPPLIED TO THE BUILDING DEPT. PRIOR TO INSTALLATION.
12. ALL FUEL GAS SPACE HEATING APPLIANCES IN RESIDENTIAL BUILDINGS SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE, WHICH WILL SHUT OFF THE FUEL SUPPLY TO THE BURNER WHEN THE FLAME OR PILOT LIGHT IS EXTINGUISHED.
13. DOMESTIC HOT WATER HEATING EQUIPMENT SHALL BE INSTALLED IN COMPLIANCE WITH SECTIONS M2005.1 THROUGH M2005.5 AS APPLICABLE.
14. ALL UNDERGROUND PIPING FROM LEADER PIPES CONNECTING TO DRYWELL SHALL BE 6" DIAMETER SCHEDULE 40 OR SDR35.
15. THE G.C. SHALL INSPECT FOR ROTTED WALLS, FLOORS, AND ROOF STRUCTURE ALSO PLUMBING LEAKS AND INFORM THE OWNER OF ANY SUSPECTED UNSOUND STRUCTURE OR OTHER HIDDEN PROBLEMS AS SOON AS DISCOVERED.
16. PREVENT DAMAGE TO ANY EXISTING WORK. REPLACE/ RESTORE W/ BETTER OR EQUAL.
17. ALL EQUIPMENT SHALL PERFORM IN ACCORDANCE W/ TABLE N1103.1 OF THE CODE.

NOTE:
SMOKE DETECTORS, HEAT SENSORS, & CARBON MONOXIDE ALARMS TO BE INSTALLED IN ACCORDANCE WITH SECTIONS R314 & R315 OF THE RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
THE DWELLING IS EQUIPPED W/ A WHOLE HOUSE MECHANICAL SYSTEM CAPABLE OF PROVIDING .35 AIR CHANGES/HOUR & OUTDOOR VENTILATION AIR OF 30 CFM IN COMPLIANCE W/ M 1505.4

These drawings have been approved for construction by the Building Department. No alterations, modifications, or changes shall be made without prior written approval by the Building Department

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.

BUILDING CODE COMPLIANCE

APPROVED - Construction shall comply with the NYS Uniform Fire Prevention and Building Code and the NYS Energy Conservation Code

Ben Voutsinas
03/19/2024

ZONING / TOWN CODE COMPLIANCE

APPROVED - Subject to full compliance with the Code of the Town of North Hempstead

Ben Voutsinas
03/19/2024

ORIGINAL ELECTRICAL CERTIFICATION REQUIRED

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AS SUBMITTED COMPLY IN ALL RESPECTS WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND THE 2020 NYS ENERGY CONSERVATION CODE.

©

HIERARCHY
7 Gaynor Avenue, Manhasset, New York 11030
516.627.7007 Tel 516.627.7707 Fax

ZOITAS RESIDENCE
147 ALDERSHOT LANE
MANHASSET, NY 11030

REGISTERED ARCHITECT TIMOTHY JOHN MASSEY NO. 019481 STATE OF NEW YORK

PROJECT START	02/23/2024
PERMIT REVIEW	03/06/2024
OMISSION RESPONSE*	03-18-2024

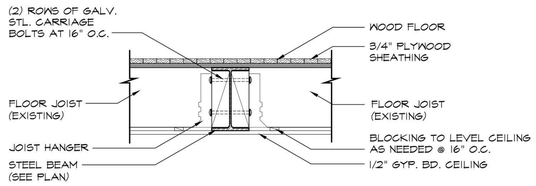
PROPOSED CELLAR FLOOR PLAN

DESIGNED BY	T.J.C.
DRAWN BY	A.B.
CHECKED BY	G.J.

F-1

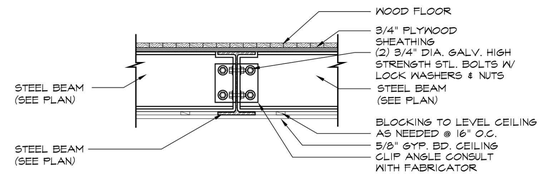
CONSTRUCTION LEGEND

NEW WALLS
EXISTING WALLS
DEMOLITION



2 TYP. UPSET STEEL BEAM DETAIL

SCALE: 1"=1'-0"



3 TYP. UPSET STEEL TO STEEL BOLTED CONNECTION DETAIL

SCALE: 1"=1'-0"

SCOPE OF WORK: (FIRST FLOOR)

- GUT AND REMOVE ALL PLASTER AND FINISHINGS OF FIRST FLOOR
- REPLACED INSULATION WITH SPRAY FOAM AND 5/8" SHEETROCK
- MAINTAIN EXISTING DUCTWORK AT FIRST FLOOR
- PROPOSED GUEST BEDROOM AND BATHROOM
- DEMO EXISTING KITCHEN
- NEW GARAGE DOORS IN EXISTING OPENING.

SPEC NOTES:
1. ALL NEW ELECTRICAL WIRING AND DEVICES + PANEL
2. ALL NEW PLUMBING SUPPLY AND WASTE LINES
3. ALL NEW SHEET ROCK AND INSULATION -TYP.

WINDOW SCHEDULE

ALL WINDOWS/ DOORS SHALL BE ANDERSEN 400 SERIES, UNLESS OTHERWISE SELECTED BY OWNER
V.I.F. ALL R.O. DIMENSIONS BEFORE ORDERING WINDOWS/DOORS
EXTERIOR FINISH: WHITE
INTERIOR FINISH: WHITE
GLASS: DUAL PANE LOW-E4
GRILLES: SIMULATED DIVIDED LIGHT (WHITE)
ACCESSORIES: BLINDS-BETWEEN-THE-GLASS (THROUGHOUT)
HARDWARE: WHITE FINISH THROUGHOUT
-CASEMENTS: TRADITIONAL FOLDING
-DOUBLE HUNGS: 400 WOODRIGHT EASY-TILT RELEASE LOCK, NO SASH LIFTS
-PATIO DOORS: ALBANY, FOOT LOCKS

REPLACEMENT WINDOW'S SAME FOR SAME UNLESS OTHERWISE NOTED PROVIDE MULLION'S PATTERNS AS SHOWN ON ELEVATIONS

LOCATION	MODEL #	HEIGHT X WIDTH R.O. SIZE	DESCRIPTION	OPERATION	NOTES
CELLAR					
00	CW135*	2'-4-7/8" X 3'-5-5/16"	CASEMENT	L	EGRESS
FIRST FLOOR					
101	CW135*	2'-4-7/8" X 3'-5-5/16"	CASEMENT	L	EGRESS
SECOND FLOOR					

NOTE: * INDICATES CUSTOM ORDER

GENERAL CONTRACTOR IS TO CONFIRM WITH HOME OWNER ALL DESIRED WINDOW CLADDING/COLOR/FINISHES

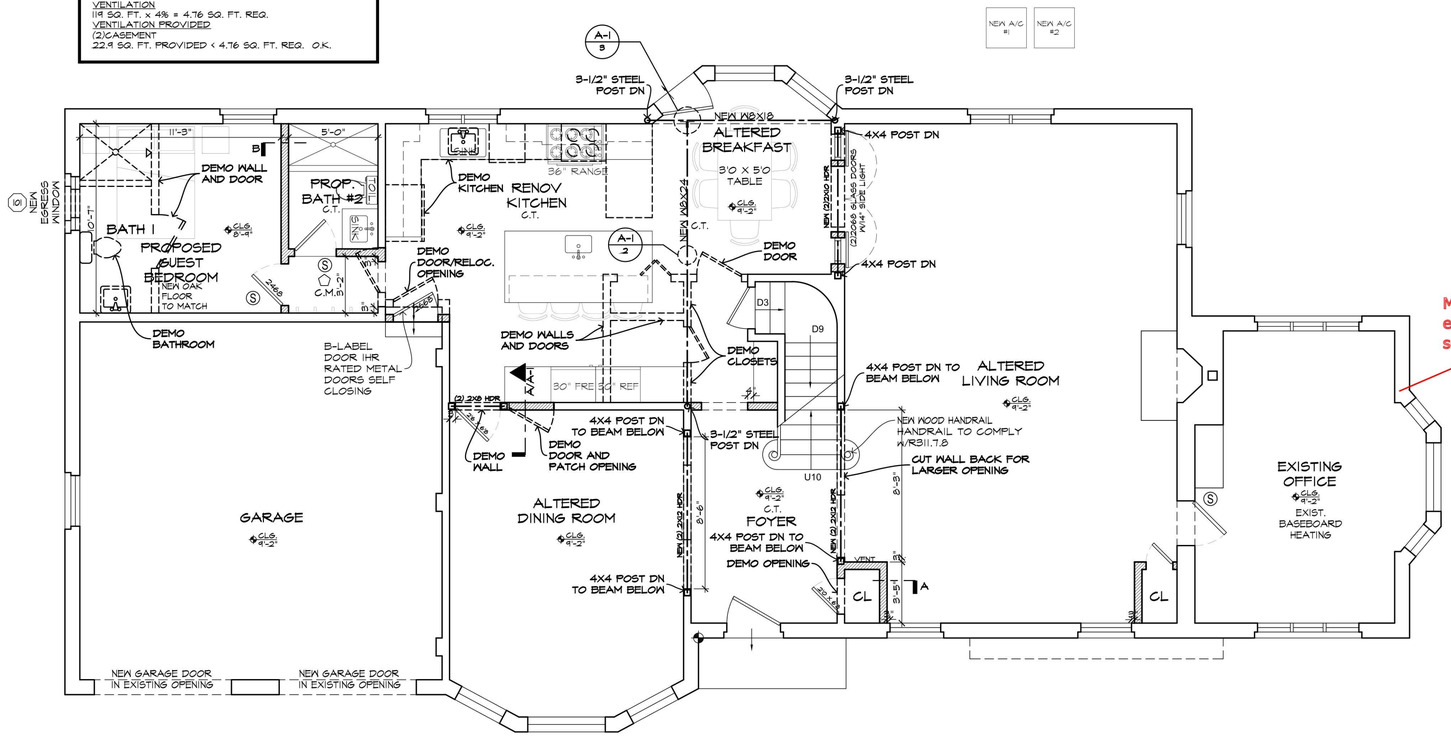
ALL WINDOW HARDWARE & FINISHES SHALL BE APPROVED BY OWNER W/ WINDOW REP.

ALL DOOR EXTERIOR & INTERIOR HARDWARE SHALL BE BALDWIN ESTATE SERIES OR EQUAL (VERIFY FINISHES W/ OWNER)

GENERAL CONTRACTOR TO REVIEW WINDOW SIZES, LOCATIONS, TYPE WITH ARCHITECT BEFORE ORDERING

GUEST BEDROOM= 119 S.F.
LIGHT
119 SQ. FT. X 8% = 9.25 SQ. FT. REQ.
LIGHT PROVIDED-
(2)CASEMENT
@ 22.9 SQ. FT. PROVIDED > 9.25 SQ. FT. REQ. O.K.

VENTILATION
119 SQ. FT. X 4% = 4.76 SQ. FT. REQ.
VENTILATION PROVIDED
(2)CASEMENT
22.9 SQ. FT. PROVIDED > 4.76 SQ. FT. REQ. O.K.



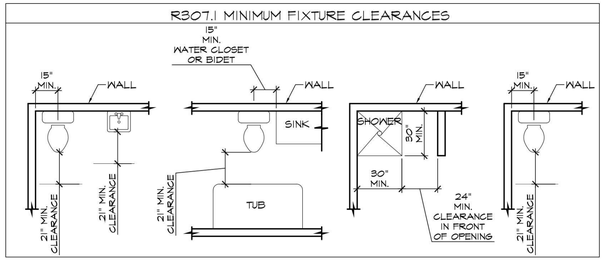
Must file to maintain enclosed office under separate application

1 PROPOSED FIRST FLOOR PLAN

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

1 4 8 12

R307.1 MINIMUM FIXTURE CLEARANCES



NOTE:
THE DWELLING IS EQUIPPED W/ A WHOLE HOUSE MECHANICAL SYSTEM CAPABLE OF PROVIDING 35 AIR CHANGES/HOUR & OUTDOOR VENTILATION AIR OF 30 CFM IN COMPLIANCE W/ M 1505.4

NOTE:
SMOKE DETECTORS, HEAT SENSORS, & CARBON MONOXIDE ALARMS TO BE INSTALLED IN ACCORDANCE WITH SECTIONS R314 & R315 OF THE RESIDENTIAL CODE OF NEW YORK STATE.

BATHROOM NOTE TYP:

-PROVIDE MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS AS PER TABLE M1505.4.4.

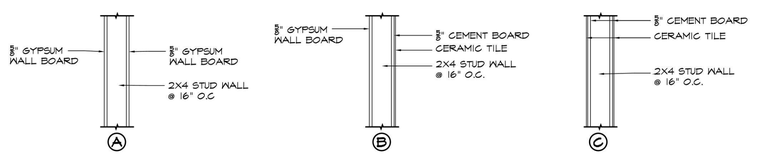
-PROVIDE MINIMUM FIXTURE CLEARANCES IN ALL BATHROOMS TO COMPLY W/ R307.1

-5/8" MOISTURE RESISTANT GWB IN BATHROOMS, TYP.

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.

These drawings have been approved for construction by the Building Department. No alterations, modifications, or changes shall be made without prior written approval by the Building Department

APPROVED
Ben Voutsinas
03/19/2024



1 TYPICAL WALL PARTITIONS

SCALE: N.T.S.

USE 5/8" WATERPROOF G.W.B. IN WET LOCATIONS
HALF WALLS @42" HIGH

HIERARCHY
7 Gaynor Avenue, Manhasset, New York 11030
516.627.7007 Tel 516.627.7707 Fax

ZOITAS RESIDENCE
147 ALDERSHOT LANE
MANHASSET, NY 11030

REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO NO. 019481 STATE OF NEW YORK

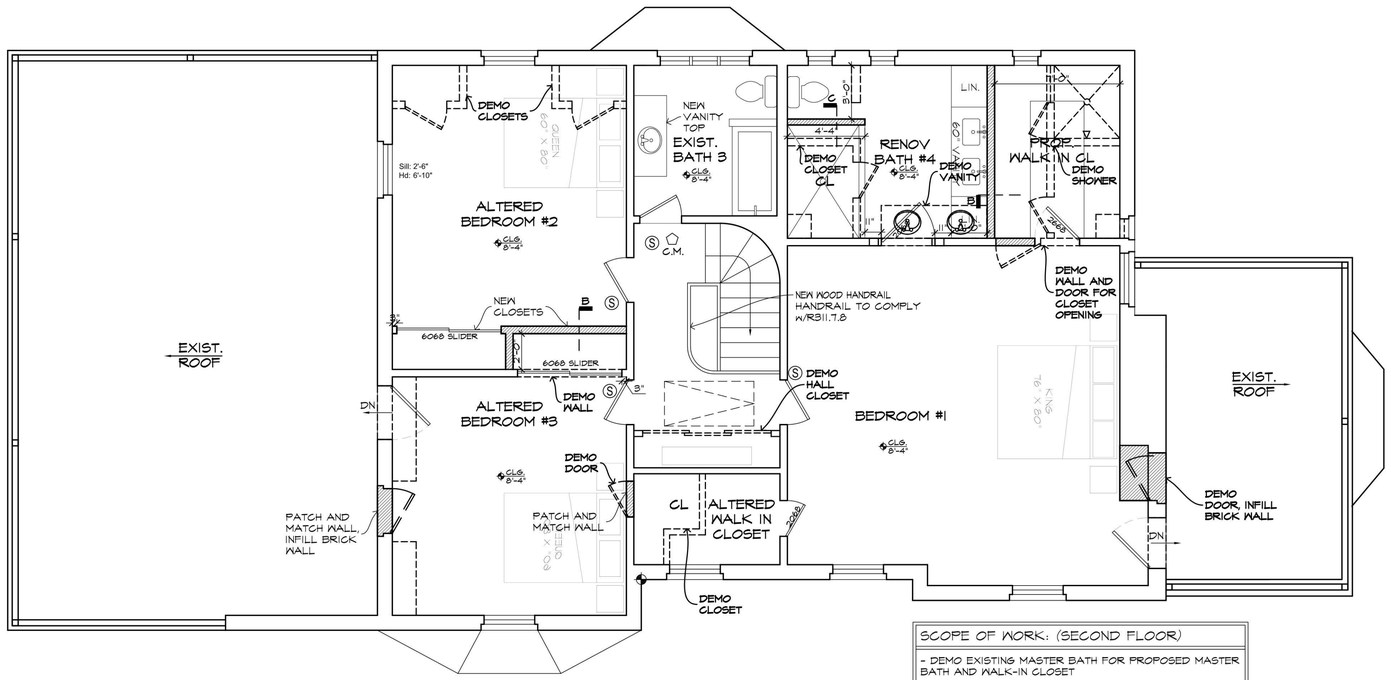
PROJECT START	02/22/2024
PERMIT REVIEW	03/06/2024
OMISSION RESPONSE*	03-18-2024

PROPOSED FIRST FLOOR PLAN

DESIGNED BY	T.J.C.
DRAWN BY	A.B.
CHECKED BY	G.J.

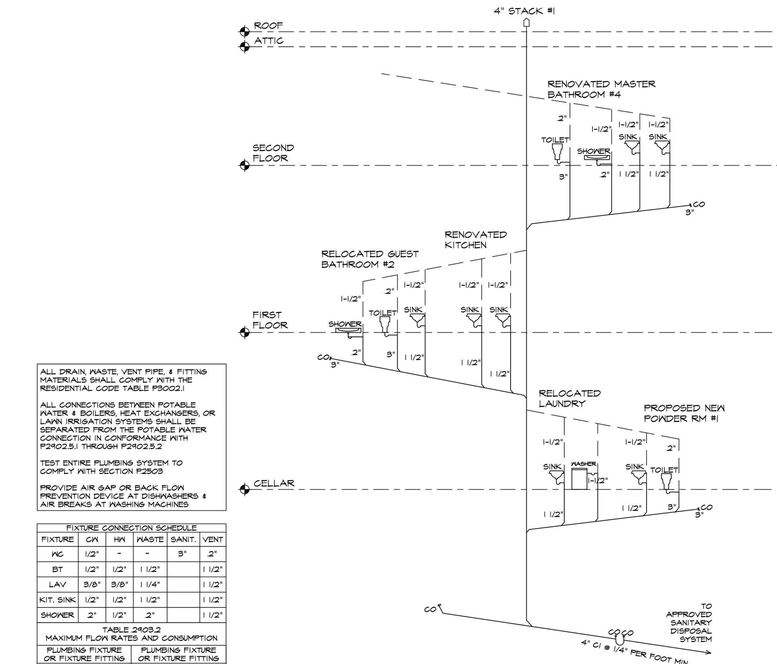
A-1

©



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

1 4 8 12



3 PLUMBING RISER DIAGRAM
N.T.S.

ALL DRAIN, WASTE, VENT PIPE, & FITTING MATERIALS SHALL COMPLY WITH THE RESIDENTIAL CODE TABLE P3002.1

ALL CONNECTIONS BETWEEN POTABLE WATER & BOILERS, HEAT EXCHANGERS, OR LAWN IRRIGATION SYSTEMS SHALL BE SEPARATED FROM THE POTABLE WATER CONNECTION IN CONFORMANCE WITH P2902.5.1 THROUGH P2902.5.2

TEST ENTIRE PLUMBING SYSTEM TO COMPLY WITH SECTION P2503

PROVIDE AIR GAP OR BACK FLOW PREVENTION DEVICE AT DISHWASHERS & AIR BREAKS AT WASHING MACHINES

FIXTURE CONNECTION SCHEDULE					
FIXTURE	C/A	H/A	WASTE	SANIT.	VENT
WC	1/2"	-	-	3"	2"
BT	1/2"	1/2"	1 1/2"		1 1/2"
LAV	3/8"	3/8"	1 1/4"		1 1/2"
KIT. SINK	1/2"	1/2"	1 1/2"		1 1/2"
SHOWER	2"	1/2"	2"		1 1/2"

TABLE 2903.2 MAXIMUM FLOW RATES AND CONSUMPTION	
PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING
LAVATORY	2.2 GPM AT 60 PSI
SHOWER HEAD	2.5 GPM AT 80 PSI
SINK	2.2 GPM AT 60 PSI
WATER CLOSET	1.6 GALLONS PER FLUSHING CYCLE

SCOPE OF WORK: (SECOND FLOOR)

- DEMO EXISTING MASTER BATH FOR PROPOSED MASTER BATH AND WALK-IN CLOSET
- REMOVE EXISTING CLOSETS @ BEDROOM #2
- NEW CLOSETS FOR BEDROOM #2 & #3
- NEW WALK-IN CLOSET @ BEDROOM #1
- SECOND FLOOR TO HAVE NEW HVAC SYSTEM, WITH ONE CONDENSER AT EXTERIOR AND ONE IN ATTIC

SPEC NOTES:
1. ALL NEW ELECTRICAL WIRING AND DEVICES + PANEL
2. ALL NEW PLUMBING SUPPLY AND WASTE LINES
3. ALL NEW SHEET ROCK AND INSULATION -TYP.

NOTE:
THE DWELLING IS EQUIPPED W/ A WHOLE HOUSE MECHANICAL SYSTEM CAPABLE OF PROVIDING .35 AIR CHANGES/HOUR & OUTDOOR VENTILATION AIR OF 30 CFM IN COMPLIANCE W/ M 1505.4

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.

These drawings have been approved for construction by the Building Department. No alterations, modifications, or changes shall be made without prior written approval by the Building Department

APPROVED
Ben Voutsinas
03/19/2024

©

HIERARCHY
7 Gaynor Avenue, Manhasset, New York 11030
516.627.7007 Tel 516.627.7707 Fax

ZOITAS RESIDENCE
147 ALDERSHOT LANE
MANHASSET, NY 11030

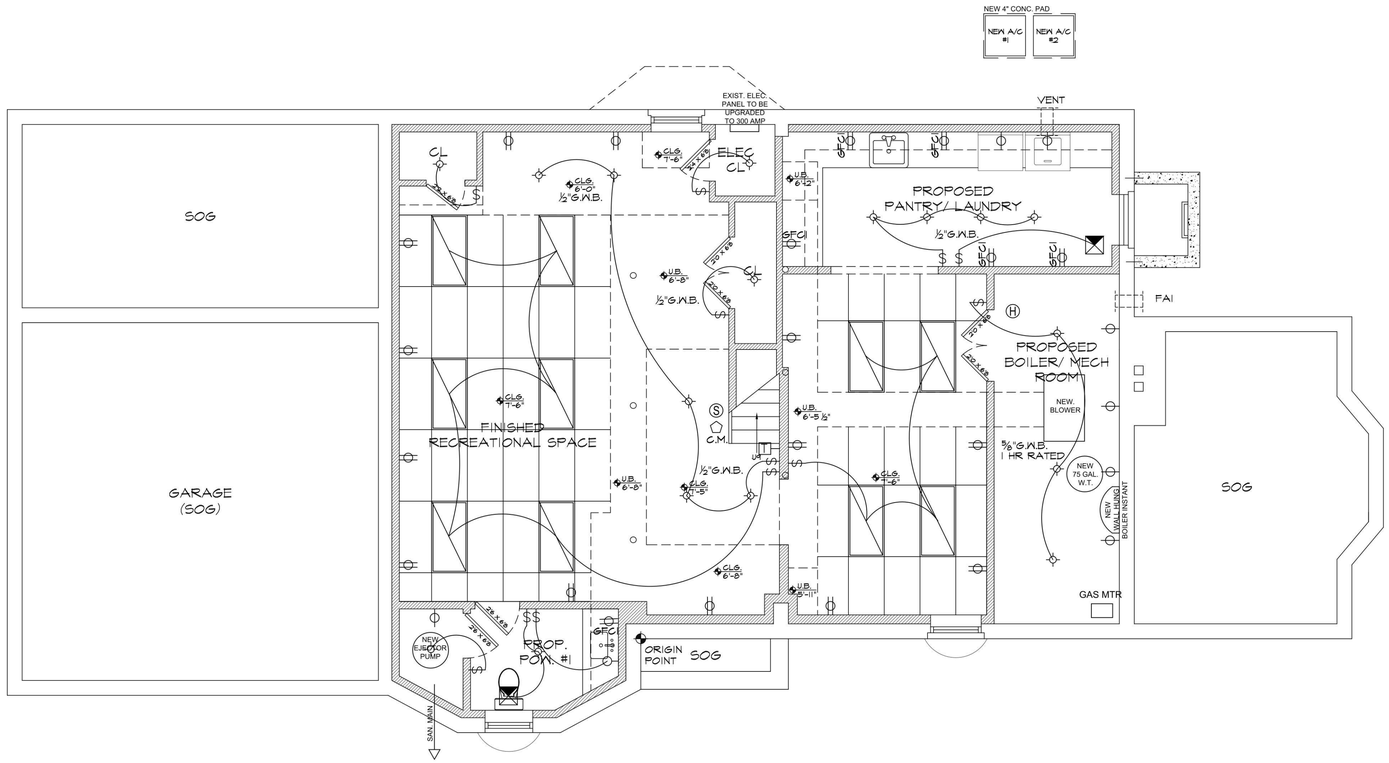
REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO No. 019481 STATE OF NEW YORK

PROJECT START	02/22/2024
PERMIT REVIEW	03/06/2024

PROPOSED SECOND FLOOR PLAN

DESIGNED BY	T.J.C.
DRAWN BY	A.B.
CHECKED BY	B.J.

A-2



1 PROPOSED CELLAR ELECTRICAL PLAN

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

1 4 8 12

N W E S

ELECTRICAL LEGEND

- CEILING MOUNTED FIXTURE
- L.E.D. DOWNLIGHT
- WP — WATER PROOF L.E.D. DOWNLIGHT
- SCONCE (66" A.F.F.)
- LED STRIP LIGHTING
- EXTERIOR MOTION - DETECTION LIGHTS
- SPOT LIGHTS
- CAT 6 PORT
- TV. CABLE PORT
- S — HARD WIRED SMOKE DETECTOR
- C.M. — HARD WIRED CARBON MONOXIDE DETECTOR
- HARD WIRED HEAT DETECTOR
- SPEAKER
- GARAGE KEYPAD
- GARAGE BUTTON
- D.B. — DOOR BELL
- FAN W/ LIGHT
- 2'0 X 2'0 LED RECESSED
- 2'0 X 4'0 LED RECESSED
- SWITCH
- 3 — 3 WAY SWITCH
- 4 — 4 WAY SWITCH
- DIM — DIMMER SWITCH
- DOOR — DOOR SWITCH
- DUPLEX OUTLET 16" A.F.F. U.O.N.
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- QUAD OUTLET
- FLOOR OR CEILING MOUNT DUPLEX OUTLET
- USB DUPLEX OUTLET
- DEDICATED OUTLET
- CLOCK OUTLET @ 7'2" A.F.F.
- C — CEILING MOUNTED DUPLEX OUTLET
- WP — DENOTES WATER PROOF DEVICE
- BATHROOM FAN 60 C.F.M. MIN.
- THERMOSTAT
- SURFACE MOUNTED LED 1'0 X 4'0

H.V.A.C. & PLUMBING SYMBOLS

- WALL SUPPLY VENT
- WALL RETURN VENT
- CEILING SUPPLY VENT
- CEILING RETURN VENT
- FLOOR SUPPLY VENT
- DRYER VENT
- HB — WATER HOSE BIB
- HOT WATER HEATER
- AC. UNIT — A/C UNIT W/ CONCRETE PAD
- RAD — HEAT RADIATOR
- BASEBOARD HEAT
- GAS CONNECTION

APPROVED
Ben Voutsinas
03/19/2024

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

These drawings have been approved for construction by the Building Department. No alterations, modifications, or changes shall be made without prior written approval by the Building Department

HIERARCHY
7 Sagnor Avenue, Manhasset, New York 11030
516.627.7007 Tel 516.627.7707 Fax

ZOITAS RESIDENCE
147 ALDERSHOT LANE
MANHASSET, NY 11030

REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO NO. 019481 STATE OF NEW YORK

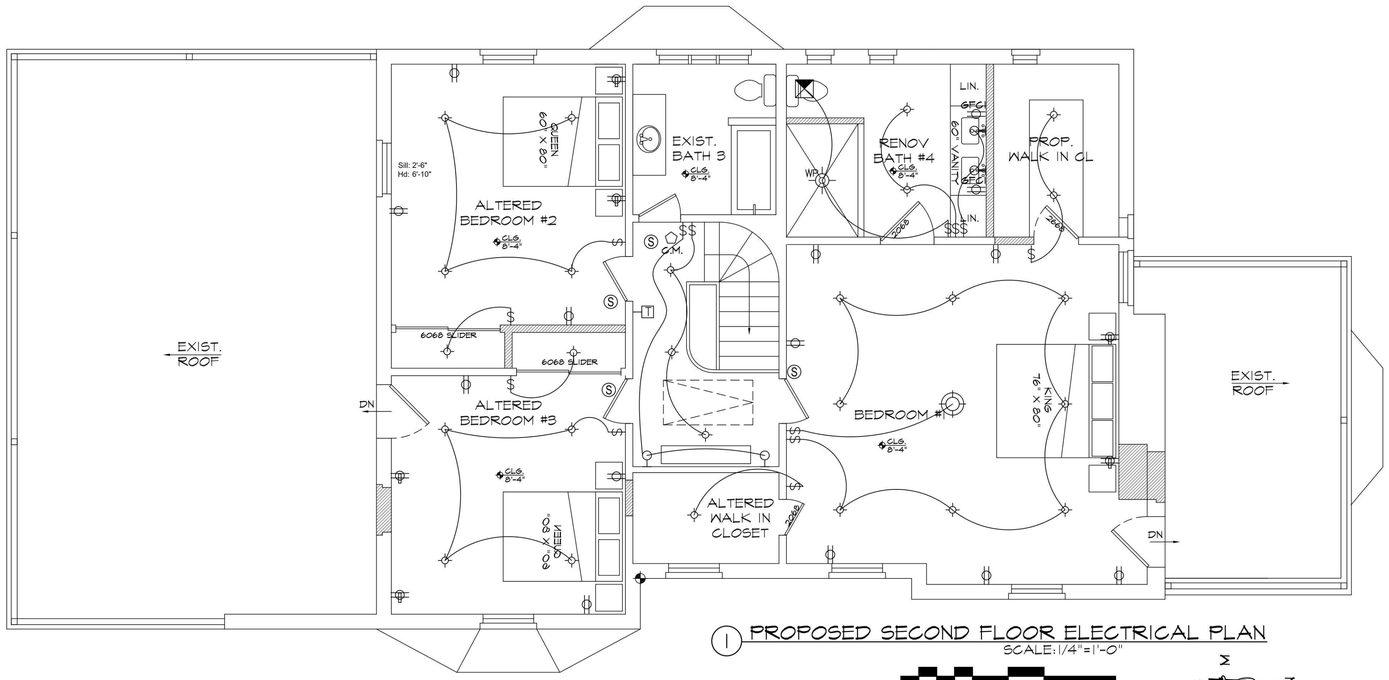
©

PROJECT START	02/22/2024
PERMIT REVIEW	03/06/2024
OMISSION RESPONSE*	03-18-2024

CELLAR ELECTRICAL PLAN

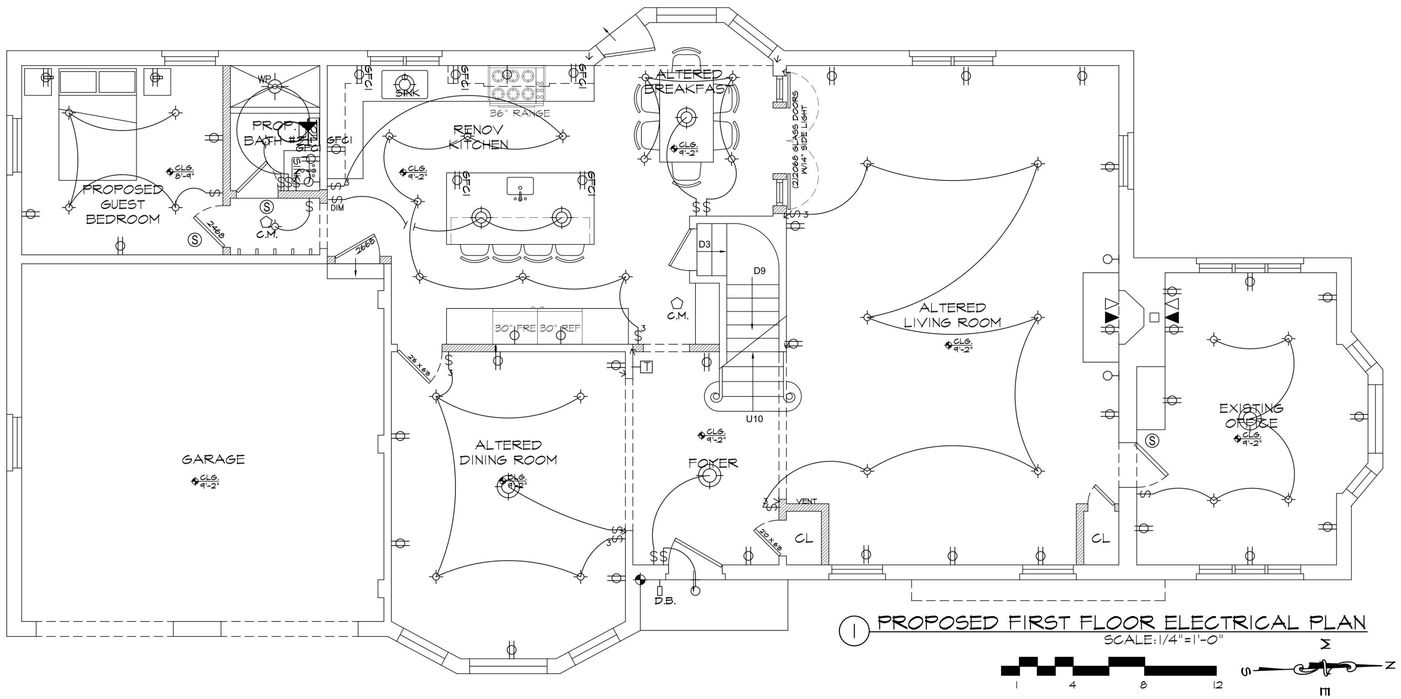
DESIGNED BY	T.J.C.
DRAWN BY	A.B.
CHECKED BY	G.J.

E-1



1 PROPOSED SECOND FLOOR ELECTRICAL PLAN

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



1 PROPOSED FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL NOTES

1. EXISTING ELECTRICAL WORK NOT SHOWN SHALL REMAIN NEW WORK ONLY IS SHOWN.
2. USE ONLY EXPERIENCED ELECTRICIAN, LICENSED AND CERTIFIED IN NEW YORK. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH PROCEDURES,CODES AND ORDINANCES OF THE VILLAGE IN WHICH THE WORK IS BEING PERFORMED.
3. SECURE REQUIRED APPROVALS OF BUILDING INSPECTOR AT APPROPRIATE PERIODS TO THE PROGRESS OF CONSTRUCTION. ELECTRICIANS MUST COORDINATE AND SECURE ALL UL APPROVALS AND SUBMIT FINAL UL APPROVED AT COMPLETING OF JOB.
4. LICENSED ELECTRICIAN SHALL DETERMINE THE WIRE GAUGES, CONDUIT SIZES, AMPERAGE, VOLTAGE, SWITCHING, CIRCUITRY AND LOCATIONS AS DESIGNATED ON THE DRAWINGS AND SPECIFICATIONS AND FURNISHED PROPOSED WIRING DIAGRAMS IF NECESSARY. ELECTRICIANS SHALL CLEARLY LABEL, AND RELABEL EXISTING AND NEW CIRCUITS OF PANEL BOARD.
5. REWIRE AND CONSOLIDATE EXISTING BREAKER PANEL BOX WITH NEW & REFURBISHED ZONES. CONTRACTOR TO VERIFY AND ATTEST THE LOAD CAPACITY OF SERVICE BOX AND ABILITY TO SUPPLY SUFFICIENT POWER TO THE NEW AND EXISTING AREAS.
6. SUPPLY ALL UL CODE ESTABLISHED ELECTRICAL DEVICES, SERVICES, WIRE, SWITCHES, THREE-WAY SWITCHES, DIMMERS, G.F.I. SWITCHES, LIGHT FIXTURES, CONDUIT, TRANSFORMERS, TV CABLE, OUTLETS, FANS, VENTILATORS, AS REQUIRED FOR PARTICULAR APPLICATIONS AND AS DIRECTED BY OWNER.
7. ALL NEW ELECTRICAL PANELS & SUB PANELS ARE TO BE INSTALLED IN BETWEEN STUDS IN FINISHED SPACE OR ON PAINTED PLYWOOD BOARD BLOCKING OVER STUDS IN AN UNFINISHED MECHANICAL ROOM.
8. PROVIDE UNIT PRICE FOR EXCHANGE-OUT OLD OUTLETS AND SWITCHES FOR NEW OUTLETS,AT LOCATIONS REQUESTED BY OWNER.
9. PROVIDE APPROPRIATE LIGHT BULBS, AS REQUIRED FOR EACH FIXTURE SPECIFIED. REMOVE STICKERS, LABELS ETC. AND CLEAN THE GLASS PRIOR TO FINAL INSTALLATION.
10. OUTLETS AND SWITCHES, TOGGLE & DUPLEX. COLOR: WHITE, UNLESS OTHERWISE NOTED. PROVIDE LUTRON SLIDE DIMMERS WHERE INDICATED.
11. CONTRACTOR SHALL INSTALL AND COORDINATE TV CABLE, WITH LOCAL TV CABLE COMPANY, AS DIRECTED BY OWNER FOR INSTALLATION REQUIREMENTS AND STREET HOOK UP. PROVIDE ADJACENT POWER OUTLETS AT EACH TV JACK.
12. LED HIGH HATS BY LIGHTOLIER OR PHILLIPS; COLOR: WHITE; BEZEL COLOR: WHITE, GOLD, OR CHROME (CHROME TYPICAL AT KITCHEN & BATHROOMS) UNLESS OTHERWISE NOTED.
13. BRASS, POLISHED NICKEL, CHROME, SCONCES, LANTERNS, CHANDELIERS AND OTHER DECORATIVE LIGHTING TO BE FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
14. PROVIDE QUOTATION FOR RECESSED HI- FIDELITY SONOS SPEAKERS AND CONTROL WIRING AT KITCHEN. ALLOW 230.00 FOR PAIR.
15. NEW DOOR CHIME BY NUTONE OR EQUAL AND TIE INTO EXISTING.
16. PROVIDE NEW SECURITY ALARM CONTACTS TO TIE INTO EXISTING SYSTEM, AT NEW EXTERIOR DOORS AND WINDOWS. NOTE: COORDINATE WITH OWNERS SECURITY SYSTEM PROVIDER.
17. "DRILLING & 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
18. WOOD FRAMED STRUCTURAL MEMBERS SHALL NOT BE DRILLED, NOTCHED OR ALTERED IN ANY MANNER EXCEPT AS PROVIDED IN SECTION R606.6
19. ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS AND WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 13 THROUGH 24 OF THE RESIDENTIAL CODE OF NEW YORK STATE. ALL LOCAL RULES AND REGULATIONS AS SPECIFIED BY THE LATEST ADDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION.
20. ALL MECHANICAL SYSTEMS, EQUIPMENT, APPLIANCES, ETC. MUST BE LISTED AND LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, LISTING/ LABEL AND THE CODE.
21. ALL FUEL GAS SPACE HEATING APPLIANCES IN RESIDENTIAL BUILDINGS SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE, WHICH WILL SHUT OFF THE FUEL SUPPLY TO THE BURNER WHEN THE FLAME OR PILOT LIGHT IS EXTINGUISHED.
22. ALL EQUIPMENT SHALL PERFORM IN ACCORDANCE WITH TABLE N1103.1 OF THE CODE.
23. DOMESTIC HOT WATER HEATING EQUIPMENT SHALL BE SUBJECT TO THE MINIMUM FEDERAL STANDARDS AS PER TABLE N1104.1 AND N1104.2 AS APPLICABLE.
24. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH PART VIII OF THE RESIDENTIAL CODE OF NEW YORK STATE.

ORIGINAL ELECTRICAL CERTIFICATION REQUIRED

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.

These drawings have been approved for construction by the Building Department. No alterations, modifications, or changes shall be made without prior written approval by the Building Department

APPROVED
Ben Voutsinas
03/19/2024

HIERARCHY
7 Gaynor Avenue, Manhasset, New York 11030
516.627.7007 Tel 516.627.7107 Fax

ZOITAS RESIDENCE
147 ALDERSHOT LANE
MANHASSET, NY 11030

REGISTERED ARCHITECT TIMOTHY JOHN COSTELLO NO. 019481 STATE OF NEW YORK

PROJECT START	02/22/2024
PERMIT REVIEW	05/06/2024

FIRST FLOOR ELECTRICAL PLAN

DESIGNED BY	T.J.C.
DRAWN BY	A.B.
CHECKED BY	G.J.

E-2

©

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 #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.

Whereas, an application (SGP24-000017, SGP24-000018, SGP24-000019, CBP24-000022, CBP24-000024, SGP24-000021, SGP24-000022, CPH23-000135, CPG23-000125, BZA24-000034) 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 **June 5, 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 Ricardo Zurita, R.A. dated April 7, 2023 and revised through February 28, 2024. and on drawings prepared by Valle Signs dated March 4, 2024 and revised through May 13, 2024 ***as amended.***

Motioned by:	Member Donatelli	Seconded by: Member Goodsell
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Chairman Mammina	
Nays:	None	
Absent:	Vice Chairman Francis	

VIRGINIA M. WAGNER
SECRETARY

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 #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.

Whereas, an application (CBP23-000177, BZA24-000013) 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 **June 5, 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 Ky Fu dated November 28, 2022 and revised through March 25, 2024 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

Motioned by:	Member Goodsell	Seconded by: Member Donatelli
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Chairman Mammina	
Nays:	None	
Absent:	Vice Chairman Francis	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21546(Conditions)

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.

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 <u>46</u> 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]. <u>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</u>.

THIS IS NOT A BUILDING PERMIT

[2]. The addition or removal of counter/kiosk service for the placement of a food order.

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.

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 #21555 – Justin & Nataly Hakimian; 17 Winfield Terrace, Great Neck; Section 2, Block 373, Lot 1; Zoned: Residence-A
Variance from §70-100.1A to legalize a gas firepit and gas barbeque in a side yard.

Whereas, an application (RBP24-000175, BZA24-000050) 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 **June 5, 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 Hooshang Nejathaim, P.E. dated February 25, 2024.

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

Motioned by:	Member Donatelli	Seconded by: Member Goodsell
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Chairman Mammina	
Nays:	None	
Absent:	Vice Chairman Francis	

VIRGINIA M. WAGNER
SECRETARY

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 #21556 – Nicholas Nissorios; 85 Dover Rd., Manhasset; Section 3, Block 224, Lot 10; Zoned: Residence-A
Variance from §70-29.B to construct a one-story addition that would make the house too big.

Whereas, an application (RBP24-000298, BZA24-000054) 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 **June 5, 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 Michael Wallin, R.A. dated April 26, 2022 and revised through March 22, 2024.

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, Chairman Mammina	
Nays:	None	
Absent:	Vice Chairman Francis	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21559 – Biju Lukose; 522 Sperry Blvd., New Hyde Park; Section 8, Block 347, Lot 38; Zoned: Residence-C
Variances from § 70-50.C to construct additions that would be too close to the street.

Whereas, an application (RBP24-000217, BZA24-000055) 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 **June 5, 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 Dennis T. Oliver, R.A. dated March 17, 2023 and revised through March 25, 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, Chairman Mammina	
Nays:	None	
Absent:	Vice Chairman Francis	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21563 – Anastasios Zoitas; 147 Aldershot Ln., Manhasset; Section 3, Block 231, Lot 1; Zoned: Residence-A
Variances from §§ 70-30.C & 70-30.B to legalize a covered porch converted to habitable space that is too close to the street (both primary and secondary front yard).

Whereas, an application (RBP24-000377, BZA24-000053) 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 **June 5, 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 Timothy John Costello, R.A. dated April 8, 2024 and revised through April 22, 2024.

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

Motioned by:	Member Hernandez	Seconded by: Member Donatelli
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Vice Chairman Francis	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT